

Development Plan Amendment

By the Minister

Onkaparinga Council Development Plan

Aldinga Suburban Neighbourhood Development Plan Amendment *For Approval*

Declared by the Minister for Planning and Local Government to be an approved amendment under the *Planning, Development and Infrastructure (Transitional Provisions) Regulations 2017*

.....
Signature

.....
Date of Gazette



Government of South Australia
Attorney-General's Department

Approval DPA

Background

The Aldinga Suburban Neighbourhood Development Plan Amendment (DPA) by the Minister for Planning and Local Government was drafted to amend the now revoked Onkaparinga Council Development Plan; the DPA now amends the Planning and Design Code.

This DPA was undertaken as a DPA process B, which included:

- An Initiation Document agreed on 22 March 2019
- A DPA released for concurrent agency, council and public consultation from 28 January 2021 to 25 March 2021
- A Public Meeting conducted by the State Planning Commission (the Commission) Public Hearing Subcommittee (the Subcommittee) on 7 April 2021.

Consultation

A total of 48 public submissions, one council submission and five agency submissions were received in relation to the DPA during the consultation period. Six verbal submissions were made at the Public Hearing.

Planning and Design Code

The amendments identified as a result of the DPA process will be integrated into the Planning and Design Code as implemented on 19 March 2021.

It is noted that the SA Planning Policy Library-based policies, as provided by the DPA, may be tweaked to transition the policy framework to provide consistency with the Code. Further, any amendments to the Code framework undertaken prior to its implementation (and subsequent to the release of the DPA for consultation) will be applied to the affected area.

Planning, Development and Infrastructure (Transitional Provisions) Regulations 2021 (Transitional Regulations).

The Development Plan Amendment was commenced under the *Development Act 1993* and sought changes to the Onkaparinga Council Development Plan.

The *Planning, Development and Infrastructure Act 2016* (PDI Act) provides that, until the designated day (19 March 2001), a Development Plan could continue to be amended under the relevant provisions of the *Development Act 1993*. As a result, from 19 March 2021, remaining DPAs cannot be approved under the relevant provisions of the *Development Act 1993*. Instead, outstanding DPAs must now be approved by the Minister under the PDI Act and the *Planning, Development and Infrastructure (Transitional Provisions) Regulations 2021* (Transitional Regulations).

Under Regulation 8(1a)(d) of the Transitional Regulations, the Minister may, after consultation with the Commission, determine to approve the DPA, or alter the DPA and approve it as altered.

Approval Stage

Following a review of all submissions and the recommendations of the Commission, no key changes have been made to the Amendment.

Development Plan Amendment

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Onkaparinga Council Development Plan

Aldinga Suburban Neighbourhood Development Plan Amendment

By the Minister for Planning and Local Government

The Amendment



Government of South Australia

Attorney-General's Department

Amendment Instructions Table				
Name of Local Government Area: City of Onkaparinga				
Name of Development Plan: Onkaparinga Council Development Plan				
Name of DPA: Aldinga Suburban Neighbourhood DPA				
<p><i>The following amendment instructions (at the time of drafting) relate to the Onkaparinga Council Development Plan consolidated on 20 October 2020.</i></p> <p><i>Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.</i></p>				
Amendment Instruction Number	Method of Change	Detail what in the Development Plan is to be amended, replaced, deleted or inserted. If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)				
Amendments required: No				
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)				
Amendments required: Yes				
Master Planned Neighbourhood Zone (New)				
1.	Insert	Following the Urban Employment Zone, the contents of Attachment A.	N	N
TABLES				
Amendments required: No				
MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area & Precinct Maps)				
Amendments required: Yes				
Map Reference Table				
2.	Insert	In the zone section, add the following row after Urban Employment: Master Planned Neighbourhood Onka/100, Onka/101	N	N
3.	Insert	In the overlay section, add in the row for Affordable Housing: Onka/100, Onka/101	N	N

4.	Insert	In the overlay section, add in the row for Noise and Air Emissions: Onka/100, Onka/101	N	N
Map(s)				
5.	Replace	The following Spatial Extent Maps: <ul style="list-style-type: none"> • Zone Map Onka/100 • Policy Area Map Onka 100 • Precinct Map Onka/100 • Zone Map Onka/101 with the contents of Attachment B .	N	N
6.	Insert	The following Spatial Extent Maps: <ul style="list-style-type: none"> • Overlay Map Onka/100 Affordable Housing • Overlay Map Onka/100 Noise and Air Emissions • Overlay Map Onka/101 Affordable Housing • Overlay Map Onka/101 Noise and Air Emissions • Concept Plan Map Onka/32 Aldinga with the contents of Attachment C	N	N
7.	Replace	Concept Plan Maps: <ul style="list-style-type: none"> • Concept Plan Map Onka/6 • Concept Plan Map Onka/8 • Concept Plan Map Onka/9 with the contents of Attachment D	N	N

ATTACHMENT A

(New) Master Planned Neighbourhood Zone

Master Planned Neighbourhood Zone

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

OBJECTIVES

- 1 A new or expanding community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space.
- 2 A range of residential, recreational, community services and other land uses support a growing community and create a pleasant place to live.
- 3 Residential development accommodates a diverse range of housing choices.
- 4 Land division results in a low-to-medium density neighbourhood that contains a diverse range of housing types and allotment sizes.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use and Intensity

- 1 The following forms of development are envisaged in the zone:
 - Ancillary accommodation
 - Community facility
 - Consulting room
 - Dwelling
 - Display home
 - Educational establishment
 - Indoor recreation facility
 - Office
 - Pre-school
 - Recreation area
 - Residential flat building
 - Retirement facility
 - Shop
 - Supported accommodation.
- 2 Development is in accordance with [Concept Plan Map Onka/32](#).
- 3 Small scale shops, offices and consulting rooms provide services close to housing.
- 4 Outside of activity centres, shops, offices and consulting rooms (or any combination thereof) should not exceed 150 square metres in gross leasable floor area.
- 5 The density of residential development increases closer to open space, public transport, centres and community facilities.
- 6 Medium and high density residential development located either:
 - (a) within 200m of an activity centre;
 - (b) within 200m of a high frequency public transport stop

- (c) adjoining public open space greater than 2000m² (including where the site would adjoin if not separated by a public road).

Community Facilities

- 7 Community facilities such as schools, community centres, recreation centres and public open space are co-located with in activity centres or co-located with complementary uses to reinforce their role as a focal point for community.
- 8 Community facilities are located and designed to maximise accessibility by public transport, walking and cycling.

Open Space

- 9 The size and distribution of open space encourages recreation and healthy lifestyles.
- 10 The quality of open space encourages recreation and healthy lifestyles by including a variety of attractive features such as walking and cycling trails, play spaces, water features, irrigated recreation spaces, sporting infrastructure or public art.
- 11 Tree planting provided on public streets and public open space to create a comfortable micro-climate and improve the amenity of the neighbourhood.

Building Height

- 12 Residential buildings establish a low-medium rise residential character with development above 3 building levels located adjacent activity centres, open space and/or public transport.
- 13 Residential buildings (excluding garages, carports and outbuildings) do not exceed:
 - (a) the maximum building height nominated on a Building Envelope Plan; or
 - (b) a maximum height of 3 building levels or 12m; and
 - (c) a wall height exceeding 10m (except where a gable end).

Primary Road Setback

- 14 Buildings are setback from primary street boundaries to establish a consistent and attractive streetscape character.
- 15 The building line of buildings set back from the primary street is consistent with a building envelope plan, or where none exists:
 - (a) 1.5m or more where the allotment is located adjoining a public reserve greater than 2000m² (including where the site would adjoin if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment; or
 - (b) 3 metres in all other cases.

Secondary Street Setback

- 16 Buildings are set back from secondary street boundaries to maintain a pattern of separation between building walls and public streets and reinforce a streetscape character.
- 17 Dwelling walls are set back consistent with a building envelope plan, or where none exists, at least 900mm from the boundary of the allotment with the secondary street frontage.

Boundary Walls

- 18 Boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.
- 19 Dwelling walls on side boundaries are consistent with a building envelope plan, or satisfy (a) or (b):
- (a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height; or
 - (b) do not exceed:
 - i. exceed 3.2 metres in height from the lower of the natural or finished ground level
 - ii. exceed 11.5 metres in length
 - iii. with respect to all boundary walls on the same boundary, 45% of the total length of the boundary
 - iv. encroach within 3 metres of any other existing or proposed boundary walls on the subject land.

Side Boundary Setback

- 20 Buildings are set back from side boundaries to provide:
- a) separation between dwellings in a way that complements the established character of the locality
 - b) access to natural light and ventilation for neighbours.
- 21 Building walls not sited on side boundaries are set back from side boundaries consistent with a building envelope plan, or are setback:
- (a) 900 mm for a wall height less than 3 metres; and
 - (b) 900mm plus 1/3 of the wall height above 3m.

Rear Boundary Setback

- 22 Buildings are set back from rear boundaries to provide:
- a) separation between dwellings in a way that complements the established character of the locality
 - b) access to natural light and ventilation for neighbours
 - c) open space recreational opportunities
 - d) space for landscaping and vegetation.
- 23 Building walls are set back from the rear boundary consistent with a building envelope plan, or at least:
- a) 3m for the first building level or 0m where the rear boundary adjoins a laneway
 - b) 5m for any second building level or 0m where the rear boundary adjoins a laneway
 - c) 5m plus any increase in wall height over 7m for buildings three building levels and above

Site Dimensions and Land Division

- 24 Allotments created for residential purposes are of a suitable size and dimension and accommodate a diverse range of housing choices.
- 25 Allotments created for residential purposes are a suitable size and dimension to accommodate dwellings that are functional and provide a high standard of residential amenity for occupants.
- 26 Sites for residential purposes are consistent with an authorised plan of division or master plan.
- 27 Street patterns and pedestrian and cycle connections designed to reduce travel distances to open space, public transport, activity centres and community facilities and assist to create low speed environments in local streets.

Coordinated and Orderly Development

- 28 Land division and infrastructure occur in a coordinated manner and orderly sequence.
- 29 Development and infrastructure are staged and provided in a manner that supports the orderly expansion of urban areas and the economic provision of infrastructure and services.

Advertising and Display Homes

- 30 Advertising is limited to temporary displays to promote the sale of land and buildings within the zone.
- 31 Advertisements are:
 - (a) are of a temporary nature and will removed within 2 years from the date of installation
 - (b) promote the sale of land or buildings within the zone.
- 32 Display homes provide sufficient car parking.

Ancillary Structures and Buildings

- 33 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.
- 34 Ancillary buildings and structures:
 - (a) are ancillary to a dwelling erected on the same site
 - (b) have a floor area not exceeding 60m²
 - (c) are not constructed, added to or altered so that any part is situated:
 - i. in front of any part of the building line of the dwelling to which it is ancillary
or
 - ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
 - (d) in the case of a garage or carport, the garage or carport:
 - i. is set back at least 5.5m from the boundary of the primary street
 - ii. when facing a primary street or secondary street, has a total door / opening not exceeding:

- A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser
 - B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width
- (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
- i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and
 - ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary
- (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure
- (h) have a wall height or post height not exceeding 3m above natural ground level
- (i) have a roof height where no part of the roof is more than 5m above the natural ground level
- (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
- 35 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in over-development of the site.

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 criteria / conditions as outlined in the table below:

Form of Development	Complying Criteria / Conditions
Detached dwelling	<ol style="list-style-type: none">1. Development will not result in more than 1 dwelling on an existing allotment.2. A building envelope plan has been authorised in association with an approved land division relating to the relevant site/allotment.3. No part of a dwelling (excluding open structures such as verandahs, porticos and eaves) will protrude beyond the relevant building envelope plan.4. A dwelling does not exceed the building height nominated on the relevant building envelope plan, or where none is specified, does not exceed:<ol style="list-style-type: none">(a) maximum building height of 3 building levels or 12m(a) a wall height of 10m (except where a gable end).5. Each dwelling with a frontage to a public street:<ol style="list-style-type: none">(a) includes at least one window facing the primary street from a habitable room; and(b) has an aggregate window area of at least 2m² facing the primary street.6. Upper level windows facing side or rear boundaries shared with another residential allotment/site:<ol style="list-style-type: none">(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm(b) have sill heights greater than or equal to 1.5m above finished floor level; and/or(c) incorporate screening to a height of 1.5m above finished floor level.7. One of the following is satisfied:<ol style="list-style-type: none">(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace, or(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency / openings fixed to a minimum height of:<ol style="list-style-type: none">(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land; or(ii) 1.7m above finished floor level in all other cases.8. Private open space is provided in accordance with the following:<ol style="list-style-type: none">(a) Total private open space area:<ol style="list-style-type: none">(i) Site area <301m²: 24m² located behind the building line(ii) Site area ≥301m²: 60m² located behind the building line(b) Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m9. Dwellings provide car parking spaces on-site at a rate no less than:<ol style="list-style-type: none">(a) 1 bedroom dwelling - 1 space per dwelling.(b) 2 or more bedroom dwelling - 2 spaces per dwelling, 1 of which is covered.10. Vehicle access to car parking spaces is located consistent with that shown on the relevant building envelope plan, or is located:<ol style="list-style-type: none">(a) 500mm or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the infrastructure owner;

Form of Development	Complying Criteria / Conditions
	<ul style="list-style-type: none"> (b) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner; (c) 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing (d) so that access is not obtained from, and is located at least 25m from the tangent point of any State Maintained Road.
	<p>11. Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary.
	<p>12. Development does not involve:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m; or (c) a total combined excavation and filling vertical height of 2m or more.
	<p>13. One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>; or (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.
	<p>14. A dwelling is connected, or will be connected, to:</p> <ul style="list-style-type: none"> (a) a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development; or (b) an approved common waste water disposal service with the capacity to meet the requirements of the development.
	<p>15. Where the Native Vegetation Overlay or State Significant Native Vegetation Overlay applies in relation to the relevant site/allotment, the application is accompanied by:</p> <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 20m of a dwelling for fire prevention and control (iii) within 50m of residential accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area; or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
Detached dwelling	1 Principles of Development Control 11, 14, 16, 18, 20, 21, 23 of the Master Planned Neighbourhood Zone are satisfied.
Semi-detached dwelling	
Row dwelling	2 Dwellings provide on-site car parking spaces at a rate no less than: <ul style="list-style-type: none"> (a) 1 bedroom dwelling: 1 space per dwelling; and

Form of Development	Complying Criteria / Conditions
	(b) 2 or more bedroom dwelling: 2 spaces per dwelling, 1 of which is covered.
3	Each dwelling with a frontage to a public street: <ul style="list-style-type: none">a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4 metres; andb) has an aggregate window area of at least 2 square metres facing the primary street.
4	Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
5	A living room incorporates a window with an external outlook towards the street frontage or private open space.
6	Garages and carports facing a street: <ul style="list-style-type: none">a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling; andb) are set back at least 5.5 metres from the boundary of the primary street; andc) have a garage door / opening not exceeding 7 metres in width; andd) have a garage door /opening width not exceeding 50 per cent of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
7	Upper level windows facing side or rear boundaries shared with an allotment intended or used for residential purposes: <ul style="list-style-type: none">a) are permanently obscured to a height of 1.5 metres above finished floor level that is fixed or not capable of being opened more than 200 millimetres; orb) have sill heights greater than or equal to 1.5 metres above finished floor level; and / orc) incorporate screening with a maximum of 25 per cent of openings, permanently fixed no more than 0.5 metres from the window surface and sited adjacent to any part of the window less than 1.5 metres above the finished floor level.
8	All sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25 per cent transparency/openings fixed to a minimum height of 1.7 metres above finished floor level, other than where the longest side of the balcony will face a road (including any road reserve) or reserve (including land held as open space) that is at least 15 metres wide in all places faced by the balcony.
9	Residential parking spaces enclosed by fencing, walls, posts or other structures have the following internal dimensions (separate from any waste storage area): <ul style="list-style-type: none">a) single width parking spaces:<ul style="list-style-type: none">i. a minimum length of 5.4 metres per space; andii. a minimum width of 3.0 metres; andiii. a minimum garage door width of 2.4 metres.b) double parking spaces (side by side):<ul style="list-style-type: none">i. a minimum length of 5.4 metres; and

Form of Development	Complying Criteria / Conditions
	<ul style="list-style-type: none">ii. a minimum width of 5.5 metres; andiii. minimum garage door width of 2.4 metres per space.
	10 Uncovered car parking spaces have: <ul style="list-style-type: none">a) a minimum length of 5.4 metres; andb) a minimum width of 2.4 metres; andc) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5 metres.
	11 Driveways and access points: <ul style="list-style-type: none">a) for sites with a frontage to a public road of 10 metres or less, have a maximum width of 3.2 metres measured at the property boundary and are the only access point provided on the site; orb) for sites with a frontage to a public road greater than 10 metres:<ul style="list-style-type: none">i. have a maximum width of 5 metres measured at the property boundary and are the only access point provided on the site; orii. have a maximum width of 3.2 metres measured at the property boundary and no more than two access points are provided on site.
	12 Vehicle access to car parking spaces: <ul style="list-style-type: none">a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; orb) where newly proposed, is setback:<ul style="list-style-type: none">i. 500 millimetres or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner; andii. 2 metres or more from the base of the trunk of a street tree unless consent is provided from the tree owner; andiii. 6 metres or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing.
	13 Driveways are designed and sited so that: <ul style="list-style-type: none">a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport will not be steeper than 1:4 on average; andb) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.
	14 Where dwellings abut both side boundaries, a waste bin storage area is provided behind the building line of each dwelling that: <ul style="list-style-type: none">a) has a minimum area of 2 square metres with a minimum dimension of 0.9 metres (separate from any designated car parking spaces or private open space); and

Form of Development	Complying Criteria / Conditions
	<ul style="list-style-type: none"> b) a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800 millimetres between the waste bin storage area and the street.
	<p>15 One of the following is satisfied:</p> <ul style="list-style-type: none"> a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>; or b) there are no above ground powerlines adjoining the site that is the subject of the proposed development
	<p>16 The dwelling does not involve either:</p> <ul style="list-style-type: none"> a) excavation exceeding a vertical height of 1 metre; or b) filling exceeding a vertical height of 1 metre; or c) a total combined excavation and filling vertical height of 2 metres or more.

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
Shop or group of shops	Any of the following: <ul style="list-style-type: none"> (a) shop with a gross leasable floor area less than 1000m² (b) shop that is a restaurant

Public Notification

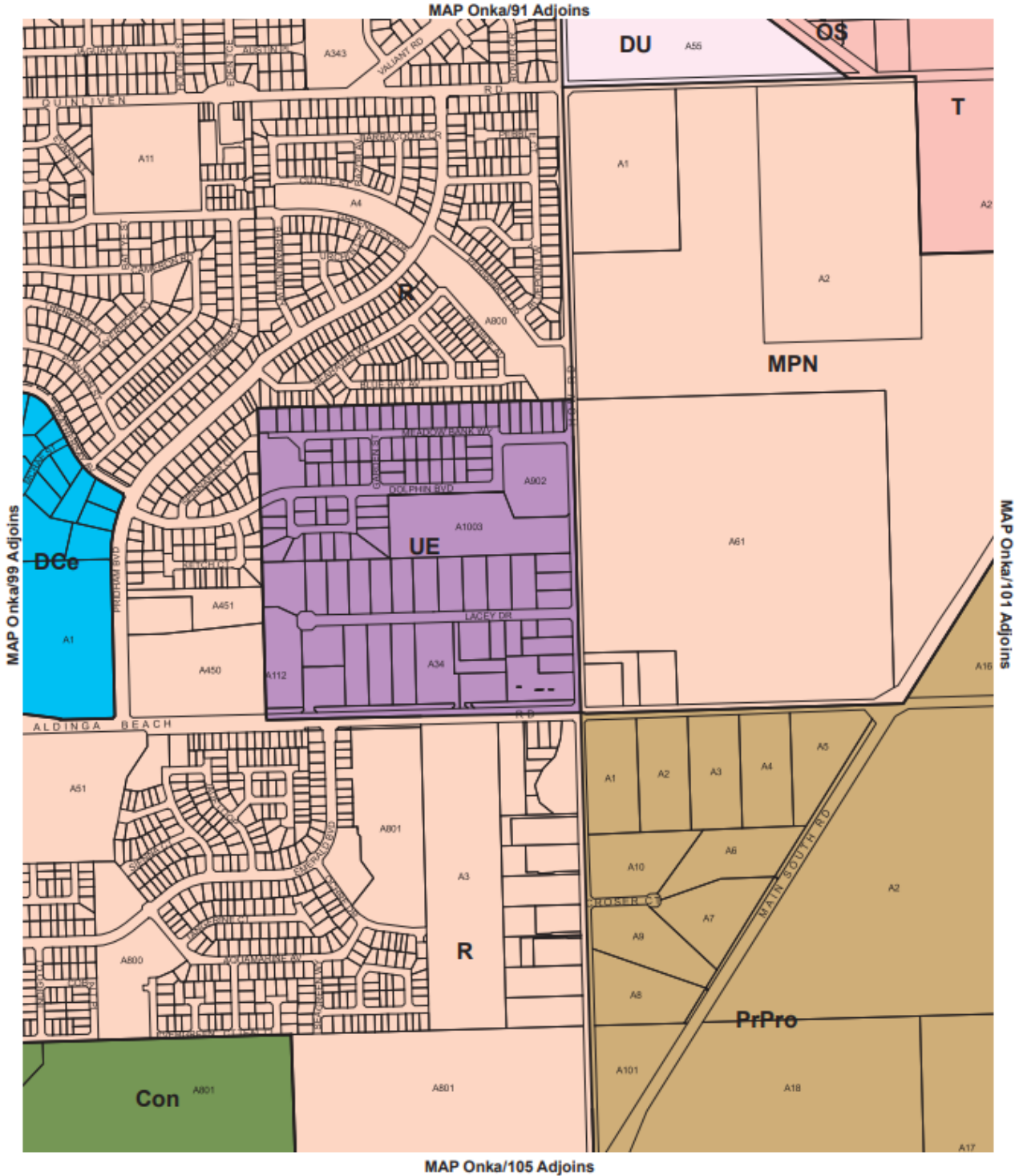
Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*. Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
All development within the Master Planned Neighbourhood Zone , except where listed as Category 2	Non-residential development which does not satisfy PDC 4 of the Master Planned Neighbourhood Zone. Development which does not satisfy PDC 12 of the Master Planned Neighbourhood Zone.

ATTACHMENT B

(Replacement) Spatial Extent Maps

Zone Map Onka/100
Policy Area Map Onka/100
Precinct Map Onka/100
Zone Map Onka/101

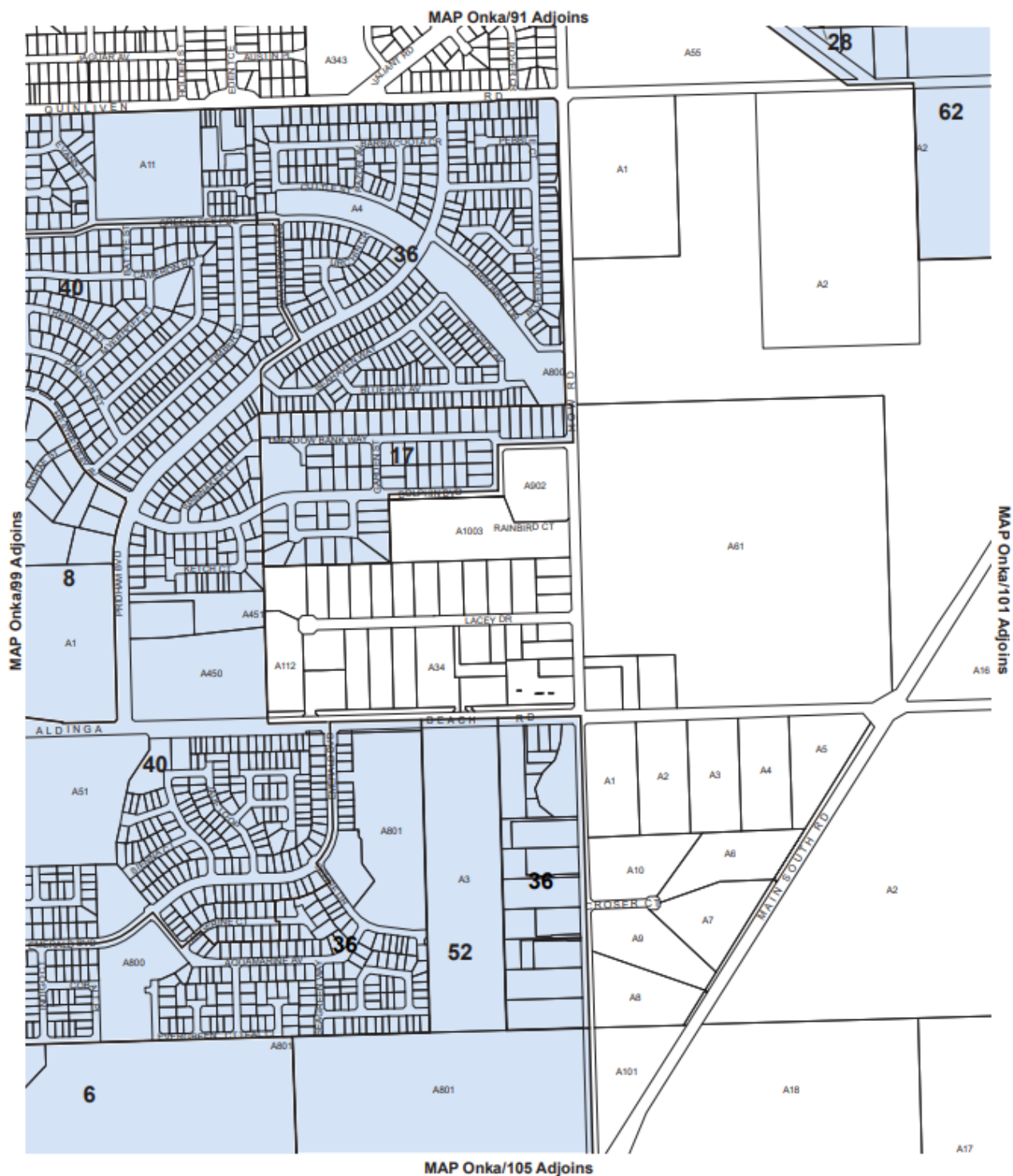


Lamberts Conformal Conic Projection, GDA94

Zones	
Con	Conservation
DU	Deferred Urban
DCE	District Centre
OS	Open Space
PrPro	Primary Production
R	Residential
MPN	Master Planned Neighbourhood
T	Township
UE	Urban Employment
	Zone Boundary



Zone Map Onka/100




Lambert Conformal Conic Projection, GDA94

Policy Area

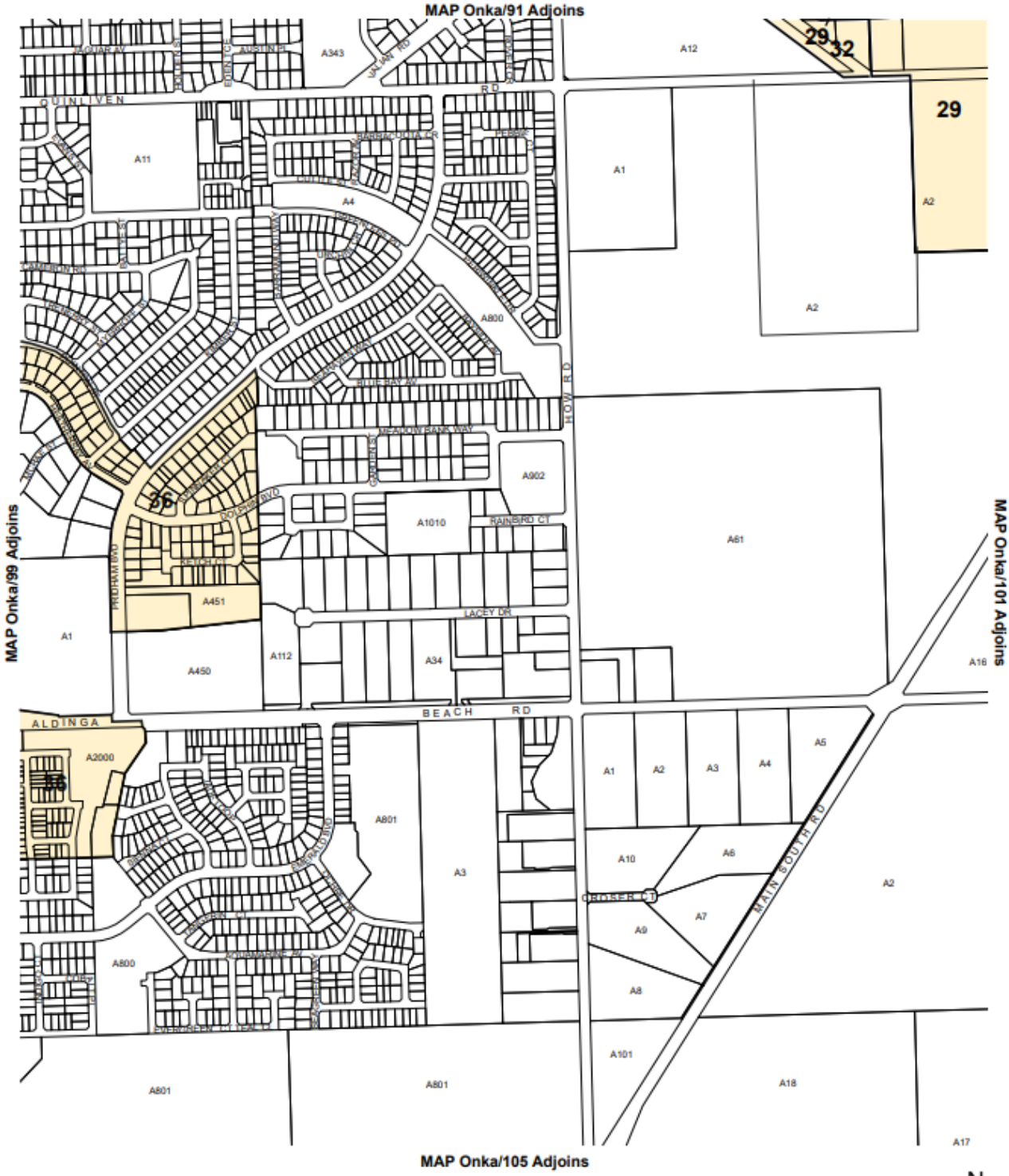
- 17 Home Business Policy Area
- 28 Port Willunga Creek Policy Area
- 36 Aldinga Beach Policy Area
- 40 Medium Density Policy Area
- 6 Aldinga Sellicks Conservation Policy Area
- 62 Port Willunga/Aldinga Policy Area
- 8 Aldinga Beach Policy Area
- 52 Hart Road Policy Area



Policy Area Map Onka/100

 Policy Area Boundary

ONKAPARINGA COUNCIL



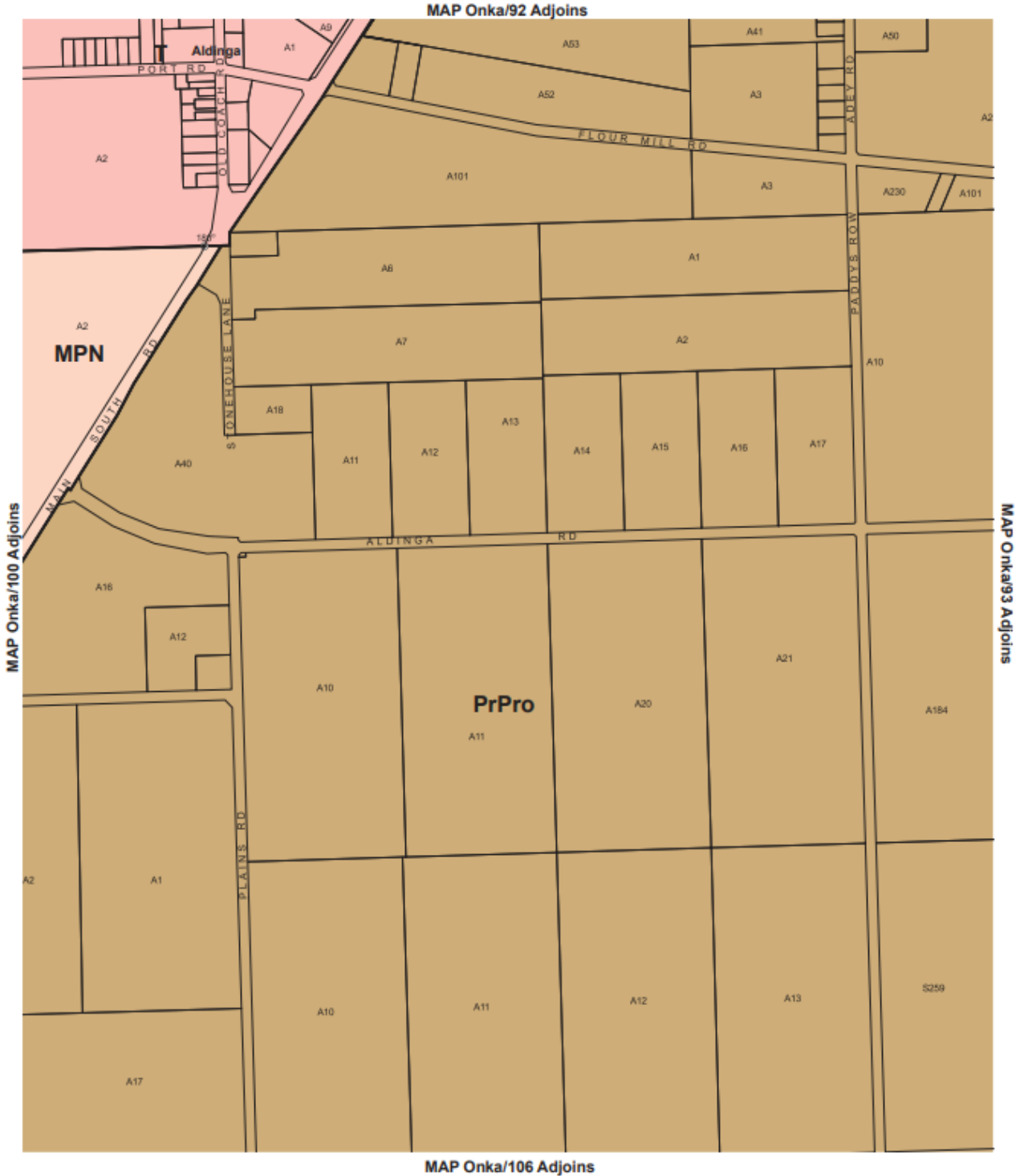
Lamberts Conformal Conic Projection, GDA94

- Precinct**
- 29 Aldinga Village Precinct
 - 32 Old Port Road Precinct
 - 36 Targeted Infill Precinct



Precinct Map Onka/100

Precinct Boundary



Lamberts Conformal Conic Projection, GDA94



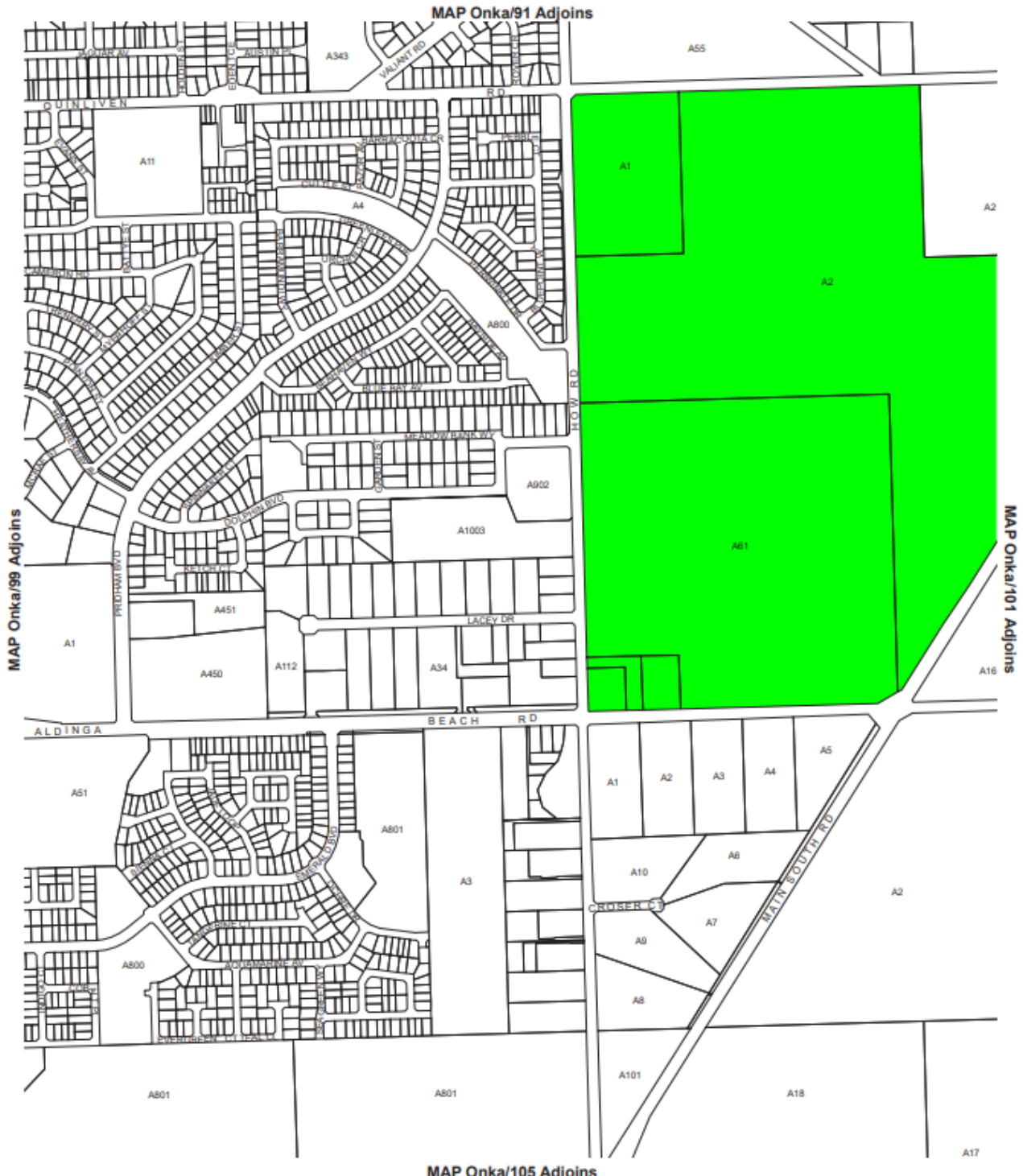
- Zones**
- PrPro Primary Production
 - MPN Master Planned Neighbourhood
 - T Township
 - Zone Boundary

Zone Map Onka/101

ATTACHMENT C


(New) Spatial Extent Maps:

Overlay Map Onka/100 Affordable Housing
Overlay Map Onka/100 Noise and Air Emissions
Overlay Map Onka/101 Affordable Housing
Overlay Map Onka/101 Noise and Air Emissions
Concept Plan Map Onka/32 Aldinga

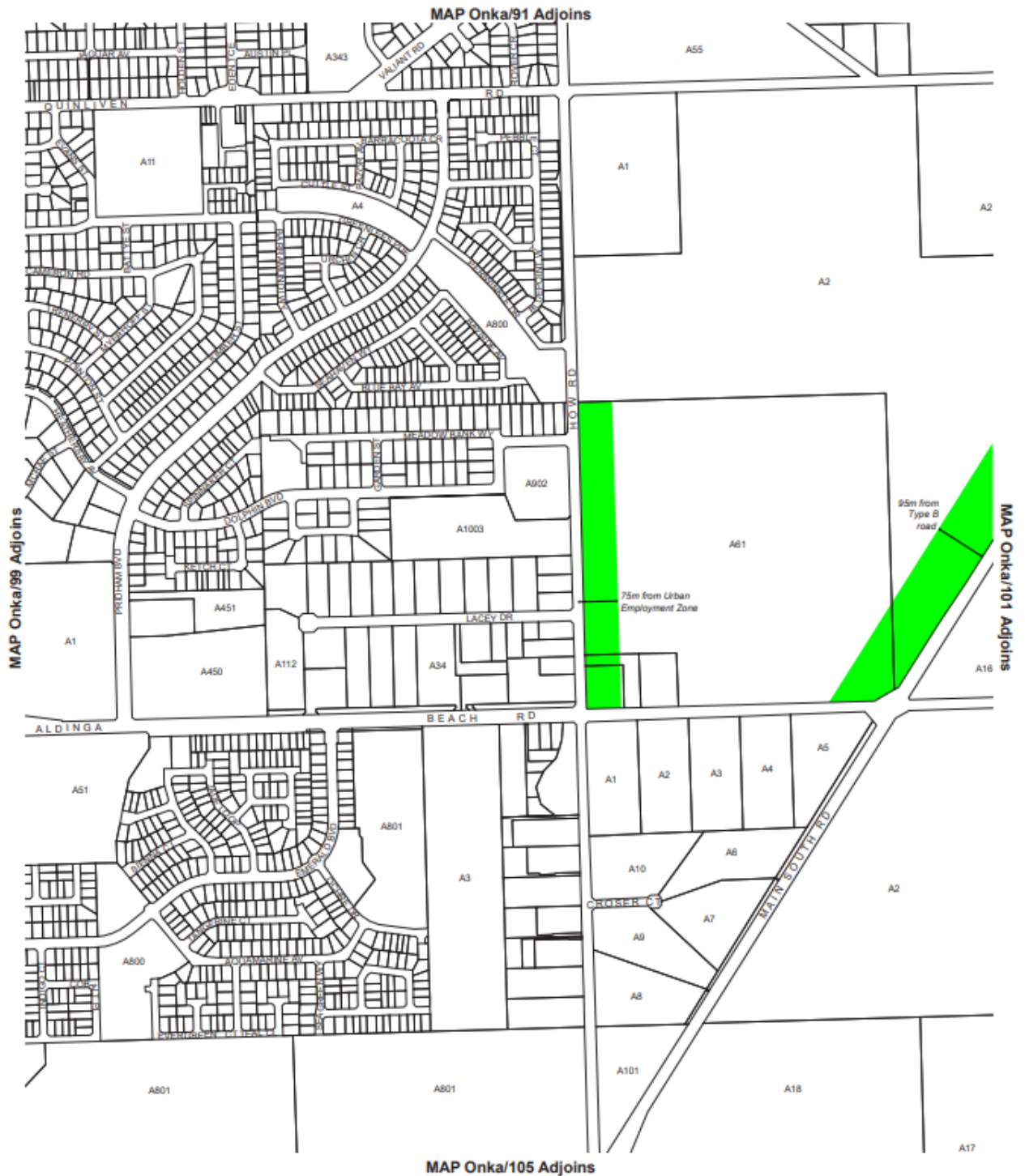


Overlay Map Onka/100

AFFORDABLE HOUSING

 Affordable Housing Designated Area

ONKAPARINGA COUNCIL



Overlay Map Onka/100

NOISE AND AIR EMISSIONS


Noise and Air Emissions Designated Area

ONKAPARINGA COUNCIL



Overlay Map Onka/101

AFFORDABLE HOUSING

 Affordable Housing Designated Area

ONKAPARINGA COUNCIL

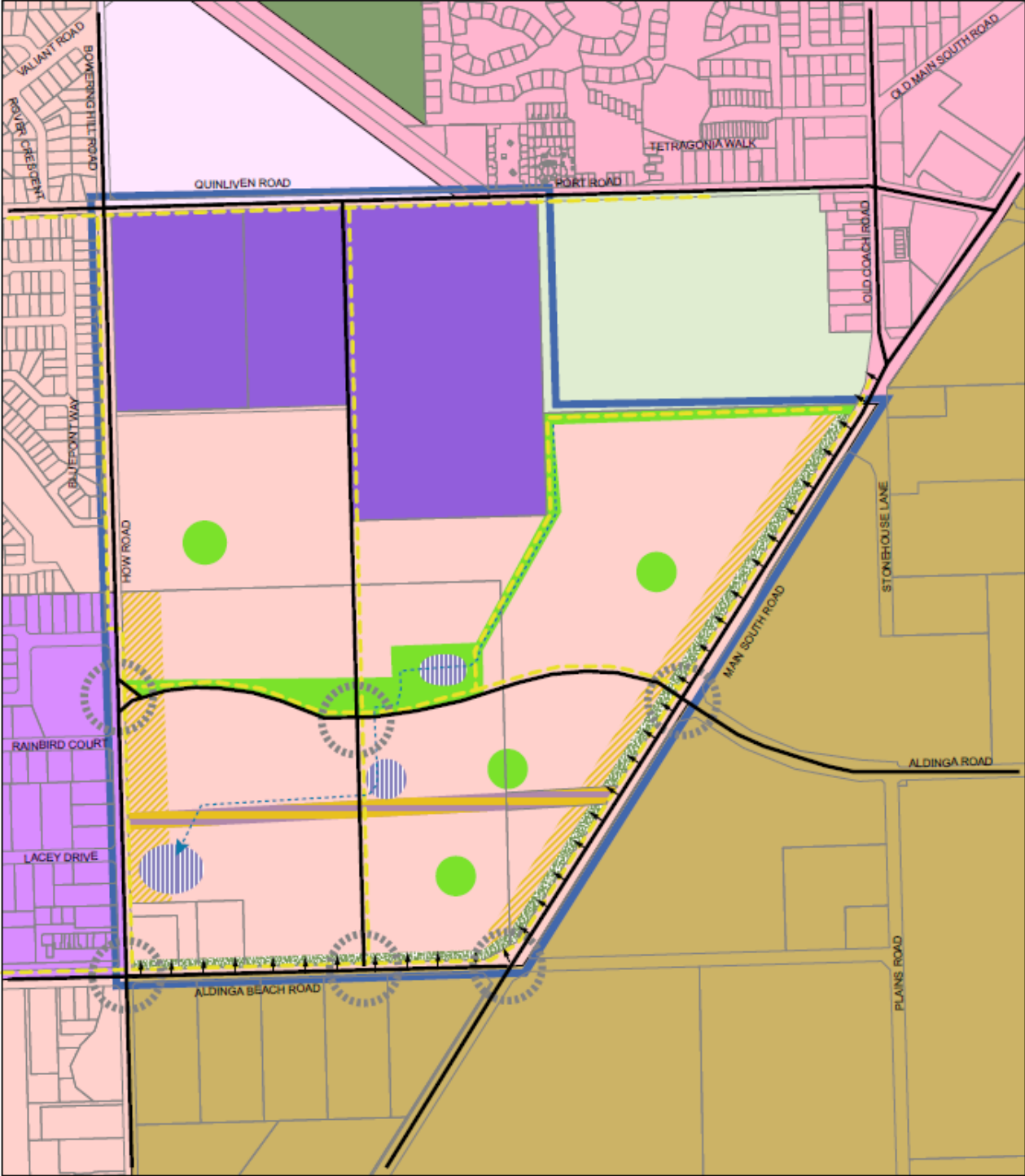


Overlay Map Onka/101

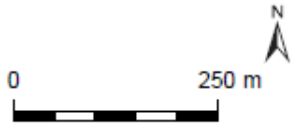
NOISE AND AIR EMISSIONS

 Noise and Air Emissions Designated Area

ONKAPARINGA COUNCIL



- Concept plan boundary
- Road widening
- Intersection upgrade
- Landscape / acoustic buffer
- Linear corridor / open space indicative
- Sports park
- Electricity easement
- Noise and air emissions
- Shared path indicative
- 'Chain of ponds' stormwater basins indicative
- Stormwater network / flow indicative
- Master planned neighbourhood
- School



ALDINGA

Concept Plan Map Onka/32

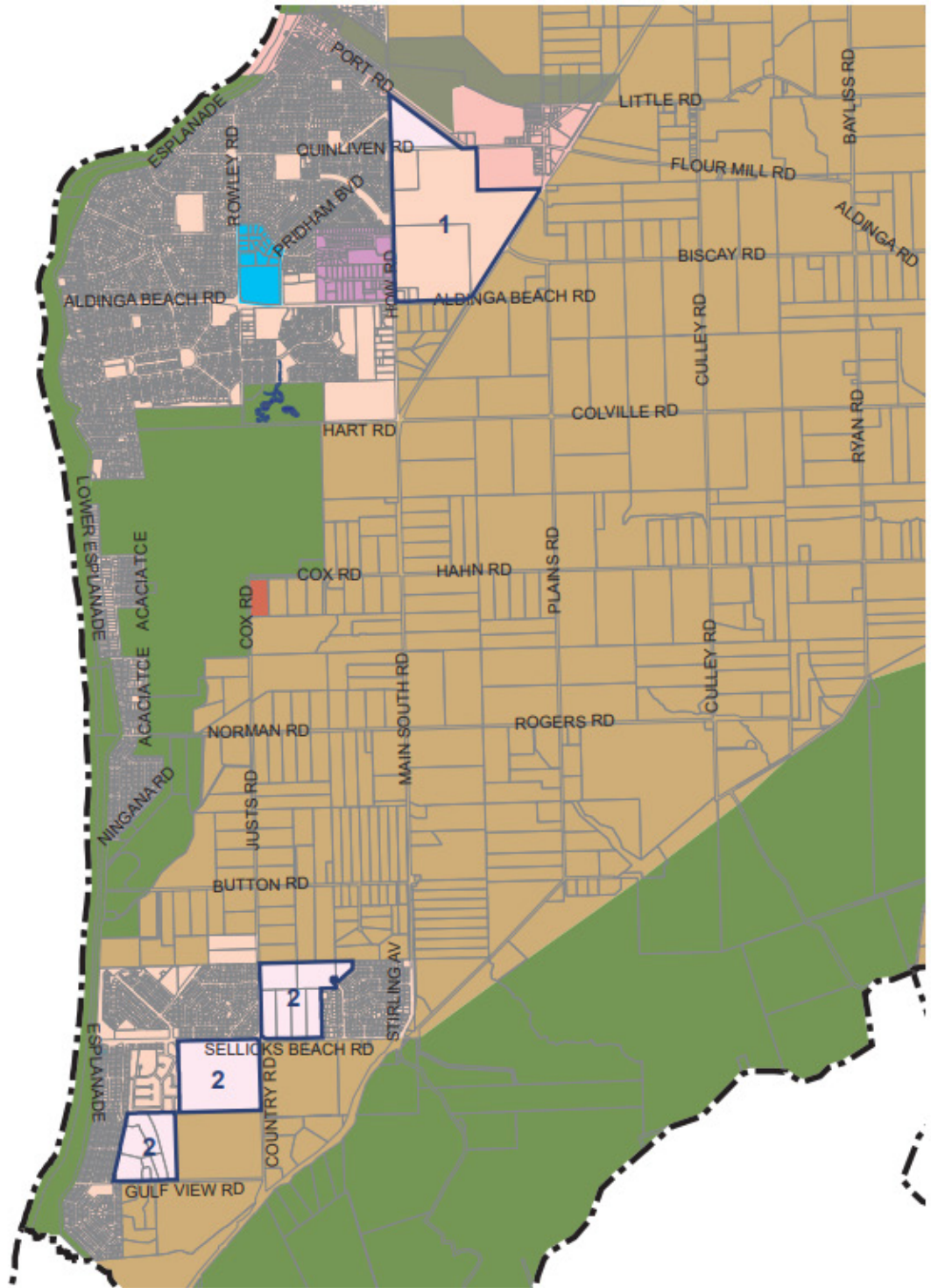
ATTACHMENT D

(Replacement) Concept Plan Maps

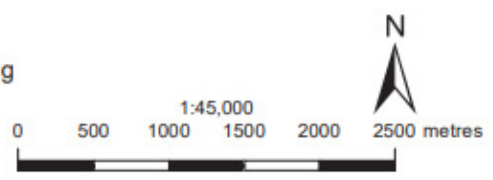
Concept Plan Map Onka/6

Concept Plan Map Onka/8

Concept Plan Map Onka/9



- Commercial
- Country Township
- Deferred Urban
- Environmental Constraint
- Industrial
- Tourism Development
- Open Space
- Primary Production
- Residential
- Development Plan Boundary
- 2 Order of Development Sequencing
- Wetlands

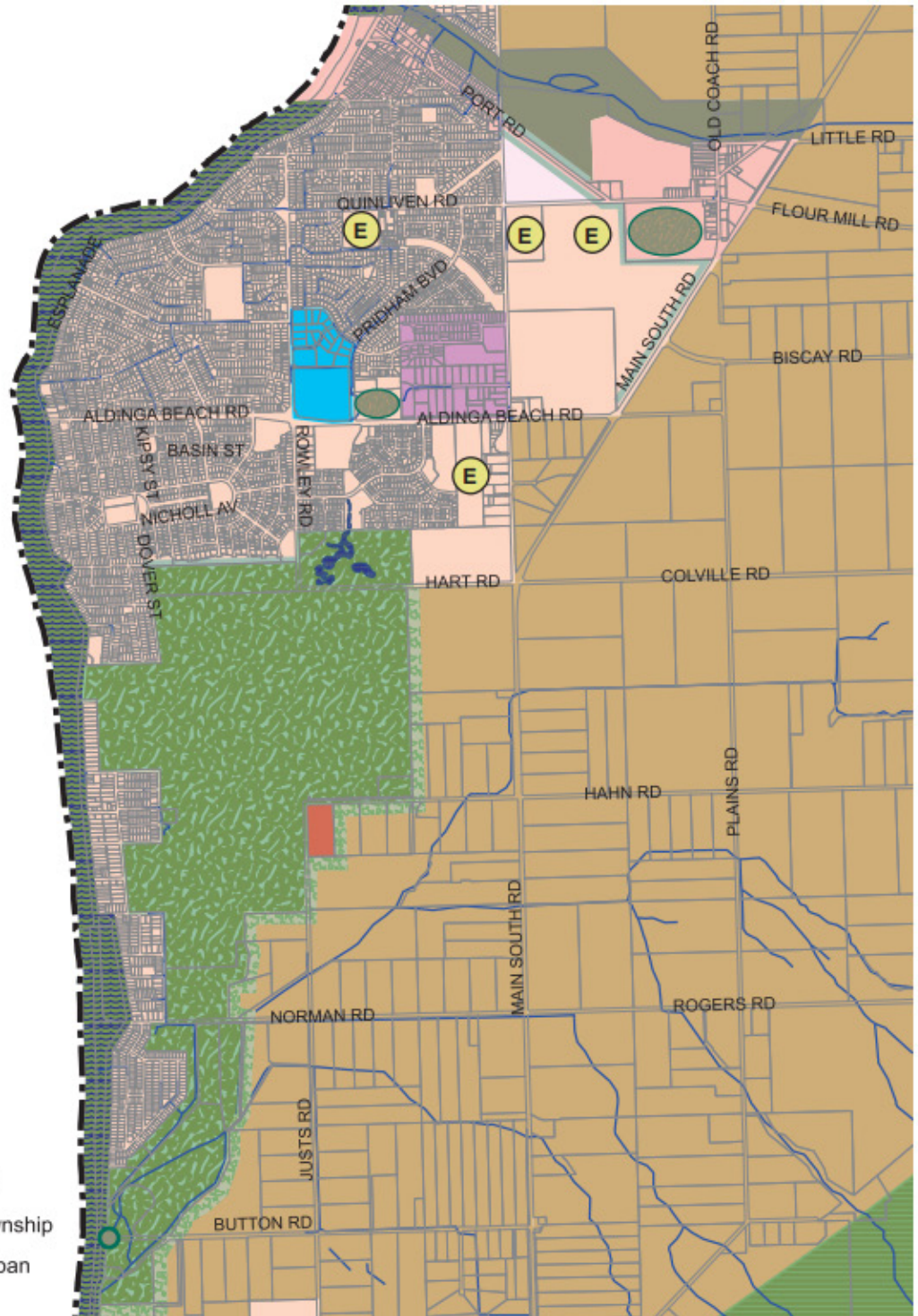


ALDINGA/SELICKS BEACH

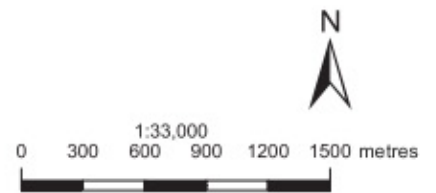
Concept Plan Map Onka/6

DEVELOPMENT SEQUENCING

ONKAPARINGA COUNCIL

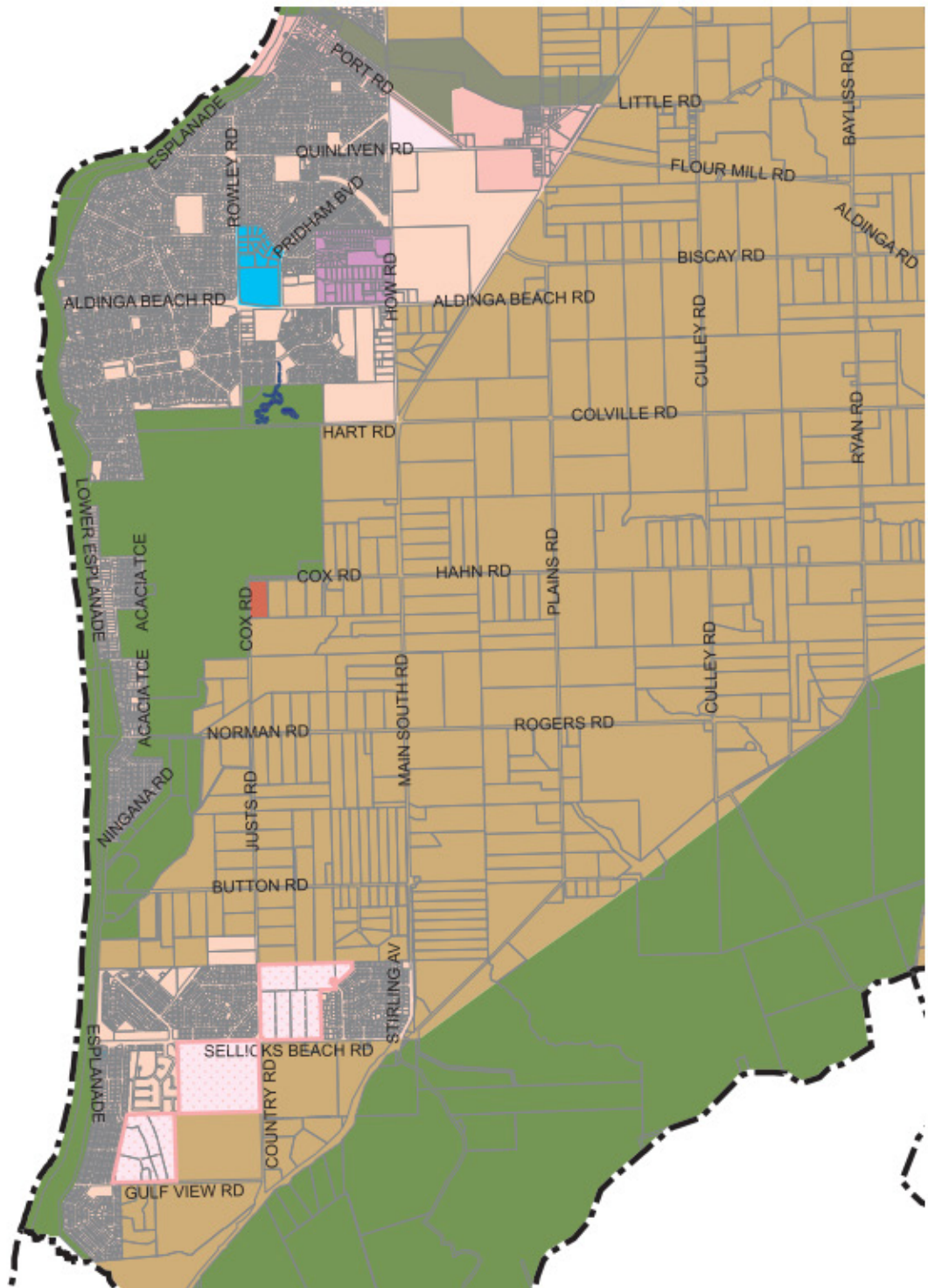


- Commercial
- Country Township
- Deferred Urban
- Industrial
- Tourism Development
- Open Space
- Primary Production
- Residential
- Coastal Conservation
- Conservation
- Hills Face
- District/Neighbourhood Open Space
- Open Space Node
- E Education
- Stormwater
- Landscape Buffer (20 Metres)
- Private Buffer
- Wetlands

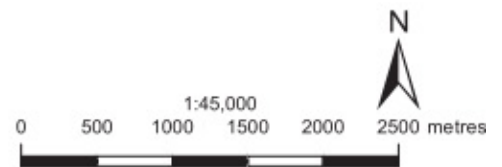


Concept Plan Map Onka/8

ALDINGA



- Commercial
- Country Township
- Deferred Urban
- Environmental Constraint
- Industrial
- Tourism Development
- Open Space
- Primary Production
- Residential
- Development Plan Boundary
- Area Affected
- Wetlands



SELICKS BEACH

Concept Plan Map Onka/9

AREA AFFECTED

ONKAPARINGA COUNCIL