

# Development Plan

## Tea Tree Gully Council

Consolidated – 12 November 2020

Please refer to Tea Tree Gully 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 Tea Tree Gully Council Development Plan since the inception of the electronic Development Plan on 12 December 1996. Further information on authorised amendments prior to this date may be researched through the Planning and Land Use Services Division of the Attorney-General's Department or by viewing Gazette records.

CONSOLIDATED	AMENDMENT – [Gazetted date]
12 December 1996	Miscellaneous Amendments – Metropolitan Adelaide Development Plans PAR (Interim) ( <i>Ministerial</i> ) – [12 December 1996]
26 June 1997	Miscellaneous Amendments – Metropolitan Adelaide Development Plans PAR ( <i>Ministerial</i> ) – [26 June 1997] Modbury Regional Centre PAR – [29 May 1997] Golden Grove Light Industry Zoning – Variation VII Amendment II PAR – [26 June 1997]
31 July 1997	Section 29(2) Amendment – [17 July 1997]
28 August 1997	Section 29(2) Amendment – [21 August 1997]
25 September 1997	Section 29(2) Amendment – [28 August 1997]
18 December 1997	Section 29(2) Amendment – [6 November 1997]
26 November 1998	Residential Development PAR – [26 November 1998]
11 March 1999	Rural Living Zone and Inclusion of Land into the Hills Face Zone PAR (Interim) – [11 March 1999]
29 July 1999	Section 29(2)(a) Amendment – [15 July 1999] Regional Centre Signs PAR – [29 July 1999]
19 August 1999	Waste Disposal (Landfill) PAR ( <i>Ministerial</i> ) – [19 August 1999]
11 November 1999	Section 29(2)(a) Amendment – [11 November 1999] Heritage PAR (Interim) – [11 November 1999]
13 January 2000	Metropolitan Adelaide – Industrial Land and Development PAR ( <i>Ministerial</i> ) – [25 November 1999]
16 March 2000	Section 27(5) Amendment - Waste Disposal (Landfill) PAR ( <i>Ministerial</i> ) – [9 March 2000] Section 28(4)(c) Amendment - Cessation of the 'Rural Living Zone and Inclusion of Land into the Hills Face Zone PAR' and its removal from the Tea Tree Gully Development Plan – [16 March 2000]
8 June 2000	Golden Grove Zoning Variation VIII PAR – [8 June 2000]
6 July 2000	Horticulture in the Hills Face Zone PAR (Interim) ( <i>Ministerial</i> ) – [22 June 2000]
24 August 2000	Section 28(4)(a) - Termination of the Interim Operation of the 'Horticulture in the Hills Face Zone PAR' ( <i>Ministerial</i> ) and its removal from the Development Plan – [17 August 2000] Hills Face Zone Amendment PAR (Interim) ( <i>Ministerial</i> ) – [17 August 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) ( <i>Ministerial</i> ) – [31 August 2000]
21 September 2000	Rural Living Zone & Inclusion of Land into the Hills Face Zone PAR – [21 September 2000]
12 October 2000	Small Scale Tourist Accommodation in Rural Areas of the Mount Lofty Ranges PAR ( <i>Ministerial</i> ) – [21 September 2000] Small Scale Rural/Agricultural and Home Based Industries PAR ( <i>Ministerial</i> ) – [21 September 2000]
16 November 2000	Cessation of the 'Heritage PAR' and its removal from the Tea Tree Gully Development Plan – [16 November 2000]

**Tea Tree Gully Council**  
**Introduction Section**  
**Amendment Record Table**

<b>CONSOLIDATED</b>	<b>AMENDMENT – [Gazetted date]</b>
21 December 2000	Section 29 (2)(b) Amendment – [21 December 2000]
22 March 2001	Metropolitan Adelaide Significant Tree Control PAR ( <i>Ministerial</i> ) – [21 December 2000] Heritage PAR – [22 March 2001]
19 July 2001	Section 29(2)(b) Amendment – [7 June 2001] Mount Lofty Ranges Watershed Amendment PAR ( <i>Ministerial</i> ) – [28 June 2001]
24 January 2002	Hills Face Zone Amendment PAR ( <i>Ministerial</i> ) – [16 August 2001] Telecommunications Facilities State-wide Policy Framework PAR ( <i>Ministerial</i> ) – [30 August 2001] Bushfire Management PAR ( <i>Ministerial</i> ) – [6 September 2001]
5 September 2002	City Wide Miscellaneous PAR – [5 September 2002]
14 November 2002	Section 29(2)(a) Amendment – Bushfire Prone Area Mapping – [14 November 2002] Section 29(2)(b) Amendment – [14 November 2002]
23 January 2003	Stormwater in Urban Areas PAR ( <i>Ministerial</i> ) – [12 November 2002]
10 April 2003	Golden Grove Variation IX – [10 April 2003]
15 May 2003	Section 29(2)(b)(ii) Amendment – [15 May 2003]
26 June 2003	Editorial correction (see Government Gazette dated 6 March 2003, page 841)
16 October 2003	Wind Farms PAR ( <i>Ministerial</i> ) – [24 July 2003]
2 September 2004	Hills Face Zone (Interim Operation) PAR ( <i>Ministerial</i> ) (Interim) – [27 February 2004] Residential 4 & 5 Zones PAR – [2 September 2004]
7 October 2004	Consolidation and Reformatting PAR – [7 October 2004]
3 March 2005	Hills Face Zone (Interim Policy) PAR ( <i>Ministerial</i> ) – [24 February 2005]
18 August 2005	Catchment Water Resources PAR – [18 August 2005]
29 September 2005	Crouch Road and Environs Part 1 PAR – [29 September 2005]
12 January 2006	Section 29(2)(b) Amendment – Map TTG/24 – [12 January 2006]
8 June 2006	Extractive Industry Zone (Waste Management) PAR – [8 June 2006]
6 July 2006	Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR ( <i>Ministerial</i> ) – [8 June 2006]
8 March 2007	Section 27(5) Amendment - Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR ( <i>Ministerial</i> ) – [25 January 2007]
17 May 2007	Local Heritage (Phase 2) PAR (Interim) – [17 May 2007]
24 January 2008	Bushfire Management (Part 3) PAR ( <i>Ministerial</i> ) – [29 November 2007] Golden Grove District Centre and Adjacent Areas DPA – [20 December 2007]
6 March 2008	Crouch Road and Environs – Part 2 – [6 March 2008] Section 29(2)(b)(ii) Amendment – [6 March 2008]
22 May 2008	Local Heritage (Phase 2) PAR – [15 May 2008] Section 29(2)(b)(ii) Amendment – [22 May 2008]
4 December 2008	Golden Grove Residential & Light Industry (Lot 53 Aristotle Close, Golden Grove) – Minor Amendments DPA ( <i>Ministerial</i> ) – [4 December 2008]
7 January 2010	Bushfires (Miscellaneous Amendments) DPA (Interim) ( <i>Ministerial</i> ) – [10 December 2009] Neighbourhood Centre (Crouch Road) DPA – [7 January 2010]

<b>CONSOLIDATED</b>	<b>AMENDMENT – [Gazetted date]</b>
7 October 2010	Fences in Golden Grove Residential Zones DPA – [7 October 2010] Editorial correction to Table TTG/GG/1
21 July 2011	Bushfires (Miscellaneous Amendments) DPA ( <i>Ministerial</i> ) – [9 December 2010] Residential Outbuildings, Carports and Garages DPA – [21 July 2011]
16 February 2012	Regulated Trees DPA (Interim) ( <i>Ministerial</i> ) – [17 November 2011] Section 29(2)(b)(i) Amendment – [16 February 2012]
26 July 2012	Better Development Plan (BDP) and General DPA – [26 July 2012]
27 June 2013	Regulated Trees DPA ( <i>Ministerial</i> ) – [15 November 2012] Section 29(2)(b)(ii) Amendment – [29 November 2012] Section 29(2)(c) Amendment – [29 November 2012]
10 September 2015	Modbury Regional Growth Area DPA – [10 September 2015]
29 October 2015	Section 29(2)(b)(ii) Amendment – [29 October 2015]
5 May 2016	Existing Activity Centres Policy Review DPA ( <i>Ministerial</i> ) – [21 April 2016]
29 September 2016	Section 29(2)(b)(i) Amendment – [29 September 2016]
27 December 2018	Commercial, Light Industry and Residential (Sites) DPA – [20 December 2018]
12 November 2020	Section 29(2)(b)(i) Amendment – [8 October 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 Tea Tree Gully.

This introduction has been prepared by the Attorney-General's Department as a guide to assist you in understanding this Development Plan.

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

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website [plan.sa.gov.au](http://plan.sa.gov.au) or by contacting the Planning and Land Use Services Division, Attorney-General's Department 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.

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

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

### What is Development?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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

## Development Plan Structure Overview

Advisory Section	Function
<b>Table of Contents</b>	Navigational aid to reference sections within the Development Plan by name and page number.
<b>Amendment Record Table</b>	Tabled information recording previously-authorized Development Plan amendments and their consolidation dates.
<b>Introduction</b> Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? How to read the Development Plan?	A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).
<b>Strategic Setting</b> State Strategic Setting <i>(30-Year Plan for Greater Adelaide/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 Section Provisions</b> Objectives Principles of Development Control	These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as: <ul style="list-style-type: none"> <li>▪ site and design criteria</li> <li>▪ access and vehicle parking requirements</li> <li>▪ heritage and conservation measures</li> <li>▪ environmental issues</li> <li>▪ hazards</li> <li>▪ infrastructure requirements</li> <li>▪ land use specific requirements.</li> </ul> They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured. Many policies include a number of subclauses. All subclauses should be met, unless otherwise stated.
<b>Overlay Section Provisions</b>	These policies are spatially located through the application of specific overlay mapping where there is a envisaged land use outcome or application of appropriate design requirements determined by the locality of the proposed development.



Assessment Section	Function
<b>Zone Section 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.</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>Table Section Provisions</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 Section</b>	
Structure Plan Maps	Structure Plan maps will commonly show the general arrangement and broad distribution of land uses; key spatial elements; and movement patterns throughout the council area and major urban areas.
Council Index Maps	<p>This is the first point of reference when determining the appropriate map(s) applying to a specific property.</p> <p>An enlargement index map may be included where needed, eg for large townships.</p>

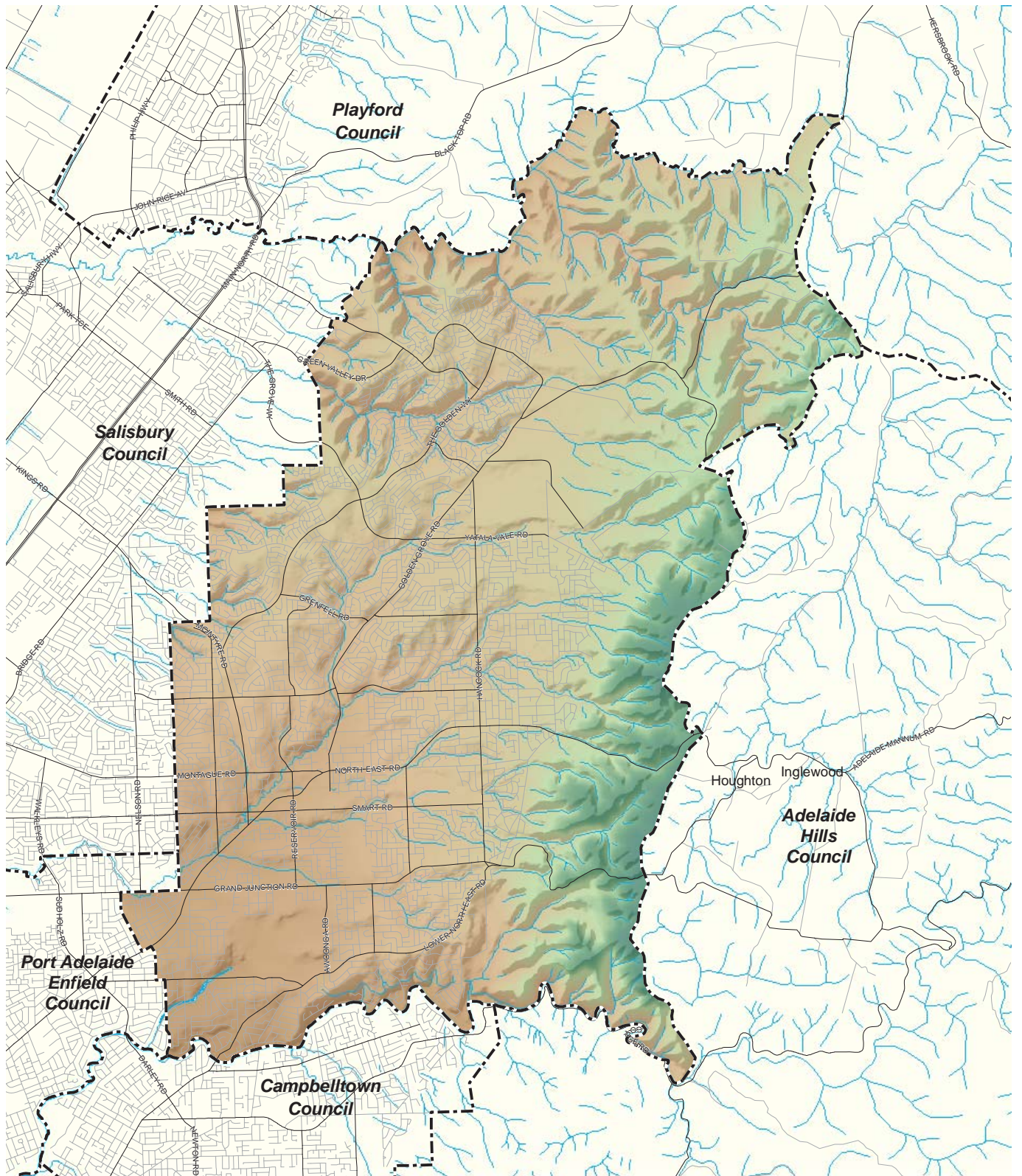
Assessment Section	Function
Extent Map Series Location Maps	<p>Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and ‘drill down’ through relevant extent maps affecting that location.</p> <p><i>Note: the entire council area will always be represented as the first map in the extent map series and will commence as Map 1.</i></p>
Overlay Maps	<p>Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example:</p> <ul style="list-style-type: none"> <li>▪ Transport</li> <li>▪ Development Constraints</li> <li>▪ Heritage</li> <li>▪ 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 <i>(where applicable)</i> Bushfire Protection Area BPA Maps – Bushfire Risk	Bushfire Protection Area – BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires.
Concept Plan Maps	<p>Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed.</p> <p>Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.</p>

### Further info

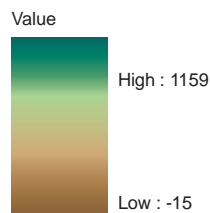
Contact the [City of Tea Tree Gully](#).

Visit the Planning and Land Use Services website: [www.plan.sa.gov.au](http://www.plan.sa.gov.au).

Discuss your matter with your planning consultant.



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



# Council Preface Map



# **General Section**



## Animal Keeping

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Animal keeping and associated activities should not create adverse impacts on the environment or the amenity of the locality.
- 2 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.
- 3 Animal exercise areas should:
  - (a) have a surfaced area that is resistant to erosion or creating dust when used
  - (b) have adequate control of surface water run off
  - (c) be located at least 50 metres from a watercourse or wetland.
- 4 The open space around stables and yards should be planted or surfaced with a suitable groundcover to minimise dust or erosion.
- 5 Storage of fodder should occur in a manner that prevents infestation by vermin.
- 6 Land used for animal keeping should be fenced to prevent straying or trespass.

### Horse Keeping

- 7 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.
- 8 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.
- 9 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.
- 10 All areas accessible to horses should be separated from septic tank drainage areas.

## **Dairies**

- 11 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.
- 12 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**

- 13 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).
- 14 Intensive animal keeping operations should include a drainage system to direct surface runoff from uncovered areas to appropriately designed wastewater lagoons.
- 15 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be designed, managed and sited to avoid adverse impacts on other land uses.

## **Kennels**

- 16 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.
- 17 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.
- 18 Kennels should occur only where there is a permanently occupied dwelling on the land.

## **Land Based Aquaculture**

- 19 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.



- 20 Land-based aquaculture ponds should be sited and designed to:
- (a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event
  - (b) prevent pond leakage that would pollute groundwater
  - (c) prevent any overflow that would enable the species being farmed to enter any watercourse or drainage line
  - (d) minimise the need for intake and discharge pipes to traverse sensitive environments.
- 21 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.
- 22 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are appropriately located to minimise the potential risk of disease transmission.

## Building near Airfields

### OBJECTIVES

- 1 Development that ensures the long-term operational, safety and commercial 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 and commercial aviation requirements of airfields.
- 2 Buildings and structures that exceed the airport building heights as shown on the *Overlay Maps - Development Constraints and that penetrate the obstacle limitation surfaces (OLS)* should not be developed unless a safety analysis determines that the building/structure does not pose a hazard to aircraft operations.
- 3 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
  - (a) lighting glare
  - (b) smoke
  - (c) air turbulence
  - (d) storage of flammable liquids
  - (e) attraction of birds
  - (f) materials that affect aircraft navigational aids.
- 4 Lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 5 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 6 Dwellings should not be located within areas affected by airport noise.
- 7 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS2021– Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

### RAAF Base Edinburgh Constraints

#### Building Heights

- 8 Buildings and structures should not exceed the airport building heights as shown on [Concept Plan Map TTG/13 - Edinburgh Defence Airfield Defence \(Area Control\) Regulations](#).

## **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

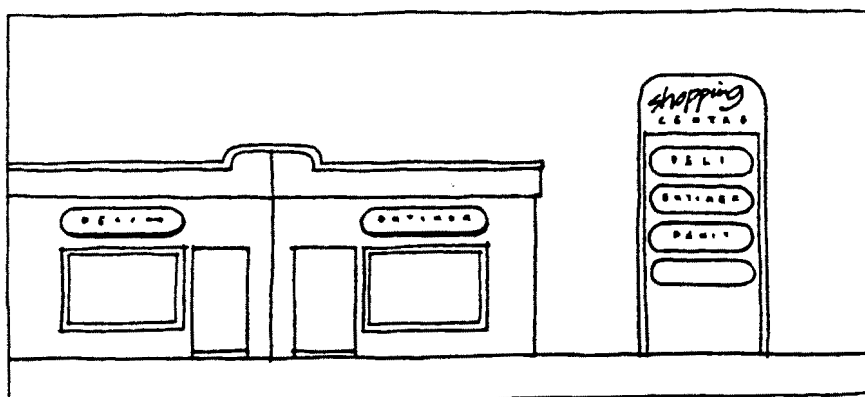
### OBJECTIVES

- 1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres.
- 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 networks.
- 3 The provision of a safe pedestrian environment within centres which gives high priority to pedestrians and public transport.
- 4 Increased vitality and activity in centres through the introduction and integration of housing.
- 5 Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role.
- 6 The hierarchy of centres within the area of metropolitan Adelaide is as follows:
  - Central Business District of the City of Adelaide
  - Regional Centre
  - District Centre
  - Neighbourhood Centre
  - Local Centre.
- 7 The central business district of the City of Adelaide providing the principal focus for the economic, social and political life of metropolitan 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, seating, litter bins, telephones and community information boards
  - (e) access for public and community transport and sheltered waiting areas for passengers
  - (f) lighting for pedestrian paths, buildings and associated areas
  - (g) a single landscaping theme
  - (h) safe and secure bicycle parking as per [Table TTG/3 - Off Street Bicycle Parking requirements](#).
- 4 A single architectural theme should be established within centres through:
- (a) constructing additions or other buildings in a style complementary to the existing shopping complex
  - (b) renovating the existing shopping complex to complement new additions and other buildings within the centre
  - (c) employing a uniform signage theme as demonstrated below:



- 5 The design of undercroft or semi-basement car parking areas should not detract from the visual quality and amenity of adjacent pedestrian paths, streets or public spaces.
- 6 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than one metre.

### Arterial Roads

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

### Retail Development

- 9 A shop or group of shops with a gross leasable area of greater than 250 square metres should be located within a centre zone.

- 10 A shop or group of shops with a gross leasable area of less than 250 square metres should not be located on arterial roads unless within a centre zone.
- 11 A shop or group of shops located outside of zones that allow for retail development should:
  - (a) be of a size and type that will not hinder the development, function or viability of any centre zone
  - (b) not demonstrably lead to the physical deterioration of any designated centre
  - (c) be developed taking into consideration its effect on adjacent development.
- 12 Retail showrooms located within centres zones should:
  - (a) complement the overall provision of facilities
  - (b) be sited towards the periphery of those centres.

## **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 to meet the needs of a range of users over time.

## Crime Prevention

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



## **Design and Appearance**

### **OBJECTIVES**

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

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:
  - (a) building height, mass and proportion
  - (b) external materials, patterns, colours and decorative elements
  - (c) roof form and pitch
  - (d) façade articulation and detailing
  - (e) verandas, eaves, parapets and window screens.
- 2 Where a building is sited on or close to a side or rear boundary, the boundary wall should minimise:
  - (a) the visual impact of the building as viewed from adjacent properties
  - (b) overshadowing of adjacent properties and allow adequate sunlight access to neighbouring buildings.
- 3 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists.
- 4 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.
- 5 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.
- 6 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

- 7 The design of multi-storey buildings should not detract from the form and materials of adjacent State and local heritage places listed in [Table TTG/7 - State Heritage Places](#) or in [Table TTG/6 - Local Heritage Places](#).
- 8 Development on land adjacent to a State or local heritage place, as listed in [Table TTG/7 - State Heritage Places](#) or in [Table TTG/6 - Local Heritage Places](#), should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

## Overshadowing

- 9 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:
  - (a) windows of habitable rooms
  - (b) upper-level private balconies that provide the primary open space area for a dwelling
  - (c) solar collectors (such as solar hot water systems and photovoltaic cells).
- 10 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjoining allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 5.00 pm on the 21 June.
- 11 Development should ensure that ground-level open space of existing dwelling(s) receives direct sunlight for a minimum of two hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
  - (a) half of this space
  - (b) 35 square metres of this space (with at least one of the area's dimensions measuring 2.5 metres).

In cases where overshadowing already exceeds these requirements, development must not increase the overshadowed area by more than 20 per cent.

## Visual Privacy

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

## Relationship to the Street and Public Realm

- 14 Buildings (other than ancillary buildings, group dwellings or buildings on allotments with a battle axe configuration) should be designed so that the main façade faces the primary street frontage of the land on which they are situated.

- 15 Buildings, landscaping, paving and signage should have a coordinated 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.
- 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.
- 23 Except where specified in a particular zone, policy area or precinct, development fronting the primary street (excluding verandas, porches and similar) should be set back **by the greater of the following distances:**
  - (a) **2 metres closer than the setback of the adjoining development, or**
  - (b) **4 metres.**
- 24 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.
- 25 All setbacks from the road frontage should be additional to the road widening setback established under the *Metropolitan Adelaide Road Widening Plan Act 1972*.

## **Energy Efficiency**

### **OBJECTIVES**

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

### **PRINCIPLES OF DEVELOPMENT CONTROL**

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

## Forestry

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Forestry plantations should not be undertaken if they will cause or require the clearance of valued trees or substantially intact strata of vegetation, or detrimentally affect the physical environment or scenic quality of the rural landscape.
- 2 Forestry plantations should not occur:
  - (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*.
- 3 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)
  - (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 5 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse). This separation distance should contain native vegetation (including grasses) and unmodified topography to ensure water flow.
- 4 Forestry plantations should incorporate:
  - (a) 7 metre wide external boundary firebreaks for plantations of 40 hectares or less
  - (b) 10 metre wide external boundary firebreaks for plantations of between 40 and 100 hectares
  - (c) 20 metre wide external boundary firebreaks, or 10 metres with an additional 10 metres of fuel-reduced plantation, for plantations of 100 hectares or greater.
- 5 Forestry plantations should incorporate vehicle access tracks:
  - (a) within all firebreaks
  - (b) of a minimum width of 7 metres with a vertical clearance of 4 metres
  - (c) that are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles

(d) that partition the plantation into units not exceeding 40 hectares in area.

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

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

## Hazards

### OBJECTIVES

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Development located to minimise the threat and impact of bushfires on life and property.
- 6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.
- 7 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 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.

### Flooding

- 4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:
  - (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
  - (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.

- 6 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.
- 7 Development located in the River/Creek floodwater areas shown on *Overly Maps – Development Constraints* should be able to demonstrate that it will not impact unduly on the free flow of floodwaters either upstream or downstream from the proposed development.

## **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) natural water bodies and wetlands
  - (b) agricultural or aquaculture activities
  - (c) buildings, structures and infrastructure
  - (d) 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 re-use of State and local heritage places that supports the conservation of their cultural significance.
- 3 Conservation of the setting of State and local heritage places.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A heritage place spatially located on *Overlay Maps - Heritage* and more specifically identified in [Table TTG/7 - State Heritage Places](#) or in [Table TTG/6 - 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 tables
  - (b) the structural condition of the place represents an unacceptable risk to public or private safety.
- 2 Development of a State or local heritage place should retain those elements contributing to its heritage value, which may include (but not be limited to):
  - (a) principal elevations
  - (b) important vistas and views to and from the place
  - (c) setting and setbacks
  - (d) building materials
  - (e) outbuildings and walls
  - (f) trees and other landscaping elements
  - (g) access conditions (driveway form/width/material)
  - (h) architectural treatments
  - (i) the use of the place.
- 3 Development of a State or local heritage place should be compatible with the heritage value of the place.
- 4 Original unpainted plaster, brickwork, stonework, or other masonry of existing State or local heritage places should be preserved, unpainted.
- 5 New buildings should not be placed or erected between the front street boundary and the façade of existing State or local heritage places.
- 6 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:

- (a) scale and bulk
  - (b) width of frontage
  - (c) boundary setback patterns
  - (d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping
  - (e) colour and texture of external materials.
- 7 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.
- 8 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 [Overlay Maps TTG/23 - Heritage](#) to identify the 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 Preservation and enhancement of views towards and from Haines Park.
- 6 Development that contributes to desired character.

### DESIRED CHARACTER

The Historic Tea Tree Gully Township (formerly called Steventon) has the best surviving village core in the Tea Tree Gully area.

It is expected that the policy area will retain its historic township character, which is distinct from that of the surrounding residential and commercial development. Much of the area is characterised by the grouping and scattering of historic buildings (some of which date back to the 1850s), public open spaces and a strong landscape setting dominated by the undulating topography of the area, significant stands of native trees and the natural watercourse of Tea Tree Creek. The policy area will remain a strong visual transition area between the rural landscape of the hills to the east and the landscape of the suburban plains to the west.

The gateway between the township on the plains and the rural and natural landscape of the hills is marked by a landscaped environment consisting of the intensively landscaped creek as it runs from the hills along North East Road to Pine Park, Anstey Hill Recreation Park, and the natural landscape highlighted by historic homestead relics and a stone retaining wall in Pine Park.

As the major approach route to the township from both directions, North East Road is a major element of the historic township. It is also a major access corridor and contributes important streetscape elements, which are to be reinforced by new development and future street scaping.

Of the highest priority is the conservation of the heritage value of the township and of individual heritage places and clusters of places, which form areas of significant value. Community, living, commercial and tourist activities will be sensitively integrated to reinforce the historic fabric of the township.

Heritage buildings within the policy area generally have symmetrical designs with simple footprints. They are noted for their sandstone or bluestone frontages and hipped roofs with corrugated iron sheeting pitched between 30 degrees- 40 degrees. The colonial style flat facades of the buildings are articulated with post supported verandas and incorporate timber framed windows and doors, with a vertical emphasis. It is expected that future development, while not seeking to create replications of heritage buildings, will have regard to these design elements. This will ensure that development is compatible with the distinctive and highly desirable historic character of the area.

The roofscape within the policy area is particularly important as the topography of the place allows views onto buildings from a bird's eye perspective. Both deep fronted verandas with timber posts, and facades that address the street with entry doors and major windows (timber frame sash windows with vertical emphasis) are typical of the desirable built form.

It is expected that the undulating natural setting will be preserved through building design which is sited and designed to minimise cut or fill, and through extensive planting and landscaping.

Both the natural and the formal landscape settings contribute positively to the streetscapes and desirable character within the area. It is expected that the natural features such as stands of indigenous trees will be retained, and that creek lines within the policy area will be returned to a natural condition and enhanced through additional indigenous planting and landscaping.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

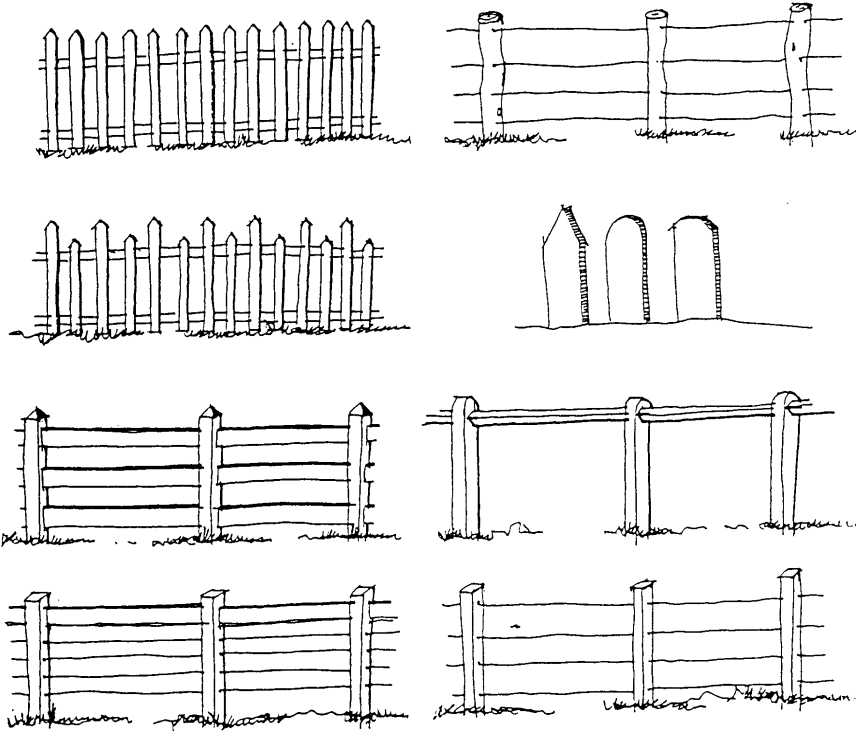
- 1 Development should not be undertaken unless it is consistent with the desired character for the Historic Conservation Area.
- 2 Development within the Historic Conservation Area should be carried out, where applicable, in accordance with [Concept Plan Map TTG/10 - Historic Township of Tea Tree Gully and Environs \(Tea Tree Gully\)](#).
- 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 more specifically identified in the respective [Table TTG/5 - 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 façade 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 policy area
  - (c) associated with a proposed development that supports the desired character for the policy 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, 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 With the exception of the Old Flour Mill and Highercombe Museum, all buildings should be single storey.
- 11 Single storey dwellings may include any of the following elements in their design:
- (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.
- 12 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 900 millimetres in height.
- 13 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.
- 14 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.
- 15 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.
- 16 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.
- 17 Development should incorporate the following elements in their design and choice of materials so as to maintain continuity of the heritage theme without creating 'reproduction' heritage:
- (a) external wall cladding of sandstone, bluestone, or rendered masonry which is coloured in light earthen tones
  - (b) hipped and gabled roof pitches at between 30 and 40 degrees
  - (c) timber framed and painted sash windows having a vertical emphasis and proportions which are consistent with the designs of the contributory items

- (d) roofs clad with one of the following:
  - (i) corrugated steel sheeting
  - (ii) dark grey, dark red or dark green pre-coloured sheeting
  - (iii) materials similar to the original roof material.
- 18 New buildings should be sited away from existing stands of trees and well away from watercourses.
- 19 The following structures should not be visible from public places:
  - (a) roof mounted structures
  - (b) plant equipment
  - (c) telecommunications cabling and associated support structures.
- 20 Building facades should address North East Road and incorporate verandas.
- 21 Sites with frontages to North East Road should incorporate landscaped front gardens
- 22 Buildings should be sited where they will not:
  - (a) detract from the visual amenity of their immediate locality
  - (b) disrupt views towards or from Haines Park as viewed from public places.
- 23 Carports, garages and outbuildings should be:
  - (a) designed and constructed to complement the architectural style of the dwelling
  - (b) set back a minimum of 5.5 metres from the property boundary from which vehicle access is obtained and at least 2 metres behind the main building line of the dwelling.
- 24 Development should be:
  - (a) sited no closer than 1.2 metres to a side boundary so as to reinforce the open character of the traditional subdivision layout
  - (b) set back from the front property boundary not less than the average set-back of the adjoining buildings.
- 25 Fencing should be constructed such that:
  - (a) front and side fencing forward of the primary building line does not exceed a height of 900 millimetres
  - (b) all other fencing does not exceed a height of 1.8 metres
  - (c) it is constructed of one or more of the following:
    - (i) hedges
    - (ii) timber picket
    - (iii) paling or railing
    - (iv) stone or rendered brick or block



- (d) it is consistent with styles used around the Tea Tree Gully district from the time of early settlement
- (e) it consists primarily of post and rail construction
- (f) it uses an open design, which allows gardens to be viewed from the street
- (g) it is simple in style and design (as illustrated below) instead of overelaborate designs:



26 Advertisements should:

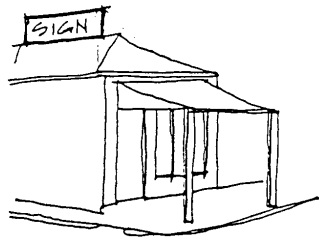
- (a) only be erected on buildings used for retail or commercial purposes
- (b) be discreet and low scale
- (c) where illuminated, be of a low light intensity
- (d) comprise type faces, colours, sizes and forms consistent with the clear and simple styles used in the nineteenth and early twentieth centuries
- (e) be fixed to buildings at one of the following points:
  - (i) the point of connection between the veranda and main building
  - (ii) applied directly to or hung from the gables or facades of verandas or main buildings
  - (iii) integrated as part of the building design
- (f) not be erected above the top of walls or on the roof
- (g) where freestanding, not be more than 5 metres above ground
- (h) contribute to the heritage character of the locality
- (i) not move, rotate, flash or incorporate animated display or running lights;

(j) not be internally illuminated.

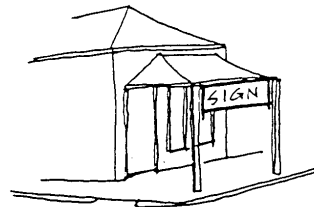
27 Signs should have a design consistent with the diagrams below to ensure they:

(a) are integrated with the architectural style of buildings to complement the heritage character

(b) do not project beyond the silhouette of the building (as illustrated below)



Undesirable

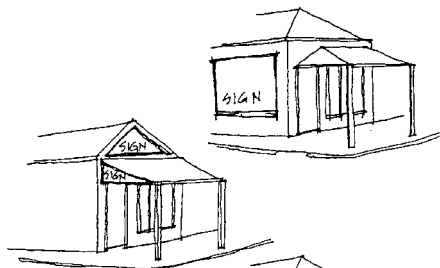


Desirable

(c) employ a design that is simple and uncluttered (as illustrated below)



Undesirable



Desirable

28 The number of vehicle access points and driveways with direct access onto public roads should be minimised.

29 Private car parking areas of non-residential properties should be enhanced through the use of landscaping typical of the early European settlement.

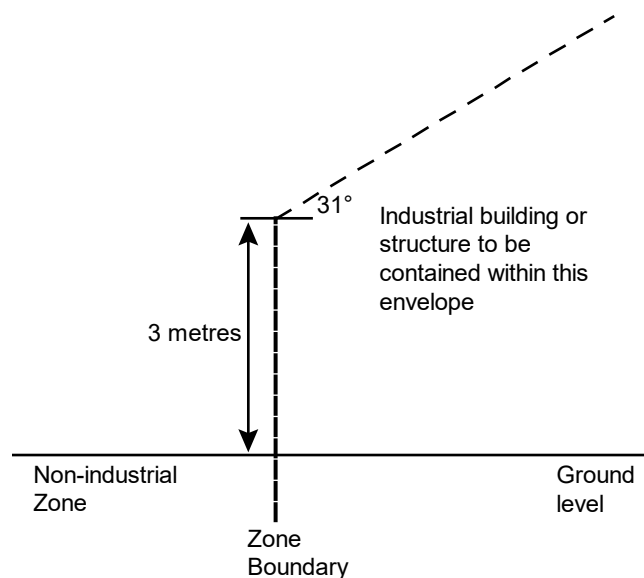
## Industrial Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



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

- 4 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.
- 5 Building facades facing a non-industrial zone, public road, or public open space should:
  - (d) use a variety of building finishes
  - (e) not consist solely of metal cladding
  - (f) contain materials of low reflectivity
  - (g) incorporate design elements to add visual interest
  - (h) avoid large expanses of blank walls.
- 6 Industrial development should occur in a manner that minimises significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.
- 7 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.
- 8 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be set back in one of the following ways:
  - (a) in line with the building façade
  - (b) behind the building line
  - (c) behind a landscaped area that softens its visual impact.

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

- 9 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 set back at least 50 metres from:
    - (i) any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50000 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.
- 10 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).
- 11 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.
- 12 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.

13 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.

14 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.

15 Wineries in rural areas should:

- (a) include at least one of the following activities normally associated with the making of wine:
  - (i) crushing
  - (ii) fermenting
  - (iii) bottling
  - (iv) maturation/cellaring of wine
  - (v) ancillary activities of administration, sale and/or promotion of wine product and restaurant

- (b) be located within the boundary of a single allotment which adjoins or is on the same allotment as a vineyard
- (c) process primary produce that is primarily sourced within the Mount Lofty Ranges Region
- (d) only include a restaurant as an ancillary use to the winery
- (e) be located not closer than 300 metres to a dwelling or tourist accommodation (that is not in the ownership of the winery applicant) where the crush capacity is equal to or greater than 500 tonnes per annum.

## Infrastructure

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur without the provision of adequate utilities and services, **that are capable of accommodating the increased load associated with development**, including:
  - (a) electricity supply
  - (b) water supply
  - (c) drainage and stormwater systems
  - (d) waste disposal
  - (e) effluent disposal systems
  - (f) formed all-weather public roads
  - (g) telecommunications services
  - (h) social infrastructure, community services and facilities
  - (i) gas services.
- 2 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
- 3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 4 Development should not take place until adequate and co-ordinated drainage of the land is assured.
- 5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 6 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.
- 7 Urban development should not be dependent on an indirect water supply.
- 8 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.



- 9 In urban areas, electricity supply serving new development should be installed underground.
- 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.

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

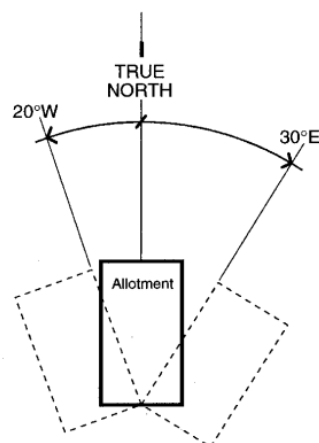
## Land Division

### OBJECTIVES

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

### 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.
  - (e) allotments of less than 500 square metres should only be created on land which has a gradient no steeper than 1-in-10 across the width of the allotment.
  - (f) allotments with an area of less than 450 square metres should be orientated with the long axis of the allotment (excluding the handle of a hammerhead allotment) within 30 degrees east and 20 degrees west of true north as follows:



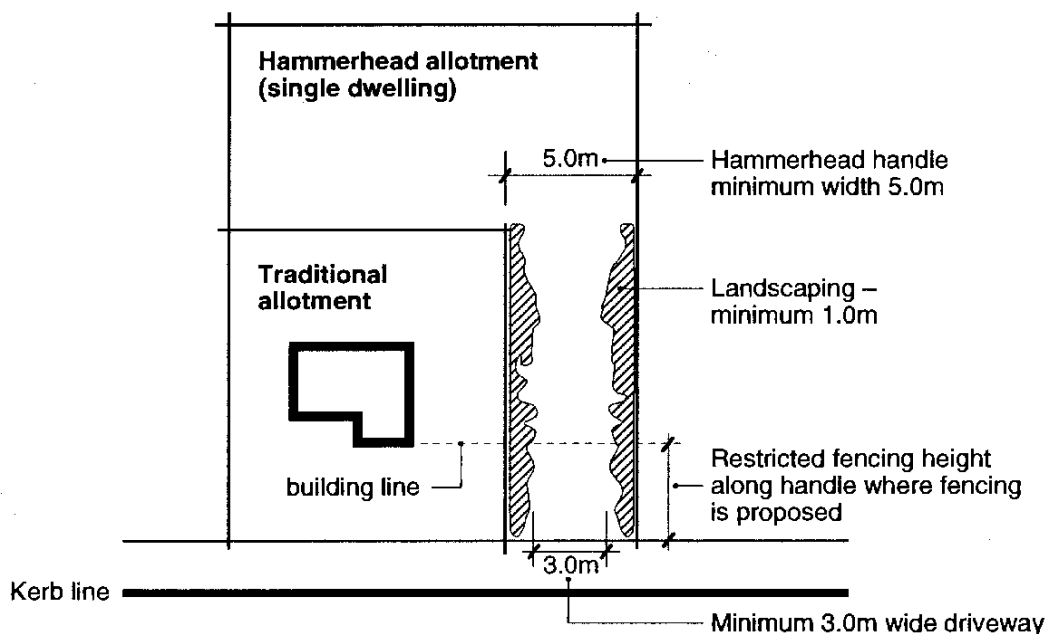
Preferred orientation range for allotments  
with a site area less than 450 square metres

- 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 area is unsewered and cannot accommodate an appropriate waste disposal system within the allotment to suit the intended development
  - (f) the intended use of the land would be contrary to the zone objectives
  - (g) any allotments will straddle more than one zone or policy area
  - (h) the potential for the orderly development or division of adjacent land is jeopardised.

### **Design and Layout**

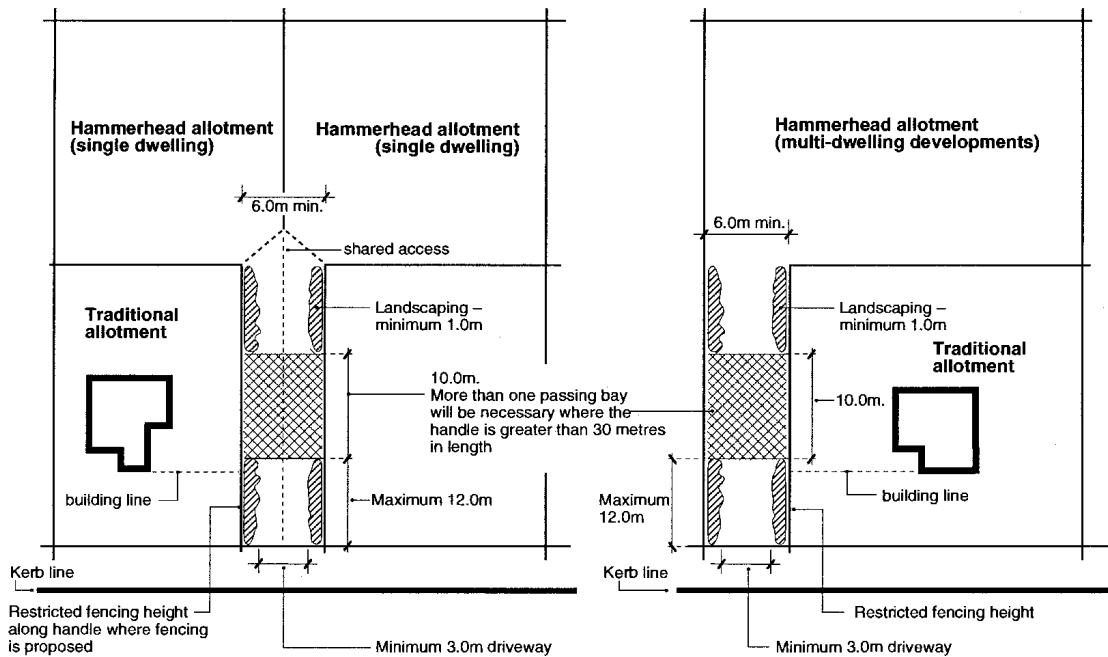
- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:
- (a) are not fragmented or reduced in size
  - (b) do not need to be cleared as a consequence of subsequent development.
- 4 The design of a land division should incorporate:
- (a) roads, thoroughfares and 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) safe and convenient access from each allotment to an existing or proposed public road or thoroughfare
  - (c) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
  - (d) suitable land set aside for useable local open space
  - (e) public utility services within road reserves and where necessary within dedicated easements
  - (f) the preservation of significant natural, cultural or landscape features including State and local heritage places
  - (g) protection for existing vegetation and drainage lines
  - (h) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development
  - (i) the preservation of significant trees.

- 5 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.
- 6 Allotments in the form of a battleaxe configuration should:
- (a) provide access to the public road, via a driveway of minimum 3 metres width for the entire length of a 5 metre wide "handle" if serving one dwelling; illustrated as follows:



Hammerhead site design for single dwelling development (SINGLE access)

- (b) provide for shared access where two or more dwellings are served, with at least one passing point for vehicles within the shared handle (up to a maximum 30 metres in length) which has a minimum width of 6 metres for a length of 10 metres; illustrated as follows:



Hammerhead site design for a dwelling development with SHARED access

- (c) where the handle is greater in length than 30 metres, provide for passing bays to be located at maximum 12 metres distant between one of the following:
- (i) each passing bay
  - (ii) the passing bay and the public road.
- (d) incorporate 1 metre wide areas of landscaping along the length of the hammerhead handle immediately adjacent to both adjoining property boundaries.
- 7 Land division should facilitate optimum solar access for energy efficiency.
- 8 Allotments should have an orientation, size and configuration to encourage development that:
- (a) minimises the need for earthworks and retaining walls
  - (b) maintains natural drainage systems
  - (c) faces abutting streets and open spaces
  - (d) does not require the removal of existing native vegetation to facilitate that development
  - (e) ensures that the canopy of a significant tree is contained within one allotment
  - (f) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 9 The layout of a land division should provide for efficient solar access.
- 10 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 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 storm 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.
- 19 Detached, semi-detached and row dwellings which have frontage to an arterial road should have a minimum site frontage of 12 metres to allow for vehicles to manoeuvre on site and exit in a forward direction.

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

- 20 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.
- 21 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.

## Landscaping, Fences and Walls

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should incorporate open space and landscaping in order to:
  - (a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)
  - (b) enhance the appearance of road frontages
  - (c) screen service yards, loading areas and outdoor storage areas
  - (d) minimise maintenance and watering requirements
  - (e) enhance and define outdoor spaces, including car parking areas
  - (f) 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
  - (n) screen driveways and parking areas from residents and neighbours.
- 2 Landscaping should:
  - (a) include the planting of locally indigenous species where appropriate
  - (b) be oriented towards the street frontage
  - (c) result in the appropriate clearance from powerlines and other infrastructure being maintained.
- 3 Landscaping should not:
  - (a) unreasonably restrict solar access to adjoining development
  - (b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding

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

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

### **OBJECTIVES**

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

### **PRINCIPLES OF DEVELOPMENT CONTROL**

#### **Design and Appearance**

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

#### **Visual Privacy**

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

#### **Building Separation and Outlook**

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

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

### **Dwelling Configuration**

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

### **Adaptability**

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

### **Environmental**

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

### **Site Facilities and Storage**

- 12 Dwellings should provide a covered storage area of not less than 8 cubic metres in one or more of the following areas:
  - (a) in the dwelling (but not including a habitable room)
  - (b) in a garage, carport or outbuilding
  - (c) within an on-site communal facility.
- 13 Development should provide a dedicated area for the on-site collection and sorting of recyclable materials and refuse.
- 14 Development with a gross floor area of 2000 square metres or more should provide for the communal storage and management of waste.

### **Daylight, Sunlight and Ventilation**

- 15 Residential flat buildings should be designed to maximise opportunities to facilitate natural ventilation and capitalise on natural daylight and minimise the need for artificial lighting during daylight hours.
- 16 All dwellings within residential flat buildings should have direct ventilation and natural light.
- 17 Residential flat buildings should incorporate ceiling heights that promote the use of taller windows, highlight windows, fan lights and light shelves to facilitate access to natural light, improve daylight distribution and enhance air circulation, particularly in dwellings with limited light access and deep interiors.

## 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 cycle and walking paths integrating MOSS and adjoining land uses.
- 6 A range of active recreation and sporting facilities of regional or State significance, including facilities that may 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 as shown on *Overlay Maps - 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 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 allowed 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 and underground waters.
- 3 The ecologically sustainable use of natural resources including water resources, including 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 and wetlands.
- 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 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.
- 18 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.
- 19 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.
- 20 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.
- 21 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 run-off so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 22 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.
- 23 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.
- 24 Irrigated horticulture and pasture should not increase groundwater-induced salinity.
- 25 Development should comply with the current *Environment Protection (Water Quality) Policy*.
- 26 Development in the floodwater area shown on **Overlay Maps – Development Constraints** should demonstrate that it will not impact unduly on the free flow of floodwaters either upstream or downstream from the proposed development:
- (a) between 30 metres and 100 metres from the top of the bank or a creek crossing point of the Little Para River, Dry Creek, Cobler Creek, or Slate Creek
  - (b) less than 60 metres from the centreline or a creek crossing point on a secondary level creek
  - (c) less than 20 metres from the centreline or a creek crossing point on a third level creek.

### Stormwater Detention Tanks

- 27 Within **Area 1** shown on [Concept Plan Map TTG/7 - Stormwater Areas \(Tea Tree Gully\)](#), development (excluding outbuildings and additions to outbuildings or dwellings) which results in a total two dimensional roof area greater than 30 per cent of the site area, should
- (a) include on-site stormwater detention structures/techniques which control the discharge of stormwater from the site so that it does not exceed the rate of stormwater discharged by development with a 30 per cent site coverage
  - (b) be consistent with [Table TTG/4 - Stormwater Detention Specifications](#).
- 28 Within **Area 2** shown on [Concept Plan Map TTG/7 - Stormwater Areas \(Tea Tree Gully\)](#), development (excluding outbuildings and additions to outbuildings or dwellings) which results in a total two dimensional roof area greater than 40 per cent of the site area, should:
- (a) include on-site stormwater detention structures/techniques which control the discharge of stormwater from the site so that it does not exceed the rate of stormwater discharged by development with a 40 per cent site coverage
  - (b) be consistent with [Table TTG/4 - Stormwater Detention Specifications](#).

- 29 Stormwater generated by outbuildings or additions to outbuildings or dwellings which have a two dimensional roof area greater than 41 square metres should:

(a) be discharged into an on-site detention tank of a capacity as prescribed in the following table:

Total two dimensional roof area of addition or outbuilding (m <sup>2</sup> ), rounded up to the nearest square metre	Tank capacity
41-70	1 × Type 2 Tank
71-93	1 × Type 1 Tank
94-115	1 × Type 1 Tank & 1 × Type 2 Tank
116-136	2 × Type 1 Tanks
137-156	2 × Type 1 Tanks & 1 × Type 2 Tank
157-175	3 × Type 1 Tanks

- (b) ensure detention tanks are connected via an inlet pipe to an area of roof which is equivalent to the total roof area of the addition or outbuilding
- (c) ensure the design of the tank conforms with the design criteria as detailed in 'Diagram 1' within [Table TTG/4 - Stormwater Detention Specifications](#)
- (d) ensure the outlet pipe is connected to the street stormwater system or a rear of allotment drain
- (e) where several tanks are required, ensure they are connected in a series with a single outlet to the street stormwater system
- (f) ensure the detention tank at the end of the series be a Type 1 Tank as detailed in 'Diagram 1' and 'Diagram 3' within [Table TTG/4 - Stormwater Detention Specifications](#).

### Biodiversity and Native Vegetation

- 30 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 31 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna.
- 32 The provision of services, including power, water, effluent and waste disposal, access roads and tracks should be sited on areas already cleared of native vegetation.
- 33 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
- (a) provides an important habitat for wildlife or shade and shelter for livestock
- (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
- (c) provides an important seed bank for locally indigenous vegetation
- (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
- (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture

- (f) is growing in, or is characteristically associated with a wetland environment.
- 34 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:
- (a) erosion or sediment within water catchments
  - (b) decreased soil stability
  - (c) soil or land slip
  - (d) deterioration in the quality of water in a watercourse or surface water runoff
  - (e) a local or regional salinity problem
  - (f) the occurrence or intensity of local or regional flooding.
- 35 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
- (a) provision for linkages and wildlife corridors between significant areas of native vegetation
  - (b) erosion along watercourses and the filtering of suspended solids and nutrients from run-off
  - (c) the amenity of the locality
  - (d) bushfire safety
  - (e) the net loss of native vegetation and other biodiversity.
- 36 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 37 Development should be located and occur in a manner which:
- (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone
  - (b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels
  - (c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.
  - (d) is designed, sited and constructed to minimise the introduction of or an increase in the number of vermin.
- 38 Development should promote the long-term conservation of vegetation by:
- (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies
  - (b) minimising impervious surfaces beneath the canopies of trees
  - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.



- 39 Horticulture involving the growing of olives should be located at least:
- (a) 500 metres from:
    - (i) a national park
    - (ii) a conservation park
    - (iii) a wilderness protection area
    - (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area
  - (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.
- 40 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

### **Soil Conservation**

- 41 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 42 Development should be designed and sited to prevent erosion.
- 43 Development should take place in a manner that will minimise alteration to the existing landform.
- 44 Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.

## Open Space and Recreation

### OBJECTIVES

- 1 The creation of a network of linked parks, reserves and recreation areas at regional and local levels.
- 2 Pleasant, functional and accessible open spaces providing a range of physical environments.
- 3 A wide range of settings for active and passive recreational opportunities.
- 4 The provision of open space in the following hierarchy:
  - State
  - Regional
  - District
  - Neighbourhood
  - Local.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Urban development should include public open space and recreation areas.
- 2 Public open space and recreation areas should be of a size, dimension and location that:
  - (a) facilitate a range of formal and informal recreation activities to meet the needs of the community
  - (b) provide for the movement of pedestrians and cyclists
  - (c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites of natural or cultural value
  - (d) link habitats, wildlife corridors, public open spaces and existing recreation facilities
  - (e) enable effective stormwater management
  - (f) provides for the planting and retention of large trees and vegetation.
- 3 Open space should be designed to incorporate:
  - (a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes
  - (b) park furniture, shaded areas and resting places to enhance pedestrian comfort
  - (c) safe crossing points where pedestrian routes intersect the road network
  - (d) easily identified access points
  - (e) frontage to abutting public roads to optimise pedestrian access and visibility
  - (f) re-use of stormwater for irrigation purposes.
- 4 Where practical, access points to regional parks should be located close to public transport.
- 5 District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.

- 6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.
- 7 Local parks should generally be a minimum of 0.2 hectares in size, and should be centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.
- 8 No more than 20 per cent of land allocated as public open space should:
  - (a) have a slope in excess of 1-in-4
  - (b) comprise creeks or other drainage areas.
- 9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.
- 10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.
- 11 Development in open space should:
  - (a) be clustered where practical to ensure that the majority of the site remains open
  - (b) where practical, be developed for multi-purpose use
  - (c) be constructed to minimise the extent of hard paved areas.
- 12 Open spaces and recreation areas should be located and designed to maximise safety and security by:
  - (a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance
  - (b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced
  - (c) locating play equipment where it can be informally observed by nearby residents and users during times of use
  - (d) clearly defining the perimeters of play areas
  - (e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks
  - (f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.
- 13 Landscaping associated with open space and recreation areas should:
  - (a) not compromise the drainage function of any drainage channel
  - (b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas
  - (c) maximise opportunities for informal surveillance throughout the park
  - (d) enhance the visual amenity of the area and complement existing buildings
  - (e) be designed and selected to minimise maintenance costs
  - (f) provide habitat for local fauna.

- 14 Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.
- 15 Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.

## Orderly and Sustainable Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along 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:
  - [Concept Plan Map TTG/1 - District Centre \(Golden Grove\)](#)
  - [Concept Plan Map TTG/2 - Light Industry Zone \(Golden Grove\)](#)
  - [Concept Plan Map TTG/3 - Mineral Extraction \(Golden Grove\)](#)
  - [Concept Plan Map TTG/7 - Stormwater Areas \(Tea Tree Gully\)](#)
  - [Concept Plan Map TTG/8 - Residential \(Golden Grove\)](#)
  - [Concept Plan Map TTG/9 - Road and Pedestrian Access \(Salisbury Heights\)](#)
  - [Concept Plan Map TTG/10 - Historic Township of Tea Tree Gully and Environs \(Tea Tree Gully\)](#)
  - [Concept Plan Map TTG/11 - Development \(Golden Grove East\)](#)
  - [Concept Plan Map TTG/12 - Neighbourhood Centre \(Crouch Road - South of Slate Creek\)](#)

- [Concept Plan Map TTG/13 - Edinburgh Defence Airfield Defense \(Area Control\) Regulations](#)
- [Concept Plan Map TTG/14 - Residential Growth Policy Area](#)
- [Concept Plan Map TTG/15 - Urban Core Building Heights](#)
- [Concept Plan Map TTG/16 - Urban Core Land Uses](#)
- [Concept Plan Map TTG/17 - Urban Core Movement and Landscaping](#)
- [Concept Plan Map TTG/18 - Urban Core Setbacks and Frontages.](#)

## Outdoor 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.
- 4 Advertising that provides adequate exposure of the name and or primary functions of a site or building without impairing the amenity of the locality in which it is situated.
- 5 Advertising that is integrated with and complementary to the design of development with which it is associated.
- 6 Advertising that avoids excessive signage and the loss of effectiveness of individual signs.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:
  - (a) consistent with the predominant and desired character of the urban or rural landscape
  - (b) in harmony with any buildings or sites of historic significance or heritage value in the area
  - (c) co-ordinated with and complement the architectural form and design of the building they are to be located on.
- 2 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:
  - (a) clutter
  - (b) disorder
  - (c) untidiness of buildings and their surrounds.
- 3 Buildings occupied by a number of tenants should exhibit co-ordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.
- 4 The content of advertisements should be limited to information relating to the legitimate use of the associated land.
- 5 Advertisements and/or advertising hoardings should:
  - (a) be completely contained within the boundaries of the subject allotment
  - (b) be sited to avoid damage to, or pruning or lopping of, on-site landscaping or street trees
  - (c) not obscure views to vistas or objects of high amenity value, including attractive landscaping, particular trees or groups of trees
  - (d) not detrimentally affect by way of their siting, size, shape, scale, glare, reflection or colour the amenity of areas, zones, or localities, in which they are situated.

- (e) be consistent in size, location and illumination with the other advertisements and advertising displays of the streetscape in which they are located
  - (f) be minimised in number in order to increase the effectiveness of individual signs and avoid the proliferation of signage
  - (g) afford reasonable exposure for advertising on adjacent sites.
- 6 Advertisements and/or advertising hoardings should not be erected on:
- (a) a public footpath or veranda post
  - (b) a road, median strip or traffic island
  - (c) a vehicle adapted and exhibited primarily as an advertisement
  - (d) residential land, 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.
- 7 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building, unless the advertisement or advertising hoarding
- (a) is appropriately designed to form an integrated and complementary extension of the existing building
  - (b) contributes to the attainment of a complementary advertising theme.
- 8 Advertisements and/or advertising hoardings erected on a veranda or that project from a building wall should:
- (a) have a clearance over a footway to allow for safe and convenient pedestrian access
  - (b) where erected on the side of a veranda, not exceed the width of the veranda or project from the veranda
  - (c) where erected on the front of a veranda, not exceed the length of the veranda or project from the veranda
  - (d) where projecting from a wall, have the edge of the advertisement or advertising hoarding abutting the surface of the wall.
- 9 Advertisements should be designed to conceal their supporting advertising hoarding from view.
- 10 Advertisements should convey the owner/occupier and/or generic type of business, merchandise or services using simple, clear and concise language, symbols, print style and layout and a small number of colours.
- 11 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.
- 12 The scale of advertisements should be compatible with the buildings on which they are situated and with nearby buildings and spaces.

## **Safety**

- 13 Advertisements and/or advertising hoardings should not create a hazard by:
- (a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver's perception of the road or persons or objects on the road



- (b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals
- (c) distracting drivers from the primary driving task at a location 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).

### **Freestanding Advertisements**

- 14 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.
- 15 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.
- 16 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.
- 17 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**

- 18 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
  - (d) not affect the amenity of a zone or locality.

### **Advertising along Arterial Roads**

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

## Regulated Trees

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## **Renewable Energy Facilities**

### **OBJECTIVES**

- 1 The development of renewable energy facilities, such as wind and biomass energy facilities, in appropriate locations.
- 2 Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts and maximise positive impacts on the environment, the local community and the State.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Renewable energy facilities, including wind farms and ancillary developments, should be located in areas that maximise efficient generation and supply of electricity.
- 2 Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines, should be sited, designed and operated in a manner that:
  - (a) avoids or minimises negative impacts on the character, landscape quality, visual significance or amenity of the area
  - (b) uses elements of the landscape and appropriate materials and finishes to minimise visual impact
  - (c) avoids or minimises the potential for adverse impact on areas of native vegetation, conservation, environmental, geological, tourism or built or natural heritage significance
  - (d) does not impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips
  - (e) avoids or minimises nuisance or hazard to nearby property owners and/or occupiers, road users and wildlife by not:
    - (i) causing shadowing, flickering, reflection or blade glint impacts
    - (ii) creating excessive noise
    - (iii) interfering with television and radio signals
    - (iv) modifying vegetation, soils and habitats
    - (v) striking birds or bats.

## 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 have an external outlook.
- 5 Entries to dwellings or foyer areas should be clearly visible from the street, or access ways that they face to enable visitors to easily identify individual dwellings.

### Garages, Carports and Outbuildings

- 6 Garages, carports and residential outbuildings should have a roof form and pitch, building materials and detailing that complements 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.

### **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 residential flat buildings) and to the side or rear of a dwelling and screened for privacy
  - (c) to take advantage of, but not adversely affect, natural features of the site
  - (d) to minimise overlooking from adjacent buildings
  - (e) to achieve separation from bedroom windows on 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 of dwelling	Minimum area of private open space	Provisions
250 square metres or greater	20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater.  One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.
Less than 250 square metres	35 square metres	Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater.  One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 3 metres and a maximum gradient of 1-in-10.

- 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 in accordance with the following table:

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

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

### **Communal Open Space**

- 17 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.
- 18 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**

- 19 Direct overlooking into habitable room windows and onto the useable private open spaces of other dwellings from windows, especially from upper-level habitable rooms and external balconies, terraces and decks, should be minimised through the adoption of the following:
- (a) a building layout that maintains privacy
  - (b) location and design of windows and balconies
  - (c) screening devices to a height of at least 1.5 metres above floor level
  - (d) existing or mature landscaping
  - (e) adequate separation.
- 20 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

### **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 material storage areas away from dwellings and screened from public view.

### **Affordable Housing**

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

### **Dependent Accommodation**

- 25 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**

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



## Significant Trees

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

- (ii) the work is required due to unacceptable risk to public or private safety; or
  - (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; or
  - (v) the aesthetic appearance and structural integrity of the tree is maintained; or
  - (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.

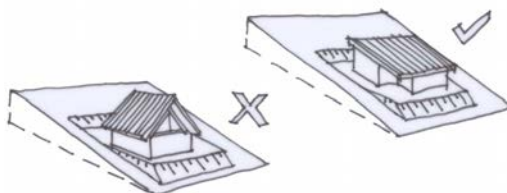
## Siting and Visibility

### OBJECTIVES

- 1 Protection of scenically attractive areas, particularly natural, rural 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:
    - (i) rural areas
    - (ii) the face and skyline of the Mount Lofty Ranges
    - (iii) the River Torrens
  - (c) views from public reserves, tourist routes and walking trails.
- 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 adjacent to the Mount Lofty Ranges Scenic Road as shown on *Overlay Map - Transport*.
- 4 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:
  - (a) the profile of buildings should be low and the rooflines should complement the natural form of the land (as illustrated below)



- (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 (as illustrated below)



- (c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.
- 5 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.
- 6 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.
- 7 Driveways and access tracks should be designed and surfaced to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.
- 8 Development should be screened through the establishment of landscaping using locally indigenous plant species:
- (a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds
  - (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
  - (c) along the verges of new roads and access tracks to provide screening and minimise erosion.

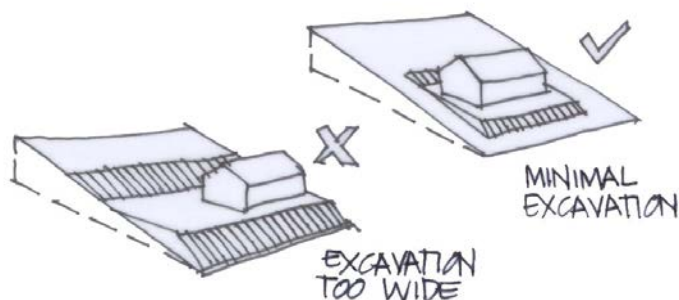
## Sloping Land

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

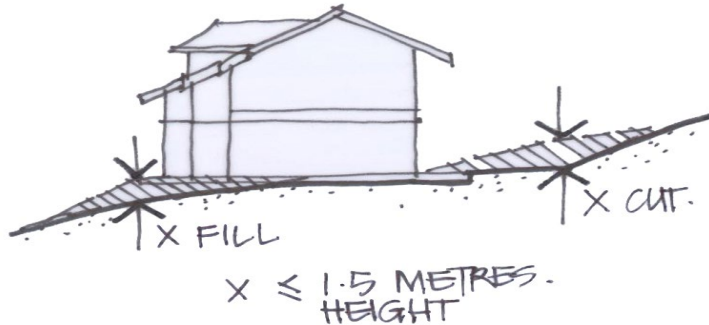
- 1 Development and associated driveways and access tracks should be sited and designed to integrate with the natural topography of the land and minimise the need for earthworks.
- 2 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:
  - (a) minimises their visual impact
  - (b) reduces the bulk of the buildings and structures
  - (c) minimises the extent of cut and/or fill (as illustrated below):



- (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 run-off.
- 3 Retaining walls should be designed in such a way that they comprise a stepped series of low walls rather than one large retaining wall, and their appearance should be enhanced by landscaping.
  - 4 Driveways and access tracks across sloping land should be accessible and have a safe, all-weather trafficable surface.
  - 5 Development sites should not be at risk of landslip.
  - 6 Development on steep land should include site drainage systems to minimise erosion and avoid adverse impacts on slope stability.
  - 7 Steep sloping sites in unsewered areas should not be developed unless the physical characteristics of the allotments enable the proper siting and operation of an effluent drainage field suitable for the development intended.

8 The cutting and/or filling of land outside 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 (as illustrated below)



- (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 **batter** 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**

### **OBJECTIVES**

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

### **PRINCIPLES OF DEVELOPMENT CONTROL**

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

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



## **Telecommunications Facilities**

### **OBJECTIVES**

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

### **PRINCIPLES OF DEVELOPMENT CONTROL**

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

## Tourism Development

### OBJECTIVES

- 1 Environmentally sustainable and innovative tourism development.
- 2 Tourism development that assists in the conservation, interpretation and public appreciation of significant natural and cultural features including State or local heritage places.
- 3 Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.
- 4 Tourism development that protects areas of exceptional natural value, allows for appropriate levels of visitation, and demonstrates 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 or settlements.

### 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 located within areas of high conservation value, high indigenous cultural value, high landscape quality or significant scenic beauty should demonstrate excellence in design to minimise potential impacts or intrusion.
- 10 Tourism developments in rural areas should generally be small scale and have a functional or locational link with either of the following:
  - (a) the surrounding agricultural production or processing
  - (b) the natural, cultural or historical setting of the area.
- 11 Tourism developments in rural areas should primarily be developed in association with one or more of the following:
  - (a) agricultural, viticultural and winery development
  - (b) heritage places and areas
  - (c) public open space and reserves
  - (d) walking and cycling trails
  - (e) interpretive infrastructure and signs.
- 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 two 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 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 reuse 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.

## 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 should maintain the level and surface colour of the footpath and have a maximum gradient of 1-in-40.
- 11 Driveway crossovers should be separated and the number minimised to optimise the provision of on-street visitor parking (where on-street parking is appropriate).
- 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.
- 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 TTG/3 - 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*
  - (f) have a maximum gradient of 1-in-5 inside the property boundary when located on the low side of the street.

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

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

### **Vehicle Parking**

- 31 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table TTG/2 - Off Street Vehicle Parking Requirements](#).
- 32 Development should be consistent with *Australian Standard AS: 2890 - Parking facilities*.
- 33 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.
- 34 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.
- 35 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.
- 36 Vehicle parking areas should be sealed or paved to minimise dust and mud nuisance.
- 37 Barrier kerbing and wheel stops should be provided to define rows or groups of car parks, act as a barrier to car wheels, and to protect landscaping.
- 38 Landscaping should be provided in accordance with either:
  - (a) a landscaped area that is at least 2 metres in width and comprised of large shade trees or ground cover rather than shrubs, provided in the following locations:
    - (i) around the periphery of the car park
    - (ii) between car parking spaces and access aisles
    - (iii) between double rows of car parking spaces
  - (b) where the provision of a 2 metre wide planted area is not possible due to site constraints, individual trees should be planted in kerbed areas that are at least 1.5 metres in diameter, and at a rate of not less than one tree for every 8 car parking spaces.
- 39 Landscaping, including the planting of large shade trees should be located and maintained so that it:
  - (a) does not impair driver sightlines
  - (b) does not interfere with the effective provision of CCTV surveillance systems
  - (c) does not impair the effectiveness of lighting at night.
- 40 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.
- 41 On-site visitor parking spaces should be sited and designed to:
  - (a) not dominate internal site layout
  - (b) be clearly defined as visitor spaces not specifically associated with any particular dwelling
  - (c) be accessible to visitors at all times.
- 42 Loading areas, service yards 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
  - (c) not conflict with the key pedestrian network illustrated on [Concept Plan Map TTG/17 - Urban Core Movement and Landscape](#)
  - (d) incorporate service yard enclosures to screen them from public view and ensure noise impacts are minimised.

- 43 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:
- (a) enhance 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.
- 44 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.

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

- 45 On-site vehicle parking should be provided having regard to:
- (a) the number, nature and size of proposed dwellings
  - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
  - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.
- 46 Vehicle parking areas servicing more than one dwelling should be of a size and location to:
- (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
  - (b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area
  - (c) reinforce or contribute to attractive streetscapes.
- 47 The provision of ground level vehicle parking areas, including garages and carports (other than where located along a rear lane access way), should:
- (a) not face the primary street frontage
  - (b) be located to the rear of buildings with access from a shared internal laneway
  - (c) ensure vehicle park entries are recessed at least 0.5 metres behind the main face of the building.
- 48 Vehicle parking areas should be designed to reduce opportunities for crime by:
- (a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads
  - (b) incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places
  - (c) being appropriately lit
  - (d) having clearly visible walkways.

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

- 49 Undercroft garaging of vehicles should occur only where:
- (a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties

- (b) vehicles can safely exit from the site without compromising pedestrian 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 into undercroft garage areas are designed to integrate 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 (eg 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.
- 50 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 51 In the case of semi-basement car parks where cars are visible, 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, reuses waste, recycles waste for reuse, 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) where the base of the lagoon would be below any seasonal water table.
- 9 Wastewater lagoons should be sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts.

## **Waste Treatment Systems**

- 10 Development that produces any effluent should be connected to a suitable waste treatment 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 domestic waste treatment 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 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 run-off from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods
- (f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.

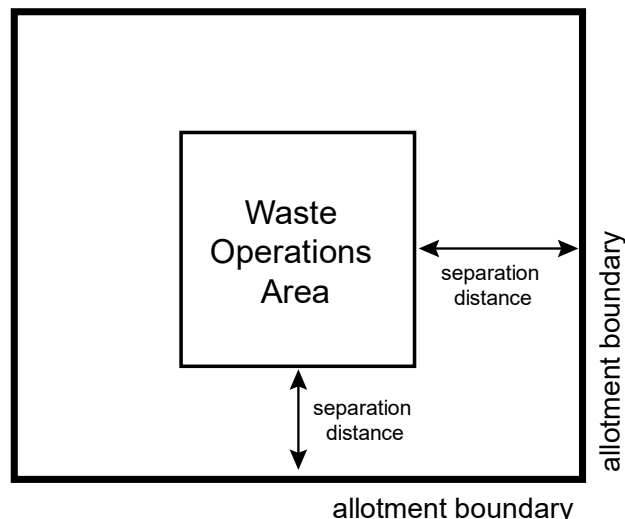
## Waste Management Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



- 5 Only land uses and activities that are compatible with both a waste management facility and any adjacent land uses may be located within the separation distance.
- 6 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.
- 7 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.
- 8 Processing facilities and operational areas should be screened from public view.
- 9 Waste management sites should be accessed by appropriately constructed and maintained roads.
- 10 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.
- 11 Suitable access for emergency vehicles should be provided to and within waste management site.
- 12 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.
- 13 Plant, equipment or activities that could cause a potential hazard to the public should be enclosed by a security fence.
- 14 Litter control measures that minimise the incidence of wind blown litter should be provided.
- 15 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.
- 16 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.
- 17 The waste operations area of an organic waste processing facility should not be located on land:
- (a) that is subject to land slipping
  - (b) with ground slopes greater than 6 per cent



- (c) where the interface of the engineered landfill liner and natural soils would be within any of the following:
  - (i) 15 metres of unconfined aquifers bearing groundwater with less than 3000 mg/L total dissolved salts
  - (ii) 5 metres of groundwater with a water quality of 3000 to 12 000 mg/L total dissolved salts
  - (iii) 2 metres of groundwater with a water quality of greater than 12 000 mg/L total dissolved salts.
- 18 Where required, a leachate barrier should be provided between the operational areas and underlying soil and groundwater.
- 19 Landfill activities that have a total storage capacity exceeding 230000 cubic metres should make sustainable use of landfill gas emissions. For smaller landfill activities, if the sustainable use of the landfill gas emissions is not practical or feasible, flaring should be used to avoid gases being vented directly to the air.



# **Overlay** Section



## **Affordable Housing Overlay**

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

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

### **INTERPRETATION**

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

### **OBJECTIVES**

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

### **PRINCIPLES OF DEVELOPMENT CONTROL**

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

## **Noise and Air Emissions Overlay**

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

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

### **INTERPRETATION**

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

### **OBJECTIVES**

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

### **PRINCIPLES OF DEVELOPMENT CONTROL**

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

## **Strategic Transport Routes Overlay**

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

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

### **INTERPRETATION**

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

### **OBJECTIVES**

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

### **PRINCIPLES OF DEVELOPMENT CONTROL**

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





# **Zone** Section



## Commercial Zone

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

### OBJECTIVES

- 1 A zone accommodating a range of commercial and business land uses.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods outlet
  - consulting room
  - motor vehicle related business other than wrecking yard
  - office
  - petrol filling station
  - service trade premises
  - shop with a gross leasable area less than 250 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 Shops should have a gross leasable area less than 250 square metres, unless used for a bulky goods outlet.

#### Land Division

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

## Milne Road 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 accommodating the envisaged uses of the zone in addition to recreation and community activities in suitable areas.
- 2 A policy area that forms the major commercial area in the city.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

It is envisaged that the policy area will develop into an extensively landscaped, contemporary commercial park. Land within the policy area is highly visible due to its topography and can be seen from a number of vantage points from within the adjoining Residential Zone and from Milne Road.

It is expected that streetscapes will be enhanced through extensive landscaping and tree planting to screen commercial buildings and activities. Buildings will be designed to address public roads by locating any associated office components to the front of buildings and providing windows, building entries, and projections such as verandas and porticos on this elevation. Buildings will be of a contemporary nature and additions to existing buildings will be architecturally integrated.

Development that is visible from Milne Road or the Residential Zone will be compatible with residential development, particularly in relation to the scale of buildings. The policy area is expected to accommodate activities that do not generate large amounts of traffic and that are of a scale and intensity that have minimal impact on the more sensitive residential development located in close proximity. Building design and orientation will screen service and refuse areas, loading bays and storage areas. Acoustic treatments will be incorporated into developments located at the zone interface and on-site car parking areas will be landscaped to enhance the amenity of the zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - bulky goods outlet
  - community centre
  - indoor recreation centre
  - office
  - recreation area
  - service industry
  - service trade premises
  - shop.
- 2 Development fronting Milne Road should:
  - (a) use architectural forms and materials that are sympathetic to nearby residential development
  - (b) be well-screened from Milne Road
  - (c) not create any allotments along Milne Road

- (d) not incorporate any large free-standing signs, large illuminated signs and large signs painted or fixed onto buildings in development adjacent to Milne Road.

### **Form and Character**

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development adjoining residential areas should:
  - (a) accommodate commercial uses that are well set-back from residential boundaries and have regard to adjoining residential development in terms of their scale and built form.
  - (b) be screened from residential properties on the southern side.
- 5 Buildings of two storeys or greater should incorporate tree planting of a similar scale to screen the bulk of the building.
- 6 Advertisements should be located and designed to be visible from Famechon Crescent, rather than from the roads and land of the surrounding residential zones.
- 7 Advertisements in the portion of the zone at the southern end of the Famechon Crescent should be located and designed to be visible from Famechon Crescent, rather than from the roads and land of the surrounding residential zones.
- 8 Freestanding signs should be limited to one such sign for each road frontage of a building or integrated group of buildings.

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

- advertisement.

### 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
Advertisements located on the roofs of buildings	
Amusement machine centre	
Auction room	
Bus depot	
Bus station	
Caravan park	
Cemetery	
Crematorium	
Dairy	
Dwelling	
Educational establishment	
Electricity generating station	
Emergency services facility	
Farm building	
Farming	
Freestanding advertisement	Except where it: <ol style="list-style-type: none"> <li>complies with the conditions for advertisements in <a href="#">Table TTG/1 - Conditions for Complying Development</a></li> <li>is less than or equal to 6 metres in height</li> </ol>
Fuel depot	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	

Form of Development	Exceptions
Industry	Except service industry
Motel	
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Shop or group of shops	Except where it achieves one of the following: (a) the gross leasable area is less than 250 square metres (b) the shop is for a bulky goods outlet.
Stadium	
Stock sales yard	
Stock slaughter works	
Telecommunications facility above 30 metres in height	
Waste reception, storage, treatment, or disposal	
Winery	

### 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.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

### PROCEDURAL MATTERS

#### Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table TTG/1 - Conditions for Complying Development](#):

- advertisement
- recreation area.



## Non-complying Development

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

Form of Development	Exceptions
Auction room	
Bank	
Dwelling	
Fuel depot	
Horticulture	
Industry	
Intensive animal keeping	
Major public service depot	
Motor repair station	
Petrol filling station	
Plant nursery	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 200 square metres.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	

## 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 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.

### 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 purposes
  - scientific monitoring structures or facilities
  - small-scale facilities 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 purposes.
- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 3 Development should be undertaken in a manner which minimises the effect on natural landscape features, flora and fauna and their habitat corridors, land adjoining water, scenic routes or scenically attractive areas.
- 4 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 local 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.
- 5 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.

- 6 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

- 7 Land division should not result in an additional number of allotments partly or wholly within the zone.
- 8 Boundary realignments may be undertaken to assist in the management of native vegetation.

## 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	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 either or both of the: <ul style="list-style-type: none"> <li>(a) <i>National Parks and Wildlife Act 1972</i></li> <li>(b) <i>Wilderness Protection Act 1992</i>.</li> </ul>
Educational establishment	
Farm building	
Farming	
Fuel depot	

Form of Development	Exceptions
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	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	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	

### 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 grazing or recreation purposes until required for future urban expansion.
- 3 Prevention of development likely to be incompatible with long-term urban development, or likely to be detrimental to the orderly and efficient servicing and conversion of the land for urban use.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone is a buffer area between the **Residential Zone** (north of Crouch Road) and the Mineral Extraction Zone to the south of Crouch Road.

Until mining has ceased, the zone will retain an open character and provide a contrast to the surrounding urban development. The zone could be used for grazing but is better suited for recreational purposes, forming a logical extension to recreational activities within the adjoining **Recreation Zone**.

In the long term, the zone could potentially accommodate urban development, but this will not occur until the adjacent extractive industry operations have been permanently decommissioned and strategic decisions are made regarding the area and the most suitable use for the land.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - grazing
  - recreation area.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it will be prejudicial to the orderly and economic development of future urban land uses within the zone.

#### Form and Character

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

#### Land Division

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

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

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

- grazing.

### Non-complying Development

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

Form of Development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.

Form of Development	Exceptions
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Road transport terminal	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	

**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 The centres at Clovercrest and St Agnes having a total gross leasable area in the order of 5000 to 10 000 square metres each.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

There are three District Centres located within the City of Tea Tree Gully that play a crucial role in providing a broad range of services and retail opportunities to the local community. Each of these will develop into integrated and cohesive centres in terms of design and functionality and will exhibit a unique character of built form and landscaping.

The District Centre at Modbury/Modbury North has developed with large-scale retail buildings on the southern side of Montague Rd and small scale, non-retail uses on the northern side.

Co-ordinated and well defined vehicular access from Montague Road and the rationalization of vehicular access points are desirable outcomes for the Centre. An existing pedestrian crossing assists with pedestrian movement, linking both sides of the centre. It is expected that this will be reinforced through the placement of buildings and entries, walkways and parking spaces. It is desirable to encourage retail activities to the south of Montague Road and non-retail activities to the north to minimize pedestrian movement across Montague Road. Extensive tree planting and landscaping throughout car parking areas and streetscapes would complement future redevelopment or refurbishment of existing buildings.

The southern side of the centre requires particular consideration in design; it is characterised by older buildings that would benefit from the renovation of building facades and an improved pedestrian mall to enhance the visitor experience. The high degree of built form means that the addition of extensive landscaping and public amenities (such as seating) is warranted.

The St Agnes District Centre features a broad range of shops, offices and consulting rooms on the southern side of North East with a range of small office, commercial and retail developments on the northern side.

Public spaces within the centre will be drastically remodelled. The car park that surrounds the centre will become a safe and pleasant environment for pedestrians and vehicle traffic. Large expanses of barren car parking, bulky facades, horizontal building lines, and blank walls will be remodelled resulting into a unique and harmonious built form character. The centre will exhibit buildings that are well articulated to improve visual interest and reduce the bulky appearance of larger buildings.



Extensive landscaping and tree planting will assist in softening the bulk and visual dominance of larger buildings and will improve the overall amenity and microclimatic conditions within the centre. A unique landscaping theme will develop favouring species that are locally indigenous or suited to local climatic conditions with particular regard given to remnant vegetation and surrounding streetscape/landscape themes.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - bank
  - child care centre
  - civic centre
  - consulting room
  - 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
  - pre-school
  - recreation area
  - residential flat building in conjunction with non-residential development
  - restaurant
  - shop
  - supermarket
  - swimming pool.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Medium to high-density residential development, including affordable housing, and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

### **Form and Character**

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining main roads.
- 6 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.
- 7 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 8 Medium density development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should typically be in the form of 2 to 4 storey buildings.

- 9 High density development that achieves gross densities of more than 45 dwellings per hectare (which translates to net densities of more than 67 dwellings per hectare) should be in the form of 4-5 storey buildings.
- 10 Development should occur in accordance with [Concept Plan Map TTG/1 - District Centre \(Golden Grove\)](#).

### **Vehicle Parking**

- 11 Vehicle parking should be provided in accordance with the rates set out in [Table TTG/2 - Off Street Vehicle Parking Requirements](#) or [Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

### **Land Division**

- 12 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.

## Golden Grove District Centre Policy Area 2

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

### OBJECTIVES

- 1 Development of a visually and functionally cohesive and integrated district centre that promotes transit-oriented development.
- 2 Development undertaken in accordance with [Concept Plan Map TTG/1 - District Centre \(Golden Grove\)](#).
- 3 Development that provides safe and convenient pedestrian, cycle and vehicle linkages and movement throughout the Centre including across existing internal and external road networks.
- 4 Particular centre uses and high density residential development located in designated areas.
- 5 High-density residential dwellings located in areas outside the designated medium density residential areas.
- 6 Major vehicular access points sited in appropriate, efficient and safe locations.
- 7 A centre developed comprehensively and in an orderly manner, where built form, access and parking are integrated and co-ordinated.
- 8 Public transport facilities that link directly with development on both sides of The Golden Way as well as to other adjoining roads and the local community.
- 9 Improvement of public transport facilities in order to:
  - (a) encourage increased use of public transport by the community
  - (b) provide a focus for transit-oriented development.
- 10 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The Golden Grove District Centre will develop into a multifunctional and transit oriented District Centre integrated within a unique landscape and streetscape setting. This will result in development with a mix of land uses focused around the public transport network with an emphasis on walking and cycling as key transport modes. The Golden Grove District Centre will become a public transport hub for this part of the city.

This District Centre will meet the retail needs of the Golden Grove community and the residents in the northern part of the City of Tea Tree Gully. The centre will also cater for convenience and comparison-shopping and for the shopping needs of the people using or passing through the Centre.

The Golden Grove District Centre will continue to develop as an activity centre containing retail, commercial, community facilities, public transport interchange and residential uses that are integrated with the surrounding residential area and the existing and future public and private transport networks. The centre contains a number of distinctive policy areas each with unique defined functions, which together will form an integrated and functional District Centre.

Safe and convenient pedestrian integration of the Core Retail and Mixed Use Precincts will occur through the separation of vehicular and pedestrian traffic across The Golden Way.

The District Centre will also be a vibrant and accessible place during both business hours and after business hours. It will incorporate pedestrian and cycle friendly networks within the Centre and to and from the adjacent areas in a safe, convenient and efficient manner.

With regard to streetscape, built form, and building design, development will be of a contemporary architectural style that complements and contributes positively to the existing unique built form within the Centre. It is envisaged that unifying architectural elements will be apparent throughout the centre to assist in creating a sense of cohesion amongst individually styled buildings. The roof form, shape, surface materials and colours of new development will complement the existing built form that has been established.

Development will be of a bulk and scale that has regard to the topography and the adjacent residential area. Buildings will be integrated with, and provide linkages with, public parks and open space, plazas, pedestrian and cycle paths and public transport interchanges. In part this will be achieved by designing buildings with elements such as main entries, lobbies, windows and balconies facing these spaces.

In terms of the public realm, the interface between buildings will be enhanced with open spaces incorporating landscaping and public art, together with durable paving, street furniture and public lighting. These elements will assist in creating a unique sense of place.

The public realm will also develop into an area that is safe and comfortable and where places are provided for people to stop, view, socialise and rest. Exterior lighting will further highlight architectural elements, landscaping and public art, whilst having regard to impact on the skyline, adjacent residential areas and traffic safety. Other techniques such as the articulation of facades with projections such as bays, porches, and verandas, and ensuring a high frequency of doors and windows and few blank walls will also be encouraged.

It is envisaged that a unified landscaping theme will develop throughout the centre. This will greatly enhance the public realm, and reduce the bulk of larger elements of built form and the visual impact of car parking. It is expected that landscaping will consist of drought tolerant and locally indigenous species to reduce reliance on mains water and improve the biodiversity within the centre.

Buildings fronting onto roads or public spaces and walkways will be designed to accommodate high levels of activity along these frontages at ground level. In these locations, promoting lively internal uses that are visible from the outside, or which spill to the outside of buildings will create active frontages.

Large expanses of hard paved surfaces and car parking will be avoided. This could be achieved through the creation of rooftop, underground or multi level car parking. However the design of car parking will ensure that it is not visually dominant and is softened and screened from view by landscaping or more desirable elements of built form such as retail, commercial and residential components.

Environmentally, the District Centre will be a showpiece of environmentally sustainable land use practices. Development will ensure that the design, location and management of developments within the Centre will contribute to the sustainable use of water and maintain and improve water quality in the immediate catchment and also down stream. Measures such as stormwater reuse and harvesting, the heating, cooling and ventilation of built form that minimises energy use and reduce greenhouse gas emissions will be incorporated into new development. Favourable micro-climatic conditions will be created within the policy area through extensive planting of trees, shrubs and groundcovers.

### **Precinct 1 Golden Grove Commercial**

The precinct will support the creation of a consolidated and integrated Golden Grove District Centre by accommodating commercial, office or community based land uses that are not appropriate for the designated retail and mixed use areas.

Development within the precinct will have an emphasis on preserving the existing commercial focus. It will develop into a precinct that is integrated in terms of built form, access, car parking and the layout of the various land uses on the site.

It is expected that the character of the landmark building on the northeastern corner of The Golden Way and The Grove Way intersection will be retained. To ensure the building remains a key landmark, future development will have regard to its character through complementary massing, form, siting, design, materials and finishes.

### **Precinct 2 Golden Grove Community**

The precinct will be the focus for community, recreation and education facilities within the Golden Grove District Centre. Accessibility to services provided by these facilities is of prime importance.

Medium density and if appropriate, high-density residential development is desirable in locations within this Precinct that are indicated on the relevant concept plan maps. These are located in the southwestern and southeastern corners of the precinct.

Development will contribute to the creation of a consolidated and integrated Golden Grove District Centre.

### **Precinct 3 Golden Grove Core Retail**

The precinct will be the focus of a range of shopping needs of the Golden Grove community with an emphasis on the development of a variety of shopping activities accommodating weekly shopping needs.

Development within the precinct will:

- (a) include a range of shops, offices, community, entertainment and leisure activities that will provide for convenient and safe access to the public transport network.
- (b) create a consolidated and integrated retail area
- (c) provide opportunity for the community to meet and mingle within landscaped and well-maintained public spaces and provide clearly defined links to the public transport network.

The location of residential development within this precinct will be possible subject to blended design and integration with the commercial built form.

A grade separated pedestrian walkway will provide safe linkages to the services and land uses located south of The Golden Way. In addition, this is to be reinforced by dedicated pedestrian and bicycle linkages to different parts of the area. These will be laid out in a safe and convenient way, rather than a segmented centre with isolated, disconnected individual parts.

### **Precinct 4 Golden Grove Dining**

The precinct will support the creation of a consolidated and integrated Golden Grove District Centre by accommodating restaurants and dining land uses complementary to the designated retail, commercial and community areas.

Development within the precinct will have an emphasis on restaurant and dining facilities that are designed and constructed to minimise impacts on adjoining land uses particularly in relation to noise and odour.

Buildings will contribute positively to the local environment and achieve consistency with existing standards of design and finishes. It is also important for flues and associated mechanical equipment to be sited so they are not visible from the adjacent residential areas. If this is not possible, the expectation is for this equipment to be screened by landscaping.

In any event, the buildings will be complemented with substantial landscaping and screening on the north and west boundaries of the site in order to minimise any negative visual or noise impacts on the adjacent residential development.

Outdoor dining will be encouraged to further develop a sense of place and a vibrant district centre, however this activity is not to impact unduly upon adjoining residential land uses

### Precinct 5 Golden Grove Mixed Use

It is envisaged that this Precinct will function as a Transit Oriented Development Precinct within the District Centre Zone at Golden Grove. This will be achieved by creating a high density mixed use development that focuses on cycling, walking and public transport as dominant transport modes. The Park and Ride facility is located within this precinct and shop development within this precinct will be integrated and connected to **Precinct 3 Golden Grove Core Retail** by convenient and safe grade separated pedestrian movement across the Golden Way.

Turning to land use, it will include a mix of retail, recreation, entertainment, restaurants, offices and residential development together with the Park and Ride facility to encourage the use of the public transport network. Development in the precinct will achieve a cohesive urban environment while recognising and preserving the amenity and character of the adjacent residential zone.

The built form will consist of development that complements the landmark residential buildings located on the southeastern corner of The Golden Way and The Grove Way. Decisive, strong and well-defined pedestrian links and safe pedestrian movement through this precinct to the 'Core Retail' area as shown on [Concept Plan Map TTG/1 - District Centre \(Golden Grove\)](#) and to adjoining educational, recreation, community land uses and the Park and Ride facility are encouraged. These linkages will create a pleasant, safe and secure pedestrian environment complemented with durable street paving, furniture, landscaping and lighting.

The policy area encompasses a highly visible landmark site. It is envisaged that buildings fronting the corner of The Golden Way and The Grove Way will address this corner, be built to the front property boundaries, and incorporate projections such as verandas at ground level. While buildings within the policy area will achieve a cohesive built form, buildings in this location will also become landmark buildings with dominant visual and architectural elements within the streetscape.

### Precinct 6 Golden Grove Peripheral

The precinct can support **Precinct 3 Golden Grove Core Retail** by accommodating those shop and other land uses that are better suited to a location peripheral to the core retail area. These land uses include a mix of commercial, shop, restaurants (particularly take away food premises), dining and entertainment.

The location of development in the precinct will not impede linkages with surrounding precincts. To this effect, a clearly defined pedestrian interconnection with the adjoining policy areas is intended. It is therefore highly undesirable for development of individual sites to impede the realisation of the walkway.

## PRINCIPLES OF DEVELOPMENT CONTROL

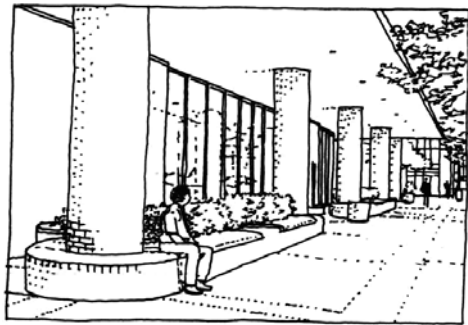
### Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Vehicle parking areas should be designed to be easily identified and accessible without being visually dominant.
- 3 Dwellings should be located only above non-residential uses on the same allotment.
- 4 Dwellings with a site area of less than 250 square metres should have minimum private open space of 8 square metres with a minimum width of 2 metres.
- 5 Development should occur in accordance with [Concept Plan Map TTG/1 - District Centre \(Golden Grove\)](#).
- 6 Freestanding advertisements should:
  - (a) have a maximum height of 7.5 metres

- (b) be limited to one advertisement located per arterial road frontage of the building, and have graphically and colour co-ordinated panels mounted below the more predominant main complex or site identity display.
- 7 Retail showrooms and service trade premises should only comprise indoor displays.
- 8 Buildings addressing arterial roads should reinforce a presence to the street frontage at ground level by having zero setbacks to the street.
- 9 Development should be designed so as to:
- (a) include wide eaves, breezeways and pergolas
  - (b) integrate roof function, shape, surface materials and colours in a manner consistent with existing built form
  - (c) enhance safe, convenient and efficient pedestrian, bicycle and vehicular access-ways, linking the various developments within and between each precinct.
- 10 Buildings should maximise the use of natural light.
- 11 Existing trees and landscape areas should be retained.
- 12 Development should:
- (a) provide seating on the perimeter of public spaces to encourage viewing into the space for surveillance
  - (b) provide clearly identifiable, safe, convenient and co-ordinated pedestrian pathways:
    - (i) between the Centre's precincts and the public transport network
    - (ii) from public to private spaces
  - (c) provide co-ordinated points of access from public roads
  - (d) encourage ground-level uses in buildings (such as restaurants and entertainment or community facilities) that contribute to the enlivening and monitoring of public spaces
  - (e) be located so that it does not overshadow public open space areas between 11 am and 2 pm on 21 June.
  - (f) be consistent with the urban design requirements depicted and described below:
    - (i) have external building forms that allow for pedestrian rest/lunch areas



- (ii) employ building designs that incorporate canopies, large windows, and landscaping with pedestrian seats



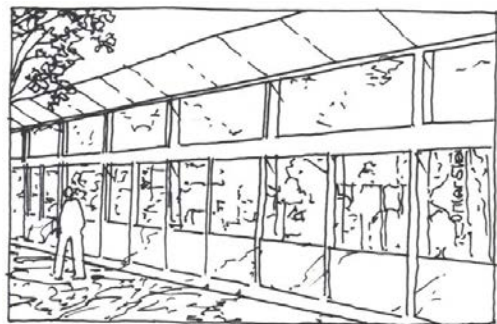
- (iii) create pedestrian environments integrated with landscaping, and which have regard to crime prevention techniques



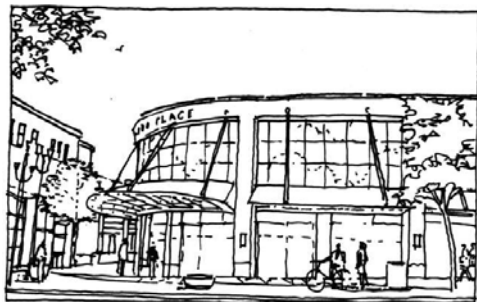
- (iv) provide large shopfront openings that encourage interaction with pedestrians



- (v) ensure that display windows address the street in preference to blank walls



- (vi) ensure that buildings address the street frontage and provide canopies for pedestrians





- 13 Development of Allotment 504 in Deposited Plan 35018 (CT 5667/120) should include a grade-separated walkway that:
- (a) connects **Precinct 3 Golden Grove Core Retail** and **Precinct 5 Golden Grove Mixed Use** to one another
  - (b) is publicly accessible
  - (c) enables access for disabled persons
  - (d) has a minimum trafficable width of 4 metres.
- 14 Buildings adjacent to designated pedestrian pathways and central public spaces should avoid blank walls by incorporating the following design elements:
- (a) display windows
  - (b) entry points
  - (c) verandas
  - (d) public art
  - (e) building design of a scale and form which complements the pedestrian environment.
- 15 Internal roadways should:
- (a) provide for safe and convenient crossing places for pedestrians at frequent intervals
  - (b) include crossing places that are clearly distinguished from the roadway surface.
- 16 Development on major corner sites should:
- (a) define and create a landmark building which addresses all street frontages by incorporating corner elements such as verandas, balconies and other articulation into the design of the building
  - (b) incorporate prominent entrances and/or windows at the apex
  - (c) increase roof articulation, pitch and building height at the corner to emphasise the importance of the street corner
  - (d) projecting corner elements forward by building to the property boundary
  - (e) use the following architectural elements in order to:
    - (i) reveal attractive interior spaces and activities:
      - (A) atriums
      - (B) grand entries
      - (C) large ground-level windows.
    - (ii) highlight gateways and building corners:
      - (A) varying building heights
      - (B) changes in façade plane
      - (C) large windows

(D) awnings

(E) canopies

(F) marquees

(G) signs

(H) pedestrian entrances.

(iii) mitigate the effects of rain, wind, glare, shadow, reflection and sunlight on the pedestrian environment:

(A) integrated weather protection systems.

17 Lighting should be incorporated into building design such that exterior lighting:

- (a) is integrated with the staging or structural components of the building's overall design concept;
- (b) highlights the building's architecture (while being sensitive to its impacts on the skyline at night)
- (c) enhances the pedestrian environment.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 1 Golden Grove Commercial

18 Development should not be undertaken unless it is consistent with the desired character for the precinct.

19 The following forms of development are envisaged in the precinct:

- community centre
- consulting room
- office
- petrol filling station
- restaurant.

20 Shop development should primarily be in the form of petrol filling stations, restaurants and cafés.

### Precinct 2 Golden Grove Community

21 Development should not be undertaken unless it is consistent with the desired character for the precinct.

22 The following forms of development are envisaged in the precinct:

- community centre
- consulting room
- dwelling in conjunction with non-residential development
- educational establishment
- indoor recreation centre
- office
- recreation area.

23 Development should provide strong well-defined safe and convenient pedestrian links to and between the public transport network.

### **Precinct 3 Golden Grove Core Retail**

- 24 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 25 The following forms of development are envisaged in the precinct:
- community centre
  - dwelling in conjunction with non-residential development
  - office
  - residential flat building in conjunction with non-residential development
  - shop.
- 26 This precinct should comprise the core retail area in the Golden Grove District Centre.
- 27 Development should:
- (a) encourage an accessible retail core.
  - (b) integrate access and shop activity with the public transport networks.
- 28 Pedestrian, cycle and vehicle linkages should provide connection to the adjoining precincts within the zone and to the surrounding residential areas.
- 29 Development should have regard to the location of the grade separated publicly accessible pedestrian walkway connecting the shopping centres in **Precinct 3 Golden Grove Core Retail** and **Precinct 5 Golden Grove Mixed Use**, so as to ensure integration of shop development on the northern and southern sides on The Golden Way.
- 30 Shop development that results in a cumulative gross leasable area greater than 45 000 square metres for the entire precinct should:
- (a) incorporate non-retail uses such as residential, recreation, commercial, entertainment, or community uses
  - (b) limit the non-retail uses to no more than 40 per cent of the shop floor area.

### **Precinct 4 Golden Grove Dining**

- 31 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 32 The following forms of development are envisaged in the precinct:
- restaurant.
- 33 Access to and from the precinct should only occur from Aeolian Drive.
- 34 Shops that provide take-away food as a significant part of trade are generally not envisaged.
- 35 Landscaped areas should be a minimum of two metres in width.

### **Precinct 5 Golden Grove Mixed Use**

- 36 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 37 The following forms of development are envisaged in the precinct:
- dwelling in conjunction with non-residential development
  - entertainment venue

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Zone Section  
District Centre Zone  
**Golden Grove District Centre Policy Area 2**

- office
  - residential flat building in conjunction with non-residential development
  - shop.
- 38 Development that achieves an integrated transit-oriented precinct.
- 39 Development should provide for a safe and convenient vehicular, pedestrian and bicycle access linking the precinct within and outside the zone.
- 40 Vehicle access to the precinct should be from The Golden Way or The Grove Way.
- 41 Pedestrian, cycle and vehicle linkages should provide connection to:
- (a) adjoining educational and community activities
  - (b) the Park and Ride facility
  - (c) the remainder of the District Centre to the north of the Golden Way.
- 42 Development should provide strong visual and physical links to and between **Precinct 2 Golden Grove Community, Precinct 3 Golden Grove Core Retail** and **Precinct 6 Golden Grove Peripheral**.
- 43 Allotment 100 in Deposited Plan 55859 (CT 5848/3) should:
- (a) be developed as a car park for public transport commuters
  - (b) only include residential development if it is located above the car parking facilities.
- 44 Buildings fronting the corner of The Golden Way and The Grove Way should:
- (a) address the corner
  - (b) be built to the front property boundaries
  - (c) incorporate verandas
  - (d) create a landmark building with dominant visual and architectural elements in the streetscape.
- 45 Shop development, excluding retail showrooms, bulky goods outlets, restaurants and cafes generally and ancillary to leisure and entertainment facilities should:
- (a) be developed and integrated as part of a transit-oriented development incorporating medium to high density residential development and a range of mixed uses and provide safe and secure pedestrians linkages to **Precinct 3 Golden Grove Core Retail**
  - (b) have a minimum of around 30 per cent of the total shop floor space developed for individual tenancies with a maximum floor space in the order of 150 square metres for each individual tenancy
  - (c) not be stand alone shop outlets.
- 46 Development of Allotment 504 in Deposited Plan 35018 (CT 5667/120) should achieve the following:
- (a) buildings with frontage onto The Golden Way or the Grove Way should have a maximum building height of 12 metres
  - (b) buildings with a building height above 12 metres should:
    - (i) be sited behind the buildings that have a street frontage

- (ii) for each storey above 12 metres, be set back at least 3 metres from the buildings that have frontage.

### **Precinct 6 Golden Grove Peripheral**

- 47 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 48 The following forms of development are envisaged in the precinct:
- entertainment venue
  - office
  - restaurant
  - shop.
- 49 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 50 Development should result in individually-styled buildings that present an open frontage to the Golden Way and which display unifying built elements such as:
- (a) verandas
  - (b) windows
  - (c) roof forms.
- 51 Development should make provision for well defined pedestrian inter-connection with **Precinct 3 Golden Grove Core Retail** and the education, recreation and community facilities located in **Precinct 2 Golden Grove Community** and **Precinct 5 Golden Grove Mixed Use**.

## 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:

Advertisement subject to the conditions contained in [Table TTG/1 - Conditions for Complying Development](#)

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 1 Golden Grove Commercial**
  - **Precinct 2 Golden Grove Community**
  - **Precinct 4 Golden Grove Dining**
  - **Precinct 5 Golden Grove Mixed Use**
  - **Precinct 6 Golden Grove Peripheral**
- (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 TTG/2 - Off Street Vehicle Parking Requirements](#) or the desired minimum in rate in [Table TTG/2A - 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
Auction room	
Caravan park	
Dwelling	Except where <b>one of the following applies:</b> <ul style="list-style-type: none"> <li>(a) in conjunction with a non-residential development</li> <li>(b) where located within the area marked as Potential Medium Density Residential on <a href="#">Concept Plan Map TTG/1 – District Centre</a> and achieving a gross density of between 23 and 45 dwellings per hectare.</li> </ul>
Freestanding advertisement	Except where the freestanding advertisement is up to 7.5 metres in height
Fuel depot	
Horticulture	
Industry	
Motor racing or testing venue	
Motor showroom where located within <b>Precinct 2 Golden Grove Community</b>	
Petrol filling station where located within <b>Precinct 2 Golden Grove Community</b>	
Plant nursery	
Public service depot	
Road transport terminal	
Service trade premises	
Stock sales yard	
Stock slaughter works	

Form of Development	Exceptions
Store	
Telecommunications facility	Except a telecommunications facility 30 metres or less in height.
Timber yard where located within <b>Golden Grove District Centre Policy Area 2</b>	
Warehouse	
Waste reception, storage, treatment or disposal	

### **Public Notification**

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



## Hills Face Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

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

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

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

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

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

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

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

### **Form and Character**

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 Development should not be undertaken if it is likely to result in:
- (a) pollution of underground or surface water resources
  - (b) over exploitation of underground or surface water resources
  - (c) adverse impact on underground or surface water resources, including any environmental flows required to meet the needs of the natural environment
  - (d) unnecessary loss or damage to native vegetation including the full range of tree, understorey and groundcover species/native grasses so as to maintain and enhance environmental values and functions, including conservation, biodiversity and habitat
  - (e) denudation of pastures
  - (f) the introduction of or an increase in the number of pest plants or vermin
  - (g) adverse impacts from chemical spray drift, chemical 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.
- 12 Development should not occur on land where the slope poses an unacceptable risk of soil movement, land slip or erosion.
- 13 Buildings, including structures, should be located in unobtrusive locations and, in particular, should:
- (a) be located not to be visible against the skyline when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain
  - (b) have the roof line below the lowest point of the abutting road when the allotment is on the low side of the road
  - (c) be sited on excavated rather than a filled site in order to reduce the vertical profile of the building
  - (d) be screened by existing native vegetation when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain
  - (e) be located well below the ridge line
  - (f) be located within valleys or behind spurs
  - (g) be set well back from public roads, particularly when the allotment is on the high side of the road
  - (h) be sited on excavated, rather than a filled site in order to reduce the vertical profile of the building
  - (i) not be sited on landfill which would interfere with the flow of flood waters
  - (j) not have a septic tank drainage field located in such a way as to pollute watercourses
  - (k) be located in such a way as to maximise the retention of existing native vegetation and retain watercourses in their natural state.
- 14 Buildings, including structures should be unobtrusive and not detract from the desired natural character of the zone and, in particular:
- (a) buildings should be of a single storey
  - (b) the mass of buildings should be minimized by having separate vehicle storage areas.
- 15 Buildings should have a:
- (a) year round water supply and a safe and efficient effluent disposal system which will not pollute watercourses or underground water resources or be a risk to health
  - (b) safe, clean, tidy and unobtrusive area for the storage and disposal of refuse so that the desired natural character of the zone is not adversely affected.
- 16 Driveways and access tracks should follow contours of the land to reduce their visual impact and erosion from water runoff and be surfaced with dark materials.

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

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

- farming, but not where it requires or involves any of the following:
  - (a) excavation or filling of land
  - (b) the construction of roads, tracks and thoroughfares
  - (c) the erection, construction or alteration of, or addition to, any building or structure
  - (d) the clearing of native vegetation.

### **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 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>
Amusement machine centre	
Auction room	
Builders yard	
Bus depot	
Bus station	
Caravan park	
Community centre	
Consulting room	
Crematorium	
Dwelling	Except where it achieves all of the following criteria: <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 three metres, other than gable ends of the dwelling where the distance is less than five metres</li> <li>(ii) there is no floor level directly above another floor level, except where the upper floor level is located wholly at or below finished ground level</li> <li>(iii) the depth of excavation and/or height of filling of land is less than 1.5 metres</li> <li>(iv) access to a new dwelling is provided by a private vehicular access track that is less than 30 metres in length and which has a gradient of less than 16 degrees (1-in-3.5) at any point</li> <li>(v) it does not involve the clearance of native vegetation comprising trees and/or shrubs.</li> </ul> </li> </ul>
Educational establishment	
Electricity generating station	

Form of Development	Exceptions
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 holder	
Horticulture	<p>Except where one of the following applies:</p> <ul style="list-style-type: none"> <li>(a) a change of use from one form of horticulture to another, except where the change in use is for the purpose of an olive orchard</li> <li>(b) the expansion of horticultural activities, excluding an olive orchard, on an allotment where horticulture currently takes place provided it does not involve the clearance of native vegetation comprising trees and/or shrubs.</li> </ul>
Hospital	
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:             <ul style="list-style-type: none"> <li>(i) is greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts</li> <li>(ii) is greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12000 milligrams per litre of total dissolved salts</li> <li>(iii) is greater than two metres from ground water with a water quality exceeding 12000 milligrams per litre of total dissolved salts.</li> </ul> </li> </ul>

Form of Development	Exceptions
Land division	
Motel	
Motor race track	
Motor repair station	
Office	
Petrol filling station	
Place of worship	
Permanent sewerage treatment plant	
Post office	
Pre-school	
Prescribed mining operations	
Primary school	
Major public service depot	
Radio or TV station	
Refuse destructor	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Showground	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Transmitting station	
Warehouse	
Waste reception, storage, treatment or disposal other than in the form of a recycling collection depot.	
Welfare institution	
Wrecking yard	

### Public Notification

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



## Infrastructure Zone

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

### OBJECTIVES

- 1 A zone primarily accommodating the needs of infrastructure provision.
- 2 Infrastructure facilities and land required for infrastructure facilities preserved from the encroachment of incompatible land uses.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - drainage systems, including stormwater retention basins
  - electricity substation
  - methane extraction plant
  - public service depot
  - sewerage infrastructure
  - telecommunications facility.
- 2 Development listed as non-complying is generally inappropriate.

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

- recreation area.

#### Non-complying Development

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

Form of Development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Auction room	
Community centre	

Form of Development	Exceptions
Consulting room	
Dairy	
Dwelling	
Educational establishment	
Emergency services facility	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone
Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the <i>Environment Protection Act 1993</i>	
Motel	
Motor repair station	
Nursing home	
Office	Except where it is: (a) ancillary to and in association with development for the purposes of infrastructure (b) located on the same allotment.
Place of worship	
Pre-school	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Warehouse	

### Public Notification

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

## Light Industry Zone

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

### OBJECTIVES

- 1 A zone accommodating a range of light industrial, storage and warehouse land uses.
- 2 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone exists in several localities throughout the City and accommodates a range of light industry, storage and warehousing operations. It is envisaged that each of these will develop into contemporary industrial parks with attractive, tidy and extensively landscaped streetscapes.

Where the zone shares an interface with the residential zone it is expected that development will consider this interface particularly in relation to building scale, hours of operation, and the location of loading bays, service areas, doors and openings on buildings. Industry in the vicinity of residential areas is expected to be of a small scale in terms of operation and built form, quiet in operation, and effectively utilise landscaping for buffering and visual purposes. The zone is not a full-scale conventional industrial zone but rather a zone where large and more intensive forms of Industry are inappropriate.

Large articulated vehicles will be discouraged within the zone as manoeuvring into and out of sites will be difficult and it is likely that the amenity of the **Residential Zone** and local traffic conditions will be impacted upon adversely.

Buildings in a number of localities within the zone are ageing and much of the character of the zone is in need of improvement. Removal or renovation of dilapidated and unattractive buildings is strongly encouraged.

It is expected that streetscapes will be enhanced through the development of buildings that address public roads by locating any associated office components to the front of buildings and providing windows, building entries, and projections such as verandas and porticos on this elevation. Buildings will be of a contemporary nature and additions to existing buildings will be architecturally integrated.

Aside from the buildings themselves, complementary design solutions such as screening of service areas, acoustic treatments at the zone interface, and landscaped parking areas will be provided and will benefit the area as a whole.

The portion of the zone at St Agnes had been undergoing steady change, particularly east of Tolley Road. Historically speaking, that area was used for mining purposes and then for landfill. Rehabilitation of the former mineral extraction and landfill sites is required and may not be completed. Once this is undertaken, the intention is to introduce land uses that are more appropriate with the surrounding residential areas, such as light industrial or recreational land uses.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - light industry
  - public service depot at St Agnes

- public transport depot at St Agnes
- service industry
- store
- warehouse.

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 Advertisements and advertising hoardings should not include any of the following:

- (a) flashing or animated signs
- (b) bunting, streamers, flags, wind vanes and similar
- (c) roof-mounted advertisements projected above the roofline
- (d) parapet-mounted advertisements projecting above the top of the parapet.

5 At Holden Hill development which is likely to generate significant volumes of traffic or noise should be confined to the area bounded by Jacobsen Crescent should provide adequate tree planting to screen buildings and service areas from nearby residential development.

6 Development fronting Smart Road or adjacent to residential development should be:

- (a) of a scale which has regard to adjoining development
- (b) use materials that are compatible with the adjacent residential development
- (c) avoid freestanding advertisements greater than 6 metres in height
- (d) avoid advertisements that are painted or fixed onto walls.

7 Buildings should not exceed a building height of two storeys above ground level.

8 Freestanding advertisements should be limited to one such sign for each road frontage of a building or integrated group of buildings.

9 Land previously used for mineral extraction or landfill should be rehabilitated to enable its use for light industrial or recreation development.

### **Land Division**

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

## Golden Grove Light Industry Policy Area 3

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 **Light Industry Zone**.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the **Light Industry Zone**.
- 3 Development should be undertaken in accordance with [Concept Plan Map TTG/2 - Light Industry Zone \(Golden Grove\)](#).
- 4 Additions and alterations to existing factories and warehouses should be architecturally integrated with existing development.
- 5 There should be no access to the estate from the surrounding road networks to the north and west of the zone.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table TTG/1 - Conditions for Complying Development](#):

- advertisement
- recreation area.

### Non-complying Development

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

Form of Development	Exceptions
Advertisement on the roof of a building	
Amusement machine centre	
Caravan park	
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Educational establishment	
Emergency services facility	
Freestanding advertisement	Except where the advertisement does not exceed 6 metres in height
General industry	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: <ol style="list-style-type: none"> <li>(a) ancillary to and in association with industrial development</li> <li>(b) located on the same allotment.</li> </ol>

Form of Development	Exceptions
Petrol filling station	
Place of worship	
Prescribed mining operations	
Pre-school	
Restaurant	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Telecommunications facility	Except a telecommunications facility 30 metres or less in height.
Tourist accommodation	
Waste reception, storage, treatment or disposal	Except where in the form a recycling collection depot.

### 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 accommodating small-scale convenience shopping, office, medical and community facilities to serve the day-to-day needs of the local community.
- 2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.
- 3 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:
  - advertisement
  - **community centre**
  - consulting room
  - office
  - office and dwelling
  - shop
  - shop and dwelling.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

#### Form and Character

- 4 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 5 **Freestanding signs should be limited to one such sign for each road frontage of a building or integrated group of buildings.**

#### Vehicle Parking

- 6 Vehicle parking should be provided in accordance with the rates set out in [Table TTG/2 - Off Street Vehicle Parking Requirements](#) or [Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

#### Land Division

- 7 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.



## Golden Grove Local Centre Policy Area 5

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

### OBJECTIVES

- 1 A policy area primarily accommodating a range of small-scale shopping and community facilities.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form and Character

- 1 The forms of development envisaged in the policy area should be consistent with those envisaged for the zone.
- 2 Development should:
  - (a) be sited so that buildings have a minimal setback from Golden Grove Road in line with existing buildings
  - (b) not prevent the establishment of a one-way service lane separated from Golden Grove by a landscaped medium
  - (c) have a traditional building form featuring:
    - (i) pitched roofs with a minimum pitch of 30 degrees
    - (ii) verandas that extend to road frontages
    - (iii) rectangular or predominantly vertical proportions
    - (iv) soft colours that complement the stone qualities of existing buildings.
- 3 Advertisements should:
  - (a) only be erected on buildings used for retail or commercial purposes
  - (b) be discrete and low scale
  - (c) comprise type faces, colours, sizes and forms consistent with the clear and simple styles used in the nineteenth and early twentieth centuries
  - (d) be positioned in one of the following positions:
    - (i) between the veranda and main building
    - (ii) applied directly to or hung from gables
    - (iii) on facades of verandas
    - (iv) on facades of main buildings
    - (v) integrated as part of the building design
  - (e) not:
    - (i) move
    - (ii) rotate
    - (iii) flash

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**Zone Section**  
**Local Centre Zone**  
***Golden Grove Local Centre Policy Area 5***

- (iv) be internally illuminated
- (v) incorporate animated displays or running lights
- (vi) be erected above the top of wall or on the roof
- (vii) if a freestanding sign, exceed a height of 5 metres.

## PROCEDURAL MATTERS

### Complying Development

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

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

Advertisement subject to the conditions contained in [Table TTG/1 - Conditions for Complying Development](#)

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 TTG/2 - Off Street Vehicle Parking Requirements](#) or the desired minimum in rate in [Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
  - (i) the building is a local heritage place

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

### Non-complying Development

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

Form of Development	Exceptions
Amusement machine centre	
Auction room	
Bus depot	
Bus station	
Cemetery	
Crematorium	
Dwelling	Except where in conjunction with a non-residential development
Fire station	
Freestanding advertisement	Except where the advertisement does not exceed 5 metres in height
Fuel depot	
Horticulture	
Hotel	
Industry	
Motel	
Motor repair station	
Petrol filling station	
Plant nursery	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Stock slaughter works	
Store	

Form of Development	Exceptions
Telecommunications facility	Except a telecommunications facility 30 metres or less in height.
Warehouse	
Waste reception, storage, treatment or disposal	

### **Public Notification**

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

## Metropolitan Open Space System Zone

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

### OBJECTIVES

- 1 A zone comprising open space that accommodates a range of public and private activities, including passive and active recreation land uses, habitat conservation and restoration, in an open and natural setting.
- 2 Development of recreational activities that do not detrimentally affect fauna, flora or other features of the natural environment.
- 3 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.
- 4 Public land within the MOSS that provides for recreation areas and facilities, sporting facilities and conservation of the open, natural character.
- 5 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:
  - conservation
  - farming
  - office in association with recreation and sport facilities
  - outbuildings associated with open space maintenance
  - playground
  - public toilets block and barbeque facilities
  - recreation areas and facilities
  - shop in association with recreation and sport facilities
  - sport facilities
  - structures associated with public facilities such as car parking, picnic/barbeque areas and shelters and toilets
  - wetlands.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Publicly owned land within the MOSS should be used for any of the following:
  - (a) to provide natural or landscaped open space using locally indigenous plant species
  - (b) to accommodate a range of public recreation, sporting and institutional facilities and uses
  - (c) to accommodate stormwater retention and management
  - (d) to conserve and restore areas of native natural vegetation and wildlife habitats and corridors
  - (e) to conserve sites of scientific, cultural or heritage interest

- (f) for revegetation purposes using locally indigenous plant species
  - (g) to provide a buffer to adjoining areas of conservation significance.
- 4 Privately owned land within the MOSS should be used for any of the following:
- (a) rural activities and agriculture (but not intensive animal keeping)
  - (b) low-impact sporting facilities
  - (c) conservation purposes.

### **Form and Character**

- 5 Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.
- 6 Within the land identified as Allotment 1, Deposited Plan 42525, (CT 5293/23) and Allotment 715, Deposited Plan 48186, (CT 6023/994):
- (a) development should be located so as to complement the adjoining open space character and should not detrimentally affect the amenity of residential area
  - (b) trees along the western boundary of the site should be maintained with additional plantings undertaken so that development in the site is screened from views from the west
  - (c) the primary vehicle access point or points to the site should be from Torrens Road
  - (d) sufficient on-site parking should be provided to meet the day-to-day parking requirements of the development
  - (e) the drainage network within the site should be established to ensure that low lying parts of the site is adequately drained prior to development taking place
  - (f) development should not be undertaken unless it can be satisfactorily established that such development will not cause any unacceptable deterioration of groundwater or surface water quality.

## Linear Park River Torrens Policy Area 6

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

### OBJECTIVES

- 1 A linear park primarily comprising open space providing a contrast with the built urban environment.
- 2 A linear park providing an open space corridor across the metropolitan Adelaide.
- 3 A linear park that accommodates a range of passive and unstructured recreation and leisure areas which do not detrimentally affect the natural and modified environments of the park, or nearby urban development.
- 4 A river system which provides for the maintenance of stormwater capacity and flood mitigation measures for adjoining areas.
- 5 A linear park that 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.
- 6 A policy area that provides suitable areas to facilitate the expansion of ancillary uses to the existing Adelaide O-Bahn busway.
- 7 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is primarily an open space with aesthetic, stormwater management and recreation functions. Development within the policy area is appropriate where it is integral to any of these functions provided any structures are not a dominant feature.

The policy area 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.

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

In parts, the policy area also accommodates the Adelaide O-Bahn busway.

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - lighting
  - outdoor recreation facilities
  - playground
  - public toilets
  - recreation area.



- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should only occur where it is integral to the aesthetic, drainage or recreation function of the park.
- 4 Development should allow for unstructured passive and active recreation, with organised sporting activities restricted to existing sites and buildings.

### **Form and Character**

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Development should ensure that public access to the River Torrens Linear Park is retained and enhanced for cyclists and pedestrians.
- 7 All development including pedestrian and cycle paths and landscaping should take into account the changing flow regime and width of waterways and be constructed of permeable material where practical to reduce stormwater runoff.
- 8 Landscaping should primarily comprise indigenous species and incorporate existing remnant vegetation.
- 9 Vehicular access or crossings should not occur through the River Torrens Linear Park.
- 10 Buildings should be:
  - (a) restricted in size and number
  - (b) sited so as not to detract from the open natural character of the policy area
  - (c) constructed of materials which blend with the riverine landscape.

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

- advertisement
- outbuilding associated with open space maintenance that is not within an area subject to inundation from floodwaters
- recreation area.

### Non-complying Development

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

Form of Development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Auction room	
Bus depot	
Bus station	
Caravan park	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	

Form of Development	Exceptions
Motor repair station	
Nursing home	
Office	Except where directly related to the administration and management of recreation and sport facilities.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Stadium where located within the <b>Linear Park River Torrens Policy Area 6</b>	
Stock sales yard	
Stock slaughter works	
Store	
Supported accommodation	
Telecommunications facility	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	

### **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 (as shown in [Concept Plan Map TTG/3 - Mineral Extraction \(Golden Grove\)](#)) to ensure the maximum recovery of resources.
- 3 Development of the zone which adopts in its entirety the Golden Grove Extractive Industries Zone Management Plan as an advisory document, and implements its philosophy.
- 4 A zone in which the visual impact of extractive mining operations on the surrounding locality is minimised.
- 5 Prevention of erosion of extractive industry sites.
- 6 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

Mineral deposits including construction sand, clay and shale are non-renewable resources which are available in finite quantities. The significance of these natural resources, especially within close vicinity to metropolitan Adelaide, requires known deposits to be mined to their full potential. The Golden Grove Extractive Industry Area is the most important sand and clay resource in Metropolitan Adelaide and it is vital that the resource is protected. Individual mining operations will be undertaken in a co-ordinated and cohesive manner in accordance with the *Golden Grove Extractive Industry Zone Management Plan*. Mineral extraction will be maximised in a manner that limits impacts on adjoining community, recreational, and residential areas and achieves long term environmental outcomes.

The portion of the zone at Golden Grove is located in close proximity to residential areas. The impact of mining and associated operations will be confined to the extractive areas. Measures are necessary to minimise the visual impact of these mining operations, and ensure an acceptable level of amenity within the locality. Such measures will include the establishment and maintenance of landscaping and mounding on the site boundaries of mining operations, consistent with the *Golden Grove Extractive Industry Zone Management Plan*.

Stormwater and wastewater will be collected and reutilised for on-site activities such as sand washing, control of dust and landscape irrigation. A silt retention structure, which removes sediments from wastewater before it leaves the zone, will need to be maintained to ensure minimal adverse impact on downstream groundwater quality.

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 with locally indigenous native species will be undertaken at the earliest possible opportunity.

Non-conforming light industries and other activities unrelated to mining will be confined and where possible relocated to more appropriate sites in order to secure as much of the mineral deposits as possible.

In the longer term the extracted sites will require reclamation to landforms and uses which are appropriate to the surrounding residential and rural areas. A variety of after-use options are available depending upon a range of factors including location, the final landform, drainage patterns and preferred staging particularly in terms of the impact on existing residential areas and those proposed at Golden Grove.

The pre-mining topography and rural setting will be substantially modified as a result of deep excavations and contoured benching of the hill slopes. This will result in an area with potential to accommodate high quality watercourse and landscape corridors that will support recreation and open space activities in the future.

More specifically, the part of the zone at Highbury will incorporate a north south open space corridor that extends from Lower North East Road to the River Torrens Linear Park. This corridor will be accessible to the public and landscaped primarily with locally indigenous native vegetation.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

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

### **Form and Character**

- 4 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 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.
- 7 Mounds should:
  - (a) have a minimum height of 2 metres
  - (b) be appropriately landscaped
  - (c) have flanks of the mound that do not exceed a gradient of 1-in-3.
- 8 Access points for vehicles transporting raw materials should not be provided along Hancock Road or Golden Grove Road.

## Land Division

- 9 No additional allotments should be created by any division of land, unless it can be shown that no significant mineral deposits are present.

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

- advertisement.

### 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	
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where it is: (a) ancillary to and in association with mining operations (b) located on the same allotment as the associated mine.
Educational establishment	
Freestanding advertisement	Except where it is less than 6 metres in height.
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Intensive animal keeping	
Land division	Except where no additional allotments are created wholly or partly within the zone.

Form of Development	Exceptions
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) 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 three kilometres from the boundary of any airport used by commercial aircraft</li> <li>(d) the proposed landfill operation is located a minimum distance of 100 metres from any creek, river, inlet wetland or marine estuarine area and not within the area of a 1-in-100 year average return interval flood event</li> <li>(e) the interface between any engineered landfill liner and the natural soil achieves one or more of the following: <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 12000 milligrams per litre of total dissolved salts, or</li> <li>(iii) greater than 2 metres from ground water with a water quality exceeding 12000 milligrams per litre of total dissolved salts.</li> </ul> </li> </ul>
Motel	
Motor repair station	
Nursing home	
Office	<p>Except where it:</p> <ul style="list-style-type: none"> <li>(a) is ancillary to an in association with the operation of the associated mine</li> <li>(b) is 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	
Reception, storage, transfer, disposal, processing or treatment of waste at Highbury.	Except in the case of waste fill (as defined in the <i>Environment Protection (Fees and Levy) Regulations 1994</i> ) used for the purpose of rehabilitating an extractive industry site or quarry.
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Warehouse	

## 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 facilities to meet the shopping, community, business, and recreational needs of the surrounding neighbourhood.
- 2 A centre that provides the main focus of business and community life outside a district centre, and provides for the more frequent and regularly recurring needs of a community.
- 3 A centre accommodating residential development in conjunction with non-residential development.
- 4 Each centre with a total retail floor area in the order of 5000 square metres.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone exists in several locations within the City. It is envisaged that the zone will provide a focus for a broad range of retail, business and community activities within neighbourhoods.

The accessibility of the community to services, retail and transport located within the zone is of importance. To achieve this it is envisaged that accessibility and connections with surrounding residential areas, community facilities, and public transport will be improved. Safe, pleasant, and high quality pedestrian and cycle routes that are physically and visually well defined and connected are highly desirable. It is expected that buildings, pathways and parking areas within the zone will be designed for shared use to cater for all modes of transport.

In each location the design of new development will respond to local landscapes in particular topography, natural elements and built form. The design of development will be environmentally sensitive to ensure that energy efficiency is maximised, and will provide opportunities for stormwater reuse.

Strong landscaping themes will be developed within individual centres having regard to landscaping themes that exist within surrounding neighbourhoods. Drought-tolerant plant species that are indigenous to the area will be used to complement built form and reduce building bulk.

At Highbury, the zone is dissected by Lower North East Road. Retail and commercial development is concentrated on the northern side of Lower North East Road with recreation and community uses on the southern side. A strong characteristic of the zone is the local indigenous vegetation. It is expected that this will be complemented by development with horizontal building forms, soft colours and additional vegetation.

At Holden Hill, the Neighbourhood Centre is a key landmark site within the City due to its location at the intersection of two major arterial roads, Grand Junction Road and North East Road. This intersection is the key gateway from the west. It is essential that the built form addresses both these major road frontages and reinforces the prominence of the site while at the same time complements the unique landscaping and streetscaping theme that has been established within this locality.

At Hope Valley, development will integrate with existing development and incorporate tall, airy verandas and simple restrained signage. The western part of the centre is in need of improvement, especially as it relates to pedestrian and vehicular movement. A comprehensive development to this effect would be welcome to better connect with the remainder of the centre.



The Neighbourhood Centre in Ridgehaven, located to the east, of North East Road is characterised by a compact building form and scale. Opportunity to expand the centre is limited but remodelling of facades and the introduction of tree planting and seating would improve the amenity for users.

At Surrey Downs the centre is a landmark site for the local area, situated on the corner of Grenfell Road and Golden Grove Road. It will continue to have a distinctive architectural character featuring a low building profile that utilizes built form, colours, materials and extensive landscaping.

At Fairview Park new development will contribute to the creation of a distinctive landscaping theme that utilises locally indigenous landscape species. Residential allotments fronting Cotton Street will benefit from more sensitive retail and commercial development in this location.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - bank
  - child care facility
  - community centre
  - consulting room
  - dwelling in conjunction with non-residential land uses
  - indoor recreation centre
  - 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 Residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

### **Form and Character**

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 6 Development at Fairview Park should ensure that vehicular access to development with the centre is primarily from Hancock Road.
- 7 Development at Highbury should rationalise access points onto:
  - (a) Lower North East Road from:
    - (i) Elliston Avenue
    - (ii) Valerie Avenue

- (b) the eastern side of Rogers Street.
- 8 Development at Holden Hill should create no additional access points onto:
- (a) Grand Junction Road
  - (b) Kincaig Crescent.
- 9 Development at Hope Valley should:
- (a) ensure that buildings facing Hotham Street do not exceed two storeys in height
  - (b) not increase the number of vehicular access points onto Hotham Street.
- 10 Development at Modbury Heights should create no additional access points onto:
- (a) Ladywood Road
  - (b) Macadam Street.

### **Vehicle Parking**

- 11 Vehicle parking should be provided in accordance with the rates set out in [Table TTG/2 - Off Street Vehicle Parking Requirements](#) or [Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

### **Land Division**

- 12 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.

## Golden Grove Neighbourhood Centre 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 zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - community centre
  - entertainment venue
  - indoor recreation centre
  - office
  - place of worship
  - shop.
- 2 The appearance of buildings should be integrated by establishing a single architectural theme.
- 3 Development in the centre located at Wynn Vale should:
  - (a) use Sunnybrook Drive as the principal vehicular access point
  - (b) allow for the establishment of left-turn access and egress onto the Golden Way
  - (c) provide pedestrian and cycleway linkages to:
    - (i) the Golden Way pedestrian underpass
    - (ii) adjacent community facilities
  - (d) provide drop-off facilities for the adjacent community development
  - (e) provide a service area screened by landscaping from:
    - (i) The Golden Way
    - (ii) Sunnybrook Drive
    - (iii) adjacent community development
  - (f) have a total cumulative maximum gross leasable area in the order of 4500 square metres.
- 4 Development in the centre located at Golden Grove should:
  - (a) provide access to the centre from the Golden Way and linked to the remainder of the centre
  - (b) provide a service area screened by landscaping from surrounding sites
  - (c) have a total cumulative maximum gross leasable area in the order of 2000 square metres, comprising:

**Tea Tree Gully Council**  
**Zone Section**  
**Neighbourhood Centre Zone**  
**Golden Grove Neighbourhood Centre Policy Area 7**

- (i) retail development with a cumulative maximum gross leasable floor area in the order of 1000 square metres
  - (ii) restaurants, personal service establishments and other envisaged development with a cumulative maximum gross leasable floor area in the order of 1000 square metres
- (d) ensure that buildings front adjacent roads with public space and car parking sited at the rear.
- 5 Development in the centre located at Greenwith should:
- (a) use Target Hill Road and Golden Grove Road as the principal vehicular access points
  - (b) provide a service area screened by landscaping from Golden Grove Road and Target Hill Road
  - (c) have a total cumulative maximum gross leasable area in the order of 4500 square metres.

## Crouch Road Policy Area 21

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

### OBJECTIVES

- 1 A centre accommodating residential development in conjunction with non-residential development.
- 2 A zone integrated with, and linked to, the adjacent established and developing residential areas.
- 3 A zone which has strong connectivity with existing residential areas, open space and recreation/community areas.
- 4 Development integrated with the unique character of the area including waterways, mature trees, and topography.
- 5 A strong and unified landscaping theme throughout the centre incorporating extensive planting in car park areas and surrounds.
- 6 Development that utilises ecologically sustainable development practices.
- 7 Development that creates a place that is an attractive destination with a high quality public and communal realm.

### DESIRED CHARACTER

The area south of Slate Creek shown on Location Map TTG/7 and [Concept Plan Map TTG/12- Neighbourhood Centre \(Crouch Road - South of Slate Creek\)](#) represents the key retail focus of the Neighbourhood Centre and provides a communal focal point for the local community adjacent the Slate Creek environs. The character of this area is emphasized by the presence of significant eucalyptus trees.

This area will be developed with high quality built form that is responsive to the topographical features of the land, incorporating high architectural design, sufficient car parking to cater for the needs associated with a shopping centre, and having the ability to share car parking with adjacent uses that may be developed in the **Recreation Zone**. Built form will have a scale ranging up to 3 storeys as depicted in [Concept Plan Map TTG/12- Neighbourhood Centre \(Crouch Road - South of Slate Creek\)](#).

The development of the retail area ought to incorporate safe movement linkages and connectivity with adjacent areas and zones, creating a sense of integration, permeability and legibility.

The interface between buildings and the public realm will be enhanced with high quality spaces incorporating landscaping together with high quality paving, street furniture and lighting. Buildings fronting onto public spaces will be designed to accommodate elevated levels of activity along these frontages

Unique landscape treatments will be located at the gateways to produce a sense of arrival at the Centre. Wherever practicable existing vegetation will be retained and incorporated into the design of development within the zone.

The zone will provide an opportunity for public transportation south of Slate Creek, which may include a park and ride facility.

North of Slate Creek is the historic built form comprising the State listed Golden Grove House which will be protected, conserved and enhanced.

There is potential to incorporate a mixed use integrated centre south of Slate Creek in conjunction with retail/services development. Mixed uses including office, personal services and medium density residential development incorporating 15 per cent affordable housing would be appropriate in association with a mixed use centre.

Residential development and development comprising a variety of residential and non-residential uses is to be undertaken if such development does not disadvantage the operation of existing or future retail activity within the zone.

Residential development in forms other than detached, semi detached is envisaged and will be located above non-residential uses.

Opportunity exists to establish a tavern/clubroom adjacent to the recreation/community area that would serve the needs of the neighbouring community on the portion of Crouch Road to be closed as identified in [Concept Plan Map TTG/11 - Development \(Golden Grove East\)](#) and further reflected in [Concept Plan Map TTG/12- Neighbourhood Centre \(Crouch Road - South of Slate Creek\)](#). Access and car parking would be via Crouch Road with opportunity for shared car parking with the shopping centre to be located on the northern side of Crouch Road.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - child care centre
  - medical centre
  - shop in the form of a retail supermarket or specialty shops
  - tavern.
- 2 Development should occur in accordance with [Concept Plan Map TTG/11 - Development \(Golden Grove East\)](#) and [Concept Plan Map TTG/12- Neighbourhood Centre \(Crouch Road - South of Slate Creek\)](#).
- 3 The shopping facilities should provide mainly convenience goods to serve the day-to-day and weekly needs of the neighbourhood, but may include a limited range of the more frequently required comparison goods.
- 4 The centre should accommodate retail south of Slate Creek, office, consulting room and child care facilities, and may include a tavern adjacent the **Recreation Zone**, in association with other ancillary facilities which would serve the needs of the surrounding area.

### Urban Design

- 5 The centre should develop as an intimate and highly attractive place providing a wide range of goods and services for the surrounding locality. Architecture should be of a high standard with buildings exhibiting a profile and utilizing forms, colours and materials that will complement the State heritage listed Golden Grove House and surrounding residential development.
- 6 Two to three storey development is considered appropriate adjacent to the **Recreation Zone** boundary in accordance with [Concept Plan Map TTG/12- Neighbourhood Centre \(Crouch Road - South of Slate Creek\)](#).
- 7 The character of the centre should be sympathetic to the extensive indigenous vegetation which abounds in or around the centre and new development should be designed to blend with the landscape utilizing well proportioned building forms and soft colours, a high standard of landscaping and the provision of complementary plant and tree species of local provenance.

- 8 Maximum retail floor area of the centre, when fully developed should be in the order of 3700 square metres and be located south of Slate Creek.
- 9 Development should demonstrate principles of good urban design including:
  - (a) regard to the scale, height and bulk of buildings where located adjacent residential uses
  - (b) enhancing the amenity of the neighbourhood centre through unified design of buildings and signs, landscaping, screening utility areas and safe and convenient pedestrian pathways.
- 10 Development should:
  - (a) design building elements such as main entries, lobbies, windows, and balconies to face and/or provide linkage to public parks, plazas, open spaces, pedestrian, cycle paths and public transport interchanges
  - (b) ensure mechanical plant and equipment are located and screened so as not to be visible from, or detract from the amenity of adjacent streets, residential areas, public places and major walkways
  - (c) integrate roof function, shape, surface materials and colours that complement the desired character of the zone
  - (d) promote active frontages to the roads, public walkways and public places such as outdoor cafes
  - (e) use unifying architectural elements throughout the Neighbourhood Centre to provide a sense of cohesion amongst the numerous individually styled buildings and services the Centre provides.
- 11 Car parking areas for development in the centre should be located below buildings wherever possible, utilizing the topography of the land to minimise the expanse of at grade car parking. A number of smaller car parking areas should be strategically located generally in close proximity to the buildings frontage, having regard for the existing mature eucalyptus trees minimising the necessity for removal.

### **Access and Movement**

- 12 Development should be designed and sited to enhance safe, convenient and efficient pedestrian, bicycle and vehicular movement through access-ways connecting the various developments within the Centre with the adjacent residential zones and **Recreation Zone**.
- 13 Internal roadways within the Centre should provide for safe and convenient crossing places for pedestrians at frequent intervals, with such crossing places being clearly distinguished from the roadway surface.
- 14 Development should provide:
  - (a) co-ordinated points of access from public roads
  - (b) clearly identifiable, safe, convenient and co-ordinated pedestrian pathways within the Centre and linking with the public transport network
  - (c) co-ordinated car parking between the Centre's developments and arranged to provide for orderly and convenient vehicular movement with and adjacent to the Centre
  - (d) shared parking between uses where there will not be coincidence in times of moderate-to-high parking demand.
- 15 Access to the centre facilities should be limited to the existing access point off Sandstock Boulevard and secondary access from Crouch Road. No additional access to the centre should be gained directly from Hallett Road.

## Residential

- 16 Medium to high-density residential development should comprise interesting and innovative design solutions to produce progressive contemporary dwelling options.
- 17 Denser residential forms should comprise a height of two to three storeys and reference the height, scale, siting and character of adjoining development where that development contributes to the desired character of the zone; and address the impacts of overshadowing and intrusion on the privacy of occupants of adjoining dwellings.
- 18 Medium and higher-density residential dwellings should generally be located above non-residential land uses.
- 19 New residential development within the Centre including mixed use development should include 15 per cent affordable housing.
- 20 Development incorporating balconies, stairs, landings, terraces and upper-storey windows of habitable rooms (excluding bathrooms, toilets and laundries) should maintain the reasonable privacy of adjoining residential properties located to the side and rear of the development.
- 21 Residential buildings should be designed so that:
  - (a) blank walls are not presented to the street frontage
  - (b) large expanses of walls are minimised
  - (c) there is variety in building height, scale and use of materials
  - (d) large expanses of walls are minimised
  - (e) varied and interesting spaces and volumes are created between the built-form, the front property boundary and adjacent site boundaries
  - (f) they incorporate the use of high quality materials which demonstrate a high quality of finish and architectural design.

## Advertisements

- 22 Advertisements on fascias, walls or atop verandas advertising individual tenancies within a building should consist of individual letters or panel signs of the same size, style and vertical location.

## Heritage

- 23 Any development undertaken on the site of the Golden Grove House or to Golden Grove House listed in the South Australian Heritage Register as a State Heritage Place in [Table TTG/7 – State Heritage Places](#), should:
  - (a) result in improvements to the condition of Golden Grove House in a manner consistent with its original character and features
  - (b) result in a use that is compatible with the adjoining residential development
  - (c) reinforce the historic character of the Heritage Place in terms of its design, siting, boundary set-backs, scale, built form, roof shape, bulk, height, materials and external finishes
  - (d) not destroy or impair the heritage value of Golden Grove House
  - (e) occur in a manner which retains and does not detract from the heritage value of the Place and the character of the locality within which the development is to be undertaken
  - (f) incorporate opportunities to discreetly flood light the façade of the building where appropriate



- (g) seek to retain mature vegetation that preserves the heritage character of the site.
- 24 New buildings and additions on the site of the Golden Grove House should be located on the northern side so as to preserve the facades and views of the southern, eastern and western side of the Golden Grove House.
- 25 Car parking within the site containing Golden Grove House listed in the South Australian Heritage Register as a State Heritage Place in [Table TTG/7 – State Heritage Places](#), should:
- (a) be sited to the west, north-west or north of Golden Grove House so as not to impair or diminish its heritage value
  - (b) protect existing trees, reinforce the open treed setting of Golden Grove House through the introduction of substantial tree planting and avoid extensive areas of car parking without landscaping
  - (c) be compatible in respect of its materials and colours by avoiding large expanses of bitumen paving and extensive use of concrete kerb and water table edges
  - (d) use open rural fences or bollards using square hardwood posts where possible
  - (e) use bollard style external car park illumination.

### **Sustainability**

- 26 Development should minimise energy consumption for lighting, heating, cooling and ventilation by:
- (a) the inclusion of verandas, wide eaves, breezeways and pergolas
  - (b) maximising use of natural light.

## 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:

Advertisement subject to the conditions contained in [Table TTG/1 - Conditions for Complying Development](#)

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 TTG/2 - Off Street Vehicle Parking Requirements](#) or the desired minimum in rate in [Table TTG/2A - 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
Bus station	
Cemetery	
Crematorium	
Dwelling	Except where in conjunction with a non-residential development.
Emergency services facility	
Freestanding advertisement	Except where one of the following applies: <ul style="list-style-type: none"> <li>(a) a freestanding advertisement of up to 3 metres in height and 1.5 metres in width, located north of Slate Creek and within <b>Crouch Road Policy Area 21</b>.</li> <li>(b) a freestanding advertisement not exceeding 7.5 metres in height in any other location.</li> </ul>
Horticulture	
Industry	
Motor repair station	
Plant nursery	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Special industry	
Store	
Telecommunications facility	Except a telecommunications facility 30 metres or less in height.
Warehouse	
Waste reception, storage, treatment or disposal	

### 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 in which the open space character is preserved to provide a visual contrast to the surrounding urban area.
- 2 Land within the zone developed for a range of passive and active outdoor recreation activities and open space development, conservation and revegetation, in a parkland setting.
- 3 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:
  - conservation works
  - recreation area
  - sporting club facilities
  - toilet blocks and barbeque facilities.
- 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 be of a high standard of co-ordinated design with an emphasis on the creation of pedestrian areas.
- 5 Buildings, site landscaping (using locally indigenous plant species where possible), paving, car parking and signage should have a co-ordinated appearance and integrated layout.
- 6 Buildings should be located unobtrusively, constructed of materials that blend with the riverine landscape, and screened from public view with landscaping appropriate to the creek environment.

#### Land Division

- 7 Land division should not be undertaken except where it will facilitate the use of land appropriate uses within the zone 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 TTG/1 - Conditions for Complying Development](#):

- advertisement
- recreation area.

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	Except where it complies with the conditions in <a href="#">Table TTG/1 - Conditions for Complying Development</a> .
Amusement machine centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Fuel depot	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except in association with recreation facilities.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Restaurant	

Form of Development	Exceptions
Road transport terminal	
Service trade premises	
Stock sales yard	
Stock slaughter works	
Store	
Telecommunications facility	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	

**Public Notification**

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

## **Primary Production (Mount Lofty Ranges) Zone**

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

### **OBJECTIVES**

- 1 The long term continuation of primary production.
- 2 Economically productive, efficient and sustainable primary production.
- 3 Allotments of a size and configuration that promote the efficient use of land for primary production.
- 4 Protection of the scenic qualities of rural landscapes.
- 5 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:
  - commercial forestry
  - dairy farming
  - farming
  - horticulture
  - tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Industry and warehousing activities should be limited to that which supports primary production, processing, storage and distribution of local primary produce or products and should only occur where:
  - (a) they have a direct relationship with primary production
  - (b) they are unlikely to limit or inhibit the use of adjoining land for primary production
  - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the rural locality
  - (d) they will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
  - (e) the use would be inappropriate within a township
  - (f) the capacity of the infrastructure, including roads, is capable of supporting the use without detriment to existing users.
- 4 A dwelling should only be erected if such development:
  - (a) is ancillary to farming or other primary production
  - (b) will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone or policy area

- (c) it is located more than 500 metres from any existing intensive animal keeping operation unless used in association with that intensive animal keeping activity
- (d) results in no more than one dwelling per allotment.

### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Tourist accommodation development should only occur where it achieves at least one of (a) or (b):
  - (a) it is within existing buildings
  - (b) it is an integral part of a farm complex in the form of at least one of the following:
    - (i) farm stay
    - (ii) guesthouse
    - (iii) rural or nature retreat
    - (iv) bed and breakfast accommodation.
- 7 New industries having strong organic or other wastes should not be established in the Mount Lofty Ranges Watershed (other than wineries, where the risk to water supply is negligible with appropriate management, design and siting).
- 8 New plantings of pine forests should not be developed unless:
  - (a) on land that has previously been cleared and used for farming or horticulture
  - (b) located significantly away from native forests, bushland and parks
  - (c) sufficient separation distances are provided between the forest and surrounding agricultural land as a protection against fire.
- 9 Sites for controlled tipping of solid wastes should not be located in:
  - (a) water catchment areas
  - (b) areas where there is any risk of seepage into underground water supplies.
- 10 Recreation activities such as circuit racing, rally cross, motor cycle scrambling and organized horse riding should be located where there is a minimum of disturbance caused by noise, traffic generation and damage to vegetation and soil stability.

### Land Division

- 11 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.
- 12 When land adjoining streams is divided, provision should be made for a reserve of at least 30 metres in width along the watercourse—no allotment should abut such a reserve, but should be separated from the reserve by a public road.



## **Cellar door sales outlets in the Watershed**

- 13 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.
- 14 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).
- 15 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).
- 16 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 set back 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.

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

- advertisement.

### Non-complying Development

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

Form of Development	Exceptions
All forms of development	Complying Development as prescribed in Schedule 4 of the <i>Development Regulations 2008</i> .
	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>
	Agricultural industry (including an ancillary area for sale and display of produce) that achieves all of the following criteria: <ul style="list-style-type: none"> <li>(a) at least one of the following activities associated with the processing of primary produce takes place:               <ul style="list-style-type: none"> <li>(i) washing</li> <li>(ii) grading</li> <li>(iii) processing (including bottling)</li> <li>(iv) packing or storage</li> </ul> </li> <li>(b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 250 square metres per allotment with a maximum total floor area of no greater than 150 square metres, including a maximum total floor area of 50 square metres for sale and display of goods manufactured in the industry</li> <li>(c) the industry, including any ancillary uses, is located within the boundary of a single allotment</li> <li>(d) there is no more than one industry located on an allotment</li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(e) the industry is not located in areas subject to inundation by a 1-in-100 year average return interval flood even or sited on land fill which would interfere with the flow of such waters</li> <li>(f) the industry is connected to an approved effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirements of the Environment Protection Authority</li> <li>(g) the industry effluent system and any disposal areas are located within the allotment of the development</li> <li>(h) the industry is not located:               <ul style="list-style-type: none"> <li>(i) within a 900 millimetres or greater rainfall per year area</li> <li>(ii) on land with a slope greater than 20 per cent (1-in-5)</li> <li>(iii) on land that is classified as being poorly drained or very poorly drained</li> <li>(iv) within 50 metres of any bore, well or watercourse</li> <li>(v) within 800 metres of the high water level of a public water supply reservoir,</li> </ul> </li> <li>(i) the industry does not have septic tank and sub surface soakage field or disposal area or any other waste water treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood.</li> </ul>
	<p>Alterations and/or additions to an existing building, or other than those buildings specifically exempted in this table, where the total floor area of the extension does not exceed 50 per cent of the total floor area as at 14 September 1990.</p>
	<p>Alterations and/or additions to existing:</p> <ul style="list-style-type: none"> <li>(a) poultry batteries and hatcheries</li> <li>(b) dog kennels</li> <li>(c) piggeries.</li> </ul>
	<p>Alterations and/or additions to an existing dwelling where (a) or (b) applies:</p> <ul style="list-style-type: none"> <li>(a) The extension does not exceed 50 per cent of the total floor area of the existing dwelling</li> <li>(b) The extension does exceed 50 per cent of the total floor area of the existing dwelling, and:               <ul style="list-style-type: none"> <li>(i) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(ii) it is to be connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods</li> <li>(iii) it does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) it does not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(v) it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event</li> <li>(vi) it is sited at least 25 metres from any watercourse.</li> </ul> </li> </ul>
	Carport
	Commercial forestry
	Community centre
	Dairy

Form of Development	Exceptions
Dam	<p>Detached dwelling where there:</p> <ul style="list-style-type: none"> <li>(a) is no habitable dwelling existing on the same allotment (apart from a State or local heritage place used as a tourist accommodation facility for up to ten guests)</li> <li>(b) no valid planning authorisation to erect a dwelling on that allotment exists</li> <li>(c) no other application for development authorisation is being made or has been made and is not yet determined for a dwelling on that allotment</li> <li>(d) where the detached dwelling complies with the following criteria:               <ul style="list-style-type: none"> <li>(i) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event</li> <li>(ii) is to be connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods</li> <li>(iii) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) does not have wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(v) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event</li> <li>(vi) is sited at least 25 metres from any watercourse.</li> </ul> </li> </ul>
Emergency service facility	
Farming	
Farm building	
Home based industry where:	<ul style="list-style-type: none"> <li>(a) at least one of the following activities takes place:           <ul style="list-style-type: none"> <li>(i) arts</li> <li>(ii) crafts</li> <li>(iii) tourism</li> <li>(iv) heritage related activities, and may include an ancillary area for sale and/or promotion of goods manufactured in the industry (including display areas)</li> </ul> </li> <li>(b) the total combined area for any one or any combination of these activities does not exceed 80 square metres per allotment with a maximum total floor area of no greater than 80 square metres, including a maximum area of 30 square metres for sale and display of goods manufactured in the industry</li> <li>(c) the industry is not located further than 50 metres from a habitable dwelling on the allotment</li> <li>(d) the industry, including any ancillary uses is located within the boundary of a single allotment</li> <li>(e) there is no more than one industry located on an allotment</li> <li>(f) the industry is not located in areas subject to inundation by a 1-in-100 year average flood or sited on land fill which would interfere with the flow of such flood waters</li> <li>(g) the industry is connected to an approved sewerage effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirements of the Environment Protection Authority</li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(h) the industry effluent system and any effluent drainage field is located within the allotment of the development</li> <li>(i) the industry is not located:               <ul style="list-style-type: none"> <li>(i) on land with a slope greater than 20 per cent (1-in-5)</li> <li>(ii) on land that is classified as being poorly drained or very poorly drained</li> <li>(iii) within 50 metres of any bore, well or watercourse</li> <li>(iv) within 200 metres of a major stream (3rd order or higher),</li> </ul> </li> <li>(j) the industry does not have a septic tank or any other waste water treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood.</li> </ul>
	<p>Horticulture but not including the growing of olives in any of the following situations:</p> <ul style="list-style-type: none"> <li>(a) located within 500 metres from the edge of:               <ul style="list-style-type: none"> <li>(i) a national park</li> <li>(ii) a conservation park</li> <li>(iii) a wilderness protection area</li> <li>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</li> </ul> </li> <li>(b) located within 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</li> </ul>
	<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) where the development of the proposed allotments does not result in a greater risk of pollution of surface or underground waters that would the development of the existing allotments</li> <li>(c) each resulting allotment provides a suitable site for a detached dwelling is available which complies with the following criteria:               <ul style="list-style-type: none"> <li>(i) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(ii) is to be connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods</li> <li>(iii) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) does not have wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(v) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood</li> <li>(vi) is sited at least 25 metres from any watercourse.</li> </ul> </li> </ul>
	<p>Mineral water extraction and processing plant where:</p> <ul style="list-style-type: none"> <li>(a) at least one of the following activities associated with the extraction and processing of mineral water takes place:               <ul style="list-style-type: none"> <li>(i) extraction</li> <li>(ii) bottling</li> <li>(iii) packaging</li> <li>(iv) storage</li> <li>(v) distribution, and</li> </ul>               may include ancillary activities of administration and sale or promotion of mineral water product; and             </li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 350 square metres per allotment with a maximum total floor area of no greater than 250 square metres, including a maximum floor area of 50 square metres for the sale and display of goods manufactured in the industry</li> <li>(c) the industry, including any ancillary uses, is located within the boundary of a single allotment</li> <li>(d) there is no more than one industry located on an allotment</li> <li>(e) the industry is not located in areas subject to inundation by a 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 has an on site waste water treatment and disposal method which complies with the requirements of the Environment Protection Authority</li> <li>(g) the industry effluent system and any effluent drainage field are located within the allotment of the development</li> <li>(h) the building for bottling/packaging of mineral water for sale and distribution in refillable containers is not located:               <ul style="list-style-type: none"> <li>(i) on land with a slope greater than 20 per cent (1-in-5)</li> <li>(ii) on land that is classified as being poorly drained or very poorly drained</li> <li>(iii) within 50 metres of any bore, well or watercourse</li> <li>(iv) within 200 metres of a major stream (3<sup>rd</sup> order or higher),</li> </ul> </li> <li>(i) the industry does not have a septic tank or any other waste water treatment facility located on land subject to inundation by a 1-in - 10 year average return interval flood event.</li> </ul>
	Office where ancillary to primary production or tourism development
	Organic waste processing facility where: <ul style="list-style-type: none"> <li>(a) an impervious leachate barrier is provided between the operational areas and the underlying soil and groundwater of an organic waste processing operation proposed to be located on a site that is wholly or partly within a water protection area</li> <li>(b) the proposed organic waste processing operation is located on a site with ground slopes no greater than 6 per cent</li> <li>(c) the proposed organic waste processing operation is located a minimum distance of 100 metres from any dam, river, creek, watercourse, channel or bore and not within the area of a 1-in-100 year average return interval flood event</li> <li>(d) the proposed organic waste processing operation is located on land with a depth to subsurface seasonal tidal or permanent groundwater of 2 metres or greater</li> <li>(e) the land to be used for the organic waste processing operation is at least a distance of 500 metres from the nearest sensitive receptor, or the proposed organic waste processing operation employs an in-vessel or fully enclosed composting system where a lesser distance to the nearest sensitive receptor may be appropriate.</li> </ul>
	Outbuilding
	Pergola
	Public service depot
	Recreation area including associated buildings and facilities
	Restaurant

Form of Development	Exceptions
	<p>Shop except where it achieves one of the following:</p> <ul style="list-style-type: none"> <li>(a) cellar door sales outlet</li> <li>(b) 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>(c) restaurant associated with one of the following: <ul style="list-style-type: none"> <li>(i) 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</li> <li>(ii) a winery.</li> </ul> </li> </ul>
	<p>Telecommunications facility below 30 metres in height</p>
	<p>Tourist accommodation and ancillary uses (not including caravan or camping grounds):</p> <ul style="list-style-type: none"> <li>(a) within part of or as an extension to a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to eight guests are accommodated in hosted accommodation, or</li> <li>(b) wholly within a dwelling or lawful tourist accommodation existing as at 21 September 2000, and where up to ten guests are accommodated in non-hosted accommodation, or</li> <li>(c) wholly within or within part of or as an extension to a State or local heritage place (which may be in association with a new or existing dwelling) and where no more than thirty guests are accommodated on a single allotment, or</li> <li>(d) in any combination of State or local heritage places or other existing buildings or new buildings, and where from 31 to 55 guests are accommodated,</li> </ul> <p>and which in all cases complies with the following criteria:</p> <ul style="list-style-type: none"> <li>(e) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or situated on land fill which would interfere with the flow of such flood waters</li> <li>(f) is connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods</li> <li>(g) not have any part of a septic tank effluent drainage field or any other waste water disposal area (eg irrigation area) located within 50 metres of a watercourse and when accommodating eleven guests or more any effluent generated is not disposed onto land: <ul style="list-style-type: none"> <li>(iii) in a high rainfall zone (&gt;900 mm/year)</li> <li>(iv) within 200 metres of a major watercourse (3rd or higher order)</li> </ul> </li> <li>(h) not have a waste water disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(i) not have a septic tank or any other waste water treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event</li> <li>(j) is sited at least 25 metres from any watercourse</li> <li>(k) has an approved secure, potable water supply that can provide at least 125 litres per person per day (including staff).</li> </ul>
	<p>Veranda</p>
	<p>Water tank</p>

Form of Development	Exceptions
	<p>Winery (including ancillary activities of administration, sale or promotion of wine product and dining) where:</p> <ul style="list-style-type: none"> <li>(a) at least one of the following activities associated with the making of wine takes place:           <ul style="list-style-type: none"> <li>(i) crushing</li> <li>(ii) fermenting</li> <li>(iii) bottling</li> <li>(iv) maturation/cellaring of wine</li> </ul> </li> <li>(b) buildings and infrastructure for the winery and associated activities are located within the boundary of a single allotment which adjoins, or is on the same allotment as a vineyard</li> <li>(c) there is no more than one winery located on an allotment</li> <li>(d) the winery and ancillary activities are not located in areas subject to inundation by a 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>(e) the winery and ancillary activities are connected to an approved sewerage effluent disposal scheme or have an on site waste water treatment and disposal method which complies with the requirement of the Environment Protection Authority</li> <li>(f) the winery and ancillary activities' effluent system and any effluent drainage field are located within the allotment of the development</li> <li>(g) the winery and ancillary activities are not located:           <ul style="list-style-type: none"> <li>(i) on land with a slope greater than 20 per cent (1-in-5)</li> <li>(ii) on land that is classified as being poorly drained or very poorly drained</li> <li>(iii) within 50 metres of any bore, well or watercourse</li> <li>(iv) within 200 metres of a major stream (3<sup>rd</sup> order or higher),</li> </ul> </li> <li>(h) the winery extension and ancillary activities do not have a septic or any other waste water treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood event.</li> </ul>

### Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
	<p>Agricultural industry</p> <p>Cellar door sales outlet</p> <p>Dwelling where one of the following applies:</p> <ul style="list-style-type: none"> <li>(a) 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</li> <li>(b) 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> </ul>



Category 1	Category 2
	<p data-bbox="826 293 1481 353">Mineral water extraction and/or processing plant where bottling plants only use non-refillable containers.</p> <p data-bbox="826 371 962 400">Restaurant</p> <p data-bbox="826 418 1272 448">Shop where all of the following apply:</p> <ul data-bbox="884 450 1473 658" style="list-style-type: none"><li data-bbox="884 450 1473 510">(a) the tasting of wine and retail sale of wine are the predominant activities</li><li data-bbox="884 512 1473 573">(b) sale and tasting of wine is limited to that which is uniquely the licensee's own product</li><li data-bbox="884 575 1473 658">(c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares.</li></ul> <p data-bbox="826 676 1458 736">Winery processing grapes or grape product less than the equivalent of a 500 tonne crush per annum.</p> <p data-bbox="826 754 1294 784">Winery where all of the following apply:</p> <ul data-bbox="884 786 1481 1178" style="list-style-type: none"><li data-bbox="884 786 1481 875">(a) the processing of grapes or grape product exceeds the equivalent of a 500 tonne crush per annum</li><li data-bbox="884 878 1481 1178">(b) winery waste water treatment equipment, buildings containing wine-making activities and buildings containing bottling activities are located at least 300 metres from:<ul data-bbox="940 999 1481 1178" style="list-style-type: none"><li data-bbox="940 999 1481 1088">(i) tourist accommodation—except where it is sited on the same allotment as the winery</li><li data-bbox="940 1090 1481 1178">(ii) residential development—except where it is sited on the same allotment as the winery.</li></ul></li></ul>

## Recreation Zone

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

### OBJECTIVES

- 1 A zone accommodating sporting, entertainment, cultural and recreational activities and associated spectator and administrative facilities.
- 2 Development of integrated recreational areas and facilities that accommodate a range of activities accessible to the community.
- 3 Buildings, facilities and car parks located and designed to blend in with existing or additional trees, vegetation and landscaping.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - car parking
  - clubrooms associated with sports facilities
  - community centre
  - community hall
  - emergency services facility
  - entertainment, cultural and exhibition facilities
  - golf course
  - indoor and outdoor recreation facilities
  - library
  - lighting for night use of facilities
  - special event
  - spectator and administrative facilities ancillary to recreation development
  - swimming pool.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A shop or group of shops should only be developed in this zone where:
  - (a) it is ancillary to recreation and sport development
  - (b) the total gross leasable area is less than 80 square metres.

#### Form and Character

- 4 Strong thematic landscaping should be instituted on individual sites to improve the landscape, provide shade and shelter, create interest, provide habitat, retain existing native vegetation, use locally indigenous plant species in plantings where possible and define different activity areas.
- 5 All car-parking areas should be shaded and screened with vegetation to improve the amenity of the zone.

#### Land Division

- 6 No additional allotments should be created wholly or partly within the zone.

- 7 Land division or the rearrangement of existing allotment boundaries should take place as part of a co-ordinated development scheme, or as a rationalisation of land holdings that is designed to allow more efficient and economic use of land consistent with the objectives for the zone.

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

- advertisement
- construction of wetlands
- recreation area.

### Non-complying Development

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

Form of Development	Exceptions
Auction room	
Consulting room	
Crematorium	
Dwelling	
Fuel depot	
Hospital	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except where associated with community or recreation facilities.
Petrol filling station	
Place of worship	
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.

Form of Development	Exceptions
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	

**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

Covering approximately two-thirds of the Council area and comprising several suburban localities, the zone is residential in nature and characterised by a variety of dwelling styles and ages set within high quality streetscapes. The zone will maintain its predominantly residential use and scale through sensitive infill development that enhances the quality of streetscapes.

The zone will accommodate a range of primarily single and two storey dwellings however dwellings of up to 3 and 4 storeys are envisaged in parts of the **Residential Growth Policy Area 11**. Dwellings of varying types and styles on a variety of allotment sizes will cater for diverse households, changing housing life cycles, and opportunities for affordable housing. It is expected that this will enhance the diversity of the community and add vibrancy to the zone.

In the most part the zone is characterised by spacious setbacks that contribute to uniform streetscapes that are high in amenity and provide large front gardens and opportunities for on-site car parking. It is expected that development will continue to provide setbacks that create these opportunities and enhance streetscape amenity.

The majority of the zone will retain its low density residential character. It is expected that higher densities will be focused in strategic locations predominantly within walking distance of high frequency public transport routes and interchanges, activity centres, and public open space. These forms of development will be undertaken in an orderly manner and site amalgamation may be required to achieve the high quality development outcomes that are envisaged for the zone. Increasing densities in these locations will allow future development to take advantage of views and recreational opportunities, will improve accessibility to transport and services, and will allow the balance of the zone to retain a predominantly low density suburban character.

The topography of the zone undulates and in some places can be quite steep. It is important that development respects the topography of the terrain and seeks to employ design solutions to reduce the requirement for earthworks and retaining walls that can negatively impact on adjoining properties and the landscape more generally. The creation of new allotments will be undertaken in a manner that ensures they contribute to attaining this goal with consideration given to the allotment gradient, size and dimension for this to occur.

Mature landscaping and large trees contribute positively to the amenity and character of the zone. It is expected that future development will contribute to the enhancement of the landscape character of the zone while ensuring that plant species are suitable in terms of their size, their potential impact to buildings and structures, and local climatic conditions.

The intent is to create a public environment that is highly accessible and safe. To achieve this, opportunities for casual surveillance will be enhanced through the provision of clear views and sight lines onto public spaces and the development of property frontages and setbacks that address the street and public open space.

Ecologically sustainable design principles will be incorporated into new development to ensure energy efficiency is maximised through the design of development and to maximise opportunities the storage and reuse of water resources.

## **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 uses that serve the local community, for example:
    - child care facilities
    - health and welfare services
    - open space
    - primary and secondary schools
    - recreation areas
    - 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 needs of the local community
  - (b) is consistent with the character of the locality
  - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

### **Form and Character**

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

7 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	4 metres or 2 metres closer than the minimum setback of the adjoining development, whichever is greater.
Minimum setback from secondary road frontage	0.9 metres
Minimum setback from side boundaries	0.9 metres (for wall heights up to 3 metres) 0.9 metres plus one-third of the remaining wall height above 3 metres (for wall heights greater than 3 metres)
Minimum setback from rear boundary	For allotments that do not exceed 300 square metres: (a) 3 metres (for ground floor components) (b) 5 metres (for two storey components).  For allotments that exceed 300 square metres: (a) 4 metres (for ground floor components) (b) 6 metres (for two storey components).
Maximum building height	9 metres (measured from finished ground level)

8 Dwellings should not be located on the boundary of an allotment, except for a detached or semi-detached dwelling:

- (a) with a wall length not exceeding 8 metres along one allotment boundary
- (b) with a side boundary setback of at least 0.9 metres from the opposing side boundary.

9 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum building height	5 metres (measured from natural ground level)
Maximum wall height/height of posts	3 metres (measured from natural ground level)
Minimum setback from side and rear boundaries (not being a boundary with a primary street or a secondary street)	0 metres provided that the building will not: (a) exceed a length of 8 metres (b) result in all attributable walls or structures located along the boundary exceeding 50 per cent of the length of the boundary, disregarding (in the case of a side boundary) the distance of any front setback (c) be within 3 metres of any other attributable wall or structure located along the boundary.  0.9 metres in any other circumstance.
Minimum setback from a primary street frontage	5.5 metres (in order to provide a car parking space between the building and street frontage)
Minimum setback from a secondary street frontage	0.9 metres (where the building is for a garage or carport a suitable on-site visitor car park is provided elsewhere on the site).  5.5 metres (where the building is for a garage or carport and a suitable on-site visitor car park is not provided elsewhere on the site).

10 Residential development should incorporate the use of durable materials that:

- (a) complement the existing built form
- (b) will not require ongoing maintenance.

11 Supported accommodation should be encouraged within 200 metres of:

- (a) a centre
- (b) public transport
- (c) public open space.

### 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.

### Land Division

15 A dwelling or residential flat building should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area other than for affordable housing	Minimum frontage
Detached dwelling	300 square metres	9 metres
Dwelling located on a battle axe allotment	350 square metres (exclusive of the 'handle' of the allotment)	-
Group dwelling	350 square metres (one storey) 325 square metres (two storey)	-
Multiple dwelling	600 square metres (for a dwelling occupied by up to 5 persons) plus an additional 115 square metres (for each additional person occupying the dwelling)	-
Residential flat building	300 square metres	-
Row dwelling	225 square metres (one storey) 200 square metres (two storey)	5 metres
Semi-detached dwelling	300 square metres	9 metres



## Golden Grove East Policy Area 14

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

### OBJECTIVES

- 1 Development that contributes to the desired character of zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form and Character

- 1 The forms of development envisaged in the policy area should be consistent with those envisaged for the zone.
- 2 Development should be in accordance with the [Concept Plan Map TTG/11 - Development \(Golden Grove East\)](#).
- 3 Development abutting the western boundary of the Para Valley Road Reserve should:
  - (a) be single storey
  - (b) where involving new dwellings, be set back a minimum of 5 metres from this boundary
  - (c) retain existing vegetation.
- 4 Car parking areas associated with the local centre shown on [Concept Plan Map TTG/11 - Development \(Golden Grove East\)](#) should be located below, behind or between buildings and not between the building frontage and the road.
- 5 Community facilities and buildings such as schools, child care facilities and community centres should be located adjacent to the Neighbourhood Centre shown on [Concept Plan Map TTG/11 - Development \(Golden Grove East\)](#).

#### Land Division

- 6 Allotments situated between the Northern Creek shown on [Concept Plan Map TTG/11 - Development \(Golden Grove East\)](#) and the **Hills Face Zone** should be a minimum of 800 square metres in area.
- 7 Land division of allotments sharing a boundary with the **Rural Living Zone** and not abutting the screening reserve shown on [Concept Plan Map TTG/11 - Development \(Golden Grove East\)](#) [Concept Plan Map TTG 10](#) should incorporate landscape buffers to avoid potential land use conflicts with semi-rural activities in the **Rural Living Zone**.
- 8 Residential allotments and residential development adjacent to Golden Grove Road, One Tree Hill Road and Crouch Road should:
  - (a) avoid direct vehicle access from these roads, and instead provide for a service road
  - (b) have frontage onto these roads.

## Golden Grove Residential Policy Area 15

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 characterised by a cohesive suburban environment that is generally more compact than the rest of the residential zone. The policy area is characterised by distinctive residential clusters in which uniform streetscapes have been established. These streetscapes are characterised by narrow allotment frontages, dwellings with pitched roofs, street setbacks of approximately 5 or 6 metres, and open front gardens. It is expected that future development will have regard to these elements to ensure that the compact and open neighbourhood appearance of the policy area is enhanced.

Unfenced and open front gardens that are extensively landscaped are a positive feature of the policy area that will be maintained and enhanced. Vegetation more suited to local climatic conditions will be encouraged to increase the sustainability of open space and the residential environment more generally.

In relation to transport and movement the function of higher order roads within the policy area is to provide for the movement of people and goods as well as provide recreational opportunities for residents. Dwellings generally do not front these roads; rather they front quiet lower order residential streets and cul-de-sacs. Higher order road corridors contribute to the amenity and character of the zone and are well landscaped forming linear reserves. It is important that fencing along these corridors continues to provide a consistent and discrete backdrop to the landscaping.

Open space corridors are a feature of the policy area; these are located extensively throughout the zone and penetrate the residential environment creating a desirable contrast with the suburban character of the zone and providing passive recreational opportunities for residents. Development will take advantage of views of these spaces and provide informal surveillance to improve the safety of residents.

### 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.

#### Fences

- 2 Fencing on the boundary of a public road or public open space which, in relation to dwelling orientation, is sited on the rear or side boundary should:
  - (a) complement the adjoining and prevailing fencing character within the locality in respect of height, colour and style
  - (b) be constructed of brush or pre-coated coloured material
  - (c) comprise dark earthen tones (ie brown or dark grey) where these the prevailing fencing character is brush or darker coloured fencing
  - (d) comprise lighter colours (ie cream or beige) where these are the prevailing fencing colours (but excluding white, silver or highly reflective colours)

- (e) be clad in a single material or colour
  - (f) avoid sudden changes in height and should gradually follow the natural slope of the land
  - (g) avoid visible posts and railing facing roads and public spaces.
- 3 Privacy screens should be sited and designed to complement adjoining fencing and not be overly obvious or detract from the existing prevailing fencing character within the locality as viewed from adjoining roads or public open space.

## Golden Grove South Policy Area 16

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

### OBJECTIVES

- 1 A sufficient distance of separation between dwellings and industrial development.
- 2 The siting of dwellings on allotments that provides an appropriate separation between dwellings and the boundaries of existing light industrial allotments.
- 3 Development that contributes to the desired character of the zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the policy area should be consistent with those envisaged for the zone.
- 2 Development should be consistent with [Concept Plan Map TTG/8 - Residential \(Golden Grove\)](#).

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Allotments adjacent to the **Light Industry Zone** identified as larger residential allotments in [Concept Plan Map TTG/8 - Residential \(Golden Grove\)](#) should have a minimum allotment area of 800 square metres.
- 5 Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, or public transport.
- 6 The minimum site area and setback requirements can be reduced where it can be demonstrated that the development:
  - (a) contributes to the achievement of the desired character statement
  - (b) is for the provision of affordable housing.

#### Land Division

- 7 Development, including land division and associated road layouts should be designed to discourage through traffic in residential areas.
- 8 Public open space should have at least 50 per cent of its perimeter length directly accessible from a public road frontage.

## Target Hill Policy Area 17

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

### OBJECTIVES

- 1 A residential policy area that primarily accommodates detached dwellings at very low densities
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area has a distinctive character derived from residential development at very low densities, undulating topography, and a relatively open and natural landscape. The area will continue to serve as a sensitive transition between the natural character of the **Hills Face Zone** and Cobbler Creek Recreation Park, and the low to medium density residential development of the surrounding suburban environment.

Development will reinforce the very low-density residential character of the policy area and ensure that its semi-natural character is not jeopardised by insensitive development. The policy area is expected to accommodate detached dwellings of one or two storeys on large allotments, with generous front and side setbacks and open front gardens.

The promotion of orderly development within the policy area is of prime importance and redevelopment of individual allotments will be avoided. Instead, development will be underpinned by co-ordinated land division that creates a cohesive residential environment and minimises the number of access points onto public roads, particularly Green Valley Drive. It is expected that changes in land ownership through amalgamation and land division will be required to facilitate this.

The location of roads will provide the opportunity for vehicle, pedestrian, and cycle connectivity to adjoining land. The policy area will include an extensive open space network that protects watercourses, extends and links together existing parcels of open space, and improves the permeability, recreational opportunities, and biodiversity value of the area.

Development will respect the topography of the landscape and any earthworks will be minimised through design solutions such as split level building designs. Indigenous landscaping will be used to screen development including batter scree slopes and retaining walls that have been established as a result of any earthworks that may occur.

It is envisaged that the open natural residential character will be enhanced by utilising building materials that are low light reflective and are unobtrusive muted colours that blend with the natural elements of the landscape. Locally indigenous trees, shrubs and ground covers will improve the biodiversity of the policy area and complement existing remnant vegetation and open space 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 detached dwelling.

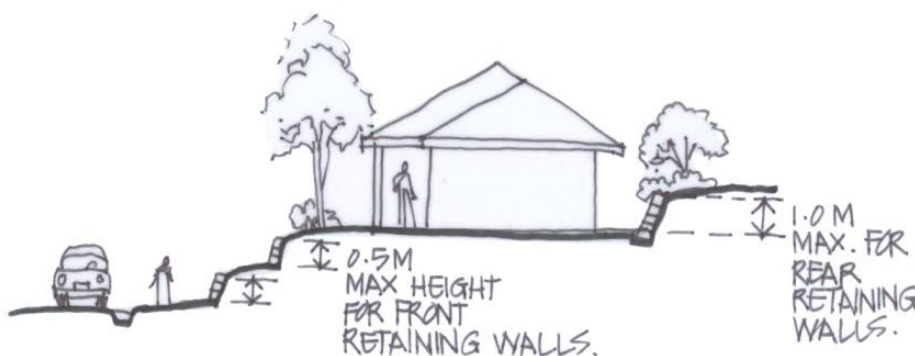
#### Form and Character

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

- 3 Fencing should be powder coated metal cladding or pre-coated metal cladding except where adjoining the **Hills Face Zone**, in which case fencing should be of an open construction.
- 4 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from side boundaries	1.5 metres

- 5 Outbuildings should be set back 1.5 metres from a side boundary unless located to the rear of the dwelling.
- 6 Retaining walls should be designed in such a way that they comprise a stepped series of low walls and their appearance's enhanced by landscaping (as illustrated below). In particular, the height of any retaining wall should not exceed:
  - (a) 0.5 metres if located forward of the building line
  - (b) 1 metre if located elsewhere on the site
  - (c) in all cases the area immediately surrounding the retaining wall should incorporate landscaping.



- 7 The excavation and/or filling of land should result in stable batter slopes, which are:
  - (a) covered with topsoil
  - (b) landscaped with locally indigenous species of trees and ground covers.
- 8 In accordance with [Concept Plan Map TTG/9 - Road and Pedestrian Access \(Salisbury Heights\)](#):
  - (a) the intersections of new roads should be limited to the 'Desirable Road Access' locations
  - (b) pedestrian networks should be provided
  - (c) open space areas created as a result of land division, should be located adjoining existing open space areas.

## Land Division

- 9 A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area	Minimum frontage
Detached dwelling	1860 square metres minimum	14 metres (for allotments primarily fronting a cul-de-sac). 24 metres (for all other allotments).
Semi-detached dwelling	1860 square metres minimum	14 metres (for allotments primarily fronting a cul-de-sac). 24 metres (for all other allotments).

## Residential Growth Policy Area 11

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 diverse range of dwellings, including a minimum of 15 per cent affordable housing, designed to integrate with areas of open space, the **Urban Core Zone** and the **Modbury O-Bahn Interchange**.
- 2 Development that minimises the potential impact of garaging of vehicles on the character of the area.
- 3 Development that supports the viability of community services and infrastructure and reflects good residential design principles.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Immediately surrounding the **Urban Core Zone** the primary function of the policy area is to concentrate a diverse range of residential accommodation within walking distance of retail, services, the O-Bahn Interchange and public open space.

The policy area is essential to create suitable housing for changing population demographics and to maintain a population that will support business, employment and services in the region.

New development will include a variety of housing types such as residential flat buildings/apartments, row and terrace dwellings, group dwellings, mews style dwellings, supported accommodation and student accommodation.

Australia Reserve (CT 5518/650 Lot 213) is located within the policy area and is currently undeveloped. 50% of the site will be developed for two storey residential development and the other 50 per cent will be retained for open space/recreation.

The creation of safe, interesting and convenient pedestrian connections to the **Urban Core Zone**, Modbury O-Bahn Interchange and surrounding open space network is of prime importance. New development will support this objective by designing buildings to create passive surveillance and an interesting and comfortable environment for pedestrians. This will be achieved through the placement of windows and balconies, the design of building facades and landscaping at ground level.

The interface between public streets and development sites is integral for achieving high quality streetscapes and integrating new diverse housing forms into the existing residential environment. Where development of two, three or four storeys occurs articulated front facades will be created by recessing and projecting architectural elements (such as porticos and balconies) and varying building materials and finishes to reduce visual bulk and create interest.

Streetscapes within the policy area will contribute strongly to the amenity of the neighbourhood. Landscaping integrated throughout developments will be provided and will assist in enhancing the appearance of the streetscape, common driveways, vehicle manoeuvring areas and communal open space areas and will create favourable micro climatic conditions within the residential environment. Front yards will have a strong landscape character that compliments and softens the built form.

While the area will gradually transition from primarily single storey to residential development of two, three and four storeys, new development will ensure that a high degree of residential amenity is maintained for adjoining allotments. This will be achieved by controlling overlooking from upper levels through a range of privacy screening techniques, minimising overshadowing and reducing the visual impact of two, three and



four storey development by stepping back upper level walls from rear and side boundaries and incorporating landscaping to soften the edge of these developments.

Shared common access driveways are favoured to maximise on street parking availability and minimise potential conflict between vehicles and pedestrians. The potential for garage dominance arising from infill development will be alleviated through a range of design solutions such as reducing the width of garaging to less than half the building frontage in single storey developments, stepping garage doors back behind dwelling facades and balconies, or locating garages away from public view along common driveways.

The topography of the policy area is varied with sites sloping in some areas. It is important that development utilises design solutions to reduce the requirement for earthworks and retaining walls as well as ensuring that the potential for overlooking and additional overshadowing is addressed in these situations. The creation of new allotments will be undertaken in a manner that considers allotment gradients, size and dimensions required to achieve this outcome.

The policy area contains two large aged accommodation sites where increased demand for housing will occur as a result of an ageing population. On these large land holdings multi-storey development will be sited away from property boundaries and in locations that maximise views of the hills face, creek lines or areas of open space.

### **Precinct 7 Amalgamation**

This precinct is of strategic importance due to its close proximity to the Modbury O-Bahn Interchange and **Urban Core Zone**. The strategic opportunity to develop diverse forms of housing up to 4 storeys close to the Interchange, retail and services should not be lost to redevelopment at a low-density.

The precinct contains ageing housing stock that will be gradually redeveloped from single storey detached dwellings to high quality residential development of 3 or 4 storeys.

Individual allotments will be amalgamated into development sites of 1400 square metres or greater to facilitate the coordinated development of residential dwellings that achieve a net residential density between 67 and 140 dwellings per hectare and result in high quality urban design outcomes.

Development will occur in an integrated fashion which will provide opportunities to maximise development potential while achieving functional development outcomes, strong residential amenity, high quality landscaping, and shared vehicle access.

A key objective of the precinct is integration with the Modbury O-Bahn Interchange and **Urban Core Zone**. The creation of safe, interesting and convenient pedestrian connections to the interchange and shops is of prime importance. New development will support this objective by designing buildings to create passive surveillance, an interesting and comfortable environment for pedestrians and encourage interaction between areas of public and private space. New buildings will contribute to this through the placement of windows and balconies, the design of building facades and landscaping at ground level.

Managing the interface between public streets and development sites is integral for achieving high quality streetscapes and ensuring that new diverse forms of housing improve the character of the neighbourhood. Where development of three and four storeys occurs articulated front facades will be created by recessing and projecting architectural elements (such as porticos and balconies) and varying building materials to reduce visual bulk and create interest.

New development will improve the amenity and character of the neighbourhood by landscaping street frontages, communal open spaces, common driveways, parking areas and the edge of development sites particularly at the interface of adjoining residential allotments. Landscaping will utilise species suited to local climatic conditions and include tree planting to reduce the visual bulk of buildings and contribute to an attractive pedestrian environment.

Shared access is encouraged to maintain on street parking and reduce potential conflict with other vehicles, pedestrians and cyclists. Driveways and access points will be carefully located to consider street furniture, infrastructure and street tree locations. Garaging and carparking will not dominate streetscapes, instead it is preferable to screen garages from public view to improve residential streetscape amenity by locating them below or behind buildings.

Buildings will be designed with windows, doors and balconies facing the street and other areas of public space to improve the safety of the local area by encouraging passive surveillance. The design of residential flat buildings will ensure that ground floor dwellings have clearly defined individual entries oriented toward the street. Those that include studio dwellings with limited private open space will incorporate common open space areas that include tree planting and landscaping to improve amenity for occupants and the locality more broadly.

## 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
  - residential flat building
  - row dwelling
  - semi-detached dwelling
  - supported accommodation.
- 2 The use and placement of outbuildings should be ancillary to and in association with residential purposes.

### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should achieve a net residential density in accordance with [Concept Plan Map TTG/14 - Residential Growth Policy Area](#).
- 5 Development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should typically be in the form of 2 or 3 storey buildings.
- 6 Development that achieves gross densities of more than 45 dwellings per hectare (which translates to net densities of more than 67 dwellings per hectare) should typically be in the form of 3 or 4 storey buildings.
- 7 Porticos, verandas and upper level balconies may extend 1 metre closer to the road boundary than the associated dwelling.
- 8 Access to parking and garaging areas from public streets should primarily be via a minimum number of common driveways.
- 9 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	3 metres
Minimum setback from secondary road frontage	0.9 metres

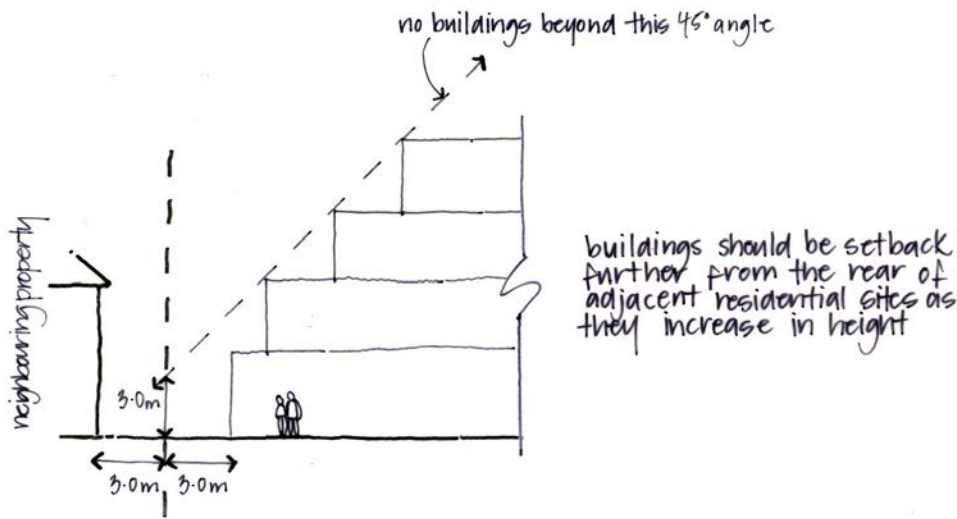
Parameter	Value
Minimum setback from side boundaries	0 metres (1 storey) for a maximum length of 10 metres 1 metre (2 storey component) 2 metres (3 storey component) 3 metres (4 storey component)
Minimum setback from rear boundary	3 metres
Minimum number of on-site car parking spaces	0 per studio (no separate bedroom) 1 (covered) per one or two bedroom dwelling plus 0.5 per dwelling for visitor parking when part of a development involving more than one dwelling 2 (one covered and one visitor) per three or more bedroom dwelling

- 10 Where development involves dwellings in a row or terrace arrangement side boundary setbacks should only apply to boundaries shared with allotments outside of the development site.
- 11 Where development involves common driveways, parking and manoeuvring areas landscaping should be provided around the periphery of paved and sealed surfaces to soften the edge of these spaces, contribute to an attractive streetscape, create a favourable outlook for dwellings within the development and assist in creating a favourable microclimate.
- 12 Dwellings adjacent public open spaces should be designed to address these spaces and should incorporate upper level balconies and windows that allow for the overlooking of that space.
- 13 Scale contrasts between infill development and adjacent neighbouring development should be minimised by employing a combination of the following design techniques:
  - (a) stepping back upper storey walls from ground level walls
  - (b) breaking up large buildings into smaller forms reflective of surrounding development
  - (c) use of verandas and balconies to counteract vertical emphasis of taller buildings
  - (d) setting sections of the roof form at the scale of neighbouring development
  - (e) providing a transition in scale to adjacent smaller dwellings
  - (f) incorporating the use of trees and landscaping to soften differences in scale.

### Building Height

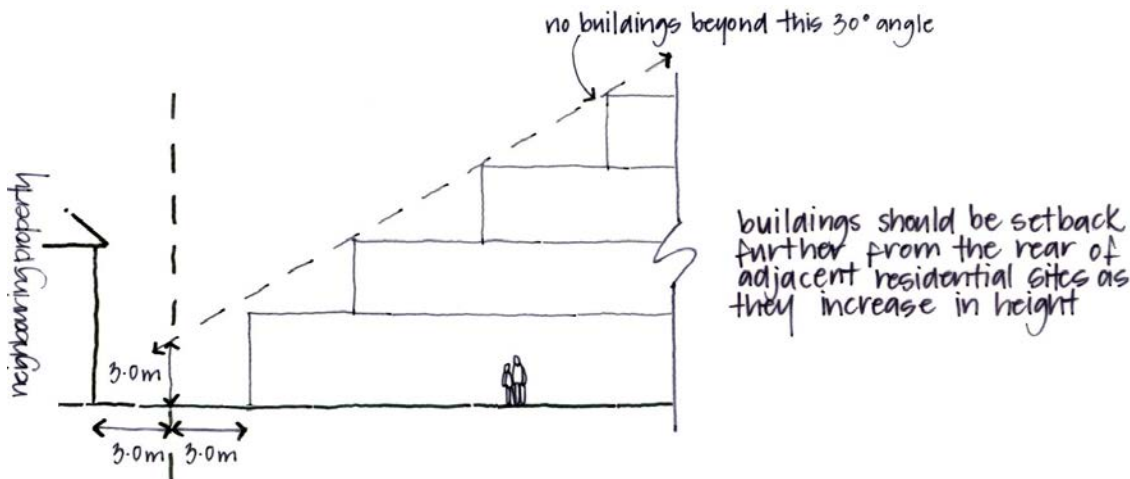
- 14 Except where airport building height restrictions prevail, building heights (excluding any rooftop located mechanical plant or equipment) should be consistent with [Concept Plan Map TTG/14 - Residential Growth Policy Area](#).
- 15 To minimise building massing at the interface with adjoining residential development at the rear boundary of a development, buildings should be constructed within a building envelope provided by a 45 degree plane, measured from a height of 3 metres above natural ground level at the rear boundary of a residential allotment and include a minimum setback of 3 metres from the rear property boundary (except where this boundary is a southern boundary or the Primary Road Corridor), as illustrated in **Figure 1**:

Figure 1



- 16 To minimise overshadowing of adjoining residential development at the rear boundary of a development, buildings should be constructed within a building envelope provided by a 30 degree plane grading north, measured from a height of 3 metres above natural ground level at the southern property boundary and include a minimum setback of 3 metres from the rear property boundary (Figure 2):

Figure 2



**Affordable Housing**

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

**PRECINCT SPECIFIC PROVISIONS**

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

**Precinct 7 Amalgamation**

- 19 Land should be amalgamated into development sites of at least 1400 square metres to facilitate coordinated development, high-quality urban design outcomes and a high level of residential amenity.
- 20 Development should not compromise the potential for the amalgamation and development of other land within the precinct and should not isolate allotments less than 1400 square metres.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, development for the following are designated as complying subject to the conditions contained in [Table TTG/1 - Conditions for Complying Development](#):

- advertisement
- detached dwelling except within the **Residential Growth Policy Area 11**
- fencing (except on front property boundaries within the **Golden Grove Residential Policy Area 15**)
- semi-detached dwelling except within the **Residential Growth Policy Area 11**
- wetlands.

### 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 it meets the conditions for an advertisements in <a href="#">Table TTG/1 - Conditions for Complying Development</a> .
Amusement machine centre	
Auction room	
Building where (a) or (b) applies: (a) any part exceeds a vertical distance of 9 metres from the finished ground level (b) the vertical distance of any exposed continuous wall exceeds 6 metres from the finished ground level	Except where one of the following applies, the building is located within the: (a) Golden Grove Residential Policy Area 15 (b) Target Hill Policy Area 17 (c) Residential Growth Policy Area 11.
Bus depot	
Bus station	
Caravan park	
Consulting room	Except where: (a) in conjunction with a residential development and the total floor area is less than 75 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Development beyond the capacity of Council's Community Wastewater Management Scheme.	

Form of Development	Exceptions
Development where located within 'Area 1' as shown on <a href="#">Concept Plan Map TTG/7 - Stormwater Areas (Tea Tree Gully)</a> , which results in a total roof area greater than 30 per cent of the allotment.	Except where the development includes stormwater detention structures/techniques that limit the allotment's stormwater discharge rate to less than a 30 per cent roof area.
Development where located within 'Area 2' as shown <a href="#">Concept Plan Map TTG/7 - Stormwater Areas (Tea Tree Gully)</a> , which results in a total roof area greater than 40 per cent of the allotment.	Except where the development includes stormwater detention structures/techniques that limit the allotment's stormwater discharge rate to less than a 40 per cent roof area.
Development where it is located within a 'River/Creek floodwater area' as shown on Overlay Maps - Development Constraints.	Except where a report by a qualified engineer is provided as part of the application and the report details the impact of the development upon floodwaters in the following locations: <ul style="list-style-type: none"> <li>(a) between 30 metres and 100 metres from the top of the bank or a creek crossing point of Cobbler Creek, Dry Creek, the Little Para River, or the River Torrens</li> <li>(b) less than 60 metres from the centreline or a creek crossing point on a second-order level creek</li> <li>(c) less than 20 metres from the centreline or a creek crossing point on a third level creek.</li> </ul>
Development located less than 30 metres from the top of bank or creek crossing points of: <ul style="list-style-type: none"> <li>(a) Cobbler Creek</li> <li>(b) Dry Creek</li> <li>(c) Little Para River</li> <li>(d) River Torrens.</li> </ul>	
Dwelling where located within the <b>Target Hill Policy Area 17</b>	Except a detached or semi-detached dwelling.
Emergency services facility	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motor repair station	
Office	Except where: <ul style="list-style-type: none"> <li>(a) the total floor area is less than 75 square metres</li> <li>(b) the site does not front an arterial road.</li> </ul>
Petrol filling station	
Plant nursery	

Form of Development	Exceptions
Public service depot	
Residential flat building where located within the <b>Target Hill Policy Area 17</b>	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) in conjunction with a residential development and the gross leasable area is less than 75 square metres (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Telecommunications facility	
Warehouse	
Waste reception, storage, treatment or disposal	

## Public Notification

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

Further, one or more of the following forms of development, and additions and alterations to one or more of the following forms of development, are designated:

Category 1	Category 2
Dwelling where (a) or (b) applies: (a) no part exceeds a vertical distance of 9 metres from the finished ground level (b) the vertical distance of any exposed continuous wall does not exceed 6 metres from the finished ground level.	Community centre
Dwelling within the <b>Residential Growth Policy Area 11</b> that does not exceed building heights identified on <a href="#">Concept Plan Map TTG/14 - Residential Growth Policy Area</a> when measured from the finished ground level.	Dwelling within the <b>Residential Growth Policy Area 11</b> that exceeds building heights identified on <a href="#">Concept Plan Map TTG/14 - Residential Growth Policy Area</a> when measured from the finished ground level.
Domestic swimming pool	Educational establishment
Fence	Retirement village
Land division	Residential flat building within the <b>Residential Growth Policy Area 11</b> that exceeds building heights identified on <a href="#">Concept Plan Map TTG/14 - Residential Growth Policy Area</a> when measured from the finished ground level.
Recreation area	Supported accommodation
Residential flat building where all of the following apply: (a) no part exceeds a vertical distance of 9	Retirement village within <b>Residential Growth Policy Area 11</b> where a building exceeds the heights identified on <a href="#">Concept Plan Map TTG/14 - Residential Growth Policy Area</a> when measured

Category 1	Category 2
<p>metres</p> <p>(b) the vertical distance of any exposed continuous wall does not exceed 6 metres, above the finished ground level.</p> <p>Residential flat building within the <b>Residential Growth Policy Area 11</b> that does not exceed building heights identified on <a href="#">Concept Plan Map TTG/14 - Residential Growth Policy Area</a> when measured from the finished ground level.</p> <p>Retaining wall</p> <p>Retaining wall and fence</p> <p>Retirement village within <b>Residential Growth Policy Area 11</b> where no building exceeds the heights identified on <a href="#">Concept Plan Map TTG/14 - Residential Growth Policy Area</a> when measured from the finished ground level.</p> <p>Supported accommodation within <b>Residential Growth Policy Area 11</b> where no building exceeds the heights identified on <a href="#">Concept Plan Map TTG/14 - Residential Growth Policy Area</a> when measured from the finished ground level.</p>	<p>from the finished ground level.</p> <p>Supported accommodation within <b>Residential Growth Policy Area 11</b> where a building exceeds the heights identified on <a href="#">Concept Plan Map TTG/14 - Residential Growth Policy Area</a> when measured from the finished ground level.</p>



## Rural Living Zone

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

### OBJECTIVES

- 1 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.
- 2 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone creates unique residential areas within the city that offer a semi-rural lifestyle at the urban fringe. The zone is characterised by scattered detached dwellings and a mix of small scale rural uses on large allotments. Future development will continue to take the form of residential development at very low densities with associated rural and semi-rural activities that enhance the character of the zone. Industrial land uses will be replaced with more desirable land uses such as residential, rural or semi-rural uses.

The zone's semi-rural and open character is reinforced by substantial building setbacks from public roads and the use of building materials, finishes and colours that are dark, natural and muted to blend with the natural and rural landscape. Open fencing styles rather than solid fencing reinforces the character of the zone

The natural elements of the landscape, particularly the mature indigenous vegetation and watercourses that traverse the zone, contribute strongly to the zone's desirable character. Existing vegetation (particularly large eucalyptus trees) will be retained and the establishment of new vegetation will enhance the zone's semi-rural character. Development will respect Dry Creek which passes through some allotments, particularly in relation to building construction and/or earthworks that interfere with the natural contours of the land and flow of water.

The **Rural Living Zone** at Yatala Vale serves as an important buffer between urban and extractive industry land uses while providing a contrast to the adjacent urban development to the south. The extractive industries to the north of the zone operate on a large scale and are expected to continue operation until at least 2050. The extractive industry land is of state significance and development is not to prejudice the capacity to exploit these resources. The locality is expected to primarily feature very low-density rural residential living on large allotments together with a variety of semi-rural land use activities including horse keeping and horticulture. The area is characterised by significant trees located within properties and aligning Yatala Vale Road and Dry Creek. These are important elements of the character that development is not to compromise.

The **Rural Living Zone** at Golden Grove is characterised by low-density rural residential living on large allotments with associated rural activities including horse keeping, viticulture, horticulture and the keeping of animals. This portion of the zone provides a sensitive transition between the low to medium density urban development within Golden Grove and the open and natural character of the **Hills Face Zone**. Allotments within the zone at Golden Grove will retain a size of at least 4 hectares, which creates a significant contrast with the surrounding urban development. Properties are expected to feature large open areas with post and wire fencing and retain significant trees and natural creek lines traversing the landscape.

## 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.

### 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:

Parameter	Value
Maximum building height (from natural ground level)	1 storey

- 8 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum building height (from natural ground level)	1 storey

- 9 Sheds, garages and outbuildings should be finished in dark colours that are unobtrusive in the locality and blend in with the existing setting.
- 10 The storage, parking and keeping of a vehicle should occur only where:
  - (a) the use of the vehicle is ancillary to the existing legal use of the site
  - (b) the vehicle is stored, parked or kept in a suitable enclosed building or an area substantially screened from direct view of a public road or an adjoining residence by other buildings, mature vegetation or other similar visual barriers.

### Land Division

- 11 Land division in the suburb of Golden Grove 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*.

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table TTG/1 - Conditions for Complying Development](#):

- advertisement.

### 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>
Amusement machine centre	
Bus depot	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except detached dwelling
Fuel depot	
General industry	
Hotel	
Industry	
Intensive animal keeping	
Land division where located within <b>Yatala Vale</b> .	Except where either (a) or (b) is achieved: <ul style="list-style-type: none"> <li>(a) east of Seaview Road, north of Yatala Vale Road and west of Bellorophon Street, which results in a minimum:               <ul style="list-style-type: none"> <li>(i) allotment size of 4000 square metres</li> <li>(ii) frontage to any public road of 45 metres</li> </ul> </li> <li>(b) east of Bellorophon Street, which results in a minimum allotment size of 2 hectares.</li> </ul>
Major public service depot	

Form of Development	Exceptions
Motor repair station	
Office	
Petrol filling station	
Prescribed mining operations	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Special industry	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	

### Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
Detached dwelling	
Farm building	
Outbuilding in association with one or more of the following:	
(a) dwelling	
(b) horse keeping	
(c) horticulture.	

## Township Zone

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

### OBJECTIVES

- 1 Services and facilities grouped together to meet the needs of the local community and the visiting public.
- 2 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
  - detached dwelling
  - recreation area
  - shop (sited on allotments fronting North East Road or Haines Park).
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development should be mainly in the form of low-density detached dwellings.

#### Form and Character

- 4 Commercial and retail development should be:
  - (a) of a scale smaller than a centre or commercial zone
  - (b) confined to those:
    - (i) allotments having direct frontage and safe vehicle access to North East Road
    - (ii) sections of Perseverance Road and Park Street that adjoin Haines Park.
- 5 In the remainder of the zone, allotments should be used for low density, residential, community and recreational purposes.

## Central Linear Policy Area 18

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 policy area connects the eastern and western core at each end of the Township. Small to medium scale business and commercial activity predominates along the southern side of North East Road featuring single storey buildings with front verandas which address North East Road, whilst the northern side is primarily residential in character. This policy area features the North East Road crossing of the Tea Tree Creek which is lined with large River Red Gums and representing a visual landscape feature.

The creek, while currently modified, is a valued element of the policy area and is to be returned to a natural condition with its visual amenity improved. Landscaped parks and gardens typical of the early European settlement present a strong visual impact, which is enhanced by native street tree planting. It is anticipated that this landscaping scheme remains.

### 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 Non-residential land uses should be limited to sites which have vehicle access and frontages to North East Road.

## Eastern Core Policy Area 19

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 represents the centre of the old Township and provides a communal focal point for the City with Haines Park at its centre. The historic character of this area is largely intact and comprises significant historic buildings of one and two storeys grouped around and addressing Haines Park including the flour mill, the old Council Chambers and the old Tea Tree Gully Hotel.

Haines Park features a European landscape theme and is surrounded by native street tree planting which illustrates the history of European settlement; the distinction between these two landscape elements ought to be strengthened. Special landscape treatments are sought, and to be located at the gateways to create a sense of arrival at the Township.

The North East Road entrance to Anstey Hill Recreation Park is also an important gateway to the park and features historic building relics which line the entrance walk inside the park. It is envisaged that the building relics are retained as part of future development and thereby maintain the established character into the future.

### 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 Buildings should have:
  - (a) a maximum building height of two storeys
  - (b) simple and symmetrical footprints
  - (c) facades that address the street.

## Western Core Policy Area 20

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 characterised by a grouping of historic buildings on North East Road, which form a gateway to the historic township from the west. The policy area marks the visual change in scale and character from contemporary residential areas to historic township. Opportunities exist for reinforcing the gateway through an avenue of street trees along North East Road and tree planting in front gardens on the northern side of North East Road.

Special landscape treatments are also desirable at the gateways (i.e. entrance points) of the policy area to create a sense of arrival at the Township. In addition, Angove's tower and cellar are recognised as landmark buildings and are important elements of the western gateway. New development will respect these elements and it is expected that vistas of the tower will be maintained.

As it approaches the policy area, the four lane arterial road narrows to two lanes and becomes more intimate in character as it winds through the historic township. The intention is for this more intimate character to be retained. It is expected that when development occurs it complements the low urban density, set-backs, landscaping and open character evident in the area.

### 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 maintain the existing vistas of the tower that are visible when approaching the Angove's winery site along North East Road.



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

- advertisement
- domestic spa located behind a dwelling
- domestic swimming pool located behind a dwelling.

### 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	Except where it: <ul style="list-style-type: none"> <li>(a) does not move, flash, rotate, or incorporate an animated display</li> <li>(b) does not incorporate running lights</li> <li>(c) is less than 5 metres in height.</li> </ul>
Amusement machine centre	
Auction room	
Bus depot	
Bus station	
Crematorium	
Dairy	
Electricity generating station	
Electricity substation	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Industry	
Intensive animal keeping	
Motor repair station	
Outbuilding with a floor area greater than 60 square metres	
Prescribed mining operations	
Public service depot	

Form of Development	Exceptions
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Telecommunications facility	
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*.

## Urban Core Zone

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

### OBJECTIVES

- 1 A Regional Centre representing the primary focus for business and commercial services for the region, outside the central business district of Adelaide, providing a full range of shopping, administrative, cultural, community, entertainment, education, religious and recreational facilities, and public and private office development.
- 2 A mixed use zone accommodating a mix of employment generating land uses and medium to high density residential development in close proximity to a high frequency public transport corridor.
- 3 Development within a mixed use environment that is compatible with surrounding development and which does not unreasonably compromise the amenity of the zone or any adjoining residential zone.
- 4 Smaller dwellings, including innovative housing designs, located close to local services and public transport stops.
- 5 Mixed use development integrated with a high quality public realm that promotes walking, cycling, public transport patronage and positive social interaction.
- 6 A zone that provides a spatial separation, or transitions down, in scale and intensity to adjacent lower density residential zones.
- 7 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone is the Regional Centre and primary focus for business, commercial, community and cultural activity within the north eastern suburbs. In addition to this it has an important transport function accommodating the Modbury O’Bahn interchange. It is envisaged that these functions will be maintained and enhanced through an expansion of uses and the establishment of high density residential development to improve the vibrancy and activity within the centre.

The zone will transition into a contemporary and active urban centre focussed on pedestrians and high frequency public transport that is well connected to housing, jobs, shops, facilities and services. It will support a broad range of businesses, services and employment and will adapt according to community and market preferences and retail and commercial trends. It will have a high intensity of activity and take on a compact urban form. The introduction of high density residential development into the zone is highly desired to support surrounding business, services, infrastructure and employment.

Where residential development occurs it is important to ensure that density is maximised given the limited availability of land available within greater Adelaide for mixed use development close to mass transit infrastructure. Within the **Main Street Policy Area 10** residential development should form part of integrated mixed use buildings. Outside of these areas stand alone residential development is suitable if it achieves a net residential density greater than 67 dwellings per hectare. Uses that generate activity outside standard business hours and occupy vacant or underutilised spaces are also encouraged.

Where a vertical mix of land uses occur non-residential uses will be focussed on the lower floors with the most active uses on the ground floor. These uses which include restaurants, cafes, shops, small scale fitness centres, licensed premises and offices provide an interesting and appealing environment for pedestrians.

Active building frontages which frame spaces will be established to promote more lively streets. Buildings will address key streetscapes and key pedestrian and cycle connections identified on [Concept Plan TTG/17 - Urban Core Movement and Landscaping](#).

Along Reservoir Road, land adjoining Civic Park, and along North East Road adjacent Civic Park active building frontages are most desired. In these locations building frontages at ground level will encourage interest and invite interaction by establishing a high frequency of different tenancies and favour windows, doors and openings over blank walls. Existing larger format retail outlets will be wrapped in smaller tenancies externalising the most active land uses and increasing the transparency of these uses to the street. Continued expansion of retail development that internalises smaller tenancies and externalises the blank walls of larger format retail stores is not desirable and should be avoided.

## **Movement**

Encouraging more transit use, walking and cycling will be a key outcome of the future development. High quality streetscapes and convenient pedestrian and cycle connections will be given a priority in the layout and design of development. Key pedestrian routes and connections will be established and enhanced in accordance with [Concept Plan TTG/17 - Urban Core Movement and Landscaping](#).

Internal mall connections may be suitable as key pedestrian routes if they remain publically accessible when pedestrian traffic to key destinations such as the O-Bahn interchange is expected (such as peak morning and evening commute times). External connections should consist of wide walking and cycling routes that include shade trees, footpaths and ramps in predictable locations.

Of particular importance are linkages to key destinations such as the adjoining **Residential Zone**, the O-Bahn Interchange, Civic Park and the establishment of stronger connections between the two key retail centres (Tea Tree Plaza and Modbury Triangle) that are currently separated by Reservoir Road and large expanses of at grade parking.

Cycling will be supported by establishing end of trip facilities such as sheltered bicycle storage, supplying bicycle parking, showers and changing facilities, all in close proximity and connected to the 'bike direct' network.

Modbury Avenue will connect pedestrians to shops and services within Modbury Triangle from Reservoir Road and stronger links will be established to better connect it to Smart Road and North East Road creating a shared use space that generates high levels of activity and could also be used for market activities and events.

## **Car parking and access**

The provision for car parking will be shared throughout the zone recognising that visitors will visit multiple destinations within the centre. It is desirable to screen parking from public streets through the use of basement parking or multi-level parking that is sleeved behind retail, commercial or residential building facades. Where this is not possible landscaping, interesting facades and the use of innovative screening and materials will reduce the visual impact and bulk of parking structures. At grade parking fronting key streetscapes and pedestrian connections is not desirable. Landscaping and planting of shade trees will improve the amenity of existing at grade parking.

Access points should be reduced and consolidated where possible and clearly signposted to avoid traffic and pedestrian conflict.

Safe access for maintenance and delivery vehicles will be provided and loading docks will include service yard enclosures that ensure the acoustic and visual amenity of the surrounding areas is not impacted upon.

## **Landscape**

Stands of large trees, creeks and slightly undulating topography contribute strongly to the distinctive character of the zone. Where possible these natural elements will be retained and integrated into future development.

On private land, landscaping will compliment the planting in the public realm and utilise a combination of low level planting and tree planting that ensures sightlines are maintained for crime prevention purposes while providing shade, screening of larger buildings and improving the amenity of the zone as a whole.

## Gateways

Gateways at key locations indicated on [Concept Plan TTG/17 - Urban Core Movement and Landscaping](#) will create a sense of address and arrival, highlighting key entrance points into the centre.

Gateways will be created through both public realm enhancements and the development of landmark buildings to highlight these key intersections. Buildings here will create dominant architectural and visual elements within the locality. They will address both street frontages through the use of prominent entries, large windows, verandas and canopies and highlight street corners through increased building height and roof pitch and by projecting corner elements forward to the street boundary or alternatively chamfering the corner of buildings and creating forecourts and entries that contribute to the gateway through public art, landscaping and water features.

## Civic Park

Civic Park will be a major focus area for community recreation, activities and events featuring a high quality regional open space with entertainment, accommodation, conference and civic offices on its periphery. Development here will support the open space function and community and recreation activities through the establishment of play equipment, shelters, park furniture, and infrastructure associated with community events. Development with a frontage to Civic Park or adjacent to it should frame this space and actively engage and interact with the park by locating more active land uses along the park frontage and a utilising a built form with a high frequency of openings, windows and doors.

## Transition

Transition areas identified on [Concept Plan Map TTG/16 - Urban Core Land Uses](#) will create a gradual change between intense activity within the zone and more sensitive residential land uses within the **Residential Zone**.

Development here will minimise adverse impacts on surrounding areas through design and siting aimed at ensuring appropriate solar access to properties within the **Residential Zone** and reducing potential adverse amenity impacts such as noise and overlooking. Appropriate site layout, building envelopes and setbacks, graduating building heights and the use of screening and landscaping will be used to ensure that residential amenity outside of the zone is retained.

Development here will display a less commercial appearance. Pitched roofs constructed of prefinished coloured steel or tiles are favoured along with common residential materials such as brick walls. Higher solid to void ratios reflective of surrounding residential development are also desirable to maintain a residential feel. Residential development will take the form of apartments within mixed use development or stand alone townhouses, terraces and residential flat buildings.

## Light Industry

The light industry area identified on [Concept Plan Map TTG/16 - Urban Core Land Uses](#) will evolve into an eclectic mix of uses including storage and warehousing, offices and consulting rooms, studios and technology based business.

Design techniques will be implemented to ensure that the amenity of the adjoining **Residential Zone** is maintained. The office component of buildings will be located toward the street frontage and address public roads by providing windows, defined building entries, and projections such as verandas and porticos. Design solutions such as screening of service areas, acoustic treatments at the zone interface, and landscaped parking areas will be provided and will benefit the area as a whole.

## Core

Within the zone it is envisaged that the most substantial developments and concentrations of retail, office and commercial activities will occur within the Core Area identified on [Concept Plan Map TTG/16 - Urban Core Land Uses](#) adjacent to the transport interchange, Tea Tree Plaza Shopping Centre, Modbury Triangle Shopping Centre Montague Road and Modbury Hospital and will be focused along Smart Road and the central part of Reservoir Road.

## 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
  - child care facility
  - civic centre
  - community centre
  - consulting room
  - convention centre
  - dwelling
  - educational establishment
  - entertainment venue except within a transition area identified on [Concept Plan Map TTG/16 - Urban Core Land Uses](#)
  - emergency services facility
  - hospital
  - hotel except within a transition area identified on [Concept Plan Map TTG/16 - Urban Core Land Uses](#)
  - library
  - indoor recreation facility
  - licensed premises
  - light industry within the light industry area identified on [Concept Plan Map TTG/16 - Urban Core Land Uses](#)
  - motor repair station
  - place of worship
  - nursing home
  - office
  - pre-school
  - residential flat building
  - retirement village
  - service industry within the light industry area identified on [Concept Plan Map TTG/16 - Urban Core Land Uses](#)
  - store within the light industry area identified on [Concept Plan Map TTG/16 - Urban Core Land Uses](#)
  - shop or group of shops
  - special event
  - supported accommodation
  - tourist accommodation
  - warehouse within the light industry area identified on [Concept Plan Map TTG/16 - Urban Core Land Uses](#).
- 2 Development listed as non-complying is generally inappropriate.
- 3 Core Areas, Transition Areas and other identified features should be developed in accordance with [Concept Plan Map TTG/16 - Urban Core Land Uses](#).
- 4 Core Areas should be developed to include a range of land uses that are high pedestrian generators, directly promote public transport use and provide opportunities for multi-purpose trips.
- 5 Light industrial and commercial development (including high technology and research based activity) should be located in the Light Industry area designated on [Concept Plan Map TTG/16 - Urban Core Land Uses](#) and be compatible with adjoining uses.
- 6 Core Areas should incorporate integrated public open spaces, sport and recreation facilities, and community areas that act as social hubs for communal activity.
- 7 Except in Core Areas where a higher intensity of development is envisaged, non-residential development should comprise uses that:

- (a) encourage walking to local shopping, community services and other activities
- (b) do not detrimentally impact on the amenity of nearby residents.

### **Form and Character**

- 8 Development should be consistent with the desired character for the zone.
- 9 Residential development (other than residential development in mixed use buildings), should achieve a minimum net residential site density of 67 dwellings per hectare.
- 10 Residential development in a mixed use building should achieve a minimum net residential site density of 60 dwellings per hectare.
- 11 In Transition Areas, development should provide a built form that provides the transition between an intense core of development and neighbouring lower intensity development.
- 12 In Transition Areas, buildings should adopt a less commercial appearance by:
  - (a) utilising traditional pitched roof forms and materials such as tiles or pre-coloured coated metal sheeting
  - (b) utilising traditional materials such as brick, stone or rendered masonry
  - (c) designing building facades with a high solid to void ratio reflective of traditional dwelling styles and the surrounding **Residential Zone**.

### **Design and Appearance**

- 13 In areas identified as Active frontages on [Concept Plan Map TTG/18 - Urban Core Setbacks and Frontages](#):
  - (a) the ground and first floors of buildings 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 shops, office and residential without the need for significant change to the building
  - (b) a minimum of 60 per cent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed to promote active street frontages and maximise passive surveillance.
- 14 Development within gateways illustrated on [Concept Plan Map TTG/17 - Urban Core Movement and Landscaping](#) should:
  - (a) define and create a landmark building which addresses all street frontages by incorporating corner elements such as verandas, balconies and other articulation into the design of the building
  - (b) incorporate prominent entrances and/or windows at the apex
  - (c) increase roof articulation, pitch and building height at the corner to emphasise the importance of the street corner
  - (d) projecting corner elements forward or incorporating entries and forecourts with public art and landscaping
  - (e) reveal attractive interior spaces and activities through atriums, grand entries and large windows
  - (f) highlight key building corners and road intersections through varying building heights, changes in façade planes, awnings, canopies, signs and pedestrian entrances.

- 15 Except in Core Areas as identified on [Concept Plan Map TTG/16 - Urban Core Land Uses](#), development of three or more storeys in height should ensure that:
- (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment 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).
- 16 Buildings should address key streetscapes and the key pedestrian network illustrated on [Concept Plan Map TTG/17 - Urban Core Movement and Landscaping](#) and the 'Bike Direct' network.
- 17 Masonry fences should be no more than 1.2 metres in height to maintain sight lines between buildings and the street and to improve safety through passive surveillance.
- 18 Buildings should predominantly provide vehicle access via a side street or rear lane access way.
- 19 Side streets and rear lane access ways should be designed to:
- (a) provide space between buildings to create a more interesting public realm, and allow for landscaping, lighting, vehicles and pedestrian movement
  - (b) achieve active frontages at a lower intensity than the primary street frontage
  - (c) provide access for servicing residential and commercial development including waste collection vehicles and delivery vehicles.

## Building Envelope

### Building Height

- 20 Except where airport building height restrictions prevail, building heights (excluding any rooftop located mechanical plant or equipment) should be consistent with [Concept Plan Map TTG/15 - Urban Core Building Heights](#).

### Setbacks from the Primary Road Frontage

- 21 Buildings (excluding verandas, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters:

Area	Minimum setback from side boundaries
Arterial roads and key streetscapes	As illustrated on <a href="#">Concept Plan Map TTG/18 - Urban Core Setbacks and Frontages</a>
All other primary street frontages	3 metres



### Setbacks from side boundaries

- 22 Buildings (excluding verandas, porticos and the like) should be set back from side boundaries in accordance with the following parameters:

Designated area	Minimum setback from side boundaries
<b>Main Street Policy Area 10</b>	No minimum
Core Area	No minimum
Transition Area (except where <b>Main Street Policy Area 10</b> applies)	0 metres (1 storey) for a maximum length of 10 metres 1 metre (2 storey component) 2 metres (3 storey component) 3 metres (components 4 storey and above)
Any area not designated by the above	No minimum

### Other Setbacks

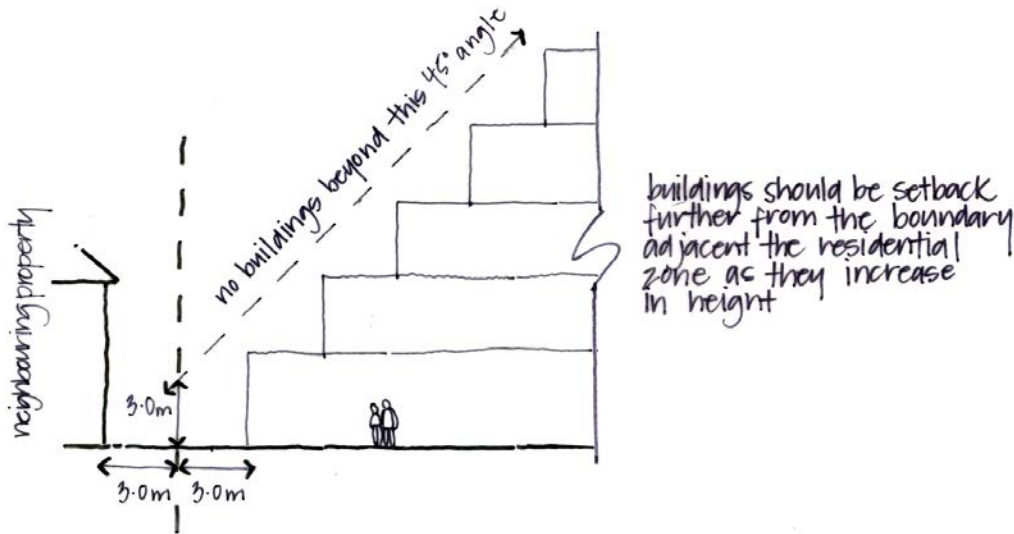
- 23 Buildings (excluding verandas, porticos and the like) should be set back in accordance with the following parameters:

Designated area	Setback parameter
Minimum setback from secondary road frontage:	
<b>Main Street Policy Area 10</b>	No minimum
Core Area	No minimum
Transition Area	0.9 metres
Minimum setback from a rear access way	No minimum where the access way is 6.5 metres or more
Minimum setback from the rear allotment boundary	0 metres except at interface locations illustrated on <a href="#">Concept Plan Map TTG/16 - Urban Core Land Uses</a> 3 metres at interface locations illustrated on <a href="#">Concept Plan Map TTG/16 - Urban Core Land Uses</a>

### Interface Height Provisions

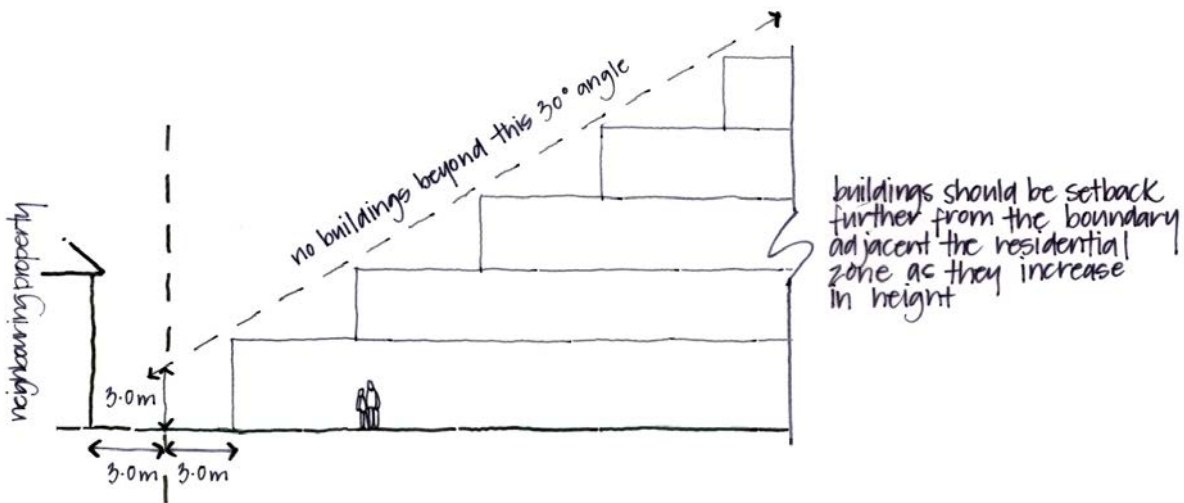
- 24 To minimise building massing at the interface with residential development outside of the zone, buildings should be constructed within a building envelope provided by a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a residential zone (except where this boundary is a southern boundary or the Primary Road Corridor), as illustrated in **Figure 4**:

Figure 4



- 25 To minimise overshadowing of sensitive development outside of the zone, buildings should be constructed within a building envelope provided by a 30 degree plane grading north, measured from a height of 3 metres above natural ground level at the southern zone boundary (Figure 5):

Figure 5



## Vehicle Parking

- 26 Vehicle parking should be provided in accordance with the rates set out in [Table TTG/2 - Off Street Vehicle Parking Requirements](#) or [Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever applies).

## Land Division

- 27 A traditional street grid pattern should be reinforced in any comprehensive development of areas for mixed use activity to maintain clear sightlines and ensure maximum connectivity.
- 28 Wherever practicable, land division and site amalgamation should:
- create allotments that vary in size and are suitable for a variety of residential and commercial uses
  - improve the level of integration associated with the design and layout of buildings, vehicle parking areas, access points and landscaping treatments

(c) make provision for rear access and service lanes.

### **Transportation and Access**

29 Pedestrian connections should be established in accordance with [Concept Plan Map TTG/17 - Urban Core Movement and Landscaping](#).

## Main Street Policy Area 10

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

### OBJECTIVES

- 1 An entertainment, shopping and commercial main street supported by medium and high density residential development.
- 2 Development that is largely consistent in height and width, and frames the street at ground level and first floor level.
- 3 An interesting and varied skyline as viewed from the street and afar, provided by modulation in roof forms and the use of parapets.
- 4 A visually interesting streetscape with buildings having a high level of fenestration and detail, and balconies orientated towards the street.
- 5 An intimate public realm with active streets created by buildings designed with frequently repeated frontage form and narrow tenancy footprints.
- 6 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area will develop as a contemporary interpretation of a main street that attracts people to its variety of land uses and appealing pedestrian focused design. The street will balance both a main road function and a main street experience with a primary focus being shopping, restaurants, community services and entertainment uses.

The policy area will connect the two shopping centres on either side of Reservoir Road by achieving consistent setbacks from the road (5 metres) and creating a cohesive main street character. Retail floor area expansion in this locality will change the form and character of this street by wrapping big box developments with an envelope of smaller buildings and more active frontages or developing the fringes of these shopping centre sites with smaller tenancies along the street frontage.

Development here will contribute positively to the quality of the public realm with buildings that include canopies, modelled facades and balconies that make use of light and provide shade and architectural detail. Solid materials will be balanced with glazed areas.

#### Building Frontages

At ground level land uses will be non-residential and will encourage people to walk, window shop and interact. Buildings will create visual interest for the pedestrian; contain frequent pedestrian entries and clear glazed display windows to the street. Buildings will establish a width, rhythm and pattern of facades that support interest and create a variety of tenancies with narrow footprints. Above street level development will incorporate balconies that take advantage of views and the active public environment below.

#### Access and Parking

Additional road access will be minimised within the policy area and priority will be given to pedestrian safety, amenity and convenient pedestrian links through car parks. Reduced parking provision will be considered where it is required to give priority to design and street activation objectives. Parking will be located at the rear, below buildings or sleeved behind retail and commercial frontages.

## Streetscape

Reservoir Road will be characterised by a wide pedestrian footpath and landscaping consisting of shade trees and low level planting. Buildings will be setback 5 metres from the Reservoir Road kerb to allow for 1.5 metres of landscaping and a further 3.5 metres of paved footpath adjoining shop fronts. The footpath will be sheltered with verandas or awnings ideally between 3 metres and 3.7 metres above ground level to assist in creating a human scale and provide weather protection for pedestrians.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 Development on the ground floor of buildings should be non-residential.
- 2 There is no maximum floor area for shops or group of shops in the policy area.

### Form and Character

- 3 Development should be consistent with the desired character for the policy area.
- 4 Pedestrian shelter and shade should be provided over footpaths through the use of structures such as awnings, canopies and verandas that as designed to be visually attractive and effective and assist in achieving a human scale.
- 5 Buildings should contribute to an active, interesting and comfortable pedestrian environment along Reservoir Road by:
  - (a) providing at least 60 per cent of the frontage as large shopfront openings or large display windows to a shop (including a café or restaurant) or other community or commercial uses which provides pedestrian interest and activation
  - (b) establishing 10 or more tenancies per 100 metres
  - (c) incorporating weather protection such as verandas, awnings or canopies
  - (d) designing buildings with a scale and form which complements and frames the pedestrian environment
  - (e) establishing a setback of 5 metres from the kerb to the building facade to create a pedestrian environment that allows for landscaping, street furniture, outdoor dining opportunities and a wide pedestrian footpath
  - (f) establishing paving between the property boundary and building facade consistent and integrated with the public realm.
- 6 The finished floor level of the ground floor of buildings should be level with the footpath to enable universal access.

## PROCEDURAL MATTERS

### Complying Development

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

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

- 1 Change in the use of land, from residential to office on the ground or first floor of a building.
- 2 Change in the use of land, from residential to shop less than 250 square metres on the ground floor of a building.
- 3 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):
    - Core area shown on [Concept Plan Map TTG/16 – Urban Core Land Uses](#)
    - **Main Street Policy Area 10**
  - (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 TTG/2 - Off Street Vehicle Parking Requirements](#) or the desired minimum in rate in [Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas](#) (whichever table applies) to the nearest whole number, except in any one or more of the following circumstances:
- (i) the building is a local heritage place
  - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved
  - (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

### Non-complying Development

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

Form of development	Exceptions
Fuel depot	
General industry	
Light Industry	Within the Light Industry Area illustrated on <a href="#">Concept Plan Map TTG/16 - Urban Core Land Uses</a>
Public service depot	
Road transport terminal	
Service trade premises	Within the Light Industry Area illustrated on <a href="#">Concept Plan Map TTG/16 - Urban Core Land Uses</a>
Special industry	
Store	Within the Light Industry Area illustrated on <a href="#">Concept Plan Map TTG/16 - Urban Core Land Uses</a>
Transport depot	
Warehouse	Within the Light Industry Area illustrated on <a href="#">Concept Plan Map TTG/16 - Urban Core Land Uses</a>
Waste reception, storage, treatment or disposal	

## Public Notification

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

In addition, one or more of the following forms of development, or any combination of (except where the development is classified as non-complying), are designated:

Category 1	Category 2
Advertisement	All forms of development not listed as Category 1
Aged persons accommodation	
All forms of development that are ancillary and in association with residential development	
All forms of development within the Core Area illustrated on <a href="#">Concept Plan Map TTG/16 - Urban Core Land Uses</a>	
Child care facility	
Community centre	
Consulting room	
Convention centre	
Dwelling	
Educational establishment	
Hotel except where located within the Transition Area identified on <a href="#">Concept Plan Map TTG/16 - Urban Core Land Uses</a>	
Indoor recreation facility	
Nursing home	
Library	
Licensed premises except where located in the Transition Area identified on <a href="#">Concept Plan Map TTG/16 - Urban Core Land Uses</a>	
Office	
Pre-school	
Primary school	
Place of worship	
Residential flat building	
Retirement village	
Shop or group of shops	
Supported accommodation	
Tourist accommodation	



## Watershed Protection (Mount Lofty Ranges) Zone

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

### OBJECTIVES

- 1 Provision of a safe drinking water supply to Adelaide by improving the quality and quantity of water harvested from the Mount Lofty Ranges Watershed.
- 2 Development liable to contribute to the pollution or reduction of surface and/or underground water resources excluded from the zone.
- 3 Extensive areas of native vegetation to safeguard the catchment and recharge characteristics of the water resource.
- 4 The conservation of the rural character, scenic amenity and bushland of the Mount Lofty Ranges.
- 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.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - cellar door sales
  - commercial forestry
  - grazing
  - low intensity farming activities
  - small scale restaurants associated with a winery or cellar door sales
  - small scale wineries.
- 2 Development should not adversely affect the quality or quantity of water resources.
- 3 Horticulture development should only occur where:
  - (a) surface and/or subsurface water of sufficient quantity and quality is available to sustain the development
  - (b) the soil structure and nature of the land are capable of supporting the proposed development
  - (c) it does not cause an increase in the nutrients, turbidity, pesticides or salinity levels of either surface or groundwater supplies
  - (d) it is located a minimum distance of 50 metres from the edge of stands of significant native vegetation or native grasses
  - (e) it is located no closer than 50 metres from a lake, watercourse or wetland.
- 4 Irrigated horticulture should be designed to ensure that land that is prone to 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 that produce strong organic, chemical or other intractable wastes should not be established (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.

### **Form and Character**

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 Rural land should be retained primarily for agricultural purposes.
- 12 Development should include revegetation with indigenous species to increase the native vegetation cover within the zone.
- 13 New plantings of pine forests should not be developed unless:
  - (a) on land that has previously been cleared and used for farming or horticulture
  - (b) located significantly away from native forests, bushland and parks
  - (c) sufficient separation distances are provided between the forest and surrounding agricultural land as a protection against fire.
- 14 Wineries should be located on an allotment with a vineyard or adjacent to an allotment with a vineyard.
- 15 Wineries should only be established where at least one of the following can be achieved:
  - (a) the processing of grapes or grape product is less than the equivalent of a 250 tonne crush per annum
  - (b) the method of wastewater disposal is by means of a mains sewerage or common effluent scheme.
- 16 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)

- 17 Winery development should be of a scale that does not result in:
- (a) detrimental impacts upon rural landscapes, infrastructure and services
  - (b) the processing of grapes or grape product exceeding the equivalent of a 2500 tonne crush per annum on an allotment.
- 18 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.
- 19 Winery development should provide that all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.
- 20 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 1:50000 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).
- 21 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 1:50000 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.
- 22 Wineries involving the on-site treatment and disposal of waste water should:
- (a) connect to a system capable of treating the winery waste water to a biological oxygen demand (BOD) of less than 100 mg/litre before it is stored in the open for more than 48 hours
  - (b) dispose the treated winery waste water to a suitable irrigation field

- (c) mound the irrigation field in a manner that would direct excess effluent runoff to a spill retention basin(s) and minimise the potential for treated waste water to enter:
  - (i) an adjacent allotment
  - (ii) public land
  - (iii) a watercourse, where a watercourse is identified as a blue line on a 1:50000 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.
- 23 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.
- 24 Restaurants should only be established where connected to a mains sewerage or common effluent scheme.
- 25 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.
- 26 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).
- 27 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).

- 28 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 1:50000 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**

- 29 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.
- 30 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.
- 31 When land adjoining streams is divided provision should be made for a reserve of at least 30 metres in width along the watercourse with resulting allotments separated from such a reserve by a public road.

## **PROCEDURAL MATTERS**

### **Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 1993*.

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table TTG/1 - Conditions for Complying Development](#):

- advertisement.

## 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 (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> <li>(i) the industry does not have septic tank and subsurface soakage field or disposal area or any other wastewater treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood event.</li> </ul>

Form of Development	Exceptions
	<p>Alterations and/or additions to an existing dwelling where (a) or (b) applies:</p> <ul style="list-style-type: none"> <li>(a) the extension does not exceed 50 per cent of the floor area of the existing dwelling</li> <li>(b) the extension does exceed 50 per cent of the floor area of the existing dwelling, and complies with the following criteria: <ul style="list-style-type: none"> <li>(i) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(ii) it is to be connected to an approved waste treatment system which may include sewage, Community Wastewater Management System or on-site wastewater treatment and disposal methods</li> <li>(iii) it does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) it does not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(v) it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event</li> <li>(vi) it is sited at least 25 metres from any watercourse.</li> </ul> </li> </ul>
	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 return interval 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 that allotment</li> </ul>

Form of Development	Exceptions
	<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 which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods</li> <li>(f) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(g) does not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(h) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval period flood event</li> <li>(i) is sited at least 25 metres from any watercourse.</li> </ul>
	Farming
	Farm building
	Fire station
	<p>Horticulture where:</p> <ul style="list-style-type: none"> <li>(a) surface and/or subsurface water of sufficient quantity and quality is available to sustain the development</li> <li>(b) the soil structure and nature of the land are capable of supporting the proposed development</li> <li>(c) it does not cause an increase in the nutrients, turbidity, pesticides or salinity levels of either surface or groundwater supplies</li> <li>(d) the growing of olives is not located within 500 metres of:               <ul style="list-style-type: none"> <li>(i) a national park</li> <li>(ii) a conservation park</li> <li>(iii) a wilderness protection area</li> <li>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</li> </ul> </li> <li>(e) the growing of olives is not located within 50 metres of the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</li> </ul>
	<p>Land division where:</p> <ul style="list-style-type: none"> <li>(a) no additional allotments are created either partly or wholly within the zone</li> <li>(b) each resulting allotment provides a suitable site for a detached dwelling which complies with the following criteria:               <ul style="list-style-type: none"> <li>(i) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(ii) be connected to an approved waste treatment system which may include sewage, Community Wastewater Management System or on-site wastewater treatment and disposal methods</li> <li>(iii) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) not have wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> </ul> </li> </ul>



Form of Development	Exceptions
	<ul style="list-style-type: none"> <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 flood event</li> <li>(vi) is sited at least 25 metres from any watercourse.</li> </ul>
	<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

Form of Development	Exceptions
	<p>Restaurant where:</p> <ul style="list-style-type: none"><li>(a) it is located on the same allotment as a winery or a shop where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product</li><li>(b) the method of waste water disposal is by means of a mains sewerage or common effluent scheme</li><li>(c) it does not result in more than 75 seats for customer dining purposes on the allotment</li><li>(d) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time</li><li>(e) no part of the development is undertaken in areas subject to inundation by a 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.</li></ul>
	<p>Shop where:</p> <ul style="list-style-type: none"><li>(a) the tasting of wine and retail sale of wine are the predominant activities</li><li>(b) the sale and tasting of wine is limited to that which is uniquely the licensee's own product</li><li>(c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares</li><li>(d) it is setback at least 50 metres from roads other than where occupying a state or local heritage listed building</li><li>(e) it does not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales on the allotment (and this includes any retail sale of non-beverage or non-food items)</li><li>(f) the method of waste water disposal does not involve the storage of wastewater in holding tanks</li><li>(g) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time</li><li>(h) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.</li></ul>
	<p>Telecommunications facility below 30 metres in height</p>
	<p>Tourist accommodation and ancillary uses (not including caravan or camping grounds) that achieves one of the criteria (a) to (c), and all of the criteria (d) to (j):</p> <ul style="list-style-type: none"><li>(a) within part of or as an extension to a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to eight guests are accommodated in hosted accommodation</li><li>(b) wholly within a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to ten guests are accommodated in non-hosted accommodation</li><li>(c) wholly within or within part of or as an extension to a State or local heritage place (which may be in association with a new or existing dwelling) and where no more than thirty guests are accommodated on a single allotment and where no other habitable building erected after 21 September 2000 exists</li></ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(d) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or situated on land fill which would interfere with the flow of such flood waters</li> <li>(e) be connected to an approved waste treatment system which may include sewage, Community Wastewater Management System or on-site wastewater treatment and disposal methods</li> <li>(f) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse and when accommodating eleven guests or more any effluent generated is not disposed onto land:               <ul style="list-style-type: none"> <li>(i) in a high rainfall zone (&gt;900 millimetres/year)</li> <li>(ii) within 200 metres of a major watercourse (3<sup>rd</sup> or higher order)</li> </ul> </li> <li>(g) not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(h) not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event</li> <li>(i) is sited at least 25 metres from any watercourse</li> <li>(j) has an approved secure, potable water supply that can provide at least 125 litres per person per day (including staff).</li> </ul>
Veranda	
	Water storage tank except dam.
	<p>Winery 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>(iv) administration</li> <li>(v) bottling</li> <li>(vi) packaging</li> <li>(vii) storage of wine</li> <li>(viii) waste water treatment, storage and disposal (where the processing of grapes or grape product does not exceed the equivalent of a 250 tonne crush per annum)</li> </ul> </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>

## Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 1993*.

Further, the following forms of development are designated:

Category 1	Category 2
	<p data-bbox="726 465 965 499">Agricultural industry</p> <p data-bbox="726 510 1002 544">Cellar door sales outlet</p> <p data-bbox="726 555 1252 589">Dwelling where one of the following applies:</p> <ul data-bbox="782 589 1388 992" style="list-style-type: none"><li data-bbox="782 589 1388 745">(a) 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</li><li data-bbox="782 745 1388 992">(b) it is to be established within 300 m 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></ul> <p data-bbox="726 1003 1380 1070">Mineral water extraction and/or processing plant where bottling plants only use non refillable containers.</p> <p data-bbox="726 1081 861 1115">Restaurant</p> <p data-bbox="726 1126 877 1160">Shop where:</p> <ul data-bbox="782 1160 1372 1373" style="list-style-type: none"><li data-bbox="782 1160 1372 1227">(a) the tasting of wine and retail sale of wine are the predominant activities</li><li data-bbox="782 1227 1372 1294">(b) the sale and tasting of wine is limited to that which is uniquely the licensee's own product</li><li data-bbox="782 1294 1372 1373">(c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares.</li></ul> <p data-bbox="726 1384 1396 1451">Winery processing grapes or grape product less than the equivalent of a 500 tonne crush per annum</p> <p data-bbox="726 1462 1252 1496">Winery (except when non-complying) where:</p> <ul data-bbox="782 1496 1396 1870" style="list-style-type: none"><li data-bbox="782 1496 1396 1585">(a) the processing of grapes or grape product exceeds the equivalent of a 500 tonne crush per annum</li><li data-bbox="782 1585 1396 1870">(b) winery waste water treatment equipment, buildings containing wine-making activities and buildings containing bottling activities are located at least 300 metres from:<ul data-bbox="837 1709 1396 1870" style="list-style-type: none"><li data-bbox="837 1709 1396 1776">(i) tourist accommodation (except where it is sited on the same allotment as the winery)</li><li data-bbox="837 1776 1396 1870">(ii) residential development (except where it is sited on the same allotment as the winery)</li></ul></li></ul>

# Table Section



## Table TTG/1 - Conditions for Complying Development

Form of Development	Compliance Criteria / Conditions																									
Advertisement	<ol style="list-style-type: none"> <li>1 The advertisement does not move, flash or rotate.</li> <li>2 Where located in <b>Golden Grove Residential Policy Area 15</b>, the advertisement has no external materials being white, silver or highly reflective.</li> <li>3 The advertisement is for one of the following:               <ol style="list-style-type: none"> <li>(a) security service</li> <li>(b) traffic direction sign.</li> </ol> </li> <li>4 If a security service, it:               <ol style="list-style-type: none"> <li>(a) has a maximum area of 0.4 square metres</li> <li>(b) results in no more than two security service advertisements per premises.</li> </ol> </li> <li>5 If a traffic direction sign, it:               <ol style="list-style-type: none"> <li>(a) has a maximum height of 1.5 metres</li> <li>(b) is located at the access point to a car park</li> <li>(c) includes a minimum of 60 per cent of advertisement area that consists only of relevant directional information.</li> </ol> </li> </ol>																									
Detached dwelling or semi-detached dwelling (including alterations and additions)	<ol style="list-style-type: none"> <li>1 The dwelling is located outside of:               <ol style="list-style-type: none"> <li>(a) <b>Golden Grove Residential Policy Area 15</b></li> <li>(b) <b>Target Hill Policy Area 17</b></li> <li>(c) <b>Residential Growth Policy Area 11</b></li> </ol> </li> <li>2 The dwelling achieves the following parameters:               <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #cccccc;"> <th style="text-align: left; padding: 5px;">Parameter</th> <th style="text-align: center; padding: 5px;">Detached dwelling</th> <th colspan="3" style="text-align: center; padding: 5px;">Semi-detached dwelling</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Maximum storeys</td> <td style="text-align: center; padding: 5px;">1</td> <td style="text-align: center; padding: 5px;">2</td> <td style="text-align: center; padding: 5px;">1</td> <td style="text-align: center; padding: 5px;">2</td> </tr> <tr> <td style="padding: 5px;">Minimum site area (square metres)</td> <td style="text-align: center; padding: 5px;">350</td> <td style="text-align: center; padding: 5px;">325</td> <td style="text-align: center; padding: 5px;">325</td> <td style="text-align: center; padding: 5px;">275</td> </tr> <tr> <td style="padding: 5px;">Minimum width of site frontage (metres)</td> <td style="text-align: center; padding: 5px;">10</td> <td style="text-align: center; padding: 5px;">10</td> <td style="text-align: center; padding: 5px;">9</td> <td style="text-align: center; padding: 5px;">9</td> </tr> <tr> <td style="padding: 5px;">Average width of site (metres)</td> <td style="text-align: center; padding: 5px;">10</td> <td style="text-align: center; padding: 5px;">10</td> <td style="text-align: center; padding: 5px;">9</td> <td style="text-align: center; padding: 5px;">9</td> </tr> </tbody> </table> </li> </ol>	Parameter	Detached dwelling	Semi-detached dwelling			Maximum storeys	1	2	1	2	Minimum site area (square metres)	350	325	325	275	Minimum width of site frontage (metres)	10	10	9	9	Average width of site (metres)	10	10	9	9
Parameter	Detached dwelling	Semi-detached dwelling																								
Maximum storeys	1	2	1	2																						
Minimum site area (square metres)	350	325	325	275																						
Minimum width of site frontage (metres)	10	10	9	9																						
Average width of site (metres)	10	10	9	9																						
	<ol style="list-style-type: none"> <li>3 The front setbacks from public roads are:</li> </ol>																									

Form of Development	Compliance Criteria / Conditions
---------------------	----------------------------------

Development	Minimum setback
Dwelling (other than corner block)	4 metres or equal to the setback of the adjoining development, whichever is greater.
Dwelling (corner block)	(a) 4 metres or equal to the minimum setback of the adjoining development, whichever is greater (for the primary frontage). (b) 2.5 metres (for the secondary frontage).
Garage/carport	5.5 metres

4 The side and rear setbacks are:

Parameter	Distance
Minimum rear setback	(a) for allotments that do not exceed 300 square metres: (i) 3 metres (for ground floor components) (ii) 5 metres (for two storey components). (b) for allotments that exceed 300 square metres: (i) 4 metres (for ground floor components) (ii) 6 metres (for two storey components).
Minimum side setback from one side boundary	900 millimetres (single storey component). 2 metres (two storey component).
Maximum wall lengths (if built to boundary)	50 per cent of the length of the boundary or 8 metres, whichever is lesser.

5 The setbacks from the following development are at least:

- (a) 100 metres from the top of bank, or creek crossing point of:
  - (i) Cobbler Creek
  - (ii) Dry Creek
  - (iii) Little Para River
  - (iv) River Torrens.
- (b) 60 metres from the centreline of, or creek crossing points of secondary level creeks as shown on *Overlay Maps - Development Constraints*
- (c) 20 metres from the centreline of, or creek crossing points of third level creeks as shown on *Overlay Maps - Development Constraints*

6 Private open space:

- (a) is at least:
  - (i) 24 square metres, with a minimum width of 3 metres (for allotments 250-299 square metres)
  - (ii) 60 square metres, with a minimum width of 4 metres (for allotments 300-500 square metres)



Form of Development	Compliance Criteria / Conditions				
	<ul style="list-style-type: none"> <li>(iii) 80 square metres, with a minimum width of 4 metres (for allotments greater than 500 square metres)</li> <li>(b) includes one part of the space of at least 24 square metres that is directly accessible from a habitable room.</li> </ul>				
7	<p>Visual privacy is achieved such that upper storey windows achieve one of the following:</p> <ul style="list-style-type: none"> <li>(a) window sills are a minimum of 1.5 metres above the upper-storey floor level</li> <li>(b) windows have fixed obscured glass to a height of 1.5 metres above the upper-storey level</li> <li>(c) if capable of being opened, windows are an awning window hinged at the top and not capable of being opened more than 200 millimetres.</li> </ul>				
8	<p>A minimum of two on-site car parking spaces is provided for each dwelling, that:</p> <ul style="list-style-type: none"> <li>(a) have a minimum length of 5.5 metres</li> <li>(b) have a gradient not steeper than 1-in-8 on average</li> <li>(c) includes at least one covered parking space or one parking space that is able to be covered.</li> </ul>				
9	<p>Stormwater is managed such that:</p> <ul style="list-style-type: none"> <li>(a) dwellings located in <b>Area 1</b> as shown on <a href="#">Concept Plan Map TTG/7 - Stormwater Areas (Tea Tree Gully)</a> have an on-site detention tank installed on the site, of a capacity prescribed in Diagram 4 in <a href="#">Table TTG/4 - Stormwater Detention Specifications</a></li> <li>(b) dwellings located in <b>Area 2</b> as shown on <a href="#">Concept Plan Map TTG/7 - Stormwater Areas (Tea Tree Gully)</a> have an on-site detention tank installed on the site, of a capacity prescribed in Diagram 5 in <a href="#">Table TTG/4 - Stormwater Detention Specifications</a></li> <li>(c) detention tanks are connected via an inlet pipe to the area of roof specified by Diagrams 6 or 7 in <a href="#">Table TTG/4 - Stormwater Detention Specifications</a></li> <li>(d) the design of the detention tank conforms with the design criteria shown in Diagrams 1, 2 and 3 in <a href="#">Table TTG/4 - Stormwater Detention Specifications</a></li> <li>(e) the outlet pipe is connected to the street stormwater system or a rear of allotment drain</li> <li>(f) where several tanks are required, these are a connected series with a single outlet to the street stormwater system</li> <li>(g) the detention tank at the end of a series is a <b>Type 1 Tank</b> as shown in Diagrams 1 and 3 in <a href="#">Table TTG/4 - Stormwater Detention Specifications</a>.</li> </ul>				
10	<p>In the case of additions to a dwelling (with a two-dimensional roof area greater than 40 square metres):</p> <ul style="list-style-type: none"> <li>(a) stormwater is discharged into an on-site detention tank of a capacity prescribed as follows:</li> </ul>				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Total Two Dimensional Roof Area of Addition or Outbuilding (rounded to the nearest m<sup>2</sup>)</th> <th style="text-align: left;">Tank Capacity</th> </tr> </thead> <tbody> <tr> <td style="height: 150px;"> </td> <td> </td> </tr> </tbody> </table>	Total Two Dimensional Roof Area of Addition or Outbuilding (rounded to the nearest m <sup>2</sup> )	Tank Capacity		
Total Two Dimensional Roof Area of Addition or Outbuilding (rounded to the nearest m <sup>2</sup> )	Tank Capacity				

Form of Development	Compliance Criteria / Conditions
	41-70 1 × <b>Type 2 Tank</b>
	71-93 1 × <b>Type 1 Tank</b>
	94-115 1 × <b>Type 1 Tank &amp; 1 × Type 2 Tank</b>
	116-136 2 × <b>Type 1 Tanks</b>
	137-156 2 × <b>Type 1 Tanks &amp; 1 × Type 2 Tank</b>
	157-175 3 × <b>Type 1 Tanks</b>
	11 The elevation of the floor of the garage or carport above/below the entry point at the property boundary does not, at any point, exceed have a gradient no steeper than 1-in-5 in any place and 1-in-8 on average.
	12 All driveways incorporate transition curves in accordance with AS 2890.1 1993 where there is a change in gradient or levels.
	13 The development is located where site contamination does not exist (or no longer exists) at the allotment.
Fencing	1 The fencing is located in <b>Golden Grove Residential Policy Area 15</b> . 2 The fencing is not located on any front property boundary. 3 The fencing is no taller than 2 metres. 4 The fencing, where located on side or rear boundaries, is: (a) clad in a single solid material of pre-coated coloured metal, timber or brush with fencing rails not visible from adjoining public roadways or public open space. (b) a single colour of brown or dark grey where on the boundary of a public road or public open space (c) not white or silver in colour. 5 For all other fencing: (a) solid fencing to be pre-coated colour metal, timber or brush. (b) open style fencing to be pre-coated coloured metal or timber. (c) where a solid fence, the colour is not white, silver (d) where of an open style, the fencing is of any colour 6 The fencing is not of a highly reflective finish.

## Table TTG/2 - Off Street Vehicle Parking Requirements

The following off street vehicle parking requirements apply except where otherwise stated in [Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas](#).

Form of Development	Number of Required Car Parking Spaces
Amusement machine centre	1 per 15 square metres
Auction depot	1 per 100 square metres plus 2 spaces
Bank	6 per 100 square metres
Bowling club	10 per bowling green
Child care centre	1 per 4 children
Cinema complex	1 per 3 seats
Civic administration offices	4 per 100 square metres
Community centre	1 per 10 square metres gross floor area
Concert hall/theatre	1 per 3 seats
Consulting rooms	1 per 10 square metres
Development within the Urban Core Zone:	
<ul style="list-style-type: none"> <li>▪ Residential development</li> </ul>	0 per studio (no separate bedroom) 0.75 per one bedroom dwelling 1 per two bedroom dwelling 1.25 per three or more bedroom dwelling plus 0.25 per dwelling for visitors
<ul style="list-style-type: none"> <li>▪ All non-residential and non-tourist</li> </ul>	3 per 100 sq m Gross Leasable Floor Area
<ul style="list-style-type: none"> <li>▪ Tourist Accommodation</li> </ul>	0.25 per bedroom
Detached dwelling	1 undercover and 1 additional visitor space per dwelling
Educational institutions (long term and short term):	
<ul style="list-style-type: none"> <li>▪ pre-school, primary or secondary school</li> </ul>	1 per fulltime employee plus 1 space for wheelchair users plus an additional 10 per cent of the total for visitors
<ul style="list-style-type: none"> <li>▪ tertiary institution</li> </ul>	0.6 per fulltime employee plus 0.2 per part time
Funeral parlour	4 per 100 square metres plus 1 per 4 seats (chapel)
Guest house	1 per 3 beds
Hotels and tavern:	
<ul style="list-style-type: none"> <li>▪ dining room</li> </ul>	1 per 3 seats
<ul style="list-style-type: none"> <li>▪ gaming room</li> </ul>	1 per 2 machines
<ul style="list-style-type: none"> <li>▪ lounge or beer garden</li> </ul>	1 per 6 square metres

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Table TTG/2 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
▪ public bar	1 per 2 square metres
Hospital	2.5 per bed
Industry:	
▪ office component	3.3 per 100 square metres
▪ non-office component:	
- up to 200 square metres	2 per 100 square metres
- 201 - 2000 square metres	1.33 per 100 square metres
- greater than 2000 square metres	0.67 per 100 square metres
OR	OR
▪ for labour-intensive industries (inclusive of office component)	0.75 per employee (whichever produces the greater number of car parking spaces)
Library	4 per 100 square metres
Medical centre/day surgery	1 per 10 square metres
Meeting hall	1 per 5 seats
Motel	1 per room or residential unit plus 1 per employee
Motor repair station	2 per 100 square metres or 4 per service bay (whichever is greater)
Motor showroom	2 per 100 square metres
Nursing home	1 per 3 beds
Office	4 per 100 square metres
Petrol filling station	6 per service bay plus 5 per 100 square metres retail floor space
Post office	7 per 100 square metres
Place of worship	1 per 3 seats
Radio & TV studio	5 per 100 square metres
Residential/living:	
▪ detached dwelling, row dwelling, or semi-detached dwelling	1 undercover parking space and 1 additional visitor parking space per dwelling
▪ group dwelling, multiple dwelling, or residential flat building	1 undercover parking space and 1 additional visitor parking space per dwelling. Where there are 3 or more dwellings, half of the visitor parking spaces (rounded up to the nearest whole number) are to be located separate from the associated dwellings in groups of spaces up to a maximum of 5 spaces
▪ aged persons home/retirement village	1 per residential unit, plus 1 common visitor parking space per four units, plus 1 additional space per staff member. Provision being made for the parking of boats, caravans, etc in a secure parking area at a rate of not less than 1 space per 6 independent living units

Form of Development	Number of Required Car Parking Spaces
Restaurant (fast food):	
<ul style="list-style-type: none"> <li>▪ with dine-in facilities but no drive through facilities</li> </ul>	1 per 5 seats (internal and external seating combined) or 1 per 2 seats (internal), whichever is greater
<ul style="list-style-type: none"> <li>▪ with dine-in and drive through facilities</li> </ul>	1 per 3 seats (internal and external seating) or 1 per 2 seats (internal seating), whichever is greater. In addition, a car queuing area for a maximum of 12 cars (assessed on needs basis) at least 4 car spaces back from the ordering point
Restaurant (traditional)	1 per 15 square metres gross floor area
Retail showroom	3 spaces per 100 square metres gross floor area
Retail showroom in the form of retail hardware outlet	4 per 100 square metres
Serviced apartments	1 per room plus 1 per employee
Service trade premises	<ul style="list-style-type: none"> <li>(a) 1 per 25 square metres total floor area</li> <li>(b) 1 per 150 square metres of outdoor display area</li> <li>(c) 1 per 30 square metres of office, indoor display and parts sale</li> <li>(d) 1 per 75 square metres of total servicing, repair and storage</li> </ul>
Shop (excluding restaurant and retail showroom)	1 per 15 square metres
Shopping centre	<ul style="list-style-type: none"> <li>(a) 6.1 spaces per 100 square metres gross leasable area where the shopping centre has a total gross leasable area of up to 10 000 square metres</li> <li>(b) 5.6 spaces per 100 square metres gross leasable area where the shopping centre has a gross leasable area of 10 001-20 000 square metres</li> <li>(c) 4.3 spaces per 100 square metres gross leasable area where the shopping centre has a gross leasable area of 20 001-30 000 square metres</li> <li>(d) 4.1 spaces per 100 square metres gross leasable area where the shopping centre has a gross leasable area of greater than 30 000 square metres</li> </ul>
Squash/tennis court	4 per court and additional parking if spectator seating is proposed
TAB facility	8 per 100 square metres
Tourist accommodation (bed & breakfast)	1 per guest room plus 1 per employee
Used car lot/vehicle sales yard	2 per 100 square metres
Video store	6 per 100 square metres
Warehouse:	
<ul style="list-style-type: none"> <li>▪ Office component</li> </ul>	3.3 per 100 square metres
<ul style="list-style-type: none"> <li>▪ Non-office component</li> </ul>	1 per 150 square metres

## Table TTG/2A - 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
Urban Core Zone	None
District Centre Zone	Any part of the development is located in accordance with at least one of the following:
Local Centre Zone	
Neighbourhood Centre Zone	
	(a) within 200 metres of any section of road reserve along which a bus service operate as a high frequency public transit service <sup>(2)</sup>
	(b) within 400 metres of a bus interchange <sup>(1)</sup> that is part of a high frequency public transit service <sup>(2)</sup>
	(c) within 400 metres of an O-Bahn interchange <sup>(1)</sup>
	(d) within 400 metres of a passenger rail station <sup>(1)</sup> that is part of a high frequency public transit service <sup>(2)</sup>
	(e) within 400 metres of a passenger tram station <sup>(1)</sup>
	(f) within 400 metres of the Adelaide Parklands.

<sup>(1)</sup> Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles

<sup>(2)</sup> A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.

### Applicable off-street vehicular parking requirements

- 3 Development should provide off-street vehicle parking in accordance with the table(s) below. A lesser number of parking spaces may be provided based on the nature of the development and parking conditions in the wider locality including (but not limited to) the following:
  - (a) the development is a mixed use development with integrated (shared) parking where the respective peak parking demands across the range of uses occurs at different times
  - (b) the development is sited in a locality where the respective peak demands for parking for the range of uses (existing and proposed) occurs at different times and suitable arrangements are in place for the sharing of adjoining or nearby parking areas
  - (c) the development involves the retention and reuse of a place of heritage value, where the provision of on-site parking is constrained
  - (d) suitable arrangements are made for any parking shortfall to be met elsewhere or by other means (including a contribution to a car parking fund)

**Table TTG/2A - Off Street Vehicle Parking Requirements for Designated Areas**

- (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.

**TABLES: VEHICLE PARKING RATES**

**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 TTG/3 - Off Street Bicycle Parking Requirements

Form of Development	Employee/Resident Bicycle Parking Spaces	Visitor/Shopper Bicycle Parking Spaces
Amusement machine centre	on merit	2 plus 1 per 50 square metres gross leasable area
Art gallery	1 per 500 square metres gross leasable area	2 plus 1 per 50 square metres gross leasable area
Bank	1 per 200 square metres gross leasable area	2
Community centre	1 per 1500 square metres gross leasable area	2 plus 1 per 1500 square metres gross leasable area
Consulting rooms	1 per 8 practitioners	1 per 4 practitioners
Drive-in shopping centre	1 per 300 square metres sales floor area	1 per 500 square metres sales floor area
Residential flat building	1 per 3 flats	1 per 12 flats
General hospital	1 per 15 beds	1 per 30 beds
General industry	1 per 150 square metres gross leasable area	on merit
Hotel	1 per 25 square metres bar floor area plus 1 per 100 lounge/beer garden	1 per 25 square metres bar floor area
Indoor recreation facility	1 per 4 employees	1 per 200 square metres gross leasable area
Library	1 per 500 square metres gross leasable area	4 plus 2 per 200 square metres gross leasable area
Light Industry	1 per 1000 square metres gross leasable area	on merit
Major sports ground	1 per 1500 spectator places	1 per 25 spectator places
Market	on merit	1 per 10 stalls
Motel	1 per 40 rooms	on merit
Museum	1 per 1500 square metres gross leasable area	2 and 1 per 1500 square metres gross leasable area
Nursing home	1 per 7 beds	1 per 60 beds
Office	1 per 200 square metres gross leasable area	1 per 750 square metres over 1000 square metres
Restaurant	1 per 100 square metres public area	2
Cafe	1 per 25 square metres of public floor area	2



Form of Development	Employee/Resident Bicycle Parking Spaces	Visitor/Shopper Bicycle Parking Spaces
Take-away	1 per 100 square metres	1 per 50 square metres gross leasable area
Retail showroom	1 per 750 square metres sales floor	1 per 1000 square metres floor area
Educational establishment	1 per 5 pupils over year 4	on merit
Service industry	1 per 800 square metres gross leasable area	on merit
Service trade premises	1 per 200 square metres gross leasable area	on merit
Serviced apartment	1 per habitable room	1 per 16 habitable rooms
Shop	1 per 300 square metres gross leasable area	1 per 500 square metres over 1000
Swimming centre	on merit	2 per 20 square metres of pool area
University/Institute of Technology	1 per 100 part time students 2 per 100 full time students	on merit

# Table TTG/4 - Stormwater Detention Specifications

Tank Type	Specification
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**Type 1**  
 Residential on-site detention tank assembly: full detention tank (vertical cross-section—concept only).

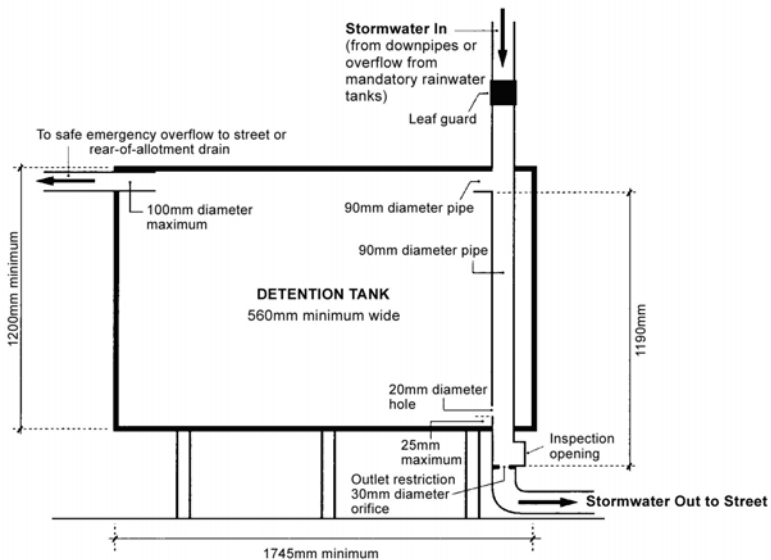


Diagram 1

**Type 2**  
 Residential on-site detention tank assembly: combination half detention/half storage tank (vertical cross-section—concept only).

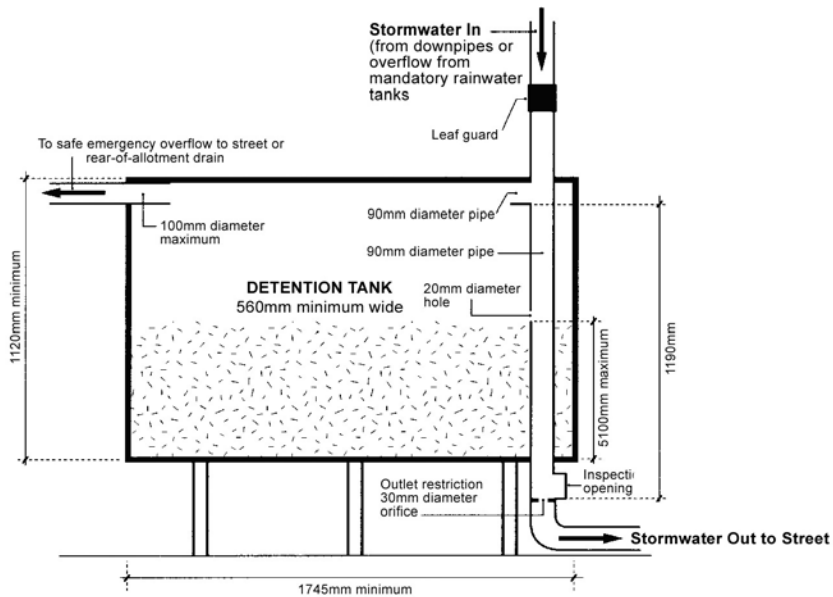


Diagram 2

Tank Type	Specification
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**Type 3**  
Residential on-site detention tank assembly: multi-tank installation (vertical cross-section—concept only).

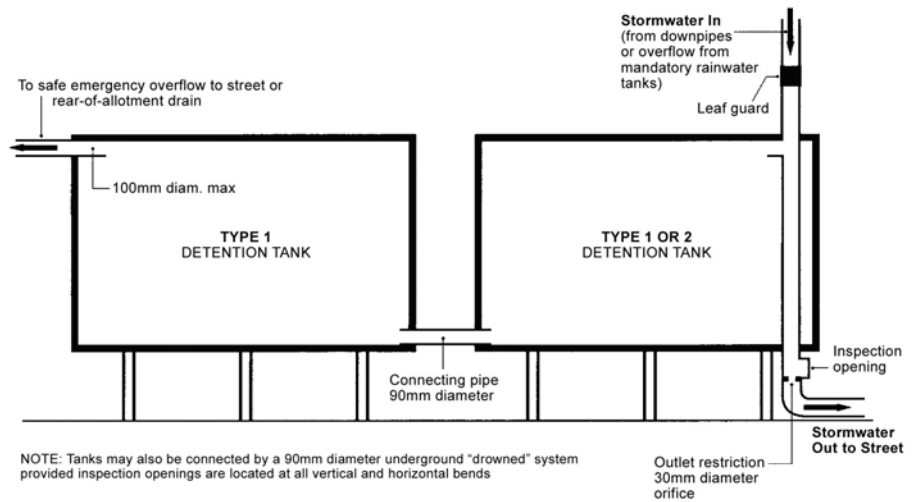


Diagram 3

On-site tank storage requirements for 'Area 1' as shown on [Concept Plan Map TTG/7 - Stormwater Areas \(Tea Tree Gully\)](#) (for development with a site area less than 1000sqm or a roof area less than 400 square metres).  
[shaded portion is development subject to consent]

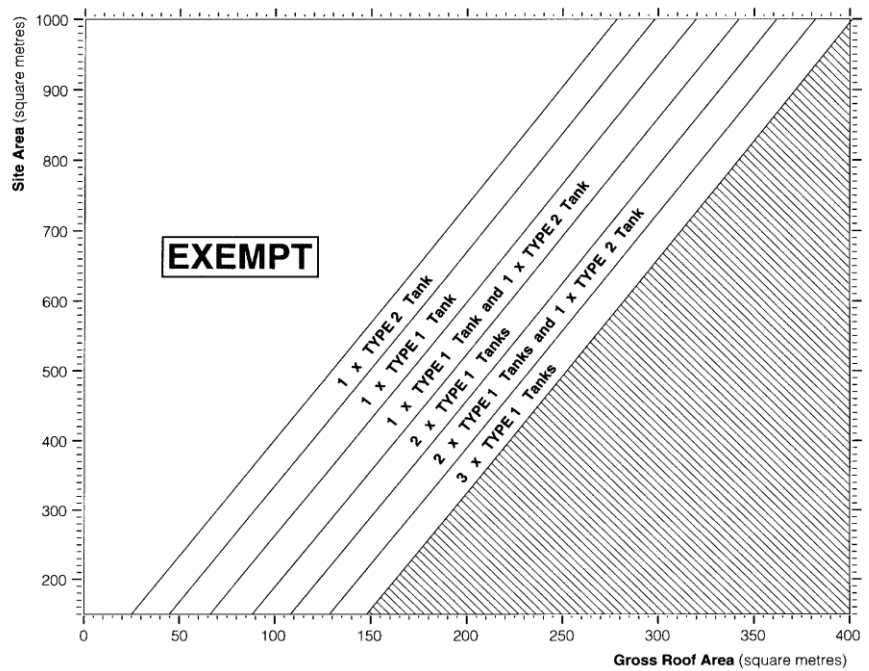


Diagram 4

Tank Type	Specification
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On-site tank-storage requirements for 'Area 2' as shown on [Concept Plan Map TTG/7 - Stormwater Areas \(Tea Tree Gully\)](#) for developments with a site area less than 1000 square metres or a roof area less than 400 square metres. [shaded portion is development subject to consent]

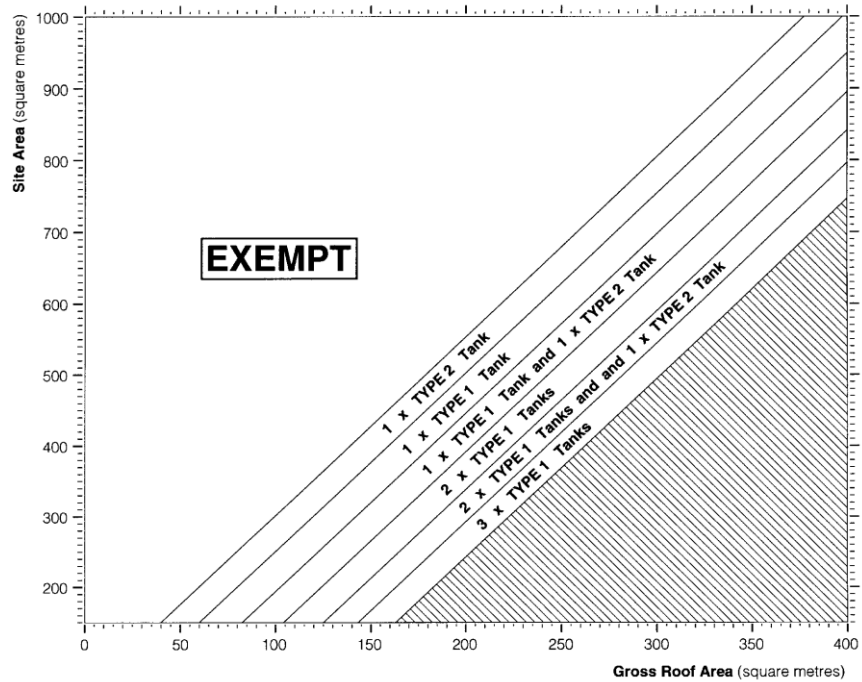


Diagram 5

Connected roof area requirements for 'Area 1' as shown on [Concept Plan Map TTG/7 - Stormwater Areas \(Tea Tree Gully\)](#).

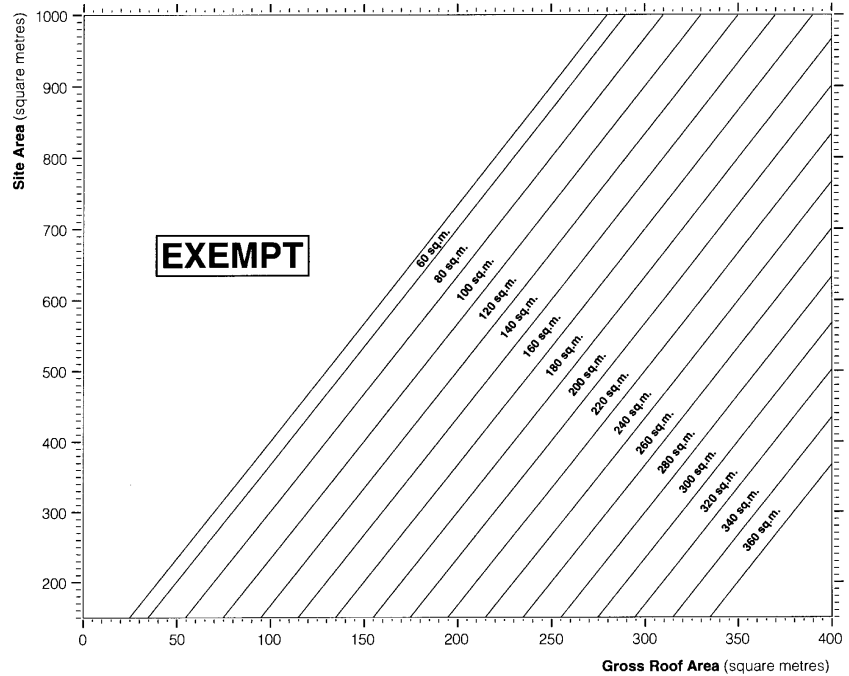


Diagram 6

Tank Type	Specification
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Connected roof area requirements for 'Area 2' as shown on [Concept Plan Map TTG/7 - Stormwater Areas \(Tea Tree Gully\)](#).

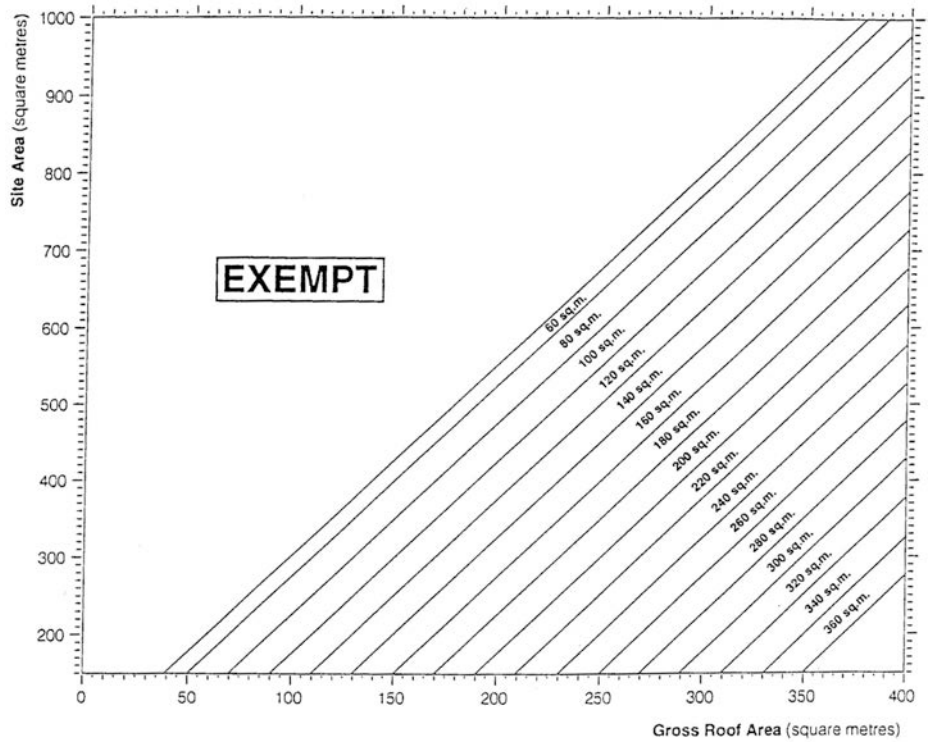


Diagram 7

## Table TTG/5 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	DPLG ID
North East Road road reserve encompassed by North East Road Walters Street and 1333 North East Road TEA TREE GULLY	Triangular landscaped median		3410
1326 North East Road TEA TREE GULLY	Former Dwelling and Bakehouse	CT 5493/501	3402
1348 North East Road TEA TREE GULLY	Former Police Station (1929)	CT 5119/154	3395
1360 North East Road TEA TREE GULLY	Dwelling (1877)	CT 5302/293	3401
1366 North East Road entrance to Anstey's Hill TEA TREE GULLY	Former Bakehouse (at rear of Former Dunn's Cash Store)	CT 5828/741	3408
1368 North East Road TEA TREE GULLY	Dwelling (1907)	CT 5476/731	3400
9 Walters Street TEA TREE GULLY	Dwelling (1884)	CT 5462/123	3397
23 Walters Street TEA TREE GULLY	Dwelling (1870)	CT 5138/888	3398
29 Walters Street TEA TREE GULLY	Dwelling (1882)	CT 5320/951	3399

## Table TTG/6 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
32-34 Range Road North BANKSIA PARK	Brightlands' House (Ruins); (remaining three external stone walls)	Lot 2 Sec 5492	D43148	CT 5307/273	a d e	21059
5/ 5/36 Kanangra Road DERNANCOURT	Bickham Grange; (all facades, veranda, roof and walls supporting the roof and chimney of the 1850s residence)	Lot 18 Sec 510	S11027	CT 5001/382	a d e	21044
796-804 Lower North East Road DERNANCOURT	Balmoral House; (all facades, verandas, roof, chimneys and walls supporting the roof of two storey stone building)	Lot 110 Sec 510	D19786	CT 5844/152	a b d e	3391
33 Mahogany Road DERNANCOURT	Reid's Road Ford; (ford across Torrens River)	Sec 815		CT 5888/70	a e	21047
37A Nioka Road DERNANCOURT	Attached House - Former Stables; (all facades, roof and walls supporting the roof of the original 19th century stone building, excluding all later additions)	Lot 19 Sec 510	D29261	CT 5402/849	a d e	21050
37B Nioka Road DERNANCOURT	Attached House - Former Stables; (all facades, roof and walls supporting the roof of the original stone building, excluding veranda and carport)	Lot 20 Sec 510	D29261	CT 5403/118	a d e	21051
Lot 3 Crouch Road GOLDEN GROVE	Golden Grove Uniting Church; (all facades, roof, spire and walls supporting the roof of the original stone building, excluding additions to north and south)	Lot 3 Sec 5458	F9756	CT 5605/114	a c d e f	3388
Lot 1 Crouch Road GOLDEN GROVE	House - Former Golden Grove School; (all original stone and brick facades, roof, chimneys and walls supporting the roof of 1850s dwelling, excluding extensions to the east)	Lot 10 Sec 5661	F16687	CT 5203/699	a c e	21034

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Table Section  
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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
1375 Golden Grove Road GOLDEN GROVE	House; (front and side facades, and walls supporting the roof and chimney of the c1900 dwelling, excluding later veranda)	Lot 31 Sec 5459	F132722	CT 5309/750	a b d	21037
Lot 7 One Tree Hill Road GOLDEN GROVE	Golden Grove Cemetery; (layout and all graves, surrounds, fencing and headstones)	Lot 91 Sec 5458	F207062	CT 5585/762	a c e	3393
42 Satsuma Crescent GOLDEN GROVE	Former Ross Dairy Farm; (roof form and all facades and walls supporting the roof, excluding lean-to)	Lot 80 Sec 2158	D50302	CT 5586/527	a b e f	21061
Lot 102 The Grove Way GOLDEN GROVE	Brooklyn Villa Farmhouse; (all facades, veranda, roof, chimneys and walls supporting the roof, excluding rear addition to north)	Lot 102 Sec 2143	D23091	CT 5123/511	a b e f	3394
2-4 Gransden Pde GREENWITH	Petworth Farmhouse; (roof and all facades and walls supporting the roof and chimney, veranda, excluding skillion-roofed addition)	Lot 115 Sec 2164	D52507	CT 5691/869	a b f	21040
The Golden Way GREENWITH	Ruins of Carter's Homestead & Well; (all stabilised remnants of stone walls)	Lot 763 Sec 2163	D36776	CT 5121/439	a d	21062
1 Halls Road HIGHBURY	House; (front and side facades, chimney, roof and stone and brick walls supporting the roof of 1886 dwelling)	Lot 1 Sec 5392	D15317	CT 5688/652	a d	21042
11 Radiata Road HIGHBURY	House; (front and side facades, chimney, roof and masonry walls supporting the roof of 1907 house)	Lot 177 Sec 815	D7139	CT 5602/861	a e	21058
12 Rhus Road HIGHBURY	House; (front and side facades, roof and stone walls supporting the roof, and veranda structure)	Lots 212 Sec 815	D7140	CT 5612/353	a d e	21060



Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
The Promenade HIGHBURY	Thatched Shed; (all facades, stone walls supporting the roof and elements of the original thatched roof materials)	Lot 916 Sec 810	D55138	CT 5828/304	a d e	21064
1184 Grand Junction Road HOPE VALLEY	Hope Valley Cemetery; (layout of the whole cemetery and the 19th century headstones, monuments, graves and cast iron fencing located within the southern half of the cemetery)	Lot 8 Sec 824	F20242	CT 5471/579	a c e	21039
1270-1288 Grand Junction Road HOPE VALLEY	Former Hope Valley School; (all facades, verandas, roof, chimneys and walls supporting the roof)	Lot 5 Sec 830	F131050	CT 5801/6	a c f	3392
1290 Grand Junction Road HOPE VALLEY	Former Methodist Chapel; (all facades and walls supporting the roof of the original freestone building, excluding additions)	Lot 150 Sec 831	D58471	CT 5869/669	a c e f	3387
4 John Ramsay Circuit HOPE VALLEY	Tolley's Winery Building; (all facades, roof and walls supporting the roof of the winery building)	Lot 69 Sec 83	D49071	CT 5493/902	a b e	3383
Lot 614 Lower North East Road HOPE VALLEY	Hope Valley Reservoir Structures; (cast iron outlet tower and stone kerbing to top of embankment)	Lot 614 Sec 305 Sec 306	D40825	CT 5302/934	a c f	21045
66 Valley Road HOPE VALLEY	Highbury & Hope Valley Institute; (all facades, roof and stone walls supporting the roof of the original 1921 building, excluding front entrance and rear toilets)	Lot 3 Sec 824	F131691	CT 5861/387	a c d	21065
561 Montague Road MODBURY	Former Modbury School; (all facades, chimneys, veranda, lean-to structures, roof and walls supporting the roof)	Lot 104 Sec 842	D58837	CT 5872/625	a c e f	3390
954-960 North East Road MODBURY	Former Kelly's Farmhouse; (all facades, slate roof, chimneys and walls supporting the roof)	Lot 1 Sec 841	D23249	CT 5195/858	a b d e	3386

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
993A North East Road MODBURY	Former Modbury Institute; (all facades, pressed metal ceilings, roof and walls supporting the roof of the original building, excluding additions to north-west)	Lot 81 Sec 842	F132083	CT 5797/877	a c d f	3389
471 Milne Road RIDGEHAVEN	House and Outbuilding; (front and side facades, chimneys, roof and walls supporting the roof of the original 1880s stone and brick buildings)	Lot 51 Sec 1578	D62387	CT 5904/382	a e	21049
2-20 Steven's Drive RIDGEHAVEN	Graves Site and Plaque; (plaque marking three 1865 childrens' grave sites)	Lot 245 Sec 1579	D6305	CT 3837/124	a	21033
The Golden Way (off the), (Cobbler Creek Recreation Park) SALISBURY EAST	Ruins of Teakle's House; (all stabilised remnants of stone walls)	Lot 71 Sec 2114	F114287	CT 5901/187	a d	21063
33-45 Abercrombie Crescent ST AGNES	Graves and Plaque; (plaque marking three childrens' grave sites)	Lot 308 Sec 834	D10472	CT 5554/208	a	21032
412-422 Hancock Road SURREY DOWNS	Golden Grove Hall; (roof and all facades and walls supporting the roof, excluding extensions)	Lot 505 Sec 2146	F169444	CT 5718/892	a c f	21043
4 Dowding Tce TEA TREE GULLY	Former Steventon School; (All facades of original stone building, chimney, roof and walls supporting the roof, excluding additions)	Lot 2 Sect 5500	D45012	CT 5442/956	a c	3374
25 Elizabeth Street TEA TREE GULLY	Dwelling, Smokehouse and Tank; (all facades, verandas, roof and walls supporting the roof of the original dwelling, and also the rear smokehouse and circular red brick rainwater tank)	Lot 69 Sec 5484	F132471	CT 5563/650	a d	21035
Haines Road Rear of old Council Chambers TEA TREE GULLY	Pine Plantation; (all trees in the pine plantation planted in 1937)	Lot 949 Sec 949	D574	CT 5754/372	a f	21041

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
Memorial Drive TEA TREE GULLY	War Memorial Arch and Avenue; (memorial arch with attached brass memorial plaques and associated avenue of pine trees)				a c e f	21048
700 Milne Road TEA TREE GULLY	Brightlands Cellar; (all facades, roof, arched openings, window openings, double doorway with iron brackets)	Lot 35 Sec 53	F132626	CT 5523/121	a b d e	3384
North East Road TEA TREE GULLY	Newman's Tea House and Nursery (2nd) ; (all the original facades, roof and walls supporting the roof of the former dwelling and stone outbuilding and the mature trees surrounding the former dwelling, excluding the concrete-block building and shade-houses)	Lot 406 Sec 1559	F24953	CT 5528/814	a b e	21053
North East Road (nr Hermitage) TEA TREE GULLY	Former Horseradish Farm; (all facades, skillion roof form and stone walls supporting the roof)	Lot 411	F24953	CT 5201/067	a e f	21052
1316-1322 North East Road TEA TREE GULLY	Angove's Winery - Distillery Tower & Fermentation Cellars; (all facades, roof and framework and walls supporting the roof, internal concrete tanks)	Lot 101 Sec 5485	F11078	CT 5153/707	a b c e f	3406
1319 North East Road TEA TREE GULLY	Dwelling; (all facades, veranda, roof and walls supporting the roof, front stone veranda fence)	Lot 203 Sec 5484	D14811	CT 5310/475	a d	3407
1323-1325 North East Road TEA TREE GULLY	Former Baptist Church; (all facades, roof and walls supporting the roof of the original 1863 stone building excluding additions)	Lot 88 Sec 5484	D132390	CT 5813/193	a c	3377

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
1323-25 North East Road TEA TREE GULLY	Medcalf Memorial Church; (all facades, roof and walls supporting the roof of the original 1914 stone building, excluding addition)	Lot 88 Sec 5484	D132390	CT 5813/193	a c f	3376
1333 North East Road TEA TREE GULLY	Former Dwelling; (all facades, roof, chimney and walls supporting the roof, excluding two storey addition at rear)	Lot 10 Sec 550	D23588	CT 5442/942	a f	3382
1348 North East Road TEA TREE GULLY	Former Police Cell; (all facades, roof and walls supporting the roof)	Lot 50 Sec 5500	F33464	CT 5119/154	a c	3378
1349 North East Road TEA TREE GULLY	Tea Tree Gully Hotel; (the veranda and south and east masonry facades supporting the roof of the original section of the single storey hotel building fronting North East Road)	Lot 5 Sec 550	F105119	CT 5163/805	a c f	3405
1364 North East Road and 44 Perseverance Road TEA TREE GULLY	Haines' Park; (area of the park reserve, including fountain and mature planting)	Lot 7 Lot 8 Lot 44 Sec 5500	F131697 F131697 F131289	CT 5251/458 CT 5803/894	e f	21057
1366 North East Road TEA TREE GULLY	Ruins and other structures: Anstey Hill Conservation Park; (ruins of early settlement and other structures including Ellis Cottage within Recreation Park)	Lot 1 Sec 5629	D26217	CT 5828/741	a e f	21054
1370 North East Road TEA TREE GULLY	Former Flour Mill; (all facades, roof and walls supporting the roof excluding portico and roof ventilators)	Lot 2 Sec 5630	D31993	CT 5416/15	a b c f	3379
Perseverance Road TEA TREE GULLY	Haines Bridge; (masonry bridge structure with rubble abutments and cut-stone semi-circular arched tunnel passing under Perseverance Road)				a c d e	21056

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
1 Perseverance Road TEA TREE GULLY	Former Dunn's Cash Store; (all facades roof and walls supporting the roof, veranda to west side, brick chimneys and square and arched openings, excluding additions)	Lot 22 Sec 51	F102871	CT 5128/985	a c	3380
19 Perseverance Road TEA TREE GULLY	St Wilfrid's Anglican Church & Stable; (all facades, roof and walls supporting the roof of the original 1886 stone building excluding additions, and including 1887 stables)	Lot 9 Sec 5629	D1453	CT 5844/180	a c	3375
33-35 Walters Street TEA TREE GULLY	Tea Tree Gully Institute; (all facades, roof, arched openings and walls supporting the roof excluding the veranda)	Lot 23 Sec 51	D59843	CT 5880/129	a c d f	3373
1/ 37 Walters Street TEA TREE GULLY	Dwelling; (All facades, chimneys and veranda, roof and walls supporting the roof of the original building and front addition, excluding rear addition)	ALP A Sec 51	S13645	CT 5294/435	a	3381
1 Erudite Court WYNN VALE	Surrey Farmhouse & Cottage; (Farmhouse - all facades and walls supporting the roof, chimney, roof, verandas with iron-lacework. Cottage - roof and all facades and walls supporting the roof, excluding modern extension to north.)	Lot 51 Sec 2142	D29197	CT 5403/586	a b e	21036
1245 Golden Grove Road YATALA VALE	Greenwith Uniting Church; (all facades, roof and walls supporting the roof, including vestry, excluding brick addition to west and porch)	Lot 31 Sec 5466	D24913	CT 5784/230	a c e f	3385

## Table TTG/7 - 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
Crouch Road GOLDEN GROVE	Golden Grove House, including Stone Cellar/Store	A602	D79908	CT 6032/379		12809
One Tree Hill Road GOLDEN GROVE	Dwelling ('The Park')	A25	F132716	CT 5652/389	b	14456
Lot 300 Historic Drive HIGHBURY	Dwelling ('Athelstone House')	A300	D36698	CT 5127/588		10647
Off Historic Drive HIGHBURY	Former Athelstone (Dinham's) Flour Mill	Q404	D56532	CT 6043/136		25050
off Gorge Road MONTACUTE	River Torrens Weir & Aqueduct, Montacute & Highbury	A52 A53 A56	D55490 D55490 D55490	CT 5890/7 CT 5890/8 CT 5890/11		10886
One Tree Hill Road ONE TREE HILL	Snake Gully Bridge over the Little Para River [Stone Arch]	S5869	R361	N/A		10693
Golden Grove Road RIDGEHAVEN	Drumminor Gardens (sometime Drumminor Restaurant, former Dwelling 'Drumminor')	A5	F10813	CT 5500/859		10701
2 Haines Road TEA TREE GULLY	Former Highercombe (subsequently Tea Tree Gully) Council Chambers	S989	H106100	CR 5754/372	a d g	10703
3 Perseverance Road TEA TREE GULLY	National Trust Museum (former Highercombe Hotel)	S5681	H106100	CR 5758/167		10951
TEA TREE GULLY	Former Newman's Nursery Site, Anstey Hill Recreation Park	A200 A1	D30929 D26217	CR 5759/135 CR 5828/741		10913
52 Park Lake Drive WYNN VALE	Dwelling - ('Eldergreen') Farm Complex, including Slab Hut, Cottage and House	A12	F104737	CT 5150/573		12804

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**

**Spatial Extent Maps**  
**Bushfire Risk Maps**  
**Concept Plan Maps**





## Map Reference Tables

### Index Maps

#### Map Reference

[Council Index Map](#)

### Zone Maps

Zone Name	Zone Map Numbers
Commercial Zone	TTG/20, TTG/21, TTG/22, TTG/25, TTG/27
Community Zone	TTG/6, TTG/10, TTG/11, TTG/12, TTG/15, TTG/16
Conservation Zone	TTG/5, TTG/11, TTG/23
Deferred Urban Zone	TTG/7
District Centre Zone	TTG/11, TTG/20, TTG/22
Hills Face Zone	TTG/2, TTG/3, TTG/4, TTG/5, TTG/6, TTG/7, TTG/8, TTG/9, TTG/13, TTG/14, TTG/18, TTG/19, TTG/23, TTG/24, TTG/28, TTG/29, TTG/33, TTG/34
Infrastructure Zone	TTG/6, TTG/22, TTG/26, TTG/27, TTG/30, TTG/31
Light Industry Zone	TTG/12, TTG/21, TTG/22, TTG/25, TTG/26, TTG/27
Local Centre Zone	TTG/12, TTG/13, TTG/16, TTG/17, TTG/18, TTG/22, TTG/23, TTG/25, TTG/26, TTG/27, TTG/31
Metropolitan Open Space System Zone	TTG/28, TTG/30, TTG/31, TTG/32, TTG/33
Mineral Extraction Zone	TTG/7, TTG/12, TTG/13, TTG/14, TTG/28, TTG/32, TTG/33
Neighbourhood Centre Zone	TTG/6, TTG/7, TTG/16, TTG/17, TTG/21, TTG/22, TTG/25, TTG/27, TTG/30, TTG/31
Open Space Zone	TTG/11, TTG/12, TTG/16, TTG/17, TTG/20, TTG/21, TTG/25, TTG/26, TTG/35, TTG/36
Primary Production (Mount Lofty Ranges) Zone	TTG/24
Recreation Zone	TTG/7, TTG/11, TTG/12, TTG/13, TTG/16, TTG/18, TTG/21
Residential Zone	TTG/5, TTG/6, TTG/7, TTG/10, TTG/11, TTG/12, TTG/13, TTG/15, TTG/16, TTG/17, TTG/18, TTG/20, TTG/21, TTG/22, TTG/23, TTG/25, TTG/26, TTG/27, TTG/28, TTG/30, TTG/31, TTG/32, TTG/35, TTG/36
Rural Living Zone	TTG/7, TTG/8, TTG/12, TTG/13, TTG/14, TTG/18, TTG/19
Township Zone	TTG/23
Urban Core Zone	TTG/20, TTG/21, TTG/26, TTG/35, TTG/36
Watershed Protection (Mount Lofty Ranges) Zone	TTG/8, TTG/9, TTG/14

## Policy Area Maps

Policy Area Name	Policy Area Map Numbers
Main Street	TTG/21, TTG/ 26, TTG/35
Milne Road Policy Area 1	TTG/20, TTG/21
Golden Grove District Centre Policy Area 2	TTG/11
Golden Grove Light Industry Policy Area 3	TTG/12
Golden Grove Local Centre Policy Area 5	TTG/12, TTG/13
Linear Park River Torrens Policy Area 6	TTG/28, TTG/30, TTG/31, TTG/32, TTG/33
Golden Grove Neighbourhood Centre Policy Area 7	TTG/6, TTG/16
Golden Grove East Policy Area 14	TTG/7
Golden Grove Residential Policy Area 15	TTG/5, TTG/6, TTG/7, TTG/10, TTG/11, TTG/12, TTG/13, TTG/15, TTG/16
Golden Grove South Policy Area 16	TTG/12
Target Hill Policy Area 17	TTG/5, TTG/6
Central Linear Policy Area 18	TTG/23
Eastern Core Policy Area 19	TTG/23
Western Core Policy Area 20	TTG/23
Crouch Road Policy Area 21	TTG/7
Residential Growth Policy Area 11	TTG/20, TTG/21, TTG/22, TTG/25, TTG/26, TTG/27, TTG/35, TTG/36

## Precinct Maps

Precinct Name	Precinct Map Numbers
Precinct 1 Golden Grove Commercial	TTG/11
Precinct 2 Golden Grove Community	TTG/11
Precinct 3 Golden Grove Core Retail	TTG/11
Precinct 4 Golden Grove Dining	TTG/11
Precinct 5 Golden Grove Mixed Use	TTG/11
Precinct 6 Golden Grove Peripheral	TTG/11
Precinct 7 Amalgamation	TTG/21, TTG/36

## Overlay Maps

Issue	Overlay Map Numbers
Location	TTG/1, TTG/2, TTG/3, TTG/4, TTG/5, TTG/6, TTG/7, TTG/8, TTG/9, TTG/10, TTG/11, TTG/12, TTG/13, TTG/14, TTG/15, TTG/16, TTG/17, TTG/18, TTG/19, TTG/20, TTG/21, TTG/22, TTG/23, TTG/24, TTG/25, TTG/26, TTG/27, TTG/28, TTG/29, TTG/30, TTG/31, TTG/32, TTG/33, TTG/34
Transport	TTG/1, TTG/2, TTG/4, TTG/5, TTG/6, TTG/8, TTG/9, TTG/10, TTG/11, TTG/12, TTG/13, TTG/14, TTG/15, TTG/16, TTG/17, TTG/19, TTG/20, TTG/21, TTG/22, TTG/23, TTG/24, TTG/25, TTG/26, TTG/27, TTG/28, TTG/29, TTG/30, TTG/31, TTG/32, TTG/33, TTG/34
Development Constraints	TTG/1, TTG/2, TTG/3, TTG/4, TTG/5, TTG/6, TTG/7, TTG/8, TTG/9, TTG/10, TTG/11, TTG/12, TTG/13, TTG/14, TTG/15, TTG/16, TTG/17, TTG/18, TTG/19, TTG/20, TTG/21, TTG/22, TTG/23, TTG/24, TTG/25, TTG/26, TTG/27, TTG/28, TTG/29, TTG/30, TTG/31, TTG/32, TTG/33, TTG/34
Heritage	TTG/6, TTG/7, TTG/8, TTG/11, TTG/12, TTG/13, TTG/17, TTG/19, TTG/21, TTG/22, TTG/23, TTG/24, TTG/26, TTG/27, TTG/28, TTG/29, TTG/30, TTG/31, TTG/32, TTG/33
Affordable Housing	TTG/12, TTG/20, TTG/21
Noise and Air Emissions	TTG/12, TTG/20, TTG/21
Strategic Transport Routes	TTG/20, TTG/21

## Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	TTG/1, TTG/2, TTG/3, TTG/4, TTG/5, TTG/6, TTG/7, TTG/8, TTG/9, TTG/10, TTG/11, TTG/12

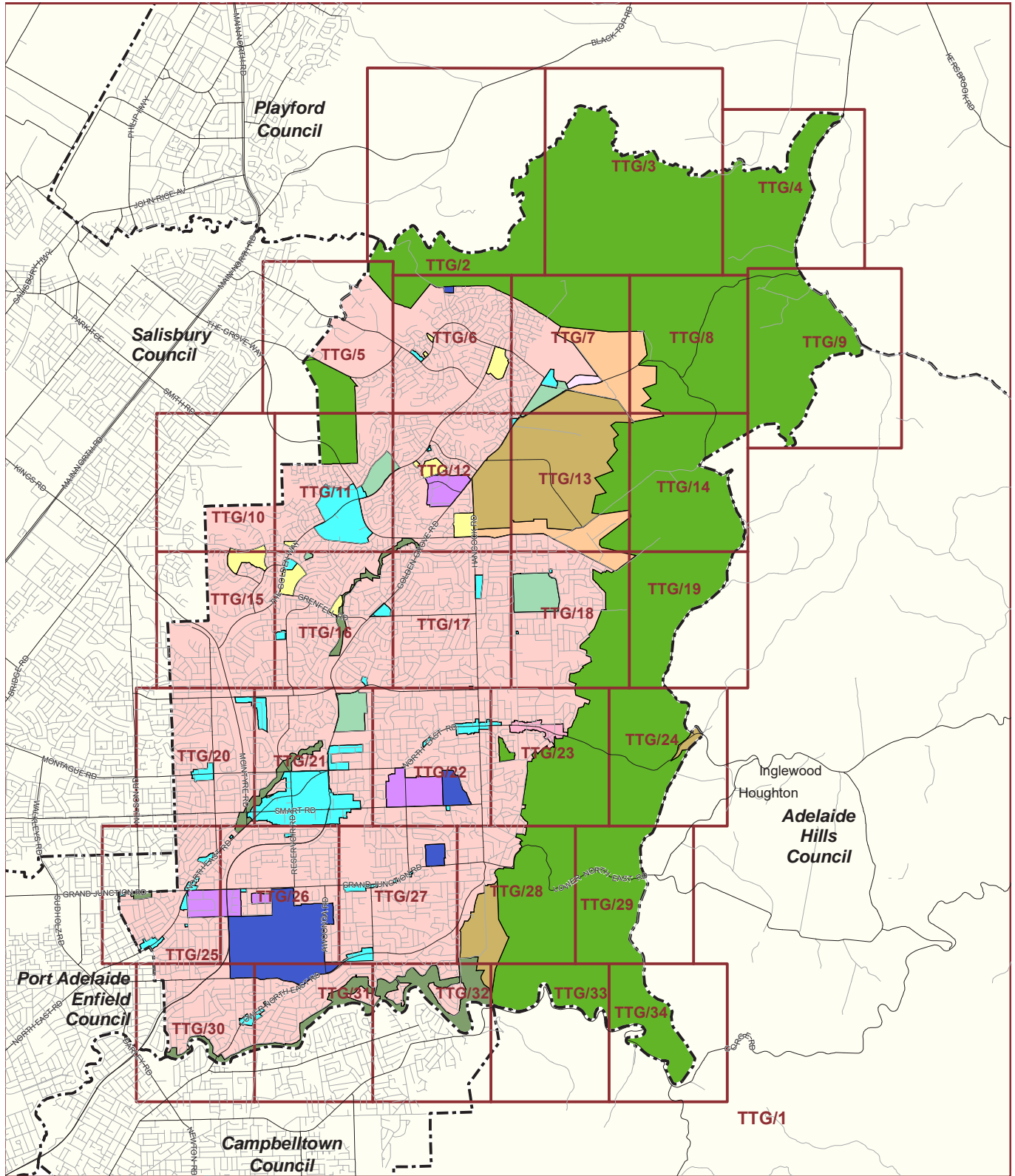
## Concept Plan Maps

Concept Plan Title	Concept Plan Map Numbers
District Centre (Golden Grove)	TTG/1
Light Industry Zone (Golden Grove)	TTG/2
Mineral Extraction (Golden Grove)	TTG/3
Stormwater Areas (Tea Tree Gully)	TTG/7
Residential (Golden Grove)	TTG/8
Road and Pedestrian Access (Salisbury Heights)	TTG/9
Historic Township of Tea Tree Gully and Environs (Tea Tree Gully)	TTG/10
Development (Golden Grove East)	TTG/11
Neighbourhood Centre (Crouch Road - South of Slate Creek)	TTG/12
Edinburgh Defence Airfield Defense (Area Control) Regulations	TTG/13
Residential Growth Policy Area	TTG/14

Concept Plan Title	Concept Plan Map Numbers
Urban Core Building Heights	TTG/15
Urban Core Land Uses	TTG/16
Urban Core Movement and Landscaping	TTG/17
Urban Core Setbacks and Frontages	TTG/18

# **Spatial Extent Maps**

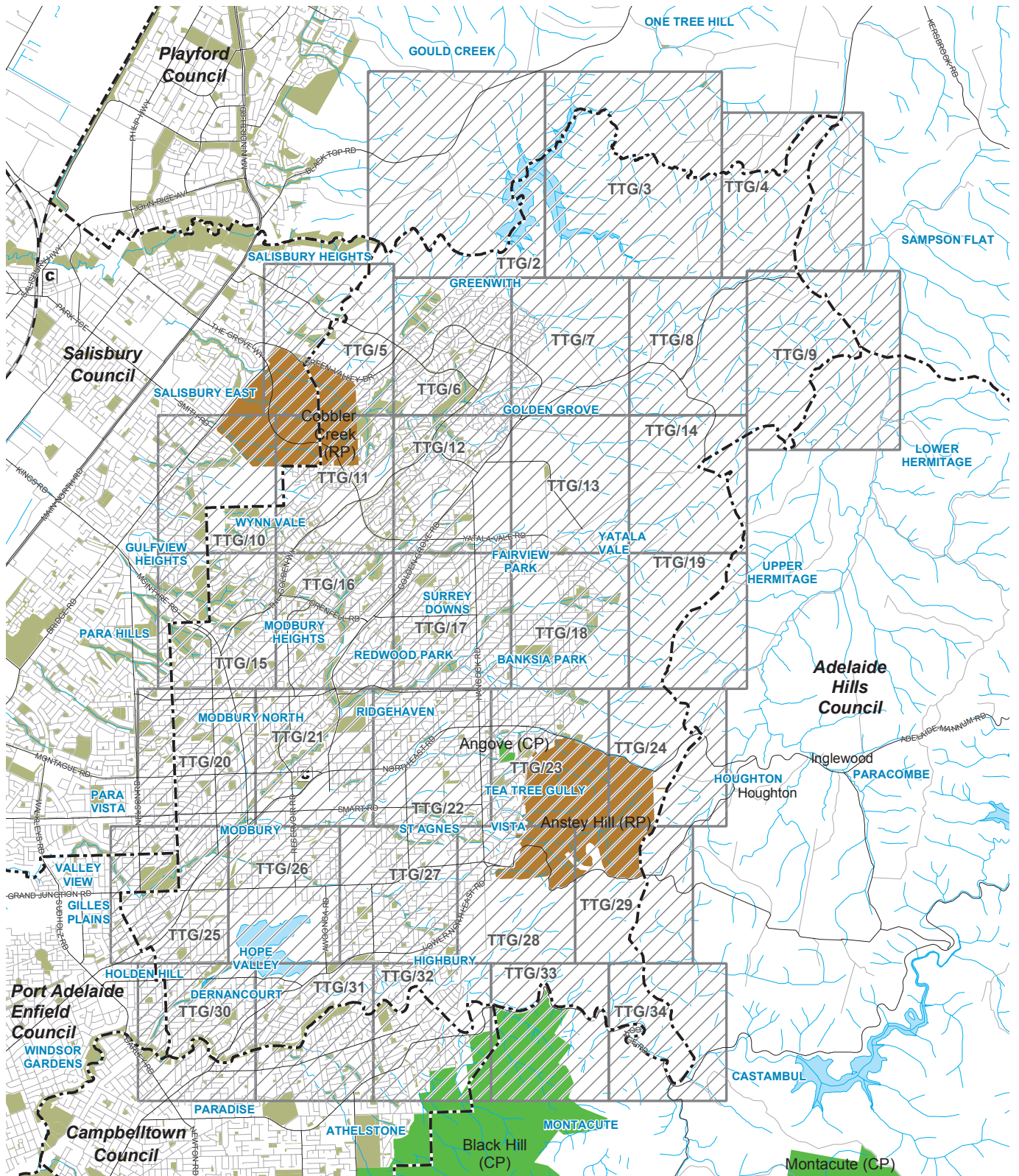




For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps TTG/1 to Map TTG/36 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.



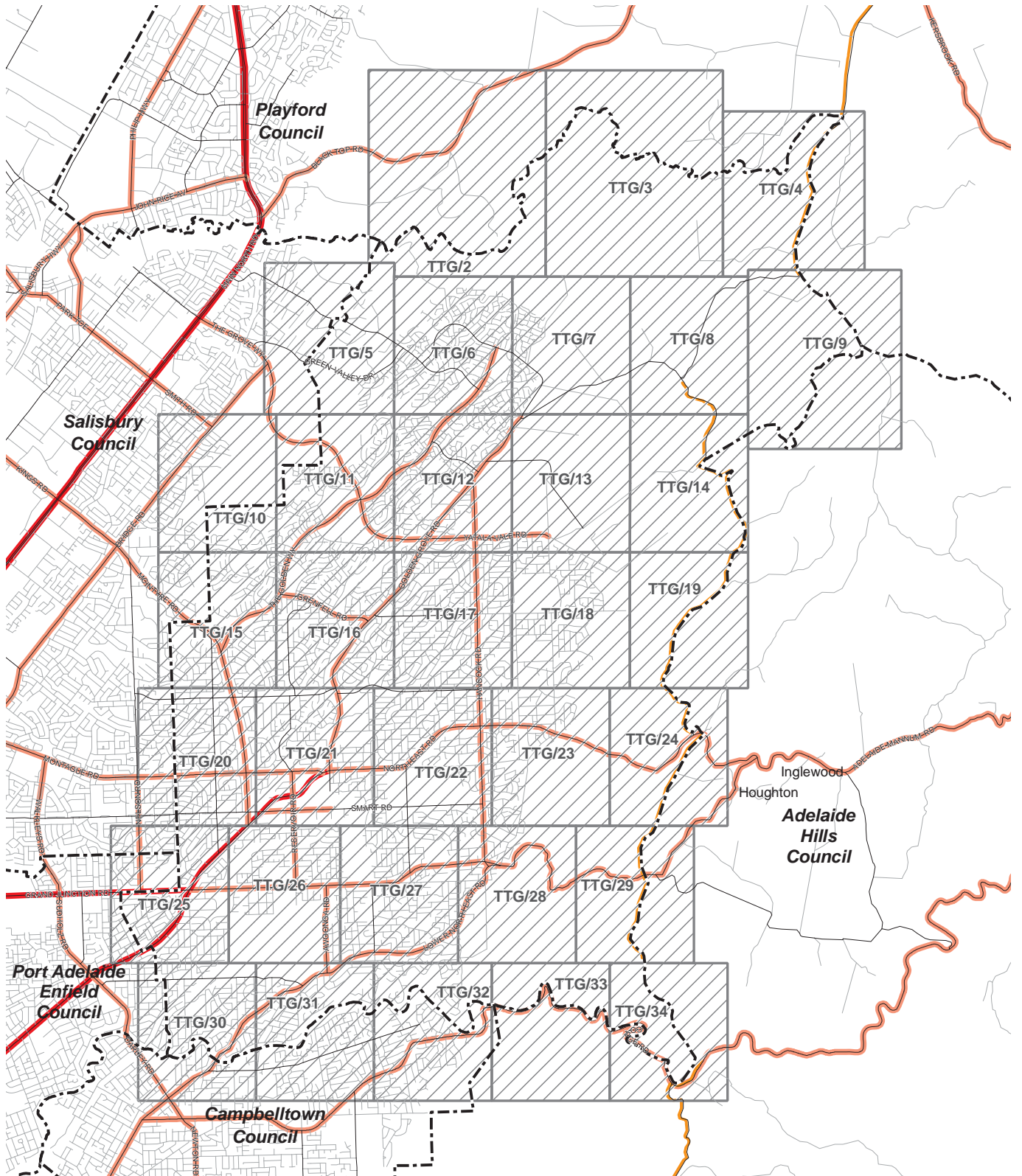
# Council Index Map



- C** Council Office
- Railways
- Waterway / drain / channel
- Local Reserves
- Conservation Park
- Recreation Park
- Waterbodies
- - - - - Development Plan Boundary

# Location Map TTG/1

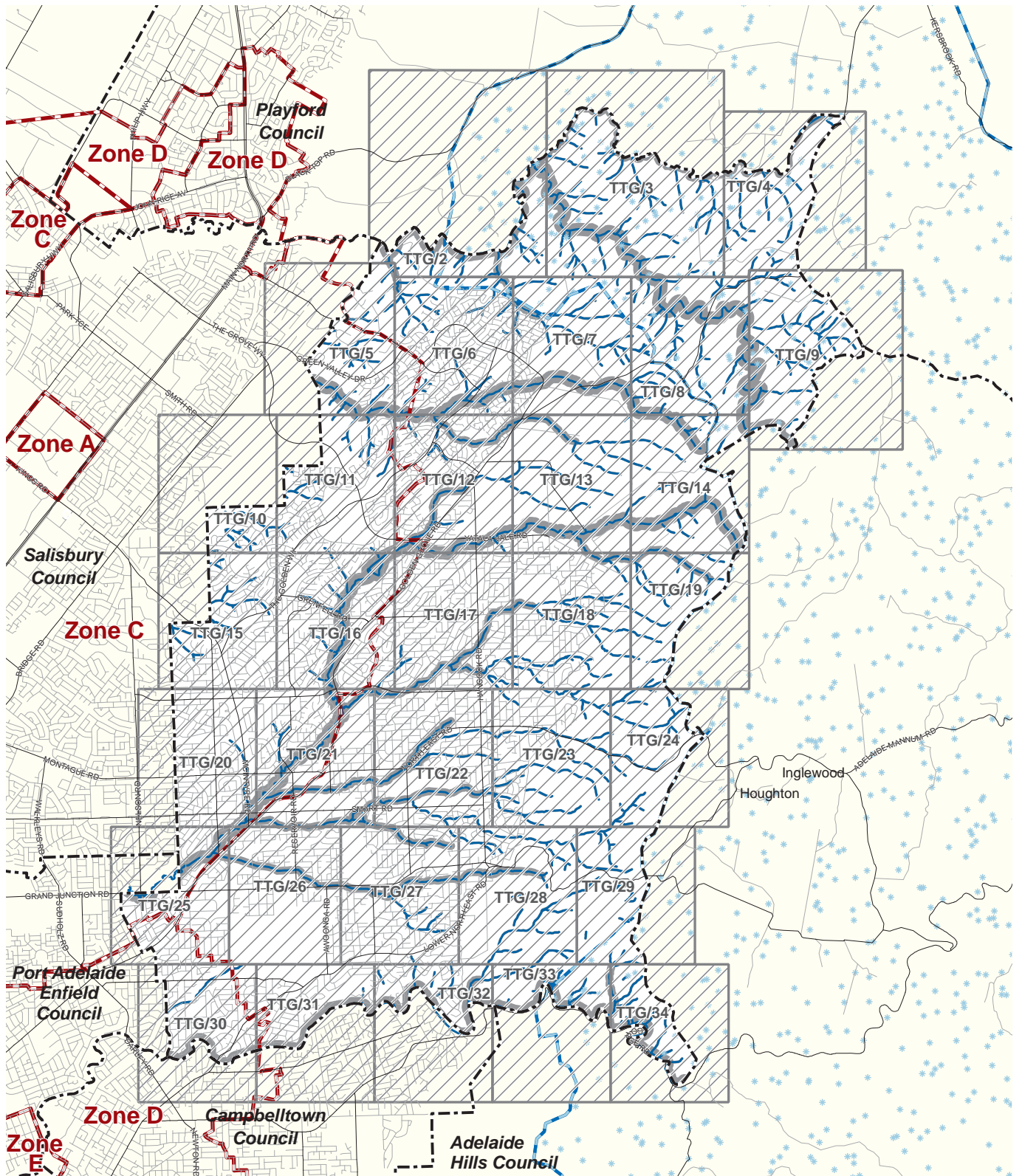




- Mount Lofty Scenic Roads
- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

# Overlay Map TTG/1

## TRANSPORT



- Airport Building Heights**
- Zone A** All Structures
  - Zone C** All Structures Exceeding 15 metres above existing ground level
  - Zone D** All Structures Exceeding 45 metres above existing ground level
  - Zone E** All Structures Exceeding 100 metres above existing ground level



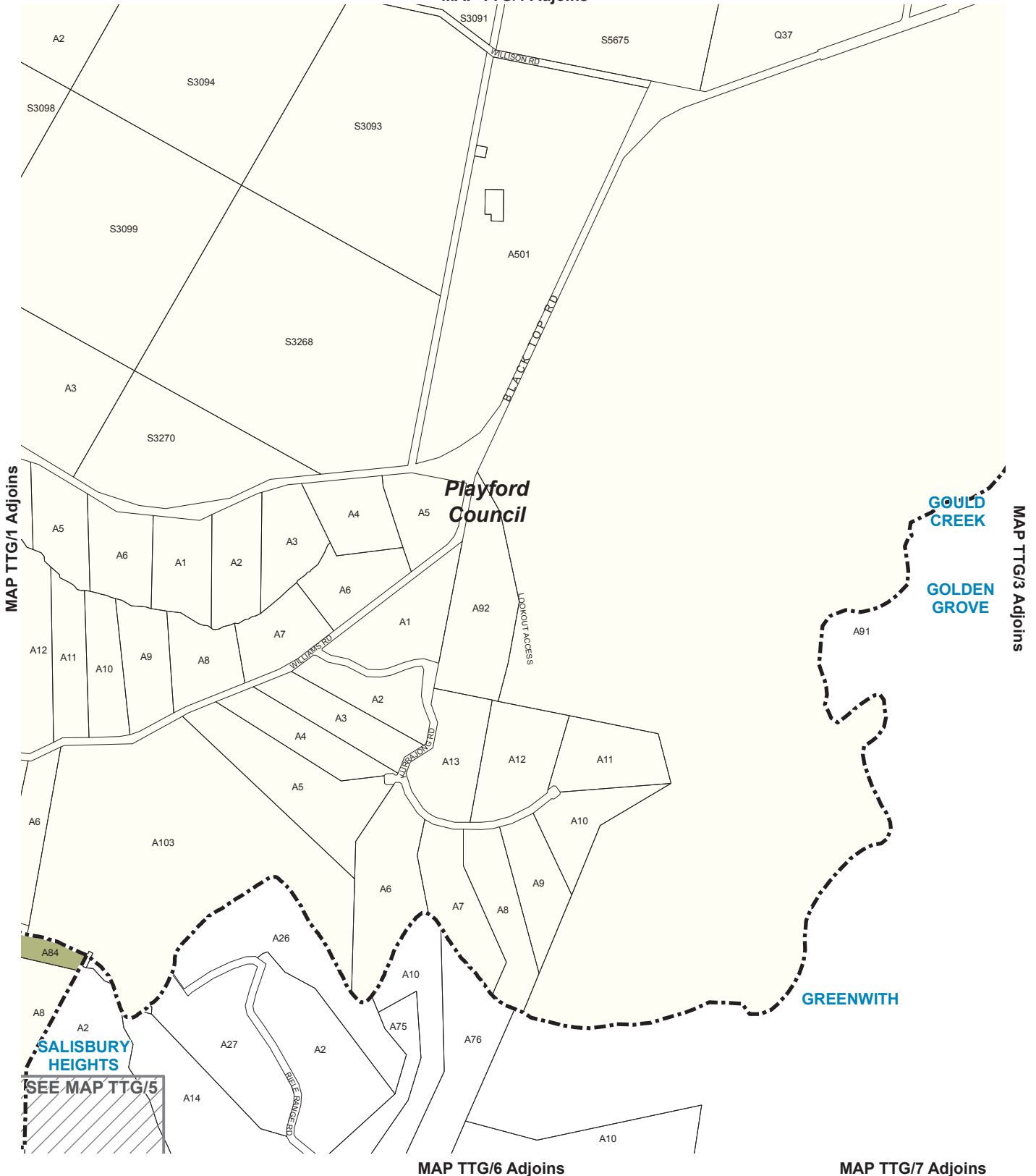
NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)

- Airport Building Heights
- Mt Lofty Watershed Boundary
- Creek centreline
- River/Creek floodwater area
- Development Plan Boundary

# Overlay Map TTG/1

## DEVELOPMENT CONSTRAINTS

MAP TTG/1 Adjoins



**Playford Council**

MAP TTG/1 Adjoins

MAP TTG/3 Adjoins

MAP TTG/6 Adjoins

MAP TTG/7 Adjoins



# Location Map TTG/2

- Local Reserves
- Development Plan Boundary

MAP TTG/1 Adjoins



Playford Council

MAP TTG/1 Adjoins



MAP TTG/3 Adjoins

MAP TTG/6 Adjoins

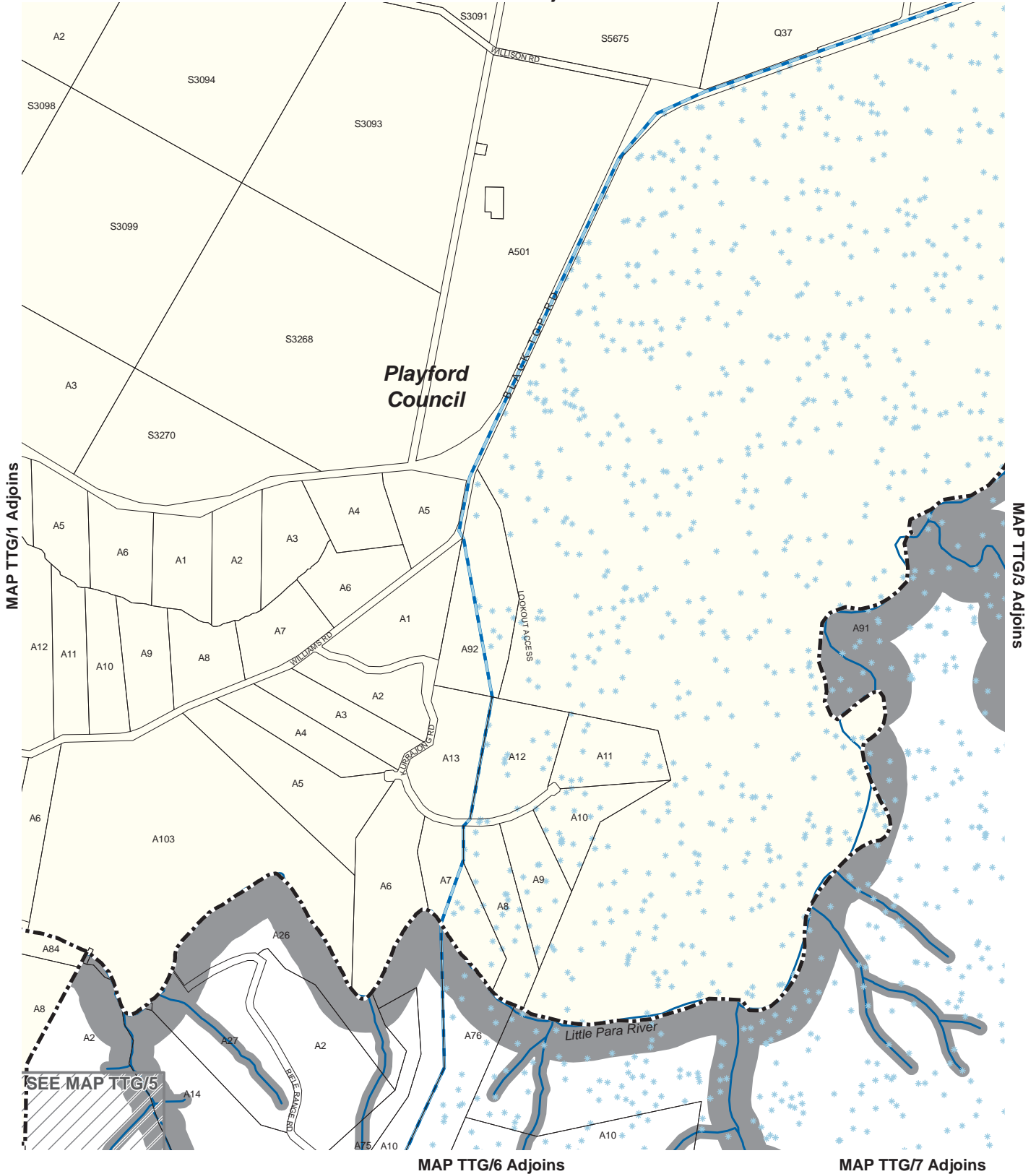
MAP TTG/7 Adjoins



# Overlay Map TTG/2 TRANSPORT





-  Secondary Arterial Roads
-  Development Plan Boundary

MAP TTG/1 Adjoins



NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)

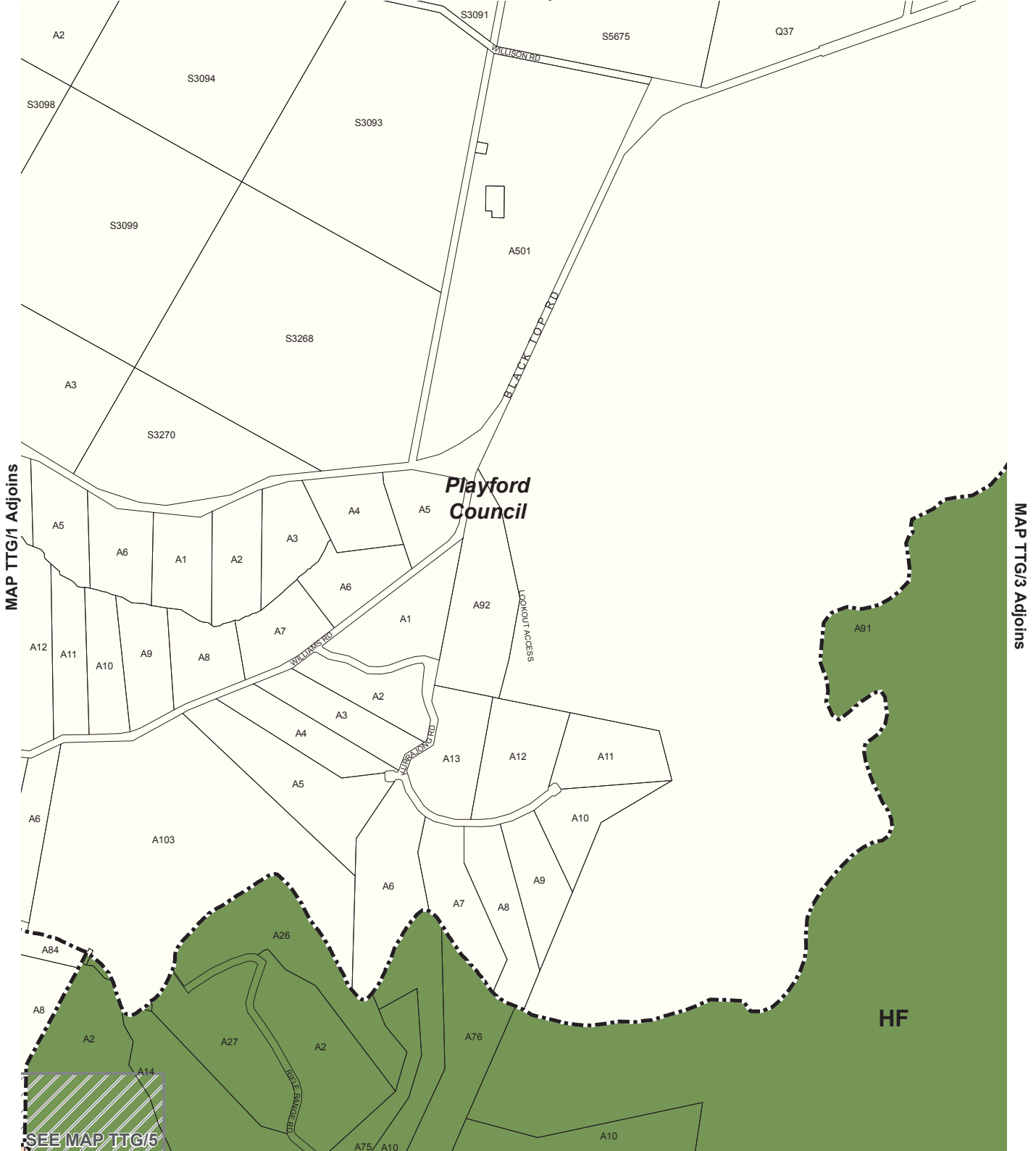


-  Mt Lofty Watershed Boundary
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

# Overlay Map TTG/2

## DEVELOPMENT CONSTRAINTS

MAP TTG/1 Adjoins



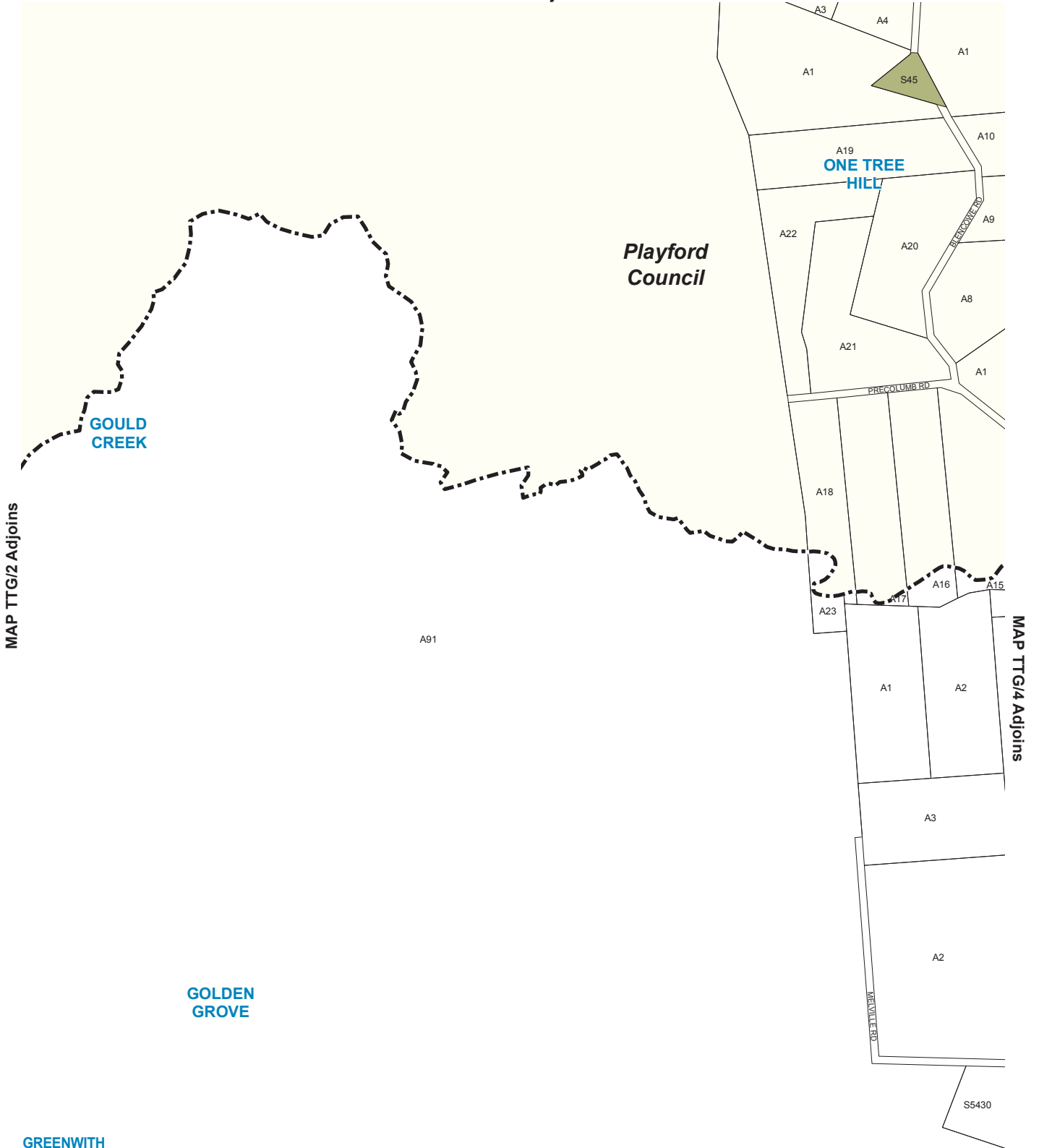
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



# Zone Map TTG/2

- Zones**
- Hills Face
  - Zone Boundary
  - Development Plan Boundary

MAP TTG/1 Adjoins



MAP TTG/4 Adjoins

MAP TTG/2 Adjoins



MAP TTG/7 Adjoins

MAP TTG/8 Adjoins

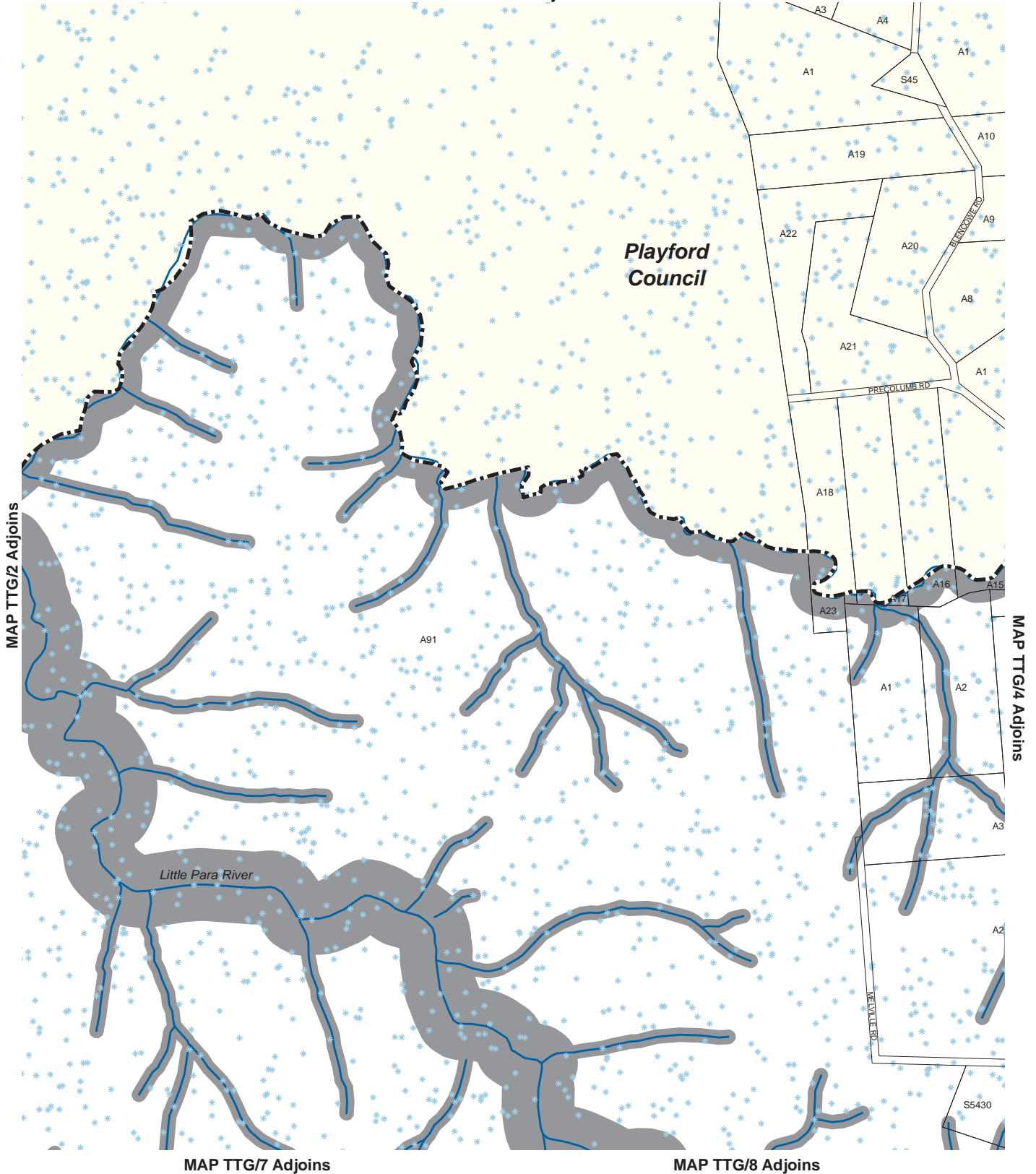


0 500 m

# Location Map TTG/3





-  Local Reserves
-  Development Plan Boundary

MAP TTG/1 Adjoins



NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)



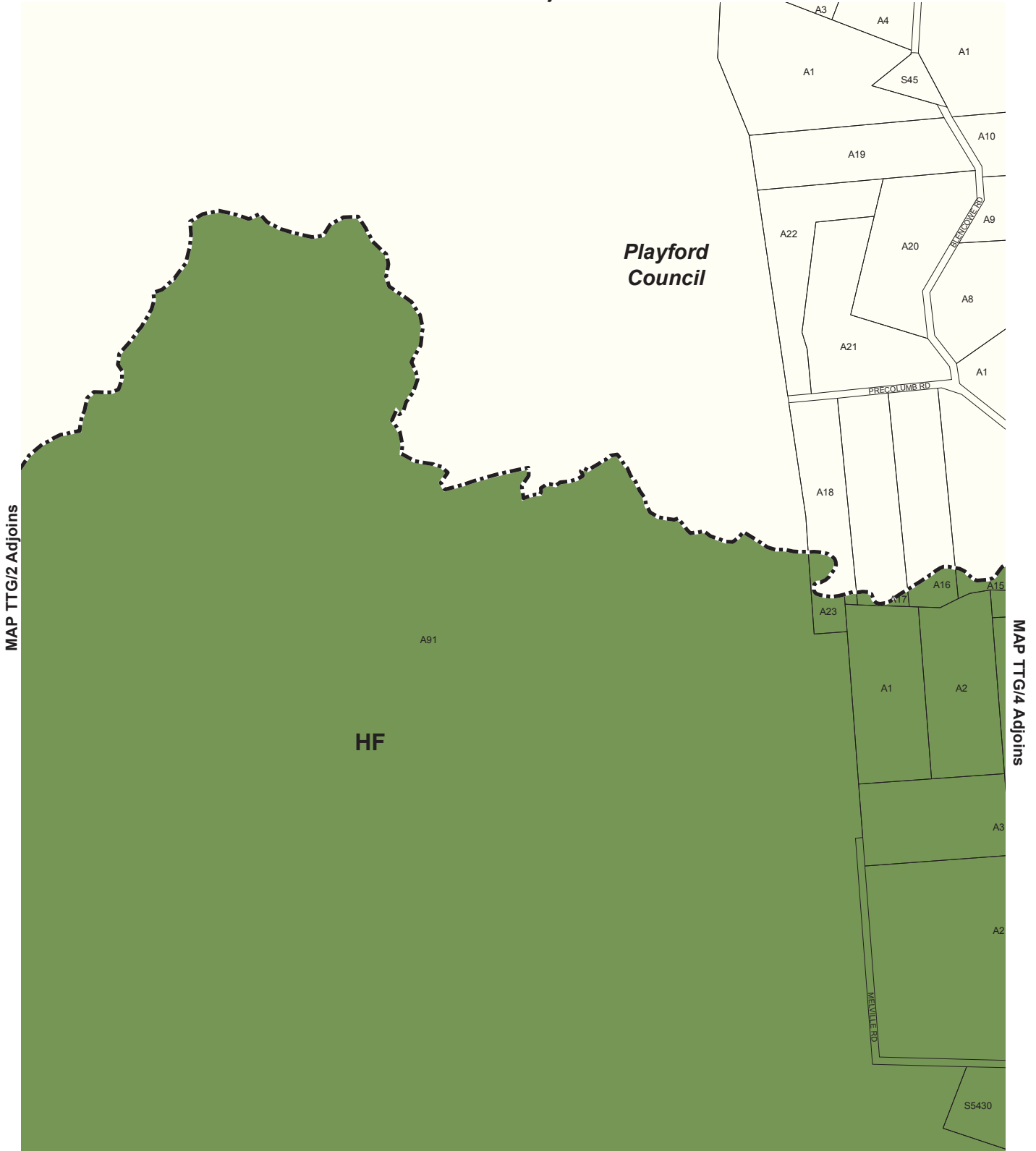
-  Mt Lofty Watershed Boundary
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

# Overlay Map TTG/3

## DEVELOPMENT CONSTRAINTS



MAP TTG/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

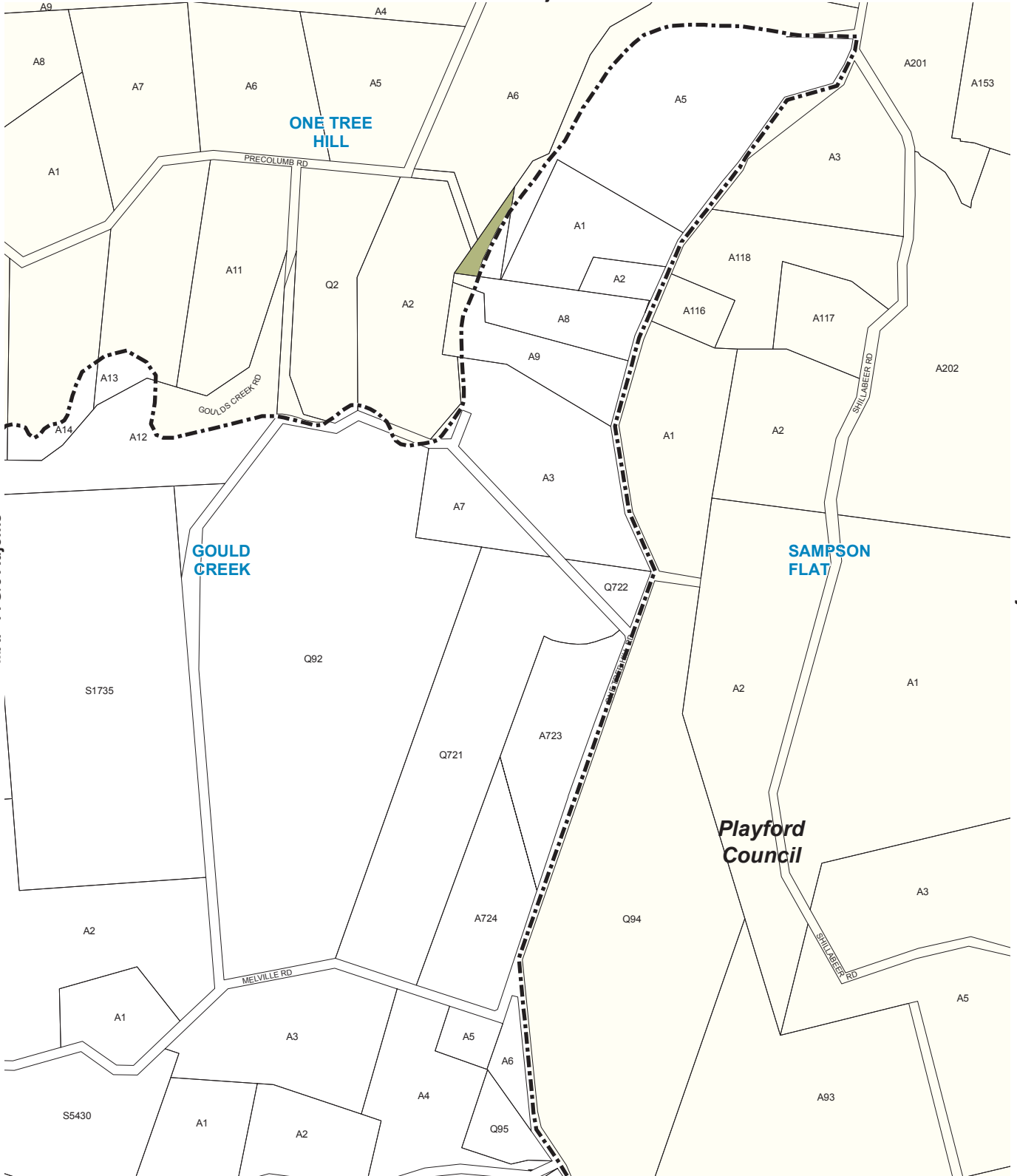


**Zones**

- Hills Face
- Zone Boundary
- Development Plan Boundary

# Zone Map TTG/3

MAP TTG/1 Adjoins



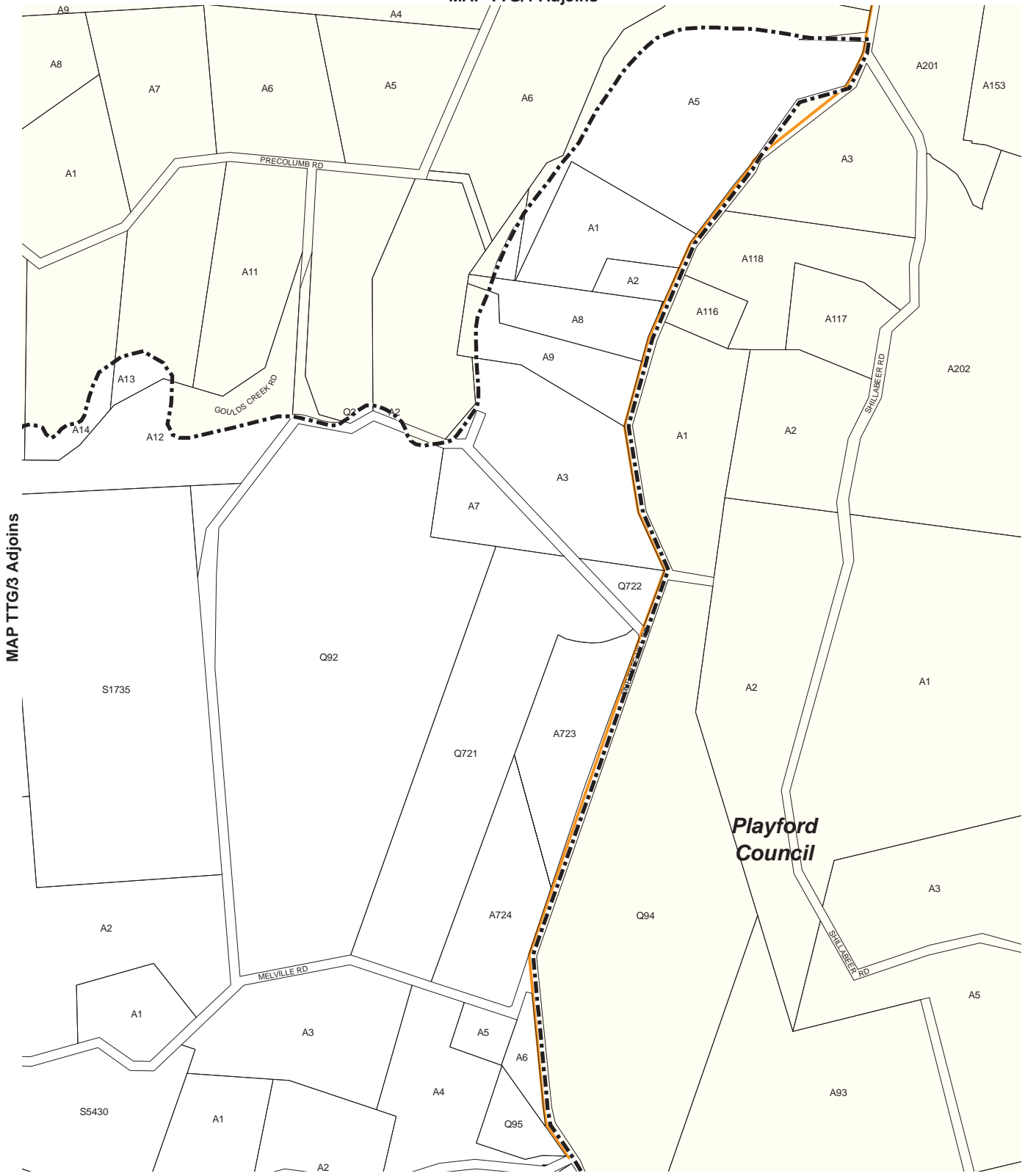
MAP TTG/9 Adjoins



# Location Map TTG/4

- Local Reserves
- Development Plan Boundary

MAP TTG/1 Adjoins



MAP TTG/3 Adjoins

MAP TTG/1 Adjoins

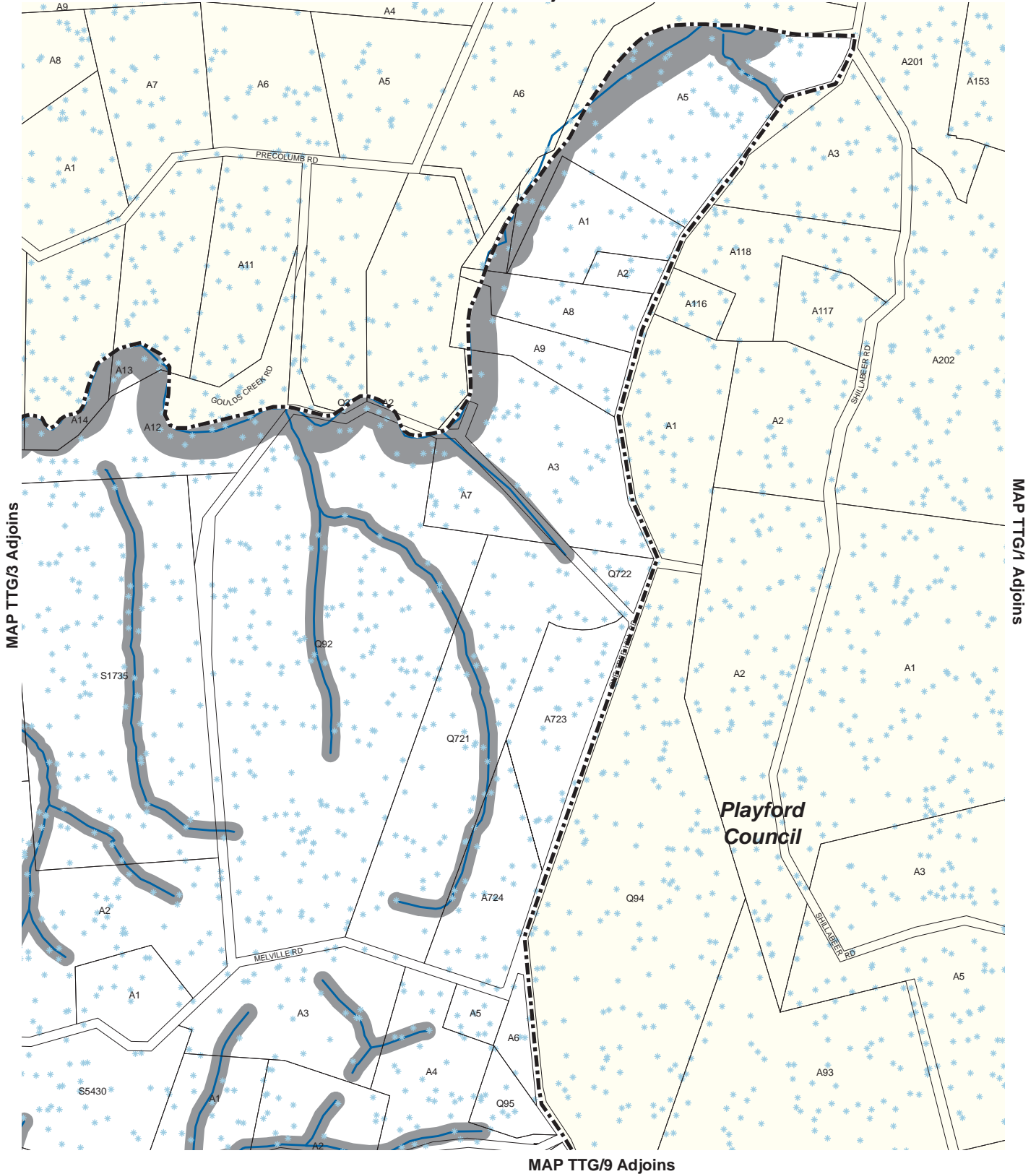
MAP TTG/9 Adjoins



# Overlay Map TTG/4 TRANSPORT





- Mount Lofty Scenic Roads
- Development Plan Boundary

MAP TTG/1 Adjoins



NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)

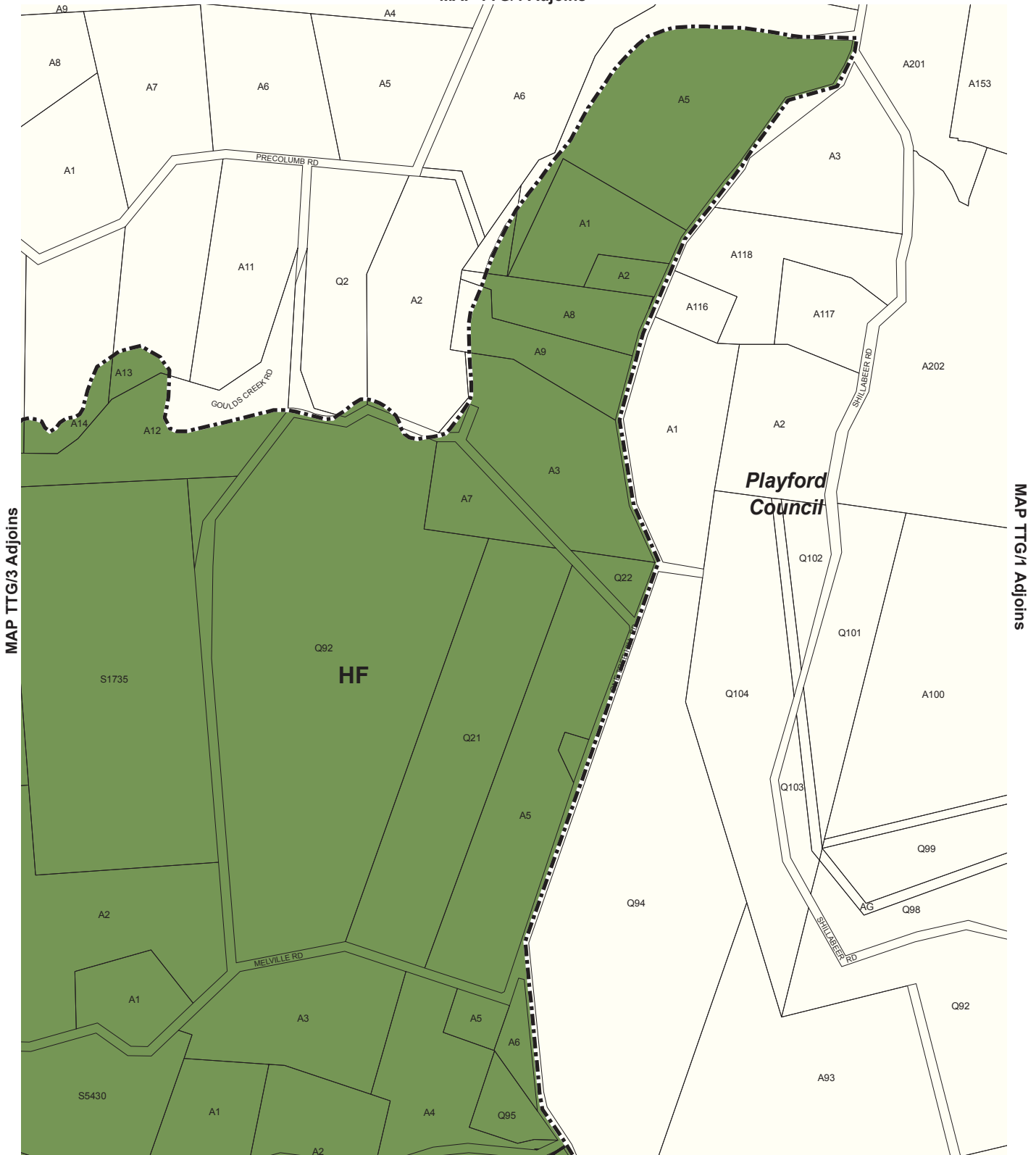


-  Mt Lofty Watershed Boundary
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

# Overlay Map TTG/4

## DEVELOPMENT CONSTRAINTS

MAP TTG/1 Adjoins



Playford Council

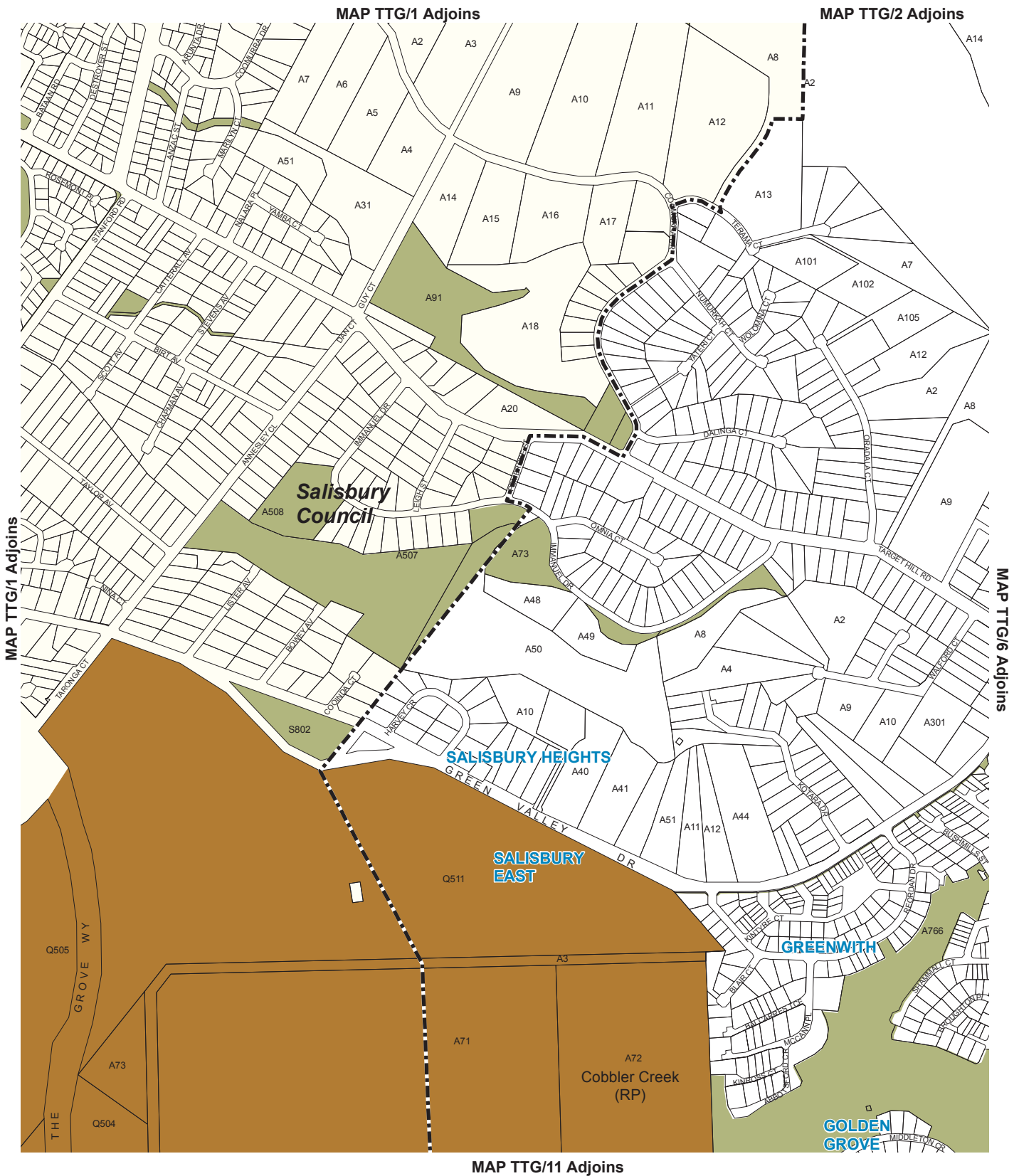
Lamberts Conformal Conic Projection, GDA94



Zones

- Hills Face
- Zone Boundary
- Development Plan Boundary

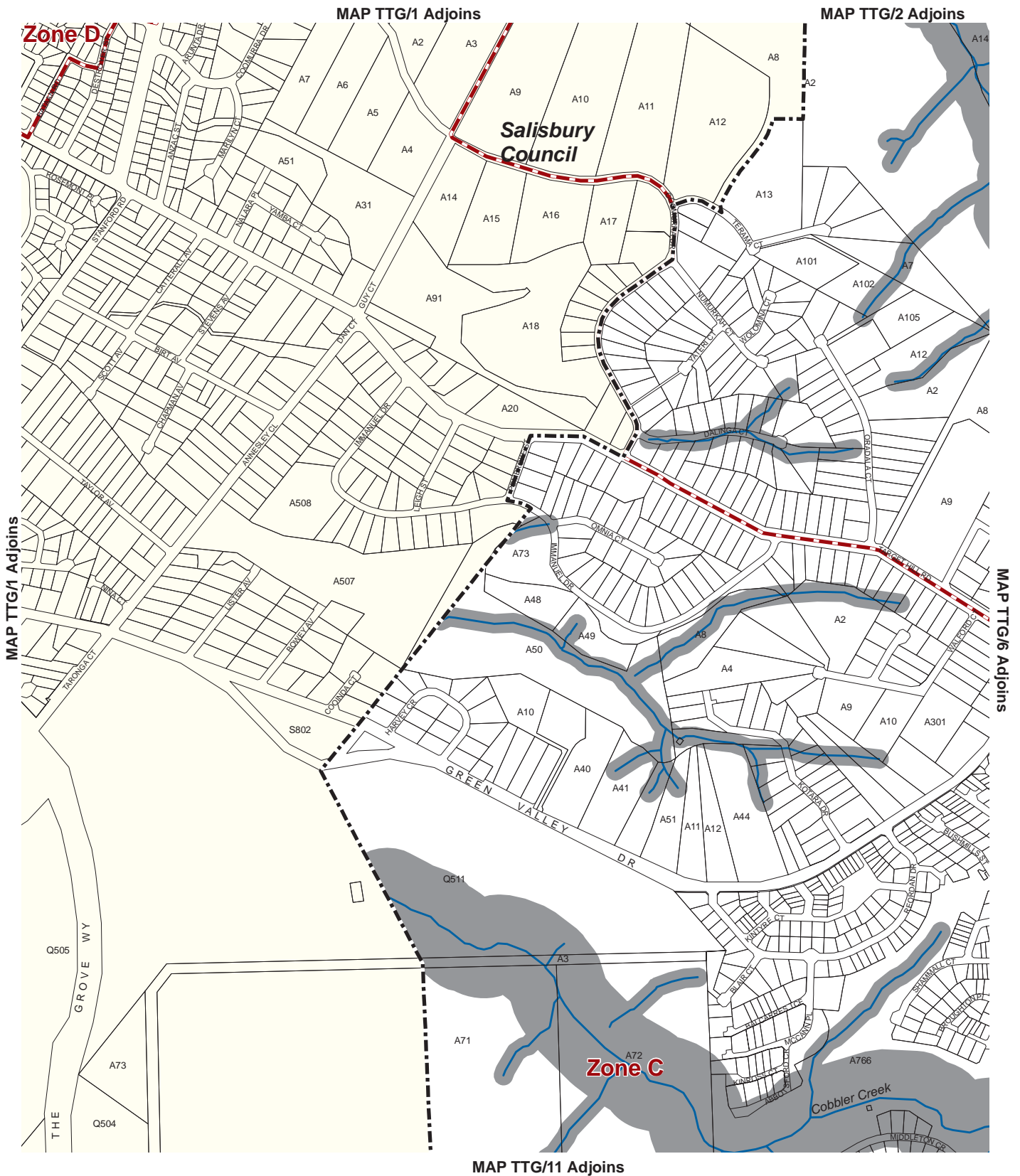
# Zone Map TTG/4



# Location Map TTG/5





- Local Reserves
- Recreation Park
- Development Plan Boundary





**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level  
**Zone D** All Structures Exceeding 45 metres above existing ground level



-  Airport Building Heights
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

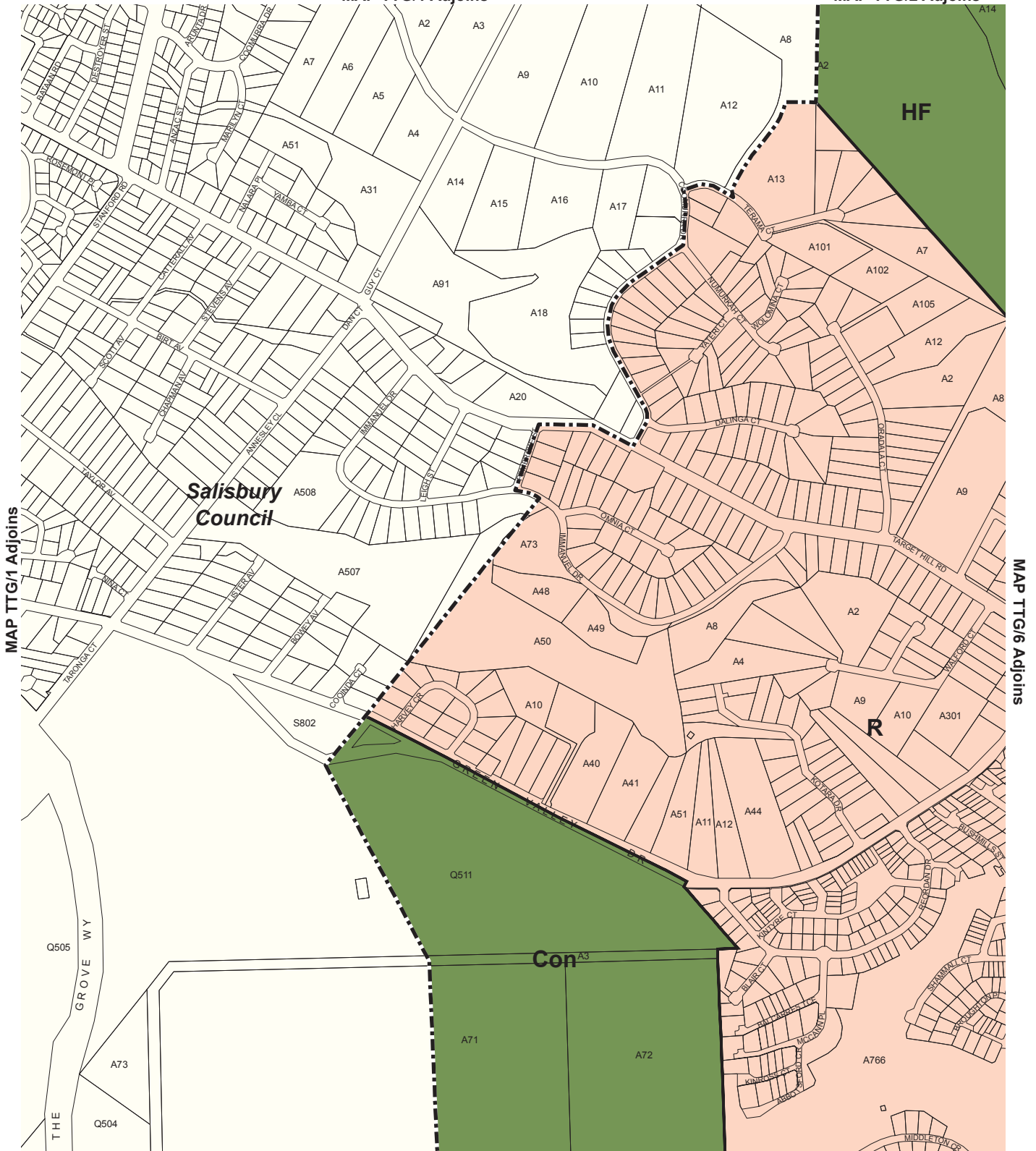
# Overlay Map TTG/5

## DEVELOPMENT CONSTRAINTS



MAP TTG/1 Adjoins

MAP TTG/2 Adjoins



Lamberts Conformal Conic Projection, GDA94



Zones

Con Conservation

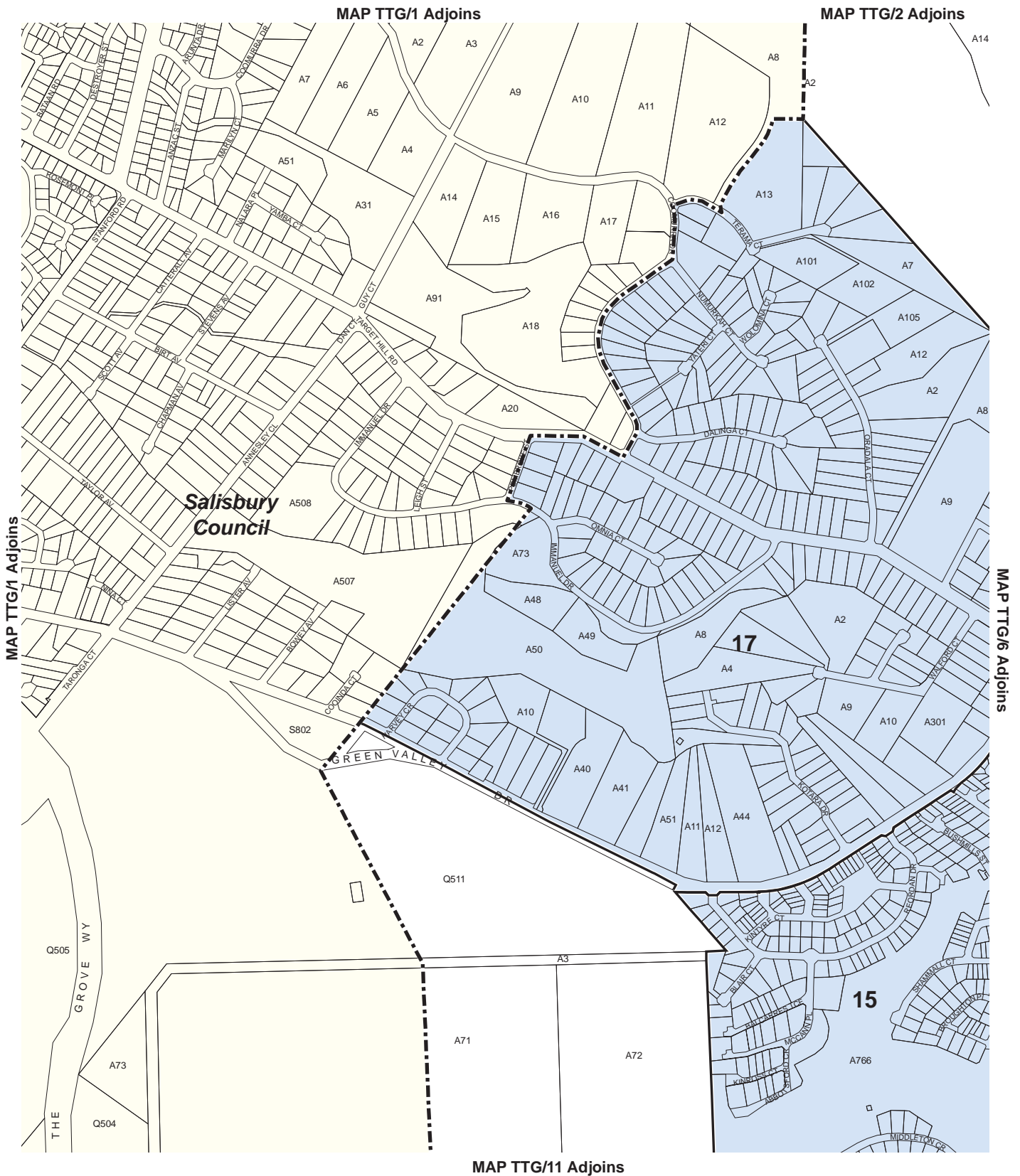
HF Hills Face

R Residential

Zone Boundary

Development Plan Boundary

# Zone Map TTG/5



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 15 Golden Grove Residential
- 17 Target Hill



# Policy Area Map TTG/5

- Policy Area Boundary
- Development Plan Boundary

MAP TTG/2 Adjoins

GREENWITH



MAP TTG/12 Adjoins

GOLDEN GROVE



# Location Map TTG/6

- S** School
- P** Post Office
- Local Reserves

MAP TTG/2 Adjoins

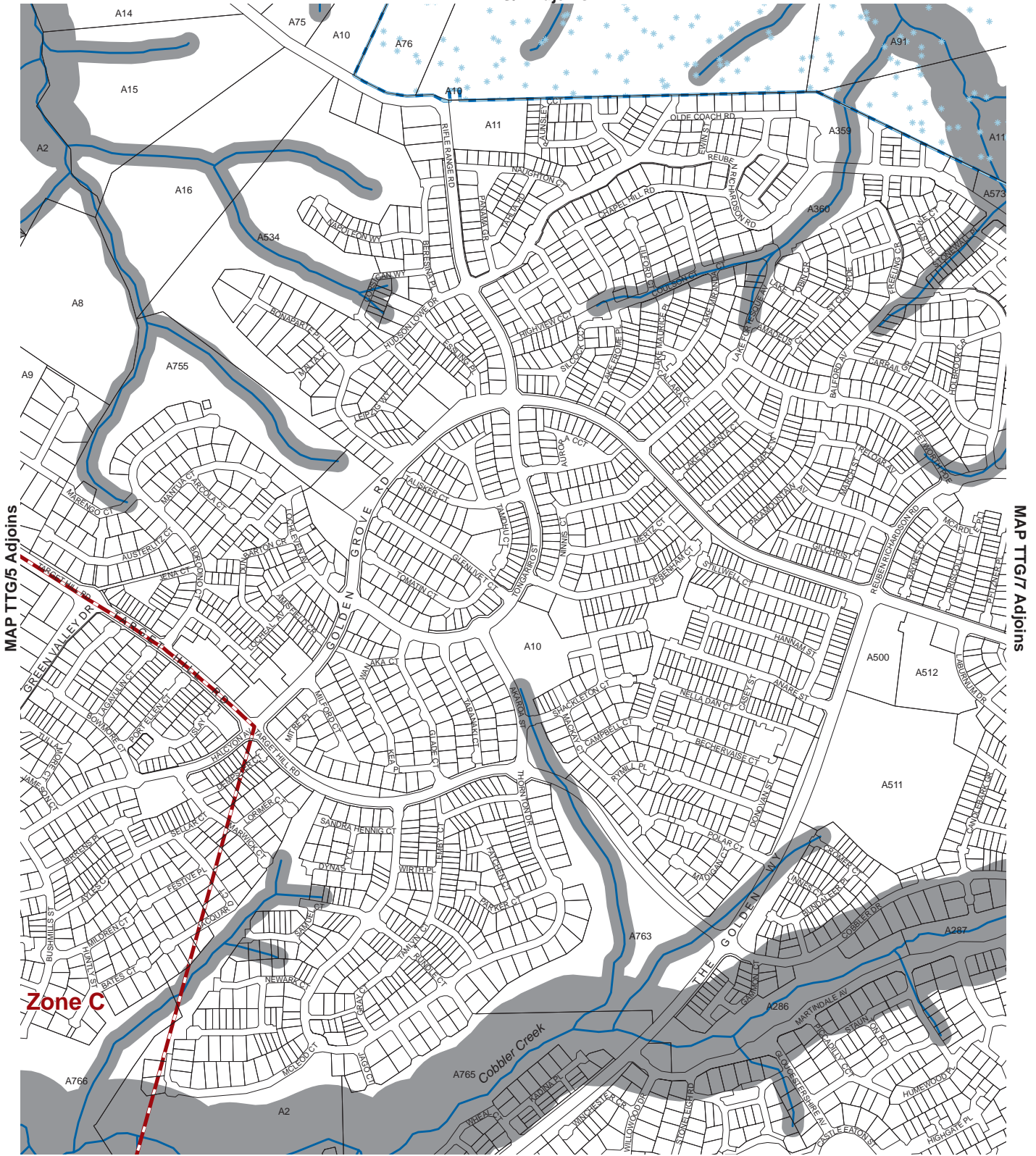


# Overlay Map TTG/6

## TRANSPORT

 Secondary Arterial Roads





MAP TTG/2 Adjoins



**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level

NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)



-  Airport Building Heights
-  Mt Lofty Watershed Boundary
-  Creek centreline
-  River/Creek floodwater area

# Overlay Map TTG/6

## DEVELOPMENT CONSTRAINTS

MAP TTG/2 Adjoins



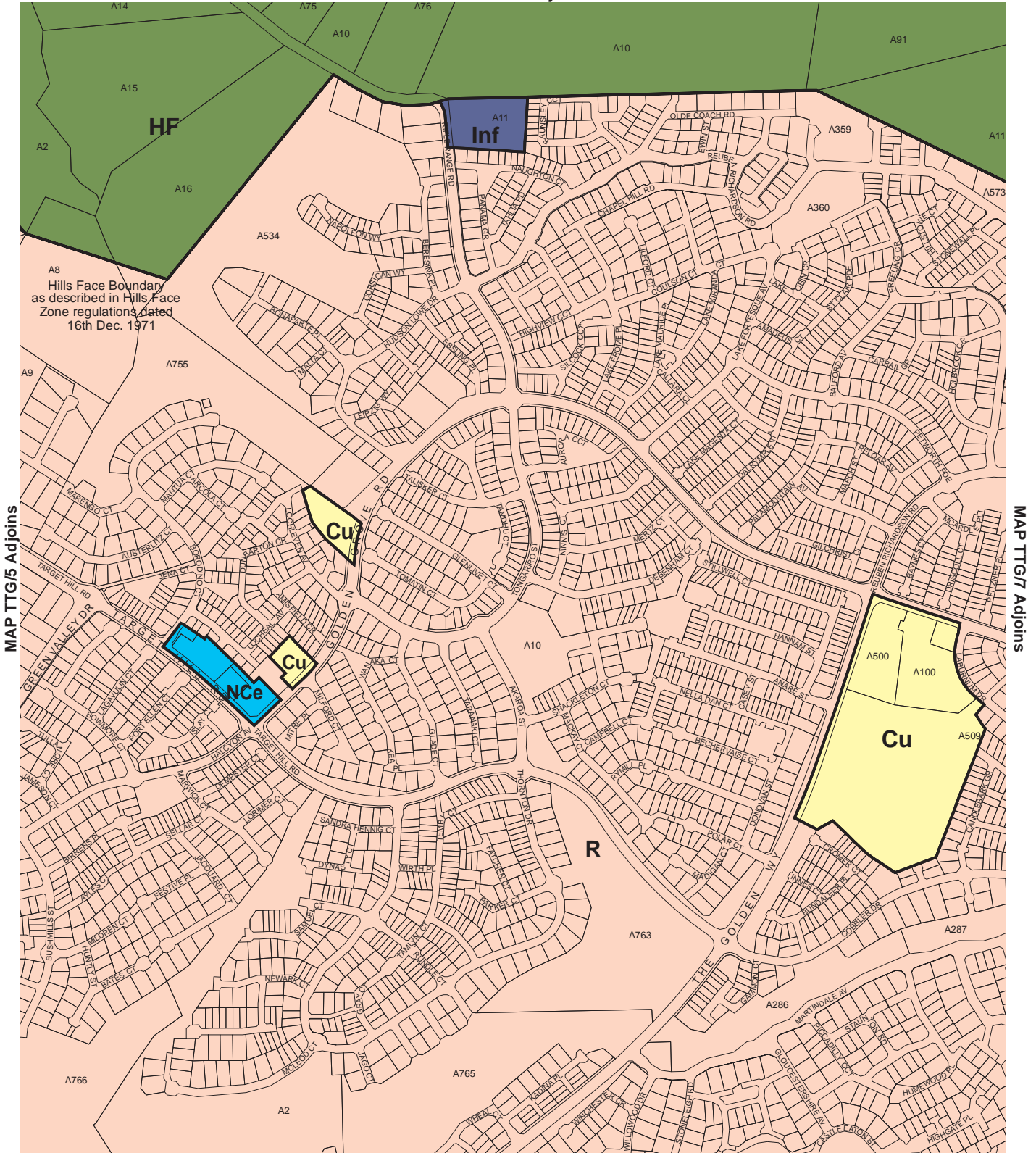
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map TTG/6 HERITAGE

• Local heritage place

MAP TTG/2 Adjoins



MAP TTG/12 Adjoins

Lamberts Conformal Conic Projection, GDA94



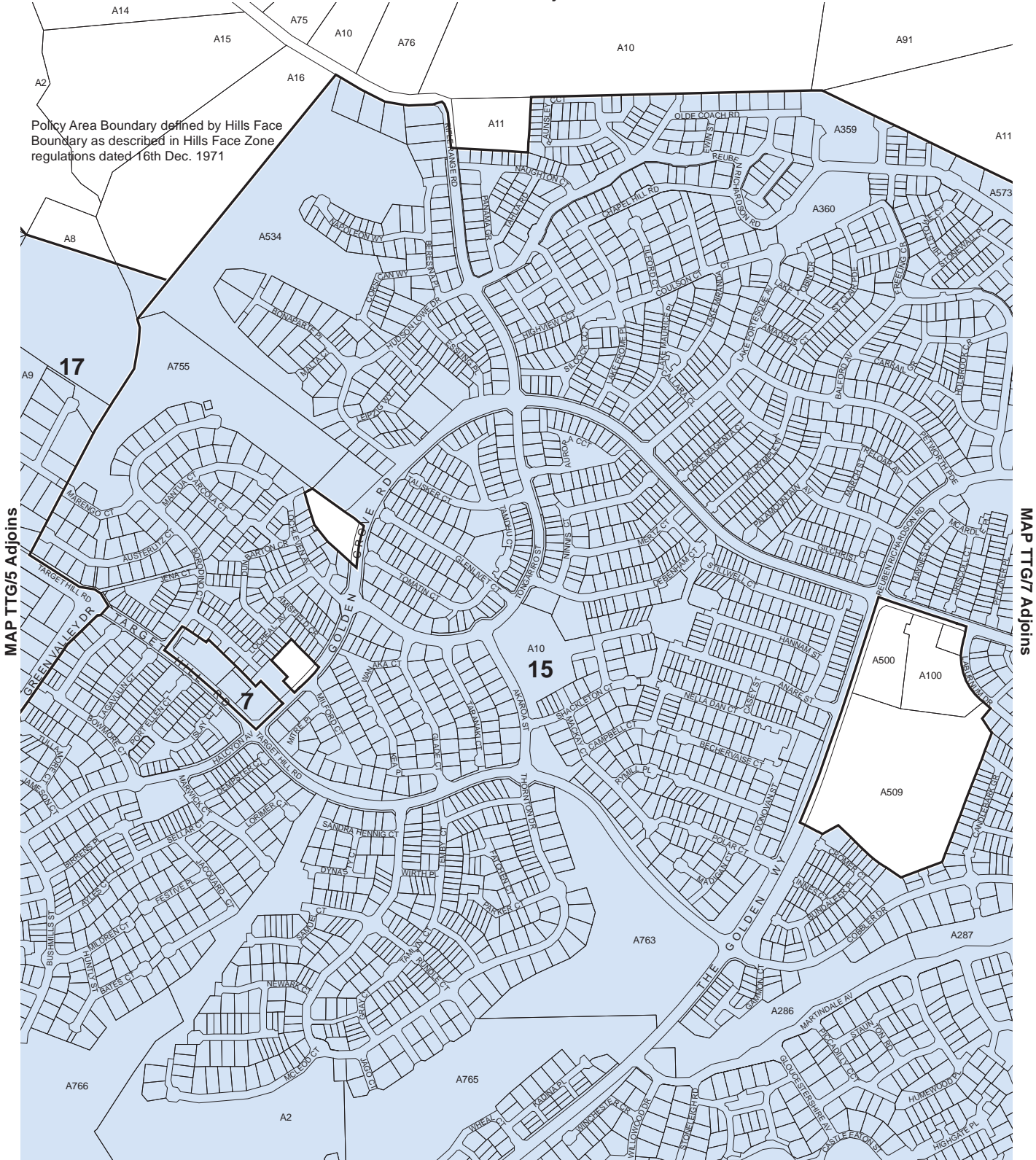
Zones

- Cu Community
- HF Hills Face
- Inf Infrastructure
- NCe Neighbourhood Centre
- R Residential
- Zone Boundary

# Zone Map TTG/6

MAP TTG/2 Adjoins

Policy Area Boundary defined by Hills Face Boundary as described in Hills Face Zone regulations dated 16th Dec. 1971



MAP TTG/12 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 7 Golden Grove Neighbourhood Centre
- 15 Golden Grove Residential
- 17 Target Hill



# Policy Area Map TTG/6

 Policy Area Boundary



MAP TTG/2 Adjoins

MAP TTG/3 Adjoins



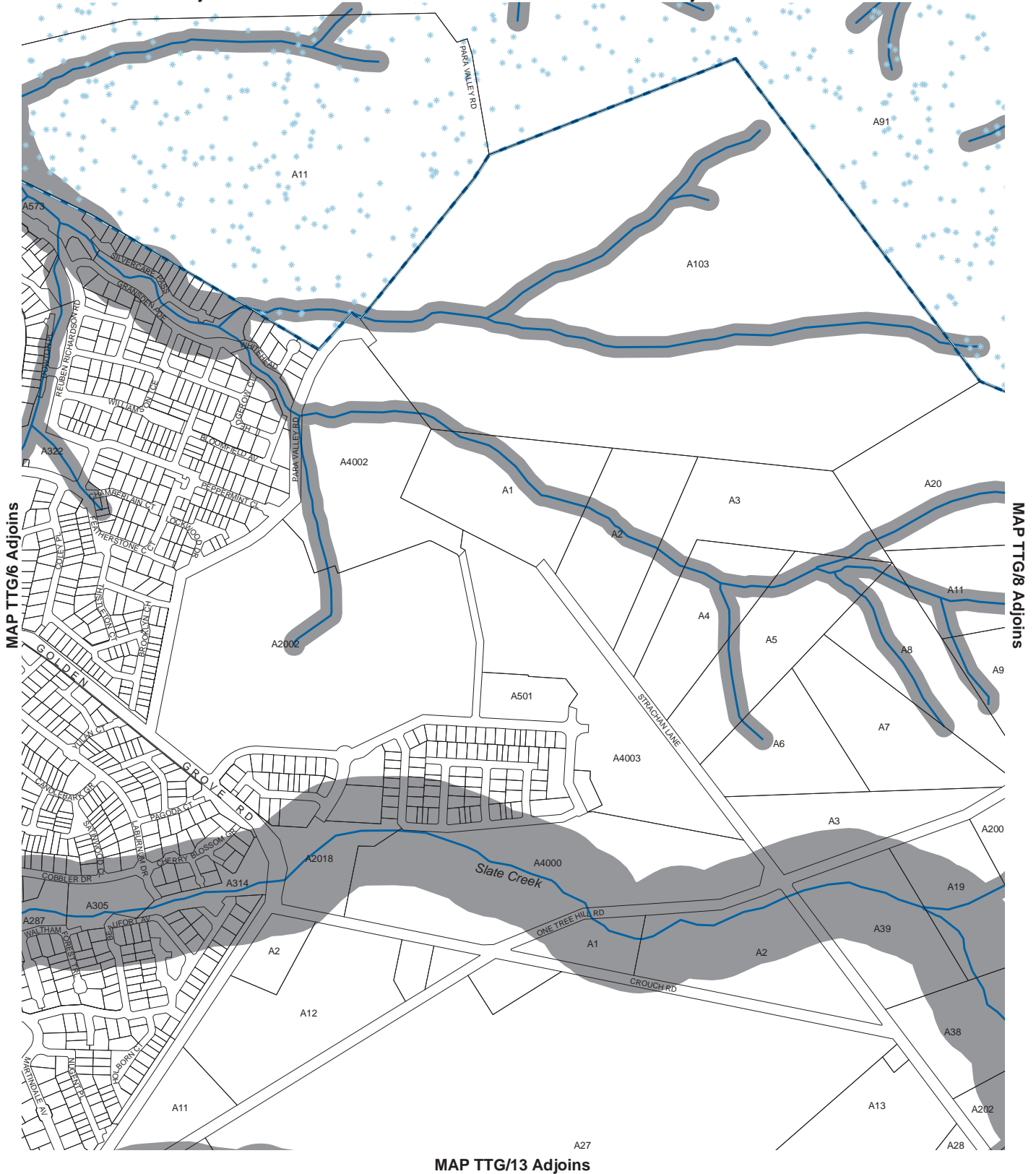
MAP TTG/13 Adjoins



# Location Map TTG/7

MAP TTG/2 Adjoins

MAP TTG/3 Adjoins






NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)



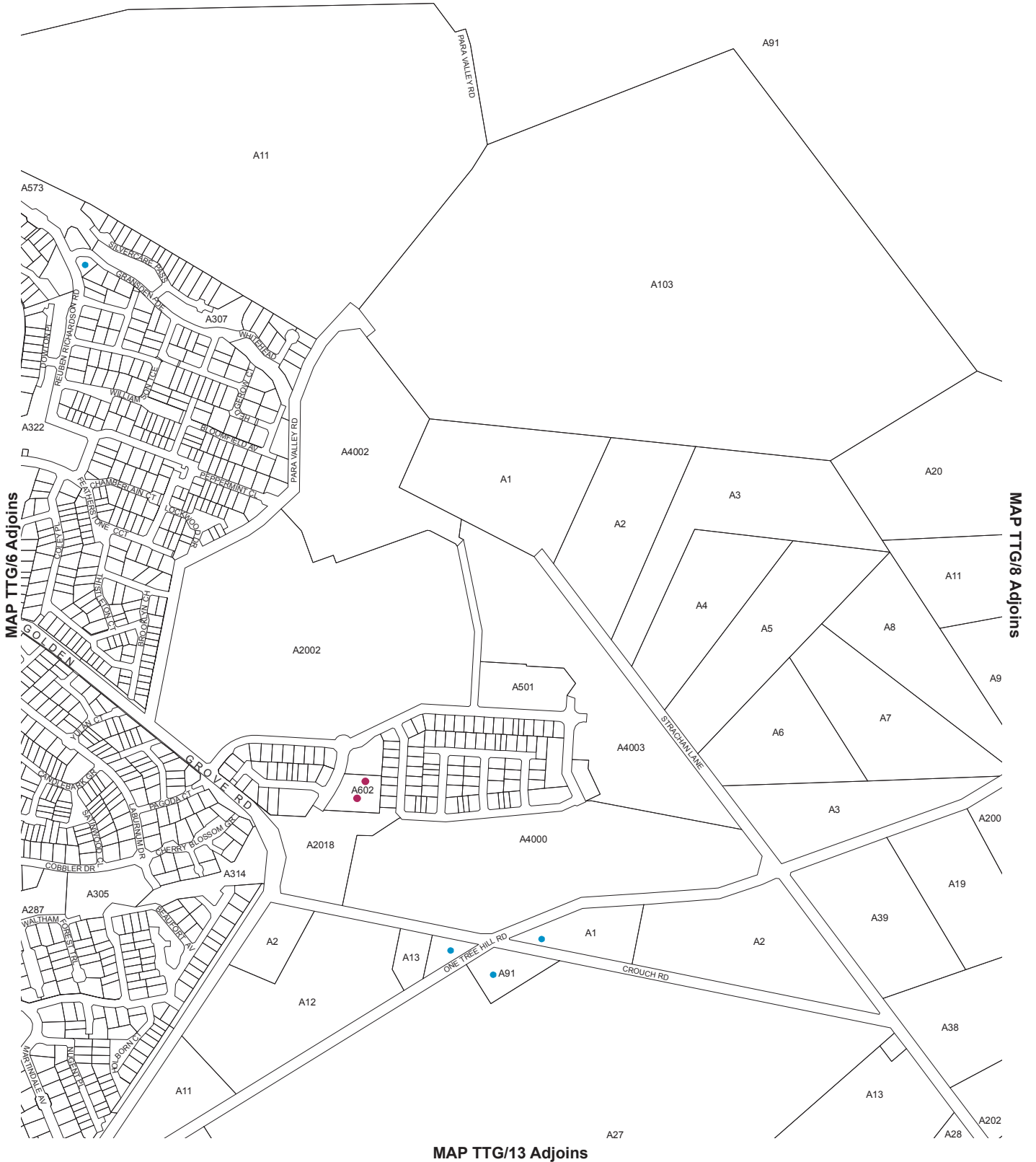
MAP TTG/13 Adjoins

# Overlay Map TTG/7 DEVELOPMENT CONSTRAINTS

-  Mt Lofty Watershed Boundary
-  Creek centreline
-  River/Creek floodwater area

MAP TTG/2 Adjoins

MAP TTG/3 Adjoins



MAP TTG/6 Adjoins

MAP TTG/8 Adjoins

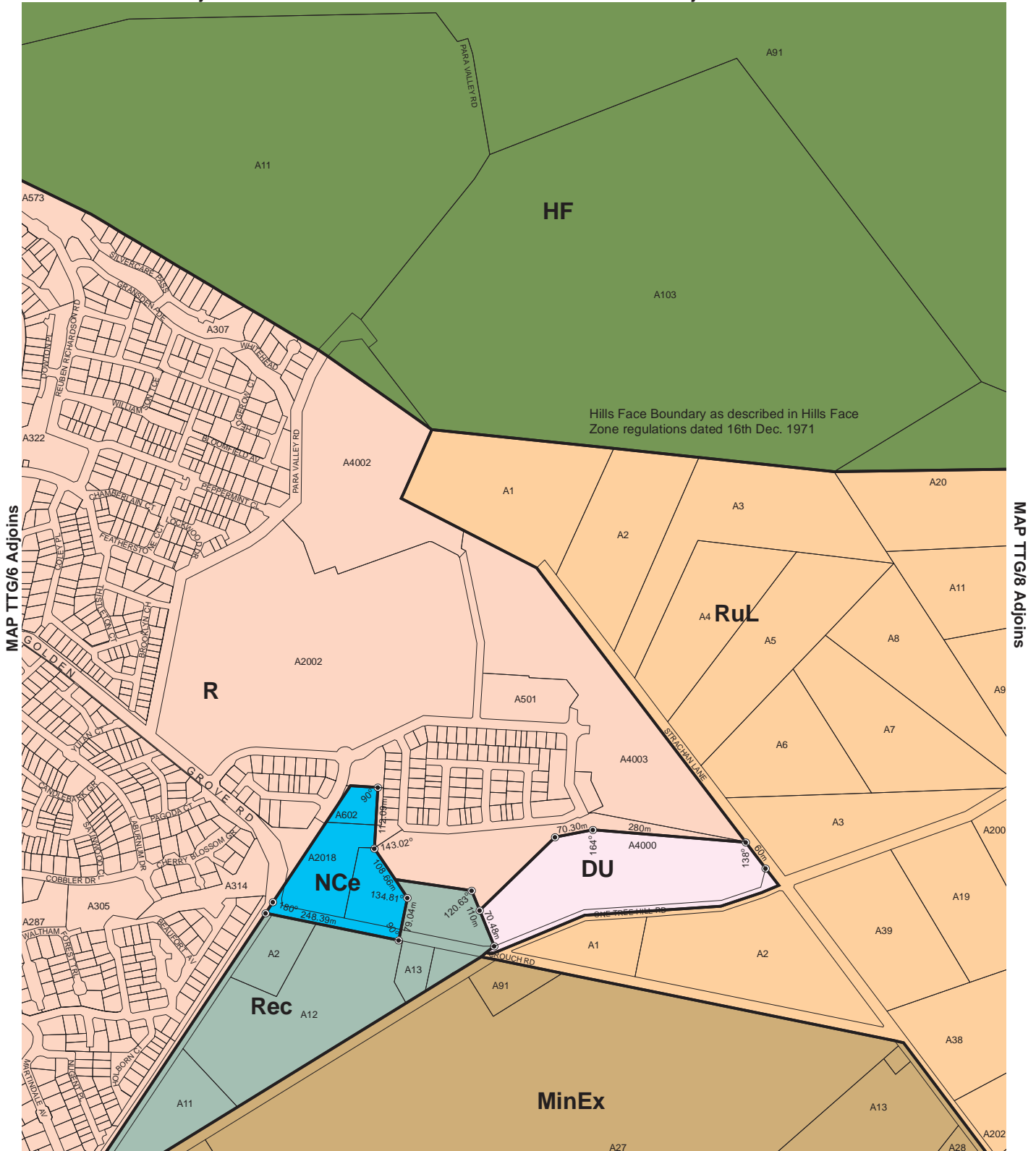
MAP TTG/13 Adjoins

Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.



# Overlay Map TTG/7 HERITAGE

- State heritage place
- Local heritage place



MAP TTG/6 Adjoins

MAP TTG/8 Adjoins

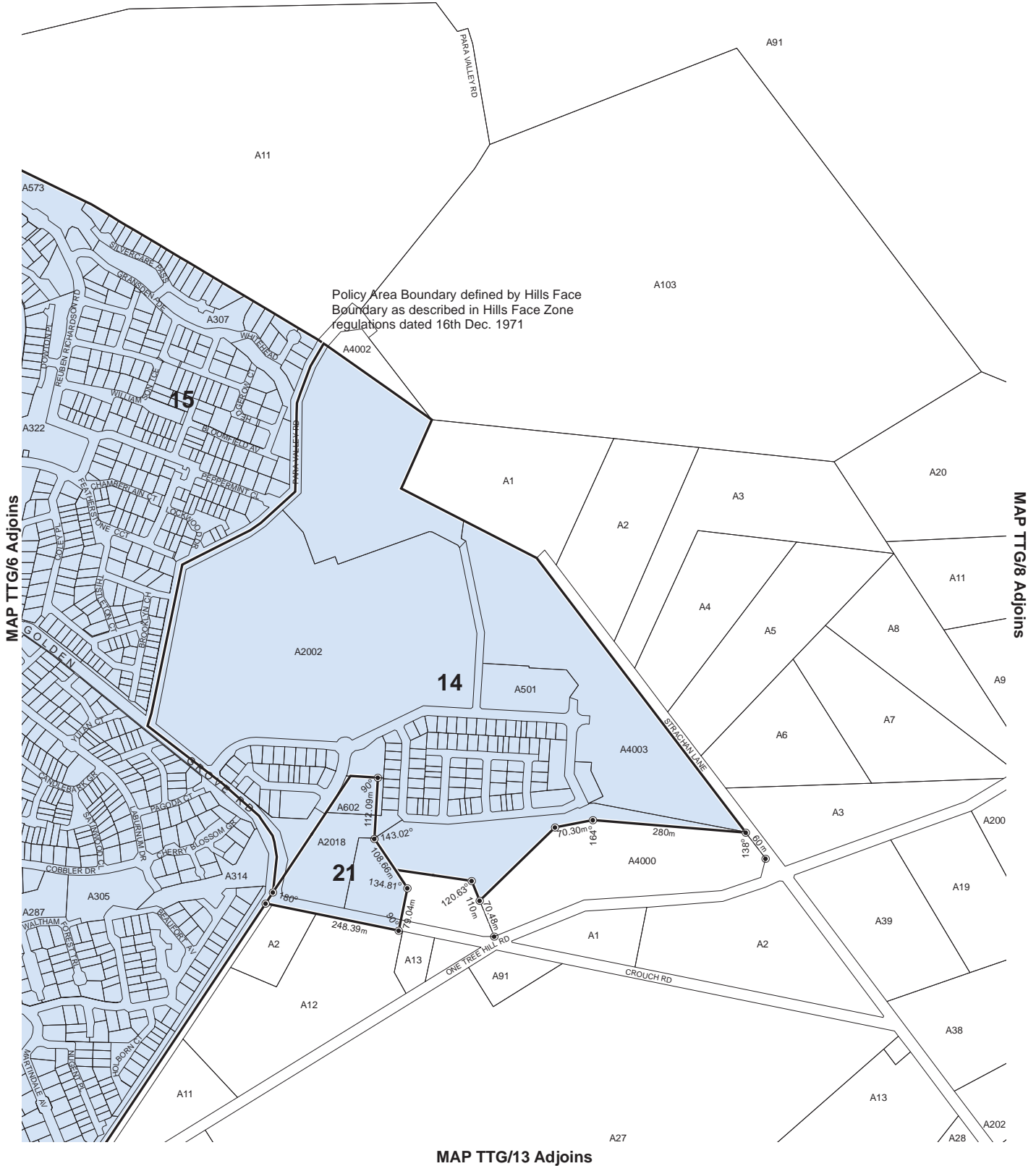
Lamberts Conformal Conic Projection, GDA94



Zones

- DU Deferred Urban
- HF Hills Face
- MinEx Mineral Extraction
- NCe Neighbourhood Centre
- Rec Recreation
- R Residential
- RuL Rural Living
- Zone Boundary

# Zone Map TTG/7



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 14 Golden Grove East
- 15 Golden Grove Residential
- 21 Crouch Road

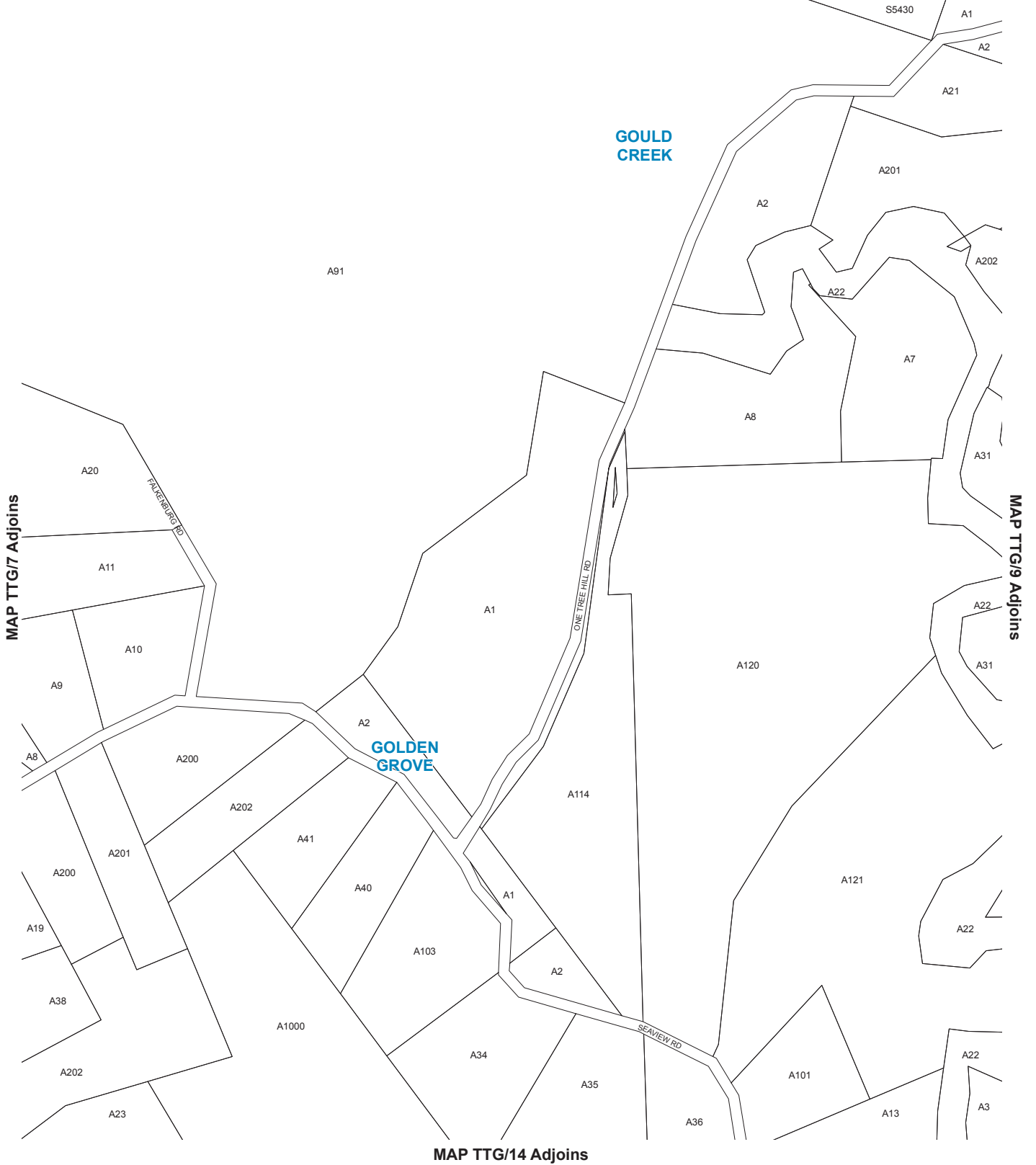


# Policy Area Map TTG/7

Policy Area Boundary

MAP TTG/3 Adjoins

MAP TTG/4 Adjoins



# Location Map TTG/8

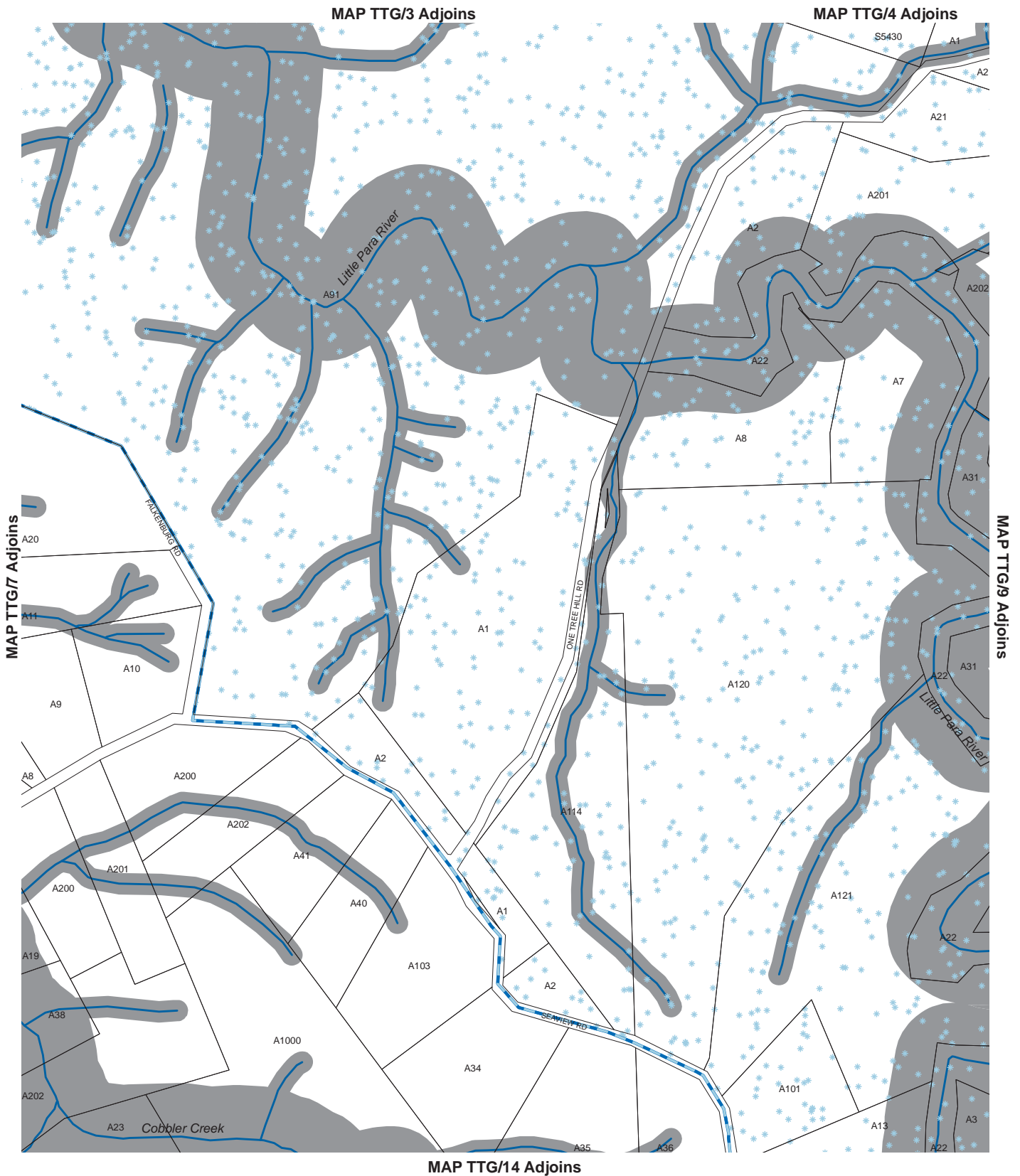
MAP TTG/3 Adjoins

MAP TTG/4 Adjoins



# Overlay Map TTG/8 TRANSPORT




 Mount Lofty Scenic Roads



NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)



# Overlay Map TTG/8 DEVELOPMENT CONSTRAINTS

-  Mt Lofty Watershed Boundary
-  Creek centreline
-  River/Creek floodwater area



**MAP TTG/3 Adjoins**

**MAP TTG/4 Adjoins**



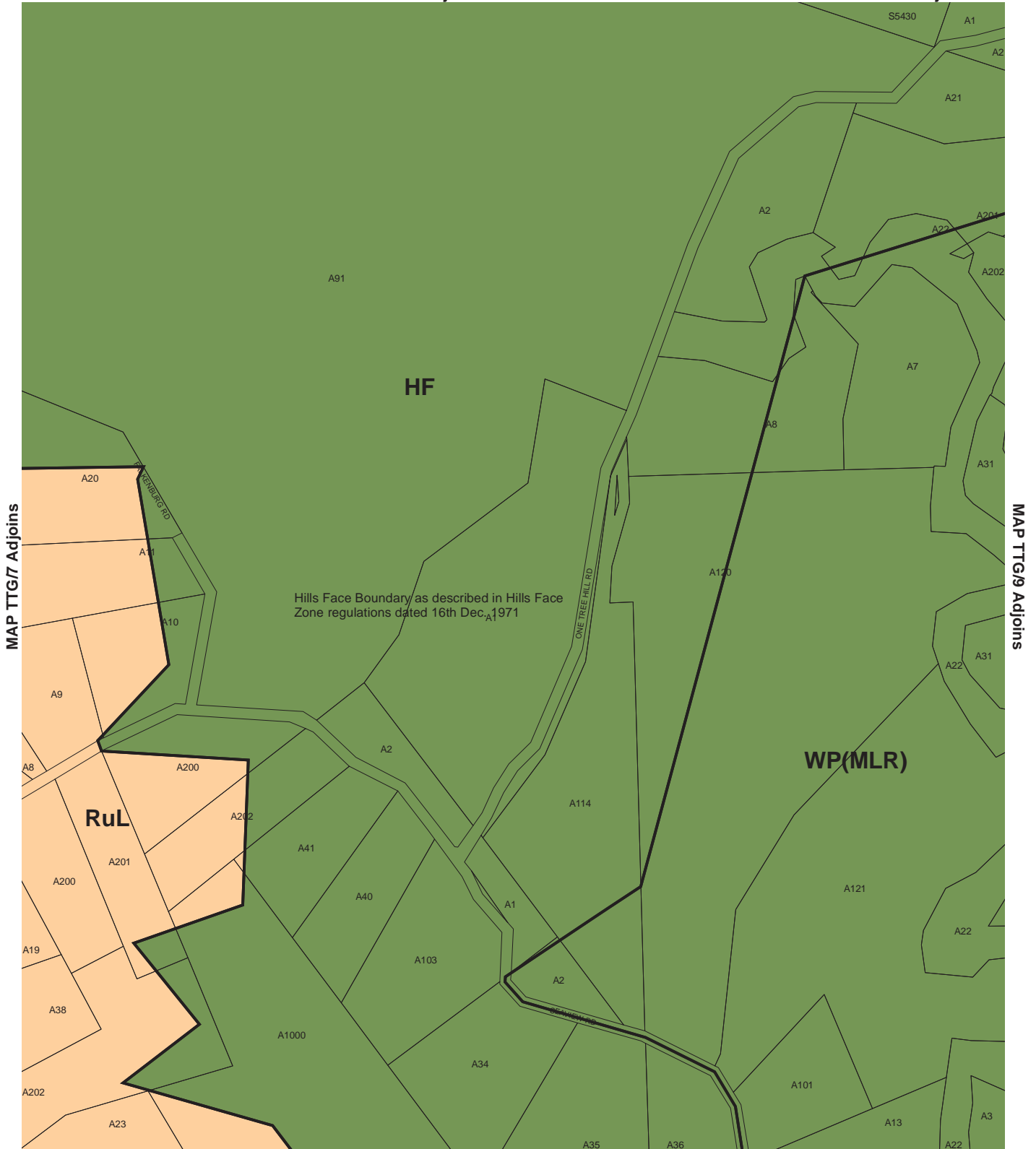
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map TTG/8

## HERITAGE

• State heritage place



MAP TTG/14 Adjoins

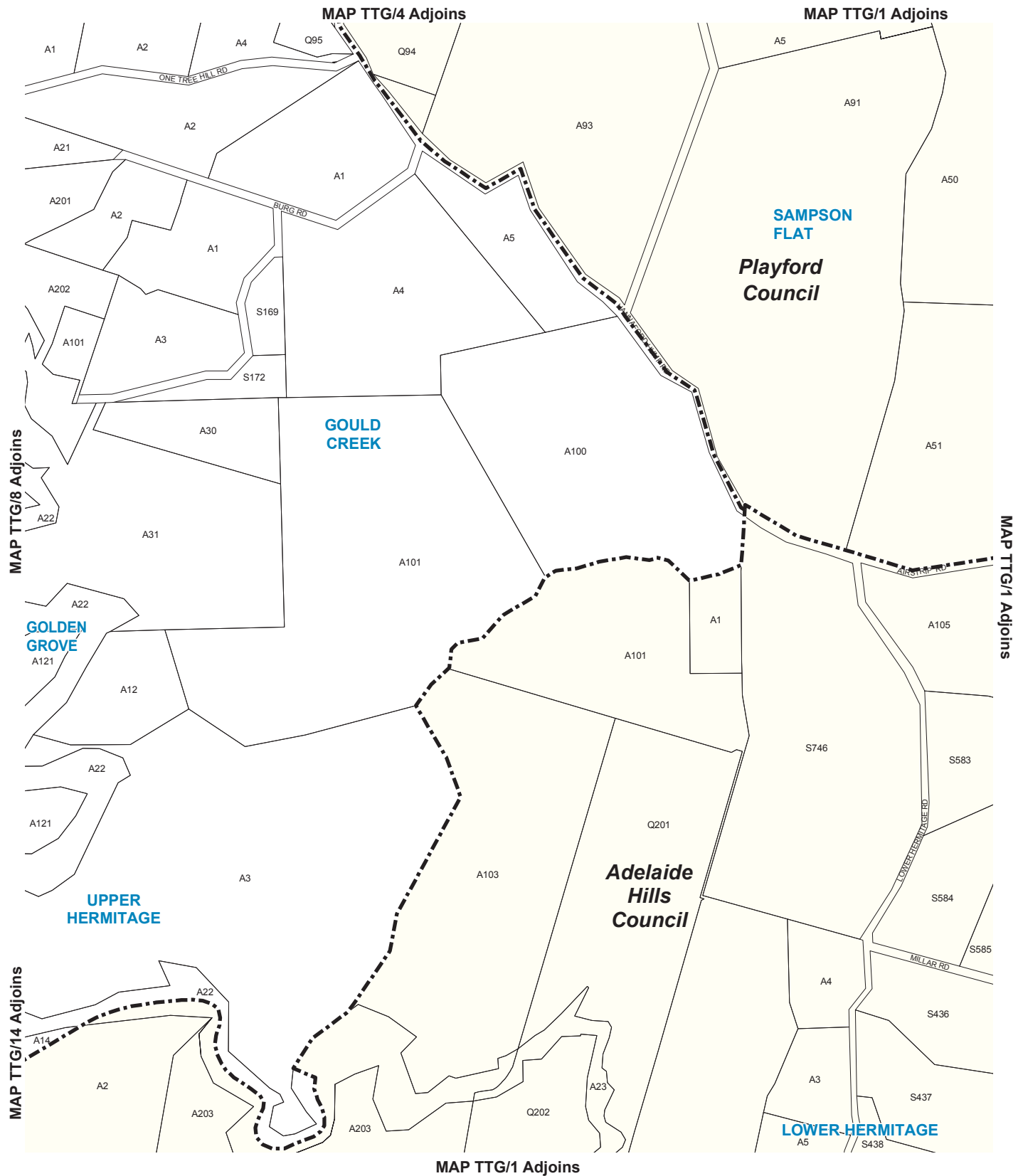
Lamberts Conformal Conic Projection, GDA94



Zones

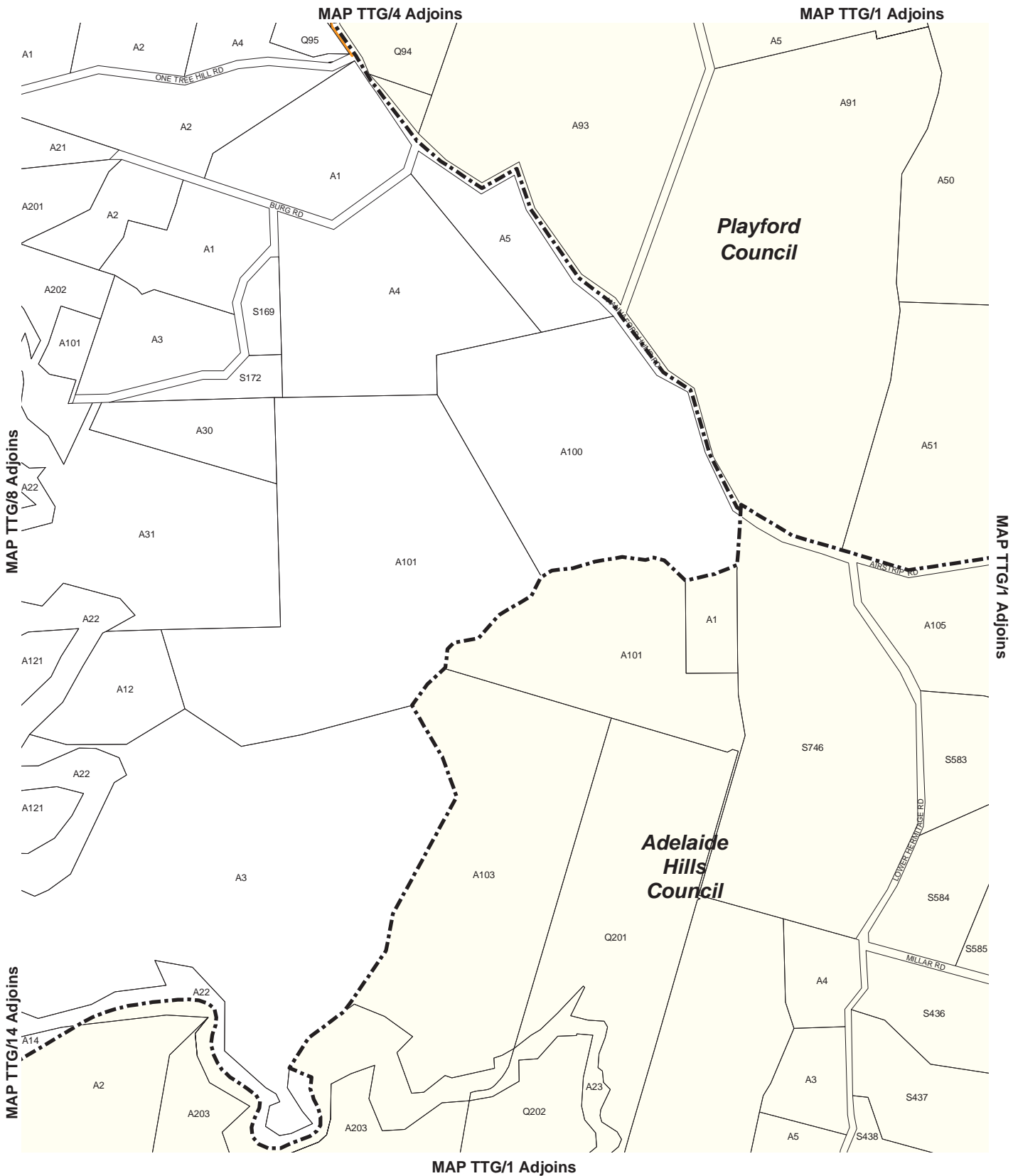
- HF Hills Face
- RuL Rural Living
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary

# Zone Map TTG/8



# Location Map TTG/9

----- Development Plan Boundary

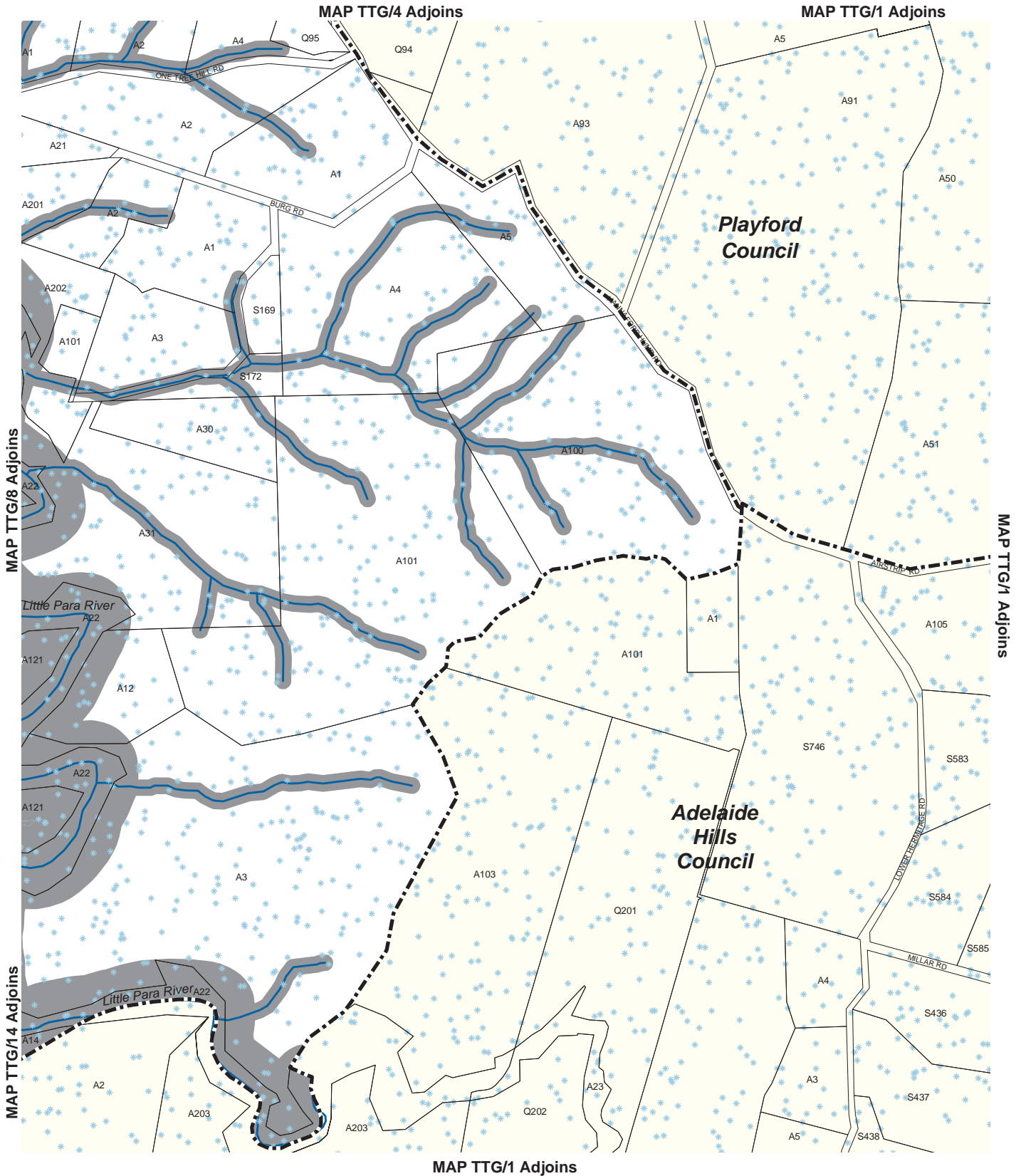


# Overlay Map TTG/9

## TRANSPORT





TEA TREE GULLY COUNCIL  
Consolidated - 12 November 2020

— Mount Lofty Scenic Roads  
- - - - - Development Plan Boundary



NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)

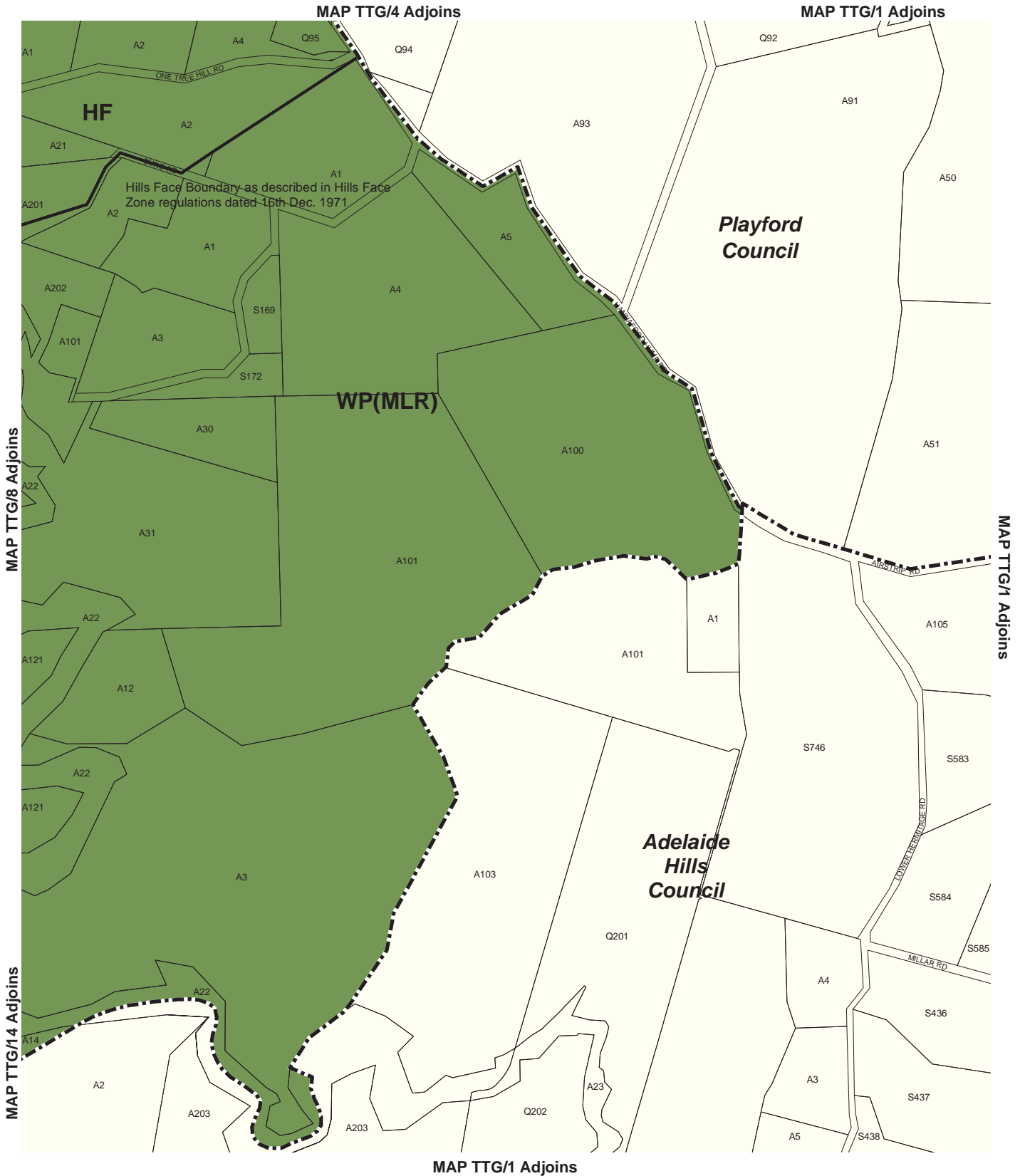


-  Mt Lofty Watershed Boundary
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

# Overlay Map TTG/9

## DEVELOPMENT CONSTRAINTS

TEA TREE GULLY COUNCIL  
Consolidated - 12 November 2020



Lamberts Conformal Conic Projection, GDA94



**Zones**

- Hills Face
- Watershed Protection (Mount Lofty Ranges)
- Zone Boundary
- Development Plan Boundary

# Zone Map TTG/9

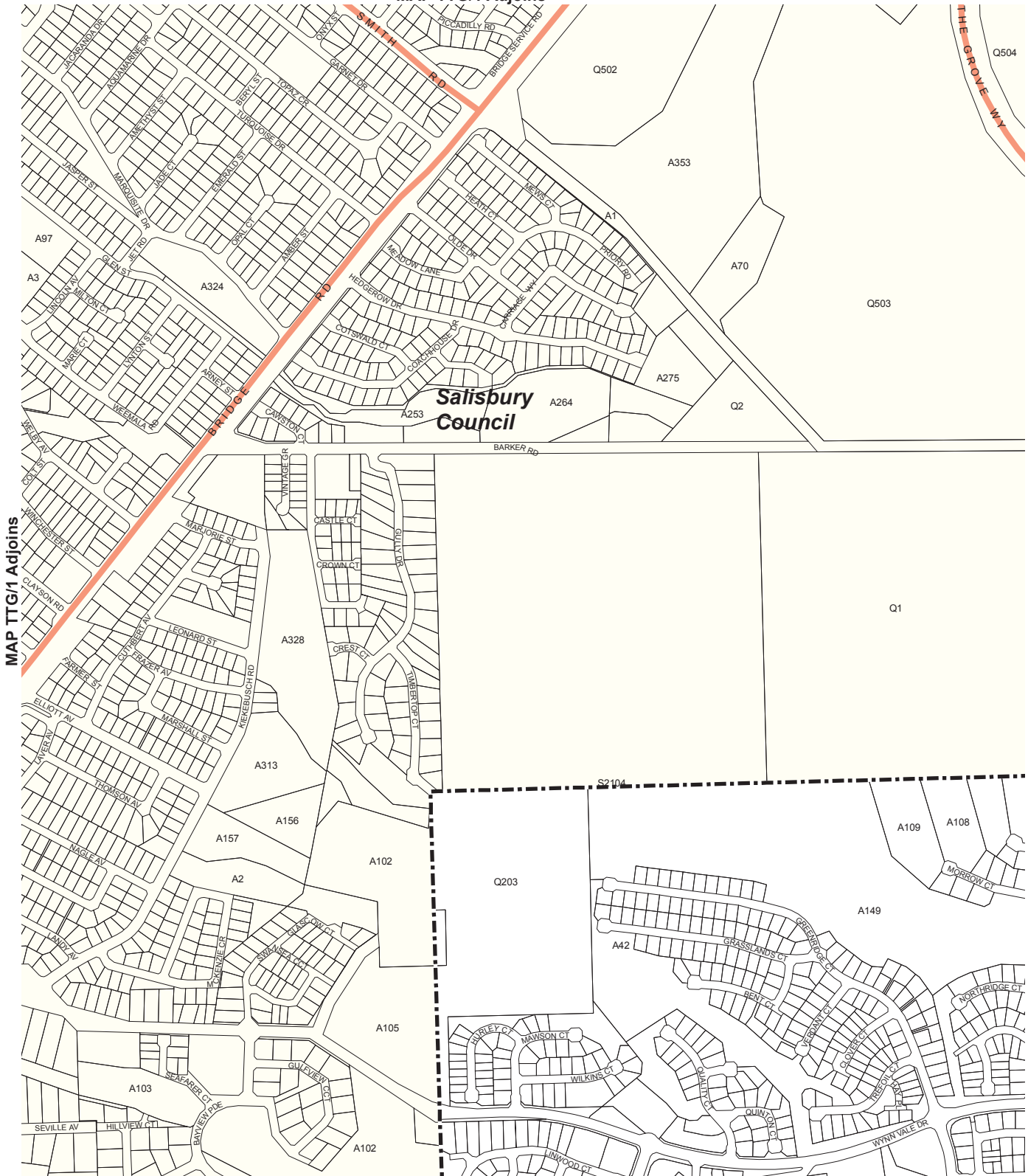
MAP TTG/1 Adjoins



# Location Map TTG/10

- S School
- Local Reserves
- Recreation Park
- Waterbodies
- Development Plan Boundary

MAP TTG/1 Adjoins



MAP TTG/15 Adjoins

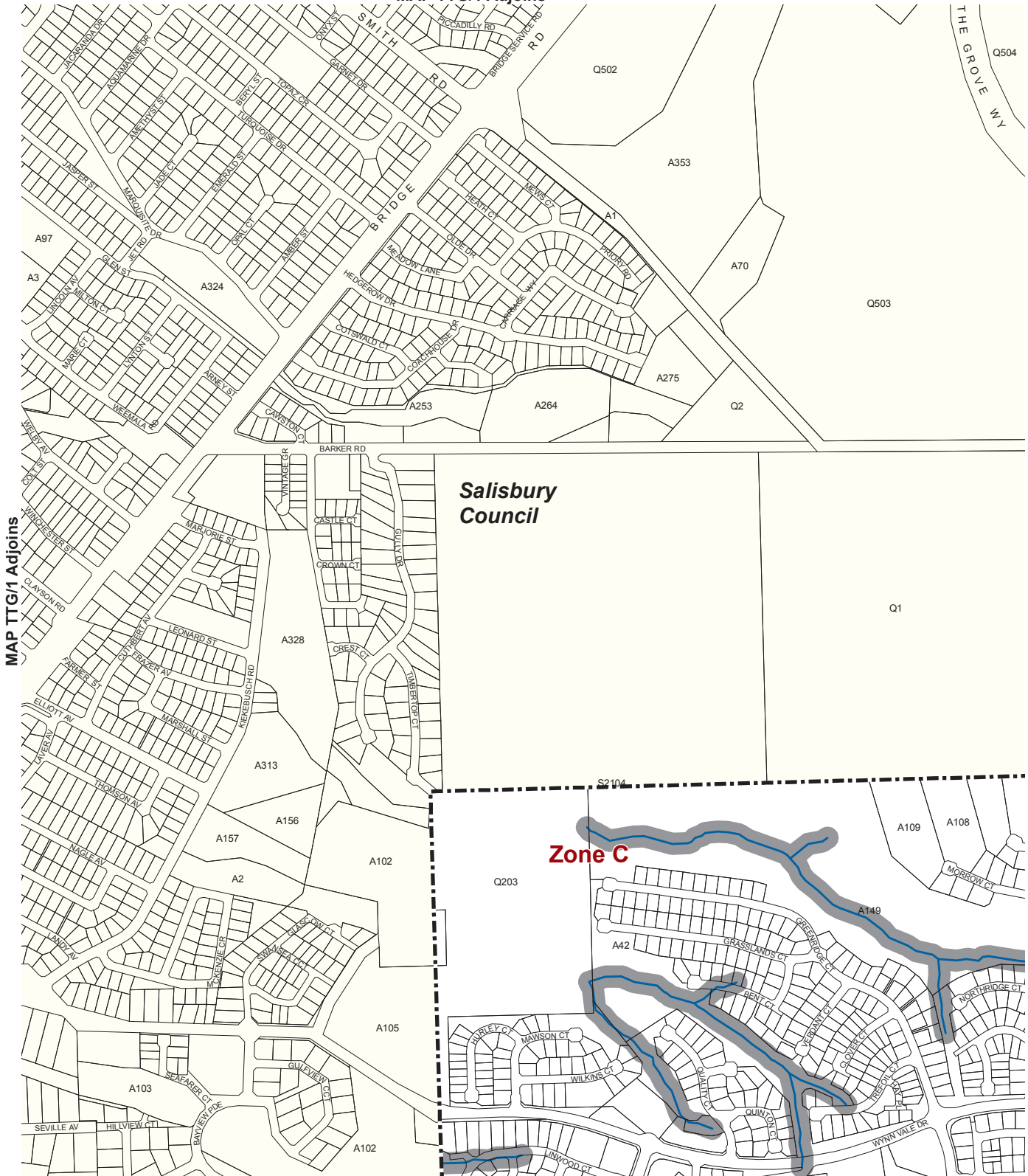


# Overlay Map TTG/10 TRANSPORT





- Secondary Arterial Roads
- Development Plan Boundary



MAP TTG/1 Adjoins



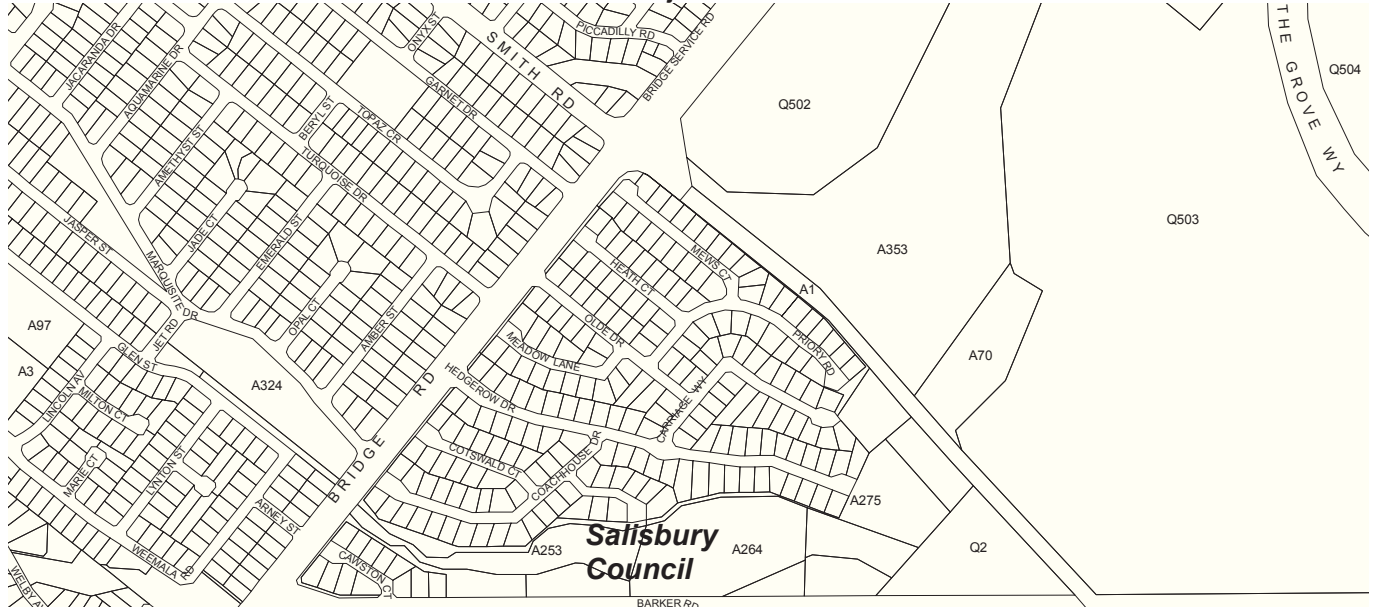
**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level

-  Airport Building Heights
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

# Overlay Map TTG/10

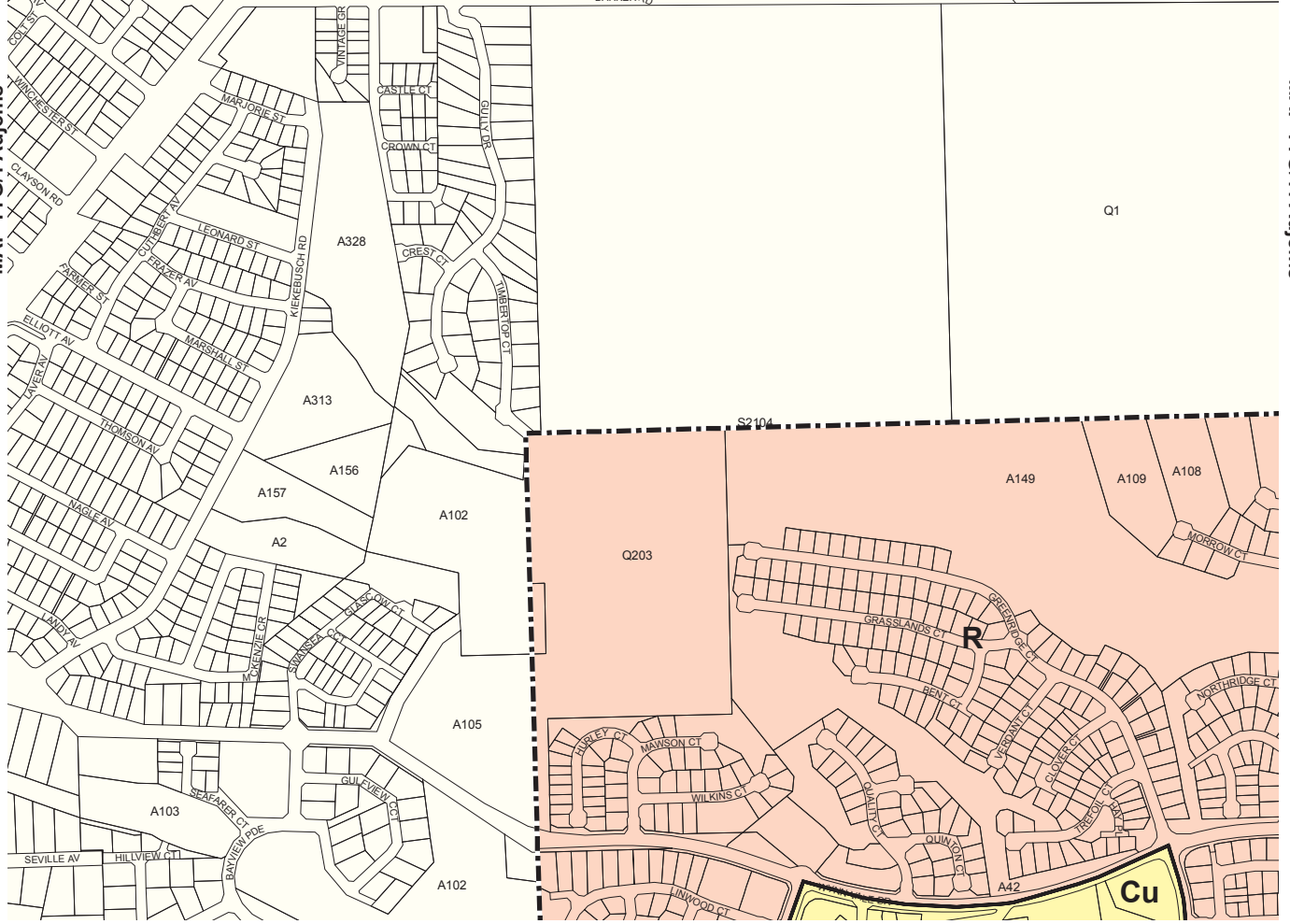
## DEVELOPMENT CONSTRAINTS

MAP TTG/1 Adjoins



MAP TTG/1 Adjoins

MAP TTG/11 Adjoins



MAP TTG/15 Adjoins

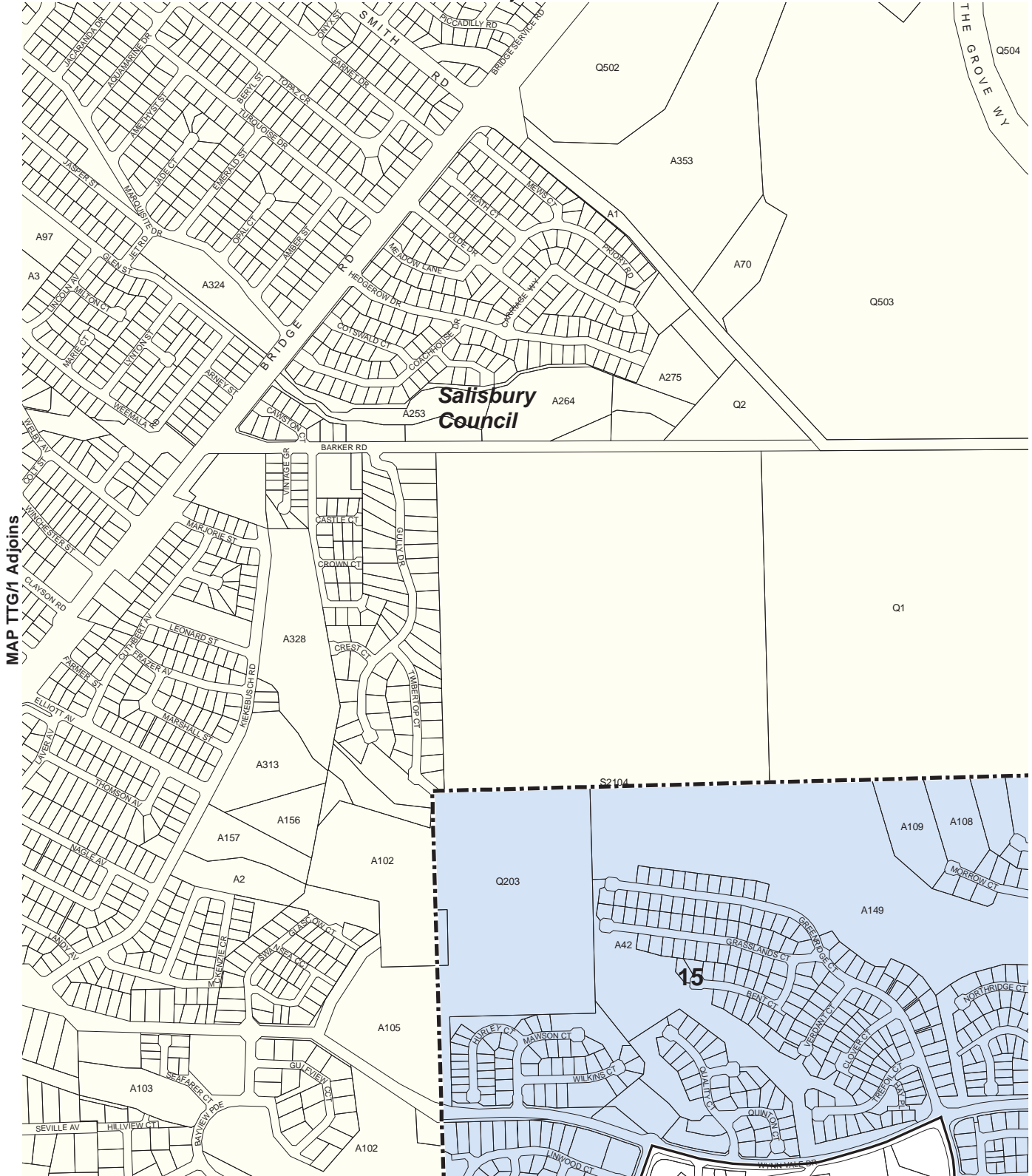
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Community
  - Residential
  - Zone Boundary
  - Development Plan Boundary

# Zone Map TTG/10

MAP TTG/1 Adjoins



MAP TTG/15 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
15 Golden Grove Residential



# Policy Area Map TTG/10

- Policy Area Boundary
- Development Plan Boundary

MAP TTG/5 Adjoins



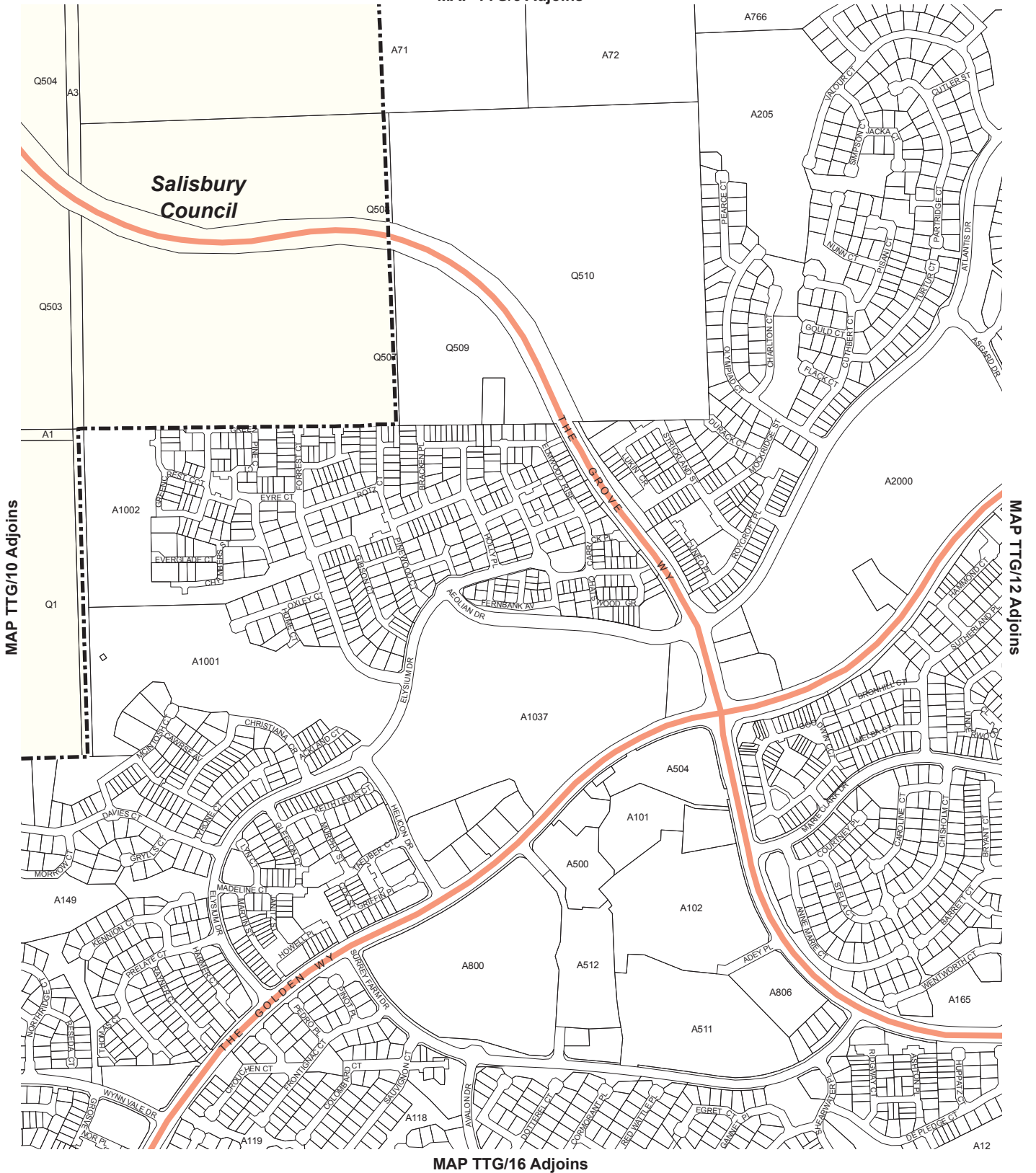
MAP TTG/16 Adjoins



# Location Map TTG/11

- S School
- Local Reserves
- Recreation Park
- Development Plan Boundary

MAP TTG/5 Adjoins

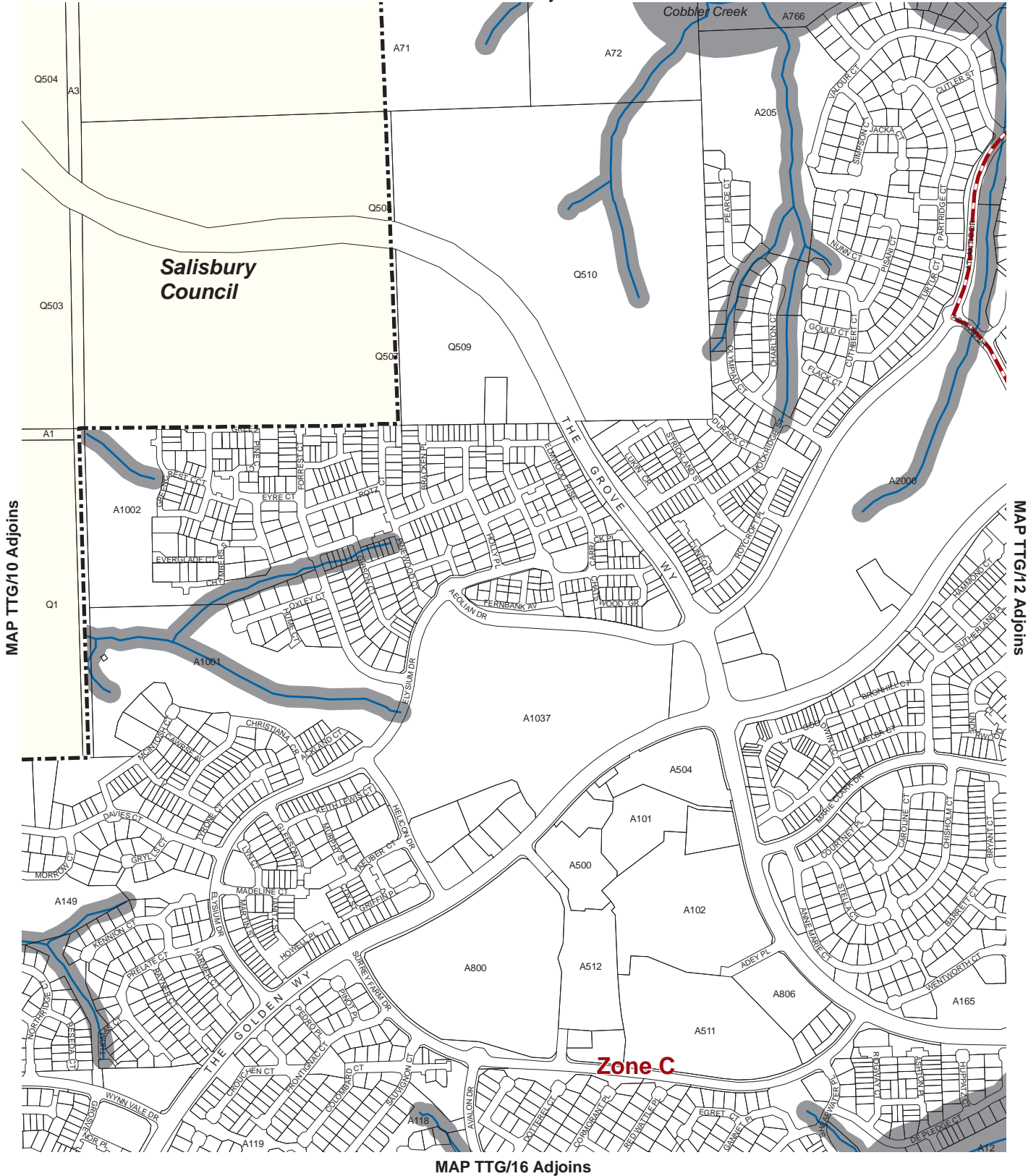


# Overlay Map TTG/11

## TRANSPORT





- Secondary Arterial Roads
- Development Plan Boundary

MAP TTG/5 Adjoins



**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level

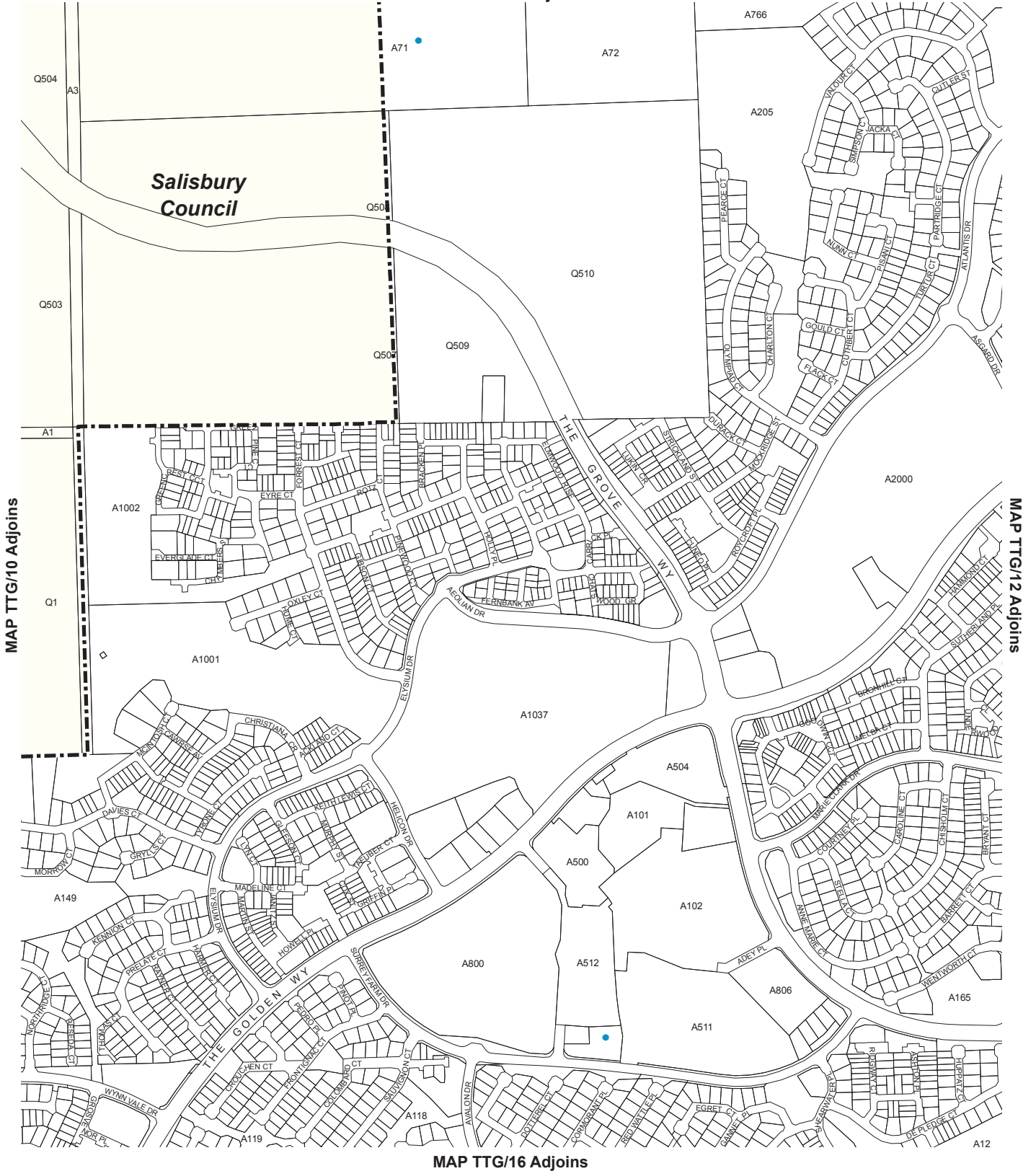


-  Airport Building Heights
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

# Overlay Map TTG/11

## DEVELOPMENT CONSTRAINTS

MAP TTG/5 Adjoins



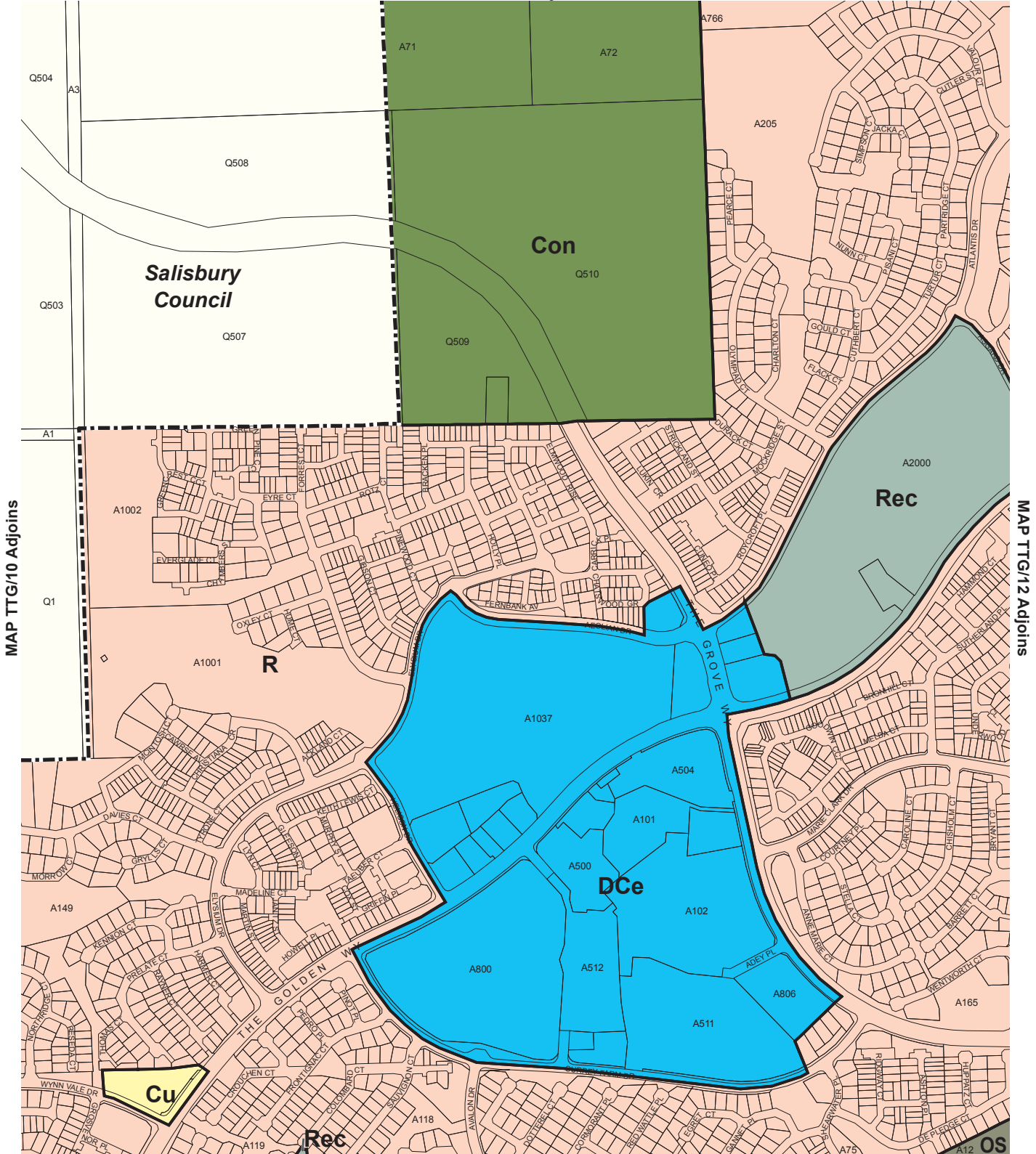
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map TTG/11 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP TTG/5 Adjoins



MAP TTG/16 Adjoins

Lamberts Conformal Conic Projection, GDA94

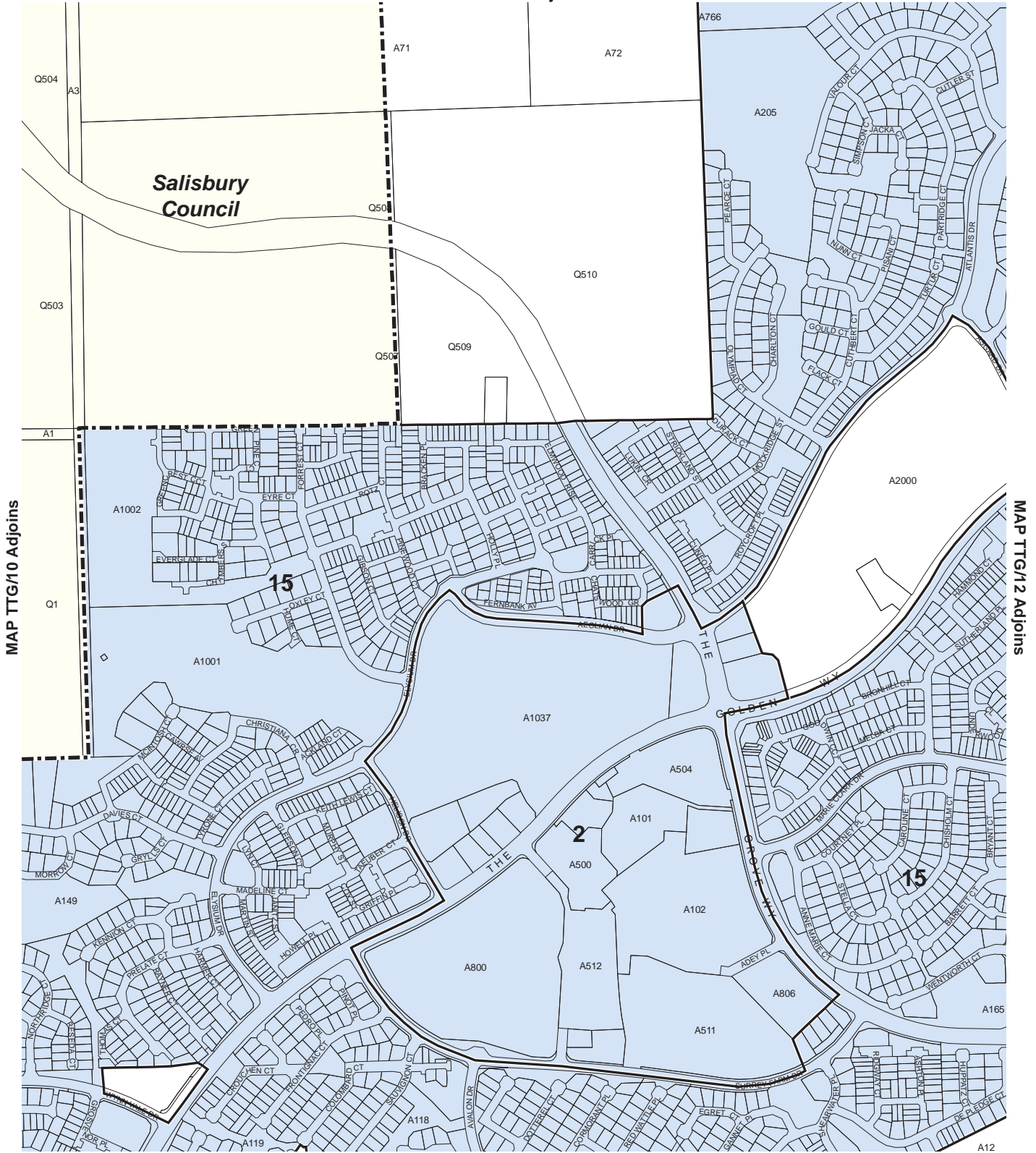
- Zones**
- Cu** Community
  - Con** Conservation
  - DCe** District Centre
  - OS** Open Space
  - Rec** Recreation
  - R** Residential
  - Zone Boundary
  - Development Plan Boundary



# Zone Map TTG/11



MAP TTG/5 Adjoins



MAP TTG/16 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

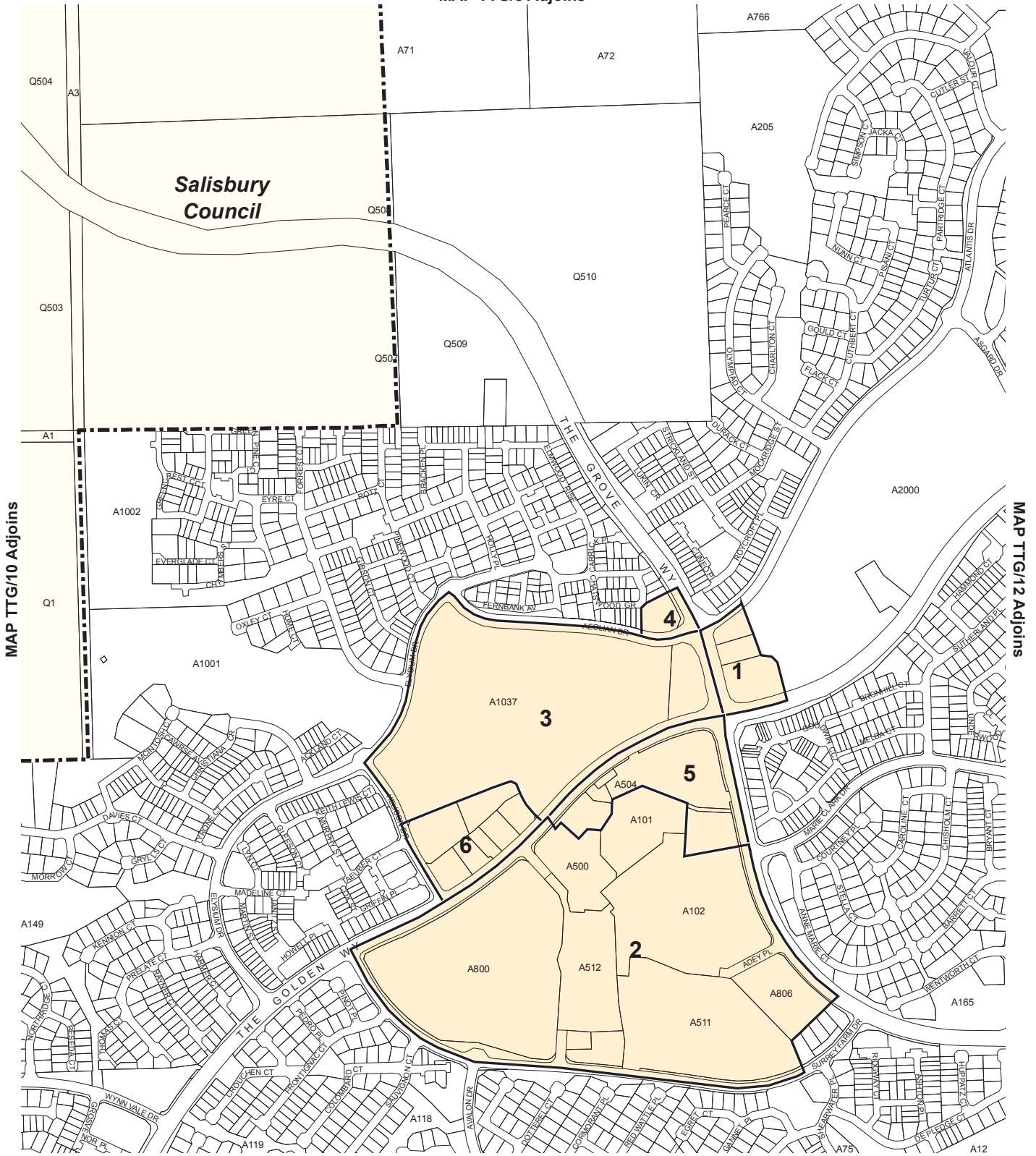
- 2 Golden Grove District Centre
- 15 Golden Grove Residential



# Policy Area Map TTG/11

- Policy Area Boundary
- Development Plan Boundary

MAP TTG/5 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

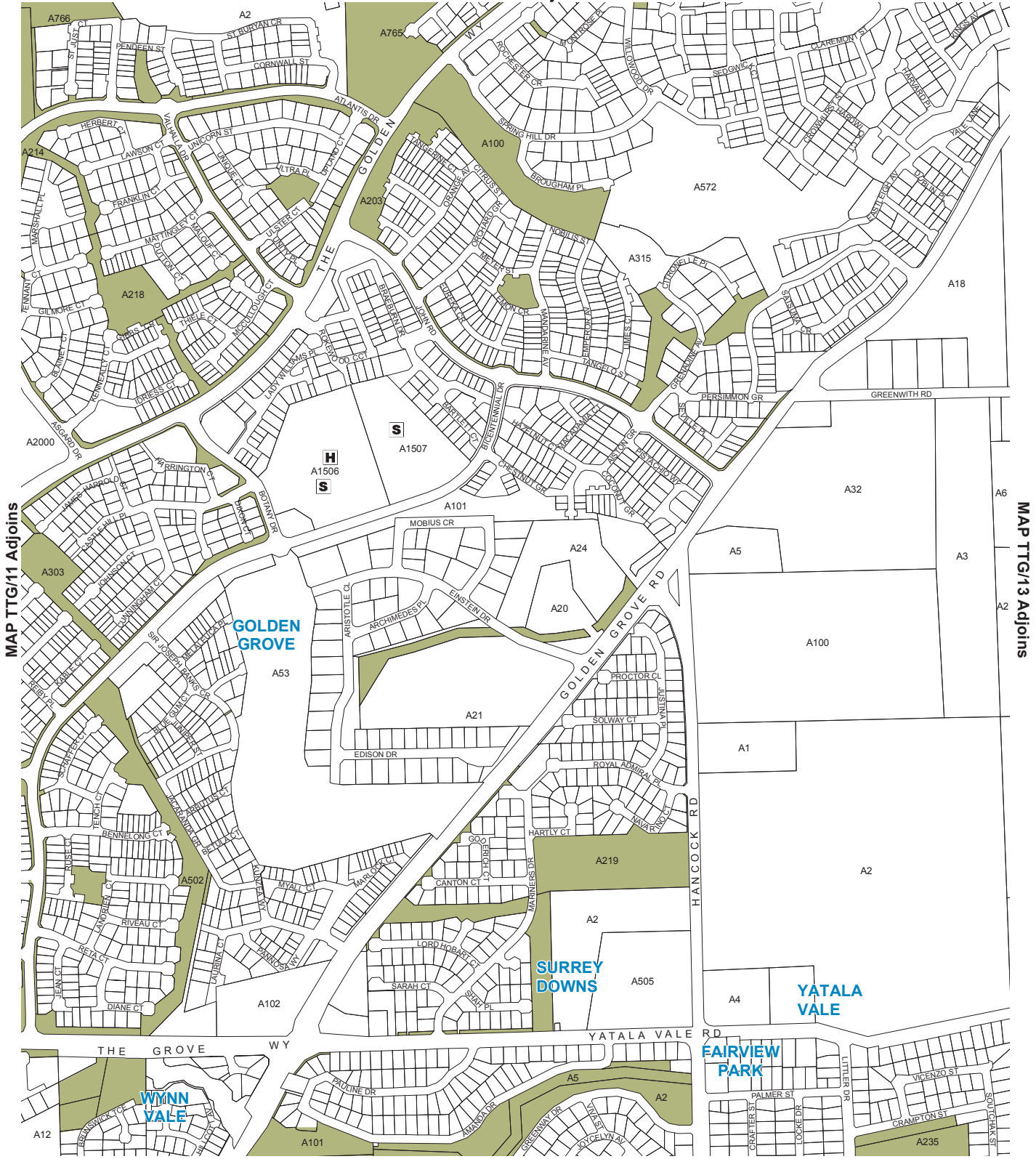
- 1 Golden Grove Commercial
- 2 Golden Grove Community
- 3 Golden Grove Core Retail
- 4 Golden Grove Dining
- 5 Golden Grove Mixed Use
- 6 Golden Grove Peripheral



# Precinct Map TTG/11

- Precinct Boundary
- Development Plan Boundary

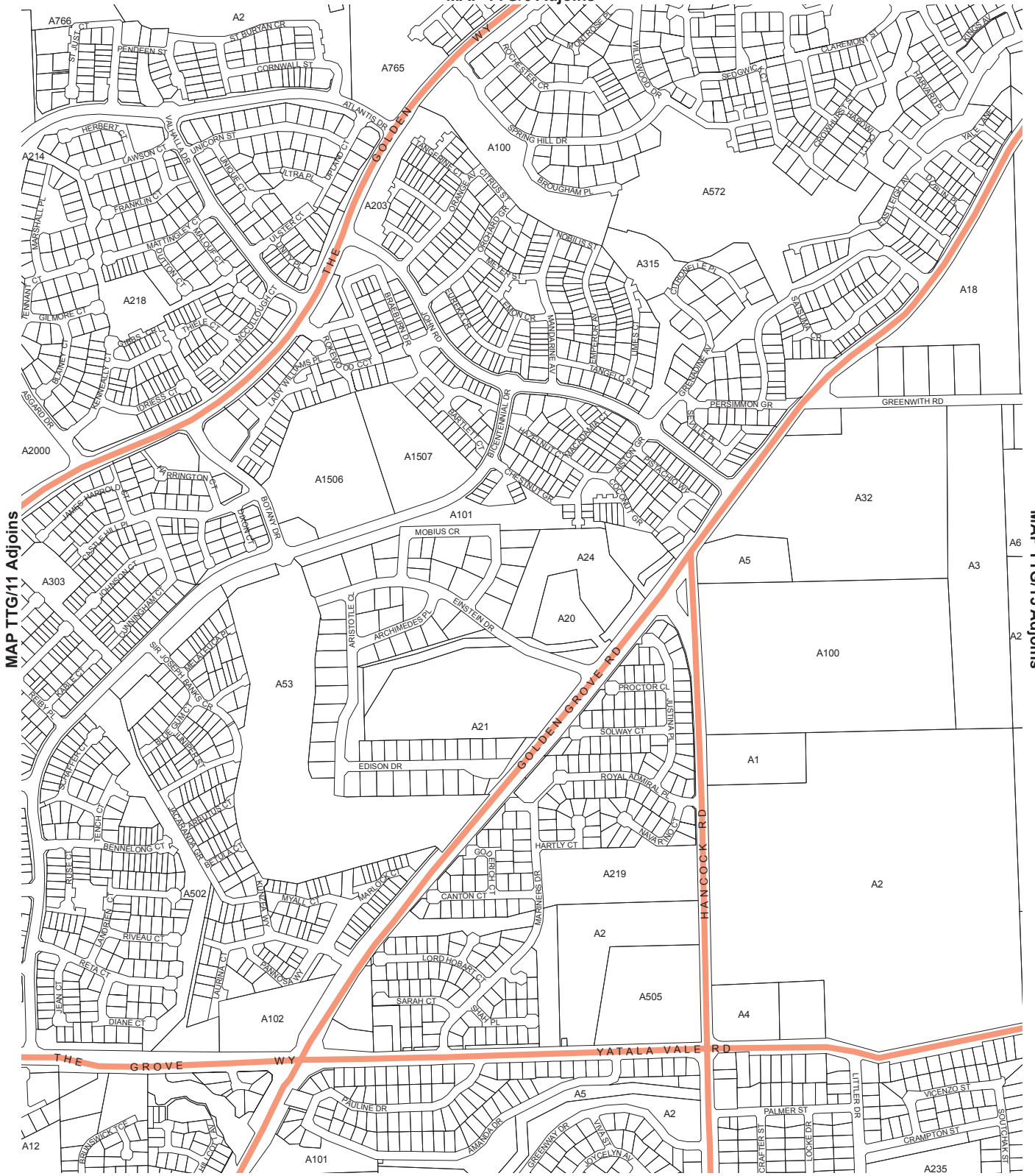
MAP TTG/6 Adjoins



# Location Map TTG/12

- S School
- H Other Health Services
- Local Reserves

MAP TTG/6 Adjoins



MAP TTG/11 Adjoins

MAP TTG/13 Adjoins

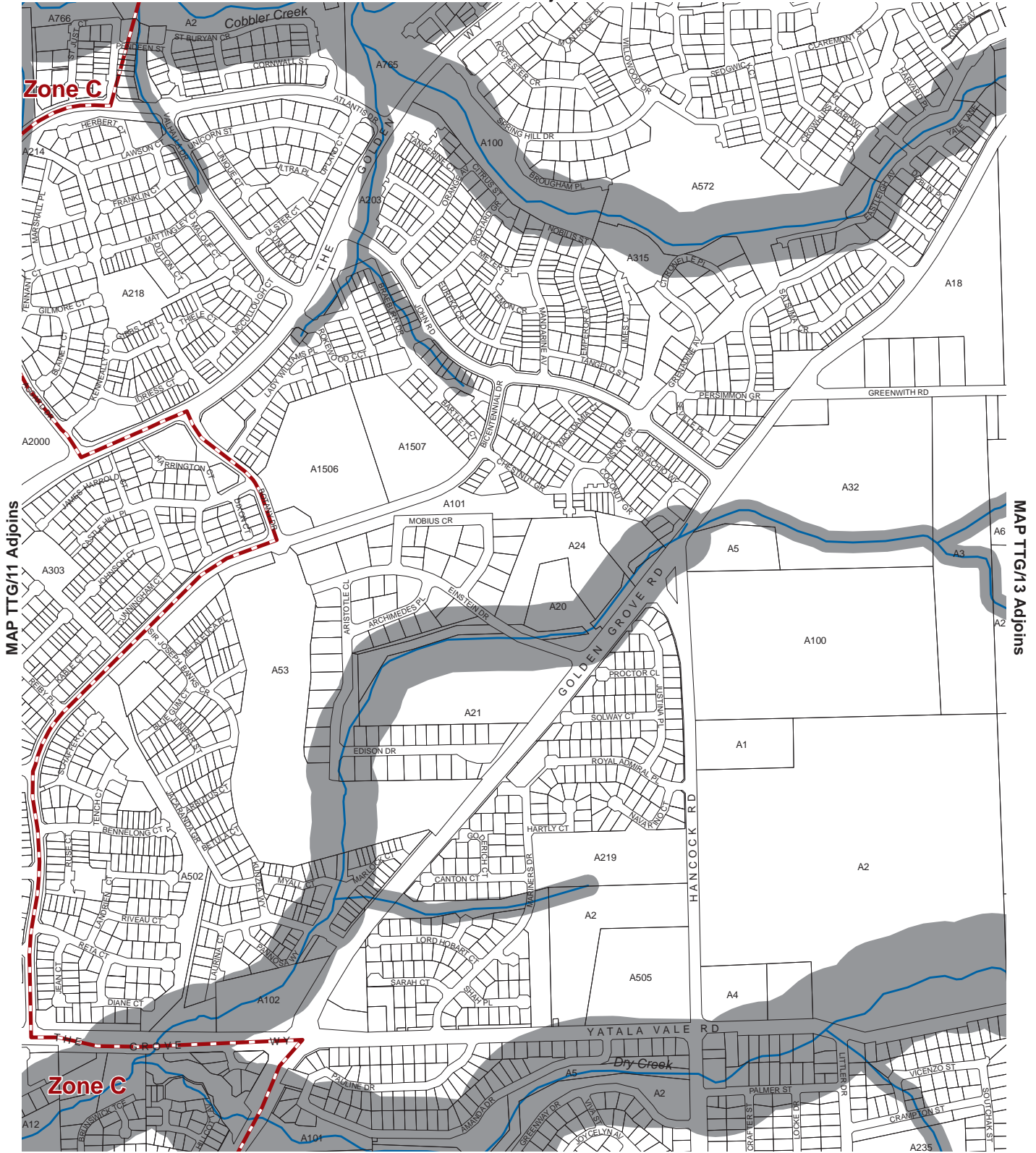
MAP TTG/17 Adjoins



# Overlay Map TTG/12 TRANSPORT




Secondary Arterial Roads

MAP TTG/6 Adjoins



**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level

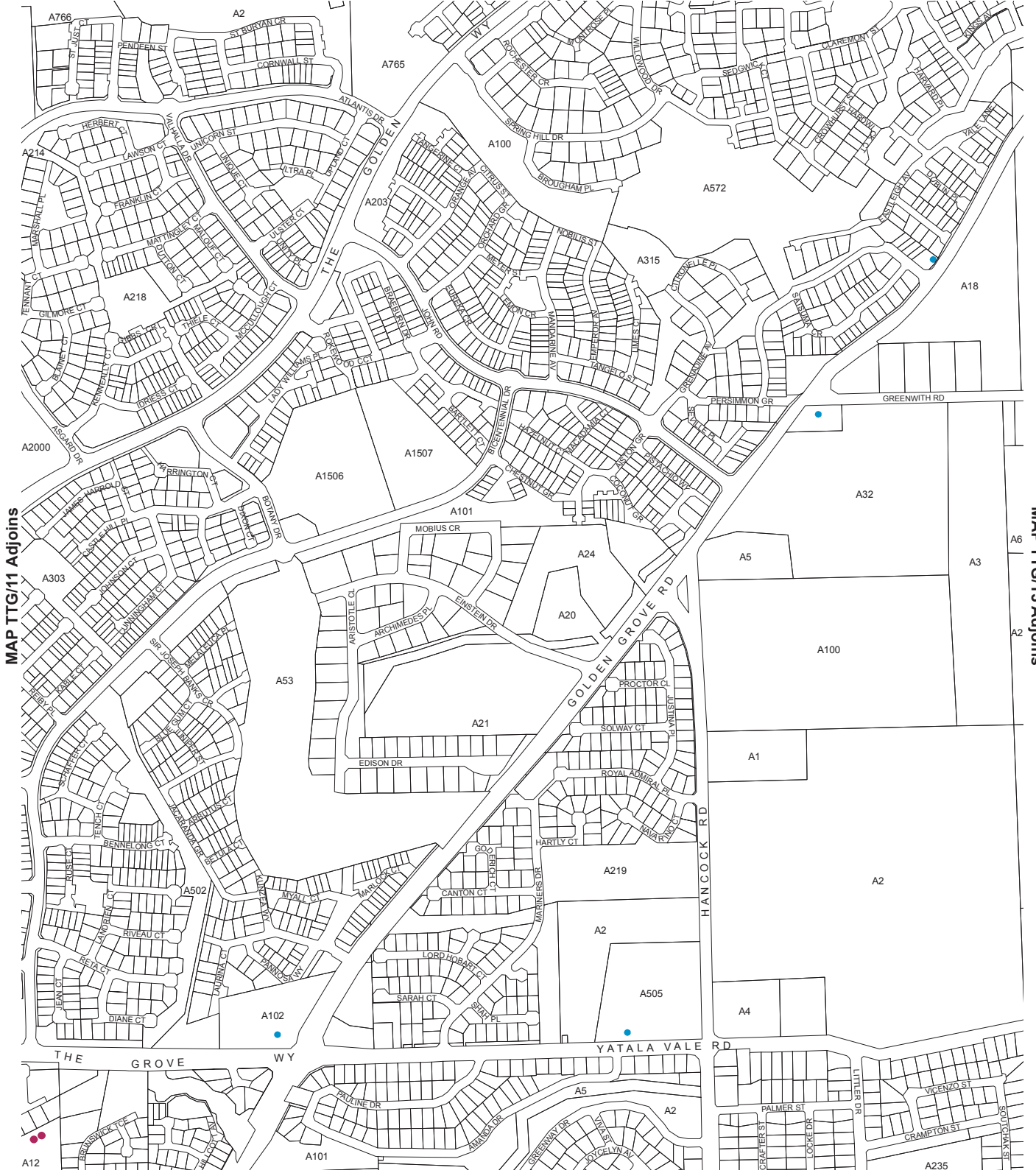


-  Airport Building Heights
-  Creek centreline
-  River/Creek floodwater area

# Overlay Map TTG/12

## DEVELOPMENT CONSTRAINTS

MAP TTG/6 Adjoins



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map TTG/12

## HERITAGE

- State heritage place
- Local heritage place

MAP TTG/6 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Designated Road: type B road
- Noise and Air Emissions Designated Area

# Overlay Map TTG/12

## NOISE AND AIR EMISSIONS

MAP TTG/6 Adjoins



MAP TTG/11 Adjoins

MAP TTG/3 Adjoins

MAP TTG/17 Adjoins

Lamberts Conformal Conic Projection, GDA94



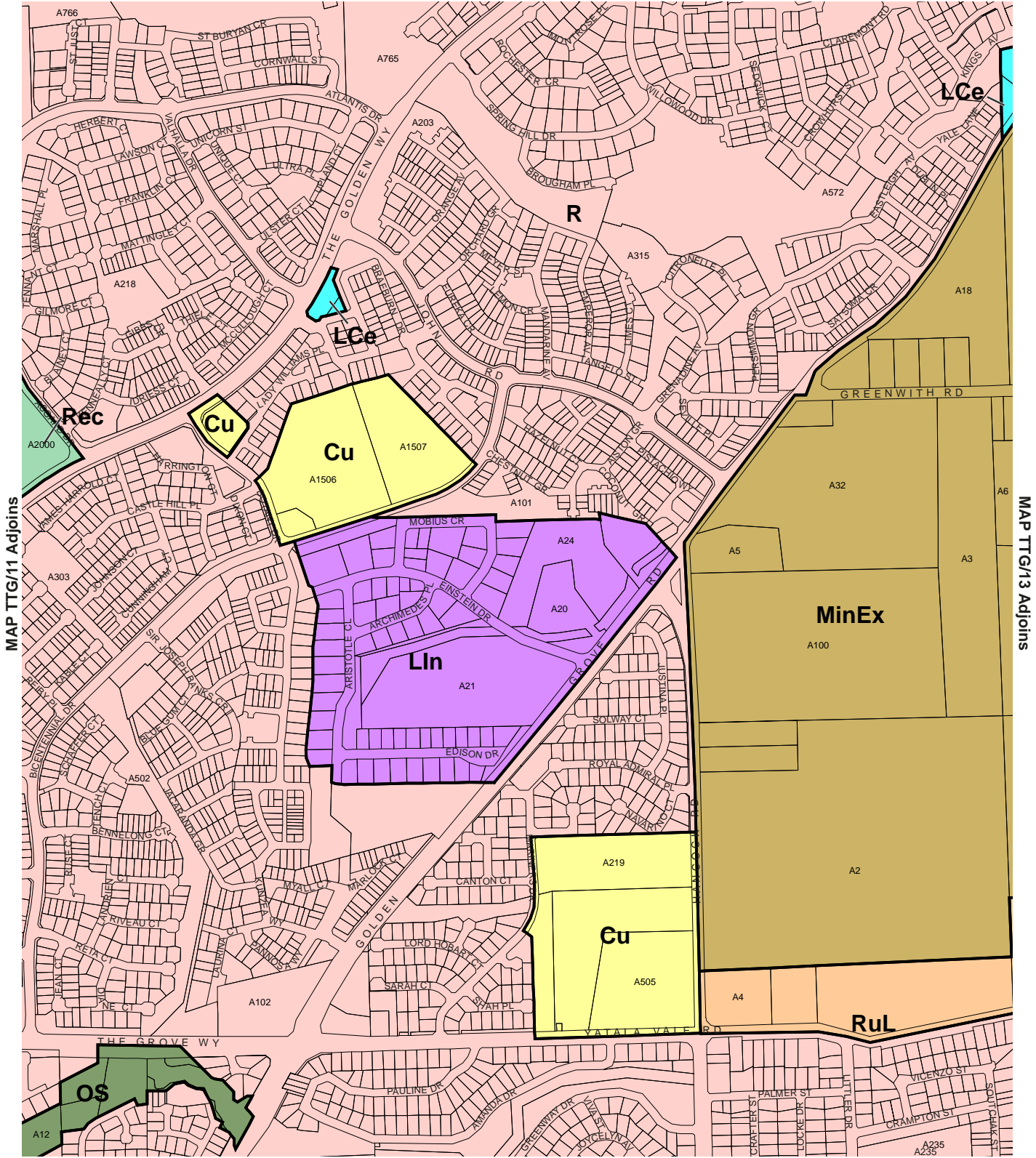
# Overlay Map TTG/12

## Affordable Housing Overlay

Affordable Housing Designated Area



MAP TTG/6 Adjoins



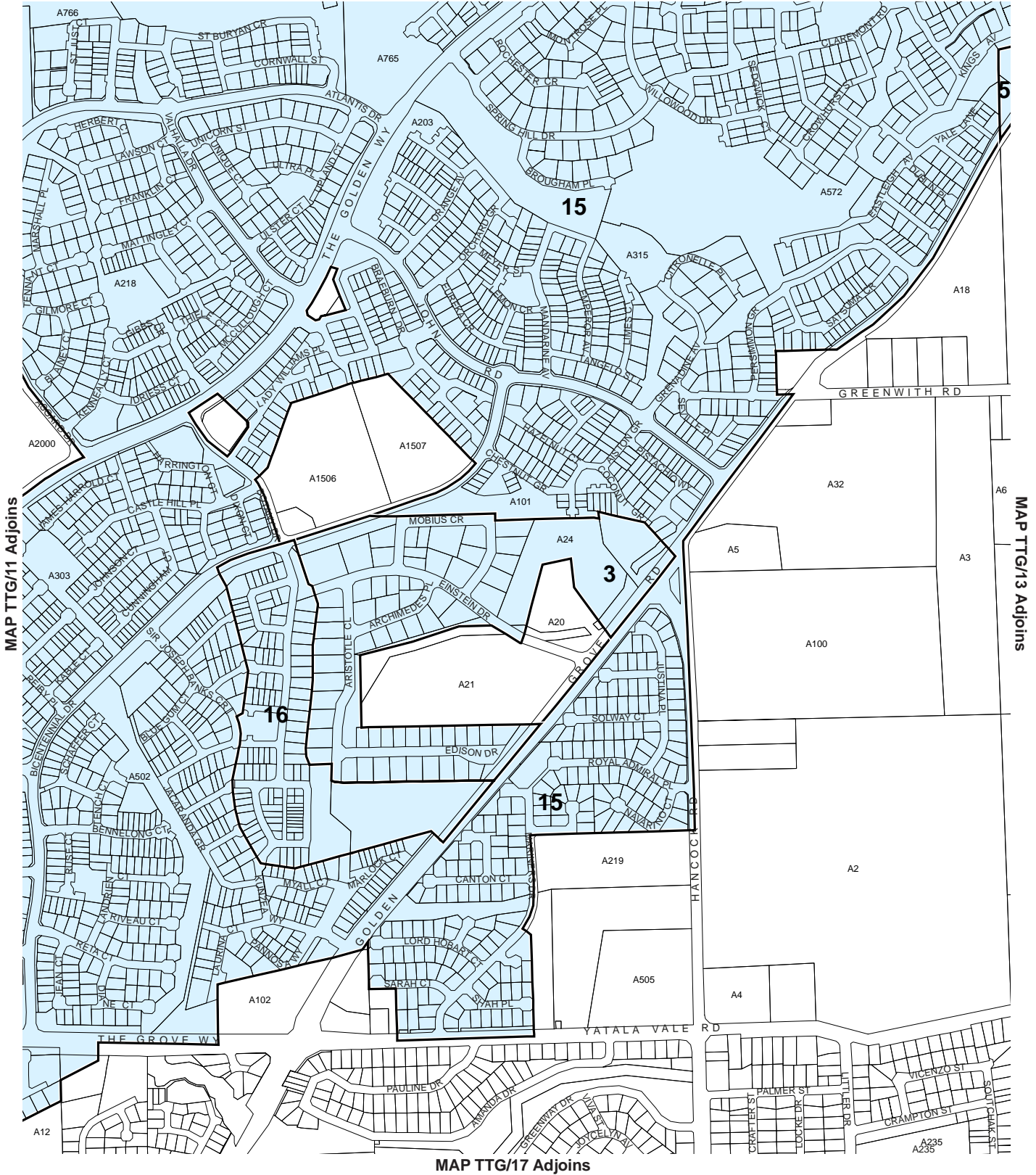
Lamberts Conformal Conic Projection, GDA94

- Zones**
- Community
  - Light Industry
  - Local Centre
  - Mineral Extraction
  - Open Space
  - Recreation
  - Residential
  - Rural Living
  - Zone Boundary



# Zone Map TTG/12

MAP TTG/6 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 15 Golden Grove Residential
- 16 Golden Grove South
- 3 Golden Grove Light Industry
- 5 Golden Grove Local Centre

 Policy Area Boundary

# Policy Area Map TTG/12

MAP TTG/7 Adjoins




# Location Map TTG/13

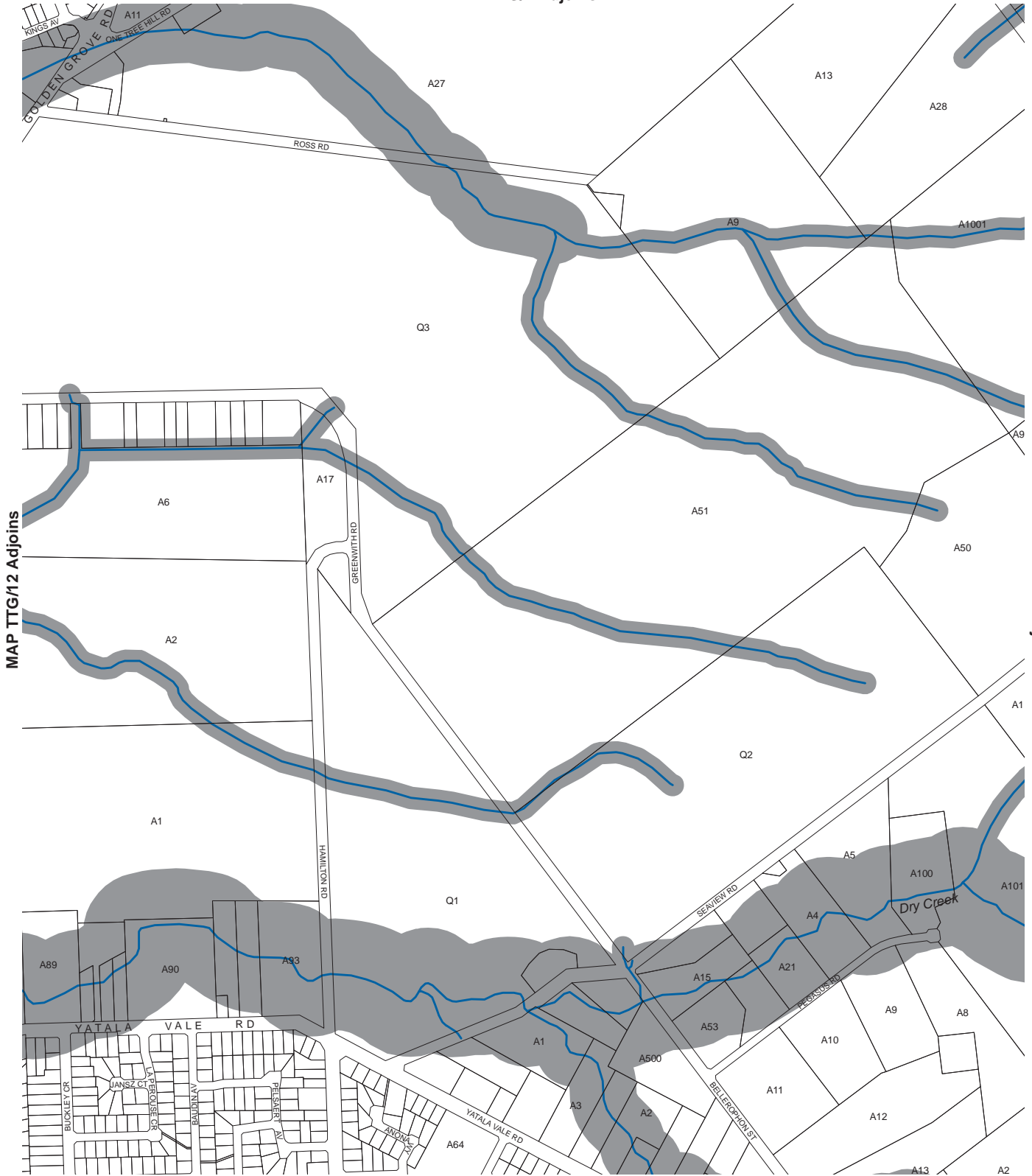
MAP TTG/7 Adjoins





**Overlay Map TTG/13  
TRANSPORT**

 Secondary Arterial Roads

MAP TTG/7 Adjoins



# Overlay Map TTG/13 DEVELOPMENT CONSTRAINTS

 Creek centreline  
 River/Creek floodwater area

# MAP TTG/7 Adjoins

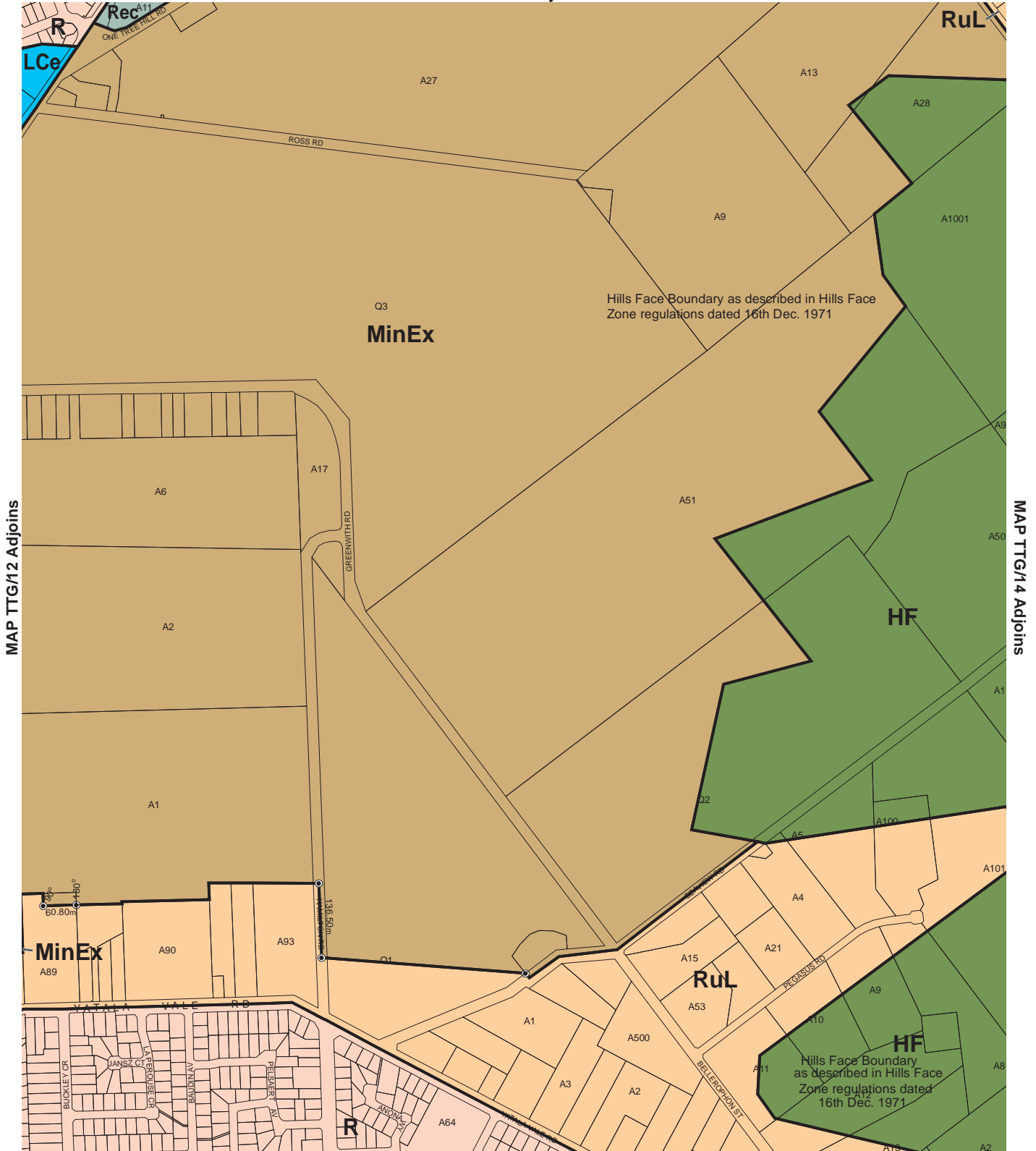


Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.

- State heritage place
- Local heritage place

# Overlay Map TTG/13 HERITAGE

MAP TTG/7 Adjoins



MAP TTG/18 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Local Centre
  - Mineral Extraction
  - Recreation
  - Residential
  - Rural Living
  - Zone Boundary

# Zone Map TTG/13

MAP TTG/7 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

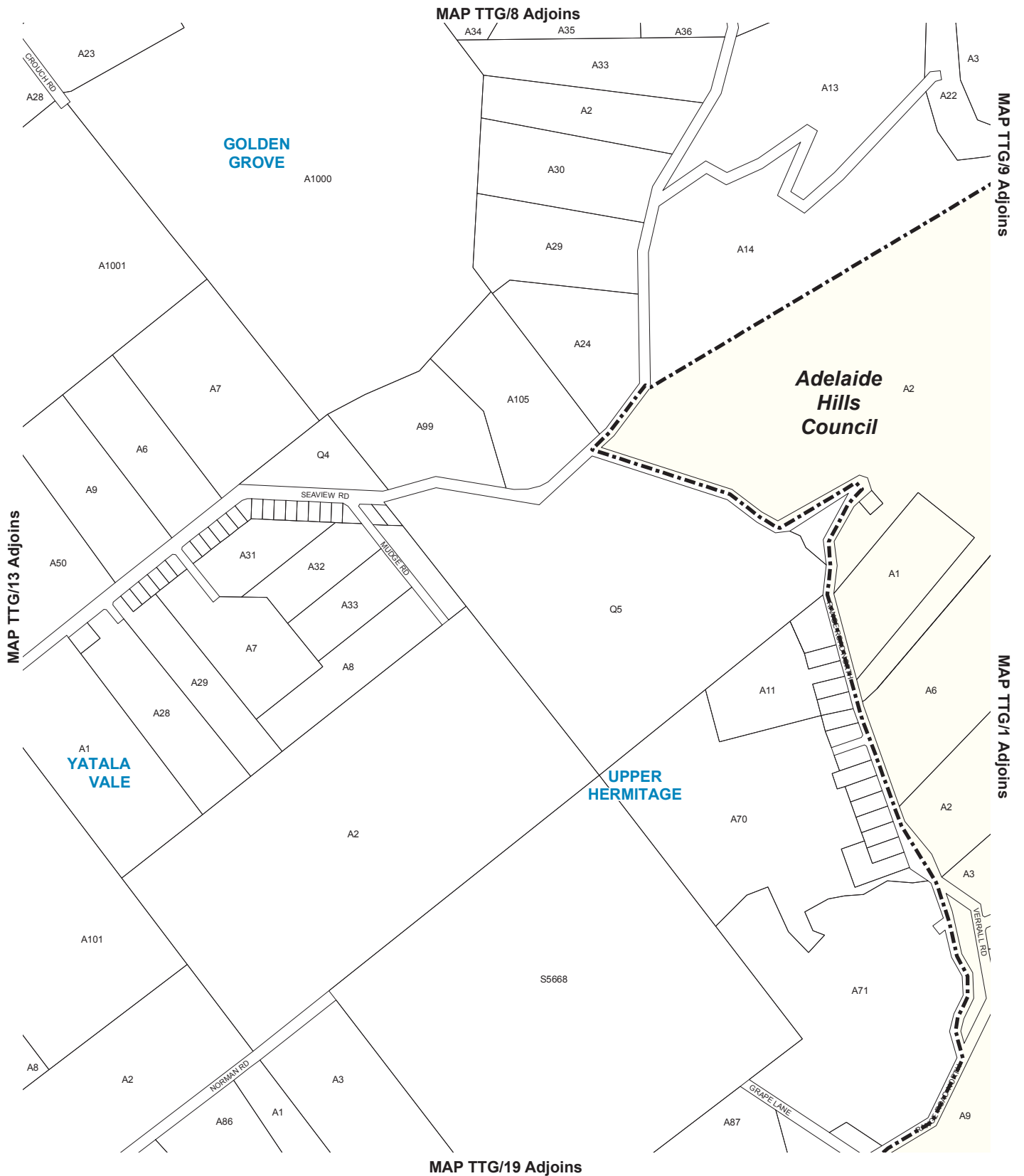
- 5 Golden Grove Local Centre
- 15 Golden Grove Residential



# Policy Area Map TTG/13

Policy Area Boundary





----- Development Plan Boundary

# Location Map TTG/14

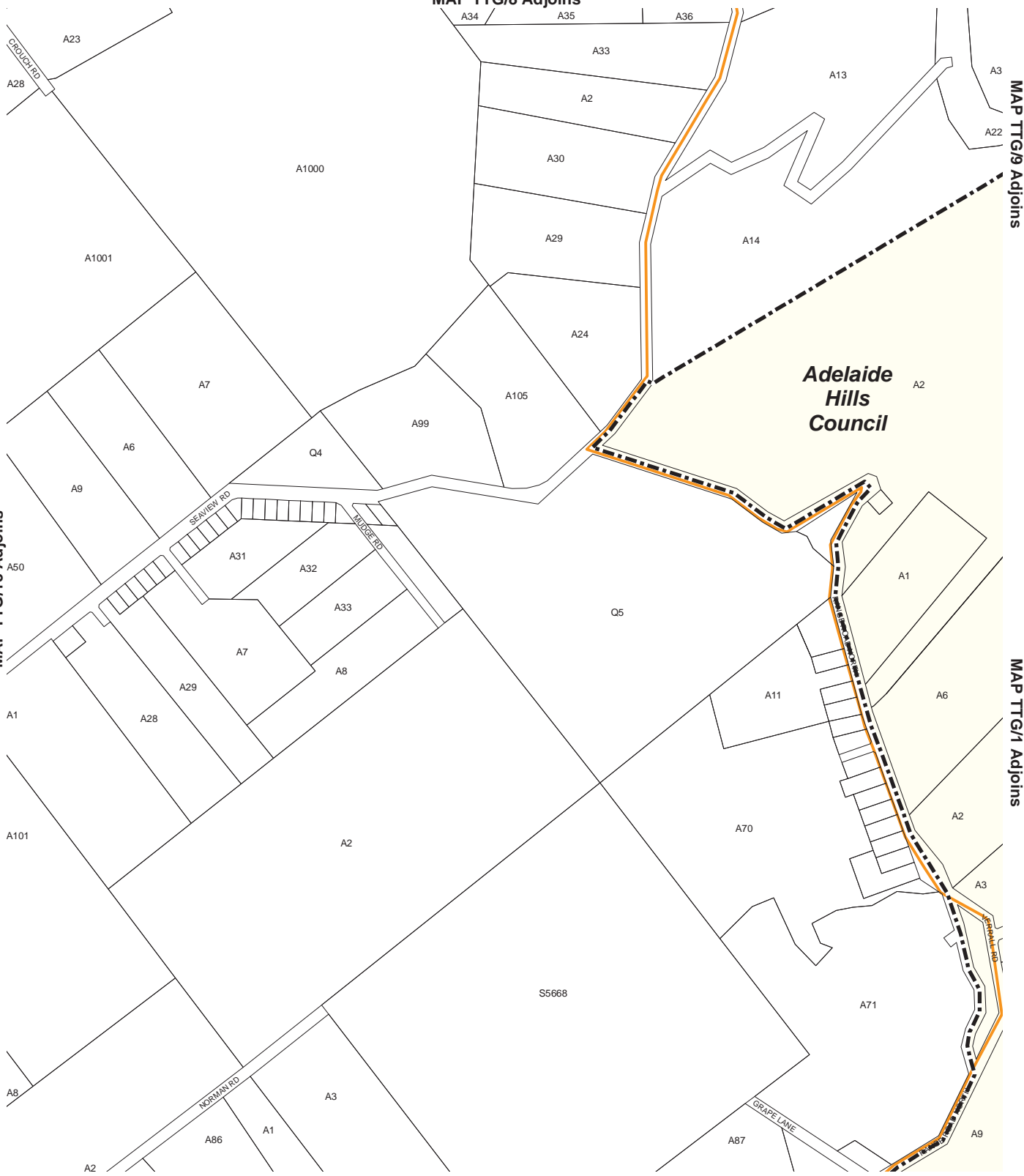
MAP TTG/8 Adjoins

MAP TTG/9 Adjoins

MAP TTG/1 Adjoins

MAP TTG/13 Adjoins

MAP TTG/19 Adjoins



**Adelaide Hills Council**

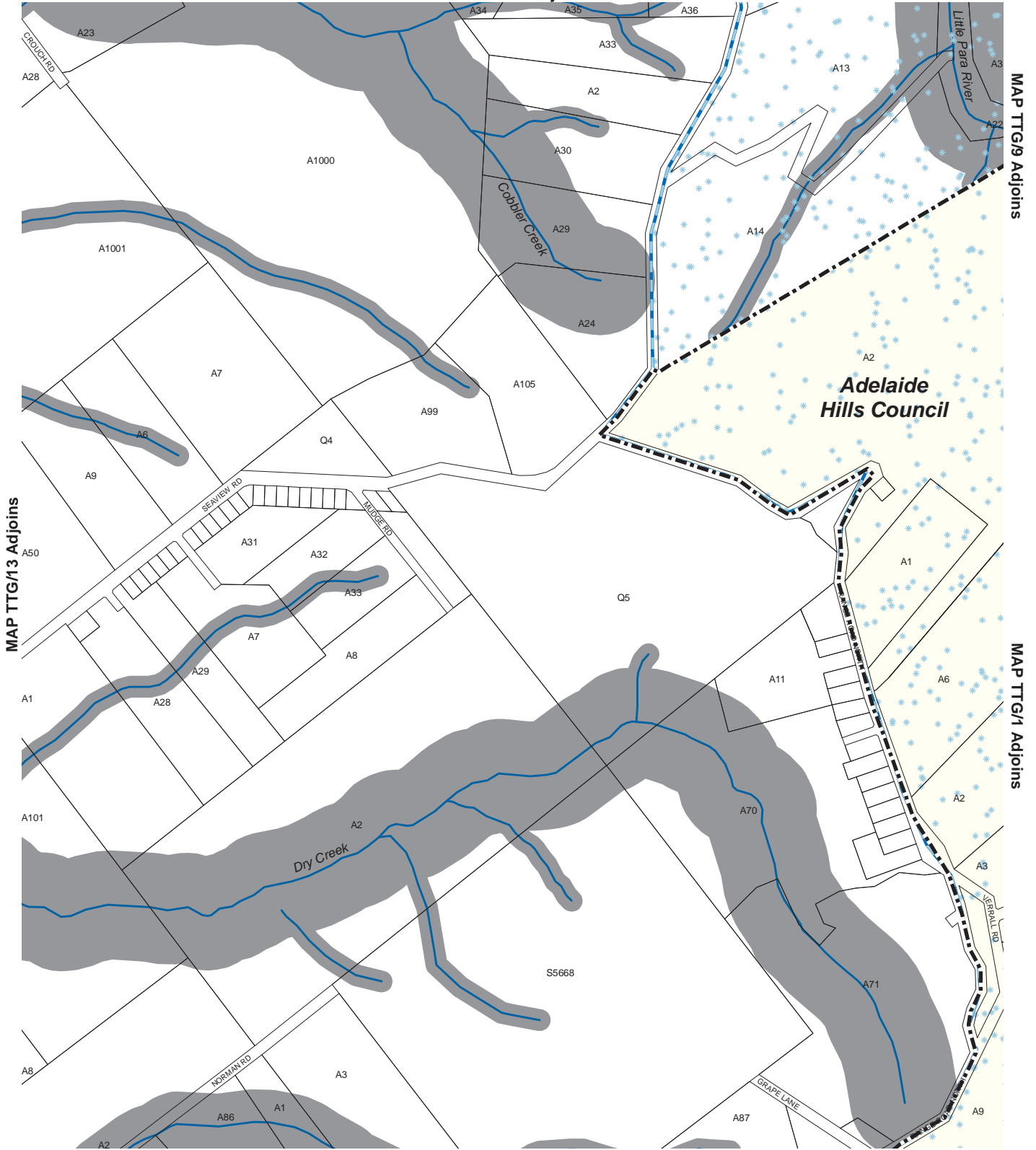


# Overlay Map TTG/14 TRANSPORT

- Mount Lofty Scenic Roads
- - - - - Development Plan Boundary





MAP TTG/8 Adjoins

MAP TTG/9 Adjoins



NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)

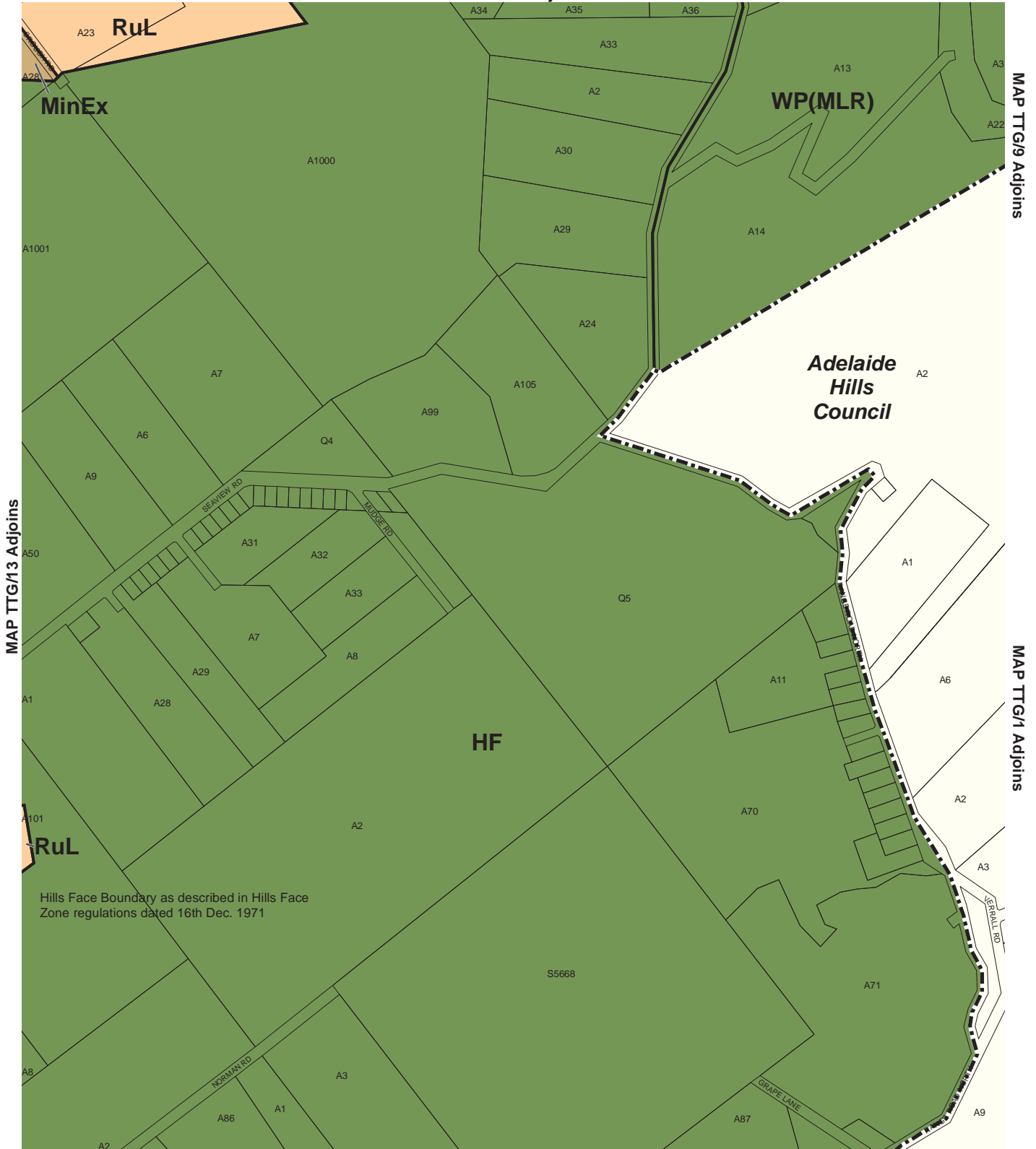


-  Mt Lofty Watershed Boundary
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

# Overlay Map TTG/14 DEVELOPMENT CONSTRAINTS

TEA TREE GULLY COUNCIL  
Consolidated - 12 November 2020

MAP TTG/8 Adjoins



MAP TTG/19 Adjoins

Lamberts Conformal Conic Projection, GDA94



**Zones**




- HF Hills Face
- MinEx Mineral Extraction
- RuL Rural Living
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary
- Development Plan Boundary

# Zone Map TTG/14

MAP TTG/10 Adjoins



# Location Map TTG/15

-  School
-  Local Reserves
-  Development Plan Boundary

MAP TTG/10 Adjoins



MAP TTG/1 Adjoins

MAP TTG/16 Adjoins

MAP TTG/20 Adjoins

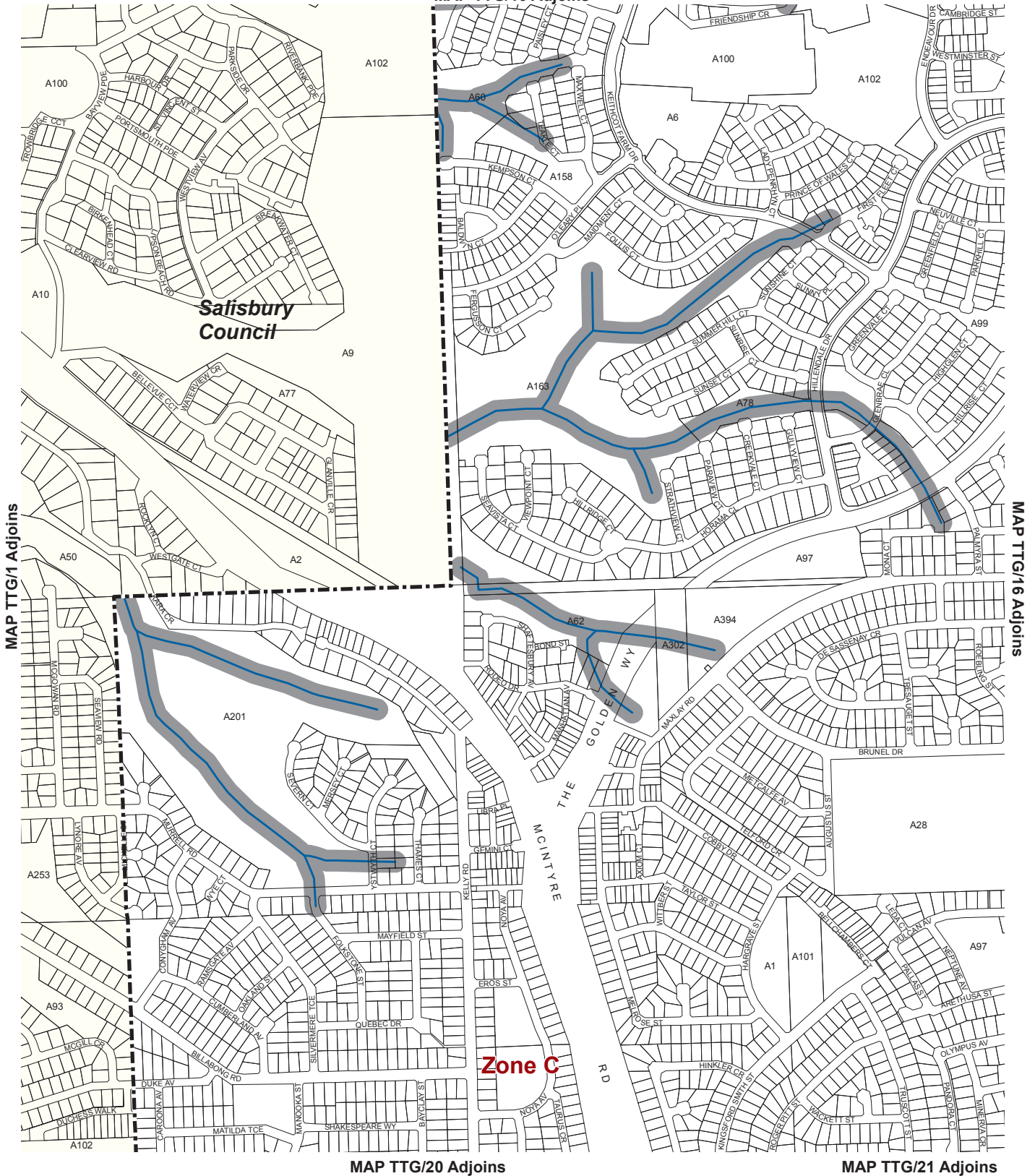
MAP TTG/21 Adjoins







# Overlay Map TTG/15 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP TTG/10 Adjoins



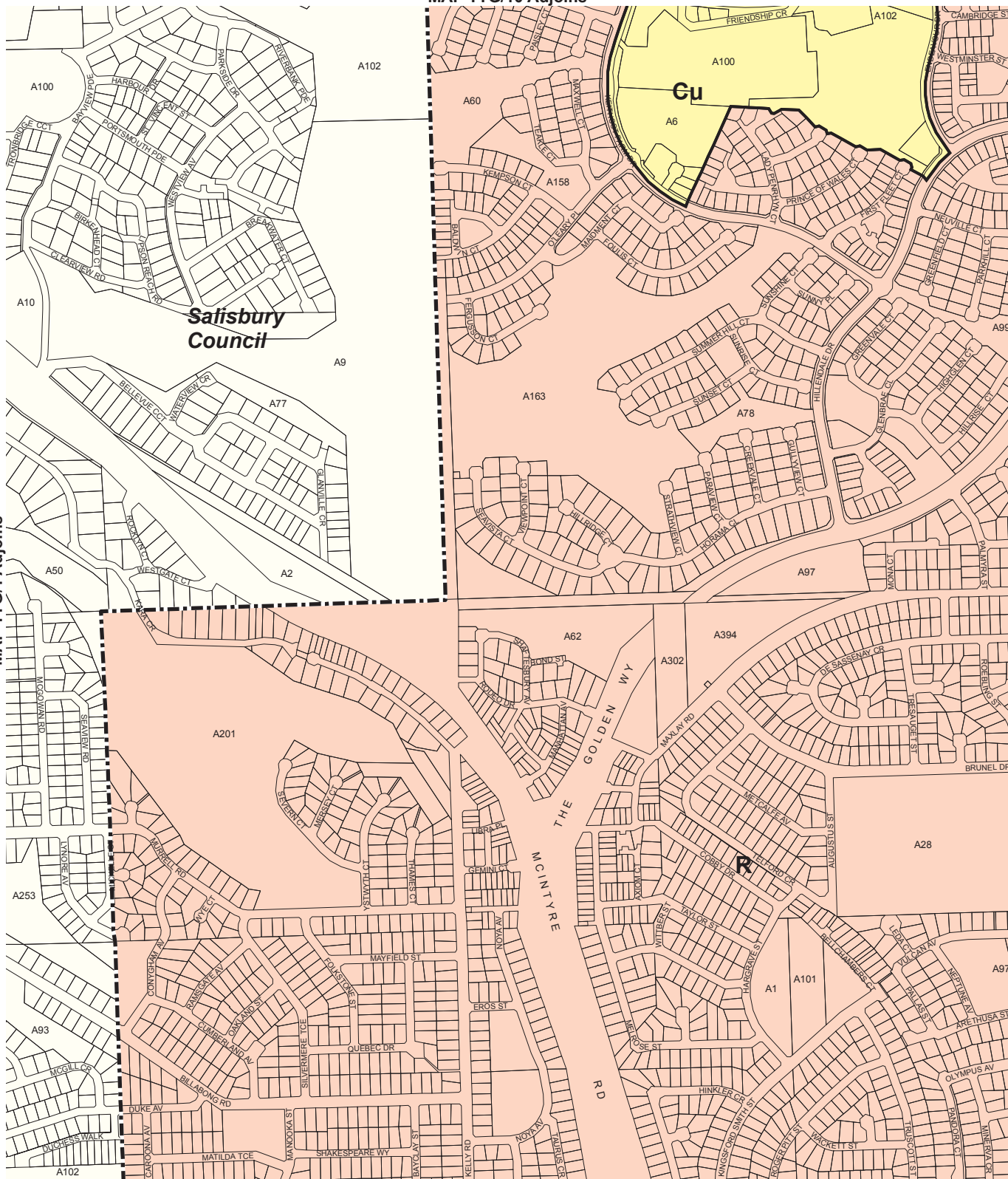
**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level

-  Airport Building Heights
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

# Overlay Map TTG/15

## DEVELOPMENT CONSTRAINTS

MAP TTG/10 Adjoins



**Safisbury Council**

**Cu**

**R**

Lamberts Conformal Conic Projection, GDA94

N

0 500m

**Zones**

**Cu** Community

**R** Residential

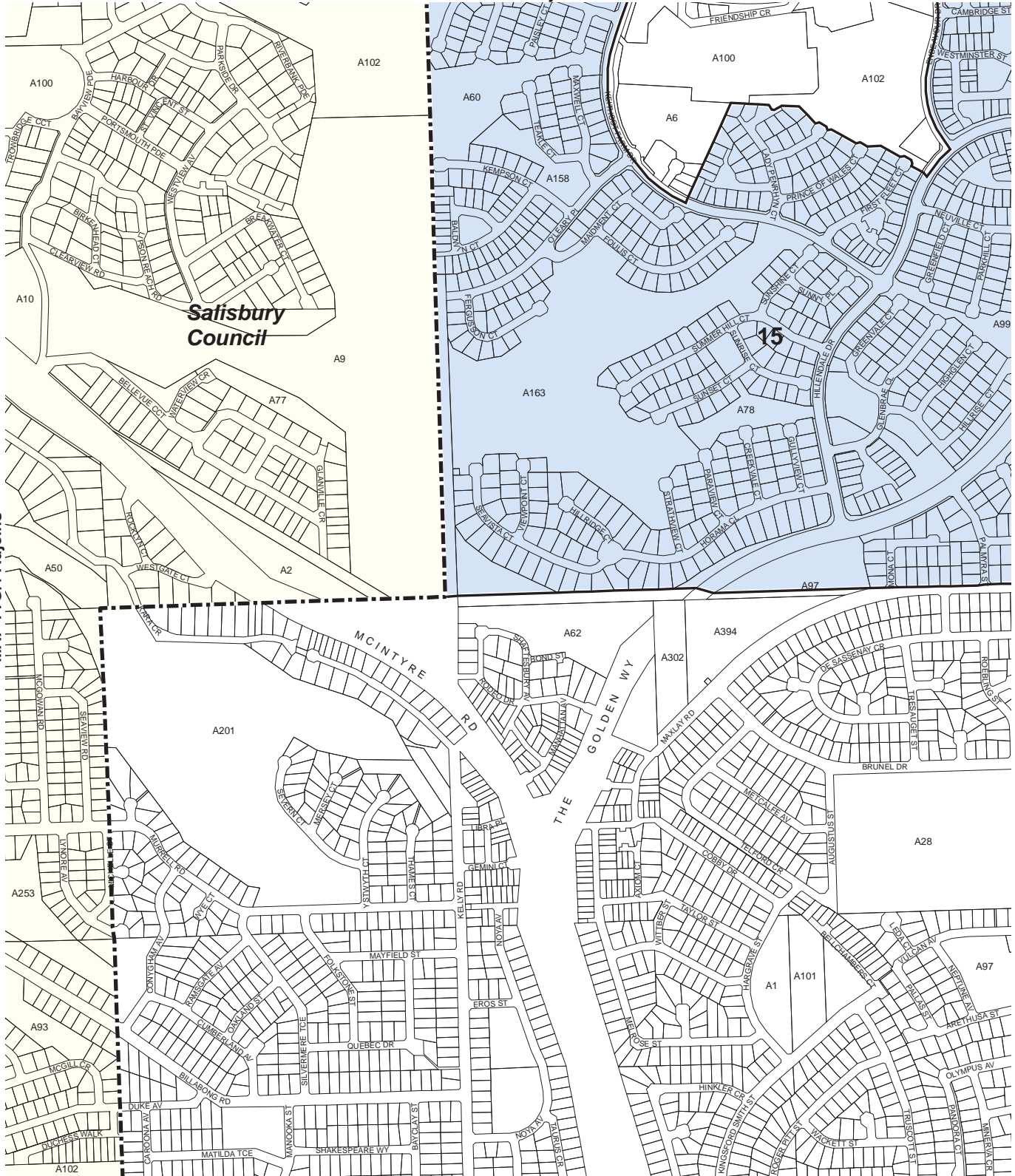
— Zone Boundary

- - - - - Development Plan Boundary

# Zone Map TTG/15



MAP TTG/10 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
15 Golden Grove Residential



# Policy Area Map TTG/15

- Policy Area Boundary
- Development Plan Boundary

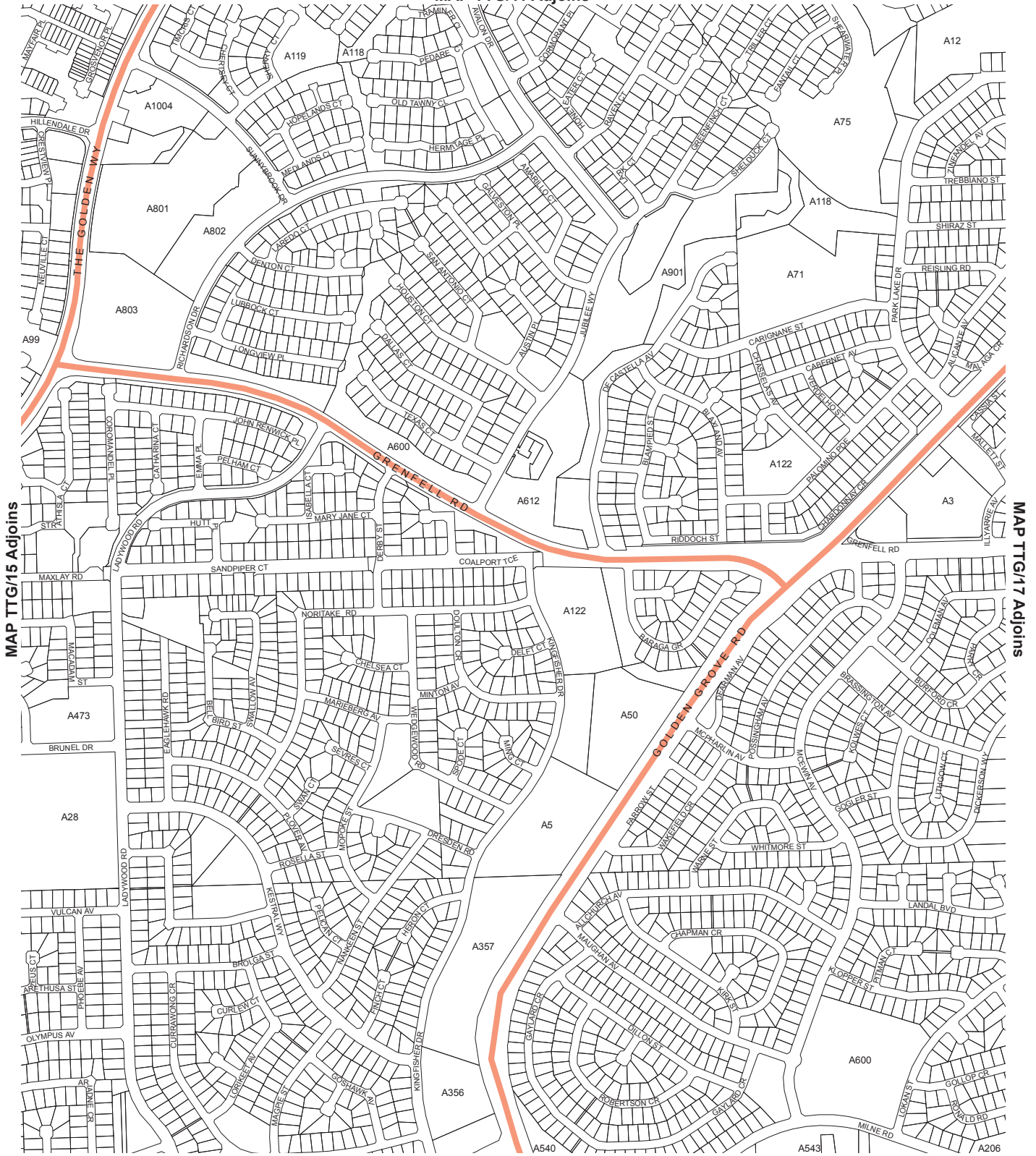
MAP TTG/11 Adjoins



# Location Map TTG/16

- S School
- Local Reserves

MAP TTG/11 Adjoins



MAP TTG/15 Adjoins


MAP TTG/17 Adjoins

MAP TTG/21 Adjoins

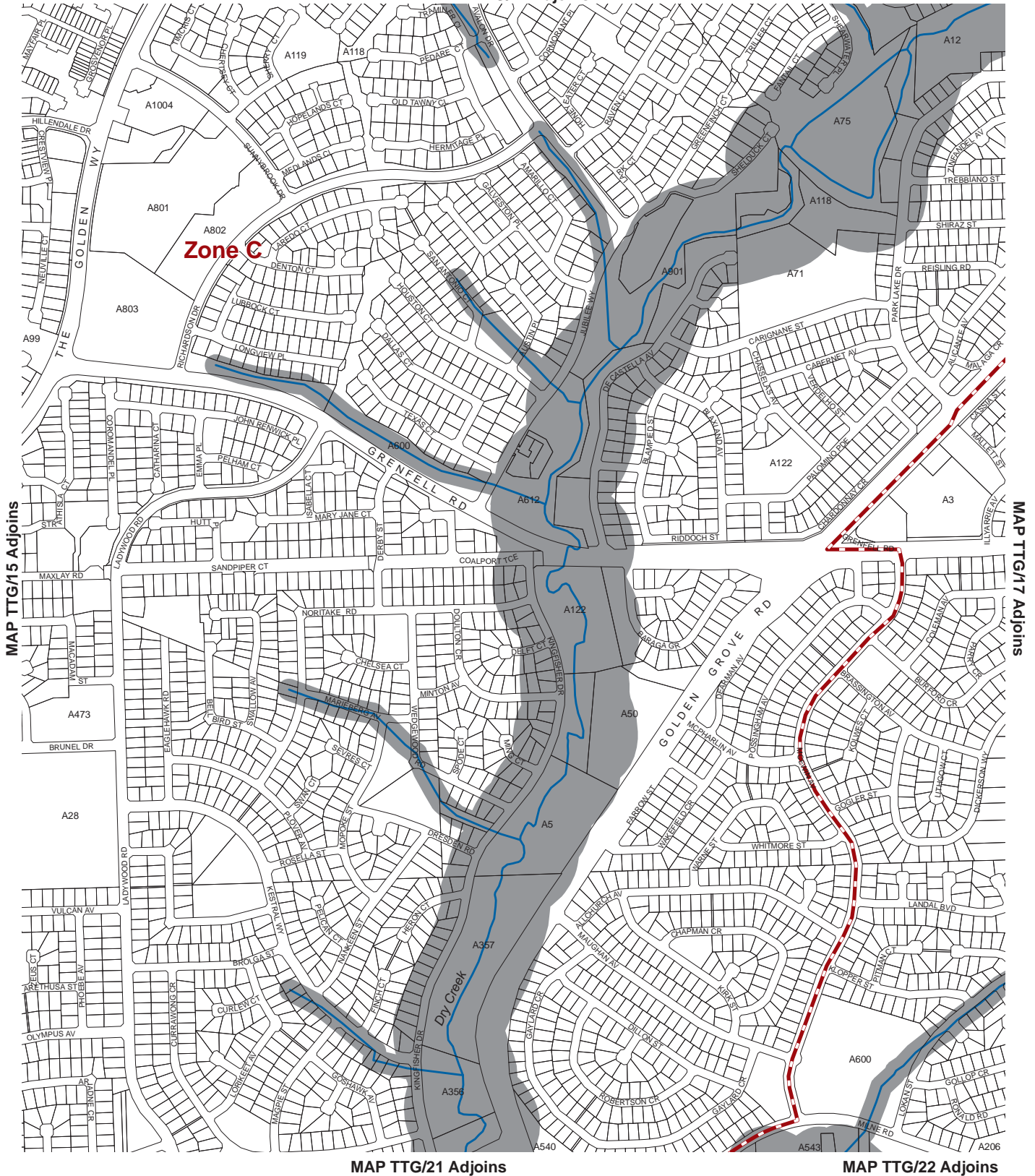
MAP TTG/22 Adjoins



# Overlay Map TTG/16 TRANSPORT

 Secondary Arterial Roads

MAP TTG/11 Adjoins






**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level

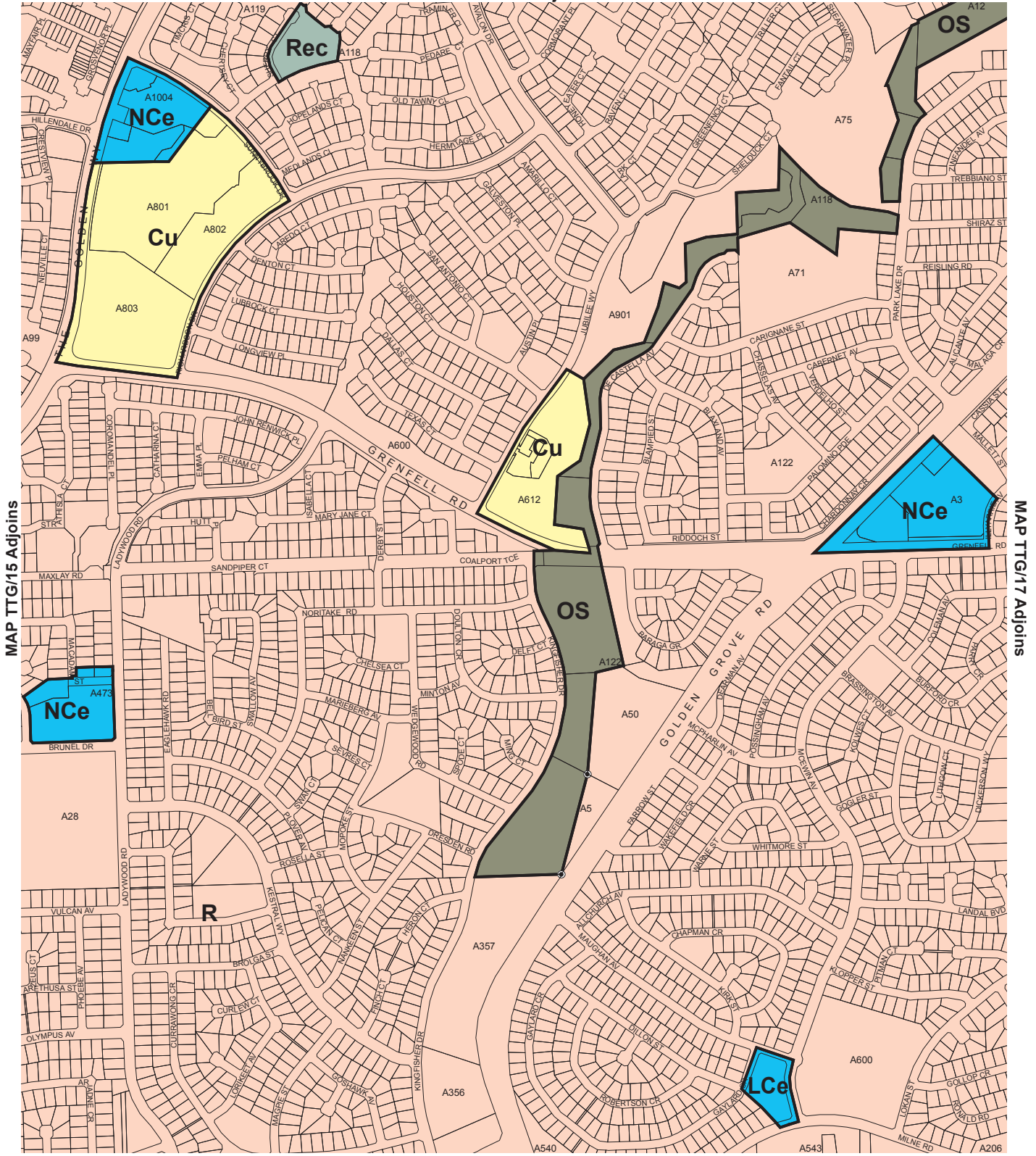


# Overlay Map TTG/16

## DEVELOPMENT CONSTRAINTS

-  Airport Building Heights
-  Creek centreline
-  River/Creek floodwater area

MAP TTG/11 Adjoins



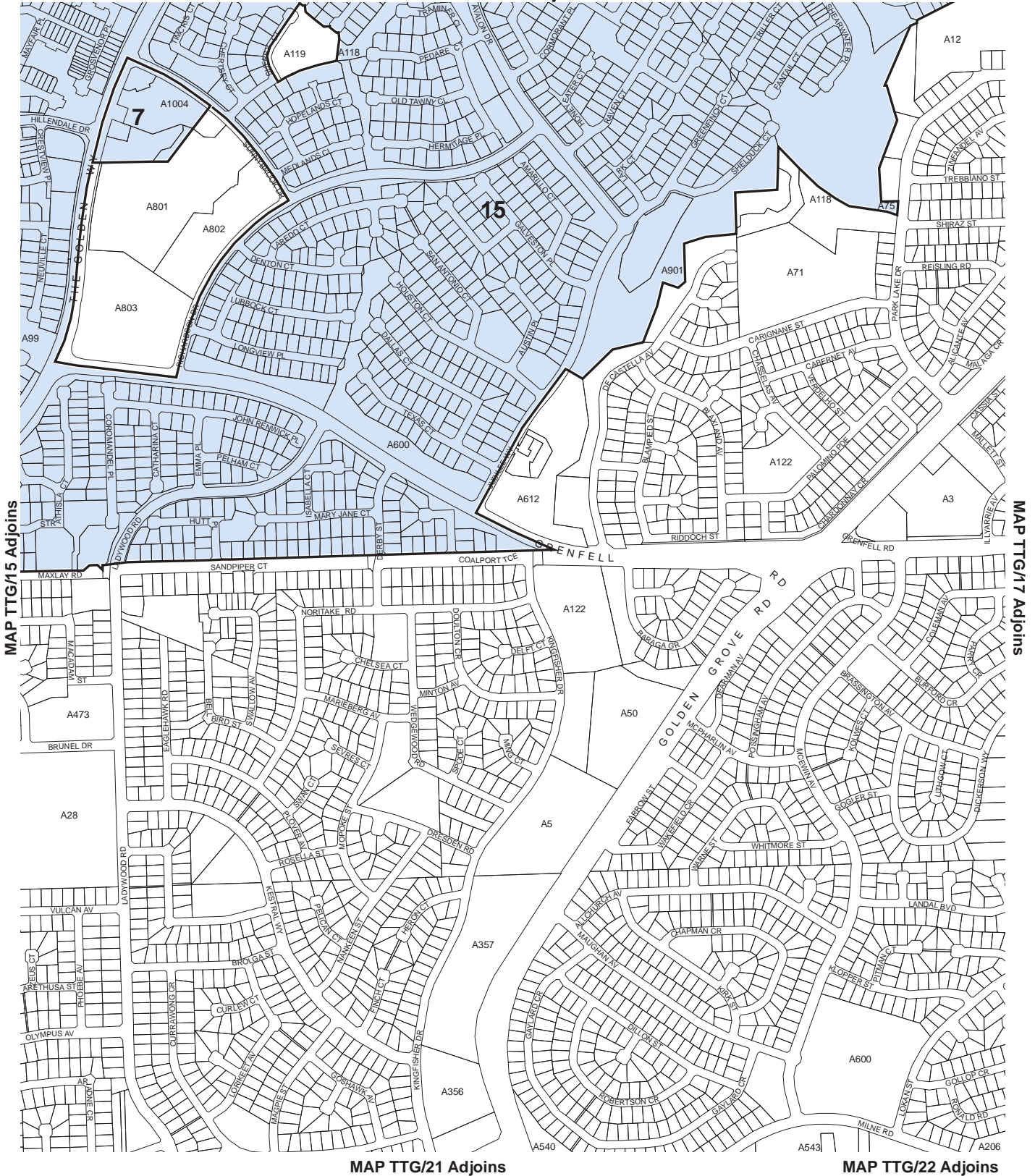
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Community
  - Local Centre
  - Neighbourhood Centre
  - Open Space
  - Recreation
  - Residential
  - Zone Boundary

# Zone Map TTG/16

MAP TTG/11 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 7 Golden Grove Neighbourhood Centre
- 15 Golden Grove Residential

Policy Area Boundary

# Policy Area Map TTG/16

MAP TTG/12 Adjoins



MAP TTG/16 Adjoins



MAP TTG/18 Adjoins

MAP TTG/22 Adjoins

MAP TTG/23 Adjoins



# Location Map TTG/17

- S** School
- P** Post Office
- Local Reserves

MAP TTG/12 Adjoins



MAP TTG/16 Adjoins

MAP TTG/18 Adjoins

MAP TTG/22 Adjoins

MAP TTG/23 Adjoins

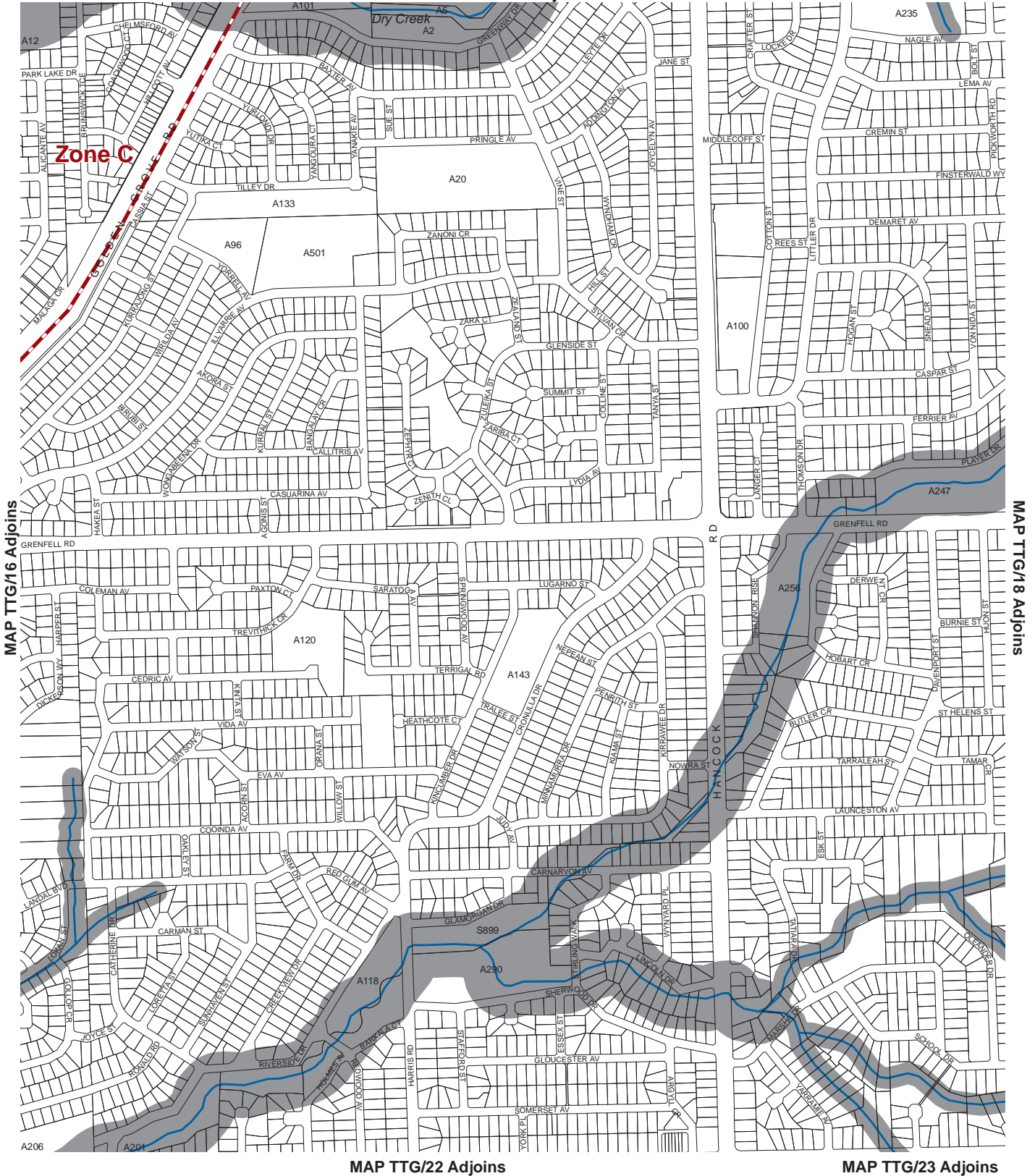


# Overlay Map TTG/17 TRANSPORT

Secondary Arterial Roads



MAP TTG/12 Adjoins






**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level

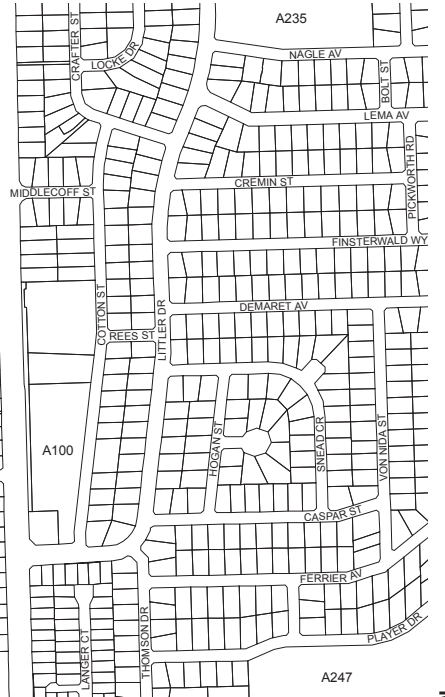


# Overlay Map TTG/17

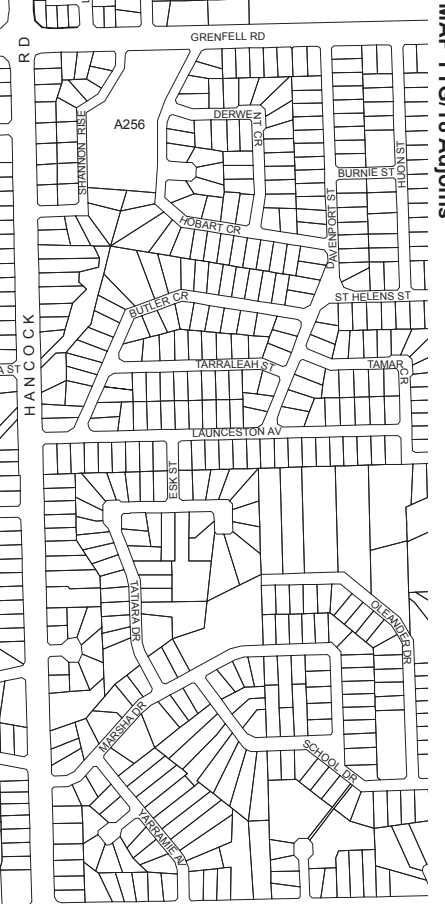
## DEVELOPMENT CONSTRAINTS

-  Airport Building Heights
-  Creek centreline
-  River/Creek floodwater area

MAP TTG/12 Adjoins



MAP TTG/16 Adjoins



MAP TTG/22 Adjoins

MAP TTG/23 Adjoins

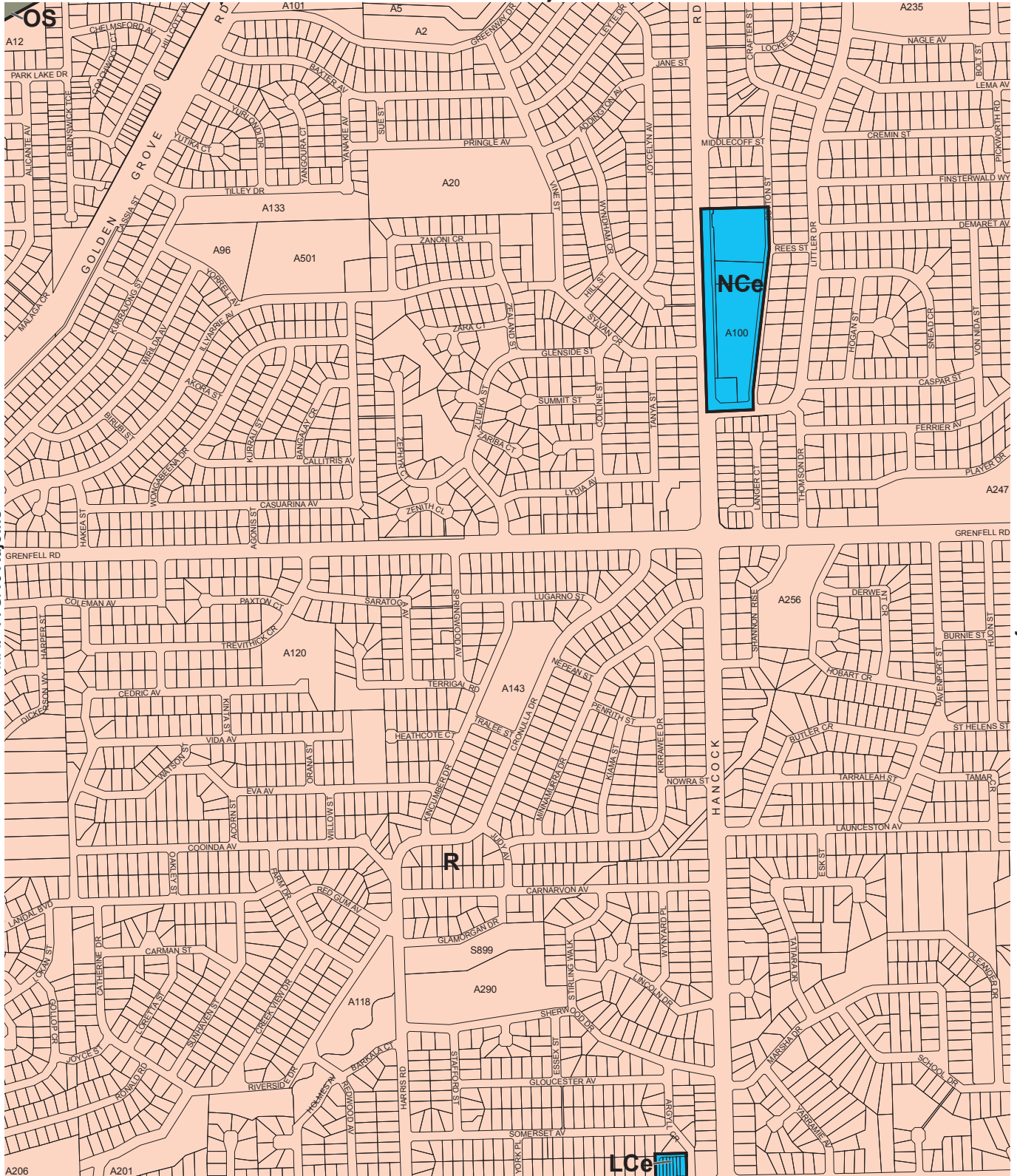
Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.



# Overlay Map TTG/17 HERITAGE

● State heritage place

MAP TTG/12 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Zones**
- Local Centre
  - Neighbourhood Centre
  - Open Space
  - Residential
  - Zone Boundary

# Zone Map TTG/17

MAP TTG/13 Adjoins



MAP TTG/17 Adjoins



MAP TTG/19 Adjoins

MAP TTG/23 Adjoins

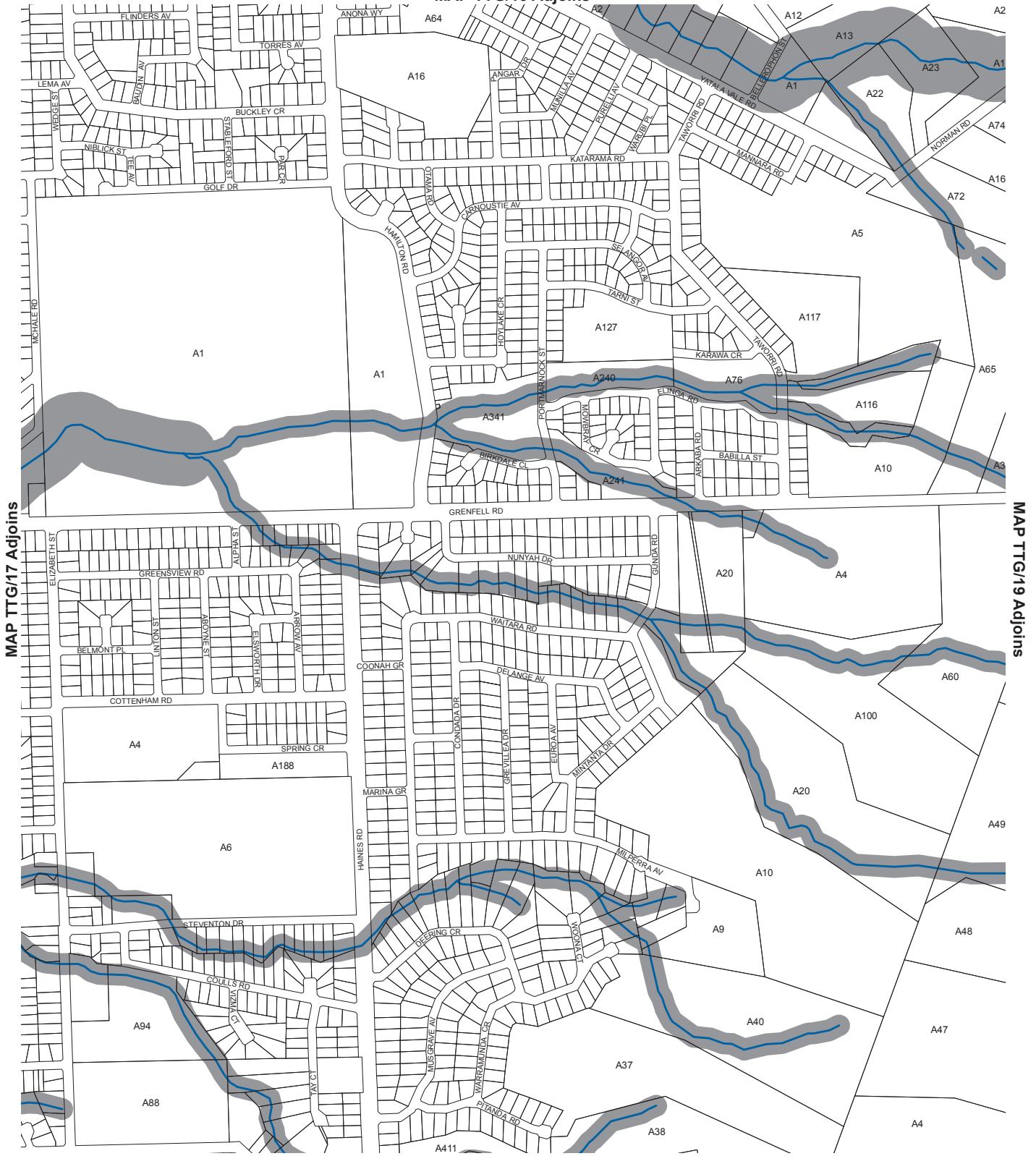
MAP TTG/24 Adjoins



# Location Map TTG/18

- S** School
- H** Other Health Services
- Local Reserves

MAP TTG/13 Adjoins



MAP TTG/17 Adjoins



MAP TTG/19 Adjoins

MAP TTG/23 Adjoins

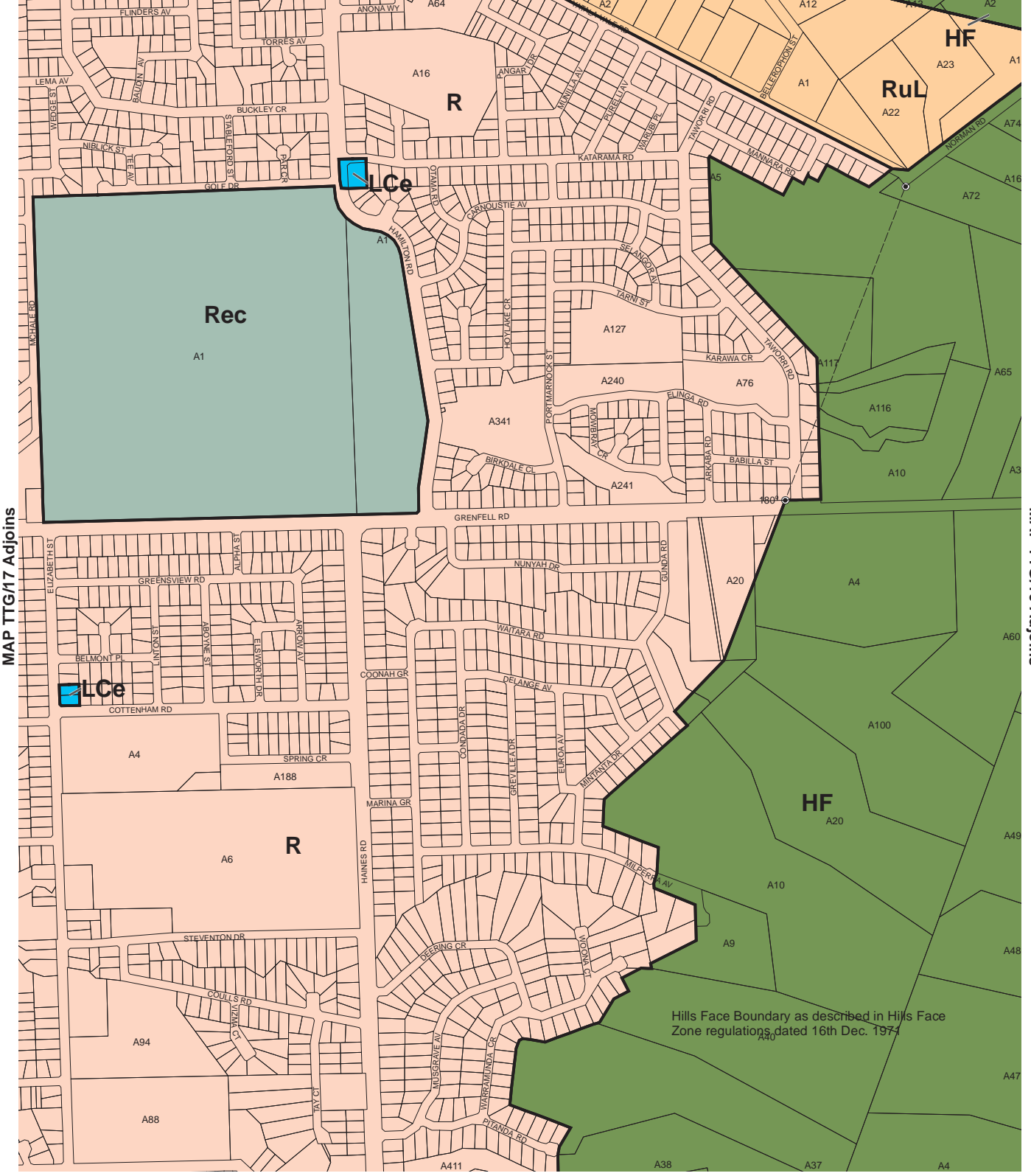
MAP TTG/24 Adjoins



# Overlay Map TTG/18 DEVELOPMENT CONSTRAINTS

-  Creek centreline
-  River/Creek floodwater area

MAP TTG/13 Adjoins



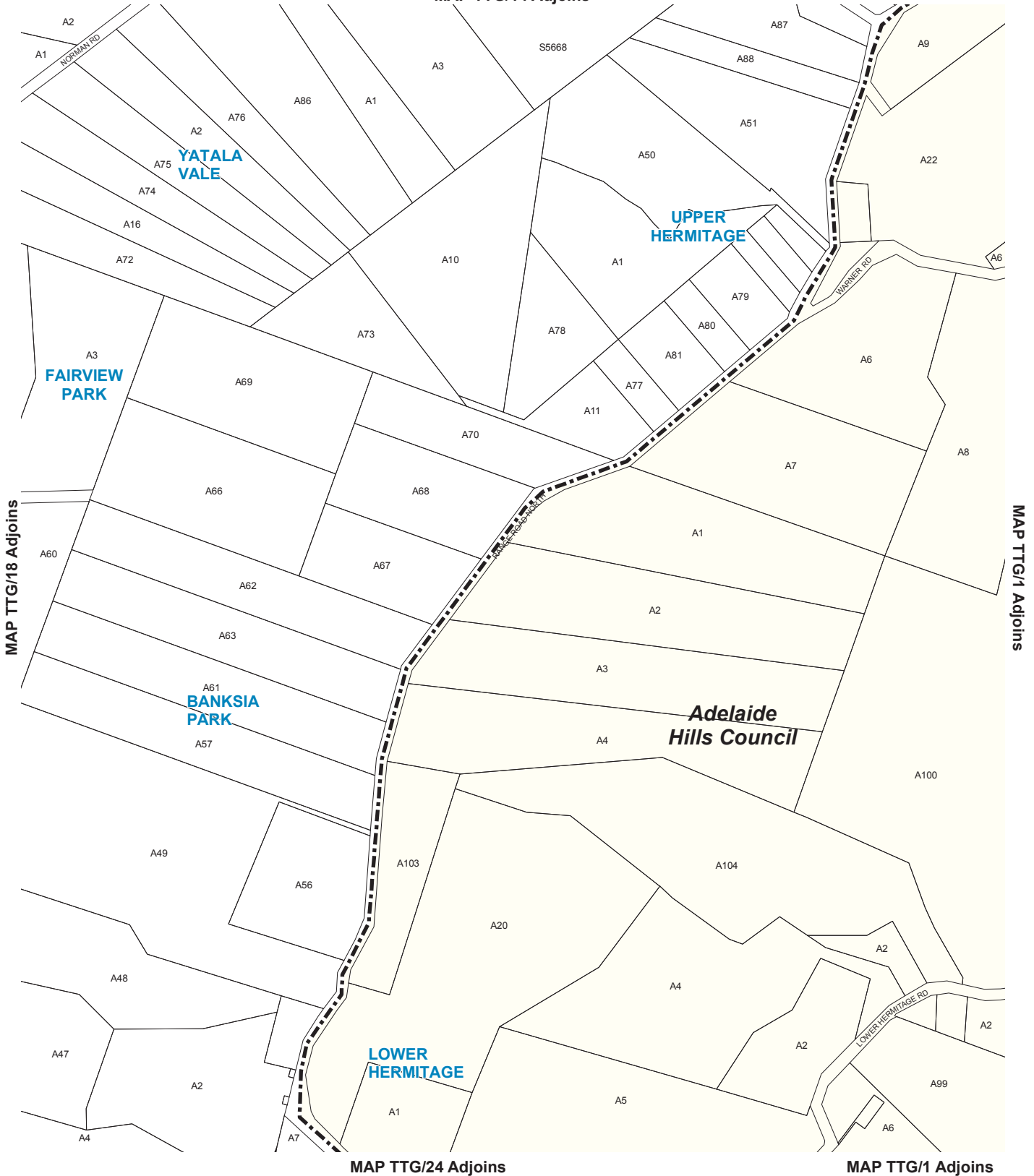
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Local Centre
  - Recreation
  - Residential
  - Rural Living
  - Zone Boundary

# Zone Map TTG/18

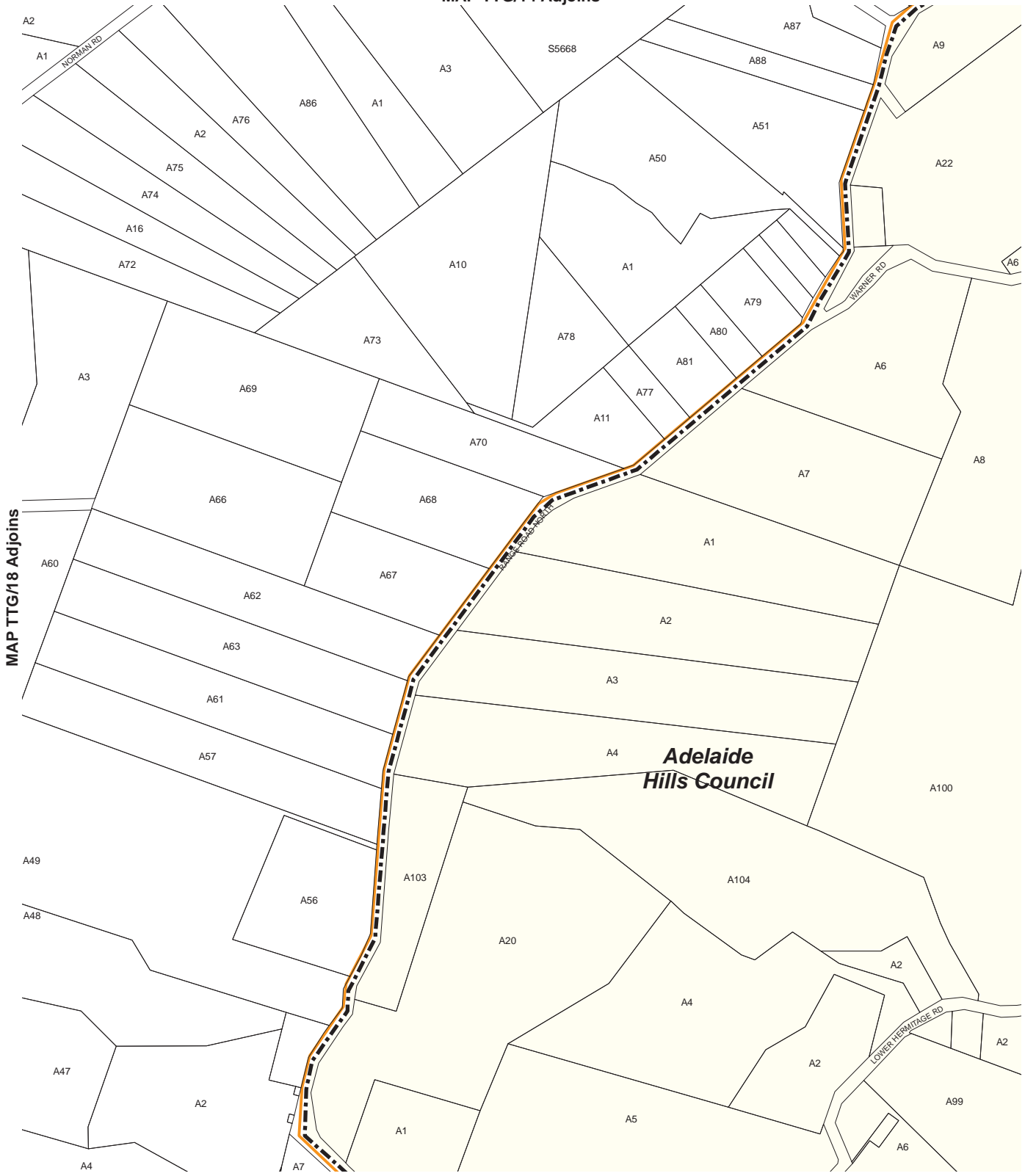
MAP TTG/14 Adjoins



# Location Map TTG/19

----- Development Plan Boundary

MAP TTG/14 Adjoins



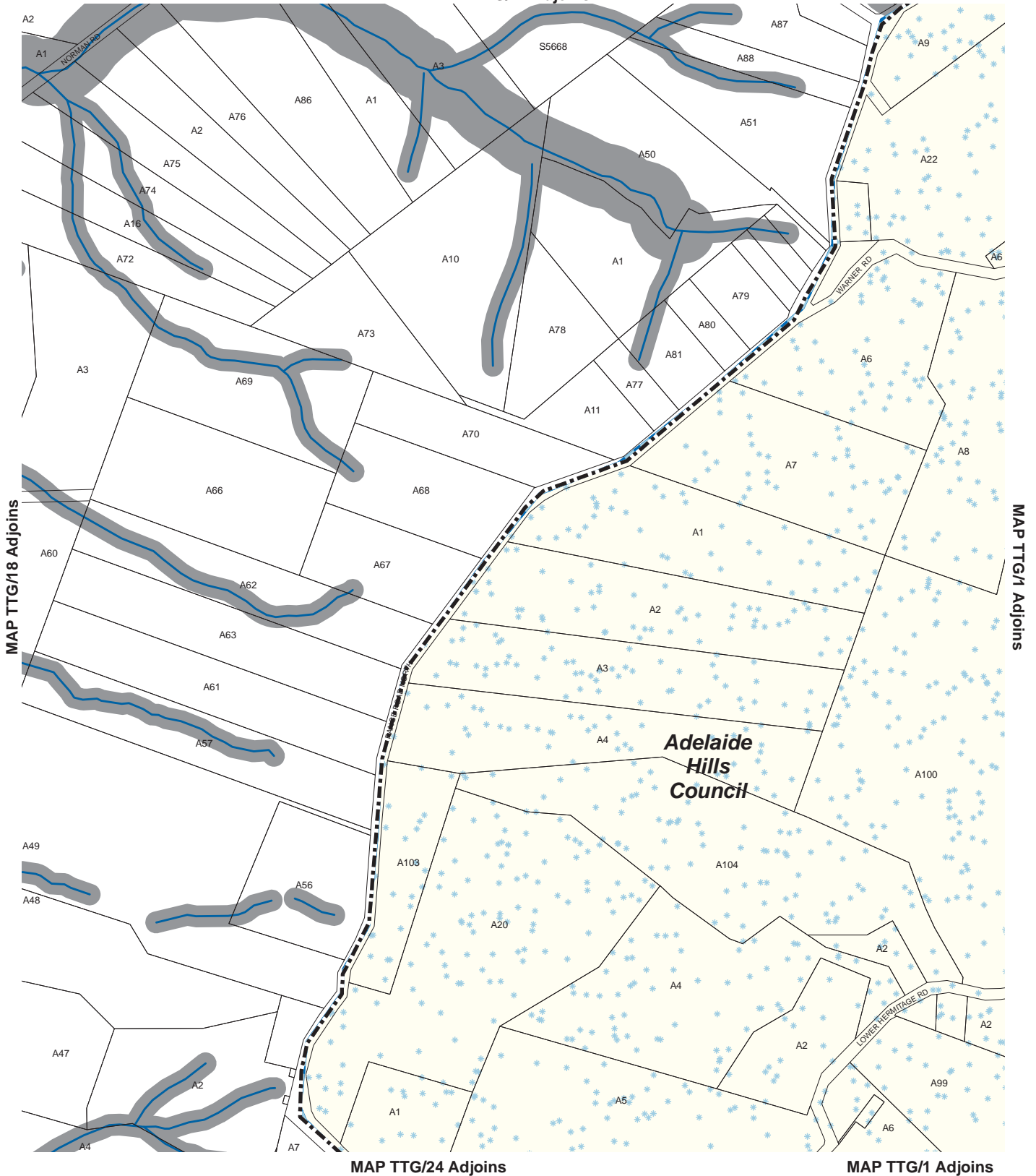
# Overlay Map TTG/19

## TRANSPORT

- Mount Lofty Scenic Roads
- Development Plan Boundary







MAP TTG/14 Adjoins



NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)

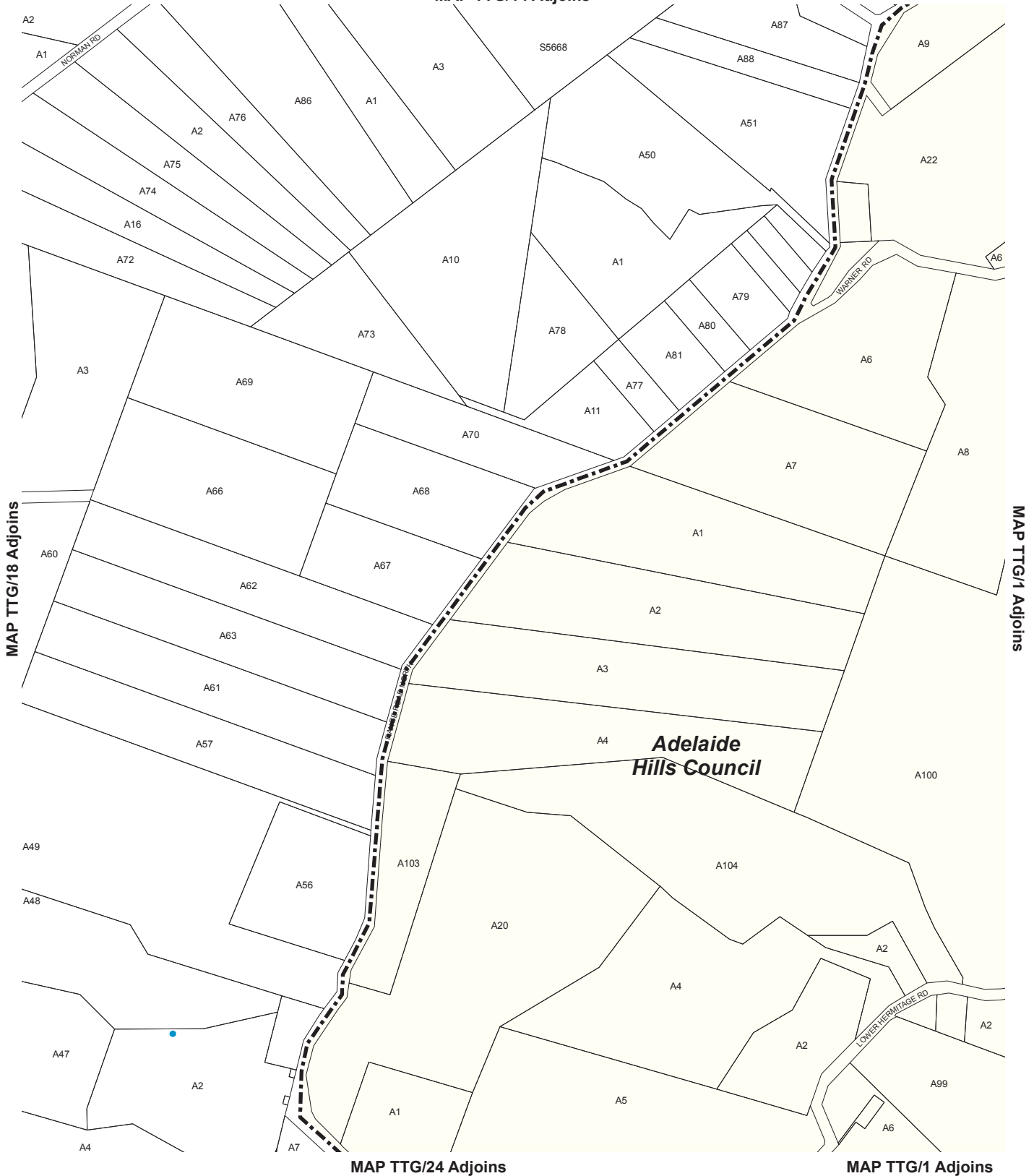


-  Mt Lofty Watershed Boundary
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

# Overlay Map TTG/19

## DEVELOPMENT CONSTRAINTS

**MAP TTG/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 TTG/19 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP TTG/14 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Zones**
- Hills Face
  - Rural Living
  - Zone Boundary
  - Development Plan Boundary

# Zone Map TTG/19

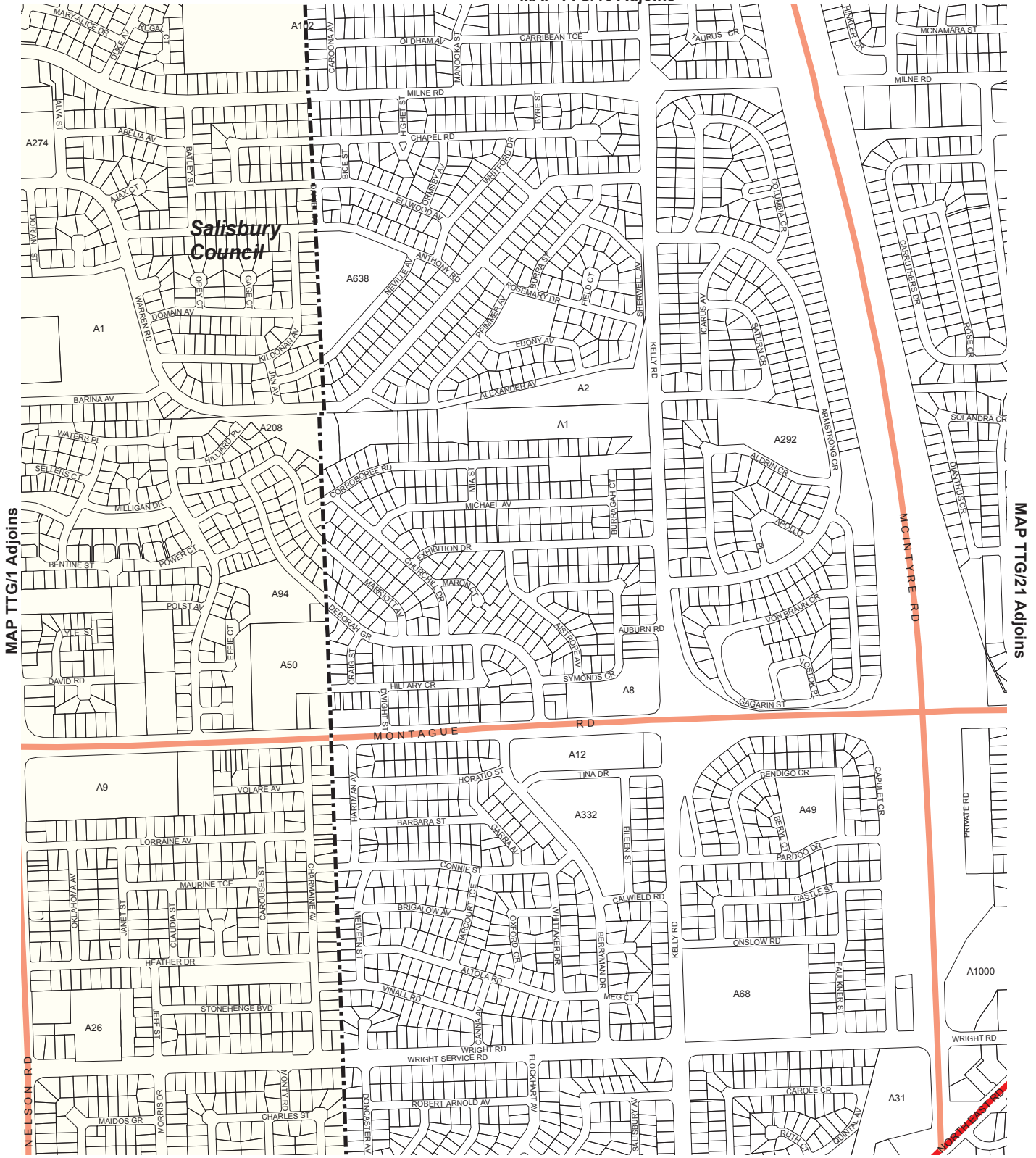
MAP TTG/15 Adjoins



# Location Map TTG/20

- S School
- H Other Health Services
- Local Reserves
- Development Plan Boundary

MAP TTG/15 Adjoins



MAP TTG/25 Adjoins

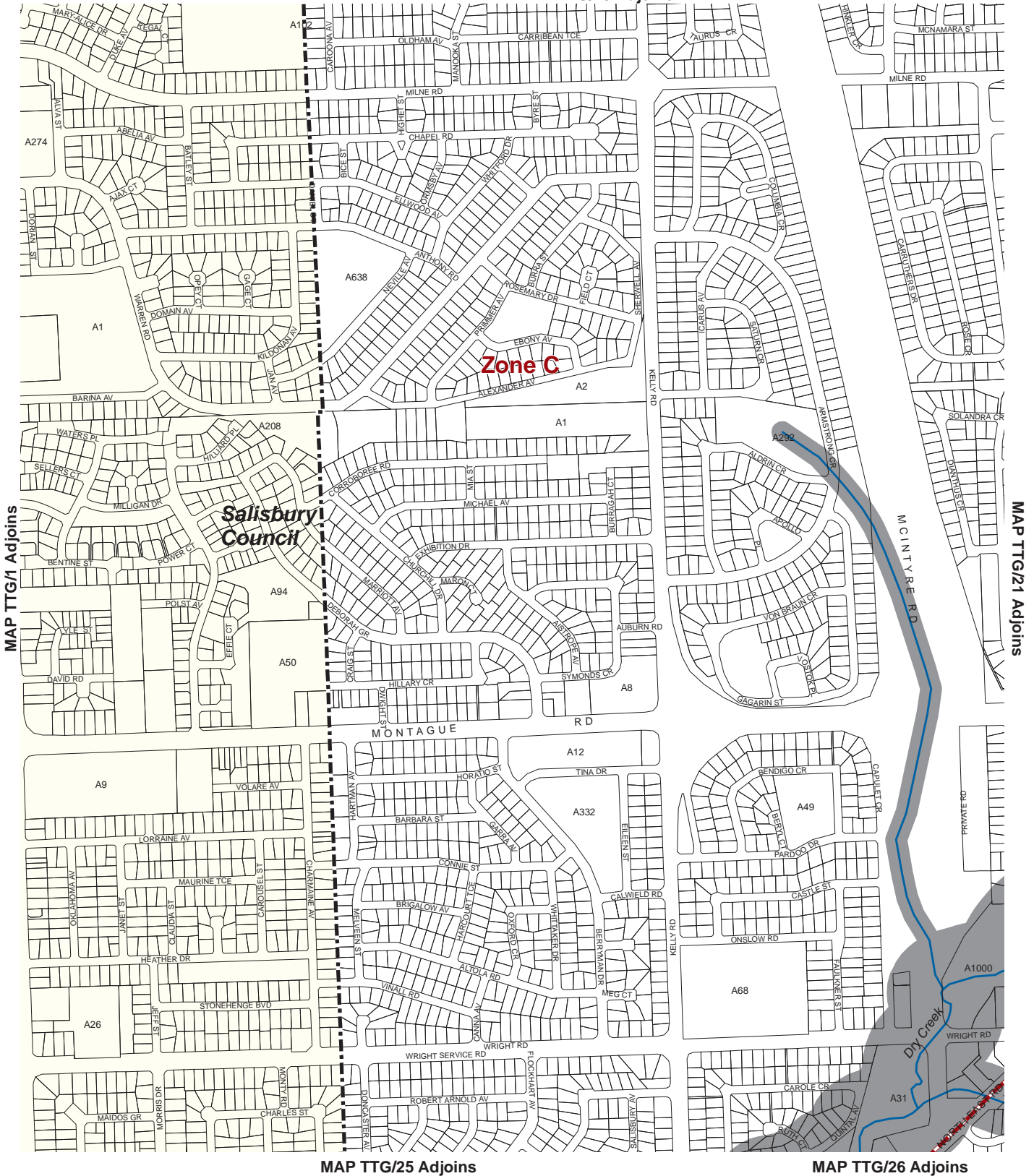
MAP TTG/26 Adjoins

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

# Overlay Map TTG/20





## TRANSPORT

MAP TTG/15 Adjoins



**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level



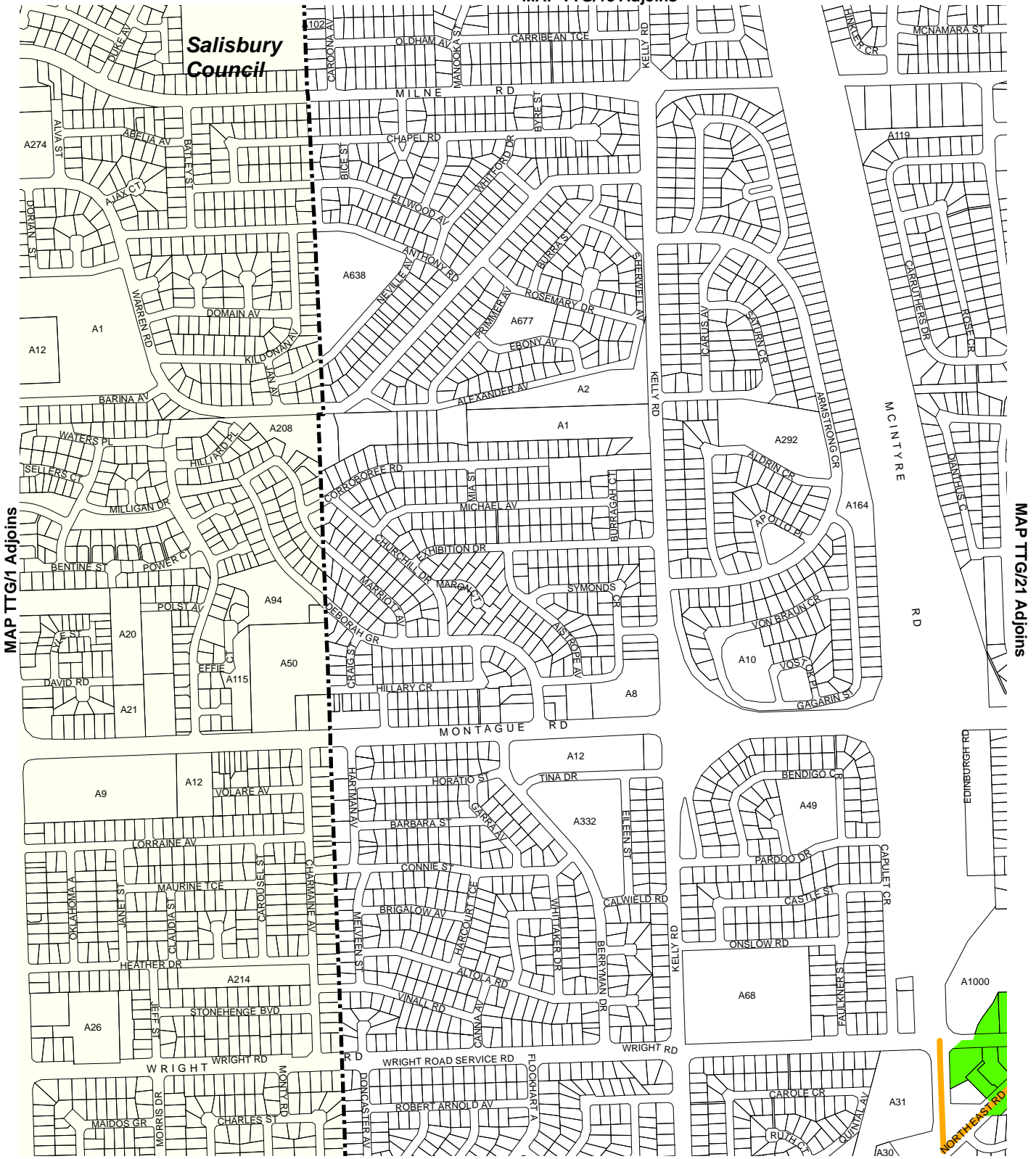
-  Airport Building Heights
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

# Overlay Map TTG/20

## DEVELOPMENT CONSTRAINTS




MAP TTG/15 Adjoins

Salisbury Council



MAP TTG/25 Adjoins

MAP TTG/26 Adjoins

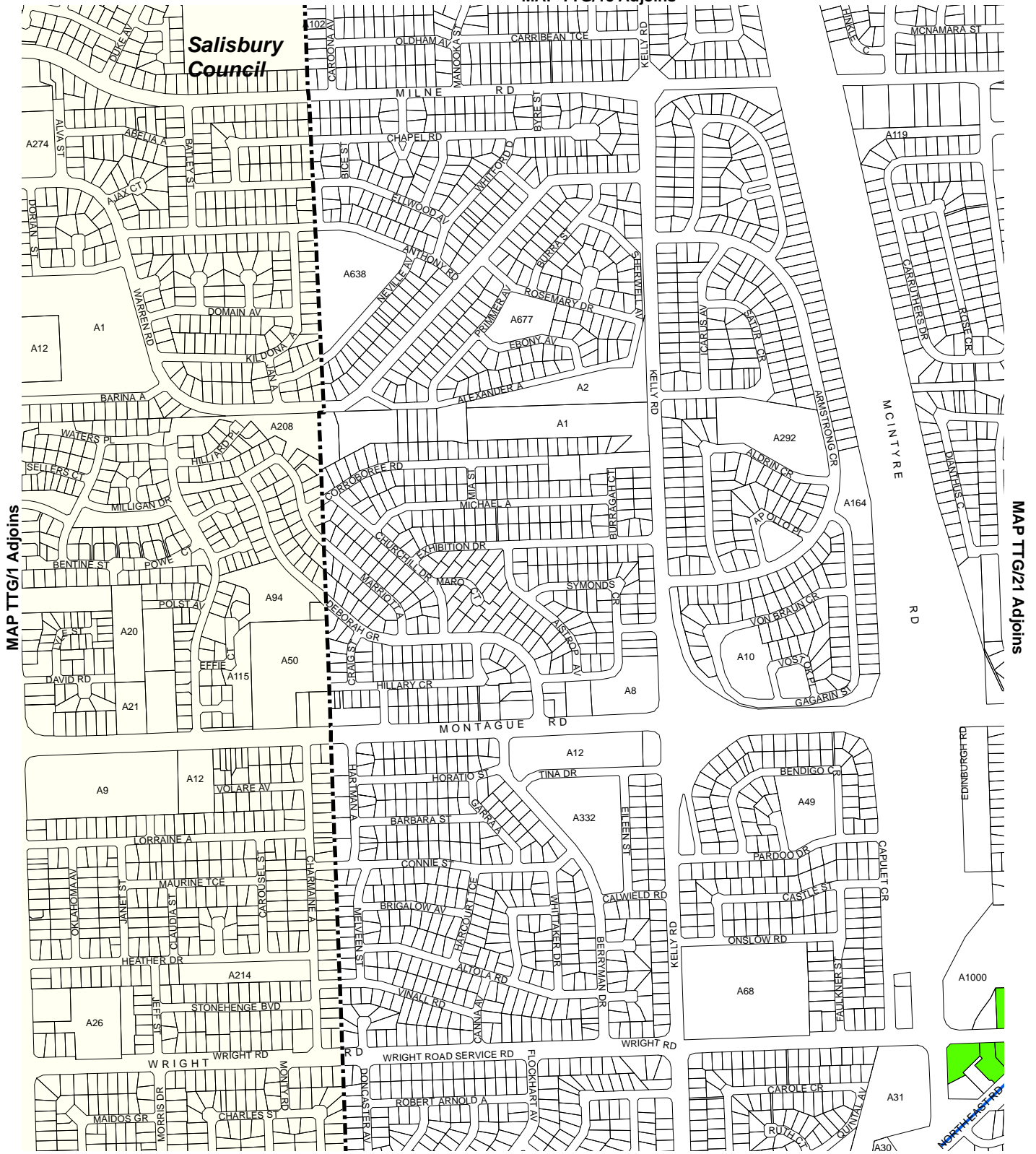
-  Designated Road: type B road
-  Noise and Air Emissions Designated Area
-  Development Plan Boundary

# Overlay Map TTG/20

## NOISE AND AIR EMISSIONS

MAP TTG/15 Adjoins

Salisbury Council



MAP TTG/1 Adjoins

MAP TTG/21 Adjoins




MAP TTG/25 Adjoins

MAP TTG/26 Adjoins



# Overlay Map TTG/20

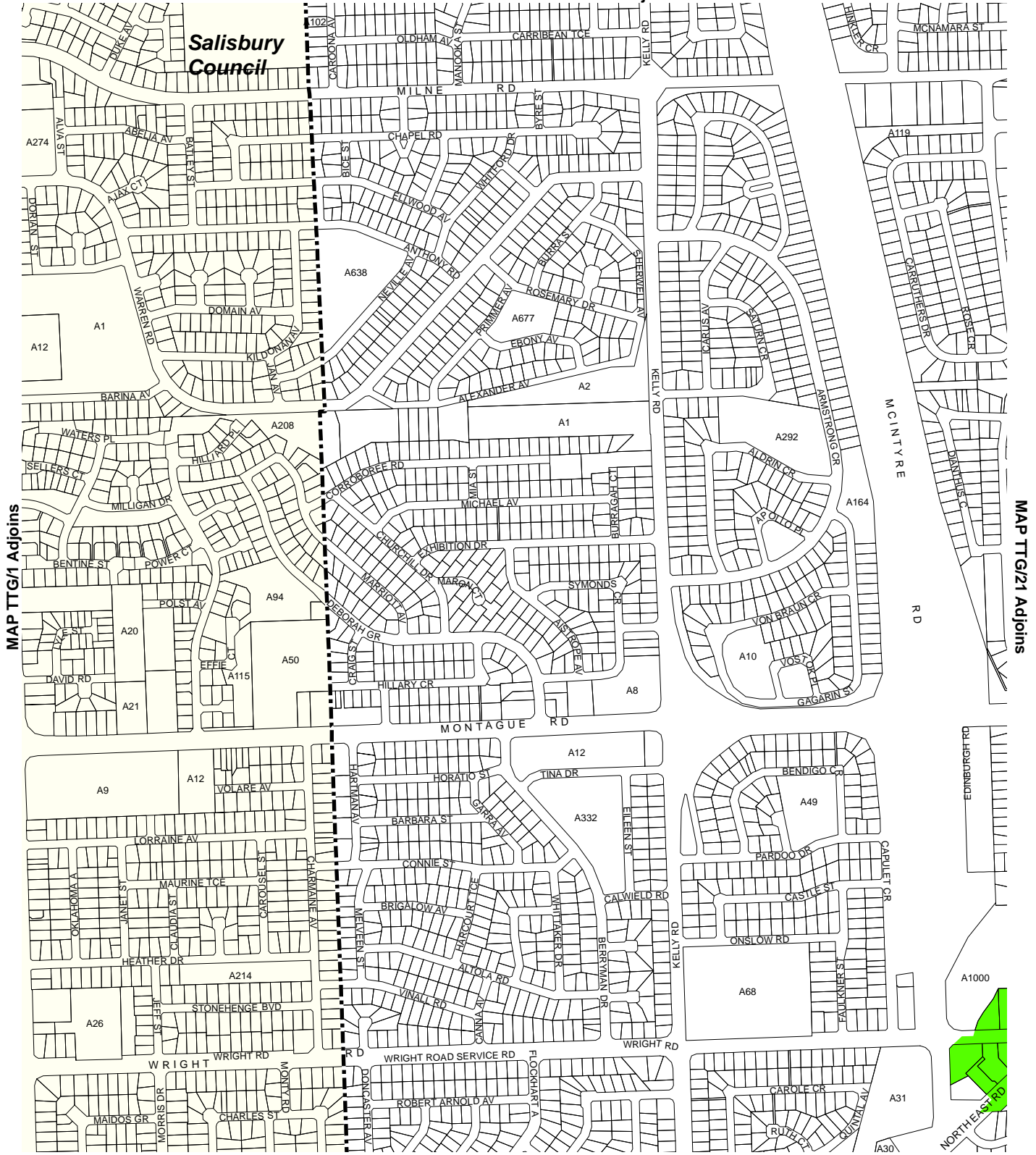
## STRATEGIC TRANSPORT ROUTES

-  Strategic Transport Route
-  Strategic Transport Routes Designated Area
-  Development Plan Boundary



MAP TTG/15 Adjoins

Salisbury Council



MAP TTG/1 Adjoins

MAP TTG/21 Adjoins

MAP TTG/25 Adjoins

MAP TTG/26 Adjoins

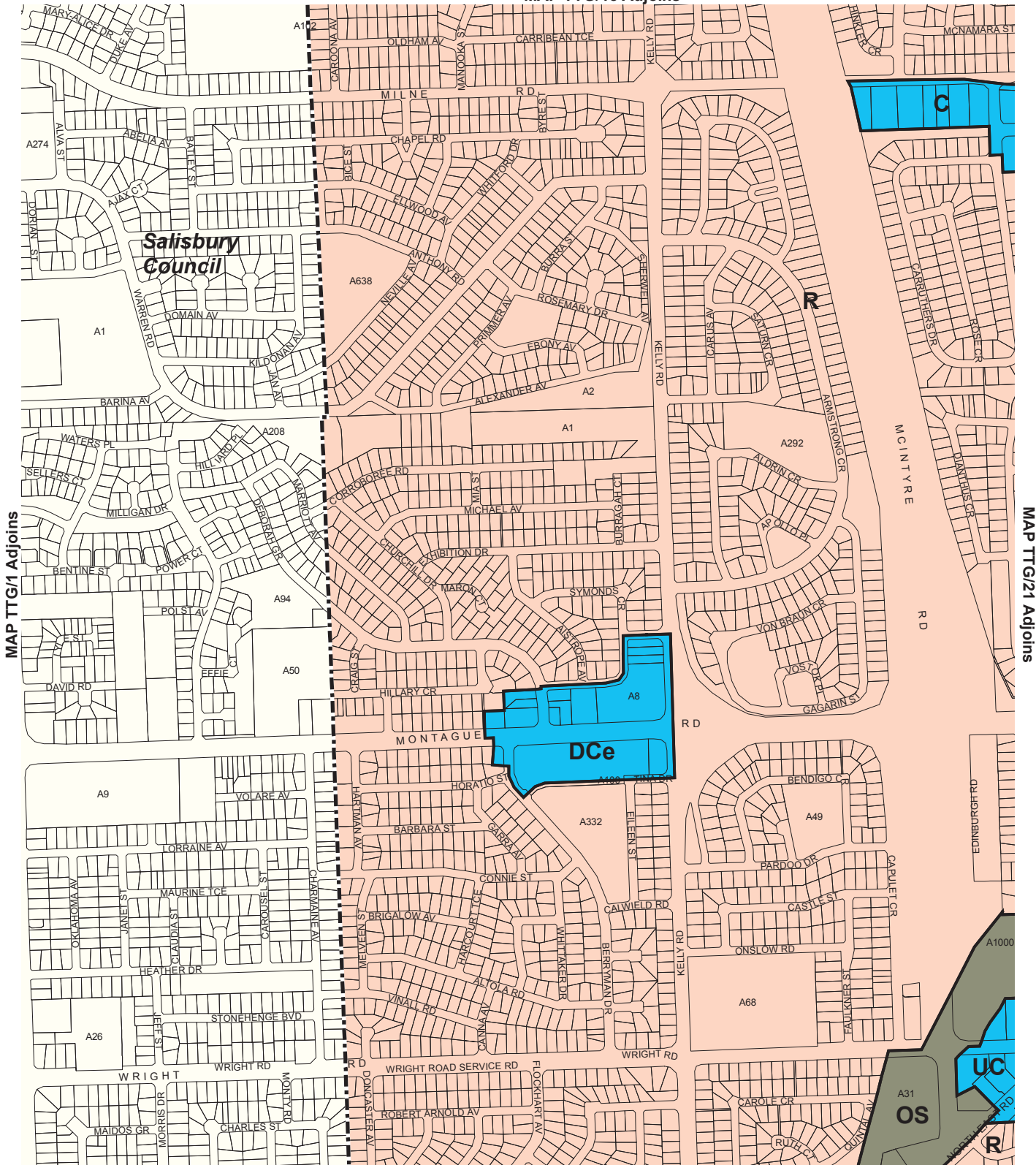


# Overlay Map TTG/20

## AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

MAP TTG/15 Adjoins



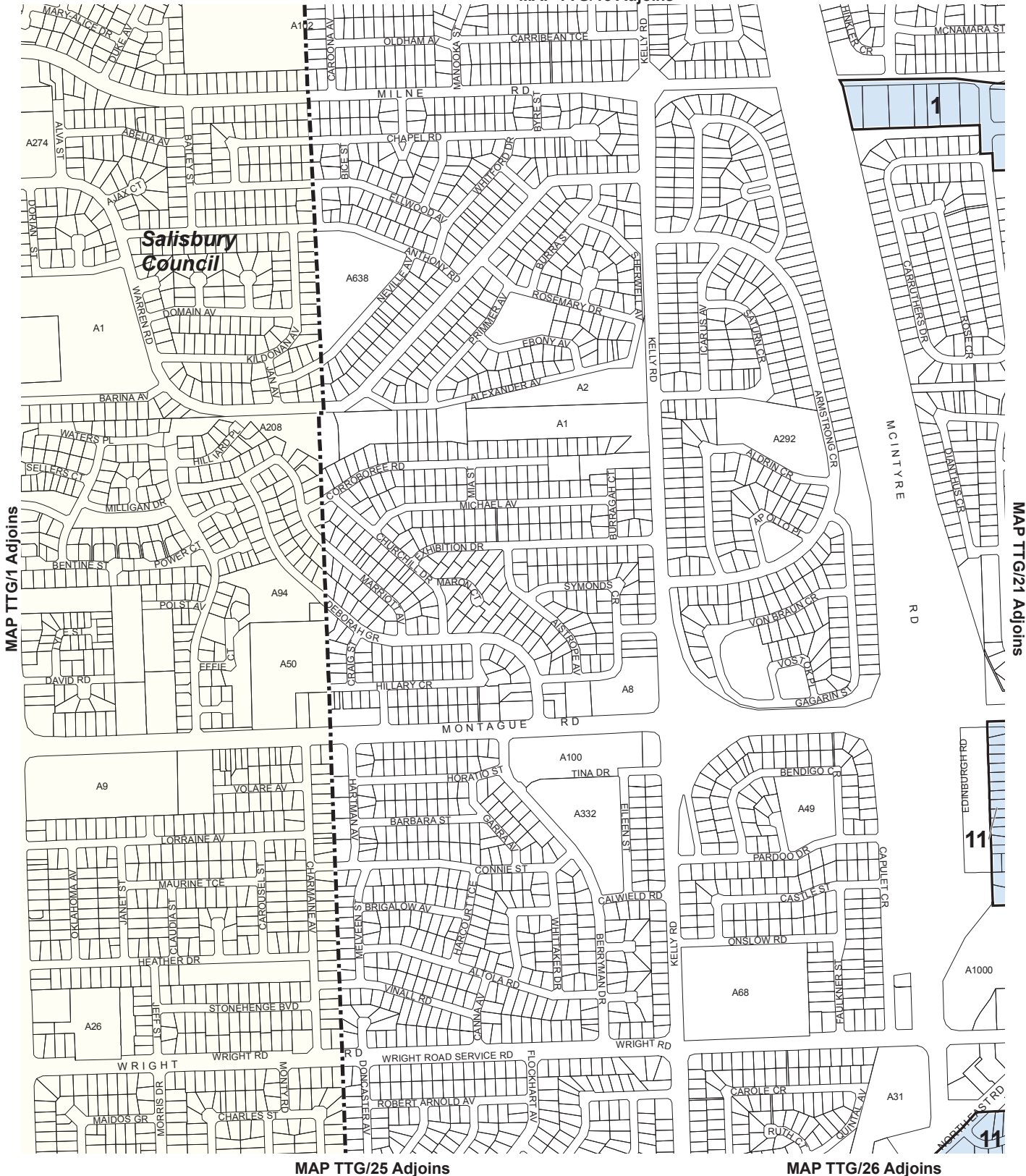
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Commercial
  - District Centre
  - Open Space
  - Residential
  - Urban Core
  - Zone Boundary
  - Development Plan Boundary

# Zone Map TTG/20

MAP TTG/15 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**  
 1 Milne Road  
 11 Residential Growth



# Policy Area Map TTG/20

- Policy Area Boundary
- Development Plan Boundary

MAP TTG/16 Adjoins



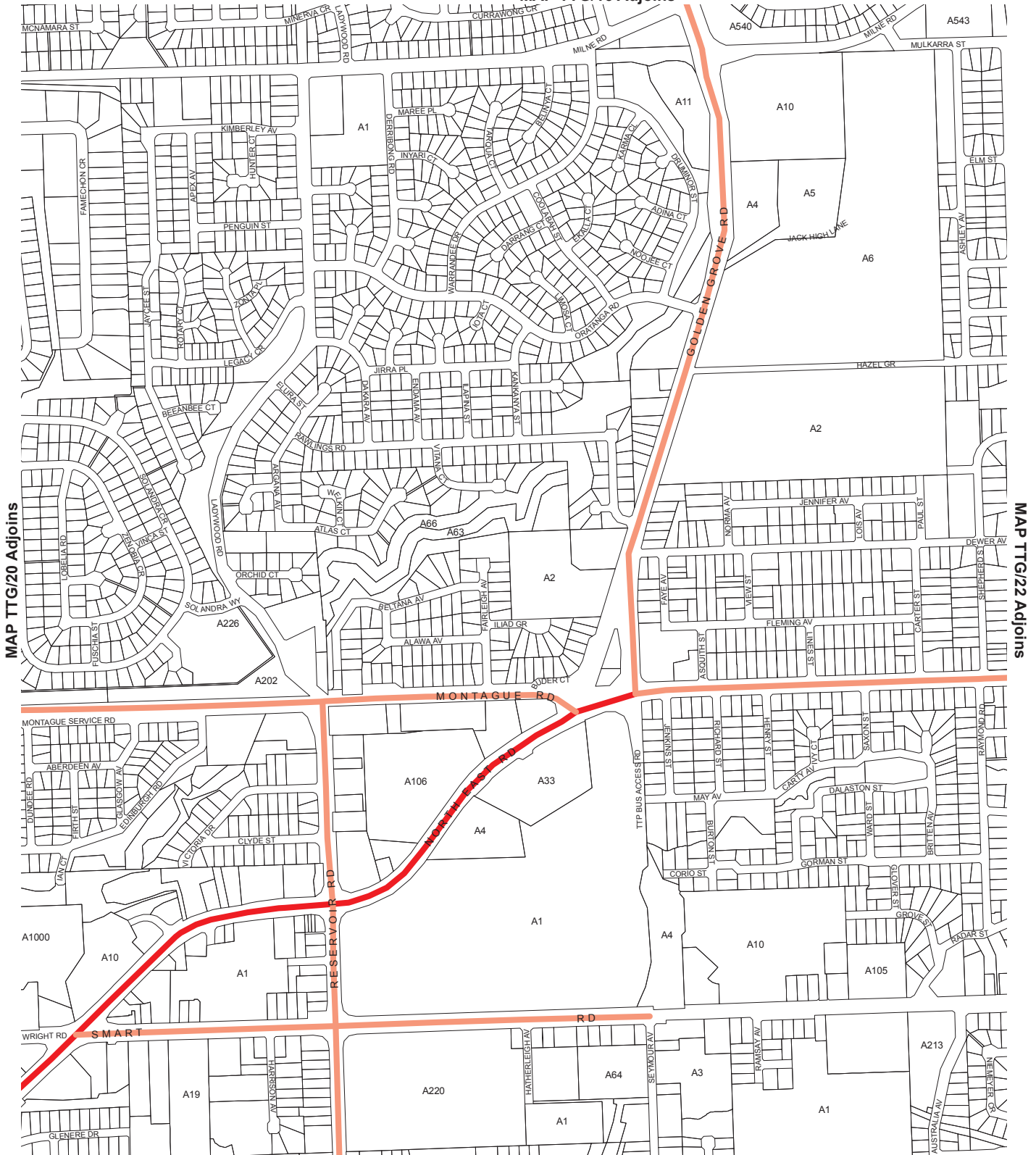
MAP TTG/26 Adjoins

MAP TTG/27 Adjoins

- S** School
- L** Public Library
- C** Council Office
- P** Post Office
- H** Other Health Services
- H** Hospital
- Local Reserves
- Waterbodies

# Location Map TTG/21

MAP TTG/16 Adjoins



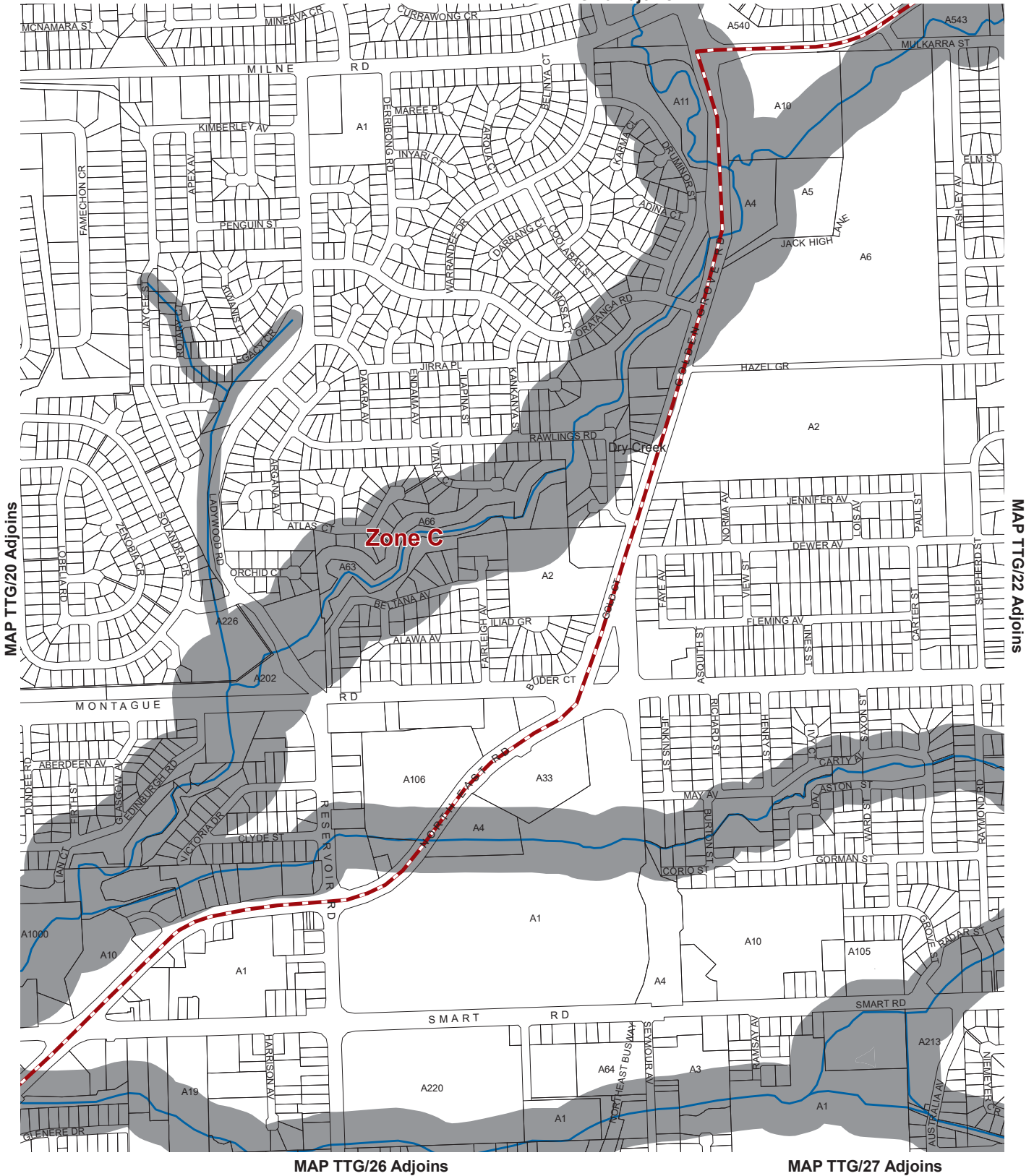
- Primary Arterial Roads
- Secondary Arterial Roads






# Overlay Map TTG/21

## TRANSPORT

MAP TTG/16 Adjoins



**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level

-  Airport Building Heights
-  Creek centreline
-  River/Creek floodwater area

# Overlay Map TTG/21

## DEVELOPMENT CONSTRAINTS

MAP TTG/16 Adjoins



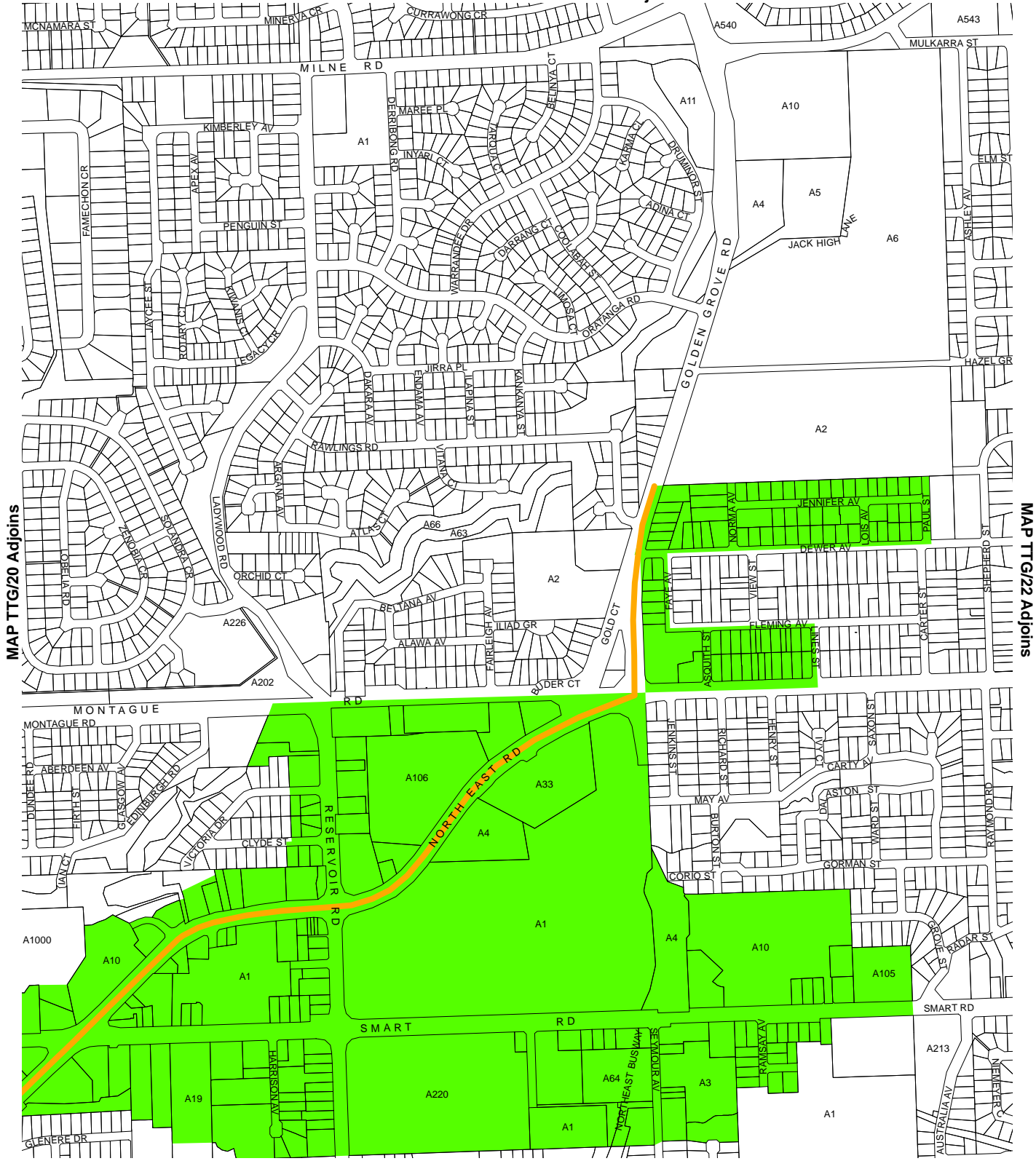
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 Items please refer to the relevant tables within this document.



# Overlay Map TTG/21 HERITAGE

- State heritage place
- Local heritage place

MAP TTG/16 Adjoins



- Designated Road: type B road
- Noise and Air Emissions Designated Area

# Overlay Map TTG/21

## NOISE AND AIR EMISSIONS

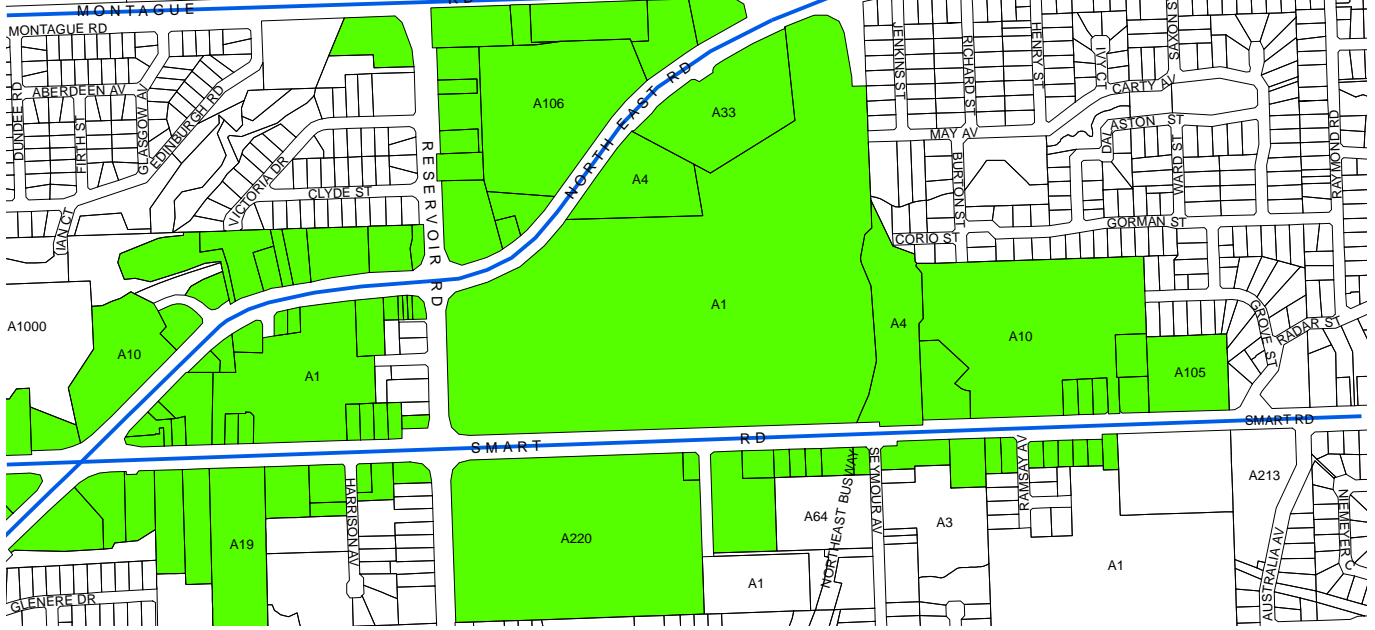


MAP TTG/16 Adjoins



MAP TTG/20 Adjoins

MAP TTG/22 Adjoins



MAP TTG/26 Adjoins

MAP TTG/27 Adjoins

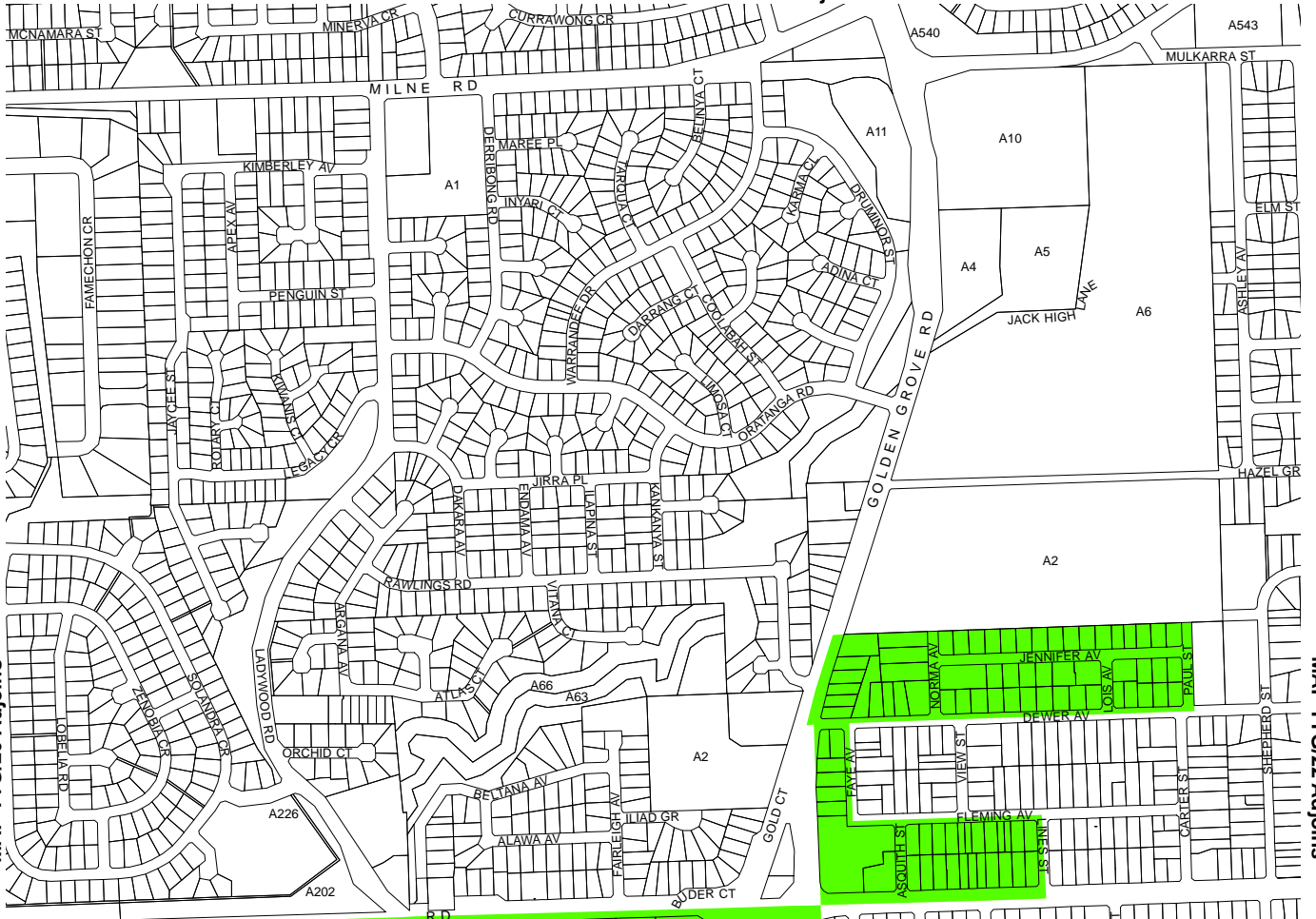


# Overlay Map TTG/21

## STRATEGIC TRANSPORT ROUTES

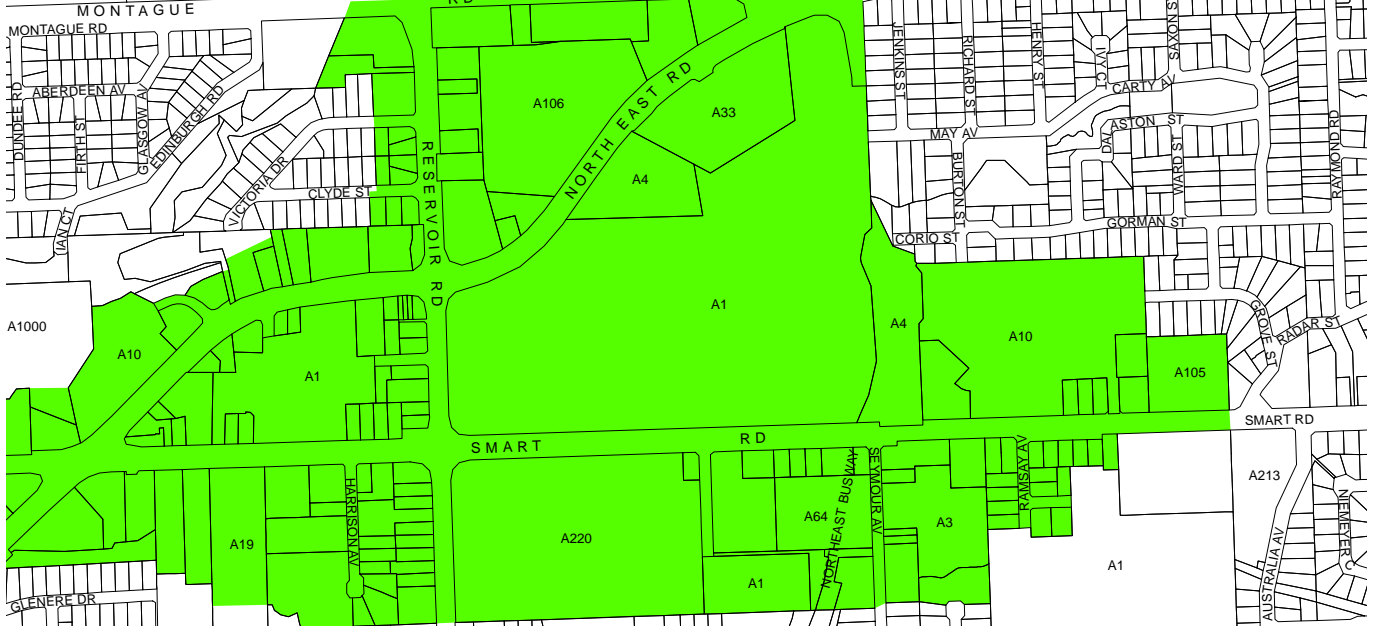
- Strategic Transport Route
- Strategic Transport Routes Designated Area

MAP TTG/16 Adjoins



MAP TTG/20 Adjoins

MAP TTG/22 Adjoins




MAP TTG/26 Adjoins

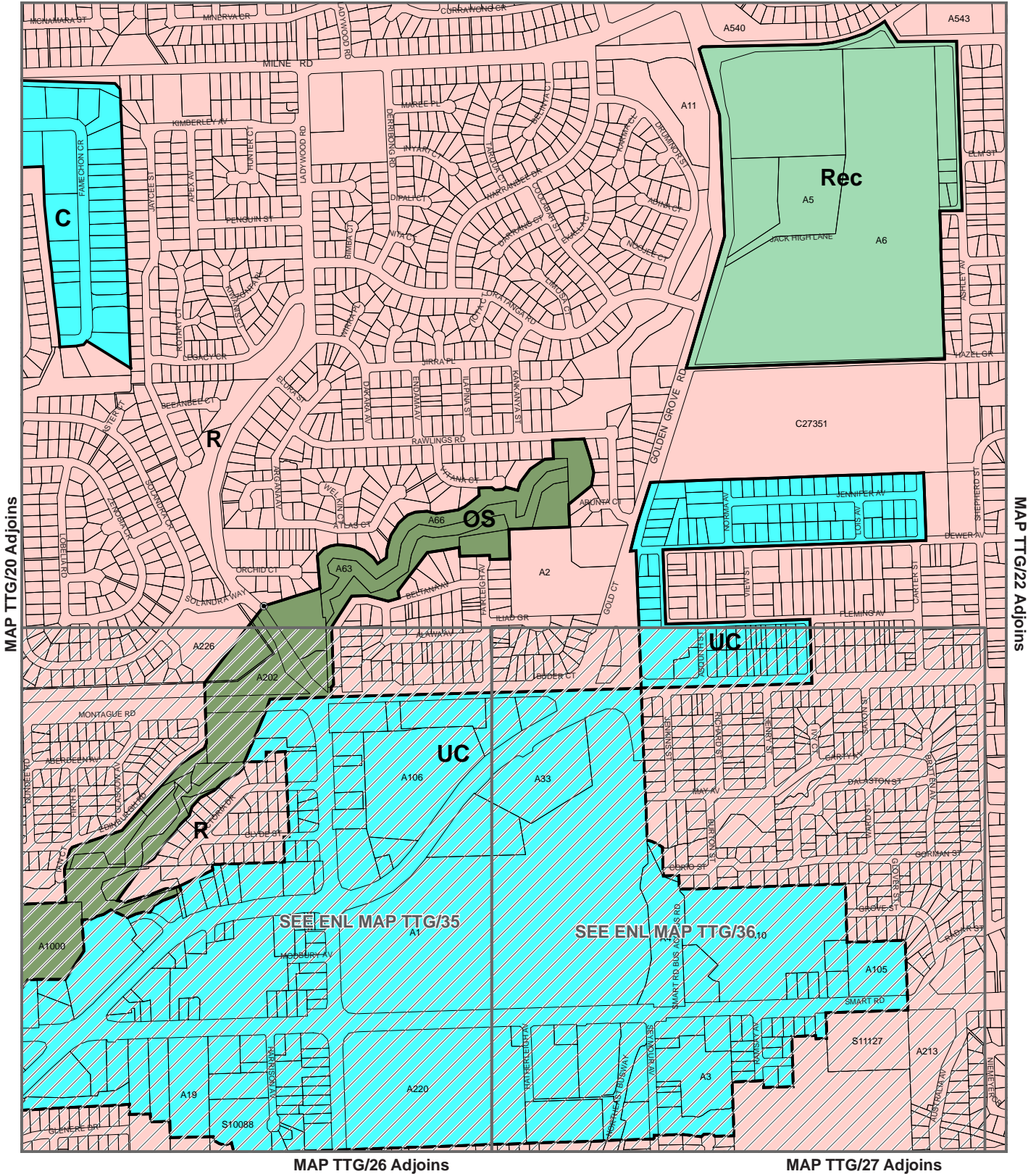
MAP TTG/27 Adjoins



# Overlay Map TTG/21 AFFORDABLE HOUSING

 Affordable Housing Designated Area

MAP TTG/16 Adjoins

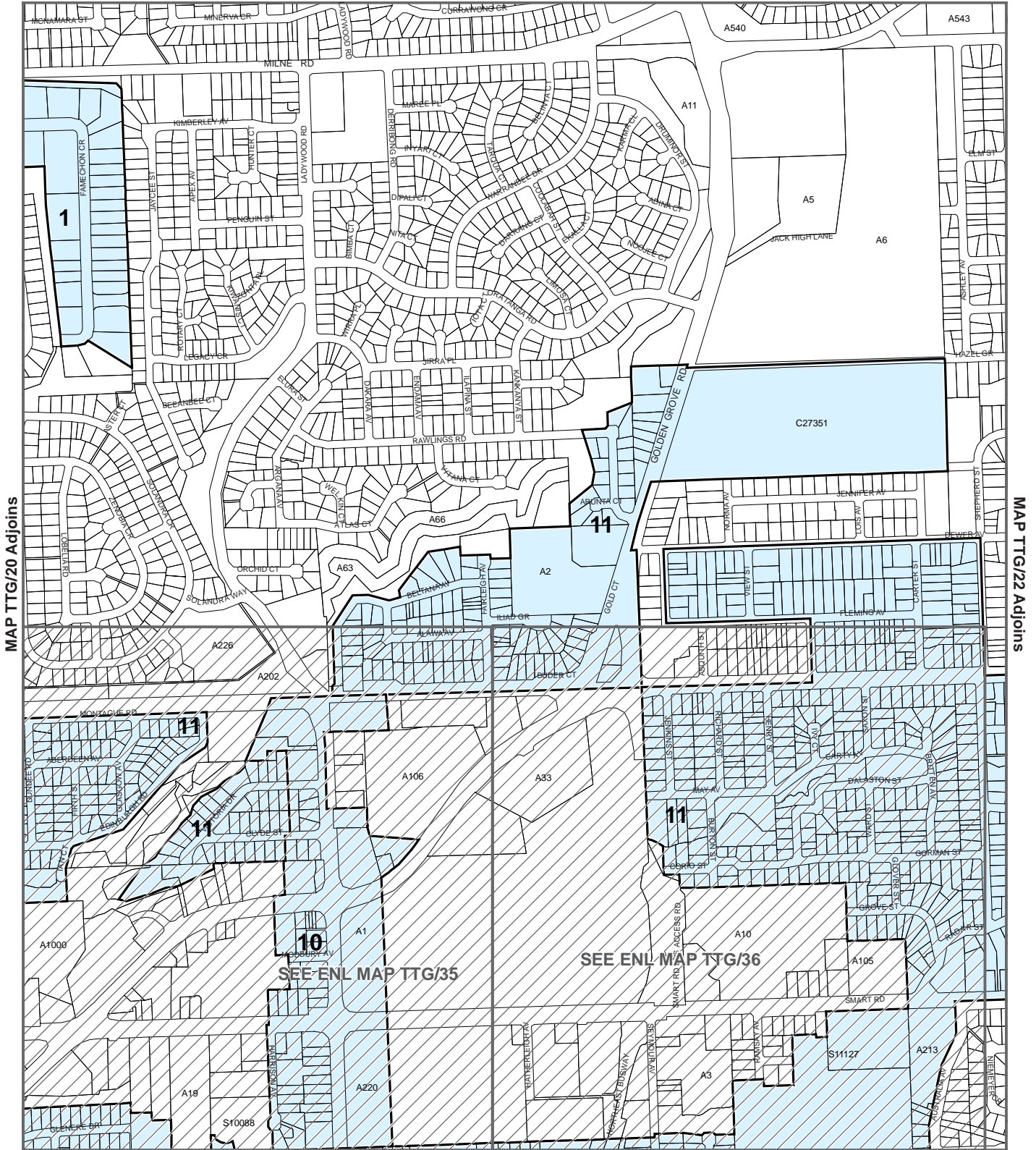


See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

- Zones**
- Commercial
  - Open Space
  - Recreation
  - Residential
  - Urban Core
  - Zone Boundary

# Zone Map TTG/21

MAP TTG/16 Adjoins



See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

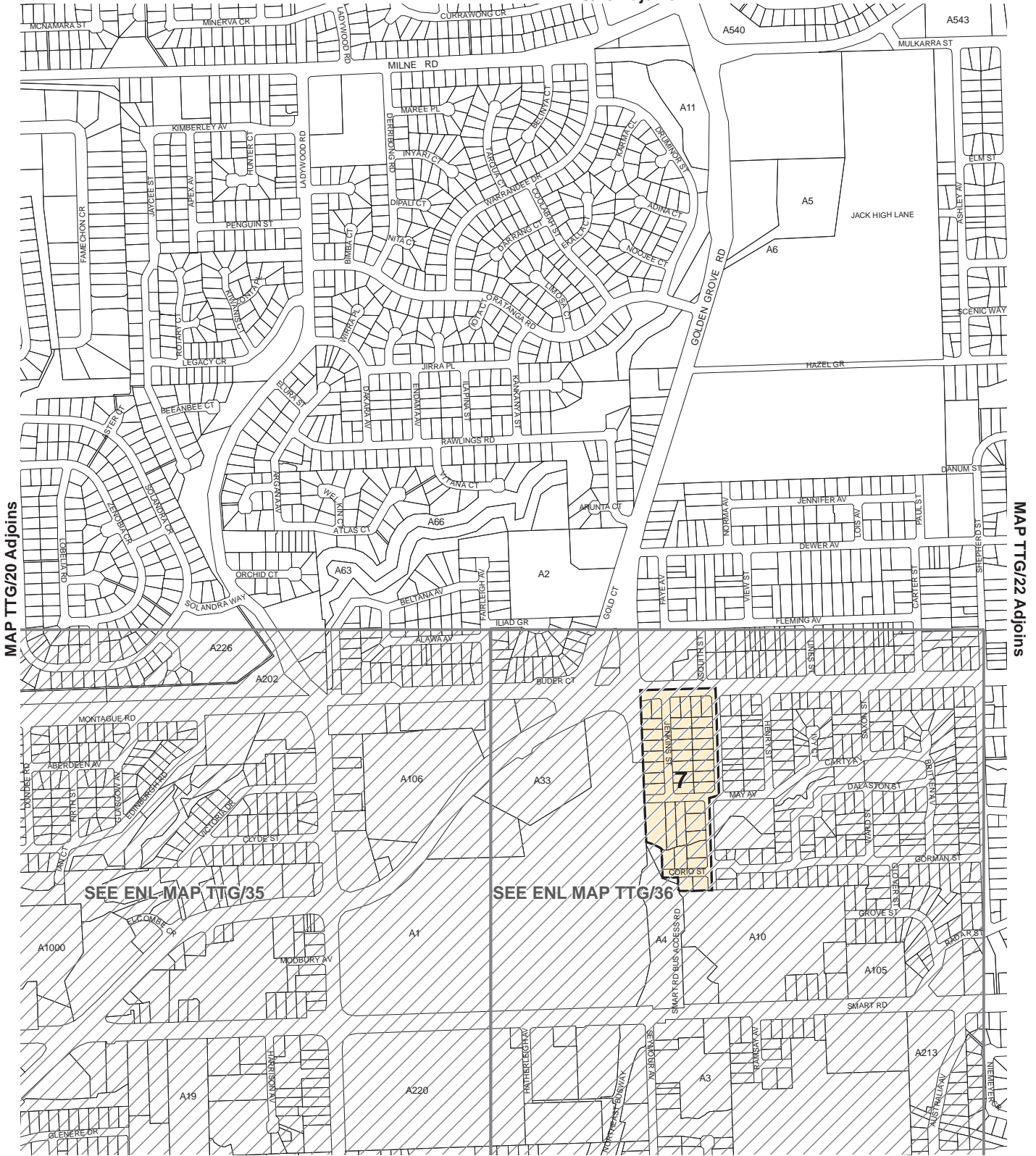
- Policy Area**
- 1 Milne Road
  - 10 Main Street
  - 11 Residential Growth



# Policy Area Map TTG/21

Policy Area Boundary

MAP TTG/16 Adjoins



MAP TTG/20 Adjoins

MAP TTG/22 Adjoins

SEE ENL-MAP TTG/35

SEE ENL MAP TTG/36

MAP TTG/26 Adjoins

MAP TTG/27 Adjoins

See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

Precinct  
7 Amalgamation



# Precinct Map TTG/21

 Precinct Boundary

MAP TTG/17 Adjoins



# Location Map TTG/22

- S** School
- P** Post Office
- H** Other Health Services
- P** Police Station
- Local Reserves

MAP TTG/17 Adjoins



MAP TTG/21 Adjoins

MAP TTG/23 Adjoins

MAP TTG/27 Adjoins

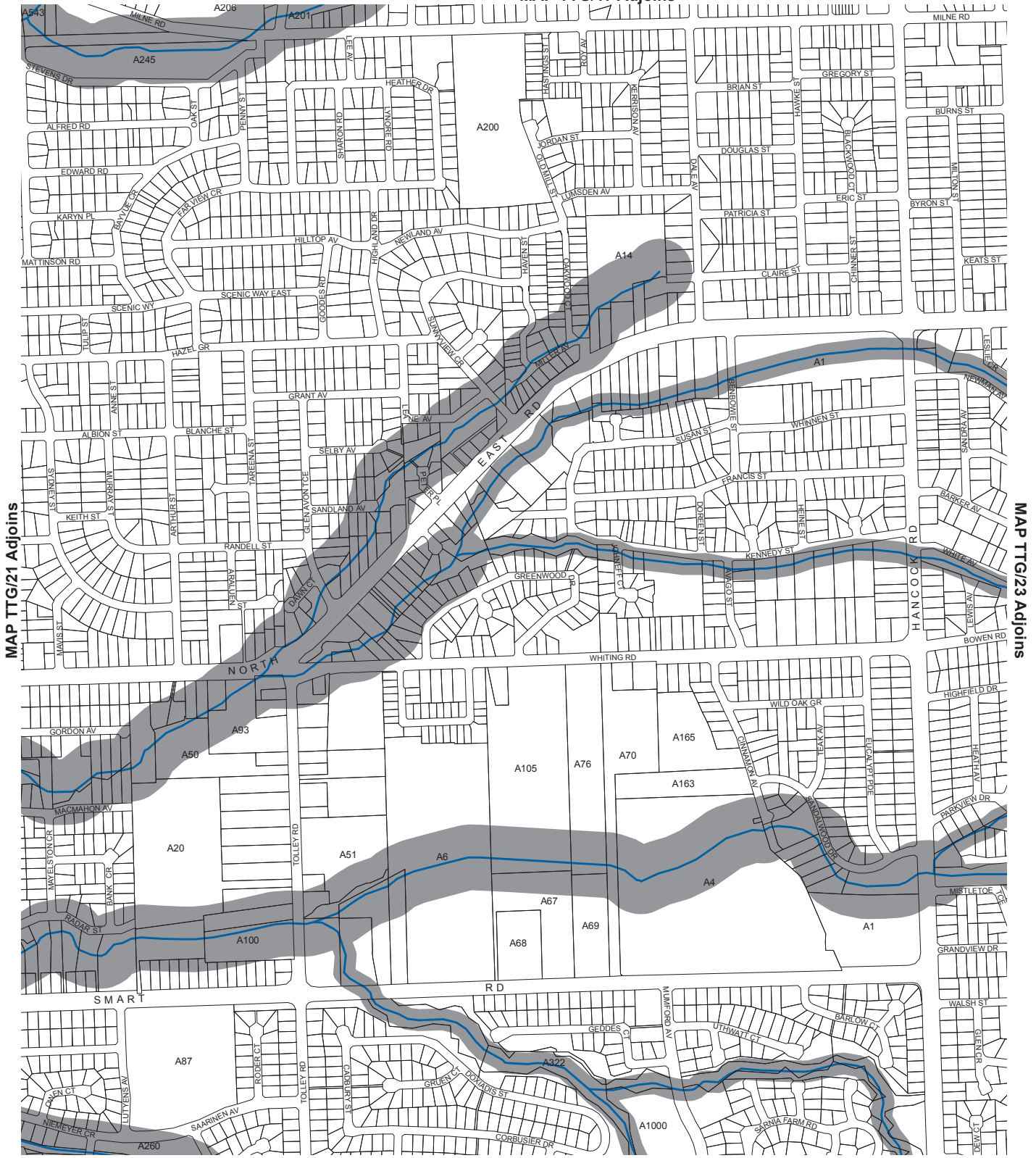
MAP TTG/28 Adjoins



# Overlay Map TTG/22 TRANSPORT

 Secondary Arterial Roads

MAP TTG/17 Adjoins



# Overlay Map TTG/22 DEVELOPMENT CONSTRAINTS

- Creek centreline
- River/Creek floodwater area



MAP TTG/17 Adjoins



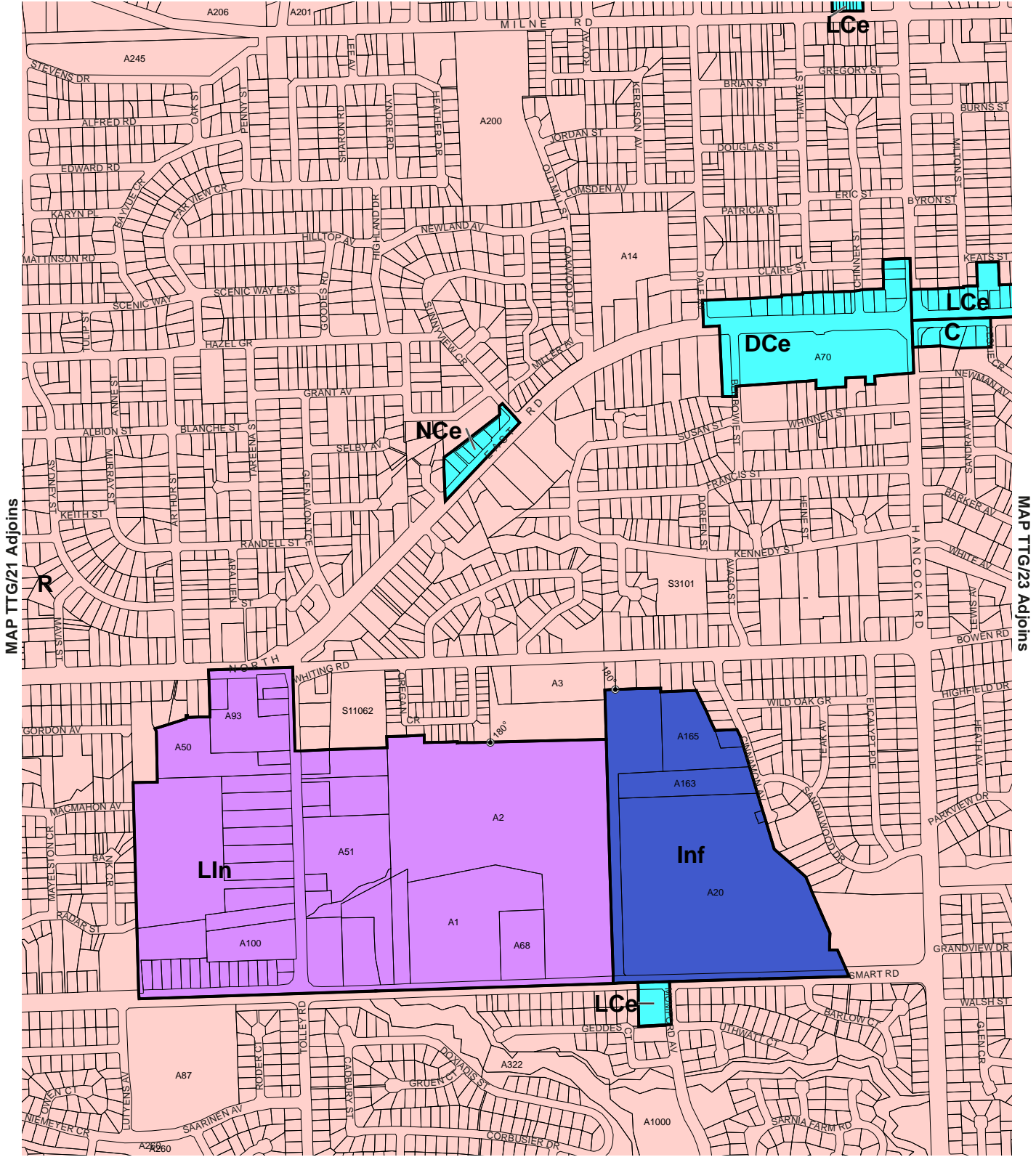
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map TTG/22 HERITAGE

• Local heritage place

MAP TTG/17 Adjoins

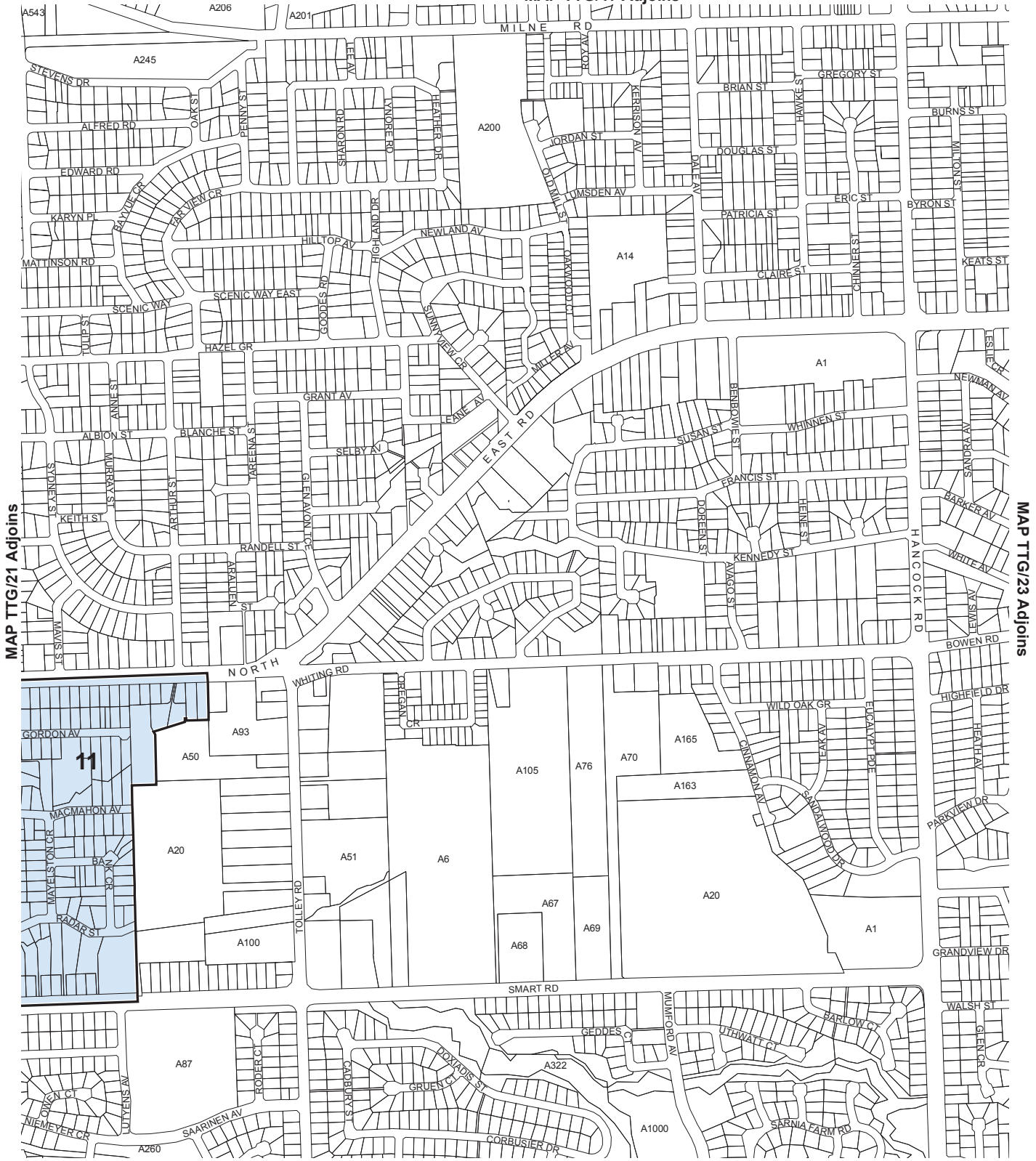


Lamberts Conformal Conic Projection, GDA94

- Zones**
- Commercial
  - District Centre
  - Infrastructure
  - Light Industry
  - Local Centre
  - Neighbourhood Centre
  - Residential
  - Zone Boundary

# Zone Map TTG/22

MAP TTG/17 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
11 Residential Growth



# Policy Area Map TTG/22

 Policy Area Boundary



- S** School
- Local Reserves
- Conservation Park
- Recreation Park

# Location Map TTG/23

MAP TTG/18 Adjoins



# Overlay Map TTG/23

## TRANSPORT

 Secondary Arterial Roads

MAP TTG/18 Adjoins

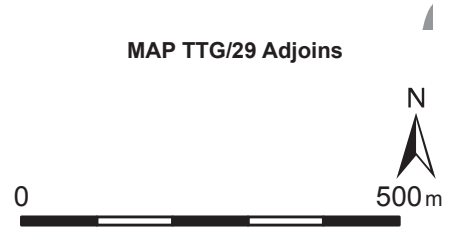


MAP TTG/22 Adjoins



MAP TTG/24 Adjoins

MAP TTG/28 Adjoins

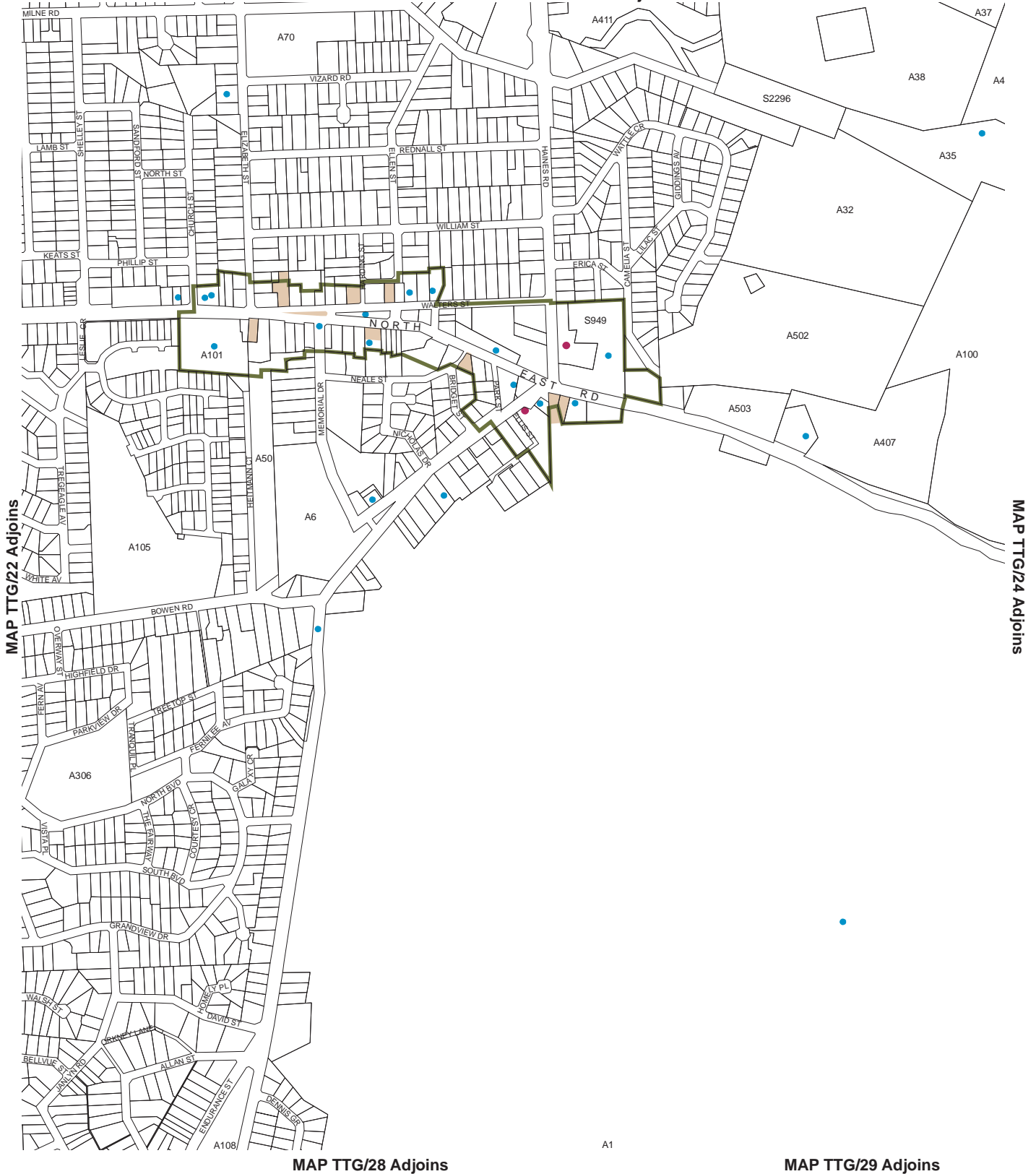
MAP TTG/29 Adjoins



# Overlay Map TTG/23 DEVELOPMENT CONSTRAINTS

-  Creek centreline
-  River/Creek floodwater area

MAP TTG/18 Adjoins



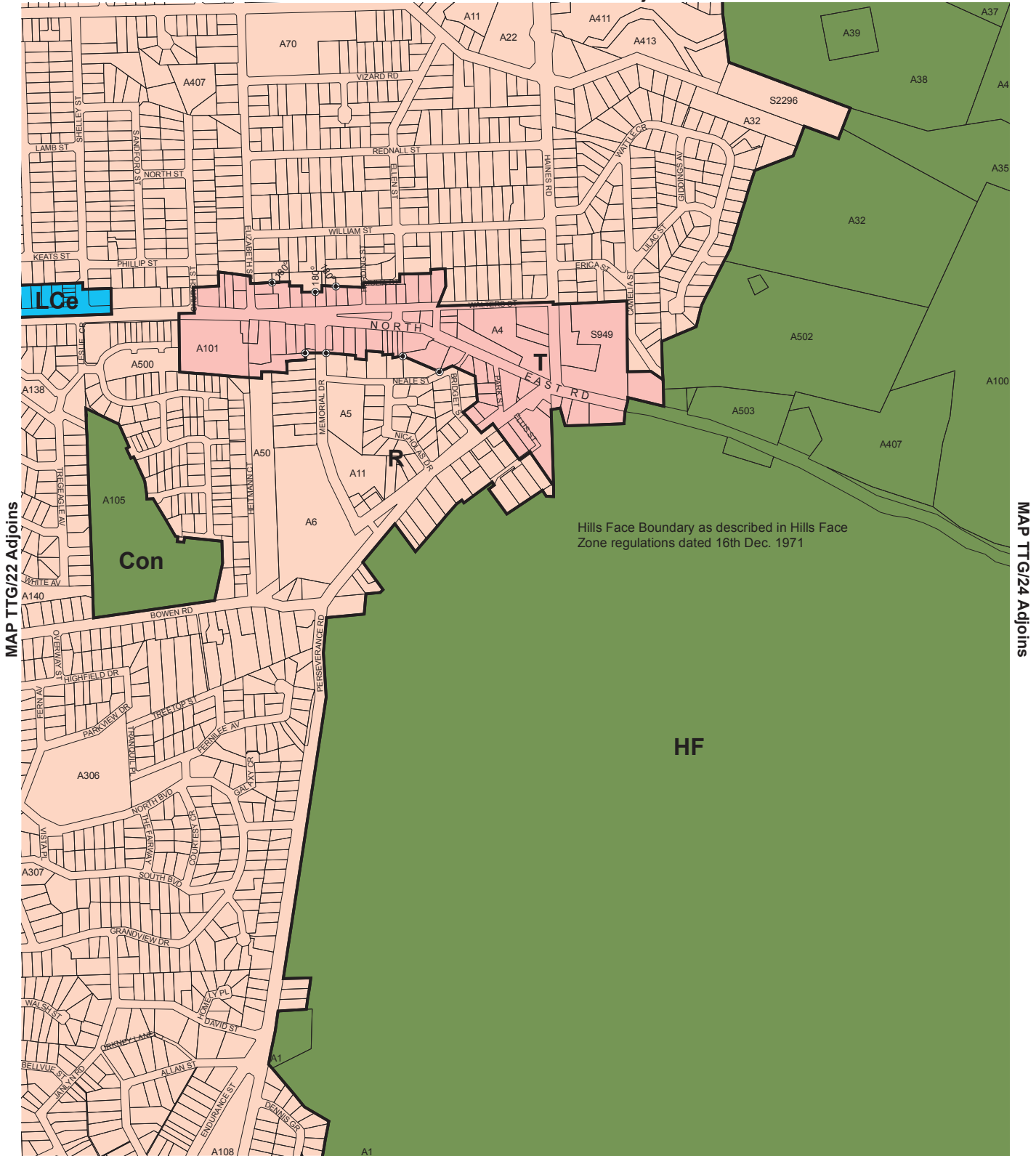
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item

# Overlay Map TTG/23

## HERITAGE



MAP TTG/22 Adjoins

MAP TTG/24 Adjoins

Lamberts Conformal Conic Projection, GDA94

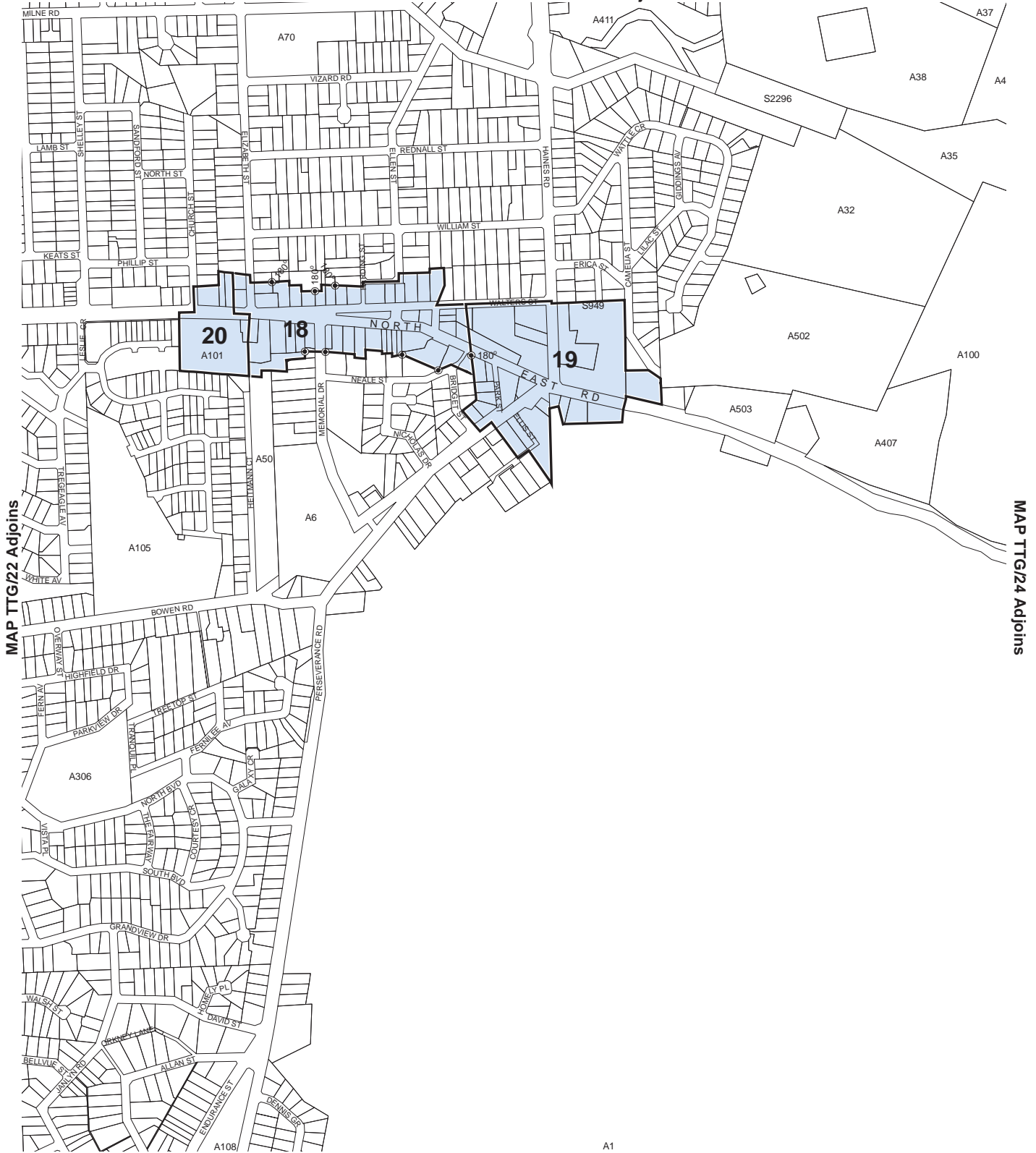


- Zones**
- Con Conservation
  - HF Hills Face
  - LCe Local Centre
  - R Residential
  - T Township
  - Zone Boundary

# Zone Map TTG/23



MAP TTG/18 Adjoins



Lamberts Conformal Conic Projection, GDA94

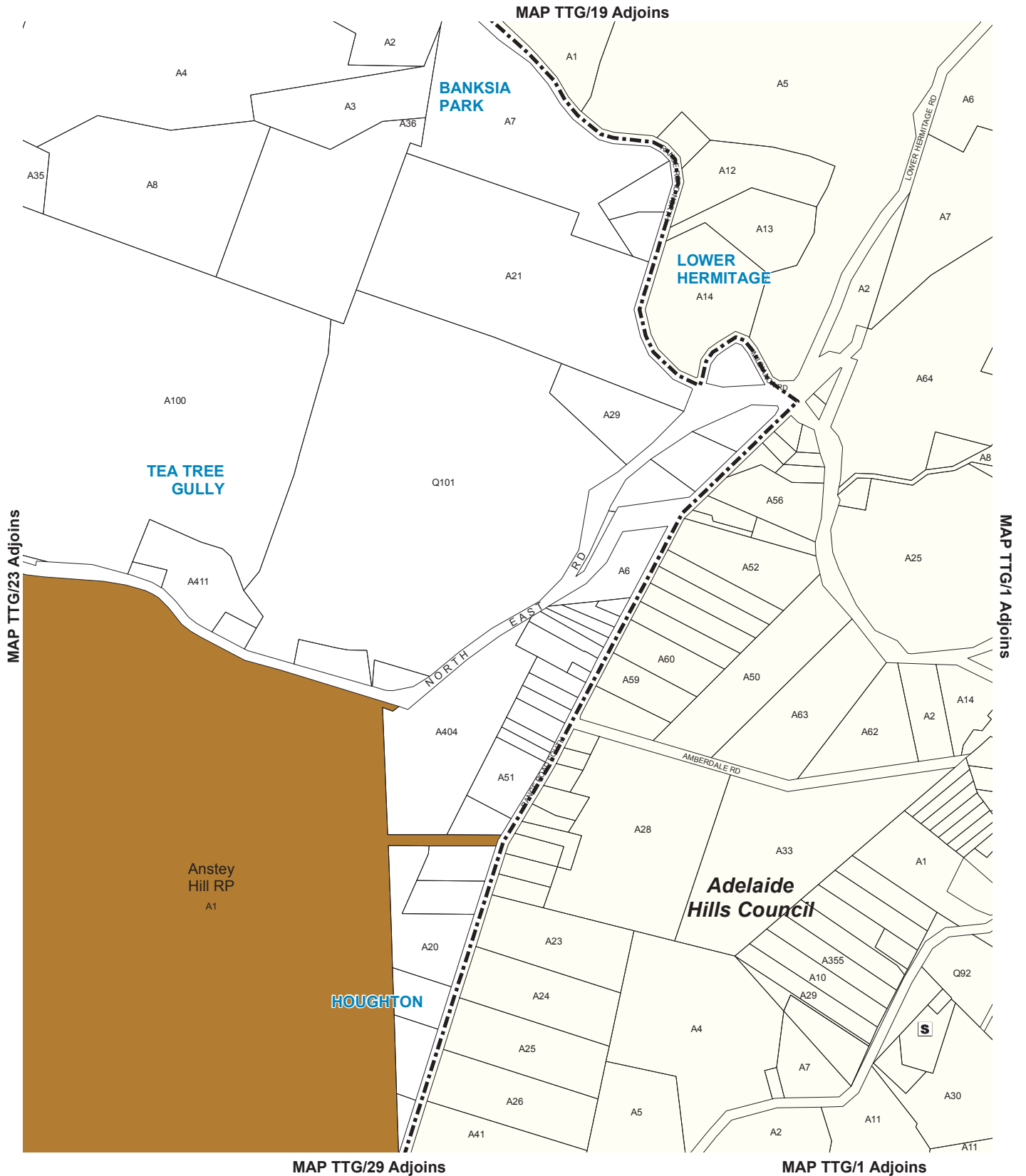
**Policy Area**

- 18 Central Linear
- 19 Eastern Core
- 20 Western Core






# Policy Area Map TTG/23

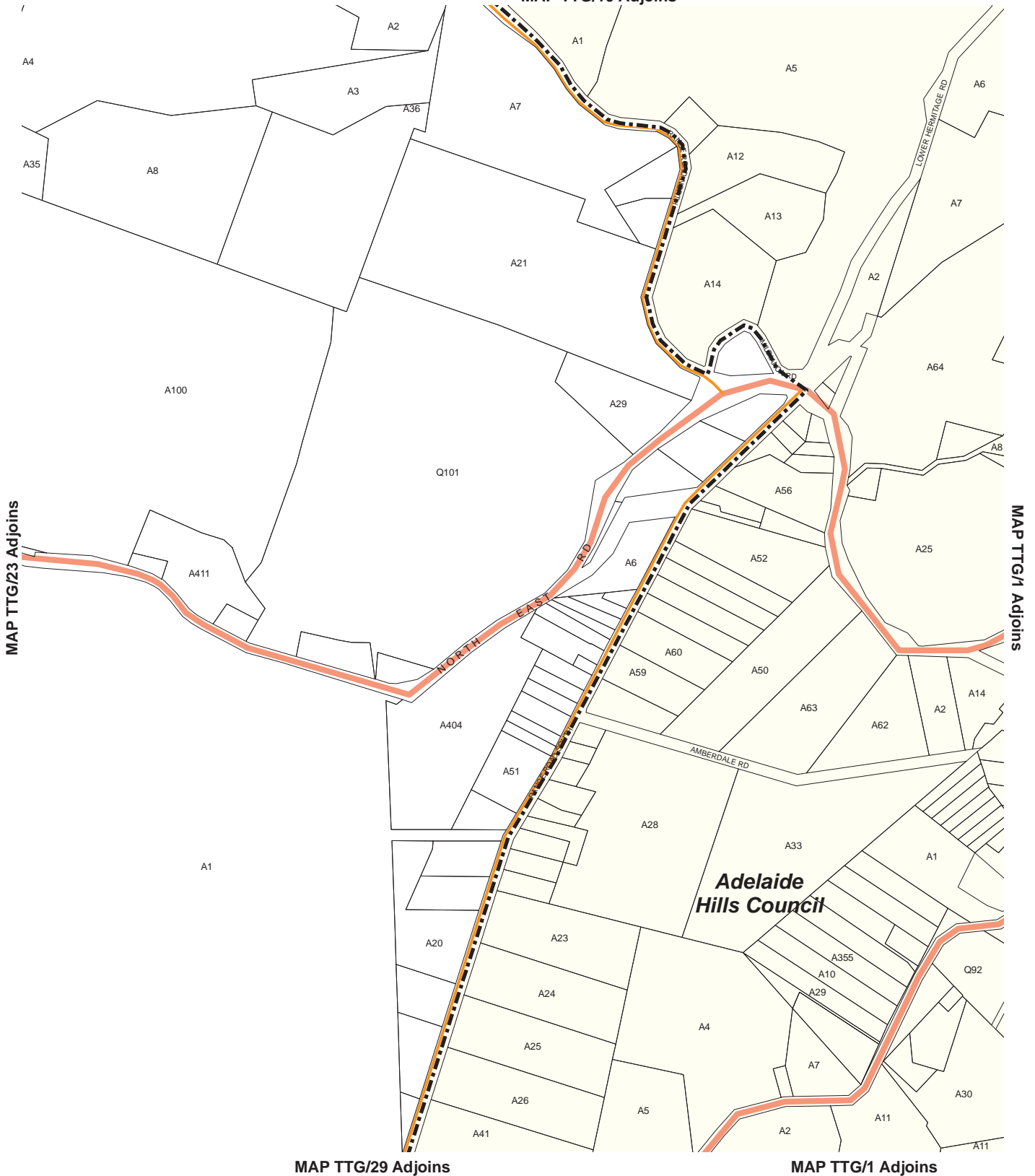
 Policy Area Boundary



# Location Map TTG/24

-  School
-  Recreation Park
-  Development Plan Boundary

MAP TTG/19 Adjoins

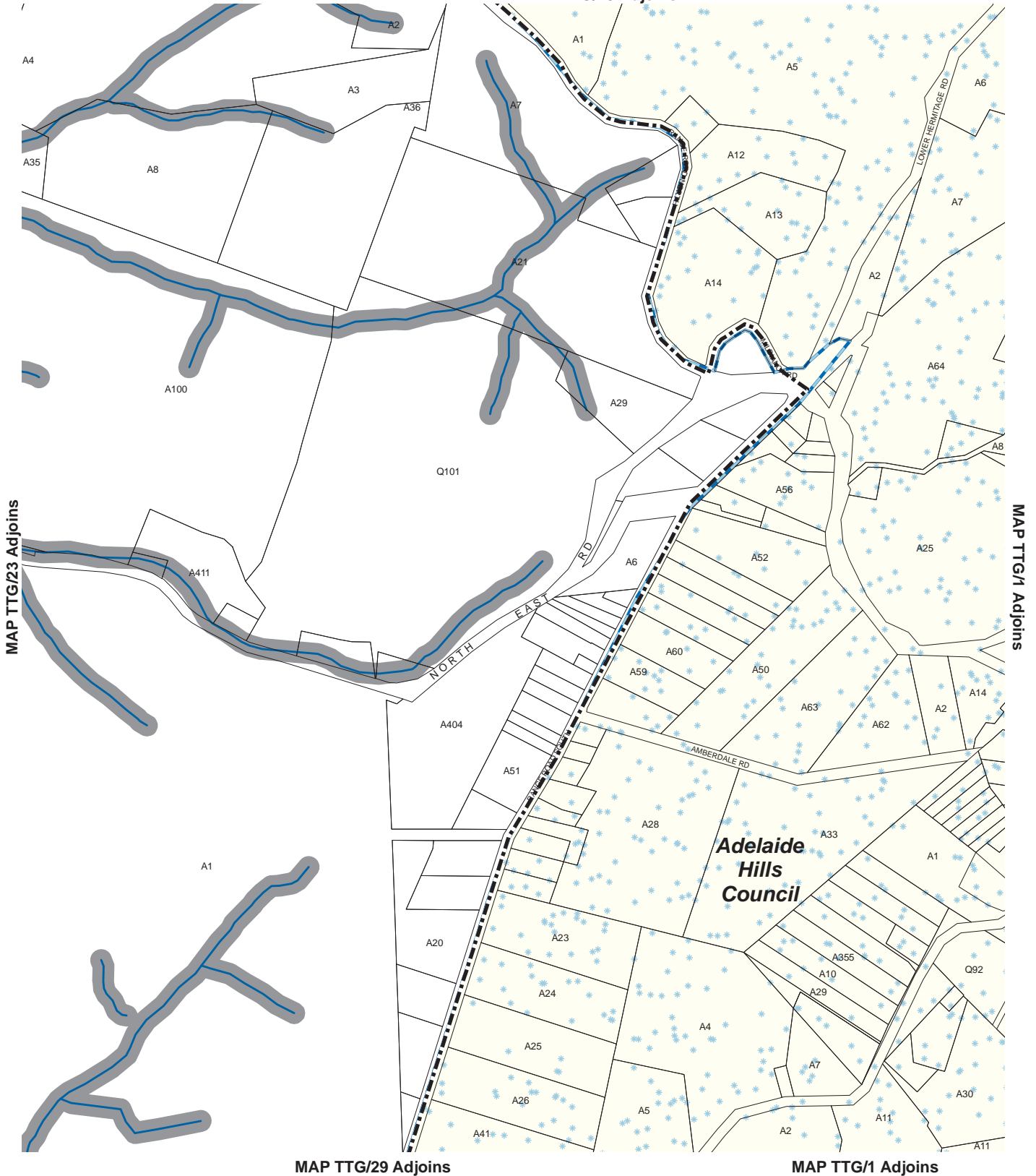


# Overlay Map TTG/24

## TRANSPORT

- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Development Plan Boundary

MAP TTG/19 Adjoins



MAP TTG/23 Adjoins





MAP TTG/1 Adjoins

MAP TTG/29 Adjoins

MAP TTG/1 Adjoins

NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)

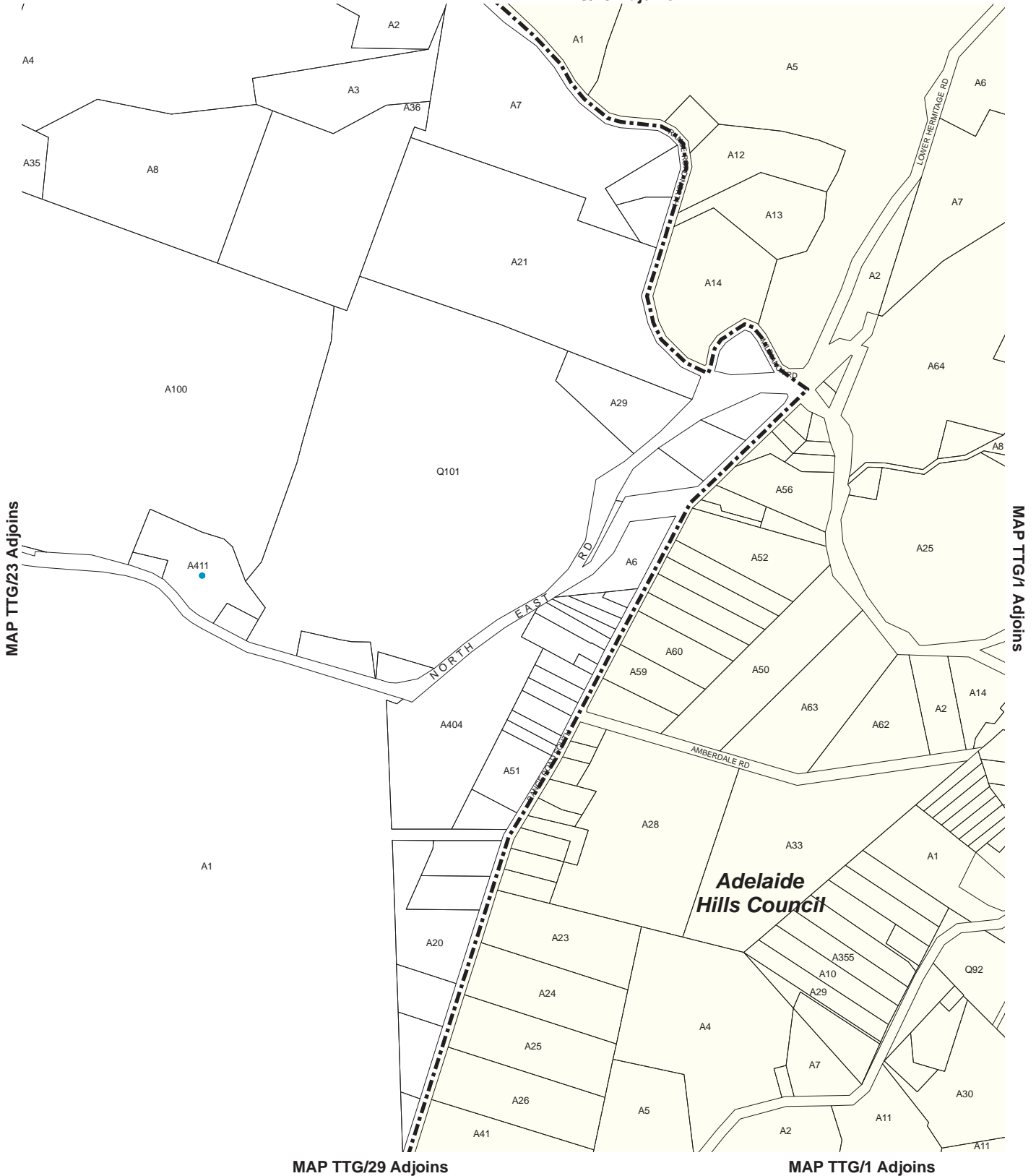


-  Mt Lofty Watershed Boundary
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

# Overlay Map TTG/24

## DEVELOPMENT CONSTRAINTS

MAP TTG/19 Adjoins



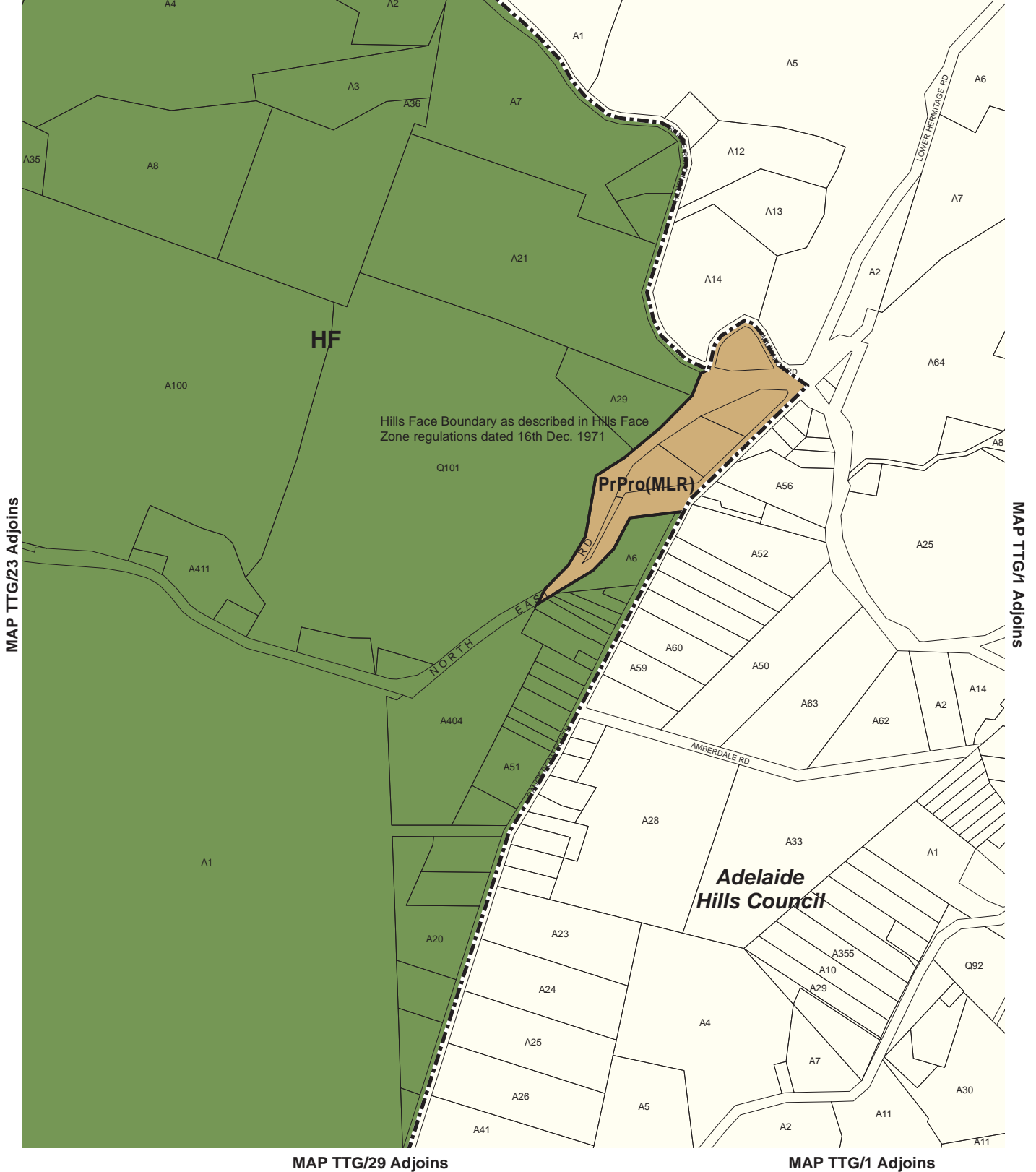
Heritage points are indicative only.  
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 Items please refer to the relevant tables within this document.



# Overlay Map TTG/24 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP TTG/19 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Zones**
- HF Hills Face
  - PrPro(MLR) Primary Production (Mount Lofty Ranges)
  - Zone Boundary
  - Development Plan Boundary

# Zone Map TTG/24



MAP TTG/1 Adjoins

MAP TTG/20 Adjoins

MAP TTG/1 Adjoins

MAP TTG/26 Adjoins

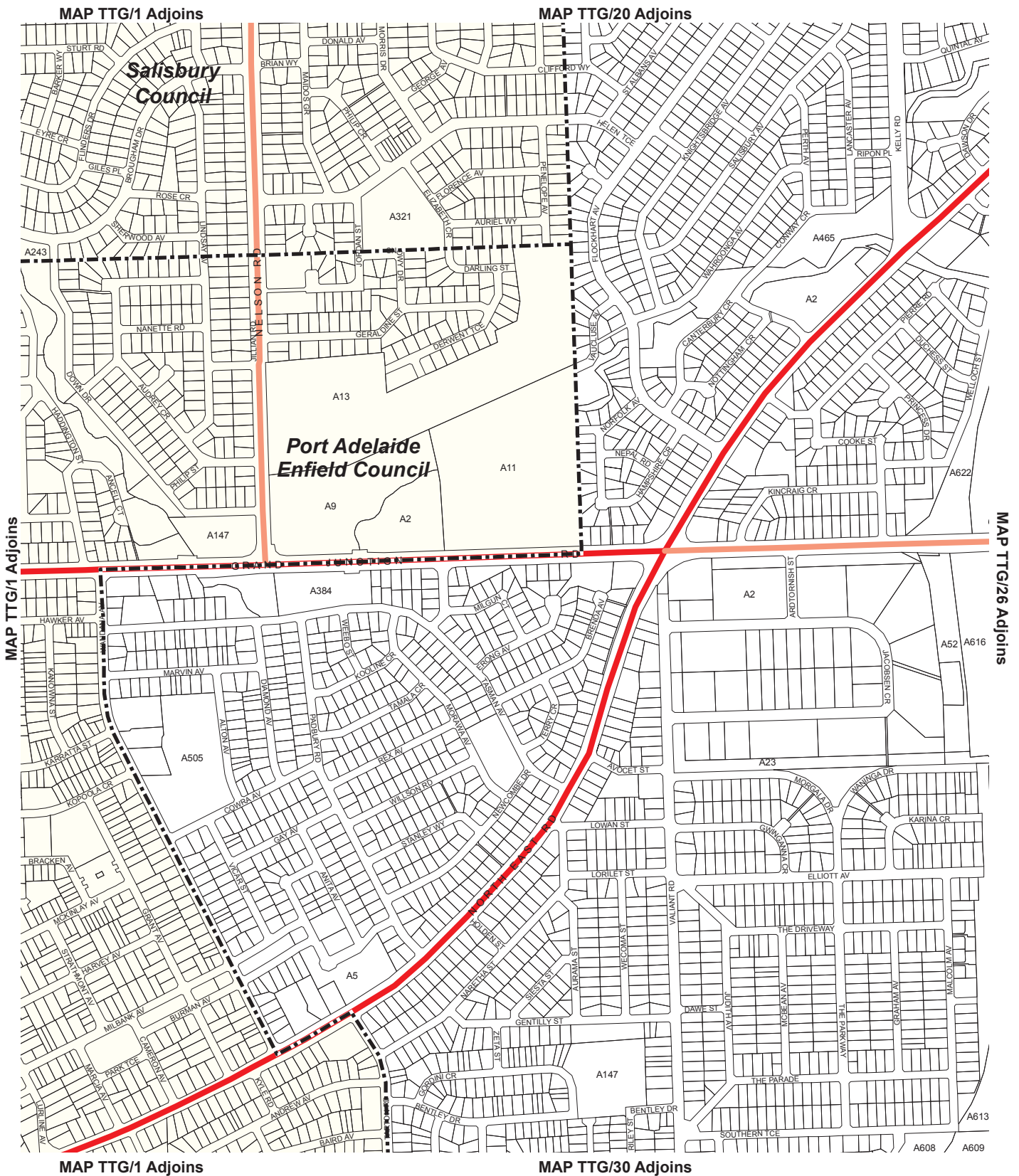
MAP TTG/1 Adjoins

MAP TTG/30 Adjoins



# Location Map TTG/25

- S** School
- H** Other Health Services
- Local Reserves
- Development Plan Boundary

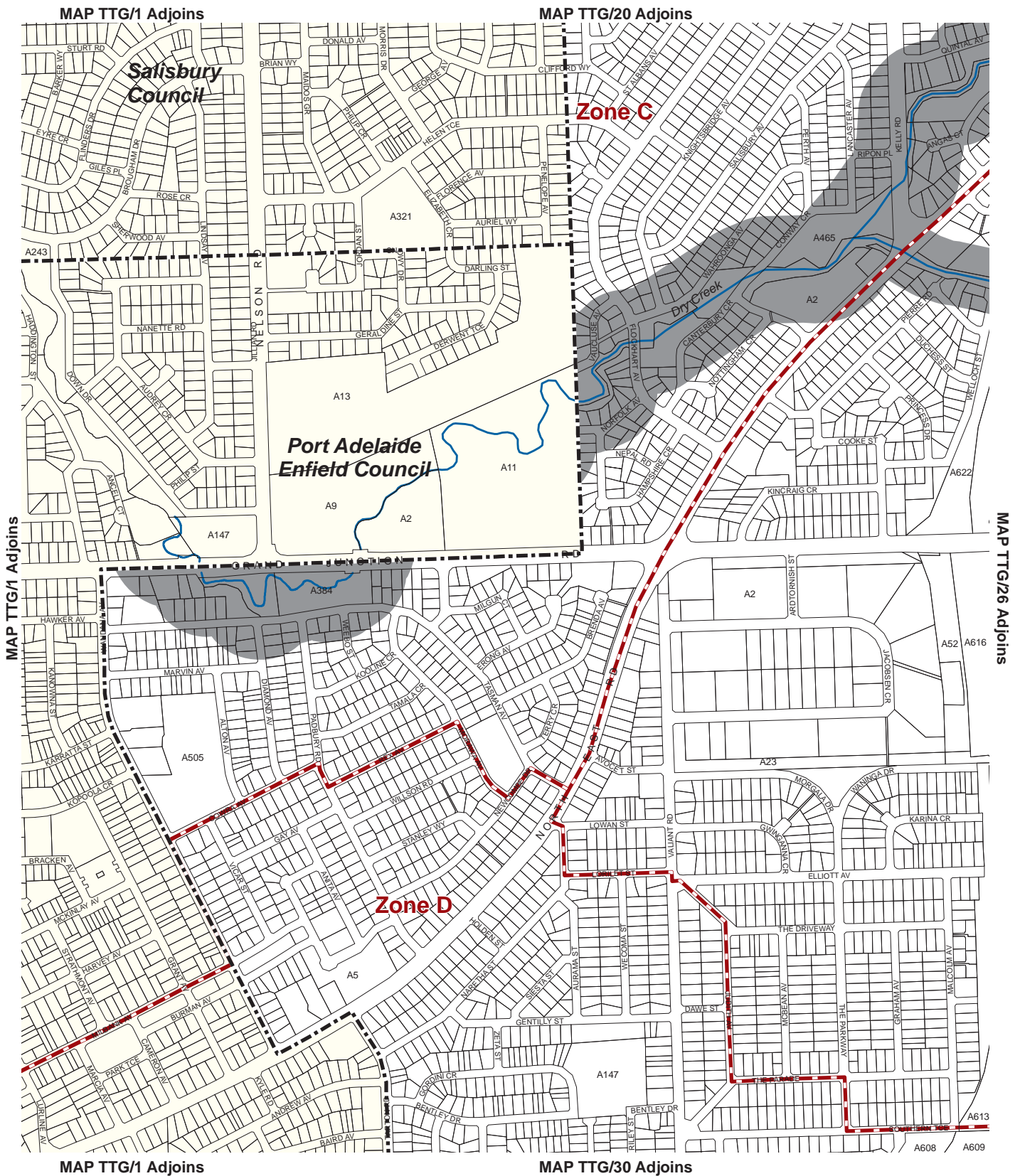


# Overlay Map TTG/25

## TRANSPORT





- Primary Arterial Roads
- Secondary Arterial Roads
- - - - - Development Plan Boundary





**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level  
**Zone D** All Structures Exceeding 45 metres above existing ground level



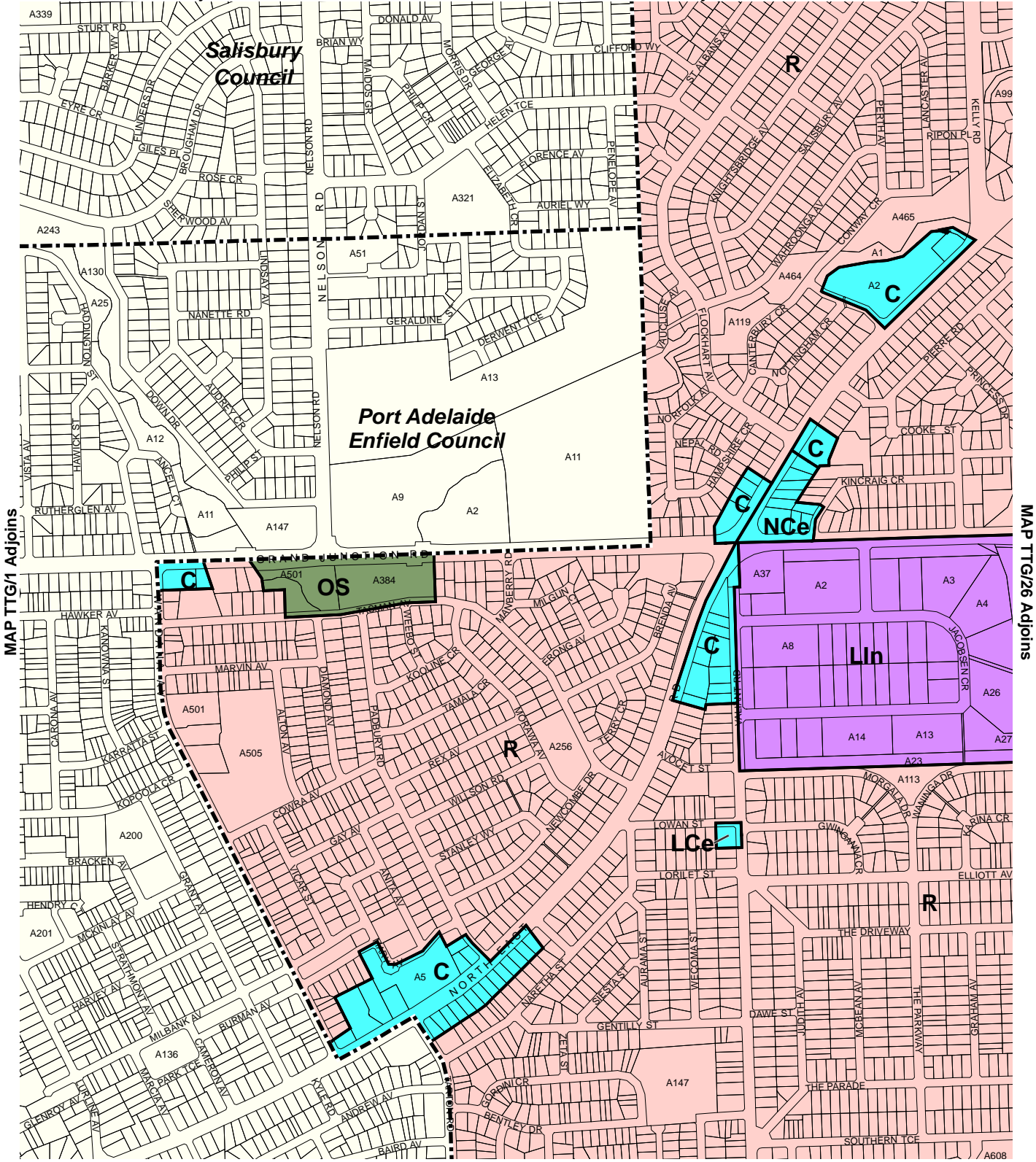
-  Airport Building Heights
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

# Overlay Map TTG/25

## DEVELOPMENT CONSTRAINTS

MAP TTG/1 Adjoins

MAP TTG/20 Adjoins



MAP TTG/1 Adjoins

MAP TTG/26 Adjoins

MAP TTG/1 Adjoins

MAP TTG/30 Adjoins

Lamberts Conformal Conic Projection, GDA94

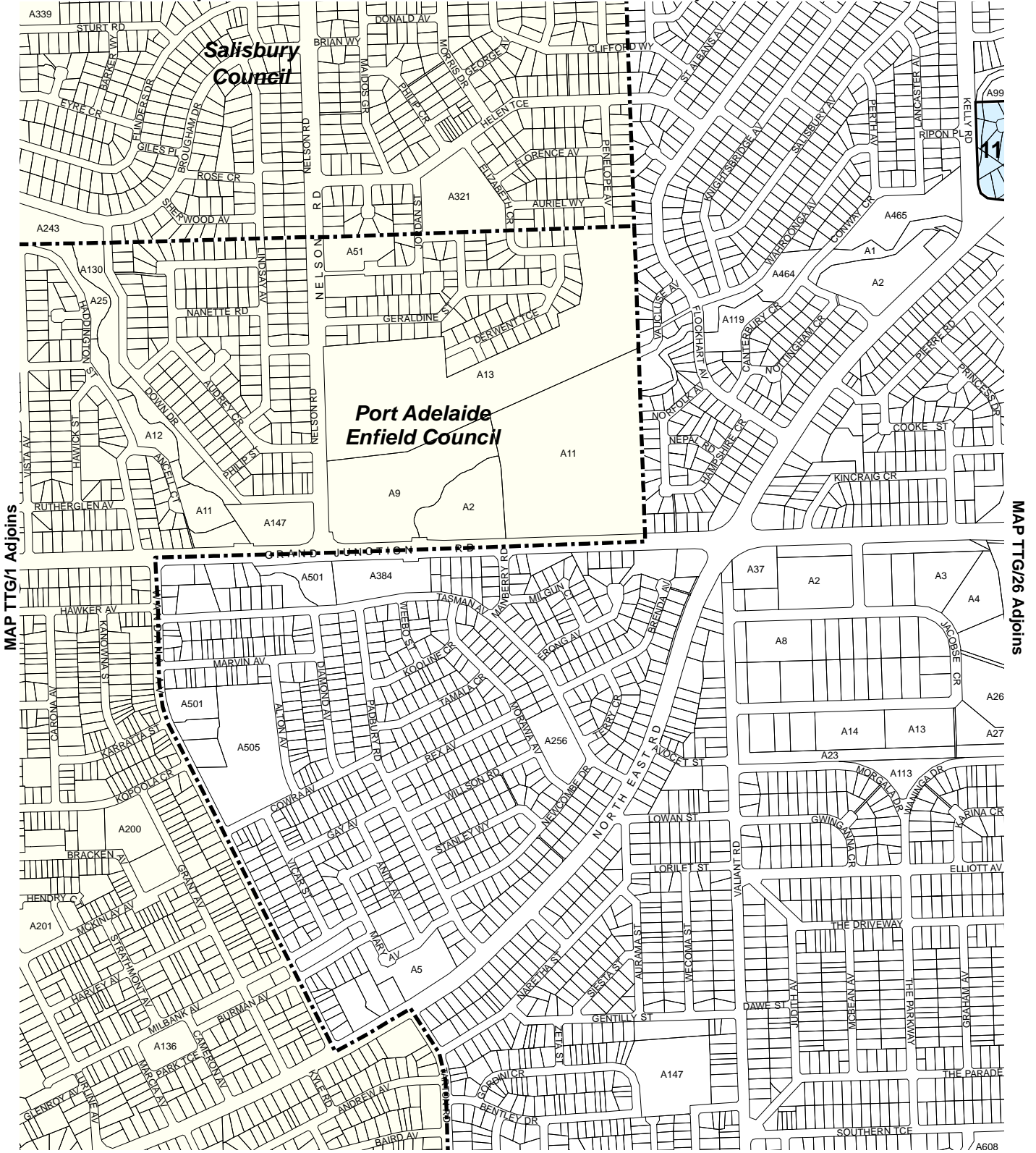
- Zones**
- Commercial
  - Light Industry
  - Local Centre
  - Neighbourhood Centre
  - Open Space
  - Residential
  - Zone Boundary
  - Development Plan Boundary



# Zone Map TTG/25

MAP TTG/1 Adjoins

MAP TTG/20 Adjoins



MAP TTG/1 Adjoins

MAP TTG/30 Adjoins

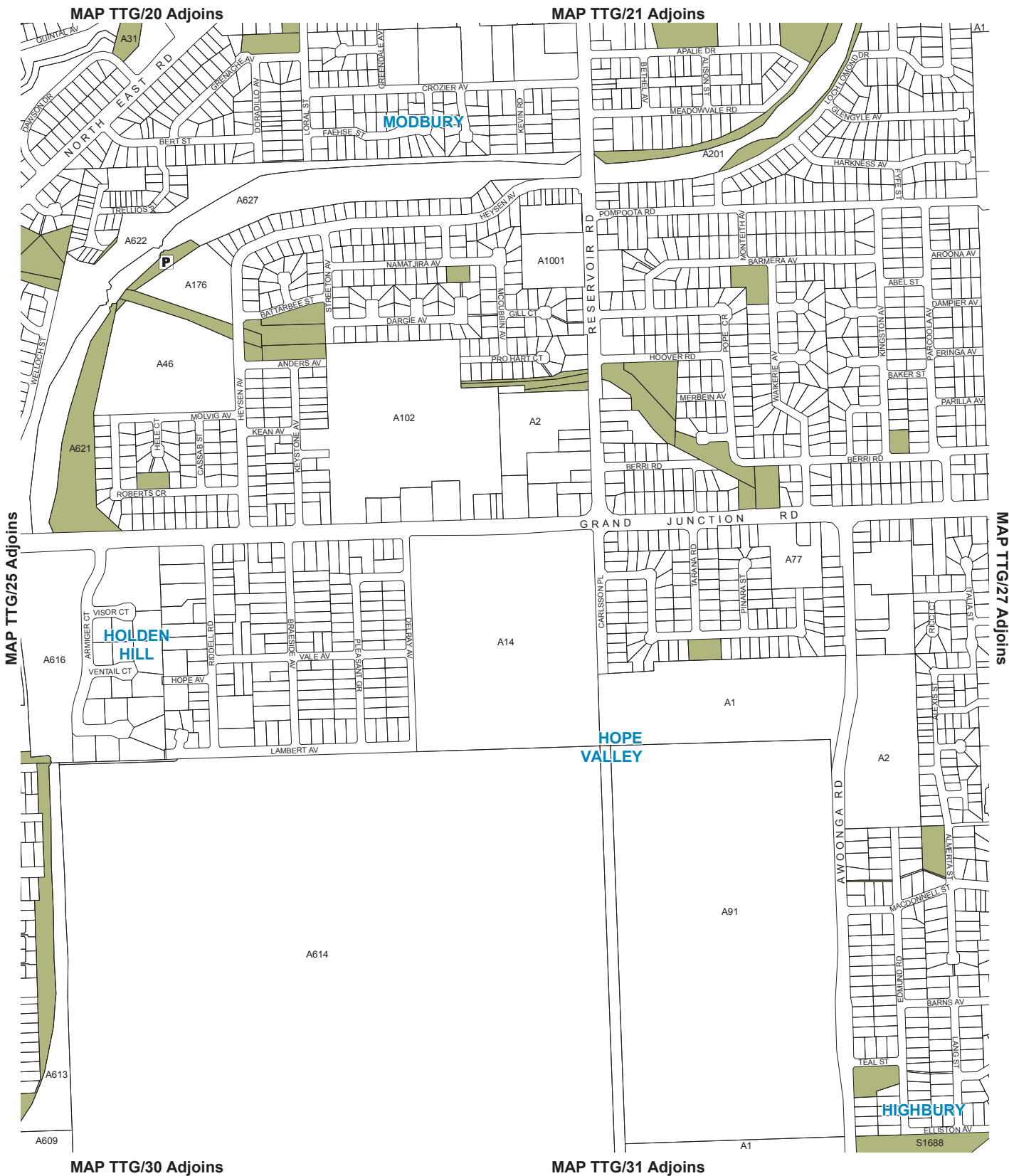
Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
11 Residential Growth



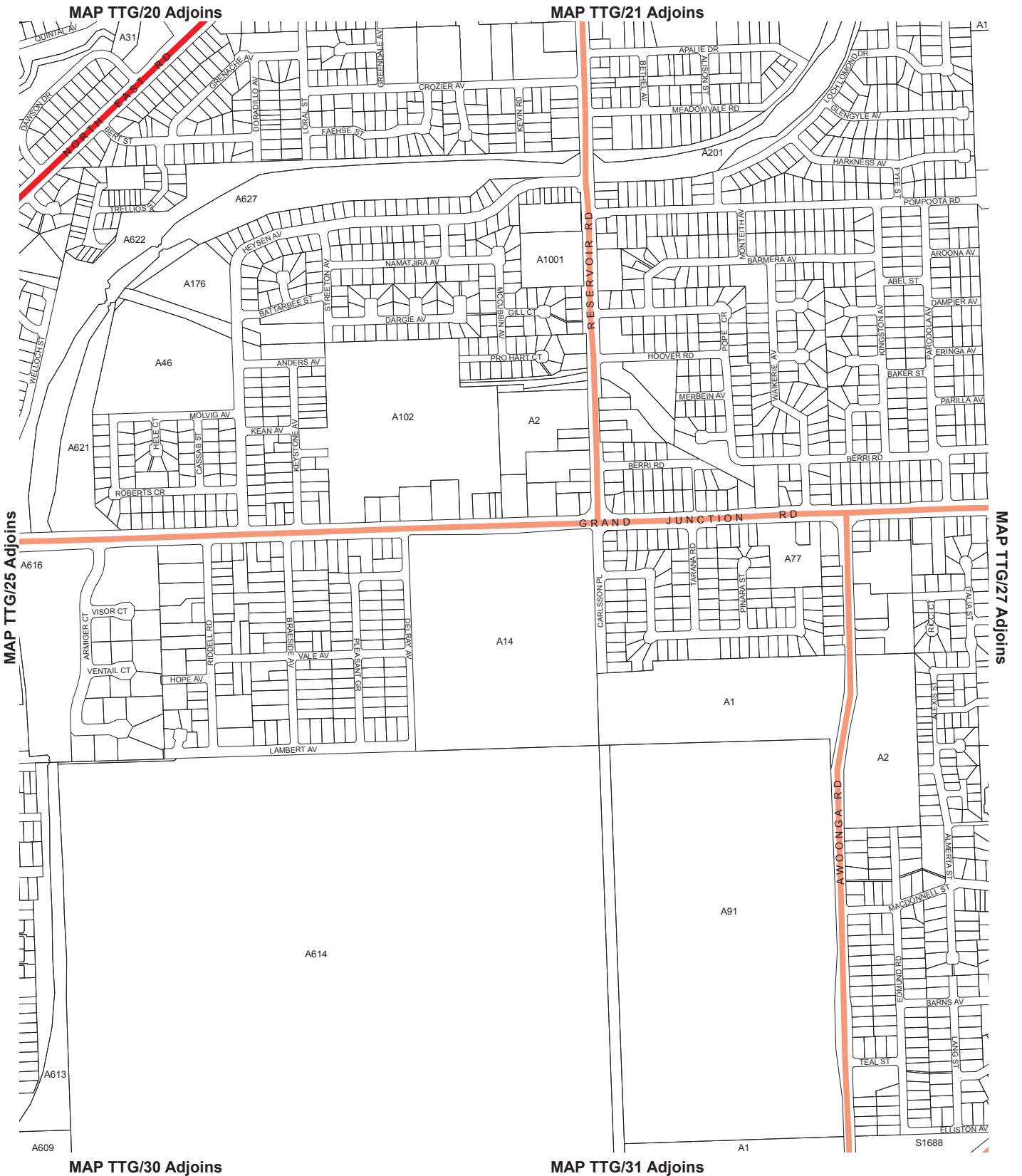
# Policy Area Map TTG/25

- Policy Area Boundary
- Development Plan Boundary



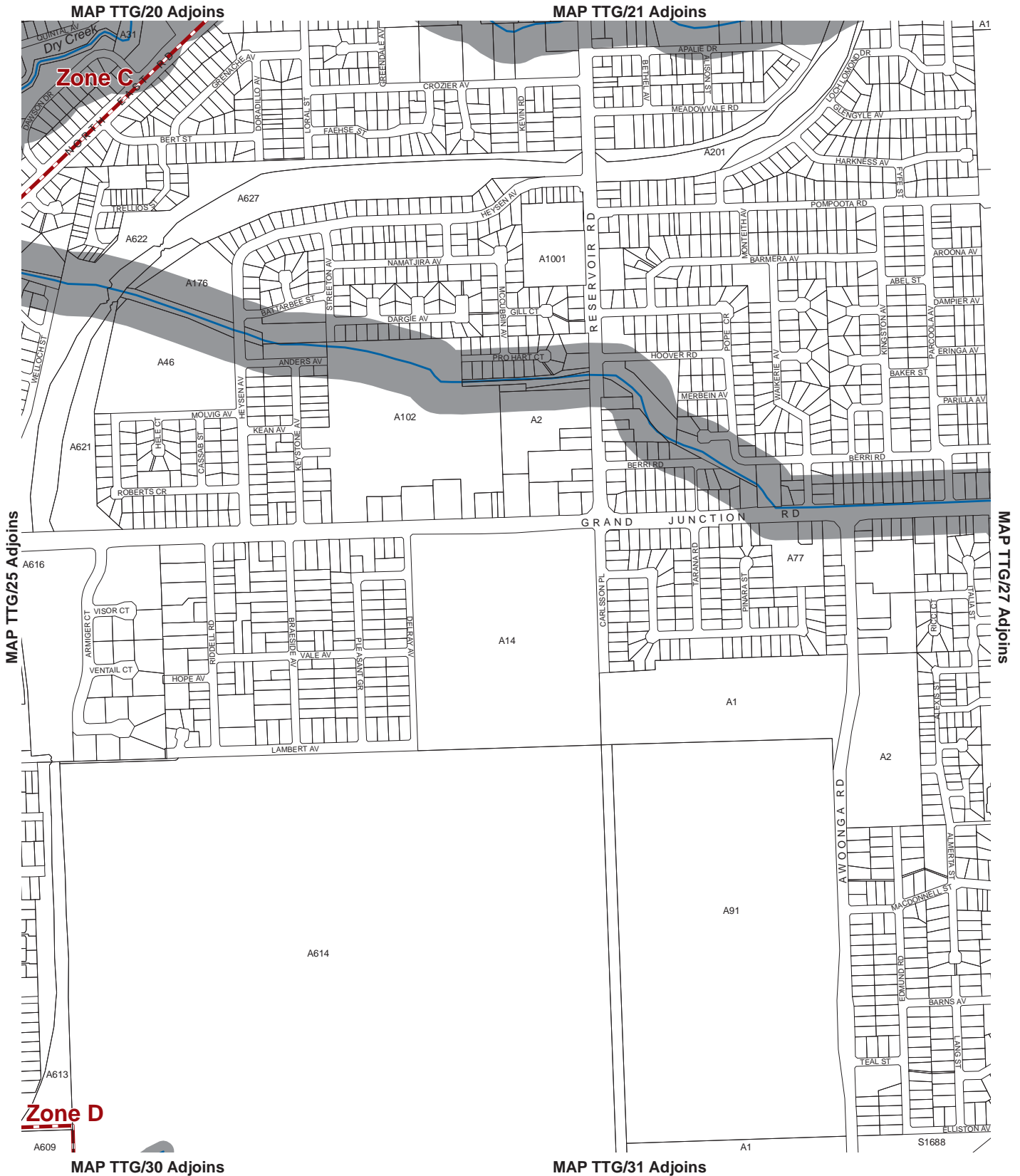
# Location Map TTG/26

- Post Office
- Local Reserves



- Primary Arterial Roads
- Secondary Arterial Roads

# Overlay Map TTG/26 TRANSPORT

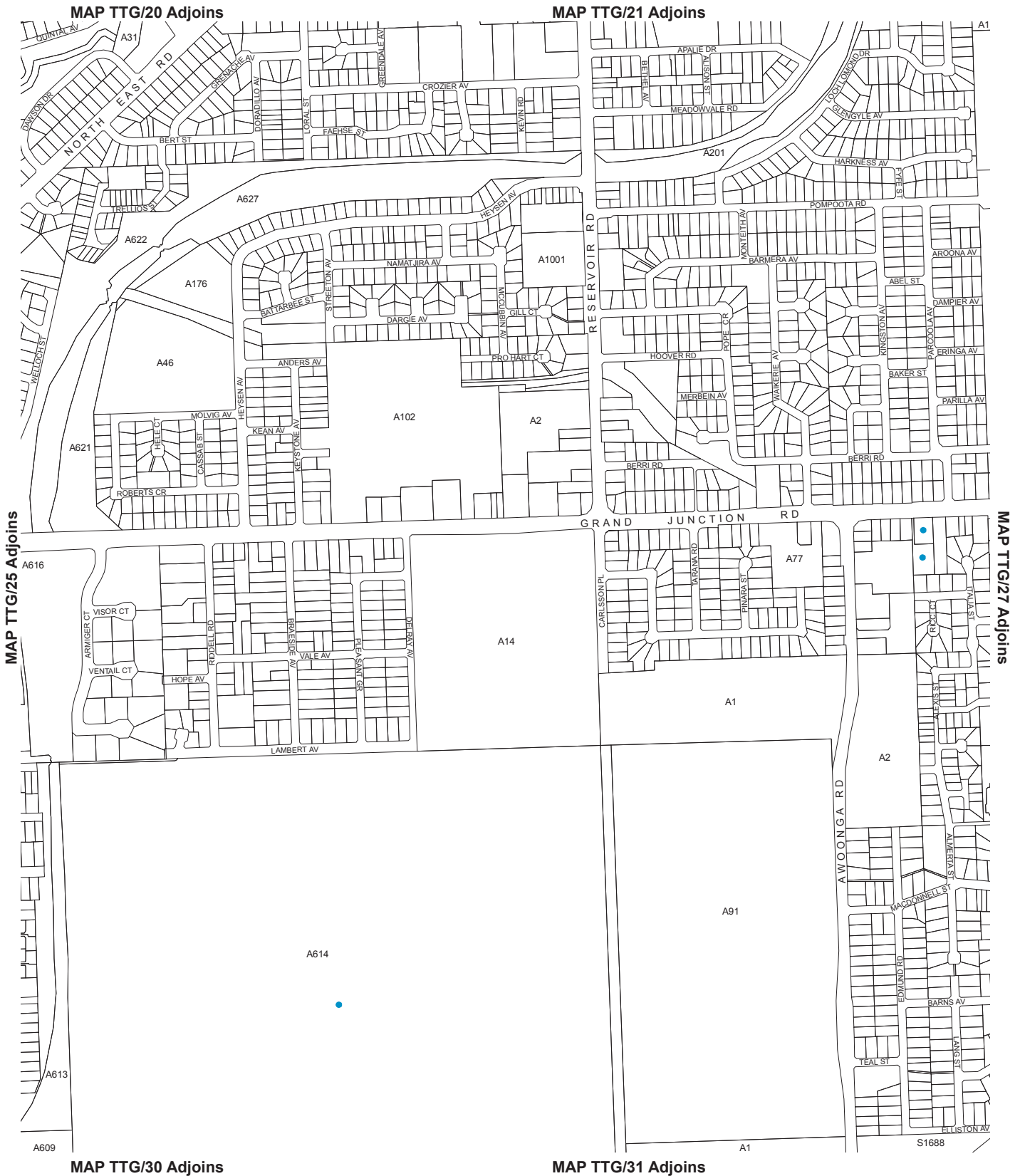


**Airport Building Heights**  
**Zone C** All Structures Exceeding 15 metres above existing ground level  
**Zone D** All Structures Exceeding 45 metres above existing ground level



# Overlay Map TTG/26 DEVELOPMENT CONSTRAINTS

- Airport Building Heights
- Creek centreline
- River/Creek floodwater area



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.

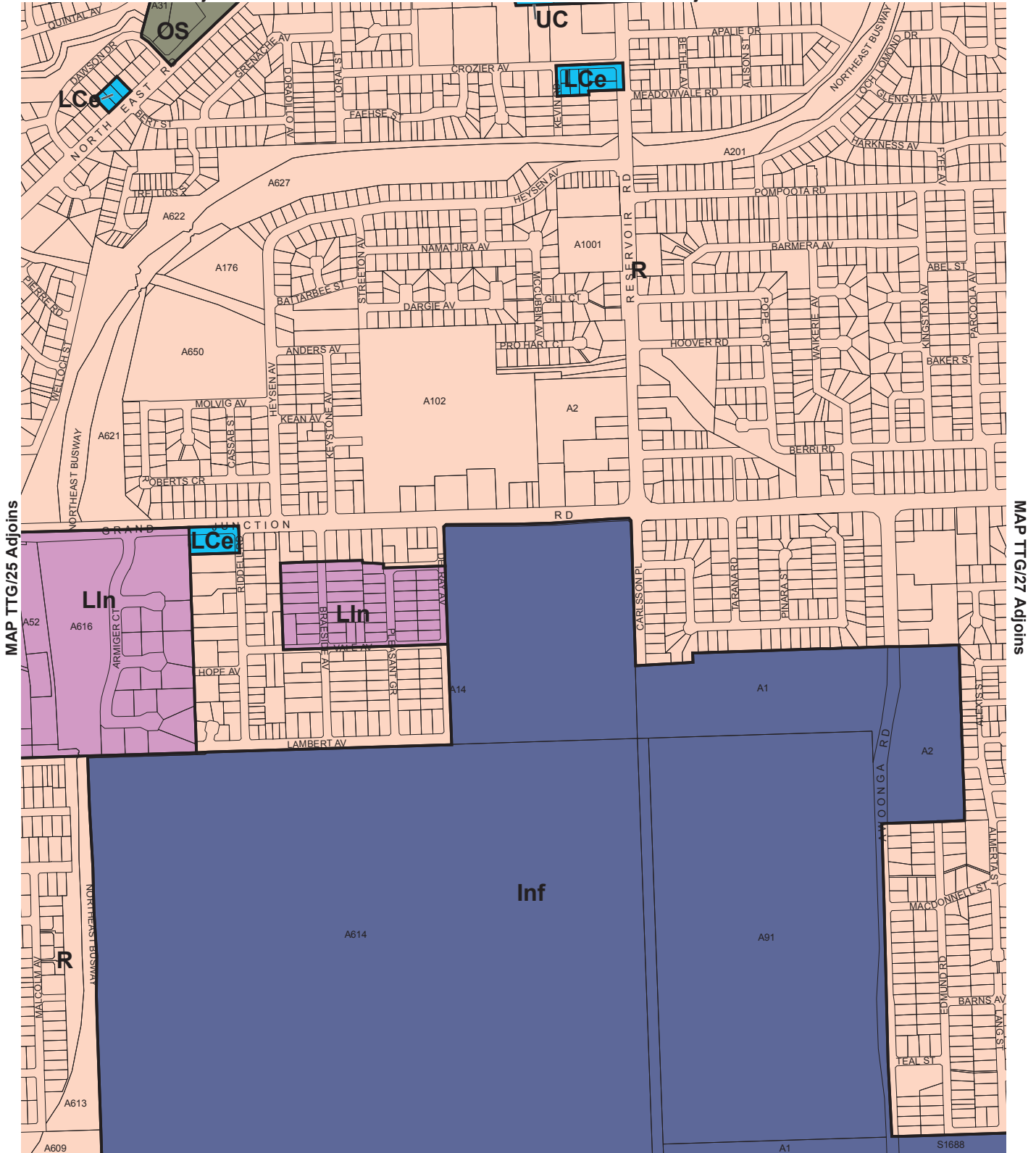


# Overlay Map TTG/26 HERITAGE

• Local heritage place

MAP TTG/20 Adjoins

MAP TTG/21 Adjoins



MAP TTG/30 Adjoins

MAP TTG/31 Adjoins

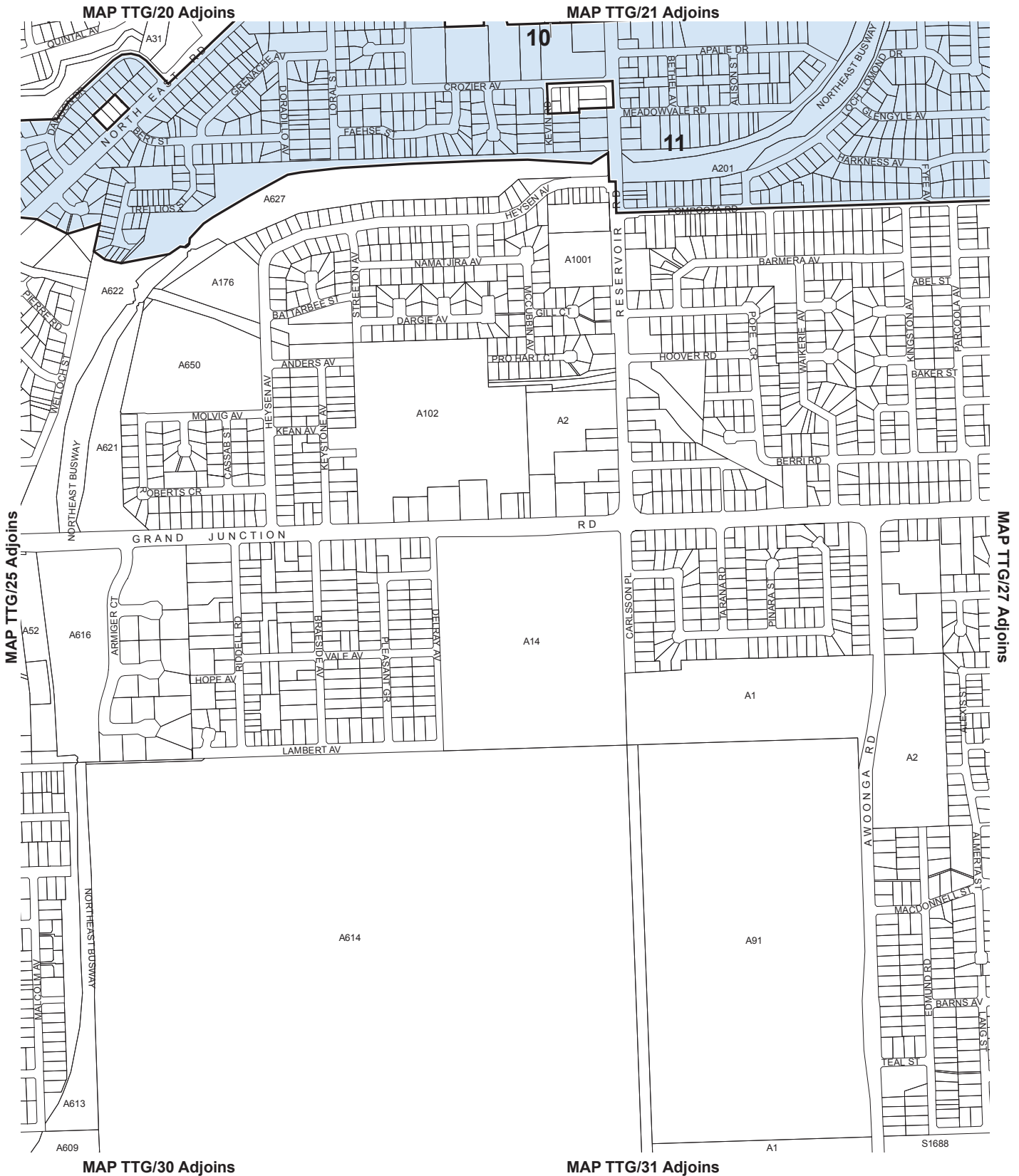
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Inf** Infrastructure
  - Lin** Light Industry
  - LCe** Local Centre
  - OS** Open Space
  - R** Residential
  - UC** Urban Core
  - Zone Boundary**

# Zone Map TTG/26





Lamberts Conformal Conic Projection, GDA94

- Policy Area**  
 10 Main Street  
 11 Residential Growth

 Policy Area Boundary

# Policy Area Map TTG/26

MAP TTG/21 Adjoins  
A1 **MOBBURY**

MAP TTG/22 Adjoins



MAP TTG/31 Adjoins

MAP TTG/32 Adjoins

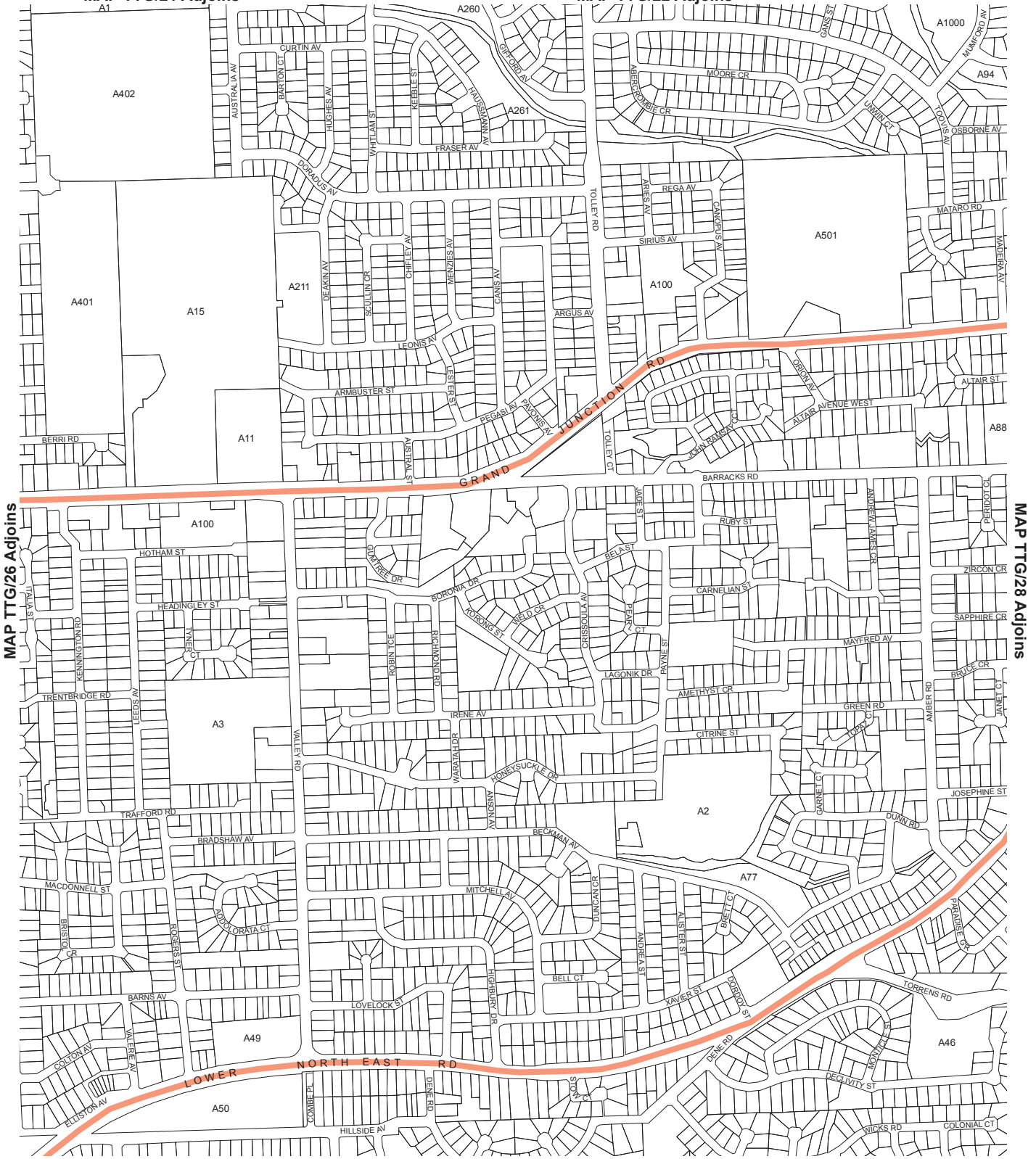


# Location Map TTG/27

- S** School
- P** Post Office
- H** Other Health Services
- Local Reserves

MAP TTG/21 Adjoins

MAP TTG/22 Adjoins

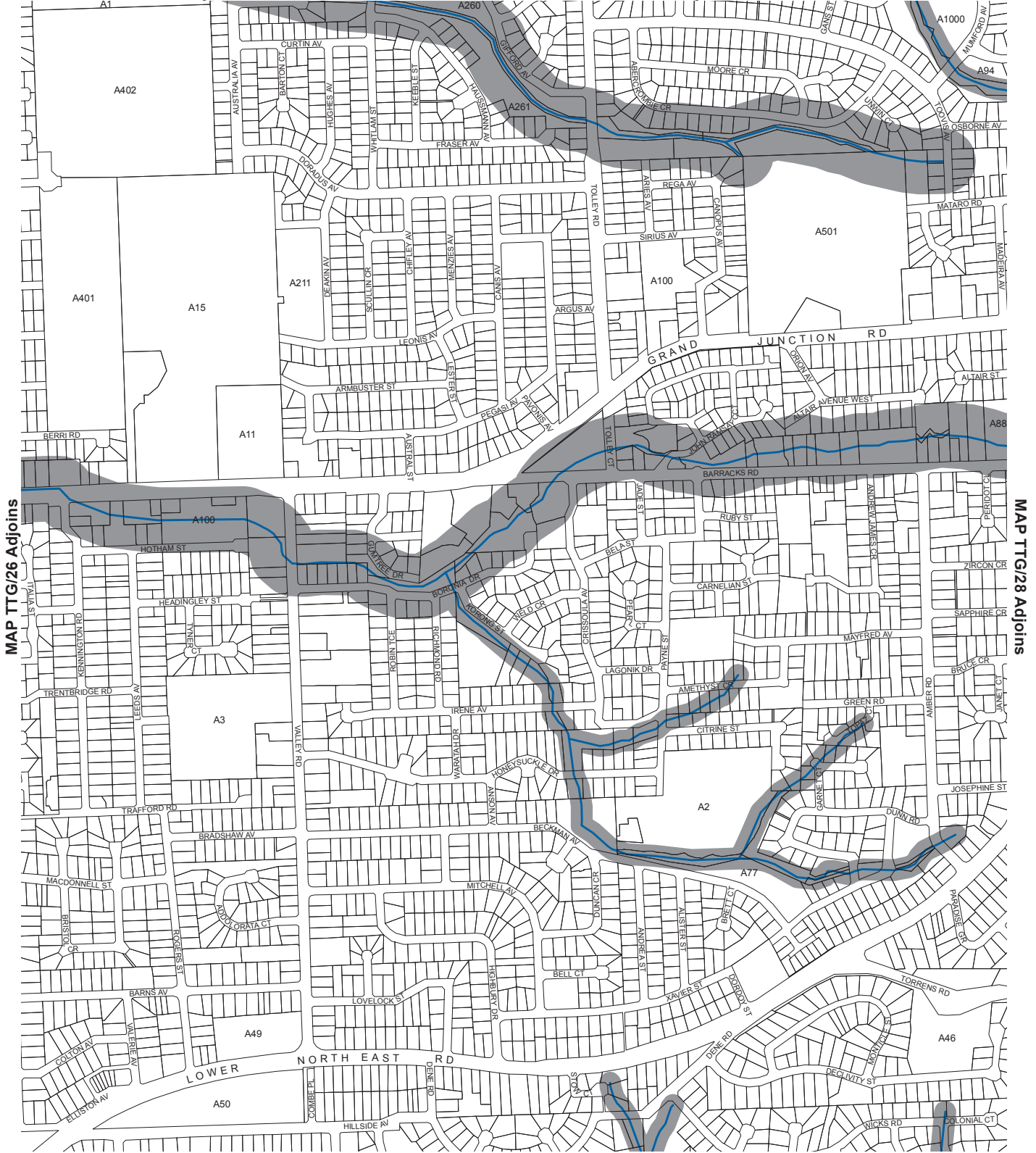


# Overlay Map TTG/27 TRANSPORT

 Secondary Arterial Roads

MAP TTG/21 Adjoins

MAP TTG/22 Adjoins



MAP TTG/26 Adjoins

MAP TTG/28 Adjoins



MAP TTG/31 Adjoins

MAP TTG/32 Adjoins



# Overlay Map TTG/27

## DEVELOPMENT CONSTRAINTS

-  Creek centreline
-  River/Creek floodwater area

MAP TTG/21 Adjoins

MAP TTG/22 Adjoins



MAP TTG/26 Adjoins

MAP TTG/28 Adjoins



MAP TTG/31 Adjoins

MAP TTG/32 Adjoins



Heritage points are indicative only.  
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 Items please refer to the relevant tables within this document.

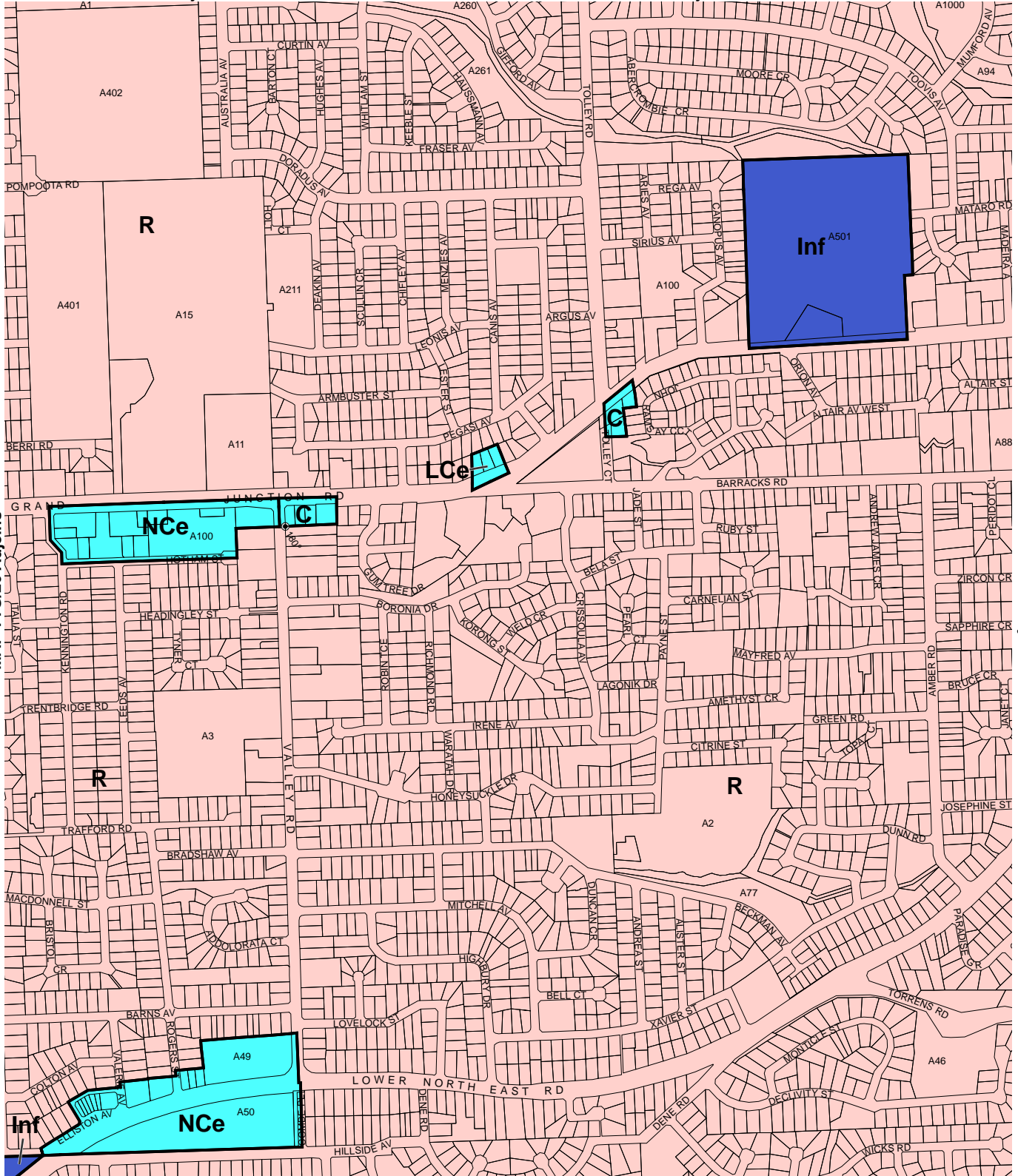


# Overlay Map TTG/27 HERITAGE

• Local heritage place

MAP TTG/21 Adjoints

MAP TTG/22 Adjoints



MAP TTG/26 Adjoints

MAP TTG/28 Adjoints

MAP TTG/31 Adjoints

MAP TTG/32 Adjoints

Lamberts Conformal Conic Projection, GDA94

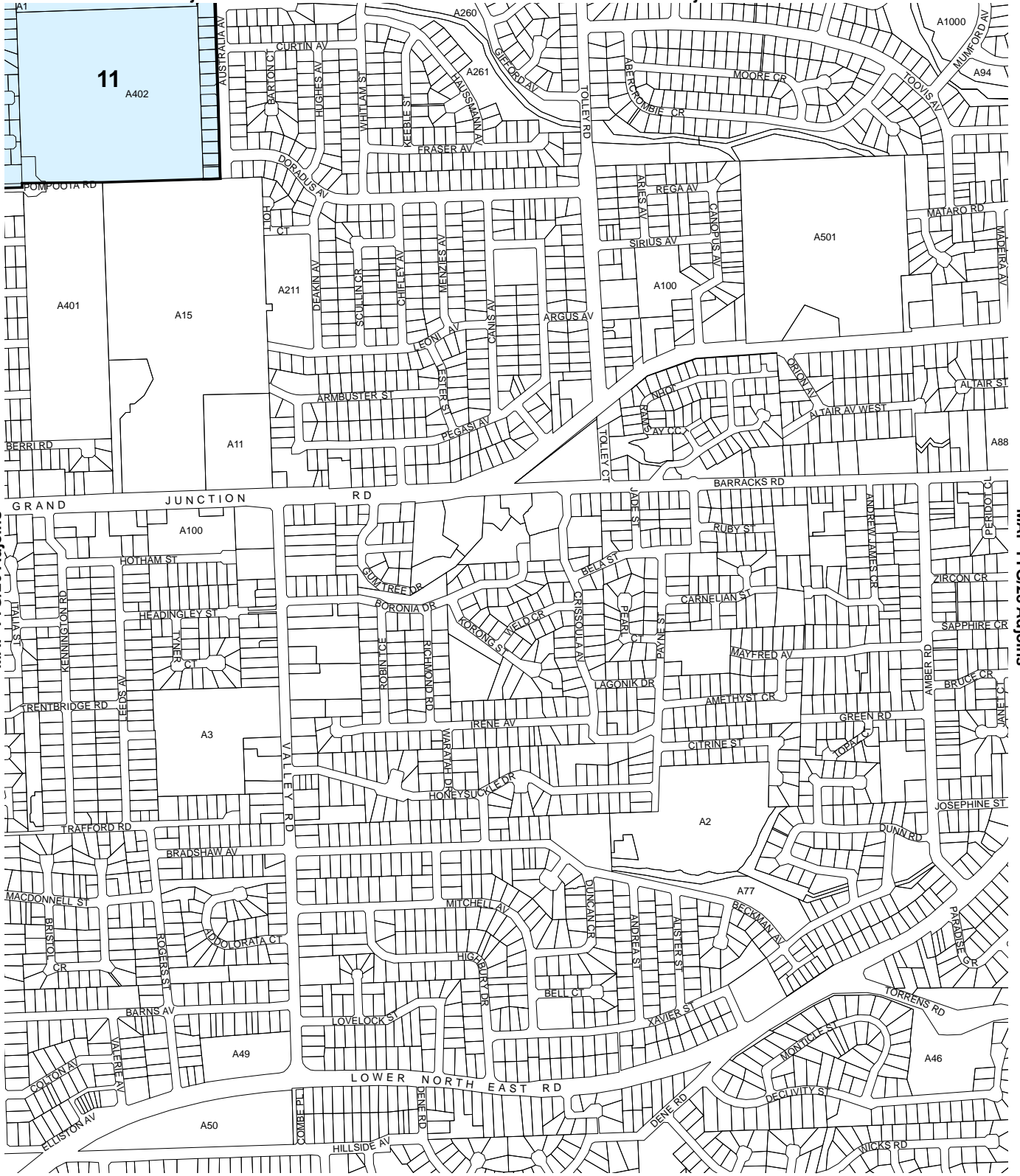


- Zones**
- Commercial
  - Infrastructure
  - Local Centre
  - Neighbourhood Centre
  - Residential
  - Zone Boundary

# Zone Map TTG/27

MAP TTG/21 Adjoins

MAP TTG/22 Adjoins



MAP TTG/31 Adjoins

MAP TTG/32 Adjoins

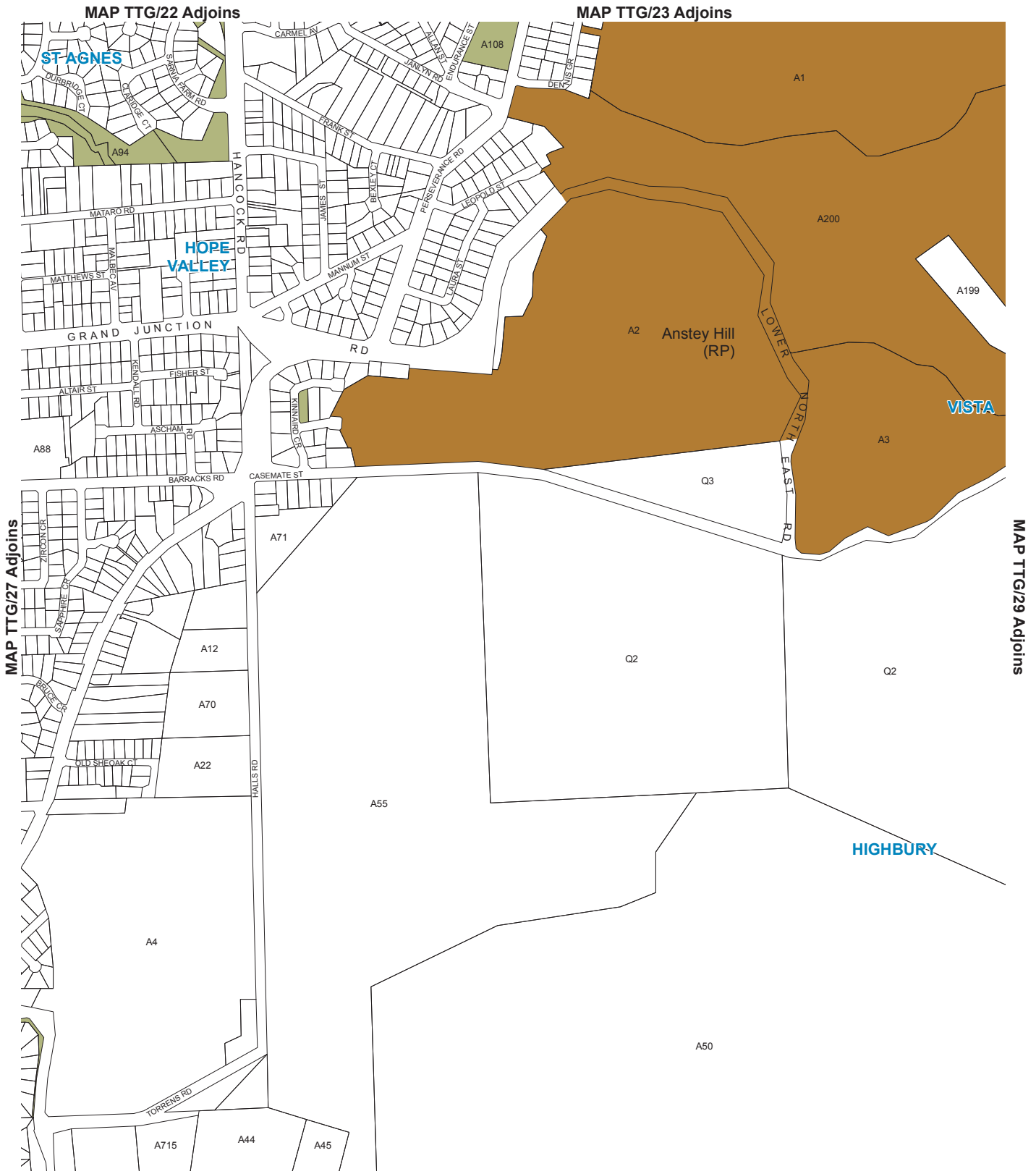
Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
11 Residential Growth



# Policy Area Map TTG/27

 Policy Area Boundary



# Location Map TTG/28

- Local Reserves
- Recreation Park



MAP TTG/22 Adjoins

MAP TTG/23 Adjoins



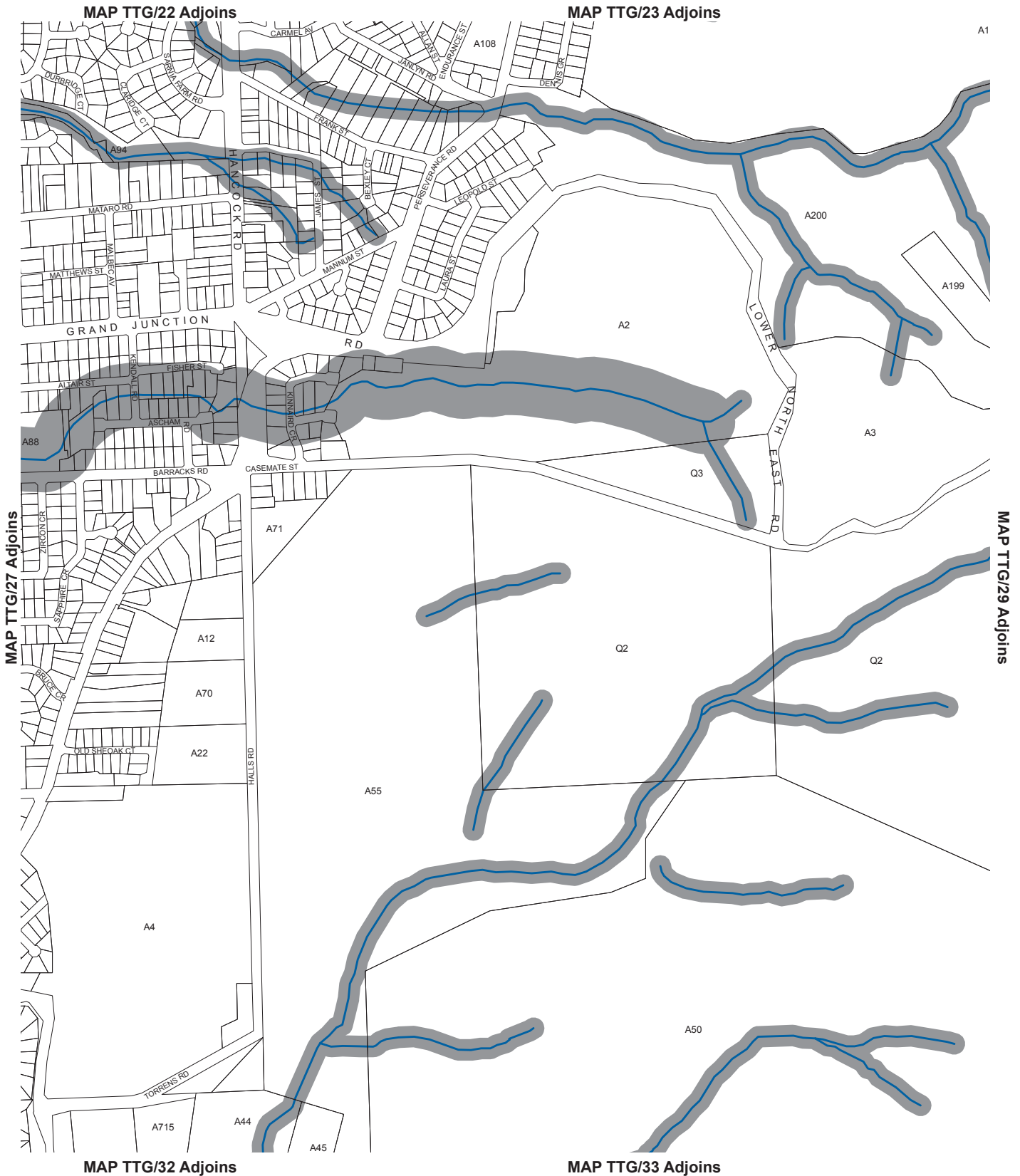
Secondary Arterial Roads

MAP TTG/33 Adjoins



# Overlay Map TTG/28

## TRANSPORT



# Overlay Map TTG/28 DEVELOPMENT CONSTRAINTS

- Creek centreline
- River/Creek floodwater area



Heritage points are indicative only.  
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 Items please refer to the relevant tables within this document.

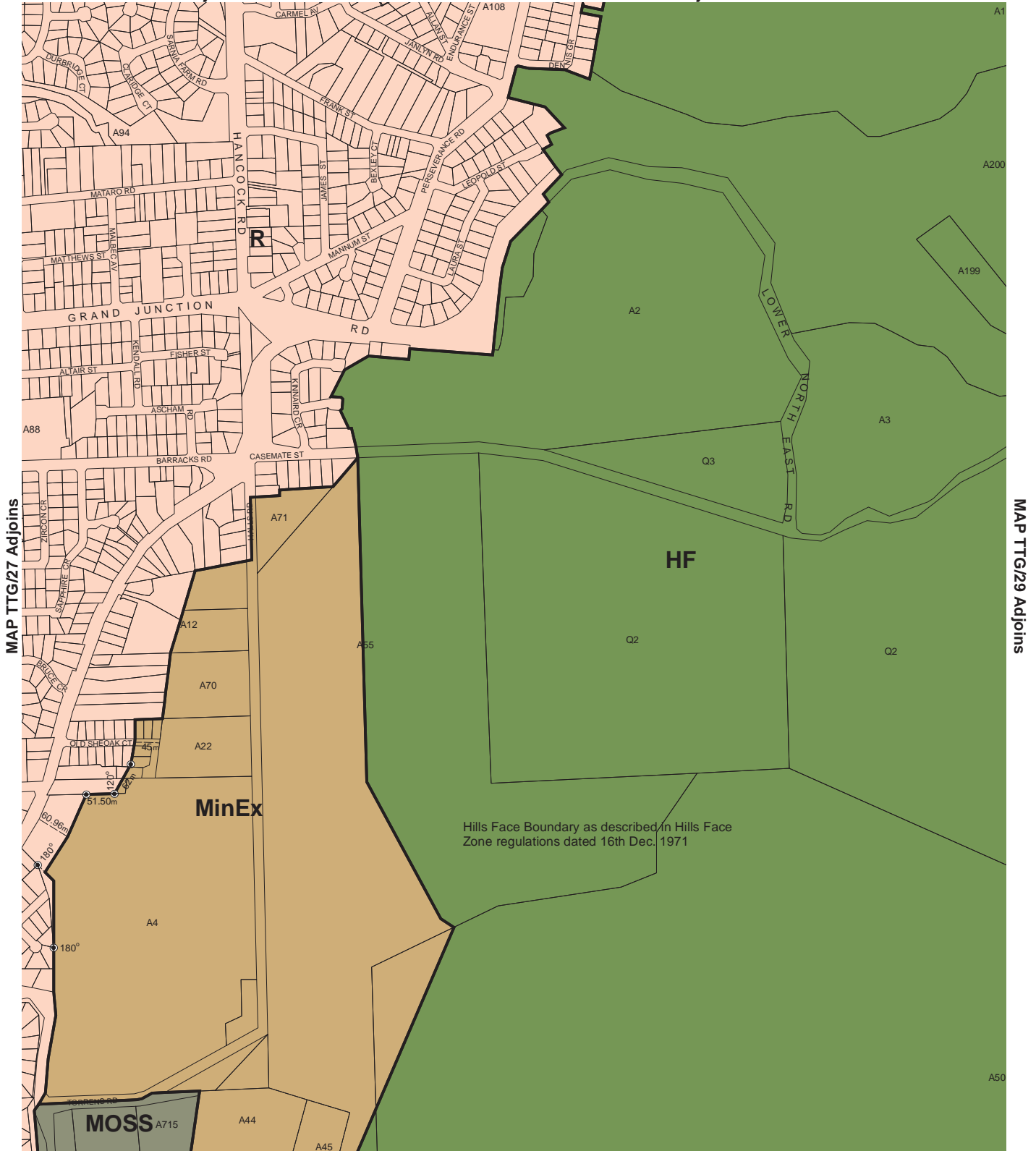


# Overlay Map TTG/28 HERITAGE

● Local heritage place

MAP TTG/22 Adjoins

MAP TTG/23 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Zones**
- HF Hills Face
  - MOSS Metropolitan Open Space System
  - MinEx Mineral Extraction
  - R Residential
  - Zone Boundary

# Zone Map TTG/28



Lamberts Conformal Conic Projection, GDA94

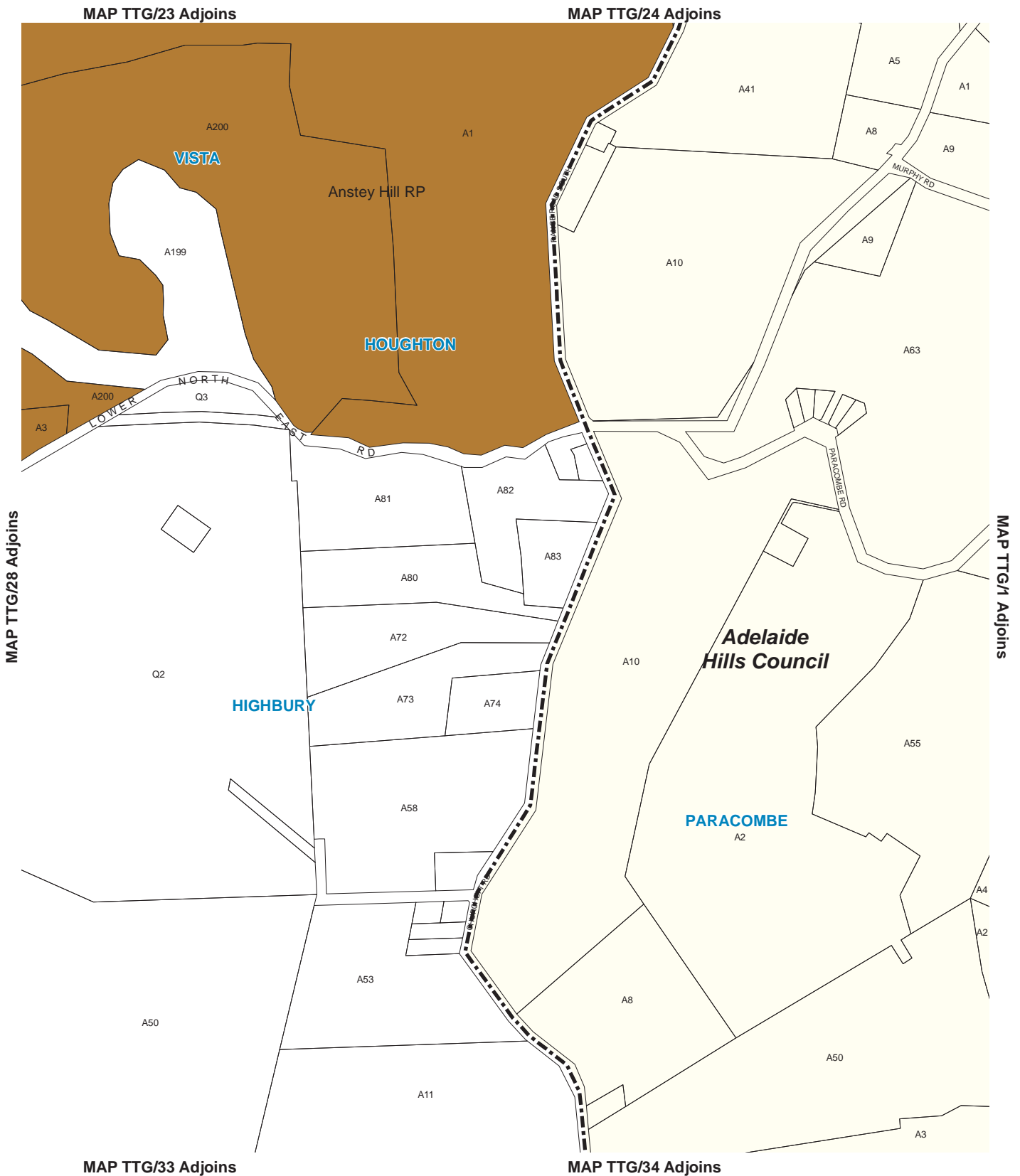
**Policy Area**

**6** Linear Park River Torrens



# Policy Area Map TTG/28

 Policy Area Boundary

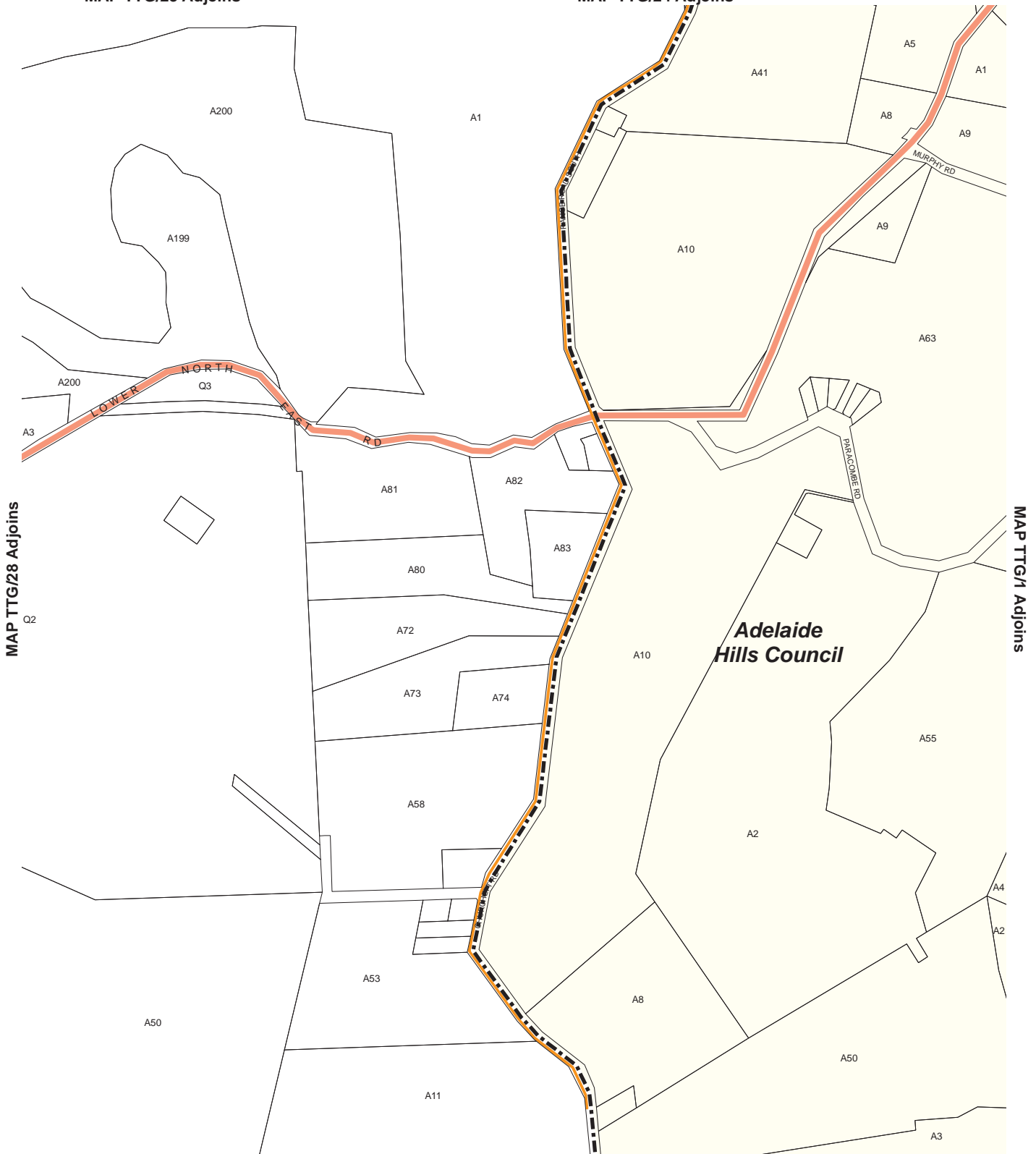


- Recreation Park
- Development Plan Boundary

# Location Map TTG/29

MAP TTG/23 Adjoins

MAP TTG/24 Adjoins



MAP TTG/28 Adjoins

MAP TTG/1 Adjoins

MAP TTG/33 Adjoins

MAP TTG/34 Adjoins



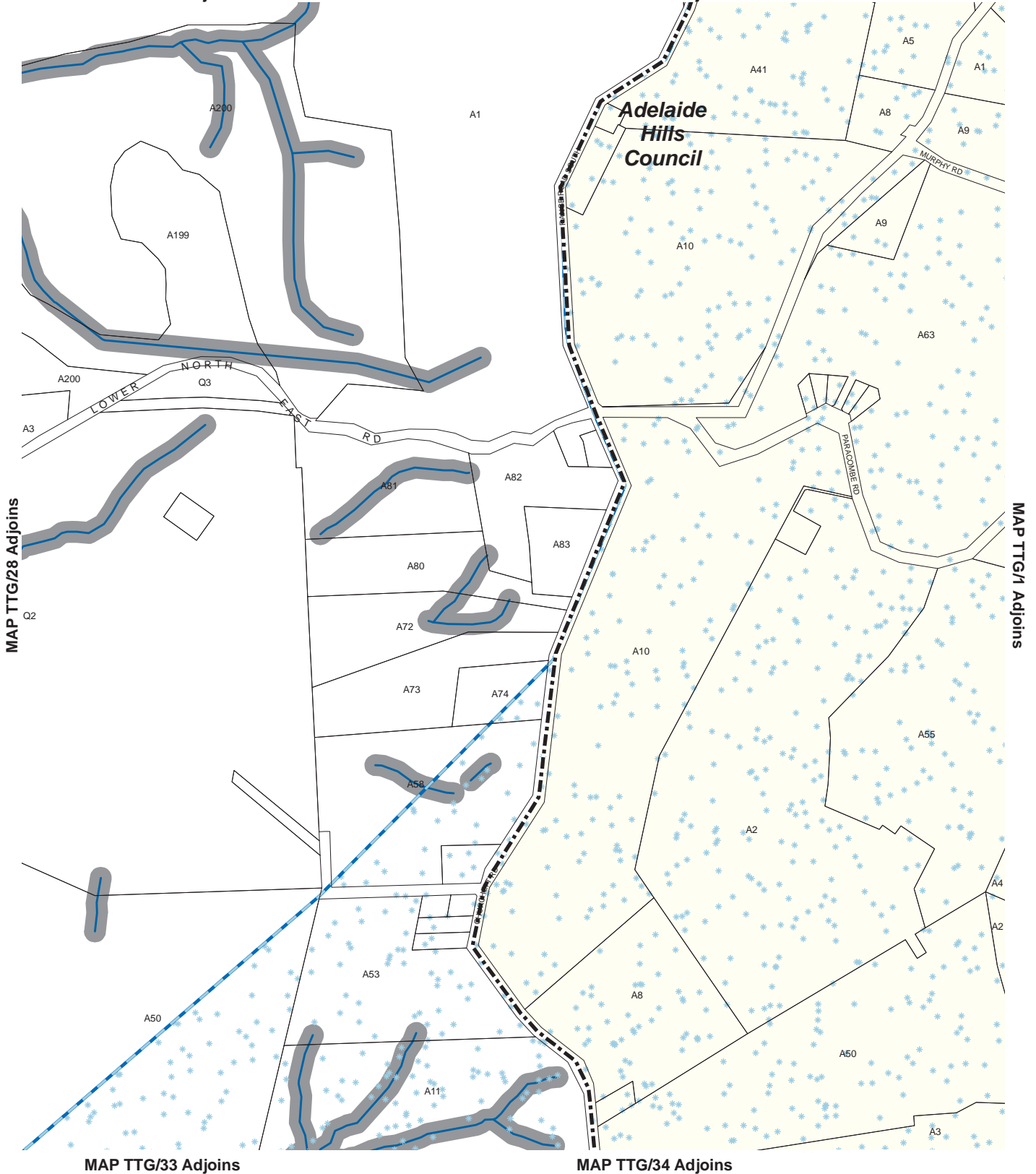
# Overlay Map TTG/29

## TRANSPORT

- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Development Plan Boundary





MAP TTG/23 Adjoins

MAP TTG/24 Adjoins



NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)



-  Mt Lofty Watershed Boundary
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

# Overlay Map TTG/29

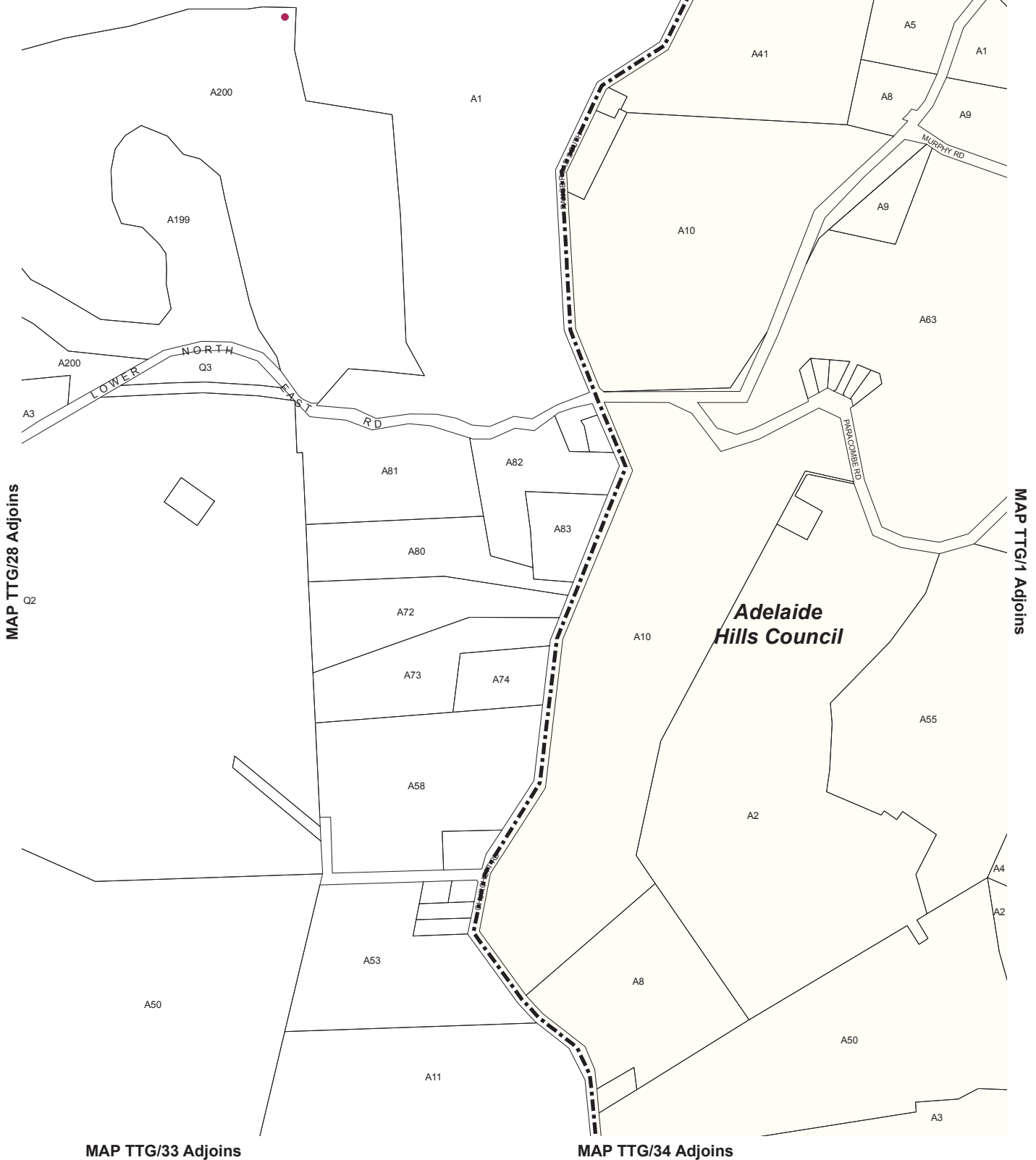
## DEVELOPMENT CONSTRAINTS

TEA TREE GULLY COUNCIL  
Consolidated - 12 November 2020



MAP TTG/23 Adjoins

MAP TTG/24 Adjoins



Heritage points are indicative only.  
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Items please refer to the relevant tables within this document.

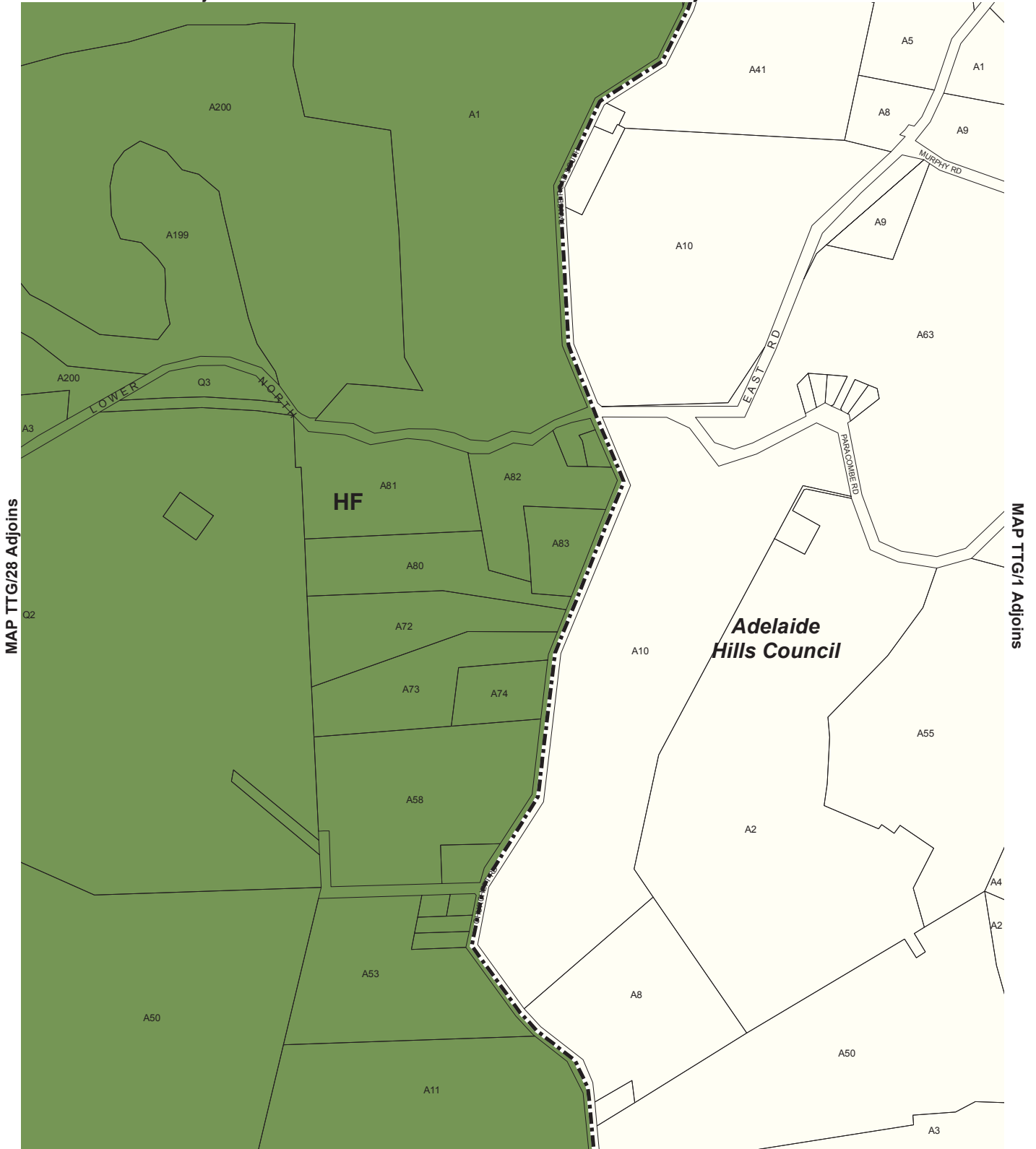


# Overlay Map TTG/29 HERITAGE

- State heritage place
- Development Plan Boundary

MAP TTG/23 Adjoins

MAP TTG/24 Adjoins



Lamberts Conformal Conic Projection, GDA94

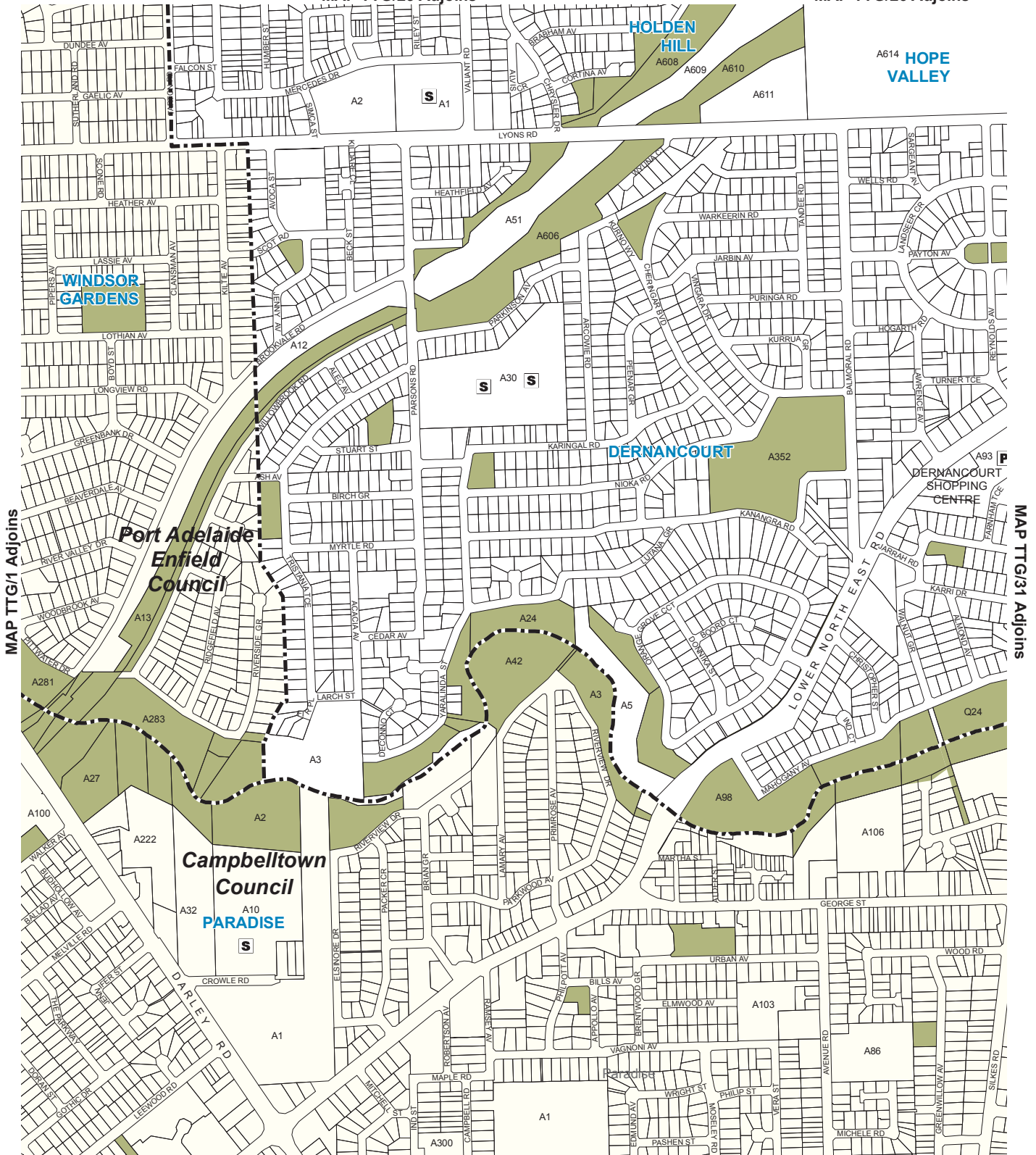


- Zones**
- Hills Face
  - Zone Boundary
  - Development Plan Boundary

# Zone Map TTG/29

MAP TTG/25 Adjoins

MAP TTG/26 Adjoins



MAP TTG/1 Adjoins

MAP TTG/31 Adjoins

MAP TTG/1 Adjoins

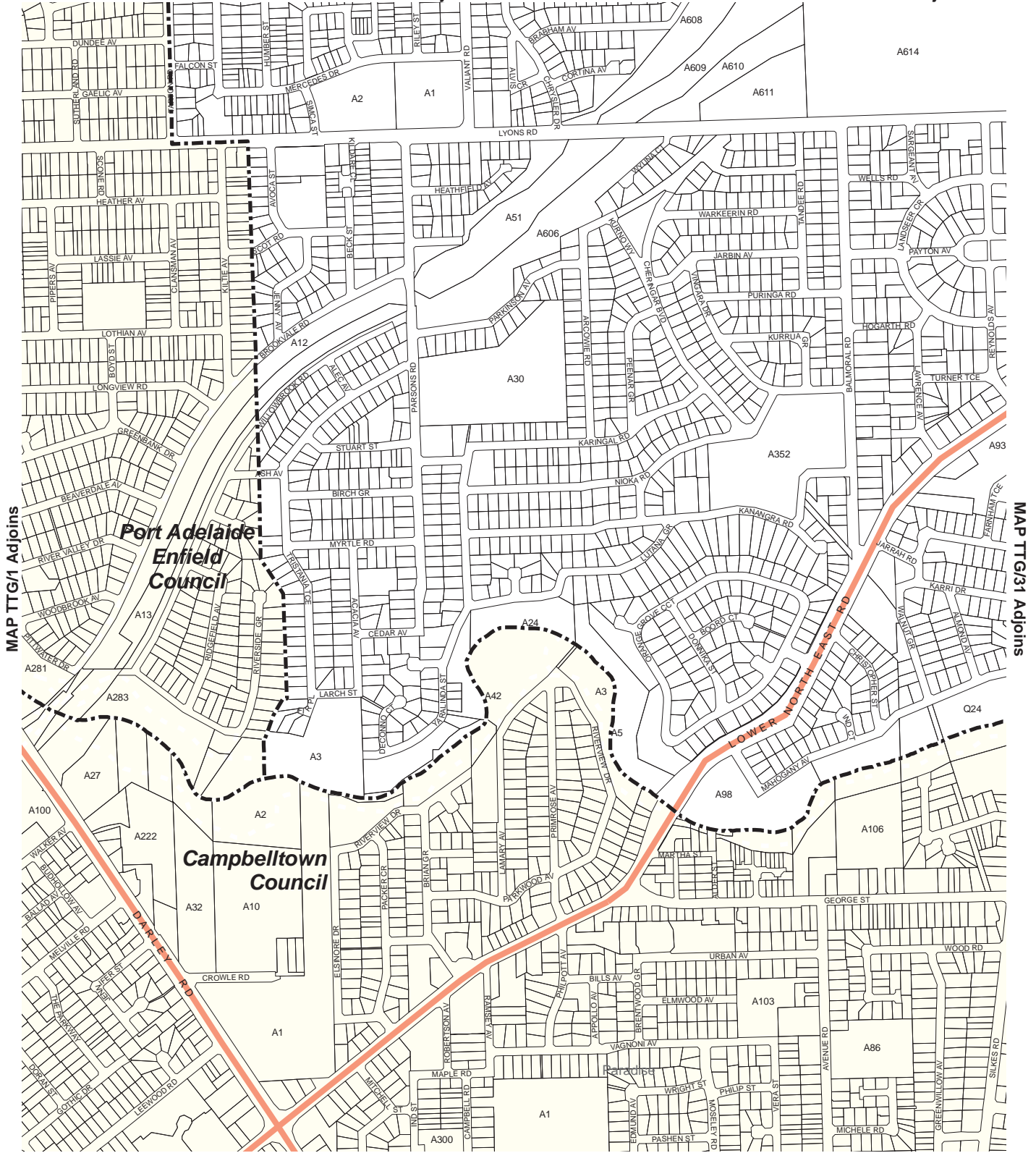


# Location Map TTG/30

- S** School
- P** Post Office
- Local Reserves
- Development Plan Boundary

MAP TTG/25 Adjoins

MAP TTG/26 Adjoins



MAP TTG/1 Adjoins

MAP TTG/31 Adjoins

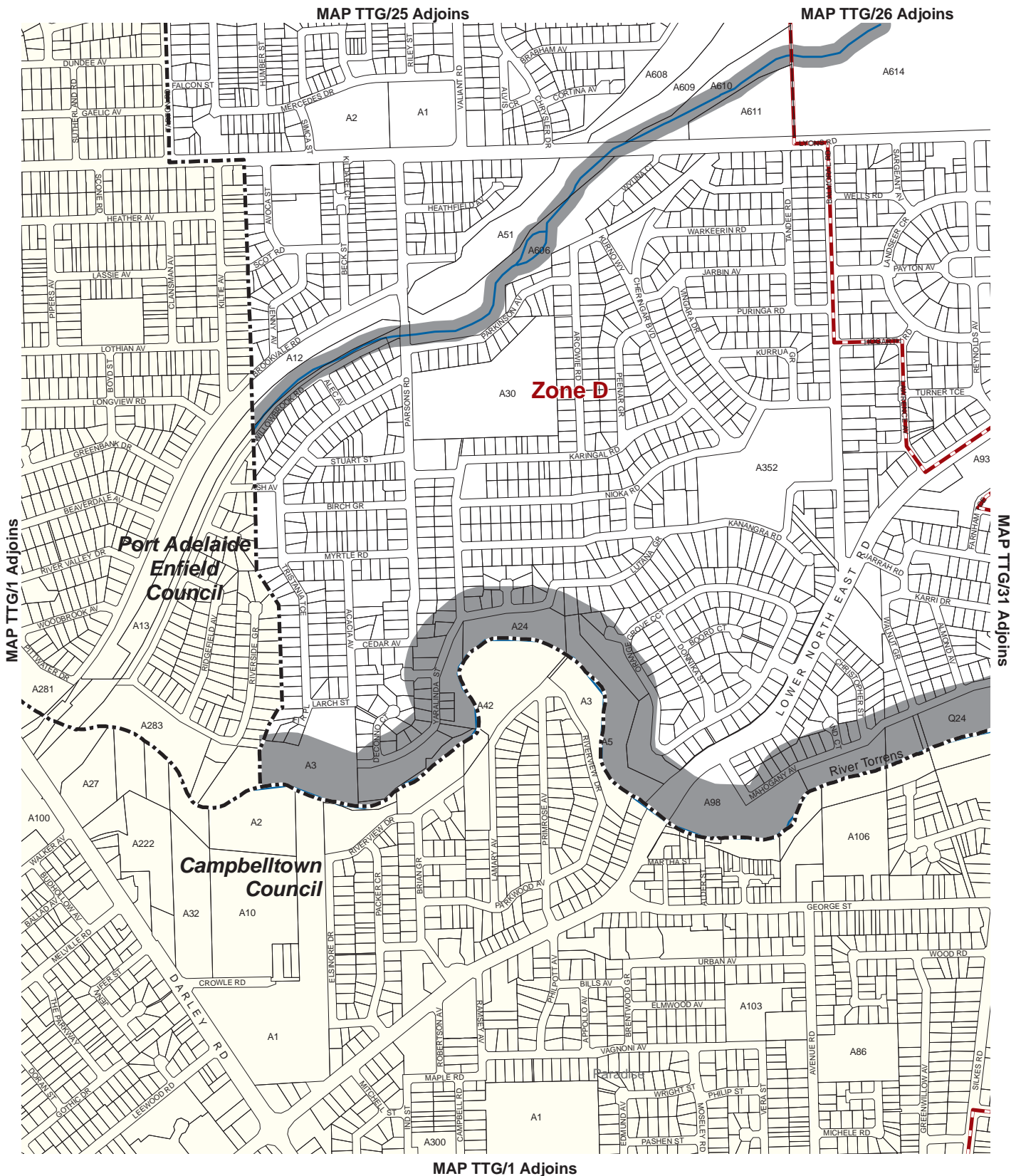
MAP TTG/1 Adjoins



# Overlay Map TTG/30





## TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary



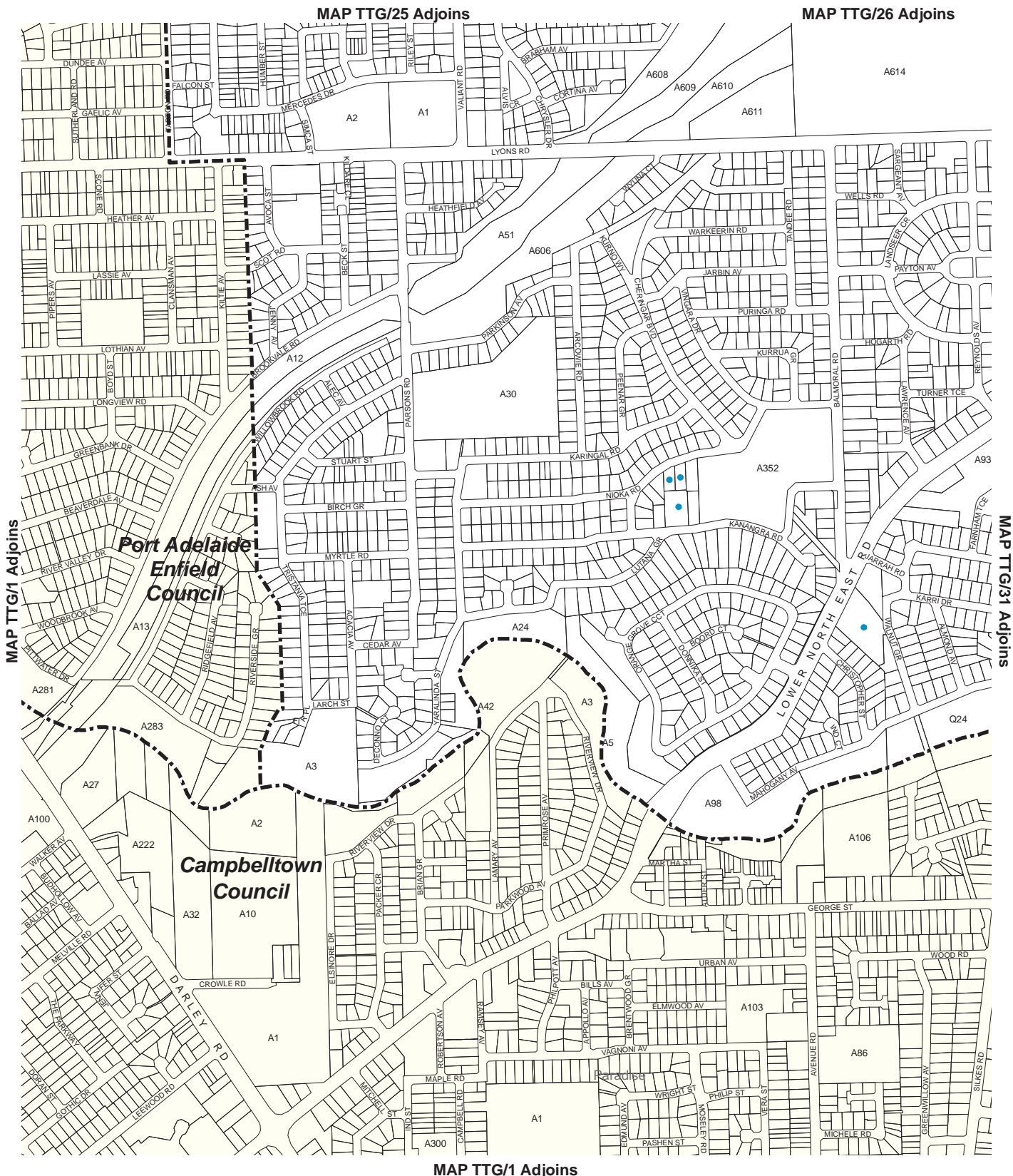
**Airport Building Heights**  
**Zone D** All Structures Exceeding 45 metres above existing ground level



-  Airport Building Heights
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

# Overlay Map TTG/30

## DEVELOPMENT CONSTRAINTS



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 Items please refer to the relevant tables within this document.

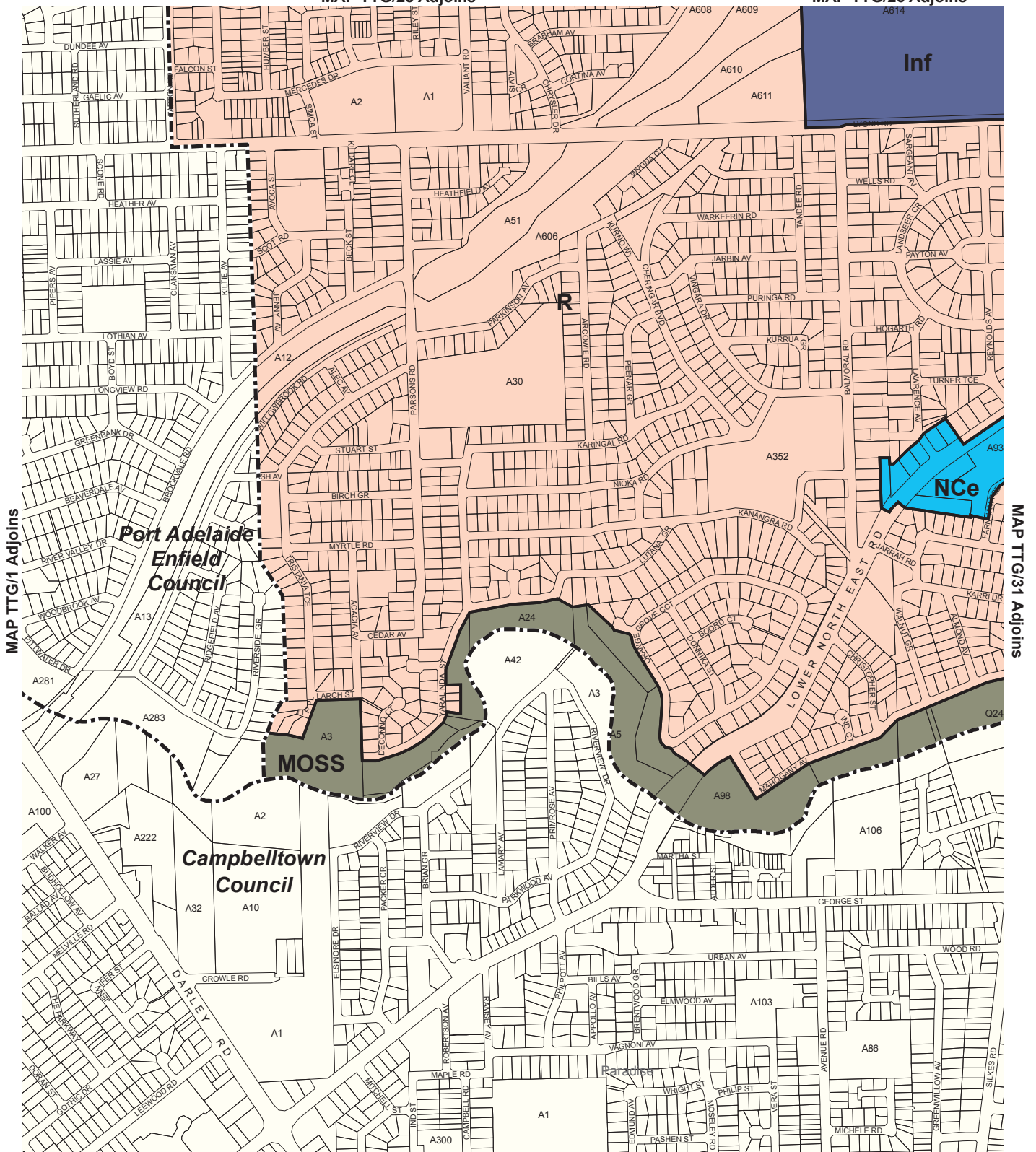


# Overlay Map TTG/30 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP TTG/25 Adjoins

MAP TTG/26 Adjoins



MAP TTG/1 Adjoins

Port Adelaide  
Enfield  
Council

Campbelltown  
Council

MOSS

R

NCe

MAP TTG/1 Adjoins

MAP TTG/31 Adjoins

Lamberts Conformal Conic Projection, GDA94

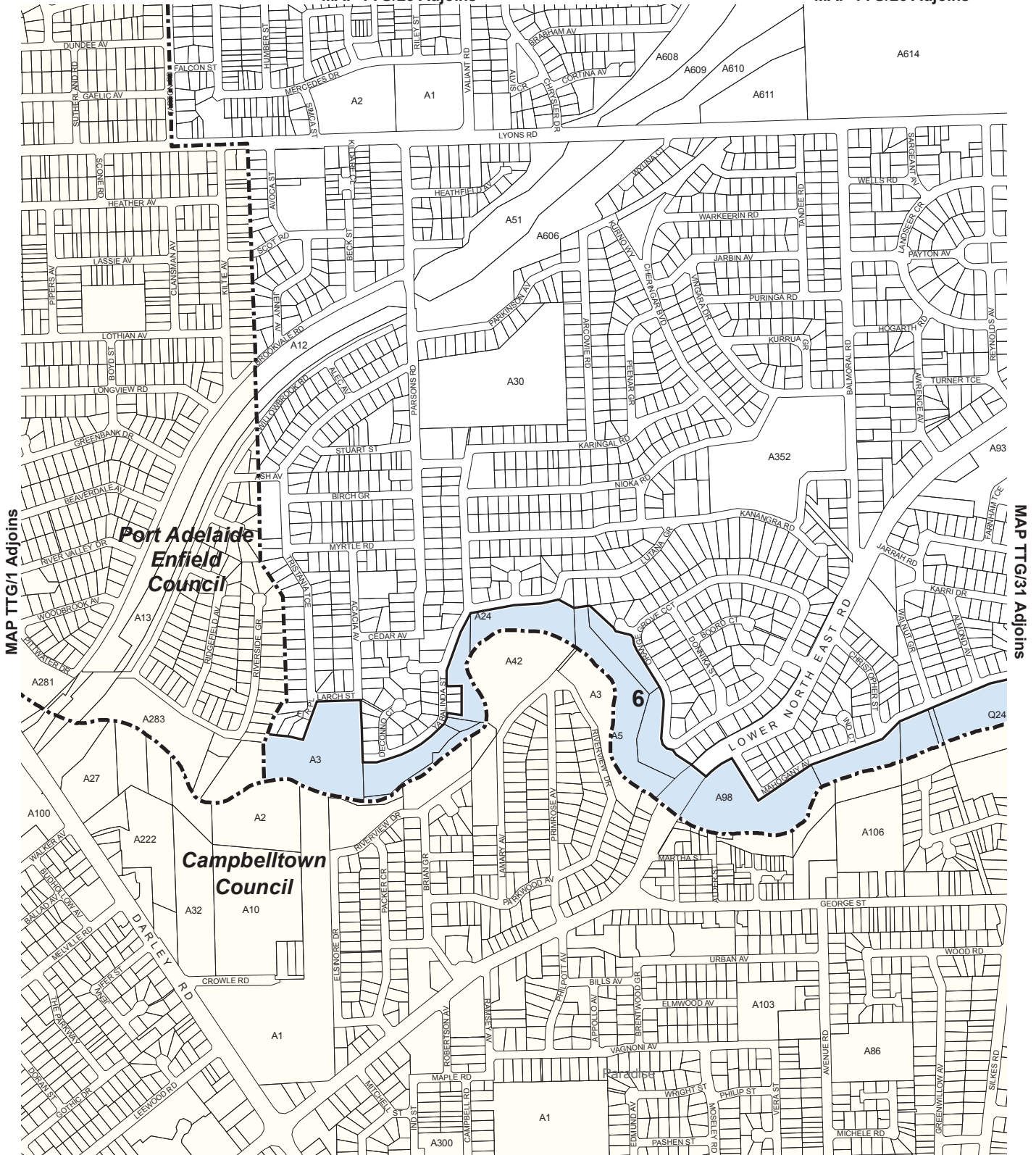


- Zones**
- Infrastructure
  - Metropolitan Open Space System
  - Neighbourhood Centre
  - Residential
  - Zone Boundary
  - Development Plan Boundary

# Zone Map TTG/30

MAP TTG/25 Adjoins

MAP TTG/26 Adjoins



MAP TTG/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area  
6 Linear Park River Torrens



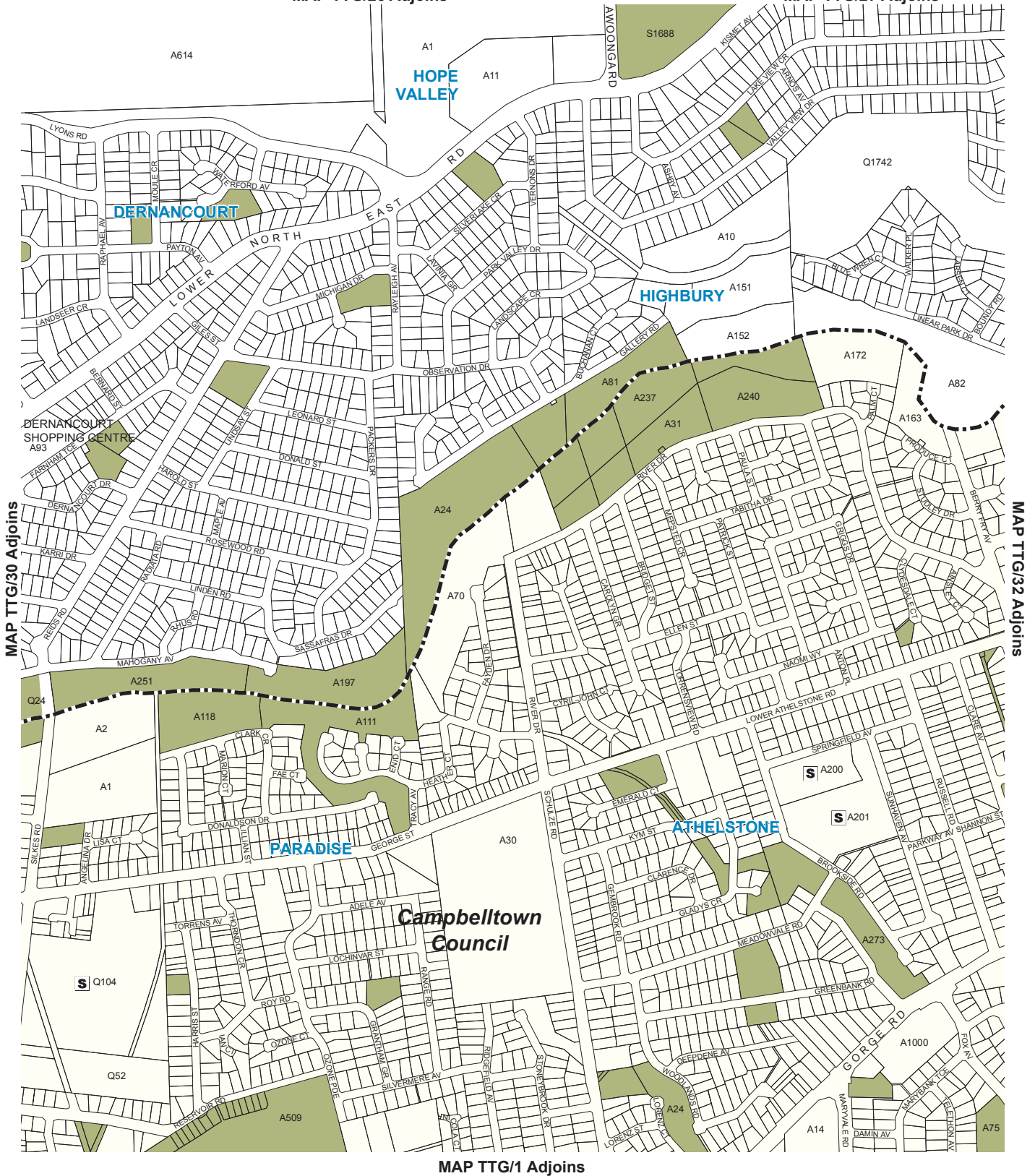
# Policy Area Map TTG/30

- Policy Area Boundary
- Development Plan Boundary



MAP TTG/26 Adjoins

MAP TTG/27 Adjoins

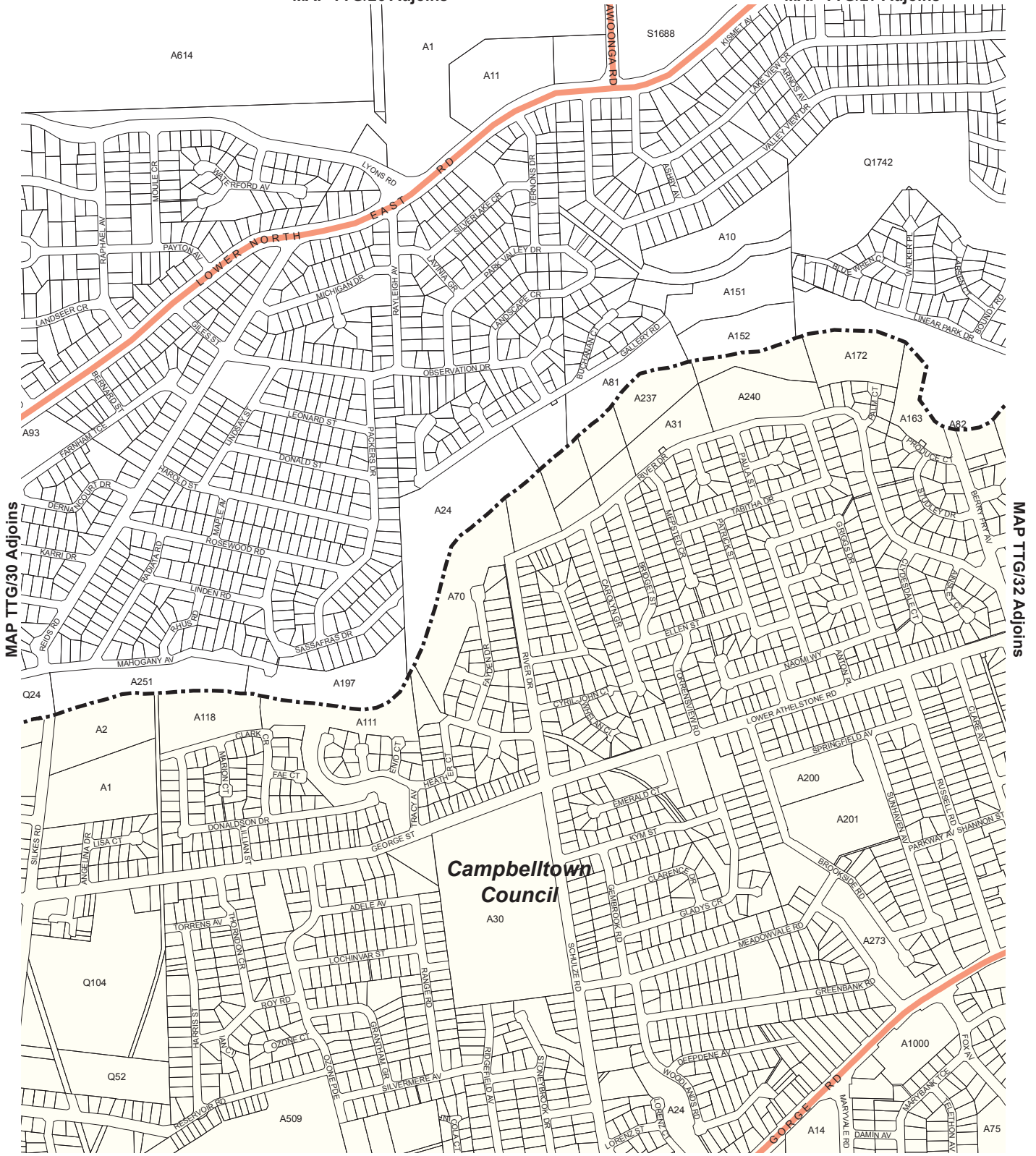


# Location Map TTG/31

- School
- Local Reserves
- Development Plan Boundary

MAP TTG/26 Adjoins

MAP TTG/27 Adjoins



MAP TTG/1 Adjoins



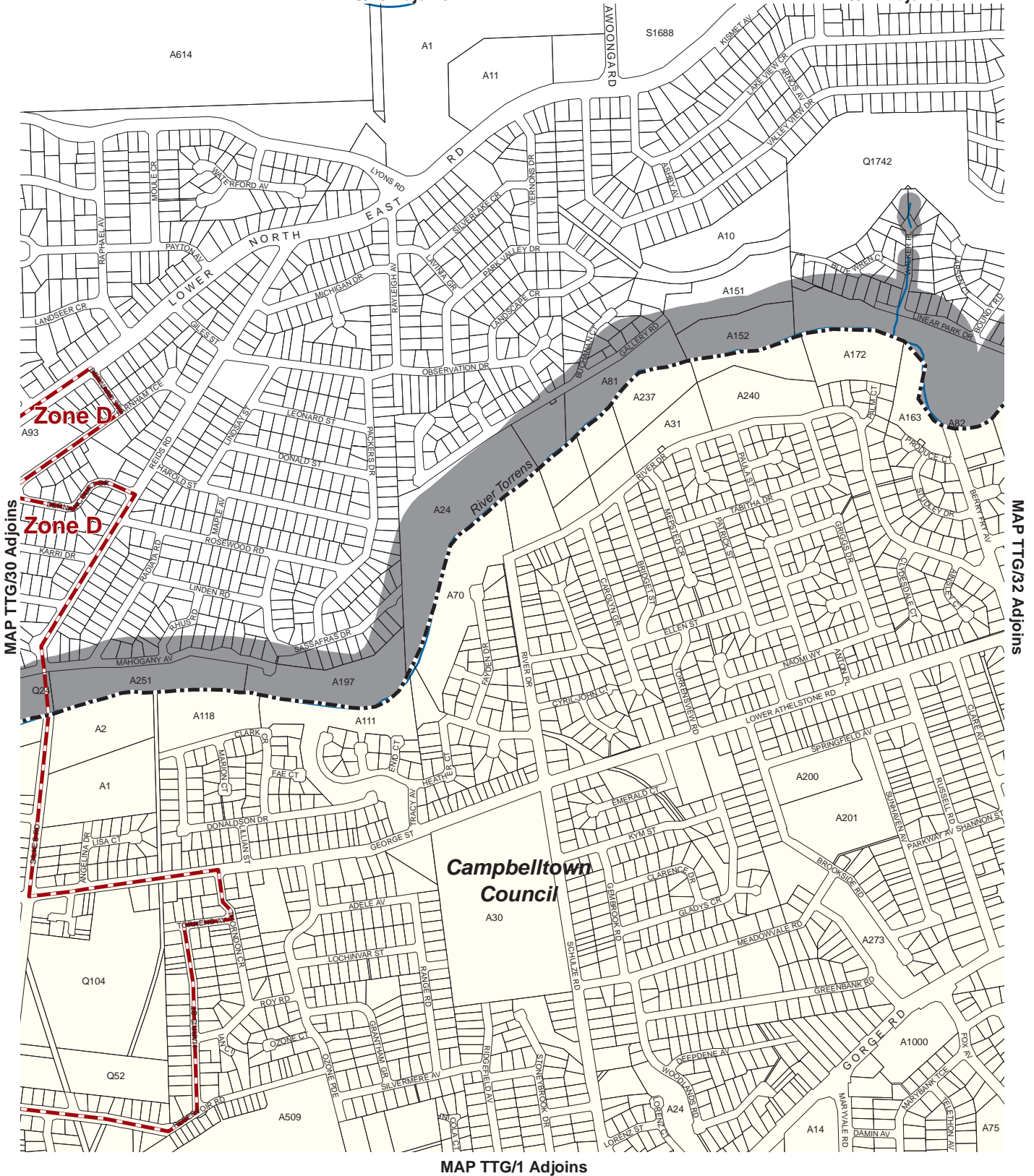
# Overlay Map TTG/31

## TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary





MAP TTG/26 Adjoins

MAP TTG/27 Adjoins



**Airport Building Heights**  
**Zone D** All Structures Exceeding 45 metres above existing ground level



-  Airport Building Heights
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

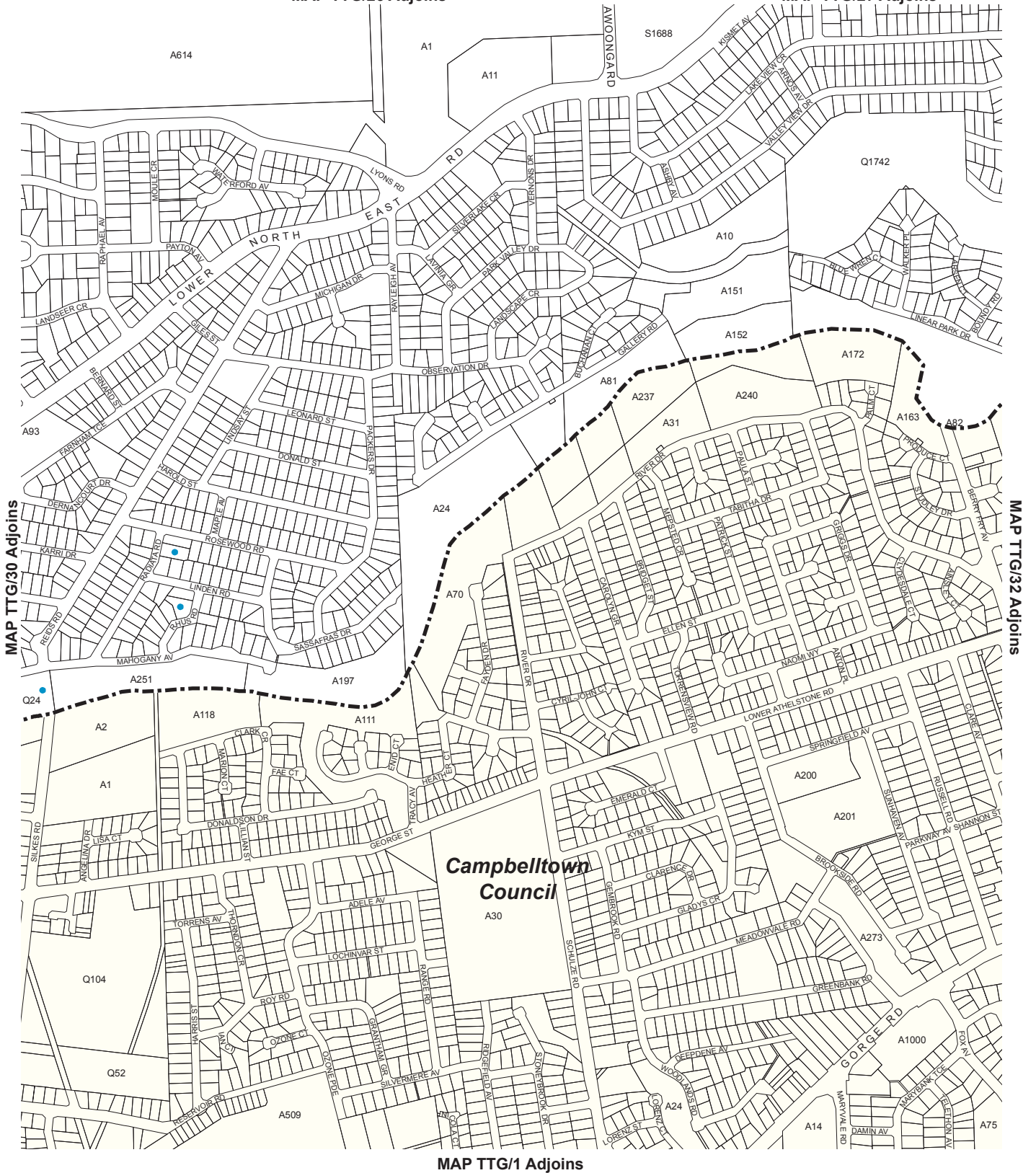
# Overlay Map TTG/31

## DEVELOPMENT CONSTRAINTS

TEA TREE GULLY COUNCIL  
 Consolidated - 12 November 2020

MAP TTG/26 Adjoins

MAP TTG/27 Adjoins



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 Items please refer to the relevant tables within this document.



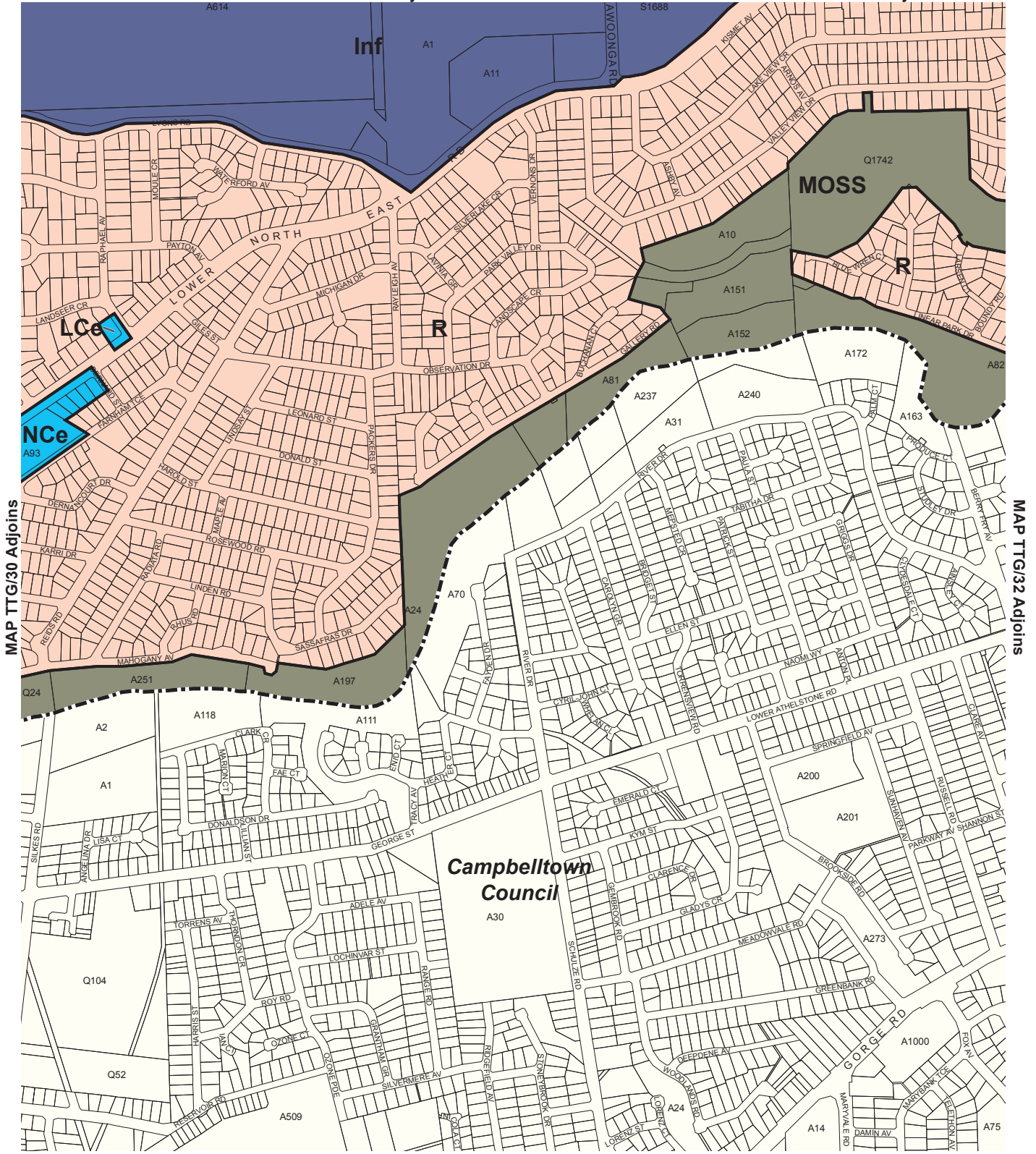
# Overlay Map TTG/31

## HERITAGE

- Local heritage place
- Development Plan Boundary

MAP TTG/26 Adjoins

MAP TTG/27 Adjoins



Lamberts Conformal Conic Projection, GDA94



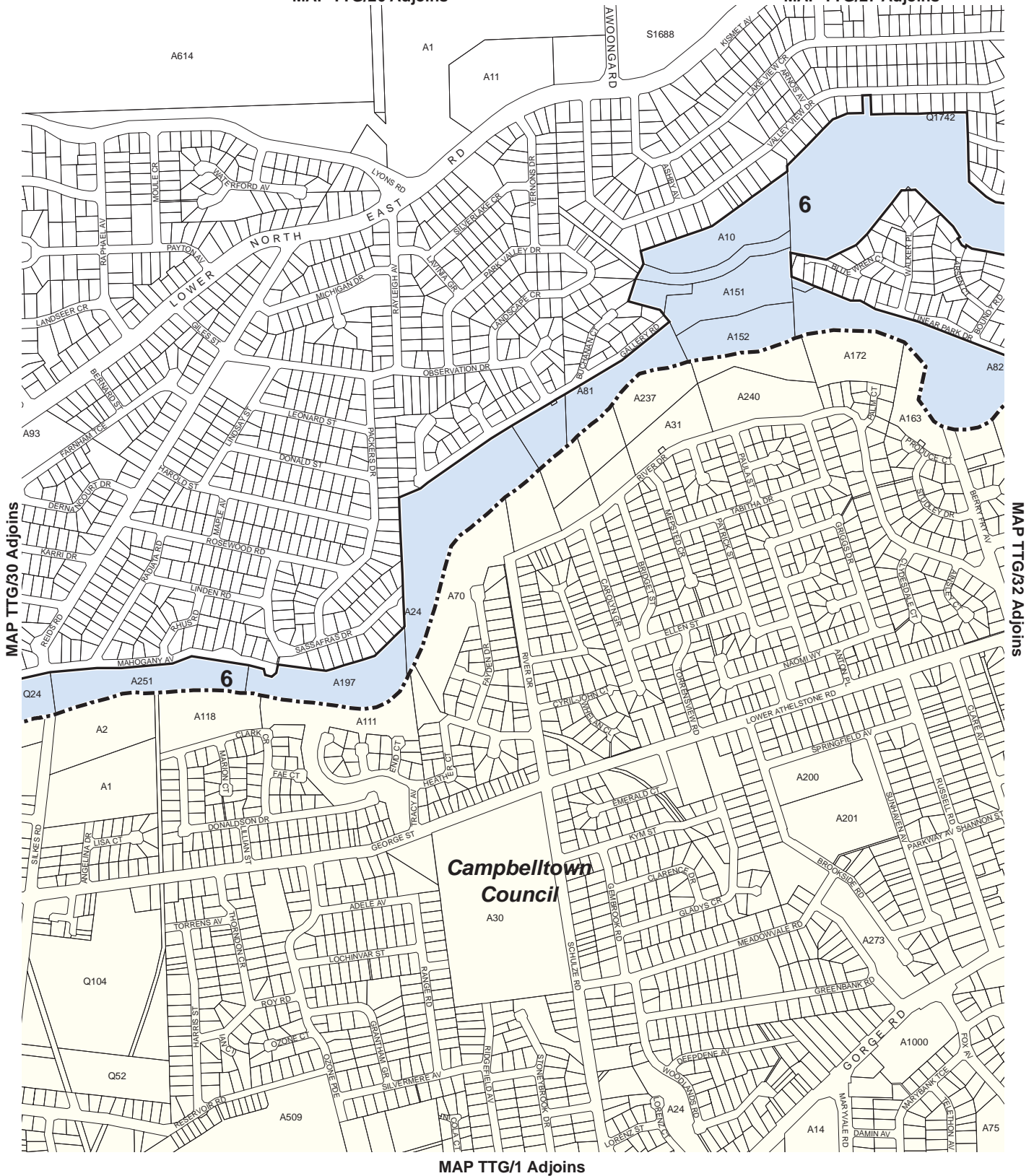
**Zones**

- Inf** Infrastructure
- LCe** Local Centre
- MOSS** Metropolitan Open Space System
- NCe** Neighbourhood Centre
- R** Residential
- Zone Boundary**
- Development Plan Boundary**

# Zone Map TTG/31

MAP TTG/26 Adjoins

MAP TTG/27 Adjoins



**Campbelltown Council**

MAP TTG/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

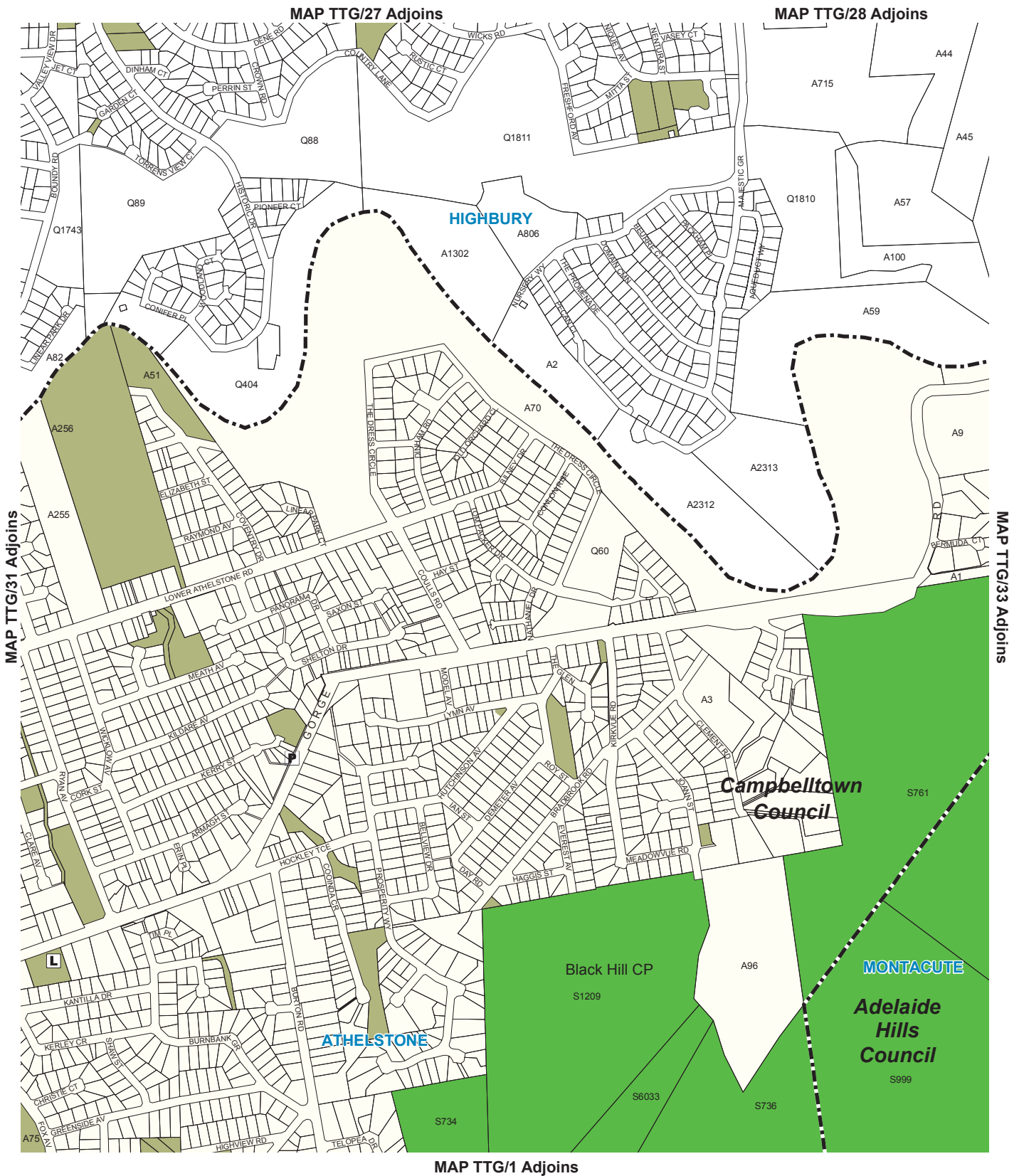
**Policy Area**

**6** Linear Park River Torrens



# Policy Area Map TTG/31

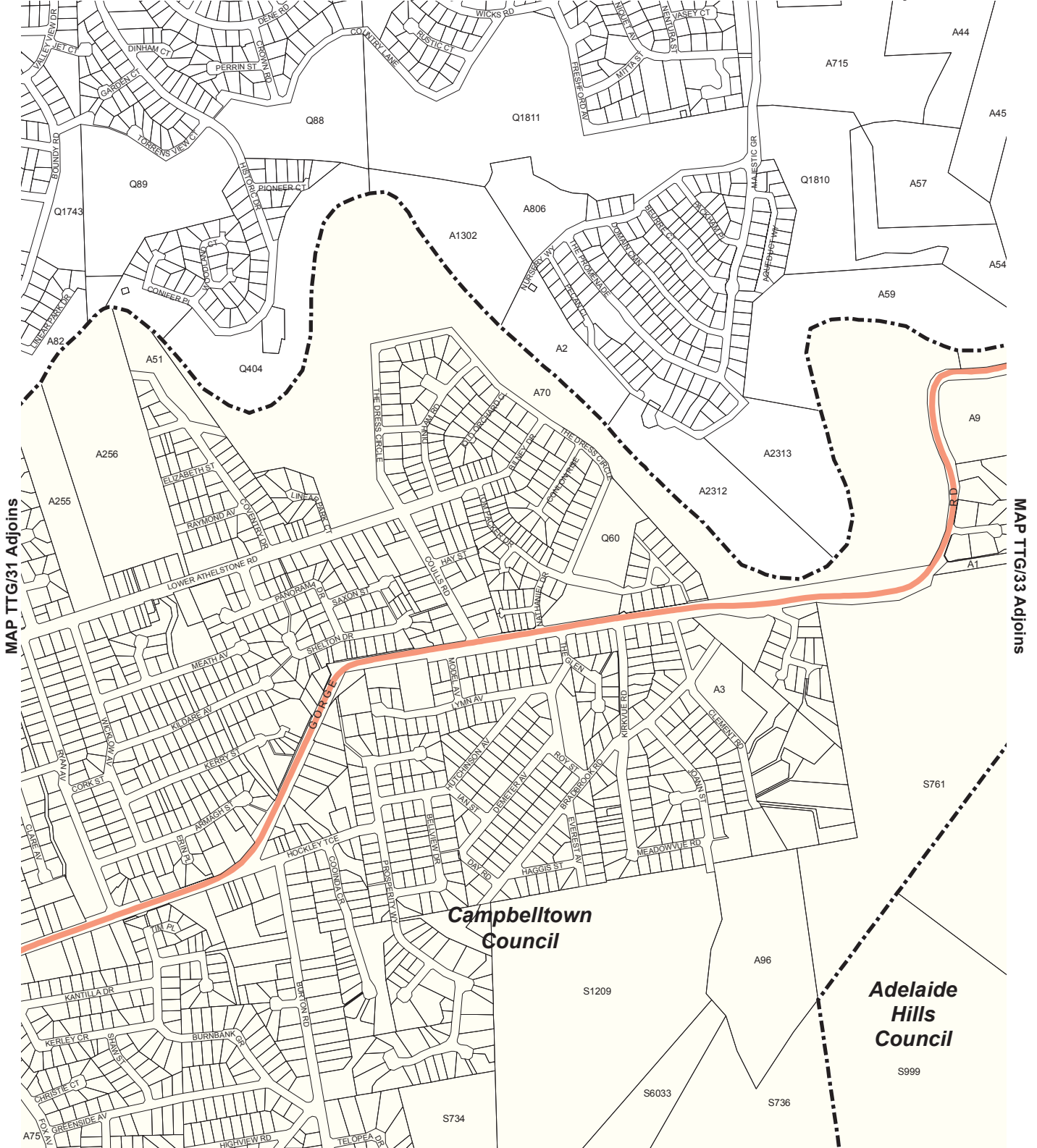
- Policy Area Boundary
- Development Plan Boundary



# Location Map TTG/32

MAP TTG/27 Adjoins

MAP TTG/28 Adjoins



MAP TTG/31 Adjoins

MAP TTG/33 Adjoins

MAP TTG/1 Adjoins

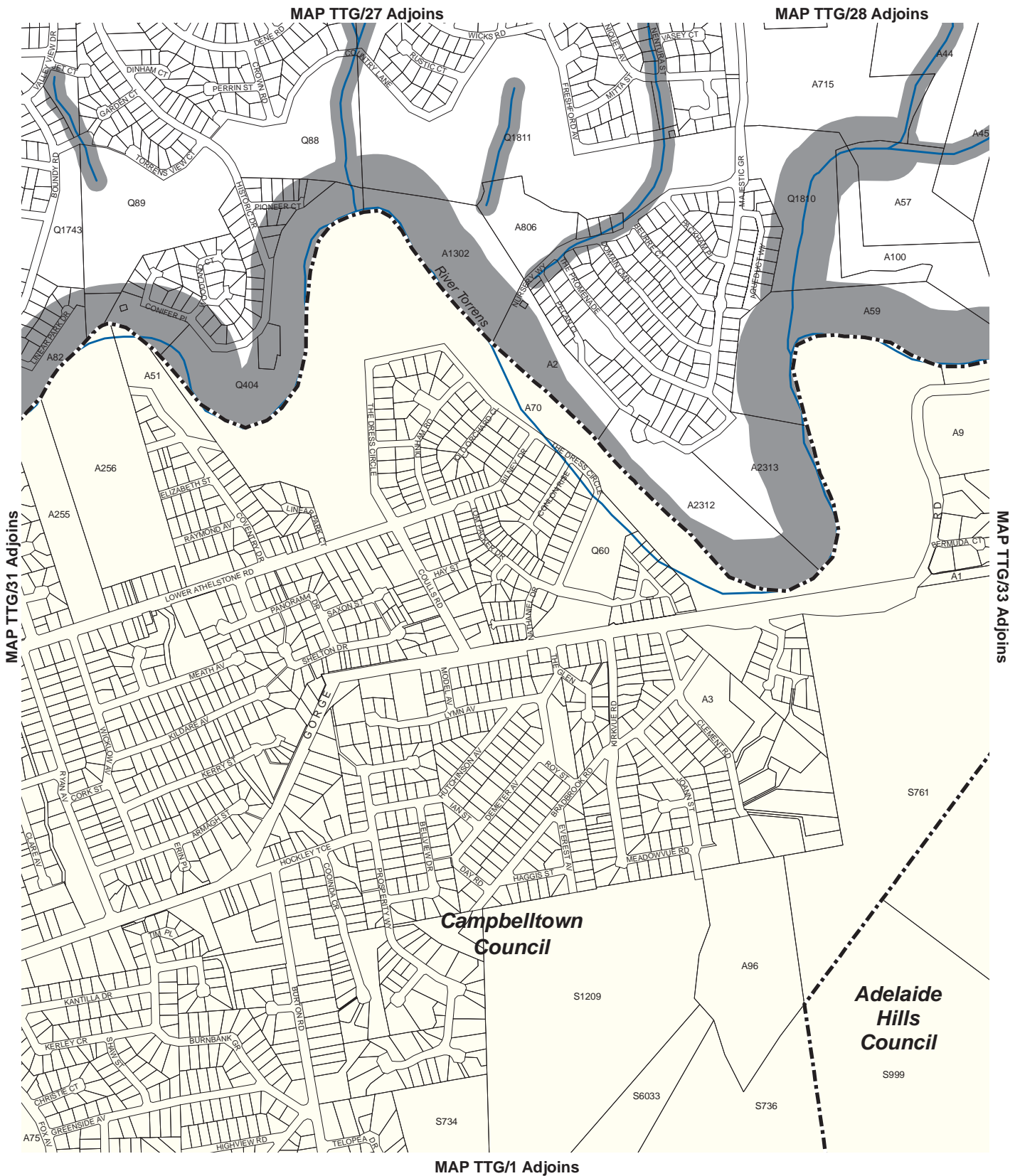


# Overlay Map TTG/32

## TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

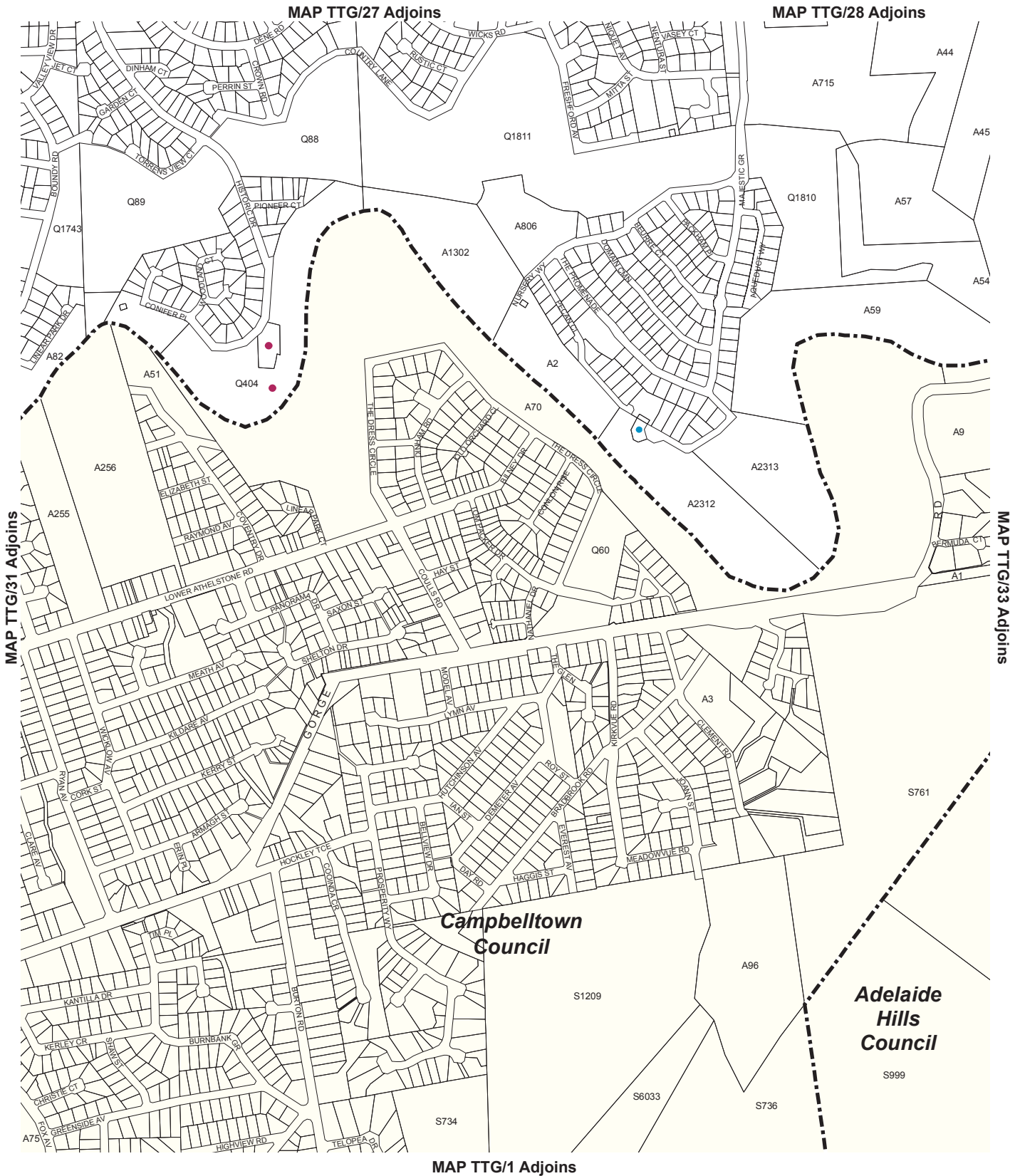




# Overlay Map TTG/32

## DEVELOPMENT CONSTRAINTS

- Creek centreline
- River/Creek floodwater area
- 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.



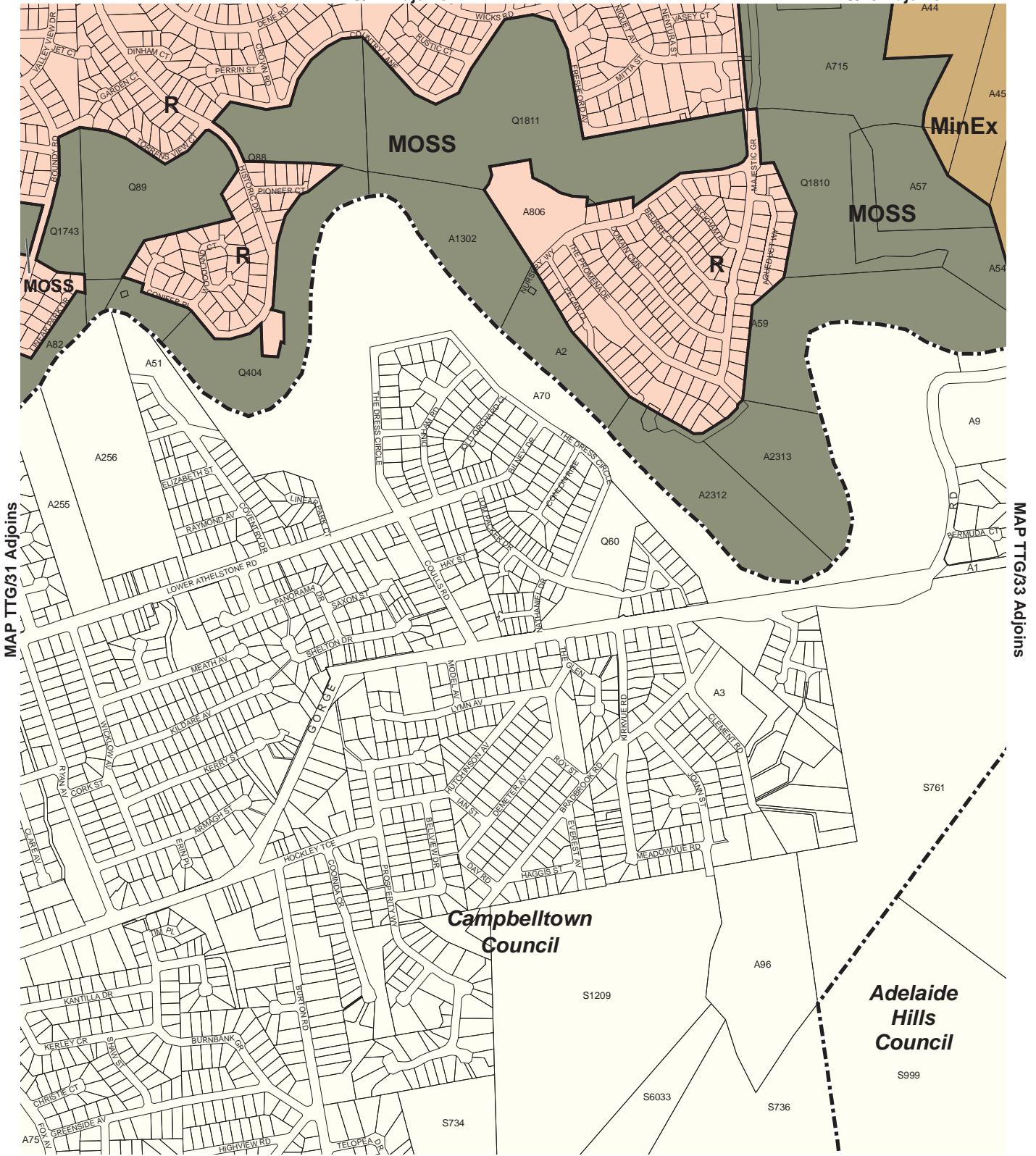
# Overlay Map TTG/32

## HERITAGE

- State heritage place
- Local heritage place
- Development Plan Boundary

MAP TTG/27 Adjoins

MAP TTG/28 Adjoins



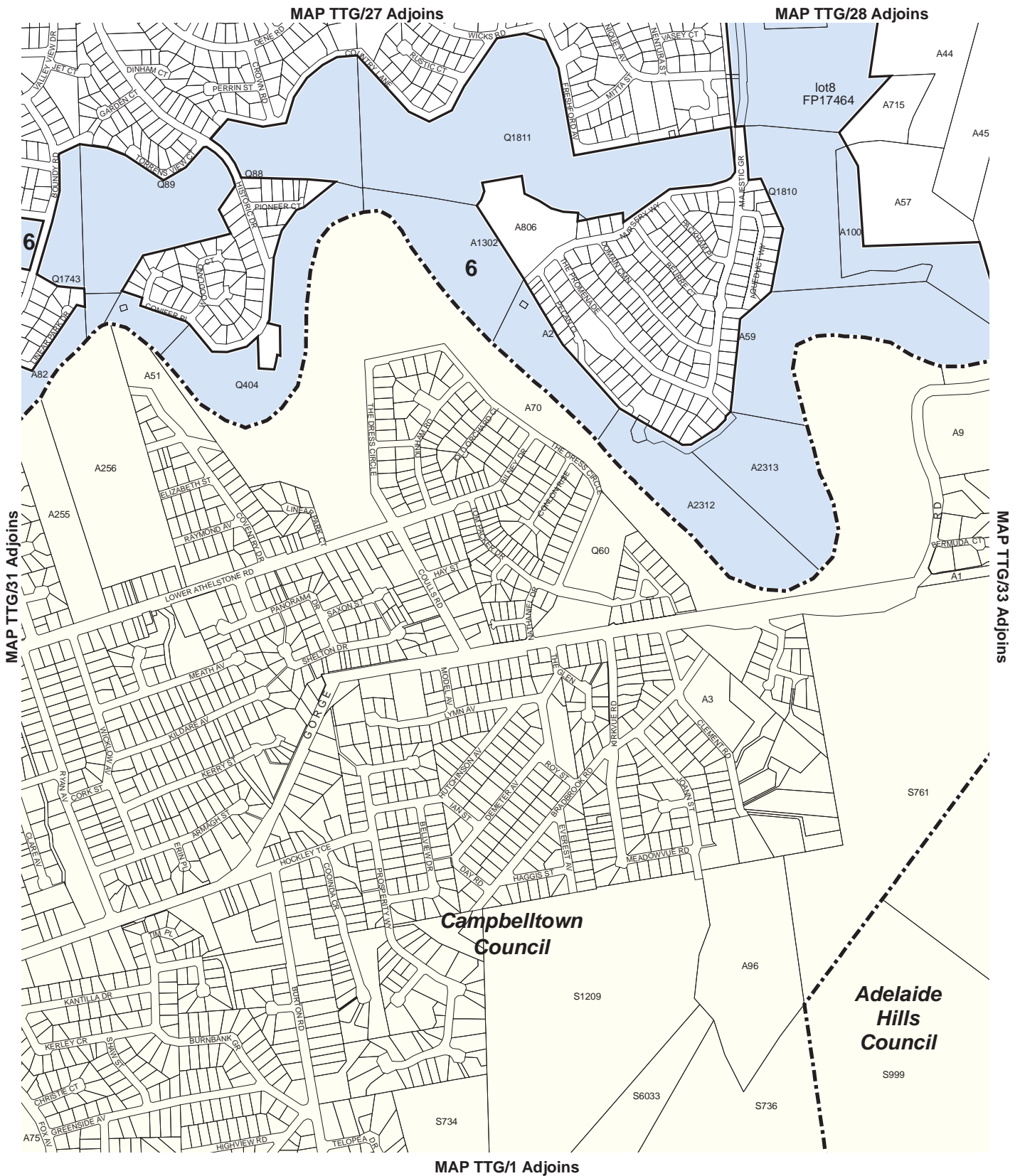
Lamberts Conformal Conic Projection, GDA94



**Zones**

- MOSS Metropolitan Open Space System
- MinEx Mineral Extraction
- R Residential
- Zone Boundary
- Development Plan Boundary

# Zone Map TTG/32



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

**6** Linear Park River Torrens

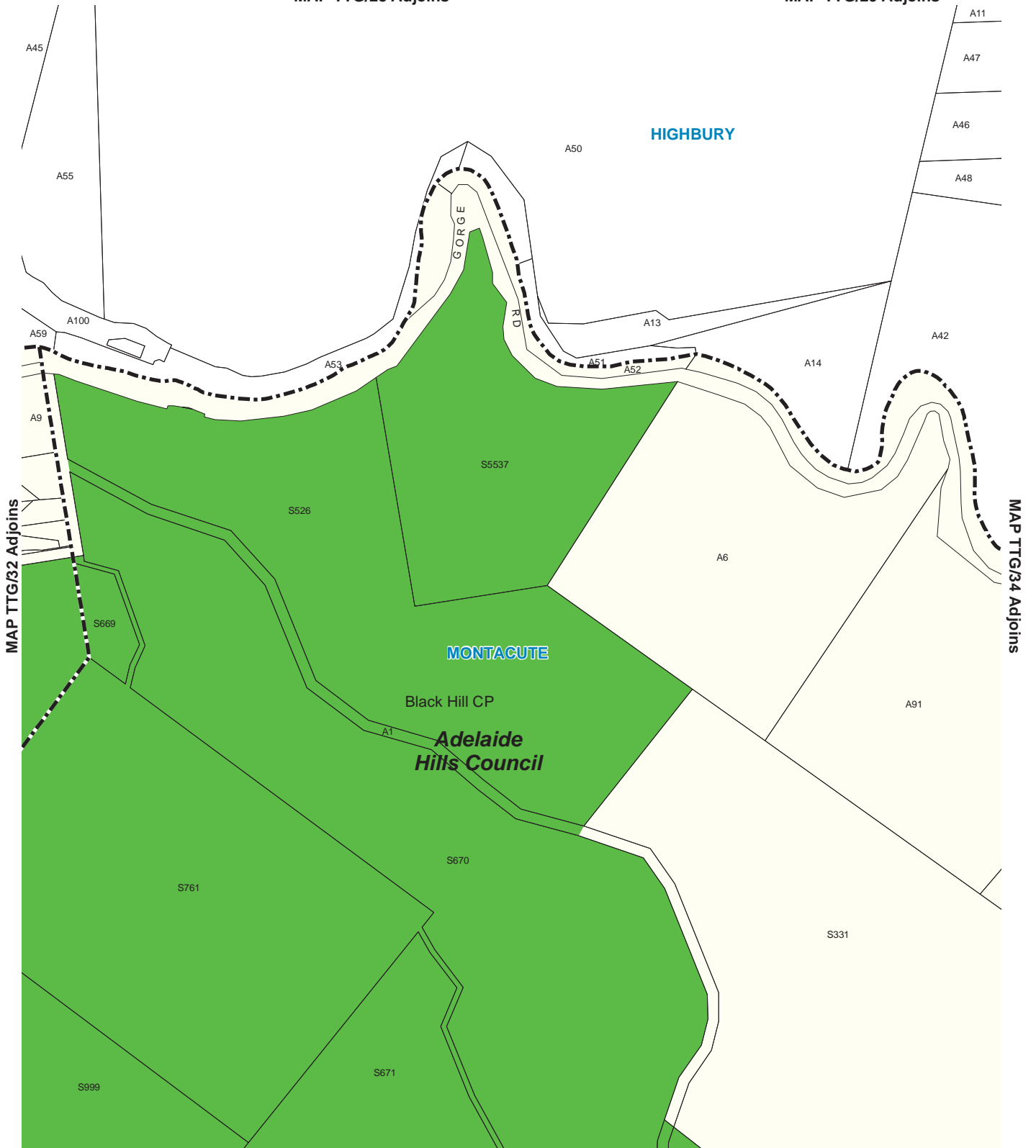


# Policy Area Map TTG/32

- Policy Area Boundary
- Development Plan Boundary

MAP TTG/28 Adjoins

MAP TTG/29 Adjoins



MAP TTG/1 Adjoins

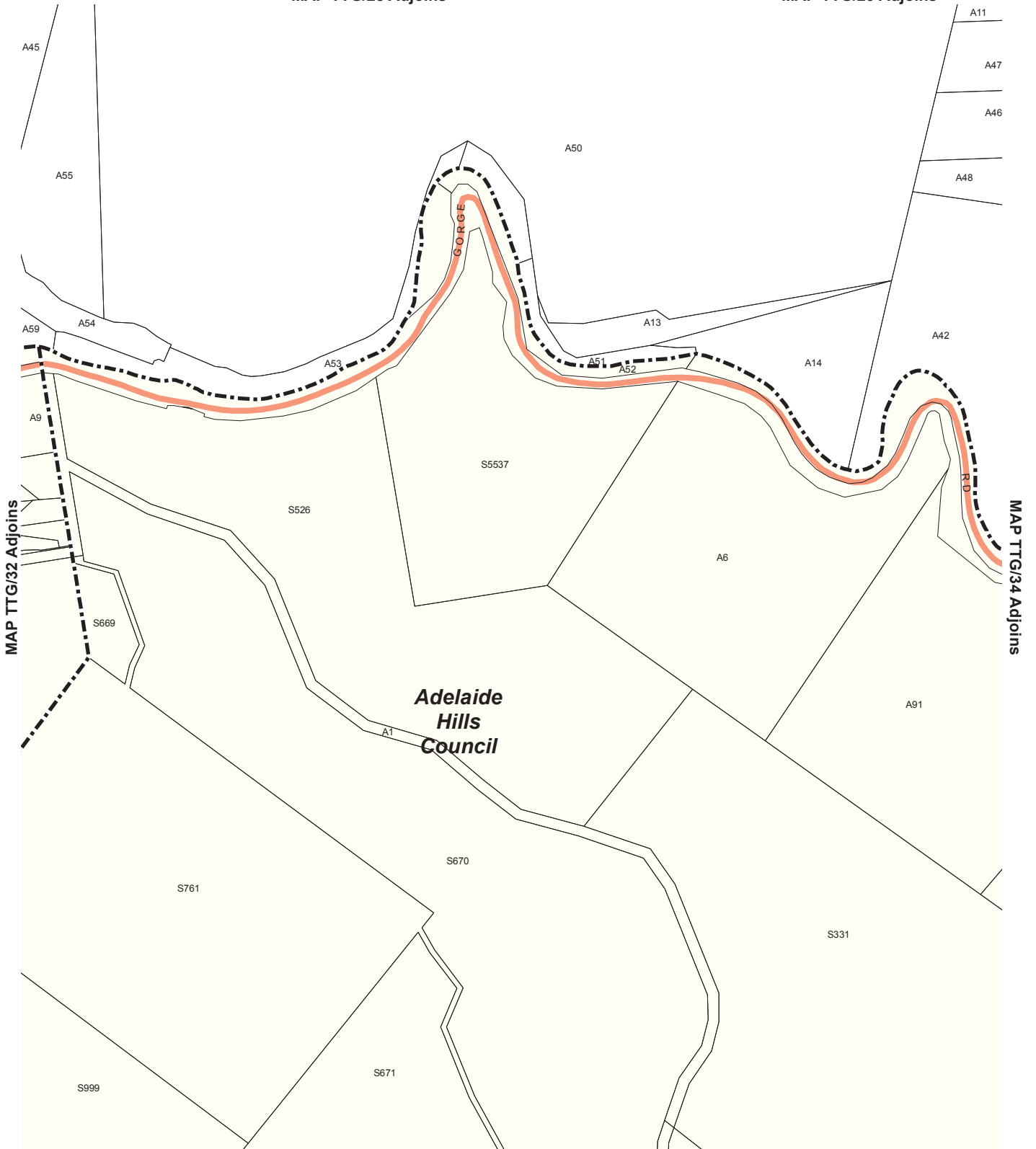


# Location Map TTG/33

- Conservation Park
- Development Plan Boundary

MAP TTG/28 Adjoins

MAP TTG/29 Adjoins



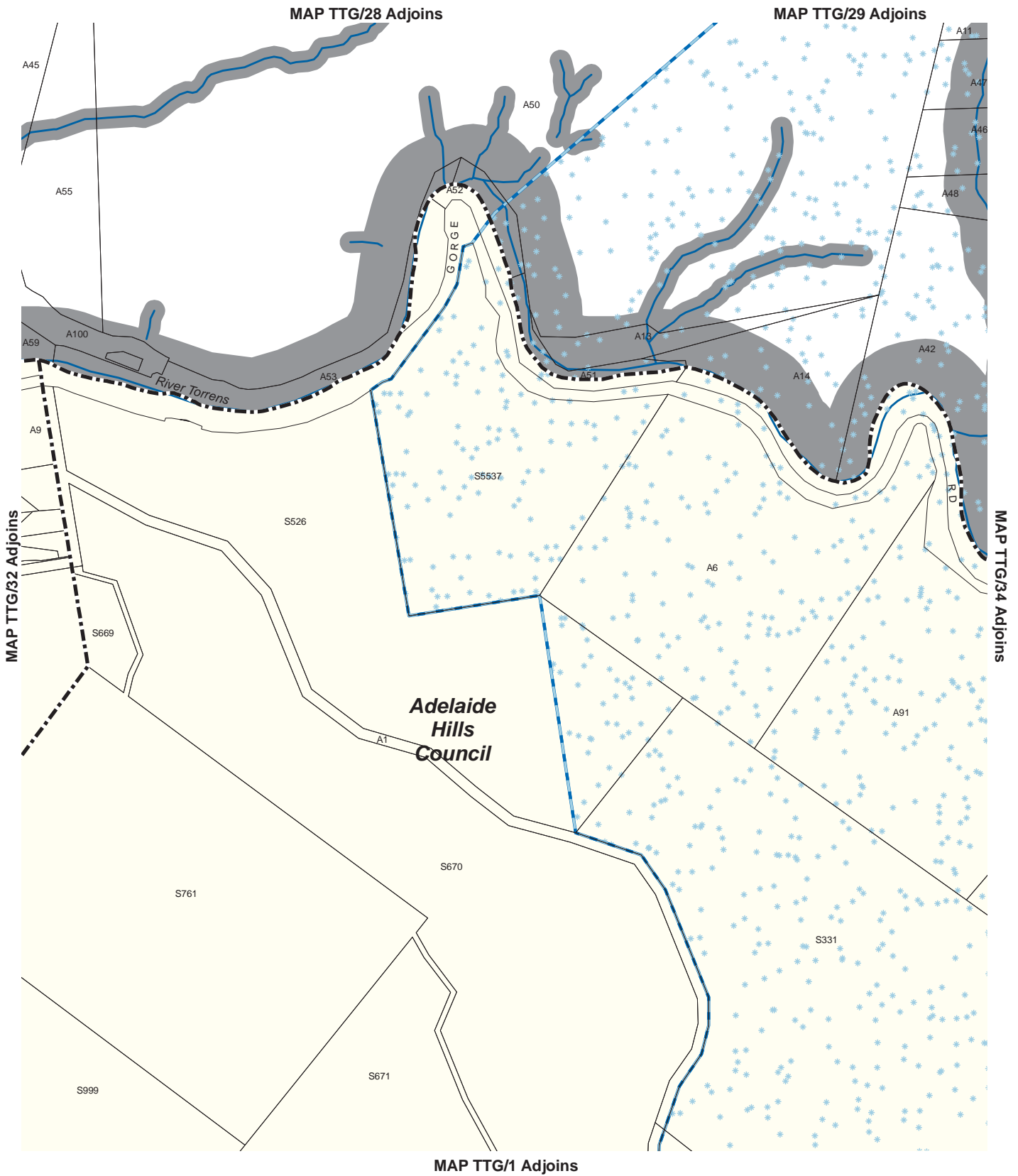
MAP TTG/1 Adjoins



# Overlay Map TTG/33





## TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary



NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)



-  Mt Lofty Watershed Boundary
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

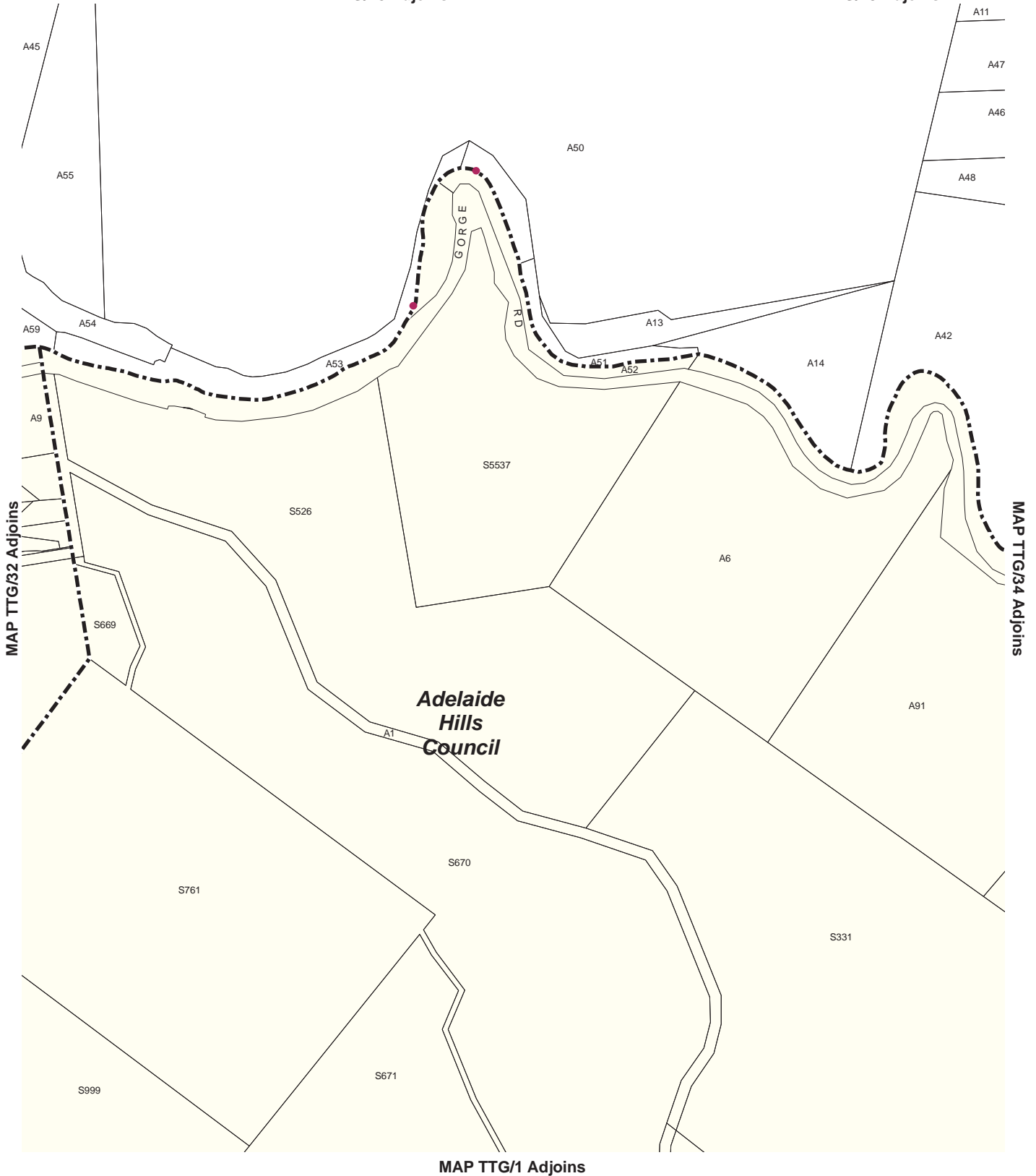
# Overlay Map TTG/33

## DEVELOPMENT CONSTRAINTS

TEA TREE GULLY COUNCIL  
Consolidated - 12 November 2020

MAP TTG/28 Adjoins

MAP TTG/29 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.

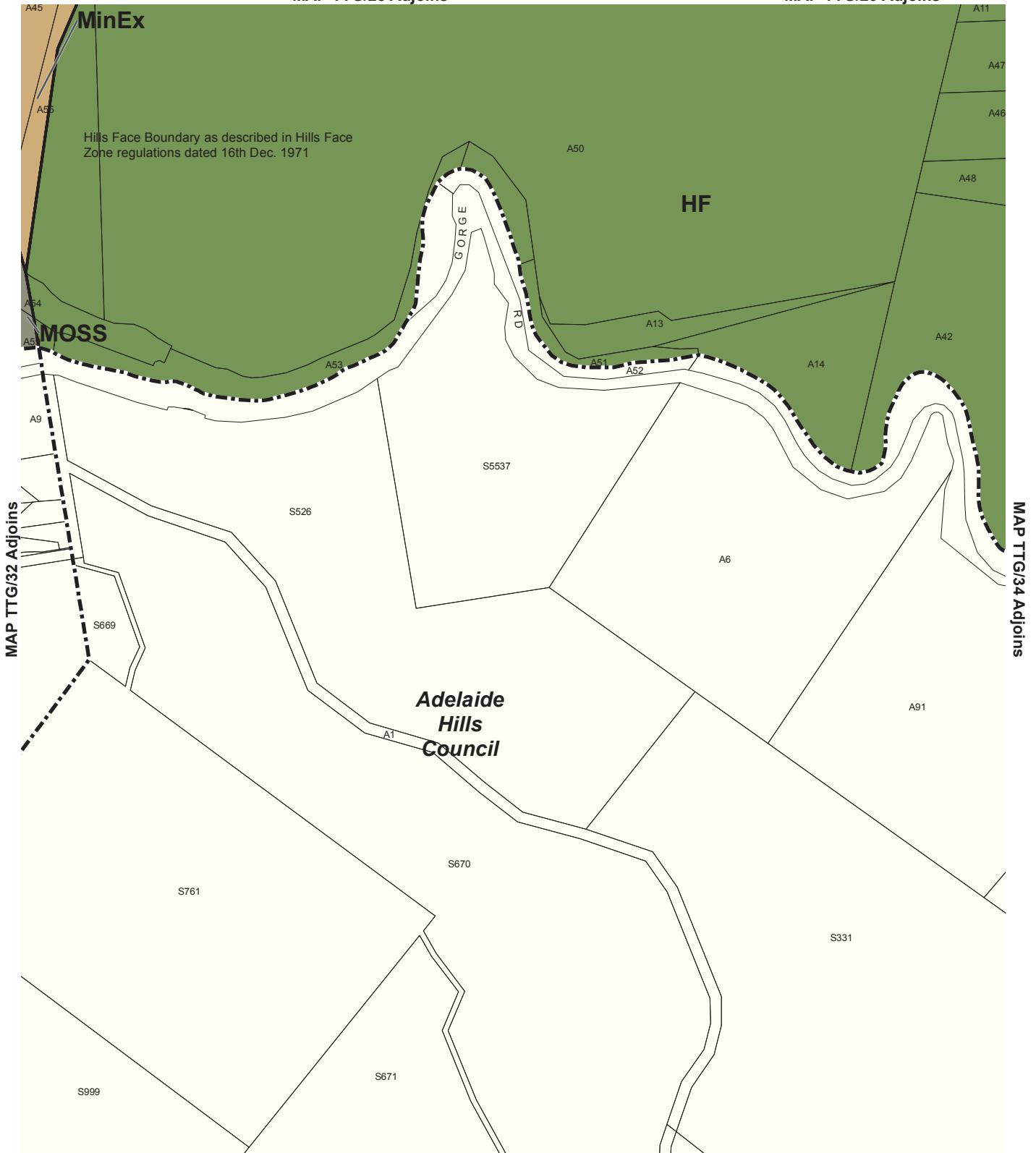


# Overlay Map TTG/33

## HERITAGE

- State heritage place
- Development Plan Boundary





Lamberts Conformal Conic Projection, GDA94



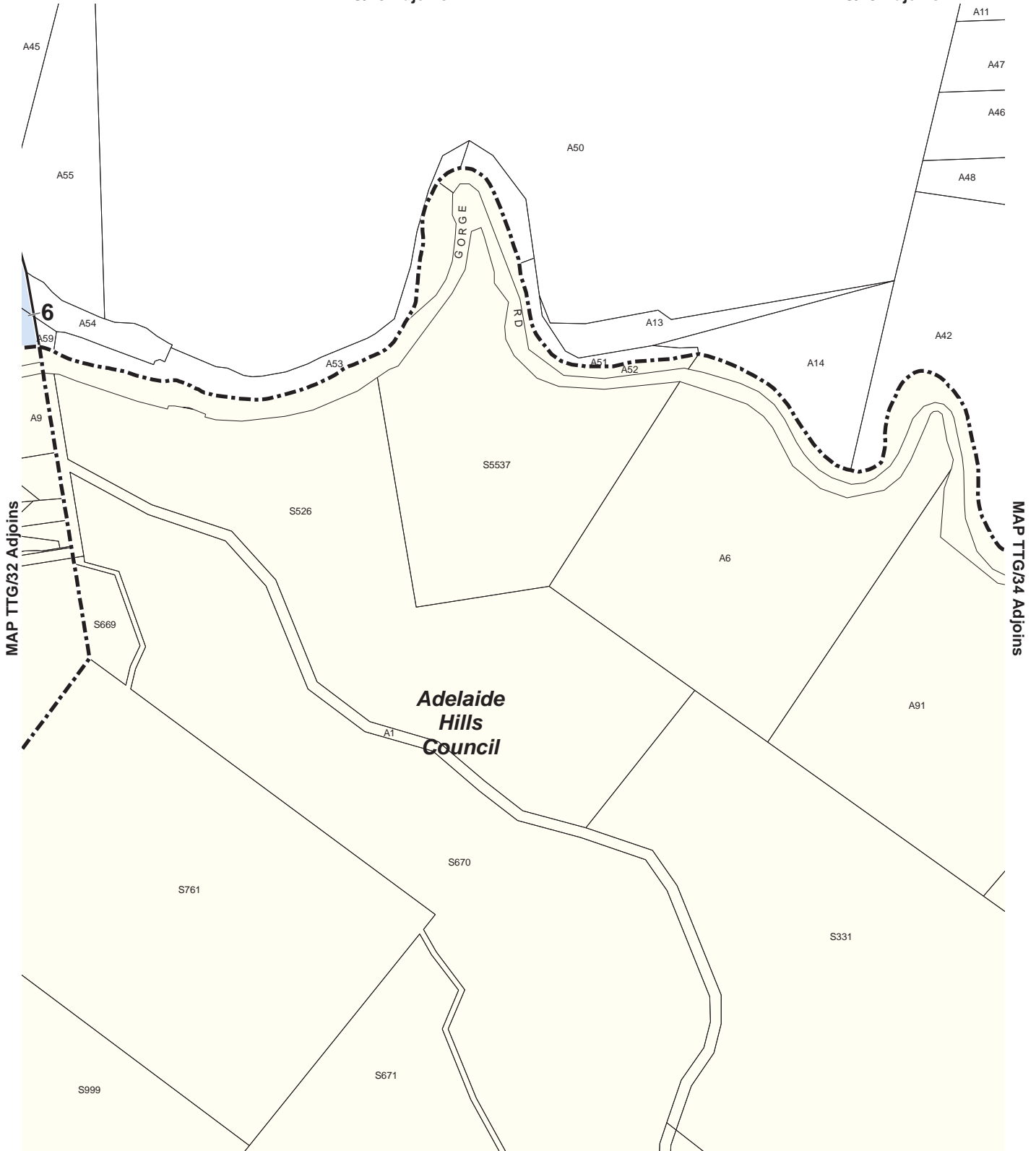
Zones

- HF Hills Face
- MOSS Metropolitan Open Space System
- MinEx Mineral Extraction
- Zone Boundary
- Development Plan Boundary

# Zone Map TTG/33

MAP TTG/28 Adjoins

MAP TTG/29 Adjoins



MAP TTG/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

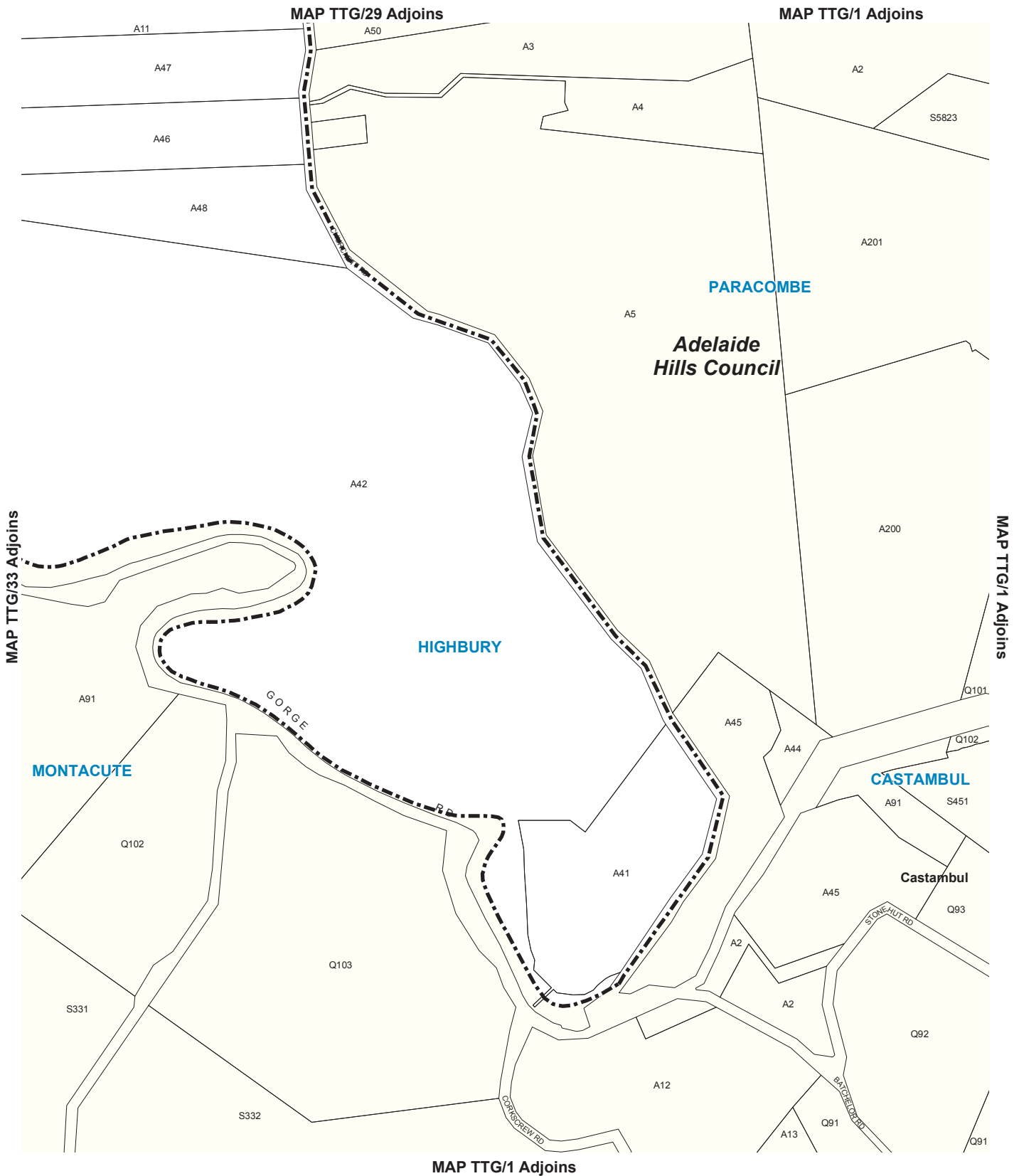
Policy Area

6 Linear Park River Torrens



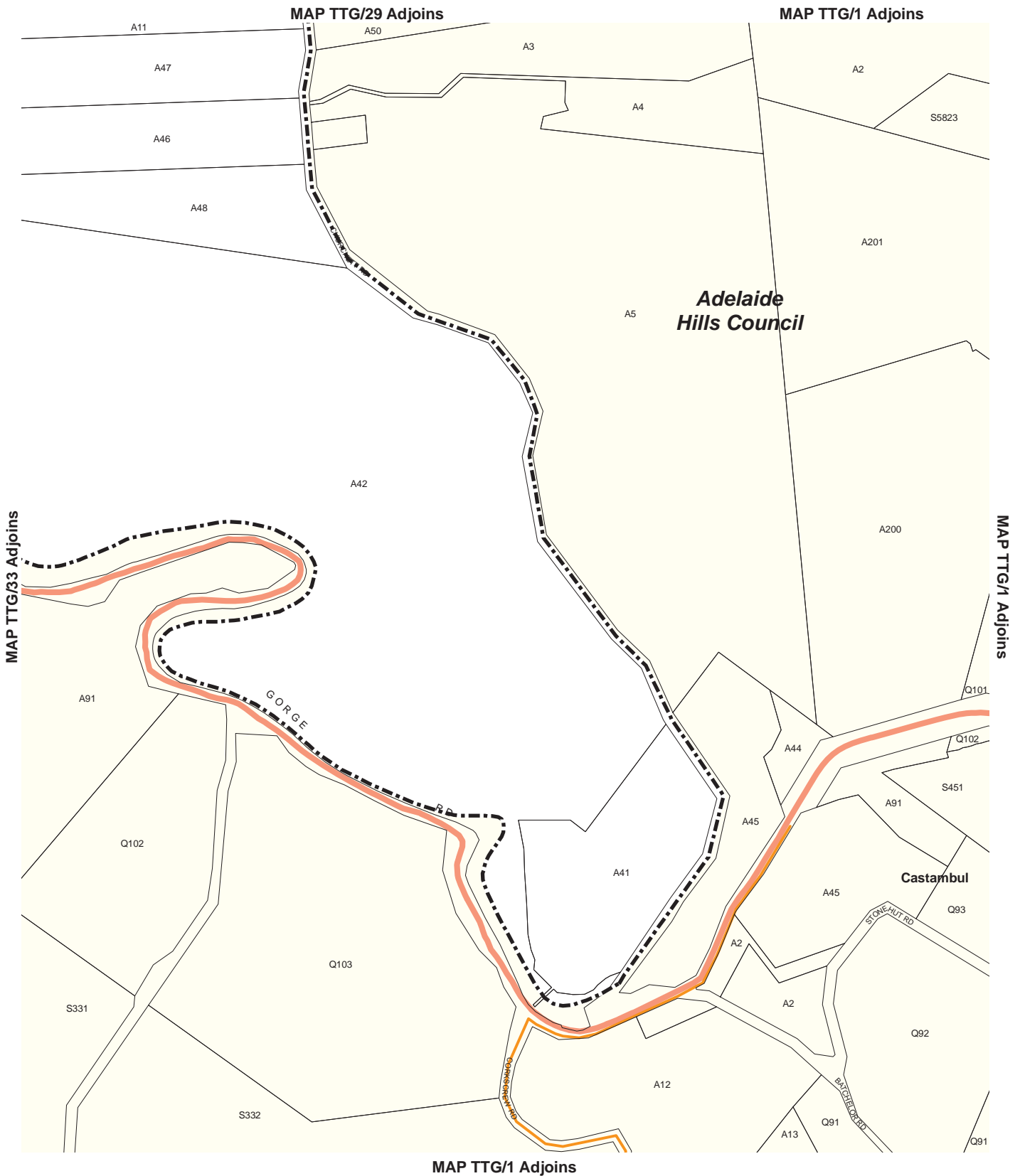
# Policy Area Map TTG/33

- Policy Area Boundary
- Development Plan Boundary



# Location Map TTG/34

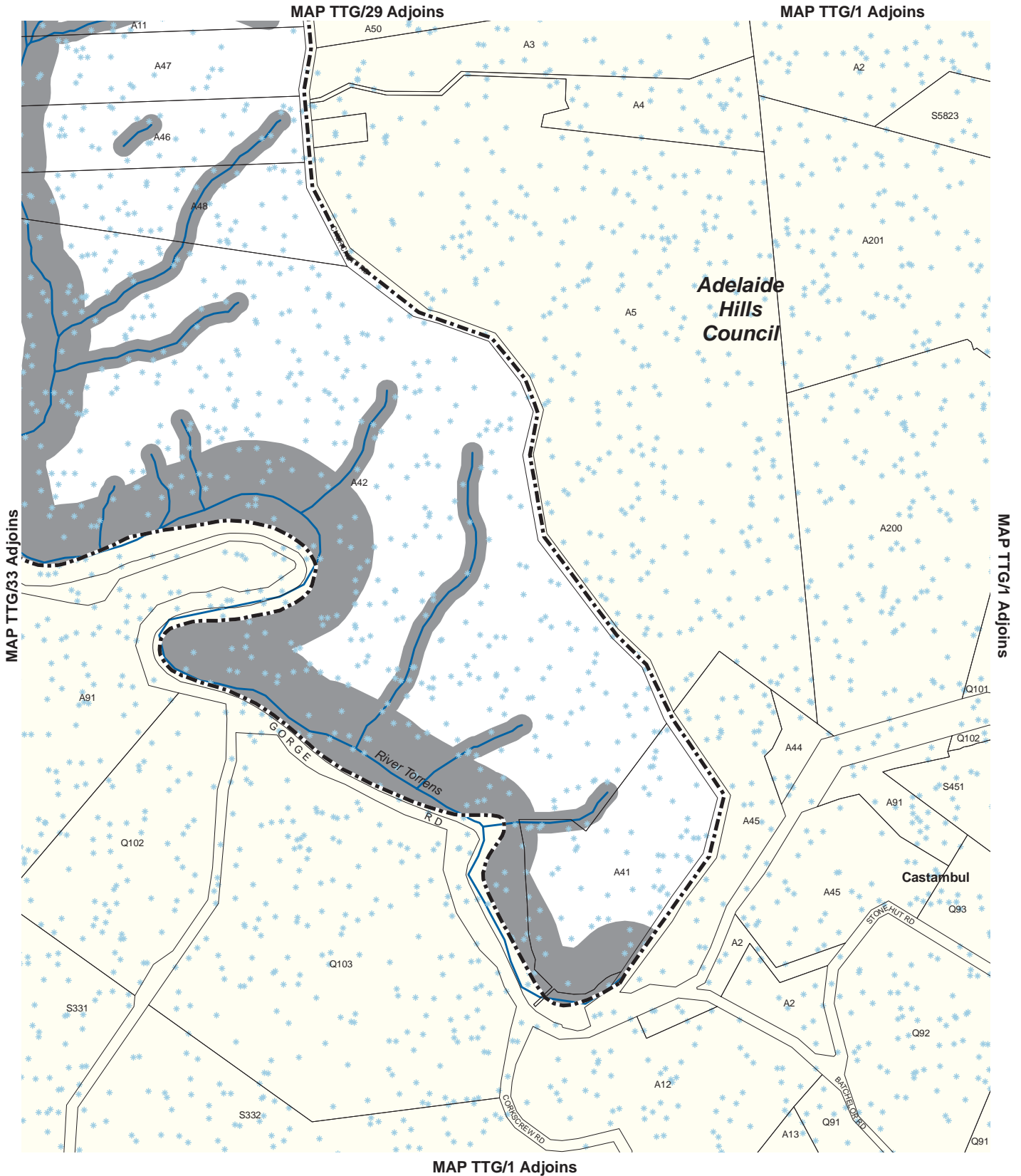
----- Development Plan Boundary



# Overlay Map TTG/34





## TRANSPORT

- Mount Lofty Scenic Roads
- Secondary Arterial Roads
- Development Plan Boundary



NOTE: Watershed boundary in accordance with the Environmental Protection Act 1993 Mt Lofty Ranges Watershed Area, section 61(a)

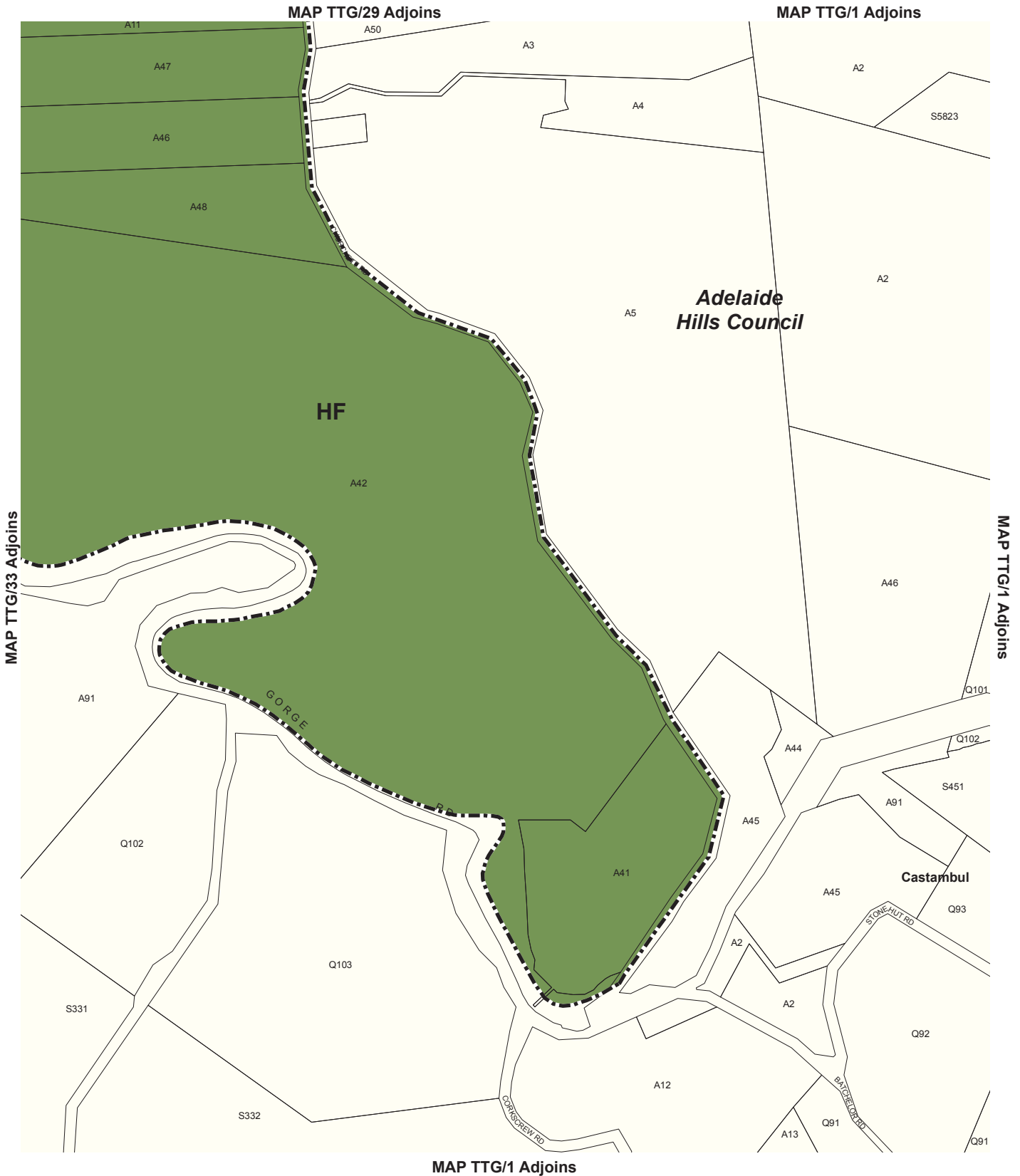


-  Mt Lofty Watershed Boundary
-  Creek centreline
-  River/Creek floodwater area
-  Development Plan Boundary

# Overlay Map TTG/34

## DEVELOPMENT CONSTRAINTS

TEA TREE GULLY COUNCIL  
Consolidated - 12 November 2020



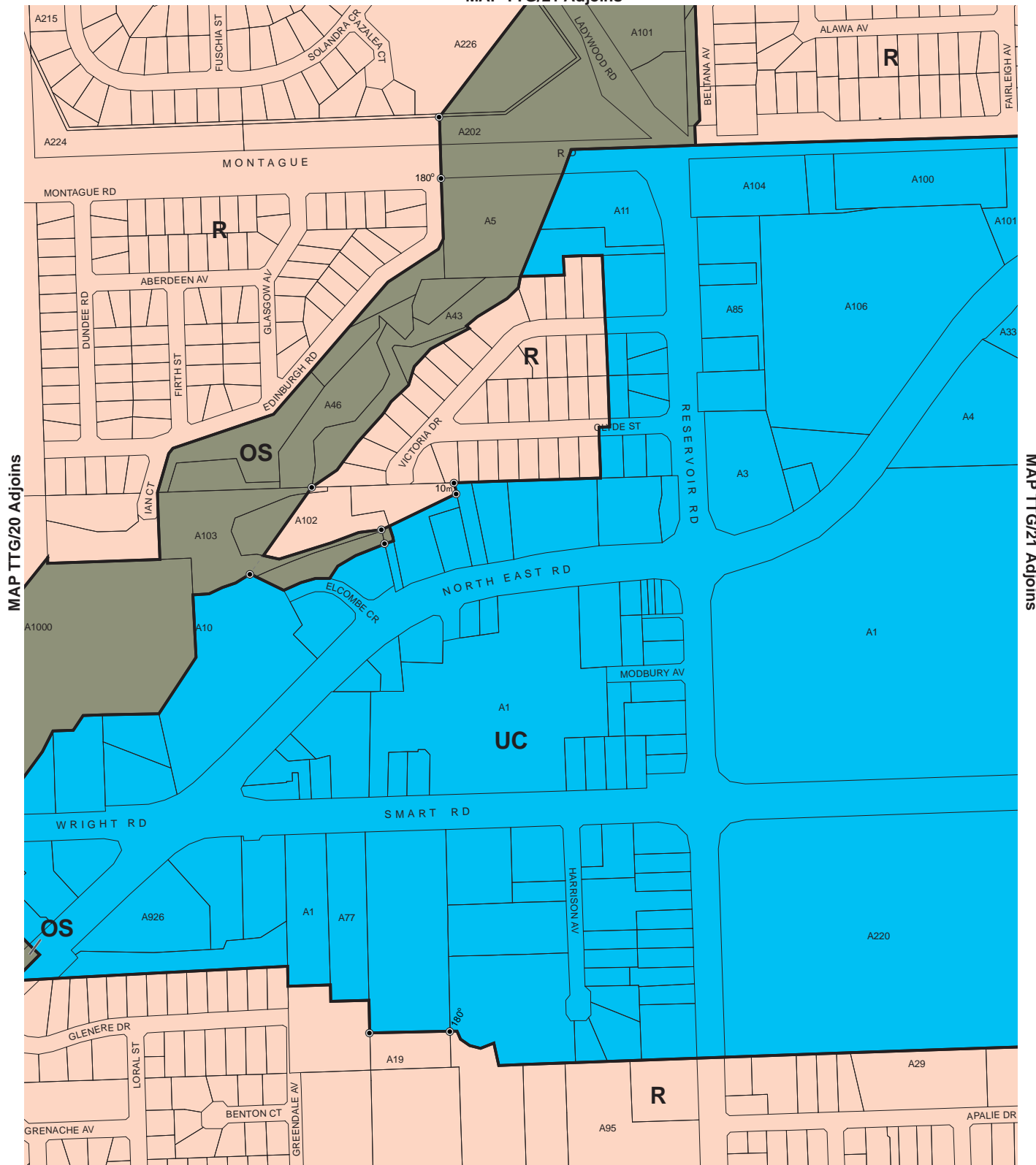
Lamberts Conformal Conic Projection, GDA94



# Zone Map TTG/34

- Zones**
- Hills Face
  - Zone Boundary
  - Development Plan Boundary

MAP TTG/21 Adjoins



MAP TTG/26 Adjoins

Lamberts Conformal Conic Projection, GDA94



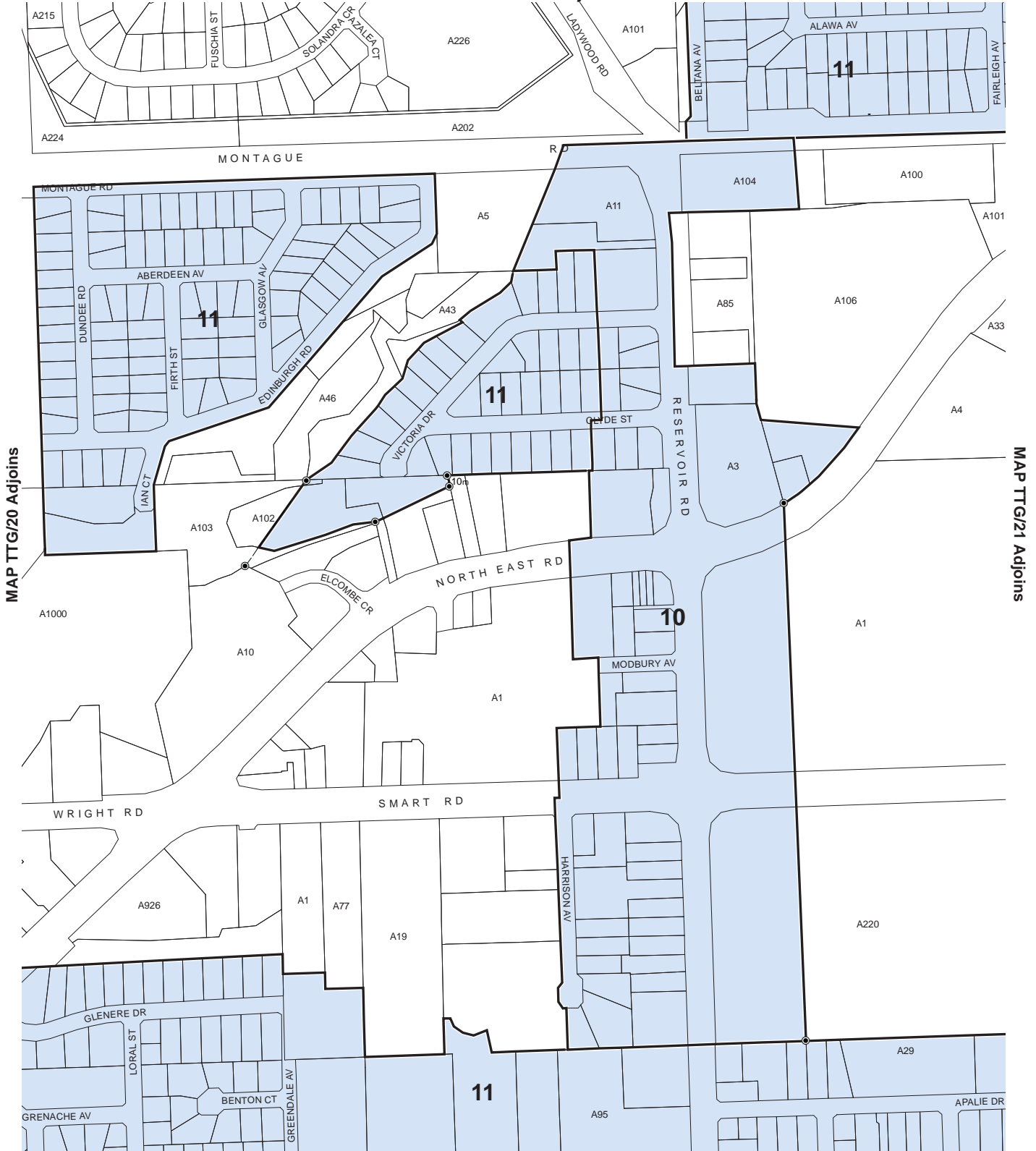
Zones

- OS Open Space
- R Residential
- UC Urban Core
- Zone Boundary

# Zone Map TTG/35 ENLARGEMENT

TEA TREE GULLY COUNCIL  
Consolidated - 12 November 2020

MAP TTG/21 Adjoins



MAP TTG/26 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 10 Main Street
- 11 Residential Growth

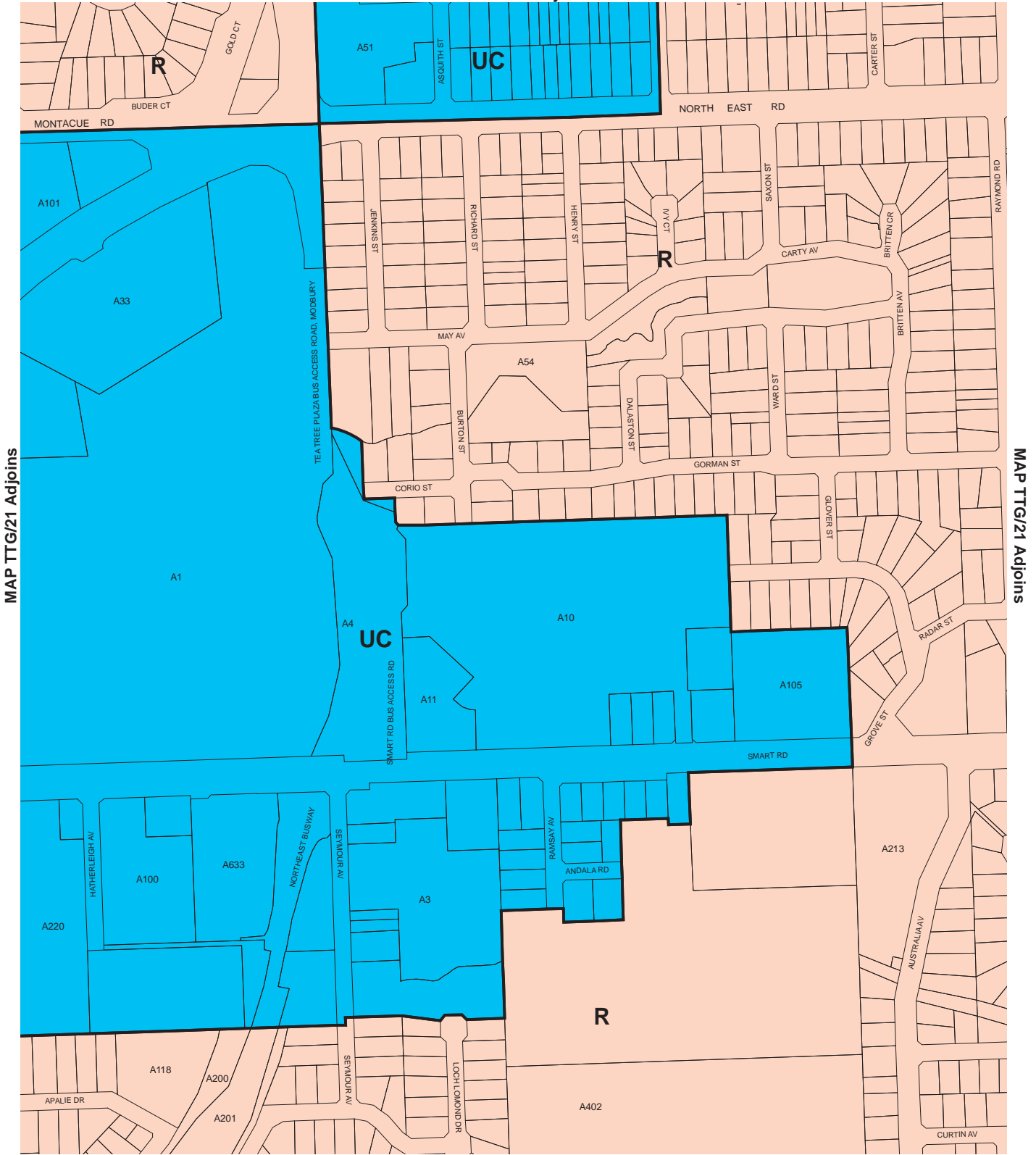


# Policy Area Map TTG/35 ENLARGEMENT

 Policy Area Boundary



MAP TTG/21 Adjoins



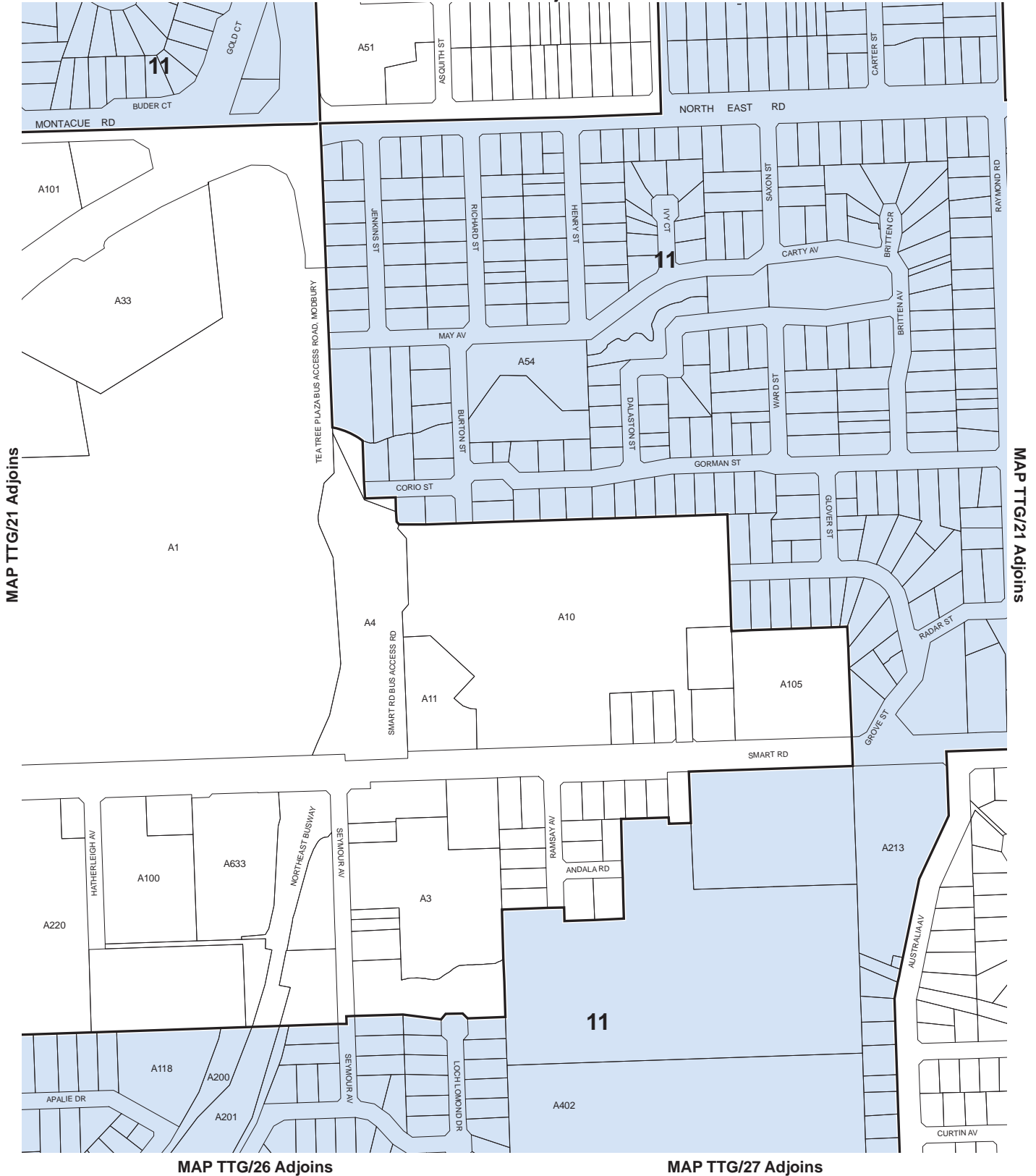
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Residential
  - Urban Core
  - Zone Boundary

# Zone Map TTG/36 ENLARGEMENT

MAP TTG/21 Adjoins



Lamberts Conformal Conic Projection, GDA94

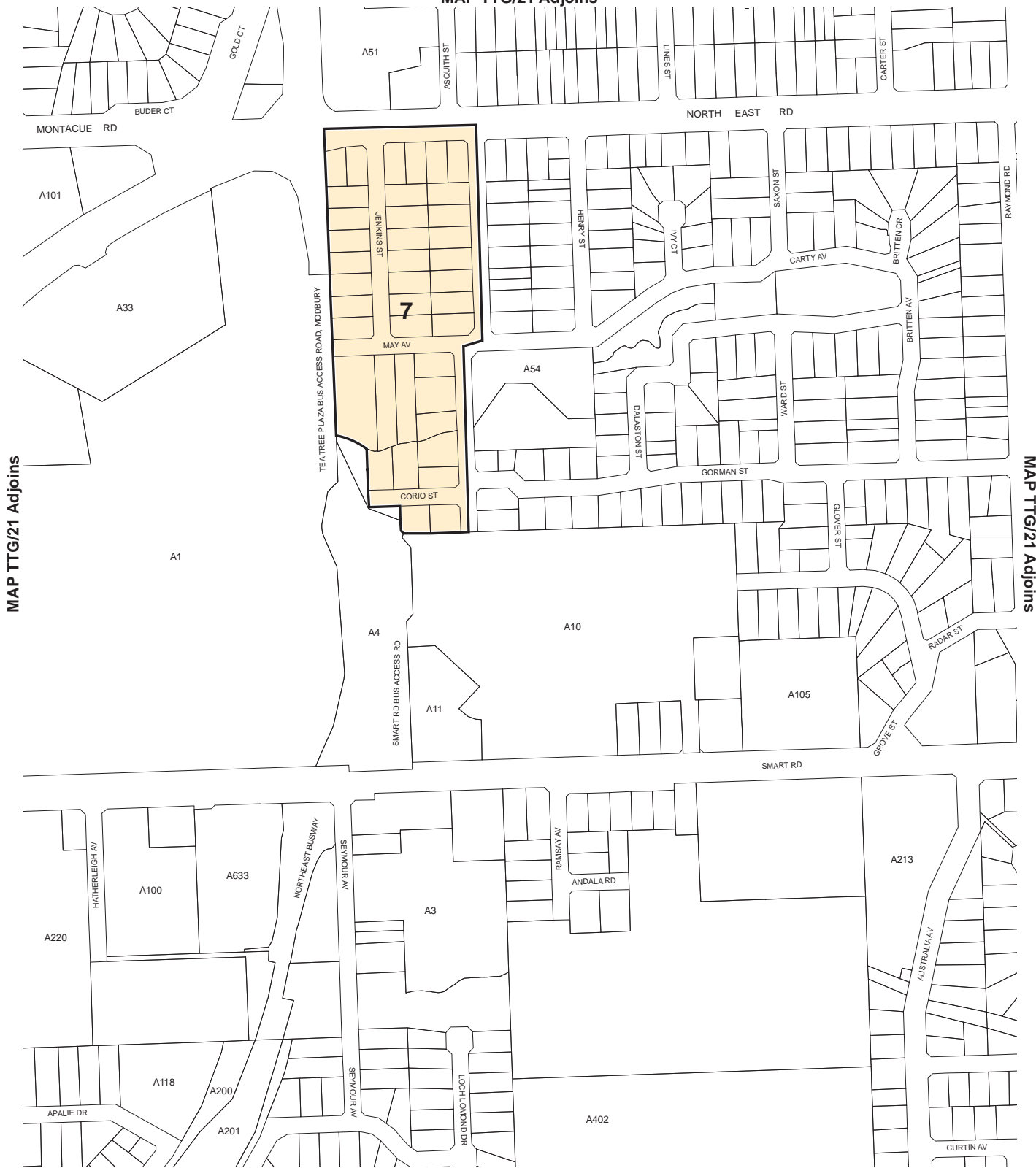
**Policy Area**  
11 Residential Growth



# Policy Area Map TTG/36 ENLARGEMENT

 Policy Area Boundary

MAP TTG/21 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
7 Amalgamation



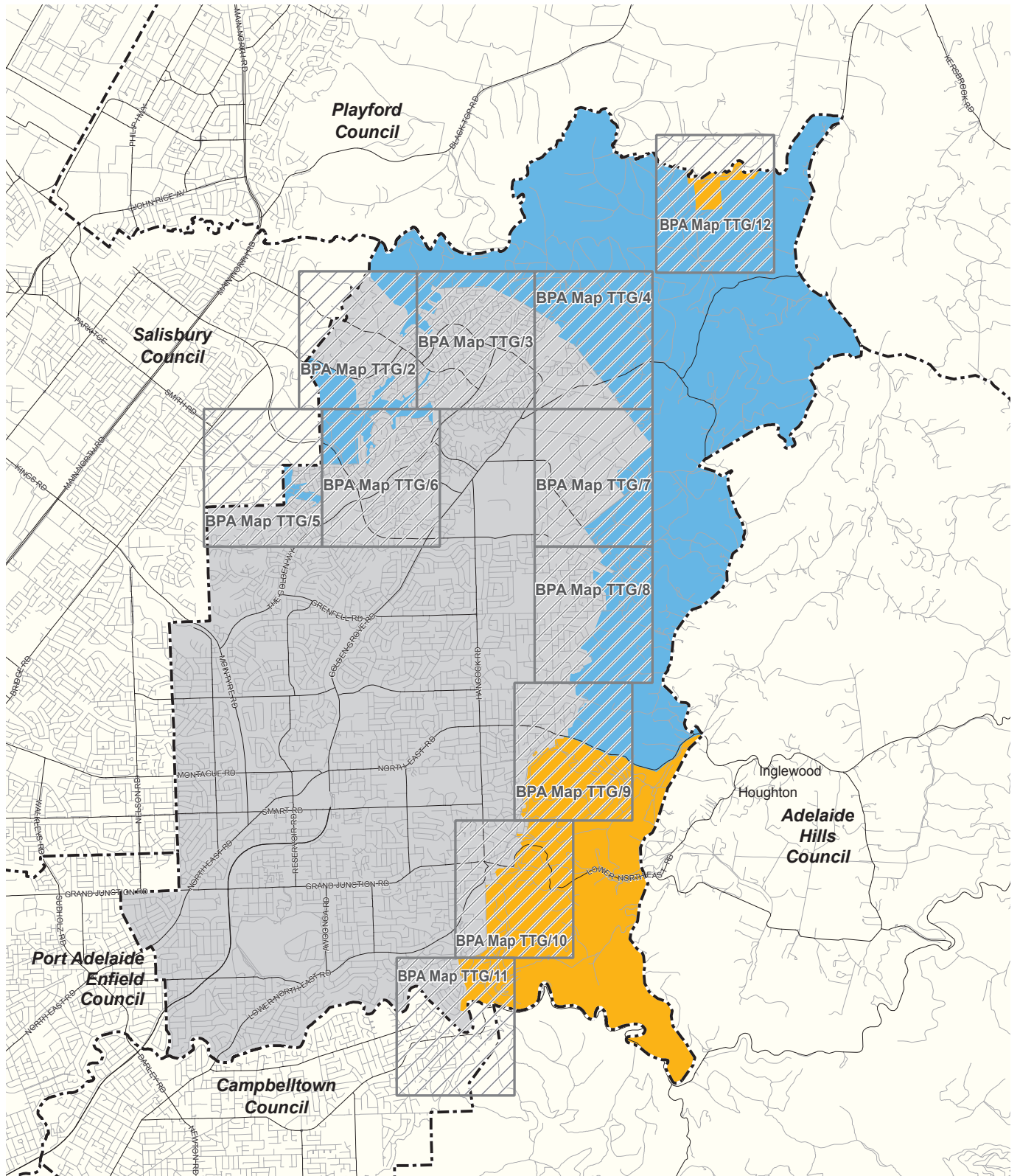
# Precinct Map TTG/36 ENLARGEMENT

 Precinct Boundary



# **Bushfire Risk BPA Maps**





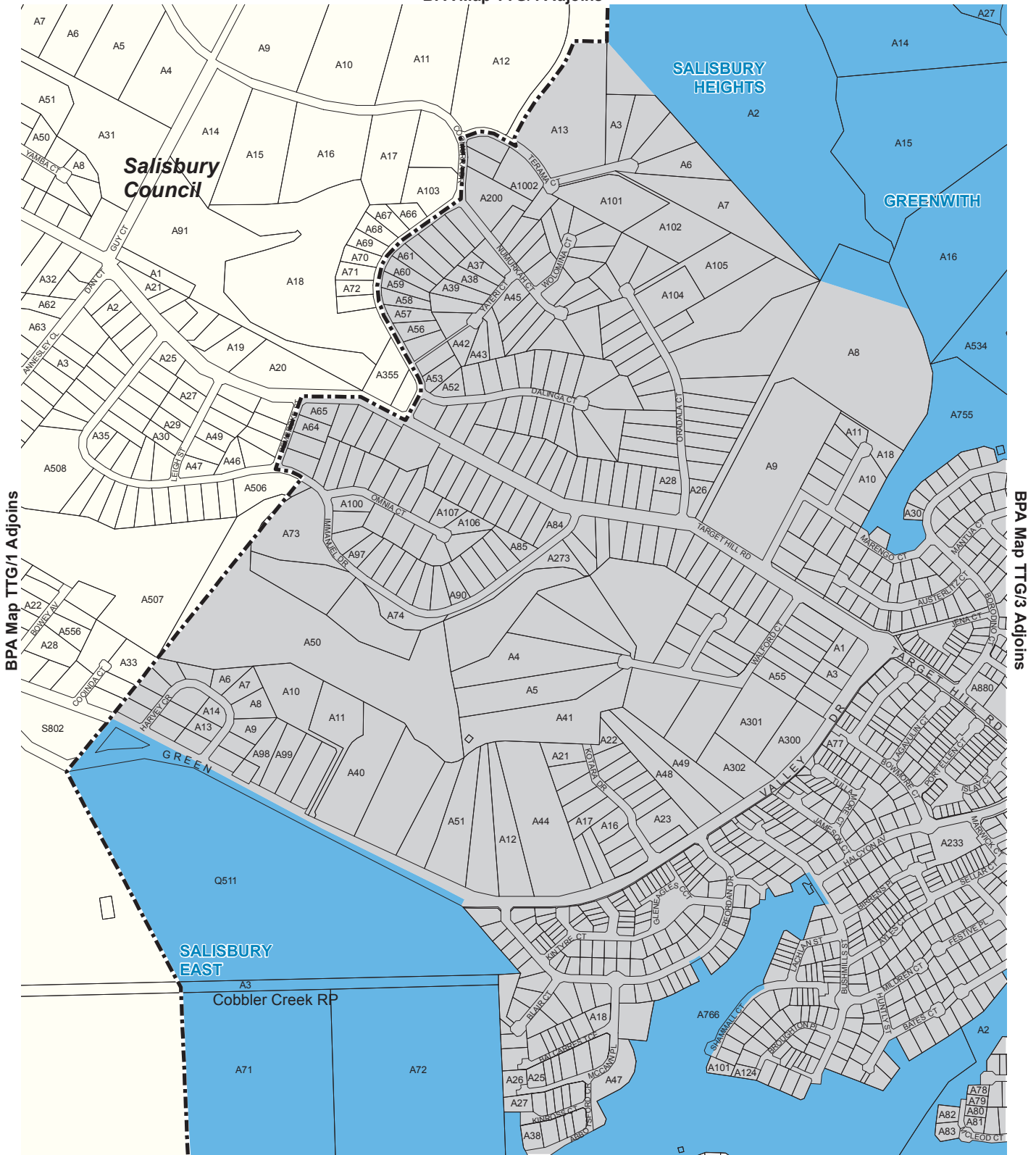
See enlargement map for accurate representation.



# Bushfire Protection Area BPA Map TTG/1 BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map TTG/1 Adjoins



BPA Map TTG/5 Adjoins

BPA Map TTG/6 Adjoins



# Bushfire Protection Area

## BPA Map TTG/2

### BUSHFIRE RISK

- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary



BPA Map TTG/1 Adjoins



BPA Map TTG/2 Adjoins

BPA Map TTG/4 Adjoins

BPA Map TTG/6 Adjoins

BPA Map TTG/1 Adjoins

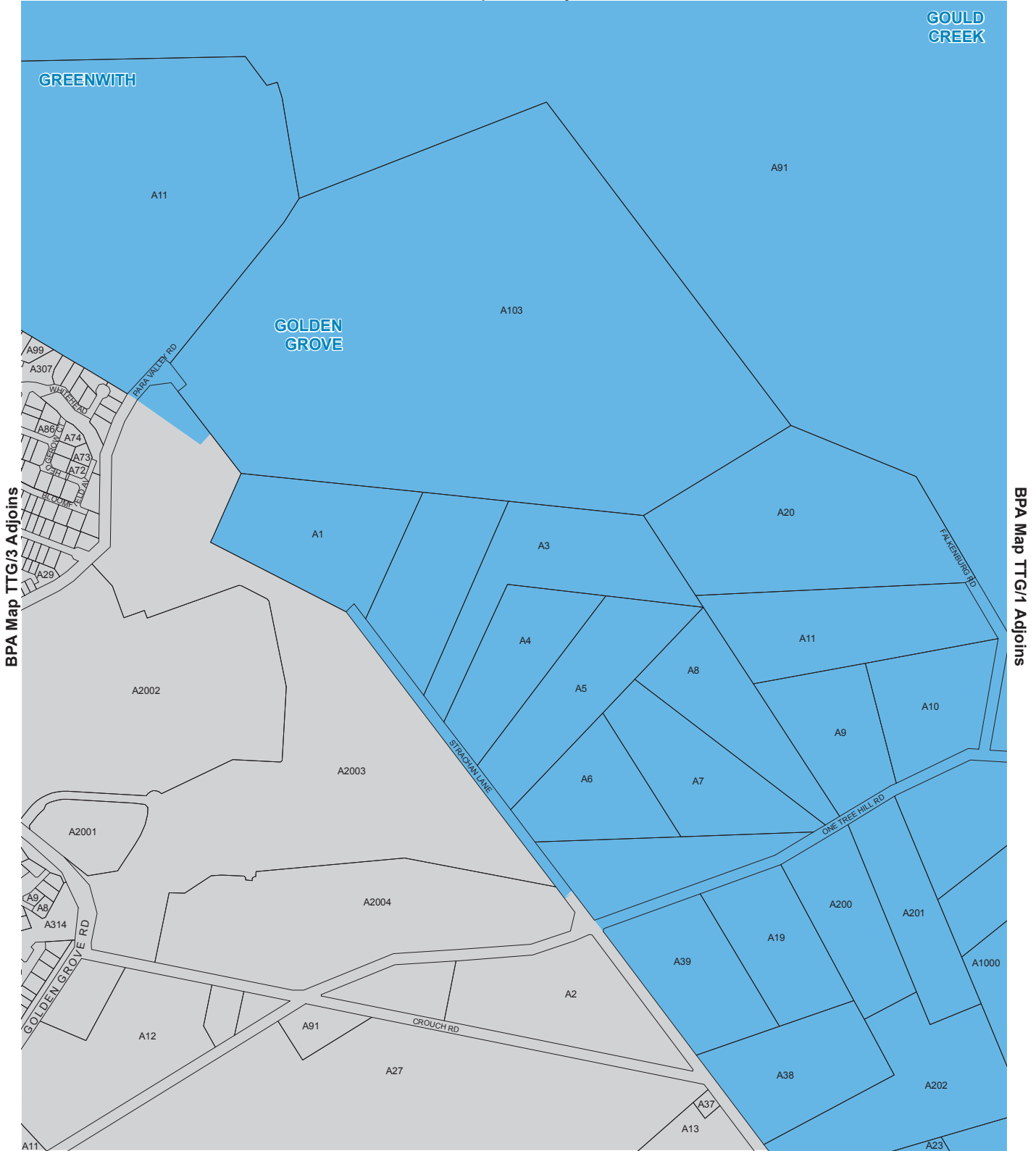


# Bushfire Protection Area

## BPA Map TTG/3

### BUSHFIRE RISK

- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions



# Bushfire Protection Area

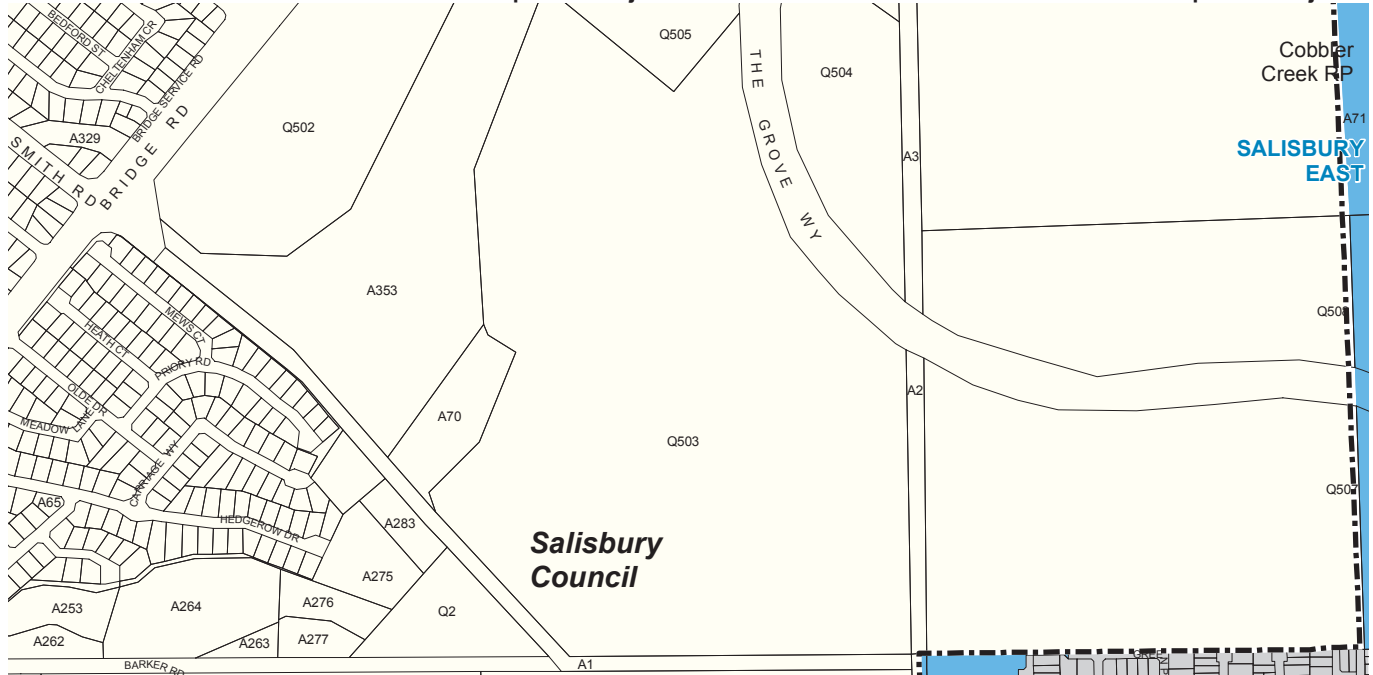
## BPA Map TTG/4

### BUSHFIRE RISK

- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions

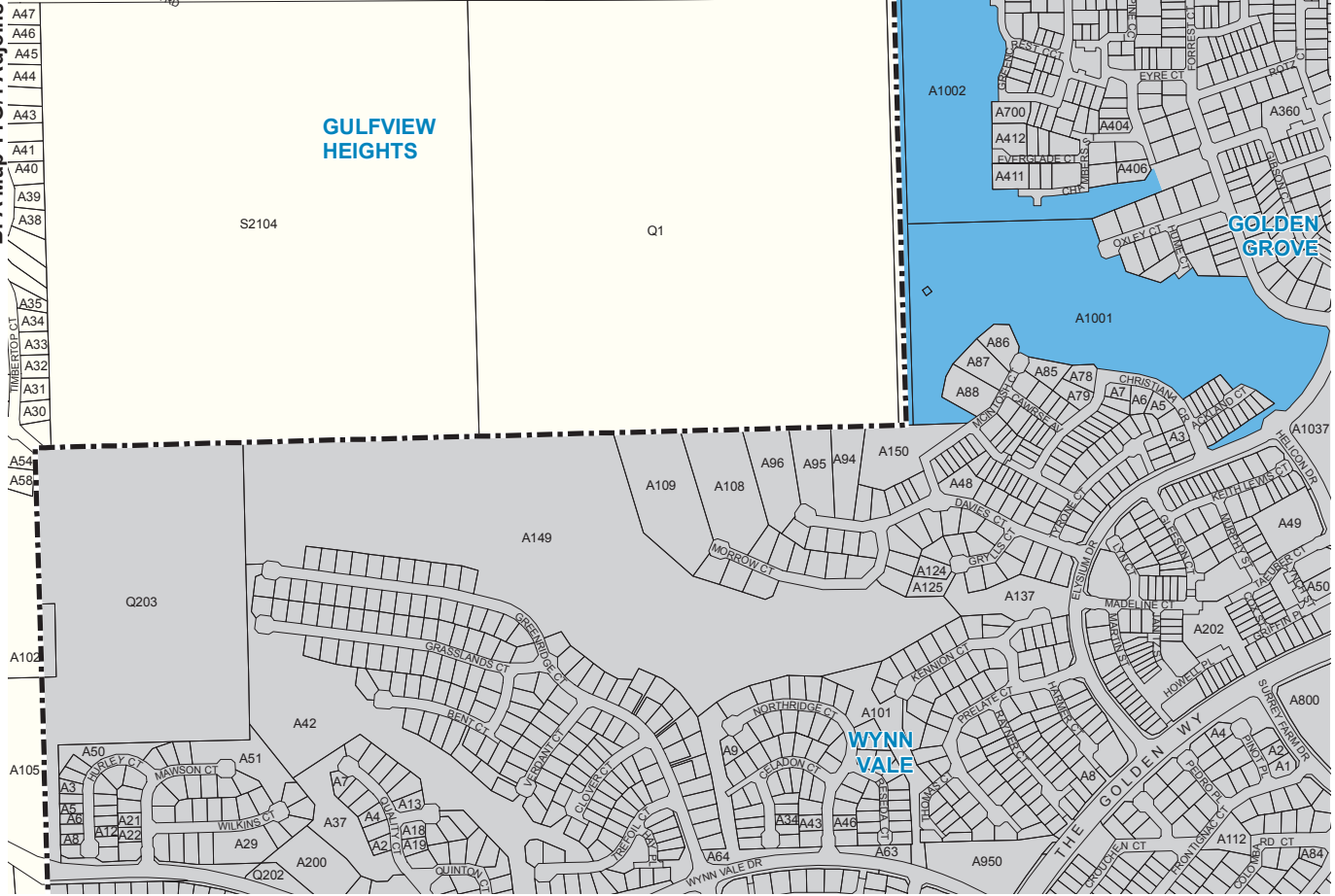
BPA Map TTG/1 Adjoins

BPA Map TTG/2 Adjoins



BPA Map TTG/1 Adjoins




BPA Map TTG/6 Adjoins

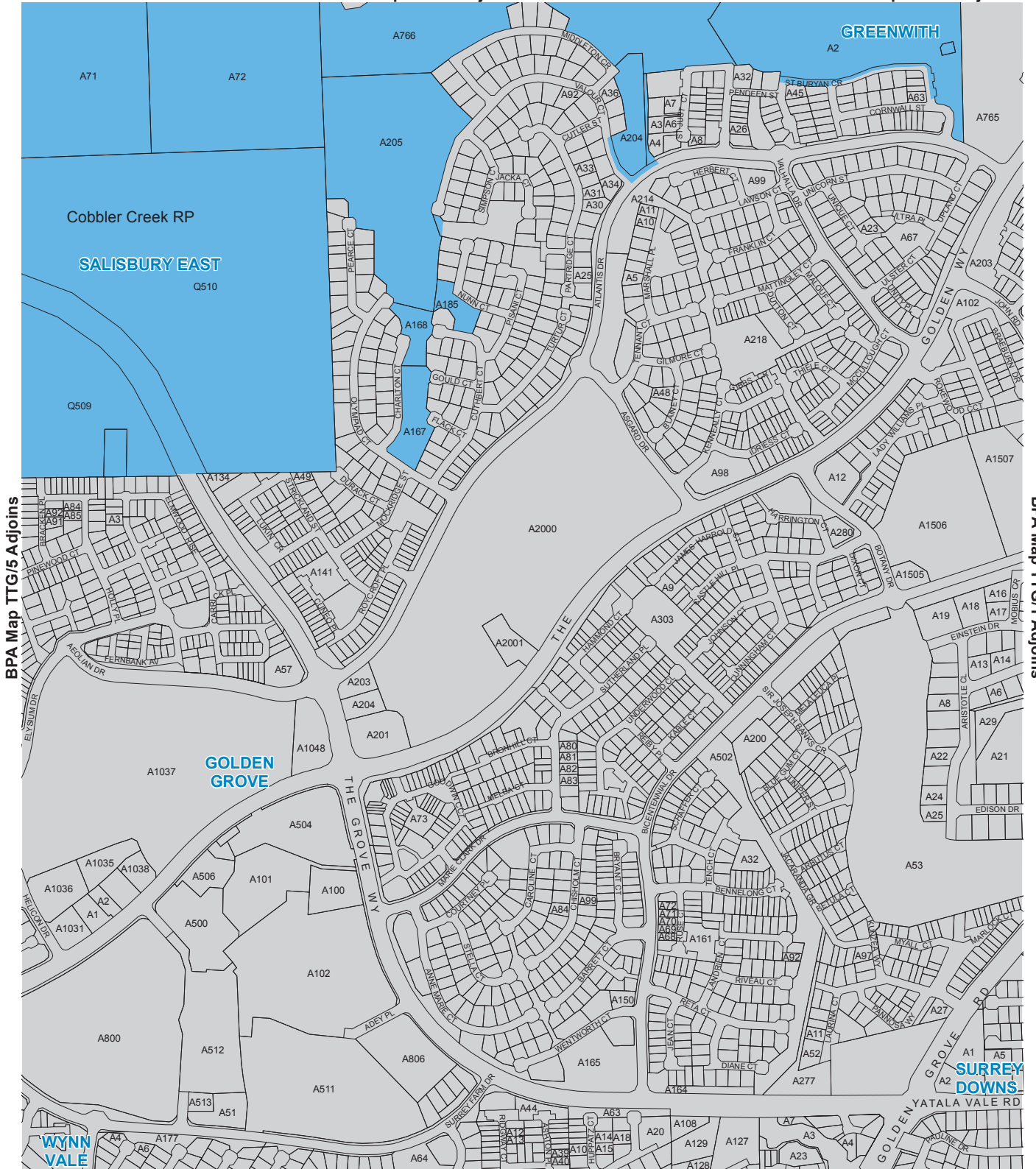


BPA Map TTG/1 Adjoins



# Bushfire Protection Area BPA Map TTG/5 BUSHFIRE RISK

-  Medium Bushfire Risk
-  Excluded area from bushfire protection planning provisions
-  Development Plan Boundary



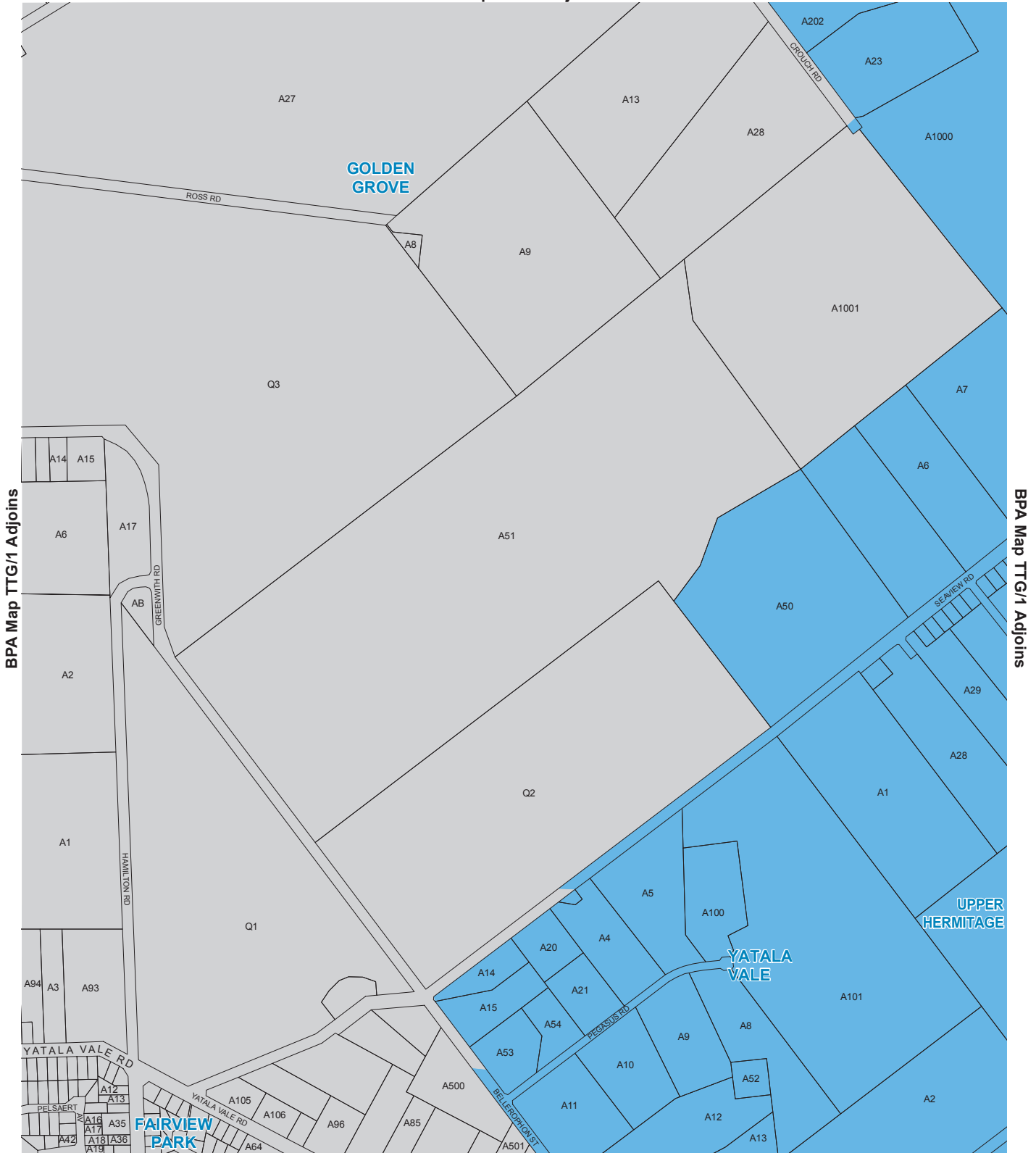
# Bushfire Protection Area

## BPA Map TTG/6

### BUSHFIRE RISK

- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map TTG/4 Adjoins



BPA Map TTG/8 Adjoins



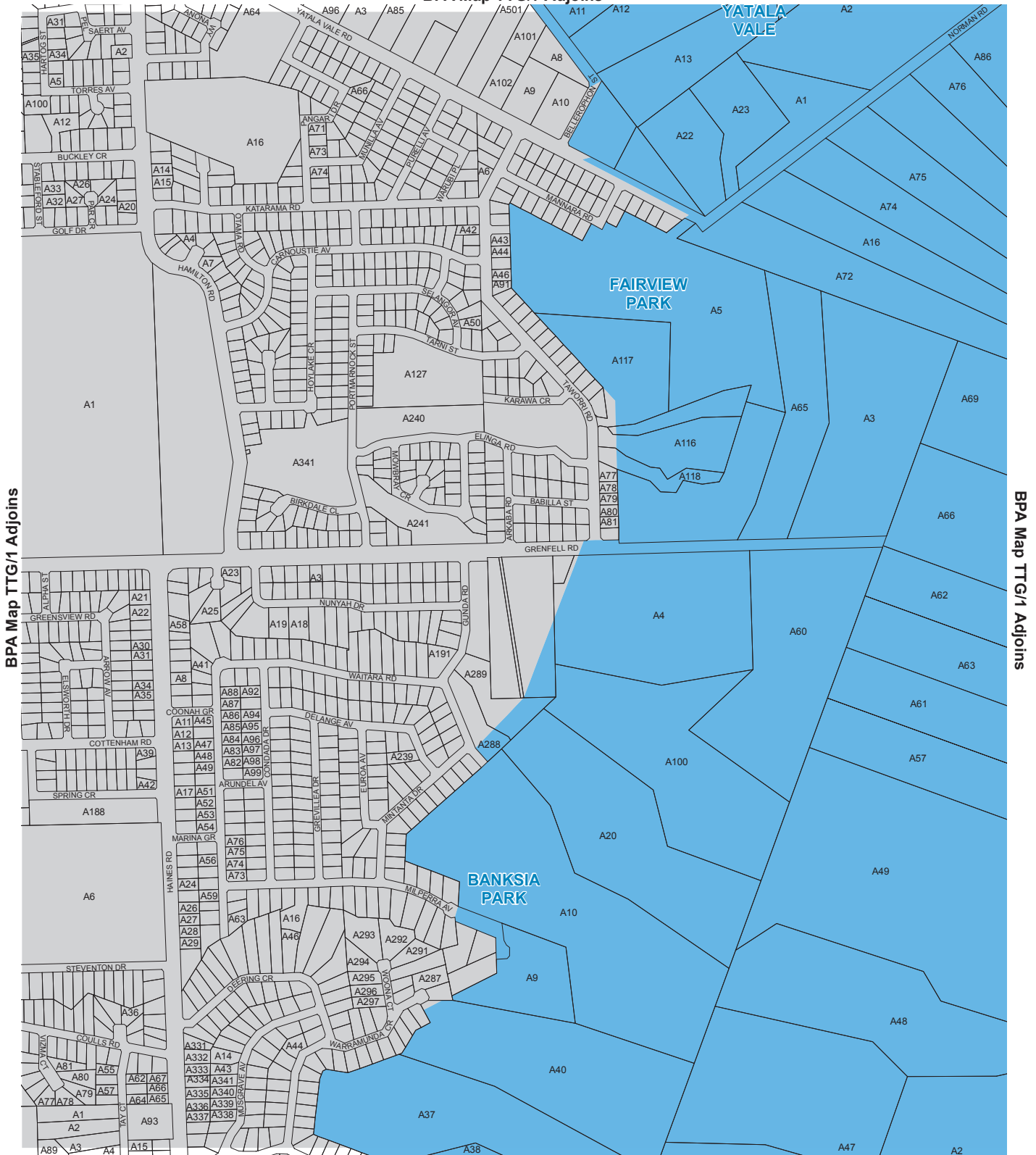
# Bushfire Protection Area

## BPA Map TTG/7

### BUSHFIRE RISK

- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map TTG/7 Adjoins



BPA Map TTG/9 Adjoins

BPA Map TTG/1 Adjoins



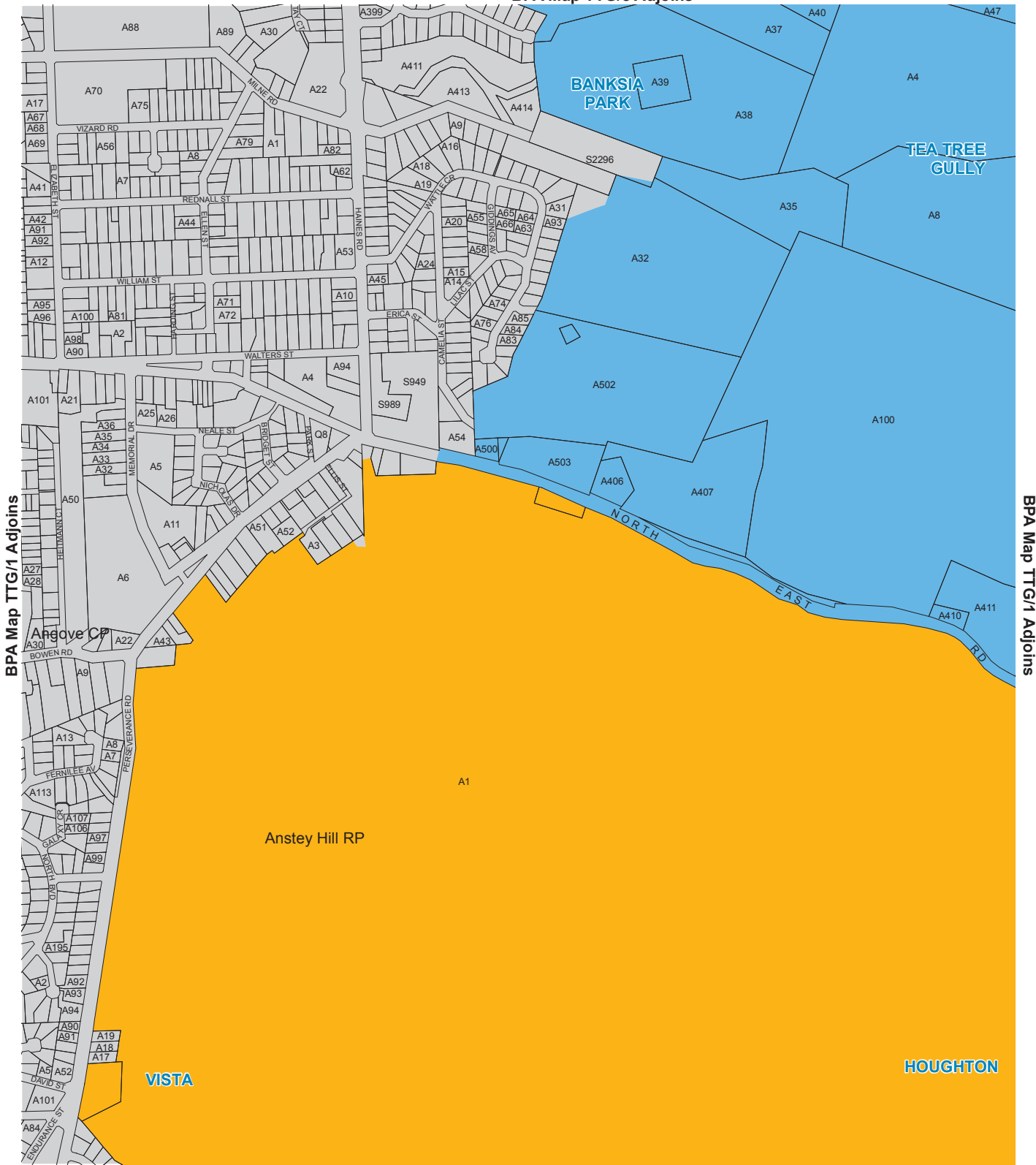
# Bushfire Protection Area

## BPA Map TTG/8

### BUSHFIRE RISK

- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map TTG/8 Adjoins



BPA Map TTG/10 Adjoins

BPA Map TTG/1 Adjoins



# Bushfire Protection Area

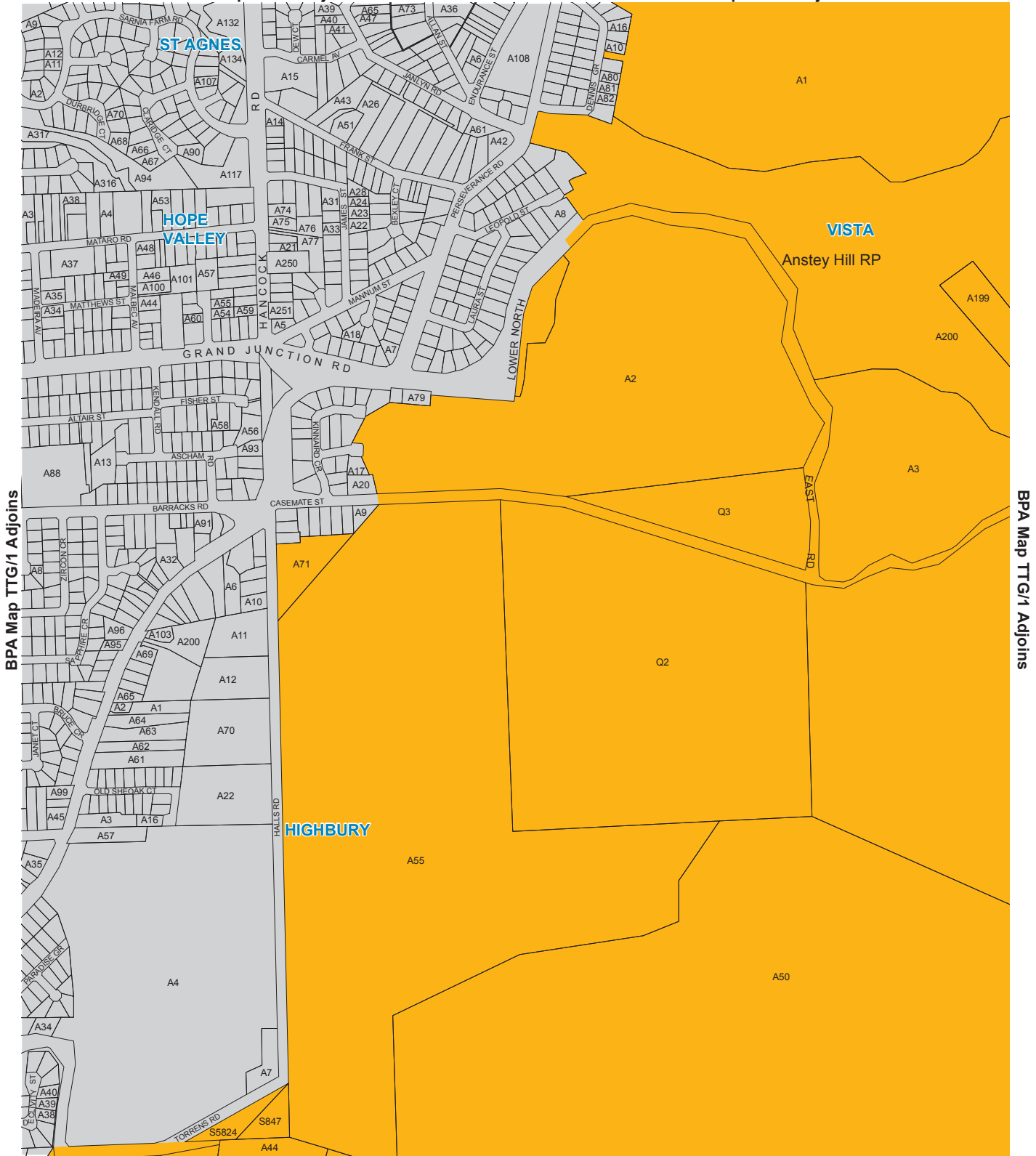
## BPA Map TTG/9

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map TTG/1 Adjoins

BPA Map TTG/9 Adjoins



BPA Map TTG/11 Adjoins

BPA Map TTG/1 Adjoins



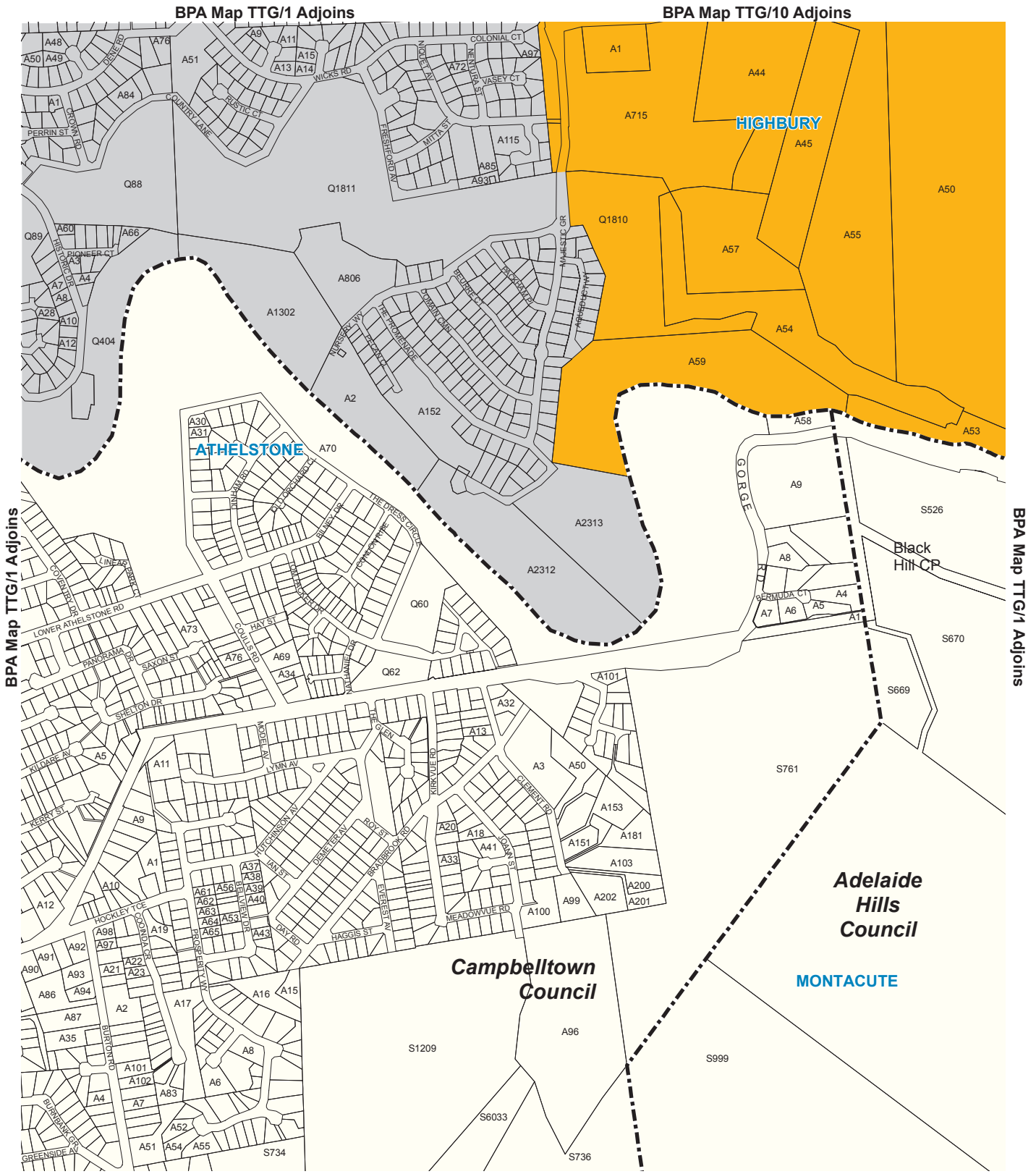
# Bushfire Protection Area

## BPA Map TTG/10

### BUSHFIRE RISK

- High Bushfire Risk
- Excluded area from bushfire protection planning provisions





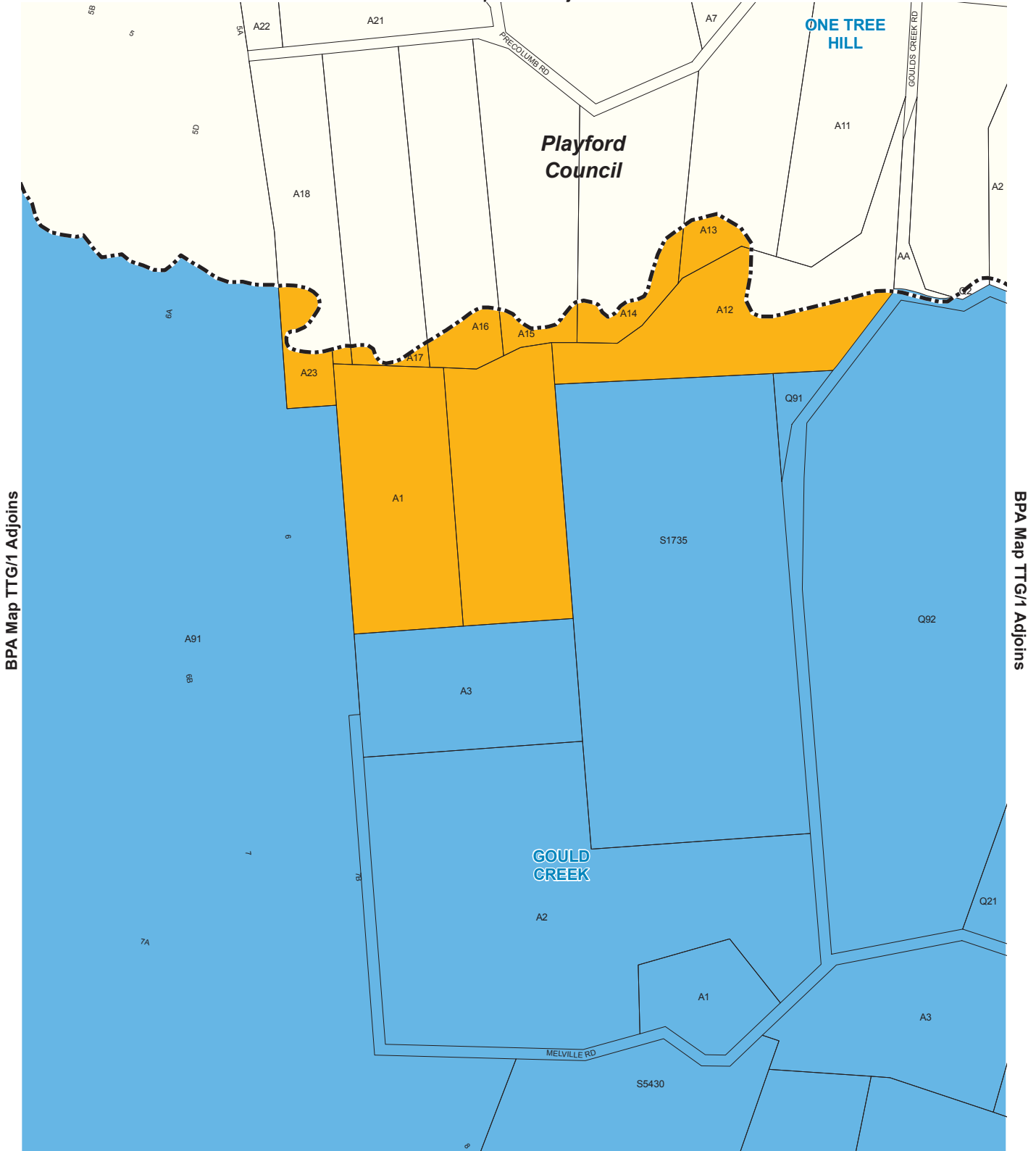
BPA Map TTG/1 Adjoins



# Bushfire Protection Area BPA Map TTG/11 BUSHFIRE RISK

- High Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map TTG/1 Adjoins



BPA Map TTG/1 Adjoins



# Bushfire Protection Area

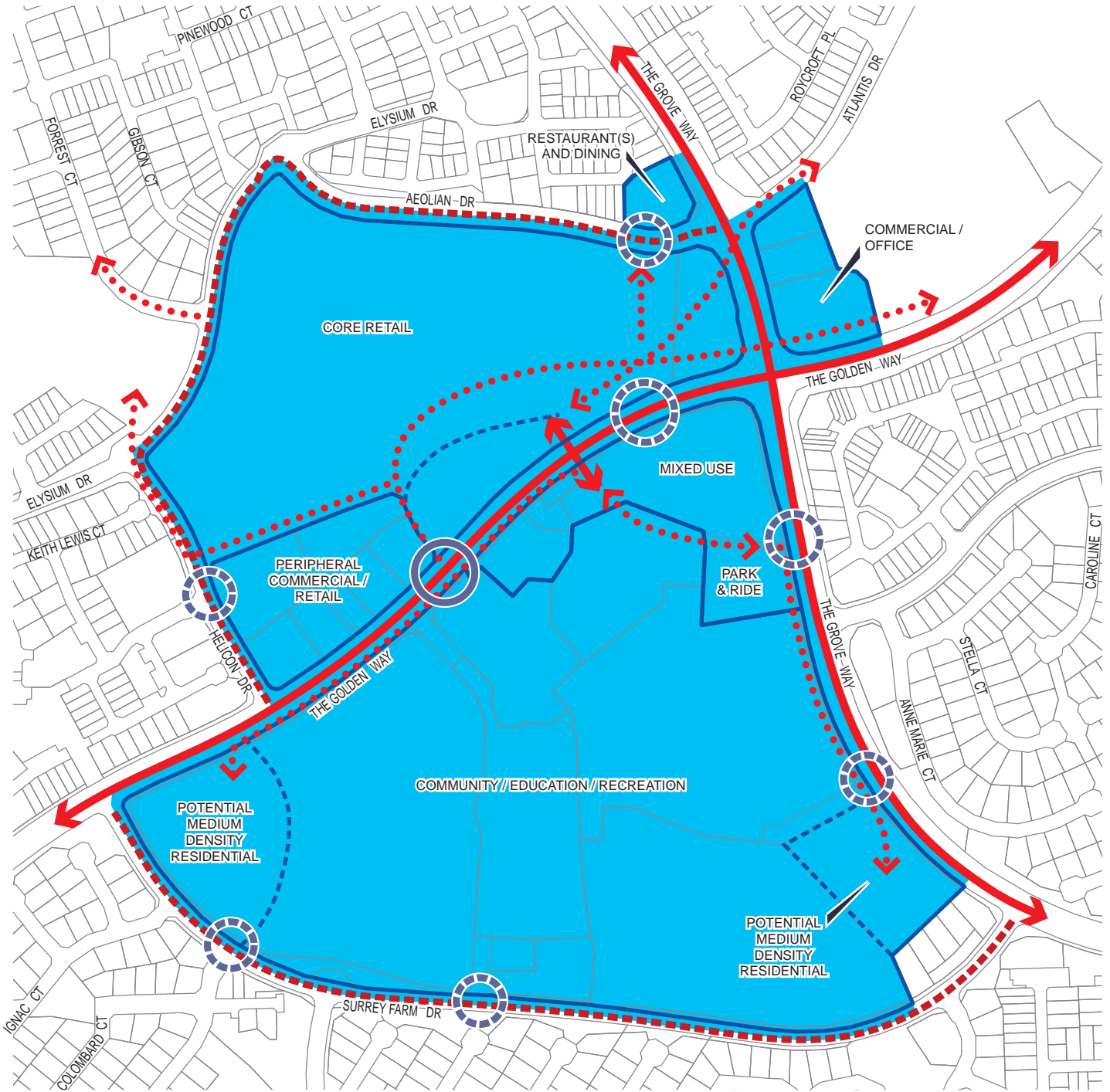
## BPA Map TTG/12








### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Development Plan Boundary

# Concept Plan Maps





-  District Centre
-  Primary Vehicle Access
-  Secondary Vehicle Access
-  Pedestrian Link
-  Primary Key Vehicle Access
-  Secondary Key Vehicle Access
-  Precinct Areas

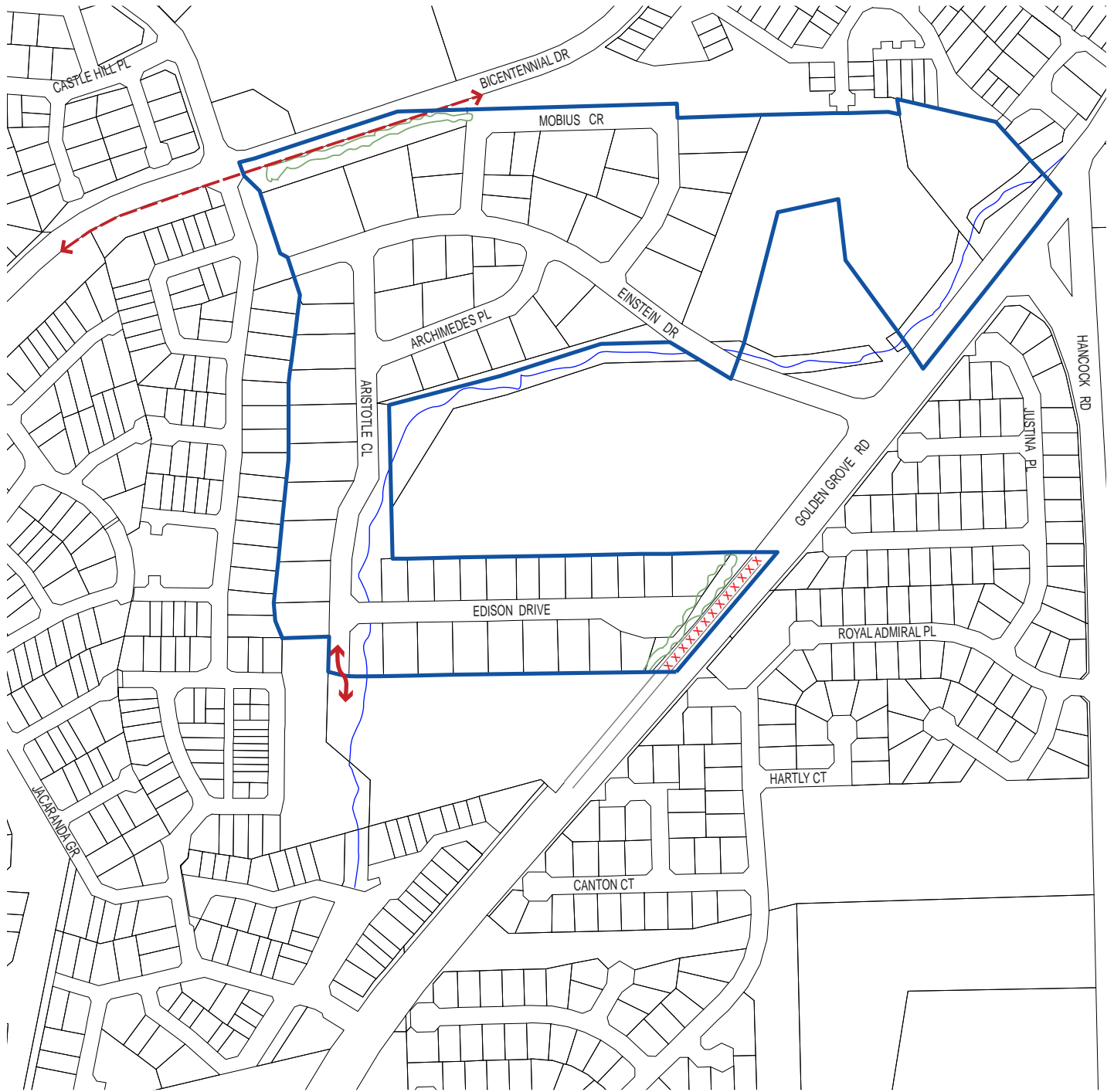








0 200 Metres

GOLDEN GROVE

# Concept Plan Map TTG/1

## DISTRICT CENTRE



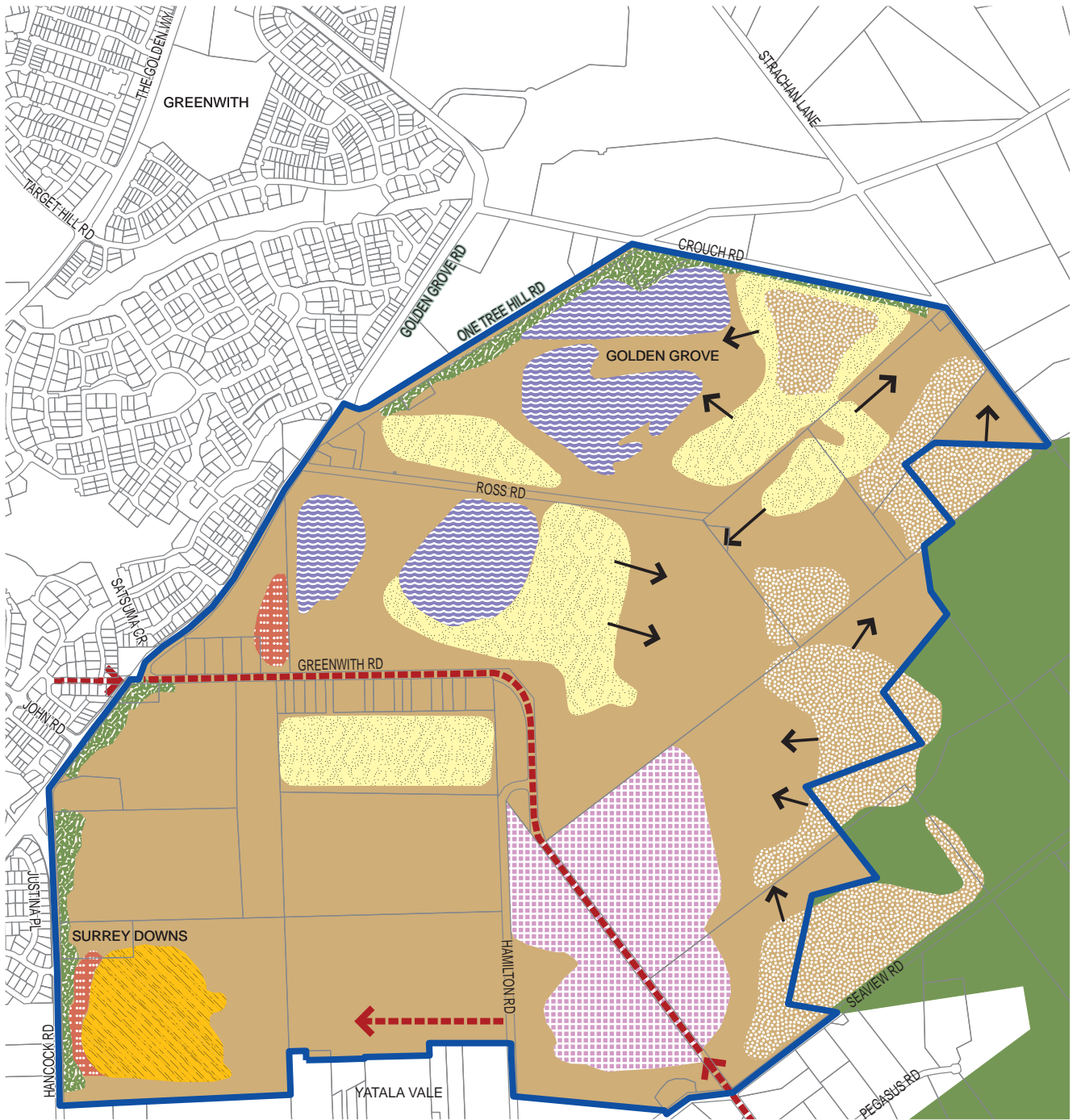
-  Screen Landscaping
-  Pedestrian / Cycle Linkage
-  Vehicular access with traffic calming to discourage commercial and industrial vehicles and through traffic
-  No Vehicular Access
-  Watercourse
-  Concept Area Boundary



GOLDEN GROVE

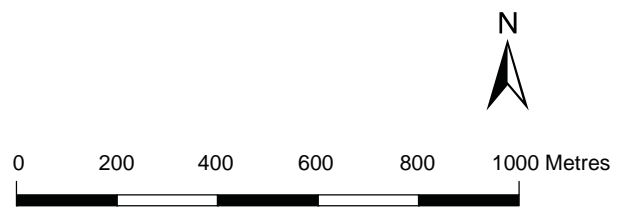
# Concept Plan Map TTG/2

## LIGHT INDUSTRY ZONE



- Mineral Extraction Zone
- Environmental Constraint
- Sand Pit
- Tailings Dam
- Brick Shale Pit
- Extraction Area
- Brickworks
- Reclaimed Pit Area
- Landscaping/Mounding

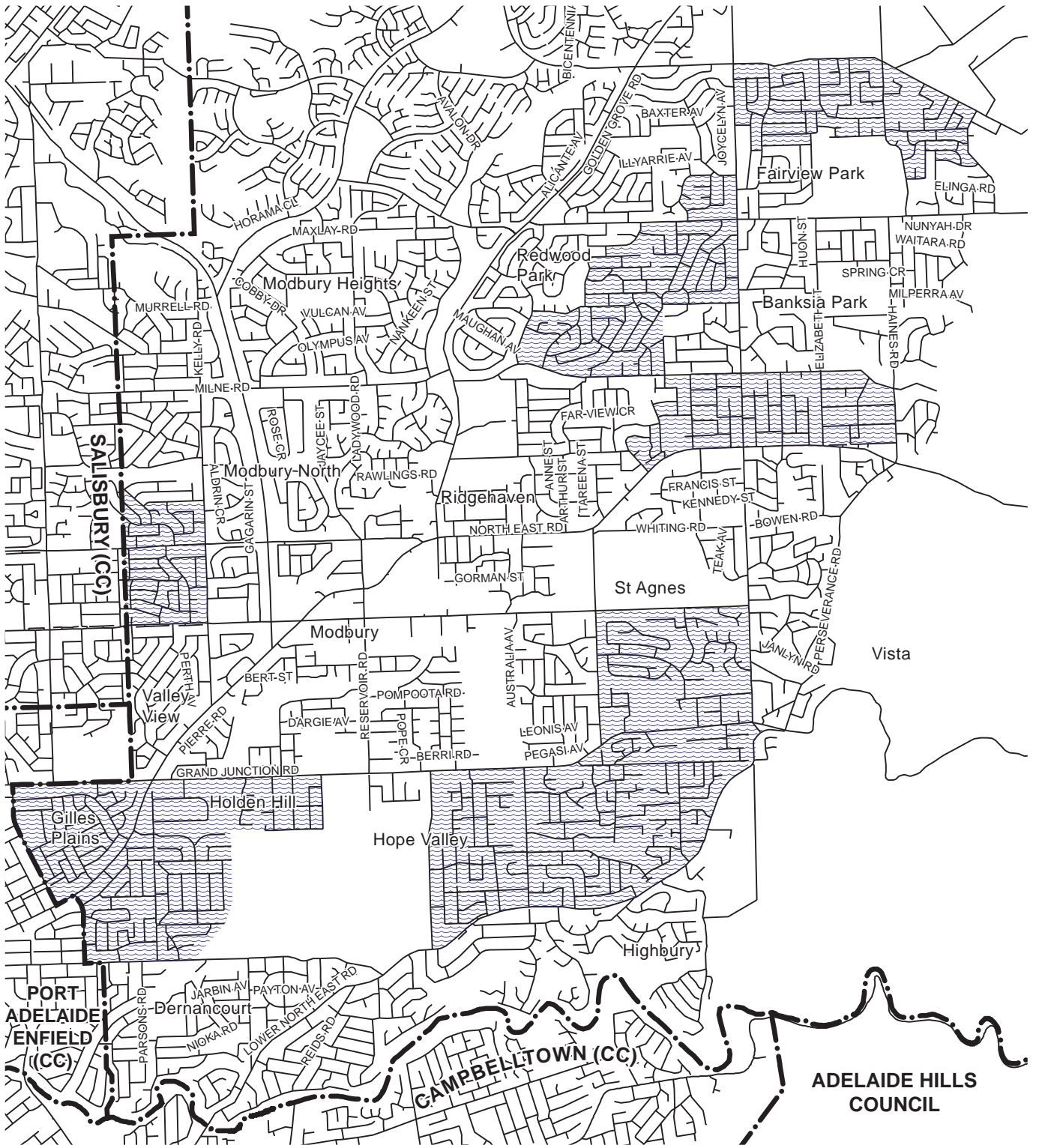
- Concept Plan Boundary
- Vehicle Access
- Direction of Extraction





GOLDEN GROVE

# Concept Plan Map TTG/3

## MINERAL EXTRACTION

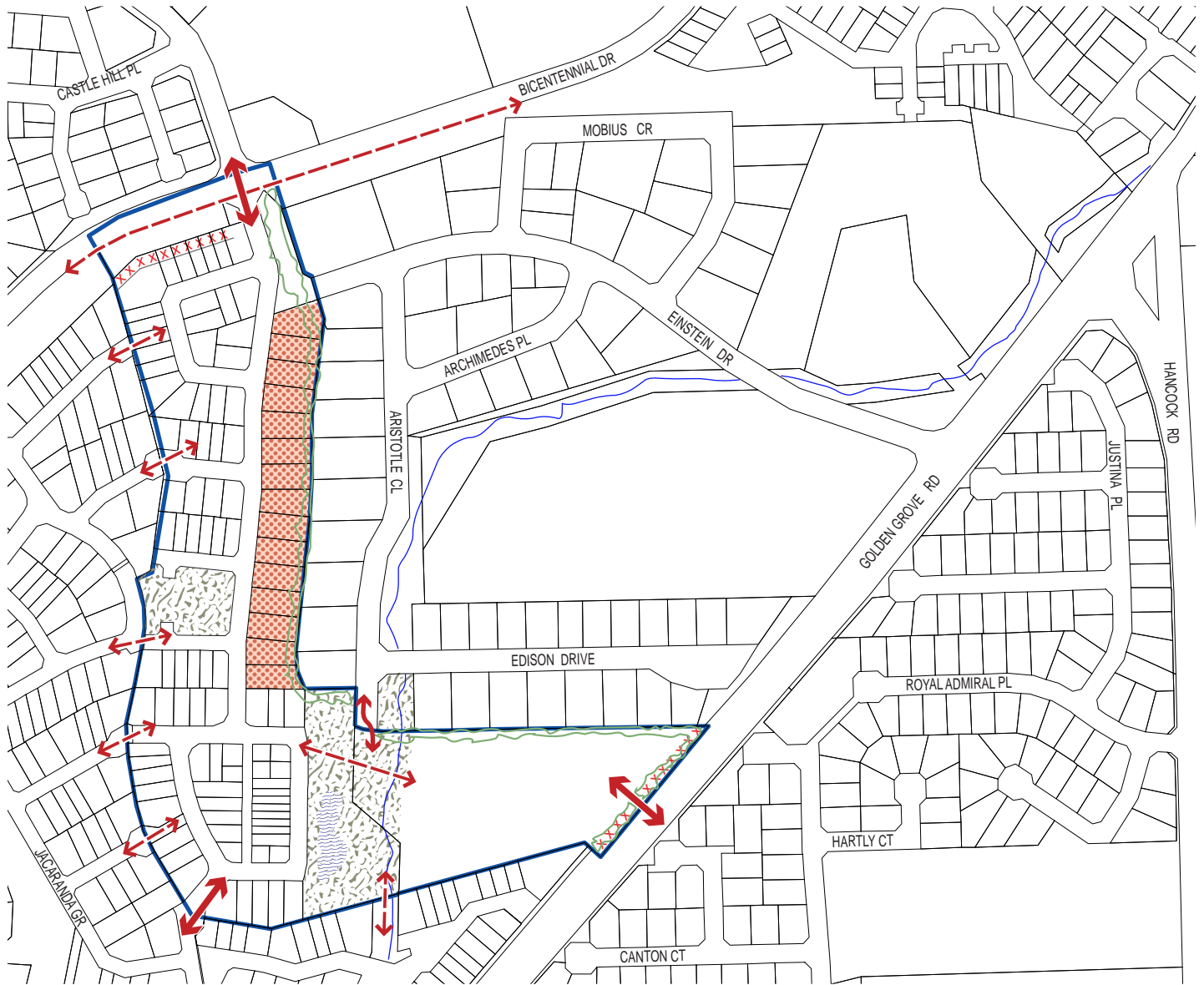











-  Area 1
-  Area 2
-  Development Plan Boundary

# Concept Plan Map TTG/7

## STORMWATER AREAS





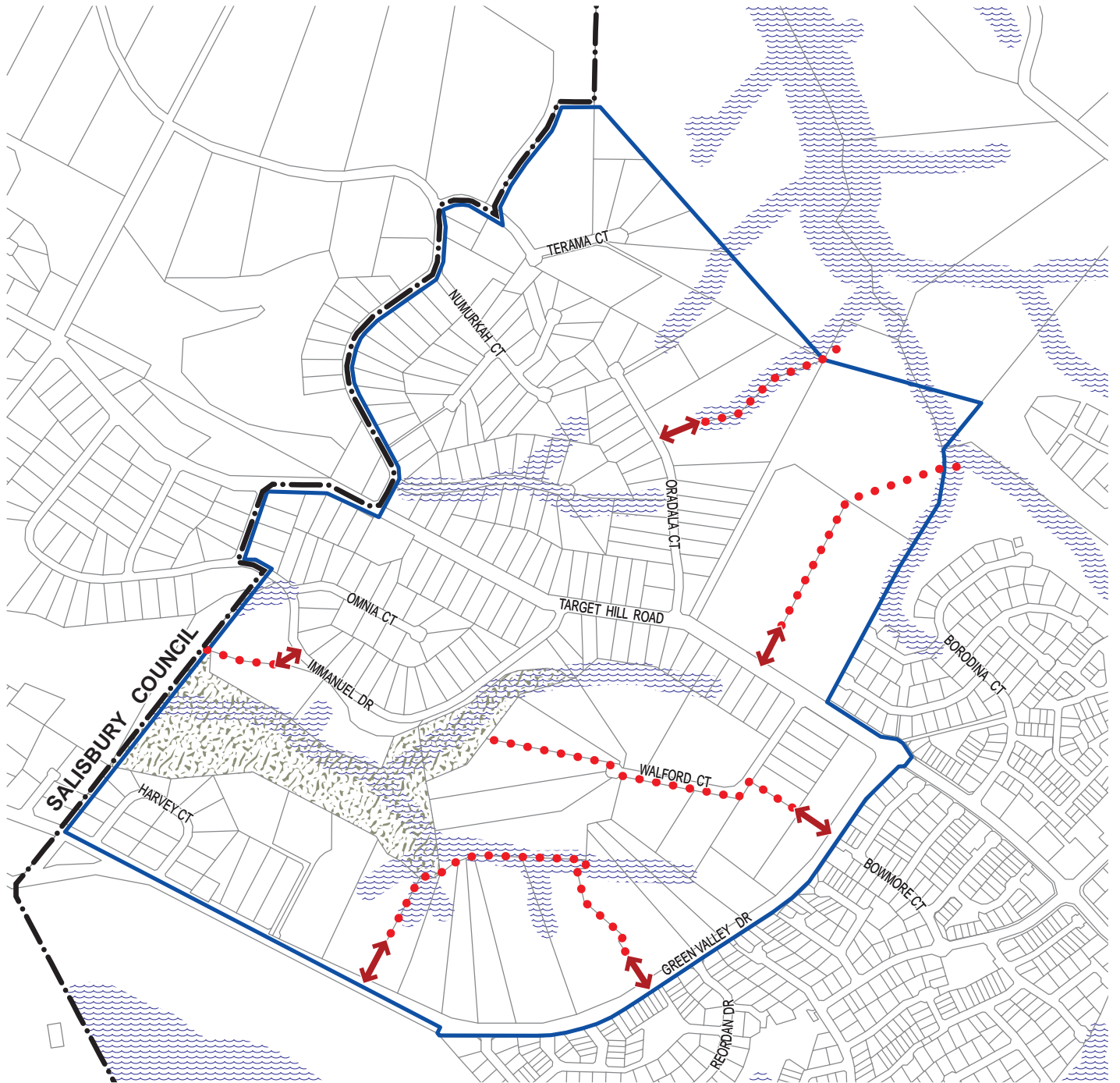
-  Screen Landscaping
-  Public Open Space
-  Stormwater Detention Basin
-  Larger Residential Allotments
-  Vehicular Access
-  No Vehicular Access
-  Pedestrian / Cycle Linkage
-  Vehicular access with traffic calming to discourage commercial and industrial vehicles and through traffic
-  Concept Area Boundary









GOLDEN GROVE

# Concept Plan Map TTG/8

## RESIDENTIAL



-  Open Space
-  River/Creek Floodwater Area
-  Pedestrian Access
-  Desirable Road Access
-  Concept Plan Boundary
-  Development Plan Boundary



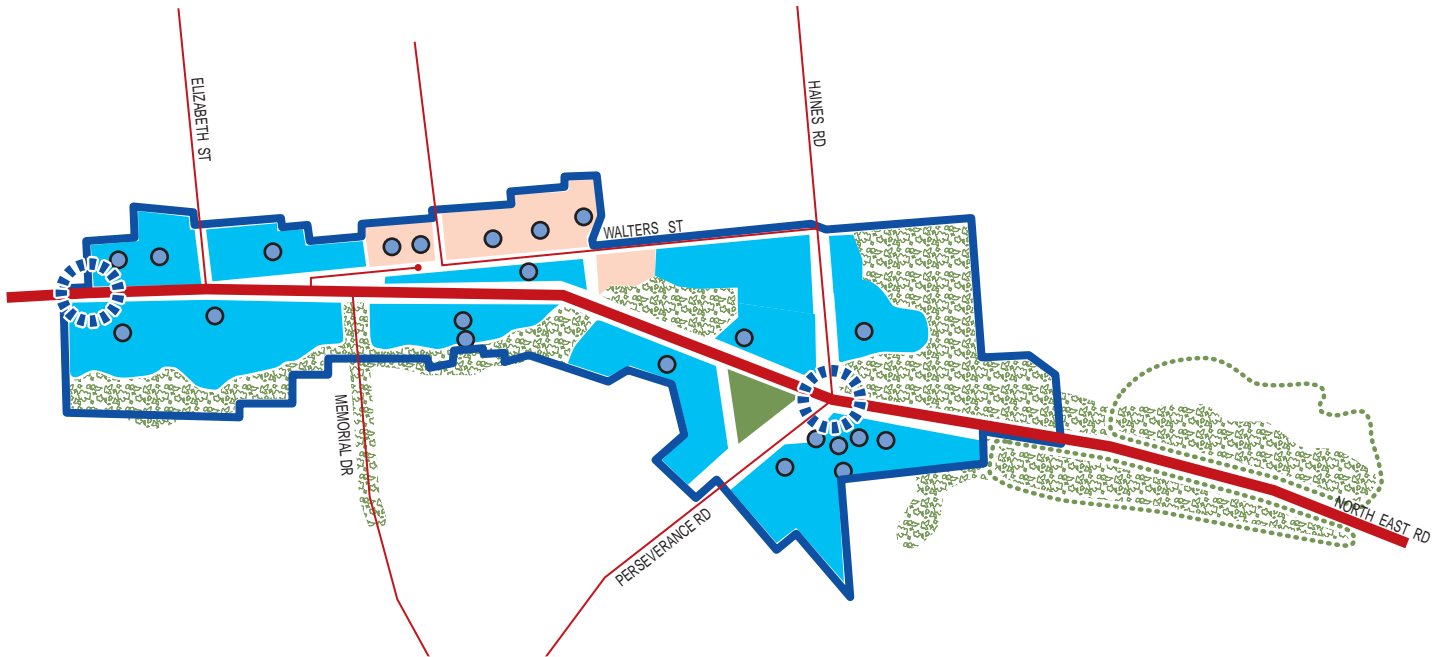
0 500 Metres



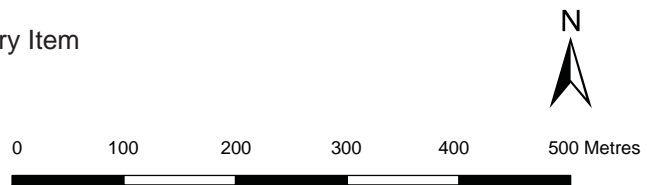
SALISBURY HEIGHTS

# Concept Plan Map TTG/9

## ROAD AND PEDESTRIAN ACCESS



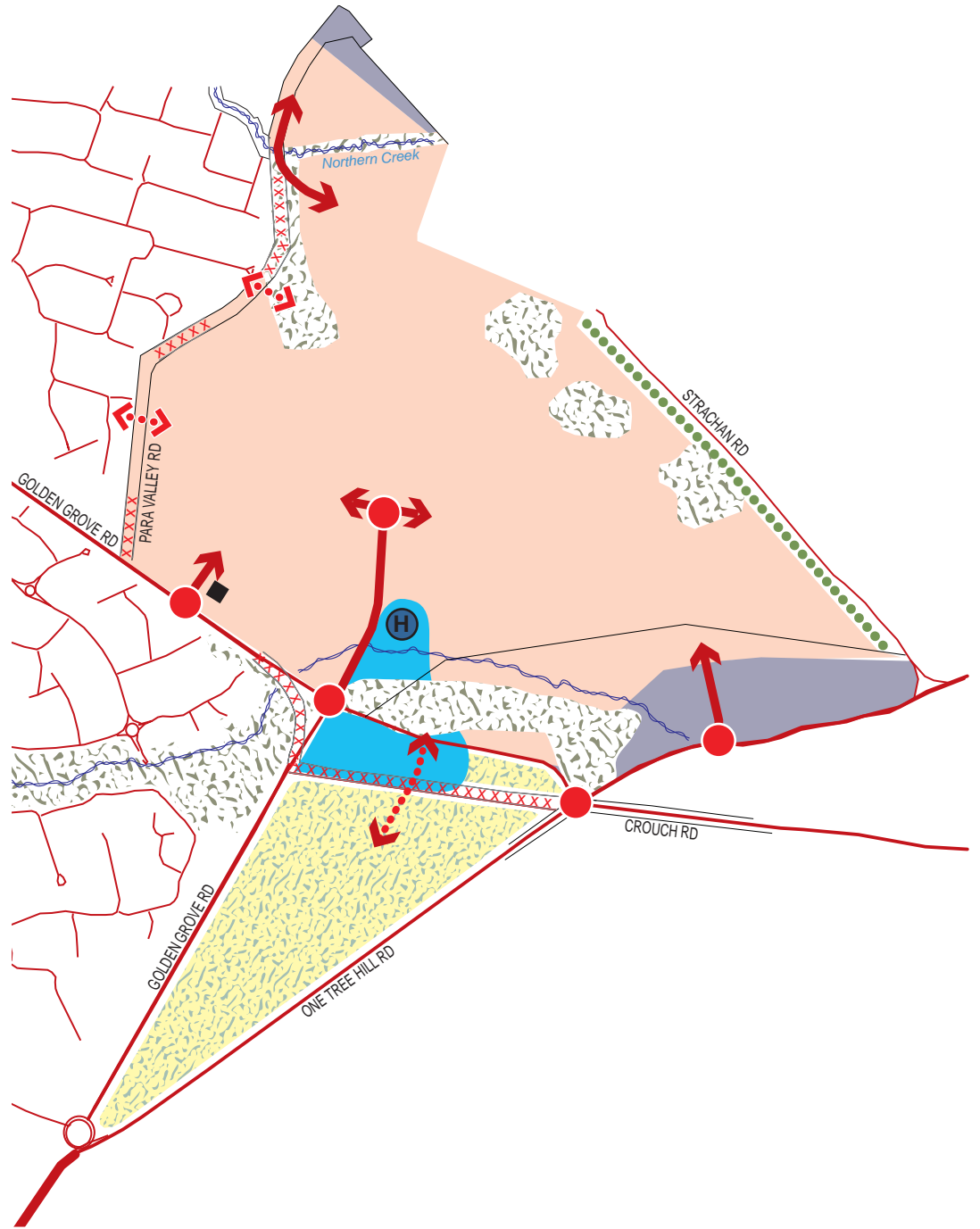
- Residential
- Retail/Commercial
- Significant Vegetation
- Village Green
- Township Gateway
- Landscape Transition
- Local Heritage Place, State Heritage Place or Contributory Item
- Historic Conservation Policy Area
- Arterial Road
- Local Road



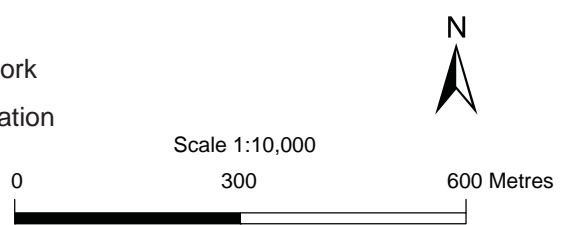
TEA TREE GULLY

# Concept Plan Map TTG/10

## HISTORIC TOWNSHIP OF TEA TREE GULLY AND ENVIRONS



- Secondary Arterial Road
- Major Local Road
- Local Road
- Road Closure
- Screening Reserve (0.1 m)
- Roundabout/Intersection Control
- Existing Mobile Phone Tower
- Heritage Building
- Pedestrian Link
- Vehicular Access
- Creek Line
- Neighbourhood Centre
- Living
- Excluded
- Open Space Network
- Community/Recreation

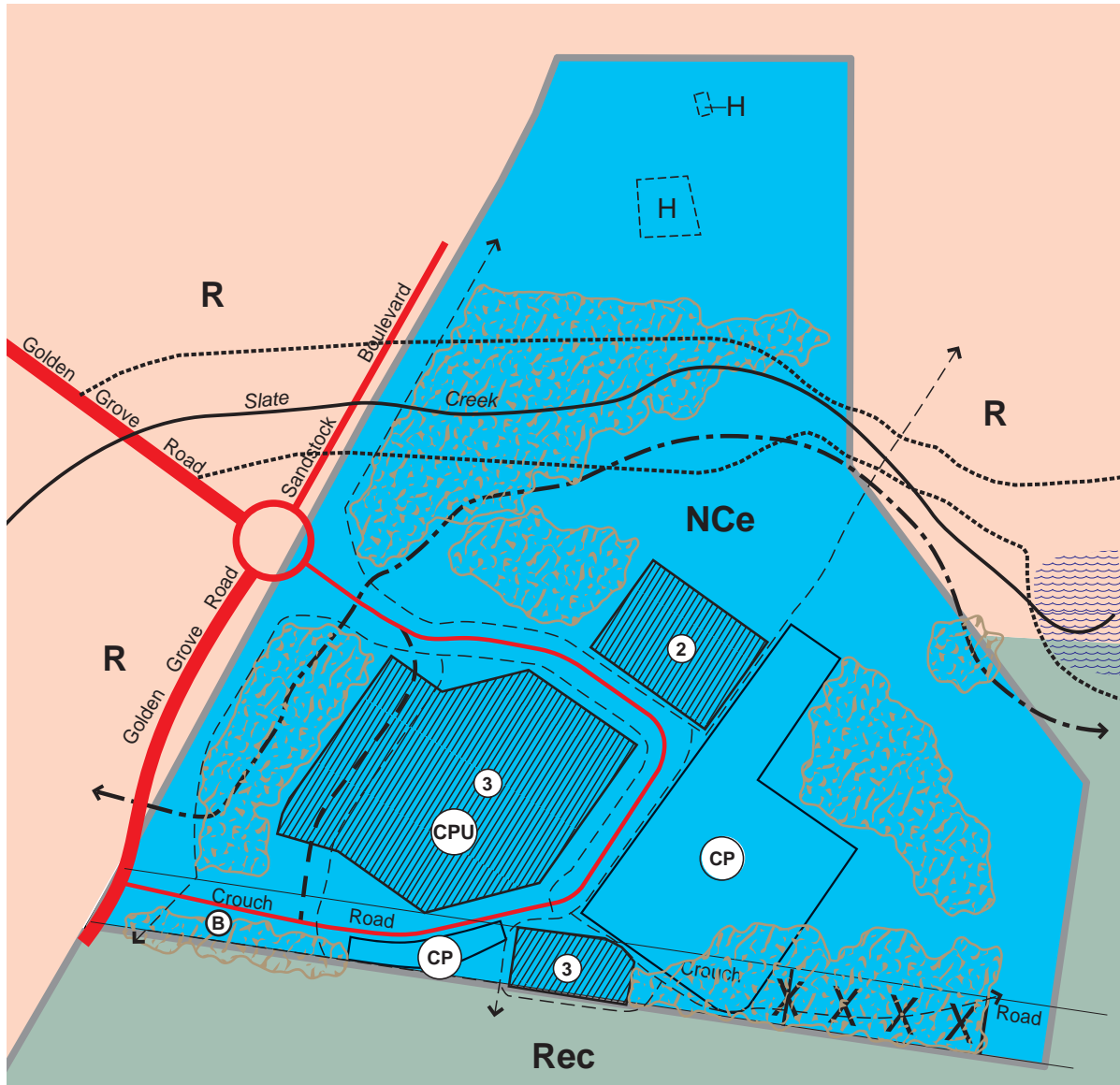


GOLDEN GROVE EAST

# Concept Plan Map TTG/11

## DEVELOPMENT

### (GOLDEN GROVE EAST)



- |  |                            |  |     |                      |
|--|----------------------------|--|-----|----------------------|
|  | Major collector road       |  | Rec | Recreation           |
|  | Collector Road             |  | R   | Residential          |
|  | Internal road              |  | NCe | Neighbourhood Centre |
|  | Bus route                  |  |     |                      |
|  | Bus stop                   |  |     |                      |
|  | Car parking                |  |     |                      |
|  | Car parking underneath     |  |     |                      |
|  | Built form                 |  |     |                      |
|  | 3 storey maximum           |  |     |                      |
|  | 2 storey maximum           |  |     |                      |
|  | Possible significant trees |  |     |                      |
|  | 1:100 year flood line      |  |     |                      |
|  | Wetland                    |  |     |                      |
|  | Road closure               |  |     |                      |
|  | Horse trail                |  |     |                      |
|  | Pedestrian path            |  |     |                      |
|  | State Heritage Building    |  |     |                      |



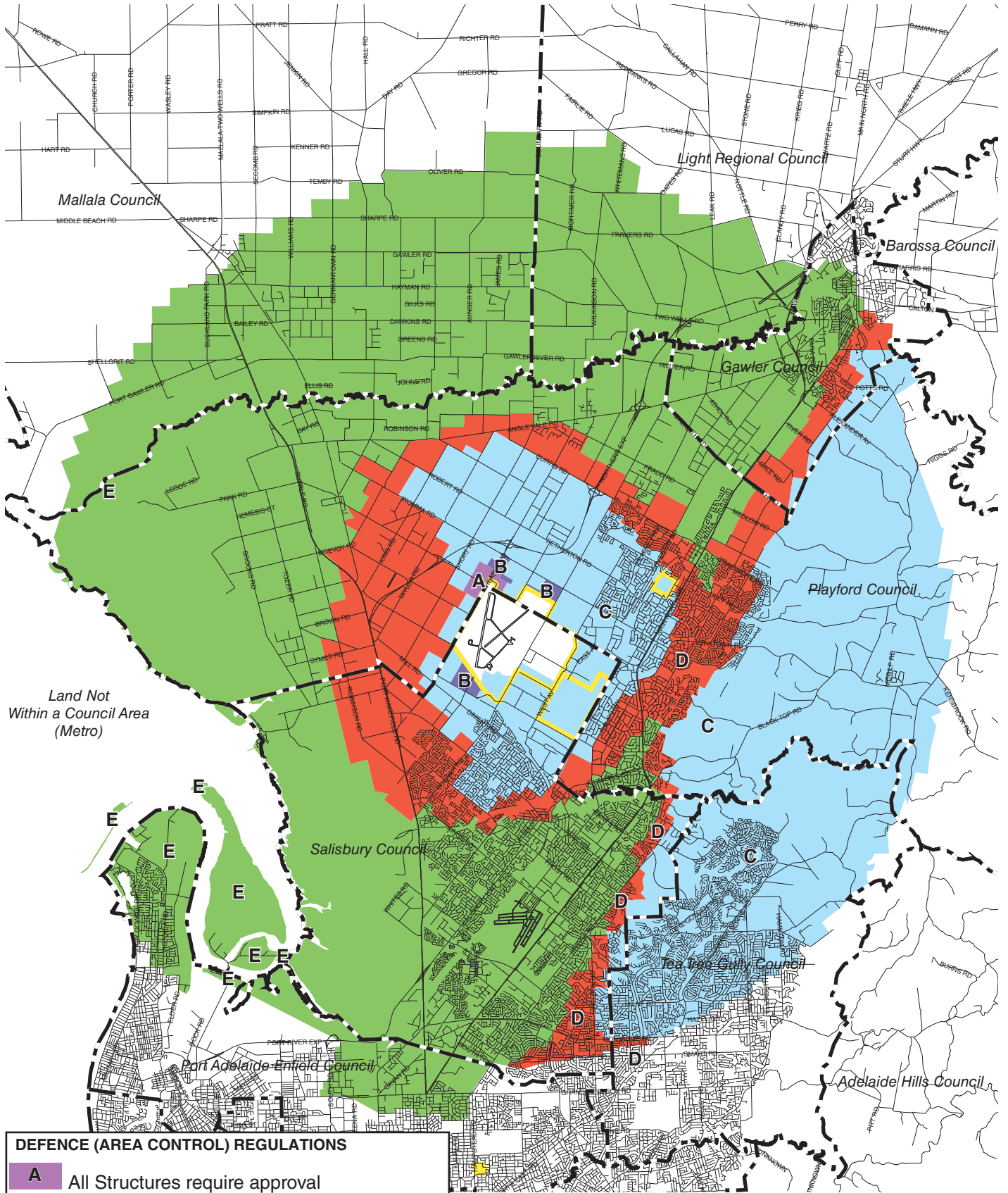
Scale 1:2000



CROUCH ROAD - South of Slate Creek

# Concept Plan Map TTG/12

## NEIGHBOURHOOD CENTRE



**DEFENCE (AREA CONTROL) REGULATIONS**

<b>A</b>	All Structures require approval
<b>B</b>	Structures higher than 7.5m require approval
<b>C</b>	Structures higher than 15m require approval
<b>D</b>	Structures higher than 45m require approval
<b>E</b>	Structures higher than 90m require approval

This Plan is Diagrammatic Only

- Dept of Defence Property
- Development Plan Boundaries



1:180,000

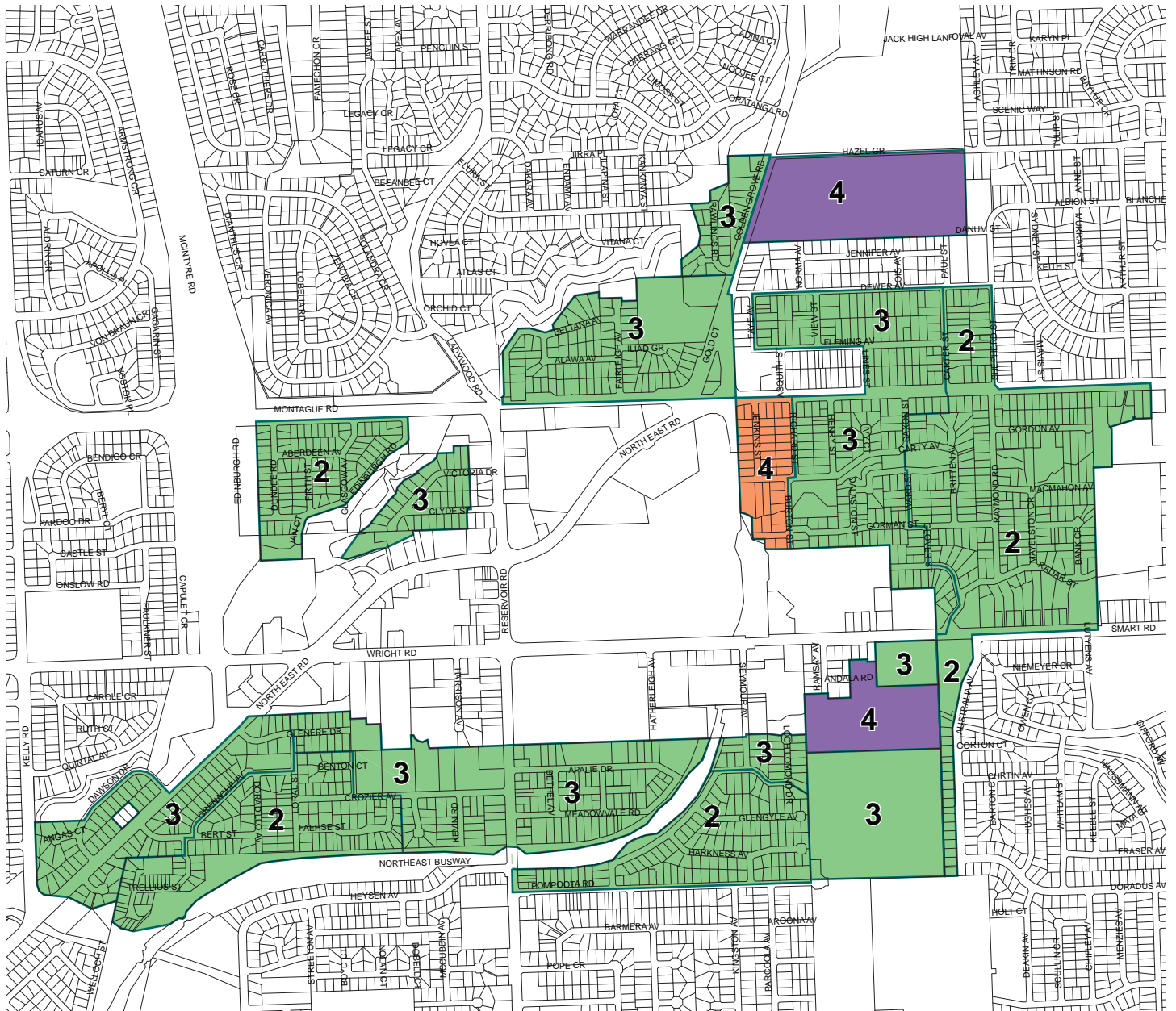


RAAF BASE EDINBURGH CONSTRAINTS

# Concept Plan Map TTG/13

## EDINBURGH DEFENCE AIRFIELD

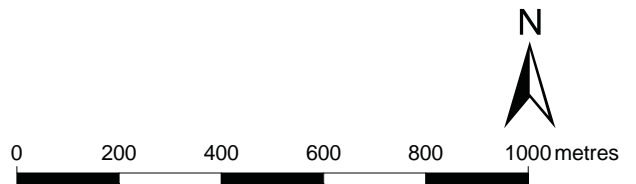
### DEFENCE (AREA CONTROL) REGULATIONS



**Target Residential Density (net dwellings per hectare)**

- NET 35 - 67 D/Ha
- NET 67 - 140 D/Ha
- NET up to 140 D/Ha

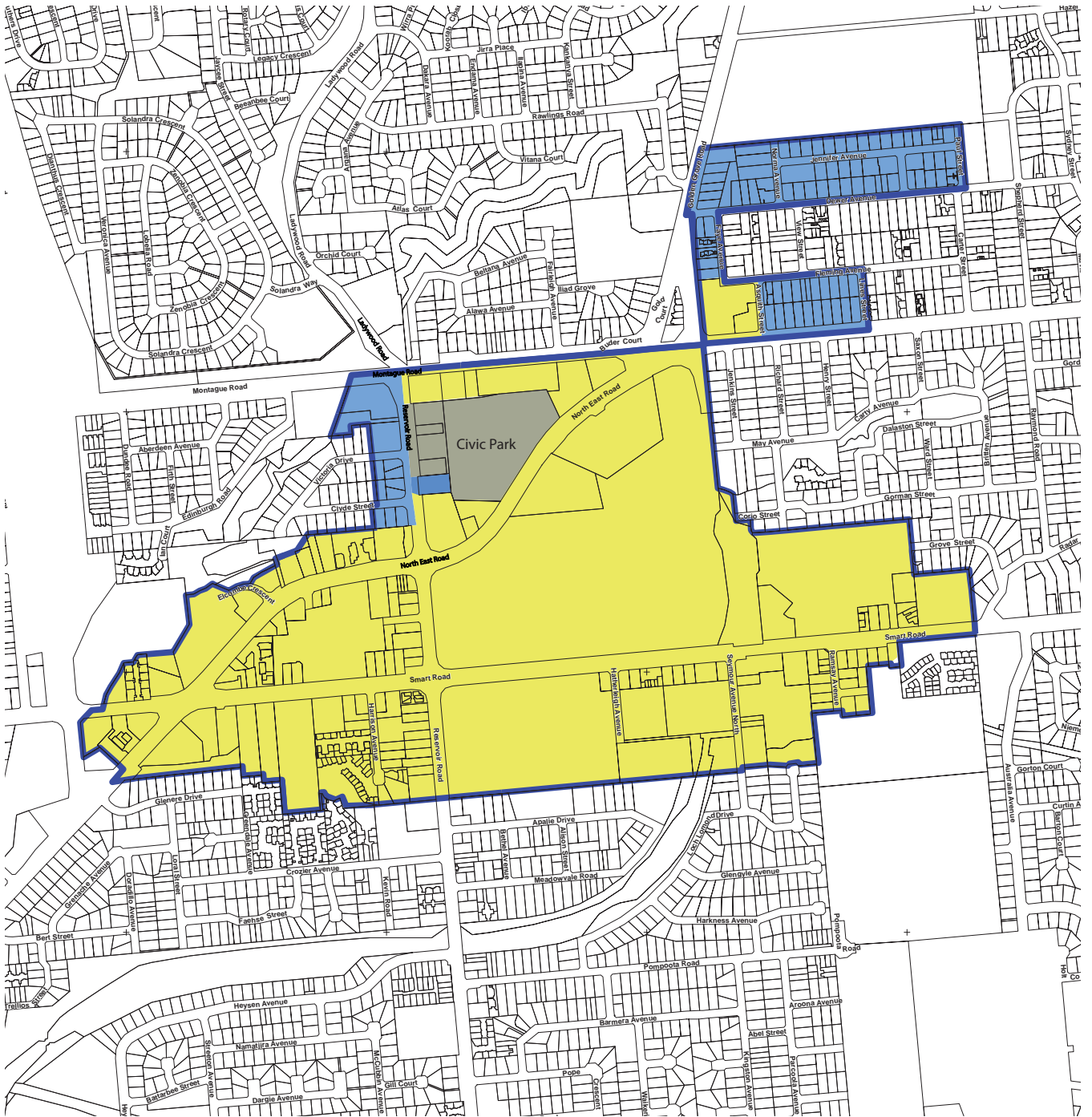
3 Building Height (Storeys)



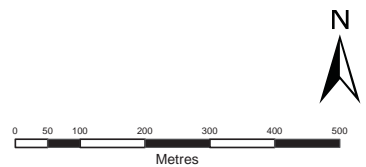
# Concept Plan Map TTG/14

## RESIDENTIAL GROWTH POLICY AREA

### RESIDENTIAL ZONE



- Concept area boundary
- 5 Storey
- 3 Storey
- Key public open space (Civic Park)



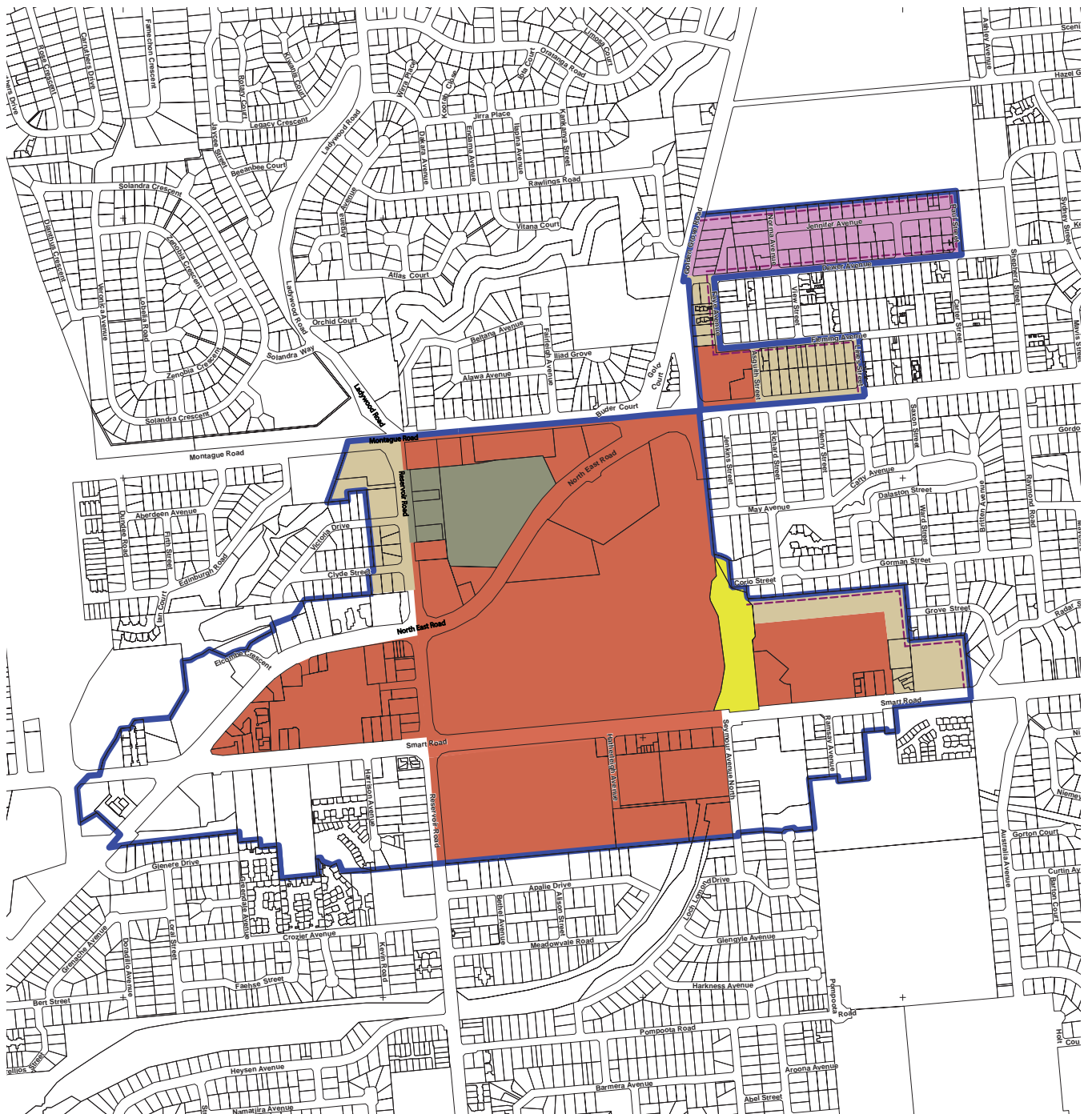
MODBURY

# Concept Plan Map TTG/15

## URBAN CORE BUILDING HEIGHTS

TEA TREE GULLY COUNCIL  
Consolidated - 12 November 2020





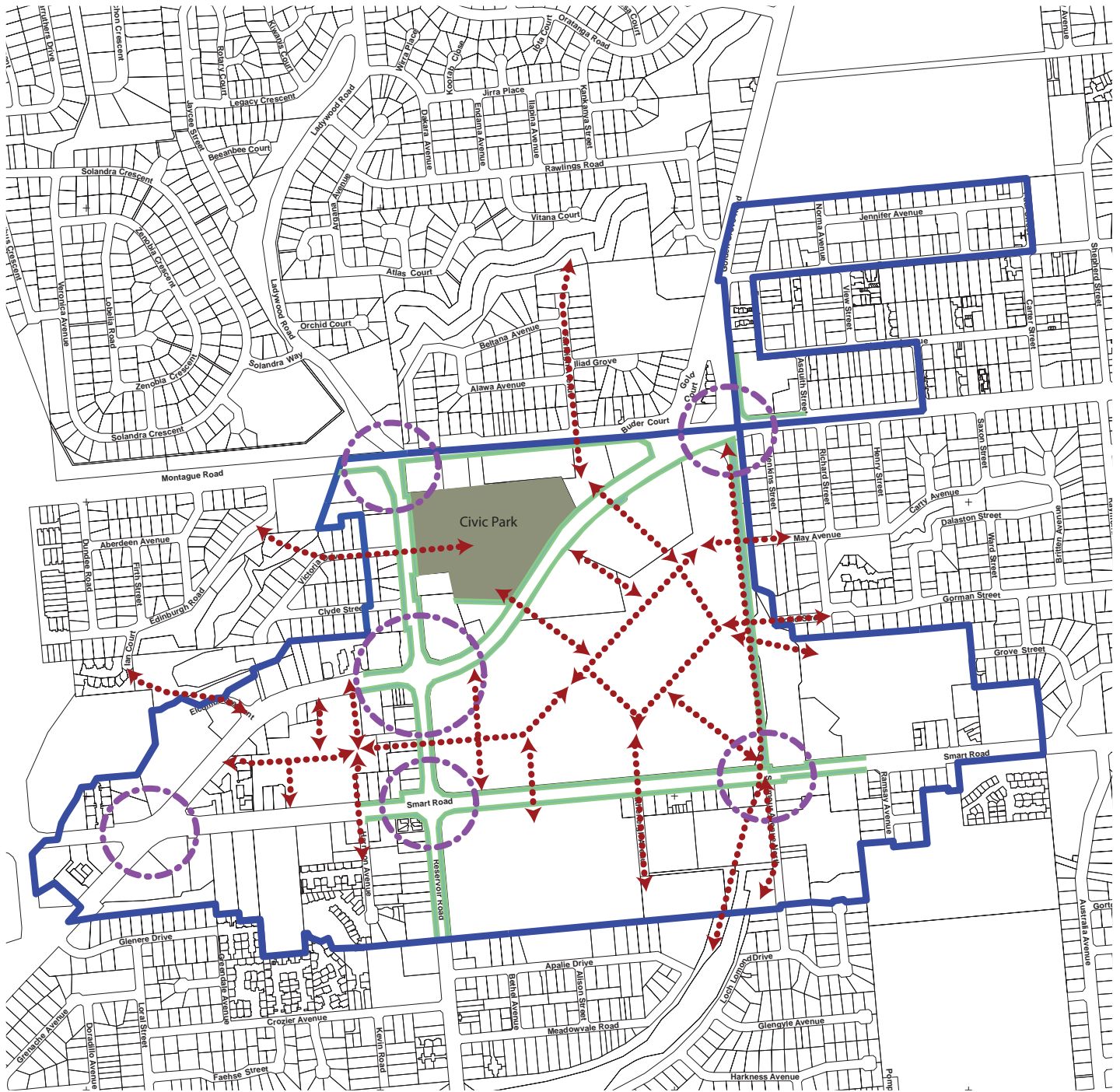
- Concept Area Boundary
- Open space
- Core
- Light industry
- Transition area
- O-Bahn interchange
- Interface location






MODBURY

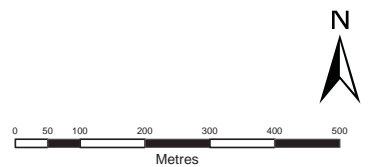
# Concept Plan Map TTG/16

## URBAN CORE LAND USES

TEA TREE GULLY COUNCIL  
Consolidated - 12 November 2020



-  Concept area boundary
-  Gateway
-  Key streetscape
-  Key pedestrian network
-  Key public open space (Civic Park)

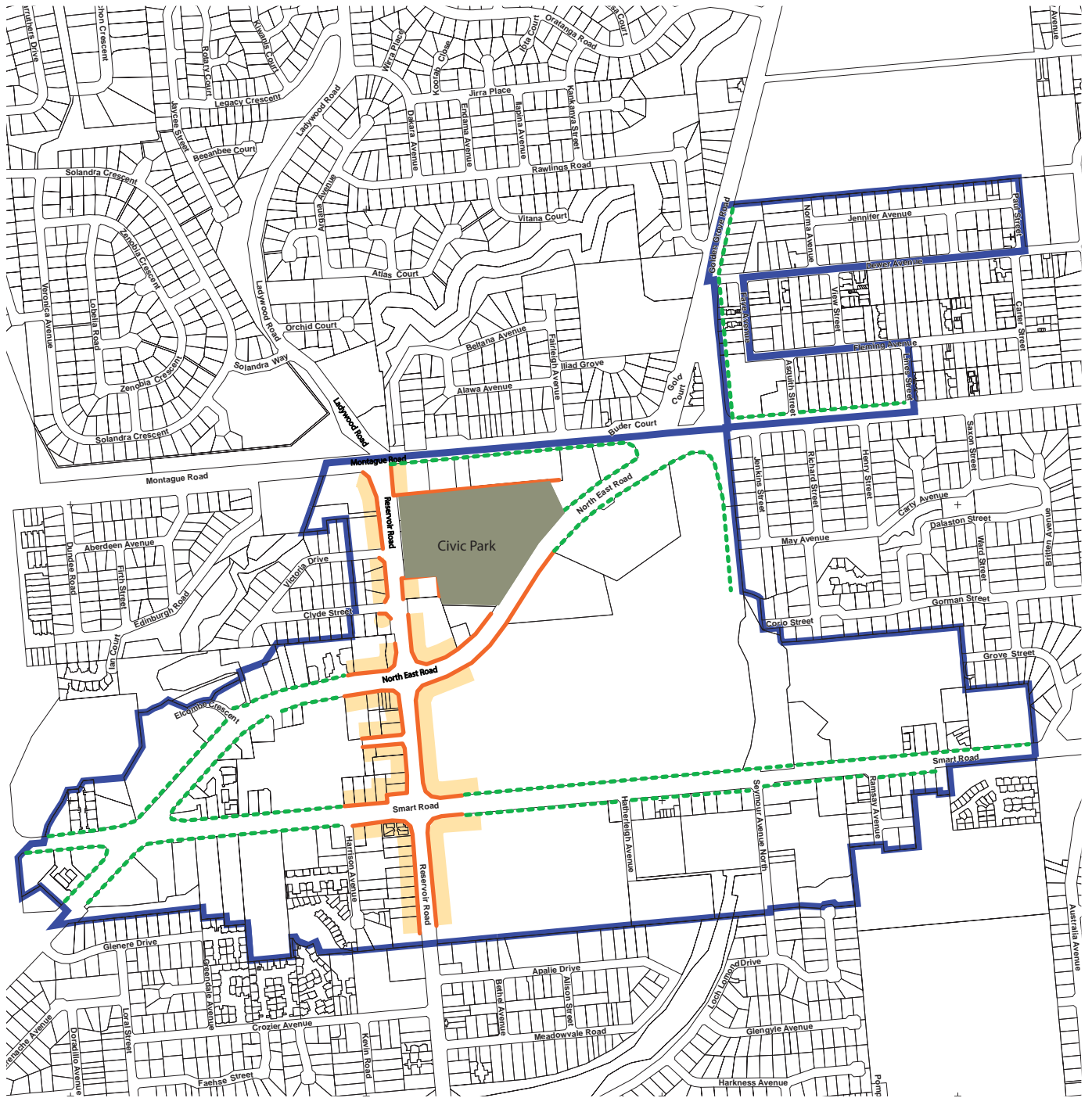


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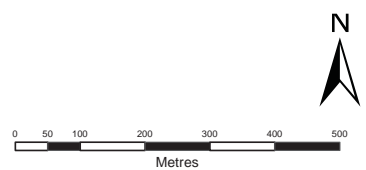
# Concept Plan Map TTG/17

## URBAN CORE MOVEMENT AND LANDSCAPING

TEA TREE GULLY COUNCIL  
Consolidated - 12 November 2020



- Concept area boundary
- Active frontages (5m from kerb or nil setback from Civic Park)
- 3m setbacks
- Narrow frontages (average 10 per 100m)
- Key public open space (Civic Park)
- Transition area



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# Concept Plan Map TTG/18

## URBAN CORE SETBACKS AND FRONTAGES