

Development Plan

Adelaide Hills Council

Consolidated - 8 August 2019

Please refer to the Adelaide Hills Council page at www.sa.gov.au/developmentplans to see any amendments not consolidated.



Government of South Australia

Department of Planning,
Transport and Infrastructure

The following table is a record of authorised amendments and their consolidation dates for the Adelaide Hills Council Development Plan since its inception on 4 May 2000. Further information on authorised amendments prior to this date may be researched through the relevant Council, the Department of Planning, Transport and Infrastructure or by viewing Gazette records.

CONSOLIDATED	AMENDMENT – [Gazetted date]
4 May 2000	East Torrens (DC), Gumeracha (DC), Onkaparinga (DC) and Stirling (DC) Development Plans - Consolidation PAR – [4 May 2000]
8 June 2000	Section 29 (2)(b) Amendment – [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]
5 October 2000	Small Scale Tourist Accommodation in Rural Areas of the Mount Lofty Ranges PAR (<i>Ministerial</i>) – [21 September 2000] Stirling (DC) - Local Heritage Places and Historic Conservation Policy Areas PAR – [28 September 2000]
22 February 2001	Metropolitan Adelaide Significant Tree Control PAR (<i>Ministerial</i>) – [21 December 2000]
26 July 2001	Mount Lofty Ranges Watershed Amendment PAR (<i>Ministerial</i>) – [28 June 2001]
31 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] Organic Waste Processing (Composting) PAR (Interim) (<i>Ministerial</i>) – [20 December 2001]
5 December 2002	Stormwater in Urban Areas PAR (<i>Ministerial</i>) – [12 November 2002] State Heritage Area (Mount Torrens) PAR (<i>Ministerial</i>) – [5 December 2002] Organic Waste Processing (Composting) PAR (<i>Ministerial</i>) – [5 December 2002] Section 29(2)(a) Amendment – Bushfire Prone Area Mapping – [5 December 2002]
20 March 2003	Section 29(2)(b) Amendment – [20 March 2003]
11 September 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003]
10 March 2005	Hills Face Zone (Interim Operation) PAR (Interim) (<i>Ministerial</i>) – [27 February 2004] Hills Face Zone (Interim Operation) PAR (<i>Ministerial</i>) – [24 February 2005]
17 March 2005	Editorial correction to Hills Face Zone to insert Detached Dwelling provisions in non-complying PDC.
8 December 2005	Onkaparinga Catchment PAR – [8 December 2005]
25 May 2006	Miscellaneous Amendments PAR (Interim) – [25 May 2006]
8 June 2006	Editorial correction to Tourist Accommodation Zone – Public Notification
27 July 2006	Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR (<i>Ministerial</i>) – [8 June 2006] Section 29(2)(b)(ii) Amendment – [27 July 2006]
17 May 2007	Section 27(5) Amendment - Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR (<i>Ministerial</i>) – [25 January 2007] Miscellaneous Amendments PAR – [26 April 2007] Categories of Notification PAR – [17 May 2007]
28 June 2007	Section 29(2)(b)(i) Amendment – [28 June 2007]
17 January 2008	Bushfire Management (Part 3) PAR (<i>Ministerial</i>) – [29 November 2007]

CONSOLIDATED	AMENDMENT – [Gazetted date]
	Residential Parks and Caravan and Tourist Parks DPA (Interim) (<i>Ministerial</i>) – [13 December 2007]
13 March 2008	Commercial Forestry DPA (Interim) (<i>Ministerial</i>) – [21 February 2008]
15 January 2009	Residential Parks and Caravan and Tourist Parks DPA (Ministerial) – [11 December 2008] Section 29(2)(b)(ii) Amendment – [15 January 2009]
26 February 2009	Jeffrey Street Woollen Mills Policy Area DPA – [19 February 2009] Cessation of Interim Operation of the 'Commercial Forestry DPA' on 21 February 2009 and its removal from the Adelaide Hills Council Development Plan – [5 March 2009]
23 April 2009	Public Purpose Zone Adjustments DPA (Interim) – [20 April 2009]
20 August 2009	Flood Management DPA – [20 August 2009]
25 February 2010	Bushfire (Miscellaneous Amendments) DPA (Interim) (<i>Ministerial</i>) – [10 December 2009] Public Purpose Zone Adjustments DPA – [25 February 2010]
26 August 2010	Stirling District Centre DPA – [19 August 2010]
13 January 2011	Bushfires (Miscellaneous Amendments) DPA (<i>Ministerial</i>) – [9 December 2010] Extractive Industry Zone Bradbury DPA – [13 January 2011] Section 29(2)(b)(ii) Amendment – [13 January 2011]
8 December 2011	Section 29(2)(b)(ii) Amendment – [18 August 2011] Barossa Valley and McLaren Vale Protection Districts DPA (Interim) (<i>Ministerial</i>) – [28 September 2011] Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) – [19 October 2011] Regulated Trees DPA (Interim) (<i>Ministerial</i>) – [17 November 2011] Environmental Covers DPA – [8 December 2011]
12 April 2012	Section 29(2)(b)(ii) Amendment – [22 March 2012] Termination of the Barossa Valley and McLaren Vale Protection Districts DPA (<i>Ministerial</i>) and its removal from the Adelaide Hills Council Development Plan – [5 April 2012] Barossa Valley and McLaren Vale – Revised – Protection Districts DPA (Interim) (<i>Ministerial</i>) – [11 April 2012]
24 January 2013	Termination of the Statewide Wind Farms DPA (<i>Ministerial</i>) and its removal from the Adelaide Hills Council Development Plan – [18 October 2012] Statewide Wind Farms DPA (<i>Ministerial</i>) – [18 October 2012] Regulated Trees DPA (<i>Ministerial</i>) – 15 November 2012 Section 29(2)(c) Amendment – [29 November 2012] Barossa Valley and McLaren Vale - Revised – Protection Districts DPA (<i>Ministerial</i>) – [18 January 2013]
9 January 2014	Glen Stuart Road Woodforde (Magill Training Centre) DPA (<i>Ministerial</i>) – [9 January 2014]
28 April 2016	Editorial correction to Table AdHi/2 Section 29(2)(3)(a) and 29(2)(b)(ii) Amendments – [19 March 2015] Existing Activity Centres Policy Review DPA – [21 April 2016]
24 October 2017	Township & Urban Areas DPA (Part 1) – [24 October 2017] Local Heritage – Public Places DPA (Stage 1) (Interim) – [24 October 2017]
8 August 2019	Local Heritage – Public Places DPA (Stage 1) – [8 August 2019]

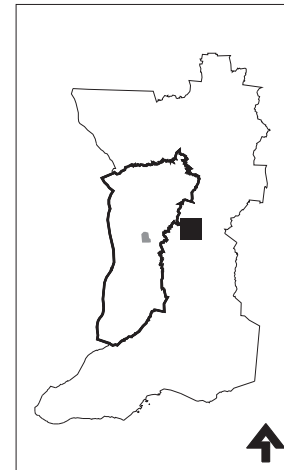
Consolidated: The date of which an authorised amendment to a Development Plan was consolidated (incorporated into the published Development Plan) pursuant to section 31 of the *Development Act 1993*.

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*.

Preface

The objectives and principles of development control that follow apply within the area of the Adelaide Hills Council Development Plan as shown on Map AdHi/1

The Development Plan is arranged with the objectives and principles of development control for the Outer Metropolitan Region, appearing first, followed by the Council Wide policies and in turn more detailed policies relating to particular zones, and areas



Location Map

Enlargement Map



-  Adelaide Hills Council Development Plan
-  Metropolitan Area Boundary

TABLE OF CONTENTS

COUNCIL WIDE PROVISIONS	9
ADVERTISEMENTS	9
ANIMAL KEEPING & RURAL DEVELOPMENT	13
BUILDING NEAR AIRFIELDS.....	19
BULK HANDLING AND STORAGE FACILITIES.....	20
CENTRES AND RETAIL DEVELOPMENT.....	21
COMMUNITY FACILITIES	24
CRIME PREVENTION	25
DESIGN AND APPEARANCE	26
ENERGY EFFICIENCY.....	30
FORESTRY	31
HAZARDS	33
HERITAGE PLACES.....	37
HISTORIC CONSERVATION AREA	40
INDUSTRIAL DEVELOPMENT.....	42
INFRASTRUCTURE	47
INTERFACE BETWEEN LAND USES.....	49
LAND DIVISION	52
LANDSCAPING, FENCES AND WALLS	57
MEDIUM DENSITY DEVELOPMENT.....	59
METROPOLITAN OPEN SPACE SYSTEM.....	61
MINERAL EXTRACTION	62
NATURAL RESOURCES.....	64
OPEN SPACE AND RECREATION.....	71
ORDERLY AND SUSTAINABLE DEVELOPMENT	74
REGULATED TREES	76
RENEWABLE ENERGY FACILITIES	77
RESIDENTIAL DEVELOPMENT	79
SHORT-TERM WORKERS ACCOMMODATION.....	85
SIGNIFICANT TREES.....	86
SITING AND VISIBILITY	88
SLOPING LAND.....	91
SUPPORTED ACCOMMODATION, HOUSING FOR AGED PERSONS AND PEOPLE WITH DISABILITIES.....	93
TELECOMMUNICATIONS FACILITIES	96
TOURISM DEVELOPMENT.....	97
TRANSPORTATION AND ACCESS.....	101
WASTE.....	108

WASTE MANAGEMENT FACILITIES.....	112
CHARACTER PRESERVATION DISTRICT	115
ZONE SECTION.....	116
COMMERCIAL ZONE	116
COUNTRY LIVING ZONE	119
Country Living (Ayers Hill Road Historic) Policy Area.....	123
Country Living (Bridgewater) Policy Area	124
Country Living (Estate) Policy Area.....	126
Country Living (Stirling and Aldgate) Policy Area	127
DISTRICT CENTRE ZONE	131
Stirling Core Policy Area	135
Stirling Fringe Policy Area	140
EXTRACTIVE INDUSTRY ZONE.....	148
HILLS FACE ZONE	150
LIGHT INDUSTRY ZONE.....	158
Light Industry (Lobethal North) Policy Area	159
Light Industry (Woollen Mills) Policy Area.....	160
Light Industry (Woodside) Policy Area	161
LOCAL CENTRE ZONE	164
Local Centre (Crafers) Policy Area	165
Local Centre (Gumeracha) Policy Area	166
Local Centre (Kersbrook) Policy Area	167
Local Centre (Oakbank) Policy Area.....	168
Local Centre (Uraidla) Policy Area	169
MIXED RESIDENTIAL ZONE.....	173
NEIGHBOURHOOD CENTRE ZONE	179
Neighbourhood Centre (Aldgate) Policy Area	180
Neighbourhood Centre (Bridgewater) Policy Area.....	182
PUBLIC PURPOSE ZONE	185
Conservation Policy Area	188
Education Policy Area	189
Open Space Policy Area	190
Public Lands Policy Area.....	191
Recreation Policy Area.....	192
Recreation and Sport Policy Area	194
RESIDENTIAL ZONE	199
Glen Stuart Road Policy Area	201
Residential (Foothills) Policy Area.....	206
Residential (Medium Density) Policy Area	208

STATE HERITAGE AREA (MOUNT TORRENS).....	214
TOURIST ACCOMMODATION ZONE.....	222
TOWN CENTRE ZONE.....	227
Town Centre (Balhannah) Policy Area.....	231
Town Centre (Birdwood) Policy Area.....	232
Town Centre (Lobethal) Policy Area.....	233
Town Centre (Woodside) Policy Area.....	234
TOWNSHIP ZONE.....	238
Township (Balhannah) Policy Area.....	243
Township (Birdwood) Policy Area.....	244
Township (Charleston) Policy Area.....	246
Township (Forreston) Policy Area.....	247
Township (Gumeracha) Policy Area.....	248
Township (Houghton) Policy Area.....	250
Township (Kersbrook) Policy Area.....	251
Township (Lobethal) Policy Area.....	253
Township (Mount Torrens) Policy Area.....	255
Township (Mylor) Policy Area.....	256
Township (Mylor Historic) Policy Area.....	257
Township (Oakbank) Policy Area.....	259
Township (Summertown) Policy Area.....	260
Township (Uraidla) Policy Area.....	262
Township (Woodside) Policy Area.....	264
Precinct 2 Woodside North.....	265
Township (Woodside Historic) Policy Area.....	265
WATERSHED (PRIMARY PRODUCTION) ZONE.....	271
Balhannah/Oakbank (Rural Surrounds) Policy Area.....	289
Caravan and Tourist Park Policy Area 40.....	290
Lenswood Policy Area.....	292
Lobethal Abattoir Policy Area.....	293
Lobethal Rural Surrounds Policy Area.....	295
Onkaparinga Slopes Policy Area.....	296
Onkaparinga Springs Policy Area.....	296
Onkaparinga Valley Policy Area.....	297
Rural Buffer (Summertown and Uraidla) Policy Area.....	297
Rural Fringe Policy Area.....	300
Rural Landscape Policy Area.....	300
Precinct 1 Bradbury.....	301
Rural Landscape (Summertown and Uraidla) Policy Area.....	302
Rural Living Policy Area.....	302

Rural (Norton Summit) Policy Area	303
Settlement Policy Area	305
Water Protection (Marble Hill) Policy Area.....	307
Watershed Protection Policy Area.....	308
Woodside (Rural Surrounds) Policy Area	309
TABLES	310
Table AdHi/1 - State Heritage Places.....	310
Table AdHi/2 - Local Heritage Places	318
Table AdHi/3 - Mount Lofty Ranges Watershed Townships	337
Table AdHi/4 - Off Street Vehicle Parking Requirements	338
Table AdHi/5 - Non-complying Exemptions.....	342
Table AdHi/6 - Landscaping Schedule	343
Table AdHi/7 - Development Guidelines	348
Table AdHi/8 - Conditions Applying to Complying Development	354
MAPPING SECTION.....	359
Map Reference Tables	359

Copyright

© Government of South Australia.
 All rights reserved. The document may be reproduced free-of-charge in any format providing that it is reproduced accurately and not used in any misleading context. The material must be acknowledged as Government of South Australia copyright and the title of the document specified.

Disclaimer

Although every effort has been made to ensure the accuracy of the information contained in this document, the Government of South Australia, its agents, officers and employees make no representations, either express or implied, that the information contained is accurate or fit for any purpose and expressly disclaims all liability for loss or damage arising from reliance upon the information supplied. Persons using this information should consult the relevant Gazette Notices and/or view an authorised copy of the subject Development Plan Amendment when exacting legal clarification on any amendment is required.

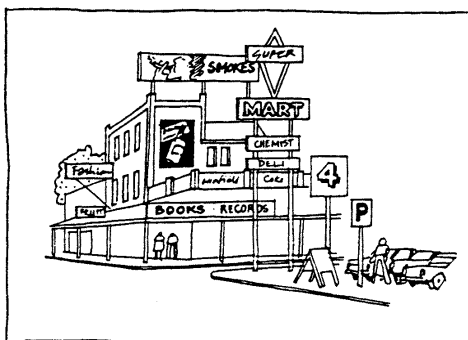
ADVERTISEMENTS

OBJECTIVES

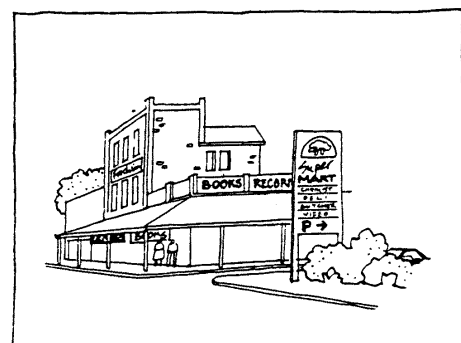
- 1 Urban and rural landscapes that are not disfigured by advertisements and/or advertising hoardings.
- 2 Advertisements and/or advertising hoardings that do not create a hazard.
- 3 Advertisements and/or advertising hoardings designed to enhance the appearance of the building and locality.
- 4 Advertisements which communicate clearly and effectively without causing unnecessary distraction or disorderliness.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Advertising and/or advertising hoardings should have regard to the design guidelines contained in [Table AdHi/7 – Development Guidelines](#)
- 2 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:
 - (a) consistent with the predominant character of the urban or rural landscape
 - (b) in harmony with any buildings or sites of historic significance or heritage value in the area
 - (c) coordinated with and complement the architectural form and design of the building they are to be located on
 - (d) consistent with the desired character of areas or zones.
- 3 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:
 - (a) clutter
 - (b) disorder
 - (c) untidiness of buildings and their surrounds
 - (d) driver distraction.
- 4 Buildings occupied by a number of tenants should exhibit coordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.



Before – proliferation of competing signs



After – simplification and improvement of amenity

**Adelaide Hills Council
Council Wide Provisions
Advertisements**

- 5 The content of advertisements should be limited to information relating to the legitimate use of the associated land.
- 6 Advertisements and/or advertising hoardings should:
 - (a) be completely contained within the boundaries of the subject allotment
 - (b) be sited to avoid damage to, or pruning or lopping of, on-site landscaping or street trees
 - (c) not obscure views to vistas or objects of high amenity value.
- 7 Advertisements and/or advertising hoardings should not be erected on:
 - (a) a public footpath or verandah post
 - (b) a road, median strip or traffic island
 - (c) a vehicle adapted and exhibited primarily as an advertisement
 - (d) residential land.
- 8 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building.
- 9 Advertisements and/or advertising hoardings erected on a verandah 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 verandah, not exceed the width of the verandah or project from the verandah
 - (c) where erected on the front of a verandah, not exceed the length of the verandah or project from the verandah
 - (d) where projecting from a wall, have the edge of the advertisement or advertising hoarding abutting the surface of the wall.
- 10 Advertisements should be designed to conceal their supporting advertising hoarding from view.
- 11 Advertisements should convey the owner/occupier and/or generic type of business, merchandise or services using simple, clear and concise language, symbols, print style and layout and a small number of colours.
- 12 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.

Safety

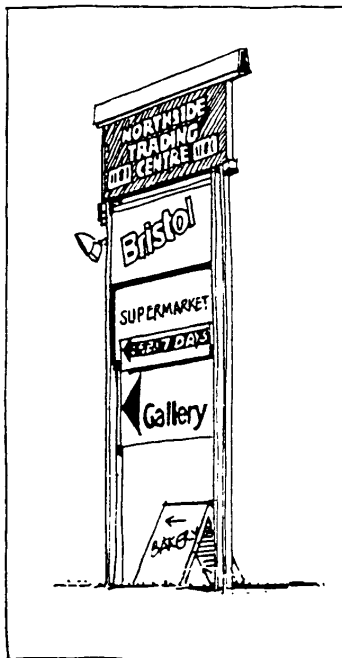
- 13 Advertisements and/or advertising hoardings should not create a hazard by:
 - (a) being so highly illuminated as to cause discomfort an approaching driver, or to create difficulty in the driver's perception of the road or persons or objects on the road
 - (b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals
 - (c) distracting drivers from the primary driving task at a location especially where the demands on driver concentration are high

- (d) obscuring a driver's view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (e.g. junctions, bends, changes in width, traffic control devices).

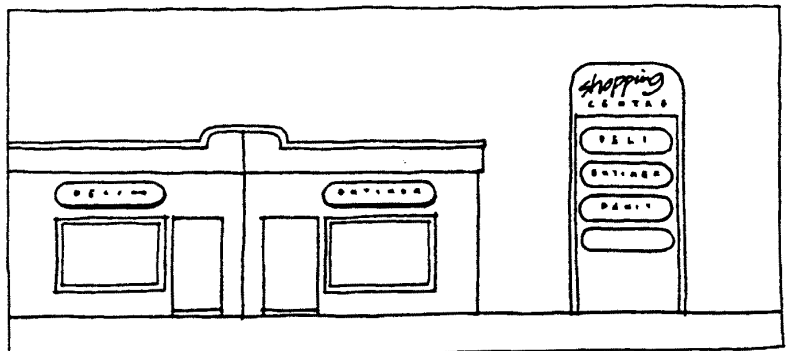
- 14 Any internally illuminated advertising signs and/or advertising hoardings which utilise LED, LCD or other similar technologies should be located a minimum of 80 metres from traffic signals, level crossings and other important traffic control devices.

Freestanding Advertisements

- 15 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.



Bad – unco-ordinated graphic styles



Good – consistent design theme

- 16 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.

Flags, Bunting and Streamers

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

- (c) not be displayed in residential areas.

Advertising Along Arterial Roads

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

Advertising in Mixed Use and Corridor Zones

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

ANIMAL KEEPING & RURAL DEVELOPMENT

OBJECTIVES

Rural Development

- 1 The retention of rural areas primarily for forestry, primary production and conservation purposes and the maintenance of the natural character and rural beauty of such areas.
- 2 The retention of rural land in primary production especially land suitable for high rates of fruit and vegetable production.
- 3 Increased employment opportunities in primary production, associated service industries and in small workshops of a craft nature.
- 4 The development of agricultural industries (small-scale), wineries, cellar doors, mineral water extraction and processing plants and home based industries in rural areas.
- 5 The extension of the economic base of the Mount Lofty Ranges Region in an environmentally sensitive and sustainable manner.

Animal Keeping

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

PRINCIPLES OF DEVELOPMENT CONTROL

Rural Development

- 1 Rural land should primarily be retained for agricultural and/or native vegetation retention purposes.
- 2 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.
- 3 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.

Site Planning

- 4 Planning, design and undertaking of primary industry, rural, horticulture, horse keeping or animal keeping development should minimize impacts that ensure acceptable outcomes relating to:

- (a) stormwater management and disposal or reuse
- (b) waste management and disposal
- (c) chemical storage and handling
- (d) emissions of dust, noise, odour or spray drift
- (e) fire management
- (f) vegetation management
- (g) use of appropriate buffers
- (h) land sustainability and protection from denudation
- (i) watercourse protection.

Animal Keeping

- 5 Animal keeping and associated activities should not create adverse impacts on the environment or the amenity of the locality.
- 6 Storage facilities for manure, used litter and other wastes should be designed and sited:
 - (a) to be vermin proof
 - (b) with an impervious base
 - (c) to ensure that all clean rainfall runoff is excluded from the storage area
 - (d) outside the 1-in-100 year average return interval flood event area.

Horse Keeping

- 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 in uncovered situations should incorporate:
- (a) a controlled drainage system which:
 - (i) diverts runoff from external areas, and
 - (ii) directs surface runoff into an effluent management system that has sufficient capacity to hold run off from the controlled drainage area
 - (b) pen floors which:
 - (i) ensure that effluent does not infiltrate and contaminate groundwater or soil, and
 - (ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent
 - (c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.
- 15 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be sited, designed, constructed and managed to avoid adverse odour impacts on nearby sensitive land uses.

Kennels

- 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 the farmed species escaping and entering into any waters
- (d) minimise the need for intake and discharge pipes to traverse sensitive environments
- (e) incorporate a freeboard and spillway capable of coping with a 1-in-25 year flood event
- (f) provide a minimum buffer of 1 metre between the bottom of the pond and the maximum seasonal water table.

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 located to minimise the risk of disease transmission.

Environmental Covers¹

23 An Environmental Cover should:

- (a) within:
 - (i) areas of high scenic value, such as areas visible from designated Scenic Routes as shown in [Figure AdHi\(EC\)/1](#);
 - (ii) zones or policy areas where the preservation or maintenance of scenic attractiveness, landscape qualities, rural character or the quality of views is listed as an Objective or Principle of Development Control,
- (b) be sited, designed and landscaped to have minimal visual impact within those areas;
- (c) be sited and designed to provide appropriate vehicular access arrangements
- (d) be no more than 5 metres in height at the top of the supporting poles
- (e) use rollup sides, rather than fixed sides, where the structure is to be fully enclosed.

¹ “**Environmental Covers**” are “a variety of forms of netting structures which are used to protect horticultural or viticultural crops from hail, heavy rain, wind, pests, birds, and the like, and which may also be used to enhance the productivity or quality of the produce grown under them”

- 24 The colour of netting used for Environmental Covers should accord with the following:

Appropriate usage of Coloured Netting on Environmental Covers

Netting Colour	Appropriate locations
Dark Colours: including Black, Dark Green, Dark Grey netting and similar	<ul style="list-style-type: none"> • In all areas outside Country Township and Country Living Zones • In areas of high scenic value, such as areas visible from designated Scenic Routes as shown in Figure AdHi(EC)/1 • Preferred in zones or policy areas where the preservation or maintenance of scenic attractiveness, landscape qualities, rural character or the quality of views is listed as an Objective or Principle of Development Control.
Light Colours: including Clear, Pearl, Light Green, Light Grey, White netting and similar	<ul style="list-style-type: none"> • In places where it will have minimal visual impact on any surrounding landscape • In places where its visual impact can be effectively screened from view by advanced vegetation • not in areas of high scenic value, such as areas visible from designated Scenic Routes as shown in Figure AdHi(EC)/1.
Bright Colours: including Red, Blue, Orange, Silver and any other highly visible colour netting	<ul style="list-style-type: none"> • Only where evidence from suitable qualified experts is provided to justify its use on the grounds of significant productivity improvements, and where the crop so protected is rare in, or of great economic or agronomic value to, the region.

- 25 Where an Environmental Cover is to be landscaped to minimise any visual impact, new landscaping should:

- (a) be located within the subject land
- (b) not pose an unacceptable bushfire risk to a dwelling on an adjoining property
- (c) comprise a mix of advanced and tube stock species suitable to the locality which are:
 - (i) non-invasive
 - (ii) not a declared pest plant under the Natural Resources Management Act
 - (iii) compatible with horticultural production activities
- (d) comprise a landscaping buffer having a minimum of a single row of trees or bushes sufficient to screen the structure from adjoining dwellings, and designated scenic routes and within designated zones and policy areas.

- 26 Where an Environmental Cover is to be designed to minimise any visual impact, the design should:

- (a) not use red, blue, orange, silver, yellow, or any other highly visible netting colour except as indicated in Principle of Development Control 31 above
- (b) use a number of smaller structures rather than one single large structure
- (c) use open sided rather than fully enclosed structures where visual impacts to be minimized are mainly from the side

- (d) use darker coloured netting on the sides of fully enclosed structures where the visual impact to be minimized is mainly from the side and where a fully enclosed structure is required for crop management.
- 27 The major structural elements of Environmental Covers (including poles and similar supports but not including guy lines) should:
- (a) be set back at least 5 metres from front, side and rear boundaries to enable maintenance access where required
 - (b) be set back at least 5 metres from native, landscaping or screening vegetation for fire protection purposes
 - (c) be located to allow for vehicular access for fire-fighting purposes as required
 - (d) be located to allow for vehicular access to, and manoeuvring within, headlands as required for agricultural management purposes
 - (e) be setback at least 20 metres from any dwelling that is not in the ownership of the applicant, as measured from the outside wall of the dwelling to the nearest wall of the structure.
- 28 All structural components of an Environmental Cover, both above and below ground, should be located within the boundaries of the land on which it is erected.
- 29 The construction of an Environmental Cover should not:
- (a) require the removal of existing native trees or vegetation
 - (b) have a detrimental impact on native vegetation within or adjacent to the structure
 - (c) cover native trees within the structure
 - (d) cause nocturnal animals to become entangled in the netting
 - (e) have side walls long enough that they obstruct the normal movement corridors of native animals between existing areas of native vegetation
 - (f) impede the passage of small reptiles and mammals under the side wall netting.
- 30 Environmental Covers should be designed to make provision for emergency personnel and vehicle access to travel beneath or beside the structure, with a minimum vehicle access width of 3 metres, or 4 metres in steeper terrain, and with a minimum clearance of 4 metres.

BUILDING NEAR AIRFIELDS

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military aviation requirements of airfields.
- 2 Buildings and structures that exceed the airport building heights as shown on Airport Building Heights [Map AdHi/1 \(Overlay 2\) Parts A and B](#) should not be developed unless a safety analysis determines that the building/structure does not pose a hazard to aircraft operations.
- 3 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
 - (a) lighting glare
 - (b) smoke, dust and exhaust emissions
 - (c) air turbulence
 - (d) storage of flammable liquids
 - (e) attraction of birds
 - (f) reflective surfaces (e.g. roofs of buildings, large windows)
 - (g) materials that affect aircraft navigational aids.
- 4 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 5 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial 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.

BULK HANDLING AND STORAGE FACILITIES

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

CENTRES AND RETAIL DEVELOPMENT

OBJECTIVES

- 1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres and mixed use zones.
- 2 Centres that ensure rational, economic and convenient provision of goods and services and provide:
 - (a) a focus for community life
 - (b) safe, permeable, pleasant and accessible walking and cycling environments.
- 3 The provision of a safe pedestrian environment within centres which gives high priority to pedestrians, public and community transport.
- 4 Increased vitality and activity in centres through the introduction and integration of housing **above or behind non-residential uses.**
- 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 central business district of the City of Adelaide providing the principal focus for the economic, social and political life of Greater Adelaide and the State.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within centres should:
 - (a) integrate facilities within the zone
 - (b) allow for the multiple use of facilities and the sharing of utility spaces
 - (c) allow for the staging of development within the centre
 - (d) be integrated with public and community transport.
- 2 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
- 3 Development within centres should provide:
 - (a) public spaces such as malls, plazas and courtyards
 - (b) street furniture, including lighting, signs, litter bins, seats and bollards, that is sited and designed to complement the desired character
 - (c) unobtrusive facilities for the storage and removal of waste materials
 - (d) public facilities including toilets, infant changing facilities for parents, telephones and community information boards
 - (e) access for public 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
 - (i) weather protection for pedestrians through the use of verandahs, wide eaves, breezeways and pergolas.
- 4 Within Centre Zones, residential development may occur above or behind non-residential uses such as retail, commercial or similar centre-related activities provided that:
- (a) such residential development is in association with and ancillary to the principal use of the premises
 - (b) dedicated vehicular access and parking is provided for resident occupiers
 - (c) safe and well-lit pedestrian access is provided to the dwellings
 - (d) adequate outdoor living area is provided either at ground level or by the provision of decking which is dedicated to use by resident occupiers and which is situated such that adequate solar access is gained to enable clothes drying to occur
 - (e) where possible, dwellings are designed to face, and provide occupants with views of, public and communal streets, public open space and car parking areas to allow casual surveillance of these spaces.
- 5 Residential development within Centre Zones should be designed and sited to minimize impacts from adjoining development.
- 6 Development within Centre Zones should avoid being visually dominated by car parking areas by:
- (a) retaining any existing landscaping on the site, particularly that in car parking areas along the street frontage
 - (b) providing adequate screening and landscaping of driveways and on-site car parking areas
 - (c) restricting development to a scale where the requirement for on-site car parking will not adversely affect the character of the site or locality
 - (d) not extending car parking areas across the whole of the development site frontage.
- 7 Development in Centre Zones should provide for pedestrians using the site after normal business hours by providing appropriate lighting and good visibility into and along pedestrian and cycling movement paths.
- 8 Development which is not consistent with facilities envisaged in a centre or the character of the township, should be located and operated to not adversely affect any designated centre, commercial, business or residential area, or traffic movement on local, primary and primary arterial roads.

Arterial Roads

- 9 Centres should develop on one side of an arterial road or in one quadrant of an arterial road intersection.
- 10 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

- 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 deterioration of any designated centre
 - (c) be developed taking into consideration its effect on adjacent development.
- 12 Administrative, cultural, community, entertainment, educational, religious and recreational facilities located outside Centre Zones should:
 - (a) be of a size and type which would not hinder the development or function of any Centre Zone, and be in accordance with the objectives for centres and shops and the appropriate zones
 - (b) conform to relevant Centre Zone access, car parking and design principles.

Landscaping

- 13 Landscaping within Centres should:
 - (a) be undertaken in accordance with the Landscape Schedule in [Table AdHi/6 – Landscaping Schedule](#)
 - (b) use water harvesting within car parks to supplement irrigation of landscaped areas
 - (c) use plant species which minimise
 - (i) inconvenience to patrons and employees
 - (ii) landscape maintenance
 - (d) provide shade trees in car parks at a ratio of one tree for each six parking spaces, except at the edges of the car park where the ratio should be one tree for each two parking spaces.
- 14 Landscaping associated with shops and centres should be provided and maintained to:
 - (a) form an integral part of centre design and be used to foster human scale, define spaces and establish a buffer between development in the zone and adjacent areas
 - (b) complement landscaping provided by adjacent development and enhance the visual appearance and character of the zone
 - (c) shade, define and create windbreaks for pedestrian paths and spaces
 - (c) screen, shade and enhance the appearance of car parking areas and to provide shade and shelter for both vehicles and pedestrians.

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.
- 3 **Community facilities integrated with business and shopping facilities in defined centres.**

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Community facilities should be sited and developed to be accessible by pedestrians, cyclists and public and community transport.
- 2 Community facilities should be integrated in their design to promote efficient land use.
- 3 Design of community facilities should encourage flexible and adaptable use of open space and facilities for a range of uses over time.
- 4 **Community facilities should be conveniently located in relation to the population they are to serve.**
- 5 **Community facilities should maximise their capacity for common use of resources such as car parking, signage, toilets and buildings.**
- 6 **The scale, layout and activities of community facilities should be designed to minimize disturbance of the amenity of nearby residents.**

CRIME PREVENTION

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.
- 2 Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.
- 3 Development should provide a robust environment that is resistant to vandalism and graffiti.
- 4 Development should provide lighting in frequently used public spaces including those:
 - (a) along dedicated cyclist and pedestrian pathways, laneways and access routes
 - (b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.
- 5 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.
- 6 Landscaping should be used to assist in discouraging crime by:
 - (a) screen planting areas susceptible to vandalism
 - (b) planting trees or ground covers, rather than shrubs, alongside footpaths
 - (c) planting vegetation other than ground covers a minimum distance of 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 (e.g. 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 (e.g. 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) verandahs, 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 adjoining properties
 - (b) overshadowing of adjoining properties and allow adequate sunlight access to neighbouring buildings especially those on which solar panels have been installed.
- 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 verandahs, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.
- 7 Development should not cause:
 - (a) unreasonable loss of sunlight or views from existing or proposed development

- (b) adverse conditions by significantly altering microclimatic conditions
 - (c) adverse alteration of the character of the area.
- 8 Alterations or additions to buildings should be designed and constructed to complement and harmonise with the character of the existing building.
- 9 Development should take place in a manner which will minimize alteration to the existing land form.
- 10 Buildings and excavations near the Heysen Trail and connecting trails should be sited unobtrusively and landscaped to minimize their visual impact on scenic views from those trails.
- 11 No building should be erected within 100 metres of the Scenic Routes shown on [Figure AdHi\(EC\)/1](#) which would impair, disfigure, interfere with or be in any way detrimental to the aesthetic appearance or natural beauty of:
- (a) the scenic routes
 - (b) the landscape visible from any part of the scenic routes
 - (c) the landscape visible from any vantage point adjacent to the scenic routes.
- 12 No development should be undertaken which would, in terms of its scale, bulk, colour scheme, materials, or prominent location, impair, disfigure, interfere with or be in any way detrimental to the amenity, aesthetic appearance or scenic beauty of:
- (a) the River Torrens or the Onkaparinga River
 - (b) the land within 60 metres from the top-of-bank of either side of the River Torrens or the Onkaparinga River, except within a Public Purpose, Town Centre or Township Zone.
- 13 Development visible from the South Eastern Freeway, in both urban and rural areas, should protect and enhance the views from the Freeway.
- 14 Second-hand or re-used materials used as external cladding on buildings or fencing should be of good quality and be of a colour and finish which complement surrounding developments and landscapes.

Development Adjacent Heritage Places

- 15 The design of multi-storey buildings should not detract from the form and materials of adjacent State and local heritage places listed in [Table AdHi/1 -- State Heritage Places](#) or in [Table AdHi/2 -- Local Heritage Places](#).
- 16 Development on land adjacent to a State or local heritage place, as listed in [Table AdHi/1 -- State Heritage Places](#) or in [Table AdHi/2 -- Local Heritage Places](#), should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

Overshadowing

- 17 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 main internal living areas
 - (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).

Visual Privacy

- 18 Development should minimise direct overlooking of the main internal living areas 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) permanent 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.
- 19 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

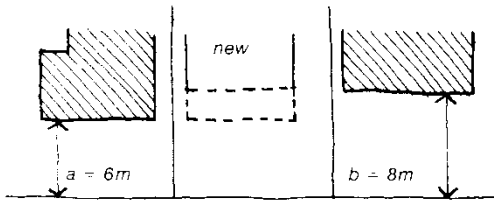
- 20 Buildings (other than ancillary buildings, group dwellings or buildings on allotments with a battle axe configuration) should be designed so that the main façade faces the primary street frontage of the land on which they are situated.
- 21 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 22 Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.
- 23 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 24 The ground floor of mixed use buildings should comprise non-residential land uses.
- 25 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.
- 26 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

- 27 Outdoor storage, loading and service areas should be screened from public view by a combination of built form, solid fencing and/or landscaping.

Building Setbacks from Road Boundaries

- 28 Except in areas where a new character is desired, the setback of buildings from public roads should:
- be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
 - contribute positively to the function, appearance and/or desired character of the locality.
- 29 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

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

- 30 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.
- 31 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.
- 2 Development that provides for on-site power generation including photovoltaic cells and wind power.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should provide for efficient solar access to buildings and open space all year around.
- 2 Buildings should be sited and designed:
 - (a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings
 - (b) so that open spaces associated with the main activity areas face north for exposure to winter sun.

On-site Energy Generation

- 3 Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:
 - (a) taking into account overshadowing from neighbouring buildings
 - (b) designing roof orientation and pitches to maximise exposure to direct sunlight.
- 4 Public infrastructure and lighting, should be designed to generate and use renewable energy.

FORESTRY

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Forestry plantations should not be undertaken if they will cause or require the clearance of valued trees or substantially intact strata of vegetation, or detrimentally affect the physical environment or scenic quality of the rural landscape.
- 2 Forestry plantations should 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), lake, reservoir, wetland and sinkhole (direct connection to aquifer)
 - (b) incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas
 - (c) retain a minimum 10 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse) and sinkhole (no-direct connection to aquifer). This separation distance should contain locally indigenous vegetation (including grasses) and unmodified topography to ensure water flow.
- 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:

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines (in metres)
500 kV	Tower	38
275 kV	Tower	25
132 kV	Tower	30
132 kV	Pole	20
66 kV	Pole	20
Less than 66 kV	Pole	20

HAZARDS

OBJECTIVES

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Development located to minimise the threat and impact of bushfires on life and property **while protecting natural and rural character**.
- 6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.
- 7 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.
- 8 Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.
- 9 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.
- 10 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 2 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

- 3 Development should not be undertaken in areas liable to inundation by drainage or flood waters, including land identified on [Figures AdHiFPA/ 1 to 19](#) as being subject to flooding, 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
 - (c) it will not result in pollution of any watercourses.
- 4 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.

5 Fences located on land subject to flooding as shown on [Figures AdHiFPA/ 1 to 19](#) should be designed to allow for the free flow of water in the event of a flood.

Bushfire

- 6 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 [Figures AdHiBPA/1 to 14](#).
- 7 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.
- 8 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.
- 9 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 firefighting.
- 10 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.
- 11 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.
- 12 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.

- 13 Where land division does occur it should be designed to:
 - (a) minimise the danger to residents, other occupants of buildings and firefighting 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.
- 14 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.
- 15 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.
- 16 Commercial pine forests or woodlots should only be established on cleared land which is not in close proximity to existing dwellings, native forests, bushland or parks, unless separated by adequate buffers of intensive agricultural land as a protection against the spread of fire.

Salinity

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

Acid Sulfate Soils

- 20 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.
- 21 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

- 22 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

- 23 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.
- 24 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, **provided with suitable cover, bunding, storage, and security**, 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

- 25 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.
- 26 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.
- 27 Development in areas susceptible to landslip should:
- (a) incorporate split level designs to minimise cutting into the slope
 - (b) ensure that cut and fill and heights of faces are minimised
 - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
 - (d) control any erosion that will increase the gradient of the slope and decrease stability
 - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
 - (f) provide drainage measures to ensure surface stability is not compromised
 - (g) ensure natural drainage lines are not obstructed.

HERITAGE PLACES

OBJECTIVES

- 1 The conservation of State and local heritage places.
- 2 The continued use, or adaptive reuse of State and local heritage places that supports the conservation of their cultural, architectural, historical, archaeological, scientific or other special significance.
- 3 Conservation of the setting of State and local heritage places.
- 4 The overall enhancement of places of State Heritage value, Local Heritage value and areas of historic character.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A heritage place identified in [Table AdHi/1 - State Heritage Places](#) or in [Table AdHi/2 - 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 Multi-storey additions to a State or local heritage place should be compatible with the heritage value of the place through a range of design solutions such as:
 - (a) extending into the existing roof space or to the rear of the building
 - (b) retaining the elements that contribute to the building's heritage value
 - (c) distinguishing between the existing and new portion of the building
 - (d) stepping in parts of the building that are taller than the front facade.
- 8 The introduction of advertisements and signage to a State or local heritage place should:
 - (a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias and infill end panels and windows
 - (b) not conceal or obstruct historical detailing of the heritage place
 - (c) not project beyond the silhouette or skyline of the heritage place
 - (d) not form a dominant element of the place.
- 9 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.

- 10 Buildings, structures, land and sites of architectural, historic, archaeological, scientific, social, cultural, aesthetic or other heritage significance should be preserved and, where possible, restored. Alterations to land or buildings of significance should be carried out to substantially retain or restore those aspects of importance.
- 11 Landscaping and fencing associated with a State or local heritage place should complement and reinforce the historic value of the place.
- 12 Development associated with a local heritage place, or within the Historic Conservation Areas – the Country Living (Ayers Hill Road Historic) Policy Area in the Country Living Zone or the Township (Mylor Historic) Policy Area in the Township Zone), may vary the detail of design related principles of development control where such variations enable appropriate and complementary conservation of the place or item, providing that any variation:
 - (a) is justified by significantly unusual and difficult constraints created by the retention, conservation or unique circumstances of the place
 - (b) avoids creating an adverse impact on the integrity, setting, and desired character, and amenity of the locality
 - (c) does not compromise the heritage integrity of the place.
- 13 Alterations or additions to buildings of heritage significance or those which contribute significantly to the quality of the streetscape should be designed to enhance the character of the locality.

HISTORIC CONSERVATION AREA

Refer to the [Map Reference Tables](#) for the Country Living (Ayers Hill Road Historic) Policy Area in the Country Living Zone and the Township (Mylor Historic) Policy Area in the Township Zone that relate to this Historic Conservation Area.

OBJECTIVES

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

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 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, verandahs, fencing and landscaping
 - (e) colour and texture of external materials
 - (f) visual interest.
- 3 New residential development should include landscaped front garden areas that complement the desired character.
- 4 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.
- 5 Second storey additions to single storey dwellings should achieve one or more of the following:
 - (a) a sympathetic two storey addition that uses existing roof space or incorporates minor extensions to the roof space at the rear of the dwelling
 - (b) a second storey within the roof space, where the overall building height, scale and form is compatible with existing single storey development in the policy area
 - (c) second storey windows having a total length less than 30 per cent of the total roof length along each elevation.

- 6 Front fences and gates should:
 - (a) reflect and conserve the traditional period, style and form of the associated building
 - (b) generally be of low timber pickets, low pier and plinth masonry, wrought iron, brush or masonry
 - (c) be no more than 1.5 metres in height.
- 7 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.
- 8 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.
- 9 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.
- 10 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.

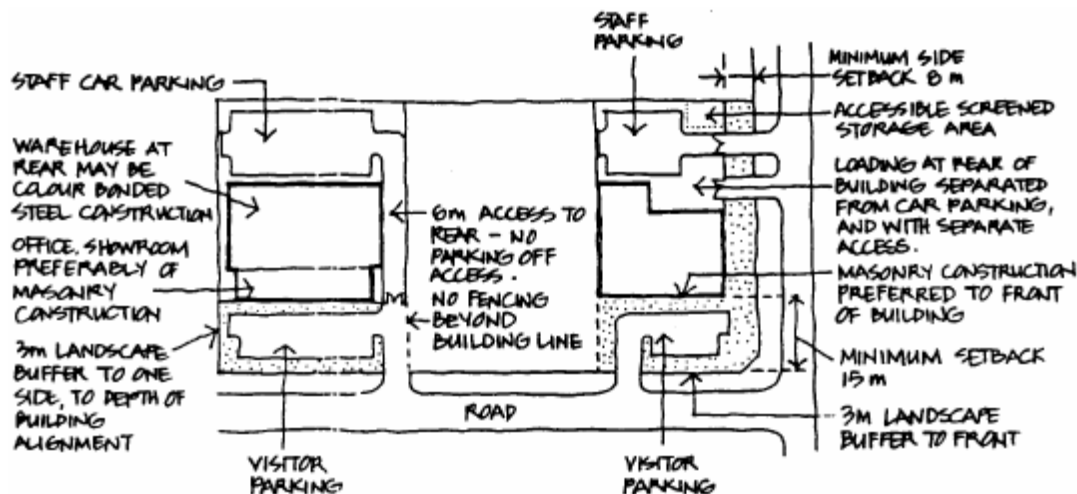
INDUSTRIAL DEVELOPMENT

OBJECTIVES

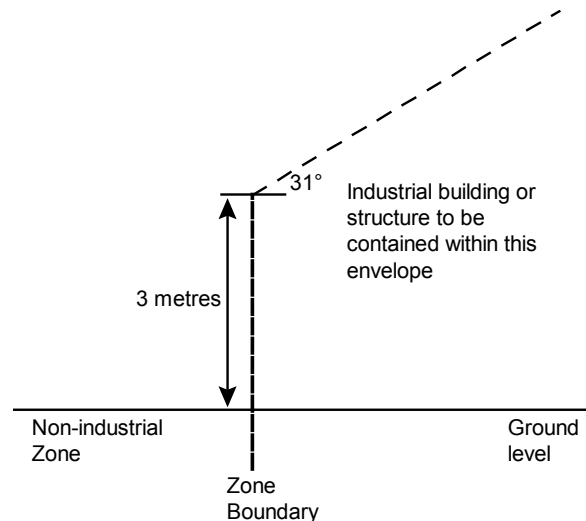
- 1 Industrial, warehouse, storage and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.
- 2 The development of small scale agricultural industries, wineries, distilleries, breweries, cideries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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Offices and showrooms associated with industrial, warehouse, storage and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.



- 2 Any building or structure on, or abutting the boundary of a non-industrial zone should be restricted to a height of 3 metres above ground level at the boundary and a plane projected at 31 degrees above the horizontal into the development site from that 3 metre height, as shown in the following diagram:



- 3 Industrial development should enable all vehicles to enter and exit the site in a forward direction.
- 4 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.
- 5 Building facades facing a non-industrial zone, public road, or public open space should:
 - (a) use a variety of building finishes
 - (b) not consist solely of metal cladding
 - (c) contain materials of low reflectivity
 - (d) incorporate design elements to add visual interest
 - (e) avoid large expanses of blank walls.
- 6 Industrial development should minimise significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.
- 7 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.
- 8 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be set back in one of the following ways:
 - (a) in line with the building facade
 - (b) behind the building line
 - (c) behind a landscaped area that softens its visual impact.
- 9 Industrial development should be of a high architectural standard and appearance, provide off-street parking in accordance with [Table AdHi/4 – Off Street Vehicle Parking Requirements](#) and be set-back from the road frontage to allow for landscaping.
- 10 No dwellings other than caretakers' quarters should be erected in industrial areas.

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

- 11 Agricultural industries, **micro-distilleries**, **micro-breweries**, **cideries**, 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 Mount Lofty Ranges Watershed) 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 1:50 000 government standard topographic map
 - (ii) a dam or reservoir that collects water flowing in a watercourse
 - (iii) a lake or wetland through which water flows
 - (iv) a channel into which water has been diverted
 - (v) a known spring
 - (vi) sink hole
 - (c) be located within the boundary of a single allotment, including any ancillary uses
 - (d) not result in more than one industry located on an allotment
 - (e) include a sign that facilitates access to the site that is sited and designed to complement the features of the surrounding area and which:
 - (i) does not exceed 2 square metres in area
 - (ii) is limited to one sign per establishment (for agricultural and home-based industries)
 - (iii) is not internally illuminated.
- 12 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).
- 13 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.
- 14 Agricultural industries, wineries, **micro-distilleries, micro-breweries, and cideries** (except wineries, **micro-distilleries, micro-breweries, and cideries** in the Mount Lofty Ranges Watershed) 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.
- 15 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.
- 16 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 Mount Lofty Ranges Watershed) 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.
- 17 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).

INFRASTRUCTURE

OBJECTIVES

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 The visual impact of infrastructure facilities minimised.
- 3 The efficient and cost-effective use of existing infrastructure.
- 4 The construction of drainage works with minimum intrusion on areas of natural beauty.
- 5 The protection of reservoir sites from development.

PRINCIPLES OF DEVELOPMENT CONTROL

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

Adelaide Hills Council
Council Wide Provisions
Infrastructure

- 11 Utility buildings and structures should be grouped with non-residential development where possible.
- 12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.
- 13 Incompatible uses should not encroach upon the easements of infrastructure corridors for existing and proposed transmission lines.
- 14 In urban areas, electricity supply (except transmission lines) serving new development should be installed underground, excluding lines having a capacity greater than or equal to 33kV.
- 15 Provision should be made for new transmission and distribution substations and overhead major electricity line corridors (having a capacity greater than or equal to 33kV) in areas which have the required buffer distance to protect people and allow for adequate access.
- 16 Land division for the purpose of residential and other sensitive land uses should not occur within electricity line corridors or existing electricity easements unless the resultant allotments are large enough to enable accommodation of safe clearances and expected structures.
- 17 Development should not compromise the viability of transmission line corridors and substation site.
- 18 Buildings and structures associated with the supply and maintenance of public utilities such as transformer stations and pumping stations should be designed, landscaped and maintained to minimize adverse effects on the landscape or the amenity of adjacent land uses.
- 19 Services should be sited in a common trench so that their impact on the landscape is minimal.
- 20 Development should only be undertaken where demands placed on essential services such as water supply, common effluent drains or electricity can be met by existing infrastructure.
- 21 No development should be undertaken on the proposed site of the Pinkerton Gully reservoir which would prejudice the construction of the reservoir.

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
 - (i) stormwater or the drainage of runoff from the land.
- 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 open space.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.
- 6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

Noise Generating Activities

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

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

Noise level assessment location	Desired noise level
Adjacent existing <i>noise sensitive development</i> property boundary	Less than 8 dB above the level of background noise (L90,15min) in any octave band of the sound spectrum and Less than 5 dB(A) above the level of background noise (LA90,15min) for the overall (sum of all octave bands) A-weighted level
Adjacent <i>land</i> property boundary	Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum or Less than 8 dB above the level of background noise (L90,15min) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level

Air Quality

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

Rural Interface

- 13 The potential for adverse impacts resulting from rural development should be minimised by:
- (a) not locating horticulture or intensive animal keeping on land adjacent to townships
 - (b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.
- 14 Traffic movement, spray drift, dust, noise, odour, and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.
- 15 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.

- 16 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.
- 17 New urban **or town** 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 underutilised infrastructure and facilities.
- 2 Land division that creates allotments appropriate for the intended use.
- 3 Land division layout that is optimal for energy efficient building orientation.
- 4 Land division that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.
- 5 Land division restricted in rural areas to ensure the efficient use of rural land for primary production and avoidance of uneconomic infrastructure provision.
- 6 Development of compact extensions to existing built-up areas.

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 which:
 - (i) does not increase the flow rate downstream
 - (ii) maximises interception, retention and removal of water borne pollutants (including sediment, litter, nutrients, microbial contaminants and other potential toxic materials) prior to their discharge into receiving water
 - (iii) where practicable, retains or detains stormwater flows for re-use close to its source including possible aquifer storage and re-use.
 - (b) a sufficient water supply should be made available for each allotment
 - (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health
 - (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.
- 2 Land should not be divided if any of the following apply:
 - (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use
 - (b) any allotment will not have a frontage to one of the following:
 - (i) an existing road
 - (ii) a proposed public road
 - (iii) access to a public road via an internal roadway in a plan of community division
 - (c) the intended use of the land is likely to require excessive cut and/or fill

- (d) it is likely to lead to undue erosion of the subject land or land within the locality
 - (e) the wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development
 - (f) the area is unsewered and cannot accommodate an appropriate onsite wastewater disposal system within the allotment that complies with (or can comply with) the relevant public and environmental health legislation applying to the intended use(s)
 - (g) any allotments will straddle more than one zone, policy area or precinct
 - (h) the allotments unreasonably restrict access to publicly owned land such as recreation areas
 - (i) the natural slope of those parts of any proposed allotment reasonably available for construction of a residence and/or outbuilding(s) and direct access to a road is steeper than a gradient of 1-in-4, except where shown on Residential (Glen Stuart Road) Concept Plan [Figure R/1](#).
 - (j) the land is identified on [Figures AdHiFPA/1 to 19](#) as being subject to flooding.
- 3 The creation of an additional allotment may be considered for one dwelling on an allotment containing two existing dwellings where at least one of the existing dwellings is specifically identified in [Table AdHi/1 - State Heritage Places](#) or in [Table AdHi/2 - Local Heritage Places](#) and where:
- (a) each dwelling is habitable without needing any significant improvements
 - (b) the adaptation of a local or state heritage place does not detract from the heritage significance of the place
 - (c) each allotment has an accessible frontage to a public road
 - (d) each building has been erected as a dwelling (or has been approved for use as a dwelling).
- 4 Allotments adjoining a State or Local Heritage Place or in an Historic Conservation Area should not be divided unless the resulting allotment pattern can satisfactorily accommodate development which reinforces and complements the heritage character of the Historic Conservation Area or adjoining heritage place.

Design and Layout

- 5 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.
- 6 The design of a land division should incorporate:
- (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
 - (b) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings
 - (c) safe and convenient access from each allotment to an existing or proposed road or thoroughfare

- (d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
 - (e) suitable land set aside for useable local open space
 - (f) public utility services within road reserves and where necessary within dedicated easements
 - (g) the preservation of significant natural, cultural or landscape features including State and local heritage places
 - (h) protection for existing vegetation and drainage lines
 - (i) where appropriate, the amalgamation of smaller allotments to ensure coordinated and efficient site development
 - (j) the preservation of significant trees.
- 7 Land division should result in allotments of a size suitable for their intended use.
- 8 Land division should facilitate optimum solar access for energy efficiency.
- 9 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown on Bushfire Protection Area [Figures AdHiBPA/1 to 14](#) 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.
- 10 Allotments in the form of a battle axe configuration should:
- (a) have an area of at least 1000 square metres when connected to a Community Wastewater Management System or SA Water sewer, or 1200 square metres when wastewater is to be disposed of on site, (excluding the area of the 'handle' of such an allotment) except where a greater minimum allotment size is specified
 - (b) provide for an access onto a public road, with the driveway 'handle' being not less than 6 metres in width nor more than 30 metres in length
 - (c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
 - (d) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
 - (e) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 11 Allotments should have an orientation, size and configuration to encourage development that:
- (a) minimises the need for earthworks and retaining walls
 - (b) maintains natural drainage systems

- (c) faces abutting streets and open spaces
 - (d) does not require the removal of native vegetation to facilitate that development
 - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 12 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 13 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 30 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.
- 14 The layout of a land division should keep flood-prone land free from development.
- 15 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:
- (a) contains and retains all watercourses, drainage lines and native vegetation
 - (b) integrates with the open space system and surrounding area
 - (c) incorporates detention and/or retention basins necessary to maintain the peak volume and rate of peak flow run-off from newly developed areas at levels as near as possible to those which existed prior to urban development
 - (d) provides, where feasible, for aquifer recharge
 - (e) enhances residential amenity
 - (f) directs stormwater generated from roads and car parks through natural stormwater treatment and devices such as swales, bio-retention systems and wetlands.

Roads and Access

- 16 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.
- 17 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.

- 18 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.
- 19 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.
- 20 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

Land Division in Rural Areas

- 21 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.
- 22 Rural land should not be divided where new allotments would result in any of the following:
- (a) fragmentation of productive primary production land
 - (b) strip development along roads or water mains
 - (c) prejudice against the proper and orderly development of townships
 - (d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks
 - (e) uneconomic costs to the community for the provision of services.
- 23 No land division should take place where the subsequent development of the land may lead to or result in the exploitation or pollution of a water resource.

Land Division in Centre Zones

- 24 Land division in Centre Zones should not occur where it may lead to difficulty in providing coordinated essential services such as car parking and landscaping.

LANDSCAPING, FENCES AND WALLS

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:
 - (a) complement built form and reduce the visual impact of larger buildings (e.g. taller and broader plantings against taller and bulkier building components)
 - (b) enhance the appearance of road frontages
 - (c) screen service yards, loading areas and outdoor storage areas
 - (d) minimise maintenance and watering requirements
 - (e) enhance and define outdoor spaces, including car parking areas
 - (f) maximise shade and shelter
 - (g) assist in climate control within and around buildings
 - (h) minimise heat absorption and reflection
 - (i) maintain privacy
 - (j) maximise stormwater re-use
 - (k) complement existing vegetation, including native vegetation
 - (l) contribute to the viability of ecosystems and species
 - (m) promote water and biodiversity conservation.
- 2 Landscaping should:
 - (a) include the planting of locally indigenous species where appropriate
 - (b) be oriented towards the street frontage
 - (c) result in the appropriate clearance from power lines 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 leaf fall in watercourses
- (g) increase the risk of weed invasion
- (h) obscure driver sight lines
- (i) create a hazard for train or tram drivers by obscuring sight lines at crossovers.

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 constructed of non-reflective materials.

5 Development abutting council reserve areas should provide fencing of a non-reflective nature constructed of materials of a colour and finish which complement surrounding developments and landscapes.

MEDIUM DENSITY DEVELOPMENT

OBJECTIVES

- 1 Medium density 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, verandahs 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 façades.
- 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 verandahs, 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 density 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.

Site Facilities and Storage

- 11 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.
- 12 Development should provide a dedicated area for the on-site collection and sorting of recyclable materials and refuse.
- 13 Development with a gross floor area of 2000 square metres or more should provide for the communal storage and management of waste.

METROPOLITAN OPEN SPACE SYSTEM

OBJECTIVES

- 1 A Metropolitan Open Space System (MOSS), in and around metropolitan Adelaide, that:
 - (a) is comprised of public and private land
 - (b) is clearly defined and linked
 - (c) has an open or natural character
 - (d) provides a visual and scenic contrast to the built urban environment
 - (e) separates different parts of the metropolitan area.
- 2 Conservation and restoration of existing and modified habitats.
- 3 Conservation of sites of scientific or heritage interest.
- 4 The provision of corridors for the movement of wildlife.
- 5 A range of recreation and leisure areas including a network of recreation trails integrating MOSS and adjoining land uses.
- 6 A range of active recreation and sporting facilities of regional or State significance, including facilities that can be used for national and international events.
- 7 Stormwater management in association with recreation, aquifer recharge and water quality management.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should preserve and enhance the natural and open character and amenity of land located within the MOSS.
- 2 Development within the MOSS should contribute to the rehabilitation and restoration of aquatic and terrestrial ecosystems and water catchments.
- 3 Landscaping within MOSS locations should:
 - (a) incorporate remnant vegetation
 - (b) use locally indigenous plant species wherever possible
 - (c) provide shade and windbreaks along cyclist and pedestrian routes and around picnic and barbecue areas, seating and car parking areas
 - (d) maximise opportunities for passive surveillance along the park.
- 4 Development on public land within the MOSS should incorporate:
 - (a) easily identified access points
 - (b) pedestrian and cycle linkages and horse trails within open spaces and between other open space networks
 - (c) facilities to provide and support a range of recreation and leisure activities.

MINERAL EXTRACTION

OBJECTIVES

- 1 Development of mining activities in a way that contributes to the sustainable growth of the industry.
- 2 Protection of mineral deposits against intrusion by inappropriate forms of development.
- 3 Areas with scenic or conservation significance protected from undue damage arising from mining operations.
- 4 Mining operations undertaken with minimal adverse impacts on the environment and on the health and amenity of adjacent land uses.
- 5 Minimisation of the impacts from mining activities upon the existing groundwater level and the quality of groundwater resources.
- 6 Mining operations that make adequate provision for site rehabilitation.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Known reserves of economically-viable mineral deposits should be kept free of development that may inhibit their future exploitation.
- 2 Development in proximity to mining operations should not be undertaken where it may be exposed to adverse impacts resulting from mining activities.
- 3 Mining in scenic and native vegetation areas should only be undertaken if:
 - (a) the proposed location is the best site in regard to minimising loss of amenity, degradation of the landscape and loss of native vegetation
 - (b) there are a limited number of known reserves of the minerals in the area or elsewhere in the State
 - (c) the extraction and transportation of materials from alternative sites to principal centres of consumption carry significantly higher costs
 - (d) the site is capable of restoration with locally indigenous plant species to counter the long-term impact on the landscape and biodiversity.
- 4 Stormwater and/or wastewater from land used for mining should be diverted into a silt retention structure so that it can be reused on-site for purposes such as truck wash-down, dust control, washing of equipment and landscape irrigation or for disposal off-site in an environmentally responsible manner.
- 5 Access to land used for mining should be sited and designed to accommodate heavy-vehicle traffic and ensure the safety of all road users.
- 6 Mining operations should:
 - (a) ensure that minimal damage is caused to the landscape
 - (b) minimise the area required for operations, and provide for the progressive reclamation of disturbed areas
 - (c) minimise disturbance to natural hydrological systems.

Separation Treatments, Buffers and Landscaping

- 7 Mining development should be sited, designed and sequenced to protect the amenity of surrounding land uses from environmental nuisance such as dust or vibration emanating from mining operations.
- 8 Mining operations that are likely to impact upon the amenity of the locality should incorporate a separation distance and/or mounding/vegetation between the mining operations (including stockpiles) and adjoining allotments to help minimise exposure to those potential impacts.
- 9 Quarry faces should be orientated away from public view.
- 10 Screening of mining areas should occur in advance of extraction commencing.
- 11 An area of densely vegetated and/or mounded land should be established around the perimeter of mining sites in order to screen excavated land and mineral processing facilities from all of the following:
 - (a) residential areas
 - (b) tourist areas
 - (c) tourist routes
 - (d) scenic routes as shown in [Figure AdHi\(EC\)/1](#).
- 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:
 - (a) be sited so as to cause the minimum effect on their surroundings
 - (b) not be located in areas of high scenic value, such as areas visible from designated Scenic Routes as shown in [Figure AdHi\(EC\)/1](#).

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.
- 14 The conservation and preservation of the rural character, scenic amenity and bushland of the area.

PRINCIPLES OF DEVELOPMENT CONTROL

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

- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, wetlands, estuaries and significant seagrass and mangrove communities.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.
- 5 Development should be undertaken with the minimum effect on natural features, land adjoining water or designated Scenic Routes as shown in [Figure AdHi\(EC\)/1](#) or scenically attractive areas.
- 6 The rural character, scenic amenity and bushland of the south Mount Lofty Ranges should be conserved and enhanced.
- 7 Forests of *Pinus radiata* or other species should not be planted at the expense of existing native vegetation.

Water Sensitive Design

- 8 Development should be designed to maximise conservation, minimise consumption and encourage re-use of water resources.
- 9 Development should not take place if it results in unsustainable use of surface or underground water resources.
- 10 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.
- 11 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.
- 12 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.

- 13 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.
- 14 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.
- 15 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.
- 16 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 17 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.
- 18 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 19 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.
- 20 Detention basins should be designed and constructed to allow sediments to settle, prior to discharge so as to treat stormwater prior to discharge into watercourses.
- 21 Areas for activities such as commercial car parking, loading and unloading, wash down of vehicles, storage of plant or equipment, or storage of waste refuse bins should be suitably paved, bunded to exclude stormwater run-off from external sources, and designed so that water that has made contact with such areas is either:
 - (a) directed to a sediment trap, separator or other appropriate treatment device and then to sewer; or
 - (b) directed to a wastewater holding tank.
- 22 Development should prevent erosion and stormwater pollution before, during and after construction and associated works by:
 - (a) appropriate control of surface water entering or leaving the land
 - (b) rehabilitating disturbed areas on completion of construction.

- 23 A Soil Erosion and Drainage Management Plan should be prepared where:
- (a) there is a high risk of sediment pollution to adjoining lands or receiving waters
 - (b) the total area to be disturbed, or left disturbed, at any one time exceeds 0.5 hectares.

Water Catchment Areas

- 24 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.
- 25 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.
- 26 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.
- 27 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.
- 28 **Outside townships and urban zones**, 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.
- 29 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.
- 30 **Development resulting in the depositing or placing an object or solid material in a watercourse, wetlands or floodplain should only occur where it involves:**
- (a) the construction of an erosion control structure (such as, but not limited to, a rock chute or rip rap)
 - (b) devices or structures used to extract or regulate water flowing in a watercourse (such as, but not limited to, diversion weirs)
 - (c) devices used for scientific purposes (such as, but not limited to, flow measuring devices)

(d) the rehabilitation of watercourses.

31 The location and construction of dams, water tanks and diversion drains should:

- (a) occur off the main stream alignment of a 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 (e.g. wetlands and floodplain ecological communities)
- (g) protect ecosystems dependent on water resources.

32 The location and construction of dams should:

- (a) exclude stock and provide alternative watering points
- (b) be set back a minimum of 50 metres from an effluent or waste disposal drainage field or disposal area
- (c) provide spillways designed to allow passage of high flows without causing structural damage to the dam or soil erosion within the spillway or spillway discharge area
- (d) be set back from allotment boundaries at a distance that has regard to:
 - (i) minimising potential contamination by spray drift from other land
 - (ii) minimising any potential for detrimental visual impact.

33 Dams should:

- (a) have an irregular edge to minimise soil erosion
- (b) have a variety of depths to increase habitat for a variety of plants and animals
- (c) where necessary, include a silt trap (one tenth the capacity of the dam) upstream of the dam to trap incoming silt and nutrients.

34 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

35 Development should comply with the current Environment Protection (Water Quality) Policy.

36 Watercourses, floodplains and wetlands should be protected and enhanced by:

- (a) stabilising watercourse banks and reducing sediments and nutrients entering the watercourse by providing:
 - (i) a buffer comprising local indigenous vegetation comprising trees, shrubs and groundcovers (including grasses) of not less than 5 metres width measured perpendicular from the top of the bank
 - (ii) where the height of any part of the watercourse bank exceeds 0.5 metres, an additional vegetated buffer width of not less than the height of the watercourse bank (measured from the toe of the bank to the top of the bank)

- (b) retaining and protecting existing native vegetation within 10 metres of the watercourse or wetland or within the floodplain
- (c) restricting uncontrolled stock access
- (d) enabling environmental flows required to meet the needs of the environment
- (e) being kept free of development including structures, roadways, stock crossings or other activities causing soil compaction or significant modification of the natural surface of the land.

Biodiversity and Native Vegetation

- 37 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 38 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna
- 39 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.
- 40 Native and other vegetation should not be cleared if it is associated with or integral to a site of scientific, archaeological, historic, or cultural significance.
- 41 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.
- 42 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.

43 When clearance is proposed, consideration should be given to the effects of removal on farm management, such as, livestock shade and shelter, corridors or wildlife refuges, amenity, and filtering of suspended solids and nutrients from runoff.

44 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.

45 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.

46 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.

Soil Conservation

47 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.

48 Development should be designed and sited to prevent erosion.

49 Development should take place in a manner that will minimise alteration to the existing landform.

50 Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.

OPEN SPACE AND RECREATION

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

- (d) enhance the visual amenity of the area and complement existing buildings
 - (e) be designed and selected to minimise maintenance costs
 - (f) provide habitat for local fauna.
- 14 Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.
- 15 Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.

ORDERLY AND SUSTAINABLE DEVELOPMENT

OBJECTIVES

- 1 Orderly and economic development that creates a safe, convenient and pleasant environment in which to live.
- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.
- 5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- 6 Urban development located only in zones designated for such development.
- 7 Urban development contained within existing townships and settlements and located only in zones designated for such development.
- 8 The retention of the country town character and protection of the surrounding watersheds and primary production land from urban development.
- 9 Prevention of the continued encroachment of urban development into rural areas.
- 10 Protection of productive primary production land from conversion to non-productive or incompatible uses, and encouragement of full-time farming of rural land.
- 11 Commercial development located in suitable areas.
- 12 Commercial development suitably located in reasonable proximity to business, shopping and transport facilities.
- 13 Development of Townships contained within defined boundaries.

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 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.
- 6 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.
- 7 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.

- 8 Development should be undertaken in accordance with the guidelines in [Table AdHi/7 – Development Guidelines](#).
- 9 Development should take place on land which is suitable for the intended use of that land having regard to the location and condition of that land.
- 10 Development on land adjoining the Hills Face Zone should be similar in design and scale to the development within the Hills Face Zone so as to retain the aesthetics and character of the area.
- 11 Extensions of built-up areas outside townships and settlements should not be in the form of ribbon development along roads.
- 12 Development should not occur on land where the risk of flooding, as shown on [Figures AdHiFPA/1 to 19](#) or within other areas subject to flooding or inundation by a 100 year return period flood event, is likely to be harmful to safety or damage property, unless buildings are designed and constructed to prevent the entry of floodwaters from a 1-in-100 year average return interval flood event.
- 13 Development should not be undertaken in the vicinity of known mineral deposits:
 - (a) until the full extent and significance of such deposits has been determined
 - (b) if such development would be incompatible with mining operations
 - (c) if it would add to the cost of extracting the resource.
- 14 New housing and other urban development should create a safe, convenient and pleasant environment in which to live.
- 15 Wholesaling, storage, transport and service industries and associated activities should be located in commercial or industrial zones.
- 16 Commercial development should:
 - (a) be of a high architectural standard
 - (b) be set-back from the road frontage to allow for landscaping
 - (c) not degrade the amenity of the area by noise and traffic.
- 17 Commercial development near residential areas should not impair the amenity of the residential area and points of entrance and exit should be located so that the number of vehicles using nearby residential roads is kept to a minimum.
- 18 Development of Townships should be contained within defined boundaries.

REGULATED TREES

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should have minimal 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 aesthetic appearance and structural integrity of the tree.

RENEWABLE ENERGY FACILITIES

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Wind Farms and Ancillary Development

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

- (e) modification of vegetation, soils and habitats
 - (f) striking of birds and bats.
- 5 Wind turbine generators should be setback from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms) a distance that will ensure that failure does not present an unacceptable risk to safety.

RESIDENTIAL DEVELOPMENT

OBJECTIVES

- 1 Safe, convenient, sustainable and healthy living environments that meet the full range of needs and preferences of a diverse community.
- 2 A diverse range of dwelling types and sizes available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Medium 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.
- 3 Residential development should not create conditions which are likely to exceed the capacity of existing roads, public utilities, and other community services and facilities.
- 4 Landscaping of development in residential and township zones or areas should:
 - (a) enhance residential amenity
 - (b) screen storage, service and parking areas
 - (c) provide protection from sun and wind
 - (d) not unreasonably affect adjacent land by shadow.
- 5 Dwellings should be supplied with adequate energy, water, waste disposal and drainage facilities to serve the needs of prospective users.
- 6 Residential development within Centre Zones should be designed and sited to minimize impacts from adjoining development.
- 7 Residential development in townships and urban areas should be connected to either sewer or a Community Wastewater Management System (CWMS).

Design and Appearance

- 8 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.
- 9 Residential development should be designed to ensure living rooms have an external outlook.
- 10 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.

Affordable Housing

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

Dependent Accommodation

- 12 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
 - (b) unless otherwise specified in a zone or policy area, the minimum total site area is 1000 square metres where the allotment is connected to a sewer or CWMS, and 1200 square metres where wastewater is to be disposed of onsite
 - (c) the dependent accommodation has a small floor area relative to the associated main dwelling(s)
 - (d) adequate outdoor space of a minimum of 20 square metres is provided for the use of all occupants of the dependent dwelling
 - (e) adequate on-site car parking is provided
 - (f) the building is designed to, and comprises colours and materials that will, complement the associated dwelling
 - (g) the site is not further divided to create a legally separate title for each dwelling.

Garages, Carports and Outbuildings

- 13 Garages, carports and residential outbuildings should have a roof form and pitch, building materials and detailing that complements the associated dwelling.
- 14 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.
- 15 Garages, carports and residential outbuildings in townships and urban areas should not dominate the streetscape and should be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum wall height	3 metres
Maximum building height	5 metres
Minimum setback from a primary road frontage	Garages and carports sited no closer to the primary road frontage than any part of its associated dwelling and in any other case, be set back a minimum of 6 metres Outbuildings should not protrude forward of any part of its associated dwelling
Minimum setback from a secondary road frontage	0.9 metres or in line with the existing dwelling
Minimum setback from a vehicle access way	0.9 metres
Maximum length along the boundary	8 metres or 50 per cent of the length along that boundary (whichever is the lesser)
Maximum frontage width of garage or carport with an opening facing the street	Less than 50 per cent of the allotment frontage

Swimming Pools and Outdoor Spas

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

Site Coverage

- 17 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

- 18 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 the internal living areas of the dwelling
 - (b) to be generally at ground level (other than for residential flat buildings) and to the side or rear of a dwelling and screened for privacy
 - (c) to take advantage of, but not adversely affect, natural features of the site
 - (d) to minimise overlooking from adjacent buildings

- (e) to achieve separation from bedroom windows on adjoining sites
- (f) to have a northerly aspect to provide for comfortable year-round use
- (g) 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.

19 Dwellings at ground-level should provide private open space in accordance with the following table:

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

20 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.

21 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.

22 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

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

Communal Open Space

- 25 Communal open space should be shared by more than one dwelling, not be publicly accessible and exclude:
- private open space
 - public rights of way
 - private streets
 - parking areas and driveways
 - service and storage areas
 - narrow or inaccessible strips of land.
- 26 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:
- address acoustic, safety, security and wind effects
 - minimise overlooking into habitable room windows or onto the useable private open space of other dwellings
 - facilitate landscaping and food production
 - be integrated into the overall façade and composition of buildings.

Visual Privacy

- 27 Except for buildings of 4 or more storeys, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.5 metres or permanent screens having a height of 1.5 metres above finished floor level.

Noise

- 28 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.
- 29 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

- 30 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.

SHORT-TERM WORKERS ACCOMMODATION

OBJECTIVES

- 1 A range of appropriately located accommodation types supplied for seasonal and short-term workers.

PRINCIPLES OF DEVELOPMENT CONTROL

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

SIGNIFICANT TREES

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

SITING AND VISIBILITY

OBJECTIVES

- 1 Protection of scenically attractive areas, particularly natural and 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 rural areas
 - (c) views from public reserves, scenic or tourist routes and walking trails.
- 2 Buildings should be sited in unobtrusive locations and 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 Scenic Routes shown on [Figure AdHi\(EC\)/1](#)
 - (c) be designed to blend with surrounding developments and landscapes.
- 3 Buildings outside 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 to not be visible against the skyline when viewed from public roads, and especially from the Scenic Routes shown on [Figure AdHi\(EC\)/1](#)
 - (d) set well back from public roads, particularly when the allotment is on the high side of the road, or adjacent to the Scenic Routes shown on [Figure AdHi\(EC\)/1](#)
 - (e) have the roof line below the lowest point of the abutting road when the allotment is on the low side of the road
 - (f) be sited on an excavated rather than a filled site in order to reduce the vertical profile of the building
 - (g) constructed of material colours and finishes which complement those of surrounding developments and landscapes.
- 4 The excavation and/or filling of land should:
 - (a) be kept to a minimum and be limited to no greater than 1.5 metres in height to preserve the natural form of the land and the native vegetation unless the built form obscures views of the earthworks from adjoining land
 - (b) only be undertaken to reduce the visual impact of buildings, including structures, or to construct water storage facilities for use on the allotment
 - (c) only be undertaken if the resultant slope can be stabilised to prevent erosion

- (d) result in stable scree slopes which are covered with top soil and landscaped to preserve and enhance the natural character of the area or assist in the re-establishment of the natural character of the area.



- 5 Excavation and earthworks should take place in a manner that is not extensively visible from surrounding localities.
- 6 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:
- the profile of buildings should be low and the rooflines should complement the natural form of the land
 - 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
 - large eaves, verandahs and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.
- 7 The nature of external surface materials of buildings should be **non-reflective** and not detract from the visual character and amenity of the landscape.
- 8 The number of buildings and structures on land outside urban areas should be limited to that necessary for the efficient management of the land.
- 9 Driveways and access tracks should be designed and surfaced to:
- blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms
 - minimise nuisance impacts on adjoining residents.**



- 10 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.

SPLIT LEVEL

SLOPE USED TO BEST ADVANTAGE
A DECK IS PREFERABLE TO LAND FILL



CUT AND FILL

NEEDS EXPENSIVE RETAINING WALLS



ELEVATED SLAB

SCOPE TO PROVIDE ADDITIONAL FLOOR SPACE



AVOID EXTENSIVE FILLS

UGLY SCAR NOT BLENDING WITH LANDSCAPE



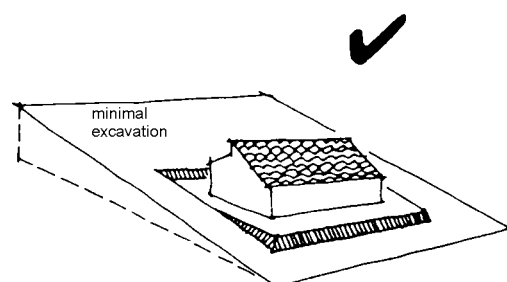
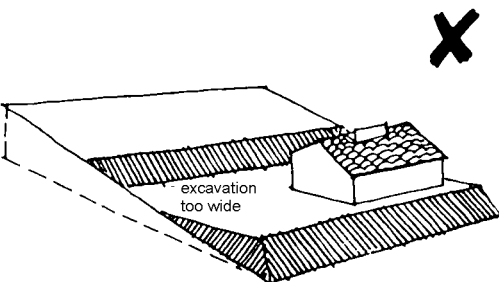
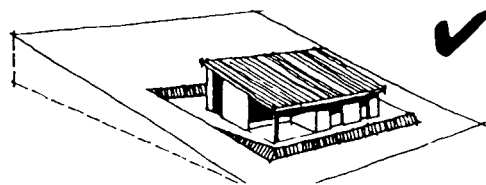
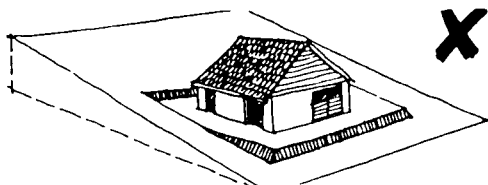
BATTERS

MINIMISE IMPACT OF CUT AND FILL



AVOID EXTENSIVE CUTS

VERTICAL CUTS OVER 1.5m
SUBSIDENCE MAY OCCUR



- 2 Development should not be undertaken where the overall natural slope of the development site is greater than 1-in-4, except where shown on Residential (Glen Stuart Road) Concept Plan [Figure R/1](#).
- 3 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:
 - (a) minimises their visual impact

- (b) reduces the bulk of the buildings and structures
 - (c) minimises the extent of cut and/or fill
 - (d) minimises the need for, and the height of, retaining walls
 - (e) does not cause or contribute to instability of any embankment or cutting
 - (f) avoids the silting of watercourses
 - (g) protects development and its surrounds from erosion caused by water run-off.
- 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.

SUPPORTED ACCOMMODATION, HOUSING FOR AGED PERSONS AND PEOPLE WITH DISABILITIES

OBJECTIVES

- 1 Provision of well designed supported accommodation for community groups with special needs in appropriate locations.
- 2 Housing located where aged persons can be an integral part of the local community and with convenient access to public transport, shops and community services.
- 3 Accommodation designed for the comfort, safety, security and well-being of aged persons.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Supported accommodation including nursing homes, retirement homes, retirement villages, residential care facilities and special accommodation houses and housing for aged persons and people with disabilities should be:
 - (a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport
 - (b) located where on-site movement of residents is not unduly restricted by the slope of the land
 - (c) sited and designed to promote interaction with other sections of the community, without compromising privacy
 - (d) of a scale and appearance that reflects the residential style and character of the locality
 - (e) provided with public and private open space and landscaping.
- 2 Supported accommodation and housing for aged persons and people with disabilities should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:
 - (a) internal communal areas and private spaces
 - (b) useable recreation areas for residents and visitors, including visiting children
 - (c) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry
 - (d) appropriate storage areas
 - (e) mail boxes and waste disposal areas within easy walking distance of all units.
- 3 Access roads within supported accommodation and development incorporating, housing for aged persons and people with disabilities should:
 - (a) not have steep gradients
 - (b) provide convenient access for emergency vehicles, visitors and residents
 - (c) provide space for manoeuvring cars and community buses
 - (d) include kerb ramps at pedestrian crossing points

- (e) have level-surface passenger loading areas.
- 4 Car parking associated with supported accommodation and housing for aged persons and people with disabilities should:
- (a) be conveniently located on site within easy walking distance of resident units
 - (b) be adequate for residents, service providers and visitors
 - (c) include covered and secure parking for residents' vehicles
 - (d) have slip-resistant surfaces with gradients not steeper than 1-in-40
 - (e) allow ease of vehicle manoeuvrability
 - (f) be designed to allow the full opening of all vehicle doors
 - (g) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise
 - (h) be appropriately lit to enable safe and easy movement to and from vehicles.
- 5 Supported accommodation should include:
- (a) ground-level access or lifted access to all units
 - (b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs
 - (c) adequate living space allowing for the use of wheelchairs with an attendant
 - (d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.
- 6 Car parking associated with supported accommodation should:
- (a) have adequate identifiable provisions for staff
 - (b) include private parking spaces for independent living units
 - (c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.
- 7 Car parking should be provided in accordance with [Table AdHi/4 – Off Street Vehicle Parking Requirements](#).
- 8 Supported accommodation and housing for aged persons and people with disabilities should be located close to other residential development to enable aged persons to be an integral part of the local community.
- 9 Supported accommodation and housing for aged persons and people with disabilities should be clustered together to provide suitable private areas of open space, and suitable service areas, and the various groups of buildings should be surrounded by large areas of public or semi-public open space.
- 10 Supported accommodation and housing for aged persons and people with disabilities may contain site areas less than 500 square metres under the following circumstances:
- (a) the total development site is at least 5000 square metres in area

- (b) the development manages the provision of essential infrastructure such as waste-water and stormwater disposal as well as bushfire protection in an integrated manner
- (c) vehicular and pedestrian traffic is managed across the development site by establishing shared car-parking areas and common access driveways
- (d) the development site is not on land with a slope greater than 1-in-5
- (e) the development site is located within 400 metres of the main shopping area
- (f) the design of the development encourages interaction with the wider community.

TELECOMMUNICATIONS FACILITIES

OBJECTIVES

- 1 Telecommunications facilities provided to deliver communication services to the community.
- 2 Telecommunications facilities sited and designed to minimise visual impact on the character and amenity of the local environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Telecommunications facilities should:
 - (a) be located in a coordinated manner to deliver communication services efficiently
 - (b) use materials and finishes that minimise visual impact
 - (c) have antennae located as close as practicable to the support structure
 - (d) be located primarily in industrial, commercial, business, 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 (e.g. sculpture and other artworks) where possible and where the resulting design would positively contribute to the character of the area.
- 3 Telecommunications facilities should be located in residential zones only if sited and designed to minimise visual impact by:
 - (a) using existing buildings and vegetation for screening
 - (b) incorporating the facility within an existing structure that may serve another purpose
 - (c) taking into account the size, scale, context and characteristics of existing structures, landforms and vegetation so as to complement the local environment.
- 4 Telecommunications facilities should not have a direct or significant effect on the amenity, character and settings of Historic Conservation Areas, local heritage places, State heritage places or State Heritage Areas.

TOURISM DEVELOPMENT

OBJECTIVES

- 1 Environmentally sustainable and innovative tourism development.
- 2 Tourism development that assists in the conservation, interpretation and public appreciation of significant natural and cultural features including State or local heritage places.
- 3 Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.
- 4 Tourism development that protects areas of exceptional natural value, allows for appropriate levels of visitation, and demonstrates an environmental analysis and design response which enhances environmental values.
- 5 Tourism development in rural areas that does not adversely affect the use of agricultural land for primary production.
- 6 Tourism development that contributes to local communities by adding vitality to neighbouring townships, regions and settlements.
- 7 Increased opportunities for visitors to stay overnight.
- 8 Ensure new development, together with associated bushfire management minimise the threat and impact of bushfires on life and property while protecting the environment.
- 9 To encourage development of tourist accommodation facilities in localities having a convenient access to primary traffic routes as shown on [Map AdHi/1 \(Overlay 1\)](#).

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 or existing townships, towns or cities.
- 7 Tourism developments should:
 - (a) enhance the character of the locality in which they are to be located
 - (b) be compatible with the cultural and heritage values of the locality and the Region
 - (c) be designed and sited to be compatible with the local environment

- (d) enhance the visual amenity of the locality
- (e) use external materials of construction that are in keeping with traditional building styles, incorporating by way of example; stone, masonry or weatherboard walls, timber framed windows, pitched corrugated steel roofs in either naturally weathered galvanised iron or similar, verandahs where appropriate and outbuildings, fences and other structures to complement the major buildings.

8 Staging of tourism developments should be achieved in a co-ordinated manner ensuring consistency in appearance, building themes, materials, and links between buildings, vehicle parking and ancillary uses on the site.

Tourism Development in Association with Dwelling(s)

- 9 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.
- 10 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

- 11 Tourist developments should demonstrate excellence in design to minimise potential impacts or intrusion on primary production activities and on areas of high conservation, landscape or cultural value.
- 12 Tourism developments in rural areas should be situated on land with lower agricultural potential.
- 13 Tourism developments in rural areas should be sited and designed to minimise impacts and have a functional or locational link with either of the following:
 - (a) the surrounding agricultural production or processing
 - (b) the natural, cultural or historical setting of the area.
- 14 Tourism developments in rural areas should primarily be developed in association with one or more of the following:
 - (a) agricultural, horticultural, viticultural or winery development
 - (b) a heritage place or area
 - (c) public open space and reserves
 - (d) walking and cycling trails
 - (e) interpretive infrastructure and signs.
- 15 Where appropriate, tourism developments in areas outside townships should:
 - (a) adapt and upgrade existing buildings of heritage value

- (b) seek to improve conditions in disturbed or degraded areas on the site.
- 16 Tourism developments, where proposed to be located in proximity to rural industry and seasonal activities should be designed and sited to reduce the potential for disturbance or disruption to the tourist activity and should be located in a manner which is compatible with surrounding uses.
- 17 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.
- 18 Tourism development in rural areas should occur only where it:
- (a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)
 - (b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the primary purpose of the zone and/or policy area.
- 19 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.
- 20 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.
- 21 The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.

Residential Parks and Caravan and Tourist Parks

- 22 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.
- 23 Residential parks and Caravan and Tourist parks should be designed to:
- (a) minimise potential conflicts between long-term residents and short-term tourists
 - (b) protect the privacy and amenity of occupants through landscaping and fencing
 - (c) minimise traffic speeds and provide a safe environment for pedestrians
 - (d) include centrally located recreation areas
 - (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site
 - (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (e.g. public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.

- 24 Visitor car parking should be provided at the rate of:
- (a) one space per 10 sites to be used for accommodation for parks with less than 100 sites
 - (b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.
- 25 On-site visitor parking in Caravan and Tourist parks should:
- (a) be designed and located to be accessible to visitors at all times
 - (b) not dominate the internal site layout
 - (c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.
- 26 Long-term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.
- 27 A minimum of 12.5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.
- 28 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

TRANSPORTATION AND ACCESS

OBJECTIVES

- 1 A comprehensive, integrated, affordable and efficient, rail, 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.
- 6 Local residential roads free from through traffic.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Movement Systems

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

- 4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.
- 5 Land uses that generate large numbers of visitors such as shopping centres, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by the public transport network and encourage walking and cycling.
- 6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, and entertainment and sporting facilities should incorporate passenger pick-up and set-down areas. The design of such areas should minimise interference to existing traffic and give priority to pedestrians, cyclists and public and community transport users.
- 7 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 8 Development should provide safe and convenient access for all anticipated modes of transport.
- 9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 10 Driveway crossovers affecting pedestrian footpaths should maintain the level and surface colour of the footpath.
- 11 Driveway crossovers should be separated and the number minimised to optimise the provision of on-street 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 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.
- 15 The construction of access ways onto public roads should not interfere with or restrict drainage channels or watercourses.
- 16 Development should not generate significant increases in traffic in adjacent residential areas and should discourage people from travelling through residential areas.
- 17 Where traffic control works, public works or facilities are required as a direct result of a development, the cost of such works or facilities should be borne by the developer.

Cycling and Walking

- 18 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.
- 19 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.

- 20 New developments should give priority to and not compromise existing designated bicycle routes.
- 21 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 22 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
- 23 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.
- 24 Pedestrian and cycling facilities and networks should be designed and provided in accordance with the relevant provisions of *Australian Standards and Austroads Guides*.

Access

- 25 Development should have direct access from an all-weather public road.
- 26 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
 - (e) **minimizes traffic hazards, queuing on roads, right turn movements and interference with the function of intersections, junctions and traffic control devices.**
- 27 Development should not restrict access to publicly owned land such as recreation areas.
- 28 The number of vehicle access points onto arterial roads shown on [Map AdHi/1 \(Overlay 1\)](#) should be minimised, and where possible access points should be:
 - (a) limited to local roads (including rear lane access)
 - (b) shared between developments.

- 29 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.
- 30 Development with access from arterial roads or roads as shown on Map AdHi/1 (Overlay 1) should be sited to avoid the need for vehicles to reverse onto or from the road.
- 31 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.
- 32 Driveways, access tracks and parking areas should be designed and constructed to:
- (a) follow the natural contours of the land
 - (b) minimise excavation and/or fill
 - (c) minimise the potential for erosion from surface runoff
 - (d) avoid the removal of existing vegetation
 - (e) be consistent with *Australian Standard AS 2890 Parking facilities*.

Access for People with Disabilities

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

Vehicle Parking

- 34 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table AdHi/4 – Off Street Vehicle Parking Requirements](#) unless all the following conditions are met:
- (a) an agreement is reached between the Council and the applicant for a reduced number of parking spaces
 - (b) a financial contribution is paid into the Council Car Parking Fund specified by the Council, in accordance with the gazetted rate per car park.
- 35 Development should be consistent with Australian Standard AS 2890 Parking facilities.
- 36 Vehicle parking areas should be sited and designed to:
- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
 - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network

- (c) not inhibit safe and convenient traffic circulation
 - (d) result in minimal conflict between customer and service vehicles
 - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
 - (f) minimise the number of vehicle access points onto public roads
 - (g) avoid the need for vehicles to reverse onto public roads
 - (h) where practical, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
 - (i) not dominate the character and appearance of a site when viewed from public roads and spaces
 - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
 - (k) include infrastructure such as underground cabling and connections to power infrastructure that will enable the recharging of electric vehicles
 - (l) include adequate provision for manoeuvring into and out of parking bays.
- 37 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.
- 38 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.
- 39 Vehicle parking areas should be sealed or paved to minimise dust and mud nuisance.
- 40 To assist with stormwater detention and reduce heat loads in summer, outdoor vehicle parking areas should include landscaping.
- 41 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.
- 42 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.
- 43 Steeply sloping parking areas should be terraced, and large areas of cut and fill should be avoided unless exposed surfaces are hidden by decked parking facilities or are associated with undercroft or semi-basement parking facilities.
- 44 Except where specified in a particular zone or policy area, undercroft parking and decked parking structures should be avoided within centres.

Vehicle Parking for Residential Development

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

Vehicle Parking for Mixed Use Zones

- 48 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table AdHi/4 – Off Street Vehicle Parking Requirements](#).
- 49 Loading areas and designated parking spaces for service vehicles should:
- (a) be provided within the boundary of the site
 - (b) not be located in areas where there is parking provided for any other purpose.
- 50 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:
- (a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages
 - (b) complement the surrounding built form in terms of height, massing and scale
 - (c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality.
- 51 In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.

Undercroft and Below Ground Garaging and Parking of Vehicles

- 52 Under croft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:

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

WASTE

OBJECTIVES

- 1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, 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 Artificial wetland systems for the storage of treated wastewater, such as wastewater lagoons, should be:
 - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts
 - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

Treated Wastewater and Imported Water

- 10 The use of treated wastewater or imported water should not cause any of the following:
 - (a) result in adverse impacts on public health
 - (b) result in environmental nuisance or harm
 - (c) have adverse impacts on the amenity of a locality
 - (d) cause a rise in groundwater level sufficient to detrimentally affect structures or ecosystems
 - (e) adversely affect the natural flow of water or the quality of surface or groundwater
 - (f) adversely affect the productive capacity of the land by causing nutrient accumulation, heavy metal contamination or increasing salinity, water logging, perched water tables, unlocking toxic elements in the soil or other such impacts.

Waste Treatment Systems

- 11 Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.
- 12 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.
- 13 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.
- 14 Any on-site wastewater treatment system/ re-use system or effluent drainage field should be located within the allotment of the development that it will service.
- 15 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.
- 16 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.
- 17 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works, waste or recycling depots and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:
- (a) into any waters
 - (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
 - (i) seepage
 - (ii) infiltration
 - (iii) carriage by wind, rain, sea spray, or stormwater
 - (iv) the rising of the water table.
- 18 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.

- 19 Effluent dams (including wastewater storage lagoons, but excluding wetlands), associated with any development should be located, designed and constructed to:
- (a) prevent leakage of the effluent
 - (b) prevent overflows from the dam to the surface of the land surrounding the dam
 - (c) prevent overflow from the dam into a watercourse
 - (d) exclude clean rainfall run-off from entering the dam at any time
 - (e) have sufficient capacity to avoid the need for effluent to be irrigated onto land during wet periods of the year
 - (f) incorporate a freeboard capable of coping with all rainfall duration for 1-in-100 year ARI² events.
- 20 Effluent dams (including wastewater storage lagoons) associated with development should not be located on land within:
- (a) a water protection area
 - (b) 20 metres of a public road or road reserve
 - (c) 50 metres of a bank of a watercourse
 - (d) 200 metres of a residence built on land that is not under the same ownership as the subject land
 - (e) 500 metres of the coastal high water mark
 - (f) an area where the base of the lagoon would be below any seasonal water table
 - (g) an area which has sufficient space or capacity to irrigate re-use water without environmental impacts.
- 21 Pump stations associated with Septic Tank Effluent Disposal Systems (STEDS) should:
- (a) incorporate an adequate alarm system in the case of system failure
 - (b) be bunded to ensure no overflows
 - (c) be located at least 50 metres from a watercourse or 500 metres from a public water supply reservoir
 - (d) in highly sensitive areas (e.g. Mount Lofty Ranges Watershed), incorporate a backup power supply.

² **'Average Recurrence Interval'** (ARI) refers to the expected or average interval between events of a rainfall intensity of a given magnitude being exceeded. It should be noted that the ARI is an average value based on statistical analysis and that the actual time between exceedances will vary.

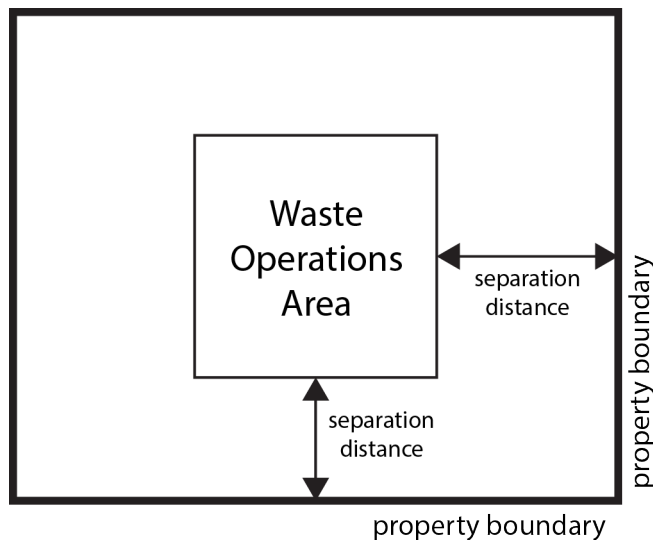
WASTE MANAGEMENT FACILITIES

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 townships, living, residential, centre, office, business, institutional or environmental protection, conservation, landscape, water protection and open space areas.
- 3 Waste management facilities should not be located where access to the facility requires, or is likely to involve, the use of non-arterial roads in adjacent residential areas.
- 4 Waste management facilities should:
 - (a) be appropriately separated from sensitive land uses and environmentally-sensitive areas
 - (b) incorporate the separation distance between the waste operations area (including all closed, operating and future cells) and sensitive uses within the development site as illustrated in the figure below:



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

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

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

CHARACTER PRESERVATION DISTRICT

The following policies apply to the 'Character Preservation District' shown on the [Figures AdHi\(CPD\)/1 to 3](#).

INTERPRETATION

Where the objectives and or principles of development control that apply in relation to the Character Preservation District shown on [Figures AdHi\(CPD\)/1 to 3](#) are in conflict with the relevant Council Wide objectives and/or principles of development control in the Development Plan, the District provisions will prevail.

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should be consistent with the Objectives for the district.

COMMERCIAL ZONE

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

OBJECTIVES

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

DESIRED CHARACTER

The zone will be developed to accommodate a variety of activities to service the local community and visitors to the region including light industry, service industry, service trade premises, petrol filling stations, small shops related to commercial premises, and local offices. Development will be of a high standard and incorporate landscaping to soften the visual impact of buildings and provide shade to car parking areas.

Development adjoining residential areas will include measures to minimise the transfer of noise and other impacts. Particular attention will be paid to the character of development and management of traffic throughout the zone in order to reduce the impact on nearby residential areas.

The Mount Lofty Ranges Watershed Area is of importance to Adelaide's public water supply system. The maintenance and enhancement of water quality and prevention of pollution is a priority and given the multi-use nature of the water supply catchments, a balance between best practice watershed protection and development is required.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - consulting room
 - home activity up to 60 square metres (also known as a 'home business')
 - light industry
 - motor vehicle related business other than wrecking yard
 - office
 - petrol filling station
 - service industry
 - 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.

Form and Character

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

- 6 Development should not exceed 6 metres or two storeys in height.
- 7 Development should:
- (a) complement the character of the surrounding residential areas in terms of the siting and scale of buildings
 - (b) provide visual harmony between building forms, materials, colours, and texture.
- 8 Development should be of a high standard with particular emphasis given to the external appearance and siting of buildings and to the enhancement of the development by landscaping.

Land Division

- 9 Land division should create allotments that vary in size and are suitable for a variety of commercial activities and should have:
- (a) an area of not less than 1000 square metres where the lot is connected to a sewer or CWMS or 1200 square metres where wastewater is to be disposed of onsite, or 150 square metres within a community title
 - (b) an average width of at least 20 metres unless in a community title.

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
Additions and alterations to an existing form of development listed as non-complying in this table.	Except where the total floor area of the addition or alteration does not exceed 25 per cent of the total floor area of that form of development as at 24 October 2017.
Dairy	
Dwelling	Except for a dwelling which is ancillary to a business activity on the same site
Educational establishment	
Farm building	
Farming	
Fuel depot	
General industry	
Horticulture	
Hospital	
Intensive animal keeping	
Nursing home	

Form of development	Exceptions
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
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	
Waste reception, storage, treatment, or disposal	
Winery	
Wrecking yard	

Public Notification

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

COUNTRY LIVING ZONE

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

OBJECTIVES

- 1 A residential zone primarily comprising of detached dwellings at very low densities, including affordable housing.
- 2 Residential development sensitive to the particular topography of the area and which has minimal visual and environmental impacts.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Development within the zone will predominantly comprise detached dwellings at very low-densities. Non-residential development, such as child-care centres and primary schools as well as small-scale consulting rooms, offices, tourist accommodation and shops, will be scattered throughout the zone where their impact on the character of the locality in terms of noise, traffic movements and appearance is minimal.

The street layout of the zone is strongly influenced by the undulating topography. As a consequence, streets are generally irregular in their location, shape and layout.

Allotments will continue to vary significantly in size and shape throughout the zone in response to the rolling hills and substantial vegetation. There will be no discernible pattern of allotment size with areas ranging from about 800 square metres to more than 9000 square metres. Similarly, apart from being broadly rectangular in shape, the frontages and depths of allotments will vary significantly. Generally, new allotments will only be created where they match the median allotment size in the locality, where they will be connected to a mains sewer system, and where issues such as access, vegetation removal, stormwater management, and slope as well as the provision of essential services have been appropriately addressed. Mature vegetation will provide a defining feature of the zone and will dominate views from all locations. This vegetation will be a mixture of exotic and native species and will be situated on verges, reserves and within private properties.

Typically, streets will remain informal in character with limited kerb and guttering and narrow, bitumen footpaths. In combination with minimal use of front fences and heavily vegetated verges and gardens, an informal streetscape will be established where the distinction between the public and private realm is somewhat blurred.

The design of buildings throughout the zone will vary considerably. While there will be a significant number of large dwellings featuring traditional designs and materials, there will also be an increasing number of new dwellings with modern designs and building materials which are energy efficient and respond sensitively to the topography and vegetation.

While the majority of dwellings will be single-storey, there will be a significant number of two-storey buildings scattered throughout the zone. Front setbacks will vary considerably, both within a particular street and from property to property. They will, generally, be large enough to accommodate heavily vegetated front gardens and respond to steeply sloping land where a greater setback is required to enable the construction of a driveway. Front fences will be non-reflective and low or visually permeable to enable views to the front garden. Split level dwelling designs may be necessary to reduce the extent of earthworks required to establish building sites and access roads.

Domestic outbuildings, such as garages and carports, will be located as either separate structures to the side or rear of dwellings or, alternatively, under the main roof. They will be visually subservient to the main dwelling and will not dominate views from the street.

The Mount Lofty Ranges Watershed Area is of importance to Adelaide's public water supply system. The maintenance and enhancement of water quality and prevention of pollution is a priority and given the multi-use nature of the water supply catchments, a balance between best practice watershed protection and development is required.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - detached dwelling
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling addition
 - home activity up to 60 square metres (also known as a 'home business')
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - shop in association with a dwelling where the gross leasable area is less than 80 square metres
 - office or consulting room in association with a dwelling where the gross leasable area is less than 80 square metres
 - tourist accommodation
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Non-residential development such as schools and community facilities should be of a nature and scale that:
 - (a) serves the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 4 Non-residential development in the form of shops, offices, small scale tourist accommodation and consulting rooms, and similar low-impact forms of development, should be ancillary to and in association with a dwelling.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development should be designed and sited to relate to the slope of the land, so that:
 - (a) the bulk and scale of the buildings do not dominate the landscape
 - (b) the amount of cutting and filling of the natural ground profile is minimised
 - (c) views from adjoining dwellings and public open spaces are maintained.

- 8 Garages, carports and related support structures facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 9 Unless otherwise specified in a Policy Area, dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	4 metres
Minimum setback from rear allotment boundary	8 metres
Minimum setback from side allotment boundary where the dwelling wall height does not exceed 3 metres from natural ground level	2 metres
Minimum setback from side allotment boundary where the dwelling wall height exceeds 3 metres but is less than 6 metres from natural ground level	3 metres
Minimum setback from side allotment boundary where the dwelling wall height is greater than 6 metres from natural ground level	3 metres plus 1 metre for every metre of wall height above 6 metres from natural ground level.
Maximum site coverage	60 per cent for sites of less than 500 square metres. 50 per cent for sites between 500 and 999 square metres. 40 per cent for sites between 1000 and 2000 square metres. 25 per cent for sites greater than 2000 square metres.
Maximum building height (from natural ground level)	2 storeys and 9 metres
Minimum number of onsite car parking spaces (one of which should be covered)	2

- 10 Wherever possible, existing vegetation should be used to screen the building and excavation or filling from view.
- 11 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to adjoining dwellings by:
- incorporating stepping in the design in accordance with the slope of the land
 - where appropriate, setting back the upper storey of a dwelling a greater distance from front and side boundaries than the lower storey.
- 12 Unless otherwise specified in the policy areas, sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	72 square metres
Maximum building height	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from rear boundaries	2 metres
Minimum setback from side allotment boundary	2 metres
Minimum setback from a public road or public open space area	8 metres

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

- 14 Unless otherwise specified in the policy areas, land division should create allotments which:
- match the prevailing character and size of allotments within the locality and which are no less than the median allotment size or 2000 square metres whichever is the greater, where the locality includes all allotments either wholly or partly within a radius of 200 metres measured from the centre of the main allotment frontage.
 - provide a minimum building envelope of 10 metres x 15 metres (excluding required boundary setbacks)
 - provide a building envelope and vehicle access area which does not contain or impact on a regulated tree, a significant tree or native vegetation
 - provide a building envelope with an average slope no greater than 1-in-5
 - are able to be connected to an electricity supply, a water supply and either a mains sewer or a community wastewater management scheme
 - appropriately address stormwater management and access to public roads.
- 15 Land division in the form of 'battle axe' allotments should:
- match the prevailing character and size of allotments within the locality and should be no less than the median allotment size or 2000 square metres whichever is the greater (excluding the area within the access 'handle') where the locality includes all allotments either wholly or partly within a radius of 200 metres measured from the centre of the main allotment frontage.
 - provide an access 'handle' with a minimum width of 6 metres and a maximum length of 30 metres, however where a proposed access 'handle' adjoins an existing access 'handle', a reduced width of 3 metres for each 'handle' may be acceptable subject to a shared or common access being constructed with reciprocal rights of access over adjoining battle axe 'handles' being created, with the reciprocal rights also extending into the effective lot areas to allow for a shared turning area.
 - provide a minimum building envelope of 10 metres x 15 metres (excluding required boundary setbacks)
 - provide a building envelope and vehicle access area which does not contain or impact on a significant tree or native vegetation

- (e) provide a building envelope with an average slope no greater than 1-in-5
- (f) are able to be connected to an electricity supply, a water supply and either a mains sewer or a community wastewater management scheme
- (g) appropriately address stormwater management and access to public roads.

Country Living (Ayers Hill Road Historic) Policy Area

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 as an Historic Conservation Area.
- 2 An area of historic importance where the heritage character and integrity of this Policy Area is conserved and reinforced.
- 3 Development which is sympathetic to and reinforces the following characteristics of the Policy Area:
 - (a) large detached dwellings on generously proportioned allotments
 - (b) significant set-backs from property boundaries with smaller outbuildings located closer to the street boundary
 - (c) buildings screened by extensive landscaping.

DESIRED CHARACTER

The development of the Ayers Hill Road area was stimulated by the construction of the Adelaide-Melbourne Railway in the mid-to-late 1880s. Many of the buildings in Ayers Hill Road date from this time, and several were built as 'speculative' ventures. There has been very little recent development within the area, other than additions and alterations to existing buildings, such as the conversion of coach houses to dwellings.

Apart from the St Catherine's school site, this Policy Area is residential, comprising large dwellings on large blocks of land. Buildings in the area were all originally residential with associated outbuildings. Apart from the large houses, the area includes the smaller lodges or gatehouses, former coach houses and stables and other outbuildings. Even the main building of St Catherine's school was formerly a residence.

The architectural style of the buildings in Ayers Hill Road varies with their date of construction, although they are generally of stone and masonry construction with corrugated iron roofs.

A large part of the character of this area is created by the 'secluded' nature of the houses, in most cases set well back on their blocks, hidden behind the foliage of gardens and hedges.

The streetscape of Ayers Hill Road is dominated by tree plantings and fencing (mostly hedging and traditional fencing materials such as post and wire, or pickets), behind which can be seen the larger trees and shrubs of the gardens. The lower section of the road (from Laurel Road to the roundabout near St Catherine's) is winding and bordered by hedges and trees. The upper portion of the road is straight and reveals a wider footpath margin than the lower section, adding to the feeling of privacy of the houses.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the Policy Area as an Historic Conservation Area.
- 2 Development should primarily consist of single detached dwellings on separate allotments and should be no more than 8 metres in height.
- 3 New buildings should be sited, designed and built in a manner and be of a scale that reinforces and enhances the historical character of the Policy Area, with individual dwellings set well back from the street boundary and smaller buildings located closer to the street boundary.
- 4 The external materials of new dwellings, or additions to existing dwellings, should be consistent with the predominantly used materials of existing dwellings such as stone or masonry with corrugated iron roofs. External finishes should be non-reflective and utilise natural colours.
- 5 Fencing materials typical of the Policy Area, such as post and wire and hedges, should be used forward of the building line on an allotment.
- 6 Driveways should be constructed of semi-permeable material (e.g. gravel) and should meander between the front boundary and the garage/carport.

Country Living (Bridgewater) Policy Area

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

Located immediately south of the South Eastern Freeway, the policy area forms the eastern extent of the urban area within the Country Living Zone. Cox's Creek forms a significant visual element within the policy area, as does the Adelaide to Melbourne railway line. Important through roads include Bridgewater-Carey Gully Road (providing access to the Freeway), Onkaparinga Road and Wembley Avenue.

Outside the Neighbourhood Centre, land uses will be predominantly residential apart from community related activities such as schools and churches. Residential development will remain at very low densities.

The street layout of the policy area will generally remain more linear in nature than the neighbouring townships of Aldgate and Stirling. Road widths will remain relatively narrow throughout the policy area and footpaths will be similarly narrow and only constructed on one side of the road.

Allotments will be relatively consistent in terms of their size and shape throughout the policy area. They will generally be in excess of 1000 square metres where the allotment is connected to a sewer or CWMS and 1200 square metres where wastewater is to be disposed of onsite, and be rectangular in shape with frontages of between 15 to 20 metres and depths between 45 to 50 metres.

Existing vegetation will be protected wherever possible to obscure views of buildings from adjoining streets and contribute to the bushland setting of the policy area.

Open space within the policy area will be focussed around Cox's Creek on which the flood prone oval is located. The Heysen Trail, which follows this creek, links the significant native vegetation of Engelbrecht Reserve to the south with the recreation areas, Bridgewater Mill and the Mount George Conservation Park on the northern side of the Freeway.

The design of buildings will vary considerably throughout the policy area. The built form within the residential areas will be characterised by relatively modest one or two-storey detached dwellings. Typically, dwellings will be of brick veneer construction with front verandahs and tiled or pre-coated metal pitched roofs.

Side setbacks will also vary but, generally, dwellings will be located approximately 1m from the side boundary. Rear setbacks will be generous and will reflect the significant depth of the majority of allotments within the policy area.

Parts of the policy area are particularly susceptible to threats from bushfires. This is especially true along the southern portions of Bridgewater where dwellings are located on steep land and adjoin the heavily vegetated Engelbrecht Reserve.

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 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from rear allotment boundary	4 metres (single storey) 8 metres (two storey)
Minimum setback from side allotment boundary where the dwelling wall height does not exceed 3 metres from natural ground level	1 metre
Minimum setback from side allotment boundary where the dwelling wall height exceeds 3 metres but is less than 6 metres from natural ground level	2 metres
Minimum setback from side allotment boundary where the dwelling wall height is greater than 6 metres from natural ground level	2 metres plus 1 metre for every metre of wall height above 6 metres from natural ground level

Land Division

- 3 Land division should create allotments which:
 - (a) have an area greater than 1000 square metres where the allotment is connected to a sewer or CWMS, or 4000 square metres where the allotment is not connected to a sewer or CWMS
 - (b) provide a minimum building envelop of 10 metres x 15 metres (excluding required boundary setbacks)
 - (c) provide a building envelope and vehicle access area which does not contain or impact on a regulate tree, a significant tree or native vegetation
 - (d) provide a building envelope with an average slope no greater than 1-in-5
 - (e) are able to connect to an electricity supply and water supply
 - (f) appropriately address stormwater management and access to public roads.

- 4 Land division should create allotments which are rectangular in shape with frontages between 15 and 20 metres and depths between 45 and 50 metres.

Country Living (Estate) Policy Area

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

OBJECTIVES

- 1 Development that contributes to the desired character of the Policy Area.
- 2 An area where the character of the Policy Area's Estates is conserved and reinforced.
- 3 Development which is sympathetic to and reinforces the following characteristics of the Policy Area:
 - (a) large detached dwellings on generously proportioned allotments
 - (b) significant set-backs from property boundaries
 - (c) buildings screened by extensive landscaping.

DESIRED CHARACTER

Land uses will be predominantly residential with large gardens or grounds with some provision for community related activities, or small-scale tourist accommodation premises where they match the prevailing character of the estate. Other non-residential development will be limited to small-scale shops serving onsite activities, offices and consulting rooms within an estate dwelling, and activities consistent with the management of a large estate house and surrounds.

The design of buildings throughout the policy area will vary considerably but will maintain the character of each estate. The large or significant estate houses or dwellings will be supported by a variety of smaller estate management buildings consistent with the building styles, character, materials and designs of the main estate house.

Development will be at a very low density and at a scale complimentary to the main Estate house and involve activities which relate to the operation of the Estate, or which are ancillary to and compliment the operation of the Estate, or which provide a community benefit in terms of available land or activity within a development.

Development will respect the general pattern of generous setbacks, and heavily landscaped gardens. The policy area will retain a sense of space and openness which will emphasise and protect the heavily vegetated landscape. Development will respect the undulating topography and potential impacts on both ground and underground water flows.

Development will ensure minimal negative or obstructive impacts on surface and ground water flows and management

The Mount Lofty Ranges Watershed Area is of importance to Adelaide's public water supply system. The maintenance and enhancement of water quality and prevention of pollution is a priority and given the multi-use nature of the water supply catchments, a balance between best practice watershed protection and development is required.

Onsite management of both surface and ground water flows, including stormwater runoff, will ensure minimal detrimental impacts on both on-site and downstream development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 2 New buildings should be sited, designed and built in a manner and be of a scale that reinforces and enhances the character of the main estate house with non-residential structures set well back from the street boundary.
- 3 The external materials of new buildings, or additions to existing buildings, should be consistent with, or compliment, the predominantly used materials of the estate house. External finishes should be non-reflective and utilise natural colours.
- 4 Fencing materials should be consistent with, or compliment, the estate house.
- 5 Driveways should be constructed of semi-permeable material (e.g. gravel) and should meander between the front boundary and a garage/carport.
- 6 Development should not be undertaken unless it be can demonstrated that it will have a minimal detrimental impact on stormwater, surface water and ground water flows onsite and downstream.
- 7 Land division should only occur where intended activities are related to, or are ancillary to, Estate operation, or provide a community benefit.

Country Living (Stirling and Aldgate) Policy Area

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

Stirling and Aldgate are significant townships with clearly defined town centres surrounded by substantial residential areas which have merged over time with other areas within the Country Living Zone.

A number of creeks, some of which are prone to flooding, flow through the policy area. These creeks will be rehabilitated to provide a network of habitat corridors. Similarly, a network of walking trails will be developed to link reserves to the town centre and surrounding residential areas.

Mount Barker Road and Strathalbyn Road provide the main road access routes through the policy area. Development adjoining these roads will feature generous setbacks, frontages and landscaping to ensure that their function and operation as arterial roads is retained.

Outside the District and Neighbourhood Centres, land uses will be predominantly residential apart from community related activities such as schools and churches, and small scale tourist accommodation premises scattered throughout the policy area. Other non-residential development will be limited to small-scale shops, offices and consulting rooms in association with a dwelling within designated areas. Residential densities will remain very low, apart from some pockets of higher density retirement housing.

Land division potential, will remain limited within the policy area, however additional allotments will be created where they complement the character of the locality in terms of size and frontage. 'Hammer-head' allotments will be developed where their shape and associated access 'handles' do not negatively impact on the character of the locality.

The design of buildings throughout the policy area will vary considerably. There will be a significant number of very large dwellings interspersed with a wide variety of much smaller dwellings featuring a range of building styles, materials and designs.

Development will respect the general pattern of generous setbacks, heavily landscaped gardens and low front fences. The policy area will retain a sense of space and openness which will emphasise and protect the heavily vegetated landscape. Development will respect the undulating topography through the incorporation of split level dwelling designs and the careful location of building sites and access roads to minimise earthworks.

Development near the Heathfield Wastewater Treatment Plant should not prejudice the continued operation of that facility and must be located, designed and developed having regard to the potential environmental impacts associated with a wastewater treatment plant.

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 in close proximity to the Heathfield Waste Water Treatment Plant should not prejudice the continued operation of the facility, and should be developed having regard to the potential environmental impacts associated with a wastewater treatment plant.

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
Additions and alterations to an existing form of development listed as non-complying in this table.	Except where the total floor area of the addition or alteration does not exceed 25 per cent of the total floor area of that form of development as at 24 October 2017.
Advertisement and/or advertising hoarding	
Amusement machine centre	
Consulting room	Except where all of the following apply: (a) the consulting room is developed in association with a dwelling (b) the total floor area is less than 80 square metres (c) the site does not front an arterial road.
Crematorium	
Dairy	
Demolition in total of a State or Local Heritage Place as listed in Tables AdHi/1 and AdHi/2	

Form of Development	Exceptions
Farming	
Forming of a levee or mound on land designated as subject to flooding on Figures AdHIFPA/1 to 19	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	<p>Except:</p> <ul style="list-style-type: none"> (a) in the Ayers Hill Road Historic Policy Area, where no additional allotments are created; or (b) in that part of the zone outside Ayers Hill Road Historic Policy Area, either: <ul style="list-style-type: none"> (i) where no additional allotments are created; or (ii) where any additional allotments are either: <ul style="list-style-type: none"> (A) a minimum of 4000 square metres in area, or (B) in the Bridgewater Policy Area, a minimum of 1000 square metres; or (C) of an equal or greater size than the median allotment size in the locality or 2000 square metres whichever is the greater where the locality includes all allotments either wholly or partly within a radius of 200 metres measured from the centre of the primary allotment frontage and which, (D) contains a suitable building envelope that: <ul style="list-style-type: none"> 1 is within 50 metres of an existing sewer main or CWMS, and 2 is at least 25 metres from any watercourse; and, 3 has an average slope no greater than 1-in-5.
Motor repair station	
Office	<p>Except where all of the following apply:</p> <ul style="list-style-type: none"> (a) the office is developed in association with a dwelling (b) the total floor area is less than 80 square metres (c) the site does not front an arterial road.
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	<p>Except where the total floor area of the addition or alteration does not exceed 25 per cent of the total floor area of that form of development as at 24 October 2017.</p>

Form of Development	Exceptions
Stock sales yard	
Stock slaughter works	
Store	
Telecommunications facility	<p>Except where it achieves all of the following:</p> <p>(a) it is not located within 100 metres of a Historic Conservation Area or within 100 metres of a State or Local Heritage Place listed in Tables AdHi/1 and AdHi/2</p> <p>(b) it is less than 30 metres in height.</p>
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
<p>Combined fence and retaining wall where the total height does not exceed 3 metres measured from the lower of the two adjoining finished ground levels.</p> <p>Deck attached to a dwelling with a maximum floor height not exceeding 1 metre above natural ground level provided the development has a side and rear setback of at least 2 metres and a front boundary setback of at least 6 metres.</p> <p>Excavation and/or filling of land not incidental to building work but which constitutes development where the maximum depth of excavation or height of fill is 1.5 metres provided the development has a side and rear setback of at least 2 metres and a front boundary setback of at least 8 metres.</p> <p>Masonry fence not exceeding 2.1 metres in height.</p> <p>Partial demolition of a local heritage place.</p> <p>Retaining wall with a maximum height not exceeding 1.5 metres above natural ground level.</p> <p>Water tank where the wall height does not exceed 3 metres above natural ground level, the total height does not exceed 4.5 metres above natural ground level.</p>	<p>Combined fence and retaining wall (where not assigned as Category 1).</p> <p>Deck attached to a dwelling (where not assigned as Category 1).</p> <p>Excavation and/or filling of land not incidental to building work but which constitutes development (where not assigned as Category 1).</p> <p>Fence exceeding 3 metres in height.</p> <p>Retaining wall (where not assigned as Category 1).</p> <p>Tennis court fence where the tennis court is associated with a dwelling.</p> <p>Tennis court light poles and lighting where the tennis court is associated with a dwelling.</p> <p>Water tank (where not assigned as Category 1).</p>

DISTRICT CENTRE ZONE

Introduction

The objectives and principles of development control that follow apply to the District Centre Zone shown on [Map AdHi/28](#). They are additional to those shown for the whole of the council area.

OBJECTIVES

- 1 A centre that accommodates a range of business and retail facilities, offices, consulting rooms, and cultural, community, public administration, recreation, entertainment, health and religious venues servicing residents and visitors within the surrounding district.
- 2 Development of a visually and functionally cohesive and integrated district centre that maintains its village character, and is in accord with the District Centre Stirling Concept Plan Figure DCE/1.
- 3 A centre accommodating medium density residential development in association with non-residential development.
- 4 Development that contributes positively to the desired character of the zone.

DESIRED CHARACTER

The Stirling District Centre is located adjacent to the South Eastern Freeway and constitutes the primary entrance to the Township of Stirling. The District Centre is the primary service centre and community hub for the Council area.

The District Centre is intended to continue to offer a wide range of retail, community, leisure, administrative, cultural, and religious facilities. Residential development is considered appropriate in this Centre only where it is at medium density in the form of townhouses, apartments and shop-top housing, is ancillary to, and is located above or at the rear of, a non-residential use. It is intended that the form of the Centre should primarily comprise commercial activities facing Mt Barker Rd and side roads at ground level.

The built form of the Centre should continue to consist primarily of small-scale, ground-level, “main street” types of development with retail, commercial, and medical activities fronting the roadways, and a wider range of activities facing the off-road parking areas.

The primary retail area of the Centre should be retained between Avenue Road/Pomona Road and Johnston Street/Merrion Terrace. Buildings in the primary retail area should generally show a continuous single storey active retail face on the Mt Barker Road frontage, interspersed with walkways to off-street parking areas. These frontages should retain the appearance of a collection of small separate buildings even where the frontage is a single long structure as illustrated in [Table AdHi/7](#).

Buildings with road frontages should be “stepped” with the topography rather than being “benched” into slopes. The built form should give the appearance of small-scale, discrete buildings with forms complementary to existing roof shapes, materials, colours, door and window shapes, and building heights to provide visually consistent streetscapes, and introduce a few distinctive design elements to avoid excessive repetition. Architectural styles may be mixed as long as the design themes remain complementary.

Buildings fronting Mount Barker Road should be constructed to the road boundary to form a continuous road frontage interspersed with walkway access to the rear parking areas. Buildings fronting other streets, and off-street parking areas, should have a variety of setbacks to create a mix of on-street shopfronts and street-facing al fresco dining, sitting or landscaped areas.

The distinctive village³ character of the Centre is largely defined by its avenues of mature, exotic, ornamental street trees, along with the garden features and landscaped areas within the Centre's road reserves and parks. The various landscaped characters of the Steam Roller and Apex Parks, the Memorial Garden, the Council lawns, and the Stirling Oval are primary contributors to the Centre's Public Realm.

It is essential that the functionality and streetscape appeal of the above features is retained and enhanced over time, and should not be adversely encroached upon by buildings, traffic management works or vehicle access points. Public footways should be sheltered by verandahs and awnings wherever practicable.

Landscaping associated with private developments should contribute to and complement the mature exotic shade trees and landscaping within the public realm.

Functional and attractive pedestrian links are essential to the character of the Centre, with distinctive features like arcades between buildings, marked access across car parks, sheltered footpaths along roads, and retail activities with eating areas and displays fronting pedestrian ways being encouraged.

There should be no additional vehicular access points to Mt Barker Road.

Buildings should be single storey at the street level with any second storey structures set back from the frontage. While buildings may be built up to two storeys, mechanical works such as air conditioning units, should be centrally located within or above the roof of the building, and should be less than ten metres above natural ground level in the Core and eight metres in the Fringe.

New developments should retain, respect and enhance State and Local Heritage Places.

The District Centre should encourage a variety of gentle and restful after-hours activities with outdoor restaurant seating, and a vibrant evening economy. Window shopping should also be encouraged with building frontages featuring window displays. Building security will feature see-through screens where required, and lighting which meets security and window shopping needs.

Car parking areas should be located at the rear of street-facing buildings, and should be integrated across property boundaries. Parking areas should be landscaped to provide planted edges, shade trees, and row-end or in-row planting areas.

Undercroft parking (under-building parking) and deck parking should only occur in the primary retail area of the Centre with access from off-street parking areas only, and ventilation gaps away from any street frontage. Deck parking should only be provided in ways that integrate it with existing topography, and not create stand alone "parking buildings".

Advertising signage should be designed to provide identification and direction without being grouped in ways that dominate the streetscape or provide unattractive conglomerations that detract from the character of individual qualities of buildings.

Signs should be attached to building facades, on side walls below rooflines, under verandahs or on the front face of verandahs and awnings. Signs should not be directly illuminated except via dim external lighting.

Ground-based, A-frame, pole-mounted, rooftop, animated, rotating, neon strip and internally illuminated signs are not appropriate in the Zone.

The District Centre Stirling Concept Plan [Figure DCe/1](#) sets out the future desired development of the Zone.

³ *The Macquarie Dictionary (revised 3rd Edition, 2004) defines a **Village** as "1. a small assemblage of houses and shops, larger than a hamlet and smaller than a town..." and "4. a group of small, sometimes fashionable and exclusive shops, servicing a suburb". For the purposes of this Development Plan, "**Village character**" refers to the small scale characteristics of a village in the sense of 1. above, with historic references, human scale buildings and spaces, easy walkability and countryside aesthetic.*

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development, including alterations and additions to existing activities, are generally envisaged in the zone:
 - Bank in the Core Policy Area
 - Car parking
 - Child care centre
 - Civic centre
 - Consulting room
 - Dwelling in conjunction with and ancillary to non-residential development
 - Emergency services facility
 - Fitness studio
 - Health care facility
 - Hospital
 - Hotel in the Core Policy Area
 - Indoor games centre
 - Library
 - Office
 - Place of worship
 - Playing field
 - Pre-school
 - Residential flat building in conjunction with non-residential centre development
 - Shop in the Core Policy Area
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Medium density residential development in a variety of dwelling types and built forms, including townhouses, apartments and shop-top housing, may be undertaken provided such development does not prejudice the operation of the existing, and future, primary business or non-residential uses within the zone, nor impose on the setting of neighbouring dwellings in the Country Living Zone.
- 4 Development should not cause the capacity of the existing road networks within the Zone to be exceeded.

Form and Character

- 5 Development should make a positive contribution to the desired character of the zone and development inconsistent with the desired character is inappropriate.
- 6 Development should occur in accordance with the District Centre Stirling Concept Plan [Figure DCe/1](#).
- 7 Centre activities and uses, public amenities, and development, should be sited and designed so as to promote after-hours use of the District Centre to reinforce it as the focus of social activity in the district.
- 8 Outdoor dining activities on public footpaths should not conflict with pedestrian flow and should not include permanent marquee-type structures.
- 9 Windows facing public roads should consist primarily of clear glazing, not obstructed by advertising or security grilles to allow for casual surveillance of and from public spaces.
- 10 Buildings should be designed to face, and provide occupants with views of, public and communal streets, public open space and car parking areas to allow casual surveillance of these spaces.

- 11 Where non-residential centre uses abut residential uses:
 - (a) activities with the greatest potential for impact should be directed away, and/or shielded acoustically and visually, from the common boundary; and,
 - (b) landscaping should be provided to assist in creating a visual separation and assist in screening centre buildings of evident greater bulk and scale from neighbouring properties.
- 12 Buildings facing roads and off-street parking areas should have staggered setbacks to create facades of mixed shopfronts featuring a combination of outdoor dining spaces, sitting spaces, landscaped areas and outdoor goods display areas. Buildings facing side roads should have a setback averaging eight metres.
- 13 The architectural style and design of buildings should improve and enhance the character and amenity of the Centre.
- 14 Landscaping schemes should enhance the Stirling District Centre's existing Autumn "colour change" theme by using shrubs, groundcover and mature shade trees of an exotic and ornamental nature, as indicated in [Table AdHi/6](#).
- 15 Development located adjacent to a boundary with the Country Living Zone should be set back no less than four metres from side and rear property boundaries.

Land Division

- 16 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.
- 17 A Stormwater Management Plan should be prepared for any land divisions adjacent to the Aldgate Creek to enable management of natural and peak water flows:
 - (a) where there is a high risk of sediment pollution to adjoining lands or receiving waters; and/or
 - (b) where low lying land is prone to flooding; and/or
 - (c) where upstream runoff during storm events can be detained on-site to reduce downstream flooding events.

Access and Parking

- 18 Where car parking areas abut a public road, landscaping should be provided in a manner which screens vehicles and prevents headlight glare but which maintains surveillance of the car parking area from outside the site.
- 19 Development should promote pedestrian and vehicle linkages between abutting development sites to co-ordinate movement patterns and minimise separate points of access onto public roads.
- 20 Car parking should be provided at rates no less than those set out in [Table AdHi/4](#), other than where provision is made for the sharing of portion of the car parking space requirement with large pooled car parking areas on the consolidated site of the development, or by formal and binding arrangements elsewhere in the District Centre Zone.

Advertising signs

- 21 Advertisements should be consistent with the requirements set out in [Table AdHi/7](#).

Stirling Core Policy Area

Introduction

The objectives and principles of development control that follow apply to the Stirling Core Policy Area shown on [Map AdHi/72](#). They are additional to those shown for the whole of the council area.

PRINCIPLES OF DEVELOPMENT CONTROL

Dwellings

- 1 Dwellings should be located only in association with, and behind or above, non-residential uses on the same allotment.
- 2 Medium density residential development should typically be in the form of apartment-style dwellings.
- 3 Access to dwellings should be via arcades, semi-enclosed lanes or from rear car parking areas and should not be directly from a public road.

Character and Built Form

- 4 No building should exceed four metres in height above natural ground level at street level or where it abuts a residentially zoned site.
- 5 Higher building elements should be setback behind the primary single storey street façade with the mass and bulk reducing as the height of buildings increases.
- 6 Buildings facing Mt Barker Road, between Avenue Road and Pomona Road and Johnston Street and Merrion Terrace, should be built to the road boundary with the entry level of their street frontage being at natural ground level.
- 7 No part of a building in the Core Policy Area should exceed:
 - (a) two storeys, above the existing natural ground level excluding undercroft or semi-basement car parking areas; or,
 - (b) ten metres in height (including roof and/or building mechanical equipment such as air conditioning or lift plant) above natural ground level measured at any point on the immediately adjoining site boundary; or,
 - (c) 1.5 metres above natural ground level at any street frontage, for the finished floor level above undercroft or semi-basement parking. (See Figure SDC/A)
- 8 Where the site of a building abuts a road frontage or residentially zoned site, building development should not intrude into a plane angled thirty-one degrees above the horizontal into the site, as measured from any point four metres above the immediately adjacent site boundary or setback line, or from the top of a boundary wall of lesser height. (See Figure SDC/A)
- 9 The layout and design of development should:
 - (a) minimize physical modification of the site by retaining and supporting the value of natural features including trees and other topographic features of significance, and;
 - (b) incorporate Water-Sensitive Urban Design principles relating to stormwater management.
- 10 Development should provide pedestrian access and through-site links such as enclosed arcades, semi-enclosed lanes or widened footpaths.

- 11 Architectural features such as verandahs eaves, balconies, and detailing of facades should be utilised to provide visual interest, break-up the visual bulk of buildings, and avoid large blank walls particularly those facing public areas.

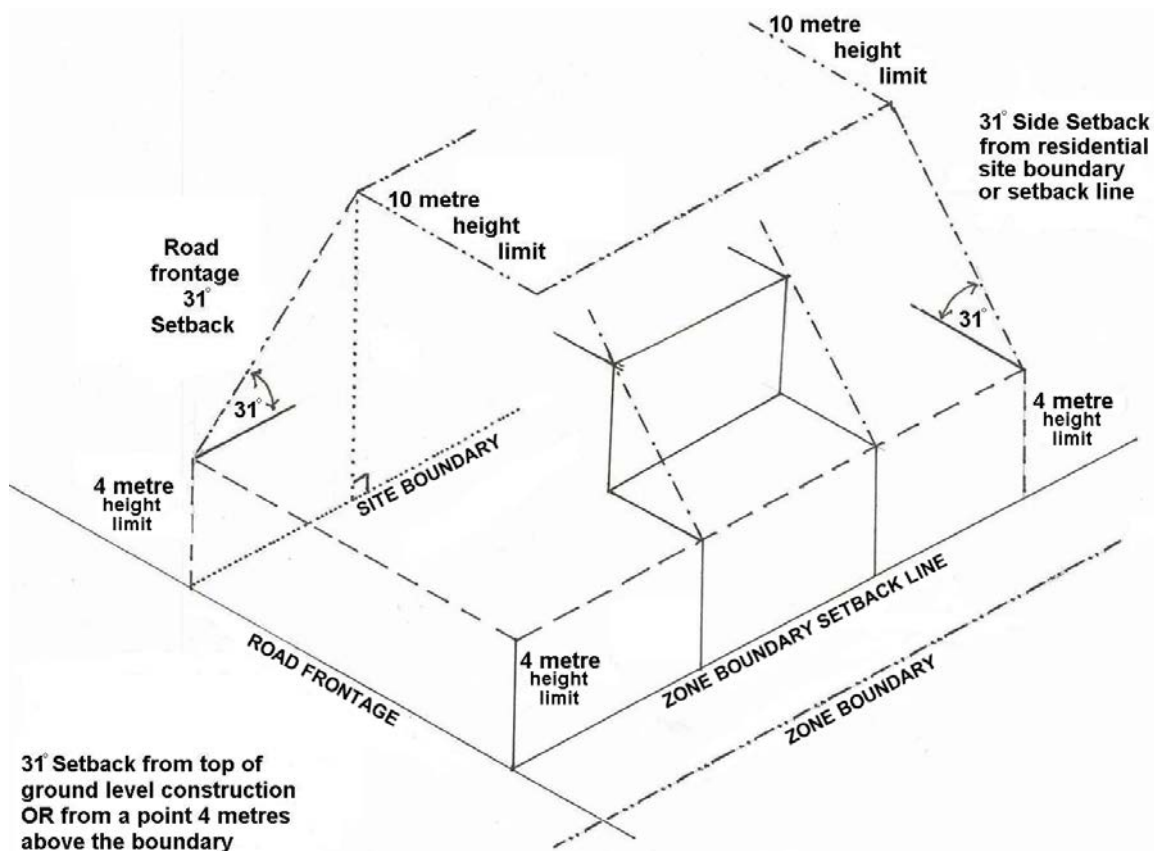


Figure SDC/A: Core Policy Area Building Envelope Diagram

- 12 Development should, wherever practicable, provide pedestrian shelter, particularly along well-trafficked routes and over the public footpath. Such shelter should be in the form of awnings, canopies, balconies or verandahs.
- 13 Development should not exceed site coverage of fifty percent of the total development site, where parking is only to be provided at ground level. Where basement, undercroft or decked car parking is proposed, the maximum site coverage should not exceed sixty percent.
- 14 Facilities for the storage of goods, as well as waste, and associated truck standing and access requirements, should be provided on-site and screened from public view from the road.
- 15 Bulk waste areas and facilities should be screened from public view.
- 16 Drive-through service facilities for banks, shops and restaurants should not be provided.
- 17 Supermarket development should only occur within the Zone between Avenue Road/Pomona Road and Johnston Street/Merrion Terrace and in the area annotated as "4" on the Concept Plan [Figure DCe/1](#).

Landscaping

- 18 Development should provide landscaped open space designed to suit the setting of the building and the streetscape and should include open park areas, enclosed courtyards, in-ground or planter-box planting, and outdoor eating areas. Trees and other landscape features should, wherever practicable, be incorporated in such areas as well as in large expanses of car parking areas so as to provide shelter and enhance the appearance of these spaces.

- 19 Islands of shade trees, small shrubs and groundcover landscaping in keeping with the existing autumn “colour change” theme of mature, exotic, ornamental plants should be located between and/or at the end of rows of car parking, and may be used to define major access and pedestrian routes. Development should achieve a minimum landscaped area of ten percent of the total site area and be provided within building setbacks and open features and amenities so as to support the desired character.

Access and Parking

- 20 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than 1.5 metres.⁴
- 21 Decked car parking structures should:
- (a) not be prominent from public roads;
 - (b) not face or have direct vehicular access to or from Mount Barker Road;
 - (c) not be higher than natural ground level at any public vehicular access point onto the site between the rear of the building line and the rear boundary of the site; (See Figure SDC/D & Figure SDC/E)
 - (d) have no more than one constructed deck level above the entry and exit ground level parking surface; (See Figure SDC/D & Figure SDC/E)
 - (e) provide “at or near grade” access to an adjoining street level;
 - (f) not be higher than any existing or proposed centre building into which it is to be integrated; and,
 - (g) be landscaped to screen the major structural elements from public view.
- 22 Undercroft, or semi-basement car park areas, should be located to gain access from those areas identified as major parking in the District Centre Stirling Concept Plan [Figure DCe/1](#) and should:
- (a) physically integrate with the rear of existing or proposed centre buildings and be of high quality design and presentation;
 - (b) incorporate shops, offices, consulting rooms, or dwellings at upper levels;
 - (c) not be visible from streets and main public walkways; and,
 - (d) incorporate design elements, materials, colours, finishes, and landscape treatments (See Figure SDC/H and SDC/I), as appropriate, which integrate with the main building to which it relates.

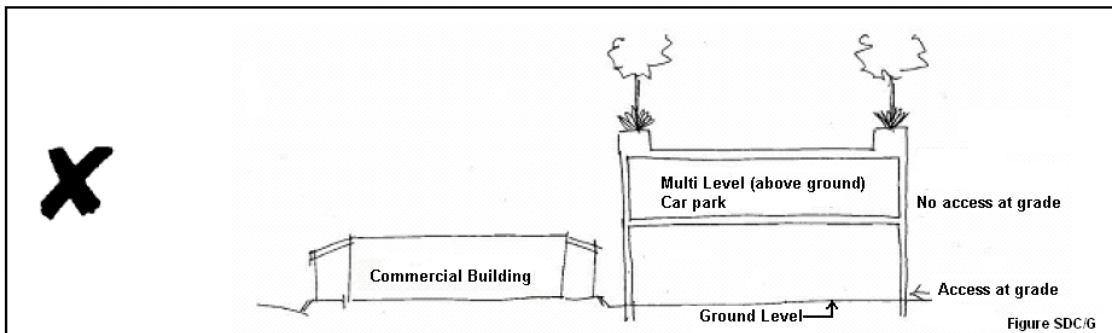
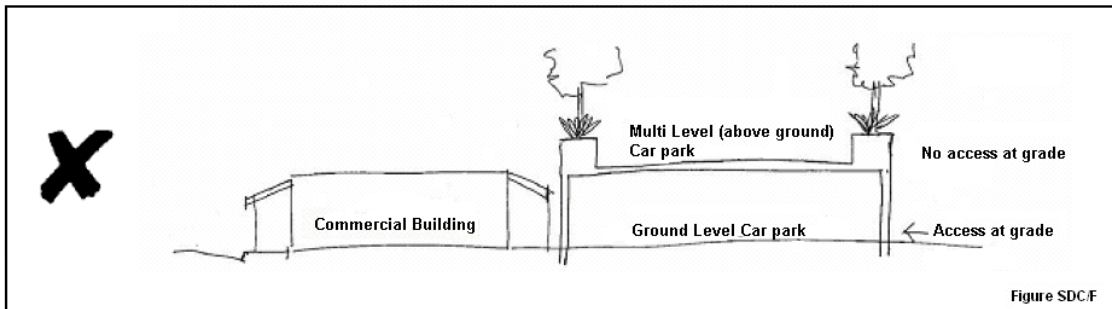
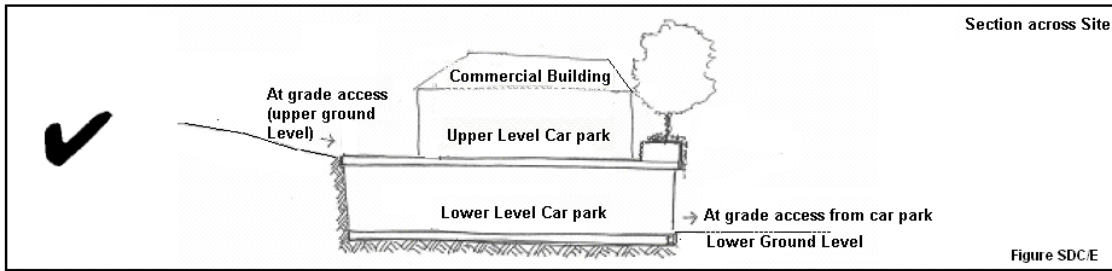
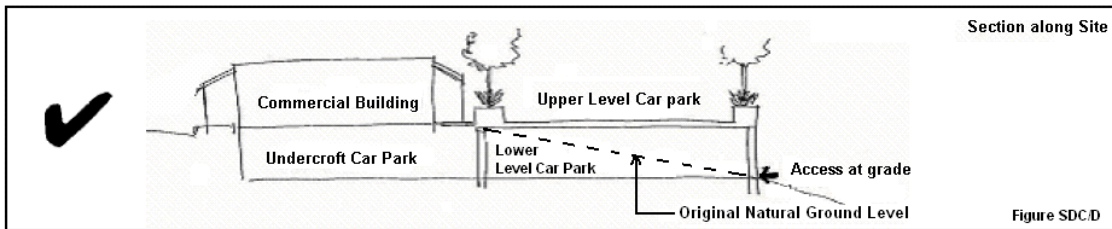
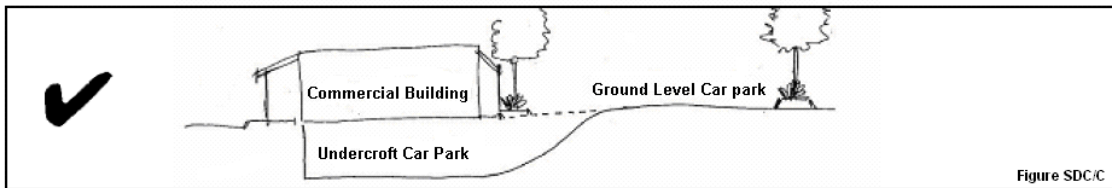
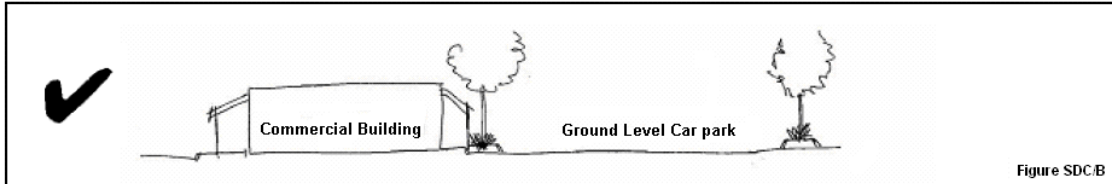
⁴ In the context of the Adelaide Hills Council Development Plan:

Undercroft (or semi-basement) parking is located under (in effect, in the basement of) the ground level of a covering building. In many cases the top 1 to 1.5 metres of this basement level are above ground with openings providing ventilation and daylight. In most shopping centre environments access to the undercroft is from the rear (away from the main road frontage). Where topographic relief allows, entry may be from lower land at a similar level as the floor of the undercroft.

Deck car parking consists of a single deck (or level) of parking built over a ground level of parking: this form of parking is useful on sloping sites where the top (deck) level can be accessed from an adjoining road at the top of the site at close to grade level, while the lower (ground) level can be accessed from an adjoining road at the bottom of the site also at close to grade level.

Multilevel above ground car parking consists of more than two levels of parking (ground + deck) where the levels above the ground and deck levels have no “at grade” access from adjoining roads or access points.

- 23 Any car parking deck structure to be located between Martha Street (off Druid Avenue) and Johnston Street should retain existing significant trees, provide landscaped edges to the decking, provide camouflage screening between the upper edge and the ground level facing Johnston Street, and should provide an upper deck level no higher than the level of the Martha Street (off Druid Avenue) entry point.



Figures SDC/(B-G): Diagrams of car parking configuration principles deemed acceptable and unacceptable

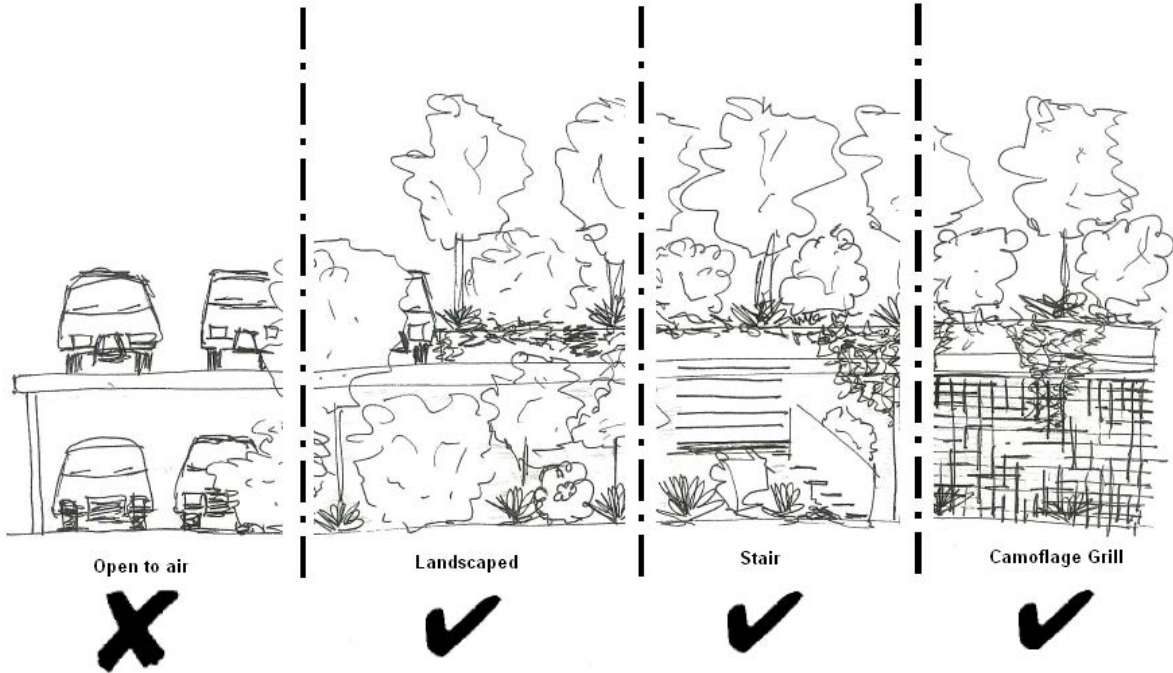


Figure SDC/H

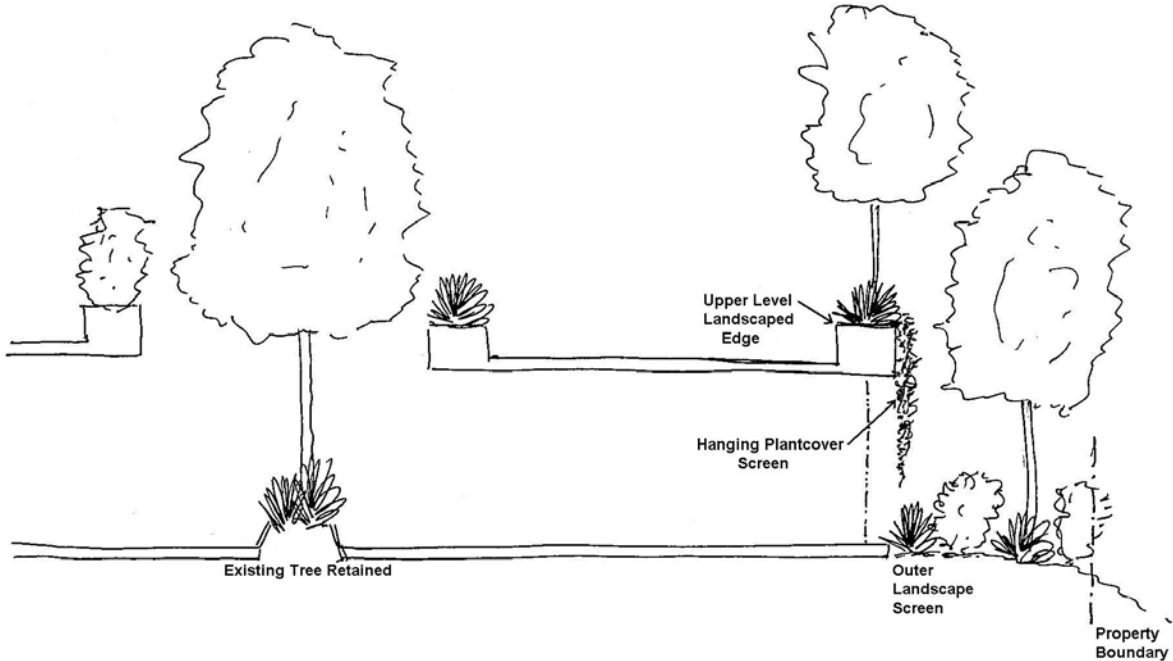


Figure SDC/I

Figures SDC/H and I: Diagrams of landscaping suitability

- 24 Any car parking deck structure to be located to the east of Mt Barker Road between Pomona Road and Merrion Terrace should retain existing significant trees, provide landscaped edges to the decking, provide camouflage screening between the upper edge and the ground level facing Pomona Road and provide a landscaped area consistent with the theme identified in Zone Principle 14 at least four metres in width between the car park structure and adjoining public land.

- 25 Where the car spaces required for a development are to be shared, then:
- (a) the total pool of car parking is to be sufficient to accommodate the peak co-incidental parking needs of all activities reliant on the shared car park, and;
 - (b) the car parking spaces should be clearly visible from, and located adjacent to, or within very close proximity to, the subject development.
- 26 A car parking area should:
- (a) be located behind buildings;
 - (b) share or integrate access and services;
 - (c) allow unobstructed vehicular access to car parking areas on abutting centre sites; and,
 - (d) on the properties located between Avenue Road and Johnston Street and between Pomona Road and Merrion Terrace,
 - (i) gain access only from one or more side roads,
 - (ii) not face or border Mount Barker Road.
- 27 Clear or safe sight lines from streets through to commercial properties should be maintained, in particular, a combination of high crown trees and ground cover shrubs should be used rather than dense shrubbery.
- 28 Car parking structures should be suitably landscaped. Camouflage grilles are acceptable where used with suitable landscaping – unscreened car parking structures are not acceptable.

Stirling Fringe Policy Area

Introduction

The objectives and principles of development control that follow apply to the Stirling Fringe Policy Area shown on [Map AdHi/72](#). They are additional to those shown for the whole of the council area.

OBJECTIVES

- 1 An area accommodating a mix of residential uses together with small scale consulting rooms, offices and similar activities.
- 2 Buildings retained and/or restored to retain their original residential character and appearance where such buildings contribute to the desired character.
- 3 Development that contributes positively to the small scale and low-density character of the policy area.

DESIRED CHARACTER

This area is characterised by existing detached dwellings, medium density dwellings, small offices and consulting rooms.

It is envisaged that building development should be limited in bulk and scale and sited a sufficient distance from public roads to allow adequate landscaping and to provide for integrated and shared parking and service areas separated from street frontages.

The area has potential for redevelopment into offices and consulting rooms and further medium density residential development including aged accommodation and retirement villages.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 The following forms of small-scale development, including alterations and additions to existing activities, are envisaged in the zone:
 - Consulting room
 - Dwelling in conjunction with and ancillary to non-residential development
 - Nursing home
 - Office
 - Residential flat building in conjunction with non-residential centre development
 - Retirement village
- 2 Development should enhance the residential character of the zone:
 - (a) by retaining, restoring and adapting existing residential buildings which are characteristic of the zone, or
 - (b) by using designs which complement and reinforce the existing residential character of the zone.

Design and Character

- 3 The siting, scale, set-backs, architectural style and form, materials, and external finishes of development should complement the character and appearance of buildings and existing residences within the zone and policy area.
- 4 No part of a building in the Fringe Policy Area should exceed:
 - (a) four metres in height above natural ground level on a street or zone boundary; or,
 - (b) two storeys; or,
 - (c) eight metres in height (including roof and/or building mechanical equipment such as air conditioning or lift plant) above natural ground level measured at any point on the immediately adjoining site boundary.
- 5 Higher building elements including mechanical and air conditioning equipment should be set back behind the primary single storey street façade with the mass and bulk reducing as the height of the building increases.
- 6 Where the site of a building abuts a road frontage or residentially zoned site, building development should not intrude into a plane angled thirty-one degrees above the horizontal into the site, as measured from a point four metres above the immediately adjacent site boundary or setback line. (See Figure SDC/J)
- 7 Development should not exceed site coverage of forty percent.
- 8 Development near the Aldgate Creek should manage runoff from this Policy Area and upstream sources by implementing Water Sensitive Urban Design principles in a Stormwater Management Plan which:
 - (a) maintains a twenty-five metre buffer to either side of the centre line of the creek; and
 - (b) minimises water quality issues

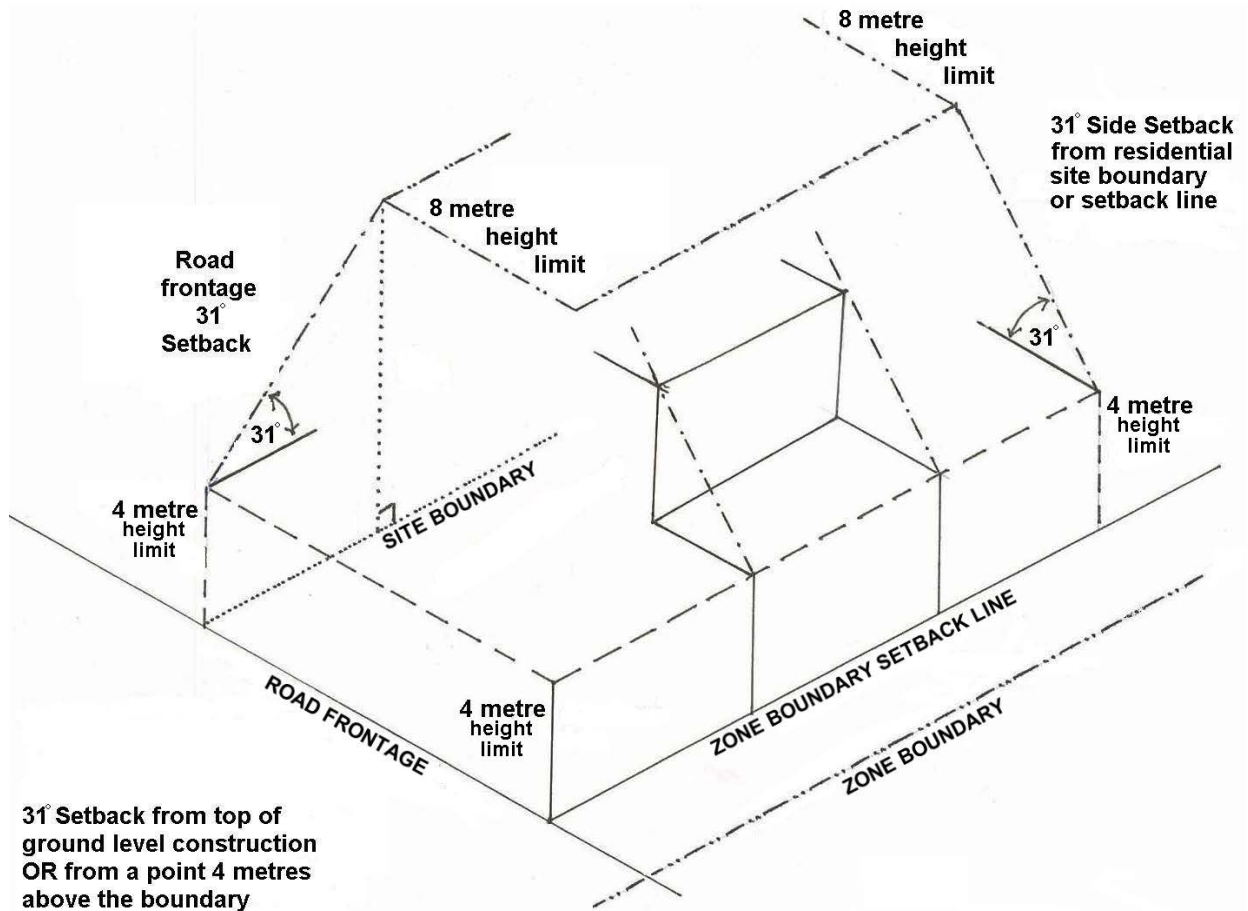


Figure SDC/J: Fringe Policy Area building Envelope Diagram

Access and Parking

- 9 Where the car spaces required for a development are to be shared the total pool of car parking is to be sufficient to accommodate the peak co-incident parking needs of all activities reliant on the shared car park.
- 10 A car parking area should:
 - (a) be located behind buildings,
 - (b) not face or border Mount Barker Road;
 - (c) share or integrate access and services;
 - (d) allow unobstructed access to car parking areas on abutting centre sites; and,
 - (e) not gain access directly from the site's street frontage

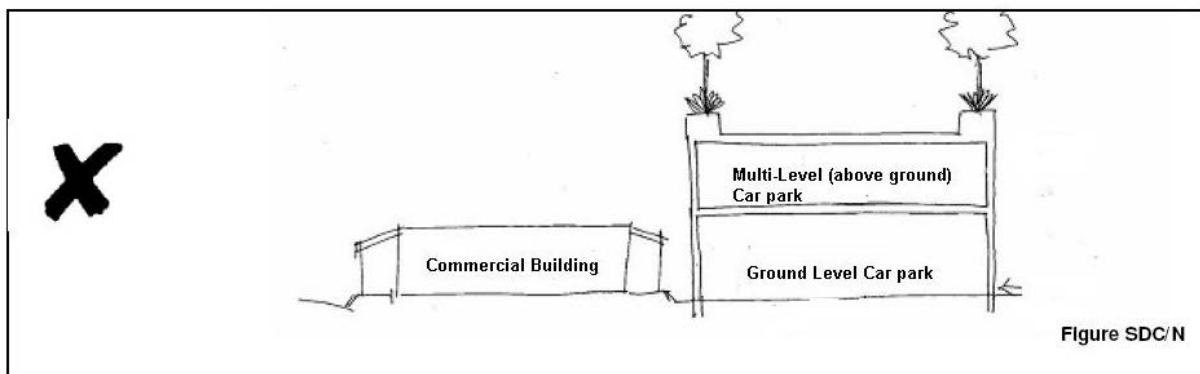
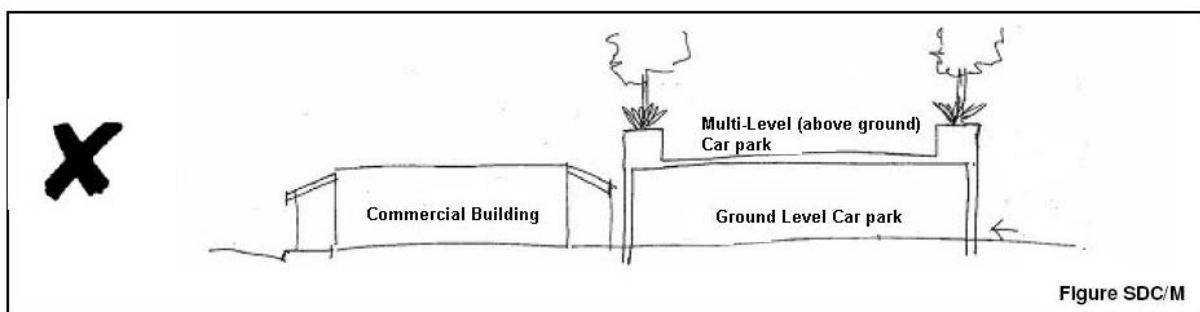
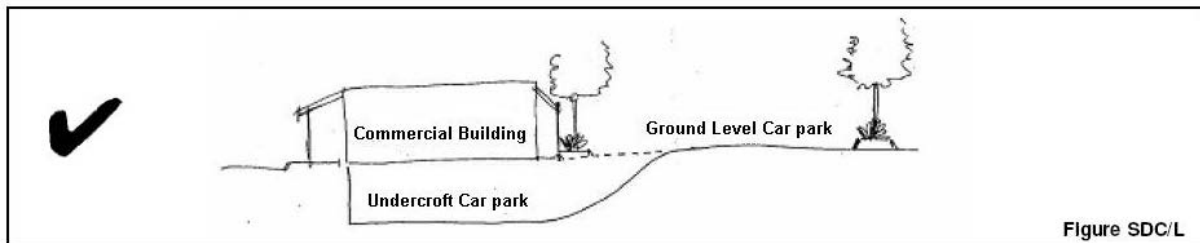
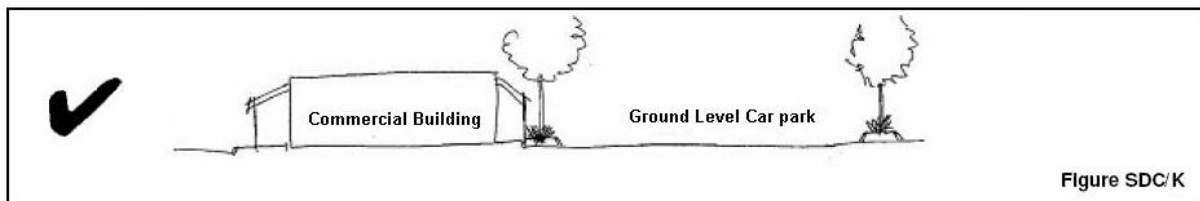


Figure SDC/(K to N): Diagram of car parking configuration principles deemed acceptable and unacceptable

- 11 Easy visual access into the centre should be maintained, in particular, a combination of high crown trees and ground cover shrubs should be used rather than dense shrubbery.

Set-backs

- 12 Development should incorporate set-backs which conserve and enhance the residential nature of buildings with substantial landscaped street frontages.

Landscaping

- 13 Landscaping should be provided between adjacent parking areas instead of a solid fence so that overall parking areas appear integrated and spacious.
- 14 A landscaping provision of not less than ten percent of site area should be required for each development. Landscaping should provide an effective screen between residential and commercial activities and where fronting roads, an appropriate combination of trees, shrubs and ground cover should be planted to enhance the existing character of the area.

Advertising signs

- 15 Outdoor advertising should be discretely incorporated into development in a manner consistent with the residential character 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 (except where the development is non-complying) are complying:

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

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses;
- (b) the development is located inside any of the following area(s):
 - Stirling Core Policy Area
- (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 AdHi/4 - Off Street Vehicle Parking Requirements](#) 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
Advertising Signs that are: (a) roof mounted or project above the roof line; (b) parapet mounted and project above the parapet; (c) animated or flashing; (d) free-standing pylon signs; (e) more than two square metres in area.	
Aged Care Accommodation in the Core Policy Area	
Bank in the Fringe Policy Area	
Bank with a drive-through service facility	
Buildings in the Core Policy Area exceeding: (a) two full storeys; and/or, (b) ten metres in height above natural ground level measured at any point on the immediately adjoining site boundary (including roofing and/or building mechanical equipment such as air conditioning or lift plant.)	additions and alterations to an existing building in excess of ten metres in height, (a) where no increase in height will result, and (b) where no more than a twenty percent change in the volume of the building above the ten metre height level will result.
Buildings in the Fringe Policy Area exceeding: (a) two full storeys; and/or, (b) eight metres in height above natural ground level measured at any point on the immediately adjoining site boundary (including roofing and/or building mechanical equipment such as air conditioning or lift plant.)	additions and alterations to an existing building in excess of eight metres in height, where: (a) no increase in height will result, and (b) no more than a twenty percent change in the volume of the building above the eight metre height level will result.
Car parking station/area other than where it forms part of a proposed development	

Form of Development	Exceptions
Decked or multi-level above ground Car Parking structures	in the Core Policy Area where the structure is not higher than natural ground level at any public vehicular access point onto the site between the rear of the building line and the rear boundary of the site
Demolition in total of a place listed in the Local Heritage Register as shown in Table AdHi/2	
Development, in the Core Policy Area, which exceeds fifty percent site coverage ⁵ , where car parking is provided only at ground level.	
Development, in the Core Policy Area, which exceeds sixty percent site coverage ²⁰ , where car parking is provided at and below, or wholly below, natural ground level.	
Development, in the Fringe Policy Area, which exceeds forty percent site coverage	
Dwelling, in the Core Policy Area	in conjunction with a non-residential development where the dwelling is located behind or above non-residential uses on the same allotment
Dwelling, in the Fringe Policy Area	in association with an office or consulting room
Fuel depot	
Horticulture	
Hotel in the Fringe Policy Area	
Industry in the Core Policy Area	alterations or additions to an existing light industry or service industry a Service Industry comprising a bakery or drycleaner with a floor area for manufacturing and/or processing of hundred square metres or less
Industry including Service Industry, in the Fringe Policy Area	
Junk Yard	
Major public service depot	
Motor Repair Station	
Multi-level above ground car parking structures	
Nursing Home in the Core Policy Area	
Petrol Filling Station	the alteration, addition, or redevelopment of an existing petrol filling station
Residential Flat Building in the Core Policy Area	in conjunction with a non-residential development and where it is located behind or above non-residential uses on the same allotment

⁵ Within the Core Policy Area, but not in the Fringe Policy Area, "site coverage" excludes undercroft and basement car parking areas, and deck car parking or similar structures, at and below, or wholly below, natural ground level at any point on the site behind the development's rear building line. "Site coverage" is the percentage of the area of a site occupied by one or more buildings at or near ground level, excluding eaves, unenclosed courtyards, driveways, on-ground parking spaces and similar.

Form of Development	Exceptions
Retirement Village in the Core Policy Area	
Road transport terminal	
Service Trade Premises	in the Core Policy Area, where total floor area is less than four hundred square metres
Stock sales yard	
Stock slaughter works	
Used Car Lot	
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*.

The following kinds of development (including any combination of any of the following or more than one particular kind) are assigned the following category, other than where the development is classified as non-complying:

Category 1

Buildings up to ten metres in height in the Core Policy Area
Buildings up to eight metres in height in the Fringe Policy Area
Centre development up to two storeys above the existing natural ground level excluding undercroft or semi-basement car parking areas
Development located ten metres or more from a common Policy Area boundary.

Category 2

Development located less than ten metres from a common Policy Area boundary.

- Note 1: In this zone **building height** is the height measured from the natural ground level immediately adjacent to the development site at any point adjacent to the building.
- Note 2: In this zone **natural ground level** is "...existing ground level before the development is undertaken (disregarding any preparatory or related work that has been [or is to be] undertaken for the purposes of the development)." [Taken from Regulation 3(5) of the Development Act (30/04/2009) which so describes the natural surface of the ground, in relation to a proposed development.]
- Note 3: In this zone the **ten metre height limit** and the **eight metre height limit** refers to overall building height as defined above and includes pitched roof construction and any roof mounted mechanical equipment (e.g. air conditioning, lift works, etc) which is to be located above the allowed two levels in the least visible central roof locations so as to not be visible from the public realm.

EXTRACTIVE INDUSTRY ZONE

Introduction

The objective and principles of development control that follow apply in the Extractive Industry Zone shown on [Map AdHi/38](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

- 1 A zone primarily for mining and quarrying of minerals and materials.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development undertaken should be, primarily, mining and quarrying of minerals and materials and the subsequent restoration by filling or other appropriate measures for a suitable after-use of the land.
- 2 Development should not be prejudicial to, or incompatible with, extractive industry until the mineral or materials resource is exhausted and the land is available for an after-use.

Mining

- 3 Workings should be suitably screened and other measures taken to assist in minimizing the effects of dust and noise and any adverse visual or pollution effects on the surrounding areas.
- 4 Suitable buffer areas should be provided around workings and a program of progressive rehabilitation undertaken.

Non-complying Development

- 5 The following kinds of development are **non-complying** in the Extractive Industry Zone, including alterations and additions to an existing building on its existing site:

Dairy
Detached Dwelling
Feed Lot
General Industry
Group Dwelling

Horse keeping and associated and ancillary buildings and structures including stables, shelters and exercise yards where:

- (a) associated and ancillary buildings and structures are located in areas subject to inundation by a 1:100 ARI flood event; and
- (b) any part of the land has a slope exceeding 12 degrees; and
- (c) the average rainfall exceeds 1000 millimetres annually; and
- (d) associated and ancillary buildings, structures and intensive exercise areas are located within 25 metres of any watercourse

Intensive Animal Keeping
Junk Yard
Land Division creating an additional allotment or allotments

Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the *Environment Protection Act 1993*, except where:

- (a) the proposed landfill operation is located on a site outside the Mount Lofty Ranges Watershed; and

- (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 percent; and
- (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; and
- (d) the proposed landfill operation is located a minimum of three kilometres from the boundary of any airport used by commercial aircraft; and
- (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 flood event; and
- (f) the interface between any engineered landfill liner and the natural soil is:
 - (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
 - (ii) greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts; or
 - (iii) greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.

Light Industry
Motor Repair Station
Multiple Dwelling
Office
Petrol Filling Station
Residential Flat Building
Row Dwelling
Semi-detached Dwelling
Service Industry
Service Trade Premises
Shop
Special Industry
Stock Saleyard
Stock Slaughter Works
Warehouse

HILLS FACE ZONE

Introduction

The objectives and principles of development control that follow apply in the Hills Face Zone shown on [Maps AdHi/3, 9, 11, 13, 15, 21 to 23, 26, 27 and 32](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- 1 A zone in which the natural character is preserved and enhanced or in which a natural character is re-established in order to:
 - (a) provide a natural backdrop to the Adelaide Plain and a contrast to the urban area;
 - (b) preserve and develop native 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; and
 - (e) ensure that the community is not required to bear the cost of providing services to land within the zone.

- 2 A zone accommodating low intensity agricultural activities and public/private open space and one where structures are located 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; and
 - (d) prevent the loss of life and property resulting from bushfires.

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

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless:
 - (a) it is associated with a low intensity agricultural activity, a public open space area or a private use of an open character, or is a detached single storey dwelling, including outbuildings and structures normally associated with such dwellings, on a single allotment; and
 - (b) together with associated native landscaping, it preserves and enhances the natural character of the zone or assists in the re-establishment of a natural character.
- 2 The excavation and/or filling of land should:
 - (a) be kept to a minimum so as to preserve the natural form of the land and 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; and
 - (c) 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 zone.
- 3 Development should not be undertaken if the operation and management of such development 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) erosion;
 - (g) dust;
 - (h) noise nuisance;
 - (i) the introduction of or an increase in the number of pest plants or vermin;
 - (j) adverse impacts from chemical spray drift, chemical run-off or chemical residue in soils;
 - (k) 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;

- (l) increased hazard to the locality from bushfires; or
 - (m) loss of amenity to adjoining land or surrounding localities from:
 - (i) the visual impact of buildings, structures or earthworks; or
 - (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.
- 4 Development should not occur on land where the slope poses an unacceptable risk of soil movement, land slip or erosion.
- 5 Horticultural activities should:
- (a) be located a minimum distance of 50 metres from the edge of stands of significant native vegetation or native grasses; and
 - (b) be located no closer than 50 metres of a lake or watercourse identified on a current series 1:50 000 SA Government topographical map or wetland.
- 6 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.
- 7 Buildings, including structures, should be located in unobtrusive locations and, in particular, should:
- (a) be located well below the ridge line;
 - (b) be located within valleys or behind spurs;
 - (c) 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;
 - (d) be set well back from public roads, particularly when the allotment is on the high side of the road;
 - (e) have the roof line below the lowest point of the abutting road when the allotment is on the low side of the road;
 - (f) be sited on an excavated rather than a filled site in order to reduce the vertical profile of the building;
 - (g) be screened by existing native vegetation when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain;
 - (h) not be located in areas subject to inundation by a 100 year return period flood event nor be sited on land fill which would interfere with the flow of such flood waters;
 - (i) not have a septic tank drainage field located to pollute watercourses; and
 - (j) be located to maximize retention of existing native vegetation and retain watercourses in their natural state.
- 8 Buildings, including structures should be unobtrusive and not detract from the desired natural character of the zone and, in particular:
- (a) buildings should be of a single storey;

- (b) the profile of buildings should be low and the roof lines should complement the natural form of the land;
 - (c) the mass of buildings should be minimized by variations in wall and roof lines and by floor plans which complement the contours of the land;
 - (d) large eaves, verandahs and pergolas should be incorporated into designs to create shadowed areas which reduce the bulky appearance of buildings; and
 - (e) the mass of buildings should be minimized by having separate vehicle storage areas.
- 9 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; and
 - (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.
- 10 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.
- 11 Additions to buildings should:
- (a) maintain the single storey profile of the building;
 - (b) be located on the side of the dwelling which minimizes the obtrusiveness of the completed building; and
 - (c) comply with previously mentioned principles - relating to the location and design of buildings.
- 12 The number of outbuildings should be limited, they should be grouped together, located in unobtrusive locations and comply with previously mentioned principles of development control relating to location and design of buildings.
- 13 Retaining walls should be constructed as a stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping.
- 14 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. Excavation/filling of land should be kept to a minimum to preserve the natural form of the land and native vegetation.
- 15 Fences, if required, should be located 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.
- 16 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 a natural landscape and minimize any visual intrusion. Such fences should not increase the fire risk near buildings.
- 17 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.
- 18 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.
- 19 New mines and quarries should not be developed within the Hills Face Zone.

- 20 Extensions to existing mines and quarries should only be undertaken within the Hills Face 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 trees exists around the site to protect adjoining land users from effects of the operation; and
 - (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 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; and
 - (iv) provides scope for suitable after-uses.
- 21 Landfill operations may be appropriate, outside the Mount Lofty Ranges Watershed, provided the site is a disused quarry or has ground slopes no greater than 10 percent and has adequate separation distances from any above ground or underground water resource or potentially incompatible land uses and activities. Small-scale transfer stations may be appropriate in unobtrusive locations.
- 22 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 native vegetation.
- 23 Any essential clearance of native vegetation should be accompanied by conservation initiatives, such as replanting with indigenous native vegetation, to ensure the overall result is a biodiversity gain.
- 24 Native trees, shrubs and ground covers 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.
- 25 The following kinds of development are complying in the Hills Face Zone:
- Farming, but not where it requires or involves:
- (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; or

(d) the clearing of native vegetation.

- 26 The following kinds of development are **non-complying** in the Hills Face Zone, including alterations and additions to an existing building on its existing site:

Abattoir

Amusement Park

Boarding House

Builder's Yard

Bus Depot

Bus Station

Caravan Park

Crematorium

Dance Hall

Demolition in total of a place listed in the Local Heritage Register as shown in [Table AdHi/2](#)

Detached Dwelling or additions to, or conversion of, an existing detached dwelling where:

(a) the dwelling is to be constructed on an allotment where:

(i) a dwelling already exists; or

(ii) a valid development authorisation to erect a dwelling on that allotment exists; or

(iii) another development application has been made for a dwelling on that allotment and has yet to be determined; or

(b) the scale and design is such that:

(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 exceeds three metres, other than gable ends of the dwelling where the distance exceeds five metres; or

(ii) there is a floor level directly above another floor level, except where the upper floor level is located wholly at or below finished ground level; or

(c) the depth of excavation and/or height of filling of land exceeds 1.5 metres; or

(d) access to a new dwelling is provided by a private vehicular access track that is greater than 30 metres in length and which has a gradient of more than 16 degrees (1 in 3.5) at any point; or

(e) it involves the clearance of native vegetation comprising trees and/or shrubs.

Dog Track

Drive-in Theatre

Educational Establishment

Electricity Generating Station

Excavation where the depth of excavation of land exceeds 2.0 metres below natural ground level, except for the portion of a building that is fully underground, underground homes, pools, underground tanks, cellars, pipelines and waste disposal and treatment systems

Exhibition Hall

Filling where the height of filling of land exceeds 1.0 metre above natural ground level except for underground homes, underground tanks and cellars

Fun Fair

General Industry

Group Dwelling

Horticulture, but not including:

(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; or

(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.

Hotel

Intensive Animal Keeping, but not including horse keeping
Land Division

Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the *Environment Protection Act 1993*, except where:

- (a) the proposed landfill operation is located on a site outside the Mount Lofty Ranges Watershed; and
- (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 percent; and
- (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; and
- (d) the proposed landfill operation is located a minimum of three kilometres from the boundary of any airport used by commercial aircraft; and
- (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 flood event; and
- (f) the interface between any engineered landfill liner and the natural soil is:
 - (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
 - (ii) greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts; or
 - (iii) greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.

Light Industry
Major Public Service Depot
More than one dwelling or building capable of habitation on an allotment
Motel
Motor Race Track
Motor Repair Station
Motor Showroom
Multiple Dwelling
Office
Office and Dwelling
Olive Orchard
Outdoor Advertisements
Petrol Filling Station
Permanent Sewage Treatment Plant
Place of Worship
Post Office
Prescribed Mining Operations
Private Hotel
Radio or TV Station
Refuse Destructor
Residential Club
Residential Flat Building
Road Transport Terminal
Row Dwelling
Semi-detached Dwelling
Service Industry
Shop
Shop and Dwelling
Special Industry
Stock Slaughter Works
Store

Telecommunication Towers and monopoles located within 100 metres of a State or Local
Heritage Place listed in [Tables AdHi/1 and 2](#)
Timber Yard
Transmitting Station
Used Car Lot
Warehouse
Welfare Institution

Public Notification

27 For the purposes of public notification the following kinds of development within the Hills Face Zone are assigned **Category 1**:

- (a) Partial demolition of a local heritage place; or
- (b) Land division of a local heritage place within the existing building form and where the proposed use in the opinion of the relevant authority is consistent with the Objectives of the zone; or
- (c) Land division of a local heritage place, which involves the realignment of the common boundary between two contiguous allotments and no more than ten percent of either allotment is affected by the change in boundary; or
- (d) Alteration and additions to a local heritage place.

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 will be an intensively developed, high quality, landscaped industrial area. The zone will accommodate a wide range of low-impact industrial activities including manufacturing, warehousing, transport and distribution. The zone will be protected from the intrusion of residential and other inappropriate uses which will reduce the land resource for industrial uses or create potential for land use conflicts. High impact industrial uses will not be located within the zone.

Development within the zone will achieve generous set-backs from roads and residential development in adjoining zones in order to minimise visual amenity and environmental impacts. The appearance of the zone will be improved by additional tree planting and landscaping which 'break-up' views to buildings and structures from adjoining roads. Where industrial development is proposed adjacent to a more sensitive use or along arterial roads, substantial and effective vegetated buffers will be provided within individual development sites to reduce the visual and environmental impact of the development.

Industrial buildings will be designed to meet the needs of their intended use, however the mass and scale of buildings will be located and designed to minimise their visual impact when viewed from public roads and surrounding properties.

Building mass will be well articulated, using smaller building modules, variation in the facades and varying roof form and pitch. Building material and colour will reduce the apparent bulk of the buildings and will enhance the nature of the surrounding area, particularly for sites that are more publicly visible.

The Mount Lofty Ranges Watershed Area is of importance to Adelaide's public water supply system. The maintenance and enhancement of water quality and prevention of pollution is a priority and given the multi-use nature of the water supply catchments, a balance between best practice watershed protection and development is required.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - light industry
 - office in association with and ancillary to industry
 - 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 Development should be set back at least 8 metres from any road frontage, except where fronting an arterial road in which case it should be set back at least 20 metres.

- 5 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.
- 6 Residential and retail development should not occur unless it is an integral part of a proposed industrial development.

Land Division

- 7 Land division should create allotments that:
 - (a) are of a size and shape suitable for the intended use
 - (b) have an area of not less than 2000 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
 - (c) have a frontage to a public road of at least 25 metres

Light Industry (Lobethal North) Policy Area

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

OBJECTIVES

- 1 The development of the Policy Area primarily for industry on medium to large sites
- 2 Development to a standard which presents an attractive town approach.
- 3 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

The Light Industry (Lobethal North) Policy Area forms part of the travellers' approach to Lobethal from the north. As a gateway to the town it is important that development in this area enhances the area's amenity.

Views down the Valley towards the town will reflect a vigorous local economy and developments with a form that enhances the overall views. Large buildings will be articulated to avoid blank walls, and landscaping will be used to break up the visual appearance of large roofs and structures.

Management of vehicles and access will avoid conflict with road users on the Kenton Valley Road.

Signage will enhance the appearance of the policy area and views across the town by grouping occupant signs near the passing road, and by locating smaller individual business identification signs above entry doors viewable from internal roadways.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- light industry
- office in association with and ancillary to industry
- service industry
- store
- warehouse.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3 Industrial buildings and activities should not take place within 25 metres of a creek and the area of land between the industry and the creek should be landscaped.
- 4 When land is divided a range of allotments suitable for industrial purposes should be created.
- 5 Industrial development should only be undertaken if adequate measures are taken to ensure that all waste and effluent is removed from the site or treated to prevent pollution of the water catchment area. In particular, all premises should be connected to the sewer.
- 6 Development fronting Kenton Valley Road should be suitably landscaped along that road frontage to minimize the visual impact of that development from the road.
- 7 Buildings should be sited to have minimal interference with existing trees.

Light Industry (Woollen Mills) Policy Area

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

OBJECTIVES

- 1 Provision for the operation of the Onkaparinga Woollen Mills for light industrial business development.
- 2 Development that contributes to the desired character of the Policy Area.
- 3 Provision for the operation of the Onkaparinga Woollen Mills sites as a community hub.

DESIRED CHARACTER

The Onkaparinga Woollen Mills are a distinctive and well known part of the Lobethal township. This area will continue to be a hub for community activities such as events, shows, workshops, displays and multi-use spaces (e.g., museum, arts exhibitions).

The Mills formed a major employment centre for the town until their closure. Current use of the heritage listed area is intended to replicate the level of local manufacturing employment formerly provided by the Mills, and provide a place for small to medium business to establish themselves, and grow beyond the capacity of the Woollen Mills complex.

The Mills area will be developed to accommodate a range of light industrial activities along with suitable provision for ancillary or related retail, wholesale and community oriented activities, such as restaurants, eateries, cellar doors and art spaces.

Community activities in the zone will be focussed on the existing grassed Square.

The heritage character and forms of the Woollen Mills complex are an integral part of the economic and heritage conservation roles of the complex.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the Policy Area:
 - community use/facility
 - light industry
 - office in association with and ancillary to industry
 - service industry
 - store
 - warehouse.

Form and Character

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

Light Industry (Woodside) Policy Area

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

OBJECTIVES

- 1 Provision for the development of light industrial activities.
- 2 The preservation of the rural character, especially as viewed from Onkaparinga Valley Road.
- 3 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

The Light Industry (Woodside) Policy Area forms part of the travellers' approach to Woodside from the north. As a gateway to the town it is important that development in this area enhances the area's visual appeal.

Views from the Onkaparinga Valley Road will reflect a vigorous local economy and developments with a form that enhances the overall views and rural character. Large buildings will be articulated to avoid blank walls, and landscaping will be used to break up the visual appearance of large roofs and structures.

Management of vehicles and access will avoid conflict with road users on the Onkaparinga Valley Road.

Signage will enhance the appearance of the policy area and views across the town by grouping occupant signs near the main road, and by locating smaller individual business identification signs above entry doors viewable from internal roadways.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the Policy Area:

- light industry
- office in association with and ancillary to industry
- service industry
- store
- warehouse.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3 Industrial development should only be undertaken if adequate measures are taken to ensure that all waste and effluent is removed from the site or treated to prevent pollution of the water catchment area, and all premises are connected to the sewer.
- 4 Development fronting Onkaparinga Valley Road should be suitably landscaped along that road frontage to minimize the visual impact of that development from the road.
- 5 Buildings should be sited to have minimal interference with existing trees.

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
Additions and alterations to an existing form of development listed as non-complying in this table.	Except where the total floor area of the addition or alteration does not exceed 25 per cent of the total floor area of that form of development as at 24 October 2017.
Amusement machine centre	
Community centre	
Consulting room	
Dairy	
Dwelling	
Educational establishment	
General industry	
Horticulture	
Hospital	

Form of development	Exceptions
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it achieves all of the following: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Place of worship	
Pre-school	
Residential flat building	
Restaurant	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Telecommunications facility	Except where it achieves all of the following: (a) it is not located within 100 metres of a Historic Conservation Area or within 100 metres of a State or Local Heritage Place listed in Tables AdHi/1 and AdHi/2 (b) it is less than 30 metres in height.
Tourist accommodation	
Waste reception, storage, treatment or disposal other than in the form of a recycling collection depot	
Wrecking yard	

Public Notification

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

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 local community.
- 2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.
- 3 A centre accommodating residential development in conjunction with non-residential development.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Development within the zone will primarily comprise shops, offices and consulting rooms which serve the day-to-day needs of the local community. Residential development will occur within the zone where it is integrated with, and secondary to, non-residential development.

Larger office and retail development (such as a supermarket) will be located in Neighbourhood and District Centre Zones.

Development within the zone will ensure that any adverse impacts on the adjoining residential area in terms of noise, traffic movements and hours of operation will be minimized. In addition, development will ensure that the flow of traffic on adjoining arterial roads is not adversely affected by consolidating the number of access points to arterial roads and coordinating the management of traffic throughout the zone.

The design of buildings will reflect the prominent location of the zone through the creation of a two-storey 'edge' around the arterial roads and through the incorporation of verandahs, balconies and parapets. Car-parking areas will be located to the rear or side of buildings and will be coordinated across the zone to facilitate shared use. While advertising signs will be clearly visible to approaching arterial road traffic, they will not dominate the facade of buildings nor will they be located at or above roof height.

The Mount Lofty Ranges Watershed Area is of importance to Adelaide's public water supply system. The maintenance and enhancement of water quality and prevention of pollution is a priority and given the multi-use nature of the water supply catchments, a balance between best practice watershed protection and development is required.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - advertisement
 - cafe
 - community facility
 - consulting room
 - hotel
 - office
 - office and dwelling
 - restaurant

- shop
 - shop and dwelling.
- 2 Development listed as non-complying is generally inappropriate.
 - 3 Development comprising a variety of residential and non-residential uses should only be undertaken if such development does not prejudice the operation of existing or future non-residential activity within the zone.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Dwellings should be ancillary to, and located only behind or above, non-residential uses on the same allotment.
- 6 Small scale infill retail and commercial development, as well as the redevelopment of under-utilised sites, are appropriate within this Zone.
- 7 Development should enhance the quality, and complement the design and character, of the public environment.
- 8 Development should be a maximum height of 8 metres to maintain the scale of buildings.
- 9 Development should enhance the pedestrian environment of the main road frontages with the provision of verandahs, awnings and pergolas for pedestrian protection from the weather.

Land Division

- 10 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.

Local Centre (Crafers) Policy Area

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

OBJECTIVES

- 1 Accommodation of a limited range of small to medium scale retail and service facilities catering for the day to day needs of the local community including convenience shops, restaurants and offices.
- 2 The establishment of a local service centre with a consistent 'main street' character.
- 3 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

The policy area will contain a number of small to medium scale offices, shops, hotel, cafes and restaurants. Residential development may be located within the policy area where it is ancillary to an associated retail or office land-use.

Visually, the hotel and the Institute buildings will dominate the character of the policy area. New development will reinforce the prominence of these buildings in terms of scale, siting and setbacks.

Development will improve the existing disjointed location and siting of buildings. Over time, a traditional main street character will be established with buildings located on the front boundary and shared car-parking areas at the rear. An active and vibrant streetscape will be developed by locating shopfronts on the street and incorporating verandahs and awnings over the footpath.

Development will be two-storeys in height with shops, restaurants and cafes at the ground floor and offices or residential development located above.

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 contribute to the establishment of a 'main street' character by:
 - (a) siting buildings a minimum of 6 metres from the street frontage
 - (b) incorporating 'active' land-uses such as shops and restaurants which front the street
 - (c) creating shared car-parking areas at the rear of the buildings
 - (d) providing verandahs and awnings over the footpath to protect pedestrians from rain and wind
 - (e) consolidating vehicle access points to minimise the potential for conflict with pedestrians.
- 3 Development should maintain the visual prominence of existing historic buildings.

Local Centre (Gumeracha) Policy Area

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

OBJECTIVES

- 1 Accommodation of a limited range of small to medium scale retail and service facilities catering for the day to day needs of the local community including convenience shops, restaurants and offices.
- 2 The establishment of a local service centre with a consistent 'main street' character.
- 3 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

The small retail centre will continue to be focused on Albert Street's significant historic buildings. The policy area will contain a number of small to medium scale offices, shops, hotel, cafes and restaurants. Residential development may be located within the policy area where it is ancillary to an associated retail or office land-use.

Visually, the slope of the street is a prominent element. Views from the upper part of the street and from the lower sections are striking. The character of the Policy Area is anchored by the Hotel at the bottom of the hill. The character of the existing older buildings located on the street boundary is visually dominant and will be retained. New development will reinforce the prominence of these buildings in terms of scale, siting, architectural form and setbacks.

The slope across the building frontages makes verandahs and awnings impractical to locate over the street footpaths. Over time, a main street character will be established with buildings, *al fresco* dining areas and covered outside display areas on each property being used to offset the slope of the street.

Development will be two-storeys in height with shops, restaurants and cafes at the ground floor and offices or residential development located above.

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 contribute to the establishment the street's character by:
 - (a) siting buildings on the street frontage
 - (b) incorporating 'active' land-uses such as shops and restaurants which front the street
 - (c) creating shared car-parking areas at the rear of the buildings
 - (d) providing verandahs and awnings over onsite "*al fresco*" dining areas and covered outside display areas to provide protection from rain and wind.
- 3 Development should maintain the visual prominence of existing historic buildings.

Local Centre (Kersbrook) Policy Area

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

OBJECTIVES

- 1 Accommodation of a limited range of small scale retail, community and service facilities catering for the day to day needs of the local community.
- 2 The establishment of a local service centre with a 'main street' character.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The shopping, business and commercial uses of the town will be focused on the intersection of Glover and Scott Street to form the low density local centre of the town.

The policy area will contain small-scale retail activities supplying daily goods for the local community, and passing traffic. Residential development may be located within the policy area where it is ancillary to an associated retail or service land-use.

Visually, the policy area is a small concentration of non-residential activity at a main intersection. New development will enhance the visual character of the Centre by being small scale, with an architectural style which complements Kersbrook's country town character in terms of scale, siting and setbacks.

Development will be generally single storey in height.

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 contribute to the Centre's character by:
 - (a) incorporating 'active' land-uses such as shops and restaurants which front the street
 - (b) creating shared car-parking areas at the rear of the buildings
 - (c) consolidating vehicle access points to minimise the potential for conflict with passing traffic and pedestrians.

Local Centre (Oakbank) Policy Area

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

OBJECTIVES

- 1 Accommodation of a limited range of small to medium scale retail and service facilities catering for the day to day needs of the local community including convenience shops, restaurants, services and offices.
- 2 The establishment of a local service centre with a consistent 'main street' character.
- 3 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

Oakbank will continue to function as a local centre providing its residential community and passing traffic with a range of retail, community, and commercial services.

The policy area will continue to provide small to medium scale offices, shops, and food outlets. Residential development may be located within the policy area where it is ancillary to an associated retail or office land-use.

Visually, the Oakbank main street is wide and open with a mixture of residential and commercial developments. The Local Centre Policy Area is the main focus for retail and commercial development. New development will complement existing buildings in terms of scale, siting and setbacks.

Over time, a Centre's character will maintain a variety of setbacks established with buildings located on the front boundary and shared car-parking areas at the rear. A vibrant streetscape will be developed by locating active retail shopfronts on the street boundary and incorporating commercial and service activities further from the street.

Development will be generally single storey in height with shops, restaurants and cafes along the street frontage and services, offices or residential development located above or behind.

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 contribute to the consistent 'main street' character by:
 - (a) siting buildings on the street frontage
 - (b) incorporating 'active' land-uses such as shops and restaurants which front the street
 - (c) creating shared car-parking areas at the rear of the buildings
 - (d) providing verandahs and awnings over the footpath to protect pedestrians from rain and wind
 - (e) consolidating vehicle access points to minimise the potential for conflict with pedestrians.
- 3 Development should maintain the visual prominence of existing historic buildings.

Local Centre (Uraidla) Policy Area

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

OBJECTIVES

- 1 Accommodation of a limited range of small to medium scale retail and service facilities catering for the day to day needs of the local community including convenience shops, restaurants, services and some offices.
- 2 The establishment of a local service centre with a consistent 'main street' character.
- 3 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

The Local Centre Policy Area will be concentrated in a small cluster of single and two storey stone and brick buildings on either side of Greenhill Road between Elborough Avenue and Swamp Road, comprising a range of day-to-day retail, community and commercial services. A number of consulting rooms will be located near the edge of the town centre.

The policy area will contain a number of small to medium scale offices, shops, hotel, cafes and restaurants. Residential development may be located within the policy area where it is ancillary to an associated retail or office land-use.

Development will improve the existing disjointed location, siting and appearance of buildings. Over time, a more consistent and complementary main street character will be established with active retail activities located on the front boundary. Shared car-parking areas will be located at the rear of street front activities. Verandahs and awnings will be located over footpaths.

Development will be two-storeys in height with shops, restaurants and cafes at the ground floor and offices or residential development located above.

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 contribute to the establishment of a 'main street' character by:
 - (a) siting buildings on the street frontage
 - (b) incorporating 'active' land-uses such as shops and restaurants which front the street
 - (c) creating shared car-parking areas at the rear of the buildings
 - (d) providing verandahs and awnings over the footpath to protect pedestrians from rain and wind
 - (e) consolidating vehicle access points to minimise the potential for conflict with pedestrians.
- 3 Development should maintain the visual prominence of existing historic buildings.

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 noncomplying) are complying:

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

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the building is not a State heritage place
- (c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
- (d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
 - (i) all of the following:
 - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the Development Act 1993 or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
 - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

- (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (f) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table AdHi/4 – Off Street Vehicle Parking Requirements](#) 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
Additions and alterations to an existing form of development listed as non-complying in this table.	Except where the total floor area of the addition or alteration does not exceed 25 per cent of the total floor area of that form of development as at 24 October 2017.
Advertisement	Except where it achieves either of the following: <ul style="list-style-type: none"> (a) the advertisement is located below the roof line of the associated building (b) the advertisement is in the form of a pylon sign and is less than 4 metres in height.
Bulky goods outlet	
Dwelling	Except where in conjunction with a non-residential development.
Fuel depot	
Horticulture	
Industry	Except where a light or service industry is likely to have minimal noise, vibration, smell or traffic impact on adjoining uses.
Motor repair station	
Petrol filling station	Except alterations and additions to an existing petrol filling station.
Public service depot	
Residential flat building	Except where in conjunction with a non-residential development.

Form of development	Exceptions
Retail showroom	
Road transport terminal	
Service trade premises	
Telecommunications facility	Except where it achieves all of the following: (a) it is not located within 100 metres of a Historic Conservation Area or within 100 metres of a State or Local Heritage Place listed in Tables AdHi/1 and AdHi/2 (b) it is less than 30 metres in height.
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

MIXED 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 densities integrated with areas of open space, neighbouring centres or public transport nodes.
- 2 Development that minimises the potential impact of garaging and parking of vehicles on the character of the area.
- 3 Development that supports the viability of community services and infrastructure
- 4 Development that reflects good residential design principles.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Development within the zone will comprise a range of dwelling types (such as townhouses, semi-detached dwellings, and residential flat buildings) at densities which take advantage of nearby public transport and the services available within the adjacent centre zones.

Development will reflect the built-form character and spacious landscaped appearance of adjoining residential areas, to blend the dwelling density forms in this area with the highly regarded character of the surrounding locality.

Buildings up to two-storeys in height will be developed within the policy area where potential impacts on adjoining properties such as overlooking, overshadowing and traffic movements have been appropriately addressed.

Buildings will be set relatively close to the primary street frontage to create a compact urban streetscape while also achieving visual privacy to dwellings from the street.

The design of buildings will promote a high level of residential amenity by facilitating natural ventilation and access to sunlight. Buildings will also be sufficiently separated to provide visual interest, while also allowing views between built forms that provide visual and physical links to surrounding areas. Separation between buildings will also provide visual and acoustic privacy, as well as adequate sunlight to dwellings.

Shading elements such as verandahs, eaves and screens that provide for energy efficiency will feature on new dwellings. Development will provide articulated and varied facades which feature balconies, increased setbacks to upper levels and a range of materials in order to create visual interest and reduce the scale of buildings. High quality structured landscaping will also be provided to mitigate the visual impact of large scale building facades, provide visual amenity and shade, and help establish a clear hierarchy of vehicle and pedestrian movement patterns across the policy area.

Access points onto public roads will be minimised through the use of common driveways, and the visual and noise impacts of on-site parking will be minimised through the provision of car-parks which are integrated into the design of the buildings. Where a lot is to be created for a multiple dwelling development, an increased driveway width beyond 6 metres may be necessary to allow for two-way traffic movement.

Landscaping will form an integral part of development when viewed from public open space and roads.

The Mount Lofty Ranges Watershed Area is of importance to Adelaide's public water supply system. The maintenance and enhancement of water quality and prevention of pollution is a priority and given the multi-use nature of the water supply catchments, a balance between best practice watershed protection and development is required.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - detached dwelling
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling addition
 - group dwelling
 - home activity up to 60 square metres (also known as a 'home business')
 - residential flat building (up to two storeys)
 - row dwelling
 - semi-detached dwelling
 - supported accommodation.
- 2 The use and placement of outbuildings should be ancillary to and in association with residential purposes.
- 3 Development listed as non-complying is generally inappropriate.
- 4 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	3 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries	1 metres
Minimum setback from back boundary	4 metres
Maximum site coverage	60 per cent
Maximum building height (from natural ground level)	2 storeys or 8 metres whichever is the lesser
Minimum number of onsite car parking spaces	2 (one of which should be covered)

- 7 A residential flat building should provide a variety of dwelling sizes (e.g. bed-sit, one, two and three bedrooms) particularly in larger complexes.
- 8 Development should result in high-quality aesthetic and urban design outcomes.

- 9 Ground floor dwellings and accommodation should contribute to the desired streetscape of a locality and, where applicable, create active, safe streets by incorporating either or both of the following:
- (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for apartment occupants
 - (b) individual entries for ground floor accommodation.
- 10 All residential development should be designed to ensure the living rooms have an external outlook.
- 11 Development should be designed and sited to relate to the slope of the land, so that:
- (a) the bulk and scale of the buildings do not dominate the landscape
 - (b) views from adjoining dwellings and public open spaces are maintained.
- 12 The development of a residential flat building or of group dwellings should include minimum private open space of at least the area shown in the following table:

Configuration	Open space requirement, other than for affordable housing (square metres)
Studio (without separate bedroom)	11
One-bedroom	15
Two-bedroom	18
Three-bedroom or greater	24

- 13 Development should minimise access points to public streets and, wherever possible, site layout should facilitate interconnection with adjoining properties and the sharing of off-street parking and access.
- 14 Balconies should allow views and casual surveillance of the street while providing for safety and visual privacy.
- 15 Upper level balconies may extend 1 metre closer to the road boundary than the associated dwelling.
- 16 Walls and fences along public streets should be designed to contribute positively to the streetscape through variation in materials, landscaping, positioning and articulation.
- 17 Garages, carports and support structures facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 18 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	54 square metres
Maximum building height	4 metres
Maximum wall height (from natural ground level)	3 metres

Parameter	Value
Minimum setback from side and rear boundaries	either on boundary or 600 millimetres
Minimum setback from a public road or public open space area	6 metres

- 19 A dwelling should have a minimum site area (and for residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	500 minimum	12
Semi-detached	450 minimum	10
Group dwelling	500 minimum (average)	15
Residential flat building	300 minimum (average)	15
Row dwelling	300 minimum	7

- 20 Development should:

- (a) be designed to reduce energy consumption through careful building orientation, the promotion of natural ventilation and the use of shading devices
- (b) ensure that traffic is managed in an integrated manner across the zone to create a low-speed, pedestrian friendly environment
- (c) incorporate spacing between residential flat buildings which reduces visual impact and provides opportunities for informal interaction between people living within the zone.

- 21 The visual bulk of development adjacent to street frontages and areas of open space should be minimised through the use of colour, building materials, detailing, setback, articulation and fenestration.

Affordable Housing

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Additions and alterations to an existing form of development listed as non-complying in this table.	Except where the total floor area of the addition or alteration does not exceed 25 per cent of the total floor area of that form of development as at 24 October 2017.

Form of Development	Exceptions
Advertisement and/or advertising hoarding	
Amusement machine centre	
Consulting room	Except where it achieves all of the following: (a) the consulting room is developed in association with a dwelling (b) the total floor area is less than 80 square metres (c) the site does not front an arterial road.
Crematorium	
Dairy	
Farming	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division for a dwelling	Except where it achieves one of the following: (a) it is not less than 500 square metres (b) it is for a semi-detached dwelling and is not less than 450 square metres (c) it is for a group dwelling and is not less than 500 square metres (d) it is for a residential flat building and it is not less than an average of 300 square metres per flat dwelling (e) it is for a row dwelling and is not less than 300 square metres.
Motor repair station	
Office	Except where it achieves all of the following: (a) the office is developed in association with a dwelling (b) the total floor area is less than 80 square metres (c) the site does not front an arterial road.
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Stock sales yard	
Stock slaughter works	

Form of Development	Exceptions
Store	
Telecommunications facility	<p>Except where it achieves all of the following:</p> <p>(a) it is not located within 100 metres of a Historic Conservation Area or within 100 metres of a State or Local Heritage Place listed in Tables AdHi/1 and AdHi/2</p> <p>(b) it is less than 30 metres in height.</p>
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Category 1	Category 2
<p>Combined fence and retaining wall where the total height does not exceed 3 metres measured from the lower of the two adjoining finished ground levels.</p> <p>Combined fence and retaining wall where the total height does not exceed 2.1 metres measured from the lower of the two adjoining finished ground levels.</p> <p>Deck attached to a dwelling with a maximum floor height not exceeding 1 metre above natural ground level provided the development has a side and rear setback of at least 2 metres and a front boundary setback of at least 6 metres.</p> <p>Excavation and/or filling of land not incidental to building work but which constitutes development where the maximum depth of excavation or height of fill is 1.5 metres provided the development has a side and rear setback of at least 2 metres and a front boundary setback of at least 8 metres.</p> <p>Masonry fence not exceeding 2.1 metres in height.</p> <p>Partial demolition of a local heritage place.</p> <p>Retaining wall with a maximum height not exceeding 1.5 metres above natural ground level.</p> <p>Water tank where the wall height does not exceed 3 metres above natural ground level, the total height does not exceed 4.5 metres above natural ground level.</p>	<p>Combined fence and retaining wall (where not assigned as Category 1).</p> <p>Deck attached to a dwelling (where not assigned as Category 1).</p> <p>Excavation and/or filling of land not incidental to building work but which constitutes development (where not assigned as Category 1).</p> <p>Fence exceeding 3 metres in height located less than 2 metres from a side or rear boundary and less than 8 metres from a front boundary.</p> <p>Retaining wall (where not assigned as Category 1).</p> <p>Tennis court fence where the tennis court is associated with a dwelling.</p> <p>Tennis court light poles and lighting where the tennis court is associated with a dwelling.</p> <p>Water tank (where not assigned as Category 1).</p>

NEIGHBOURHOOD CENTRE ZONE

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

OBJECTIVES

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

DESIRED CHARACTER

Development within the zone will serve the community by providing mainly convenience goods to serve the day-to-day needs of the neighbourhood, a limited range of more frequently required comparison goods, and also a limited range of services and community facilities.

Land uses within the zone will include a supermarket, speciality shops including cafes and restaurants, consulting rooms, medium scale office development, child care facilities, bank, petrol station and community facilities. Residential development as well as tourist accommodation will be appropriate in association with non-residential land uses and where the primary purpose of the zone as a centre is not undermined.

Development will create a vibrant and safe activity centre which incorporates an integrated mix of land uses appropriate to the zone.

Development within the zone will achieve a high architectural standard which complements surrounding residential development. Potential impacts on the amenity of the locality will be carefully managed through the use of appropriate siting, design, landscaping, traffic movement and parking, and control of light overspill.

Buildings will be orientated towards the street in order to provide an active and lively street frontage. Strong walking and cycle linkages will be provided to surrounding residential areas and reserves to create a pedestrian and bicycle friendly environment within the zone and into surrounding residential areas and reserves.

Car parking and service areas will be located at the rear or side of buildings away from the street frontages and with minimal impact on the residential areas.

The Mount Lofty Ranges Watershed Area is of importance to Adelaide's public water supply system. The maintenance and enhancement of water quality and prevention of pollution is a priority and given the multi-use nature of the water supply catchments, a balance between best practice watershed protection and development is required.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bank
 - child care facility

- consulting room
- dwelling in conjunction with non-residential land use
- library
- health centre
- office
- petrol filling station
- place of worship
- playing field
- pre-school
- primary school
- recreation area
- restaurant
- shop
- supermarket.

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

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 6 Small scale infill retail and commercial development, as well as the redevelopment of under-utilised sites, are appropriate within the zone.
- 7 Development should be a maximum height of 8 metres to maintain the scale of buildings.
- 8 Development should enhance the pedestrian environment of the main road frontages and interior walkways with the provision of verandahs, awnings and pergolas for pedestrian protection from the weather.
- 9 Development should contribute to the quality and complement the design and character of the public environment.

Land Division

- 10 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.

Neighbourhood Centre (Aldgate) Policy Area

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

OBJECTIVES

- 1 Retention and enhancement of the existing character and streetscape of the centre as derived from the historic buildings, the continuity of verandah facades and the gardens adjacent the railway line.
- 2 A safe and convenient environment for the movement of both pedestrian and vehicular traffic within, and to and from the Policy Area.
- 3 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

Aldgate Neighbourhood Centre has a tourism focus, an historic character and a 'village' atmosphere resulting from the continuous strip of shop facades with a mix of historic and contemporary buildings of similar scale and proportion, the Aldgate Pump Hotel, and the historic Aldgate Pump itself.

The policy area will provide services and facilities for the surrounding residential area and beyond. A wide range of small to medium-scale specialty shops, offices, hotel and consulting rooms will be located along the main street.

Development will reinforce the historic 'main street' character with active land uses such as shops and cafes located on the street frontage, with verandahs and awnings projecting over the footpath to provide shelter for pedestrians. Buildings will be two-storeys in height with the upper levels used for less active land-uses such as offices and residential development.

Development will seek to integrate the currently disjointed supermarket with the shops along the main street. Shared parking areas will be developed across the policy area and will be located to the rear of shops and offices.

Vehicle access points will be minimised to reduce the potential for conflict with pedestrians.

New buildings will be consistent with the architectural style, built form and character of the Centre.

Signage on building facades will be clear, simple and in scale with the characteristic parapets and the verandahs, and will not detract from the historic architectural style of the buildings.

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 on land subject to flooding as shown on [Figure AdHIFPA/14](#) should:
 - (a) ensure that the existing pedestrian walkways and vehicular access roads which link the main car parking area with Mount Barker Road are retained to allow for the free flow of floodwaters; and
 - (b) not exceed the ground floor area of buildings as of 20 August 2009.
- 3 The siting, scale, set-backs, architectural style and form, materials and external finishes of new development should complement the character of existing heritage places and the desired character of the zone.
- 4 The pattern of development along the south side of Mount Barker Road should be maintained and any redevelopment should be consistent with the existing architectural style, built form and character of buildings within the zone.

Set-backs

- 5 Development should incorporate set-backs which reinforce and preserve the existing parade of narrow fronted shops to the street alignment.

Neighbourhood Centre (Bridgewater) Policy Area

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

OBJECTIVES

- 1 A safe and convenient environment for the movement of both pedestrian and vehicular traffic within, and to and from the Policy Area.
- 2 Preservation of the small-scale atmosphere and attractive character and amenity of the Bridgewater area.
- 3 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

The policy area will provide a range of facilities and services for the surrounding residential area and beyond. The retail offering within the policy area will be dominated by a supermarket and associated shops which are visually separated from Mount Barker and Bridgewater-Carey Gully Roads by sloping, vegetated land. However, smaller shops, cafes and offices will be developed at the centre area with direct access to Mount Barker Road near the oval.

The current fragmented and inconsistent design themes of the Centre will be replaced over time by small unobtrusive buildings having the architectural themes of the Bridgewater Mill and associated historic buildings, set among landscaped surrounds.

Development in the west of the policy area will respect and reinforce an attractive precinct of historic buildings which provide an important contribution to the regional tourism industry. These buildings, which include the Bridgewater Mill restaurant, the Bridgewater Inn and the Bridgewater Institute will be integrated with other parts of the policy area through improved pedestrian linkages and sensitive landscaping.

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 improve pedestrian and vehicular linkages across the Policy Area.
- 3 Development should reinforce and enhance the historic character of the Policy Area and maintain the prominence of existing historic buildings.
- 4 The siting, scale, set-backs, architectural style and form, materials and external finishes of new development should complement the character of existing heritage places and the desired character of the Policy Area.
- 5 Retain and enhance the open character and landscaping associated with the Bridgewater Mill and Bridgewater Hotel.

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 noncomplying) are complying:

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

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the building is not a State heritage place
- (c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
- (d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
 - (i) all of the following:
 - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the Development Act 1993 or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
 - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
 - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (f) off- street vehicular parking is provided in accordance with the rate(s) specified in [Table AdHi/4 – Off Street Vehicle Parking Requirements](#) 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
Additions and alterations to an existing form of development listed as non-complying in this table.	Except where the total floor area of the addition or alteration does not exceed 25 per cent of the total floor area of that form of development as at 24 October 2017.
Advertisement	Except where: (a) the advertisement is located below the roof line of the associated building (b) the advertisement is in the form of a pylon sign and is less than 4 metres in height.
Bulky goods outlet	
Dwelling	Except where in conjunction with a non-residential development.
Fuel depot	
Horticulture	
Industry	Except where a light or service industry is likely to have minimal noise, vibration, smell or traffic impact on adjoining uses.
Major public service depot	
Motor repair station	
Residential flat building	Except where in conjunction with a non-residential development.
Retail showroom	
Road transport terminal	
Store	
Telecommunications facility	Except where it achieves all of the following: (a) it is not located within 100 metres of a Historic Conservation Area or within 100 metres of a State or Local Heritage Place listed in Tables AdHi/1 and AdHi/2 (b) it is less than 30 metres in height.
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

PUBLIC PURPOSE 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 coordinated base to promote efficient service delivery.
- 3 Development that contributes to the desired character of the zone.
- 4 Development at a scale compatible with existing buildings and surrounding areas.
- 5 Development of a high architectural standard, designed and landscaped to enhance the amenity of the locality.
- 6 Provision of cycle, walking and horse riding paths within an integrated system of open spaces linking adjoining areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - botanic gardens
 - cemetery
 - community centre
 - emergency services facility
 - hall
 - office associated with community service
 - open space
 - playing field
 - public administration office
 - recreation area
 - school/education facility.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.

Form and Character

- 4 Development undertaken should be primarily public or private development that is of social benefit to the community and sensitive to the natural environment. Education facilities, community centres, recreation reserves, conservation park tourist facilities, research facilities and facilities for the aged maybe appropriate in certain parts of the zone.
- 5 Development should take place in accordance where applicable, with the provisions set out in [Table AdHi/5 – Non-Complying Exemptions](#).

Appearance of Land and Buildings

- 6 Buildings and any associated car parking areas should be designed, located and of a scale which is unobtrusive and does not detract from the desired open space character of the area, and in particular, should:
- (a) be located well below the ridge line
 - (b) be located within valleys or behind spurs
 - (c) be located in such a way as to not be visible against the skyline when viewed from public roads and especially from the Scenic Routes as shown on [Figure AdHi\(EC\)/1](#)
 - (d) be set well back from public roads, particularly when the allotment is on the high side of the road
 - (e) be sited on an excavated rather than a filled site in order to reduce the vertical profile of the building
 - (f) where possible be located in such a way as to be screened by existing native vegetation when viewed from public roads and especially from designated Scenic Routes as shown on [Figure AdHi\(EC\)/1](#)
 - (g) be located in such a way as to maximize the retention of existing native vegetation and the protection and retention of watercourses in their natural state
 - (h) be clustered, where practicable, to ensure that the majority of any site remains open in appearance
 - (i) be restricted in size and number
 - (j) be of a high standard of design, layout and external appearance, and have a horizontal emphasis
 - (k) be sited so as not to detract from the open character of the area.
- 7 Buildings should be designed in such a way and be of such a scale as to be unobtrusive and not detract from the desired natural character and in particular:
- (a) the profile of buildings should be low and the roof lines should complement the natural form of the land
 - (b) the mass of buildings should be minimized by variations in wall and roof lines and by floor plans which complement the contours of the land
 - (c) large eaves, verandahs and pergolas should be incorporated into designs so as to create shadowed areas which reduce the bulky appearance of buildings
 - (d) facilities for the storage and removal of waste materials should not be obtrusive or have an untidy appearance when viewed from adjoining roads or allotments
 - (e) the external materials of buildings should be of natural colours so as to blend with a natural rural landscape and minimize any visual intrusion.
- 8 Additions to buildings should be located on the side of the buildings which minimizes the obtrusiveness of the completed building.

- 9 Driveways and access tracks should follow the contours of the land so as to reduce their visual impact and erosion from water run-off and be surfaced with dark materials. The excavation/filling of land should be kept to a minimum in order to preserve the natural form of the land and the native vegetation.
- 10 Native trees, shrubs and ground covers should be established to screen development, including scree slopes created as a result of the excavation and/or filling of land, in such a way that the bushfire hazard is not increased. Screening mounds may also be appropriate.
- 11 Trees, other vegetation and earth mounding should be retained or provided as part of the development where the environment will be visually improved by such a provision.

Conservation

- 12 Landscaping should be designed to integrate with the overall development, including stormwater and drainage systems.
- 13 Development should not detract from the natural and rural landscape character of the region.
- 14 Linkages between significant regional recreational and conservation features should be established or enhanced.
- 15 The nature, features and general character of areas and places with historical (including archaeological) significance or heritage value, scientific interest, scenic value or natural beauty, other than building development and vegetation, should be conserved.

Building Set-backs

- 16 The distance by which building development is set-back from a road should be related to the effectiveness of the screening of views of the building development from that road by existing vegetation, natural landforms or other natural features or by other existing buildings.

Transportation (Movement of People and Goods)

- 17 Development should be provided with adequate on-site car parking to accommodate customer, employee and service vehicle in accordance where applicable, with the provisions set out in [Table AdHi/4 - Off Street Vehicle Parking Requirements](#).
- 18 Pedestrian pathways should be well defined and provide safe and convenient access to parking areas, and surrounding areas.
- 19 Car parking should be located and designed in such a way to ensure safe and convenient manoeuvring into and out of parking bays and developed with landscaping to minimize the amount of hard paved areas.
- 20 Car parking and access arrangements should be designed, sited and landscaped so that they are not unduly visible from adjoining roads.
- 21 Cycle and walking paths should be provided within an integrated system of open spaces linking adjoining land uses.
- 22 The construction of access ways onto public roads should:
 - (a) not interfere with or restrict drainage channels or watercourses
 - (b) be located in a safe and convenient location
 - (c) provide adequate parking/turning areas on site.

Outdoor Advertising

23 Advertisements should clearly identify the related buildings while respecting the streetscape context, particularly older buildings and heritage items, and avoiding any impact on the visual amenity of the adjoining residential areas.

The following kinds of advertisements are appropriate:

- (a) ground level: low free-standing signs to identify premises;
- (b) below canopy level: flush wall-mounted signs and free-standing signs to identify premises.

All other advertisements, including those at canopy level and above canopy level, are inappropriate.

Conservation Policy Area

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

OBJECTIVES

- 1 The preservation and enhancement of the character, aesthetic appearance, scenic beauty and amenity in order to:
 - (a) provide recreation areas, particularly passive recreation areas
 - (b) provide a buffer area
 - (c) provide for native flora and fauna habitats and biodiversity conservation
 - (d) protect areas of scientific, archaeological or cultural significance
 - (e) provide suitable areas to facilitate the expansion of ancillary uses.
- 2 Conservation and regeneration of native vegetation and fauna is enhanced through the control of development.
- 3 The visual amenity of the natural landscape character is not eroded by development.
- 4 A Policy Area accommodating primarily district and regional open space for a range of public activities including passive recreational land uses in an open and natural landscape setting where structures are not a dominant feature of the landscape.
- 5 The development in appropriate locations of recreation, tourist, education and research activities which do not detrimentally affect fauna, flora or other features of the natural environment.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the Conservation Policy Area:
 - conservation area
 - facilities for the use of tourists and visitors, excluding tourist accommodation

Form and Character

- 2 Development should preserve and enhance the character and amenity of the area and its environs.
- 3 There should be no vehicular crossings through the land within the Policy Area which provide access between abutting allotments and a public road.
- 4 Development should be primarily for passive open space purposes.
- 5 Buildings, roads, tracks and trails and services should be designed and located so that their construction, operation and management does not result in:
 - (a) pollution of watercourses
 - (b) unnecessary loss or damage to native vegetation.
- 6 Development should ensure the preservation of native vegetation and native fauna habitats.
- 7 Opportunities to achieve the regeneration of native vegetation within the area should be encouraged.

Education Policy Area

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 educational facilities and associated recreational facilities.
- 2 Provision for the current and identifiable future needs of such institutions in a manner that does not adversely affect the use and enjoyment of adjoining land.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - child care facility
 - community centre
 - community facility
 - educational establishment
 - primary school
 - recreation centre
 - research centre
 - secondary school
 - welfare institution.

Form and Character

- 2 Development undertaken should be primarily schools and associated recreation facilities.
- 3 Activities likely to create higher levels of noise than would normally be experienced in residential areas, should be screened from adjoining residences to minimize any disturbance.

- 4 Development should not have an adverse impact on adjoining residential areas whether through traffic generation, noise, loss of privacy or other means.
- 5 Development for educational or related purposes should be undertaken as a consolidation on the sites of the existing educational uses.
- 6 Any extension of educational, recreation, or other uses should not have a detrimental impact on the amenity of nearby residential areas.
- 7 Development should not take place on the playing fields.
- 8 Vehicular access points should be sited to create minimum disturbance to adjoining development.
- 9 Educational facilities should provide safe and convenient vehicle pick-up and set-down areas for parents and students, sited to create minimum interference to existing traffic.
- 10 Car parking and service areas should be located at the rear of buildings.
- 11 Development should not add to traffic or car parking congestion in nearby streets.
- 12 Development should not adversely affect the quality or quantity of water resources and should minimise the need to modify landscapes and natural features.

Open Space Policy Area

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

OBJECTIVES

- 1 The preservation and enhancement of the character, aesthetic appearance, scenic beauty and amenity in order to:
 - (a) provide recreation areas, particularly passive recreation areas
 - (b) provide a buffer area
 - (c) provide for native flora and fauna habitats
 - (d) protect areas of scientific, archaeological or cultural significance
 - (e) provide suitable areas to facilitate the expansion of ancillary uses
 - (f) protect places of heritage value.
- 2 Conservation and regeneration of native vegetation and fauna is enhanced through the control of development.
- 3 The visual amenity of the natural landscape character is not eroded by development.
- 4 A Policy Area accommodating primarily district and regional open space for a range of public activities including passive recreational land uses in an open and natural landscape setting where structures are not a dominant feature of the landscape.
- 5 The development in appropriate locations of recreation, tourist, education and research activities which do not detrimentally affect fauna, flora or other features of the natural environment.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - conservation area
 - facilities for the use of tourists and visitors, excluding tourist accommodation.

Form and Character

- 2 Development should preserve and enhance the heritage value, character and amenity of the area and its environs.
- 3 There should be no vehicular crossings through the land within the Policy Area which provide access between abutting allotments and a public road.
- 4 Development should be primarily for passive open space purposes.
- 5 Buildings, roads, tracks and trails and services should be designed and located so that their construction, operation and management does not result in:
 - (a) pollution of watercourses
 - (b) unnecessary loss or damage to native vegetation.
- 6 Development should ensure the preservation of native vegetation and native fauna habitats.
- 7 Opportunities to achieve the regeneration of native vegetation within the area should be encouraged.
- 8 Development should not adversely affect the quality or quantity of water resources and should minimise the need to modify landscapes and natural features.

Public Lands Policy Area

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 public or private development that is of a social benefit to the community and sensitive to the natural environment.
- 2 Development at a scale compatible with existing buildings and surrounding areas.
- 3 Development of a high architectural standard, designed and landscaped to enhance the heritage value and amenity of the locality.
- 4 Provision of cycle, walking and horse riding paths within an integrated system of open spaces linking adjoining areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - child care facility
 - entertainment facility

- facilities for the use of tourists and visitors, excluding tourist accommodation
- hospital
- library
- place of worship
- public service depot
- recreation centre
- swimming pool
- theatre
- welfare institution.

Form and Character

- 2 Development undertaken in the Policy Area should be primarily public or private development that is of social benefit to the community and sensitive to the natural environment. Education facilities, community centres, recreation reserves, conservation parks, tourist facilities, research facilities and facilities for the aged may be appropriate in certain parts of the zone.
- 3 Development associated with the Heathfield Wastewater Treatment Plant should be undertaken in a manner that minimises adverse off-site impacts on sensitive land uses.

Conservation

- 4 Development should ensure the preservation of native vegetation and native fauna habitats.

Recreation Policy Area

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

OBJECTIVES

- 1 A policy area accommodating a range of sporting, entertainment, cultural and recreational activities and associated spectator and administrative facilities within a landscaped setting.
- 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 Use⁶

- 1 The following forms of development are envisaged in the policy area:
 - car parking
 - clubroom associated with a sports facility
 - emergency services facility
 - golf course
 - facilities for the use of tourists and visitors, excluding tourist accommodation

⁶ To assist with the interpretation of the objectives and principles of development within the Public Purpose (Recreation) and (Recreation and Sport) Policy Areas, the following definitions are provided:

- (a) **'Concert'** is defined as a "recital or performance using musical instruments with or without a vocalist".
- (b) **'Event'** - means the single occurrence of a performance, including the entering, observing of the performance, and leaving of the stadium, grounds or car park of paying patrons associated with that single performance.
- (c) **'Sport Related event'** - means an event where the principal purpose is athletic or similar display which may include associated, subordinate sport related activities, but does not include a display which might be organised by a sports organisation where the display is not itself an athletic or similar display/activity.

- hall
- indoor and outdoor recreation facility
- library
- lighting for night use of facilities
- office associated with community or recreational facility
- open space
- playground
- playing field
- recreation area
- special event
- spectator and administrative facilities ancillary to recreation development
- sports ground and associated facility
- swimming pool (including a paddling pool).

2 A shop or group of shops should only be developed where:

- (a) it is ancillary to recreation and sport development
- (b) the total gross leasable area is 80 square metres or less.

Form and Character

3 Development in this Policy Area should:

- (a) comprise, primarily, public and private recreational and community facilities, including sporting areas and passive reserve areas
- (b) be primarily for active recreation activities, and directly associated spectator facilities and administrative functions within a well landscaped setting
- (c) primarily be undertaken as a consolidation of existing recreational facilities, with compact extensions that do not have a detrimental impact on nearby areas.

4 Any open car parking areas should have a high standard of landscaping.

5 Facilities should be designed to enable multi use for compatible sports.

6 Building, landscaping, paving and advertising displays should have a coordinated appearance and should exhibit a standard of design which will enhance the visual attractiveness of the Policy Area.

7 Lighting should be focussed as far as possible on the recreation area and should minimize light spill to adjoining residential areas.

8 Areas for passive recreation should be available for shared use, being accessible to the public when not being used for organised sporting events.

9 Development should ensure the preservation of native vegetation and native fauna habitats.

10 Buildings should be a maximum height of 6 metres and have a low profile.

11 Buildings designed for active indoor recreational purposes should have a maximum height of 10 metres.

12 Development should not adversely affect the quality or quantity of water resources and should minimise the need to modify landscapes and natural features.

Land Division

13 No additional allotments should be created wholly or partly within the policy area.

Recreation and Sport Policy Area

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

OBJECTIVES

- 1 The accommodation of a range of sporting, recreational, entertainment, cultural and exhibition events and associated spectator facilities and car parking facilities within a landscaped setting.
- 2 Avoidance of impacts on nearby residents, or adverse effects on other development within the Policy Area or locality.
- 3 The development of facilities to incorporate multi use for compatible sports.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:⁷
 - car parking
 - child care facility
 - clubroom associated with a sports facility
 - facilities for the use of tourists and visitors, excluding tourist accommodation
 - indoor and outdoor recreation facility
 - lighting for night use of facilities
 - minor public service depot
 - office associated with community or recreational facility
 - playground
 - shop associated with community club or service
 - spectator and administrative facilities ancillary to recreation development
 - sports ground and associated facility
 - swimming pool (including a paddling pool).

Form and Character

- 2 Development in this Policy Area should:
 - (a) comprise, primarily, public and private recreational and community facilities, including sporting areas and passive reserve areas
 - (b) be primarily for active recreation activities, and directly associated spectator facilities and administrative functions within a well landscaped setting
 - (c) primarily be undertaken as a consolidation of existing recreational facilities, with compact extensions that do not have a detrimental impact on nearby areas
- 3 Any open car parking areas should have a high standard of landscaping.
- 4 Facilities should be designed to enable multi use for compatible sports.

⁷ To assist with the interpretation of the objectives and principles of development within the Public Purpose (Recreation) and (Recreation and Sport) Policy Areas, the following definitions are provided:

- (a) **'Concert'** is defined as a "recital or performance using musical instruments with or without a vocalist".
- (b) **'Event'** - means the single occurrence of a performance, including the entering, observing of the performance, and leaving of the stadium, grounds or car park of paying patrons associated with that single performance.
- (c) **'Sport Related event'** - means an event where the principal purpose is athletic or similar display which may include associated, subordinate sport related activities, but does not include a display which might be organised by a sports organisation where the display is not itself an athletic or similar display/activity.

- 5 Building, landscaping, paving and advertising displays should have a coordinated appearance and should exhibit a standard of design which will enhance the visual attractiveness of the zone.
- 6 Lighting should be focussed as far as possible on the recreation area and should minimize light spill to adjoining residential areas.
- 7 Areas for passive recreation should be available for shared use, being accessible to the public when not being used for organised sporting events.
- 8 Development should ensure the preservation of native vegetation and native fauna habitats.
- 9 Buildings should be a maximum height of 6 metres and have a low profile.
- 10 Buildings designed for active indoor recreational purposes should have a maximum height of 10 metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Additions and alterations to an existing building excluding an existing dwelling, and extensions to an existing use or activity on the land, which is being lawfully undertaken	Except where it achieves either (a) and (b), or (c): (a) it is within the Conservation, Open Space, Public Lands, Recreation, and Recreation and Sports Policy Areas (b) the total floor area of the extension or alteration does not exceed 25 per cent of the total floor area of the building as at 25 May 2006 (c) it is within the Education and Public Lands Policy Areas.
Advertisements	Except where it achieves at least one of (a) or (b): (a) it is adjacent to a road with a speed limit less than 80 km/h (b) it has an advertisement area of two square metres or less, and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same site as that use (iii) the advertisement will not result in more than two advertisements on the site (iv) the advertisement is not illuminated by flashing lighting.
Alterations or additions to an existing dwelling	Except where it achieves one of the following: (a) the extension does not exceed 50 per cent increase of the total floor area of an existing dwelling (b) extension exceeds 50 percent increase of the total floor area of an existing dwelling and complies with the criteria contained in Table AdHi/5 – Non-Complying Exemptions .
Amusement machine centre	

Form of development	Exceptions
Caravan park	Except in the Public Lands and Recreation and Sport Policy Areas.
Crematorium	
Dwelling	Except where it achieves one of the following: (a) the dwelling is within an existing building as at 4 May 2000 within the Recreation and Sports Policy Area and where a habitable dwelling does not already exist on the allotment and where the dwelling and allotment complies with the criteria contained in Table AdHi/5 – Non-complying Exemptions (b) the dwelling is in conjunction with a community facility and will be used as a caretaker’s flat.
Entertainment Venue	
Fuel depot	
Horse keeping and associated and ancillary buildings and structures including stables, shelters and exercise yards	Except where it achieves all of the following: (a) associated and ancillary buildings and structures are not located in areas subject to inundation by a 1:100 ARI flood event (b) no part of the land has a slope exceeding 12 degrees (c) the average rainfall does not exceed 1000 millimetres annually (d) associated and ancillary buildings, structures and intensive exercise areas are not located within 25 metres of any watercourse.
Hotel	
Industry	
Intensive animal keeping	
Land division	Except it achieves one of the following: (a) no additional allotments are created, either partly or wholly within a Policy Area, and where a suitable site for the intended use is available such that the site and intended use comply with the criteria in Table AdHi/5 – Non-complying Exemptions (b) it is by Community Title of an existing building.
Major public service depot	
Motel	
Motor racing or testing venue	
Motor repair station	
Office	Except where the office is associated with one or more community or recreation facilities and located on the same site as at least one of those activities.
Office and dwelling	
Petrol filling station	
Prescribed mining operations	

Form of development	Exceptions
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	Except where the shop is in association with a community, conservation, recreational or open space activity; and (a) the gross leasable area is less than 80 square metres; or, (b) the shop is a restaurant.
Shop and dwelling	
Showground	Except in the Conservation, Public Lands and Recreation and Sports Policy areas.
Stock sales yard	
Stock slaughter works	
Telecommunications facility	Except where it achieves all of the following: (a) it is not located within 100 metres of a Historic Conservation Area or within 100 metres of a State or Local Heritage Place listed in Tables AdHi/1 and AdHi/2 (b) it is less than 30 metres in height.
Tourist accommodation and ancillary uses (not including caravan or camping grounds)	Except within the Conservation, Public Lands and Recreation and Sports Policy Areas of the Public Purpose Zone and is: (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 (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; or (c) wholly within or within part of or as an extension to a State or Local Heritage Place identified in Tables AdHi/1 and AdHi/2 , and where no more than 30 guests are accommodated on a single allotment and where no other habitable building erected after 21 September 2000 exists and which in all cases complies with the criteria in Table AdHi/5 – Non-Complying Exemptions .
Waste reception, storage, treatment or disposal	Except waste reception, storage, treatment or disposal at the SA Heathfield Wastewater Treatment Plant located at Brick Kiln Road, Heathfield within the Public Lands Policy Area.
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
<p>Alteration and additions to a local heritage place.</p> <p>Land division of a local heritage place within the existing building form and where the proposed use in the opinion of the relevant authority is consistent with the Objectives of the zone.</p> <p>Land division of a local heritage place, which involves the realignment of the common boundary between two contiguous allotments and no more than ten per cent of either allotment is affected by the change in boundary.</p> <p>Partial demolition of a local heritage place.</p>	<p>All other kinds of development within the Public Purpose Zone are assigned Category 2 other than non-complying development and development which falls within Schedule 9 Part 1 of the <i>Development Regulations 2008</i>.</p>

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 A zone in which development protects the visual and environmental assets which characterise the zone.
- 3 Development that contributes to the desired character of the zone.
- 4 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.

DESIRED CHARACTER

Residential development within the zone will proceed in a staged and planned manner as a logical extension of existing residential areas. Connections to facilities and services both within and outside the zone will be improved through the creation of a local road network based on a modified-grid pattern and the establishment of recreational links along roads, public reserves and stormwater management systems. Pedestrian and vehicular access to schools, shops and places of employment will be enhanced through the creation of reserves and a shared-use recreational trail.

Development within the zone will generally comprise a variety of housing types at a variety of low and medium densities depending on the policy area in which they are located. Small-scale non-residential uses such as child care centres, schools, offices, consulting rooms and shops will be developed where they do not negatively impact on existing residential development.

While housing will be of contemporary design, the use of verandahs, eaves, pitched roofs and a mixture of building materials will ensure that dwellings are attractive, visually interesting and well adapted to suit the local environment.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - recreation area
 - shop, office or consulting room in association with a dwelling
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.

- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to adjoining buildings by:
 - (a) incorporating stepping in the design in accordance with the slope of the land
 - (b) where appropriate, setting back the upper storey of a dwelling a greater distance from side and rear boundaries than the lower storey.
- 8 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 9 Unless otherwise specified in the Policy Areas, dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries	1 metre
Minimum setback from rear boundary	4 metres (single storey) 8 metres (two storey)
Maximum site coverage	60 per cent
Maximum building height (from natural ground level)	8 metres
Minimum number of on-site car parking spaces	2 (one of which should be covered)

- 10 Unless otherwise specified in the Policy Areas, sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	72 square metres
Maximum building height (from natural ground level)	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	Either 600 millimetres or on the boundary
Minimum setback from a public road or public open space area	6 metres

- 11 Residential allotments and sites should have the appropriate area and dimensions to accommodate:
- the siting and construction of a dwelling and associated ancillary outbuildings;
 - maximum solar orientation for future private open space and habitable rooms;
 - the provision of landscaping and usable private open space;
 - convenient and safe vehicle, pedestrian and cycling access and parking;
 - water sensitive design that enables the storage, and reuse of stormwater, where practical;
 - minimising the need for earthworks and retaining walls.

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.

Glen Stuart Road Policy Area

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

OBJECTIVES

- A residential policy area comprising a range of medium density dwellings, including a minimum of 15 percent affordable housing, designed to integrate with areas of open space, neighbouring centres or public transport nodes.
- Development that minimises the potential impact of garaging of vehicles on the character of the area.
- Development that supports the viability of community services and infrastructure and reflects good residential design principles.
- Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Development in the policy area will comprise a range of dwelling types at medium and low densities which respond to the topography of the area. Small-scale, non-residential land-uses such as convenience shops, cafes, offices, consulting rooms and child care centres will also be developed in proximity to the Yertabirriti Womma Oval to create a community hub, or other suitable locations, where they do not negatively impact on residential amenity.

Water Sensitive Urban Design principles will be incorporated into the layout and design of the Policy Area.

Residential development will be connected to a landscaped network of open space which encompasses and protects the majority of existing trees located near the centre of the policy area while also providing a linkage to Yertabirriti Womma Oval which will remain a key open space facility for the broader locality. The open space network will also be integrated with a comprehensive stormwater management system which will include a landscaped detention basin located towards the eastern boundary of the policy area. The design and development of stormwater management and public open space areas will consider the importance of the existing environment to the biodiversity of the local area and seek to maintain this as much as possible. Where vegetation is removed it should be replaced with suitable locally indigenous species that form an important part of the habitat of the existing native fauna. Stormwater discharge will also be minimised through on-site stormwater capture for individual buildings and capture and harvesting within the road network where practical.

Development will ensure that traffic is managed safely and efficiently both within and outside the policy area. This will include the provision of up to three access points to Glen Stuart Road and a single additional access point to Kintyre Road. Direct vehicle access off Glen Stuart Road will be minimised and vehicle turnaround spaces will be provided to enable vehicles to access and exit sites in a forward direction. No vehicle access will be provided to Norton Summit Road. Internal roads will provide for the manoeuvrability of large vehicles, including refuse collection and emergency service vehicles, and provide sufficient space to maximise on-street visitor car parking. Land division design will minimise the use of cul-de-sacs. Specific attention will be given to parking provision near medium density sites to ensure parking is convenient. Laneways will allow sufficient space for vehicle clearances, services and rubbish bin pads.

A diverse range of dwellings will be developed on a variety of allotment sizes. Development in the western portion of the policy area, on flatter land, will feature higher residential densities than the eastern portion and near Kintyre Road and Norton Summit Road where steeper gradients will require larger allotments.

Allotment sizes, dwelling forms and heights will establish a transition from higher density development near the centre of the policy area to the existing low-rise dwellings outside the policy area. To achieve this, higher density development will be centrally located and in close proximity to open space to ensure that residents with smaller areas of private open space have easy access to public reserves and that passive surveillance of public open space is promoted.

Buildings of up to three-storeys in height will be developed within the policy area where potential impacts on adjoining properties such as overlooking, overshadowing and traffic movements have been appropriately addressed. Buildings will also be sufficiently separated to provide visual interest while also providing visual and acoustic privacy, as well as adequate sunlight to dwellings.

Buildings will be set relatively close to the primary street frontage to create a compact urban streetscape while also achieving visual privacy to dwellings from the street. Shading elements such as verandas, eaves and screens that provide for energy efficiency will feature on new dwellings. Development will provide articulated and varied facades which feature balconies, increased setbacks to upper levels and a range of materials in order to create visual interest and reduce the scale of buildings. The visual impact of garaging and driveway crossovers on the streetscape will also be minimised.

High quality structured landscaping will also be provided to mitigate large scale building facades, provide visual amenity and shade, and help establish a clear hierarchy of vehicle and pedestrian movement patterns across the policy area.

The site will be assessed and remediated as necessary to ensure that it is suitable and safe for any proposed use.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing
 - detached dwelling
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling addition
 - group dwelling
 - pergola in association with a dwelling
 - residential flat building (buildings between 1 and 3 storeys)
 - row dwelling
 - semi-detached dwelling
 - supported accommodation
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - open space
 - primary and secondary school
 - recreation area
 - shop, office or consulting room.
- 2 Development should be in accordance with Residential (Glen Stuart Road) Concept Plan [Figure R/1](#).
- 3 The use and placement of outbuildings should be ancillary to and in association with residential purposes.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Residential allotments should be of varying sizes to encourage housing diversity.
- 6 In those parts of the Policy Area where the topography permits, 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 be in the form of 2 to 3 storey buildings.
- 7 Upper level balconies may extend 1 metre closer to the road boundary than the associated dwelling.
- 8 Dwellings should incorporate verandas, eaves and screens for shading and improved energy efficiency.
- 9 In the case of multiple dwellings on one site, access to parking and garaging areas from public streets should primarily be via a minimum number of common driveways.

10 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	3 metres
Minimum setback from secondary road	frontage 1.5 metres
Minimum setback from side boundaries	0 metres
Minimum setback from rear boundary	4 metres or 0 metres where the rear boundary adjoins a service lane
Maximum site coverage	60 percent
Maximum building height (from natural ground level)	3 storeys
Minimum number of on-site car parking spaces other than for affordable housing (one of which should be covered)	2

11 Except in relation to affordable housing, private open space should be provided as follows:

Dwelling type	Amount of open space	Dimension
Detached, semi-detached, row dwelling, group dwelling	20 square metres/1 bedroom plus additional 5 square metres/additional bedroom	Must include an area of minimum 3metres x 5 metres
Residential flat building	8 square metres for each 1 bedroom dwelling plus additional 3 square metres /additional bedroom	Must include an area of minimum 2metres x 2 metres

12 Walls of dwellings and residential flat buildings sited on side boundaries should be in accordance with at least one of the following:

- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height;
- (b) constructed in accordance with any approved building envelope plan;
- (c) the exposed section of the wall is less than 8 metres in length and 3.5 metres in height.

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

Parameter	Value
Maximum floor area	54 square metres
Maximum building height	5 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	0 metres
Minimum setback from an area of public open space	5 metres

14 A garage or carport should have a minimum setback from a public road of 5.5 metres except where associated with affordable housing or where it has access to a rear lane.

- 15 A dwelling should have a minimum site area (and in the case of and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	180 minimum	8
Semi-detached	165 minimum	7
Group dwelling	150 minimum	20
Residential flat building	120 average	20
Row dwelling	120 minimum	5

- 16 Allotments with a gradient of greater than 1 in 7 may require larger minimum allotment sizes and frontages than those listed in principle of development control 15.
- 17 Where the natural gradient of the allotment is 1 in 7 or greater, dwellings should be in the form of single or two storey detached dwellings, or have a split level design to minimise the height above the natural ground level.

Affordable Housing

- 18 Development should include a minimum 15 percent of residential dwellings for affordable housing.
- 19 Affordable housing should be distributed throughout the policy area to avoid over-concentration of similar types of housing in a particular area.
- 20 Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table:

Parameter	Dwelling type				
	Detached	Semidetached	Group	Residential flat building	Row
Site area (square metres)	150 minimum	140 minimum	130 minimum	100 average	120 minimum
Minimum area of private open space for ground level dwellings (square metres)	20	20	20	20	20
Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)	n/a	n/a	n/a	8	n/a
Minimum number of on-site car parking spaces (one of which should be covered)	1	1	1	1	1

Land Division

- 21 Land division should result in a range of allotments consistent with the desired character and with the desire for medium density residential development, particularly in flatter areas.
- 22 Land division should result in the provision of a continuous open space corridor with minimal road crossovers in accordance with Residential (Glen Stuart Road) Concept Plan [Figure R/1](#).
- 23 Land division should ensure that allotments are of a sufficient size to accommodate an appropriately designed dwelling without impact on any significant trees.
- 24 Land division should result in minimal direct access points onto Glen Stuart Road.
- 25 Land identified for public open space purposes may also perform a stormwater management function provided:
 - (a) the stormwater management components will contribute to the amenity of the locality
 - (b) it would not unreasonably inhibit the use of the land for recreational purposes due to the frequency of inundation.

Site Contamination

- 26 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.

Residential (Foothills) Policy Area

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

OBJECTIVES

- 1 A Policy Area accommodating detached dwellings at low densities on individual allotments.
- 2 Residential development sensitive to the particular topography of the Policy Area.
- 3 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

The policy area is located on the foothills of the Mount Lofty Ranges, and forms part of the eastern boundary of the Adelaide suburban area. With the Hills Face Zone to the east, this policy area will play an important transition role by separating the higher density urban area from the low-density, rural character of the Adelaide Hills.

The policy area will be characterised by relatively steep and winding streets which are situated on sloping land. The street pattern will consist of local access roads which meander along the steep and varied topography.

The allotment pattern will consist of rectangular-shaped allotments with relatively wide road frontages. Allotment sizes will generally be in the order of 1000 square metres with street frontages greater than 20 metres. Larger allotments of more than 4000 square metres will be located on steeper land.

The streetscape will also be characterised by well landscaped front gardens and road verges and the presence of large Eucalypts.

The policy area will be characterised by low-density built form consisting predominantly of large single and two storey detached dwellings on large allotments.

Building setbacks will vary depending on the topography. Side and rear setbacks will maintain a clear sense of space between dwellings and, on sloping land, will better address the potential impacts of overlooking, overshadowing, solar access and a sense of enclosure. Fences forward of the dwelling will be generally absent or low in height. Extensive front landscaping will be provided and mature native vegetation in front yards will be retained to soften direct views of dwellings from the road.

Large retaining walls, consisting of a range of material including 'moss' rocks and brick walling, will be 'stepped' to minimise their visual impact. While substantial earthworks may be required on some allotments to create a suitable building site, the extent of these earthworks will be reduced through the careful siting and design of buildings.

Garages and outbuildings will vary in terms of size and siting, with some under the main roof or as freestanding carports or garages. They will be secondary to the main dwelling in terms of their size and location while also matching the associated dwelling in terms of roof pitch, colours and building materials.

The area north of Wandilla Drive, known locally as "Morialta", will maintain its unique character based on low density detached housing, an irregular street pattern, well landscaped front gardens, wide street frontages, and conservation of remnant native vegetation, with housing generally following the natural topography with minimal construction of retaining walls.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the Policy Area:
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling on an individual allotment
 - dwelling addition
 - home activity up to 60 square metres (also known as a 'home business')
 - supported accommodation.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3 Residential development in the area north of Norton Summit Road 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 (square metres)	Minimum frontage (metres)
Detached	1000 square metres where the lot is connected to a sewer or CWMS or 1200 square metres where wastewater is to be disposed of onsite	20
Semi-detached	850 square metres where the lot is connected to a sewer or CWMS or 1050 square metres where wastewater is to be disposed of onsite	18

- 4 Residential development in the area south of Norton Summit Road should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Criterion	Minimum requirement
Area of allotment	1860 minimum square metres
Width of frontage (regular shape allotment)	24 metres
Width of frontage (irregular shape allotment)	18 metres
Minimum average width	24 metres

5 No additional allotments should be created south of Norton Summit Road.

6 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries	2 metres
Minimum setback from rear boundary	4 metres (single storey) 8 metres (two storey)
Maximum site coverage	40 per cent
Maximum building height (from natural ground level)	8 metres
Minimum number of onsite car parking spaces	2 (one of which should be covered)

Residential (Medium Density) Policy Area

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

OBJECTIVES

- 1 A residential policy area comprising a range of medium-density dwellings, including a minimum of 15 per cent affordable housing, designed to integrate with areas of open space, neighbouring centres or public transport nodes.
- 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.
- 4 Development that reflects good residential design principles.
- 5 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

Development within the policy area will comprise a range of dwelling types at medium densities. Small-scale, non-residential land-uses such as convenience shops, offices and consulting rooms may also be developed at the lower levels of residential flat buildings.

Buildings up to three-storeys in height will be developed within the policy area where potential impacts on adjoining properties such as overlooking, overshadowing, solar access and traffic movements have been appropriately addressed.

Buildings will be set relatively close to the primary street frontage to create a compact urban streetscape while also achieving visual privacy to dwellings from the street.

The depth of multi-storey buildings will promote a high level of residential amenity by creating opportunity for dual aspects from dwellings, and by facilitating natural ventilation and access to sunlight. Buildings will also be sufficiently separated to provide visual interest, while also allowing views between built forms that provide visual and physical links to surrounding areas. Separation between buildings will also provide visual and acoustic privacy, as well as adequate sunlight to dwellings.

Shading elements such as verandahs, eaves and screens that provide for energy efficiency will feature on new dwellings. Development will provide articulated and varied facades which feature balconies, increased setbacks to upper levels and a range of materials in order to create visual interest and reduce the scale of buildings. High quality structured landscaping will also be provided to mitigate large scale building facades, provide visual amenity and shade, and help establish a clear hierarchy of vehicle and pedestrian movement patterns across the policy area.

Access points onto public roads will be minimised through the use of common driveways, and the visual and noise impacts of on-site parking will be minimised through the provision of car-parks which are integrated into the design of the buildings. Landscaping will form an integral part of development when viewed from public open space and roads.

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
 - home activity up to 60 square metres (also known as a 'home business')
 - residential flat building (buildings between one and three storeys)
 - row dwelling
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - open space
 - recreation area
 - shop where the gross leasable area is less than 80 square metres
 - office or consulting room where the gross leasable area is less than 80 square metres
 - 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 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 be in the form of 2 to 3 storey buildings.
- 5 Upper level balconies may extend 1 metre closer to the road boundary than the associated dwelling.
- 6 In the case of multiple dwellings on one site, access to parking and garaging areas from public streets should primarily be via a minimum number of common driveways.
- 7 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	5 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries	1 metres
Minimum setback from back boundary	4 metres
Maximum site coverage	60 per cent
Maximum building height (from natural ground level)	12 metres
Minimum number of onsite car parking spaces other than for affordable housing (one of which should be covered)	2

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

Parameter	Value
Maximum floor area	54 square metres
Maximum building height	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	Either 600 millimetres or on the boundary
Minimum setback from a public road or public open space area	6 metres

- 9 Dwellings should have a minimum site area (and for residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	450 minimum	12
Semi-detached	325 minimum	10
Group dwelling	450 minimum	15
Residential flat building	300 average	15
Row dwelling	300 minimum	10

- 10 Development should:
 - (a) be designed to reduce energy consumption through careful building orientation, the promotion of natural ventilation, solar access and the use of shading devices
 - (b) ensure that traffic is managed in an integrated manner across the Policy Area to create a low-speed, pedestrian friendly environment

- (c) incorporate spacing between residential flat buildings which reduces visual impact and provides opportunities for informal interaction between people living within the Policy Area.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Additions and alterations to an existing form of development listed as non-complying in this table.	Except where the total floor area of the addition or alteration does not exceed 25 per cent of the total floor area of that form of development as at 24 October 2017.
Advertisement and /or advertising hoarding	
Amusement machine centre	
Consulting room	Except where it achieves (a) or (b), (c) and (d): (a) it is within the Residential (Medium Density) Policy Area or the Glen Stuart Road Policy Area; or (b) where the consulting room is developed in association with a dwelling; and (c) where the total floor area is less than 100 square metres; and (d) where the site does not front an arterial road.
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land Division	Except in the Residential (Medium Density) Policy Area, the Glen Stuart Road Policy Area, and in those parts of the Residential (Foothills) Policy Area north of Norton Summit Road.
Motor repair station	
Office	Except where it achieves (a) or (b), (c) and (d): (a) it is within the Residential (Medium Density) Policy Area or the Glen Stuart Road Policy Area; or (b) where the office is developed in association with a dwelling; and (c) where the total floor area is less than 100 square metres; and (d) where the site does not front an arterial road.

Form of Development	Exceptions
Petrol filling station	
Public service depot	
Restaurant	Except where it achieves all of the following: (a) the total floor area is 100 square metres or less (b) the site does not front an arterial road (c) it is not in the Residential (Foothills) Policy Area.
Road Transport Terminal	
Service trade premises	
Shop or group of shops	Except where it achieves (a) or (b), (c) and (d): (a) it is within the Residential (Medium Density) Policy Area or the Glen Stuart Road Policy Area; or (b) where the shop or groups of shops is developed in association with a dwelling; and (c) where the total floor area is less than 80 square metres; and (d) where the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Telecommunications facility	Except where it achieves all of the following: (a) it is not located within 100 metres of a Historic Conservation Area or within 100 metres of a State or Local Heritage Place listed in Tables AdHi/1 and AdHi/2 (b) it is less than 30 metres in height.
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Category 1	Category 2
Combined fence and retaining wall where the total height does not exceed 3 metres measured from the lower of the two adjoining finished ground levels.	Combined fence and retaining wall (where not assigned as Category 1). Consulting Room.
Combined fence and retaining wall where the total height does not exceed 2.1 metres measured from the lower of the two adjoining finished ground levels.	Deck attached to a dwelling (where not assigned as Category 1). Excavation and/or filling of land not incidental to building work but which constitutes development (where not assigned as Category 1).
Deck attached to a dwelling with a maximum floor height not exceeding 1 metre above natural ground level provided the development has a side and rear setback of at least 1 metre and a front boundary setback of at least 6 metres.	Fence exceeding 3 metres in height located less than 1 metres from a side or rear boundary and less than 8 metres from a front boundary. Office.

Category 1	Category 2
<p>Excavation and/or filling of land not incidental to building work but which constitutes development where the maximum depth of excavation or height of fill is 1.5 metres provided the development has a side and rear setback of at least 1 metres and a front boundary setback of at least 8 metres.</p> <p>Masonry fence not exceeding 2.1 metres in height.</p> <p>Partial demolition of a local heritage place.</p> <p>Retaining wall with a maximum height not exceeding 1.5 metres above natural ground level.</p> <p>Water tank where the wall height does not exceed 3.0 metres above natural ground level, the total height does not exceed 4.5 metres above natural ground level</p>	<p>Restaurant.</p> <p>Retaining wall (where not assigned as Category 1).</p> <p>Shop or group of shops.</p> <p>Tennis court fence where the tennis court is associated with a dwelling</p> <p>Tennis court light poles and lighting where the tennis court is associated with a dwelling.</p> <p>Water tank (where not assigned as Category 1).</p>

STATE HERITAGE AREA (MOUNT TORRENS)

Introduction

The objectives and principles of development control that follow apply to the State Heritage Area (Mount Torrens) as shown on [Map AdHi/10](#) and are additional to those expressed for the whole of the Council area.

OBJECTIVES

- 1 To retain, maintain and enhance the existing character and setting of Mount Torrens as an isolated township with well defined edges.
- 2 To retain significant introduced trees whilst restoring the Angas River Creek system to an interpretation of its natural conditions by removal of feral exotics and debris.
- 3 To retain an area for the preservation and conservation of historic buildings, historic character, original settlement patterns, creek infrastructure and landscape features.
- 4 To retain an area where development does not detract from the historic and landscape qualities.
- 5 To retain an area for low density residential development and interpretive uses and compatible non-residential development that maintains the pedestrian environment.

Mount Torrens is a township in which the original buildings of heritage value, landscaping, and pedestrian features should be conserved and maintained. Development, changes to street furniture, creek management and landscaping should seek to retain and reinforce the distinct character and identity of the historic buildings and streetscape elements of trees, stormwater embankments and the natural surfaces of footpaths. New development should be separately identifiable and should not dominate or detract from existing historic buildings. Consideration should be given to improving knowledge of the area's significance through archaeological investigations where practicable.

The township as defined by the Country Township (Mount Torrens) Zone and the surrounding rural backdrop are important to the setting of the State Heritage Area. Outside of the State Heritage Area, development in these adjacent areas should complement and reinforce the heritage significance of the Area.

PRINCIPLES OF DEVELOPMENT CONTROL

Built Form

- 1 Development should reinforce and complement the desired character and historical integrity of the area.
- 2 Buildings of historic value or contribute to the historic character of the area as indicated on [Figure SHA\(MT\)/1](#) should be retained and conserved.
- 3 Development should be of a scale and height complementary to surrounding buildings.
- 4 Large expanses of glass and reflective materials should be avoided.
- 5 Antennae, satellite dishes, plant and ancillary equipment should be located so as not to visually intrude on the heritage streetscape.
- 6 Development adjacent to a place or building of heritage value should be designed and sited having regard to the original elements of the adjacent place in terms of built-form, scale, setbacks, external materials, finishes and colour.

- 7 New roofing for buildings should have a corrugated profile or match the original roofing material as applicable.
- 8 Development other than fencing should not take place in front of existing dwellings with the exception of the repair or replacement of original elements or features.

Alterations and Additions

- 9 Additions to existing places or buildings of heritage value should:
 - (a) be of a design and incorporate external materials, colours and finishes that complement the existing building fabric; and
 - (b) not intrude on the front set-back, side views and siting of the existing building when viewed from the street on which it is located.
- 10 Where adaptation of a heritage element involves additional construction, part demolition or where alterations are proposed to the fabric of the heritage element, development should not detract from the cultural or heritage significance of the place.
- 11 New walls or extensions to existing buildings should be of stone, red brick, rendered finish or corrugated iron to complement the original part of the existing building.
- 12 Existing un-rendered external walls should not be rendered. Existing unpainted stone, brick, or rendered external surfaces should not be painted.
- 13 Development in relation to the buildings and structures contributing to the historic character of Mount Torrens, as shown on [Figure SHA\(MT\)/1](#), should reinforce the historic integrity of the place and maintain opportunities for the restoration and reinstatement of original features. In particular, development in respect to the places numbered on [Figure SHA\(MT\)/1](#) should promote the following:

Reference number	Kind of Development
1	<ul style="list-style-type: none"> (i) retain the existing roof form, reinstating with corrugated iron when required; (ii) remove the paintwork from the existing stonework.
2	<ul style="list-style-type: none"> (i) retain dominant visual elements; (ii) encourage the reinstatement of one of the two balconies that adorned the Hotel historically; (iii) encourage the reconstruction of the missing section and capping of the eastern boundary wall; (iv) retain the current spatial setting adjacent to the main road at the rear of the building complex; (v) provide access from the southern side of the allotment with internal driveways and parking provided, incorporating perimeter post and rail fencing, pervious surfaces and landscape screening of the parking areas in any redevelopment of the complex.
3	<ul style="list-style-type: none"> (i) encourage the removal of the paintwork from the existing stonework; (ii) provide for corrugated iron roof cladding; (iii) encourage the replacement of the aluminium roller door with a vehicle entry in keeping with the historic character of the area.
4	<ul style="list-style-type: none"> (i) stabilise walling; (ii) encourage the reinstatement of the original upper fenestrations.

Reference number	Kind of Development
5	(i) encourage the repair of the canopy to the former bakery complex.
6	(i) maintain the historic level of signage on the building, in both number and placement.
7	(i) encourage the repair and reconstruction of outbuildings.
8	(i) parking should be provided to the rear of the former coach house.
9	(i) reinstate the verandah and maintain the house, wall and outbuildings.
10	(i) reinstate the original form of windows.
11	(i) retain the open space setting; (ii) ensure development occurs no further south than the existing building alignment. (check)
12	(i) encourage the development of a parapet and a walkway to the western side of the bridge, of an appropriate style and materials.

Appearance of Land and Buildings

- 14 Building work involving new buildings, additions or alterations, should be designed to enhance the visual amenity of the locality by retaining the existing pattern of buildings based on set-backs, massing, form and setting when viewed from a public place.
- 15 Buildings should be of a scale, set-back and siting compatible with the surrounding fabric of the locality. (incorporate in PDC 14)
- 16 Buildings should be of a design, external materials, colours and finishes complementary to the existing fabric, textures and colours of historic elements within the existing townscape.
- 17 Alterations and additions to buildings of heritage value as identified on [Figure SHA\(MT\)/1](#) should preserve or enhance the character of the existing building with the principal street facade and side walls not significantly altered.

Outbuildings

- 18 New carports, garages and other buildings should have a floor area not exceeding 56 square metres in area and have a metal cladding with a corrugated iron profile.
- 19 Open carports should be set-back at least one metre behind the main front face of the existing building and have a roof pitch and materials complementary to those of the existing building.
- 20 Garages or semi enclosed carports should be set-back to the rear of the main building. If attached or adjacent to the side of a main building they should have colours and roof pitch generally matching the main building and be set-back at least 4 metres behind the front wall of the building.
- 21 Pergolas located at the front of buildings should be of materials, shape, colour and design that is compatible with the type or period of the buildings.

Set-backs

- 22 The existing street or front set-back of buildings should be maintained.
- 23 Buildings and structures should generally be set-back not less than 1.5 metres from side boundaries except for garages and semi-enclosed carports where the set-back should be at least 900 millimetres from the side and rear boundaries.

- 24 A set-back of less than 900 millimetres should:
- (a) maintain a space between buildings on adjacent properties reflective of the original pattern of development;
 - (b) maintain the original appearance and presentation of the front elevation and facade of the building, particularly dwellings, to the street;
 - (c) maintain the original character of the side elevation and facade of the building.

Fences

- 25 Fences should meet the following requirements:
- (a) fences along the street boundaries of properties and between the front wall of a building and the front street boundary should be of a height and/or style which does not obscure views of the building from the street;
 - (b) fences other than (a) above should be no higher than 2 metres above ground level.
- 26 Designs and materials for fences should be consistent with the predominant period of original development. Unpainted zincalume, v-crimp and square profile metal materials are not appropriate.
- 27 Fences should comply with the following:

Kind of Development	Conditions
Fence and Gate	
(a) Front boundary	<ul style="list-style-type: none"> (i) timber pickets 750 – 1400 mm high; or (ii) stone or rendered brick walls with suitable plinth and capping courses; or (iii) open style crimped wire or similar no higher than 1.2 metres.
(b) Side boundary (excluding that portion between the front boundary and the alignment of the front wall of the building)	(i) Post and wire fencing, or corrugated galvanised iron, colour coated iron with galvanised iron, ripple or corrugated iron up to 1.8 metres in height.
(c) That portion of the side boundary between the front boundary and the alignment of the front wall of the building	<ul style="list-style-type: none"> (i) Not higher than 1.2 metres; (ii) Constructed of brick, stone, timber, galvanised iron, colour coated iron with ripple or corrugated iron profile, or brush only.

Demolition

- 28 Demolition of buildings and structures should only occur where:
- (a) the building or structure is so structurally unsound as to not warrant restoration and there is a risk to health or safety; or
 - (b) the demolition and/or a replacement will not detrimentally affect the heritage character of the area.
- 29 A measured survey and archaeological investigation should be undertaken and recorded prior to and during the demolition of an historic building.

Signs, Advertisements and Hoardings

- 30 Signs should enhance the heritage character of the township by way of scale, type, design location, materials, colour and style.
- 31 Signs related to commercial, office, retail or similar uses should:
- (a) be restricted to traditional signage panel locations such as parapet walls above verandah, verandah fascia and infill end panels and windows;
 - (b) not be internally illuminated or include neon lighting;
 - (c) not project out from the building;
 - (d) not exceed 2 square metres for each display.
- 32 Signs for public, school and religious buildings should primarily be contained within small free standing structures at the front of buildings.
- 33 Temporary banners for community and/or social events may be displayed for not more than seven days prior to the event and should be affixed to a building or structure so as not to endanger public safety and removed promptly after the event.
- 34 Large internally illuminated signs should be avoided.
- 35 All interpretive and direction signage within and approaching Mount Torrens should be distinctive to the township, with coordinated colours and graphics.
- 36 Signs should be designed, scaled and located to enhance pedestrian orientation with and overall consistency of signs to enhance the township's historic character.
- 37 The following signs are appropriate along Springhead Road and Townsend Street:

Above canopy/verandah level	Flat wall signs and painted wall or window signs.
Verandah level	Flat wall or fascia signs
Below verandah level	Business plates, flat wall signs, horizontal projecting signs, under canopy signs, painted wall or window signs
Ground level	Low free standing signs

Visitor Facilities – Car Parking and Public Toilets

- 38 Car parking areas should be located and designed to:
- (a) provide landscaping and shade for parked vehicles;
 - (b) reduce on-street parking pressure and enable short term parking at the front of commercial premises.
- 39 Visitor parking should:
- (a) be in the form of rear parking to all allotments in the State Heritage Area;
 - (b) be linked to pedestrian ways for safe pedestrian access and movement;
 - (c) have minimal impact on the streetscape of the Mount Torrens main street (Townsend Street) and be screened from views approaching the township;

- (d) rationalise visitor parking for tourists to the township;
- (e) provide bus parking bays at the Oval with a drop-off area within the main street by public facilities;
- (f) provide semi-pervious surfaces for rainwater percolation and maintain rural township character.

Car Parking Structures (also refer to PDCs 18 to 20 under Outbuildings)

40 Car parking structures should:

- (a) be situated away from the street frontage and recessed from the frontage of existing on-site buildings; and
- (b) incorporate a roof form and finishes designed to complement adjoining or nearby building(s).

41 On sites with two or more street frontages, car park structures should be set back from the street frontages and integrated into the form of existing buildings or structures.

Open Space, Landscaping and Gardens

- 42 Significant trees should be retained and protected from damage or threat to their health and survival.
- 43 New walling should build on the character of the existing drystone walling used throughout the township.
- 44 Palms, English Oaks and Walnuts should be retained and protected as important aesthetic and historical elements.
- 45 Large indigenous trees should be maintained by preventative pruning to ensure continued growth without jeopardising public health and safety.
- 46 Large fallen River Red Gums should be retained for their visual and habitat amenity as well as historical significance.
- 47 Landscaping should enhance the appearance of buildings. Selected plant species should complement the form and scale of buildings and historical plantings.

Streetscape, Utility, and Other Public Infrastructure

48 Traffic calming and other road traffic control devices should be designed to minimise disruption to the existing character of the road system servicing the State Heritage Area.

49 Street furniture, including:

- Bus shelters
- Rubbish bins
- Seating
- Bollards
- Signs
- Street name signs
- Light poles

should be provided in a uniform and consistent manner throughout the State Heritage Area in a style and appearance consistent with the heritage value of the township.

50 Road pavement should be asphalt.

51 Footpaths should be asphalt or compacted rubble.

- 52 Work associated with the maintenance of footbridges should ensure their diversity is retained and to improve public health and safety.
- 53 Overhead powerlines should be bundled or undergrounded.
- 54 Stormwater systems within the township should be integrated with the existing system along Townsend Street.
- 55 Telecommunications and utilities infrastructure should be located so as not to detract visually from the area. Radio facilities, above ground housing, public pay phones, cabinets or booths should be screened, designed and located to retain the heritage value of the area.

Public buildings

- 56 The external fabric of public buildings or those originally used for a public purpose should be preserved and restored where those buildings contribute to the heritage value of the area.

Land Division

- 57 Land division should result in allotments of at least 1000 square metres in area, except to allow for minor boundary readjustments.

Non-complying Development

- 58 The following kinds of development are **non-complying** in the State Heritage Area (Mount Torrens):

Advertisements:

- (a) on sites used wholly for residential purposes;
- (b) greater than 3.7 metres in height above natural ground level; or
- (c) internally or externally illuminated, move, rotate, flash, incorporate an animated display or running lights.

Amusement machine centre
Amusement park
Builder's yard
Cemetery
Crematorium
Electricity substation
Fuel depot
General industry
Golf driving range
Horse keeping
Intensive animal keeping
Junk yard
Land division which creates additional allotments
Major public service depot
Showground
Special industry
Stadium
Store
Transmitting station
Warehouse
Welfare institution

Category 1 Development

- 59 The following developments are assigned **Category 1** pursuant to Section 38 of the *Development Act 1993*:

Advertisement

Air conditioners, satellite dishes and any associated structure or device

Single storey dwelling not closer than 1.5 metres to a side boundary

Fence in accordance with PDC 27

Outbuilding unless situated on a boundary

Retaining walls unless situated on a boundary

Swimming pool

Development falling within Part 1 of Schedule 9 of the Development Regulations other than that described as Category 2 in the State Heritage Area (Mount Torrens)

Category 2 Development

- 60 The following developments are assigned to **Category 2** pursuant to Section 38 of the *Development Act 1993*:

Building:

(a) having one or more walls on a boundary; or

(b) greater than one storey in height.

Land division (except where it would be non-complying)

Retaining wall over 1 metre in height situated on a boundary

Development falling within Part 2 of Schedule 9 of the Development Regulations

TOURIST ACCOMMODATION ZONE

Introduction

The objectives and principles of development control that follow apply in the Tourist Accommodation Zone, as shown on [Maps AdHi/21 and 23](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- 1 A zone primarily accommodating residential living and a range of tourist related facilities.
- 2 A tourist destination zone created by, preserving and restoring the physical historic character of the locality.
- 3 The establishment of an integrated tourist facility on the St Michaels site.
- 4 Protection of physical and visual aspects of the zone from pollution, land degradation and unsightly visual intrusion.
- 5 The provision of urban services to existing and future development in the zone.

The western slopes of the south Mount Lofty Ranges 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 and decrease pollution of all kinds.

The Summit Road constitutes the western boundary of the water catchment supplying metropolitan Adelaide. While the area involved is small, existing and future development must take notice of the need for protection of vital water resources and provide a satisfactory effluent disposal system.

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 in order to minimize the fire risk.

Activities and projects by State and local agencies which are considered necessary in this zone should be located, sited, constructed and maintained in such a way as to promote the objectives for the zone and complement the principles of development control relating to this zone.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The following kinds of tourism accommodation should be undertaken in the zone:
 - (a) small-scale development accommodating not more than six persons;
 - (b) development accommodating not more than 50 persons:
 - (i) using an existing large historic home or be a purpose built building in an architectural style which is low key and reflects the natural features of the location and providing a dining room limited in scale to that necessary for guests only; and
 - (ii) accommodation units which would range from a single 'lodge' style to self catering detached cottages, bunk house or a combination of these, and providing a dining room limited in scale to that necessary for guests only; and
 - (c) hotel, restaurant or shops as part of a total integrated development that is intended to serve tourist needs.

- 2 Development should not be undertaken unless:
 - (a) it is associated with redevelopment of existing structures, is in keeping with the character of the area, a public open space area or a private use of an open space; and
 - (b) together with associated landscaping, it preserves and enhances the natural and historic character of the zone or assists in the re-establishment of that character.
- 3 Land should not be divided, nor allotment boundaries rearranged in such a way that:
 - (a) development of the resulting allotments in accordance with the objectives and principles of development control would result in a greater risk of pollution of surface or underground waters than would development of the existing allotments; or
 - (b) result in the size or configuration of an allotment being such that a dwelling and associated outbuildings cannot be unobtrusively located when viewed from the roads within the zone or from the Adelaide Plain.
- 4 Development should not result in increased risk of flooding or impairment of stream water quality through the disposal of stormwater, within the zone or adjoining areas including the Cleland Conservation Park and Mount Lofty Botanic Gardens.
- 5 Buildings should be located in unobtrusive locations and, in particular should:
 - (a) be located well below a ridge line;
 - (b) be located within valleys or behind spurs;
 - (c) be located in such a way as to not be visible against the skyline when viewed from public roads;
 - (d) be set well back from public roads, particularly when the allotment is on the high side of the road;
 - (e) be sited on an excavated rather than a filled site in order to reduce the vertical profile of the building;
 - (f) be screened by existing vegetation when viewed from public roads and especially from the Mount Lofty Ranges Scenic Road;
 - (g) maximize the retention of existing vegetation and retain watercourses in their natural state; and
 - (h) should have a safe, clean, tidy and unobtrusive area for the storage and disposal of refuse so that the desired character of the Summit is not adversely affected.
- 6 Waste water and effluent should be disposed in a manner that does not cause a risk to human health or cause adverse environmental impact within the zone or adjoining areas, including the Cleland Conservation Park and Mount Lofty Botanic Gardens.
- 7 Development should be designed to avoid inappropriate human access to the Cleland Conservation Park and Mount Lofty Botanic Gardens.
- 8 Buildings should be unobtrusive and not detract from the desired character of the Zone and, in particular:
 - (a) the profile of buildings should be low and the roof lines should complement the natural form of the land;

- (b) the mass of buildings should be minimized by variations in wall and roof lines and by floor plans which complement the contours of the land;
 - (c) large eaves, verandahs and pergolas should be incorporated into designs so as to create shadowed areas which reduce the bulky appearance of buildings;
 - (d) the mass of buildings should be minimized by having separate vehicle storage areas;
 - (e) the restoration or additions to existing buildings should be of a high quality and complement original designs; and
 - (f) new buildings and additions should harmonise in character and appearance with existing built structures.
- 9 Driveways and access tracks should follow the contours of the land so as to reduce their visual impact and erosion from water run-off and be surfaced with dark materials. The excavation/filling of land should be kept to a minimum in order to preserve the natural form of the land and the vegetation.
- 10 Trees, shrubs and ground covers should be established to screen development, including screen slopes created as a result of the excavation and/or filling of land, in such a way that the bushfire hazard is not increased. Screening mounds may also be appropriate.
- 11 Recreation areas and other recreational or visitor facilities should be compatible with the character and protection of the watershed and the character and amenity of the zone.

Non-complying Development

- 12 All kinds of development are **non-complying** in the Tourist Accommodation Zone except the following:

Advertisements:

- (a) on land abutting a public road within a 60 km/h or 80 km/h speed restriction; or
- (b) where the advertisement has an advertisement area of two square metres or less, and providing the message contained thereon relates entirely to a lawful use of land, the advertisement is erected on the same site as that use, and the advertisement will not result in more than two advertisements on the site

Additions and alterations to an existing building, and extensions to an existing use or activity on the land, which is being lawfully undertaken, where the total floor area or site area of the extension does not exceed 25 percent of the total floor area or site area of that building or use as at 25 May 2006

Alterations or additions to an existing dwelling

Aviary

Carport

Deck attached to a dwelling or tourist accommodation building;

Dwelling where the dwelling is to be erected on an existing allotment and where a habitable dwelling or tourist accommodation for up to ten guests does not already exist on the allotment, unless the dwelling is to replace an existing dwelling, and where:

- (a) no valid planning authorisation to erect a dwelling on that allotment exists; and
- (b) no other application for planning authorisation is being made or has been made and is not yet determined for a dwelling on that allotment;
- (c) where the detached dwelling and allotment complies with the criteria in [Table AdHi/5](#); and
- (d) the detached dwelling and additions is not more than 6 metres in height.

Excavation and/or filling of land not incidental to building work but which constitutes development

Facilities for the use of tourists and visitors, other than those providing facilities for overnight accommodation which comply with the criteria detailed in [Table AdHi/5](#) located in Section 500 Hundred of Adelaide.

Fence

Garage

Hotel which is part of a total development intended to serve tourist and which complies with the criteria detailed in [Table AdHi/5](#)

Land Division, where no additional allotments are created, either partly or wholly, and where the development of the proposed allotments does not result in a greater risk of pollution of surface or underground waters than would the development of the existing allotments, and provided a suitable site for a detached dwelling is available which complies with the criteria detailed in [Table AdHi/5](#)

Museum which complies with the criteria detailed in [Table AdHi/5](#)

Outbuilding

Pergola

Retaining wall

Shop as part of a total development (excluding a restaurant which does not exceed 250 square metres in total floor area) which complies with the criteria detailed in [Table AdHi/5](#)

Swimming pool associated with a dwelling and intended primarily for use by occupants of that dwelling

Tennis court fence where the tennis court is associated with a dwelling

Tennis court light poles and lighting where the tennis court is associated with a dwelling

The alteration of or addition to existing chicken and other poultry batteries or hatcheries, or the alteration of or addition to existing dog kennels

Tourism Accommodation (excluding Caravan Park):

- (a) within or as an addition to a dwelling and where between one and six persons are accommodated; or
- (b) where not more than 50 persons are accommodated, and which complies with the criteria detailed in [Table AdHi/5](#)

Tree damaging activity

Verandah

Water Tank

Public Notification

- 13** The following kinds of development (including any combination of any of the following or more than one of a particular kind) are assigned as **Category 1** other than where the development is classified as non-complying:

Combined fence and retaining wall where the total height does not exceed 3 metres measured from the lower of the two adjoining finished ground levels provided the development has a side and rear setback of at least 2 metres and a front boundary setback of at least 8 metres

Combined fence and retaining wall where the total height does not exceed 2 metres measured from the lower of the two adjoining finished ground levels

Deck attached to a dwelling with a maximum floor height not exceeding 1 metre above natural ground level provided the development has a side and rear setback of at least 2 metres and a front boundary setback of at least 8 metres

Excavation and/or filling of land not incidental to building work but which constitutes development where the maximum depth of excavation or height of fill is 1.5 metres provided the development has a side and rear setback of at least 2 metres and a front boundary setback of at least 8 metres

Masonry fence not exceeding 2.0 metres in height

Partial demolition of a local heritage place

Retaining wall with a maximum height not exceeding 1.5 metres above natural ground level provided the development has a side and rear setback of at least 2 metres and a front boundary setback of at least 8 metres

Water tank where the wall height does not exceed 3 metres above natural ground level, the total height does not exceed 4.5 metres above natural ground level, and the development has a side and rear setback of at least 2 metres and a front boundary setback of at least 8 metres

- 14** The following kinds of development (including any combination of any of the following or more than one of a particular kind) are assigned as **Category 2**, other than where the development is classified as non-complying:

Combined fence and retaining wall where the total height exceeds 2 metres measured from the lower of the two adjoining finished ground levels, located less than 2 metres from the side and rear boundary and less than 8 metres from a front boundary

Deck attached to a dwelling (where not assigned as Category 1)

Excavation and/or filling of land not incidental to building work but which constitutes development (where not assigned as Category 1)

Fence exceeding 2.0 metres in height located less than 2 metres from a side or rear boundary and less than 8 metres from a front boundary

Retaining wall (where not assigned as Category 1)

Tennis court fence where the tennis court is associated with a dwelling

Tennis court light poles and lighting where the tennis court is associated with a dwelling

Water tank (where not assigned as Category 1)

TOWN CENTRE ZONE

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

OBJECTIVES

- 1 A centre accommodating a wide range of retail, office, administrative, community, cultural and entertainment facilities to serve residents of the town and the surrounding rural community.
- 2 Development of a visually and functionally cohesive and integrated town centre that maintains its rural town character.
- 3 Conservation and upgrading of buildings of historic character.
- 4 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone applies to the town centres of Balhannah, Birdwood, Lobethal, and Woodside. The Zone will be developed as a retail and service centre for the various townships and surrounding catchment areas.

Development within the Zone will provide a range of retail, administrative, cultural, entertainment, community, business, educational and recreational facilities, as well as visitor and tourist accommodation appropriate to the needs of the township and catchment it serves.

Development will contribute to the establishment of a vibrant, active, integrated and connected town centre. A continuous edge of buildings of a similar height will be created that addresses and encloses streets through minimal street and side boundary setbacks. Buildings with frontage to the street will incorporate non-residential activities, entrances and windows at street level and incorporate verandahs and awnings to maximise pedestrian amenity.

Main streets will be progressively upgraded and improved to provide a more pleasant environment for residents and visitors. This will be achieved through consistent tree planting, the provision of street furniture and improved footpaths. Development fronting main streets, particularly non-residential development, will contribute to the overall improvement of streetscapes by providing building designs which reflect the historic main street character, providing shelter for pedestrians, restricting the visual dominance of advertising signs and ensuring that car-parking facilities are provided behind the main face of the building.

The Mount Lofty Ranges Watershed Area is of importance to Adelaide's public water supply system. The maintenance and enhancement of water quality and prevention of pollution is a priority and given the multi-use nature of the water supply catchments, a balance between best practice watershed protection and development is required.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bank
 - café
 - car parking
 - community centre

- consulting room
- cultural centre
- dwelling in conjunction with and ancillary to non-residential development
- emergency services facility
- entertainment facility
- fitness studio
- health care facility
- home activity up to 60 square metres (also known as a 'home business')
- hotel
- meeting room
- motor repair station
- office
- petrol filling station
- restaurant
- service trade premises
- shop
- **tourist accommodation**
- tourist facility.

- 2 Development listed as non-complying is generally inappropriate.
- 3 A dwelling should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should be designed to create active street frontages which encourage public activity and interest to passing pedestrians and contribute to the liveliness, vitality and security of public areas.
- 6 Development should:
 - (a) allow existing historic buildings to remain the dominant visual elements in the locality
 - (b) incorporate verandahs and sheltered pedestrian environments to promote pedestrian movements and outdoor dining opportunities
 - (c) provide a continuation of building alignments and facades on front allotment boundaries
 - (d) complement the height and scale of existing buildings and be no greater than two storeys in height.
- 7 **The layout and design of development should:**
 - (a) **minimize physical modification of the site by retaining and supporting the value of natural features including trees and other topographic features of significance**
 - (b) **incorporate Water-Sensitive Urban Design principles relating to stormwater management.**
- 8 **Development should provide pedestrian access and through-site links such as enclosed arcades, semi-enclosed lanes or widened footpaths.**
- 9 **Architectural features such as verandahs eaves, balconies, and detailing of facades should be utilised to provide visual interest, break-up the visual bulk of buildings, and avoid large blank walls particularly those facing public areas.**

- 10 Development should, wherever practicable, provide pedestrian shelter, particularly along well-trafficked routes and over the public footpath. Such shelter should be in the form of awnings, canopies, balconies or verandahs.
- 11 Facilities for the storage of goods, as well as waste, and associated truck standing and access requirements, should be provided on-site and screened from public view from the road.
- 12 Bulk waste areas and facilities should be screened from public view.
- 13 Drive-through service facilities for banks, shops and restaurants should not be provided.
- 14 Centre activities and uses, public amenities, and development, should be sited and designed so as to promote after-hours use of the District Centre to reinforce it as the focus of social activity in the district.
- 15 Outdoor dining activities on public footpaths should not conflict with pedestrian flow and should not include permanent marquee-type structures.
- 16 Windows facing public roads should consist primarily of clear glazing, not obstructed by advertising or security grilles to allow for casual surveillance of and from public spaces.
- 17 Buildings should be designed to face, and provide occupants with views of, public and communal streets, public open space and car parking areas to allow casual surveillance of these spaces.
- 18 Where non-residential centre uses abut residential uses:
 - (a) activities with the greatest potential for impact should be directed away, and/or shielded acoustically and visually, from the common boundary
 - (b) landscaping should be provided to assist in creating a visual separation and assist in screening centre buildings of greater bulk and scale from neighbouring properties.
- 19 Buildings facing roads and off-street parking areas should have staggered setbacks to create facades of mixed shopfronts featuring a combination of outdoor dining spaces, sitting spaces, landscaped areas and outdoor goods display areas. Buildings facing side roads should have a setback averaging 8 metres.
- 20 The architectural style and design of buildings should improve and enhance the character and amenity of the Centre.

Land Division

- 21 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.

Access and Parking

- 22 Where car parking areas abut a public road, landscaping should be provided in a manner which screens vehicles and prevents headlight glare but which maintains surveillance of the car parking area from outside the site.
- 23 Development should promote pedestrian and vehicle linkages between abutting development sites to co-ordinate movement patterns and minimise separate points of access onto public roads.
- 24 Car parking should be provided at rates no less than those set out in [Table AdHi/4 – Off Street Vehicle Parking Requirements](#), other than where provision is made for the sharing of portion of the car parking space requirement with large pooled car parking areas on the consolidated site of the development, or by formal and binding arrangements elsewhere in the Town Centre Zone.

- 25 A car parking area should:
- (a) be located behind buildings
 - (b) not face or border Onkaparinga Valley Road
 - (c) share or integrate access and services
 - (d) allow unobstructed access to car parking areas on abutting centre sites
 - (e) not gain access directly from the site's street frontage.

Advertising signs

- 26 Advertisements should be consistent with the requirements set out in [Table AdHi/7 – Development Guidelines](#).

Dwellings

- 27 Dwellings should be located only in association with, and behind or above, non-residential uses on the same allotment.
- 28 Medium density residential development should typically be in the form of apartment-style dwellings.
- 29 Access to dwellings should be via arcades, semi-enclosed lanes or from rear car parking areas and should not be directly from a public road.

Landscaping

- 30 Development should provide landscaped open space designed to suit the setting of the building and the streetscape and should include open park areas, enclosed courtyards, in-ground or planter-box planting, and outdoor eating areas. Trees and other landscape features should, wherever practicable, be incorporated in such areas as well as in large expanses of car parking areas so as to provide shelter and enhance the appearance of these spaces.
- 31 Islands of shade trees, small shrubs and groundcover landscaping should be located between and/or at the end of rows of car parking, and may be used to define major access and pedestrian routes. Development should achieve a minimum landscaped area of ten per cent of the total site area and be provided within building setbacks and open features and amenities to support the desired character of the zone.

Access and Parking

- 32 Where the car spaces required for a development are to be shared, then all of the following should apply:
- (a) the total pool of car parking is to be sufficient to accommodate the peak co-incidental parking needs of all activities reliant on the shared car park
 - (b) the car parking spaces should be clearly visible from, and located adjacent to, or within very close proximity to, the subject development.
- 33 A car parking area should:
- (a) be located behind buildings
 - (b) share or integrate access and services
 - (c) allow unobstructed vehicular access to car parking areas on abutting centre sites

- 34 A car parking area on the properties located between Avenue Road and Johnston Street or between Pomona Road and Merrion Terrace should:
 - (a) gain access only from one or more side roads
 - (b) not face or border Mount Barker Road.
- 35 Clear or safe sight lines from streets through to commercial properties should be maintained, in particular, a combination of high crown trees and ground cover shrubs should be used rather than dense shrubbery.

Town Centre (Balhannah) Policy Area

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

OBJECTIVES

- 1 Retention and enhancement of the character and streetscape of the town centre as derived from the historic buildings, with newer style development generally located to the rear of historic buildings and facades.
- 2 Improved pedestrian links between the Town Centre Policy Area and the shopping area along Bridge Street to provide greater pedestrian safety and convenience.
- 3 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

The policy area will provide services and facilities for the surrounding residential and rural areas. The hotel building and a range of small to medium-scale specialty shops, offices and consulting rooms will be located along this part of Onkaparinga Valley Road.

Development will reinforce the historic 'main street' character with active land uses such as shops and cafes located on the street frontage, with verandahs and awnings projecting over the footpath to provide shelter for pedestrians. Away from the street frontages, buildings may be two-storeys in height with the upper levels used for less active land-uses such as offices and residential development.

Development will seek to integrate the character of the historic hotel and similar original buildings along the street frontage, with new styles of development located to the rear facing integrated and shared off-street parking areas. Vehicle access points will be minimised to reduce the potential for conflict with pedestrians.

Vehicle access points will be minimised to reduce the potential for conflict with pedestrians and with traffic along Onkaparinga Valley Road.

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 The siting, scale, set-backs, architectural style and form, materials and external finishes of new development should complement the character of existing heritage places and the desired character of the zone.
- 3 Development should enhance the quality, and complement the design and character, of the public environment.

Set-backs

- 4 Development should incorporate set-backs which reinforce and preserve the existing pattern of narrow fronted shops built to the street alignment.

Town Centre (Birdwood) Policy Area

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

OBJECTIVES

- 1 Retention and enhancement of the character and streetscape of the town centre as derived from the historic buildings, with newer style development generally located to the rear of historic buildings and facades.
- 2 Enhancement of the character of Shannon Street by the sensitive siting and design of new buildings, off-street car parking and provision of street trees.
- 3 A safe and convenient environment for the movement of both pedestrian and vehicular traffic within, and to and from, the Policy Area.
- 4 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

The policy area will provide services and facilities for the surrounding residential and surrounding rural areas. The hotel building and a range of small to medium-scale specialty shops, offices and consulting rooms will be located along this part of Shannon Street.

Development will reinforce the historic 'main street' character with active land uses such as shops and cafes located on the street frontage, with verandahs and awnings projecting over the footpath to provide shelter for pedestrians. Buildings may be two-storeys in height with the upper levels used for less active land-uses such as offices and residential development.

Development will seek to integrate the character of the historic Birdwood Mill, Blumberg Hotel and similar original buildings along the street frontage, with new styles of development located to the rear facing integrated and shared off-street parking areas. Vehicle access points will be minimised to reduce the potential for conflict with pedestrians.

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 The siting, scale, set-backs, architectural style and form, materials and external finishes of new development should complement the character of existing heritage places and the desired character of the Policy Area.
- 3 Development should enhance the quality, and complement the design and character, of the public environment.

Residential Development

- 4 Residential development should only be undertaken in the Policy Area if it is ancillary to a business or commercial use on the premises.

Set-backs

- 5 Development should incorporate set-backs which reinforce and preserve the existing pattern of narrow fronted shops built to the street alignment.

Town Centre (Lobethal) Policy Area

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

OBJECTIVES

- 1 Retention and enhancement of the character and streetscape of the town centre as derived from the historic buildings, with newer style development generally located to the rear of historic buildings and facades.
- 2 A safe and convenient environment for the movement of both pedestrian and vehicular traffic within, and to and from, the Policy Area.
- 3 The long-term expansion of the business area on to the vacant land between Bridge Street and Post Office Road.
- 4 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

The policy area serves the retail and commercial needs of a significant local residential population within the town and the surrounding rural areas. A wide range of retail, service and tourism business uses will be mixed with community services and residential uses along and behind Main Street.

The Lobethal Town Centre will be characterised by a wide variety of shops and businesses built close to the street frontage, interspersed with dwellings and significant civic buildings. Buildings are generally of a medium scale, with frontages of 8 to 15 metres. Single story buildings will predominate amongst the two storey buildings which contribute to the area's character. Setbacks will vary between zero and 4 metres. Many building frontages will have canopies or verandahs extending over the footpath.

Buildings will generally feature stone, corrugated iron, red brick and timber facing towards public areas with painted surfaces matching the dominant cream shades and providing small areas of contrasting colours.

New buildings and additions along Main Street will complement the existing mix of building styles, and form design connections between adjacent building styles using common elements of walls, roof shapes, window and door shapes, material textures and colours where possible. New structures facing or addressing Main Street will integrate the character and design features of the existing landmark structures such as the old Woollen Mill, the Lobethal Institute, the Uniting Church and the two hotels. New styles of development will be located away from Main Street and face integrated and shared off-street parking areas. Vehicle access points will be minimised to reduce the potential for conflict with pedestrians.

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 The siting, scale, set-backs, architectural style and form, materials and external finishes of new development should complement the character of existing heritage places and the desired character of the Policy Area.
- 3 Development should enhance the quality, and complement the design and character of, the public environment
- 4 Development on vacant land between Bridge Street and Post Office Road adjacent to the creek should be for business purposes and provide for:
 - (a) pedestrian access to Main Street
 - (b) vehicular access to Post Office Road
 - (c) protection and improvements to the creek
 - (d) off-street car parking capable of being shared with existing businesses in Main Street
 - (e) adequate stormwater disposal and flooding precautions.

Set-backs

- 5 Development should incorporate set-backs which reinforce and preserve the existing pattern of narrow fronted shops built to the street alignment.

Town Centre (Woodside) Policy Area

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

OBJECTIVES

- 1 Retention and enhancement of the character and streetscape of the town centre as derived from the historic buildings, with newer style development generally located to the rear of historic buildings and facades.
- 2 Retention of the character of Onkaparinga Valley Road by the sensitive siting and design of new buildings, off-street car parking and provision of street trees.
- 3 A safe and convenient environment for the movement of both pedestrian and vehicular traffic within, and to and from the Policy Area.
- 4 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

The policy area serves the retail and commercial needs of a significant local residential population within the town and the surrounding rural areas. A wide range of business uses including hotels, supermarkets, specialty shops, service industries, tourism-related places will be mixed with community services and some residential uses along and behind Onkaparinga Valley Road.

The Woodside Town Centre will be characterised by single storey commercial and retail buildings built close to the tree-lined street frontage. Individual buildings will be about 12 to 15 metres wide with verandahs over the footpath. Two storey buildings of civic or public significance will be interspersed amongst the generally single storey form.

Setbacks will vary between zero and 4 metres.

Building materials will generally feature stone, corrugated iron, red brick and timber facing towards public areas with painted surfaces matching the adjoining buildings and providing small areas of contrasting colours.

New buildings and additions along Onkaparinga Valley Road will complement the existing mix of building styles, and form design connections between adjacent building styles using common elements of walls, roof shapes, window and door shapes, material textures and colours where possible. New structures facing or addressing Onkaparinga Valley Road will integrate the character and design features of the existing landmark structures including the Institute building, the Woodside Hotel, the Post Office, and the Bedford Hotel. New styles of development will be located away from Onkaparinga Valley Road and face integrated and shared off-street parking areas. Vehicle access points will be minimised to reduce the potential for conflict with pedestrians.

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 The siting, scale, set-backs, architectural style and form, materials and external finishes of new development should complement the character of existing heritage places and the desired character of the Policy Area.
- 3 Development should enhance the quality, and complement the design and character of, the public environment.

Set-backs

- 4 Development should incorporate set-backs which reinforce and preserve the existing pattern of narrow fronted shops built to the street alignment.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008. In addition, the following forms of development (except where the development is non-complying) are complying:

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

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

- (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
- (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the Development Act 1993 or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
 - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
 - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (f) off- street vehicular parking is provided in accordance with the rate(s) specified in [Table AdHi/4 – Off Street Vehicle Parking Requirements](#) 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
Additions and alterations to an existing form of development listed as non-complying in this table.	Except where the total floor area or site area of the addition or alteration does not exceed 25 per cent of the total floor area or site area of that form of development as at 24 October 2017.
Bulky goods outlet	
Dairy	
Dwelling	Except a dwelling ancillary to and in association with a non-residential development.
Fuel depot	
General industry	
Horse keeping	

Form of development	Exceptions
Horticulture	
Intensive animal keeping	
Major public service depot	
Residential flat building	
Retail showroom	
Road transport terminal	
Row Dwellings	
Semi-detached Dwellings	
Special industry	
Stock sales yard	
Stock slaughter works	
Telecommunications facility	<p>Except where it achieves all of the following:</p> <p>(a) it is not located within 100 metres of a Historic Conservation Area or within 100 metres of a State or Local Heritage Place listed in Tables AdHi/1 and AdHi/2</p> <p>(b) it is less than 30 metres in height.</p>
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

TOWNSHIP ZONE

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

OBJECTIVES

- 1 A zone primarily accommodating residential development and local ancillary service facilities to serve the needs of the community.
- 2 Services and facilities grouped together to serve the local community and the visiting public.
- 3 Increased mix in the range of dwellings available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 4 Conservation and enhancement of the main road streetscape and scenic rural setting of the township.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The Township Zone covers 14 townships located across the Council area. Each of these townships has a unique character which is identified within its specific policy area.

In addition to their residential population, the townships will continue to provide a range of land-uses such as schools, small-to-medium scale shops, offices and recreational facilities. Some of the larger townships, such as Lobethal and Woodside, will also provide other employment generating activities such as light and service industries. Small-scale facilities which provide accommodation for tourists, as well as home based businesses, will be developed in association with residential development where the existing character of the locality is retained and external impacts are managed effectively.

Residential development within the townships will generally be at very low-densities and will predominantly comprise detached dwellings. However, in some townships, slightly increased densities and a wider range of dwellings will be developed in suitable areas, to cater for changing demographics and to ensure that the population remains stable, where the existing character of the locality is retained and external impacts are managed effectively.

Development will retain the relatively formal character of the zone in which allotments are generally of a similar size and dimension, and building setbacks are reasonably consistent. Apart from Lobethal and Birdwood, which have *ad hoc* street patterns, streets will continue to be laid out in a grid-like manner feeding off a main road. Minor streets will continue to be relatively narrow with equally narrow footpaths in order to provide a low-speed environment. Streets will feature a formal arrangement of upright kerb and gutter followed by footpath then front fence.

The traditional main street areas will continue to feature generally modest, single-storey shops with narrow fronts and verandahs extending over the width of the footpath. Larger two-storey non-residential buildings will be located within designated town centre areas.

Allotment patterns will reflect the layout of the streets and will, generally, be rectangular with areas in the order of 1000 square metres, where the allotment is connected to a sewer or CWMS and 1200 square metres where wastewater is to be disposed of onsite, with frontages typically greater than 15 metres in width. In the Balhannah, Birdwood, Lobethal, Oakbank and Woodside townships, smaller allotments to an absolute minimum of 500 square metres will be created where the existing character of the locality is retained and external impacts are managed effectively.

Generally, new allotments will only be created where they will be connected to a mains sewer system or a Community Wastewater Management System (CWMS), and where issues such as access, vegetation removal, stormwater management, and slope as well as the provision of essential services have been appropriately addressed.

Development will respond to the availability and capacity of the essential infrastructure which services the townships. In particular, additional dwellings will only be developed once the wastewater and stormwater management infrastructure has capacity to accommodate this extra growth.

Many townships are located in close proximity to a watercourse. Development will acknowledge the potential for these watercourses to flood and will either be located outside land prone to flooding or include design solutions to limit the likely impact of flood waters. Over time, land adjoining watercourses may transfer to public ownership to be developed to provide recreational walking and cycling trails while also achieving environmental improvements.

The valued historic character of built-form along and adjacent to main streets will be protected. This will be achieved through sympathetic additions and alterations which reflect the style, design, scale, siting and materials of existing buildings.

While dwellings will vary in style and design, a reasonably consistent pattern of built form will be established – particularly in the older portions of the townships. The predominant residential character will comprise single-storey, detached, modest dwellings sited relatively close to the street on separate allotments of greater than 1000 square metres, unless otherwise described in a policy area. Two storey dwellings will only be developed where design solutions are implemented to reduce their visual impact and to address issues of solar access, overlooking and overshadowing.

Residential development will be in keeping with the form, scale, siting, materials, and colours of existing buildings, and as described in the policy areas. In addition, buildings will incorporate:

- front verandahs;
- garages or carports either under the main roof or set to the side or rear;
- low front fences of various styles and materials;
- side and rear fences of metal sheeting, post and wire or timber;
- substantial rear yards;
- landscaping containing trees and bushes;
- pitched corrugated iron or tiled roofs; and,
- traditional building materials such as brick, stone or rendered walls.

While continuing the mix of commercial activities among residential uses is anticipated in this zone, new commercial uses will only occur where the existing character of the locality is retained and external impacts are managed effectively. Small scale commercial and minor retail activities are anticipated in this zone. Large scale commercial or retail activities, such as supermarkets, bulky goods stores, and intensive activities are not appropriate in this zone.

The Mount Lofty Ranges Watershed Area is of importance to Adelaide's public water supply system. The maintenance and enhancement of water quality and prevention of pollution is a priority and given the multi-use nature of the water supply catchments, a balance between best practice watershed protection and development is required.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - community facility
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - educational establishment
 - home activity up to 60 square metres (also known as a 'home business')
 - open space
 - recreation area

- shop or group of shops in association with a dwelling where the gross leasable area is less than 80 square metres (unless otherwise specified in the policy areas)
- small-scale tourist development
- supported accommodation.

2 Development listed as non-complying is generally inappropriate.

Form and Character

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

4 Residential development should complement the existing character of built form within the zone and should feature:

- (a) pitched gable or hipped roofs together with verandahs, porches and eaves
- (b) low front fences or hedges which enable views to the dwelling from the street
- (c) traditional building materials such as brick, rendered masonry, stone, timber and iron.

5 Unless otherwise specified in the Policy Areas or Precincts, dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries	1 metre for walls with a maximum height of 3 metres 2 metres for walls with a maximum height of 6 metres
Minimum setback from rear boundary	4 metres (single storey) 8 metres (two storey)
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	2 storeys
Minimum number of on site car parking spaces (One of which should be covered)	2

6 Development should maintain the present scale of buildings.

7 Unless otherwise specified in the Policy Areas or Precincts, sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	72 square metres
Maximum building height (from natural ground level)	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	Either 1 metre or on the boundary

Parameter	Value
Minimum setback from a public road or public open space area	6 metres from the primary road frontage 2 metres from a secondary road frontage

- 8 Unless otherwise specified in the Policy Areas or Precincts, a dwelling should have a minimum site area and a frontage to a public road and in the case of residential flat buildings, an average site area per dwelling and frontage per building site, not less than that shown in the following table

Dwelling type	Site area (square metres)		Minimum frontage (metres)
	Connected to sewer of CWMS	Wastewater to be disposed of on-site	
Detached	1000 minimum	1200 minimum	25
Semi-detached	1000 minimum	1200 minimum	20
Group dwelling	500 minimum	700 minimum	12
Residential flat building	500 average	700 average	12
Row dwelling	500 minimum	700 minimum	8

- 9 Medium density residential development, including semi-detached, group dwellings, residential flat buildings and row dwellings, should only be erected in the Balhannah, Birdwood, Oakbank, Lobethal and Woodside Policy Areas where:
- the development is in keeping with the desired character of the Policy Area
 - the development is not visible from the town's main thoroughfares, or from scenic routes designated in [Figure AdHi\(EC\)/1](#)
 - the scale of the development is consistent with adjacent development
 - the design of the development is compatible with that of adjacent dwellings
 - the development is connected to an operating mains sewer or Community Wastewater Management Scheme (CWMS) with sufficient capacity to accommodate the proposed development
 - the maximum slope of the proposed building envelope and curtilage is no steeper than 1-in-8
 - the setback of the development from the primary and secondary street frontages are consistent with that of adjacent dwellings
 - traffic generated by the development has safe and convenient road access to a main thoroughfare of the township in which it is located.

Land Division

- 10 Unless otherwise specified in the Policy Areas or Precincts, allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone and should have:
- an area of not less than 1000 square metres where the lot is connected to a sewer or CWMS or 1200 square metres where wastewater is to be disposed of onsite

- (b) an average depth of at least 20 metres
 - (c) a building envelope and vehicle access area that does not contain or impact on a significant tree or native vegetation
 - (d) provide a building envelope with an average slope no greater than 1-in-5
 - (e) the ability to be connected to essential infrastructure such as reticulated water, electricity, sewer or community wastewater management scheme.
- 11 Unless otherwise specified in the Policy Areas, battle-axe allotments should have:
- (a) an area of not less than 1000 square metres where the lot is connected to a sewer or CWMS or 1200 square metres where wastewater is to be disposed of onsite excluding the area within the access handle
 - (b) an access handle with a width of at least 6 metres and a length of no more than 30 metres
 - (c) a building envelope of at least 10 metres by 15 metres excluding required boundary setbacks
 - (d) a building envelope and vehicle access area that does not contain or impact on a significant tree or native vegetation
 - (e) provide a building envelope with an average slope no greater than 1-in-5
 - (f) the ability to be connected to essential infrastructure such as reticulated water, electricity, sewer or community wastewater management scheme.
- 12 Battle-axe allotments, where developed next to existing or proposed battle-axe allotments, should seek to reduce the number of individual street crossovers by combining access areas and formalising access arrangements.
- 13 Land division within the zone should comply with the following criteria:
- (a) power and telephone cables should be installed underground where practicable
 - (b) easements should be provided and suitable arrangements made for the installation of sewers, common effluent drains and stormwater drains
 - (c) new roads should be graded to connect safely and conveniently with existing roads.
- 14 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater drainage system that:
- (a) retains and protects natural watercourses, drainage lines and vegetation
 - (b) incorporates detention⁸ and/or retention⁹ basins necessary to maintain the peak volume and rate of peak flow run-off from newly developed areas at levels as near as possible to those which existed prior to urban development
 - (c) provides, where feasible, for aquifer recharge
 - (d) enhances residential amenity

⁸ **'Detention Basin'** is a basin/structure to hold run-off for a short period of time to reduce flow rates and later release run-off into the drainage system to continue in the hydrological cycle. The volume of run-off remains relatively unchanged in the process.

⁹ **'Retention Basin'** holds run-off for considerable periods causing water to continue in the hydrological cycle by infiltration, percolation or evapotranspiration. These structures result in a reduction in the volume of water discharged to the downstream drainage system.

- (e) integrates with the open space system and surrounding area
- (f) directs stormwater generated from roads and car parks through natural stormwater treatment and devices such as swales, bio-retention systems and wetlands.

Township (Balhannah) Policy Area

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

OBJECTIVES

- 1 Development of the Policy Area for generally low density residential use.
- 2 Development that contributes to the desired character of the Policy Area.
- 3 Protection of the surrounding rural landscape and the Onkaparinga River and its immediate environs.

DESIRED CHARACTER

Balhannah has a historic, rural village character dating back to the 1840's. The relatively compact township expanded around the semi-formal, linear subdivision of its early village centre. Original development was focused on the primary intersection of Greenhill and Onkaparinga Valley Roads in a triangular configuration.

Balhannah Township will continue to function as a residential and mixed use area based around the vibrant neighbourhood level Town Centre (Balhannah) Zone, and featuring scattered retail shops, local commercial and service industries, and medical facilities with medium density housing ancillary to existing commercial activities.

The town will continue to be a medium-sized picturesque township surrounded by rolling, gum-studded hills located near the Onkaparinga River, with low density pleasant residential areas which provide housing for commuters, retirees and those who work in the district.

Residential development will generally be at a low density on large allotments, with medium density residential development compatible in scale and design with surrounding development located on smaller allotments in areas not visible from tourist routes or Onkaparinga Valley Road.

Development adjacent to Onkaparinga Valley Road will continue to feature medium-sized allotments accommodating single-storey, small scale buildings with simple, traditional facades aligned to the street. More recently developed areas follow a curvilinear pattern of subdivision. Future development will follow these patterns.

The township's range of community facilities includes churches, a post office, an Area School and an oval with associated sporting facilities.

Balhannah will continue to be served by open space along Junction Creek and off Ilinga Avenue. The first forms part of the disused rail corridor located at the end of Junction Road. The other areas of open space (one of which is a recreation park with outdoor furniture) are located near the town centre.

Balhannah contains a number of significant examples of English building designs including one and two storey, 19th – 20th century buildings of traditional stone (often a white-light cream with discoloured Carey Gully sandstone), brick, timber and corrugated iron detailing. Significant and landmark buildings are typically set in large, landscaped surrounds. Many of the town's significant buildings have been extended and modernised to meet the needs of the growing population.

Typical residential dwellings will have building setbacks of at least 6 metres, with well-landscaped and fenced front gardens. Retail, commercial and business buildings will have minimal front setbacks, will consist of small-scale shop-fronts and will incorporate outdoor seating where appropriate.

Newer residential development in Balhannah typically exhibits 1970-1980's subdivision patterns with semi-open appearance. Balhannah West contains generally modern residential development, including a number of courtyard homes with Dutch gables or hipped or gable architectural features. Balhannah East also contains generally modern residential development, mainly as single storey, detached dwellings, with most carports and garages being located to the side of the dwelling.

Verandahs, eaves, balconies and other features will be used to provide visual interest and to break up the bulk of buildings along Onkaparinga Valley Road, Bridge Street and Junction Road. The presentation of buildings to public places will give consideration to the garden and landscape setting of the policy area with the minimal use of hard paved areas.

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 be designed in sympathy with existing development, particularly where small pockets of older-style housing remain.
- 3 Development that generates traffic movements in excess of a typical family dwelling should not be located along Onkaparinga Valley Road.
- 4 No commercial, retail or industrial development should occur along Onkaparinga Valley Road.
- 5 Provision should be made for road widening purposes along James, Cross and Church Streets when land fronting those streets is divided.
- 6 Allotments created along the Onkaparinga Valley Road and along Glebe Road should have a minimum road frontage of 30 metres.
- 7 When land abutting a creek is divided, provision should be made for a reserve at least 25 metres wide between any allotment and the bank of the creek with a public road separating the allotments from the reserve.
- 8 Service trade premises and small scale home improvement retail premises are appropriate on the Balhannah Cooperative site at 37 Onkaparinga Valley Road.
- 9 Commercial, retail, industrial and service facilities should be of a size and scale to retain the 'village' character of the township as seen from Onkaparinga Valley and Junction Roads, and Bridge Street.
- 10 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.

Township (Birdwood) Policy Area

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

OBJECTIVES

- 1 Development of the Policy Area for generally low density residential use.

- 2 Development that contributes to the desired character of the Policy Area.
- 3 Development primarily accommodating residential uses and local ancillary service facilities to service the requirements of the community.

DESIRED CHARACTER

Birdwood will continue to be a medium-sized township within a valley setting, providing low density residential and mixed use areas based around the vibrant neighbourhood level Town Centre (Birdwood) Zone which serves the needs of the local and wider farming communities. Birdwood will also continue to fulfil an important tourism function through the location of the National Motor Museum within the town boundaries. The Museum will be supported by a number of smaller retail outlets including cafes and a range of small-scale tourist accommodation.

Residential development will generally be at a low density on large allotments, with medium density residential development compatible in scale and design with surrounding development located on smaller allotments in areas not visible from tourist routes or William, Shannon or Olivedale Streets.

Shannon Street will comprise a mixture of service industry, hotel, retail, commercial, business, community, residential and tourist-related development. New retail and commercial development will be focussed on the Town Centre Zone. The spread of non-residential development will continue to reflect the historical pattern of settlement of Birdwood and maintain the established, interesting and complementary mixture of land uses along Shannon Street. The historic buildings along the main street will continue to contribute strongly to the character of Birdwood and, due to their height and scale, dominate the streetscape.

Minor streets will contain predominantly residential development and access to significant landscape features such as the river and railway corridor. The original subdivisions (the linear *hufendorf* subdivision pattern radiating from Shannon and Olivedale Streets) make a significant contribution to the character of the township. This land division pattern will be further developed through master planning of contiguous allotments to secure a practical and co-ordinated land division pattern. Further land division using curvilinear street designs and culs-de-sac that result in an ad-hoc and irregular allotment pattern will be avoided.

Most retail, commercial and business buildings along Shannon Street will be built either alongside the footpath or set back by the depth of their verandah.

Development associated with older buildings will reinforce the traditional building materials of bluestone and sandstone with timber framed doors and windows. In addition, development will reinforce the gable or hipped corrugated iron roofs combined with various styles of verandahs with simple timber posts.

Fencing and gates will include post and rail, post and wire, hedges and simple timber pickets. Front gardens will be landscaped with grass and a variety of shrubs, bushes and feature trees. Driveways will be bitumen, brick, paver or concrete. Carports, garages and other outbuildings will be visually subservient to the main dwelling and will be located to the side or rear.

New dwellings will generally be of brick veneer construction with hipped roofs clad in a non-reflective material such as tile or colour treated metal. Dwellings will generally be single storey with front set-backs of 8 to 10 metres. Front gardens will be landscaped with shrubs, moss rocks and lawn.

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 Commercial, retail, industrial and service facilities should be of a size and scale to retain the 'village'¹⁰ character of the township as seen from Shannon, Olivedale and William Streets.

Township (Charleston) Policy Area

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

OBJECTIVES

- 1 A mixed use 'village' character with low-density dwellings supported by small-scale retail, recreation and community facilities grouped together to service the requirements of the local community.
- 2 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

Charleston will continue to function as a local rural service centre with a limited range of non-residential land uses. The policy area will continue to provide low density residential development with limited infill in appropriate areas. Business, retail and commercial uses will be concentrated along Onkaparinga Valley Road in order to strengthen the sense of a village centre and common gathering place.

The policy area's character is largely defined by detached dwellings on individual allotments. Infill development will have a comparable height, mass, scale and setback to that of existing dwellings in the policy area. Infill development will make an important contribution to the policy area's housing diversity and hence housing type choices.

The original linear subdivision of Charleston was defined by Onkaparinga Valley Road and the Balhannah to Mount Pleasant rail corridor. More recent land divisions have seen an expansion of the town along Newman Road and introduced a modern cul-de-sac pattern. New land divisions will acknowledge the traditional character of the older parts of Charleston by adopting a grid layout, kerb and gutters and footpaths consisting of asphalt and gravel.

Dwellings will be set back behind a small garden comprising a variety of shrubs, bushes and feature trees. Most retail, commercial and business buildings will be set close to the street, with shared parking areas located to the rear.

Development associated with older buildings will acknowledge the traditional designs and materials consisting of corrugated iron hipped or gabled roofs, stone or brick walls with timber windows and doors. Verandahs will have raked roofs and simple timber posts with no lace.

New dwellings will generally be of brick veneer construction with hipped roofs clad in a non-reflective material such as tile or colour treated metal. Dwellings will generally be single storey with front setbacks of 8 to 10 metres.

Front fencing will either be absent or will include post and wire, hedges and simple timber pickets. Carports, garages and other outbuildings will be subservient to the main dwelling and will be located to the side or rear.

The development potential of land to the rear of allotments that front Onkaparinga Valley and Newman Roads will remain limited by flooding of the tributary which flows through the centre of the town, north of Newman Road.

¹⁰ *The Macquarie Dictionary (revised 3rd Edition, 2004) defines a Village as "1. a small assemblage of houses and shops, larger than a hamlet and smaller than a town..." and "4. a group of small, sometimes fashionable and exclusive shops, servicing a suburb". For the purposes of this Development Plan, "Village character" refers to the small scale characteristics of a village in the sense of 1. above, with historic references, human scale buildings and spaces, easy walkability and countryside aesthetic.*

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 In addition to the land uses listed within the Township Zone, the following forms of development are envisaged in the Policy Area:
 - shop or group of shops where the gross leasable area is less than 250 square metres
 - small-scale commercial development
 - small scale light and service industry development.
- 2 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.
- 3 Business, retail and commercial uses should be located only in the area bounded by Onkaparinga Valley Road, Newman Road and Rohrlach Street.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 5 Commercial, retail, industrial and service facilities should be of a size and scale to retain the “village” character of the township as seen from Onkaparinga Valley Road.

Township (Forreston) Policy Area

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

OBJECTIVES

- 1 Development of the Policy Area for very low density residential use.
- 2 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

Forreston is a small township situated along the Forreston Road between Gumeracha and Cromer. The town has no service centre function and will continue to provide very low density residential development with a spacious rural village character.

The rural, valley settlement will continue to feature rectangular allotments with boundaries defined by Forreston Road and the rear of allotments on Jamieson Road.

The relative sparseness of development within the town is historically significant. A number of undeveloped allotments imply spaciousness, while the open space on the corner of Forreston and Alexander Forrest Road demonstrates the rural character of the town while allowing significant and contributory views to the west. There is a large area of open space on the hill between Forreston Road, Jamieson Street and Agnes Street. Only detached dwellings are appropriate in Forreston.

Large setbacks, minimum use of front fencing, the historic grouping of buildings and large areas of open space will continue to form a spacious rural streetscape character.

The majority of buildings within Forreston will be single storey dwellings at very low densities within a semi-rural landscape setting. Dwellings will achieve generous front, side and rear set-backs which, when combined with large front gardens, will emphasise the sense of space and openness.

Development associated with older buildings will reinforce the traditional designs and materials such as stone and brick, with timber and corrugated iron detailing. The majority of dwellings will have gabled or hipped roofs and verandahs. Fencing will feature simple styles such as hedges, post and wire or low picket fences.

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 Commercial, retail, industrial and service facilities should be of a size and scale to retain the 'village' character of the township as seen from Forreston Road.

Land Division

- 3 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the policy area and should have an area of not less than 4000 square metres.

Township (Gumeracha) Policy Area

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

OBJECTIVES

- 1 Development of the Policy Area for low density residential use.
- 2 Development that contributes to the desired character of the Policy Area.
- 3 Development primarily accommodating residential uses and local ancillary service facilities to serve the day-to-day needs of the community.

DESIRED CHARACTER

Gumeracha is located on the middle reaches of the River Torrens on the Torrens Valley Road. The town will continue to act as a local centre serving the needs of the local community and surrounding farming district. While the retail offerings within Gumeracha will continue to be limited to a number of small shops, the town will continue to contain a hospital and primary school. Gumeracha will continue to provide residential development consisting of low density detached dwellings.

Gumeracha will also play an important role in the regional tourism industry with the nationally recognised Big Rocking Horse located near the eastern outskirts of the township.

The township boasts an attractive valley setting with the majority of non-residential buildings situated on Albert Street which winds its way from the hospital and school at the top of the hill down towards Kenton Creek which is located in the centre of the town. Gumeracha will continue to have a feel of history mixed with modern activity.

The township will have a compact subdivision pattern comprising two parts – the historic village embraced by Albert Street, Victoria Street and John Fisher Avenue to the south-west, and the more recent subdivisions of Alan Street, Beavis Court and Ebenezer Place to the north-east of the town centre. The newer residential areas of Gumeracha are separated from the historic village by the significant and attractive recreation facilities surrounding Kenton Creek.

While there are scattered non-residential developments within the town, new retail and commercial development will be focussed along the section of Albert Street in the Local Centre Zone with its significant historic buildings including the general store, hotel and adjoining premises. The distribution of non-residential development will continue to reflect the historical pattern of settlement of Gumeracha, and maintain the established and complementary mixture of land uses.

The historic south-western portion of the township has a linear subdivision pattern with narrow side streets, particularly McLaren, Murray, David and Wellington Streets and Kenton Terrace. Land division within this area will maintain the existing land division pattern.

More recent development in the north-eastern portions of Gumeracha features modern cul-de-sac subdivision patterns with irregularly shaped allotments. Land division in this area will continue this land division pattern.

The visual importance of Kenton Creek as a linear open space corridor, which separates the historic portion of the township from the newly developed areas, will be retained.

Development in the older portion of Gumeracha will respect traditional designs and building materials such as stone and brick walls with corrugated iron hipped roofs and verandahs.

Fencing will remain generally minimal and low with materials including timber pickets, post and wire, hedging and the occasional low masonry fence. Front gardens will comprise lawns with a variety of shrubs and trees, outbuildings and associated driveways will be visually subordinate to the main dwelling and will reflect the predominant building materials of the main dwelling.

Open space between buildings will be retained to break up facades and to protect views of the surrounding countryside.

Verandahs will continue to be a feature of the majority of buildings in Gumeracha and will vary from small verandahs on the side of the dwellings, to heritage style bull-nose verandahs and colonial style verandahs circling a whole dwelling.

Garages and carports will vary with open carport additions to the side of older dwellings while garages and carports under the main roof are common amongst newer dwellings. Double garage and carport doors for dwellings will be roller or tilt-up doors separated by a central pillar or masonry feature.

Dwellings will reflect the predominant set-back within the streetscape while retail and commercial buildings will be sited close to the footpath.

Newly developed areas will be characterised by wide street frontages, landscaped front gardens interspersed with remnant gums. Setbacks between dwellings and side boundaries will vary between one and three metres. Larger, two-storey dwellings will be developed in some locations on substantial allotments where potential visual and privacy impacts on adjoining properties have been minimised and where the design of the dwelling incorporates measures to reduce the extent of earthworks.

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 Commercial, retail, industrial and service facilities should be of a size and scale to retain the 'village' character of the township as seen from Albert Street, John Fisher Avenue, and Victoria Street.

Township (Houghton) Policy Area

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

OBJECTIVES

- 1 A mixed use 'village' environment with very low-density dwellings, recreation and community facilities supported by small-scale retail facilities grouped together to service the day-to-day requirements of the local community.
- 2 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

Houghton is located in the lower end of the Torrens Valley near the intersection of Lower North East Road and North East Road. The township is sited alongside a creek line which follows Lower North East Road and Houghton Hollow Road.

Houghton will function as a small local centre with a very limited range of services and facilities along with residential development at very low densities.

Houghton has a small village character in a distinctive setting in a bowl-shaped valley, bounded by ridge tops and wooded hills. The original 1841 subdivision of Houghton, which is still apparent in the current layout of the town, has significance as one of the State's earliest town plans.

Open space and the topography of the policy area will continue to play a particularly strong role in defining the character of the township.

Dwellings will be at very low densities and will generally be single storey in height with a scattering of two storey historic stone buildings which will continue to provide a strong visual presence. Only detached dwellings are appropriate in Houghton.

Remnant historic building groupings will continue to surround a central reserve formed by the conjunction of local roads. The English character of the centre of the township has been enhanced by the 20th-century creation of a formal village green on the triangular site of the town's original hotel, around which the majority of significant buildings are located. This village green will continue to provide a significant focus and landscape feature for the township.

Footpaths and verges will consist of lawn with minimal concrete kerbing and guttering. Street furniture will be limited to white-painted post and chain fencing along footpaths and around the village green. Street trees, including eucalypts and deciduous trees, will continue to form an important contribution to the character and amenity of the town.

The majority of buildings within Houghton will be dwellings along with a number of churches and community halls. The informal arrangement of buildings will remain an important feature of the town.

Buildings will be set back from the footpath behind gardens. Setbacks on the western side of Lower North East Road in the southern portion of the town will remain very large (in the order of 150 metres) to cater for a watercourse dissecting these allotments and running parallel to the road.

Development will respect existing notable dwellings including several double-fronted symmetrical cottages, a pair of attached cottages and two larger two storey dwellings. Development will also reinforce the traditional designs and building materials of older dwellings which are constructed of sandstone with dressings of either sandstone or red-brick together with timber-framed doors and windows. The use of stone and timber materials and detailing will establish a unifying theme between older and newer buildings.

Development will also feature hipped or gable roofs with bull-nose or concave verandahs and timber posts.

Front fencing will either be low, minimal and constructed of stone or timber pickets or absent entirely.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 In addition to the land uses listed within the Zone, the following forms of development are envisaged in the Policy Area:
 - shop or group of shops where the gross leasable area is less than 250 square metres
 - small-scale commercial development
 - small scale light and service industry development.
- 2 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.
- 3 Commercial, retail, light industrial and service facilities should be of a size and scale to retain the 'village' character of the township as seen from Lower North East Road.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 5 Local service facilities should be grouped together in proximity to existing facilities.
- 6 Residential development should be mainly in the form of very low-density detached dwellings on sites of at least 4000 square metres.

Land Division

- 7 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the Policy Area and should have an area of not less than 4000 square metres.

Township (Kersbrook) Policy Area

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

OBJECTIVES

- 1 Development of the Policy Area for very low density residential use.
- 2 Development that contributes to the desired character of the Policy Area.
- 3 Development primarily accommodating residential uses and local ancillary service facilities to serve the day-to-day needs of the community.

DESIRED CHARACTER

Kersbrook will be characterised by low to very low-density residential development with a scattering of retail, commercial, business and community buildings.

Kersbrook will function as a local centre which provides services for its residential area and surrounding rural properties.

The original linear land division pattern featuring deep rectangular allotments fronting Scott Street and Glover Street, and either side of Spring Street and High Street will be maintained. The more recent irregular allotment shapes and sizes of the cul-de-sac land divisions of Smithers and Memorial Courts and Wakefield Place will also be maintained. Allotment sizes will continue to vary substantially within the town, ranging between the approximately 950 square metre allotments within Memorial Court to the large 5000 square metres allotments on the north western side of Scott Street.

The shopping, business and commercial uses of the town will be focused on the intersection of Glover and Scott Street in the Local Centre Zone, which will continue to form the low density core of the town.

Buildings in the township will have ample staggered setbacks and significant space between buildings, creating an informal layout which will continue to fit well with the area's topography and significant vegetation. Open space between buildings will be provided and maintained to break up facades and provide views of the surrounding countryside. Only detached dwellings are appropriate in Kersbrook.

The provision of less space between the dwellings within the Memorial Court subdivision area, where allotments are smaller and dwellings are larger, will be appropriate.

Front gardens will comprise lawns or open areas with a variety of native and deciduous trees and bushes, especially mature eucalypts.

The streetscape of the township centre will continue to be characterised by generous spaces between buildings which are set relatively close to the road.

Footpaths will be gravel or bitumen with minimal concrete kerbing and guttering.

Development associated with older dwellings will reinforce the general character of corrugated iron gable roofs, stone or brick walls, timber-framed windows and doors, and bull-nose or concave verandahs with timber posts.

Within the newer portions of Kersbrook, red-brown bricks, stone facades and tiled or colour treated metal roofs will continue to dominate.

Front fencing will continue to be minimal and low, allowing gardens to be integrated with the roadside landscape. Fences will consist of hedges, post and wire or colour treated metal.

Driveways will be gravel in the older portions of the town and paved or concrete in the newer parts.

Older parts of the town will continue to have freestanding carports, sheds and outbuildings. The newer developments will have garages or carports under the main roof of dwellings, with other outbuildings at the rear of dwellings.

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 Commercial, retail, light industrial and service facilities should be of a size and scale to retain the 'village' character of the township as seen from Scott Street, Kent Road and James Crescent.

Township (Lobethal) Policy Area

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

OBJECTIVES

- 1 Development of the Policy Area for generally low density residential use.
- 2 Development that contributes to the desired character of the Policy Area.
- 3 Development primarily accommodating residential uses and service facilities to serve the needs of the regional community.

DESIRED CHARACTER

Lobethal is located in the Onkaparinga Valley to the north of Woodside, and south of Gumeracha. It is a township of significant size with a low scale and density. The linear Town Centre Zone extends along Main Street.

Residential development will generally be at a low density on large allotments. Medium density residential development will be compatible in scale and design with surrounding development, and located on smaller allotments in areas that are not visible from Main Street, Lobethal Road, Woodside Road, Mount Torrens Road or Kenton Valley Road.

Lobethal will continue to act as a neighbourhood level centre which serves the needs of its significant residential population as well as the surrounding farming properties. Lobethal will continue to provide residential development consisting of detached dwellings at a low density along with schools, recreation facilities, Churches and community facilities.

The original German *hufendorf* allotment layout is featured between Mill Road and Ridge Road and incorporates the creek that runs north/south through Lobethal.

The spatial arrangement of the town is based around Main Street and is generally linear in pattern with variations including some 1950's and 60' elbow-style road patterns and more recent semi-curved and cul-de-sac land division patterns. The original *hufendorf* subdivision pattern will continue to strongly influence the intensity and location of new buildings and infill land division and will be further developed through master planning of contiguous allotments to secure a practical and co-ordinated land division pattern.

Land divisions creating public roads will have concrete gutters with garden and grassed verges, and underground powerlines.

Infill development which has resulted in a mix of development styles and forms with no common design thread or theme will no longer be appropriate. Newer infill developments will continue to introduce a mixture of suburban architectural styles into the town and include dwellings of single storey brick veneer, often with stone facades, tiled roofs and setbacks of eight to ten metres. Detailing of these dwellings will continue to replicate the architectural styles of older Lobethal cottages, often at a larger scale.

Development within Jeffrey Street will reinforce the existing character of 1920's to 1930's bungalows which are typically single storey dwellings constructed of brick and stone with tiled roofs, five to seven metre setbacks, and front verandahs with large stone or brick pillars.

Development in the northern residential area (from Rose Street to opposite Pioneer Avenue on the eastern side of Main Street and from opposite David Street to the northern side of Pioneer Avenue on the western side) will establish a new urban character comprising contemporary housing designs and building materials. Smaller allotments will be created which promote the establishment of a compact residential character.

Development along Pioneer Avenue will reinforce the predominant character of large bungalows on substantial allotments.

The outer northern residential area (Frick, Kumnick, and Kleinschmidt Streets and a portion of Ridge and Mount Torrens Roads) will comprise dwellings on large allotments constructed of brick with tiled roofs. Set-backs will vary, depending on the size of the allotment, and allow for the establishment of substantial landscaped gardens. Front fencing will either be absent or post and wire which will contribute to the openness of the area.

The areas to the west of the central portion of Ridge Road, and along Kumnick and Frick Streets, form an interface with the Lobethal Abattoir Policy Area which will be developed for low intensity activities such as low density residential development rather than for commercial or community activities likely to be adversely affected by the impacts of the abattoir, the heavy vehicles that service it or the traffic of employees.

The policy area will continue to evolve as a result of the progressive infill redevelopment of existing sites, both individually and through consolidation to form larger redevelopment sites. Infill residential development that does not compromise the town's residential character will progressively increase dwelling densities, through unobtrusive small scale developments in all parts of the zone in close proximity to the Town Centre. The policy area's primary residential character is largely defined by detached dwellings on individual allotments. Infill development should have a comparable height, mass, scale and setback to that of existing dwellings in the policy area. This infill development will increase the diversity of housing within the policy area.

Infill development opportunities will involve an increase in dwelling numbers on allotments that have dual road frontages as well as at the rear of large allotments that have wide street frontages.

Buildings will feature a contemporary design while reinforcing the single storey scale of the policy area. Low and visually permeable front fences will separate the public realm from the private property boundary. Substantial landscaped front yards will be created that contribute to the streetscape.

Side and rear building setbacks will incorporate a typical 'driveway' setback on one side and a pedestrian path setback on the other side, with on-boundary built form limited in height, length and location to the equivalent of typical open carports or garage structures. Vehicle garaging will be clearly set back behind the immediately adjacent part of the front building façade and will avoid the use of undercroft car parking. The visual and physical impact of vehicle access points will be minimised by both the number of access points and the width of associated crossovers and driveways.

Dwelling design will use significant stepping and articulation in the front elevation to achieve visual relief and architectural interest. The potential impact on the privacy of neighbouring residents will be minimised through building setbacks and orientation.

The stormwater drainage lines through allotments towards Western Branch Creek will be kept free of development that could restrict stormwater drainage. The Western Branch Creek environment will be enhanced and landscaped. Development will avoid areas adjacent to Western Branch Creek that are subject to flooding.

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 Infill development proposed on allotments with a narrow frontage should only proceed where the development involves the consolidation of two or more allotments in order to create a shared driveway while also establishing a wider street frontage for new dwellings.
- 3 Residential development should be set back a minimum of 10 metres from the boundary of the SA water pumping station and balance storage facility located in Jeffrey Street.

- 4 Commercial, retail, light industrial and service facilities should be of a size and scale to retain the 'village' character of the township as seen from Lobethal Road, Woodside Road, Main Street, Kenton Valley Road and Mount Torrens Road.

Township (Mount Torrens) Policy Area

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

OBJECTIVES

- 1 Development of the Policy Area for very low density residential use.
- 2 Development that contributes to the desired character of the Policy Area.
- 3 Development primarily accommodating residential uses and local ancillary service facilities to serve the day-to-day needs of the community.

DESIRED CHARACTER

The Policy Area will continue to provide very low density residential development and will be served by the local centre function of the State Heritage Area (Mount Torrens). The formal recreational needs of the policy area will be served by the substantial recreational facility along Oval Road which includes playing fields and associated clubrooms.

Mount Torrens features a State Heritage Area which comprises the core of the town. This area contains the majority of historically significant buildings within a roughly rectangular area along Townsend Street between Terlinga Road and Oval Road. The State Heritage Area boundaries also extend westward to take in the open space behind the hotel, St George's Church and cemetery, and the entrance to the township along Lobethal-Mount Torrens Road.

The town's linear street structure with allotments generally having an east-west orientation will continue. The notable exception is the more recent land division surrounding Sinkinson Street which is a curvilinear street and features irregularly shaped allotments.

The township's large allotment sizes of over 1000 square metres where the allotment is connected to a sewer or CWMS and 1200 square metres where wastewater is to be disposed of onsite, along with large building setbacks to allow for gardens will continue to be a strong visual element of streetscape character.

Buildings in Mount Torrens will generally be single-storey in height and will be set in landscaped gardens. Dwellings fronting Springhead Road will feature verandahs and hipped roofs, with some modern housing having double garages under the dwelling's main roof. Large outbuildings will be located to the rear of dwellings. Setbacks along Springhead Road will vary from around 2 metres near Townsend Street to more than 6 metres further south. Only detached dwellings are appropriate in Mount Torrens.

Tuck Street is a bitumen road with no footpaths and with large Eucalypts on either side of the road. Dwellings fronting this street will vary in style and will have set-backs ranging from 8 metres to more than 30 metres. In the main, dwellings will have low pitched hipped roofs. Large outbuildings will be located within substantial landscaped gardens.

Sinkinson Street is developed with contemporary homes of 1970's - 80's construction where new dwellings will have hipped roofs, front setbacks of up to 10 metres and a mixture of carports constructed to the side of the dwelling or freestanding with outbuildings to the rear.

Throughout the policy area, front fences will continue to be either absent or low in height and of light weight construction. Fences will generally be constructed of wooden pickets, post and rail, low walling or hedges. Side and rear fences will continue to vary considerably and range from post and wire within the older portions of the township to solid fences in the newer sections.

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 adjacent to a place or building of heritage value should be designed and sited having regard to the original elements of the adjacent place in terms of built-form, scale, set-backs, external materials, finishes and colour.
- 3 Commercial, retail, light industrial and service facilities should be of a size and scale to retain the 'village' character of the township as seen from Onkaparinga Valley Road, Townsend Street, Terlinga Road and Springhead Road.

Township (Mylor) Policy Area

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.
- 2 Development primarily accommodating residential uses and local ancillary service facilities to serve the day-to-day needs of the community.
- 3 Protection of the character of Mylor through conservation of the traditional main street settlement pattern and sympathetic restoration of old stone buildings and cottages.

DESIRED CHARACTER

Mylor is a relatively small township located on Strathalbyn Road near the southern boundary of the Council area. The township is enclosed on three sides by highly valued remnant vegetation within the Mylor Parklands. Leslie Creek and Aldgate Creek, which are subject to minor flooding, meander through the township before joining up with the Onkaparinga River to the south. Topography within the township varies from the relatively gentle slopes along Strathalbyn Road to steeper land west of Second Street.

Residential development within the policy area will be predominantly detached dwellings on large allotments. Only detached dwellings are appropriate in Mylor.

The street layout of the policy area will continue to be based on a grid pattern running north-south and east-west. Allotments will generally be rectangular in shape and have dual frontages.

Dwellings fronting First and Second Streets will be set back a considerable distance from their front boundaries in order to place emphasis on heavily landscaped front gardens – many of which contain mature Eucalypts.

Given the absence of a community wastewater management scheme in Mylor, no additional residential allotments will be created.

Dwellings fronting First and Second Streets will feature a wider variety of styles, designs and use of building materials than those along Strathalbyn Road. However, a general pattern of large front setbacks, heavily landscaped gardens and low front fences will be achieved. Careful consideration will be given to the establishment of building sites and access roads on properties with steeply sloping land in order to minimise visual impact, and to address issues of overlooking and overshadowing.

Recreational facilities within Mylor will continue to be located outside the policy area and will include tennis courts to the north-west as well as a substantial oval with associated clubrooms, playground and picnic facilities to the east. In addition, Mylor will continue to be well served by a network of walking trails (including the Heysen Trail) which connect the township to areas of environmental significance such as the nearby Mylor Conservation Park.

First and Second Streets will continue to be narrow local roads which do not contain footpaths or formed kerbs and gutters. This lack of public infrastructure, combined with minimal use of front fences and heavily vegetated gardens, will create an informal streetscape where the distinction between the public and private realm is often blurred.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Non-residential development should not occur in this Policy Area.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3 Commercial, retail, light industrial and service facilities should be of a size and scale to retain the 'village' character of the township as seen from Strathalbyn Road and Cross Street.

Land Division

- 4 No additional allotments with an area less than 4000 square metres should be created except where the division of land would create an allotment for each of two existing habitable dwellings.

Township (Mylor Historic) Policy Area

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 as an Historic Conservation Area.
- 2 Development primarily accommodating residential uses and local ancillary service facilities to serve the day-to-day needs of the community.
- 3 Protection of the character of Mylor through conservation of the traditional main street settlement pattern and sympathetic restoration of old stone buildings and cottages.
- 4 Protection and reinforcement of the historic value, character and significance of the Policy Area.

DESIRED CHARACTER

Mylor was established in the mid-1890s as a commercial centre for a major settlement of the Workingmen's Block movement. Blocks of land, initially in the Mylor, Aldgate, Longwood and Scott Creek areas, were made available under the Workingmen's Blocks Scheme. This scheme was established by George W Cotton, MLC, who passed a Bill through Parliament allowing labourers to lease blocks of arable land (of about 8 hectares each) which would enable them to supplement their

incomes or provide subsistence for their families in times of unemployment in the depression of the late 1880s to 1890s.

Many of the older buildings along Strathalbyn Road date from the late 1890s. The Policy Area comprises the commercial core of the township which reflects its origins as a service centre for the 'blockers'. Development will retain and complement this existing character.

Mylor township is enclosed on three sides by highly valued remnant vegetation within the Mylor Parklands. Leslie Creek and Aldgate Creek, which are subject to minor flooding, meander through the township before joining up with the Onkaparinga River to the south. Topography within the township varies from the relatively gentle slopes along Strathalbyn Road to steeper land west of Second Street.

The policy area will function as a local service centre with a number of non-residential uses along Strathalbyn Road to cater for the needs of the local community. These uses will include small-scale shops, offices and consulting rooms. The township will also include a number of community facilities such as a primary school, community hall, CFS station and churches. Combined, these uses will continue to play an important role in sustaining the township of Mylor.

While buildings will be set back a considerable distance from Strathalbyn Road to accommodate an attractive avenue of mature deciduous trees and a footpath, they will also be located reasonably close to their front boundaries. Opportunities for vehicular access at the rear of allotments fronting Strathalbyn Road will continue to be provided in order to reduce the number of crossovers, carports and garages visible from Strathalbyn Road.

Given the absence of a community wastewater management scheme in Mylor, no additional residential allotments will be created.

The dwellings and buildings fronting Strathalbyn Road, which establish the historic character of Mylor, will be retained. Additions and alterations to these buildings will retain the township's established character through the use of stone walls, corrugated iron gable or hipped roofs, verandahs and low front fences. While buildings fronting Strathalbyn Road will be a mixture of one and two storeys in height, the bulk of larger buildings will be reduced through the use of verandahs, varied roof forms,

Recreational facilities within Mylor will continue to be located outside the policy area and will include tennis courts to the north-west as well as a substantial oval with associated clubrooms, playground and picnic facilities to the east. In addition, Mylor will continue to be well served by a network of walking trails (including the Heysen Trail) which connect the township to areas of environmental significance such as the nearby Mylor Conservation Park.

The main entrance to Mylor from the north is marked by bridge crossings over Leslie and Aldgate Creeks, the war memorial and views to an avenue of deciduous trees which define the centre of the township. From this approach, views of the historic building within the primary school will be maintained.

Other important views along Strathalbyn Road, including to the heritage buildings containing the general store and rural supplies establishment, will be maintained.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Non-residential development should be restricted to that part of Strathalbyn Road south of Cross Street and should consist of small-scale shops, offices and consulting rooms which meet the needs of the local community.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area as an Historic Conservation Area.
- 3 Commercial, retail, light industrial and service facilities should be of a size and scale to retain the 'village' character of the township as seen from Strathalbyn Road and Cross Street.

- 4 New buildings should be sited, designed and built in a manner and be of a scale that reinforces and enhances the historical character of the Policy Area.
- 5 Development should primarily consist of dwellings of no more than 6 metres in height or commercial buildings of no more than 8 metres in height which address Strathalbyn Road.
- 6 The external materials of new buildings, or additions to existing buildings, should be consistent with the predominantly used materials of existing buildings such as stone, masonry and corrugated iron roofs. External finishes should be non-reflective and utilise natural colours.
- 7 Signs associated with commercial buildings should be restricted to painted signs attached to buildings and located under verandahs or attached to gables.
- 8 The prevailing height and nature of fencing forward of the building line should be retained and consist of pickets, post and wire and masonry (exposed or rendered brickwork or stonework) to a maximum height of 1200 millimetres or hedges or other plantings.
- 9 Driveways should be constructed of semi-permeable material (e.g. gravel) and should meander between the front boundary and the garage/carport.

Land Division

- 10 No additional allotments with an area less than 4000 square metres should be created except where the division of land would create an allotment for each of two existing habitable dwellings.

Township (Oakbank) Policy Area

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

OBJECTIVES

- 1 Retention of the village character of Oakbank with retail, commercial and community facilities along Onkaparinga Valley Road with the remainder of the area developed for generally low density residential use.
- 2 Development that contributes to the desired character of the Policy Area.
- 3 Development primarily accommodating residential uses and local ancillary service facilities to serve the day-to-day needs of the community.

DESIRED CHARACTER

Oakbank will continue to act as a local centre providing its residential community with a range of retail, community and educational services. The town will continue to provide very low density residential areas.

Residential development will generally be at a low density on large allotments, with medium density residential development being compatible in scale and design with surrounding development and located on smaller allotments in areas not visible from Onkaparinga Valley Road.

The streets within the older section of Oakbank are laid out in a grid-like manner based around Onkaparinga Valley Road and leading either north-west towards the Onkaparinga River or south-east towards Dalintober House. The streets are straight and relatively narrow (approximately 5 to 6 metres wide) with equally narrow bitumen or gravel footpaths (approximately 1.5 metres wide).

The allotment pattern reflects the layout of the streets with most facing either north-east or south-west. The majority of allotments are rectangular in shape with areas in the order of 850 to 1000 square metres with frontages typically wider than 26 metres.

The street layout and allotment pattern establishes a sense of space between buildings which, with the reasonably narrow streets, are features of the older portions of Oakbank, and will be preserved.

The smaller, more recently created, allotments of around 500 square metres in the older portions of Oakbank threaten to alter the character of the area. These new allotments typically contain a more modern style of dwelling with greater site coverage and smaller street frontage, and are no longer appropriate in the older part of the Policy Area.

Within the contemporary subdivisions located on Oak Drive, Elm Drive and Nightingale Court the streets will feature roll-over gutters rather than the upright kerb and gutters found in the older parts of Oakbank.

The separation between Balhannah and Oakbank will continue to be preserved.

The town will continue to contain its relatively consistent historic main street, characterised by retail, commercial, institutional and residential buildings.

Dwellings in the older part of the township will have reasonably wide frontages and feature:

- corrugated iron and timber front verandahs;
- separate garages set to the side or rear;
- low front fences of various styles and materials;
- side and rear fences of corrugated iron or similar material and profile;
- substantial rear yards which take advantage of small front set-backs of 3 to 5 metres;
- landscaping containing trees and bushes of small to medium height;
- pitched corrugated iron roofs; and,
- brick and stone building materials.

Residential development within the newer portions of Oakbank will be considerably different from the older portions and will typically feature substantial single-storey detached dwellings with hipped roofs using a non-reflective material such as tile or colour treated metal, brick veneer walls and garages located under the main roof. Dwellings will be set back at least 8 metres from the front boundary behind well-landscaped gardens without front fences.

Sensitively designed infill development will occur on the south-western side of Onkaparinga Valley Road where modest detached and semi-detached dwellings will be provide appropriate site coverage, height, setbacks, garage dominance, front fences, roof pitch and the use of verandahs and eaves is consistent with the development 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 Commercial, retail, light industrial and service facilities should be of a size and scale to retain the 'village' character of the township as seen from Onkaparinga Valley and Oakwood Roads.

Township (Summertown) Policy Area

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.
- 2 Development primarily accommodating residential uses and local ancillary service facilities to serve the day-to-day needs of the community.

DESIRED CHARACTER

Summertown is a relatively small township situated along a ridgeline on Greenhill Road. Roughly rectangular in shape, the township area is bounded by Tregarthen Road to the west, Collins Road to the east, Hollidays Road to the north, and the rear boundaries of the properties fronting Greenhill Road to the south. The non-residential activities within the township will be orientated towards Greenhill Road, which provides the main point of access to the City.

The range of retail and commercial services within Summertown will be limited to local day-to-day retail, tourism-based retail (e.g. cafes, art galleries), small scale commercial and community services.

Summertown will remain separated from nearby Uraidla, to the east, by productive agricultural land which acts as a visual buffer between the two townships. This important area will help to retain the individual identity of the two townships while also serving to protect landscape amenity and agricultural function.

Summertown is distinguished by its long, slightly curving and slowly descending section of Greenhill Road as it moves along the ridgeline towards Uraidla. The character of the town has largely been determined by its siting along the top of the ridgeline where buildings are scattered along Greenhill Road and hug the flatter portions of the ridge. The dominance of Greenhill Road has resulted in a relatively scattered linear pattern of settlement, apart from a more recent cul-de-sac development to the east. While buildings mainly face Greenhill Road, rear rooms and verandahs take advantage of views to the north and south over picturesque valleys.

Summertown will be characterised by a rectangular subdivision pattern with occasional 'battle-axe' blocks. Allotment sizes will vary considerably from approximately 600 square metres to over 6000 square metres. Allotment frontages will also vary considerably, with narrower allotments of between 20 to 25 metres located near the centre of the town and wider allotments of more than 30 metres near the edges of the town. Additional development opportunities will be restricted by a lack of water supply and wastewater disposal infrastructure. Only detached dwellings are appropriate in Summertown.

Greenhill Road is relatively wide allowing vehicle movement in both directions as well as car-parking on either side of the road kerb. The road width is generally consistent varying from 8.6 metres at the edge to 10 metres at the commercial centre of town.

While there will be a number of two-storey buildings within Summertown, the significant spaces between buildings, and the width of Greenhill Road, will contribute to a sense of a very low-density form of development.

The town's historic buildings are characterised by the use of materials such as masonry, red brick, timber, exposed or cement rendered stone, and corrugated iron for building fabrication, detailing and roofing. Other design features include pitched roofs, verandahs, eaves, balconies, timber decorative embellishments, and new or washed heritage colour schemes consisting of earthy colours, such as cream. Building setbacks will become smaller and building heights greater towards the centre of the policy area. Parking will generally occur at the rear or side of buildings.

The built form will be supported by a mix of mature trees and plants in front and rear gardens. Mature deciduous trees, conifers and cottage style gardens will be particularly common in older gardens along with deciduous ornamental trees, English Oaks and hedging species. While front fencing will be uncommon, hedges will be used as streetscape plantings along the front boundary.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development of a business, commercial or industrial nature should:
 - (a) be consolidated with existing facilities to reinforce the identifiable town centre

- (b) have a design and appearance consistent with the composition and form of existing buildings and structures
 - (c) be of a scale, siting and built-form, including materials and colours, which is compatible with the individual and small-scale character of the township
 - (d) not adversely affect or interfere with the free and safe flow of traffic along Greenhill Road but provide for adequate vehicular access and for on-site car parking areas.
- 2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3 Commercial, retail, light industrial and service facilities should be of a size and scale to retain the “village” character of the township as seen from Greenhill Road.

Land Division

- 4 Land should not be divided unless each allotment:
- (a) has an area of not less than 4000 square metres and a frontage to Greenhill Road of not less than 30 metres
 - (b) has an area of not less than 4000 square metres and a frontage to a public road (other than Greenhill Road) of not less than 25 metres
 - (c) has a natural slope that does not exceed a gradient of 1-in-4, for at least 80 percent of the allotment area.

Township (Uraidla) Policy Area

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.
- 2 Development primarily accommodating residential uses and local ancillary service facilities to serve the day-to-day needs of the community.

DESIRED CHARACTER

Uraidla is a relatively small village situated at the northern end of the picturesque Piccadilly Valley. Uraidla’s valley setting is characterised by a wide flat base bounded by undulating hill edges – many of which are draped in stringy bark Eucalypts. Parts of the town extend up the side of the hill slopes and enjoy significant views down to the valley. The town is strongly oriented around Greenhill Road which sweeps along the valley floor with access roads spreading to its sides.

The township will feature a relatively compact urban form focused around the Local Centre (Uraidla) Policy Area on Greenhill Road. The township will also feature recreational, educational and community facilities to the south of the Local Centre.

Uraidla will remain separated from nearby Summertown, to the west, by productive agricultural land which acts as a visual buffer between the two townships. This important area will help to retain the individual identity of the two townships, while also serving to protect landscape amenity and agricultural function.

The pattern of development in the town will be characterised by a relatively compact settlement which will feature a generally rectangular subdivision layout on the central and flatter portions of the town. Near the edges of the township, where roads sweep up the hill slopes, the allotment pattern will be more varied and irregular, reflecting the sloping topography of the land. Only detached dwellings are appropriate in Uraidla.

While the main commercial and community precinct will be clustered in the Local Centre along a small stretch of Greenhill Road, patches of linear, historic residential development will stretch out along Swamp Road, and Kidney Street, which enclose the Uraidla Recreation Reserve creating a sense of clustering around the main village open space.

Allotment sizes will vary considerably, ranging from under 800 square metres to over 6000 square metres.

The streetscape of Uraidla will be characterised by narrow bitumen road surfaces, and avenues of large deciduous trees and conifers. Main road verges will not have any consistent pattern of width or surface treatment, and will generally be informal consisting of non-concrete and non-bitumen road verge treatments. Gravel side road edges and footpaths will remain common, and there will be a preference towards gravel driveways.

Vegetation will consist of Stringybark trees on slopes in the valley, and a patchwork of deciduous and coniferous species in the older parts of the township which present a strong English appearance.

Uraidla will be characterised by a low density pattern of development that will include a mixture of single and two storey detached dwellings.

Uraidla's historic buildings are characterised by their narrow building setbacks and use of consistent materials, which include Carey Gully and Basket Range sandstone, red brick, corrugated iron and timber. Where iron is used, it tends to be used for building fabrication, detailing and roofing, while stone is sometimes rendered in natural colours or left exposed. Other design features include pitched roofs, verandahs, eaves, balconies, timber decorative embellishments, and the use of natural local colours, which include dark rich ochre, brown, orange, and cream.

The built form will be supported by a mix of mature deciduous trees and plants in front gardens. Mature deciduous trees, conifers and cottage style gardens are particularly common in older gardens. Front fencing will not be uncommon and will often be complemented by hedges and plantings along the front boundary. Car parking will generally be situated on the property rather than on road reserve and is often located at the rear or side of buildings.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development of a business, commercial or light industrial nature should:
 - (a) be consolidated with existing facilities to reinforce the identifiable town centre
 - (b) have a design and appearance consistent with the composition and form of existing buildings and structures
 - (c) be of a scale, siting and built-form, including materials and colours, which is compatible with the individual and small-scale character of the township
 - (d) not adversely affect or interfere with the free and safe flow of traffic along Greenhill Road but provide for adequate vehicular access and for on-site car parking areas.
- 2 Commercial, retail, light industrial and service facilities should be of a size and scale to retain the 'village' character of the township as seen from Greenhill Road.

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

Land Division

- 4 Land should not be divided unless each allotment:
 - (a) has an area of not less than 4000 square metres and a frontage to Greenhill Road of not less than 30 metres; or
 - (b) has an area of not less than 4000 square metres and a frontage to a public road (other than Greenhill Road) of not less than 25 metres;
 - (c) has a natural slope that does not exceed a gradient of 1 in 4, for at least 80 percent of the allotment area.

Township (Woodside) Policy Area

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

OBJECTIVES

- 1 Development of the Policy Area for generally low density residential use.
- 2 Development that contributes to the desired character of the Policy Area.
- 3 The provision of a range of allotment sizes and some medium density development.
- 4 Development primarily accommodating residential uses and service facilities to serve the needs of the regional community.

DESIRED CHARACTER

Woodside functions as a neighbourhood level centre which serves the town and surrounding rural community. The town will continue to provide a wide range of shops, services, recreational spaces and structures and community facilities, including the main office of the local Council and a range of police, ambulance and fire emergency services.

Residential development will generally be at a low density on large allotments, with medium density residential development being compatible in scale and design with surrounding development and located in areas not visible from Onkaparinga Valley Road.

The policy area will continue to provide residential development consisting of detached dwellings at low densities, with sensitive infill in appropriate locations, along with schools, recreation facilities, churches and community facilities.

Woodside is established on an original grid subdivision pattern on the eastern banks of the Onkaparinga River, with a historic inner core focused on the area between John Street and Nairne Road. Newer land divisions have stretched the footprint of the town both to the north along Onkaparinga Valley Road and south-east around the recreation reserve. While the older portion of the town consists of a rectangular street layout and generally regular shaped allotments, the newer land divisions consist of informal subdivision patterns with curved roads, *culs-de-sac* and generally irregularly shaped allotments.

Land division within the older portion of the town will retain the rectangular street pattern and allotments.

Development fronting Onkaparinga Valley Road will predominantly be single-storey and incorporate verandahs, eaves and other features to provide visual interest. Larger buildings to two-storeys will be located along Onkaparinga Valley Road within the traditional Town Centre Zone.

Within the older portion of Woodside, away from Onkaparinga Valley Road, the streets are relatively narrow and, while typically featuring box-style kerb and gutters, do not often have footpaths. New land divisions outside of the older portions of the town will reflect the traditional grid layout of Woodside and will feature upright kerb and gutters with formal footpaths.

The predominant character of the older residential areas in the policy area will continue to be that of single storey detached dwellings set in large landscaped surrounds, interspersed with historic buildings, including workers cottages and churches, at times built to the front boundary.

In the newer areas, residential development will remain a mixture of single-storey and two-storey with exposed brick or rendered walls, tiled and coloured treated metal hipped roofs as well as verandahs and eaves. Garages will tend to be under the main roof of the dwellings with double garage doors separated by brick pillars or the like. Outbuildings will be located at the rear of the allotments and corrugated or coloured treated metal fences between the dwellings. Front fences will be either low or absent.

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 Commercial, retail, industrial and service facilities should be of a size and scale to retain the 'village' character of the township as seen from Onkaparinga Valley, Tiers and Nairne Roads.

Precinct 2 Woodside North

OBJECTIVE

- 1 The enhancement of the character of the Precinct.
- 2 Minimization of land use conflicts.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development west of Onkaparinga Valley Road should be sited having regard to a possible future bypass road.
- 2 Readjustment of boundaries or rearrangement of existing titles may be undertaken provided no additional allotments are created.

Township (Woodside Historic) Policy Area

OBJECTIVE

- 1 The preservation and enhancement of the existing character of the Policy Area.
- 2 Preservation of the historic character of the Woodside Historic Policy Area by the retention of low density residential development, sensitive design and siting of all new development, and sympathetic conservation of existing buildings of State or local significance.

DESIRED CHARACTER

The policy area will continue to provide residential development consisting of detached dwellings at low densities, with sensitive infill in appropriate locations, along with a local school and daycare.

Woodside is established on an original grid subdivision pattern on the eastern banks of the Onkaparinga River, with a historic inner core focused on the area between John Street and Nairne Road.

Land division within the inner historic core of the town will retain the rectangular street pattern and allotments.

This inner historic core of the town consists of a rectangular street layout and generally regular shaped allotments. The streets are relatively narrow and, while typically featuring box-style kerb and gutters, do not often have footpaths.

The predominant character of the inner historic core policy area will continue to be that of single storey detached dwellings set in large landscaped surrounds, interspersed with historic buildings, including workers cottages and churches, at times built to the front boundary.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Development should primarily consist of single storey detached dwellings.

Form and Character

- 2 New buildings and alterations or additions to old buildings should be sited and designed in sympathy with the surrounding buildings and existing streetscape.
- 3 The external materials of new buildings, or additions to existing buildings, should be consistent with the predominantly used materials of existing buildings such as stone, masonry and corrugated iron roofs. External finishes should be non-reflective and utilise natural colours.
- 4 The prevailing nature and height of fencing forward of the building line should consist of pickets, post and wire, and masonry (exposed or rendered brickwork or stonework) to a maximum height of 1200 millimetres or should consist of hedges or other plantings.

Land Division

- 5 No additional allotments should be created.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*. In addition, the following forms of development (except where the development is non-complying) are complying:

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

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the development is located inside any of the following area(s):
 - Township (Mylor Historic) Policy Area

- (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 AdHi/4 – Off Street Vehicle Parking Requirements](#) 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
Additions and alterations to an existing form of development listed as non-complying in this table.	Except where the total floor area of the addition or alteration does not exceed 25 per cent of the total floor area of that form of development as at 24 October 2017.
Advertisement	Except where it achieves either (a) or (b): (a) the advertisement is located below the roof line of the associated building (b) the advertisement is in the form of a pylon sign and is less than 4 metres in height.
Bulky goods outlet	
Crematorium	
Dairy	
Dwelling resulting in more than one dwelling on an allotment	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Junk Yard	
Land Division in the Township (Forreston), (Houghton), (Mylor), (Mylor Historic), (Summertown) or (Uraidla) Policy Areas which would result in an additional allotment of less than 4000 square metres	Except where the division would create a new allotment for each of two dwellings originally on one allotment, and each allotment complies with the criteria contained in Table AdHi/5 .
Land Division in the Township (Charleston), (Gumeracha), (Kersbrook) or (Mount Torrens) Policy Areas which would result in an additional allotment of less than 1000 square metres where the lot is connected to a sewer or CWMS or 1200 square metres where wastewater is to be disposed of onsite.	Except where the division is consistent with the Desired Character for the Zone and would create a new allotment for each of two dwellings originally on one allotment, and each allotment complies with the criteria contained in Table AdHi/5 .
Land Division in the Township (Balhannah), (Birdwood), (Lobethal), (Oakbank) or (Woodside) Policy Areas which would result in an additional allotment of less than 1000 square metres where the lot is connected to a sewer or CWMS or 1200 square metres where wastewater is to be disposed of onsite.	Except where each allotment complies with the criteria contained in Table AdHi/5 , and: (a) the division would create a new allotment for each of two dwellings originally on one allotment; or (b) allotments are no less than 500 square metres in area; or (c) a land division is consistent with the Desired Character for the Zone.
Residential Flat Buildings	

Form of development	Exceptions
Retail showroom	
Road transport terminal	
Row Dwelling in the Township (Forreston), (Houghton), (Kersbrook), (Mount Torrens), (Mylor), (Summertown), or (Uraidla) Policy Areas	
Semi-detached Dwelling in the Township (Forreston), (Houghton), (Kersbrook), (Mount Torrens), (Mylor), (Summertown), or (Uraidla) Policy Areas	
Shop or group of shops where the gross leasable area is greater than 250 square metres.	
Service Industry in the Township (Mylor) or (Mylor Historic) Policy Areas	Except a bakery or drycleaner with a floor area for manufacturing of 100 square metres or less.
Service Trade Premises	
Special industry	
Stock sales yard	
Stock slaughter works	
Supermarket	
Telecommunications facility	Except where it achieves all of the following: (a) it is not located within 100 metres of a Historic Conservation Area or within 100 metres of a State or Local Heritage Place listed in Tables AdHi/1 and AdHi/2 (b) it is less than 30 metres in height.
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
<p>Combined fence and retaining wall where the total height does not exceed 3 metres measured from the lower of the two adjoining finished ground levels.</p>	<p>Combined fence and retaining wall (where not assigned as Category 1).</p>
<p>Combined fence and retaining wall where the total height does not exceed 2.1 metres measured from the lower of the two adjoining finished ground levels.</p>	<p>Deck attached to a dwelling (where not assigned as Category 1).</p>
<p>Deck attached to a dwelling with a maximum floor height not exceeding 1 metre above natural ground level provided the development has a side and rear setback of at least 1 metre and a front boundary setback of at least 6 metres.</p>	<p>Excavation and/or filling of land not incidental to building work but which constitutes development (where not assigned as Category 1).</p>
<p>Excavation and/or filling of land not incidental to building work but which constitutes development where the maximum depth of excavation or height of fill is 1.5 metres provided the development has a side and rear setback of at least 1 metre and a front boundary setback of at least 8 metres.</p>	<p>Fence exceeding 3 metres in height.</p>
<p>Masonry fence not exceeding 2.1 metres in height.</p>	<p>Retaining wall (where not assigned as Category 1).</p>
<p>Partial demolition of a local heritage place.</p>	<p>Tennis court fence where the tennis court is associated with a dwelling.</p>
<p>Retaining wall with a maximum height not exceeding 1.5 metres above natural ground level.</p>	<p>Tennis court light poles and lighting where the tennis court is associated with a dwelling.</p>
<p>Water tank where the wall height does not exceed 3 metres above natural ground level, the total height does not exceed 4.5 metres above natural ground level.</p>	<p>Water tank (where not assigned as Category 1)</p>

WATERSHED (PRIMARY PRODUCTION) ZONE

Introduction

The objectives and principles of development control that follow apply to the Watershed (Primary Production) Zone as shown on [Maps AdHi/3 to 10, 12 and 14 to 40](#). In this section, policies are expressed firstly in relation to the whole of the Watershed (Primary Production) Zone and then for parts of the zone referred to and defined as policy areas on [Maps AdHi/42 to 90](#). All the policies expressed for the Watershed (Primary Production) Zone and for the policy areas are additional to those expressed for the whole of the council area.

OBJECTIVES

- 1 The maintenance and enhancement of the natural resources of the south Mount Lofty Ranges.
- 2 The enhancement of the Mount Lofty Ranges Watershed as a source of high quality water.
- 3 The long-term sustainability of rural production in the south Mount Lofty Ranges.
- 4 The preservation and restoration of remnant native vegetation in the south Mount Lofty Ranges.
- 5 The enhancement of the amenity and landscape of the south Mount Lofty Ranges for the enjoyment of residents and visitors.
- 6 The development of a sustainable tourism industry with accommodation, attractions and facilities which relate to and interpret the natural and cultural resources of the south Mount Lofty Ranges, and increase the opportunities for visitors to stay overnight.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Buildings, should be located in unobtrusive locations and, in particular, should:
 - (a) be located well below the ridge line;
 - (b) be located within valleys or behind spurs;
 - (c) be located not to be visible against the skyline when viewed from public roads and especially from the Mount Lofty Ranges Scenic Road;
 - (d) be set well back from public roads, particularly when the allotment is on the high side of the road;
 - (e) be sited on an excavated rather than a filled site to reduce the vertical profile of the building;
 - (f) where possible be screened by existing native vegetation when viewed from public roads and especially from the Mount Lofty Ranges Scenic Road; and
 - (g) maximize the retention of existing native vegetation and the protection and retention of watercourses in their natural state.
- 2 Buildings should be unobtrusive and not detract from the desired natural character of the Zone and, in particular:
 - (a) the profile of buildings should be low and the roof lines should complement the natural form of the land;

- (b) the mass of buildings should be minimized by variations in wall and roof lines and by floor plans which complement the contours of the land; and
- (c) large eaves, verandahs and pergolas should be incorporated into designs to create shadowed areas which reduce the bulky appearance of buildings.

3 Buildings:

- (a) should have 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; and
- (b) should have a 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.

4 Buildings and structures should not be located within 25 metres of a watercourse and buildings and structures including chain mesh and solid fences should not be located on land subject to flooding as shown on [Figures AdHiFPA/1 to 19](#) or within other areas subject to flooding or inundation by a 1 in 100 year average return interval flood event.

5 Fences located on land subject to flooding as shown on [Figures AdHiFPA/1 to 19](#) should be designed to allow for the free flow of water in the event of a flood.

6 Additions to dwellings located on land subject to flooding as shown on [Figures AdHiFPA/1 to 19](#) or within other areas subject to flooding or inundation by a 1 in 100 year average return interval flood event, should be in the form of upper level additions and should not increase the total floor area at ground level of the dwelling.

7 Additions to buildings should:

- (a) be located on the side of the dwelling which minimizes the obtrusiveness of the completed building; and
- (b) comply with the previously mentioned principles of development control relating to the location and design of buildings.

8 The number of outbuildings should be limited, and where appropriate they should be grouped together, located in unobtrusive locations and comply with the previously mentioned principles of development control relating to the location and design of buildings.

9 Driveways and access tracks should follow the contours of the land to reduce their visual impact and erosion from water run-off and be surfaced with dark materials. The excavation/filling of land should be kept to a minimum to preserve the natural form of the land and the native vegetation.

10 Native trees, shrubs and ground covers should be established to screen development, including scree slopes created as a result of the excavation and/or filling of land, in such a way that the bushfire hazard is not increased. Screening mounds may also be appropriate.

11 Buildings should not impair the character of rural areas by reason of their scale or siting. If necessary, buildings should be screened by trees or shrubs.

12 Shops or offices should not be established unless they are incidental or ancillary to the agricultural use of land.

13 Industries should not be established unless:

- (a) the industry is associated with the processing of local primary products;
- (b) the industry is a support or service industry to primary producers; and

- (c) it is inappropriate to locate the industry in a industrial area.
- 14** Development should not detract from the natural and rural landscape character of the region.
- 15** The rural character, comprising natural features and man-made activities, should be preserved by careful siting, design and landscaping of new building development and/or intensive land uses.
- 16** Development should ensure that primary production activity is not prejudiced.
- 17** Land which is particularly suitable for primary production should be used or remain available for such purposes.

Land Division

- 18** Land Division should only occur where a suitable site for a detached dwelling is available which complies with the criteria detailed in [Table AdHi/5](#).
- 19** Land division in rural areas should not occur where the proposed or potential use is liable to:
 - (a) result in the pollution of water resources; or
 - (b) cause the loss of productive primary production land.
- 20** Land division may be undertaken where no additional allotment or allotments are created and the purpose of the plan of division is to:
 - (a) provide for a minor readjustment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings; and
 - (b) provide for a minor readjustment of allotment boundaries to improve the management of the land for the purpose of primary production and/or the conservation of its natural features.
- 21** Land division may be undertaken provided that the development of the resulting allotments would not result in a loss of primary production land or in a greater risk of pollution of surface or underground waters than would occur through development of the existing allotments.
- 22** Re-arrangement of allotment boundaries should produce allotments of a size consistent with that in the locality.

Residential Development

- 23** Dwellings should be located to maximize the retention of existing vegetation by either:
 - (a) being located on an existing cleared site of sufficient size to ensure the safety of the proposed detached dwelling from fire hazard without the need for further clearance;
 - (b) being built within the limitations of the exemptions provided for in the Native Vegetation Regulations, and addressing the safety of the proposed detached dwelling without the need for further clearance; or
 - (c) sited and constructed in such a way which provides appropriate bushfire prevention measures without the need for further clearance of native vegetation on the allotment or sited in such a way that provides for the removal of native vegetation within the limits of the exemptions provided by the Native Vegetation Regulations without the need for further clearance
- 24** The erection of a shed, garage or outbuilding should only be undertaken where:
 - (a) it is an ancillary use to an existing dwelling or business; or

- (b) it is erected for a period not exceeding 12 months:
 - (i) to enable the erection of a dwelling on the same allotment to proceed;
 - (ii) is used for storage of building materials or tools only; and
 - (iii) is removed at the expiration of that period if construction of the dwelling has not been substantially completed.

- 25** No caravan or motor-powered van should be located on any vacant allotment and used for human habitation unless:
- (a) it is an ancillary use to an existing dwelling or business;
 - (b) the land forms part of an existing caravan park; or
 - (c) the construction of a dwelling has been approved on the same allotment and the caravan or motor-powered van is sited for a period not exceeding six months to enable the erection of the dwelling to proceed. The caravan or motor-powered van is to be removed at the expiration of that period if construction of the dwelling has not been substantially completed.
- 26** No caravan or motor-powered van should be located on any vacant allotment and used for human habitation unless it is connected to an approved effluent disposal system.

Conservation

- 27** Linkages between significant regional recreational and conservation features should be established or enhanced.
- 28** The nature, features and general character of areas and items, other than building development and vegetation, should be conserved which are of special:
- (a) historical (including archaeological) significance or heritage value;
 - (b) scientific interest; or
 - (c) scenic value or natural beauty.
- 29** Buildings should not be located within areas of native vegetation.
- 30** Buildings near native vegetation should be sited only where there is an existing cleared area of sufficient size to ensure the safety of the proposed structures from fire hazard without the need for further clearance.
- 31** No change of land use should occur in or near areas of native vegetation which are likely to adversely impact on the vegetation.
- 32** The provision of services, including power, water, effluent and waste disposal, access roads and tracks should be effected over areas already cleared of native vegetation or, if this is not possible, cause the minimum interference or disturbance to native vegetation.
- 33** Proposals to divide land or re-arrange allotment boundaries should not increase the number of allotments adjoining allotments on which there is native vegetation.
- 34** Land should not be divided, or allotment boundaries re-arranged in a way which increases the number of allotments or part allotments over areas of native vegetation.
- 35** No development or change in land use should occur where its proximity to a swamp or wetland, whether permanently or periodically inundated, has the potential to damage or interfere with the hydrology or water regime of the swamp or wetland.

- 36 Development should take place in a manner which will not interfere with the utilisation, conservation or quality of water resources and protects the natural systems that contribute to natural improvements in water quality.

Appearance of Land and Buildings

- 37 Trees, other vegetation and earth mounding should be retained or provided as part of the development where the environment will be visually improved by such a provision.
- 38 Buildings and structures which are necessary for efficient farm management should, as far as possible, be located to form part of existing homestead clusters.
- 39 Buildings should not impair the character of rural areas by reason of their scale or siting. If necessary, buildings should be screened by trees or shrubs.

Rural Development

- 40 Within the Zone:
- (a) no new piggeries or feedlots should be established;
 - (b) existing piggeries or feedlots should be phased out;
 - (c) no new intensive uses such as poultry sheds and stables should be established; and
 - (d) existing intensive uses should only remain provided they are not enlarged, except within the Lobethal Abattoir Policy Area, and approved waste disposal facilities are installed and maintained.
- 41 Primary production should be carried out with regard to water conservation, the preservation of bushland remnants and landscape beauty.
- 42 Rural areas should be retained for primary production purposes and other uses compatible with maintaining rural productivity.
- 43 Development should ensure the sustainable use of land for primary production by the use of sound land management practices.
- 44 Development which would remove productive land from primary production or diminish its overall productivity for primary production, should not be undertaken unless the land is required for essential public purposes.
- 45 No more than two dogs should be kept on any land for racing, breeding or boarding purposes.
- 46 Horse keeping and dairy activities should be located at least 100 metres from watercourses, townships and residential development, and provision should be made for the disposal of associated wastes that does not pollute the water catchment areas or create a health risk.
- 47 The keeping of animals and other agricultural activities should not be undertaken without appropriate regard for the carrying capacity of the land, soil conservation and the prevention of water pollution.

Agricultural Industries (small-scale and not including wineries)

- 48 Agricultural industries (small-scale) should:
- (a) include at least one of the following activities normally associated with the processing of primary produce:
 - (i) washing;

- (ii) grading;
 - (iii) processing (including bottling);
 - (iv) packing or storage; and
- may include an ancillary area for sale and/or promotion of produce (including display areas);
- (b) have a total combined area for any one or any combination of these activities (including ancillary sales area) not exceeding 250 square metres per allotment with a maximum building area of 150 square metres, including a maximum area of 50 square metres for ancillary sale and display of goods manufactured in the industry;
 - (c) process primary produce from within the Mount Lofty Ranges Region;
 - (d) only occur on an allotment where a habitable dwelling exists.

Mineral Water Extraction and Processing Plants

49 Mineral water extraction and processing plants should:

- (a) include at least one of the following activities normally associated with the extraction and processing of mineral water:
 - (i) extraction;
 - (ii) bottling;
 - (iii) packaging;
 - (iv) storage;
 - (v) distribution; and

may include ancillary activities of administration and sale and/or promotion of mineral water product;
- (b) have a total combined area for any one or any combination of these activities (including ancillary sale and/or promotion areas) not exceeding 450 square metres per allotment with a maximum building area of 250 square metres, including a maximum area of 50 square metres for ancillary sale and/or promotion of mineral water product;

Wineries and Ancillary Activities outside of the Watershed

50 Wineries should:

- (a) include at least one of the following activities normally associated with the making of wine:
 - (i) crushing;
 - (ii) fermenting;
 - (iii) bottling;
 - (iv) maturation/cellaring of wine; and

may include ancillary activities of administration, sale and/or promotion of wine product and dining;

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

Wineries and Accessory and Subordinate Activities in the Watershed

- 51** Wineries should be located on an allotment with a vineyard or adjacent to an allotment with a vineyard.
- 52** Wineries should only be established in Watershed Area 1, as shown on [Figures AdHi\(WA1\)/1 to AdHi\(WA1\)/16](#), where:
- (a) the processing of grapes or grape product is less than the equivalent of a 250 tonne crush per annum; or
 - (b) the method of wastewater disposal is by means of a mains sewerage or common effluent scheme.
- 53** 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; and
 - (b) locate winery waste water treatment equipment, effluent dams, buildings containing wine-making activities or buildings containing bottling activities no closer than 300 metres to:
 - (i) tourist accommodation (except where it is sited on the same allotment as the winery);
 - (ii) residential development (except where it is sited on the same allotment as the winery);
 - (iii) a zone that includes any of the following wording in its title:
 - (A) residential;
 - (B) country living;
 - (C) country township;
 - (D) public purpose;
 - (E) tourist accommodation;
 - (F) heritage.
- 54** Winery development should be of a scale that does not result in:
- (a) detrimental impacts upon rural landscapes, infrastructure and services; or
 - (b) the processing of grapes or grape product exceeding the equivalent of a 2500 tonne crush per annum on an allotment.
- 55** 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.

- 56** Winery development should provide that all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.
- 57** 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 current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time;
 - (ii) dam (but not including an effluent dam), bore or 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 100-year period 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 percent (1 in 5).
- 58** Wineries incorporating a spill retention basin(s), for the purposes of reducing the setback to a watercourse, dam, bore or well, should site and design the basins(s):
- (a) on the same allotment as the winery;
 - (b) in close proximity to the wine-making, wine storage and waste water treatment facilities;
 - (c) to minimise the risk of spills entering a downhill:
 - (i) watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time;
 - (ii) dam (but not including an effluent dam), bore or well
 - (d) to capture at least 120 percent 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; and
 - (f) to minimise the interception of any natural or artificial stormwater flow.
- 59** 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; and
 - (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 current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time;
- (iv) a dam (but not including an effluent dam), bore or well.

60 Winery waste water holding tanks should:

- (a) have a total storage capacity of more than four days total flow during the peak of vintage; and
- (b) be contained within an impervious, bunded area having a total liquid holding capacity of more than 120 percent of the total holding tank capacity.

Agricultural Industries (small-scale), Wineries, Mineral Water Extraction and Processing Plants

61 Agricultural industries, mineral water extraction and processing plants and wineries should:

- (a) incorporate all-weather on-site parking (including for commercial vehicles) with safe and convenient access for staff and visitors;
- (b) utilise existing buildings and, in particular, buildings of heritage value, as an alternative to constructing new buildings (other than wineries in the Watershed);
- (c) locate any effluent system or effluent drainage field within the allotment of the development;
- (d) incorporate effluent management systems which ensure protection of surface and ground water and reduce the need for on-site storage systems and should accord with the following:
 - (i) effluent management systems and any malodours not impacting on the local environment, surface or ground water, and nearby soil and crop conditions;
 - (ii) storm water run-off from areas at wineries which are contaminated with grape or grape products be drained to winery effluent management systems during vintage periods;
 - (iii) storm water from roofs and clean hard paved surfaces at a winery diverted away from winery effluent management systems and disposed of in an environmentally sound manner or used for productive purposes;
 - (iv) storm water management incorporating techniques which avoid erosion and maintain water quality, through development of on-site detention, retention basins or other appropriate means;
- (e) be set-back at least 50 metres (other than wineries in the Watershed) from any bore, well or watercourse, where a water course is identified as a blue line on a current series 1:50 000 Government standard topographic map, or where there is observed a clearly defined bed and banks and where water flows at any time and includes a;
 - (i) dam or reservoir that collects water flowing in a watercourse;
 - (ii) lake through which water flows;
 - (iii) channel into which water has been diverted;
 - (iv) known underground seepage condition;
- (f) be located within the boundary of a single allotment including any ancillary uses and there should be not more than one industry located on an allotment;

- (g) process primary produce that is grown within the Mount Lofty Ranges Region as shown on [Figure 1](#) Mount Lofty Ranges Region and sell goods manufactured and produced by the industry;
- (h) enhance the rural/agricultural character and/or heritage features and tourist activities of the Mount Lofty Ranges Region;
- (i) include signage, which is designed and located to complement the features of the surrounding area, enhance visitors' experience of the Mount Lofty Ranges Region and facilitate access to the site and which:
 - (i) does not exceed 2 square metres in area per sign;
 - (ii) is limited to 1 sign per establishment (for agricultural and home based industries);
 - (iii) is not internally illuminated.

62 Agricultural industries, mineral water extraction and processing plants and wineries should not:

- (a) necessitate significant upgrading of public infrastructure including roads and other utilities, unless upgrading would be required through normal maintenance or was imminent due to growth in demand in the locality;
- (b) generate traffic beyond the capacity of roads necessary to service the development;
- (c) result in traffic volumes that would be likely to adversely alter the character and amenity of the locality;
- (d) generate significant additional traffic noise or other nuisance which would detract from residents' or other land holders' enjoyment of the locality;
- (e) generate noise of greater than 40 decibels during the hours of 10 pm to 7am and 47 decibels between 7 am to 10 pm respectively as measured at the nearest neighbouring dwelling or boundary of a vacant allotment; and
- (f) be located on land with a slope greater than 20 percent (1 in 5).

63 Agricultural industries, wineries (but not including those located in the Watershed) 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; or
- (c) closer than 300 metres to a dwelling or tourist accommodation that is not in the ownership of the applicant.

64 Agricultural industries (not including wineries) and mineral water extraction and processing plants should not be located within a 900 millimetres or greater rainfall per year area in the Watershed, with the exception of mineral water extraction and processing plants where bottling and packaging of mineral water in non-refillable containers for sale and distribution is to be undertaken.

Watershed Areas - Cellar Door Sales Outlets, Restaurants 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

65 Restaurants should only be established in Watershed Area 1, as shown on [Figures AdHi\(WA1\)/1 to AdHi\(WA1\)/16](#), where connected to a mains sewerage or common effluent scheme.

- 66** 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; and
 - (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.
- 67** 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, as shown on Mount Lofty Ranges Region [Figure 1](#);
 - (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; and
 - (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).
- 68** 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, as shown on Mount Lofty Ranges Region [Figure 1](#);
 - (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; and
 - (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).
- 69** 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 100-year period 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 percent (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; and

- (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; and
- (e) maintain a clear delineation between urban and rural development.

Non-complying Development

70 All kinds of development are **non-complying** in the Watershed (Primary Production) Zone except for the following:

Advertisements which are located within 500 metres of the centre-line of any arterial road or scenic route (as identified on [Figure AdHi\(EC\)/1](#), with the exceptions of:

- (a) advertisements adjacent to a road with a speed limit of less than 80 km/h; or
- (b) advertisements on rural land that:
 - (i) have an advertisement area of two square metres or less; and
 - (ii) contain a message that relates entirely to a lawful use of land; and
 - (iii) are erected on the same site as that lawful use; and
 - (iv) will not result in more than two advertisements on the allotment.

Additions and alterations to an existing building, and extensions to an existing use or activity on the land, which is being lawfully undertaken, where the total floor area or site area of the extension does not exceed 25 percent of the total floor area or site area of that building or use as at 25 May 2006

Agricultural industry (not including wineries) where:

- (a) at least one of the following activities associated with the processing of primary produce takes place.
 - (i) washing;
 - (ii) grading;
 - (iii) processing (including bottling);
 - (iv) packing or storage; and may include an ancillary area for sale of produce (including display areas); and
- (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; and
- (c) the industry, including any ancillary uses, is located within the boundary of a single allotment; and
- (d) there is no more than one industry located on an allotment; and
- (e) the industry is not located in areas subject to inundation by a 100 year return period flood event or sited on land fill which would interfere with the flow of such flood waters; and
- (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 South Australian Environment Protection Authority, and
- (g) the industry effluent system and any disposal area are located within the allotment of the development; and
- (h) the industry is not located:
 - (i) within a 900 millimetres or greater rainfall per year area;

- (ii) on land with a slope greater than 20 percent (1 in 5);
- (iii) on land that is classified as being poorly drained or very poorly drained;
- (iv) within 50 metres of any bore, well or watercourse, where a water course is identified as a blue line on a current series 1:50 000 Government standard topographic map, or where there is observed a clearly defined bed and banks and where water flows at any time;
- (v) within 800 metres of the high water level of a public water supply reservoir; and
- (i) the industry does not have a septic tank and sub-surface soakage field or disposal area or any other waste water treatment facility located on land subject to inundation by a 10 year return period flood event.

Alterations or additions to an existing dwelling where;

- (a) the extension does not exceed 50 percent of the floor area of an existing dwelling; or
- (b) the extension does exceed 50 percent of the floor area of an existing dwelling, and which comply with the criteria in [Table AdHi/5](#)

Aviary

Cabin within a Caravan Park in the Caravan and Tourist Park Policy Area

Camping ground in association with and ancillary to tourist accommodation in the Caravan and Tourist Park Policy Area

Caravan Park including alterations and additions to existing facilities in the Caravan and Tourist Park Policy Area

Caravan permanently fixed to land in the Caravan and Tourist Park Policy Area 40

Carport

Cellar door sales outlet, where:

- (a) the tasting of wine and retail sale of wine are the predominant activities;
- (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);
- (c) the method of waste water disposal does not involve the storage of wastewater in holding tanks;
- (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; and
- (e) no part of the development is undertaken in areas subject to inundation by 1 in 100-year average flood or sited on land fill that would interfere with the flow of such flood waters.

Commercial Forestry

Commercial Forestry Building

Community Centre

Community Facility

Dairy

Dam associated with and ancillary to farming, horticulture, horse keeping or commercial forestry

Deck attached to a dwelling

Dwelling comprising a manager's residence in association with and ancillary to tourist accommodation within the Caravan and Tourist Park Policy Area

Dwelling where the dwelling is to be erected on an existing allotment and where a habitable dwelling or tourist accommodation for up to ten guests does not already exist on the allotment, unless the dwelling is to replace an existing dwelling, and where:

- (a) no valid planning authorisation to erect a dwelling on that allotment exists; and
- (b) no other application for planning authorisation is being made or has been made and is not yet determined for a dwelling on that allotment; and
- (c) where the detached dwelling and allotment complies with the criteria in [Table AdHi/5](#)

Adelaide Hills Council
Zone Section
Watershed (Primary Production) Zone

Domestic Outbuilding

Environmental Cover(s) associated with horticulture

Excavation and/or filling of land (excluding the forming of a levee or mound) subject to flooding as shown on [Figures AdHiFPA/1 to 19](#) or within other areas subject to flooding or inundation by a 1 in 100 year average return interval flood event

Farming

Farm Buildings

Fence

Fire Station

Forming of a levee or mound provided it is not located on land designated as subject to flooding on [Figures AdHiFPA/1 to 19](#)

Frost Fan

Garage

Horse keeping and associated and ancillary buildings and structures including stables, shelters and exercise yards where:

- (a) associated and ancillary buildings and structures are not located in areas subject to inundation by a 1:100 ARI flood event; and
- (b) not located on land where any part of the land has a slope exceeding 12 degrees; and
- (c) the average rainfall does not exceed 1000 millimetres annually; and
- (d) associated and ancillary buildings, structures and intensive exercise areas are not located within 25 metres of any watercourse

Horticulture

Horticultural Building

Intensive animal keeping in association with a Stock slaughter works in the Lobethal Abattoir Policy Area

Land Division where no additional allotments are created, either partly or wholly, within the Watershed (Primary Production) Zone, and where the development of the proposed allotments does not result in a greater risk of pollution of surface or underground waters than would the development of the existing allotments, and provided a suitable site for a detached dwelling is available such that the site and the dwelling would comply with the criteria in [Table AdHi/5](#)

Land Division where no additional allotments are created, either partly or wholly, within the Caravan and Tourist Park Policy Area, and where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007

Mineral water extraction and processing plant where:

- (a) at least one of the following activities associated with the extraction and processing of mineral water takes place;
 - (i) extraction;
 - (ii) bottling;
 - (iii) packaging;
 - (iv) storage,
 - (v) distribution; and may include ancillary activities of administration and sale or promotion of mineral water product; and
- (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; and
- (c) the industry, including any ancillary uses, is located within the boundary of a single allotment; and
- (d) there is no more than one industry located on an allotment; and
- (e) the industry is not located in areas subject to inundation by a 100 year return period flood event or sited on land fill which would interfere with the flow of such flood waters; and

- (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 South Australian Environment Protection Authority; and
- (g) the industry effluent system and any effluent drainage field are located within the allotment of the development; and
- (h) the building for bottling/packaging of mineral water for sale and distribution in refillable containers is not located:
 - (i) within a 900 millimetres or greater rainfall per year area;
 - (ii) on land with a slope greater than 20 percent (1 in 5);
 - (iii) on land that is classified as being poorly drained or very poorly drained;
 - (iv) within 50 metres of any bore, well or watercourse, where a water course is identified as a blue line on a current series 1: 50 000 Government standard topographic map, or where there is observed a clearly defined bed and banks and where water flows at any time;
 - (v) within 800 metres of the high water level of a public water supply reservoir; and
- (i) the industry does not have a septic tank or any other waste water treatment facility located on land subject to inundation by a 10 year return period flood event.

Organic waste processing facility where:

- (a) a 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; and
- (b) the proposed organic waste processing operation is located on a site with ground slopes no greater than 6 percent; and
- (c) the proposed organic waste processing operation is located a minimum distance of 100 metres from any dam, river, creek, natural watercourse, channel or bore and not within the area of a 1 in 100 year flood event; and
- (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; and
- (e) the land to be used for the organic waste processing operation is at least a distance of 500 metres from the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation; or
- (f) the proposed organic waste processing operation employs an in-vessel or fully enclosed composting system where a lesser distance to the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation may be appropriate.

Outbuilding

Recreation Area

Restaurant located in Watershed Area 1, as shown on [Figures AdHi\(WA1\)/1 to 16](#), where:

- (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;
- (b) the method of waste water disposal is by means of a mains sewerage or common effluent scheme;
- (c) it does not result in more than 75 seats for customer dining purposes on the allotment;
- (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; and
- (e) no part of the development is undertaken in areas subject to inundation by a 1 in 100-year average flood or sited on land fill that would interfere with the flow of such flood waters.

Restaurant located outside of Watershed Area 1, as shown on [Figures AdHi\(WA1\)/1 to 16](#), where:

- (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;
- (b) the method of waste water disposal does not involve the storage of waste water in holding tanks;
- (c) it does not result in more than 75 seats for customer dining purposes on the allotment;
- (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; and
- (e) no part of the development is undertaken in areas subject to inundation by a 1 in 100-year average flood or sited on land fill that would interfere with the flow of such flood waters.

Retaining Wall

Shop where:

- (a) the tasting of wine and retail sale of wine are the predominant activities;
- (b) the sale and tasting of wine is limited to that which is uniquely the licensee's own product;
- (c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares;
- (d) it does not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales on the allotment (and this includes any retail sale of non-beverage or non-food items);
- (e) the method of waste water disposal does not involve the storage of wastewater in holding tanks;
- (f) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time; and
- (g) no part of the development is undertaken in areas subject to inundation by 1 in 100-year average flood or sited on land fill that would interfere with the flow of such flood waters.

Stock slaughter works in the Lobethal Abattoir Policy Area

Swimming Pool associated with a dwelling and intended primarily for use by occupants of that dwelling

Telecommunications Facilities below 30 metres in height

Tennis Court Fence where the tennis court is associated with a dwelling

Tennis Court Light poles and lighting where the tennis court is associated with a dwelling

Tourist Accommodation and ancillary uses:

- (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
- (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; or
- (c) wholly within or within part of or as an extension to a State or Local Heritage Place identified in [Tables AdHi/1 and AdHi/2](#), and where no more than 30 guests are accommodated on a single allotment and where no other habitable building erected after 21 September 2000 exists;

and which in all cases complies with the criteria in [Table AdHi/5](#)

Tourist Park in the Caravan and Tourist Park Policy Area

Verandah

Water Tank

Wind farm and ancillary development such as substations, maintenance sheds, access roads and connecting power lines (including to the National Electricity Grid) located outside the Barossa Valley Character Preservation District as defined by Character Preservation legislation

Wind monitoring mast located outside the Barossa Valley Character Preservation District as defined by Character Preservation legislation

Wind turbine within the Barossa Valley Character Preservation District as defined by Character Preservation legislation where the turbine generates power to be used wholly for activities to be located on the property upon which the turbine is situated and the turbine does not exceed 10 metres in height

Winery located in Watershed Area 1, as shown on [Figures AdHi\(WA1\)/1 to 16](#), where:

(a) it includes at least one of the following activities associated with the making of wine:

- (i) grape crushing;
- (ii) juice fermentation;
- (iii) wine maturation

and may include one or more of the following as accessory and subordinate activities:

- (iv) administration;
- (v) bottling;
- (vi) packaging;
- (vii) storage of wine;
- (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);

(b) at least one of the following applies:

- (i) the processing of grapes or grape product does not exceed the equivalent of a 250 tonne crush per annum; or
- (ii) the proposed method of waste water disposal is by means of a mains sewerage or common effluent disposal scheme;

(c) the development is setback at least 50 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time;

(d) no part of the development is undertaken in areas subject to inundation by 1 in 100-year average flood or sited on land fill which would interfere with the flow of such flood waters; and

(e) all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.

Winery located outside of Watershed Area 1, as shown on [Figures AdHi\(WA1\)/1 to 16](#), where:

(a) it includes at least one of the following activities associated with the making of wine:

- (i) grape crushing;
- (ii) juice fermentation;
- (iii) wine maturation

and may include one or more of the following as accessory and subordinate activities:

- (iv) administration;
- (v) bottling;
- (vi) packaging;
- (vii) storage of wine;

- (viii) waste water treatment, storage and disposal;
- (b) the processing of grapes or grape products exceeds the equivalent of a 500 tonne crush per annum, the method of waste water disposal does not involve the storage of waste water in holding tanks;
- (c) the development is setback at least 50 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time;
- (d) no part of the development is undertaken in areas subject to inundation by 1 in 100-year average flood or sited on land fill which would interfere with the flow of such flood waters; and
- (e) all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.

Public Notification

- 71** The following kinds of development (including any combination of any of the following or more than one of a particular kind) are assigned as **Category 1**, other than where the development is classified as non-complying:

Advertisements

Any alteration or addition to a local heritage place

Aviary with a floor area of 30 square metres or less

Combined fence and retaining wall where the total height does not exceed 2 metres measured from the lower of the two adjoining finished ground levels

Commercial forestry building with a floor area of 300 square metres or less

Dam with a wall height not exceeding 2 metres in height above natural ground level

Deck attached to a dwelling with a maximum height not exceeding 1 metre above natural ground level

Excavation and/or filling of land not incidental to building work but which constitutes development where the maximum depth of excavation or height of fill is 1.5 metres

Fence constructed of post and wire or mesh and not exceeding 2.5 metres in height above natural ground level

Horse Keeping Building with a floor area of 100 square metres or less

Horticultural building with a floor area of 300 square metres, or less, and a maximum wall height of 6 metres and a maximum total height of 8.0 metres above natural ground level

Partial demolition of a local heritage place

Recreation Area

Retaining Wall not exceeding 1.5 metres in height above natural ground level

Water Tank

- 72** The following kinds of development (including any combination of any of the following or more than one of a particular kind) are assigned as **Category 2**, other than where the development is classified as non-complying:

Agricultural Industry

Cellar Door Sales Outlet

Combined fence and retaining wall where the total height exceeds 2 metres measured from the lower of the two adjoining finished ground levels

Community Centre

Community Facility

Dairy

Deck attached to a dwelling (where not assigned as Category 1)

Dwelling where:

- (a) it is to be established adjacent to an allotment that contains a lawfully existing winery processing grape or grape product exceeding the equivalent of a 500 tonne crush per annum; or

- (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 established winery processing grape or grape product exceeding the equivalent of a 500 tonne crush per annum

Environmental Cover(s) associated with horticulture

Excavation and/or filling of land not incidental to building work but which constitutes development (where not assigned as Category 1)

Fire Station

Horticultural Building (where is not assigned as Category 1)

Horticulture, other than olive growing

Intensive animal keeping in association with a Stock slaughter works in the Lobethal Abattoir Policy Area

Mineral Water Extraction and/or Processing Plant where bottling plants only use non refillable containers

Restaurant

Retaining Wall (where not assigned as Category 1)

Shop where:

- (a) the tasting of wine and retail sale of wine are the predominant activities;
- (b) the sale and tasting of wine is limited to that which is uniquely the licensee's own product;
- (c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares.

Stock slaughter works in the Lobethal Abattoir Policy Area

Tennis Court Fence where the tennis court is associated with a dwelling

Tennis Court Light Poles and lighting where the tennis court is associated with a dwelling

Tourist Accommodation

Winery processing grapes or grape product less than the equivalent of a 500 tonne crush per annum

Winery where:

- (a) the processing of grapes or grape product exceeds the equivalent of a 500 tonne crush per annum; and
- (b) winery waste water treatment equipment, effluent dams, buildings containing wine-making activities and buildings containing bottling activities are located more than 300 metres from:
 - (i) tourist accommodation (except where it is sited on the same allotment as the winery);
 - (ii) residential development (except where it is sited on the same allotment as the winery);
 - (iii) a zone that includes any of the following wording in its title:
 - (A) residential;
 - (B) country living;
 - (C) country township;
 - (D) public purpose;
 - (E) tourist accommodation;
 - (F) heritage.

Balhannah/Oakbank (Rural Surrounds) Policy Area

Introduction

The objectives and principles of development control that follow, apply to the Balhannah/Oakbank Policy Rural Surrounds Area of the Watershed (Primary Production) Zone shown on [Maps AdHi/58 and 61](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- 1 The preservation of the character of the river and its backdrop.
- 2 The retention of the rural setting of the Oakbank Racecourse and the space separating the two townships.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Buildings should have generous set-backs from roads and should satisfy strict design and siting criteria to achieve:
 - (a) the retention of the rural character and amenity of the Policy Area;
 - (b) the retention of attractive views from roads;
 - (c) the proper location, siting, form, colour and materials of the proposed buildings; and
 - (d) landscaping of the property.
- 2 Buildings should not be erected on land that is subject to flooding.
- 3 Trees and shrubs within 50 metres of the river bank should be retained.

Caravan and Tourist Park Policy Area 40

Introduction

The objectives and principles of development control that follow, apply to the Caravan and Tourist Park Policy Area of the Watershed (Primary Production) Zone on [Map AdHi/90](#). They are additional to those expressed for the whole of the council area and take precedence where a conflict occurs between the policy area and zone provisions.

OBJECTIVES

- 1 A Policy Area primarily for short-term tourist accommodation and associated facilities.
- 2 A Policy Area accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings, surrounded by open landscaped areas.
- 3 Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- 4 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

This Policy Area primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the Policy Area:
 - Amenity block, including shower, toilet, laundry and kitchen facilities
 - Cabin
 - Camping ground
 - Caravan park
 - Caravan permanently fixed to land
 - Recreation area including tennis court, basketball court, playground
 - Swimming pool/spa
 - Tourist park and other forms of tourist accommodation

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60 percent of the total number of sites available.
- 6 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 7 Development should not be located in areas subject to inundation by a 100 year return period flood event or situated on land fill which would interfere with the flow of such flood waters.
- 8 Development should be connected to an approved sewerage or common effluent disposal scheme or have an existing or approved on-site waste water treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank Systems in SA (including Supplements A & B) as prepared by the South Australian Health Commission.
- 9 No part of a septic tank effluent drainage field or any other waste water disposal area (eg irrigation area) should be located within 50m of a watercourse identified on a current series 1:50 000 Government standard topographic map.
- 10 No waste water disposal area should be located on any land with a slope greater than 20 percent (1 In 5), or where the depth to bedrock or seasonal or permanent watertable less than 1.2 metres.
- 11 No waste water facility should be located on land likely to be inundated by a 10 year return period flood event.
- 12 Development should be sited at least 25 metres from any watercourse identified on a current series 1:50 000 Government standard topographic map.
- 13 Development should have a secure, potable water supply that can provide at least 125 litres per person per day (including staff) that meets the South Australian Health Commission standards.

Car Parking and Access

- 14 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

Street and Boundary Setbacks

- 15 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
- (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance);
 - (b) 6 metres from a public road;
 - (c) 2 metres from the boundary of the caravan park or camping ground.

Natural Hazards

- 16 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

Land Division

- 17 No additional allotments should be created wholly or partly within the Policy Area except where a lease or license agreement is made, granted or accepted under the *Residential Parks Act 2007*.

Public Notification

- 18 The following kinds of development (including any combination of any of the following or more than one of a particular kind) are assigned as Category 1:

Amenity Block, including shower, toilet, laundry and kitchen facilities
Cabin
Camping Ground
Caravan Park
Caravan permanently fixed to land
Recreation Area
Swimming Pool
Tourist Park

Lenswood Policy Area

Introduction

The objectives, proposals and principles of development control that follow apply to the Lenswood Policy Area of the Watershed (Primary Production) Zone on [Maps AdHi/48, 49, 52 and 53](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- 1 The retention of orchards and bushland as the dominant uses.
- 2 Retention of the present village character and size of Lenswood and Forest Range.
- 3 No further provision of small rural living allotments.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Commercial forestry should not be undertaken, except for the planting, maintenance and growing of trees for commercial production on small areas of land as a subsidiary function to orcharding or general farming.
- 2 No intensive animal husbandry operations should be established.
- 3 No boarding or breeding kennels for dogs should be established.

Lobethal Abattoir Policy Area

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

OBJECTIVES

- 1 The retention of this area for use as a stock slaughter works or intensive animal keeping.
- 2 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

This Policy Area covers the area of the Lobethal Abattoir, and includes the abattoir itself, required waste management infrastructure and vegetated screening areas to separate surrounding residents from aroma, noise, dust and similar non-residential impacts.

Heavy Vehicle access to the abattoir premises will be gained only from Frick Street. Access to the site for employees and visitors will be from Ridge Road.

All industrial or intensive animal keeping places will be screened from surrounding residential uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - abattoir
 - intensive animal keeping
 - stock slaughter works.
- 2 Development in this Policy Area should not impair the environmental quality of the locality in terms of:
 - (a) degradation of significant land forms and ecosystems
 - (b) excessive excavation and/or land filling
 - (c) soil erosion, silting of water courses, and the creation of unstable embankments or cuttings
 - (d) detrimental impact on hydrology, including drainage patterns
 - (e) generation of noise, smoke, dust, odours, light spill, traffic or any other nuisance, particularly in relation to nearby residential areas
 - (f) reduction of scenic views

- (g) safety hazard
- (h) any other factor likely to detrimentally affect the environment, including the health and welfare of the community.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the Policy Area.
- 4 Buildings in this Policy Area should be designed to be unobtrusive from any part of the Lobethal township and from outside the small valley in which they are located and in harmony with the natural environment. The design, scale, siting and choice of construction materials should accord with existing natural features and the character of surrounding development, and should not detract from the views from any public roadway.
- 5 Buildings and any associated car parking areas (including additions and alterations) should be designed, located and be of a scale which is unobtrusive from any part of the Lobethal township and from outside the small valley in which they are located and does not detract from the desired open space, horticultural, rural or rural living character of the locality. In particular:
 - (a) buildings should be set-back at least 15 metres from public roads
 - (b) buildings (e.g. sheds, garages), tanks and ancillary structures should be sited out of view from all roads where practicable
 - (c) buildings and structures should be clustered, to ensure that the majority of any allotment remains open in appearance
 - (d) buildings should be externally clad with new materials
 - (e) buildings should be located and finished with natural colours to minimise any adverse visual impact along adjoining roads
 - (f) earthworks should take place in a manner that is not extensively visible from surrounding localities.
- 6 Where solid fences are essential, they should be of materials that blend with the natural landscape and minimise any visual impact. Such fences should not increase the fire risk to nearby buildings.

Site Planning

- 7 Development should minimise impacts and ensure acceptable outcomes relating to:
 - (a) stormwater management and disposal or reuse
 - (b) waste management and disposal
 - (c) chemical storage and handling
 - (d) pollution prevention
 - (e) vegetation management
 - (f) water course management
 - (g) use of appropriate buffers to minimise the potential impact of spray drift, dust, noise and odour and the invasion of proclaimed and environmental weeds and pests into areas of biodiversity and surrounding land uses.

Animal Keeping

- 8 Buildings, stables, pens, runs, holding yards and other ancillary structures intended for animal keeping should be isolated from dwellings within the locality, so that they will not cause a nuisance by reason of excessive noise, smell, flies or vermin.
- 9 Buildings intended to be used for intensive animal keeping should not be erected unless they are sited unobtrusively, set well back from adjoining roads and screened with landscaping, so as to not detrimentally affect the open and rural character of the area and the amenity of the locality.
- 10 Intensive animal keeping activities should be located at least 50 metres from existing dwellings.
- 11 Animal keeping should not occur unless measures are taken to ensure that adequate groundcover is maintained at all times to avoid degradation and to prevent nuisance or loss of amenity.
- 12 Animal keeping and associated activities should not impact upon the quality of natural water resources (e.g. surface water, groundwater and water courses).
- 13 Animal exercise areas should:
 - (a) have a surfaced area resistant to erosion or dust when used
 - (b) have adequate control of surface water run-off
 - (c) be located at least 25 metres from a watercourse or wetland.
- 14 Intensive animal keeping and its associated components, should not be located on land:
 - (a) on a floodplain that is subject to flooding that occurs, on average, more often than once in every 100 years
 - (b) within 200 metres from a major watercourse (3rd order or higher stream)
 - (c) within 100 metres from any other watercourse
 - (d) within 2 kilometres from a public water supply reservoir.
- 15 Surface run-off from uncovered land where animals are kept in an intensive manner should be contained within a controlled drainage area and directed to an appropriately designed treatment system.
- 16 Development should have a wastewater treatment system and should not discharge waste generated at the premises:
 - (a) into any waters
 - (b) onto land in a place which is reasonably likely to enter any waters by processing such as seepage or infiltration or carriage by wind, rain, stormwater or by the rising water table.

Lobethal Rural Surrounds Policy Area

Introduction

The objectives and principles of development control that follow, apply to the Lobethal Rural Surrounds Policy Area of the Watershed (Primary Production) Zone on [Map AdHi/55](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- 1 Retention of the appearance of the present hilly terrain and vegetation cover which form an effective backdrop to the township.
- 2 Exclusion of incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Retail, commercial, office and industrial development should not be established.
- 2 Buildings should not be erected unless the following requirements are met:
 - (a) a generous set-back from road frontages is provided; and
 - (b) the building site is unobtrusive, landscaped to minimize its impact, and located away from hilltops and prominent ridgelines;
- 3 Agricultural uses should predominate in cleared areas. Development which would have detrimental visual impact (such as intensive animal husbandry operations that require large buildings) should not be undertaken.
- 4 No buildings should be erected on land susceptible to flooding and toilet and ablution facilities erected on the land should be connected to a sewer or located at least 50 metres from any watercourse.

Onkaparinga Slopes Policy Area

Introduction

The objective and principles of development control that follow apply to the Onkaparinga Slopes Policy Area of the Watershed (Primary Production) Zone on [Maps AdHi/42, 44, 49, 52, 53, 55, 58, 61, 64, 69 and 75 to 77](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

- 1 The retention of low density rural development by the exclusion of rural living areas or uses which would require division of land into smaller holdings.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Commercial forestry should not be undertaken, except for the planting, maintenance and growing of trees for commercial production on small areas of land as a subsidiary function to orcharding or general farming.
- 2 Boarding or breeding kennels for dog keeping should not be established.

Onkaparinga Springs Policy Area

Introduction

The objective and principles of development control that follow, apply to the Onkaparinga Springs Policy Area of the Watershed (Primary Production) Zone on [Maps AdHi/45, 46, 50 and 54](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

- 1 The retention of the existing open rural character of the Policy Area by the continuation of farming activities on large holdings, by improvements to the existing tree cover and by siting buildings to blend with the existing landscape.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 No development of Lot 65 in FP 156600, which may hinder the future expansion of the oxidation lagoons, should be undertaken.
- 2 Boarding and breeding kennels for dogs should meet the following criteria:
 - (a) buildings should be sited unobtrusively;
 - (b) the scale, design and character of buildings should be in keeping with the general character of the locality;
 - (c) landscaping should be undertaken to minimize any adverse effects of the development;
 - (d) no noise, odour, dust or waste substance which may cause nuisance to neighbouring properties or pollute watercourses or cause any other environmental damage, should be generated; and
 - (e) there should be minimal interference with flora and fauna.

Onkaparinga Valley Policy Area

Introduction

The objective and principles of development control that follow apply to the Onkaparinga Valley Policy Area of the Watershed (Primary Production) Zone on [Maps AdHi/42, 44 to 46, 50, 53 to 58, 61 and 77](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

- 1 The retention of the existing rural character by ensuring the continuation of farming and horticultural activities and excluding rural living or other uses which would require division of land into smaller holdings.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Buildings should not be erected on the western side of Onkaparinga Valley Road between the Charleston Township and the Onkaparinga River.
- 2 No development or further clearance of native bush should occur on the slopes of Mt. Charles.

Rural Buffer (Summertown and Uraidla) Policy Area

Introduction

The objectives and principles of development control that follow apply in the Rural Buffer (Summertown and Uraidla) Policy Area of the Watershed (Primary Production) Zone shown on [Maps AdHi/59 and 60](#). They are additional to those for the whole of the council area.

OBJECTIVES

- 1 Conservation of agricultural uses in keeping with the Policy Areas function as a rural buffer area.
- 2 Protection of the policy areas pleasant rural character and appearance from inappropriate development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be in accordance with the Summertown and Uraidla townships structure plan shown on [Map AdHi/1 \(Overlay 1\) ENLARGEMENT C.](#)
- 2 Development should be associated with an agricultural use of land and should not adversely effect the character, appearance and function as a rural buffer area.
- 3 Development should primarily be limited to that which is essential for the maintenance of sustainable grazing, agricultural or horticultural activities.
- 4 Processing activity and facilities directly associated with horticulture are considered appropriate uses in this locality provided that:
 - (a) buildings are clustered together so as to retain rural areas which are open in character;
 - (b) the external materials of buildings, including fences, are of low light-reflective nature; and
 - (c) minimal excavation or reshaping of the existing landscape is required.
- 5 Land should not be divided, nor allotment boundaries re-arranged, in such a way that:
 - (a) development of land held in an existing Certificate of Title which is unable to be independently developed in its own right by reason of insufficient size, drainage, access or other relevant factor is made possible as a result of such division; or
 - (b) it should prejudice agricultural viability.
- 6 Residential development should be limited to detached dwellings only and sited and designed so that:
 - (a) it does not adversely affect the general rural character and amenity of the landscape by way of siting, bulk or appearance;
 - (b) it is compatible with the nature and type of adjoining development;
- 7 Industrial development should be limited to the handling, washing, packing, bottling, canning and processing of primary products.
- 8 Industrial development should:
 - (a) be of a scale unlikely to have a detrimental impact on the local environment and neighbouring development;
 - (b) not prejudice primary production in the area;
 - (c) not have an undesirable impact upon the rural character of the area where the development is to be located;
 - (d) ensure that the dominant use of the land remains agricultural; and

- (e) be on the same allotment as the dwelling normally occupied by the person conducting the industry.
- 9 Light industrial development should involve, but not necessarily be limited to, the processing of produce grown on the property on which the industry is situated.
- 10 The site area allocated to processing in association with light industrial development (other than access and car parking areas) should not exceed 2000 square metres.
- 11 Store and warehouse development should involve, but not necessarily be limited to, the storage and carrying out of commercial transactions of produce grown on the property on which the store or warehouse is situated.
- 12 The site area allocated for storage of goods and carrying out of commercial transactions within a warehouse, should not exceed 2000 square metres.
- 13 No part of any industrial building, store or warehouse should be located closer than three metres from the side and rear boundaries of the allotment, and where an industrial building exceeds 3.5 metres in height, the distance from the boundary should be three metres, plus 500 millimetres for each metre, or part thereof, by which such building exceeds 3.5 metres.
- 14 No part of any industrial building, store or warehouse should be located closer than 20 metres from the road frontage of the allotment.
- 15 Buildings should not exceed ten metres in height above natural ground level.
- 16 Buildings should be located as unobtrusively as possible, particularly when near public roads and scenic vantage points.
- 17 Shopping development should involve the sale and display of goods grown on the site or crafted and manufactured on the site.
- 18 Shopping development, including a road side stall, should be located having regard to the following principles:
- (a) development should not generate significant increases in traffic;
 - (b) the location and design of access points and car parking should ensure the safe and convenient movement of people and goods;
 - (c) the layout of car parking areas should be designed to enable vehicles to access and egress the site in a forward direction; and
 - (d) the development should provide sufficient off-street car parking at a rate of one car parking space per 15 square metres of gross leasable floor area.
- 19 A stall should not be located on land abutting roads unless vehicles are able to access and egress the site in a safe and convenient manner.
- 20 Access points onto Greenhill Road should not be allowed unless they are safe and convenient and would not lead to disruption of the free flow of traffic on Greenhill Road.
- 21 Development should not cause unreasonable overshadowing on adjoining allotments, or glare, reflections, or any other undesirable micro-climate effect.
- 22 Existing indigenous mature trees and bushland areas should, wherever possible and not inconsistent with good bushfire protection management, be preserved.
- 23 Buildings should be in sympathy with the features and amenity of the rural environment and designed to blend with and enhance its open and attractive appearance.

- 24 No development should impair, disfigure, interfere with or be detrimental to the amenity, aesthetic appearance or scenic beauty of the locality.
- 25 Landscaping should be provided where necessary to screen buildings from any public road.
- 26 Development or activities associated with development should not be undertaken unless effluent and other waste can be effectively disposed of without risk to public health or damage to the environment.

Rural Fringe Policy Area

Introduction

The objectives and principles of development control that follow apply in the Rural Fringe Policy Area of the Watershed (Primary Production) Zone shown on [Maps AdHi/65 to 67, 72, 73 and 80](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- 1 A Policy Area primarily accommodating rural and residential development on the fringe of living areas.
- 2 A Policy Area providing a buffer between urban and rural land use.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should be primarily rural and residential development.
- 2 All detached dwellings should have a reliable water supply available.
- 3 Development should not impair the amenity of the locality, or prejudice the orderly and proper development of existing or future township or urban areas.

Conservation

- 4 Buildings in the vicinity of tributaries of the Onkaparinga River should be set-back at least 30 metres from the centreline of the watercourse to ensure that pollution of those watercourses is minimized.

Appearance of Land and Buildings

- 5 Buildings should be sited unobtrusively, be set-back from roads and be screened with vegetation so that the landscape qualities, amenity of the locality and the quality of views from the South Eastern Freeway and Mount Lofty Ranges Scenic Road are preserved.

Rural Landscape Policy Area

Introduction

The objectives and principles of development control that follow apply in the Rural Landscape Policy Area of the Watershed (Primary Production) Zone shown on [Maps AdHi/42, 62 to 64, 66 to 76 and 78 to 89](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- 1 A Policy Area primarily for Primary Production with rural living in localities where the allotments are small.
- 2 Retention of low density rural and rural living activities and exclusion of land uses which would create nuisance to surrounding properties.
- 3 A scenically attractive rural character.
- 4 A pleasant rural character derived from the retention of existing flora and fauna, including significant stands of vegetation.
- 5 Protection of water, air and land resources from pollution.
- 6 Minimization of fire risk.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should be primarily for farming and horticulture, with natural open space in order to retain the qualities and amenity of the locality.
- 2 Development not being primary production should be for residential and ancillary purposes, not causing nuisance to neighbouring allotments.

Centres and Shops

- 3 Shops, motor repair stations and petrol filling stations in the villages of Longwood and Bradbury should be appropriate to the requirements of residents of the locality and the amenity of the locality should not be detrimentally affected by the development.

Conservation

- 4 Buildings in the vicinity of tributaries of the Onkaparinga River should be set-back at least 30 metres from the centre line of any watercourses.
- 5 All activities should be carried out with regard to water conservation, preservation and bushland of landscape quality, and with a view to minimizing environmental problems.

Appearance of Land and Buildings

- 6 Buildings should be of a high standard of design, with respect to external appearance, choice of materials and colours. Buildings should be sited to blend with, preserve and enhance the character and amenity of the locality.

Precinct 1 Bradbury

This precinct incorporates a previous Extractive Industry Zone, in which new development should have regard to potential for site contamination.

OBJECTIVE

- 1 Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 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.
- 2 Residential development should not occur on a site where a potentially contaminating activity has been undertaken previously unless:
 - (a) a site contamination audit report has been prepared that assesses the suitability of the site for the intended use; and
 - (b) the development is undertaken in accordance with the recommendations contained in such a report.

Rural Landscape (Summertown and Uraidla) Policy Area

Introduction

The objective and principles of development control that follow apply in the Rural Landscape (Summertown and Uraidla) Policy Area of the Watershed (Primary Production) Zone shown on [Map AdHi/59](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

- 1 Preservation and retention of the existing rural bushland.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be in accordance with the Summertown and Uraidla townships structure plan shown on [Map AdHi/1 \(Overlay 1\) ENLARGEMENT C](#).
- 2 Buildings should be in sympathy with the features and amenity of the rural environment and designed to blend with and enhance its attractive appearance.
- 3 Buildings should be sited on cleared portions of land only.
- 4 Land should not be divided, nor allotment boundaries re-arranged, in such a way that:
 - (a) development of land held in a Certificate of Title which is unable to be independently developed in its own right by reason of insufficient size, drainage, access or other relevant factor is made possible as a result of such division; or
 - (b) it would prejudice agricultural viability.

Rural Living Policy Area

Introduction

The objective and principles of development control that follow apply in the Rural Living Policy Area of the Watershed (Primary Production) Zone shown on [Maps AdHi/73, 74, 78 to 82 and 84](#). They are additional to those expressed for the whole of the council area.

OBJECTIVE

- 1 A Policy Area primarily accommodating farming, rural and rural residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development undertaken should be primarily farming, rural or rural residential development.
- 2 Intensity of development on any allotment, including the keeping of horses, or similar animals used for breeding or recreation should not affect detrimentally the amenity of the locality.
- 3 Horticulture and commercial forestry should not involve hazard to the locality from bushfires, horticultural sprays or other detrimental effects.

Land Division

- 4 The minimum width of frontage to a public road should be 50 metres.

Appearance of Land and Buildings

- 5 Buildings should be sited unobtrusively, set-back from roads, and screened with landscaping to ensure that the open space appearance, rural character and the general amenity of the locality is maintained.
- 6 Buildings should be a high standard of design with particular emphasis on external appearance, choice of materials and colours, and siting of buildings with additional landscaping to preserve and enhance the appearance of the locality.
- 7 Buildings and land should be well maintained.

Rural (Norton Summit) Policy Area

Introduction

The objectives and principles of development control that follow apply to the Rural (Norton Summit) Policy Area of the Watershed (Primary Production) Zone shown on [Maps AdHi/47 and 51](#). They are additional to those expressed for the whole council area.

OBJECTIVES

- 1 Preservation of primary production, especially the mixture of horticulture.
- 2 Conservation of rural character and scenic amenity, especially significant tracts of bushland.
- 3 Restriction of residential development to existing allotments only.
- 4 No intensification of urban development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should primarily be limited to agriculture and horticulture and related activities and properly planned with due regard to topography, vegetation, possible impact on surrounding development and water resources.
- 2 Processing activities and facilities associated with horticulture should be sited to ensure all buildings are clustered.

Adelaide Hills Council
Zone Section
Watershed (Primary Production) Zone

- 3 Land should not be divided, nor allotment boundaries re-arranged, in such a way that: development of land held in an existing Certificate of Title which is unable to be independently developed in its own right by reason of insufficient size, drainage, access or other relevant factor is made possible as a result of such division.
- 4 Residential development should be limited to detached dwellings only and should be sited and designed so that it:
 - (a) does not adversely affect the general rural character and amenity of the environment by way of siting, bulk or appearance;
 - (b) is compatible with the nature and type of adjoining development;
- 5 Shopping development should be located having regard to the following:
 - (a) the location and design of access points and car parking should ensure the safe and convenient movement of people and goods;
 - (b) the layout of car parking areas should enable vehicles to access and egress the site in a forward direction; and
 - (c) the development should provide a minimum of two off-street car parking spaces.
- 6 Light industrial development should be limited to the handling, washing, packing, bottling, canning, labelling and processing of primary produce.
- 7 Development should:
 - (a) be of a scale and intensity which is unlikely to have a detrimental impact on the local environment, neighbouring development and the rural character; and
 - (b) not prejudice primary production.
- 8 Light industrial development should involve, but not necessarily be limited to, the processing of produce grown on the property on which the industry is situated.
- 9 The site area allocated to processing in association with light industrial development (other than access and car parking areas) should not exceed 2000 square metres.
- 10 Store and warehouse development should involve, but not necessarily be limited to, the storage and carrying out of commercial transactions of produce grown on the property on which the store or warehouse is situated.
- 11 The site area allocated for storage of goods within a store, or the storage of goods and carrying out of commercial transactions within a warehouse, should not exceed 2000 square metres.
- 12 Buildings should not be erected within 100 metres of the boundary of the Morialta Conservation Park.
- 13 No building should be erected within 25 metres of a public road where it would impair, disfigure, interfere with or be in any way detrimental to the aesthetic appearance or natural beauty which is characteristic of the Policy Area.
- 14 No part of any non-residential building should be located closer than 20 metres from the side and rear boundaries of the allotment.
- 15 Buildings should not exceed ten metres in height above natural ground level.
- 16 Buildings should be unobtrusively located, particularly when near public roads and scenic vantage points.

- 17 Landscaping to screen buildings should form an integral part of the development.
- 18 Existing indigenous trees and bushland area should, subject to good bushfire protection management, be preserved.
- 19 Development should not cause unreasonable overshadowing on adjoining allotments, or glare, reflections, or create any other undesirable micro-climate effect.
- 20 Buildings associated with horse keeping should blend in with the natural environment and not detrimentally affect the amenity of the locality in which they are situated.

Settlement Policy Area

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

OBJECTIVES

- 1 A mixed use village environment with small collection of very low-density detached dwellings, recreation and community facilities.
- 2 Small-scale services and facilities grouped together to service the requirements of the local community and the visiting public.
- 3 Low density residential development contained within the boundaries of the settlement.
- 4 Development that contributes to the desired character of the Policy Area.

DESIRED CHARACTER

The Policy Area covers the three small roadside settlements of Inglewood, Lenswood and Verdun. The settlements contain a mixture of residential, community facilities, business, commercial and small-scale retail uses.

The settlements contained within the policy area will act as minor local centres which will provide limited service to residents and the surrounding rural areas as well as people travelling through the towns.

Development within the policy area will continue to be focussed on the main roads passing through each settlement.

Allotment shapes and sizes will vary within the policy area from large rural residential sized allotments to smaller residential sized allotments. The majority of the allotments will front the main road of the settlement.

Development within the policy area will be restricted to residential development at a very low density and minor additions and alterations to existing buildings and uses. No semi-detached or row dwellings are contemplated in the policy area.

The spacing between buildings and the topography will continue to play a strong role in defining the character of the policy area. The lack of formal kerbs and gutters as well as the minimal use of front fencing will continue to contribute to the spacious character of the settlement.

Development will reinforce the traditional designs and building materials of existing buildings through the use of stone, timber, corrugated iron roofs and verandas with timber posts.

The policy areas are located in close proximity to a watercourse. Development will acknowledge the potential for these watercourses to flood and will either be located outside land prone to flooding or include design solutions to limit the likely impact of flood waters. Over time, land adjoining watercourses will transfer to public ownership and will be developed to provide recreational walking and cycling trails while also achieving environmental improvements.

The valued historic character of development along and adjacent to the main roads passing through the settlement will be protected. This will be achieved through sympathetic additions and alterations which reflect the style, design, scale, siting and materials of existing buildings.

While dwellings will vary in style and design, a reasonably consistent pattern of built form will be established – particularly in the older portions of the settlements. Dwellings will be single-storey, detached, modest dwellings with large setbacks from all boundaries. Dwellings having two or more storeys in height will be developed where design solutions are adopted to reduce their visual impact and to address issues of overlooking and overshadowing.

Dwellings will feature:

- front verandas
- garages or carports either under the main roof or set to the side or rear
- low front fences of various styles and materials
- side and rear fences of metal sheeting, post and wire or timber
- substantial rear yards
- landscaping containing trees and bushes
- pitched corrugated iron or tiled roofs
- traditional building materials such as brick, stone or rendered walls.

Advertising displays and the use of strong or visually prominent colours will be subdued and will not dominate the streetscape.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Business, retail and commercial development should be limited in scale and function to service the local requirements of the settlement and travellers using the main roads.
- 2 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally-based industries that process local produce.
- 3 Non-residential development should not interfere with the residential function or semi-rural character of the settlement.
- 4 Development should not be undertaken unless it is for:
 - (a) the erection of, or alteration, or addition to a detached dwelling or residential outbuilding
 - (b) the keeping of horses, dogs, birds or poultry at low-density and on a domestic basis
 - (c) public outdoor recreation activities
 - (d) the provision of small-scale, local service facilities.
- 5 Intensive animal keeping should not take place within the settlements.

Form and Character

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

- 7 Local service facilities should be grouped together in proximity to existing facilities.
- 8 The siting of buildings and the establishment of trees and shrubs should not cause a significant increase in fire hazard.

Land Division

- 9 No additional allotments should be created.

Water Protection (Marble Hill) Policy Area

Introduction

The objectives and principles of development control that follow apply in the Water Protection (Marble Hill) Policy Area of the Watershed (Primary Production) Zone shown on [Maps AdHi/42, 43, 47 to 49, 51, 52, 59, 60, 62 to 64, 66, 67 and 69](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- 1 Retention of agricultural activities which have low pollution potential.
- 2 Processing activities and facilities associated with horticulture should be sited to ensure all buildings and structures are clustered.
- 3 Restricted residential development on existing allotments only, provided water resources are protected.
- 4 No intensification of urban development.
- 5 Protection of the surrounds of the townships of Summertown and Uraidla to enhance the country town atmosphere and character.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential development should be limited to detached dwellings only and sited and designed so that:
 - (a) it does not adversely affect the general rural character and amenity of the landscape by way of siting, bulk or appearance;
 - (b) it is compatible with the nature and type of adjoining development;
- 2 Light industrial development should be limited to the handling, washing, packing, bottling, canning, labelling and processing of primary produce.
- 3 Light industrial development should involve, but not necessarily be limited to, the processing of produce grown on the property on which the industry is situated.
- 4 The site area allocated to processing in association with light industrial development (other than access and car parking areas) should not exceed 2000 square metres.
- 5 Store and warehouse development should involve, but not necessarily be limited to, the storage and carrying out of commercial transactions of produce grown on the property on which the store or warehouse is situated.
- 6 The site area allocated for storage of goods within a store, or the storage of goods and carrying out of commercial transactions within a warehouse, should not exceed 2000 square metres.

- 7 Development should:
 - (a) be of a scale and intensity which is unlikely to have a detrimental impact on the locality; and
 - (b) not prejudice primary production within the locality.
- 8 No building should be erected within 25 metres of a public road where it would impair, disfigure, interfere with or be in any way detrimental to the aesthetic appearance or natural beauty which is characteristic of the locality.
- 9 No part of any non-residential building should be located closer than 20 metres from the side and rear boundaries of the allotment.
- 10 Buildings should not exceed ten metres in height above natural ground level.
- 11 Buildings should be unobtrusively located, particularly when near public roads and scenic vantage points.
- 12 Landscaping to screen buildings should form an integral part of the development.
- 13 Existing indigenous mature trees, bushland and areas of significant natural habitat should, subject to good bushfire protection management, be preserved.
- 14 Development should not cause unreasonable overshadowing on adjoining allotments, or glare, reflections, or create any other undesirable micro-climate effect.
- 15 Buildings associated with horse keeping should blend in with the natural environment and not detrimentally affect the amenity of the locality in which they are situated.

Watershed Protection Policy Area

Introduction

The objectives and principles of development control that follow apply to that part of the area referred to as the Watershed Protection Area of the Watershed (Primary Production) Zone shown on [Maps AdHi/42, 76, 82, 83 and 85 to 89](#). They are additional to those expressed for the whole council area.

OBJECTIVES

- 1 A Policy Area primarily for natural open space and non intensive farming on large holdings which does not pollute surface or underground water resources.
- 2 The maintenance of a pleasant, attractive rural landscape characterised by verdant undulating pasture lands, dotted with clumps of large majestic gum trees with the occasional cluster of farm buildings.

PRINCIPLES OF DEVELOPMENT CONTROL

Form of Development

- 1 Development should be primarily low-intensity farming which should minimize environmental impairment and not pollute surface or underground water resources.
- 2 Horticultural activities and horse keeping should not contribute to pollution and the stocking rate should not be more than one horse per hectare of land useable for grazing.

- 3 Recreation areas and other recreational or visitor facilities should be compatible with the character and protection of the Mount Lofty Ranges Watershed and the character and amenity of the locality.
- 4 Development should harmonise with the rural character of the locality in the following ways:
 - (a) be of a scale and simple design compatible with the topography; and
 - (b) be screened by vegetation or landform from the South Eastern Freeway, secondary arterial roads and major local roads;
- 5 Development should not occur where extensive clearance of native vegetation or significant modification of the landscape would be necessary and in particular:
 - (a) No vegetation within ten metres of a watercourse should be cleared except declared noxious species; and
 - (b) Native vegetation clearance should only be permitted where:
 - (i) the trees to be removed are scattered; and
 - (ii) the land, following vegetation clearance, is capable of supporting the proposed land use without undue risk of soil erosion, and land/water salinisation; and
 - (iii) deep rooted native vegetation should be planted and maintained on substantial areas of the same land holding to compensate for the loss of vegetation.

Woodside (Rural Surrounds) Policy Area

Introduction

The objectives and principles of development control that follow, apply to the Woodside (Rural Surrounds) Policy Area of the Watershed (Primary Production) Zone on [Maps AdHi/53 and 57](#). They are additional to those expressed for the whole of the council area.

OBJECTIVES

- 1 The retention of the Policy Area mainly for farming or open space.
- 2 Enhancement of the landscape quality and amenity of the Country Township of Woodside by additional tree planting.
- 3 The exclusion of buildings which may intrude on the skyline of the prominent but sparsely vegetated valley face to the west of the Onkaparinga River.
- 4 The exclusion of non-compatible uses.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Retail, commercial, office and industrial development should not be undertaken.
- 2 No additional allotments should be divided except to consolidate existing allotments or rationalise existing allotment boundaries without increasing the total number of existing allotments.

TABLE ADHI/1 - STATE HERITAGE PLACES

Property Address	Description of Place of Value & Extent of Listing	Lot/Part Section	Plan No.	Certificate of Title	Section 16 Criteria	Heritage Branch ID
Aldgate						
Arbury Park Road, Aldgate	Raywood (previously Arbury Park) Garden, Chapel, Driveway and Gates	48	DP 31269	5863/234	B & G	16767
Arbury Park Road, Aldgate	Dwelling ('Raywood', previously 'Arbury Park')	48	DP 31269	5863/234		13968
160 Mount Barker Road, Aldgate	Marbury School, including Main House (former dwelling 'Wairoa'), & Guesthouse, Stables, Garden, Gatehouse and Gates	1	DP 45431	5933/836		13962
2 Strathalbyn Road, Aldgate	Aldgate Crafts Shop	11	DP 55905	5845/397		11529
1 Strathalbyn Road, Aldgate	Aldgate Pump Hotel	1	DP 59496	5892/132		11531
Balhannah						
Grasby Road, Balhannah	Former Glengyle Jam Factory	16	DP 25376	5400/338		12927
Grasby Road, Balhannah	Dwelling ('The Folly')	3	FP 11175	5066/800		12928
Greenhill Road, Balhannah	Former Balhannah Copper/Bismuth/Gold Mine	8	DP 26443	5397/820		12912
Ravenswood Lane, Balhannah	Dwelling ('Ravenswood')	51	DP 30429	5633/416		12903
Junction Road, Balhannah	Balhannah Railway Station	2	DP 18905	5453/87		12854
36 Junction Road, Balhannah	Residence at Balhannah Railway Station	1	DP 18905	5453/176		24021
Mattners Road, Balhannah	Willow Springs Station	6	DP 18878	5163/56		12902
2 West Terrace, Balhannah (Cnr Onkaparinga Valley Road)	Dwelling (former Balhannah School)	93	FP 213742	5627/560		12856
129 Onkaparinga Valley Road, Balhannah	'Merridong' including Dwelling (formerly 'Briardene'), former Balhannah Cheese and Butter Factory and Cottages	78	FP 156913	5461/312	A, E & G	12853
Wicks Road, Balhannah	Dwelling (former Elmsdale Cider Factory)	100	FP 35863	5251/880		12929

Property Address	Description of Place of Value & Extent of Listing	Lot/Part Section	Plan No.	Certificate of Title	Section 16 Criteria	Heritage Branch ID
Basket Range						
Burdetts Road, Basket Range	Burdett's Wildflower Garden	37	FP 129891	5689/912	c, e & g	14690
Lobethal Road, Basket Range	Surrey Orchards (Dwelling, former Jam Factory & Store)	16	DP 39336	5211/600	b & d	14696
Lobethal Road, Basket Range	Deep Creek Bridge [Stone Arch]			0000	a, b, c & d	14655
Belair						
Belair	Belair National Park State Heritage Area		H 105100	5728/941		11552
Birdwood						
41 Olivedale Street, Birdwood	Dwelling ('Oliventhal Cottage')	8	DP 25414	5127/701	a, b & d	14701
Shannon Street, Birdwood	National Motor Museum (former Birdwood Flour Mill only)	101	DP 22277	5442/816		10517
Bridgewater						
Mount Barker Road, Bridgewater	Petaluma's Bridgewater Mill (former Dunn's Flour Mill)	101	FP 216438	5622/745		10589
Castambul						
Batchelor Road, Castambul	Dwelling (sometime head station of 'Castambul' pastoral run)	Pt 91	DP 15853	5361/182	b & g	14697
Stone Hut Road, Castambul	Former Victoria Gold Mine	2	DP 15853	5361/182	b & c	14693
Charleston						
Newman Road, Charleston	Dwelling (former 'Blackford') and stone fence	5	DP 18082	5076/759	a & d	14753
Newman Road, Charleston	'Gumbanks' Homestead, Barn & Blacksmith's Workshop	4	DP 16190	5469/613		10491
Newman Road, Charleston	Former Stables of 'Blackford' Farmstead	6	DP 18082	5469/355	a & d	14754
Cleland						
Mount Lofty Summit Road, Cleland	Cleland Conservation Park, including Mount Lofty Summit and Waterfall Gully	57	DP 56056	5848/824 & 920		14205
		51	DP 56031	5848/920		
				5393/102		
		24, 25 & 26	H 105600	5461/772		

Adelaide Hills Council
Table Section
Table AdHi/1 – State Heritage Places

Property Address	Description of Place of Value & Extent of Listing	Lot/Part Section	Plan No.	Certificate of Title	Section 16 Criteria	Heritage Branch ID
		23	FP 38942	5475/866		
Crafers						
Epiphany Place, Crafers	Anglican Church of the Epiphany	48	FP 129602	5896/640		13965
Main Street, Crafers	Crafers Institute	50	DP 39290	5192/258		13963
Crafers West						
61 Waverley Ridge Road, Crafers West	Dwelling ('Broadlees') & Garden	3	FP 4871	5512/490		11942
Forest Range						
Adelaide to Lobethal Road, Forest Range	Dwelling - Pise House	Sec 229	H 105600	5459/580		12918
Lobethal Road, Forest Range	Dwelling ('Biggs Cottage')	9	DP 65424	5930/921		11623
Gumeracha						
Albert Street, Gumeracha	Kenton Park & Outbuilding	102	DP 36238	5119/165		10514
Gumeracha-Lobethal Road, Gumeracha	Dwelling ('Mill Cottages')	111	DP 50328	5876/151		11706
John Fisher Avenue, Gumeracha	Ring of Oaks associated with Salem Baptist Church	18	DP 35440	5095/872		12747
Retreat Valley Road, Gumeracha	Dwelling ('Ludlow House')	70	DP 45494	5365/694		10515
30 Victoria Street, Gumeracha	Salem Baptist Church	8	FP 218391	5846/295	g	14702
Inglewood						
684 North East Road, Inglewood	Inglewood Inn	99	FP 155614	5543/802		10513
Kersbrook						
7 High Street, Kersbrook	Dwelling ('Primrose Cottage')	286	FP 210262	5780/642	a & b	14705
Lenswood						
Vickers Road, Lenswood	Mount Farm (Dwelling & Farm Outbuilding)	31	DP 61739	5916/390		12362
Lobethal						
Adelaide-Lobethal Road, Lobethal	Lobethal Woollen Mill	87 & 90	F 4620	5897/519	a, b, d, & g	26414
		88	F 4620	5169/516		

Adelaide Hills Council
Table Section
Table AdHi/1 – State Heritage Places

Property Address	Description of Place of Value & Extent of Listing	Lot/Part Section	Plan No.	Certificate of Title	Section 16 Criteria	Heritage Branch ID
		201	D 60535	5897/516		
2 Adelaide-Woodside Road, Lobethal	Former Lobethal Woollen Mill Shop	51	DP 69710	5962/52	a, b & f	16195
Cudlee Creek-Lobethal Road, Lobethal	Heritage Farm (former Nitschke Farm Complex) comprising timber-framed cottage, timber-slab barn, stone and timber cellar with loft and a slab cellar and loft)	6	FP 101382	5107/336	a, d & e	18495
1 Adelaide-Lobethal Road, Lobethal	Chimney, Early Tweed Mill Walls, Red Brick Loom Shed, Former Lobethal Woollen Mill	201	DP 60535	5897/516	a, b & f	16192
5 Lobethal-Woodside Road, Lobethal	Dwelling	296	FP 4771	5240/910		11532
30-36 Main Street, Lobethal	Lobethal Institute and Cinema	22 262	DP 62139	5904/46 5728/459	a & e	18494
46 Main Street, Lobethal	St John's Lutheran Church & Museum (former 1845 Seminary)	264	FP 10337	5496/135	a & f	11689
54 Mill Street, Lobethal	Dwelling	121	FP 4479	5094/526		10484
Neudorf Road, Lobethal	Klopsch Farm Complex	78	FP 155893	5816/256	a & d	14735
Post Office Road, Lobethal	Hop Kiln	3	FP 12439	5487/8	a & b	18496
Lower Hermitage						
Lower Hermitage Road, Lower Hermitage	Dwelling	100	DP 47549	5605/458	b	14703
Lower Hermitage Road, Lower Hermitage	Glen Ewin Complex, including house and former jam factory buildings (pulping shed, jam factory, sugar store, packing shed and jam kitchen [ruin])	5	FP 35719	5508/834	g	14704
Marble Hill						
Marble Hill Road, Marble Hill	Dwelling ('Marble Hill') - Former Governors' Summer Residence (Ruin)	Sec 426	H 105600	5572/145		10884
Montacute						
Gorge Road, Montacute	Black Hill Lodge (former Weir Master's House Garage, Stone Channel and Dry-Stone Walling Ramp), Black Hill Conservation Park	Sec 526	H 105600	5772/822	a & b	14767
Gorge Road, Montacute	River Torrens Weir & Aqueduct, Montacute & Highbury	52, 53 & 56	DP 55490	5890/7, 8, 11		10886

Adelaide Hills Council
Table Section
Table AdHi/1 – State Heritage Places

Property Address	Description of Place of Value & Extent of Listing	Lot/Part Section	Plan No.	Certificate of Title	Section 16 Criteria	Heritage Branch ID
Institute Road, Montacute	Dwelling - A prefabricated 'Manning' house	Sec 491	H 105100	5492/770	b	16200
Mount George						
32 Foxhill Road, Mount George	Dwelling ('The Chestnuts')	25	FP 129479	5740/80		13350
Mount Torrens						
Cyanide Road, Mount Torrens	Mount Torrens Gold Battery	22	FP 155437	5963/86		13288
		26	FP 155441	5812/283		
13 Townsend Street, Mount Torrens	Shop & Dwelling	86	FP 155401	5735/102	d & e	14706
Springhead Road, Mount Torrens	Dwelling - Schubert's House	4	FP 18531	5965/617	a & b	14755
Norton Summit						
Colonial Drive, Norton Summit	Morialta Winery	10	DP 22046	5401/912		13458
Lobethal Road, Norton Summit	Dwelling - Former Residence of Sir Thomas Playford	93	FP 206709	5562/573	g	14694
120 Old Norton Summit Road, Norton Summit	Dwelling ('Grove Hill')	521	DP 48774	5508/597		12752
		502	DP 46906	5484/446		
97 Old Norton Summit Road, Norton Summit	Former Rock Tavern	72	DP 45562	5355/442	b & d	14695
Old Norton Summit Road, Norton Summit	Wellington Rock or Pizey's Knob	200	DP 59364	5877/496		14120
		1	FP 130945	5258/251		14120
		40	FP 130094	5840/8		14120
St John's Road, Norton Summit	St John's Anglican Church	13	DP 50939	5662/781	e	14691
Oakbank						
18 Oakwood Road, Oakbank	Former Oakbank Brewery	A 114	D 90186	6105/315		12889
9 Elizabeth Street, Oakbank	Part of Oakbank Weavers (former Dorset Brewery) incl. Post Office, Brewery and Brewing Tower (Also refer to 24229 and 24230)	38	DP 291	5530/53		12886

Property Address	Description of Place of Value & Extent of Listing	Lot/Part Section	Plan No.	Certificate of Title	Section 16 Criteria	Heritage Branch ID
220 Onkaparinga Valley Road, Oakbank	Part of Oakbank Weavers (former Dorset Brewery) incl. Soft Drinks Plant & Chimney Stack (post 1938) (Also refer to 24230 and 12886)	1	DP 24747	5206/790		24229
Onkaparinga Valley Road, Oakbank	Part of Oakbank Weavers (former Dorset Brewery) incl. Beasley's House (Also refer to 24229 and 12886)	2	DP 24747	5206/791		24230
185 Onkaparinga Valley Road, Oakbank	Barn	10	DP 31241	5090/819		12893
26 Pike Street, Oakbank	Dwelling ('Dalintober')	51	DP 42362	5283/668		12887
Shillabeer Road, Oakbank	Oakbank Race Course	25	DP 24646	5604/537		12883
		91 & 92	FP 208388	5496/589		
Piccadilly						
Spring Gully Road, Piccadilly	Dwelling ('Woodhouse')	13	DP 4271	5777/467		10588
Stirling						
12 Ayers Hill Road, Stirling	Dwelling ('Spottiswoode')	14	DP 2665	5148/938		13967
46 Ayers Hill Road, Stirling	Dwelling ('Olivet House' previously 'Wauchenappe')	2	FP 19077	5464/157		13966
		3	FP 19077	5420/47		
46 Gould Road, Stirling	Pise Cottage	58	FP 158004	5780/533	e	16666
17 Laurel Road, Stirling	St Vigean's Estate (Main House and surrounding Garden and Former Stables & Coach House)	38	DP 31362	5669/333		11570
		3	FP 11907	5485/392		
9 Laurel Road, Stirling	St Vigean's Estate Garden	42 & 43	DP 50178	5845/377 & 378	a, c & g	14679
1 Longwood Road, Stirling	Dwelling ('Morden')	181 - 183	DP 37712	5143/125-127		13964
52 Mount Barker Road, Stirling	Stirling Hotel	32	DP 1069	5908/464		14293
55 Old Carey Gully Road, Stirling	Glenalta Garden	11	DP 18851	5891/809		13961
Snows Road, Stirling	Beechwood (former St Wilfred's) Garden	3	FP 13117	5938/776		10963

Adelaide Hills Council
Table Section
Table AdHi/1 – State Heritage Places

Property Address	Description of Place of Value & Extent of Listing	Lot/Part Section	Plan No.	Certificate of Title	Section 16 Criteria	Heritage Branch ID
Snows Road, Stirling	Beechwood (former Birksgate) Conservatory	3	FP 13117	5938/776		10962
Terungie						
Old Norton Summit Road, Terungie	Dwelling ('Belmont' formerly 'Willapunga') and Outbuildings	Sec 484	H 105100	5460/96		10632
Uraidla						
Days Road, Uraidla	Former Shop & Dwelling	45	FP 129399	5554/631	d	14692
8 Swamp Road, Uraidla	Dwelling ('Brooks Cottage') & Slab Hut	4	DP 43355	5706/660		10887
Verdun						
Beaumont Road, Verdun	Grunthal Mine Historic Site and related structures	166 & 167	DP 23986	5214/793		12906
Beaumont Road, Verdun	'The Pines' Complex	20	DP 26615	5385/258		12905
41 Onkaparinga Valley Road, Verdun	Stanley Bridge Hotel	12	DP 46011	5394/537		12907
Woodforde						
Glen Stuart Road, Woodforde	Rostrevor House (former Dwelling), Rostrevor College	476	FP 211262	5803/469	a, d f & g	13746
Woodside						
Burnley Road, Woodside	Dwelling & Dry Stone Wall	60	FP 156795	5300/501		12894
Days Road, Woodside	Former Lime Kiln & Dolomite Quarry	3	FP 156538	5507/227		12900
12 Elizabeth Street, Woodside	Dwelling (former House & Butchers Shop)	6	FP 128755	5234/54		12872
20, 22-24 Henry Street, Woodside	Melba's Chocolates (former Onkaparinga Butter Factory)	101 & 102	DP 61958	5900/755 & 756		12864
5 Nairne Road, Woodside	Woodside Police Station Complex (including Police Residence, Old Wall, Old Cells, Garage, Courthouse, Forage Store and Stables)	30	DP 36845	5164/698		10482
30 Onkaparinga Valley Road, Woodside	Woodside Institute	11	FP 156646	5445/391		12879
11A – 11C Moffett Street, Woodside	Row Houses	2	FP 5779	5093/208		12875
17 Moffett Street, Woodside	Former St John's Presbyterian Church	21	FP 100869	5107/8	g	11694

Property Address	Description of Place of Value & Extent of Listing	Lot/Part Section	Plan No.	Certificate of Title	Section 16 Criteria	Heritage Branch ID
90 Onkaparinga Valley Road, Woodside	St Mark's Anglican Church Complex, including 1884 Church, Hall (former 1851 Church), Graveyard & Wall	56	DP 61051	5891/122	a	12869
Pfeiffer Road, Woodside	Former Lone Hand Gold Mine & Chimney	9 & 10	FP 157731	5291/970		12863
Riverview Road, Woodside	Former Inverbrackie Caledonian Church (Ruin), Manse & Graveyard	2	DP 20605	5429/243		12859
		1	DP 20605	5456/935		
Tiers Road, Woodside	Braun's Farm Complex	2	DP 53104	5828/88		12523

SECTION 16 CRITERIA (AS STATED IN THE HERITAGE PLACES ACT 1993):

A place is of heritage value if it satisfies one or more of the following criteria:

- (a) it demonstrates important aspects of the evolution or pattern of the State's history; or
- (b) it has rare, uncommon or endangered qualities that are of cultural significance; or
- (c) it may yield information that will contribute to an understanding of the State's history, including its natural history; or
- (d) it is an outstanding representative of particular class of places of cultural significance; or
- (e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics; or
- (f) it has strong cultural or spiritual associations for the community or a group within it; or
- (g) it has a special association with the life or work of a person or organisation or an event of historical importance.

TABLE ADHI/2 - LOCAL HERITAGE PLACES

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
33 Arbury Park Road ALDGATE	House, 'Hughbrae', 'Raybrodie'	A3	F158049	CT 6095/261	a	15033	9892
2 Arkaba Road ALDGATE	Church of the Ascension	A1	D70721	CT 5977/61	a c f	15176	8724
17 Arkaba Road ALDGATE	Convent of the Sisters of St Joseph	A26	F157872	CT 5617/422	a	15034	8721
18-24 Churinga Road ALDGATE	Aldgate Oval and Hall	A8 A9 A10 A11 A19 A20	D1748 D1748 D1748 D1748 D1748 D1748	CT 5784/923 CT 5784/923 CT 5784/923 CT 5784/923 CT 5784/923 CT 5784/923	a b c	15177	12539
49 Cricklewood Road ALDGATE	House and Outbuildings, 'Yantaringa'	A1	F13704	CT 5952/823	e	15035	12702
Euston Road (Kemp Road) ALDGATE	Railway Bridge	A13	D68744	CT 6184/351	a	15037	12073
1 Euston Road ALDGATE	'The Hut', former Railway Station and Goods Shed	A12	D68744	CT 6182/492	a c d f	15178	19414
1-3 Fenchurch Road ALDGATE	House and Garden, 'Stangate House'	A18 A19	D1264 D1264	CT 5492/640 CT 5492/640	d f	15180	12072
14 Fenchurch Road ALDGATE	House, 'Coololi(e)'	A12	F158658	CT 5606/590	a	15036	12082
26 Fenchurch Road ALDGATE	Child Care Centre	A100	F219207	CT 6128/279	a c	15181	12088
2 Kemp Road ALDGATE	War Memorial	S1523	H105500	CR 5758/780	a e	15038	12824
24 Kingsland Road ALDGATE	House, 'Montana'	A56 A57	D1264 D1264	CT 5402/979 CT 5402/979	a	15039	12111
100 Milan Terrace ALDGATE	House, Garage, Lodge, Shed, Laundry, 'Prestonfield'	A1	F11274	CT 5889/40	a	15040	19566
Mount Barker Road Kemp Road ALDGATE	Former Railway Workers' Houses	A14	D68744	CT 6182/492	a	15179	19415
Mount Barker Road ALDGATE	Railway Bridge	A13	D68744	CT 6184/351	a f	15183	12073
Mount Barker Road ALDGATE	Water Pump		H105500	RR	f	15185	

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
196 Mount Barker Road ALDGATE	House, 'Burnham Brae'	A23	F157869	CT 5999/419	a d	15041	12503
202-204 Mount Barker Road (Theodore Lane) ALDGATE	Shop, Boot Repairer	A61	F8045	CT 5166/453	a e	15044	18505
205 Mount Barker Road ALDGATE	House, Former Railway Cottage	A1	F14141	CT 5118/193	a	15042	8698
207 Mount Barker Road ALDGATE	House, Former Permanent Way Inspector's Residence	A3	D17549	CT 5301/234	a	15182	8699
209 Mount Barker Road ALDGATE	Percy Theodore Gardens	A17	D48876	CT 5540/849	b e	15043	8765
210 Mount Barker Road ALDGATE	Shop, Solver Paints	A6	D1264	CT 5123/991	a e	15184	12059
220 Mount Barker Road ALDGATE	Shops, Lees Fruit Shop	A4	D1264	CT 5289/792	a c	17631	19435
345 Mount Barker Road ALDGATE	House, Garage, Wall	A66	D59561	CT 5879/704	a	15045	18979
135 Old Mount Barker Road ALDGATE	Our Lady of the Rosary Catholic Church	A101	D42199	CT 5274/195	c d	15046	9898
153 Old Mount Barker Road ALDGATE	House, 'Frazer Park', Garden	A1	F128660	CT 5232/471	a d	15047	9891
195 Old Mount Barker Road ALDGATE	House, 'Roseville'	A5	F107124	CT 5180/715	e	15048	9879
4 Shanks Road ALDGATE	Former Aldgate Valley Church of Christ	A24	D47366	CT 5430/555	a c	15050	10344
34 Snows Road ALDGATE	House, 'Gwynne House'	A72	F32664	CT 5073/868	a d	15051	9106
52-56 Strathalbyn Road ALDGATE	Former Aldgate School and House	A41	D62636	CT 5902/445	c	15052	18360
130 Strathalbyn Road ALDGATE	Stirling District Cemetery	S1579	H105500	CT 5137/585	c	15186	12797
253 Lobethal Road (Cnr Monomeith Road) ASHTON	Shop	A1	F40076	CT 5241/740	a f	15053	2629
147 Tregarthen Road ASHTON	House 'Tregarthen'	A2	F17101	CT 5472/754	a e	15233	2147

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
3 Bridge Street BALHANNAH	Balhannah Uniting Church & schoolroom; Stone church (1931) with lancet windows, label and buttresses, and two-bay stone and brick supper room with porch.	A301	D88256	CT 6092/962	a c e f	27702	3961
2 Junction Road BALHANNAH	St Thomas' Anglican Church & Cemetery; Stone church with red-brick dressings, cgi roofs, dentil coursing and half-round arches, stone plinth, and stone & brick buttresses; also cemetery including surviving 19th-century head-stones and railings.	A10	D3744	CT 6023/906	a c d f	27703	3796
91 Onkaparinga Valley Road BALHANNAH	Soldiers' Memorial Institute; Stone hall with decorated symmetrical façade including inscription and gable over entrance, paired windows and a half-gabled cgi roof.	A6	F218878	CT 5898/844	a c e	27705	6371
Cnr Lobethal, Crammond and Burdetts Road BASKET RANGE	War Memorial and fence			RR	a e f	15187	
2017 Warren Road BIRDWOOD	Lutheran church, manse, palm tree & shed; Stone church with scissor-frame roof timbers, stone school building with classical detailing, timber belltower with cast-iron bell, stone shed with gable roof, and mature oak tree.	A95	F155110	CT 5846/322	a b c d e f g	27706	18225

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
2 Shannon Street BIRDWOOD	St Matthew's Catholic Church, cemetery & railings; Stone gable-roofed church building with attached porch (north), vestry (east) and hall (south), as well as the cemetery to south of church, including surviving late-19th-century and early-20th-century graves, monuments, railings & fencing.	A1	D79012	CT 6028/579	a c d f	27707	14880
11 Shannon Street BIRDWOOD	Shop & residence (former Pflaum store and residence); Group of two attached stone buildings including a symmetrical residence (east end), and a symmetrical shop (c1860). Exclusions: a two storey shop/storage shed to west side.	A12 A6 A7	F155127 D48 F48	CT 5563/63 CT 5840/609 CT 5841/260	a d e	27709	18982
11 Shannon Street BIRDWOOD	Former Stables, Birdwood Mill; Stone stable building including curved and raked roofs, large verandah with tree-trunk posts, internal timber partitions & flagstone and woodblock floors.	A12	F155127	CT 5563/63	a b d	27710	18396
11 Shannon Street BIRDWOOD	Weighbridge; Cast-iron weighbridge including two plates, frame and inscription.	A6	D48	CT 5840/609	a c d	27708	18396
15 Shannon Street BIRDWOOD	Former wattle bark mill & posts, Birdwood Mill; Two level stone building with stone dressings, timber lintels and a cgi skillion roof.	A201	D83024	CT 6062/851	a b d e	27711	18396
35 Shannon Street BIRDWOOD	Former primary school; Stone school building and attached residence. Excluding sheds to east (side) and North (rear).	A5 A7 A6	F155120 F155122 F155121	CT 5796/918 CT 5827/941 CT 5830/9	a	27712	18982

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
42 Shannon Street BIRDWOOD	Birdwood Institute; Late 19th and early-20th-century stone building complex including parapets, classical detailing and timber-framed openings.	A5	F6360	CT 6113/430	a c d e f	27713	14859
42A Shannon Street BIRDWOOD	Birdwood Soldiers' Memorial Arch; Marble and granite memorial arch including inscriptions.	A41	D12460	CT 6150/653	c	27714	14856
46 Shannon Street BIRDWOOD	Former Pflaum House & garden (Birdwood Primary School); Bluestone house with corrugated-iron mansard roof, return verandah with feature iron-lace and mature trees and surviving remnants of late-19th-century garden.	A41	D12460	CT 6150/653	a c d e f g	27715	14856
Near 1609 Torrens Valley Road [316,945E 6,147,106N] BIRDWOOD	Stony Creek Bridge; Stone bridge including tunnel, stone detailing, coping, pilasters and courses			RR	a c d	27716	
706 Longwood Road BRADBURY	Longwood Institute	A51	D113105	CT 6184/878	c e	17637	10102
4 Barracks Lane BRIDGEWATER	Cottage	A65	D21140	CT 5266/699	a e	15055	14202
1 Carey Gully Road BRIDGEWATER	Bridgewater Institute	A14	F159177	CT 5849/424	a c	15188	13315
5 Carey Gully Road BRIDGEWATER	CFS Ladies Auxiliary Shop	A1	D27150	CR 6064/670	a c	15189	13317
Cnr Mount Barker and Carey Gully Roads BRIDGEWATER	Bridgewater Drinking Fountain		H105500	RR	a e	15162	
Cnr Mount Barker and Carey Gully Road BRIDGEWATER	Grotto		H105500	RR	a e	15058	
Fielding Road BRIDGEWATER	World War II Memorial	S1683	H105500	CR 5753/731	a e	15190	14214
1 Mill Road BRIDGEWATER	House, 'Mill Cottage'	A103	F14224	CT 5480/909	a c d e	15056	13241

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
46 Morella Grove BRIDGEWATER	Bridgewater School House, School Room, Residence	A15	F9342	CT 5141/406	a c	15191	14247
360 Mount Barker Road BRIDGEWATER	House, 'Church House'	A74	F159551	CT 5791/804	c	15057	13809
387 Mount Barker Road BRIDGEWATER	Bridgewater Inn/Hotel	A19	F103906	CT 6124/77	a c e	15161	9156
10 Rosewarne Crescent BRIDGEWATER	House, 'St Githas'	A50	D14711	CT 5752/492	d e	15060	13268
6 Shannon Road BRIDGEWATER	House, 'Alderwood'	A27	F3260	CT 5078/773	e	15061	14218
41 Deviation Road CAREY GULLY	Dwelling; former 'Little's' Shop and dwelling	A69	F129723	CT 5665/14	a c	17632	2699
1269 Greenhill Road CAREY GULLY	War Memorial	A89	F129343	CT 5782/831	a e f	15193	2691
36 Corkscrew Road CASTAMBUL	Water wheel and supporting wall	S332	H105600	CT 6130/493	a b d f	17633	2840
2 Torrens Valley Road [303,485E 6,144,517N] CHAIN OF PONDS	Gumeracha Bridge; 1857 cut-stone abutments with 1887 four-truss cast-iron and re-enforced steel bridge (excluding modern railings and road).			RR	a c d e	27717	
36-40 Newman Road CHARLESTON	Charleston Uniting Church & cemetery; Three-bay stone church with a cgi gable roof and cambered arches over openings. Also 19th- and early-20th-century graves in cemetery.	A42 A40	F13990 F13990	CT 5066/739 CT 5066/740	a c e	27718	17918
49 Cherryville Road CHERRYVILLE	Community Centre, former school	S504	H105600	CR 5753/738	a c f	15194	2446
9 Blackburn Drive CRAFERS	House, 'St Barberie'	A42	D35004	CT 5120/501	a	15062	8590
16 Blackburn Drive CRAFERS	House, 'Fairwood'	A47	F129601	CT 5729/678	a	15063	9959

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
24-26 Blackburn Drive CRAFERS	House, Stables, Outhouse, Gates, 'Shurdington'	A101	D17465	CT 5161/912	a d	17634	9952
Cnr Old Mount Barker and Piccadilly Roads CRAFERS	World War I Monument		H105600	RR	e f	15072	
3 Cox Creek Road CRAFERS	House	A9	F158455	CT 5814/265	a	15064	8687
36-38 Cox Creek Road CRAFERS	House, 'Paxlease'	A100 A1	D16129 F128584	CT 5232/827 CT 5232/964	c	15065	9964
Epiphany Place CRAFERS	Attached Houses	A37	F129591	CT 5362/520	f	15066	9929
9 Fairview Road CRAFERS	House, 'Draper's Hall'	A3	F13631	CT 5487/544	a	15067	9178
4 Glenside Road CRAFERS	House, 'Derrymor'	Q102	D42581	CT 5291/387	a d	15195	9218
7 Glenside Road CRAFERS	House, 'Egryn'	A7	D95458	CT 6153/433	a d	15068	9266
18 Glenside Road CRAFERS	House, 'Ben Nevis'	A10	D111792	CT 6172/416	a	15069	18357
8 Main Street CRAFERS	Crafers Inn	A8	F128863	CT 5234/505	a c	15196	8062
10 Main Street CRAFERS	Shop	A4	D1282	CT 5964/804	a c	15197	8071
7 Mawson Drive CRAFERS	House, 'Mount Lofty Lodge'	A25	F129179	CT 5862/441	a	15198	9449
9 Mawson Drive CRAFERS	House, 'Casa Paquita', Former 'Green Gables'	A26	F129180	CT 5370/449	d	15070	9450
6 Mount Street CRAFERS	Rector's House	A104	D95297	CT 6153/535	a	15071	9930
72 Mount Lofty Summit Road CRAFERS	'Mount Lofty House Country Estate', House, Stables, Outbuildings	A2	F11942	CT 5108/616	a f	15201	9448
74 Mount Lofty Summit Road CRAFERS	House, 'Mt Lofty House'	A10	D63243	CT 5921/309	a d	15200	9447
89 Mount Lofty Summit Road CRAFERS	House, 'The Glen'	A100	D40805	CT 5263/966	a	15080	8660
103A Mount Lofty Summit Road CRAFERS	House, 'Arthur's Seat' (Ruin)	A50	D56031	CT 5951/582	a	15081	19037

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
110 Mount Lofty Summit Road CRAFERS	House, Gatehouse, Coachhouse, 'Eurilla'	A1 A2	F19022 F19022	CT 5306/551 CT 5306/551	a	15202	6511
120 Mount Lofty Summit Road CRAFERS	House, Stables, Gates, Gatehouse, 'Carminow'	A101	D75483	CT 6031/301	a e f	15082	6514
127 Mount Lofty Summit Road CRAFERS	Gatehouse, 'St Michael's' (Ruin)	A10	D57225	CT 5860/108	a e	17635	19147
32 Old Mount Barker Road CRAFERS	House and Stables, 'Narrinyeri'	A50	D12064	CT 5417/864	a d	15073	9139
42 Old Mount Barker Road CRAFERS	House and Outbuildings, 'Pomona'	A97	F158443	CT 6066/55	a	15074	9141
2/ 8 Piccadilly Road (rear) CRAFERS	House, Formerly 'Fewster's Cottage'	U2	S6469	CT 5013/687	a	15075	8694
25 Piccadilly Road CRAFERS	House, 'Crataegus', 'Crataecus'	A23	D1012	CT 5838/511	d	15076	9980
32 Piccadilly Road CRAFERS	House, 'Warrah'	A20	F158466	CT 5315/995	e	15077	9162
36 Piccadilly Road CRAFERS	House, 'The Laurels'	A71	D26712	CT 5481/669	e	15078	9160
55 Piccadilly Road CRAFERS	Crafers Primary School	A12 A10 A11 A1	F129166 F129164 F129165 D3516	CT 5687/820 CT 5687/821 CT 5708/769 CT 5744/302	c	15199	9473
165 Piccadilly Road CRAFERS	House	A48	F129202	CT 5296/875	a c	15079	9320
30 The Crescent CRAFERS	Cottage, 'Burnbrae'	A2	F3052	CT 5451/982	a d	15083	9190
32 The Crescent CRAFERS	House, 'Burnbrae'	A1	F3052	CT 5346/707	a	15084	9189
8 Wonnaminta Drive CRAFERS	House - front facade and roof	A46	D6617	CT 5635/969	a	15085	8625
23 Hill Street CRAFERS WEST	House	A204	D33797	CT 5069/31	d	15204	7356
51 Sheoak Road CRAFERS WEST	House, 'Fullgrave'	A1	F11037	CT 5714/101	a e	15086	7883
21 Waverley Ridge Road CRAFERS WEST	House, 'Gurrawarra'	A82	F151384	CT 5372/772	a	15087	7973

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
27 Waverley Ridge Road CRAFERS WEST	House, 'Evesham'	A6	F131621	CT 5240/11	a	15088	7971
32 Waverley Ridge Road CRAFERS WEST	House, 'Seaview'	A81	D43938	CT 5320/864	a	15089	7242
46 Waverley Ridge Road CRAFERS WEST	House, 'The Chestnuts'	A3	F147781	CT 5270/62	a	15090	7305
48 Waverley Ridge Road CRAFERS WEST	House, 'Five Oaks'	A3	D941	CT 5101/747	a	15091	7310
50 Waverley Ridge Road CRAFERS WEST	House, 'Kil Lel'	A24	D941	CT 5821/650	a	15092	7335
56 Waverley Ridge Road CRAFERS WEST	House and Outbuilding, 'Kinclaven'	A91	D42486	CT 5319/765	a	15093	7337
62 Waverley Ridge Road CRAFERS WEST	House, 'Kinclaven'	A72	D12587	CT 5469/21	a d	15094	7338
25 Wylly Lane CRAFERS WEST	Main house: north wall and west wall of stone construction; Cottage: front two room section only -stone wall, central entrance door and front windows; Stone barn. Excluding lean-to's	A20 A21	D63171 D63171	CT 5929/797 CT 5929/798	a d	15095	7427
Gorge Road 300,420.5E, 6,142,518.4N CUDLEE CREEK	Hoad's Bridge; Early-20th-century concrete bridge with steel reinforcement			RR	a c d f	27719	
31 Gould Place CUDLEE CREEK	Cudlee Creek Uniting Church; Stone church building with timber-framed openings and corrugated-iron roof.	A70	F155485	CT 5884/344	a c e f	27720	16761
Greenhill Road GREENHILL	Dwelling; former wine shanty/hotel	A5	F129959	CT 5799/337	a f	17636	3075
14 Albert Street GUMERACHA	Gumeracha Police Station, Court House and two storey stone stables to rear	Pt 47	H105900	CR 5753/828	a c d	27721	18887

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
45 Albert Street GUMERACHA	Gumeracha Town Hall; Two-storey 1909 stone building with decorative facade and early-20th-century hall addition to rear (north-west).	A39	F155554	CT 6085/90	a c d e f	27722	15675
1 Beavis Court GUMERACHA	Randell's Workers' Cottages; Pair of attached stone cottages with stone dressings, stone chimneys, timber-framed openings and remains of a timber shingle roof.	A103	D36238	CT 5119/166	a b d e	27723	15708
5 Wellington Street GUMERACHA	Gumeracha Uniting Church; Stone church (1860) with lancet windows and attached 1897 vestry and 1910 porch	A373	D64846	CT 5927/745	a d	27724	15603
201 Longwood Road HEATHFIELD	Heathfield Primary School, Former Aldgate School	S1604	H105500	CT 5528/957	c	15205	10414
4 Blackhill Road HOUGHTON	Houghton War Memorial; Stone memorial including statue, steps, and plinth with inscriptions.	A85	F132876	CT 5343/354	a f	27725	17268
North East Road [296,442E 6,144,235N] INGLEWOOD	Inglewood Bridge; Single-arch stone bridge with stone tunnel, abutments, pilasters and parapet.			RR	a d	27726	
352 Pole Road IRONBANK	Ironbank Uniting Church	A4	F110166	CT 5199/764	c	15206	8481
Kent Road KERSBROOK	Kersbrook Primary School and former residence; Stone school building and stone residence with red-brick dressings.	A2	F292	CT 5516/454	a c	27727	16321

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
15 Scott Street KERSBROOK	Kersbrook Hall; Large stone building with brick detailing and stone lean-to extension only but excluding the toilet block, verandah, rooms and kitchen additions on the western and southern end of the stone building	A427	F212023	CT 5830/426	a c f	27728	18741
1524 South Para Road KERSBROOK	Kersbrook Uniting Church & cemetery; Stone church, 19th-century stone gravestones and iron railings in cemetery, stone wall of former stable, surviving mature trees in cemetery excepting those which are damaging or compromising significant gravestones.	A100	F218940	CT 5919/774	a c d e f g	27729	16303
Watts Gully Road (in Warren Conservation Park) KERSBROOK	Watts Gully mine shaft; Four-legged timber structure (windlass-support) above vertical underground shaft.	A118	H105700	CR 5772/825	a e	27730	16632
92 Main Street LOBETHAL	Prince of Peace Anglican Church; Stone church with cgi gable roof, parapeted gable, date-stone, multi-paned semi-circular-topped windows and internal barrel-vaulted ceiling. Excluding later additions.	A162	F4501	CT 5841/63	a	27731	5303
1 School Road LOBETHAL	Lobethal Primary School & residence; (1857, 1930)- Red-brick school and schoolmaster's residence with hipped cgi roofs, timber sash windows, timber dentils to eaves, chimneys, verandah and cast-iron lacework	A16	F155831	CT 5803/261	a c f	27732	6484
511 Longwood Road LONGWOOD	House, Former Post Office and Store	A47	F159324	CT 5406/16	a c e	15207	10155

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
32 Sutherland Road MARBLE HILL	Dwelling	S428	H105600	CT 5937/919	a d	15054	2506
North East Road [298,210E 6,144,740N] MILLBROOK	Breakneck cutting; Cutting comprising embankments of Breakneck Hill through which roadway has been cut.			RR	a c	27733	
15 Church Road MONTACUTE	St. Pauls Anglican Church	A22	F130176	CT 5874/177	a c d f	15096	2824
63 Institute Road MONTACUTE	Hall, former Montacute Institute	A83	F130437	CT 5845/746	a c	15208	2752
780 Montacute Road MONTACUTE	Dwelling, 'The Poplars' and sheds	A81	F130435	CT 5866/152	a b d	17638	2785
986 Montacute Road MONTACUTE	Dwelling, former Methodist church and cemetery	A86	F130440	CT 5827/224	a c	15209	2922
20A Radbone Road MOUNT GEORGE	Cottage	A6	F11259	CT 5066/937	a	15192	13915
599 Burfords Hill Road MOUNT TORRENS	Railway bridge; Concrete railway bridge including embankments and arch with balustrade.		D36794	CT 6142/520	a c d e f	27734	
280 Springhead Road MOUNT TORRENS	Springhead Trinity Lutheran Church & school; Large stone church building with cgi gable roof, coping, lancet windows and gabled porch, and stone school building.	A10	D92228	CT 6144/465	a b c e f	27735	18315
136 Boyle Swamp Road MYLOR	Tobacco Kiln	A31	D38060	CT 5159/113	a	17639	10902
16 First Street MYLOR	Mylor Uniting Church	A200	D114067	CT 6185/315	c	15211	10977
118 Silver Lake Road MYLOR	Silver Lake	A10	F101385	CT 5107/485	a c f	17640	10133
Strathalbyn Road MYLOR	War Memorial			RR	a e f	17641	
Strathalbyn Road MYLOR	Bridge, 'Hack Bridge'			RR	a c e f	17643	

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
220 Strathalbyn Road MYLOR	Mylor Primary School	A79 A2 A3 A6	T105502 T105502 T105502 T105502	CT 5473/364 CT 5988/443 CT 5988/443 CT 5988/443	c e	15212	10969
232 Strathalbyn Road MYLOR	House, 'Blythe'	A7	T105502	CT 5845/720	a c	15213	11290
240 Strathalbyn Road MYLOR	House, Shop and Bakehouse	A22	T105502	CT 6120/937	a c e f	15097	10981
242 Strathalbyn Road MYLOR	Mylor Senior Citizens' Centre, Former Mylor Institute	A23 A30	T105502 T105502	CT 5843/33 CT 5843/33	c f	15214	10982
250 Strathalbyn Road MYLOR	Mylor Delicatessen	A46	T105502	CT 6124/566	a c	15215	10996
256 Strathalbyn Road MYLOR	Coopers Grain Store, Former Grain Store and Blacksmith	A59	F159336	CT 5546/964	a c e f	15216	11003
258-260 Strathalbyn Road MYLOR	Former Residence, Post Office and General Store	A1	D34485	CT 5097/975	a c e f	15217	11008
665 Strathalbyn Road MYLOR	House, Cottage and Garden, 'Rockford Estate'	A13	D12767	CT 5975/320	a e f	17642	10937
667 Strathalbyn Road MYLOR	House, 'Rockford Lodge'; Former Gatehouse, 'Rockford Estate'	A1	F19021	CT 5101/617	a e f	15218	10959
Colonial Drive NORTON SUMMIT	Trees, Stand of Candlebark Gums			RR	a d	17644	
4 Crescent Drive NORTON SUMMIT	Post Office and Museum, former Council Chambers	A42	F130096	CT 5775/345	a f	15219	16422
Old Norton Summit Road NORTON SUMMIT	Scenic Hotel	A6	D92909	CT 6143/466	a c f	15220	2241
The Intersection NORTON SUMMIT	War Memorial and Gardens (to east)			RR	a e f	15098	
Clisby Road [304,742E 6,128,341N] OAKBANK	Swing bridge (suspension footbridge); Original fabric and design of bridge, including timbers.			RR	a b c	27736	

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
154 Onkaparinga Valley Road OAKBANK	Oakbank Area School; Single-storey 1938 brick building with hipped roof and projecting front gable.	A1	D22534	CT 5440/837	a d	27737	18436
210 Onkaparinga Valley Road OAKBANK	Oakbank Soldiers' Memorial Hall; Stone and brick building with half-gable cgi roof, timber sash windows, chimneys and Art Deco portico with inscription.	A91	F156926	CT 5846/513	a c e f	27738	18934
214 Onkaparinga Valley Road OAKBANK	Kindergarten, former school; Stone and brick building (excluding render) with various cgi roofs, plinth and coursing, rectangular and pointed-arch timber-framed windows, and internal octagonal vaulted ceiling.	A80	F156915	CT 5772/656	a c d	27739	5373
383 Paracombe Road PARACOMBE	Paracombe Community Hall & Soldiers' Memorial Arch; Rendered masonry hall with foundation stone, and stone and metal arched gateway.	A2	F137652	CT 5257/767	a c d f	27740	17050
171 Piccadilly Road PICCADILLY	Former Crafers Institute and District Council Offices	A73	F129227	CT 5940/116	a f	17645	1904
7 Ross Road PICCADILLY	Dwelling (ruin)	A1	F12840	CT 5185/67	a e	15099	1887
26 Cemetery Road SCOTT CREEK	Cemetery, 'Cottonville'	S1618	H105500	CR 5753/726	c e	15100	18498
63B Morgan Road SCOTT CREEK	Cottage, 'Poplar Banks'	A8	F4231	CT 5274/908	d e	17646	10062
Scott Creek Road SCOTT CREEK	Hill Family Private Cemetery	A9	F4231	CT 5082/158	e	17647	10071
519 Scott Creek Road SCOTT CREEK	Scott Creek Primary School and Residence	A74	F152450	CT 5809/759	a c	15221	10079
7 Avenue Road STIRLING	Stirling Institute	A4	D79116	CT 6033/620	a c	15222	11488
41 Avenue Road STIRLING	Liquor Store, Former Post Office	F741	C25663	CT 6056/983	a c	15101	11233

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
1 Ayers Hill Road STIRLING	House, 'Thorpe'	A84	D30679	CT 5128/528	a e	15102	18945
1A Ayers Hill Road STIRLING	House, former 'Thorpe' Coachhouse	A85	D30679	CT 5297/794	a e	15103	8488
13 Ayers Hill Road STIRLING	House, 'The Lodge'	A1	D8013	CT 5225/926	a b e	15104	8512
17 Ayers Hill Road STIRLING	House, 'Hillend'	A35	D18099	CT 5447/864	a e	15105	19413
21 Ayers Hill Road STIRLING	House, 'Akaron'	A13	F159202	CT 5905/885	a e	15106	8491
22 Ayers Hill Road STIRLING	School House, 'St Catherine's'	A28	F11472	CT 5190/629	c e	15107	18285
25 Ayers Hill Road STIRLING	House, 'Karrawatoo'	F1	C27876	CT 6136/846	a e	15108	8492
26 Ayers Hill Road STIRLING	House, 'Bythorne'	A57	D111446	CT 6175/571	a c e	15109	8135
30 Ayers Hill Road STIRLING	House, Gatehouse, 'Bythorne'	A31	D17115	CT 5135/214	a e	15110	8131
54 Ayers Hill Road STIRLING	House, 'Oak Lodge'	A100	D29165	CT 5404/778	a	15111	8139
30 Birch Road STIRLING	House, 'Pine Hill'	A1	F15204	CT 5845/48	a d e	15112	20596
51 Birch Road STIRLING	House, 'Birch Lodge', Former Queen Victoria Home for Convalescent Children	A6	F102800	CT 5126/123	a e	15113	8112
7 Druid Avenue STIRLING	House; Former Hospital	A8	D1293	CT 5974/279	a c	15114	14632
20 Druid Avenue STIRLING	Cottage, 'Brown's Cottage'	A22	D83016	CT 6060/44	a d e	15115	11482
59 Gould Road STIRLING	House, 'Duncraig'	A110	D37529	CT 5148/706	a e	15116	11916
8 Laurel Road STIRLING	House, Gardener's Cottage, 'St Vigean's'	A8	F19077	CT 5064/744	a e	15117	8119
23 Longwood Road STIRLING	House, 'Clairmont'	A10	D47781	CT 5649/241	a	15118	11433
16 Madeline Road STIRLING	House	A72	D30281	CT 5147/920	d e	15119	11239
10 Milan Terrace STIRLING	House, 'Maroonika'	A71	D94629	CT 6146/757	a e	15120	11303

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
40 Milan Terrace STIRLING	House, 'The Shay', 'Marylands'	A1	D57349	CT 5852/481	d e	15121	11368
2 Mount Barker Road STIRLING	Rotunda, Stirling Memorial Bandstand	A43	D1084	CT 5841/790	c e	15223	11489
6 Mount Barker Road STIRLING	Shops	A77	F158323	CT 6127/644	a c	15224	11460
10/ 11 Mount Barker Road STIRLING	Shops, 'Oak Plaza House', 'Wirrilda'	U10	S8148	CT 5381/865	a	15122	19180
48-50 Mount Barker Road STIRLING	Offices	U5	S13191	CT 5854/27	a c	15225	14518
56 Mount Barker Road STIRLING	James Melrose Memorial Fountain, Stirling Oval	A22	F158268	CT 5471/507	e	15226	11549
129 Mount Barker Road STIRLING	House and Shop	A41	F157887	CT 5872/349	a c e	15123	11731
143 Mount Barker Road STIRLING	Former Milford's General Store	A100	F15570	CT 5337/545	a c e	15124	11735
147 Mount Barker Road STIRLING	Former Uniting Church, Ashton Memorial Church	A103	D21760	CT 5427/685	a c d e	15125	11737
Old Carey Gully Road STIRLING	Cottage, Mount Lofty Golf Club, Former Scent Factory, 'Le Chateau', 'Le Chateau a la Pong'	A53	D59212	CT 5891/805	a	15127	19444
33 Old Carey Gully Road STIRLING	House, Lodge 'Glenalta'	A12	D72739	CT 5985/461	a e	15126	9597
55 Old Carey Gully Road STIRLING	House and Stables, 'Glenalta'	A13	D72739	CT 5985/462	a e	15227	9537
100 Old Mount Barker Road STIRLING	Former Stirling East School	S1581	H105500	CR 5753/720	c	15128	11596
1 Orley Avenue STIRLING	Mount Lofty Uniting Church, Former Mount Lofty Congregational Church, Chapel	A70	D94629	CT 6146/756	a c e	15228	11281
4 Orley Avenue STIRLING	House, 'Oak Hill'	A26	F19077	CT 5454/28	a e	15129	11244
5 Orley Avenue STIRLING	Manse	A40	F32038	CT 5103/570	a	15130	11302
8 Orley Avenue STIRLING	House and Stables	A29	F19077	CT 5405/621	a c e	15131	11247

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
15 Orley Avenue STIRLING	House, 'Taminga'	A44	F32038	CT 5351/106	a e	15132	11306
19 Pine Street STIRLING	House, outbuildings and garden, 'Forest Lodge'	A44	D27630	CT 5403/614	a d e	15049	12633
7 Pomona Road STIRLING	House and Stables	A15	D92777	CT 6127/49	a e	15133	9134
52 Pomona Road STIRLING	House, 'The Coach House'	A58	F158404	CT 5355/911	a e	15134	11923
19 Spencer Street STIRLING	House	A56	F151358	CT 5804/236	a d	15135	8271
35 Spencer Street STIRLING	House and Stables, 'Nioka', 'Holiday House'	A808	D17729	CT 5688/279	a c e	15229	8277
10-12 Stonehenge Avenue STIRLING	House	A31	D88236	CT 6141/559	a d	15136	11258
2 Sturt Valley Road STIRLING	Mount Lofty Railway Station	A74	D89694	CT 6146/286	a c e f	15230	19599
11 Sturt Valley Road STIRLING	House, 'Liberton'	A1	F102744	CT 5125/231	a	15137	8288
18 Sturt Valley Road STIRLING	House, 'The Rest'	A101	D24525	CT 5435/730	a e	15138	8163
26 Sturt Valley Road STIRLING	House, Fence, Outbuilding, 'Wensleydale', 'Balcarres'	A71	F151373	CT 5281/884	a d e	15139	8166
32 Sturt Valley Road STIRLING	Garden, 'Panmure'	A20	D38312	CT 5175/11	a d	15140	8167
10 Wright Road STIRLING	Outbuilding	A13	F158059	CT 6090/553	d	15203	9631
Collins Road (cnr Cornish Road) SUMMERTOWN	Collins Bridge Abutments			RR	a f	15232	
1028 Greenhill Road SUMMERTOWN	Cottage	A7	D76135	CT 6008/452	a d e	15145	1864
1054-1056 Greenhill Road SUMMERTOWN	Uniting Church	A5 A9	F106629 F110171	CT 5176/673 CT 5204/809	a c f	15231	19397
1075 Greenhill Road SUMMERTOWN	Dwelling, former shop and dwelling	A99	D50409	CT 5646/774	a c d	15144	1407

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
1084 Greenhill Road SUMMERTOWN	Dwelling, former Mt Lofty Hotel	A100	F34598	CT 5182/20	a d f	15142	1826
1102 Greenhill Road SUMMERTOWN	Hall, Former Institute	A51	D85823	CT 6110/303	a c f	15143	1806
1126 Greenhill Road SUMMERTOWN	Stone Police Station and residence	A30	F20536	CT 5824/418	a b c	15141	1760
2 Manoah Drive UPPER STURT	House, Former Lodge, 'Manoah'	A87	D6867	CT 5830/918	a d e	15147	8025
9 Manoah Drive UPPER STURT	House, Stable, Former Coachhouse, 'Manoah'	A20	D85912	CT 6072/865	a d e	17648	8024
2 Station Road UPPER STURT	Cottage	A64	F151019	CT 5328/948	a	15146	7852
261 Sturt Valley Road UPPER STURT	Uniting Church, Cemetery	A202	D72925	CT 5986/459	a c	17649	8059
Upper Sturt Road UPPER STURT	Upper Sturt Railway Tunnel	A112	F208488	CT 5862/268	a d e	15234	19535
133 Upper Sturt Road UPPER STURT	House, Former Housekeeper's Cottage, 'Manoah', 'Mon Repos'	A85	D6867	CT 5242/503	a e	15148	8027
171-173 Upper Sturt Road UPPER STURT	Upper Sturt Soldiers' Memorial Hall	A100	D94080	CT 6161/15	c e	15235	8037
175 Upper Sturt Road UPPER STURT	House, Former Upper Sturt School	A1	F151303	CT 5549/313	a c	15149	8036
1186 Greenhill Road URAILDA	Shop, former bank	A92	F129446	CT 5398/772	a c d	15150	1716
1197 Greenhill Road URAILDA	Uraidla Institute	A23	F129777	CT 5866/170	a c e f	15238	1522
1221 Greenhill Road URAILDA	Uniting Church	A76	F129430	CT 5745/189	a c	15237	1575
Swamp Road URAILDA	War Memorial	A53	F129407	CT 5905/727	a e f	15236	1722
854 Mount Barker Road VERDUN	Cottage	A51	F102917	CT 5126/461	d	15059	14383

Adelaide Hills Council
Table Section
Table AdHi/2 – Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 23(4) Criteria	Heritage NR	Council Ref.
202 Donoghue Road WOODSIDE	Murdoch Hill Uniting Church; Stone church with timber-shingle gable roof (excluding cgi cladding), multi-paned windows with half-round arches, stone label, and stone and brick extension to rear. (Excluding render, porch, and corrugated-iron extension).	A42	F156577	CT 5832/120	a c f	27741	6526
35 Nairne Road WOODSIDE	Woodside Uniting Church, Sunday School & Cemetery; 1851 stone chapel, 1862 stone chapel with porch, and cemetery including marble gravestones and some cast-iron railing	A741	D70084	CT 5962/784	a c d f	27742	5186

SECTION 23(4) CRITERIA (AS STATED IN THE DEVELOPMENT ACT 1993):

A Development Plan may designate a place as a place of local heritage value if:

- (a) it displays historical, economic or social themes that are of importance to the local area; or
- (b) it represents customs or ways of life that are characteristic of the local area; or
- (c) it has played an important part in the lives of local residents; or
- (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or
- (e) it is associated with a notable local personality or event; or
- (f) it is a notable landmark in the area.

TABLE ADHI/3 - MOUNT LOFTY RANGES WATERSHED TOWNSHIPS

Commercial Zone

Country Living Zone

District Centre Zone

Light Industry Zone

Local Centre Zone

Mixed Residential Zone

Neighbourhood Centre Zone

Public Purpose Zone, except those areas in the Public Lands, Conservation, and Recreation and Sports Policy Areas

State Heritage Area (Mount Torrens)

Town Centre Zone

Township Zone

TABLE ADHI/4 - OFF STREET VEHICLE PARKING REQUIREMENTS

Form of Development	Number of Required Car Parking Spaces
Aged persons accommodation	1 per unit
Amusement machine centre	7 per 100 square metres
Auction room	1 per 100 square metres plus 2 additional spaces
Bank	6 per 100 square metres of total floor area
Billiard saloon	One per 15 square metres of total floor area
Boarding house/residential	One per lodging room
Bowling club	10 per bowling green
Car sales premises	One per 50 square metres of total area of site
Child care centre	1 per 4 children
Cinema complex	1 per 3 seats
Civic administration offices	1 per 25 square metres of total floor area
Clubrooms – sporting (non-residential)	1 per 10 square metres of total floor area
Community centre	4 per 100 square metres (minimum) 10 per 100 square metres (maximum)
Consulting room	10 per 100 square metres
Crash repair premises	1 per 50 square metres of total floor area or four spaces per service bay whichever is the greater
Dwelling	2 spaces (at least one covered) for a dwelling comprising up to 2 bedrooms, or rooms able to be used as a bedroom plus: <ul style="list-style-type: none"> ▪ 1 visitor space per 4 dwellings for dwellings on a site sharing a common driveway with at least 2 other dwellings. 3 spaces (at least one covered) for a dwelling comprising 3 or more bedrooms or rooms able to be used a bedroom plus: <ul style="list-style-type: none"> ▪ 1 visitor space per 4 dwellings for dwellings on a site sharing a common driveway with at least 2 other dwellings.
Educational establishment (school)	1 per full-time employee plus 1 space for wheelchair users plus an additional 10 percent of this total for visitors
Educational establishment (tertiary)	0.6 per full-time student plus 0.2 per part-time student
Entertainment venue	1 per 4 seats or 8 per 100 square metres, whichever is the greater
Funeral parlour	4 per 100 square metres plus 1 per 4 seats (chapel)

Table AdHi/4 – off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Guest house	1 per lodging room
Hall	1 per 5 seats
Hardware, bulky goods and retail showrooms	4 per 100 square metres (maximum)
Hospital	2.5 per bed
Hostel	1 per 3 beds
Hotel and licensed premises	1 per 2 square metres of bar floor area; plus: <ul style="list-style-type: none"> ▪ 1 per 6 square metres of lounge bar or beer garden floor area ▪ 1 for every 3 seats provided or able to be provided within a dining room ▪ 1 for every 2 machines within a gaming room area; or 1 per 3 guest rooms (whichever provides the larger number).
Indoor recreation centre	4 per court
Industry, store or warehouse	3.3 per 100 square metres total floor area of the office component, plus for the non-office component: <ul style="list-style-type: none"> ▪ 2 per 100 square metres up to 200 square metres ▪ 1.33 per 100 square metres between 200 and 2000 square metres ▪ 0.67 per 100 square metres over 2000 square metres.
Library	4 per 100 square metres
Medical centre/day surgery	One per 10 square metres of total floor area
Motel	1 per room or residential unit plus: <ul style="list-style-type: none"> ▪ 1 per 20 square metres total floor area of restaurant (if provided) plus one per employee.
Motor repair station	2 per 100 square metres or 4 per service bay, whichever is the greater.
Motor showroom	One per 50 square metres of total floor area
Multiple dwelling	1 per 2 occupants
Non-residential development (other than listed in this table)	4 per 100 square metres (minimum) 6 per 100 square metres (maximum)
Nursing home	1 per 4 beds
Office	4 per 100 square metres of total floor area
Petrol filling station	6 per service bay plus 5 per 100 square metres of retail floor space
Place of worship	1 per 4 seats
Plant nursery (retail)	One per 15 square metres of total area occupied by the plant nursery
Post office	7 per 100 square metres of total floor area
Pre-school	1 per 4 children

Adelaide Hills Council
Table Section
Table AdHi/4 – off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Public meeting place (other than elsewhere mentioned)	One per 10 square metres of total floor area
Radio studio or television studio	5 per 100 square metres
Residential flat buildings	(i) an average of 1.5 on-site resident spaces per dwelling (minimum of 1 undercover space) rounded up to the nearest whole number; and (ii) at least 0.5 on-site visitor spaces per dwelling (rounded up to the nearest whole number)
Restaurant (fast food/family)	
Without dine-in or drive through facilities	12 per 100 square metres
With dine-in and without drive through facilities	1 per 5 square metres (internal and external seating) or 1 per 2 seats (internal seating), whichever is the greater
With dine-in and drive through facilities	1 per 3 square metres (internal and external seating) or 1 per 2 seats (internal seating), whichever is the greater
Restaurant (traditional)	1 per 3 seats or 1 per 15 square metres, whichever is the greater (indoor areas) 1 per 6 seats (outdoor eating areas)
Service trade premises	2 per 100 square metres (minimum) 4 per 100 square metres (maximum)
Shop	5.5 per 100 square metres total floor area
Store	One per 150 square metres of total floor area or one per 3 employees (whichever provides the larger parking area)
Supported accommodation	1 per 4 beds
Tourist accommodation (bed and breakfast)	1 per 3 beds or 1 per room plus 1 per employee whichever is greater

Notes:

- 1 The number of employees shall be determined making a reasonable estimate of the number of workers attending on the site of the development during periods of full production or output.
- 2 A discount factor of up to 20 per cent will be considered where any land use is proposed within a designated activity centre and the majority of existing and proposed off-street car parking supply is shared between different premises within a centre.
- 3 Where larger multiplex complexes are proposed, car parking may need to be calculated on the individual components.
- 4 The floor areas relevant to this table will generally be the development's gross leasable floor area but may be reviewed to better determine the area of use or activity likely to generate car parking demand.
- 5 'Seats' as relevant to this table shall generally relate to normal seating arrangements for patrons, taking into account any other statutory requirements regulating seating capacity.

- 6 A proponent may take an empirical assessment of car parking demand to determine a reduced provision of on-site car parking by considering the following factors:
 - (a) proximity to public transport
 - (b) on-street car parking capacity
 - (c) the variation of car parking demand generated by different facilities at different times
 - (d) any other factors that may influence a reduced demand for car parking.
- 7 Car parking rates in this table are subordinate to more specific policy direction where applicable.
- 8 Provision of parking spaces for disabled persons should be provided in addition to the numbers of car park designated in the Table above.

TABLE ADHI/5 - NON-COMPLYING EXEMPTIONS

- (a) Is not located on land subject to flooding as shown on [Figures AdHiFPA/1 to 19](#) or other areas subject to flooding or inundation by a 1 in 100 year average return interval flood event or situated on land fill which would interfere with the flow of flood waters.
- (b) Is connected to an approved sewerage or common effluent disposal scheme or has an existing, or approved, on-site waste water treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank Systems in South Australia (including Supplements A & B) as prepared by the South Australian Health Commission;
- (c) Does not have any part of a septic tank effluent drainage field or any other waste water disposal area (eg irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 Government standard topographic map and when locating tourist accommodation for eleven guests or more any effluent generated is not disposed onto land:
 - (i) In a high rainfall zone (>900 mm/year);
 - (ii) Within 200 metres of a major watercourse (3rd or higher order);
- (d) Does not have a waste water disposal area located on any land with a slope greater than 20 percent (1 in 5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres;
- (e) Does not have a septic tank or any other waste water treatment facility located on land likely to be inundated by a 10 year return period flood event;
- (f) Is sited at least 25 metres from any watercourse identified on a current series 1:50 000 Government standard topographic map;
- (g) In the case of tourist accommodation, has a secure, potable water supply that can provide at least 125 litres per person per day (including staff) that meets the South Australian Health Commission standards.

TABLE ADHI/6 - LANDSCAPING SCHEDULE

1. District Centre Zone

Large Trees

Common name	Botanic name
Sycamore	<i>Acer pseudoplatanus</i>
Italian Cypress	<i>Cupressus sempervirens</i>
Himalayan Cypress	<i>Cupressus torulosa</i>
Liquidamber	<i>Liquidamber styracifolia</i>
Pin Oak	<i>Quercus palustris</i>
English Oak	<i>Quercus robur</i>
English Elm	<i>Ulmus procera</i>
Scarlet Oak	<i>Quercus coccinea</i>

Medium to small trees

Common name	Botanic name
Box elder	<i>Acer negundo</i>
Japanese maple	<i>Acer palmatum</i>
Silverbirch	<i>Betula pendula</i>
Griffith's ash	<i>Fraxinus griffithii</i>
Bechtel crabapple	<i>Malus ioensis</i>
Chinese elm	<i>Ulmus parvifolia</i>
Ornamental Pear	<i>Pyrus sp.</i>
Weeping Elm	<i>Ulmus glabrg 'pendula'</i>

Tall shrubs 2.5 metres plus

Common name	Botanic name
Pittosporum	<i>Pittosporum eugenioides</i>
Pittosporum	<i>Pittosporum. 'James Stirling'</i>
Rhododendron	<i>Rhododendron sp.</i>
Viburnum	<i>Viburnum sp.</i>

Medium shrubs 1 to 2.5 metres

Common name	Botanic name
Showy abelia	<i>Abelia grandifolia</i>
Century plant	<i>Acanthus mollis</i>
Dogrose	<i>Bauera rubioides</i>
Camellia	<i>Camellia sasanqua</i>
Wax flower	<i>Eriostemen myoporoides</i>
Hebe	<i>Hebe sp.</i>
Diosma	<i>Coloanema sp.</i>
Sacred bamboo	<i>Nandina domestica</i>
Cherrylaurel	<i>Prunus laurocerasus</i>
Rosemary	<i>Rosemarinus officinalis</i>
Rice flower	<i>Pimelea ferruginea 'Pink'</i>
Native fuchsia	<i>Correa pulchella</i>

Small and low shrubs under 1 metre

Common name	Botanic name
Japanese anemone	<i>Anemone hybrida</i>
Bergenia	<i>Bergenia cordata</i>
Native fuchsia	<i>Correa 'Aldgate pink'</i>
Flax Lilly	<i>Dianella revoluta</i>
Erigeron daisy	<i>Erigeron karvinskianus</i>
Iris	<i>Iris sp.</i>
Parahebe	
Pentstemon	<i>Penstemon digitalis</i>
Polypode fern	<i>Polypodium sp.</i>
Juniper	<i>Juniperus 'Blue Rug'</i>
Juniper	<i>Juniperus 'Grey Owl'</i>

Note

Large trees should not be used for car parks, small sites and locations close to buildings, sewer pipes and overhead lines.

2. Neighbourhood Centre Zone – Aldgate Neighbourhood Centre Policy Area

Large Trees

Common name	Botanic name
Horse chestnut	<i>Aesculus hippocastanum</i>
Italian Cypress	<i>Cupressus sempervirens</i>
Stringybark	<i>Eucalyptus obliqua</i>
Candlebark	<i>Eucalyptus rubida</i>
Tulip tree	<i>Liriodendron tulipiferum</i>
English Oak	<i>Quercus robur</i>
English Elm	<i>Ulmus procera</i>

Medium to small trees

Common name	Botanic name
Japanese maple	<i>Acer palmatum</i>
Silverbirch	<i>Betula pendula</i>
Cup gum	<i>Eucalyptus cosmophylla</i>
Pink gum	<i>Eucalyptus fasciculosa</i>
Red fl blue gum	<i>Eucalyptus leucoxydon rosea</i>
Griffith's ash	<i>Fraxinus griffithii</i>
Honey locust	<i>Gleditsia tricanthos</i>
Wisteria tree	<i>Robinnia pseudoacacia</i>
Chinese elm	<i>Ulmus parvifolia</i>

Tall shrubs 2.5 metres plus

Common name	Botanic name
Bottlebrush	<i>Callistemon citrinus</i>
Purple hop bush	<i>Dodonea viscosa purpurea</i>
Cross leaf myrtle	<i>Melaleuca decussata</i>
Pittosporum	<i>Pittosporum James Stirling</i>
Rhododendron	<i>Rhododendron sp</i>
Viburnum	<i>Viburnum suspensum</i>

Medium shrubs 1 to 2.5 metres

Common name	Botanic name
Showy abelia	<i>Abelia grandifolia</i>
Mrytle wattle	<i>Acacia mrytifolia</i>
Hollyhock	<i>Alcea rosea</i>
Camelia	<i>Camellia sasanqua</i>
Pink diosma	<i>Coloanema pulchrum</i>
Emu bush	<i>Eremophila maculata</i>
Eriostemon	<i>Eriostemon myoporoides</i>
Hebe	<i>Hebe speciosa, buxifolia,</i>
Manuka	<i>Leptospermum scoparium</i>
Daisy	<i>Olearia ramulosa</i>
Cherry laurel	<i>Prunus laurocerasus</i>
Roses	<i>Rosa sp</i>
Rosemary	<i>Rosmarinus officinalis</i>
Payres thryptomene	<i>Thryptomene saxicola</i>
Native rosemary	<i>Westringia fruticosa</i>

Small and Low shrubs under 1 metre

Common name	Botanic name
Japanese anemone	<i>Anemone hybrida</i>
Bergenia	<i>Bergenia cordifolia</i>
Coprosma	<i>Coprosma kirkii</i>
Erigeron daisy	<i>Erigeron karvinskianus</i>
Fuschia species	<i>Fuschia</i>
Lavender grevillea	<i>Grevillea lavandulacea</i>
Iris	<i>Iris kaempferi</i>
Mat rush	<i>Lomandra longifolia</i>
Pentstemon	<i>Penstemon digitalis</i>
Rice flower	<i>Pimelia ferruginea</i>
Snow grass	<i>Poa australis</i>
Pink bells	<i>Tetrateca pilosa</i>

Note

Large trees should not be used for car parks, small sites and locations close to buildings, sewer pipes and overhead lines.

3. Neighbourhood Centre Zone – Bridgewater Neighbourhood Centre Policy Area

Large Trees

Common name	Botanic name
Horse chestnut	<i>Aesculus hippocastanum</i>
Himalayan cypress	<i>Cupressus torulosa</i>
River red gum	<i>Euc camaldulensis</i>
Stringybark	<i>Eucalyptus obliqua</i>
Candlebark	<i>Eucalyptus rubida</i>
Pin oak	<i>Quercus palustrus</i>
English Oak	<i>Quercus robur</i>
English Elm	<i>Ulmus procera</i>

Medium to small trees

Common name	Botanic name
Japanese maple	<i>Acer palmatum</i>
Silverbirch	<i>Betula pendula</i>
Cup gum	<i>Eucalyptus cosmophylla</i>
Pink gum	<i>Eucalyptus fasciculosa</i>
Desert ash	<i>Fraxinus oxycarpa</i>
Griffith's ash	<i>Fraxinus griffithii</i>
Spartan juniper	<i>Juniperus Spartan</i>
Chinese elm	<i>Ulmus parvifolia</i>

Tall shrubs 2.5 metres plus

Common name	Botanic name
Bottlebrush	<i>Callistemon citrinus</i>
Manuka	<i>Leptospermum scoparium</i>
Honey myrtle	<i>Melaleuca armillaris</i>
Cross leaf myrtle	<i>Melaleuca decussata</i>
Pittosporum	<i>Pittosporum eugenioides</i>
Rhododendron	<i>Rhododendron sp</i>
Viburnum	<i>Viburnum suspensum</i>

Medium shrubs 1 to 2.5 metres

Common name	Botanic name
Showy abelia	<i>Abelia grandiflora</i>
Hebe	<i>Hebe speciosa, buxifolia</i>
Roses	<i>Rosa sp</i>
Pink & white diosma	<i>Coleonema pulchrum, alba</i>
Camellia	<i>Camellia sasanqua</i>
Rosemary	<i>Rosmarinus officinalis</i>

Small and Low shrubs under 1 metre

Common name	Botanic name
Agapanthus	<i>Agapanthus africanus</i>
Hollyhock	<i>Alcea rosea</i>
Japanese anemone	<i>Anemone hybrida</i>
Bergenia	<i>Bergenia cordifolia</i>
Daisy varieties	<i>Chrysanthemum</i>
Coprosma	<i>Coprosma kirkii</i>
Fuschia species	<i>Fuschia</i>
Native fuschia	<i>Correa decumbens</i>
Gazania	<i>Gazania sp</i>
Hydrangea	<i>Hydrangea macrophylla</i>
Erigeron daisy	<i>Erigeron karvinskianus</i>
Iris	<i>Iris kaempferi</i>

Note

Large trees should not be used for car parks, small sites and locations close to buildings, sewer pipes and overhead lines.

4. Local Centre Zone – Crafrers Local Centre Policy Area

Large Trees

Common name	Botanic name
Scyamore	<i>Acer pseudoplatinus</i>
Monteray cypress	<i>Cupressus macrocarpa</i>
River red gum	<i>Euc camaldulensis</i>
Stringybark	<i>Eucalyptus obliqua</i>
Candlebark	<i>Eucalyptus rubida</i>
Pin oak	<i>Quercus palustris</i>
English Oak	<i>Quercus robur</i>
London Plane	<i>Platanus orientalis</i>
English Elm	<i>Ulmus procera</i>

Medium to small trees

Common name	Botanic name
Box elder	<i>Acer negundo</i>
Japanese maple	<i>Acer palmatum</i>
Silverbirch	<i>Betula pendula</i>
Cup gum	<i>Eucalyptus cosmophylla</i>
Pink gum	<i>Eucalyptus fasciculosa</i>
Desert ash	<i>Fraxinus oxycarpa</i>
Honey locust	<i>Gleditsia tricanthos</i>
Wisteria tree	<i>Robinnia pseudoacacia</i>
Chinese elm	<i>Ulmus parvifolia</i>

Tall shrubs 2.5 metres plus

Common name	Botanic name
Dogwood	<i>Cornus alba</i>
Hop bush	<i>Dodonea viscosa purpurea</i>
Pittosporum	<i>Pittosp. James Stirling</i>
Rhododendron	<i>Rhododendron sp</i>
Viburnum	<i>Viburnum suspensum</i>

Medium shrubs 1 to 2.5 metres

Common name	Botanic name
Showy abelia	<i>Abelia grandifolia</i>
Hebe	<i>Hebe speciosa, buxifolia,</i>
White diosma	<i>Coloanema album</i>
Camelia	<i>Camelia sasanqua</i>
Emu bush	<i>Eremophila maculata</i>
Eriostamen	<i>Eriostamen myoporoides</i>
Rosemary	<i>Rosemarinus officinalis</i>
Payres thryptomene	<i>Thryptomene saxicola</i>
Native rosemary	<i>Westringia fruticosa</i>

Small and Low shrubs under 1 metre

Common name	Botanic name
Japanese anemone	<i>Anemone hybrida</i>
Bergenia	<i>Bergenia cordifolia</i>
Fuschia species	<i>Fuschia</i>
Coprosma	<i>Coprosma kirkii</i>
Native fuschia	<i>Correa decumbens</i>
Gazania	<i>Gazania sp</i>
Erigeron daisy	<i>Erigeron karvinskianus</i>
Rice flower	<i>Pimelia ferruginea</i>
Snow grass	<i>Poa australis</i>
Pink bells	<i>Tetralthea pilosa</i>

Note

Large trees should not be used for car parks, small sites and locations close to buildings, sewer pipes and overhead lines.

5. Township Zone – Mylor Policy Area

Large Trees

Common name	Botanic name
Horse chestnut	<i>Aesculus hippocastanum</i>
Monteray cypress	<i>Cupressus macrocarpa</i>
River Red Gum	<i>Eucalyptus camaldulensis</i>
Stringybark	<i>Eucalyptus obliqua</i>
Candlebark	<i>Eucalyptus rubida</i>
Pin oak	<i>Quercus palustris</i>
English Oak	<i>Quercus robur</i>
London Plane	<i>Platanus orientalis</i>
English Elm	<i>Ulmus procera</i>

Medium to small trees

Common name	Botanic name
Box elder	<i>Acer negundo</i>
Japanese maple	<i>Acer palmatum</i>
Silverbirch	<i>Betula pendula</i>
Cup gum	<i>Eucalyptus cosmophylla</i>
Pink gum	<i>Eucalyptus fasciculosa</i>
Red fl blue gum	<i>Euc. leucoxydon rosea</i>
Chinese elm	<i>Ulmus parvifolia</i>

Tall shrubs 2.5 metres plus

Common name	Botanic name
Bottlebrush	<i>Callistemon citrinus</i>
Purple hop bush	<i>Dodonea viscosa purpurea</i>
Cross leaf myrtle	<i>Melaleuca decussata</i>
Pittosporum	<i>Pittosporum eugenioides</i>
Rhododendron	<i>Rhododendron sp</i>
Viburnum	<i>Viburnum suspensum</i>

Medium shrubs 1 to 2.5 metres

Common name	Botanic name
Cherry laurel	<i>Prunus laurocerasus</i>
Showy abelia	<i>Abelia grandifolia</i>
Mrytle wattle	<i>Acacia mrytiformis</i>
Hebe	<i>Hebe speciosa, buxifolia</i>
Camelia	<i>Camelia sasanqua</i>
Eriostamen	<i>Eriostamen myoporoides</i>
Manuka	<i>Leptospermum scoparium</i>
Daisy	<i>Olearia ramulosa</i>
Payres thryptomene	<i>Thryptomene saxicola</i>
Native rosemary	<i>Westringia fruticosa</i>
Rosemary	<i>Rosemarinus officinalis</i>

Small and Low shrubs under 1 metre

Common name	Botanic name
Japanese anemone	<i>Anemone hybrida</i>
Bergenia	<i>Bergenia cordifolia</i>
Coprosma	<i>Coprosma kirkii</i>
Erigeron daisy	<i>Erigeron karvinskianus</i>
Fuschia species	<i>Fuschia</i>
Lavender grevillea	<i>Grevillea lavandulacea</i>
Iris	<i>Iris kaempferi</i>
Mat rush	<i>Lomandra longifolia</i>
Pentstemon	<i>Penstemon digitalis</i>
Rice flower	<i>Pimelia ferruginea</i>
Snow grass	<i>Poa australis</i>
Pink bells	<i>Tetralochea pilosa</i>

Note

Large trees should not be used for car parks, small sites and locations close to buildings, sewer pipes and overhead lines.

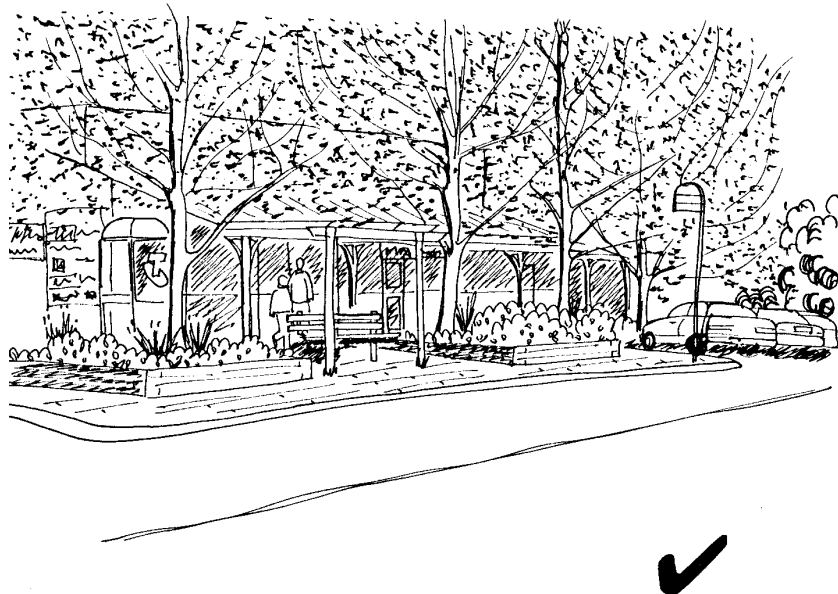
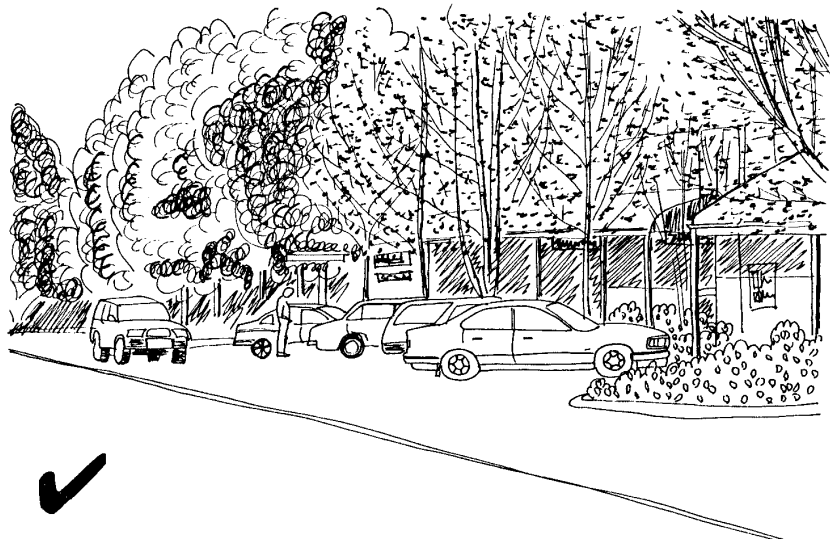
TABLE ADHI/7 - DEVELOPMENT GUIDELINES

Issue	Approach
-------	----------

1. Appearance of Land and Buildings

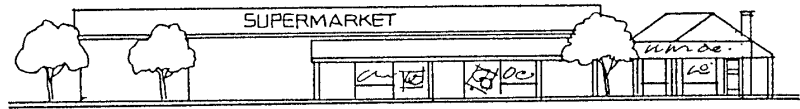
New development should:

- (a) provide verandahs, preferably supported by colonnades over pedestrian walkways;
- (b) incorporate display windows at street level;
- (c) retain the traditional character of existing buildings.



Issue	Approach
-------	----------

The scale of retail and commercial buildings should be sensitive to the scale of surrounding buildings in the mass of the buildings. Small-scale discreet buildings should prevail. Groupings of building facades should be linked together in a cohesive manner.



X



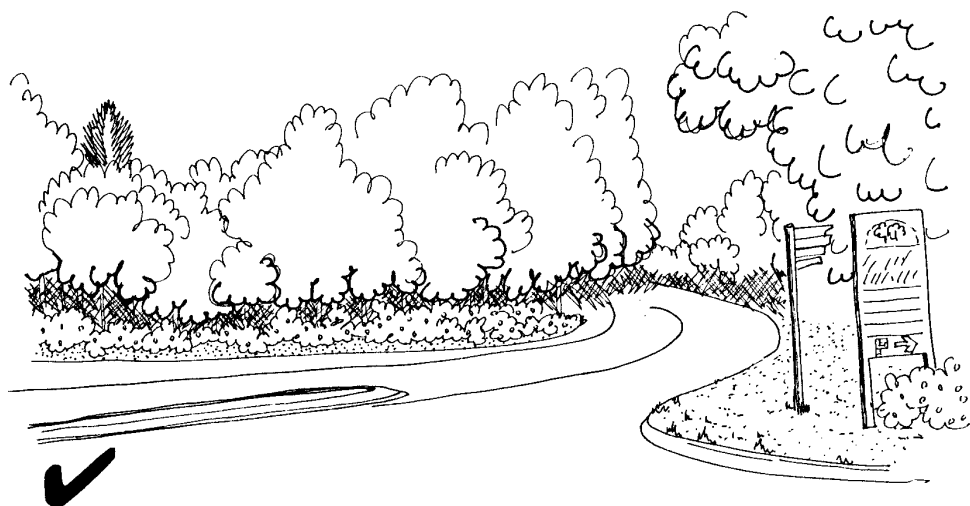
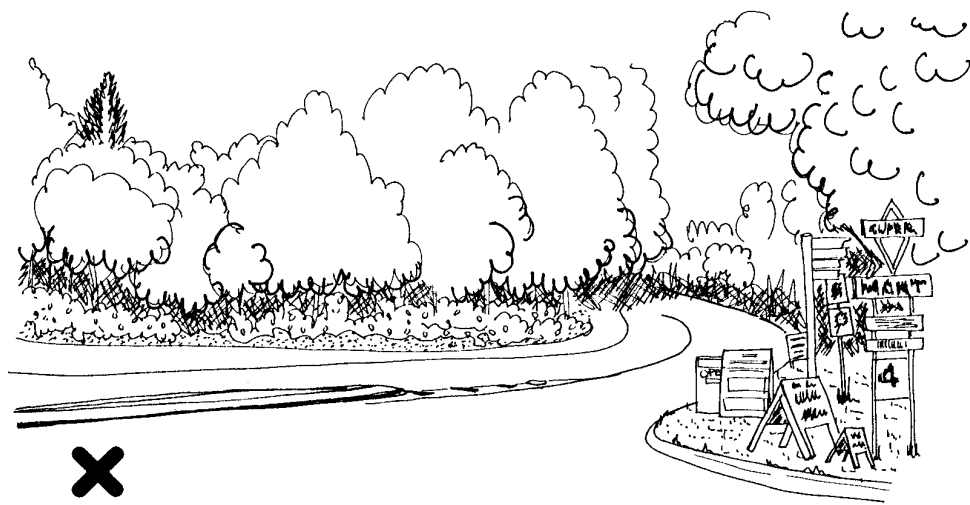
✓

Issue	Approach
-------	----------

2. Advertising and Signage

2.1 Outdoor advertising designed and located to:

- (a) complement and improve the character and amenity of the area within which it is located;
- (b) maintain equity of exposure for every business premises;
- (c) be concise and efficient in communicating with the public to avoid proliferation of confusing and cluttered information or number of advertisements; and
- (d) minimize third party advertising.

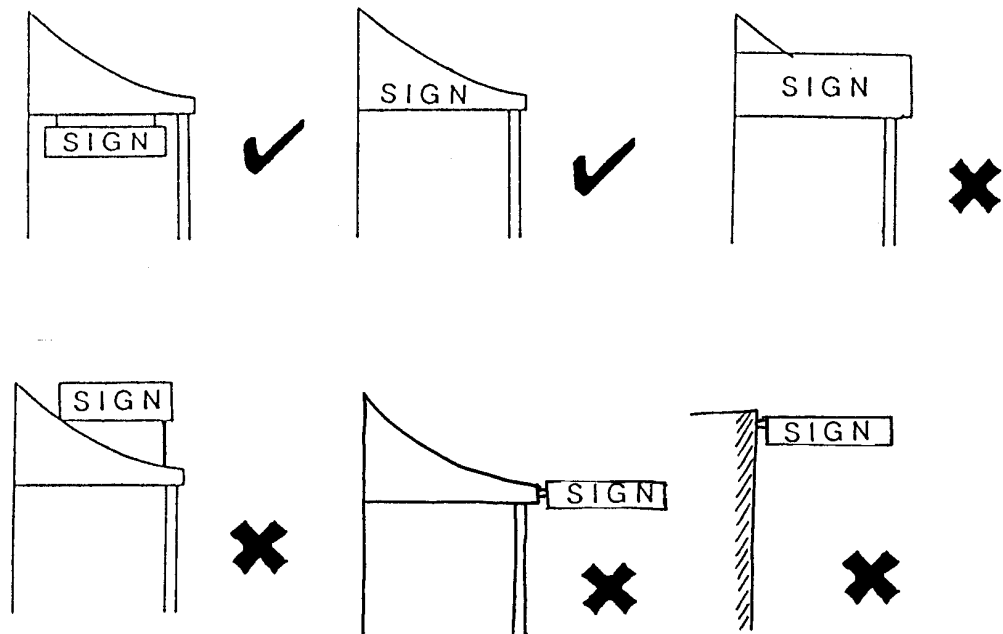


Issue	Approach
-------	----------

2.2 For all signage, signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings.

2.3 No sign should be placed upon a building, object, site or structure in any manner so as to disfigure, damage, interrupt, or conceal any window opening, door, or significant architectural feature or detail of any building.

Examples of appropriate and inappropriate placement of signs are provided below:



2.4 Identification and legibility are the primary design consideration as for outdoor advertising and signage: the size, scale, height, colour, and location of signs shall be harmonious with, and properly related to, the overall design of the building or structure and the surrounding area.

2.5 The number of signs on each building should be kept to a minimum to prevent unsightly clutter and confusion.

2.6 In the event of signage requiring illumination, signs should be illuminated externally by means of a concealed top light or spotlight.

2.7 Strong modern colours can sometimes be inappropriate even when they are used with some respect for the structural message of the building.

2.8 Incorporating signage in an existing building.

Issue	Approach
-------	----------

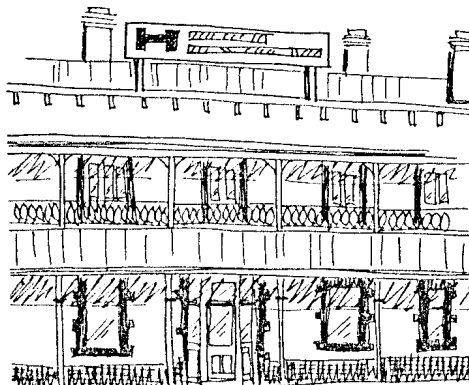
Desirable

Signage and logos should be clear and carefully integrated, and should be a positive addition to the facade.



Undesirable

A raised sign can compromise the architectural integrity of a building or streetscape.



Undesirable

A large and obtrusively designed sign can be totally inconsiderate towards the integrity of the facade behind it.



Issue	Approach
-------	----------

3. Loading Bays

- (a) Development should not be located or orientated in such a way as to require people to walk past service areas.
- (b) Vehicular access to service areas should be separated from other vehicular traffic using the site.
- (c) Service areas, loading bays and outdoor storage areas should be screened from view by landscaping or other means.
- (d) The extent of screening around service yards, loading areas and outdoor storage areas will depend on their location within the site and the type of adjacent land uses.

Example of separate service area access, loading bay and screening landscaping:

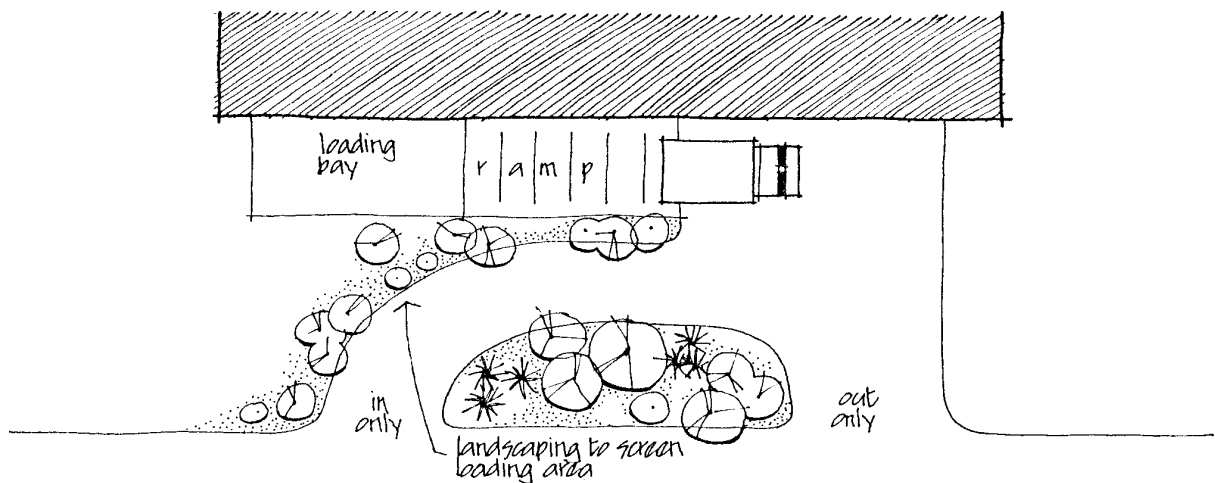
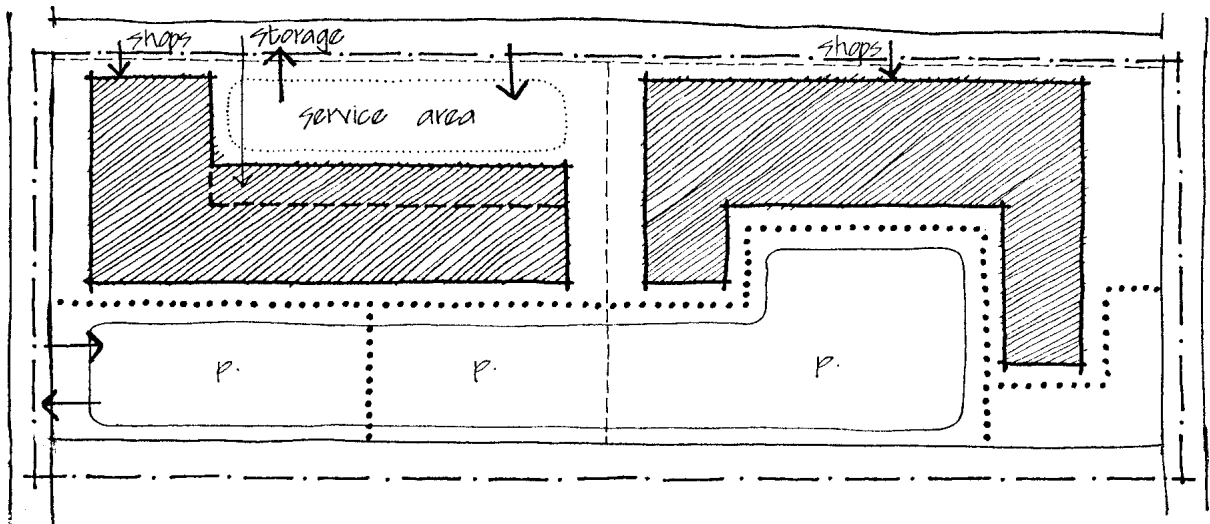


TABLE ADHI/8 - CONDITIONS APPLYING TO COMPLYING DEVELOPMENT

Kind of Development	Conditions
Builder's Yard Store Warehouse	Provision being made for all loading and unloading of vehicles to take place on the site of the builder's yard, store or warehouse.
Carpport, Pergola, Verandah	1 The external cladding or walling material and roof sheeting being comprised of new materials or materials not having been previously used for any other purpose which holes, damages, or impairs the soundness or uniform appearance of the material below that of equivalent new materials and the building not having been previously used elsewhere.
Community Centre	1 A parking area being established on the site of the community centre, at the rate of not less than one car parking space for every 19 square metres of total floor area of the place; subject to condition A. 2 The planning authority having given a certificate that it is satisfied that conditions B and C have been complied with.
Detached Dwelling (within the Residential 1 Zone, Residential 2 Zone and Residential 1D Zone)	1 The site of the detached dwelling in the Residential 1 Zone having: (a) an area of not less than 1000 square metres; and unless the site was an existing allotment on 8 September, 1994. 2 The site of the detached dwelling in a Residential 2 Zone having an area of not less than 560 square metres and a minimum average width of 21 metres. 3 The site of the detached dwelling in the Residential 1D Zone having: (a) an area of not less than 929 square metres; and (b) a minimum average width of not less than 21 metres, unless the site was an existing allotment on 30 August, 1973. 4 The detached dwelling in the Residential 1 Zone or Residential 2 Zone being designed in such a way that 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 does not exceed six metres, other than gable ends of the dwelling where the distance does not exceed eight metre. 5 The detached dwelling having a floor area ratio of not more than 0.4. 6 The erection, addition or alteration of the detached dwelling being at least six metres from the boundary of any public road. 7 The erection, addition or alteration of the detached dwelling being at least two metres from side boundaries. 8 The erection, addition or alteration of the detached dwelling being at least four metres from rear boundaries. 9 The exterior surfaces of the detached dwelling being constructed of low light-reflective material.

Table AdHi/8 – Conditions Applying to Complying Development

Kind of Development	Conditions
Detached Dwelling, Row Dwelling, Semi-detached Dwelling and Group Dwelling (within the Residential 5 Zone)	<ol style="list-style-type: none"> 1 The site of a detached dwelling in the Residential 5 Zone having an area of not less than 450 square metres, and the site of the row dwelling, semi-detached or group dwelling in the Residential 5 Zone having an area of not less than 325 square metres. 2 The erection, addition or alteration of the detached dwelling, row dwelling, semi-detached dwelling or group dwelling within the Residential 5 Zone being of single-storey construction, and being designed in such a way that 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 does not exceed four metres, other than gable ends of the dwelling where the distance does not exceed six metres. 3 The site of the detached dwelling in the Residential 5 Zone having a frontage to a public road of not less than 15 metres, and the site of the row dwelling, semi-detached dwelling or group dwelling in the Residential 5 Zone having a frontage to a public road of not less than nine metres. 4 The erection, addition or alteration of the detached dwelling, row dwelling, group dwelling or semi-detached dwelling in the Residential 5 Zone being located at least six metres from the boundary of any public road. 5 The erection, addition or alteration of the detached dwelling, row dwelling, semi-detached or group dwellings in the Residential 5 Zone being at least two metres from side boundaries and at least four metres from rear boundaries. 6 The erection, addition or alteration of the detached dwelling, row dwelling, semi-detached or group dwellings within the Residential 5 Zone being located outside of any easements over the site, and constructed of non-reflective materials. 7 The driveway servicing the site to provide vehicular access with a gradient of less than 1-in-6 to an adjacent roadway
Educational Establishment Hospital Welfare Institution	<ol style="list-style-type: none"> 1 The site of the educational establishment, hospital or welfare institution having an area greater than four hectares and a frontage to a public road greater than 100 metres. 2 The planning authority having given a certificate that the access to that public street or road is safe.
Electricity Sub-station within Local Commercial Zone	<p>Any transformer, switchgear or similar equipment in the electricity sub-station being:</p> <ol style="list-style-type: none"> (a) enclosed in a building; or (b) surrounded (except at places of entry and exit) by a wall of not less than 2.4 metres in height or by strip of land not less than 1.2 metres wide densely planted with trees or shrubs expected to reach a height of 1.8 metres within four years (and which shall be maintained in good heart and condition at all times) or a combination of a wall, trees and shrubs as aforesaid; or (c) surrounded, or its surroundings being rendered attractive, by a method proposed by the owner of the electricity sub-station and certified by the planning authority as being an acceptable method.

Kind of Development	Conditions
Excavation and/or Filling of Land	<ol style="list-style-type: none"> 1 The excavation and/or filling of land being no more than 500 millimetres above or below natural ground level. 2 The excavation and/or filling not being located in an Extreme Flood Hazard area as designated on Figures AdHiFPA/1 to 19.
Fence	<ol style="list-style-type: none"> 1 The height of the fence being no more than 2m above natural ground level; and 2 The fence being of post and rail or similar open-style construction (excluding mesh).
Hospital	See "Educational Establishment"
Meeting Hall Place of Worship	<ol style="list-style-type: none"> 1 A parking area being established on the site of the meeting hall or place of worship at the rate of not less than one car parking space for every five seats provided or able to be provided; subject to condition A. 2 The planning authority having given a certificate that it is satisfied that conditions B and C have been complied with.
Office	<ol style="list-style-type: none"> 1 A parking area being established on the site of the office at the rate of not less than one car parking space for every 47 square metres of total floor area of the office; subject to condition A. 2 The planning authority having given a certificate that it is satisfied that conditions B and C have been complied with.
Outbuilding	<ol style="list-style-type: none"> 1 The total floor area of the outbuilding being no greater than 10 square metres; 2 The span of the outbuilding being no greater than 3 metres; 3 The height of the outbuilding being no more than 2.5 metres above natural ground level; and 4 The outbuilding not being located in an Extreme Flood Hazard area as designated on Figures AdHiFPA/1 to 19.
Pergola	See "Carport"
Petrol Filling Station	<ol style="list-style-type: none"> 1 The site of the petrol filling station having a frontage to a public road of not less than 30 metres, and, if fronting a road which is, or is in the opinion of the Commissioner of Highways, likely to become a heavily trafficked road, is distant at least 60 metres at its nearest point from any intersection or junction. (The words "intersection" and "junction" having the same meanings as those ascribed to them respectively by Section 5 of the <i>Road Traffic Act 1961</i>, as amended). 2 Fuel pumps and other service facilities being so located on the site of the petrol filling station that there is no reasonable possibility that any part of any vehicle being serviced will encroach onto a public road. 3 Vehicular crossings providing access to a public road from the site of the petrol filling station being: <ol style="list-style-type: none"> (a) located so that not more than two vehicular crossings are provided to one road frontage; and

Table AdHi/8 – Conditions Applying to Complying Development

Kind of Development	Conditions
	<ul style="list-style-type: none"> (b) located so that every part of a vehicular crossing is not less than nine metres from any part of any other vehicular crossing; and (c) located so that the vehicular crossings cannot be used for access from a parking area owned or occupied by a person other than the owners or occupiers of the site of the petrol filling station; and (d) constructed to a width not exceeding nine metres measured along the kerb alignment; and (e) constructed so that the angle between the centre line of every vehicular crossing and the road alignment is not less than 60 degrees. <p>4 A kerb or barrier, or both, being constructed along the road alignment to prevent vehicles leaving or entering the site except by the vehicular crossings.</p> <p>5 The planning authority having given a certificate that it is satisfied that condition B has been complied with.</p>
Place of Worship	See "Meeting Hall"
Recreation Area	No nuisance or annoyance being created or caused to the occupiers of any land in the vicinity of that recreation area
Retaining Wall	<p>1 The retaining wall being no more than 500 millimetres in height above natural ground level.</p> <p>2 The retaining wall not being located in an Extreme Flood Hazard area as designated on Figures AdHiFPA/1 to 19.</p>
Service Industry	<p>1 Provision being made for all loading and unloading of vehicles to take place on the site of the service industry.</p> <p>2 No part of any industrial buildings, or works exceeding two metres in height being constructed nearer to the boundary of a residential zone or of land used or which may be used for the purpose of a school or hospital, than three metres plus 500 millimetres for each metre by which the height of the part in question exceeds 3.5 metres.</p> <p>3 A parking area being established on the site of the service industry, at the rate of not less than one car parking space for every 139 square metres of total floor area or one car parking space for every five employees (whichever provides the larger parking area in the particular case); subject to condition A.</p> <p>4 The planning authority having given a certificate that it is satisfied that conditions B and C have been complied with.</p>
Store	See "Builder's Yard"
Swimming Pool (including a paddling pool)	<p>1 The swimming pool being no more than 300 millimetres in depth; and</p> <p>2 The swimming pool does not include a filtration system.</p>
Verandah	See "Carport"
Warehouse	See "Builder's Yard"

Kind of Development	Conditions
Water Tank	No tank being located nearer to any road boundary than any building in existence on the same site or allotment.
Welfare Institution	See "Educational Establishment"

CONDITION A - LESSER PARKING AREA

A lesser parking area than that specified being established on the site, provided that the planning authority has given a certificate that part or the whole of the parking needs arising from the development will be met by a parking area, on another site, available or to be available for the duration of the development or intended development.

CONDITION B - ACCESS TO ROADS

The number, location and design of access points to a road or thoroughfare from the site being established so as best to ensure the safety of the public and the free flow of traffic in the locality.

CONDITION C - PARKING AREA DESIGN

The layout of the parking area being established so as best to ensure the safety of the public and the free flow of traffic in the locality.

MAP REFERENCE TABLES

Index Maps

Map name
Index to Zones Map AdHi/2A
Index to Zones Map AdHi/2B
Index to Policy Areas Map AdHi/41

Zone Maps

Zone name	Map numbers
Commercial Zone	29, 30, 31
Country Living Zone	22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
District Centre Zone	28
Excluded Zone	9
Extractive Industry Zone	38
Hills Face Zone	9, 11, 13, 15, 21, 22, 23, 26, 27, 32
Light Industry Zone	12, 18
Local Centre Zone	4, 7, 17, 19, 22
Mixed Residential Zone	22, 23, 28
Neighbourhood Centre Zone	29, 30
Public Purpose Zone	4, 6, 7, 11, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40
Residential Zone	11, 13
State Heritage Area (Mt Torrens)	10
Tourist Accommodation Zone	21, 23
Town Centre Zone	6, 12, 18, 20
Township Zone	4, 5, 6, 7, 8, 10, 12, 14, 16, 17, 18, 19, 20, 39
Watershed (Primary Production) Zone	4, 5, 6, 7, 8, 9, 10, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40

Policy Area Maps

Policy area name	Map numbers
Balhannah/Oakbank (Rural Surrounds) Policy Area 15	58, 61
Caravan & Tourist Park (Millbrook) Policy Area 26	90
Conservation Policy Area 1	62, 65, 66, 67, 68, 71, 72, 73, 74, 75, 79, 80, 81, 82, 84, 85, 87, 88
Country Living (Ayers Hill Road) Historic Policy Area 73	65, 66, 72

Policy area name	Map numbers
Country Living (Bridgewater) Policy Area 27	74, 75
Country Living (Stirling & Aldgate) Policy Area 29	65 , 66 , 67, 71, 72, 73, 74, 79, 80, 81, 82
Country Living (Estate) Policy Area 30	73
District Centre (Stirling Core) Policy Area 55	72
District Centre (Stirling Fringe) Policy Area 56	72
Lenswood Policy Area 13	48, 49, 52, 53
Light Industry (Lobethal North) Policy Area 70	55
Light Industry (Woodside) Policy Area 72	57
Light Industry (Woollen Mills) Policy Area 71	55
Lobethal Rural Surrounds Policy Area 12	55
Lobethal Abattoir Policy Area 14	55
Local Centre (Crafers) Policy Area 59	65
Local Centre (Gumeracha) Policy Area 60	94
Local Centre (Kersbrook) Policy Area 61	91
Local Centre (Oakbank) Policy Area 62	58
Local Centre (Uraidla) Policy Area 63	60
Neighbourhood Centre (Aldgate) Policy Area 57	73
Neighbourhood Centre (Bridgewater) Policy Area 58	74, 75
Onkaparinga Valley Policy Area 10	44, 45, 46, 50, 53, 54, 55, 56, 57, 58, 61, 77
Onkaparinga Slopes Policy Area 11	44, 49, 52, 53, 55, 58, 61, 64, 69, 75, 76, 77
Onkaparinga Springs Policy Area 17	45, 46, 50, 54
Public Purpose (Education) Policy Area 65	72, 80, 96
Public Purpose (Open Space) Policy Area 66	68, 72, 73, 74, 80
Public Purpose (Public Lands) Policy Area 67	62, 68, 72, 73, 74, 79, 80, 81, 82, 94
Public Purpose (Recreation) Policy Area 58	72, 74, 75, 80
Public Purpose (Recreation and Sports) Policy Area 69	67, 68, 73, 82, 85, 87, 91, 93, 94
Residential (Foothills) Policy Area 31	96, 97
Residential (Medium Density) Policy Area 32	96, 97
Rural Landscape (Summertown/Uraidla) Policy Area 6	59
Rural Buffer (Summertown/Uraidla) Policy Area 7	59, 60
Rural (Norton Summit) Policy Area 9	47, 51
Rural Fringe Policy Area 3	65, 66 , 67, 72, 73, 80

Policy area name	Map numbers
Rural Living Policy Area 4	73, 74, 78, 79, 80, 81, 82, 84
Rural Landscape Policy Area 2	62, 63, 64, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 78, 79, 80, 81, 82, 83, 84, 84, 85, 86, 87, 88, 89
Settlement Policy Area 18	53, 76, 95
Town Centre (Balhannah) Policy Area 50	61
Town Centre (Birdwood) Policy Area 51	93
Town Centre (Lobethal) Policy Area 53	55
Town Centre (Woodside) Policy Area 54	57
Township (Balhannah) Policy Area 33	61
Township (Birdwood) Policy Area 34	93
Township (Charleston) Policy Area 35	56
Township (Forreston) Policy Area 36	92
Township (Gumeracha) Policy Area 37	94
Township (Houghton) Policy Area 38	95
Township (Kersbrook) Policy Area 39	91
Township (Lobethal) Policy Area 40	55
Township (Mount Torrens) Policy Area 41	46
Township (Mylor) Policy Area 42	87
Township (Mylor Historic) Policy Area 74	87
Township (Oakbank) Policy Area 44	58
Township (Summertown) Policy Area 45	59
Township (Uraidla) Policy Area 46	60
Township (Woodside) Policy Area 47	57
Township (Woodside Historic) Policy Area 48	57
Watershed Protection Policy Area 5	76, 83, 85, 86, 87, 88, 89
Watershed Protection (Marble Hill) Policy Area 8	43, 47, 48, 49, 51, 52, 59, 60, 62, 63, 64, 66, 67, 69
Woodside (Rural Surrounds) Policy Area 16	53, 57

Precinct Maps

Precinct name	Map numbers
Precinct 1 Bradbury	98
Precinct 2 Woodside North	99

Airport Building Heights: Reference from Building Near Airfields

Area	Map numbers
Airport Building Heights	Map AdHi/1 (Overlay 3) Parts A and B

Bushfire Protection Areas: Reference from Hazards; Bushfire

Area	Figure numbers
Bushfire Protection Areas – High and Medium	Figures AdHiBPA/1 to 14

Character Preservation District: Reference from Character Preservation District

Area	Figure numbers
Character Preservation District	Figures AdHi(CPD)/1 to 3

District Centre: Reference from District Centre Zone

Area	Figure numbers
Stirling Concept Plan	Figure DCe/1

Flood Prone Areas: Reference from Hazards; Flooding

Area	Figure numbers
Flood Prone Area – Low to High and Extreme	Figures AdHiFPA/1 to 19

Residential: reference from Residential Zone

Area	Figure numbers
Residential (Glen Stuart Road) Concept Plan	Figure R/1

Scenic Routes: reference from Animal Keeping and Rural Development; Environmental Covers

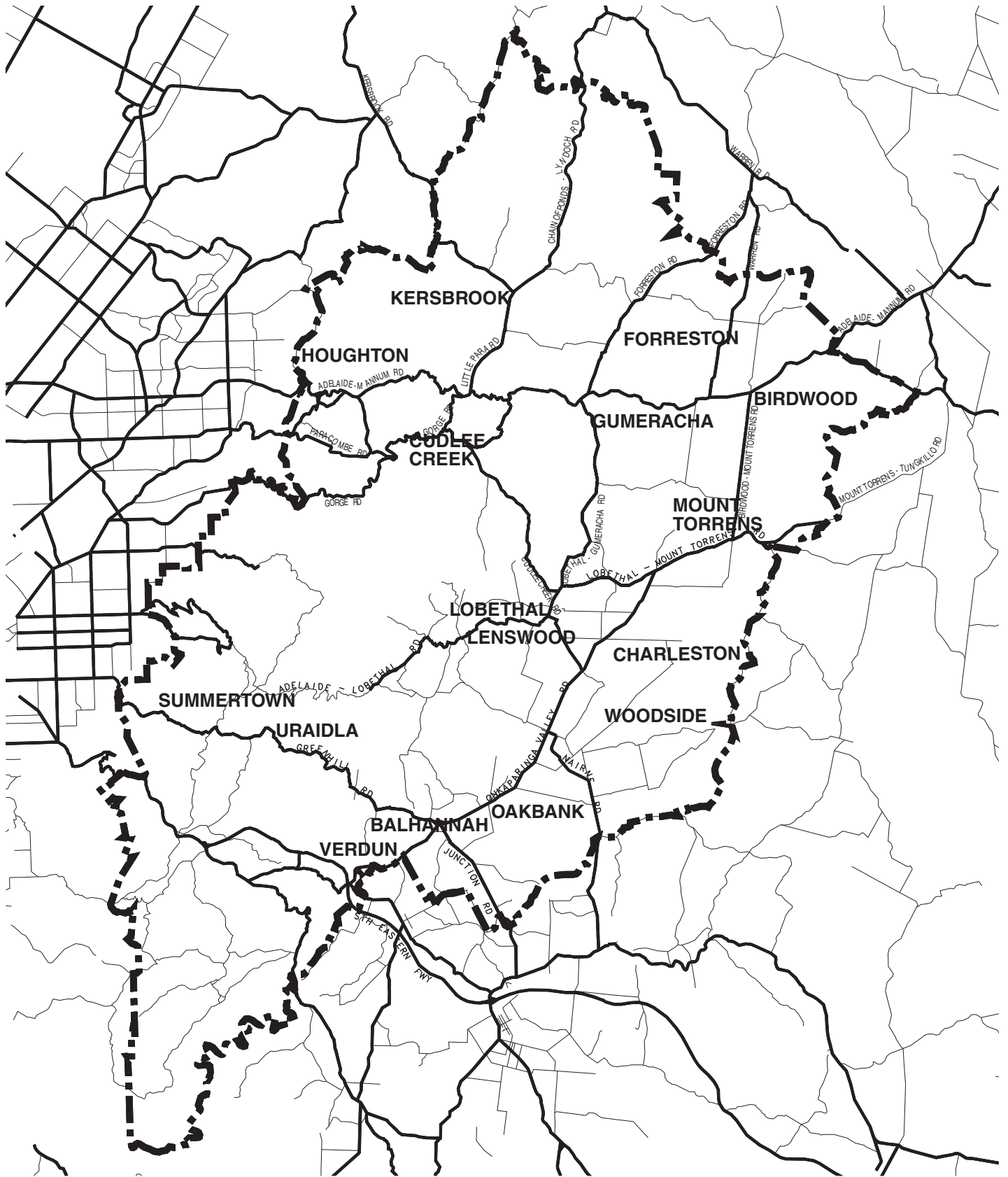
Area	Figure numbers
Scenic Routes	Figure AdHi(EC)/1

State Heritage: State Heritage (Mount Torrens) Area

Area	Figure numbers
Mount Torrens Significant Buildings	Figure SHA(MT)/1

Watershed Areas: Reference from Natural Resources; Water Catchment Areas; Watershed (Primary Production) Zone

Area	Figure numbers
Mount Lofty Ranges Region	Figure 1
Mount Lofty Ranges Watershed Area	Figures MtLRWA/1 to 2
Watershed Area 1	Figures AdHi(WA1)/1 to 16

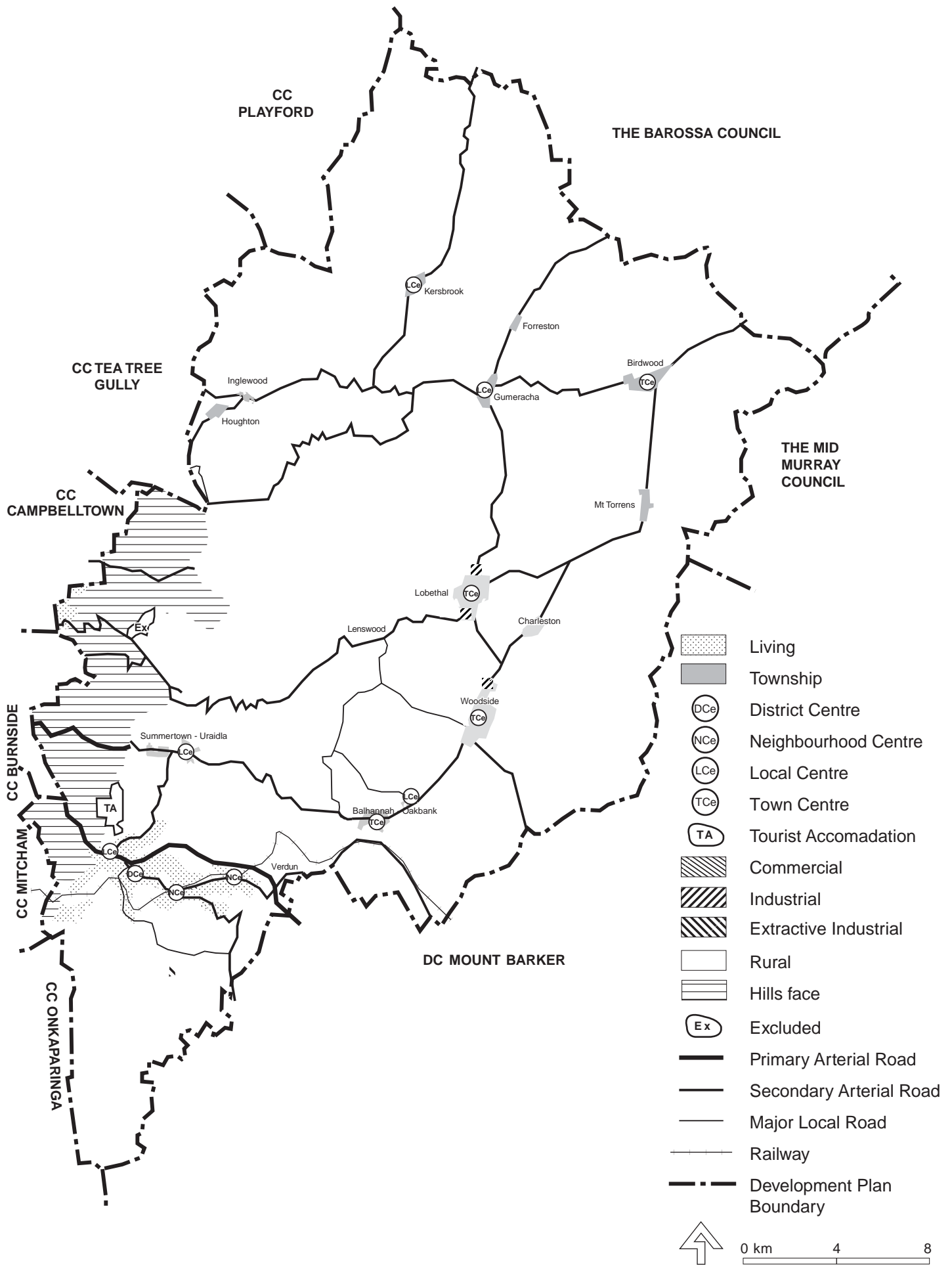


To identify the precise location of the Development Plan boundary refer to Map AdHi/2A and 2B then select the relevant Zone Map



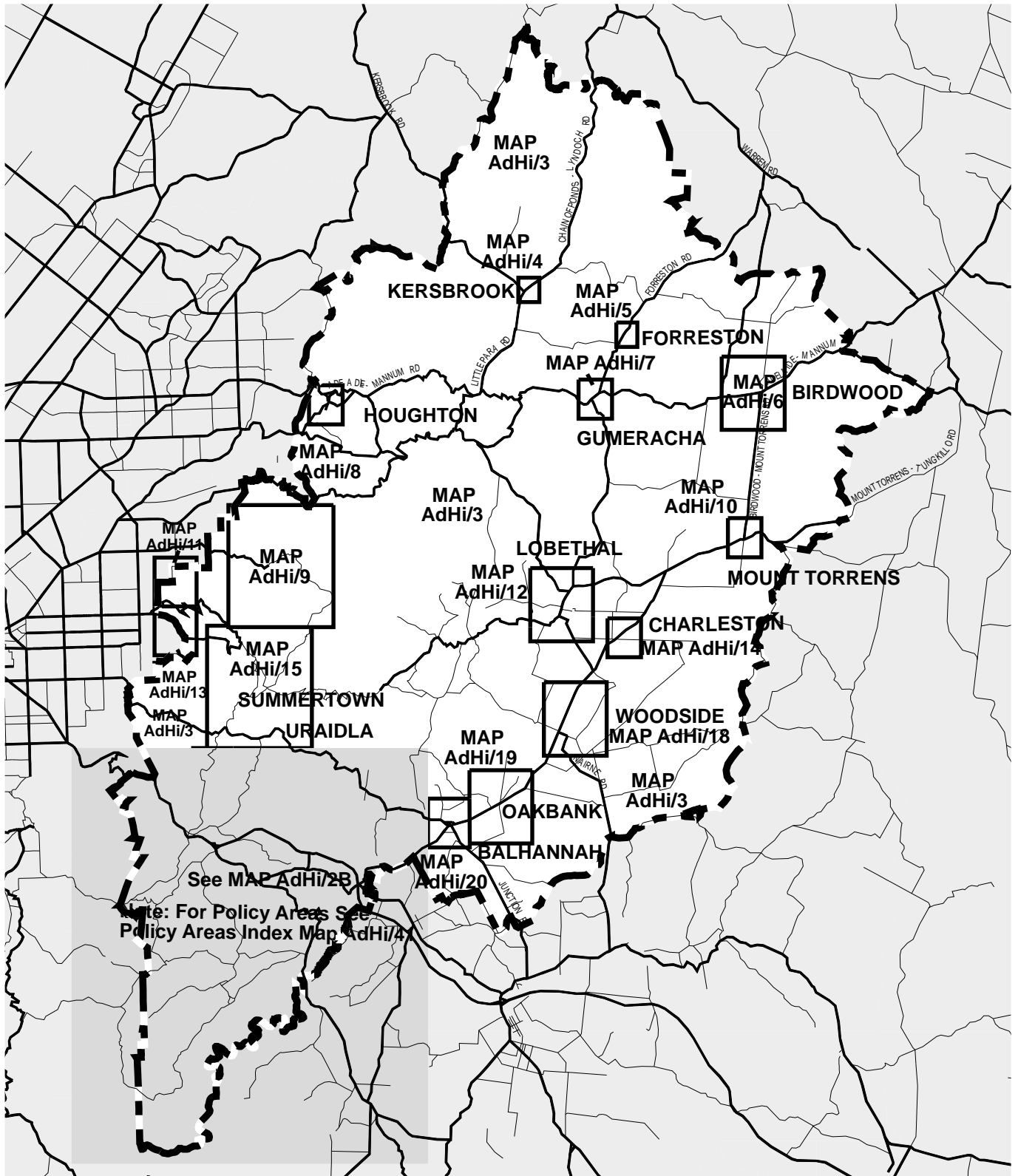
--- Development Plan Boundary

Adelaide Hills Council MAP AdHi/1

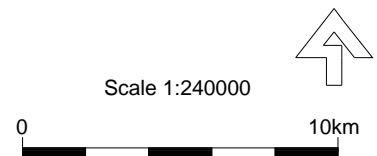


ADELAIDE HILLS COUNCIL STRUCTURE PLAN MAP AdHi/1 (Overlay 1)

Consolidated - 8 August 2019



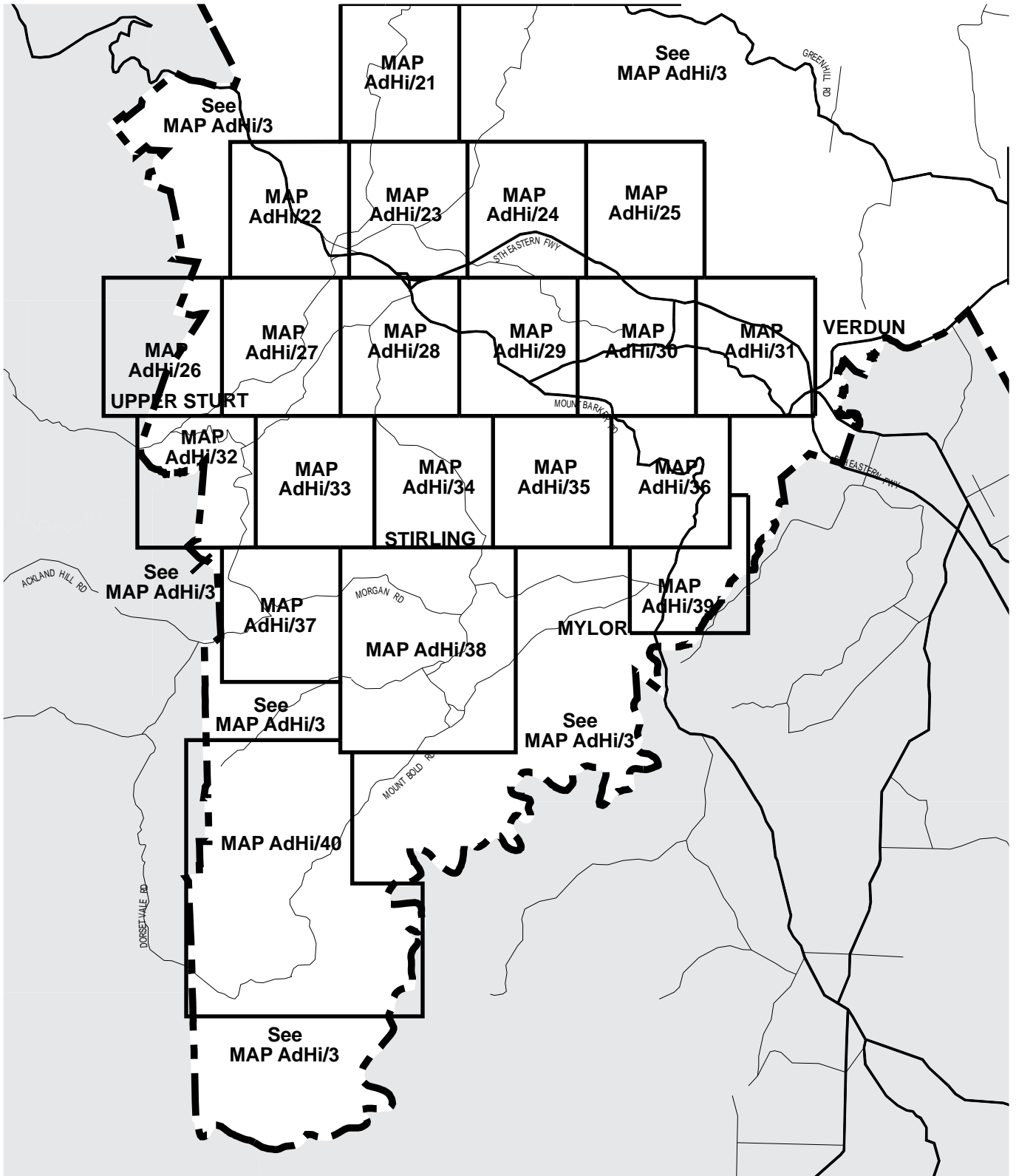
For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps AdHi/3 to AdHi/99 inclusive shall be read as conforming in all respects (as the case may require) to the sectional or subdivisional boundaries, to the 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 boundaries are shown or otherwise as indicated.



ADELAIDE HILLS COUNCIL INDEX TO ZONES MAP AdHi/2A

— — — — — Development Plan Boundary

Consolidated - 8 August 2019



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps AdHi/3 to AdHi/99 inclusive shall be read as conforming in all respects (as the case may require) to the sectional or subdivisional 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 boundaries are shown or otherwise as indicated.

Scale 1:85000



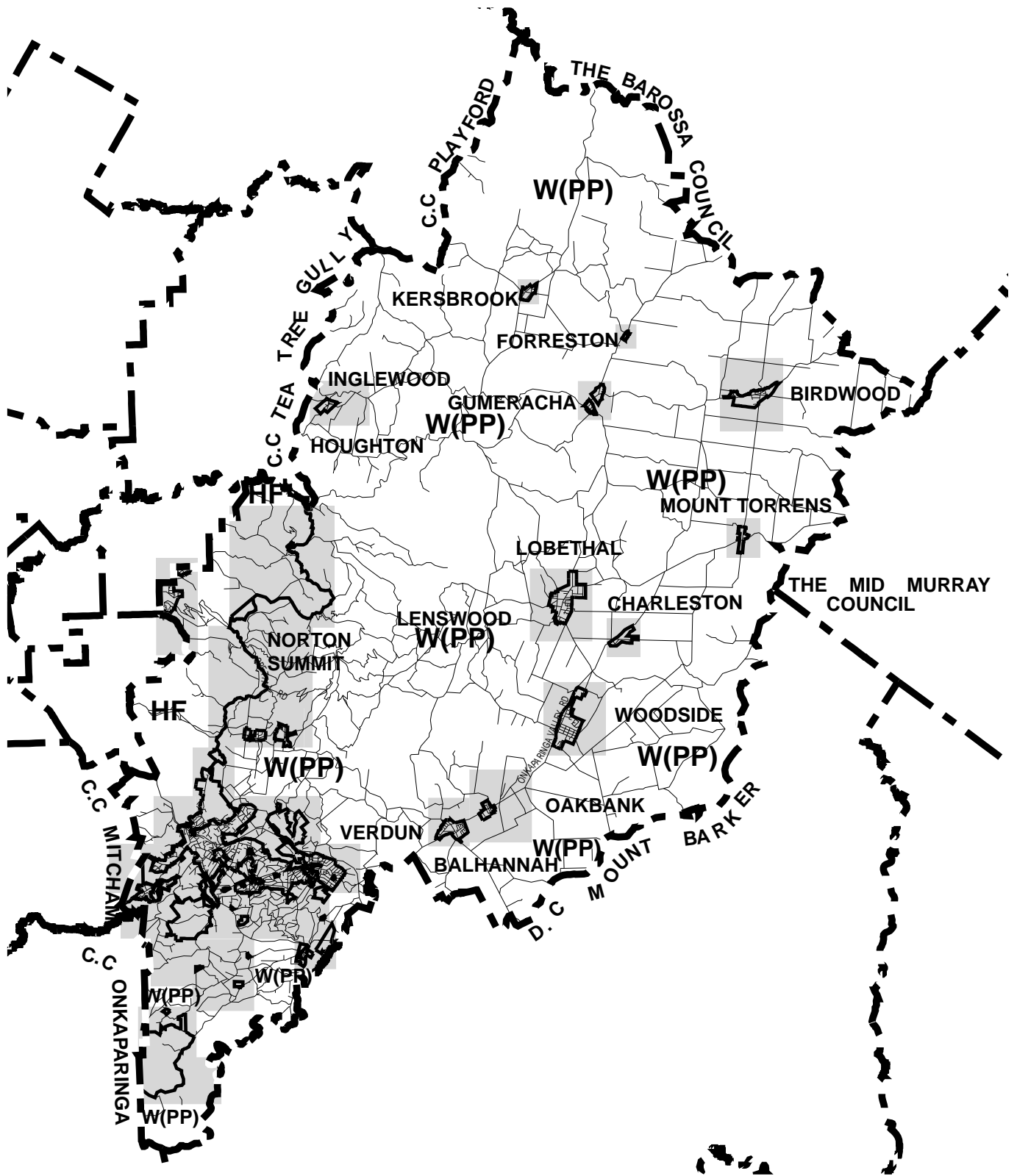
ADELAIDE HILLS COUNCIL

INDEX TO ZONES

MAP AdHi/2B

— — — — — Development Plan Boundary

Consolidated - 8 August 2019



NOTE: For Policy Index See MAP AdHi/41
 HF Hills Face
 W(PP) Watershed (Primary Production) zone



Scale 1:240000



ADELAIDE HILLS COUNCIL ZONES MAP AdHi/3

— Zone Boundary
 - - - Development Plan Boundary

MAP AdHi/3 ADJOINS

MAP AdHi/3 ADJOINS



KERSBROOK

NOTE: For Policy Areas See MAP AdHi/91

- LCe Local Centre Zone
- PP Public Purpose Zone
- T Township Zone
- W(PP) Watershed (Primary Production) Zone



Scale 1:7500



**ADELAIDE HILLS COUNCIL
ZONES
MAP AdHi/4**

-  Zone Boundary
-  Development Plan Boundary

MAP AdHi/3 ADJOINS

MAP AdHi/3 ADJOINS



FORRESTON

NOTE: For Policy Areas See MAP AdHi/92

T Township Zone
 W(PP) Watershed (Primary Production) Zone

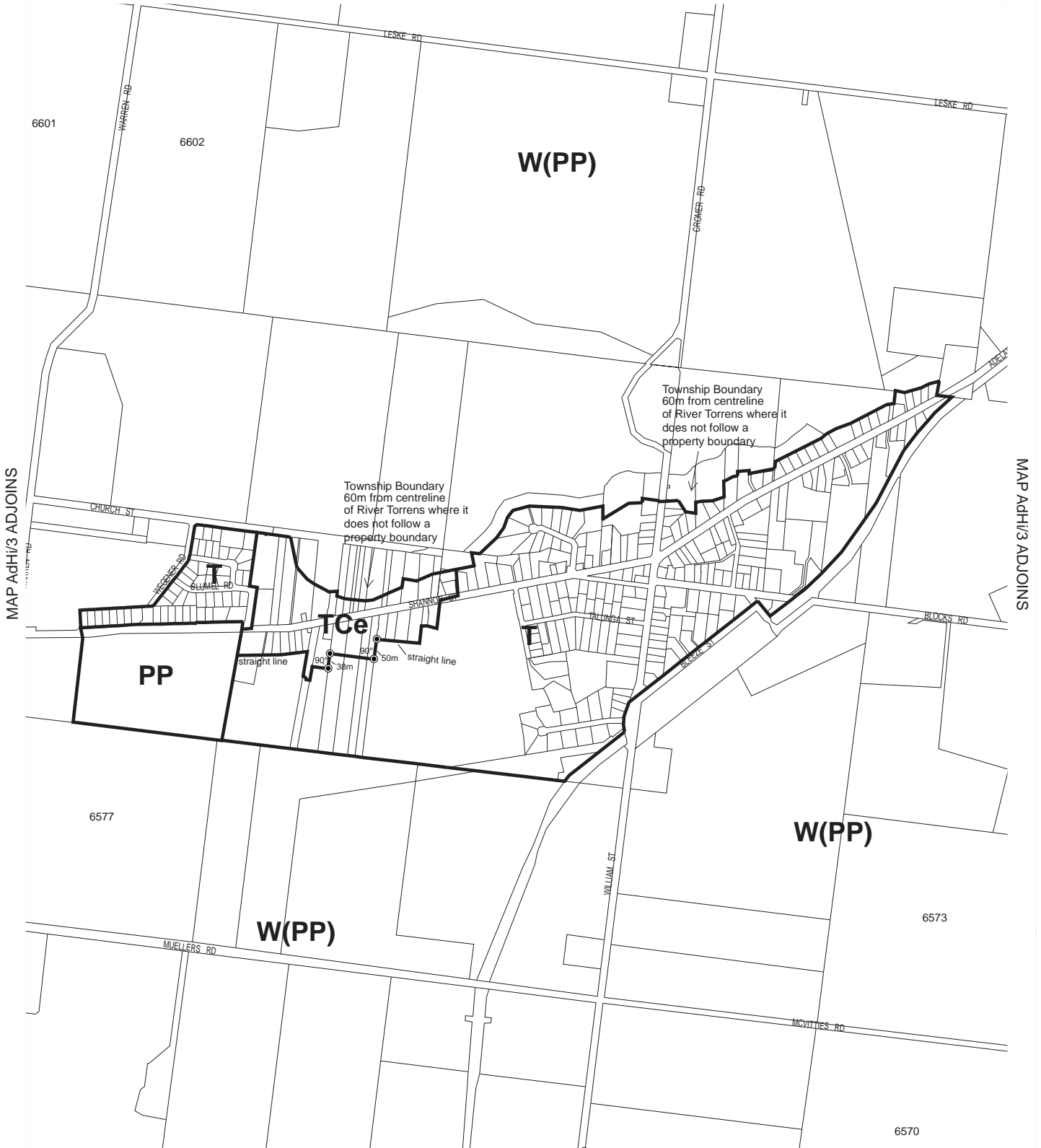


Scale 1:5000



**ADELAIDE HILLS COUNCIL
 ZONES
 MAP AdHi/5**

— Zone Boundary
 - - - Development Plan Boundary



BIRDWOOD

NOTE: For Policy Areas See MAP AdHi/93

- PP Public Purpose Zone
- T Township Zone
- TCe Town Centre Zone
- W(PP) Watershed (Primary Production) Zone



Scale 1:15000

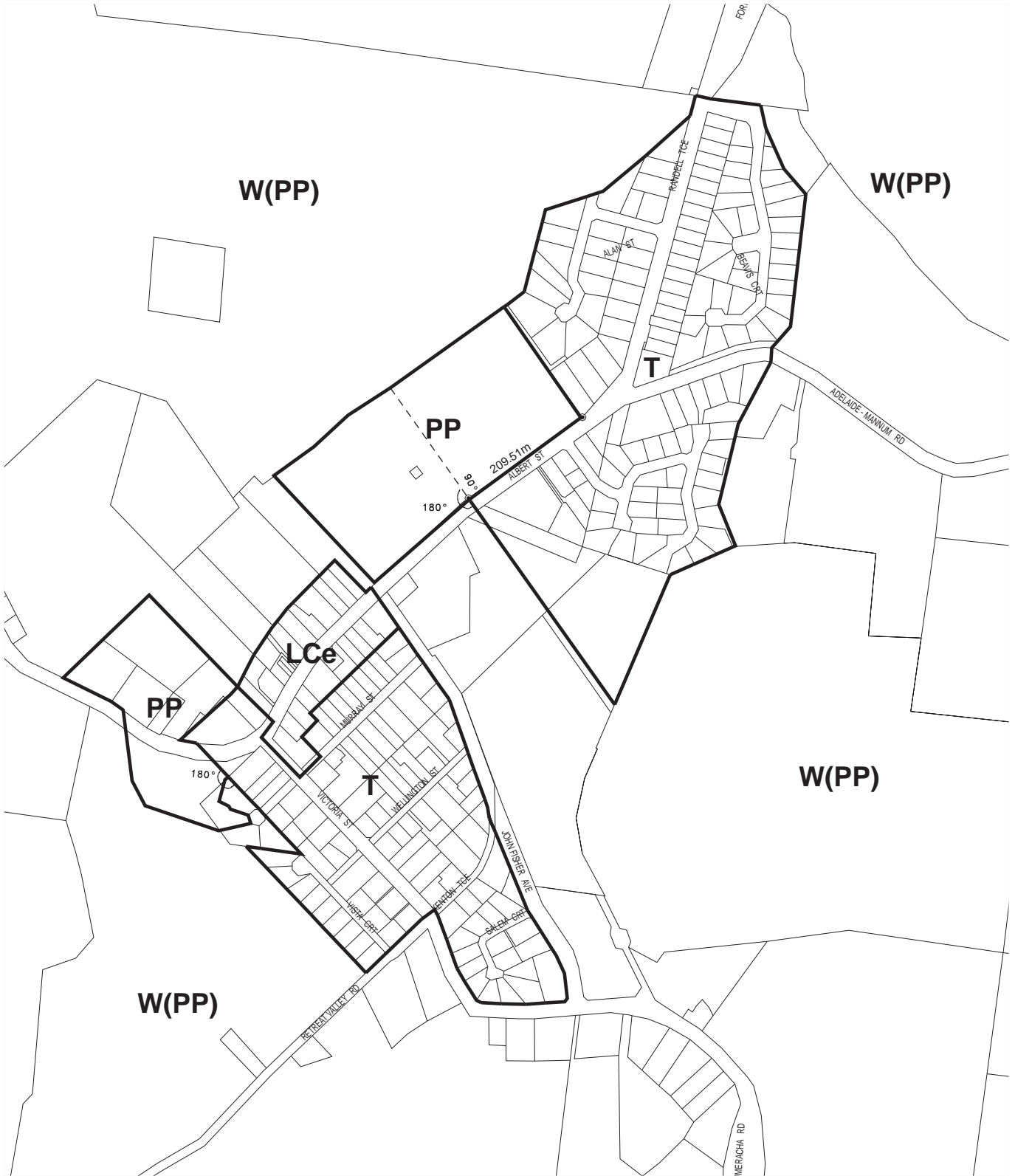


**ADELAIDE HILLS COUNCIL
ZONES
MAP AdHi/6**

- Zone Boundary
- Development Plan Boundary

MAP AdHi/3 ADJOINS


MAP AdHi/3 ADJOINS



GUMERACHA

NOTE: For Policy Areas See MAP AdHi/94

- LCe** Local Centre Zone
- PP** Public Purpose Zone
- T** Township Zone
- W(PP)** Watershed (Primary Production) Zone

-  Zone Boundary
-  Development Plan Boundary



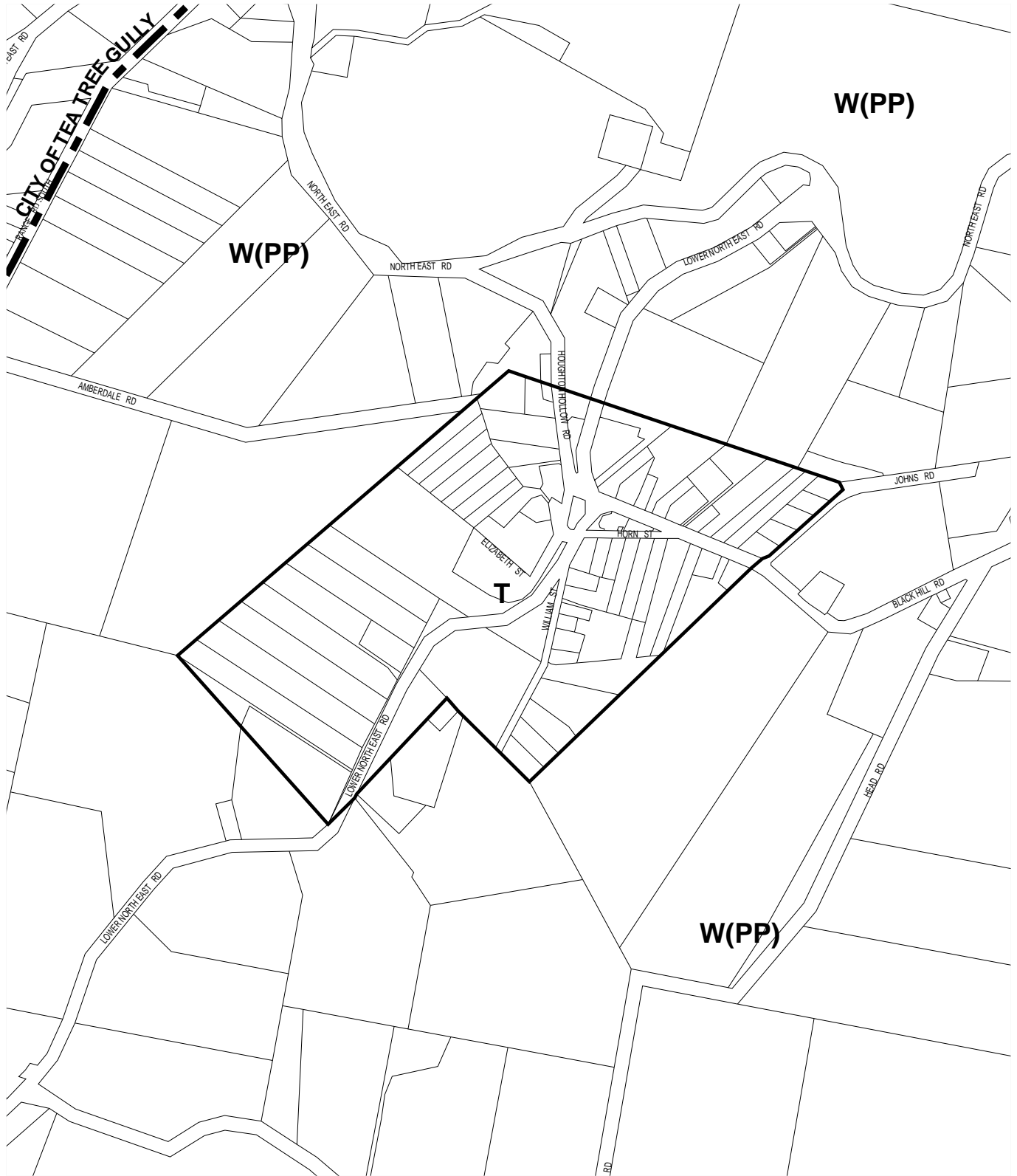
Scale 1:8000



**ADELAIDE HILLS COUNCIL
ZONES
MAP AdHi/7**

MAP AdHi/3 ADJOINS

MAP AdHi/3 ADJOINS



HOUGHTON

NOTE: For Policy Areas See MAP AdHi/95

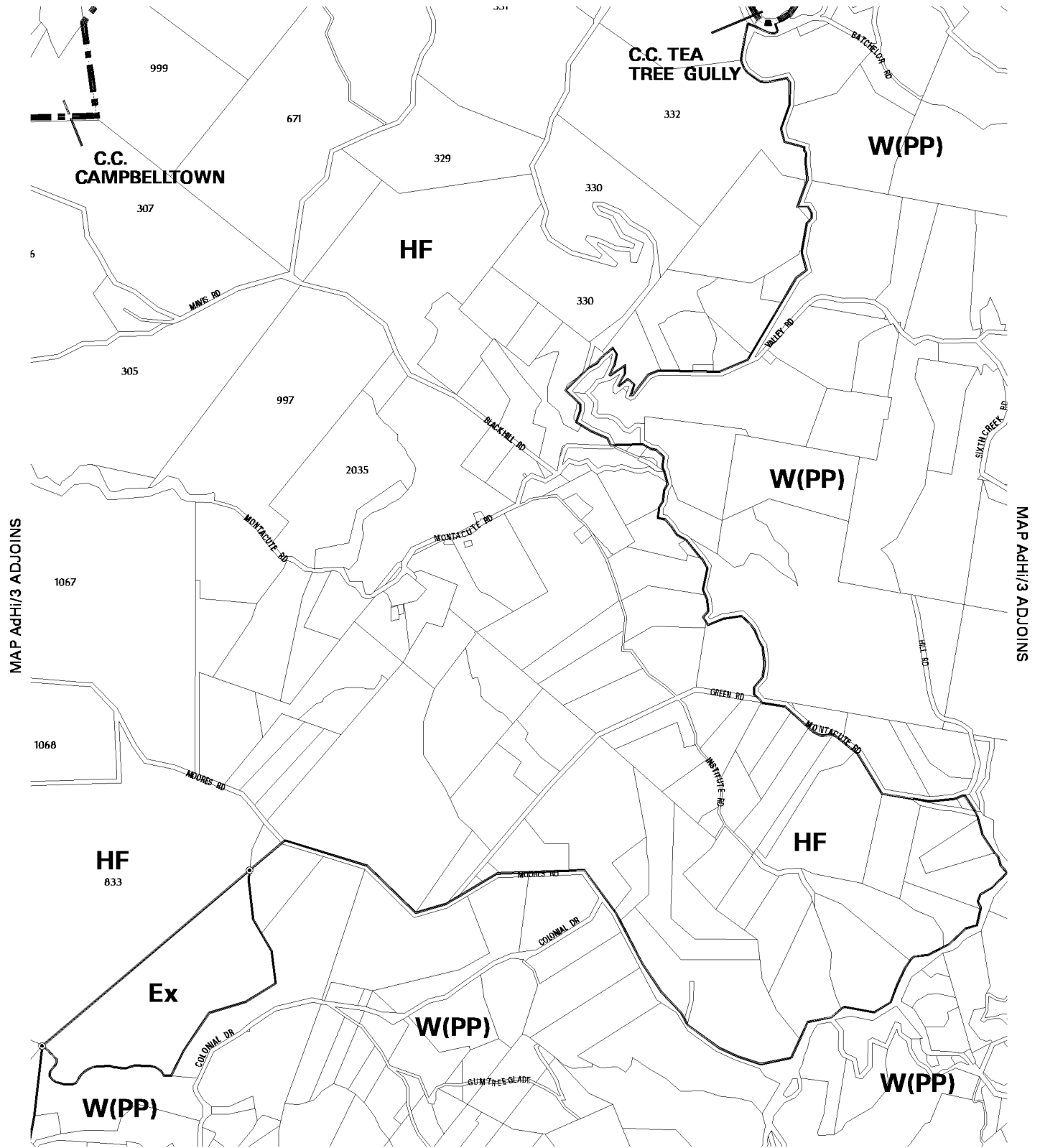
T Township Zone
W(PP) Watershed (Primary Production) Zone

Scale 1:8000



——— Zone Boundary
- - - - - Development Plan Boundary

**ADELAIDE HILLS COUNCIL
ZONES
MAP AdHi/8**



NOTE: For Policy Areas See MAP AdHi/47

- Ex** Excluded
- HF** Hills Face
- W(PP)** Watershed (Primary Production) zone

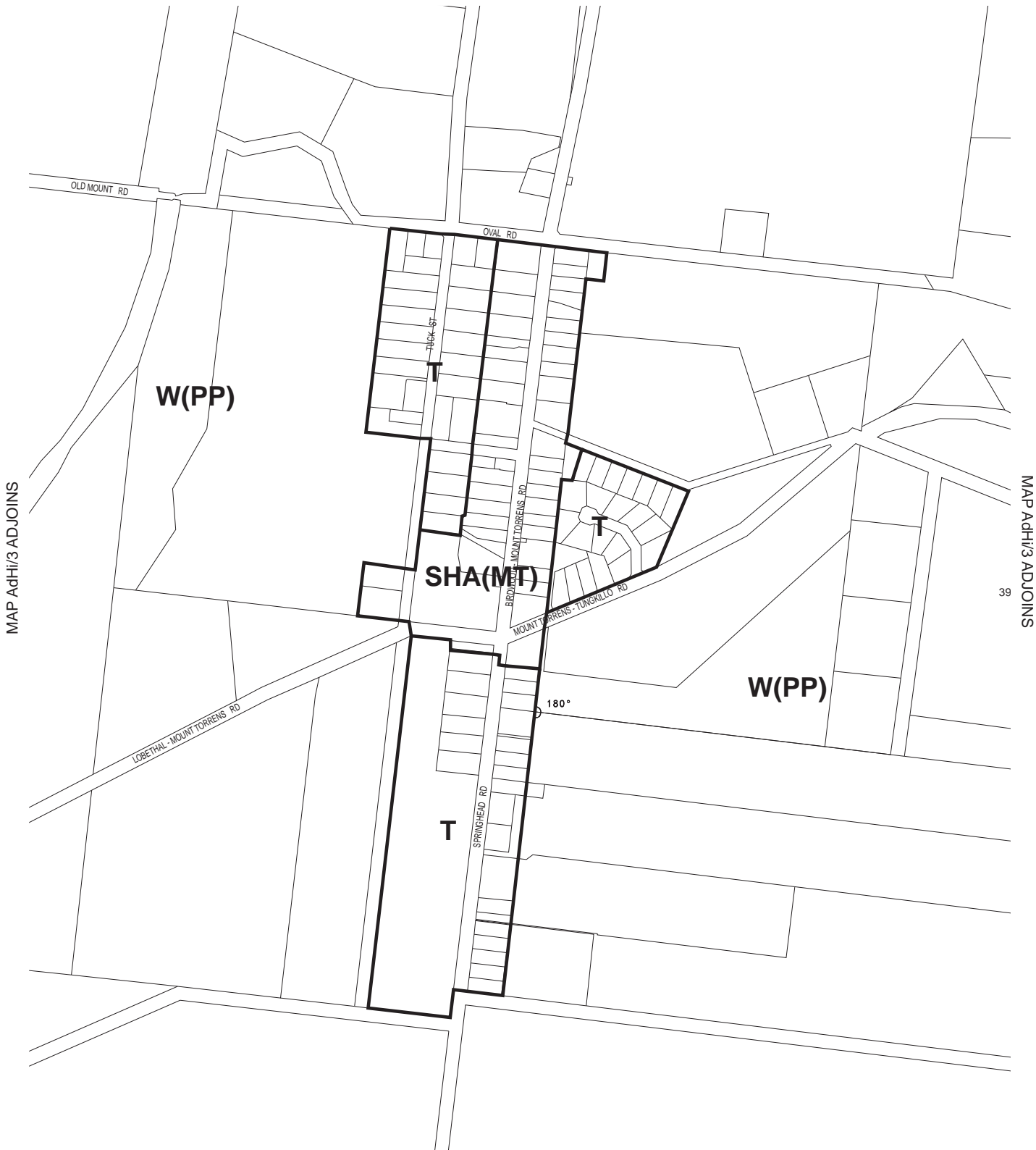


Scale 1:25000



ADELAIDE HILLS COUNCIL ZONES MAP AdHi/9

-  Zone Boundary
-  Development Plan Boundary



MOUNT TORRENS

NOTE: For Policy Areas See MAP AdHi/46

- SHA(MT)** State Heritage Area (Mt Torrens)
- T** Township Zone
- W(PP)** Watershed (Primary Production) Zone

MAP AdHi/3 ADJOINS

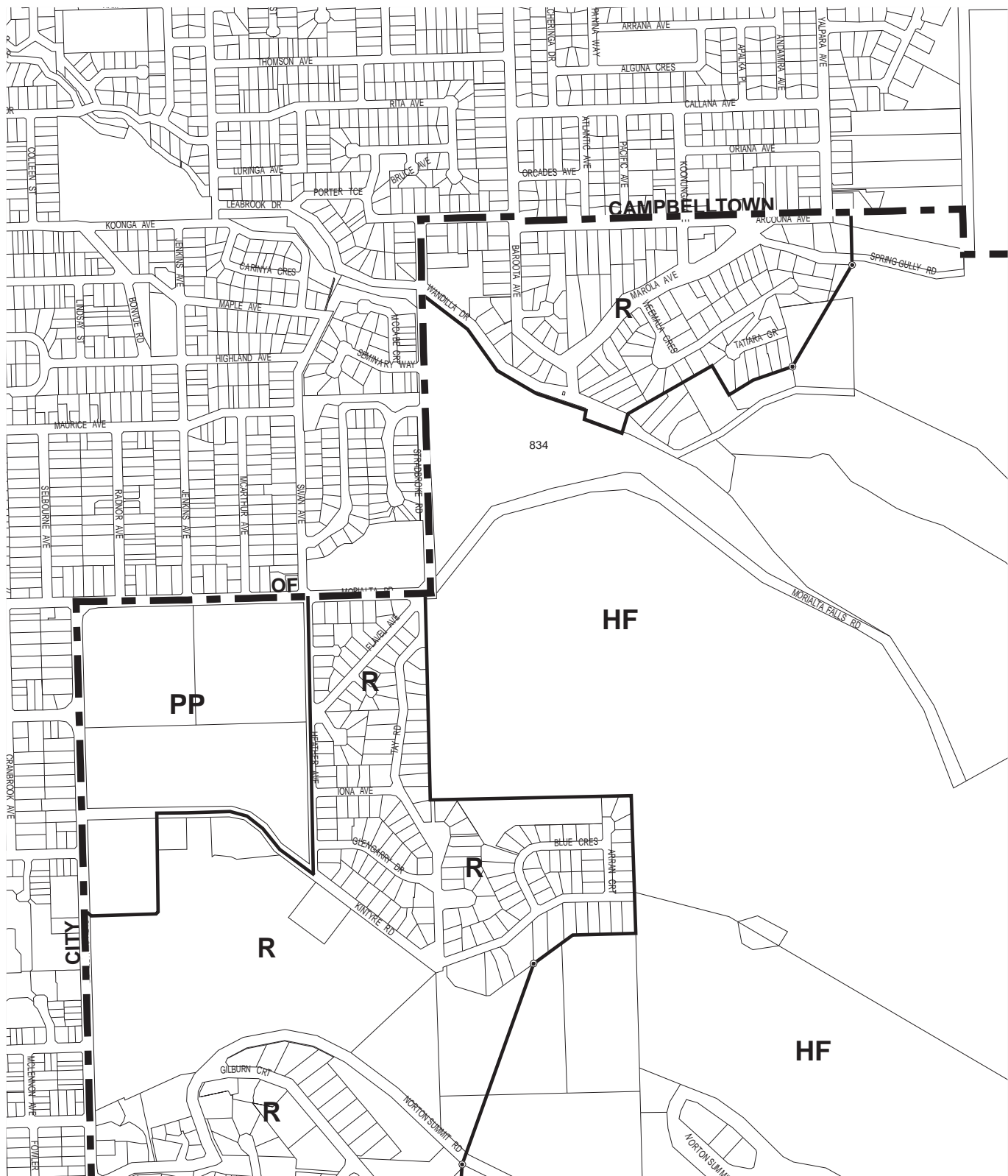


Scale 1:8000



**ADELAIDE HILLS COUNCIL
ZONES AND STATE HERITAGE AREA
MAP AdHi/10**

- Zone Boundary
- Development Plan Boundary



MAP AdHi/13 ADJOINS

ROSTREVOİR / WOODFORDE / TERINGIE

NOTE: For Policy Areas See MAP AdHi/96

- HF Hills Face Zone
- PP Public Purpose Zone
- R Residential Zone

-  Zone Boundary
-  Development Plan Boundary



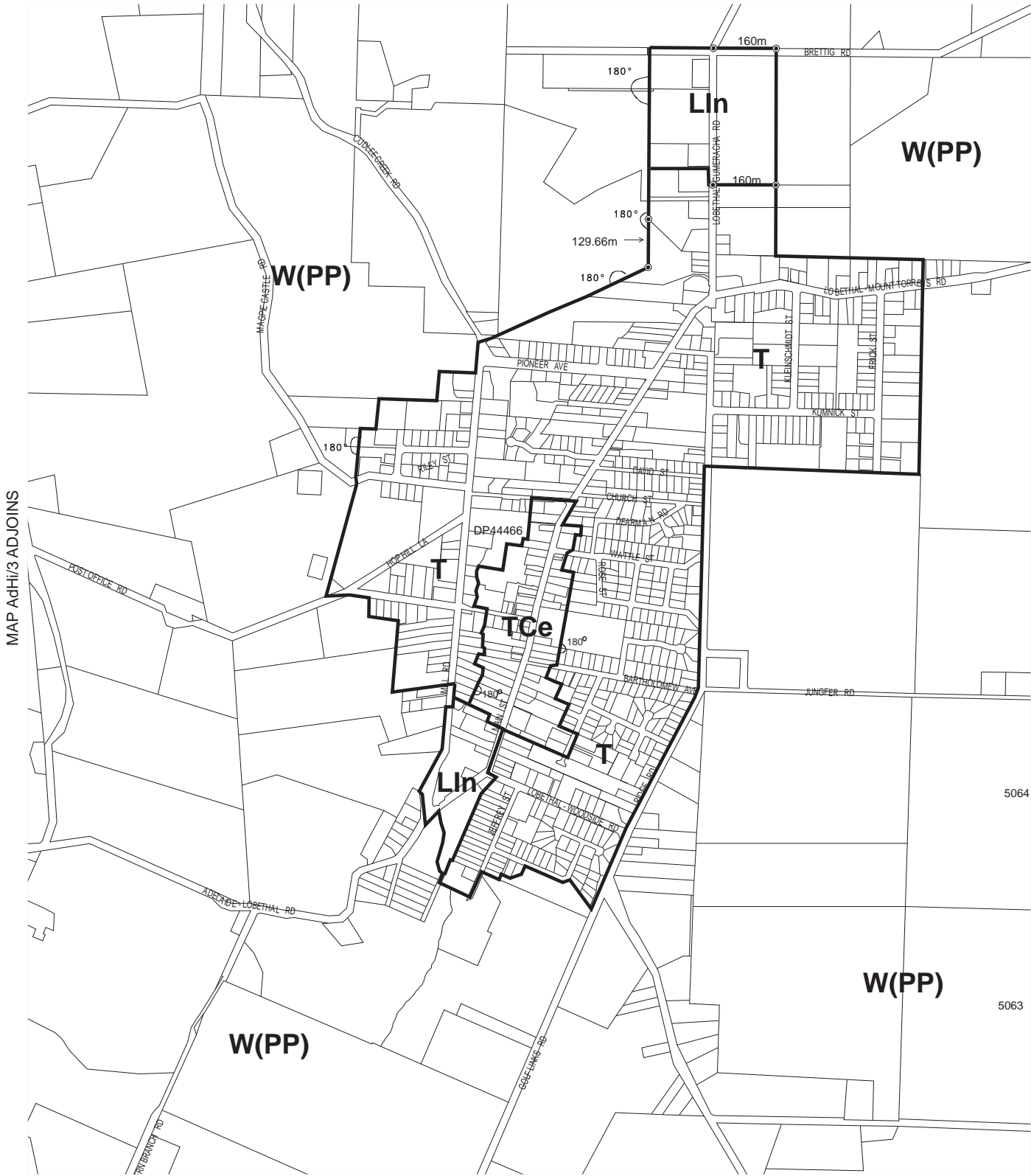
Scale 1:10000



**ADELAIDE HILLS COUNCIL
ZONES
MAP AdHi/11**

Consolidated - 8 August 2019

MAP AdHi/3 ADJOINS



LOBETHAL

NOTE: For Policy Areas See MAP AdHi/55

- Lin** Light Industry Zone
- T** Township Zone
- TCe** Town Centre Zone
- W(PP)** Watershed (Primary Production) Zone

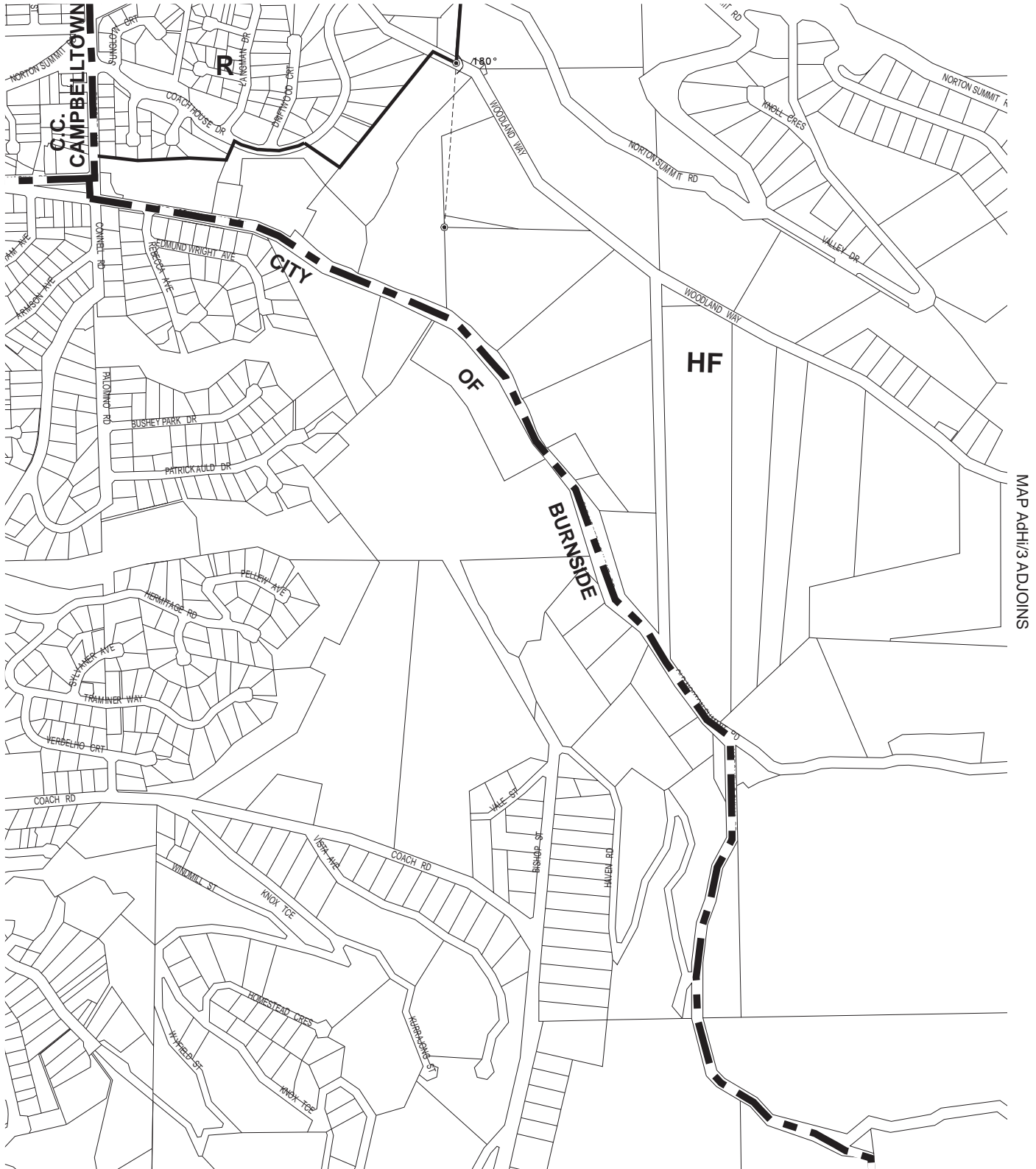


Scale 1:15000



**ADELAIDE HILLS COUNCIL
ZONES
MAP AdHi/12**

- Zone Boundary
- Development Plan Boundary





MAP AdHi/3 ADJOINS

MAP AdHi/3 ADJOINS

TERUNGIE

NOTE: For Policy Areas See MAP AdHi/97

HF	Hills Face Zone
R	Residential Zone

	Zone Boundary
	Development Plan Boundary



Scale 1:10000



**ADELAIDE HILLS COUNCIL
ZONES
MAP AdHi/13**

MAP AdHi/3 ADJOINS

MAP AdHi/3 ADJOINS

MAP AdHi/3 ADJOINS

CHARLESTON

NOTE: For Policy Areas See MAP AdHi/56

T Township Zone
W(PP) Watershed (Primary Production) zone

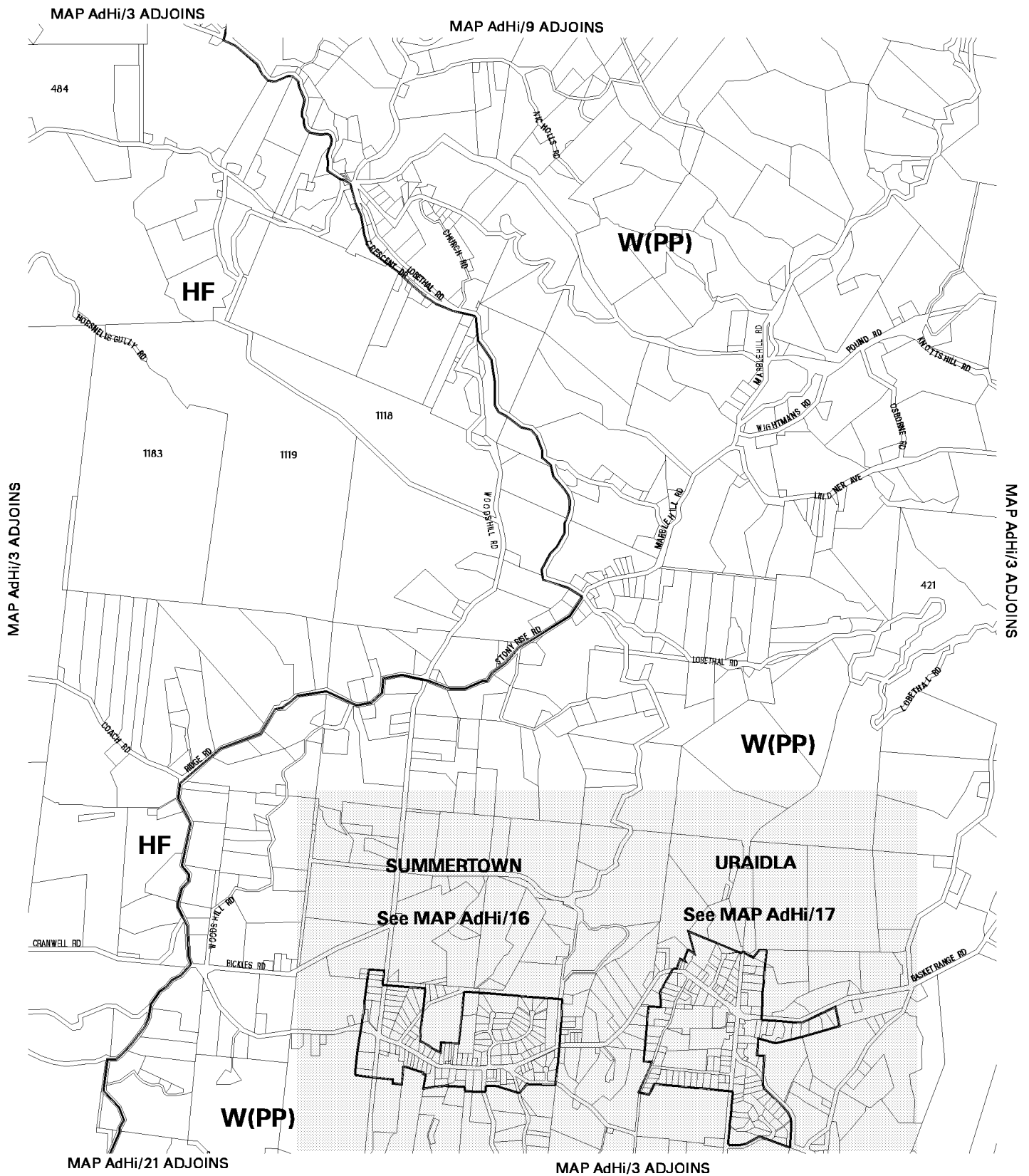
— Zone Boundary
- - - Development Plan Boundary



Scale 1:8000



**ADELAIDE HILLS COUNCIL
ZONES
MAP AdHi/14**



NOTE: For Policy Areas See MAP AdHi/51

HF Hills Face
W(PP) Watershed (Primary Production) zone



Scale 1:25000



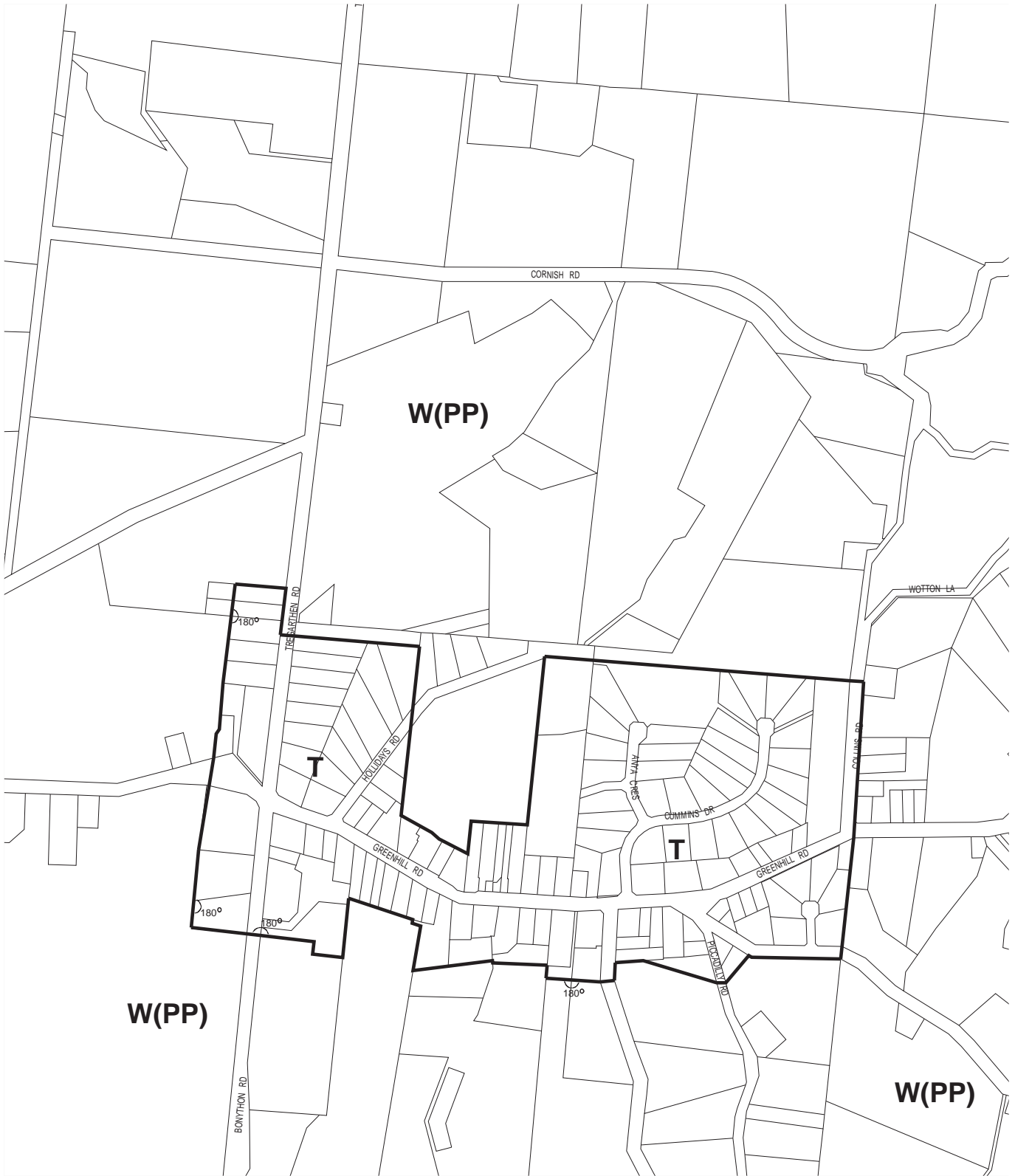
ADELAIDE HILLS COUNCIL ZONES MAP AdHi/15

— Zone Boundary
 - - - - - Development Plan Boundary

MAP AdHi/15 ADJOINS

COLLINS RD

MAP AdHi/17 ADJOINS



MAP AdHi/3 ADJOINS

SUMMERTOWN - URAIDLA
NOTE: For Policy Areas See MAP AdHi/59

T Township Zone
W(PP) Watershed (Primary Production) Zone

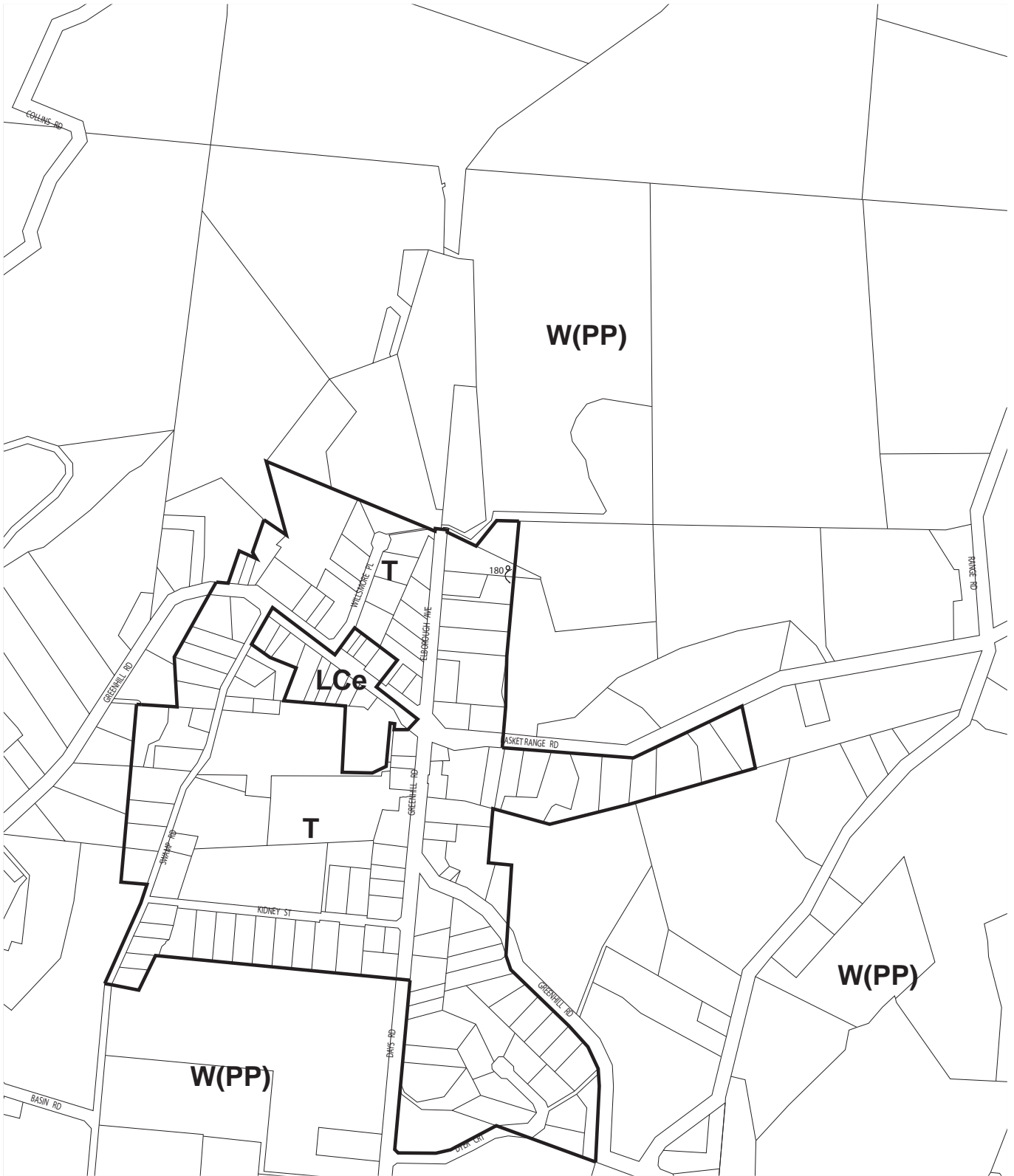


Scale 1:8000



ADELAIDE HILLS COUNCIL
ZONES
MAP AdHi/16

— Zone Boundary
 - - - Development Plan Boundary



SUMMERTOWN - URAIDLA
 NOTE: For Policy Areas See MAP AdHi/60
 LCe Local Centre Zone
 T Township Zone
 W(PP) Watershed (Primary Production) Zone

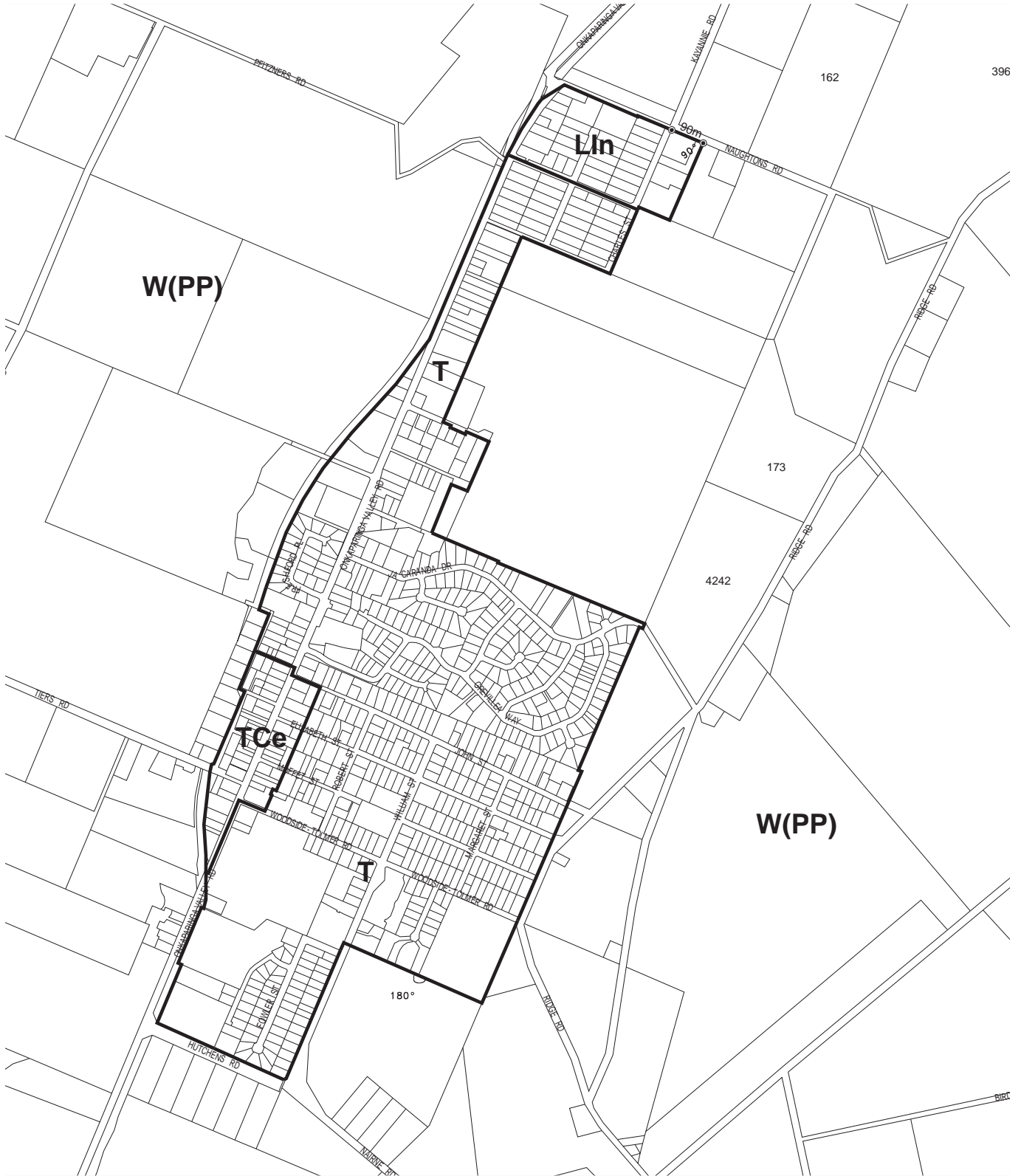


Scale 1:8000



**ADELAIDE HILLS COUNCIL
 ZONES
 MAP AdHi/17**

— Zone Boundary
 - - - Development Plan Boundary



WOODSIDE

**NOTE: For Policy Areas See MAP AdHi/57
For Precincts See MAP AdHi/98**

- LIn** Light Industry Zone
- T** Township Zone
- TCe** Town Centre Zone
- W(PP)** Watershed (Primary Production) Zone



Scale 1:15000



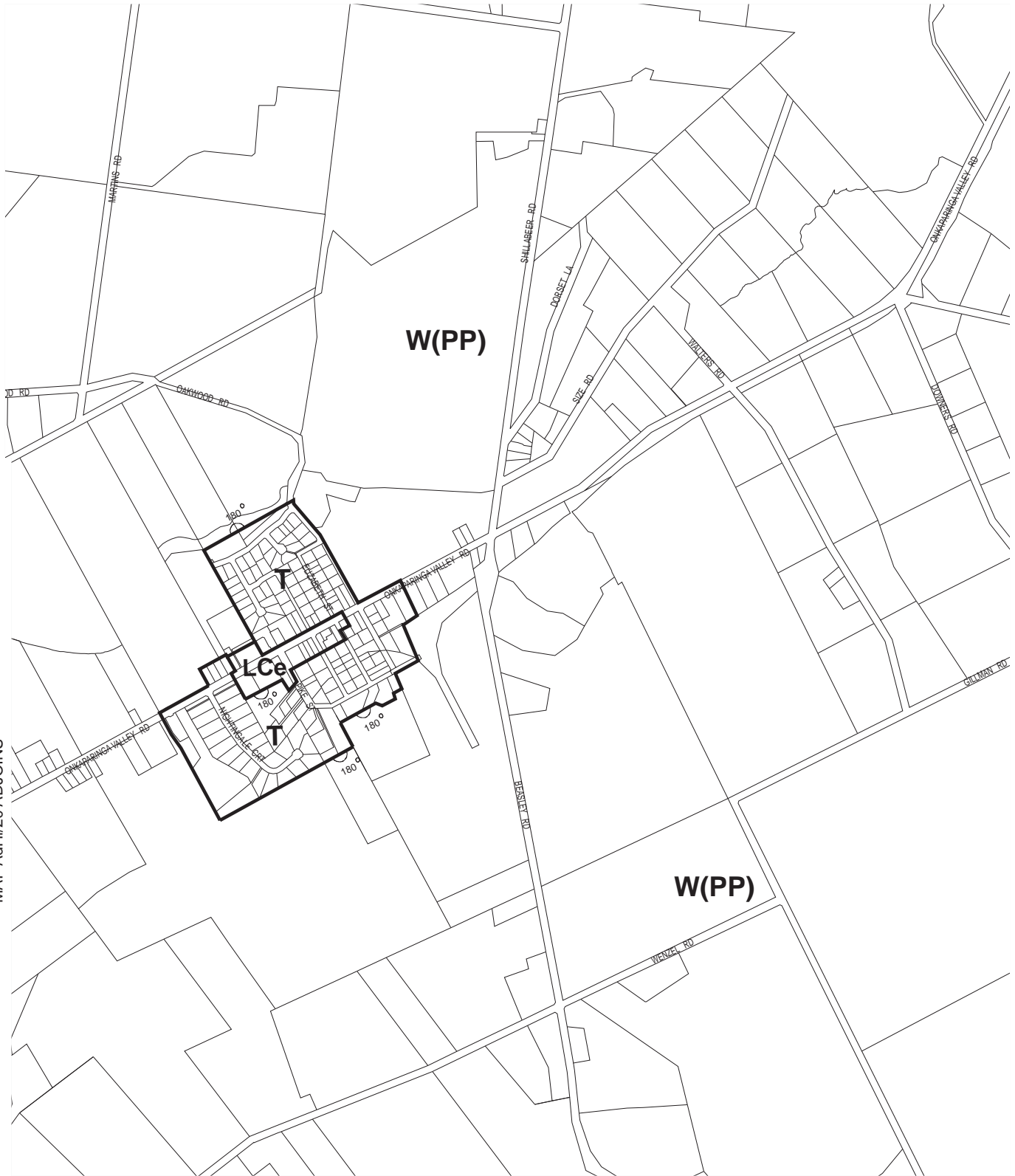
- Zone Boundary
- Development Plan Boundary

**ADELAIDE HILLS COUNCIL
ZONES
MAP AdHi/18**

MAP AdHi/3 ADJOINS

MAP AdHi/20 ADJOINS

MAP AdHi/3 ADJOINS



OAKBANK

NOTE: For Policy Areas See MAP AdHi/58

- LCe Local Centre Zone
- T Township Zone
- W(PP) Watershed (Primary Production) zone

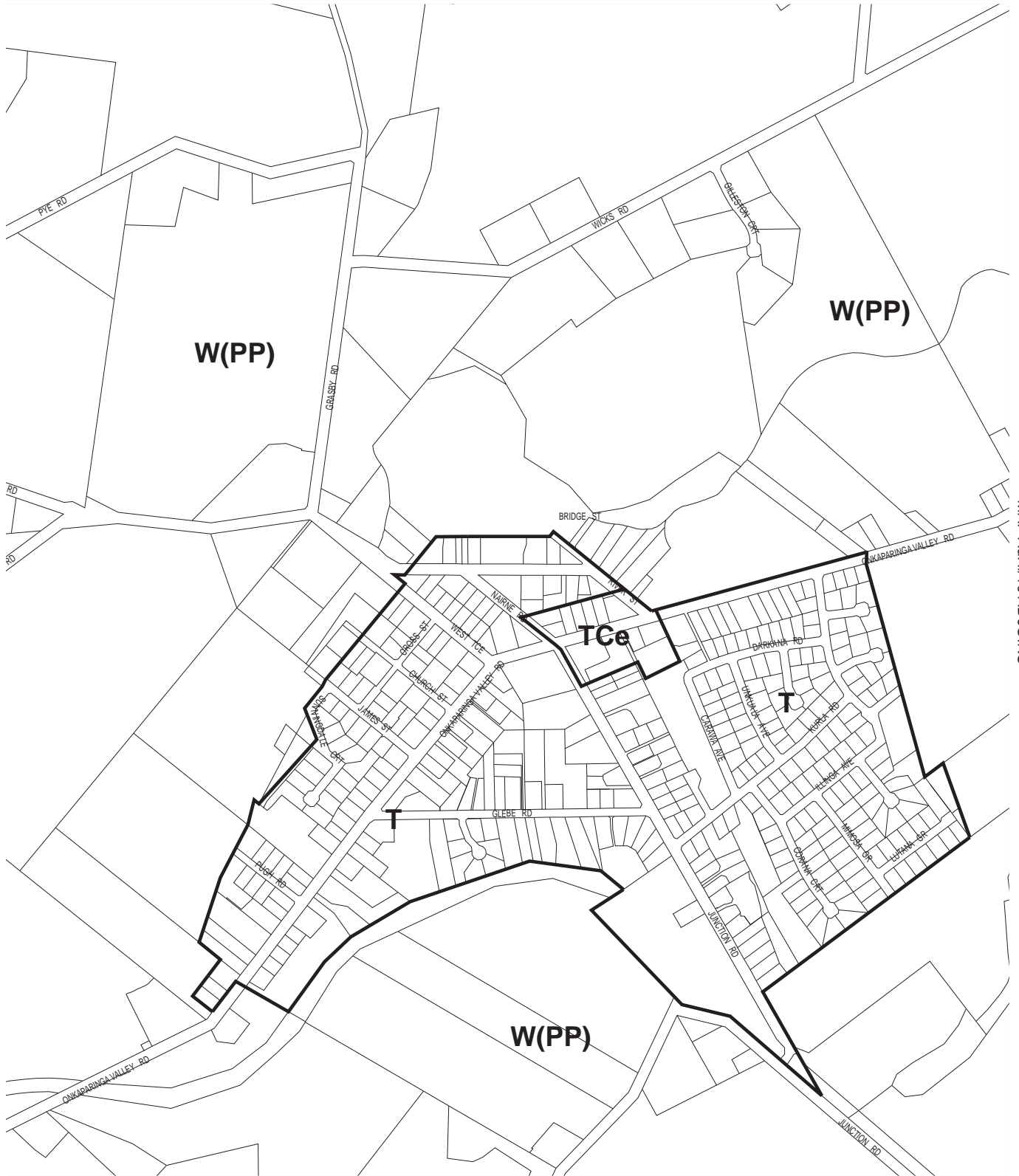


Scale 1:15000



**ADELAIDE HILLS COUNCIL
ZONES
MAP AdHi/19**

- Zone Boundary
- Development Plan Boundary



BALHANNAH

NOTE: For Policy Areas See MAP AdHi/61

- T** Township Zone
- TCe** Town Centre Zone
- W(PP)** Watershed (Primary Production) Zone

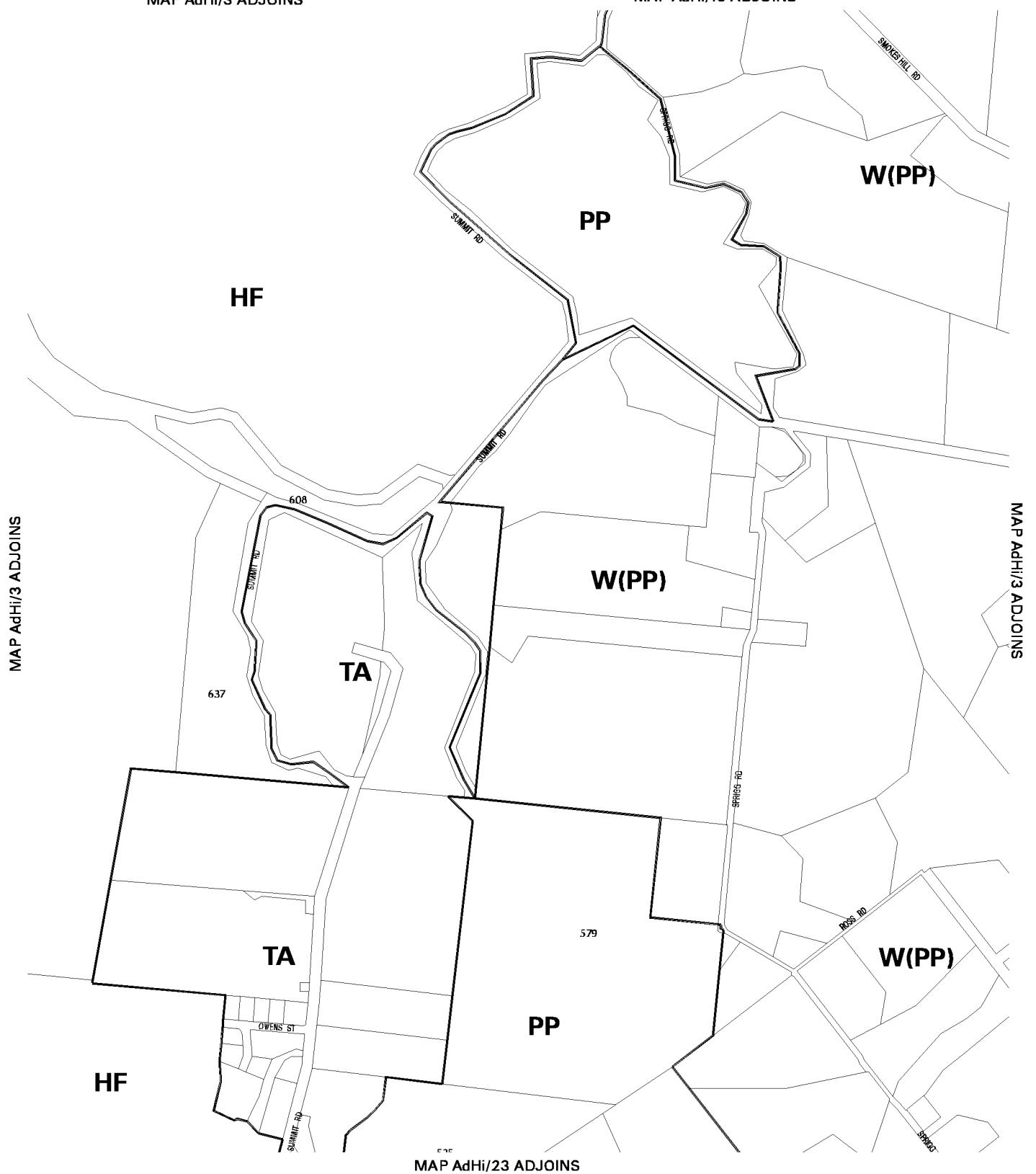


Scale 1:10000



**ADELAIDE HILLS COUNCIL
ZONES
MAP AdHi/20**

- Zone Boundary
- Development Plan Boundary



NOTE: For Policy Areas See MAP AdHi/62

- HF Hills Face
- PP Public Purpose
- TA Tourist Accommodation
- W(PP) Watershed (Primary Production) zone

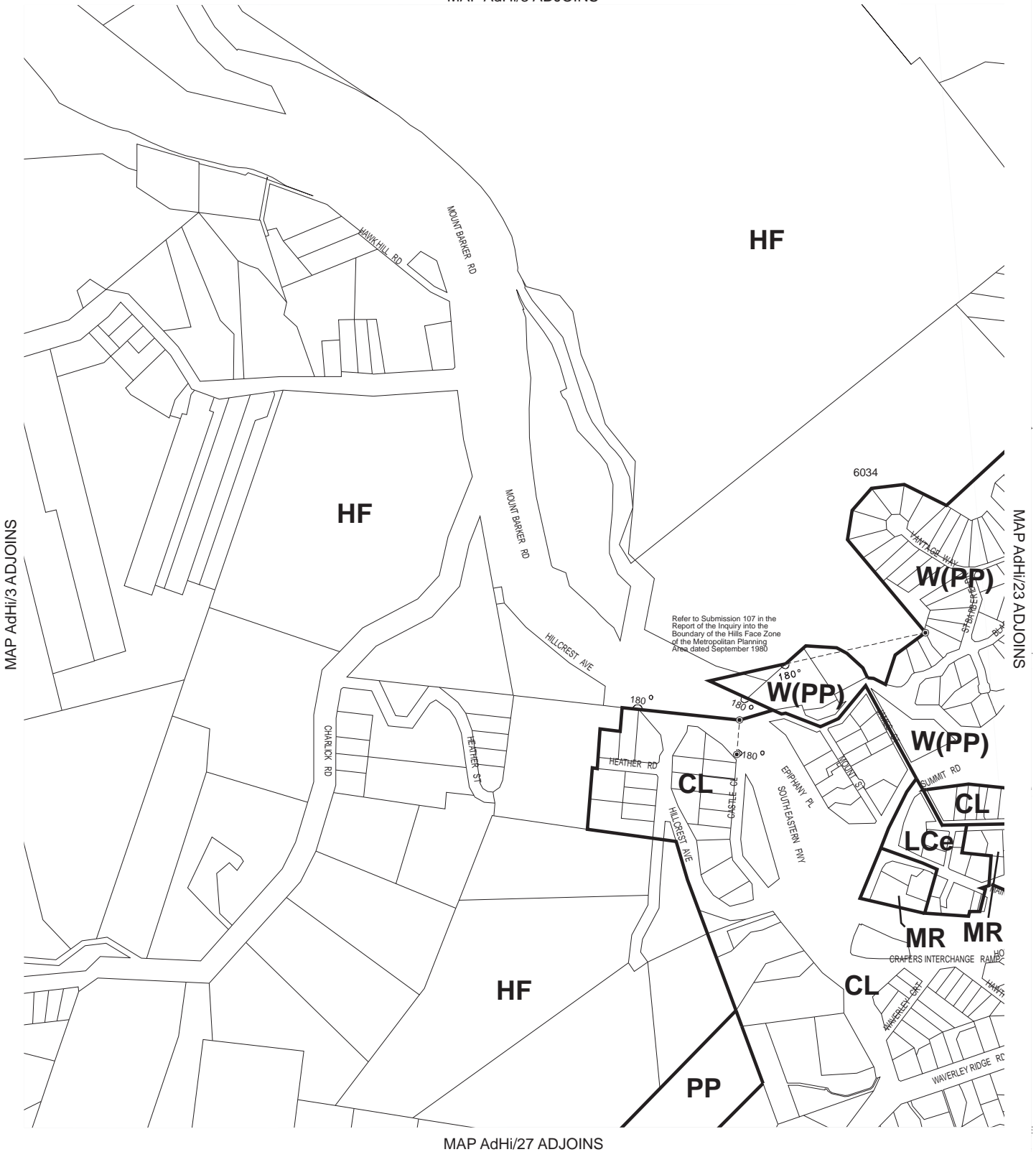


Scale 1:10000



ADELAIDE HILLS COUNCIL ZONES MAP AdHi/21

- Zone Boundary
- Development Plan Boundary



NOTE: For Policy Areas See MAP AdHi/65

- CL Country Living Zone
- HF Hills Face Zone
- LCe Local Centre Zone
- MR Mixed Residential Zone
- PP Public Purpose Zone
- W(PP) Watershed (Primary Production) Zone

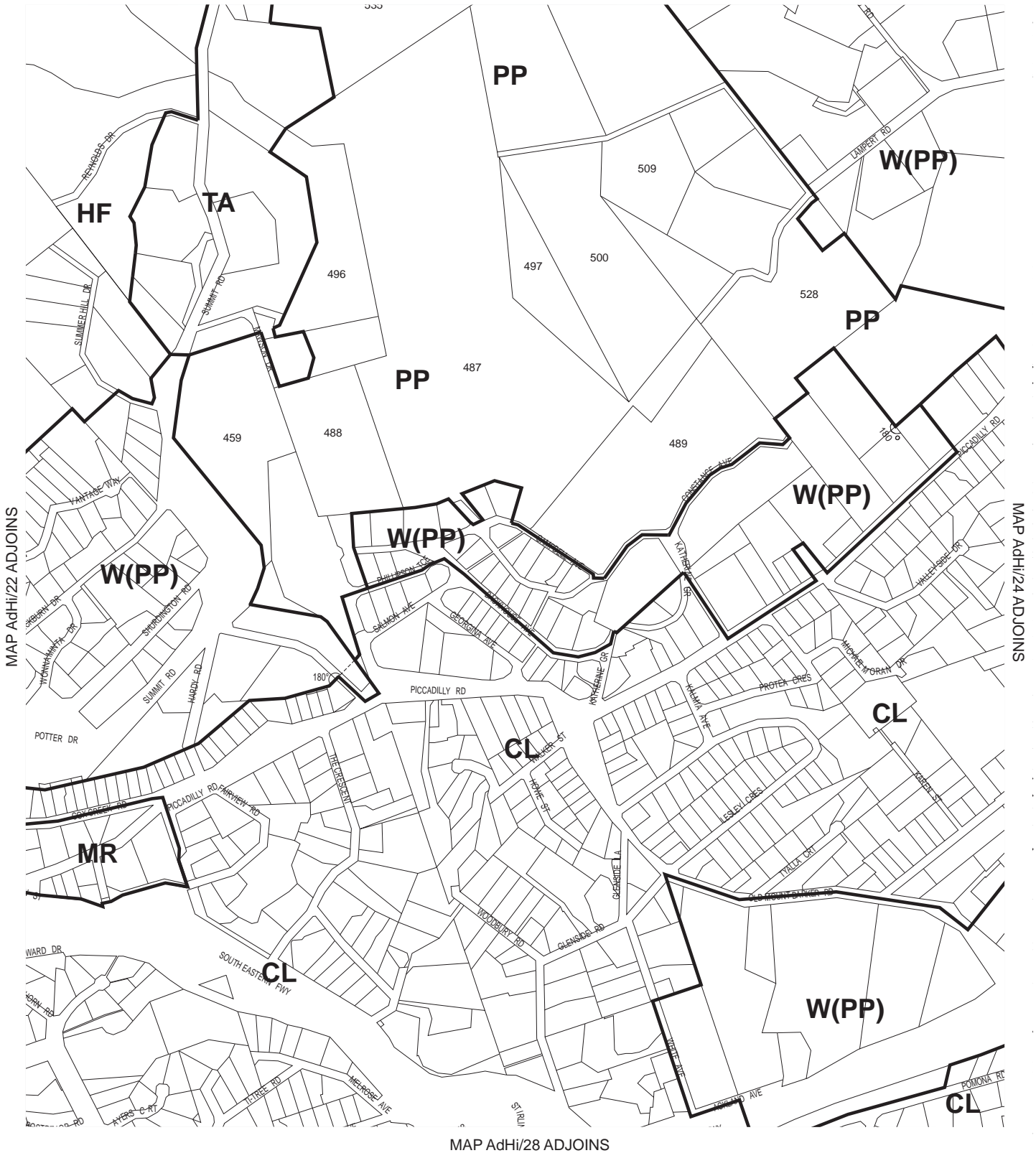
- Zone Boundary
- Development Plan Boundary



Scale 1:10000



ADELAIDE HILLS COUNCIL ZONES MAP AdHi/22



NOTE: For Policy Areas See MAP AdHi/66
 CL Country Living Zone
 HF Hills Face Zone
 MR Mixed Residential Zone
 PP Public Purpose Zone
 TA Tourist Accommodation Zone
 W(PP) Watershed (Primary Production) Zone

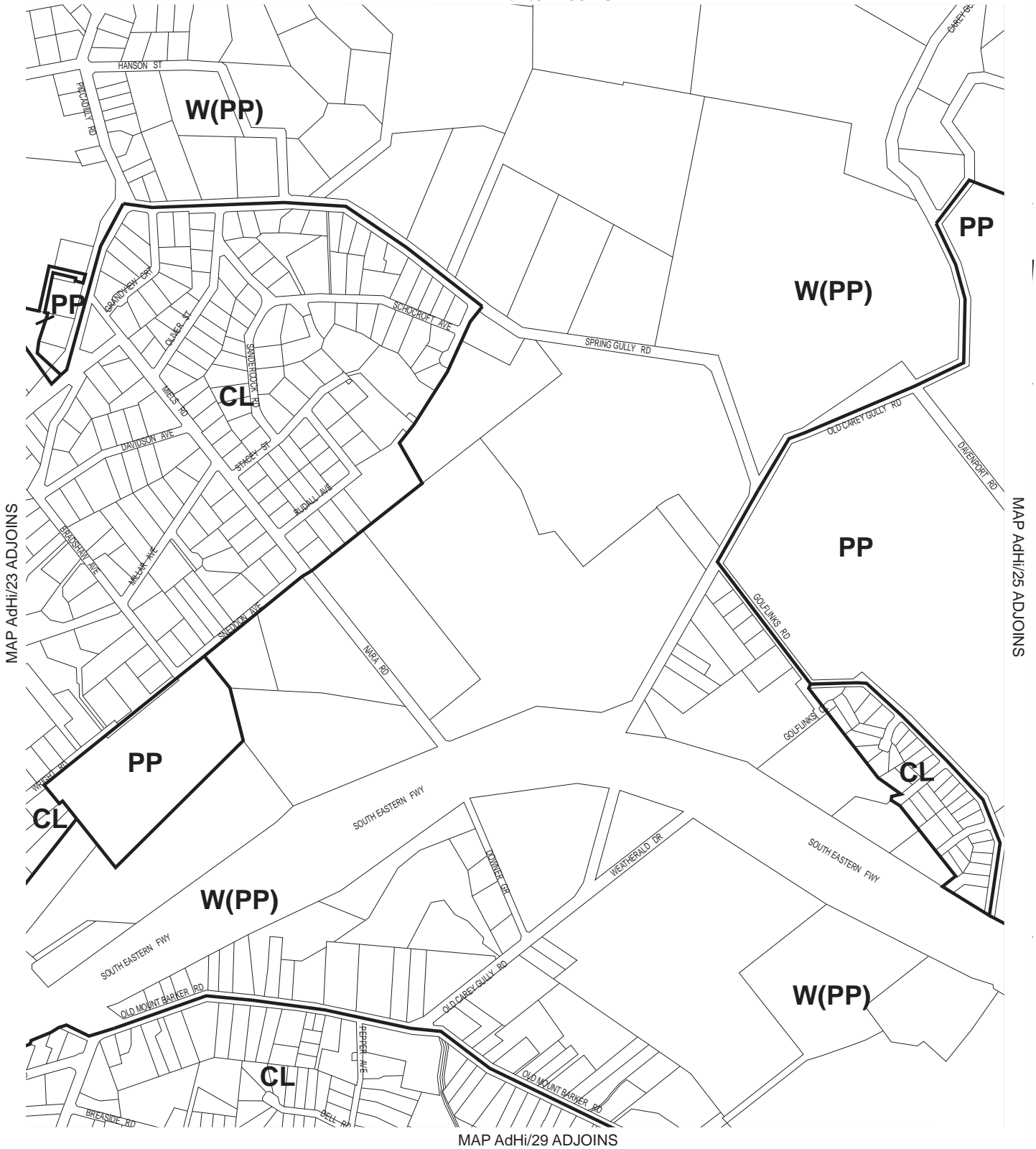
— Zone Boundary
 - - - Development Plan Boundary

Scale 1:10000



0 500metres

ADELAIDE HILLS COUNCIL ZONES MAP AdHi/23



NOTE: For Policy Areas See MAP AdHi/67
 CL Country Living
 PP Public Purpose
 W(PP) Watershed (Primary Production) zone

— Zone Boundary
 - - - Development Plan Boundary

Scale 1:10000



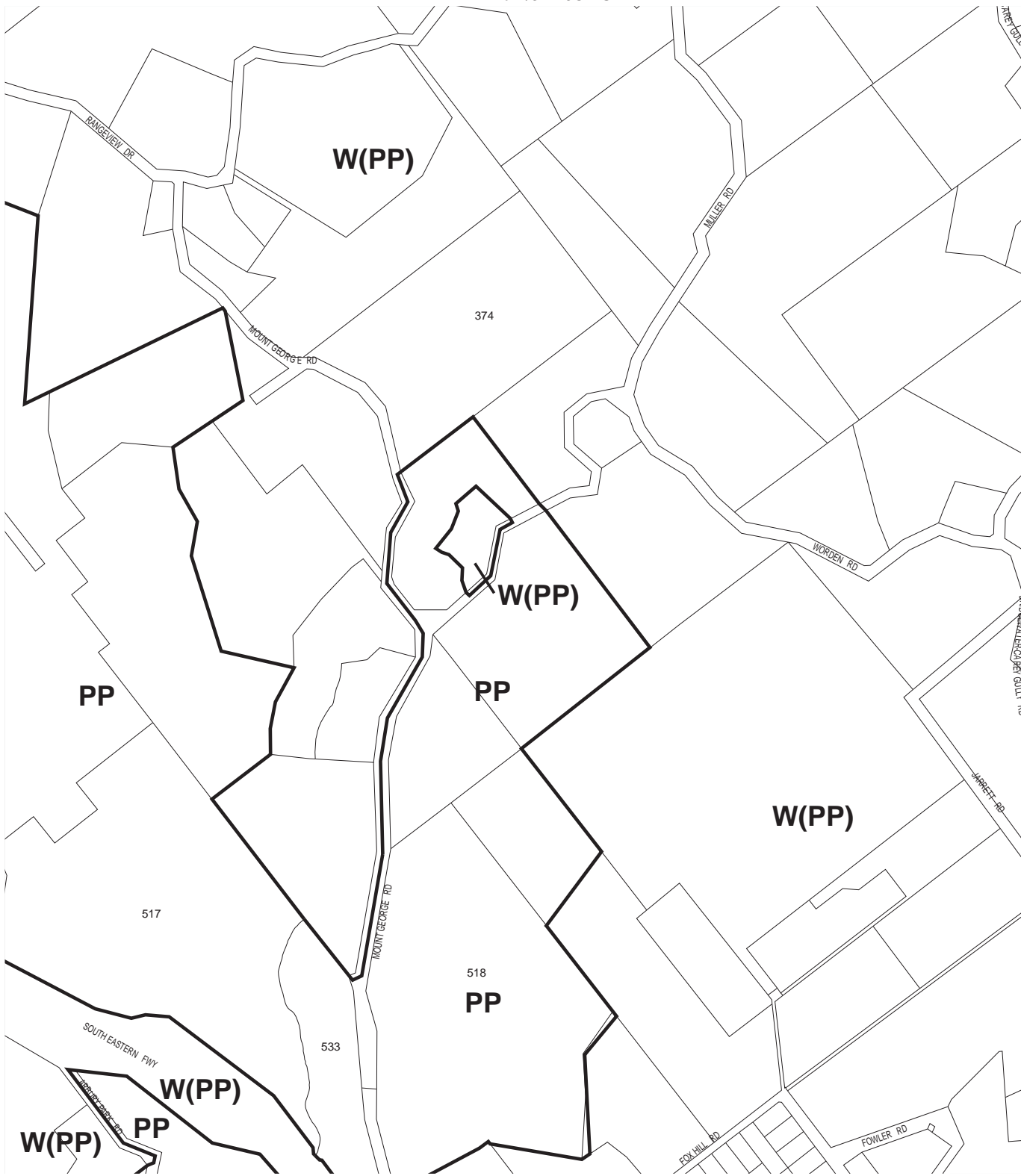
ADELAIDE HILLS COUNCIL ZONES MAP AdHi/24

MAP AdHi/3 ADJOINS

MAP AdHi/24 ADJOINS

MAP AdHi/3 ADJOINS

MAP AdHi/30 ADJOINS



NOTE: For Policy Areas See MAP AdHi/68
 PP Public Purpose
 W(PP) Watershed (Primary Production) zone



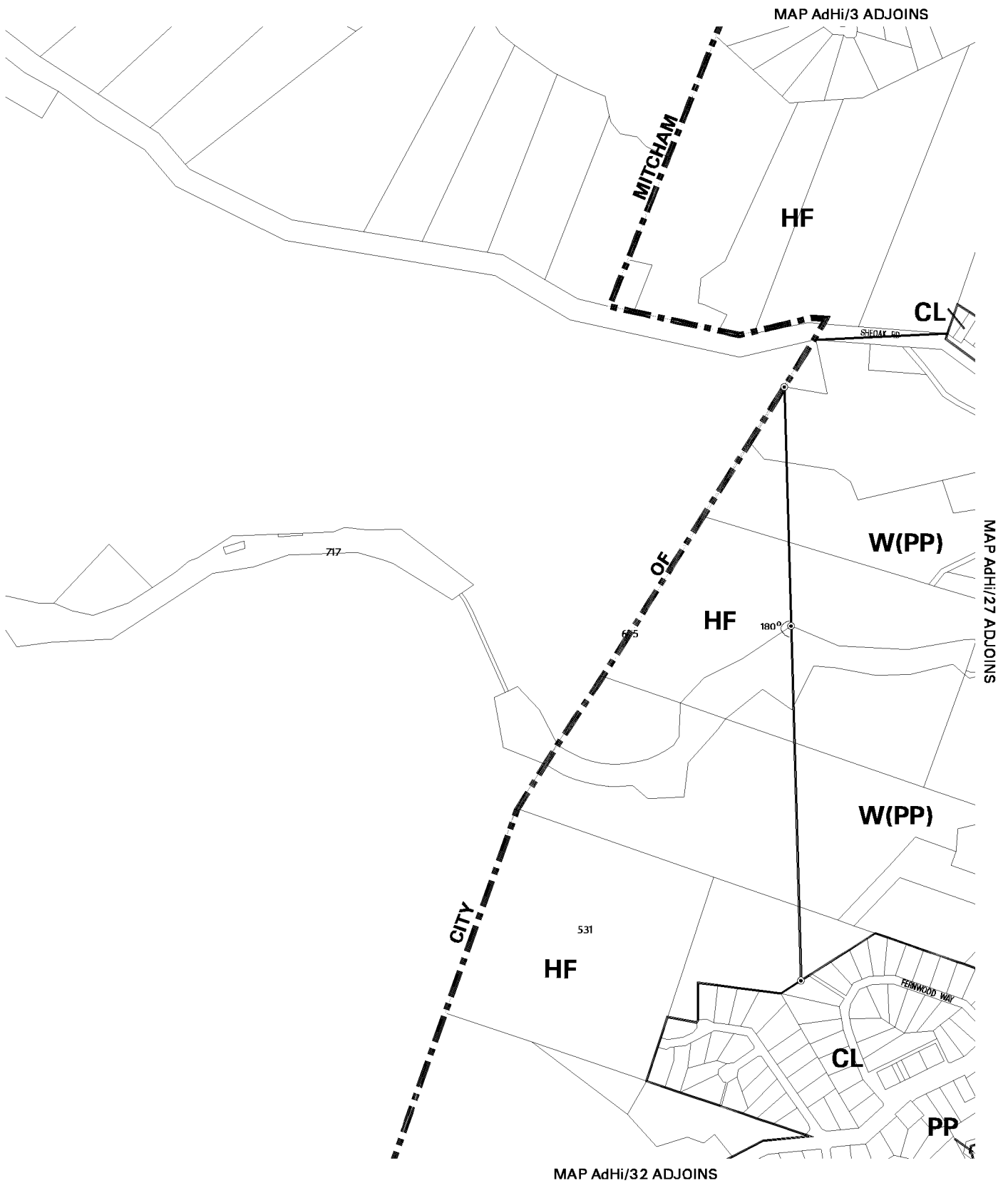
Scale 1:10000



ADELAIDE HILLS COUNCIL ZONES MAP AdHi/25

— Zone Boundary
 - - - Development Plan Boundary

Consolidated - 8 August 2019



NOTE: For Policy Areas See Map AdHi/70

- CL** Country Living
- HF** Hills Face
- PP** Public Purpose
- W(PP)** Watershed (Primary Production) zone

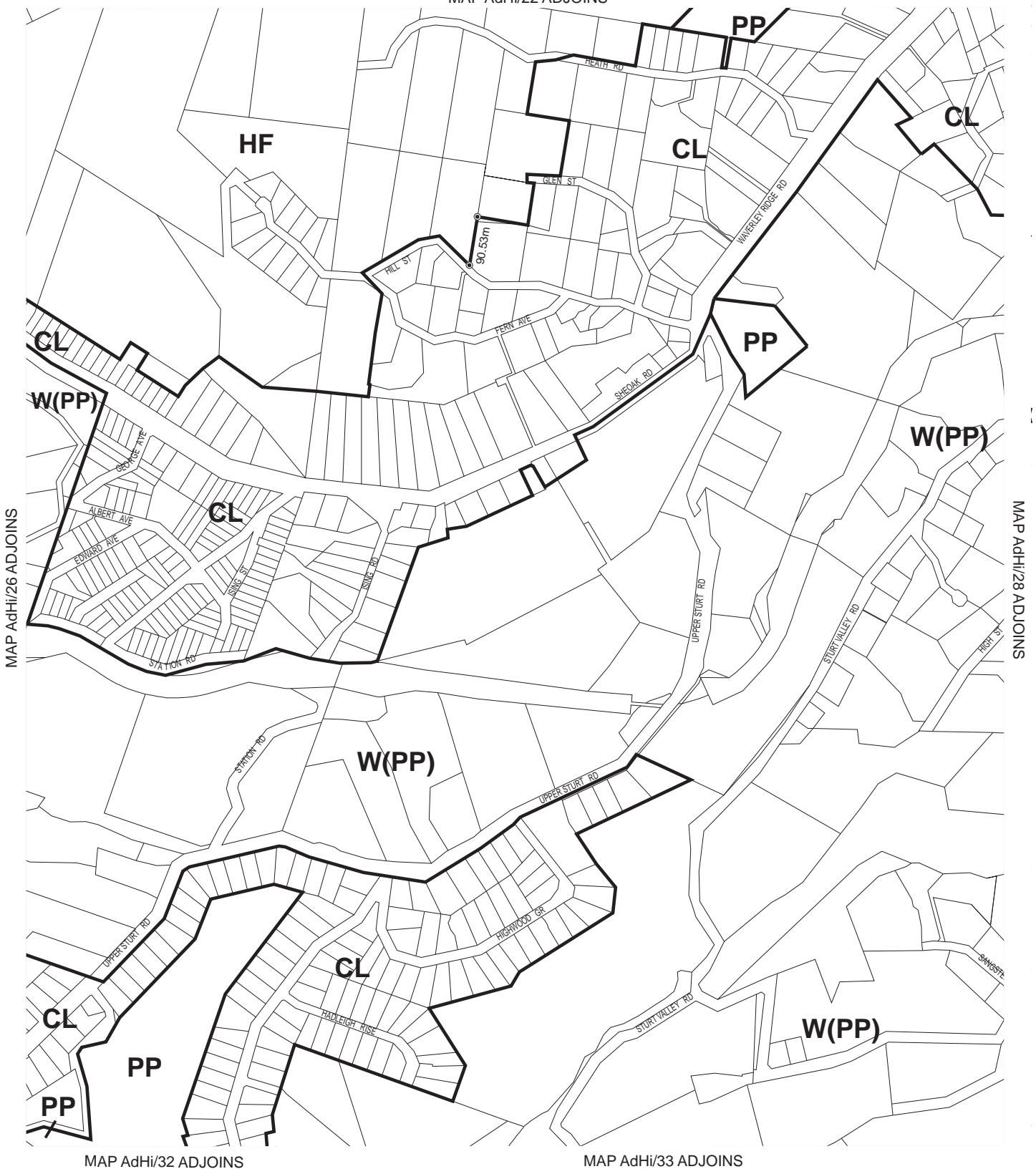


Scale 1:10000



ADELAIDE HILLS COUNCIL ZONES MAP AdHi/26

- Zone Boundary
- Development Plan Boundary



NOTE: For Policy Areas See MAP AdHi/71
 CL Country Living
 HF Hills Face
 PP Public Purpose
 W(PP) Watershed (Primary Production) zone

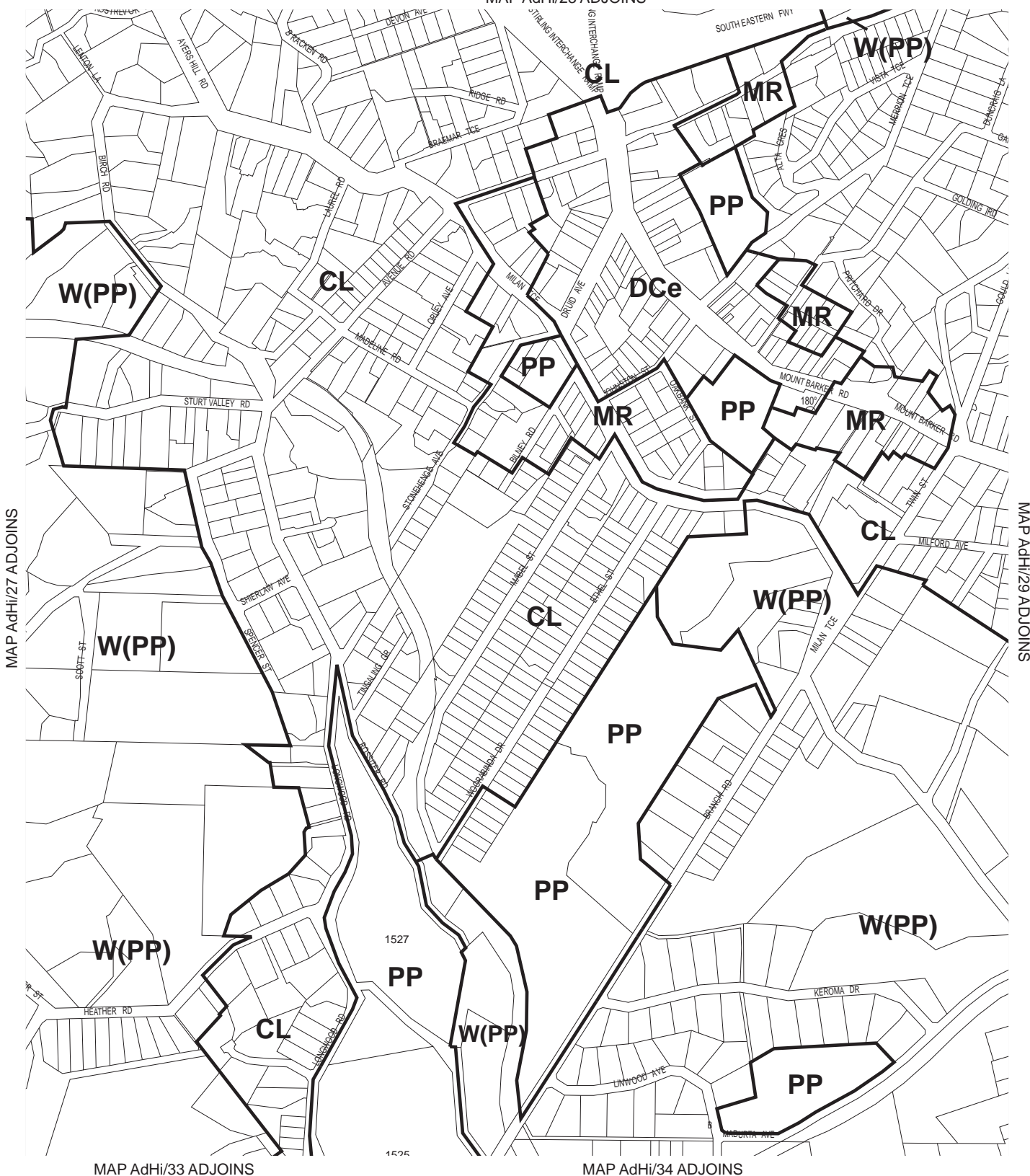


Scale 1:10000



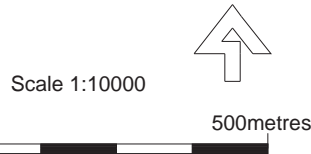
ADELAIDE HILLS COUNCIL ZONES MAP AdHi/27

— Zone Boundary
 - - - Development Plan Boundary

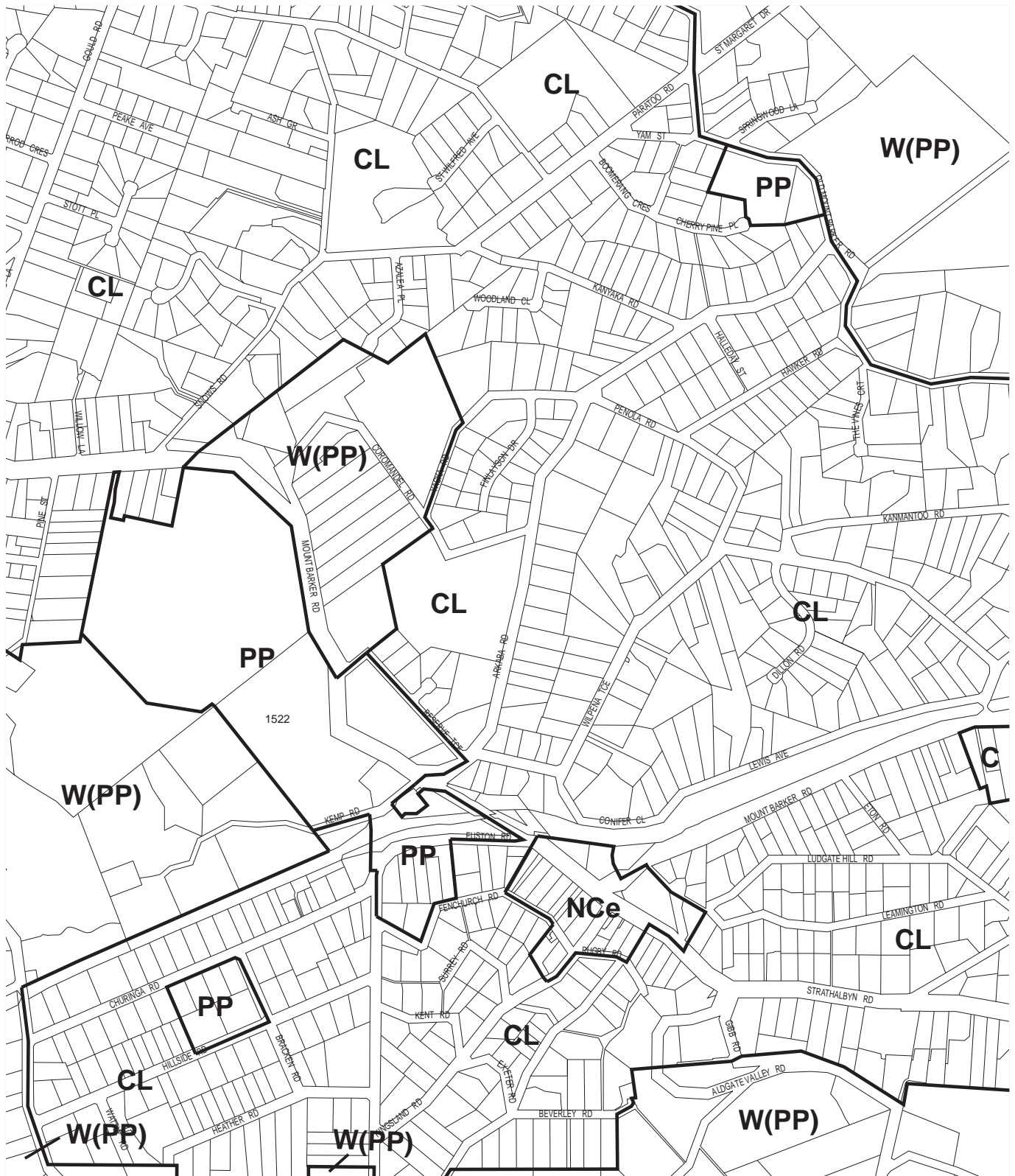


NOTE: For Policy Areas See MAP AdHi/72
CL Country Living Zone
DCe District Centre Zone
MR Mixed Residential Zone
PP Public Purpose Zone
W(PP) Watershed (Primary Production) Zone

—— Zone Boundary
 - - - - Development Plan Boundary



ADELAIDE HILLS COUNCIL ZONES MAP AdHi/28



NOTE: For Policy Areas See MAP AdHi/73

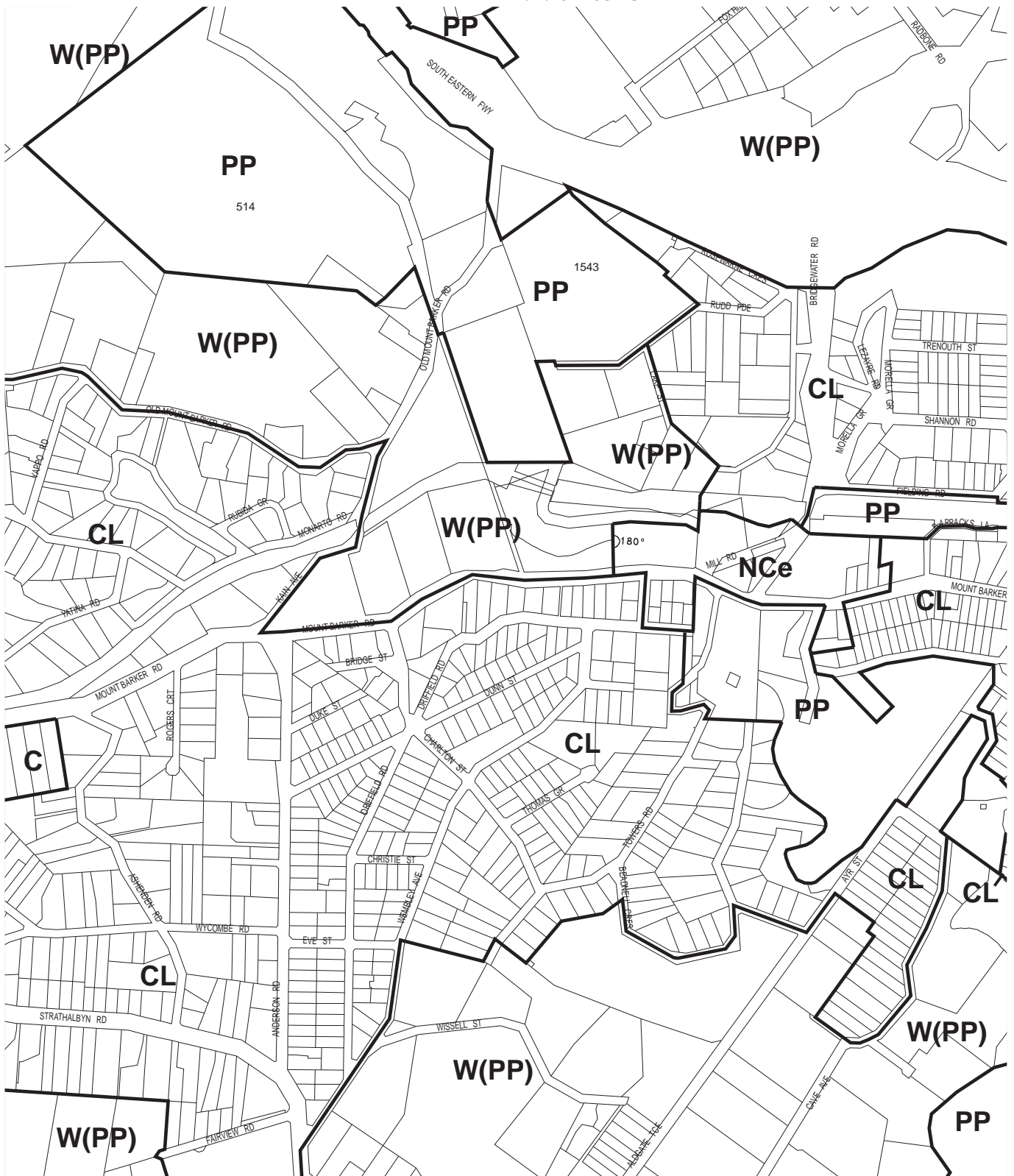
- C** Commercial Zone
- CL** Country Living Zone
- NCe** Neighbourhood Centre Zone
- PP** Public Purpose Zone
- W(PP)** Watershed (Primary Production) Zone

-  Zone Boundary
-  Development Plan Boundary

Scale 1:10000



ADELAIDE HILLS COUNCIL ZONES MAP AdHi/29



NOTE: For Policy Areas See MAP AdHi/74

- CL Country Living Zone
- C Commercial Zone
- NCe Neighbourhood Centre Zone
- PP Public Purpose Zone
- W(PP) Watershed (Primary Production) Zone



Scale 1:10000



ADELAIDE HILLS COUNCIL ZONES MAP AdHi/30

- Zone Boundary
- Development Plan Boundary



BRIDGEWATER

NOTE: For Policy Areas See MAP AdHi/75

- CL Country Living Zone
- C Commercial Zone
- PP Public Purpose Zone
- W(PP) Watershed (Primary Production) Zone

-  Zone Boundary
-  Development Plan Boundary



Scale 1:10000

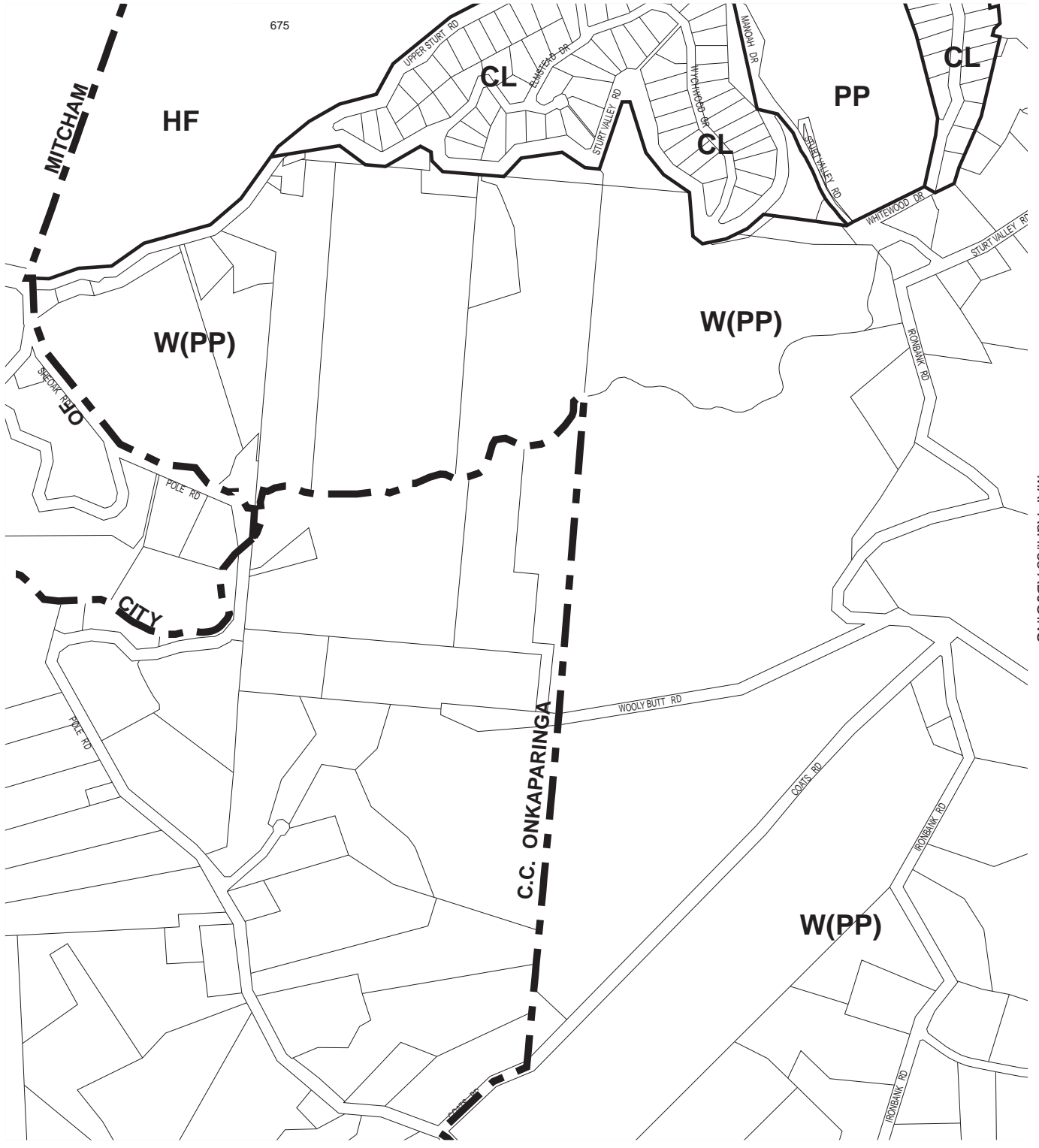


**ADELAIDE HILLS COUNCIL
ZONES
MAP AdHi/31**

MAP AdHi/26 ADJOINS

MAP AdHi/27 ADJOINS

675



NOTE: For Policy Areas See MAP AdHi/78

- CL Country Living
- HF Hills Face
- PP Public Purpose
- W(PP) Watershed (Primary Production) zone



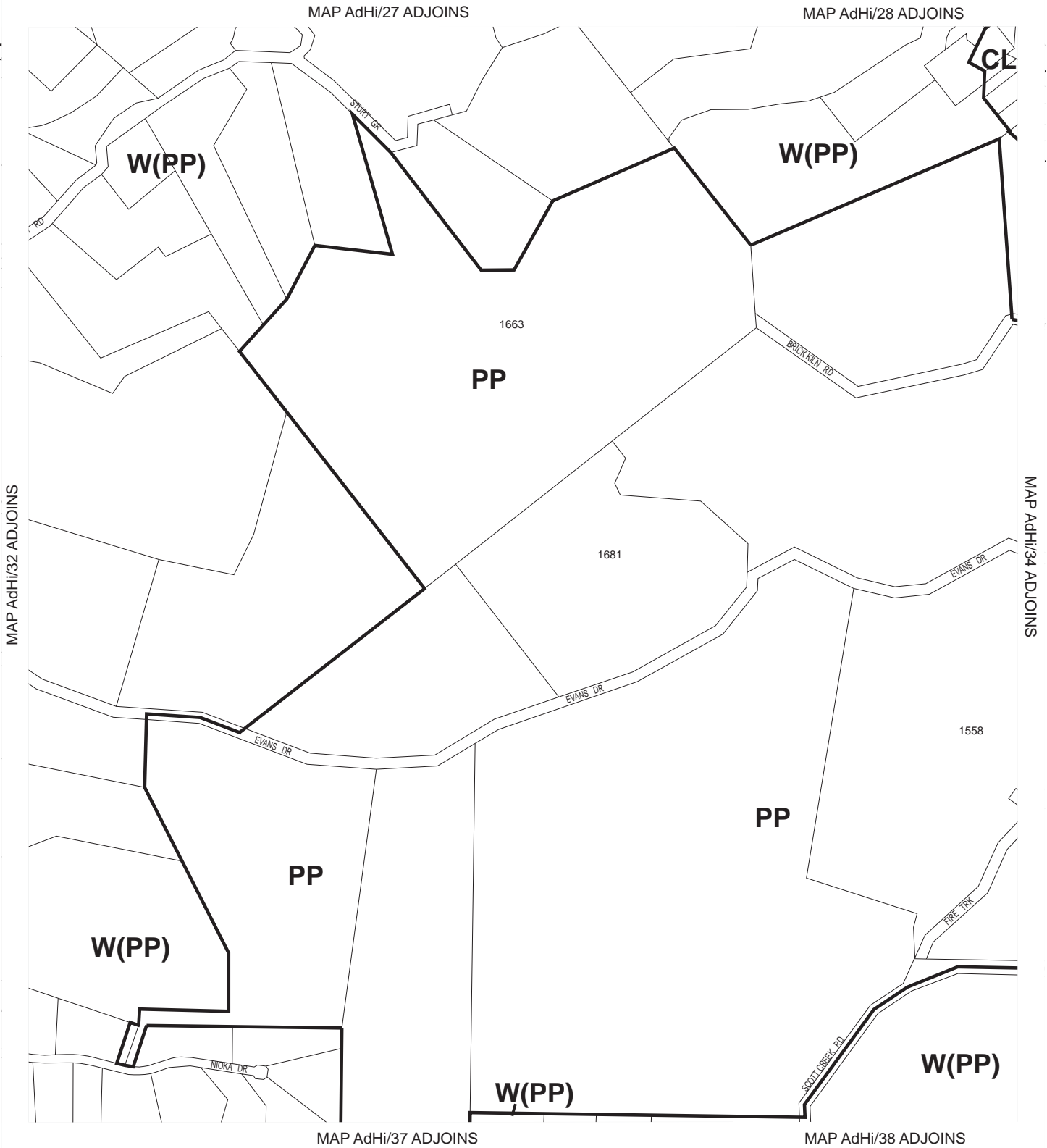
Scale 1:10000



ADELAIDE HILLS COUNCIL ZONES MAP AdHi/32

- Zone Boundary
- Development Plan Boundary

Consolidated - 8 August 2019



NOTE: For Policy Areas See MAP AdHi/79

- CL Country Living
- PP Public Purpose
- W(PP) Watershed (Primary Production) zone

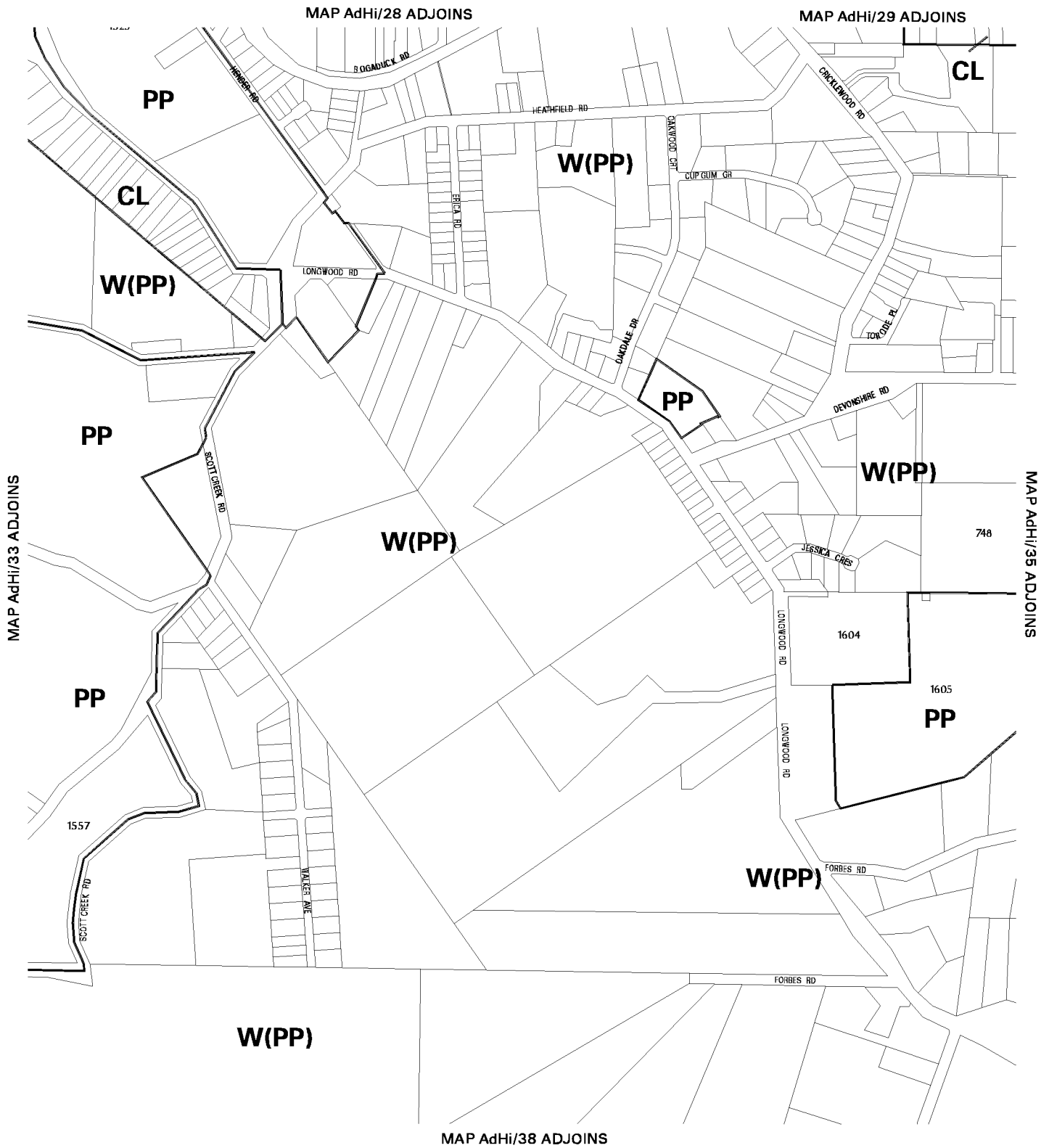


Scale 1:10000



ADELAIDE HILLS COUNCIL ZONES MAP AdHi/33

- Zone Boundary
- Development Plan Boundary



NOTE: For Policy Areas See MAP AdHi/80
CL Country Living
PP Public Purpose
W(PP) Watershed (Primary Production) zone

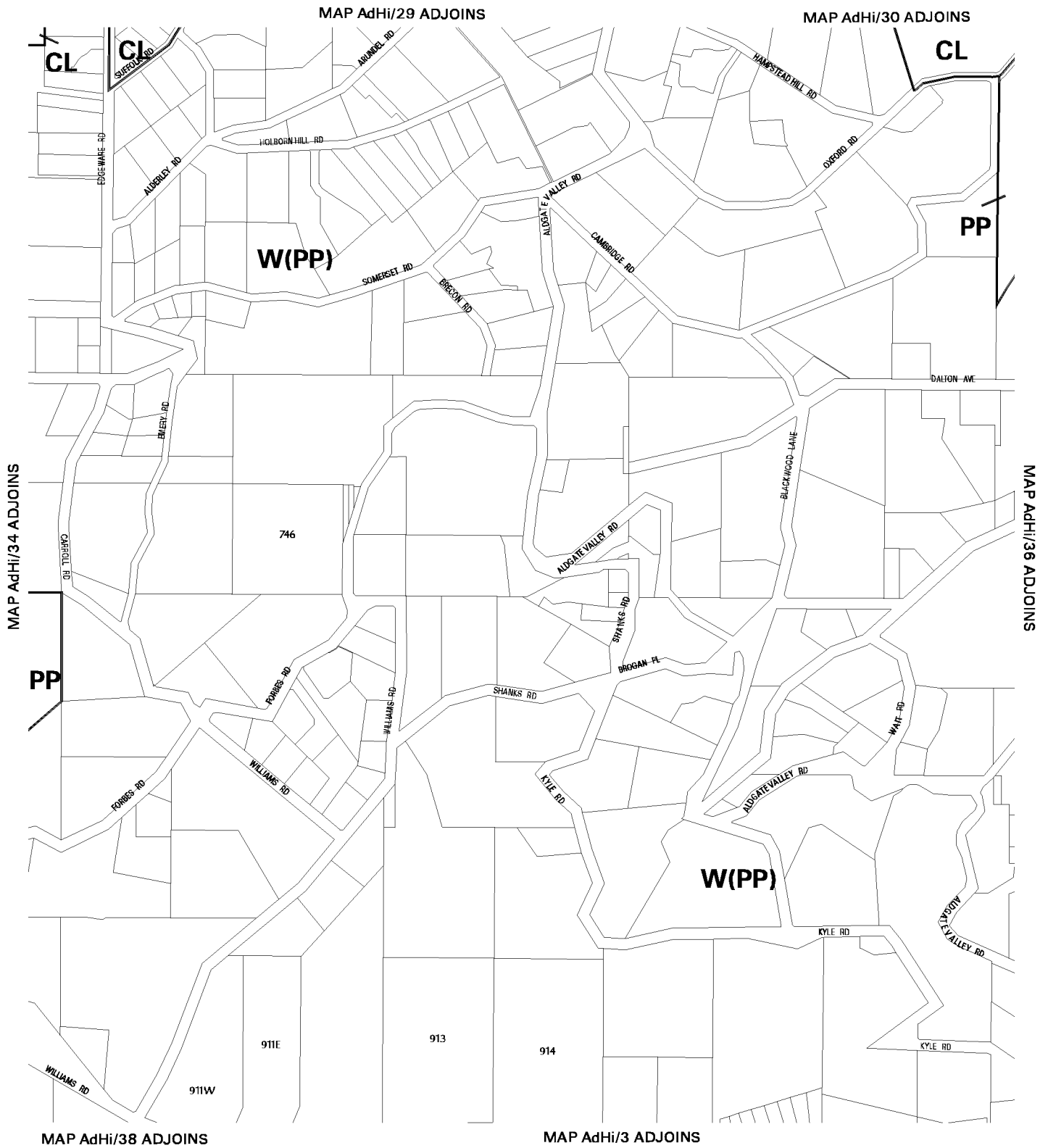


Scale 1:10000



ADELAIDE HILLS COUNCIL ZONES MAP AdHi/34

— Zone Boundary
 - - - - - Development Plan Boundary



NOTE: For Policy Areas See MAP AdHi/81
 CL Country Living
 PP Public Purpose
 W(PP) Watershed (Primary Production) zone

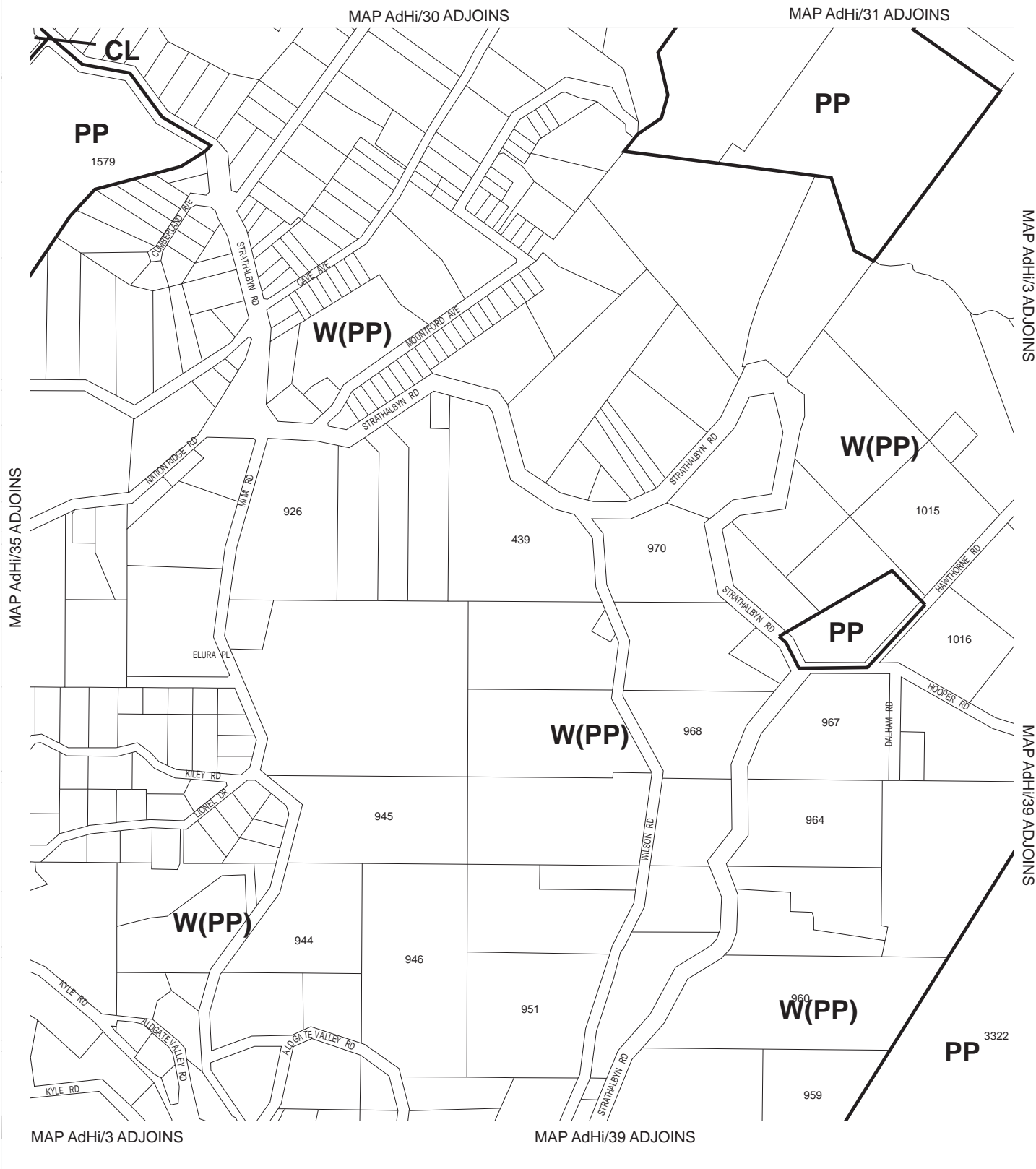


Scale 1:10000



ADELAIDE HILLS COUNCIL ZONES MAP AdHi/35

— Zone Boundary
 - - - - - Development Plan Boundary



NOTE: For Policy Areas See MAP AdHi/82
 CL Country Living
 PP Public Purpose
 W(PP) Watershed (Primary Production) zone

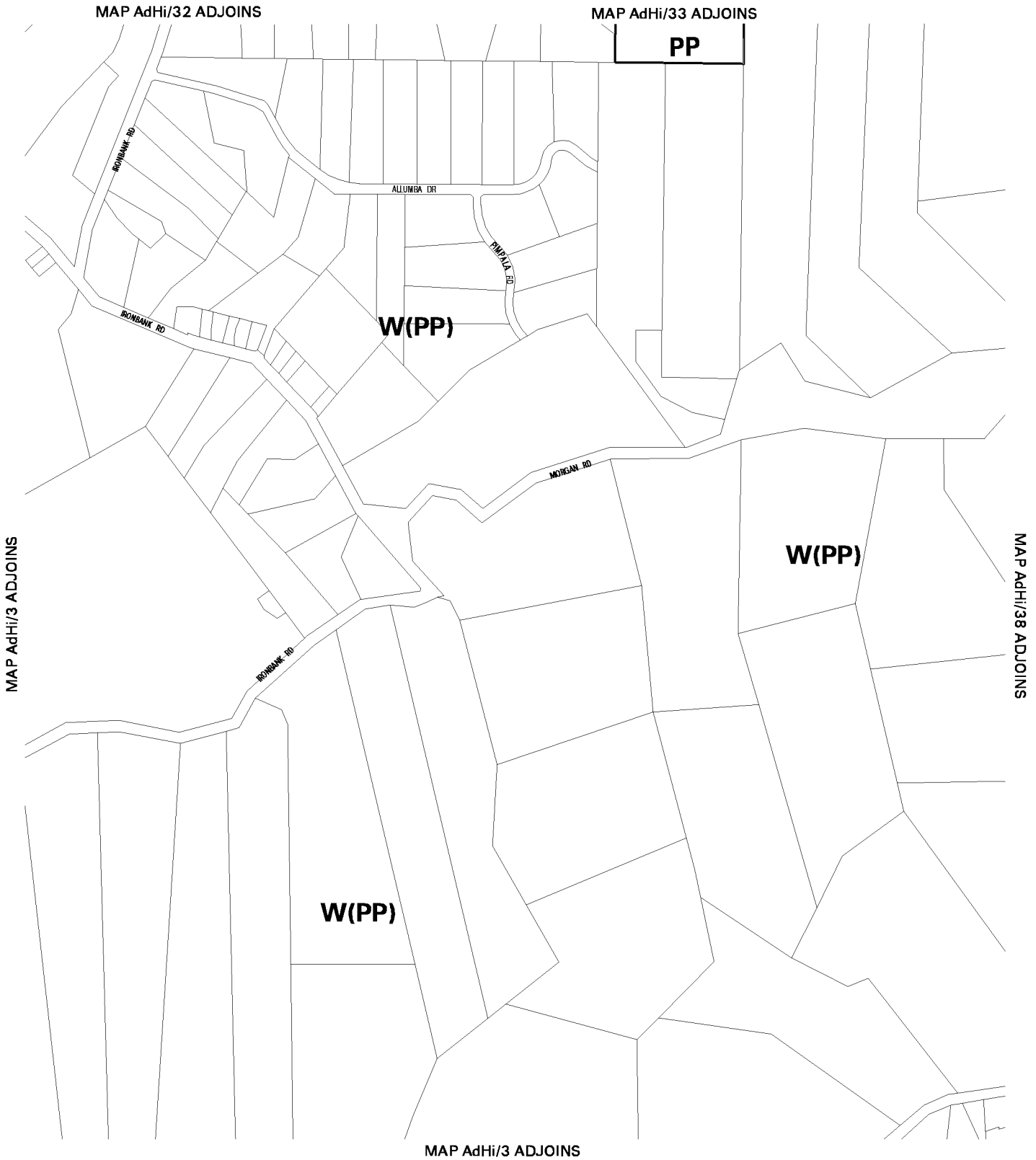


Scale 1:10000

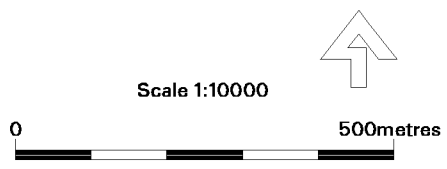


ADELAIDE HILLS COUNCIL ZONES MAP AdHi/36

— Zone Boundary
 - - - Development Plan Boundary

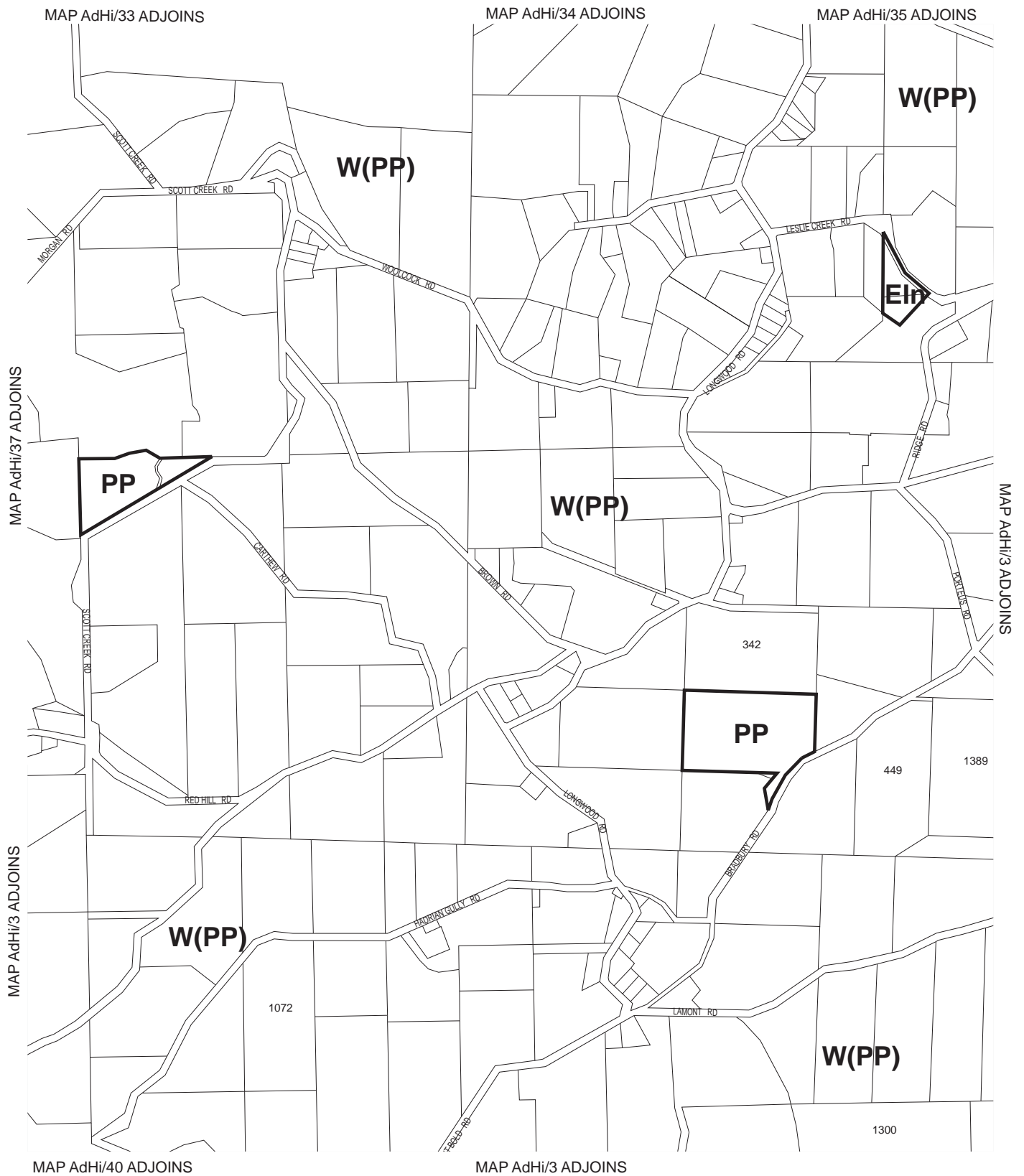


NOTE: For Policy Areas See MAP AdHi/84
PP Public Purpose
W(PP) Watershed (Primary Production) zone



— Zone Boundary
 - - - - - Development Plan Boundary

**ADELAIDE HILLS COUNCIL
 ZONES
 MAP AdHi/37**



**NOTE: For Policy Areas See MAP AdHi/85
For Precincts See MAP AdHi/98**

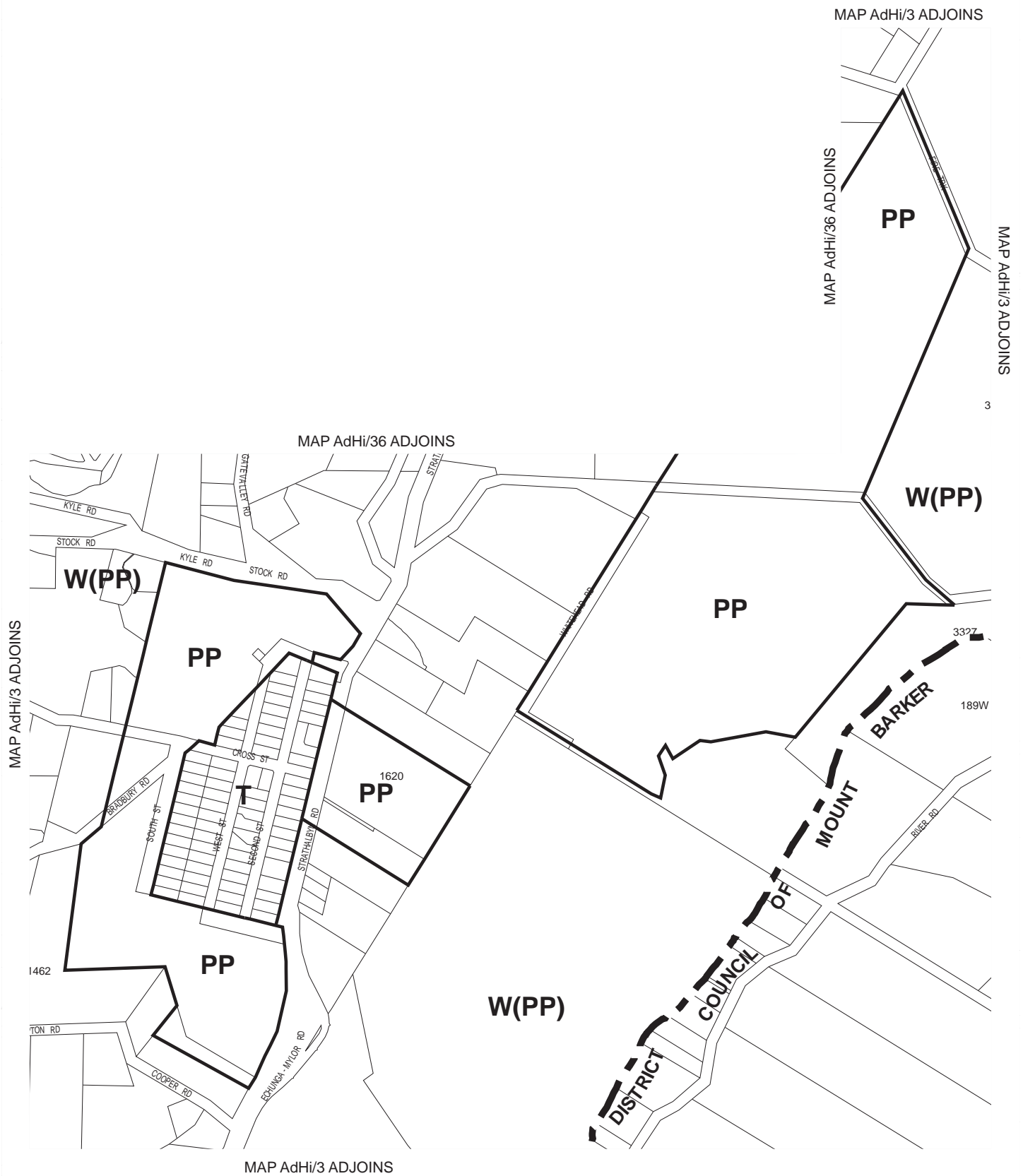
EIn Extractive Industry Zone
PP Public Purpose Zone
W(PP) Watershed (Primary Production) Zone

Scale 1:15000



ADELAIDE HILLS COUNCIL ZONES MAP AdHi/38



— Zone Boundary
 - - - Development Plan Boundary



MYLOR

NOTE: For Policy Areas See MAP AdHi/87

- PP Public Purpose Zone
- T Township Zone
- W(PP) Watershed (Primary Production) Zone

-  Zone Boundary
-  Development Plan Boundary

Scale 1:10000

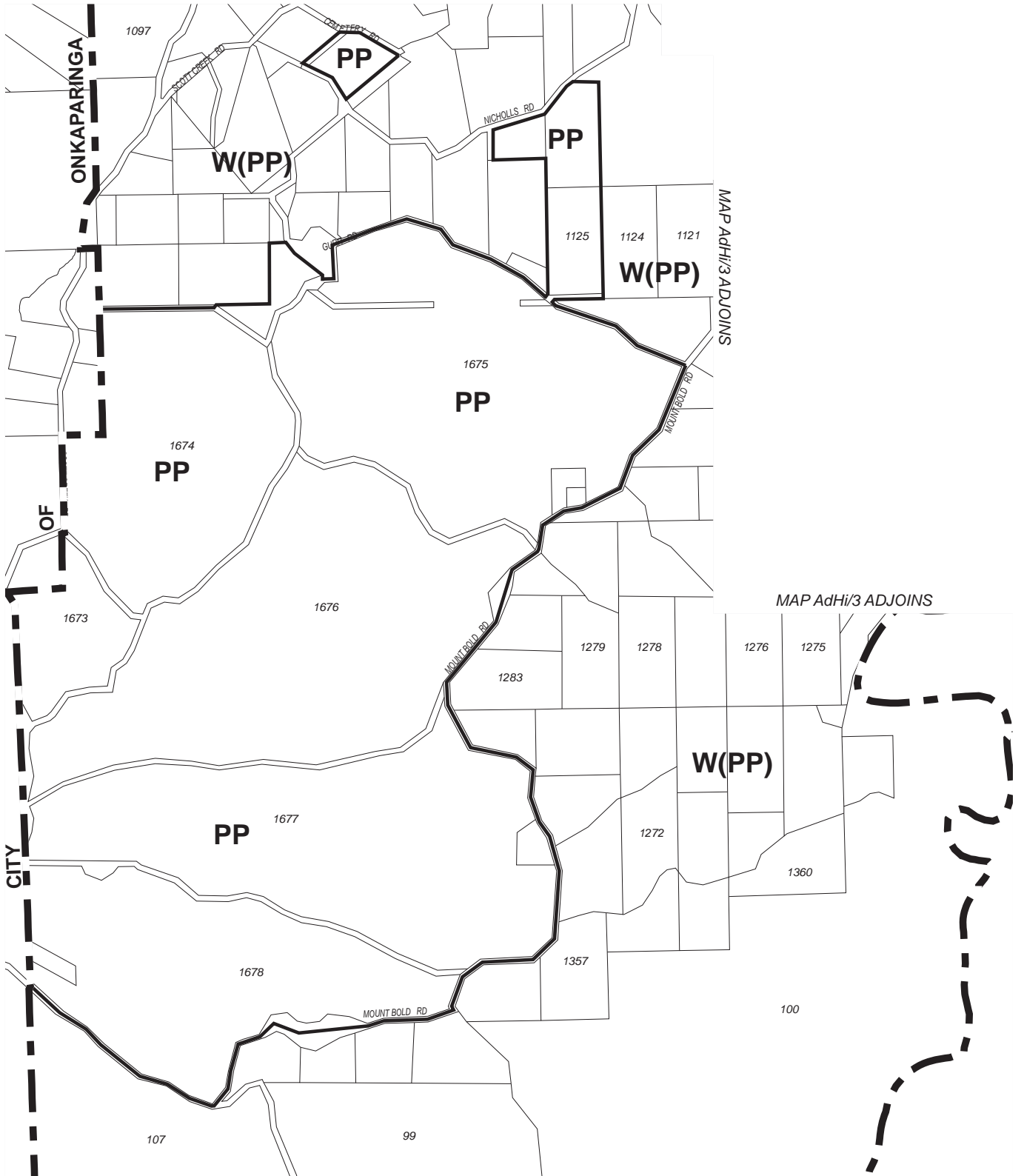


**ADELAIDE HILLS COUNCIL
ZONES**

MAP AdHi/39

Consolidated - 8 August 2019

MAP AdHi/3 ADJOINS



NOTE: For Policy Areas See MAP AdHi/88

PP Public Purpose
 W(PP) Watershed (Primary Production) zone

Scale 1:20000

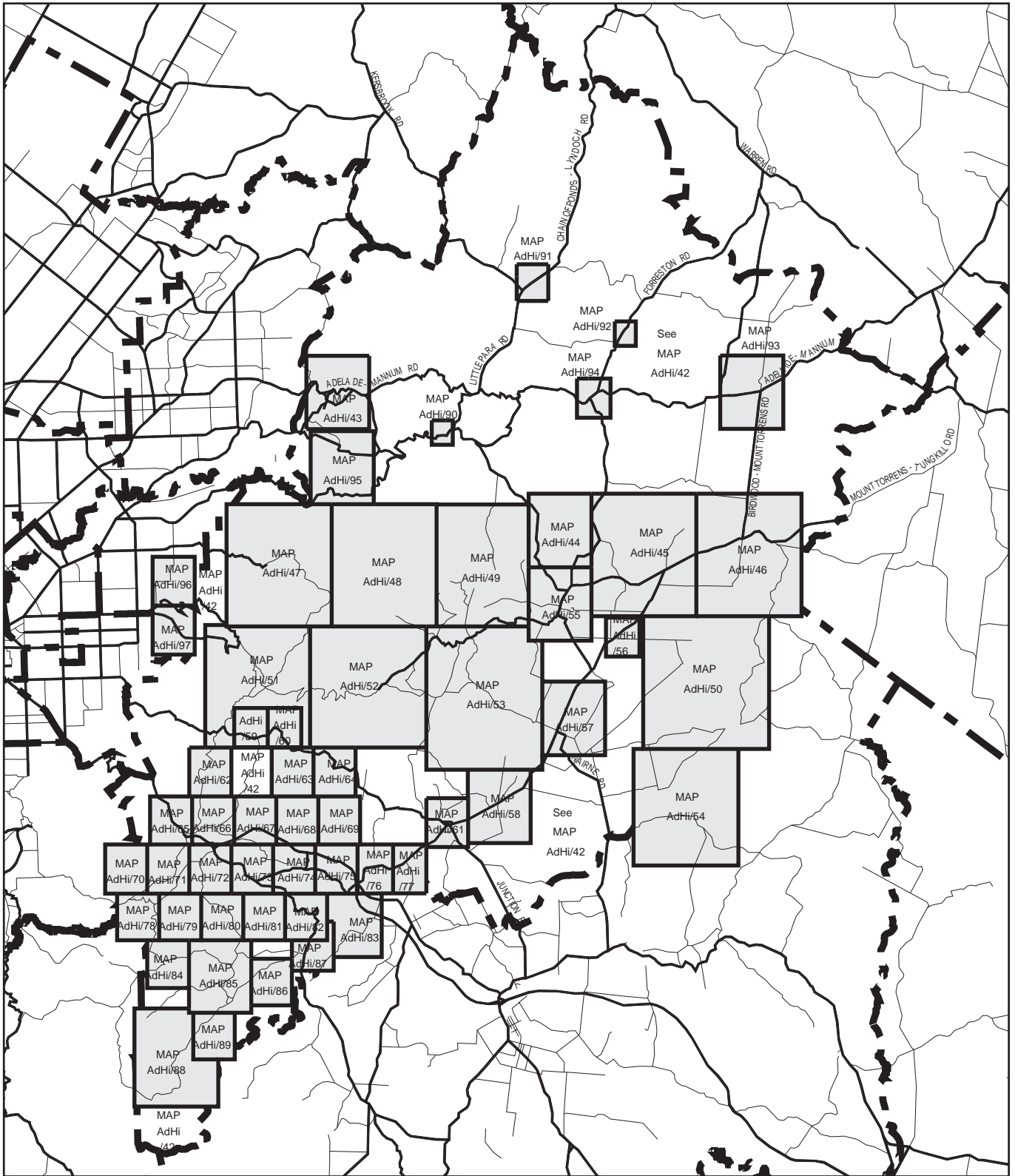


ADELAIDE HILLS COUNCIL ZONES

MAP AdHi/40

Consolidated - 8 August 2019

— Zone Boundary
 - - - Development Plan Boundary



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps AdHi/3 to AdHi/99 inclusive shall be read as conforming in all respects (as the case may require) to the sectional or subdivisional 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 boundaries are shown or otherwise as indicated.



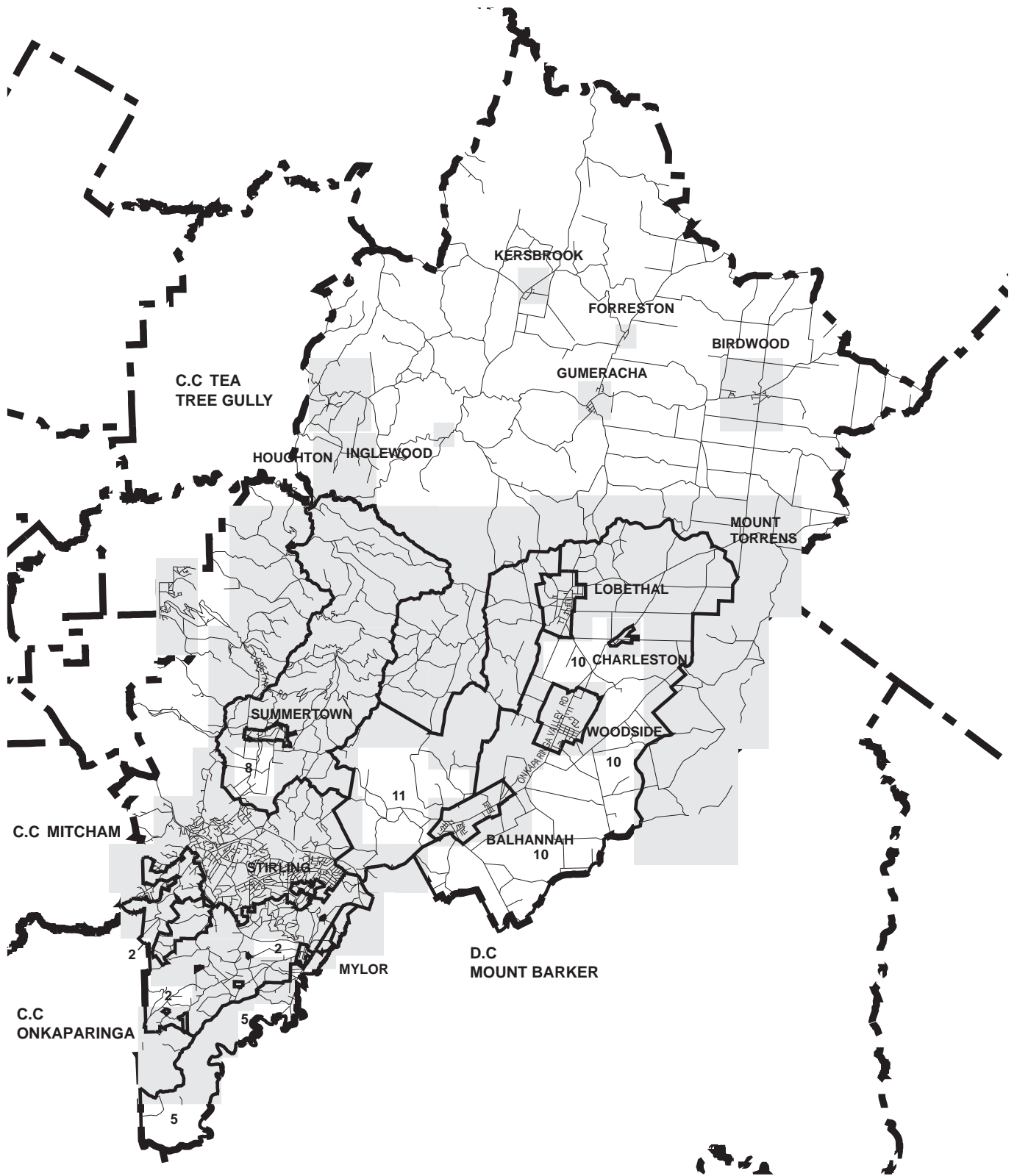
Scale 1:240000



ADELAIDE HILLS COUNCIL INDEX TO POLICY AREAS MAP AdHi/41

— — — — — Development Plan Boundary

Consolidated - 8 August 2019



- 2 Rural Landscape
- 5 Watershed Protection
- 8 Water Protection (Marble Hill)
- 10 Onkaparinga Valley
- 11 Onkaparinga Slopes

Scale 1:240000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/42

Policy Area Boundary
 Development Plan Boundary

Consolidated - 8 August 2019

MAP AdHi/42 ADJOINS

557

MAP AdHi/42 ADJOINS

MAP AdHi/42 ADJOINS

C.C. TEA TREE GULLY

8

8

8

451

MAP AdHi/47 ADJOINS

MAP AdHi/48 ADJOINS

NOTE: For Zones See MAP AdHi/3
8 Water Protection (Marble Hill)



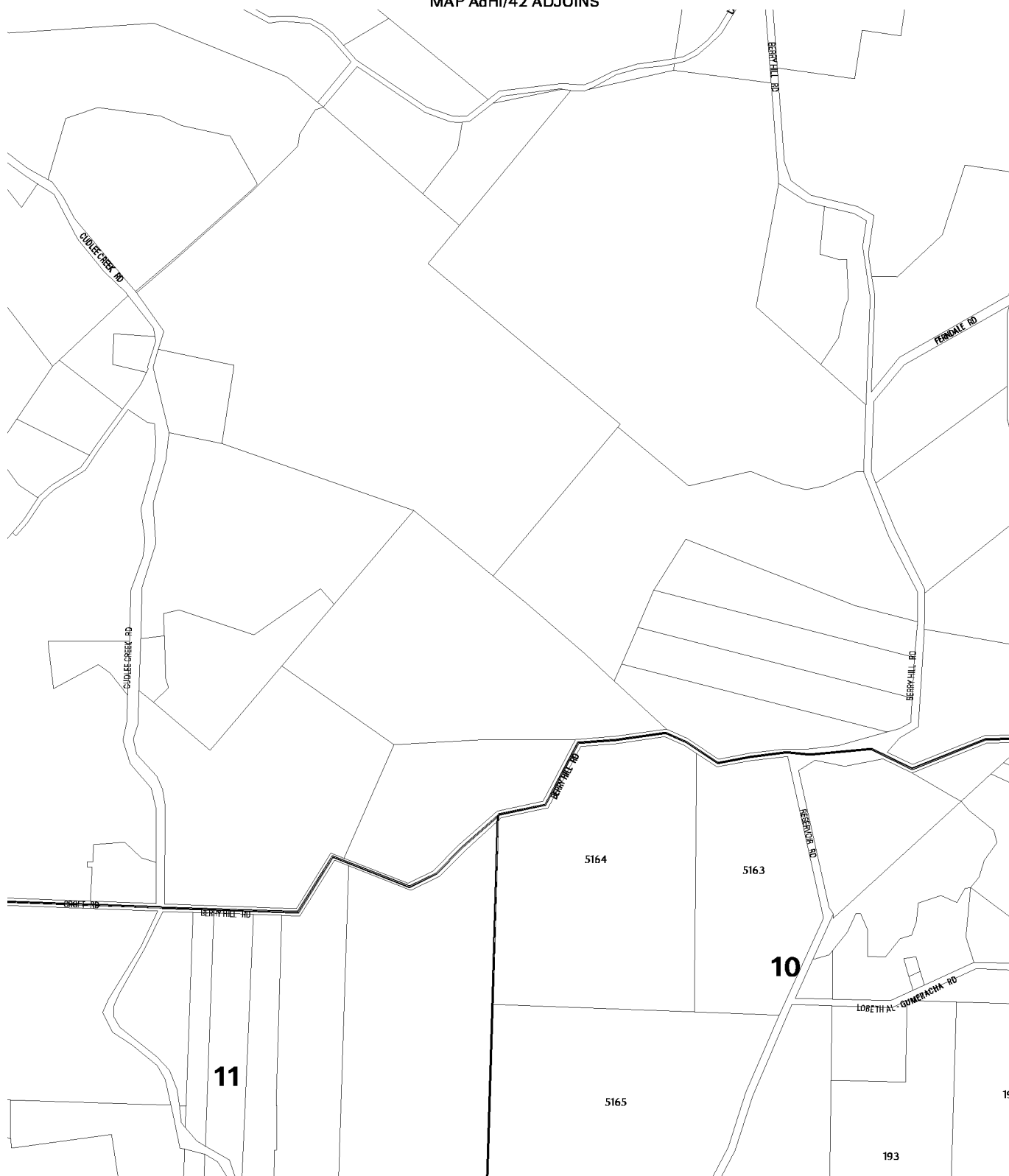
Scale 1:15000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/43

-  Policy Area Boundary
-  Development Plan Boundary

Consolidated - 8 August 2019



NOTE: For Zones See MAP AdHi/3

- 10 Onkaparinga Valley
- 11 Onkaparinga Slopes



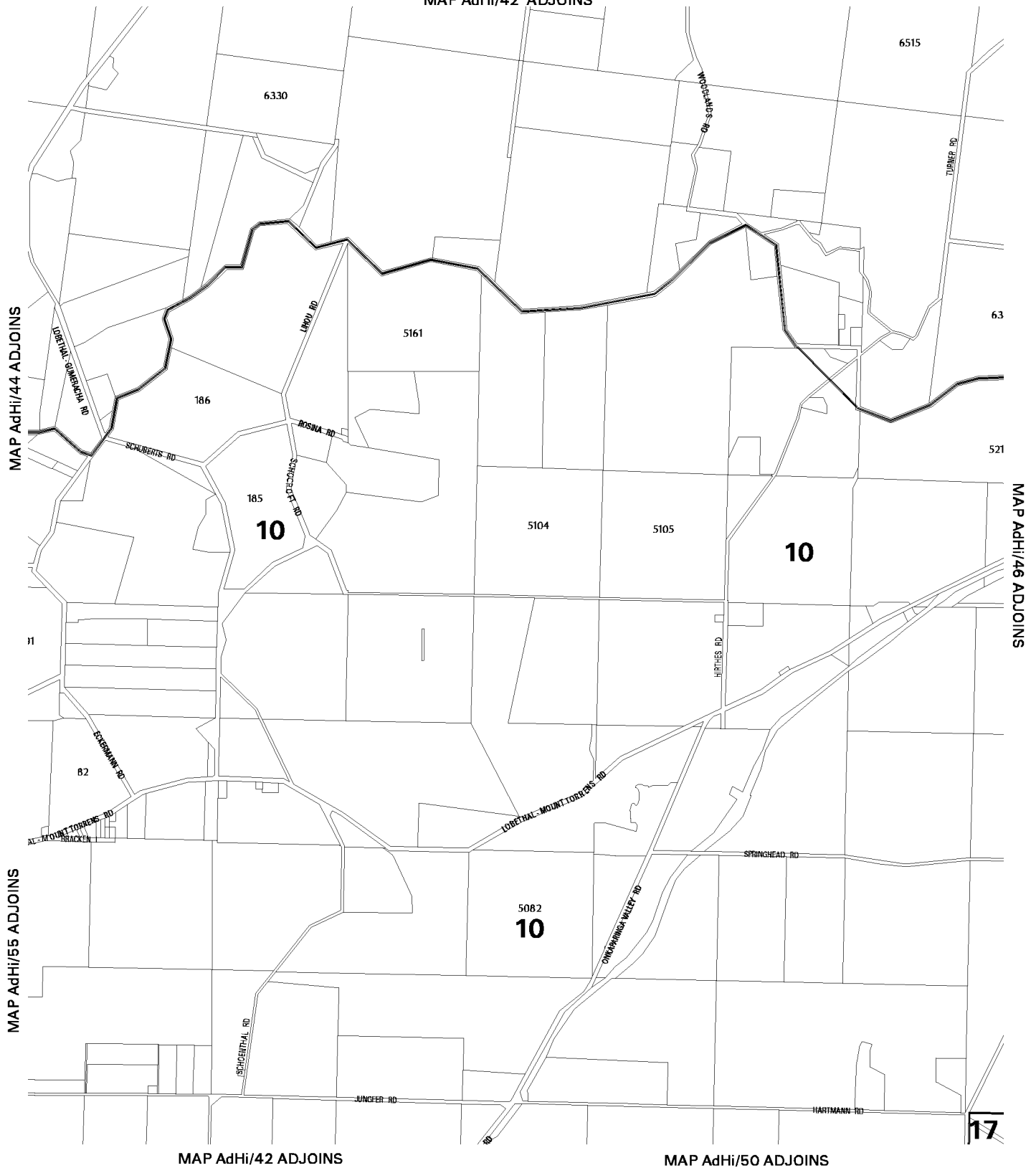
Scale 1:15000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/44

- Policy Area Boundary
- Development Plan Boundary

MAP AdHi/42 ADJOINS



NOTE: For Zones See MAP AdHi/3
 10 Onkaparinga Valley
 17 Onkaparinga Springs

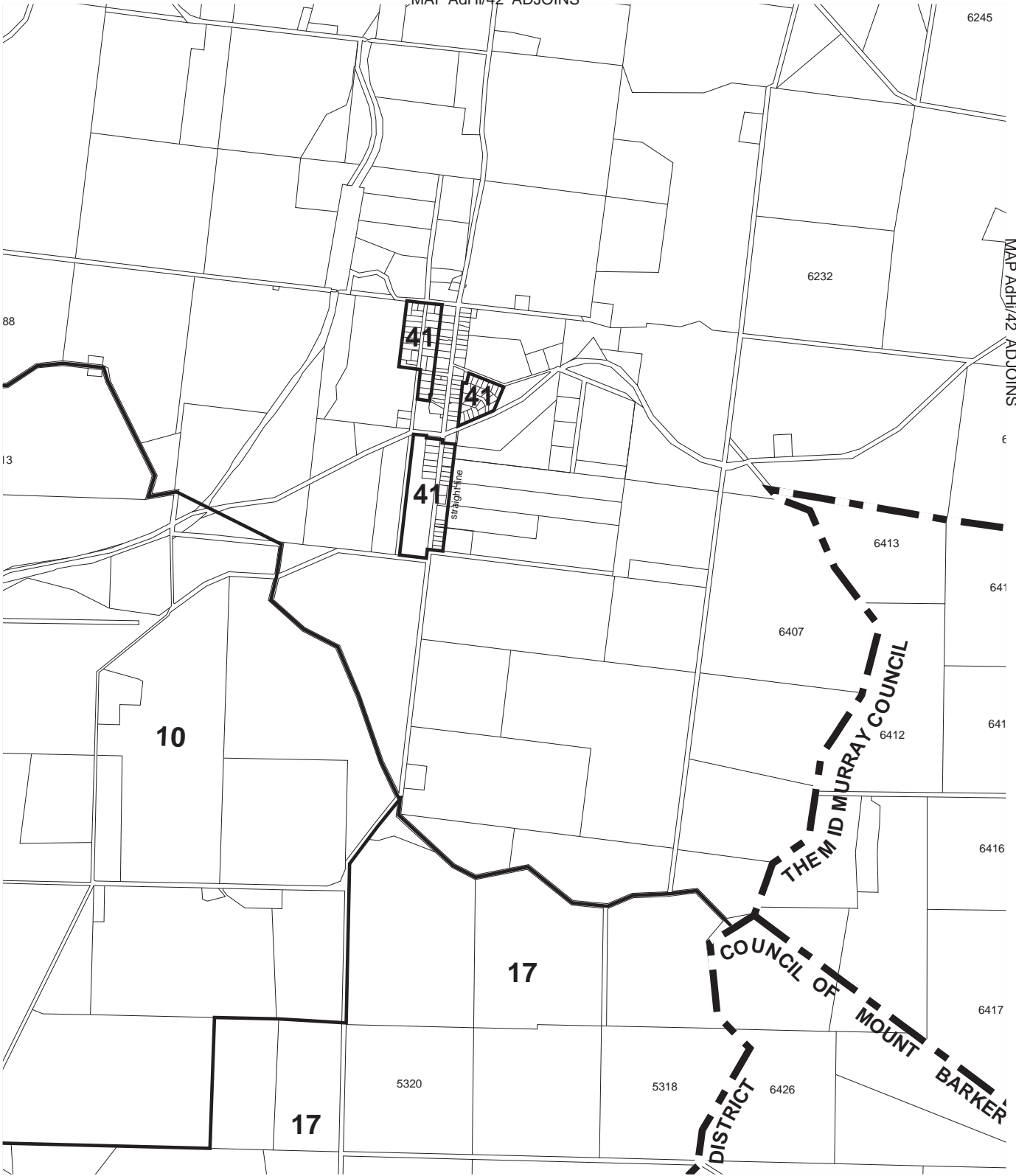


Scale 1:25000



**ADELAIDE HILLS COUNCIL
 POLICY AREAS
 MAP AdHi/45**

-  Policy Area Boundary
-  Development Plan Boundary



NOTE: For Zones See MAP AdHi/10

- 10 Onkaparinga Valley
- 17 Onkaparinga Springs
- 41 Township (Mount Torrens)

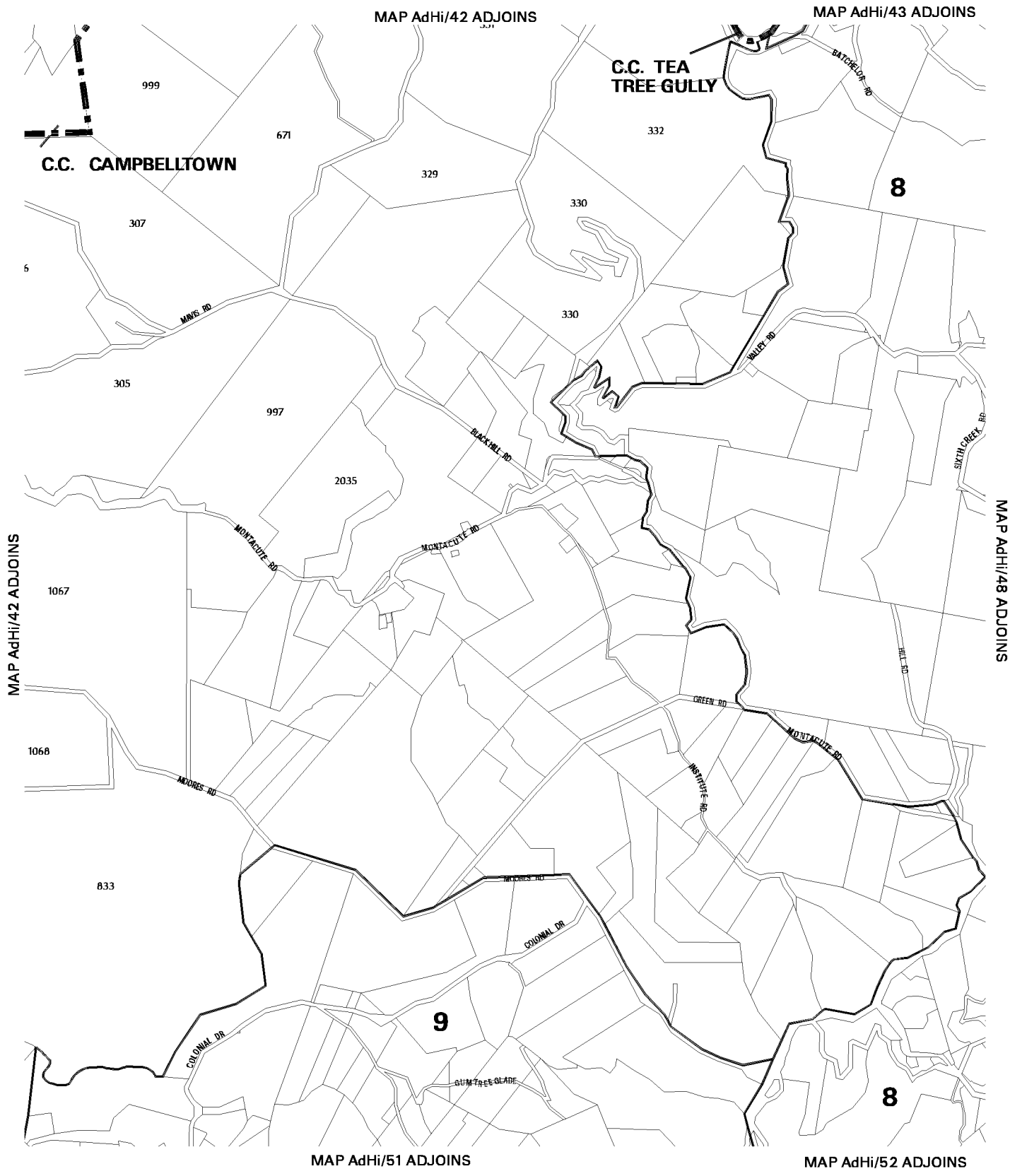


Scale 1:25000

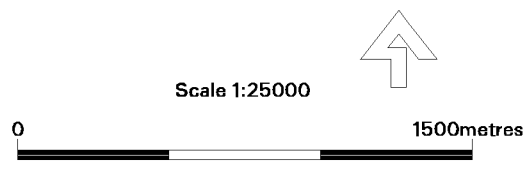


ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/46

- Policy Area Boundary
- Development Plan Boundary



NOTE: For Zones See MAP AdHi/9
8 Water Protection (Marble Hill)
9 Rural (Norton Summit)



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/47

———— Policy Area Boundary
 - - - - - Development Plan Boundary

MAP AdHi/43 ADJOINS

MAP AdHi/42 ADJOINS

MAP AdHi/47 ADJOINS

MAP AdHi/49 ADJOINS

MAP AdHi/52 ADJOINS

NOTE: For Zones See MAP AdHi/3

13	Lenswood
8	Water Protection (Marble Hill)



Scale 1:25000

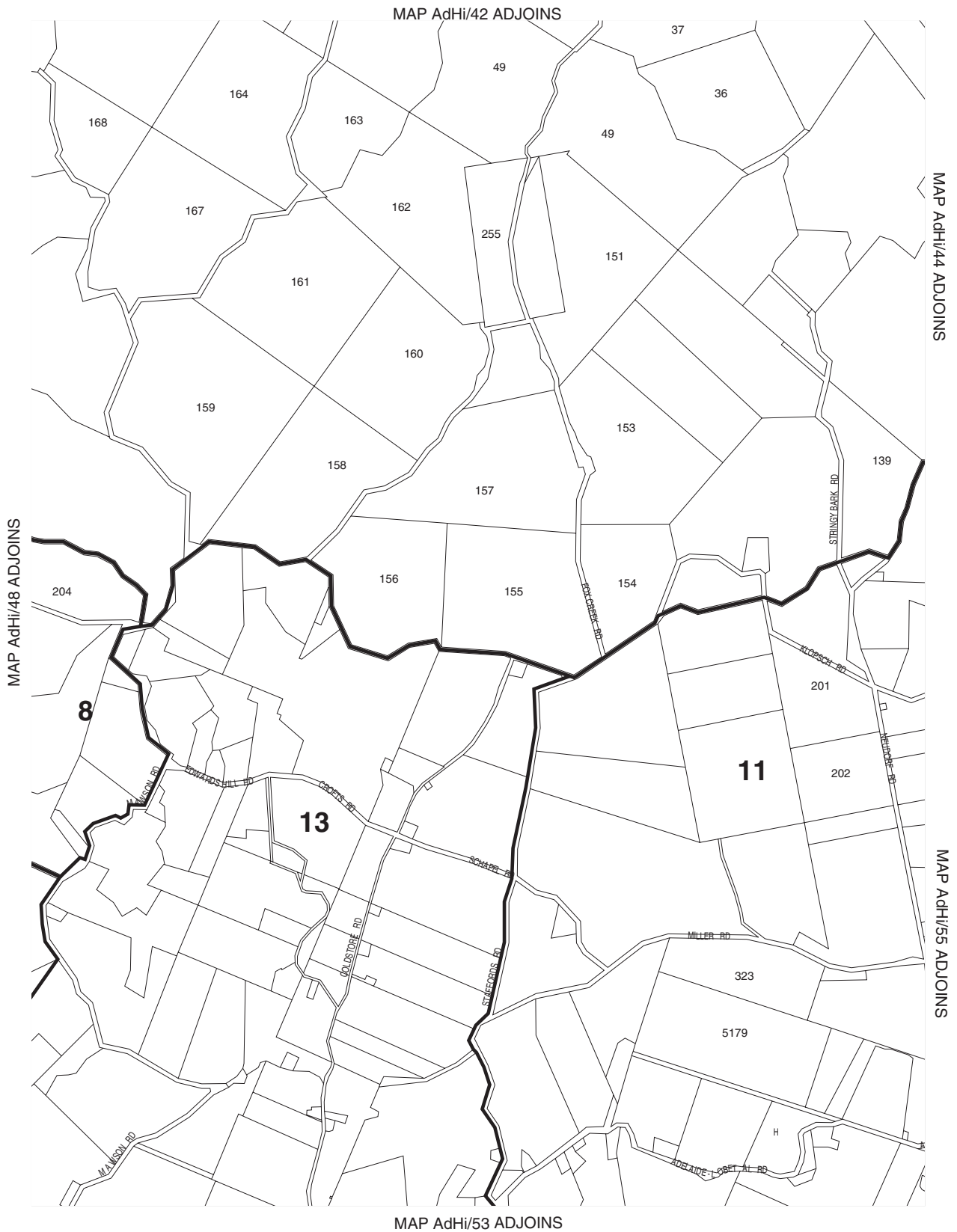


ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/48

	Policy Area Boundary
	Development Plan Boundary

Consolidated - 8 August 2019





NOTE: For Zones See MAP AdHi/3

- 11 Onkaparinga Slopes
- 13 Lenswood
- 8 Water Protection (Marble Hill)

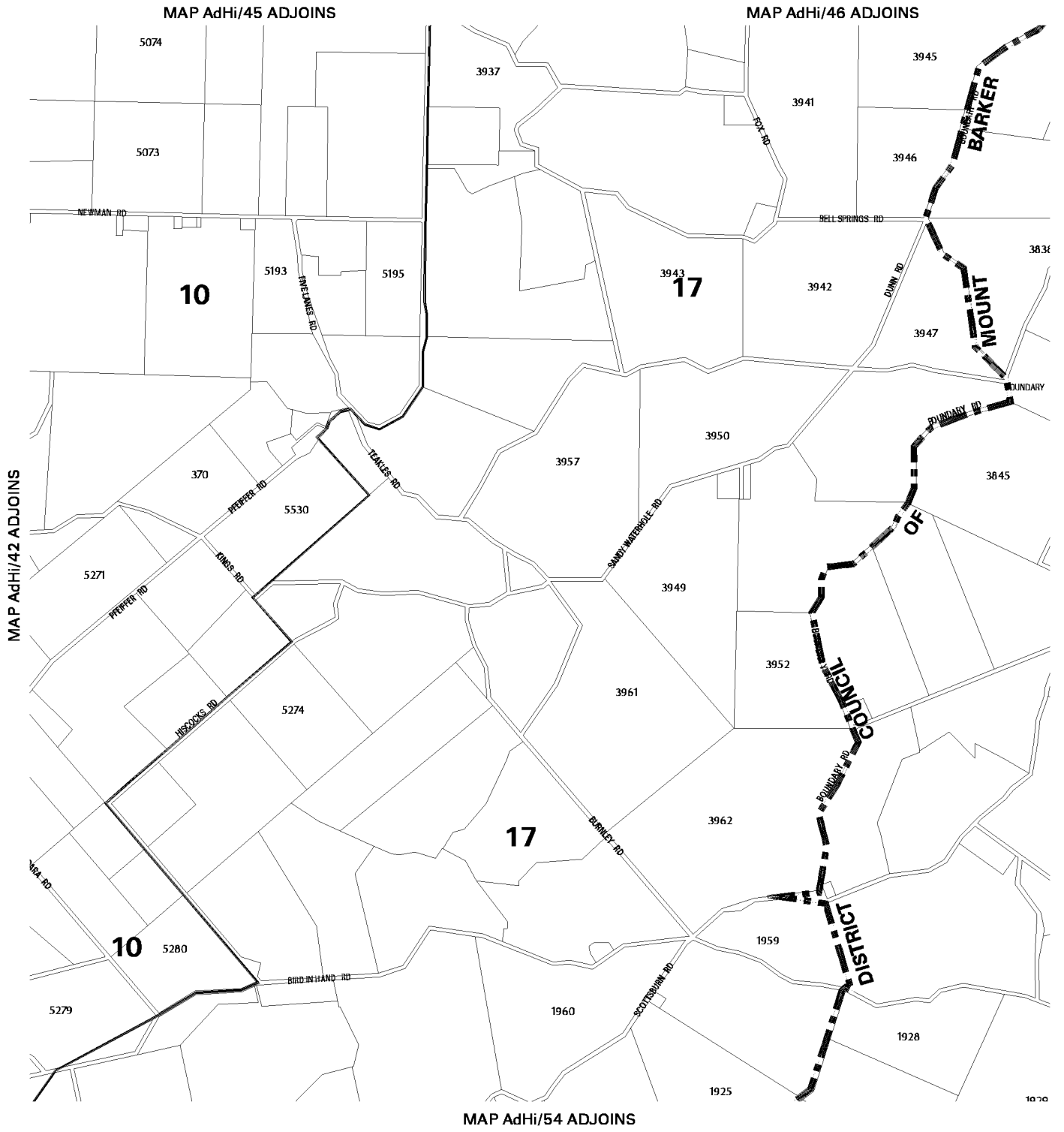


Scale 1:25000

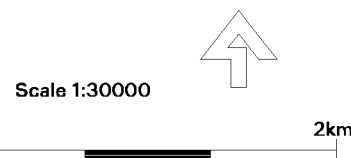


ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/49

- Policy Area Boundary
- Development Plan Boundary

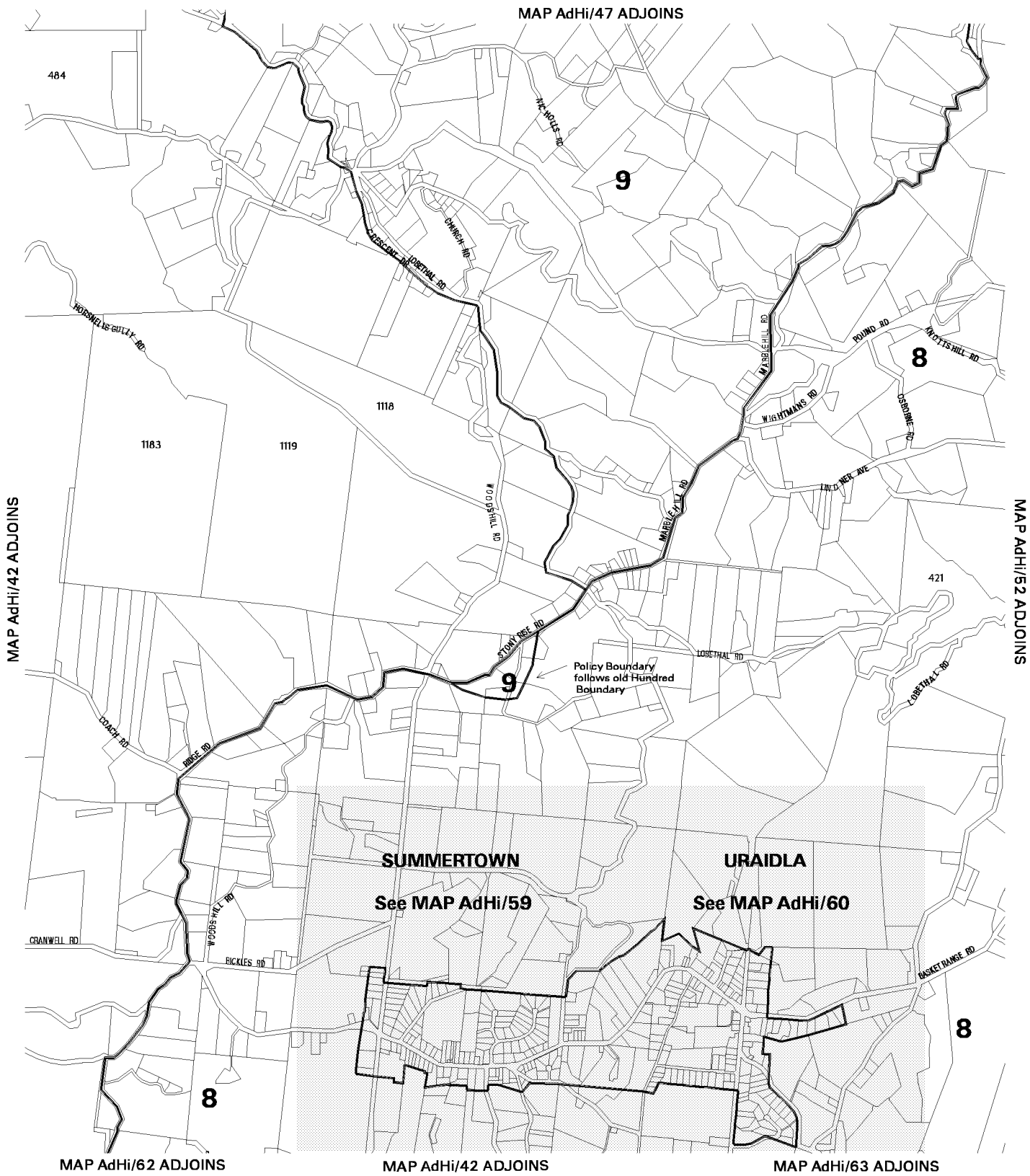


NOTE: For Zones See MAP AdHi/3
 10 Onkaparinga Valley
 17 Onkaparinga Springs

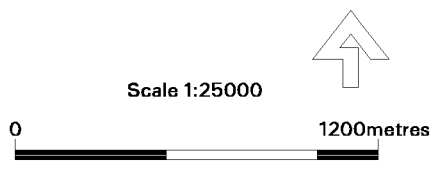


———— Policy Area Boundary
 - - - - - Development Plan Boundary

ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/50



NOTE: For Zones See MAP AdHi/15
 8 Water Protection (Marble Hill)
 9 Rural (Norton Summit)

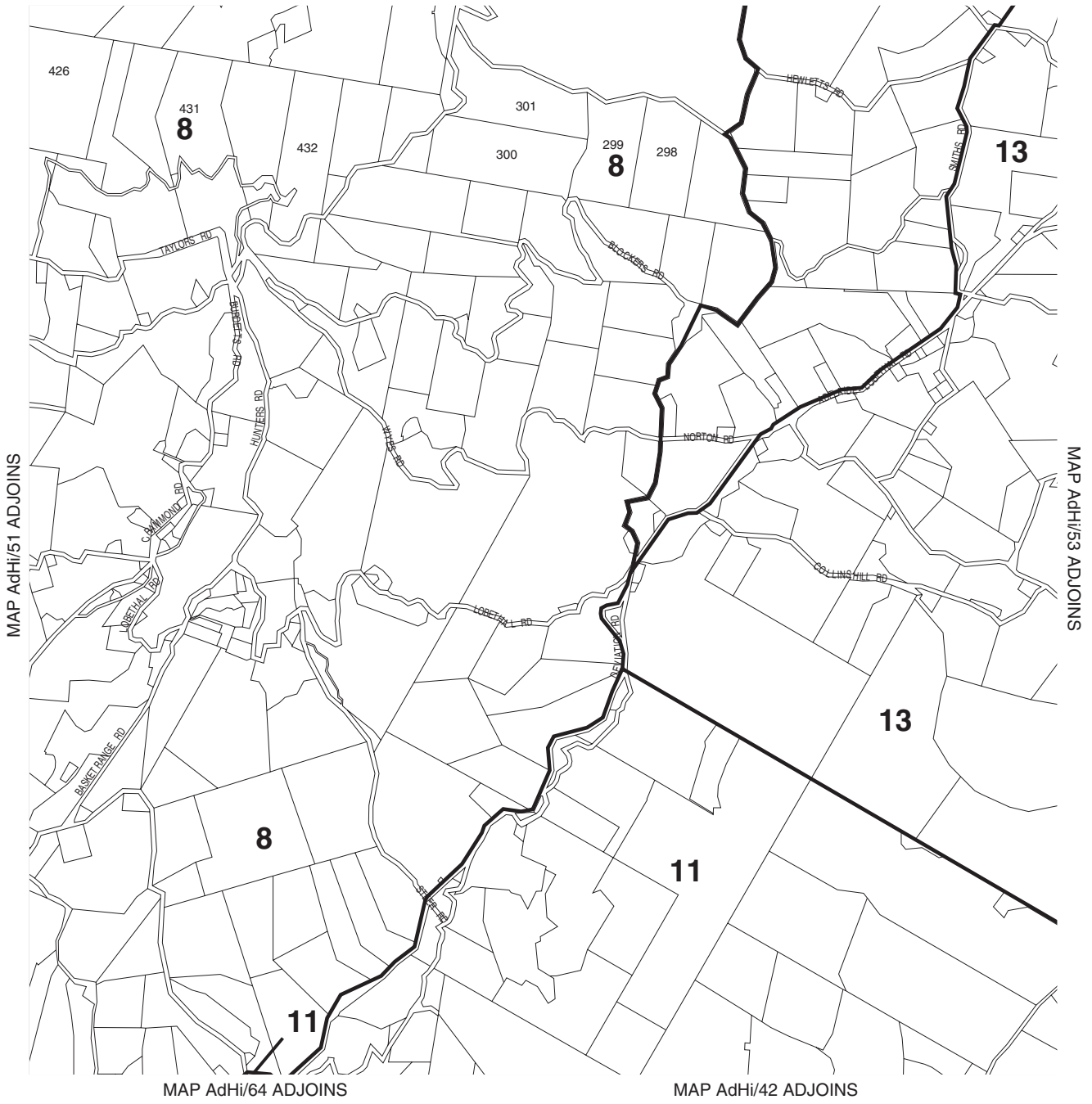


ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/51

———— Policy Area Boundary
 - - - - - Development Plan Boundary

MAP AdHi/47 ADJOINS

MAP AdHi/48 ADJOINS



NOTE: For Zones See MAP AdHi/3
 11 Onkaparinga Slopes
 13 Lenswood
 8 Water Protection (Marble Hill)

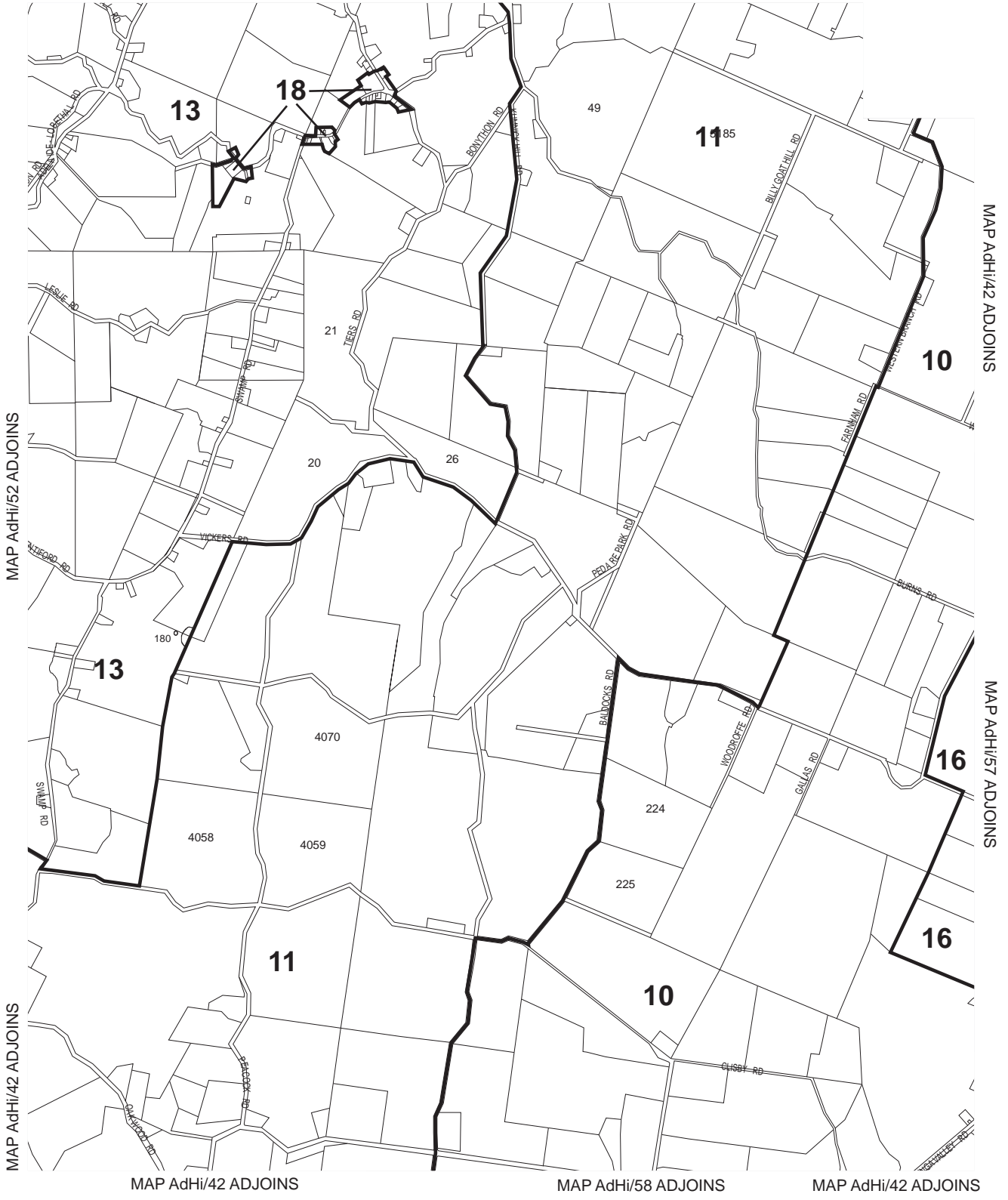


Scale 1:30000



**ADELAIDE HILLS COUNCIL
 POLICY AREAS
 MAP AdHi/52**

———— Policy Area Boundary
 - - - - - Development Plan Boundary



LENSWOOD

NOTE: For Zones See MAP AdHi/3

- 10 Onkaparinga Valley
- 11 Onkaparinga Slopes
- 13 Lenswood
- 16 Woodside (Rural Surrounds)
- 18 Settlement (Lenswood)

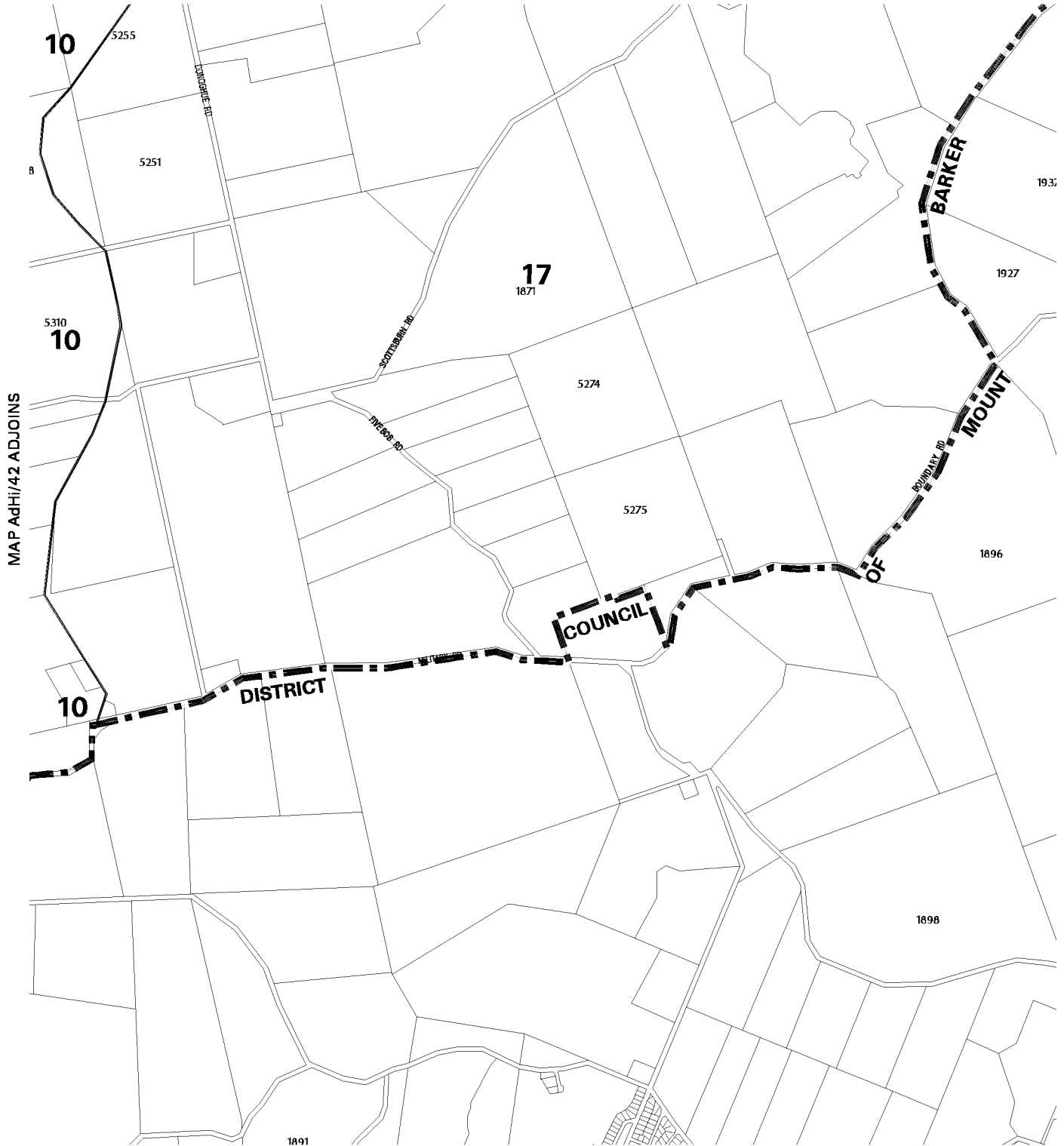


Scale 1:30000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/53**

- Policy Area Boundary
- Development Plan Boundary



NOTE: For Zones See MAP AdHi/3

- 10 Onkaparinga Valley
- 17 Onkaparinga Springs

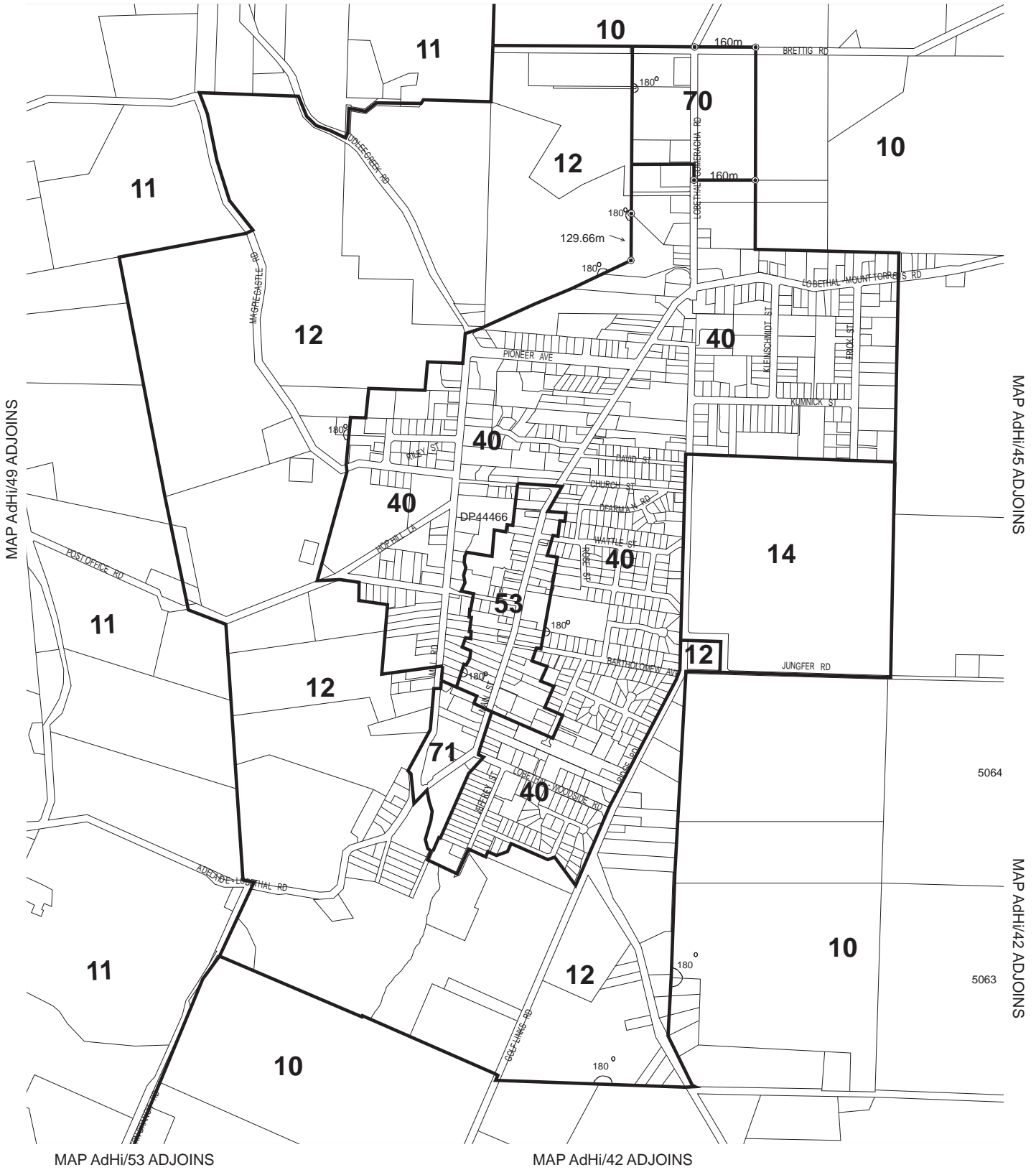


Scale 1:25000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/54

-  Policy Area Boundary
-  Development Plan Boundary



LOBETHAL

NOTE: For Zones See MAP AdHi/12

- 10 Onkaparinga Valley
- 11 Onkaparinga Slopes
- 12 Lobethal Rural Surrounds
- 14 Lobethal Abattoir
- 40 Township (Lobethal)
- 53 Town Centre (Lobethal)
- 70 Light Industry (Lobethal North)
- 71 Light Industry (Woollen Mills)

———— Policy Area Boundary



Scale 1:15000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/55**

MAP AdHi/42 ADJOINS

MAP AdHi/42 ADJOINS



CHARLESTON

NOTE: For Zones See MAP AdHi/14

- 10 Onkaparinga Valley
- 35 Township (Charleston)

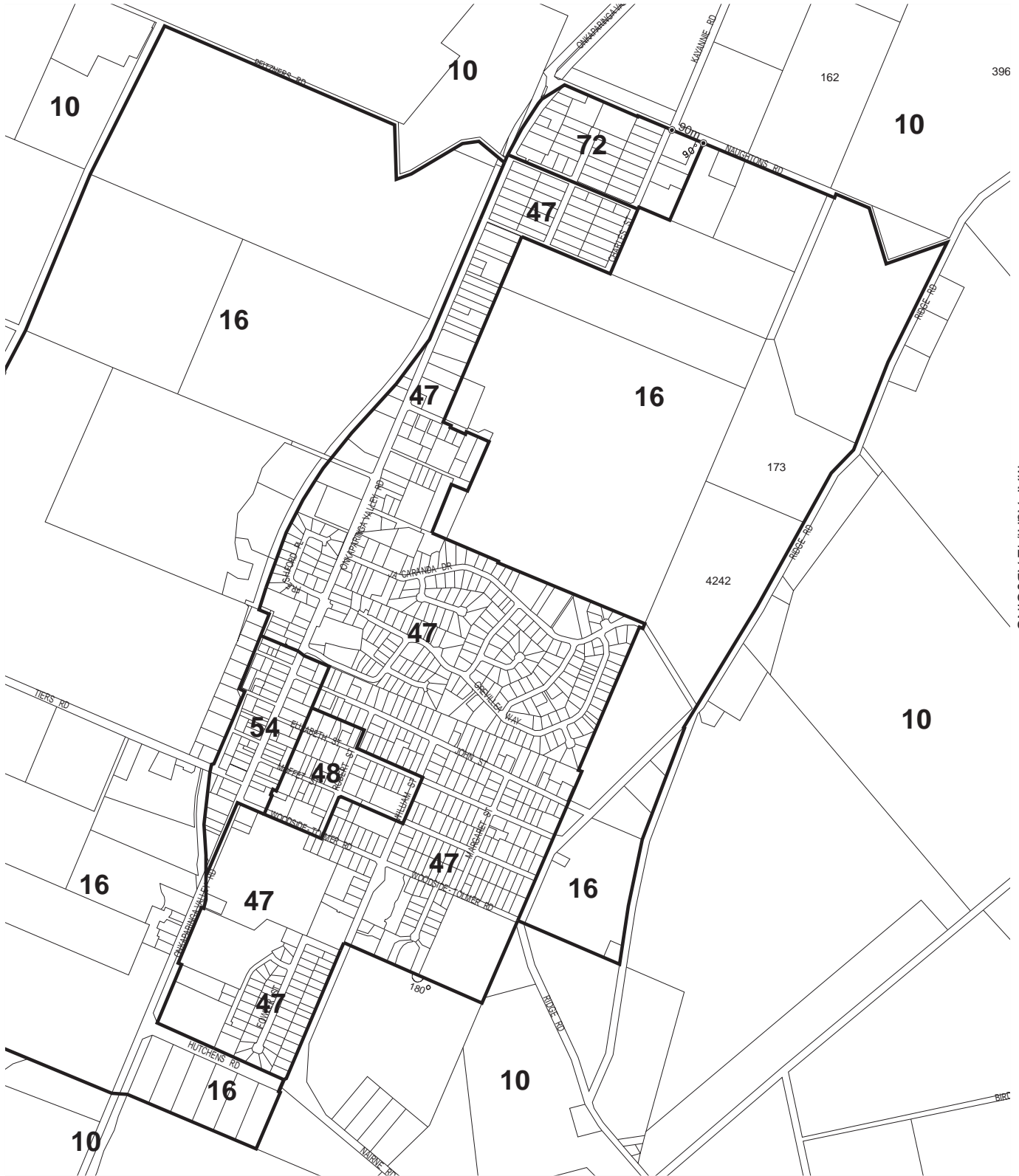


Scale 1:8000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/56**

- Policy Area Boundary
- Development Plan Boundary



WOODSIDE

NOTE: For Zones See MAP AdHi/18

For Precincts See MAP AdHi/98

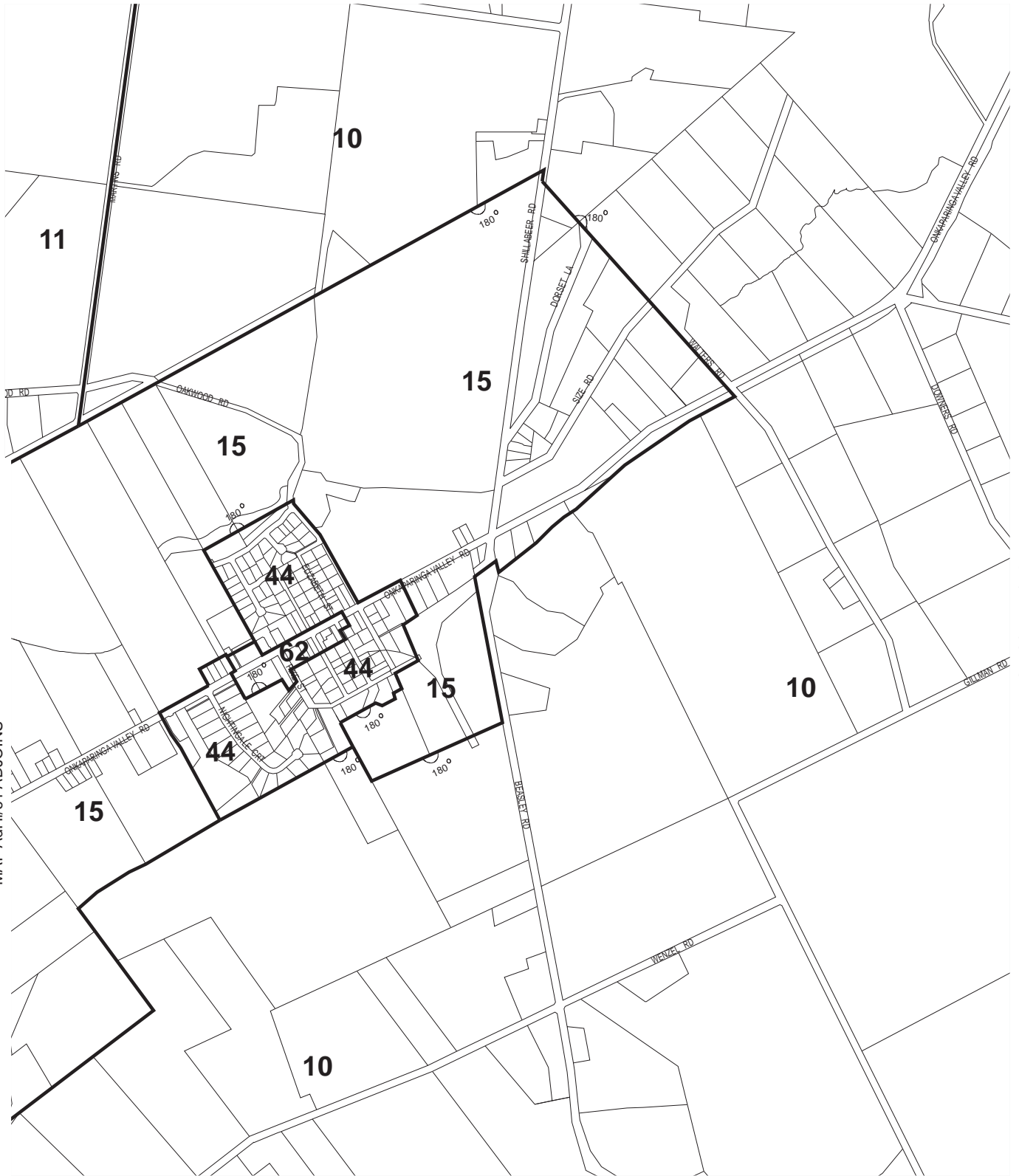
- 10 Onkaparinga Valley
- 16 Woodside (Rural Surrounds)
- 47 Township (Woodside)
- 48 Township (Woodside Historic)
- 54 Town Centre (Woodside)
- 72 Light Industry (Woodside)

-  Policy Area Boundary
-  Development Plan Boundary

Scale 1:15000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/57**



OAKBANK

NOTE: For Zones See MAP AdHi/19

- 10 Onkaparinga Valley
- 11 Onkaparinga Slopes
- 15 Balhannah/Oakbank (Rural Surrounds)
- 44 Township (Oakbank)
- 62 Local Centre (Oakbank)



Scale 1:15000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/58**

- Policy Area Boundary
- Development Plan Boundary



SUMMERTOWN - URAIDLA
NOTE: For Zones See MAP AdHi/16

- 6 Rural Landscape (Summertown and Uraidla)
- 7 Rural Buffer (Summertown and Uraidla)
- 8 Water Protection (Marble Hill)
- 45 Township (Summertown)



Scale 1:8000



ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/59

- Policy Area Boundary
- Development Plan Boundary



SUMMERTOWN - URAIDLA

NOTE: For Zones See MAP AdHi/17

- 7** Rural Buffer (Summertown and Uraidla)
- 8** Water Protection (Marble Hill)
- 46** Township (Uraidla)
- 63** Local Centre (Uraidla)

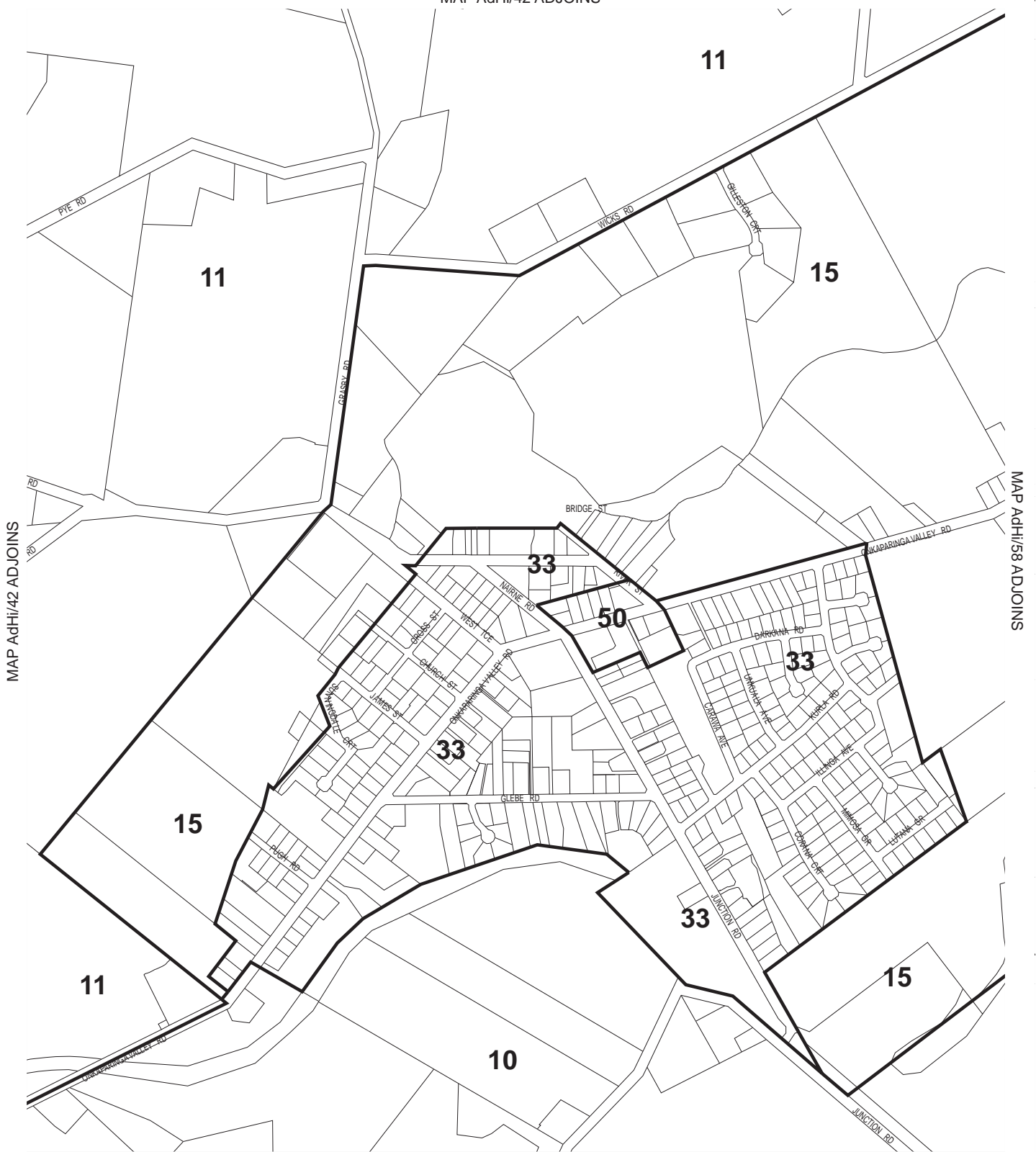


Scale 1:8000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/60**

- Policy Area Boundary
- Development Plan Boundary



MAP AdHi/42 ADJOINS

BALHANNAH

NOTE: For Zones See MAP AdHi/20

- 10 Onkaparinga Valley
- 11 Onkaparinga Slopes
- 15 Balhannah/Oakbank (Rural Surrounds)
- 33 Township (Balhannah)
- 50 Town Centre (Balhannah)



Scale 1:10000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/61**

- Policy Area Boundary
- Development Plan Boundary



NOTE: For Zones See MAP AdHi/21

- 1 Conservation
- 2 Rural Landscape
- 8 Water Protection (Marble Hill)
- 67 Public Purpose (Public Lands)



Scale 1:10000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/62

- Policy Area Boundary
- Development Plan Boundary

MAP AdHi/60 ADJOINS

MAP AdHi/52 ADJOINS

MAP AdHi/42 ADJOINS

MAP AdHi/64 ADJOINS



MAP AdHi/67 ADJOINS

MAP AdHi/68 ADJOINS

NOTE: For Zones See MAP AdHi/3

- 2 Rural Landscape
- 8 Water Protection (Marble Hill)



Scale 1:10000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/63

-  Policy Area Boundary
-  Development Plan Boundary

MAP AdHi/52 ADJOINS

MAP AdHi/63 ADJOINS

MAP AdHi/42 ADJOINS



MAP AdHi/69 ADJOINS

NOTE: For Zones See MAP AdHi/3

- 11 Onkaparinga Slopes
- 2 Rural Landscape
- 8 Water Protection (Marble Hill)



Scale 1:10000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/64**

- Policy Area Boundary
- Development Plan Boundary



NOTE: For Zones See MAP AdHi/22

- 1 Conservation
- 3 Rural Fringe
- 29 Country Living (Stirling and Aldgate)
- 59 Local Centre (Crafers)
- 73 Country Living (Ayers Hill Road Historic)

- Policy Area Boundary
- Development Plan Boundary



Scale 1:10000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/65**

MAP AdHi/62 ADJOINS



NOTE: For Zones See MAP AdHi/23

- 1 Conservation
- 2 Rural Landscape
- 3 Rural Fringe
- 8 Water Protection (Marble Hill)
- 29 Country Living (Stirling and Aldgate)
- 73 Country Living (Ayers Hill Road Historic)



Scale 1:10000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/66**

- Policy Area Boundary
- Development Plan Boundary



NOTE: For Zones See MAP AdHi/24

- 1 Conservation
- 2 Rural Landscape
- 3 Rural Fringe
- 8 Water Protection (Marble Hill)
- 29 Country Living (Stirling and Aldgate)
- 69 Public Purpose (Recreation and Sports)

-  Policy Area Boundary
-  Development Plan Boundary

Scale 1:10000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/67

MAP AdHi/63 ADJOINS

MAP AdHi/64 ADJOINS

MAP AdHi/67 ADJOINS

MAP AdHi/69 ADJOINS



MAP AdHi/74 ADJOINS

NOTE: For Zones See MAP AdHi/25

- 1 Conservation
- 2 Rural Landscape
- 66 Public Purpose (Open Space)
- 67 Public Purpose (Public Lands)
- 69 Public Purpose (Recreation and Sports)

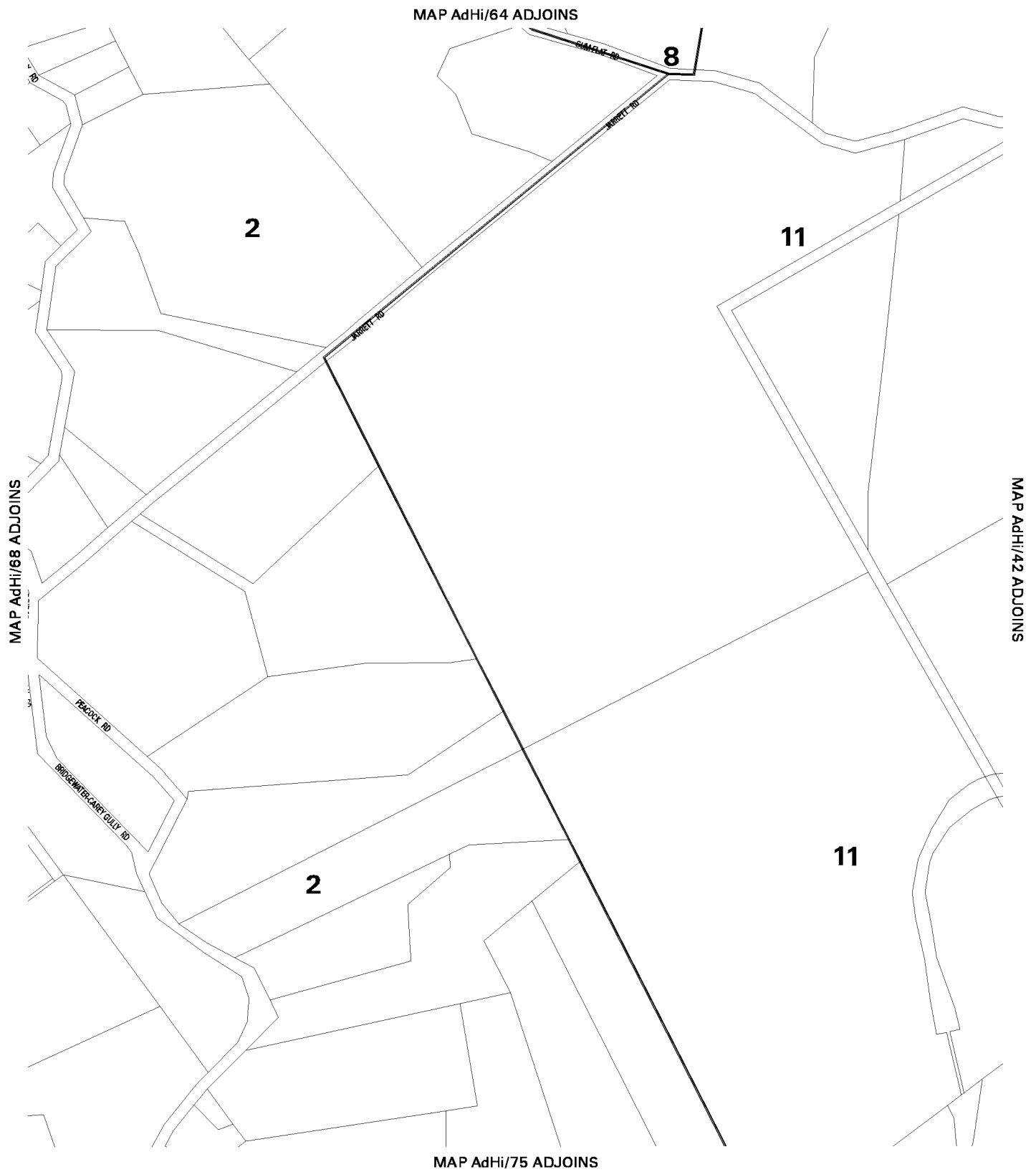


Scale 1:10000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/68**

- Policy Area Boundary
- Development Plan Boundary



NOTE: For Zones See MAP AdHi/3

- 11 Onkaparinga Slopes
- 2 Rural Landscape
- 8 Water Protection (Marble Hill)

Scale 1:10000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/69

-  Policy Area Boundary
-  Development Plan Boundary



NOTE: For Zones See MAP AdHi/26
 2 Rural Landscape

———— Policy Area Boundary
 - - - - - Development Plan Boundary

ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/70

Consolidated - 8 August 2019



MAP AdHi/78 ADJOINS

MAP AdHi/79 ADJOINS

NOTE: For Zones See MAP AdHi/27

- 1 Conservation
- 2 Rural Landscape
- 29 Country Living (Stirling and Aldgate)



Scale 1:10000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/71**

- Policy Area Boundary
- Development Plan Boundary



MAP AdHi/79 ADJOINS

MAP AdHi/80 ADJOINS

NOTE: For Zones See MAP AdHi/28

- 1 Conservation
- 2 Rural Landscape
- 3 Rural Fringe
- 29 Country Living (Stirling and Aldgate)
- 55 Stirling Core
- 56 Stirling Fringe
- 65 Public Purpose (Education)
- 66 Public Purpose (Open Space)
- 67 Public Purpose (Public Lands)
- 68 Public Purpose (Recreation)
- 73 Country Living (Ayers Hill Road Historic)

- Policy Area Boundary
- Development Plan Boundary

Scale 1:10000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/72**



MAP AdHi/80 ADJOINS

MAP AdHi/81 ADJOINS

NOTE: For Zones See MAP AdHi/29

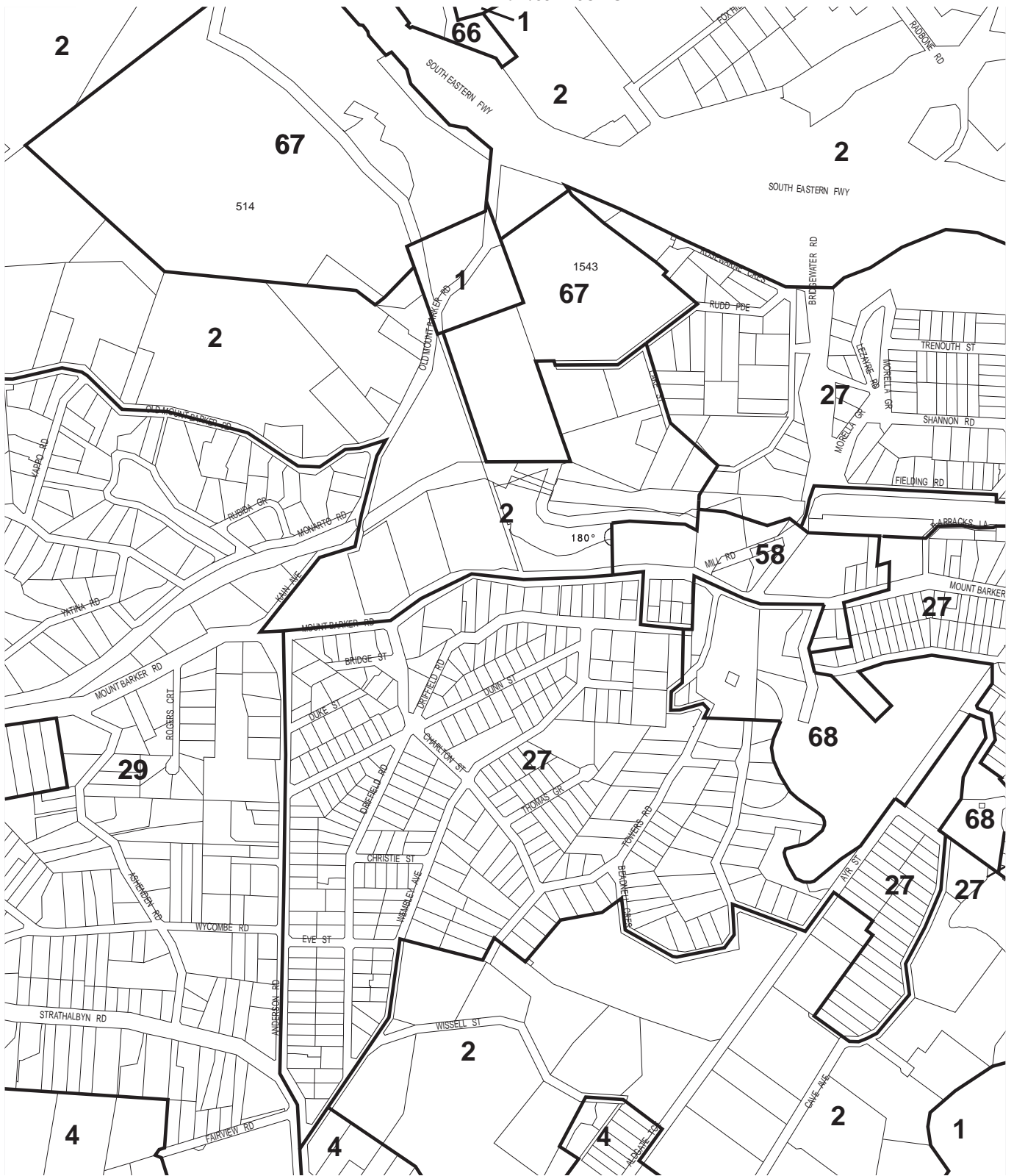
- 1 Conservation
- 2 Rural Landscape
- 3 Rural Fringe
- 4 Rural Living
- 29 Country Living (Stirling and Aldgate)
- 30 Country Living (Estate)
- 57 Neighbourhood Centre (Aldgate)
- 66 Public Purpose (Open Space)
- 67 Public Purpose (Public Lands)
- 69 Public Purpose (Recreation and Sports)

-  Policy Area Boundary
-  Development Plan Boundary

Scale 1:10000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/73



MAP AdHi/81 ADJOINS

MAP AdHi/82 ADJOINS

NOTE: For Zones See MAP AdHi/30

- 1 Conservation
- 2 Rural Landscape
- 4 Rural Living
- 27 Country Living (Bridgewater)
- 29 Country Living (Stirling and Aldgate)
- 58 Neighbourhood Centre (Bridgewater)
- 66 Public Purpose (Open Space)
- 67 Public Purpose (Public Lands)
- 68 Public Purpose (Recreation)

-  Policy Area Boundary
-  Development Plan Boundary

Scale 1:10000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/74**



MAP AdHi/82 ADJOINS

MAP AdHi/83 ADJOINS

BRIDGEWATER

NOTE: For Zones See MAP AdHi/31

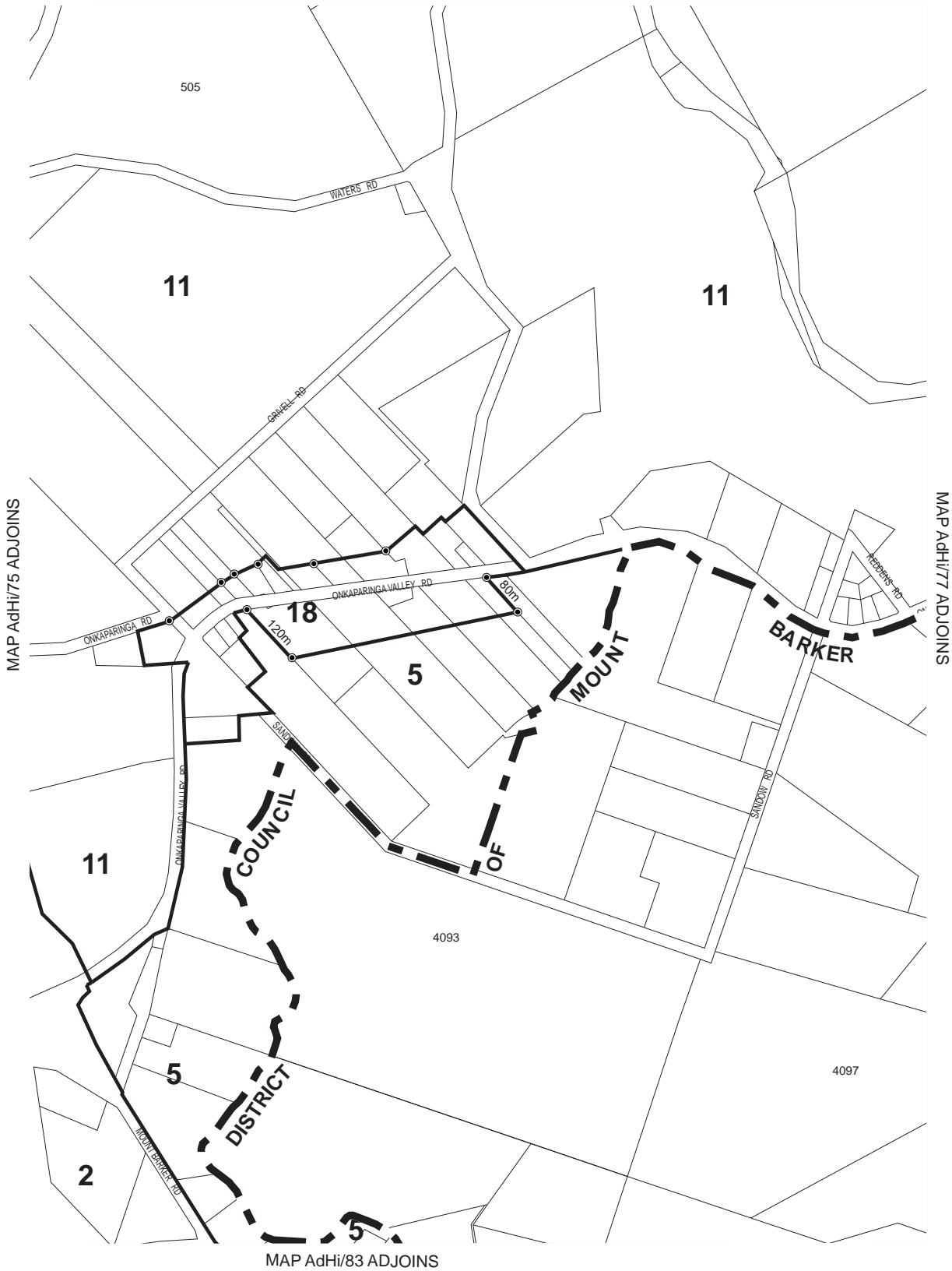
- 1 Conservation
- 2 Rural Landscape
- 11 Onkaparinga Slopes
- 27 Country Living (Bridgewater)
- 68 Public Purpose (Recreation)

- Policy Area Boundary
- Development Plan Boundary

Scale 1:10000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/75**



VERDUN

NOTE: For Zones See MAP AdHi/3

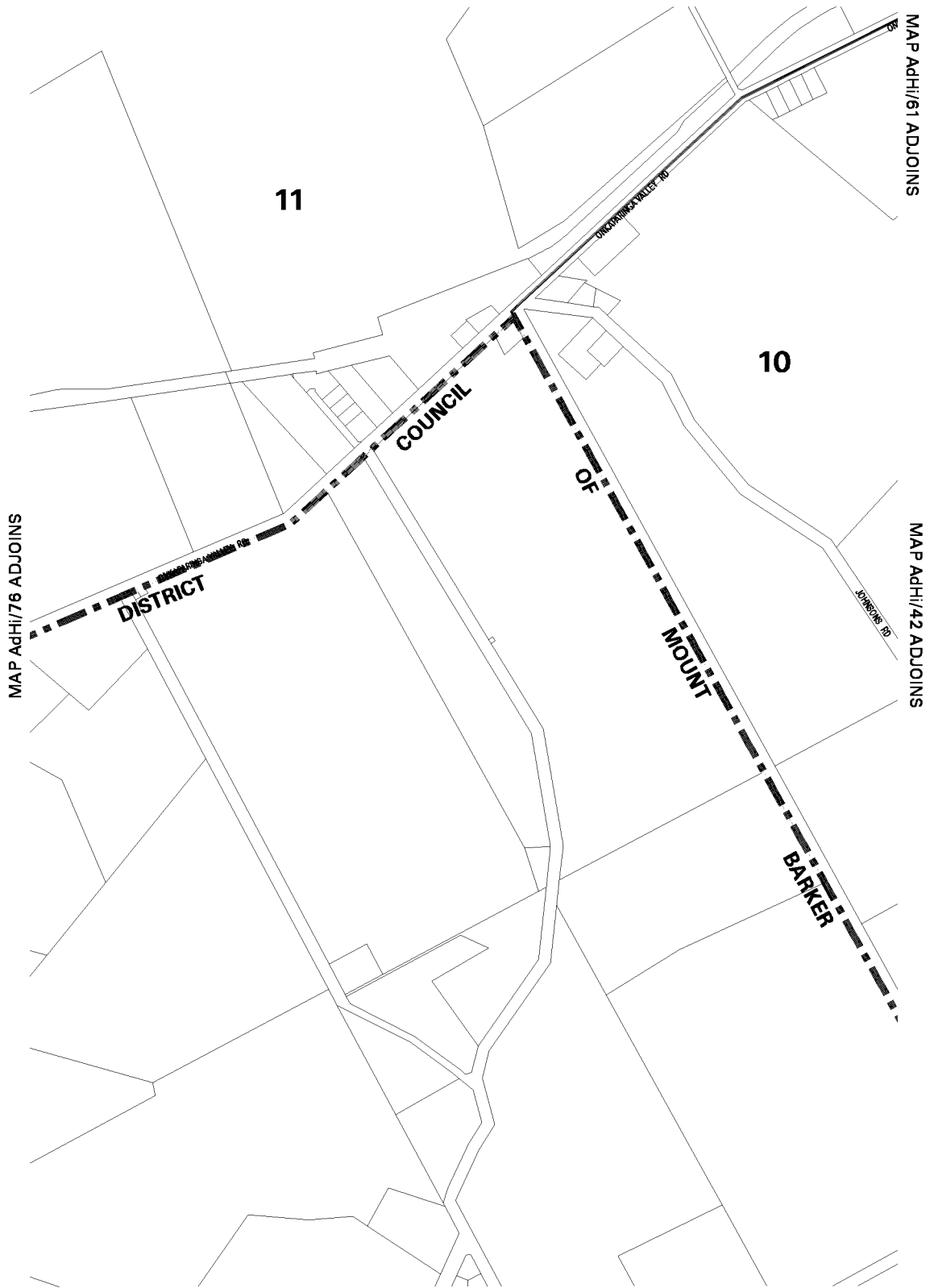
- 2 Rural Landscape
- 5 Watershed Protection
- 11 Onkaparinga Slopes
- 18 Settlement (Verdun)

- Policy Area Boundary
- - - Development Plan Boundary

Scale 1:10000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/76**



NOTE: For Zones See MAP AdHi/3

- 10 Onkaparinga Valley
- 11 Onkaparinga Slopes



Scale 1:10000

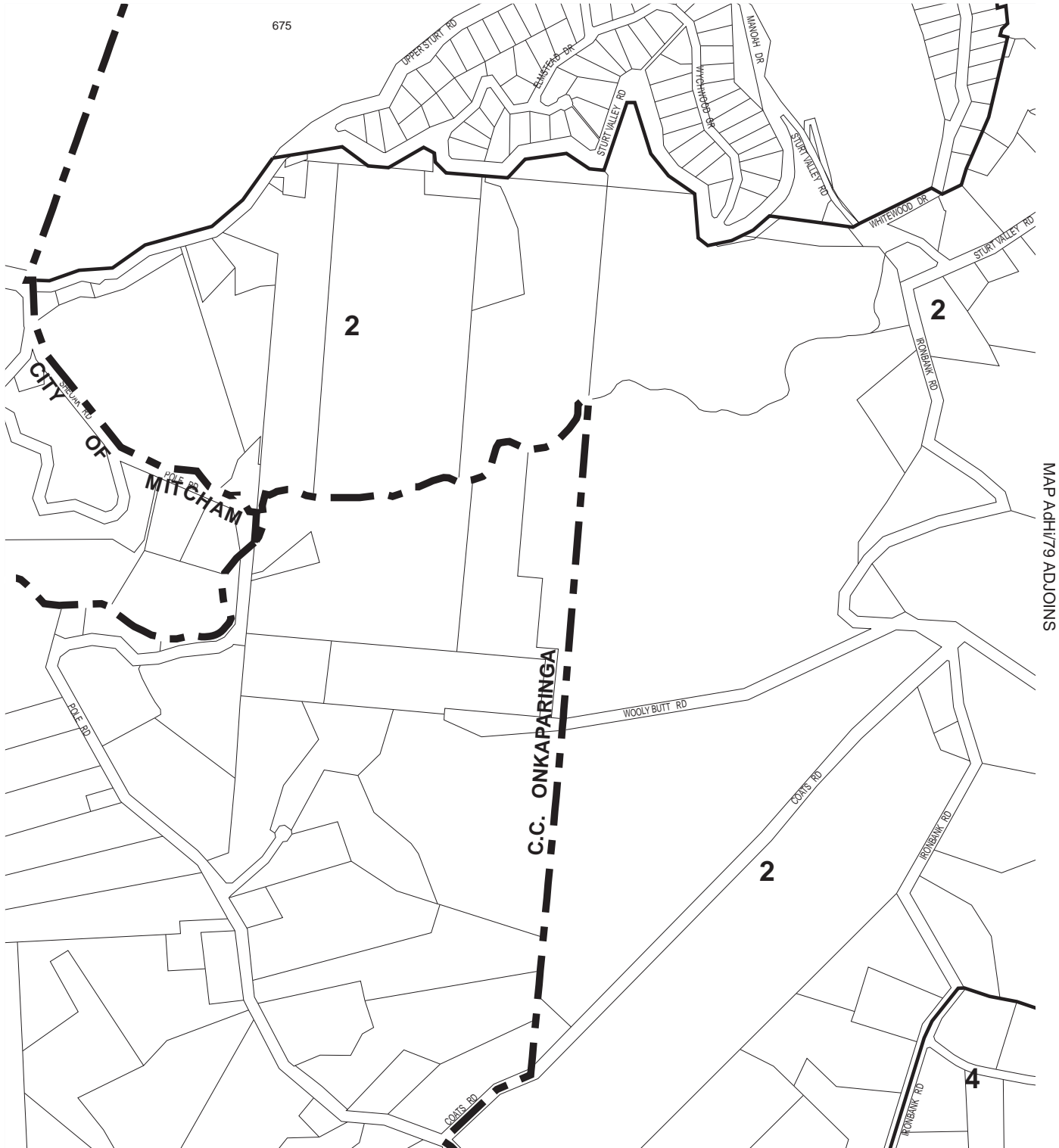


ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/77

-  Policy Area Boundary
-  Development Plan Boundary

MAP AdHi/70 ADJOINS

MAP AdHi/71 ADJOINS



NOTE: For Zones See MAP AdHi/32

- 2 Rural Landscape
- 4 Rural Living

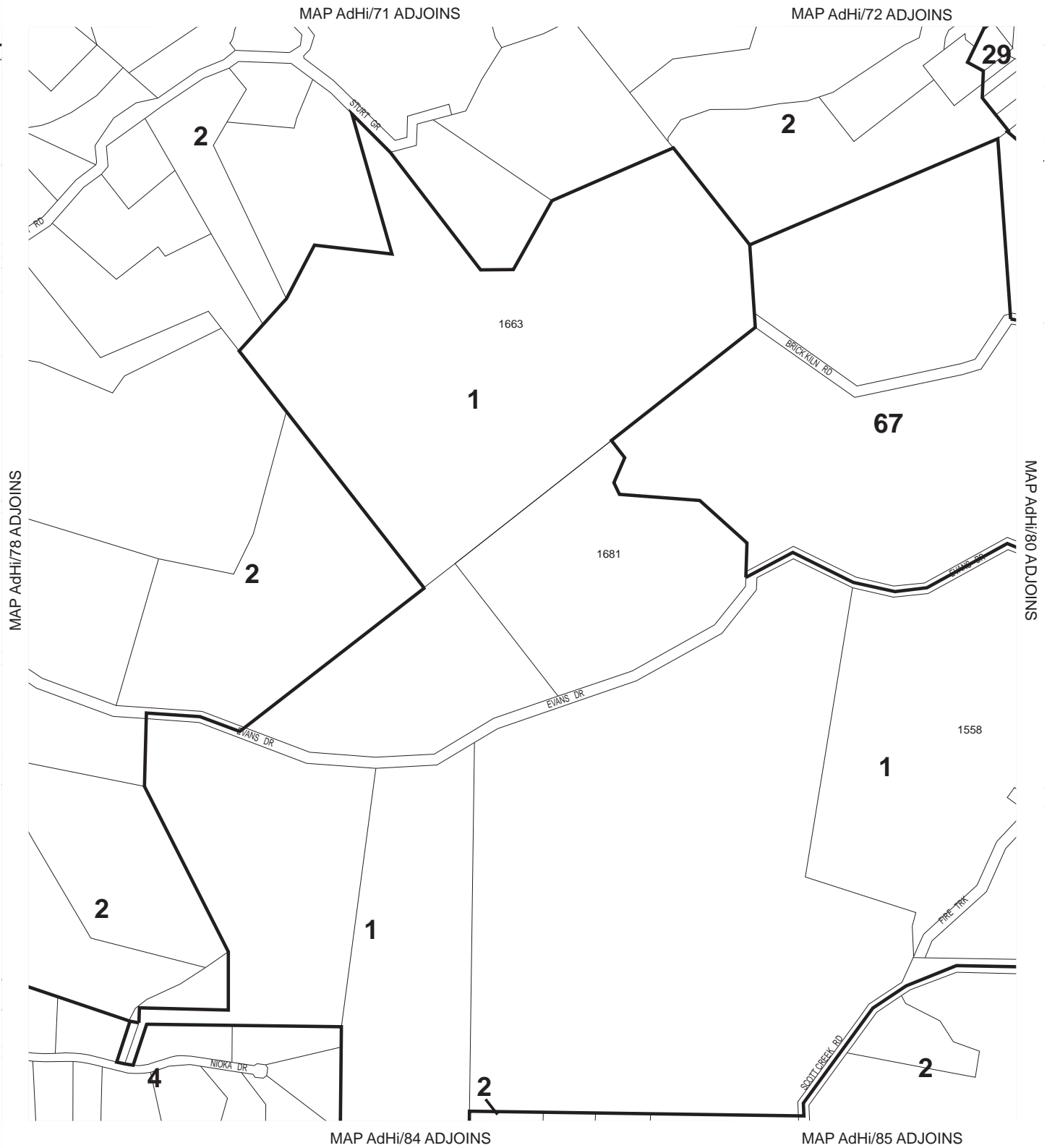


Scale 1:10000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/78

- Policy Area Boundary
- Development Plan Boundary



NOTE: For Zones See MAP AdHi/33

- 1 Conservation
- 2 Rural Landscape
- 4 Rural Living
- 29 Country Living (Stirling and Aldgate)
- 67 Public Purpose (Public Lands)

-  Policy Area Boundary
-  Development Plan Boundary

Scale 1:10000

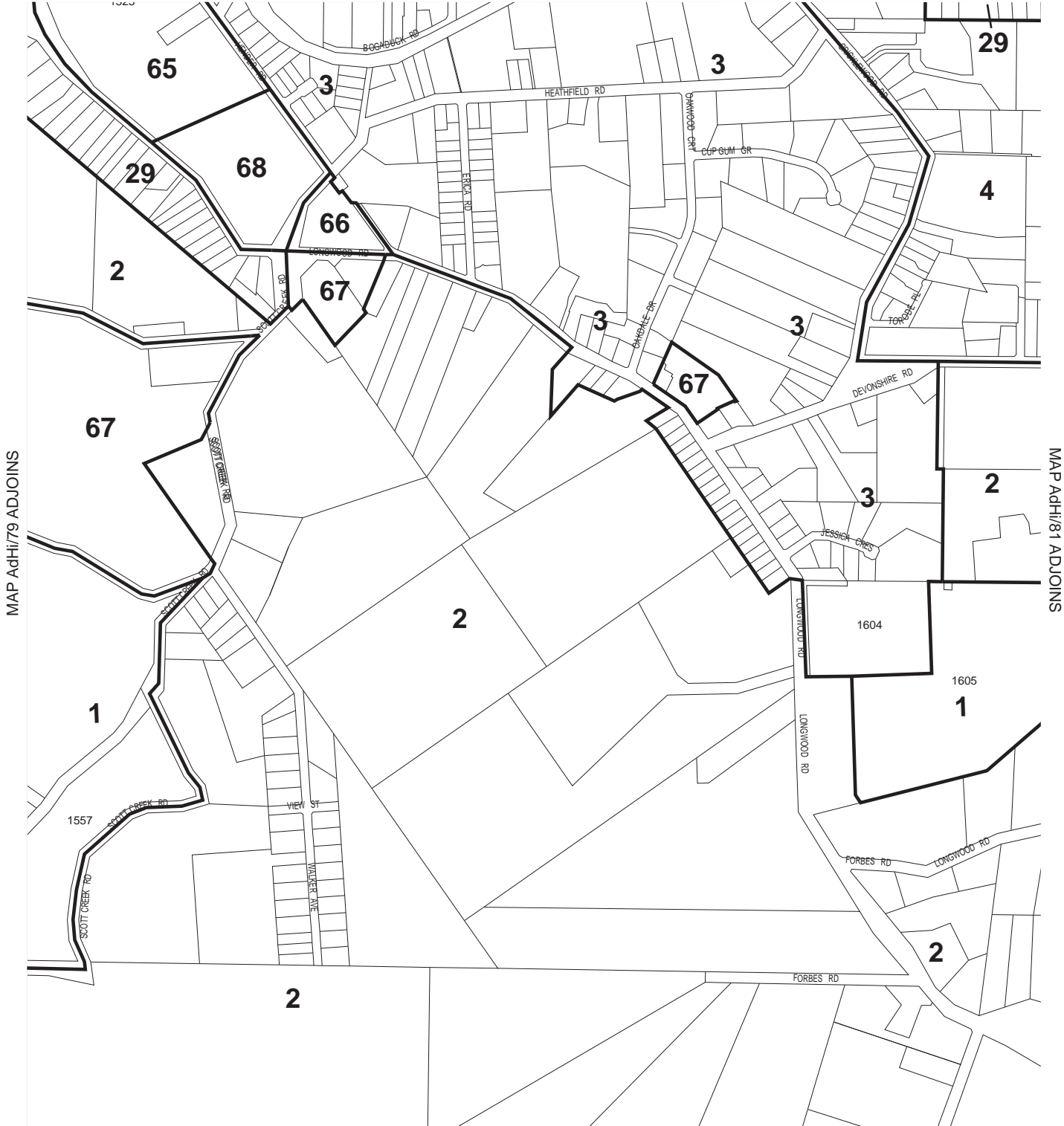


ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/79

Consolidated - 8 August 2019

MAP AdHi/72 ADJOINS

MAP AdHi/73 ADJOINS



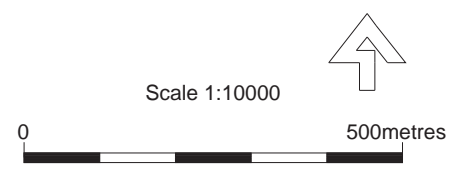
MAP AdHi/79 ADJOINS

MAP AdHi/81 ADJOINS

MAP AdHi/85 ADJOINS

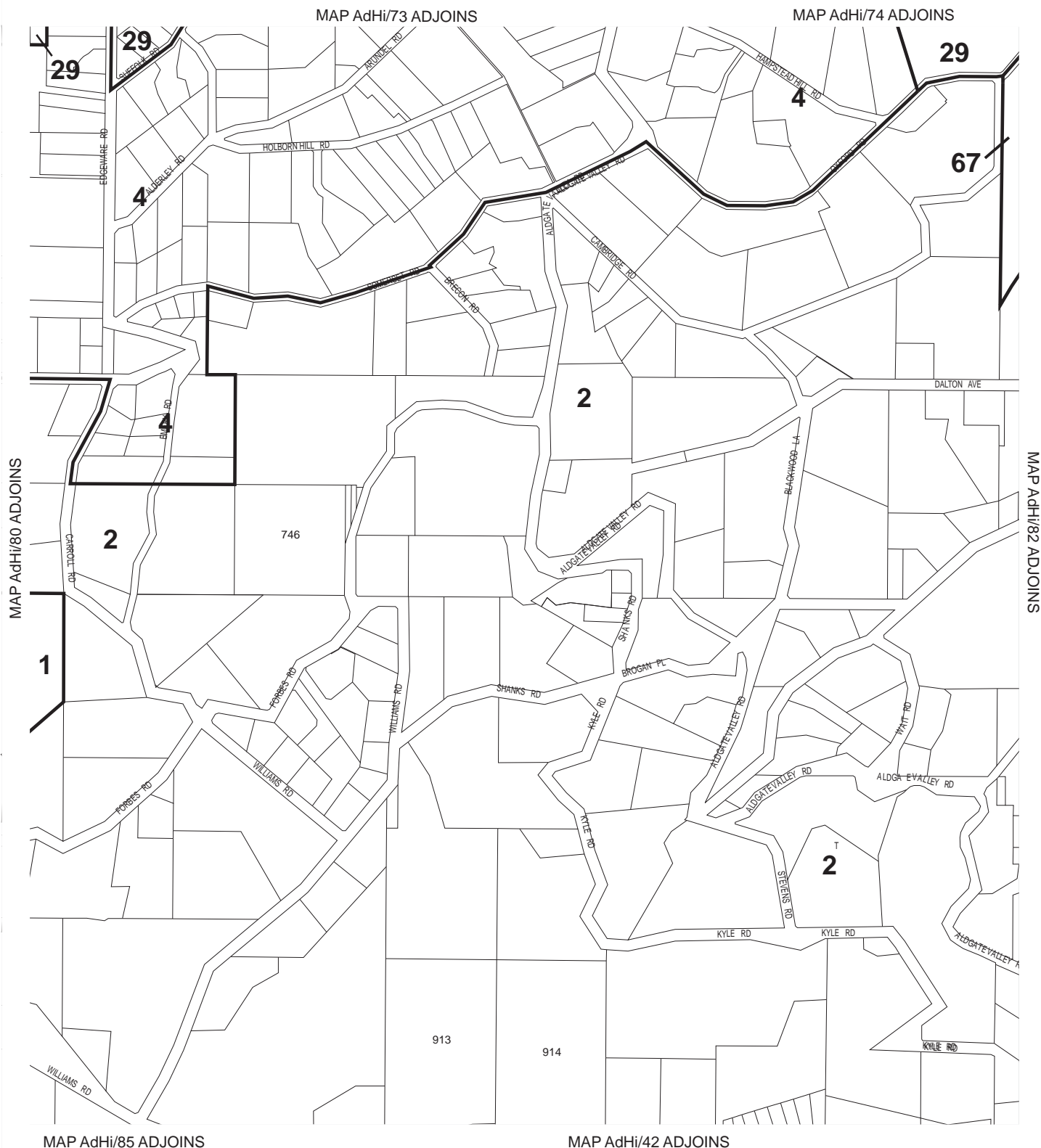
- NOTE: For Zones See MAP AdHi/34**
- 1 Conservation
 - 2 Rural Landscape
 - 3 Rural Fringe
 - 4 Rural Living
 - 29 Country Living (Stirling and Aldgate)
 - 65 Public Purpose (Education)
 - 66 Public Purpose (Open Space)
 - 67 Public Purpose (Public Lands)
 - 68 Public Purpose (Recreation)

— Policy Area Boundary
 - - - Development Plan Boundary



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/80

Consolidated - 8 August 2019



NOTE: For Zones See MAP AdHi/35

- 1 Conservation
- 2 Rural Landscape
- 4 Rural Living
- 29 Country Living (Stirling and Aldgate)
- 67 Public Purpose (Public Lands)

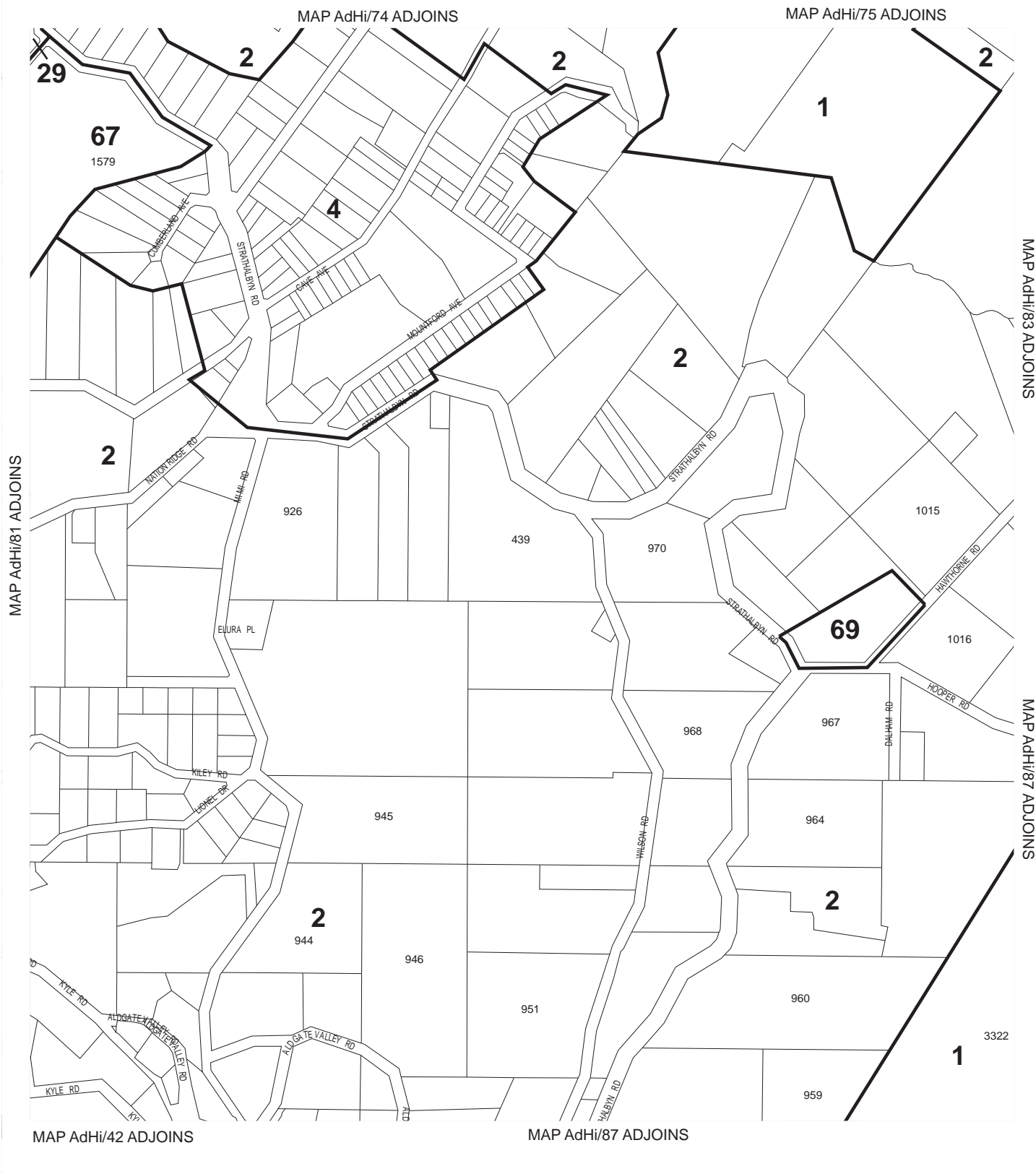


Scale 1:10000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/81

- Policy Area Boundary
- Development Plan Boundary



NOTE: For Zones See MAP AdHi/36

- 1 Conservation
- 2 Rural Landscape
- 4 Rural Living
- 29 Country Living (Stirling and Aldgate)
- 67 Public Purpose (Public Lands)
- 69 Public Purpose (Recreation and Sports)

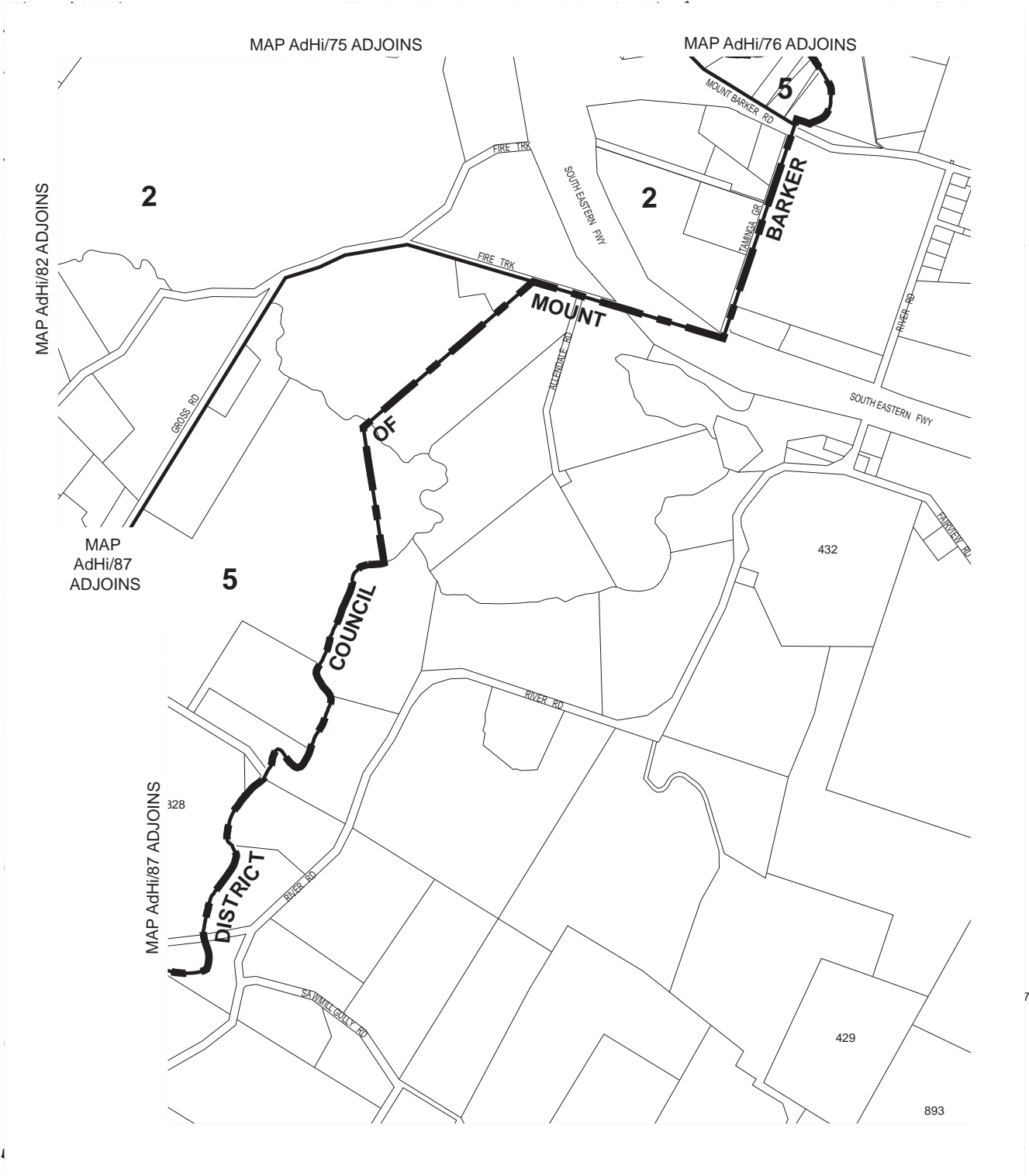


Scale 1:10000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/82

- Policy Area Boundary
- Development Plan Boundary



NOTE: For Zones See MAP AdHi/3

- 2 Rural Landscape
- 5 Watershed Protection



Scale 1:15000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/83

- Policy Area Boundary
- Development Plan Boundary



NOTE: For Zones See MAP AdHi/37

- 1 Conservation
- 2 Rural Landscape
- 4 Rural Living

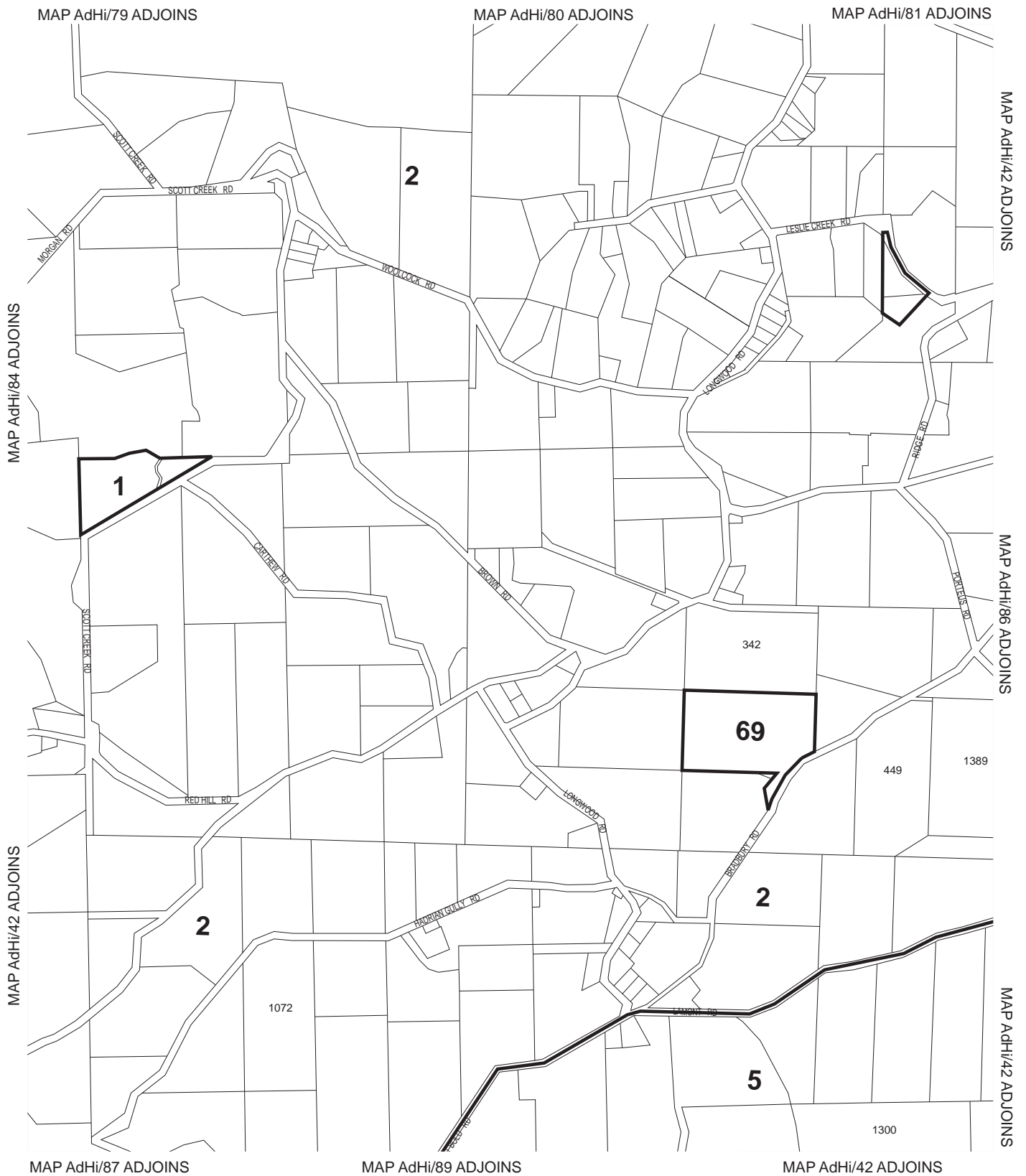


Scale 1:10000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/84

- Policy Area Boundary
- Development Plan Boundary



**NOTE: For Zones See MAP AdHi/38
For Precincts See MAP AdHi/99**

- 1 Conservation
- 2 Rural Landscape
- 5 Watershed Protection
- 69 Public Purpose (Recreation and Sports)

Scale 1:15000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/85

- Policy Area Boundary
- Development Plan Boundary

MAP AdHi/42 ADJOINS



NOTE: For Zones See MAP AdHi/3

- 2 Rural Landscape
- 5 Watershed Protection



Scale 1:10000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/86**

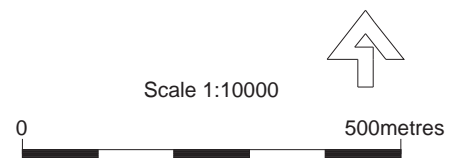
- Policy Area Boundary
- Development Plan Boundary



MYLOR
NOTE: For Zones See MAP AdHi/39

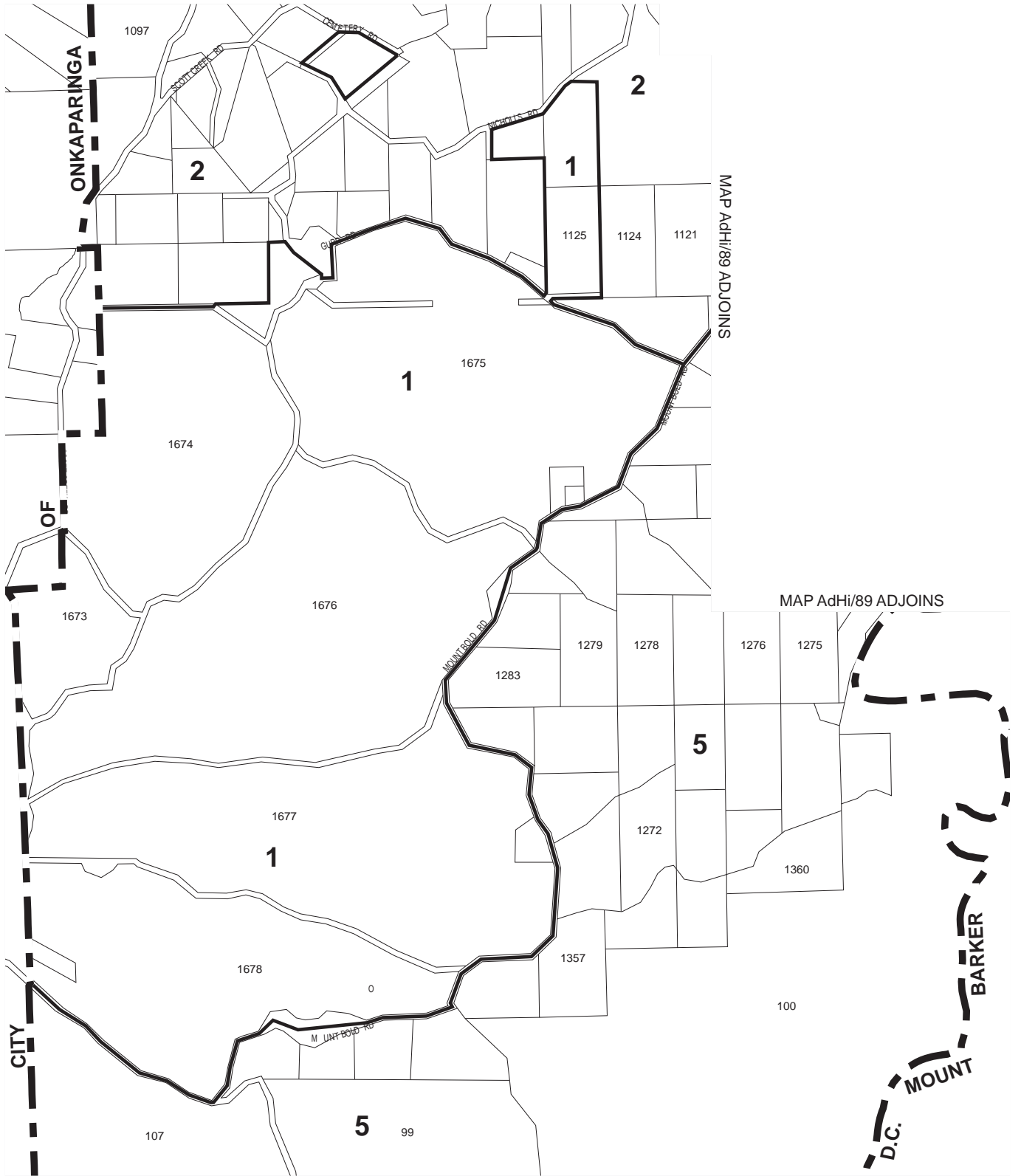
- 1 Conservation
- 2 Rural Landscape
- 5 Watershed Protection
- 42 Township (Mylor)
- 69 Public Purpose (Recreation and Sports)
- 74 Township (Mylor Historic)

- Policy Area Boundary
- Development Plan Boundary



ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/87

Consolidated - 8 August 2019



NOTE: For Zones See MAP AdHi/40

- 1 Conservation
- 2 Rural Landscape
- 5 Watershed Protection

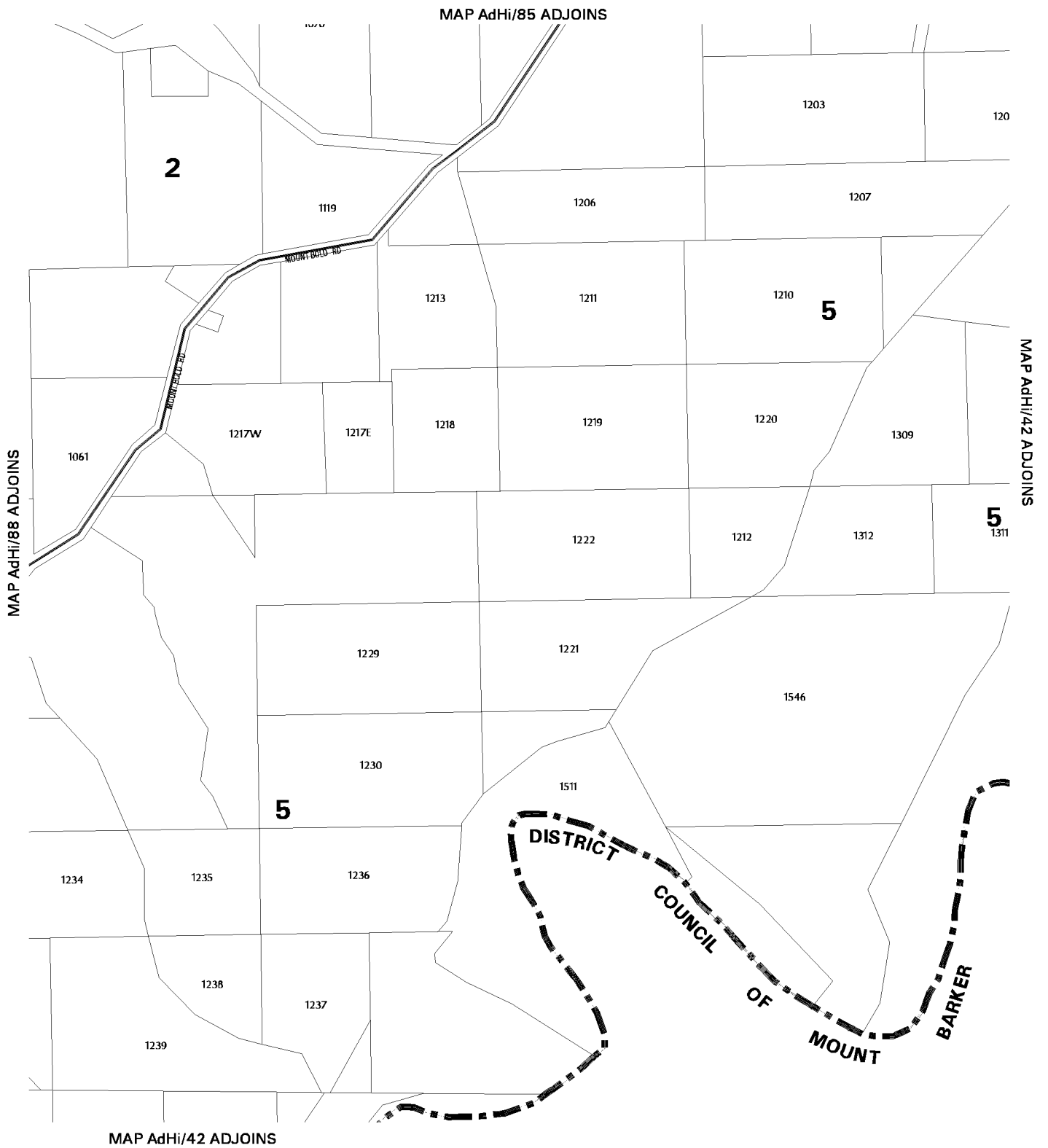


Scale 1:20000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/88**

- Policy Area Boundary
- Development Plan Boundary



NOTE: For Zones See MAP AdHi/3

- 2** Rural Landscape
- 5** Watershed Protection

Scale 1:10000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/89

- Policy Area Boundary
- Development Plan Boundary

MAP AdHi/42 ADJOINS

MAP AdHi/42 ADJOINS



MAP AdHi/42 ADJOINS

NOTE: For Zones See MAP AdHi/3
26 Caravan and Tourist Park

Scale 1:5000



ADELAIDE HILLS COUNCIL POLICY AREAS MAP AdHi/90

-  Policy Area Boundary
-  Development Plan Boundary

MAP AdHi/42 ADJOINS

MAP AdHi/42 ADJOINS



KERSBROOK

NOTE: For Zones See MAP AdHi/4

- 39 Township (Kersbrook)
- 61 Local Centre (Kersbrook)
- 69 Public Purpose (Recreation and Sport)

-  Policy Area Boundary
-  Development Plan Boundary

Scale 1:7500



ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/91

MAP AdHi/42 ADJOINS

MAP AdHi/42 ADJOINS



FORRESTON

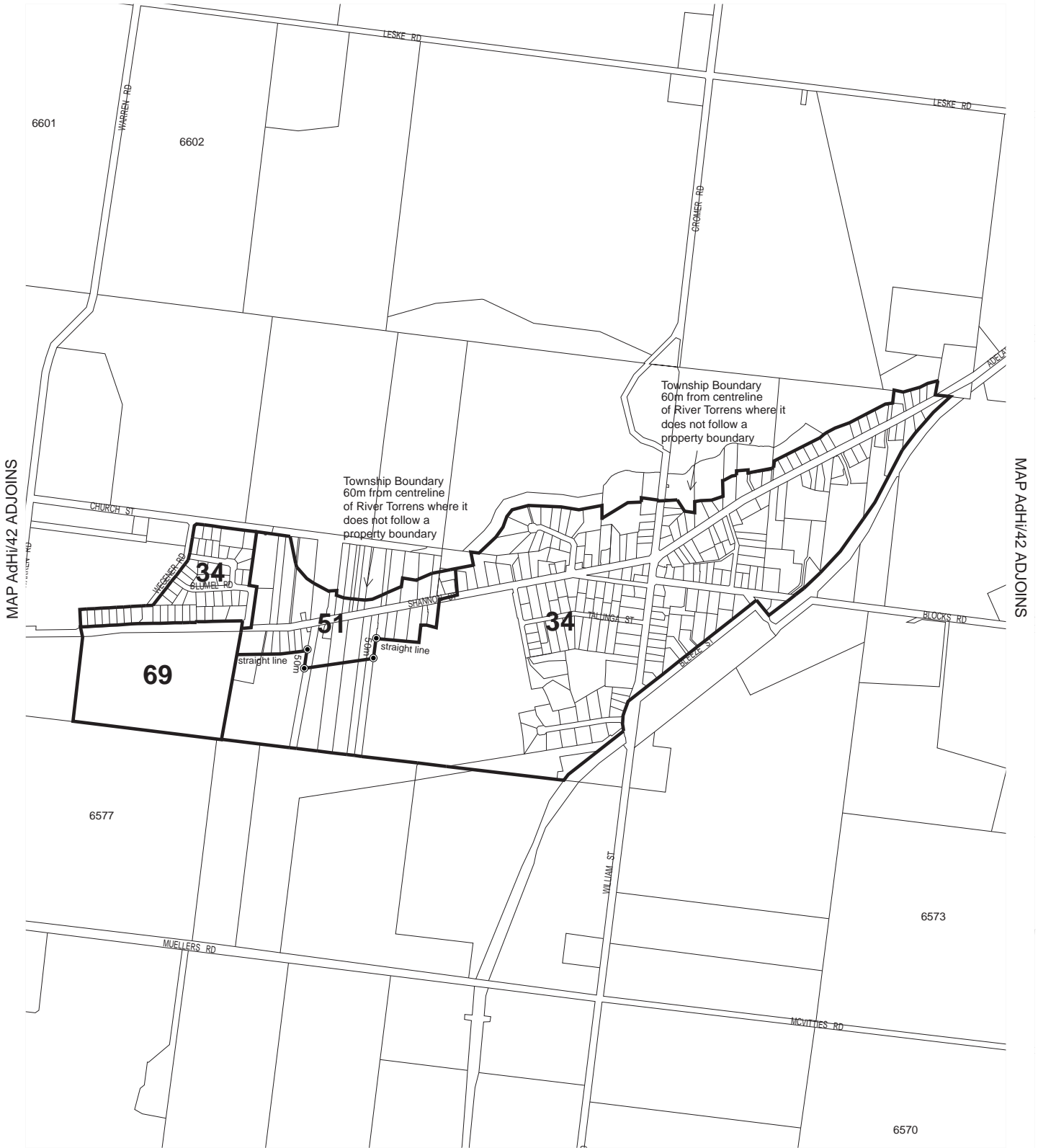
NOTE: For Zones See MAP AdHi/5

36 Township (Forreton)

-  Policy Area Boundary
-  Development Plan Boundary



ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/92



BIRDWOOD

NOTE: For Zones See MAP AdHi/6

- 34 Township (Birdwood)
- 51 Town Centre (Birdwood)
- 69 Public Purpose (Recreation and Sport)

-  Policy Area Boundary
-  Development Plan Boundary



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/93**



GUMERACHA

NOTE: For Zones See MAP AdHi/7

- 37 Township (Gumeracha)
- 60 Local Centre (Gumeracha)
- 67 Public Purpose (Public Lands)
- 69 Public Purpose (Recreation and Sport)

-  Policy Area Boundary
-  Development Plan Boundary

Scale 1:8000



**ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/94**



HOUGHTON and INGLEWOOD

NOTE: For Zones See MAP AdHi/8

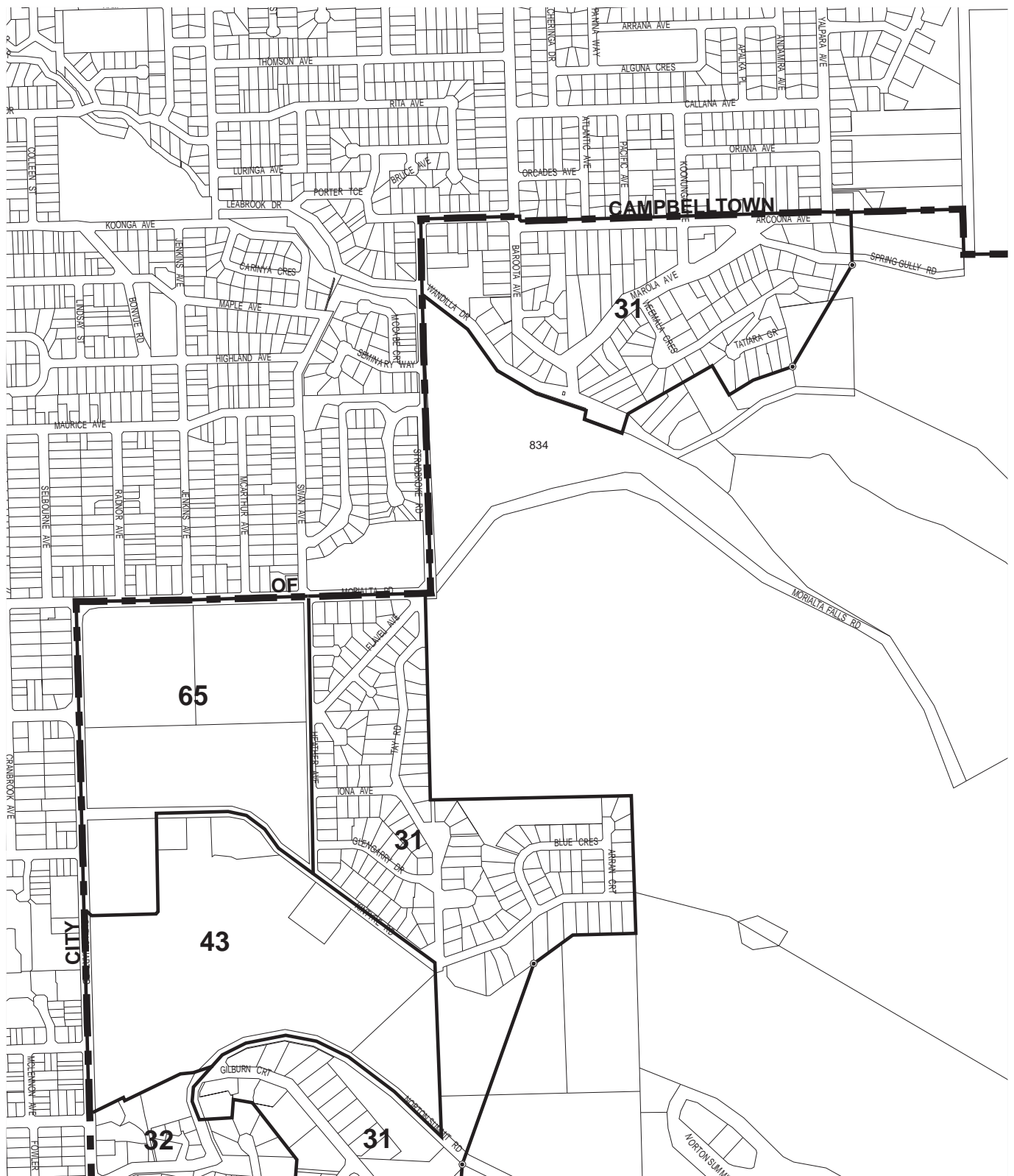
- 18 Settlement (Inglewood)
- 38 Township (Houghton)

Scale 1:15000



ADELAIDE HILLS COUNCIL
POLICY AREAS
MAP AdHi/95

- Policy Area Boundary
- Development Plan Boundary



MAP AdHi/41 ADJOINS

ROSTREVOR / WOODFORDE / TERINGIE

NOTE: For Zones See MAP AdHi/11

- 31 Residential (Foothills)
- 32 Residential (Medium Density)
- 43 Glen Stuart Road
- 65 Public Purpose (Education)

-  Policy Area Boundary
-  Development Plan Boundary

Scale 1:10000



ADELAIDE HILLS COUNCIL

POLICY AREAS

MAP AdHi/96

Consolidated - 8 August 2019



TERINGIE

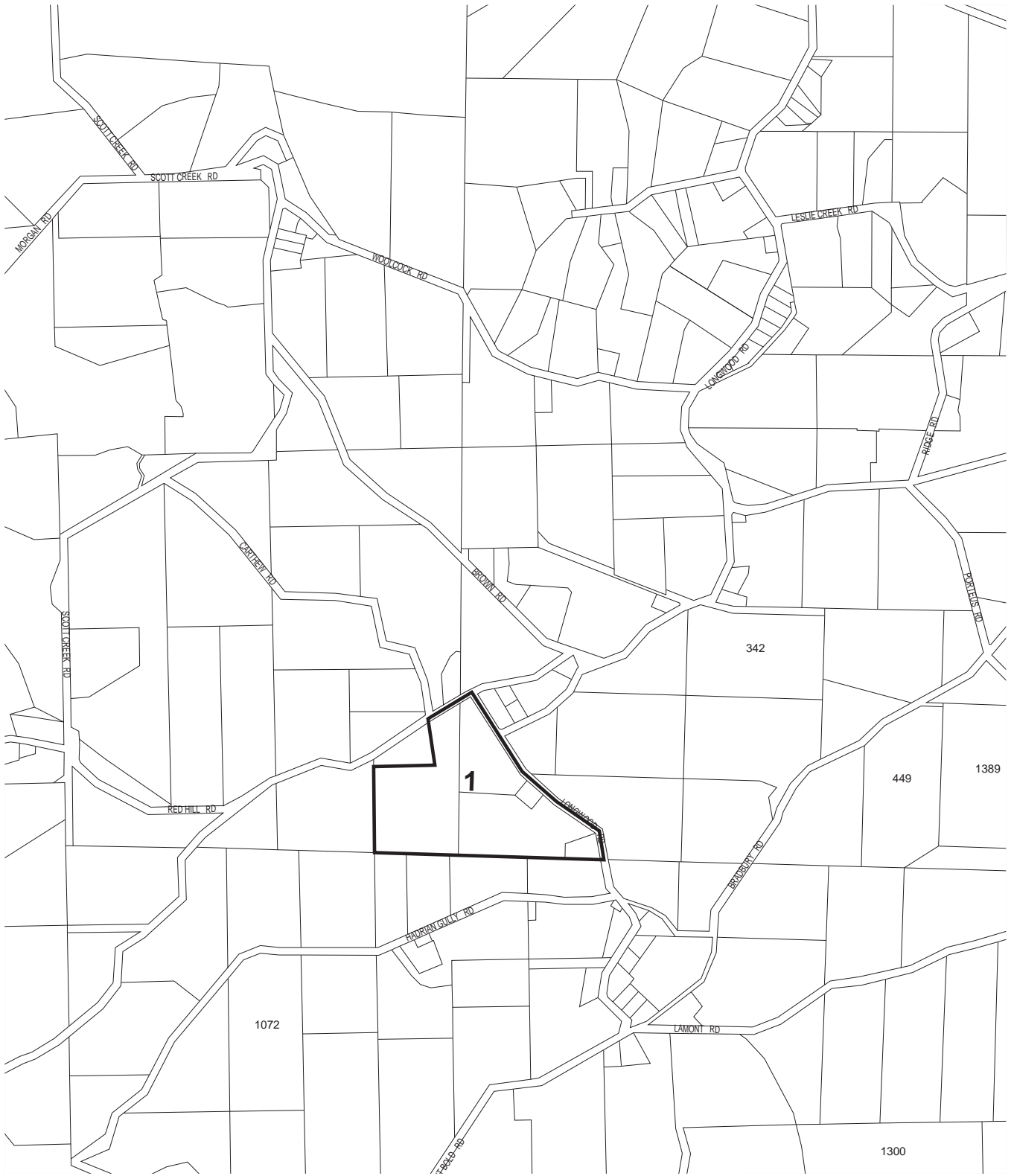
NOTE: For Zones See MAP AdHi/13

- 31 Residential (Foothills)
- 32 Residential (Medium Density)

- Policy Area Boundary
- Development Plan Boundary

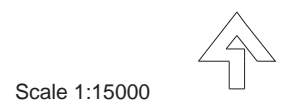
Scale 1:10000





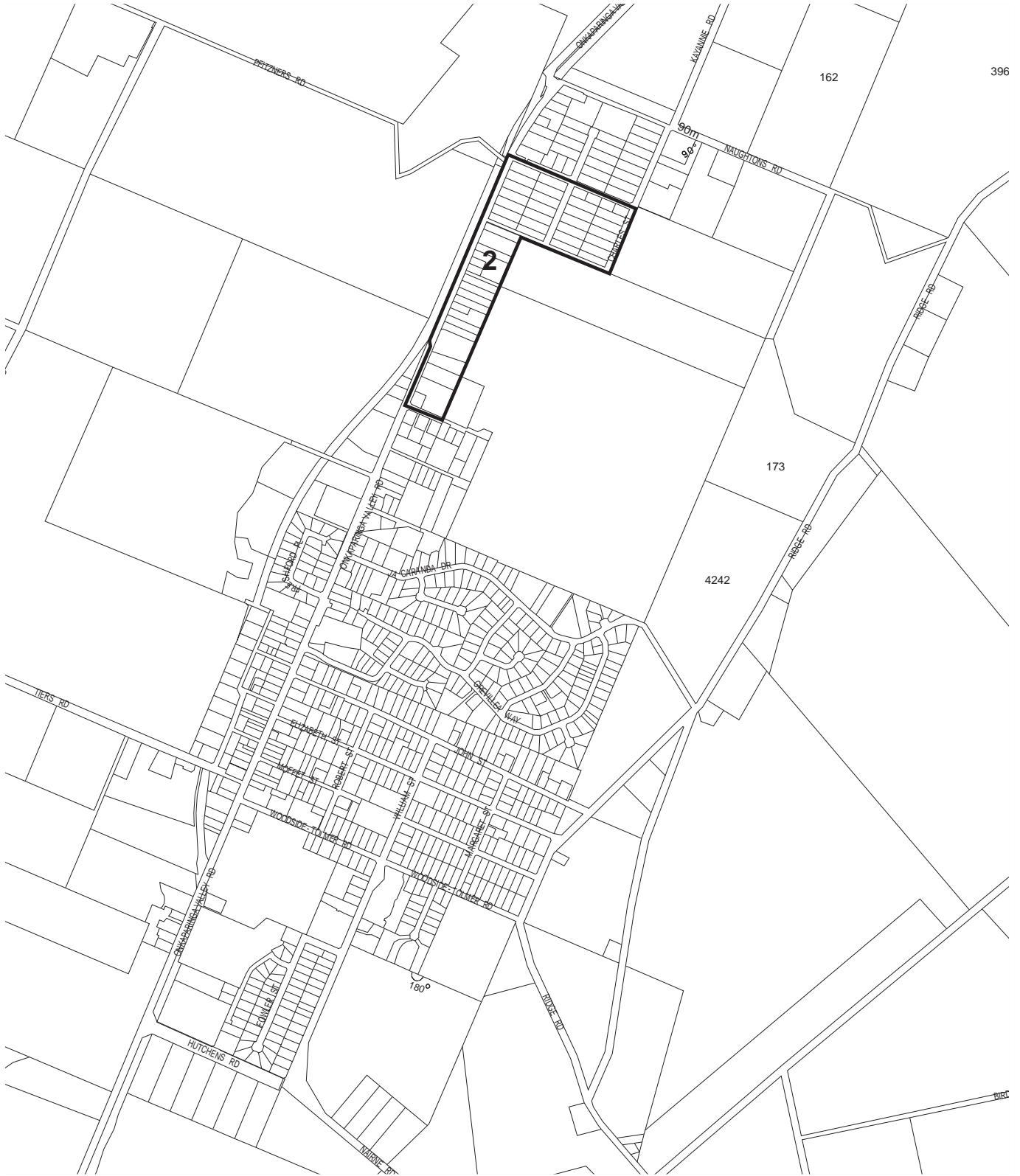
**NOTE: For Zones See MAP AdHi/38
For Policy Areas See MAP AdHi/85**

1 Bradbury



ADELAIDE HILLS COUNCIL PRECINCTS MAP AdHi/98

- Precinct Boundary
- Development Plan Boundary



WOODSIDE

**NOTE: For Zones See MAP AdHi/18
For Policy Areas See MAP AdHi/57**

2 Woodside North

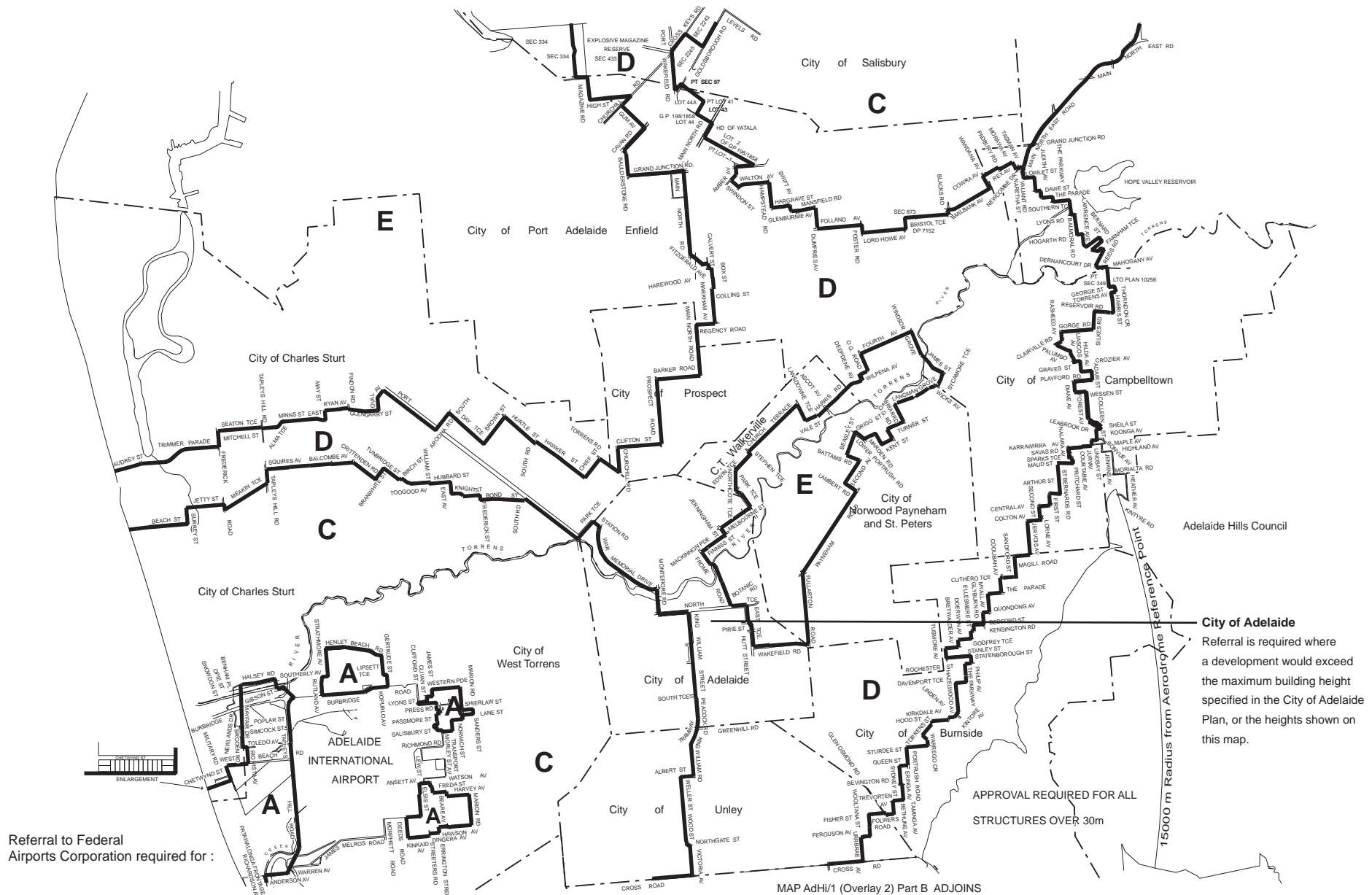


Scale 1:15000



**ADELAIDE HILLS COUNCIL
PRECINCTS
MAP AdHi/99**

- Precinct Boundary
- Development Plan Boundary



Referral to Federal Airports Corporation required for :

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



0 kilometres 2 4 6

--- Local Government Area Boundary
 — Zone Boundary

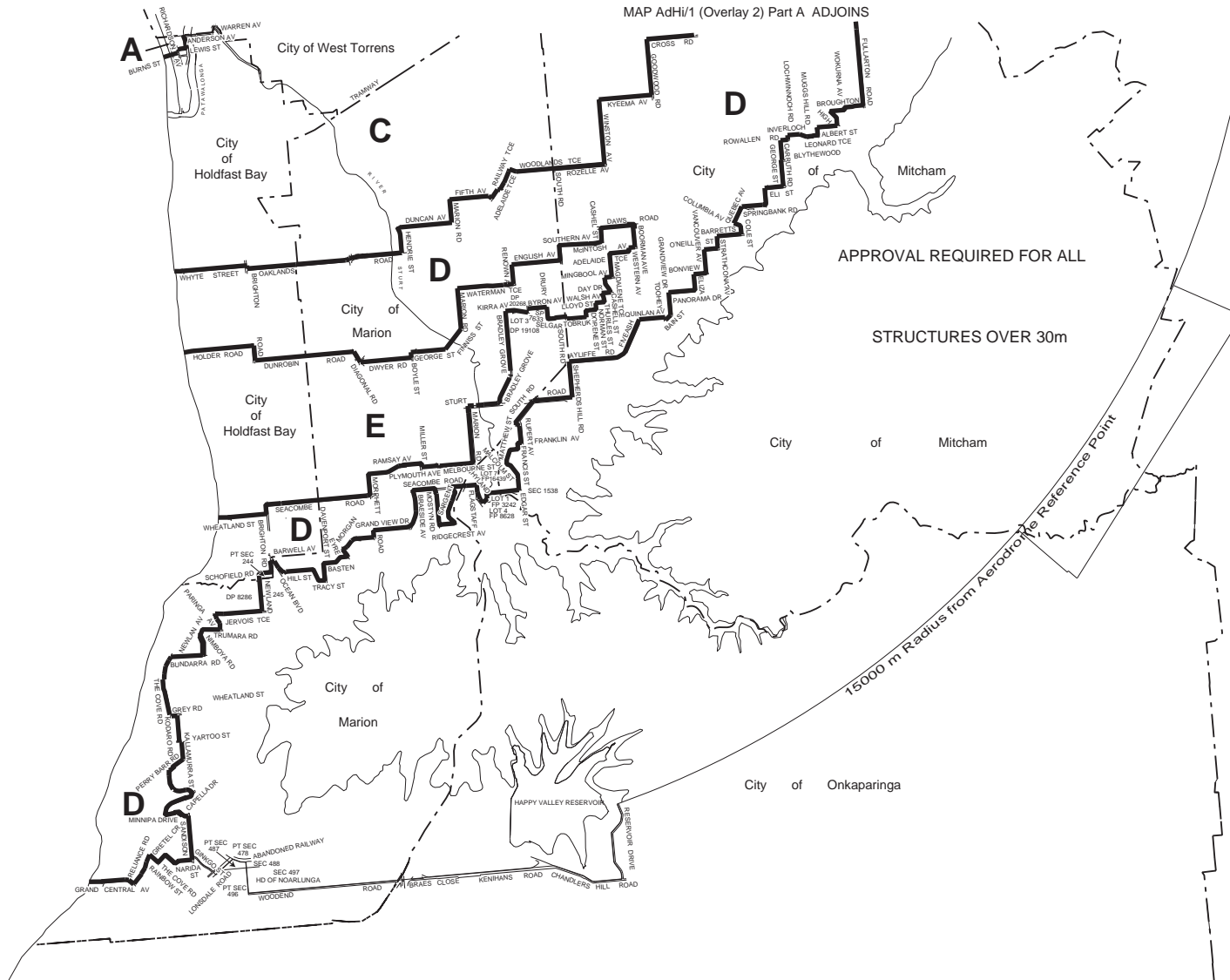
A.M.G. Coordinates of Aerodrome Reference Point
 E274 373.835, N6 130 097. 135

ADELAIDE HILLS COUNCIL AIRPORT BUILDING HEIGHTS MAP AdHi/1 (Overlay 2) Part A

City of Adelaide
 Referral is required where a development would exceed the maximum building height specified in the City of Adelaide Plan, or the heights shown on this map.

APPROVAL REQUIRED FOR ALL STRUCTURES OVER 30m

15000 m Radius from Aerodrome Reference Point



APPROVAL REQUIRED FOR ALL
STRUCTURES OVER 30m

Referral to Federal Airports Corporation
required for:

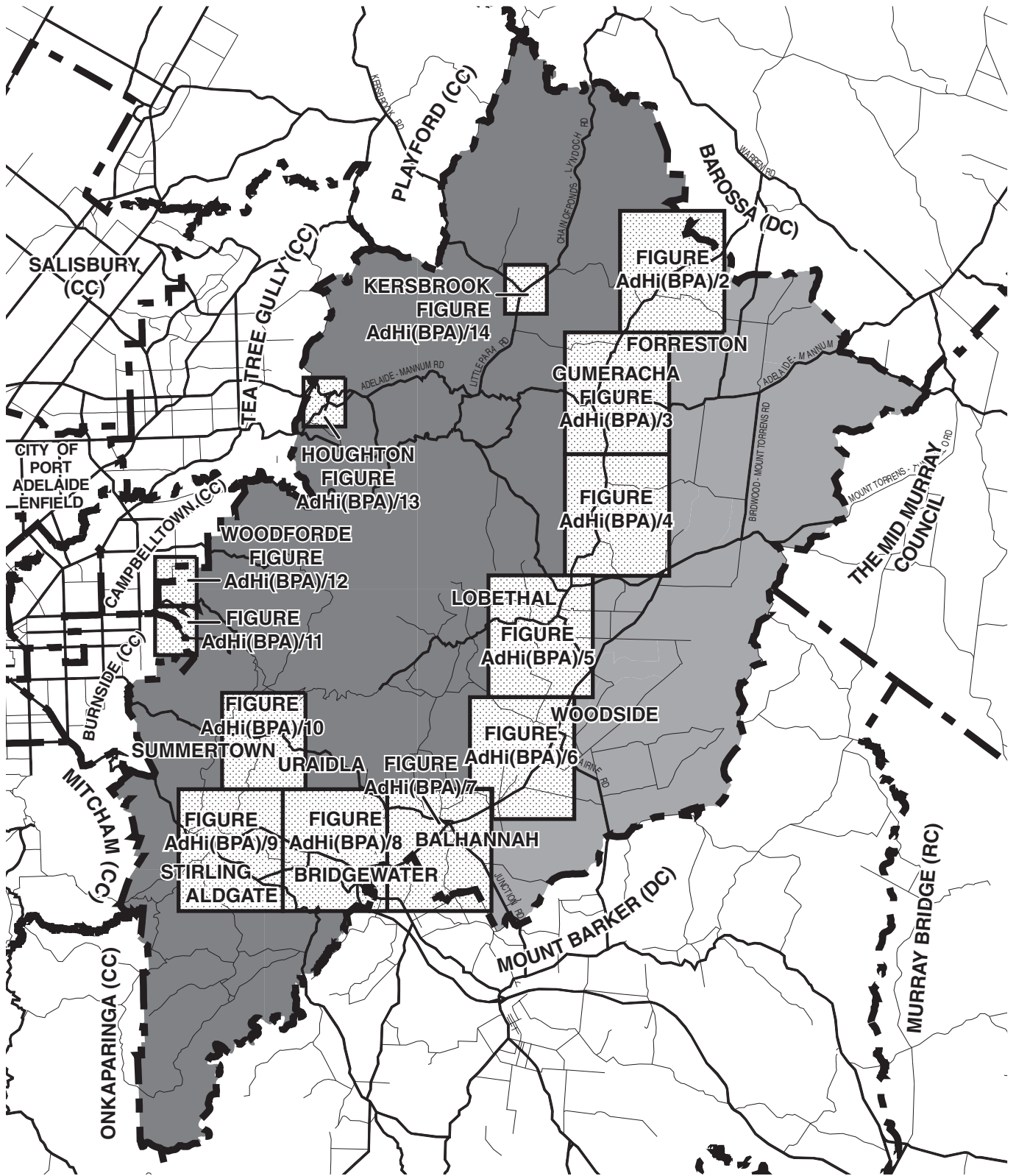
- A** All Structures
- C** All Structures Exceeding 15 metres
above existing ground level
- D** All Structures Exceeding 45 metres
above existing ground level
- E** All Structures Exceeding 100 metres
above existing ground level

- Local Government Area Boundary
 - Zone Boundary
- A.M.G. Coordinates of Aerodrome
Reference Point E274 373.835,
N6 130 097. 135



0 kilometres 2 4 6

ADELAIDE HILLS COUNCIL AIRPORT BUILDING HEIGHTS MAP AdHi/1 (Overlay 2) Part B



Scale 1:240000



ADELAIDE HILLS COUNCIL INDEX TO BUSHFIRE PROTECTION AREA FIGURE AdHi(BPA)/1

Consolidated - 8 August 2019

- High Bushfire Risk
- Medium Bushfire Risk
- Development Plan Boundary

FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS

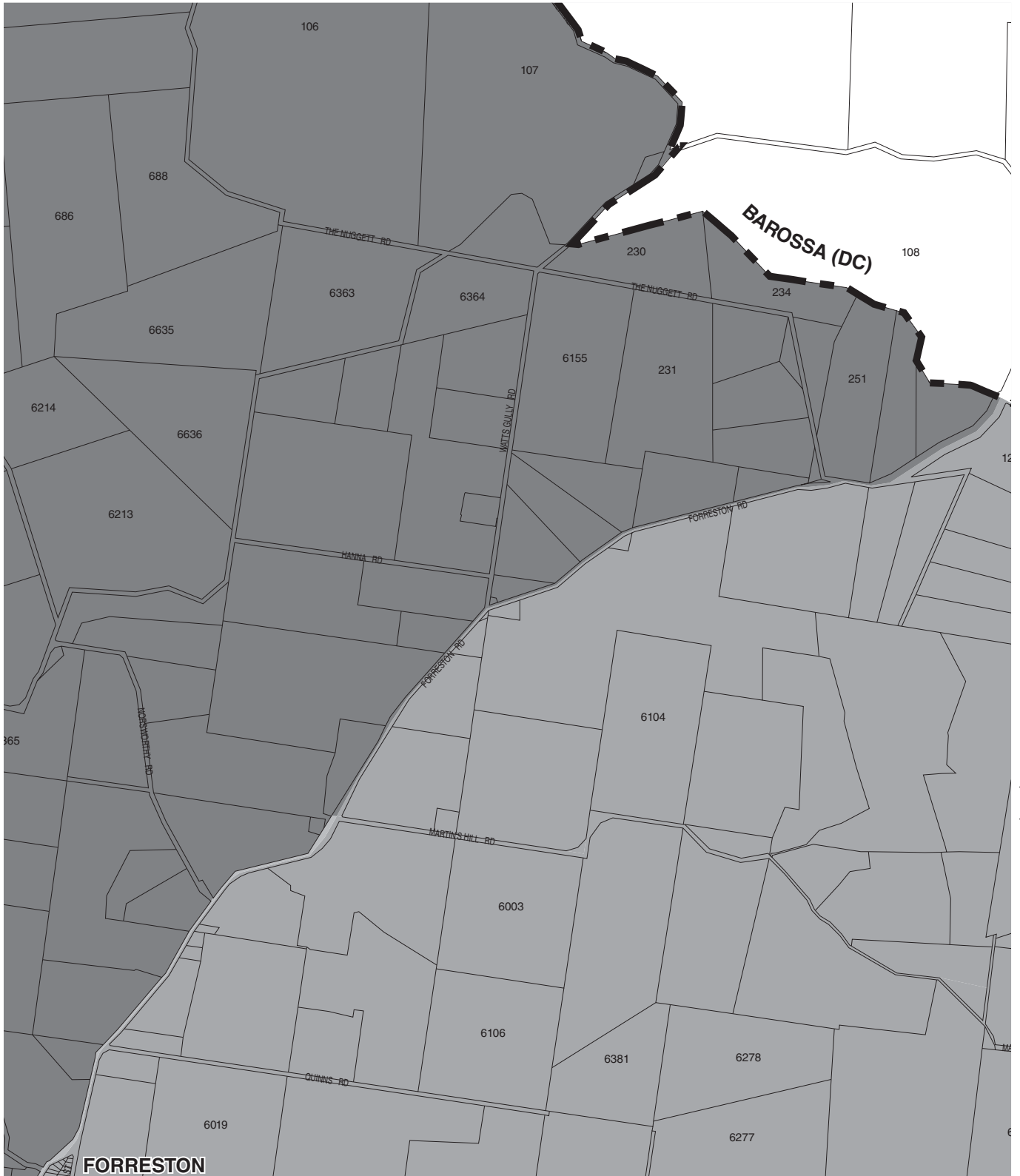


FIGURE AdHi(BPA)/1 ADJOINS




FIGURE AdHi(BPA)/3 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS



Scale 1:25000



-  High Bushfire Risk
-  Medium Bushfire Risk
-  Development Plan Boundary

**ADELAIDE HILLS COUNCIL
BUSHFIRE PROTECTION AREA
FIGURE AdHi(BPA)/2**

Consolidated - 8 August 2019

FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/2 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS



FIGURE AdHi(BPA)/4 ADJOINS

Scale 1:25000



0 1500metres



High Bushfire Risk

Medium Bushfire Risk

ADELAIDE HILLS COUNCIL BUSHFIRE PROTECTION AREA FIGURE AdHi(BPA)/3

Consolidated - 8 August 2019

FIGURE AdHi(BPA)/3 ADJOINS

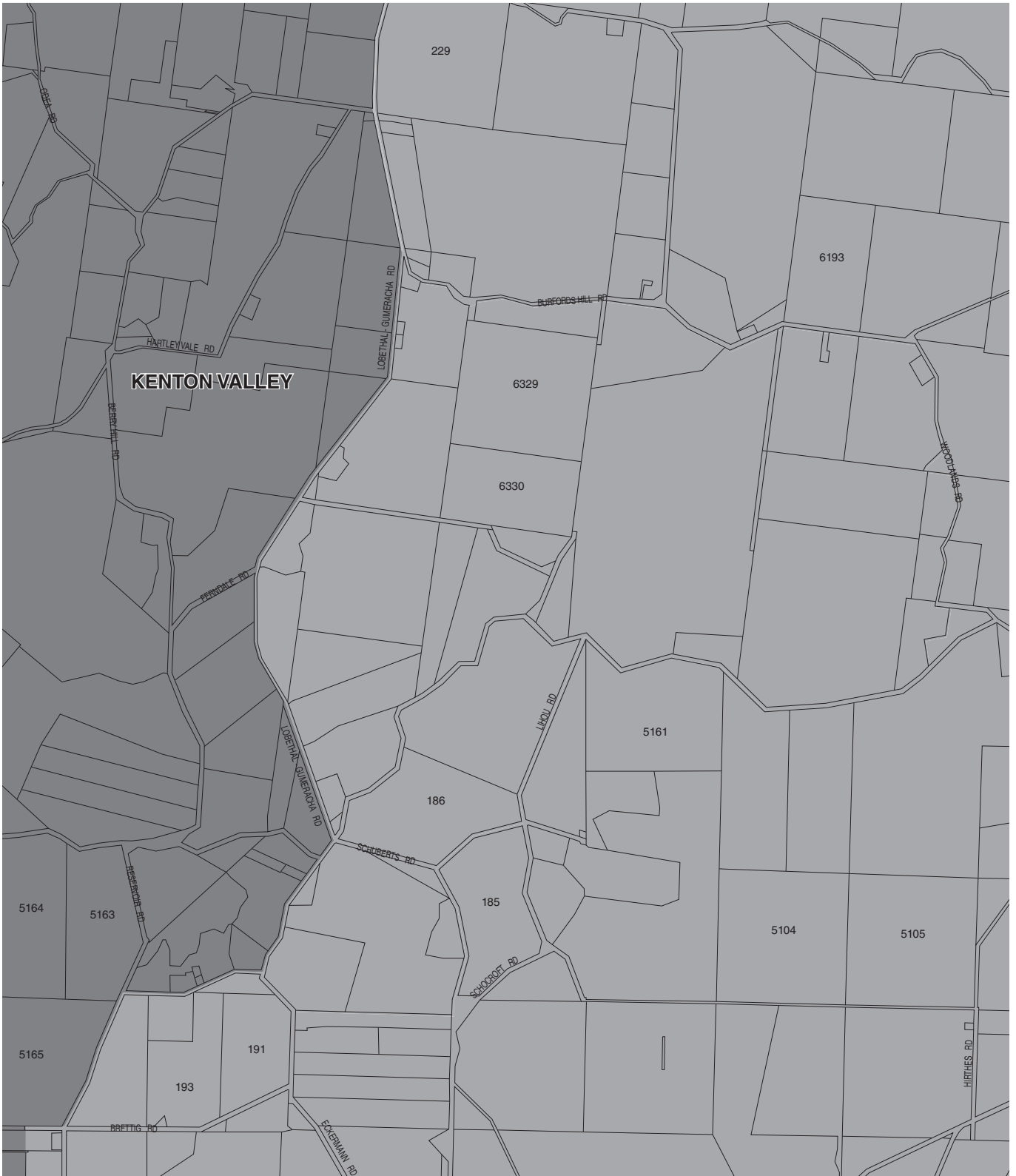


FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/5 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS



Scale 1:25000



High Bushfire Risk

Medium Bushfire Risk

ADELAIDE HILLS COUNCIL BUSHFIRE PROTECTION AREA FIGURE AdHi(BPA)/4

Consolidated - 8 August 2019

FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/4 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS



FIGURE AdHi(BPA)/6 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS

Scale 1:25000



0 1500metres

- High Bushfire Risk
- Medium Bushfire Risk

ADELAIDE HILLS COUNCIL BUSHFIRE PROTECTION AREA FIGURE AdHi(BPA)/5

Consolidated - 8 August 2019

FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/5 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS



FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/7 ADJOINS

FIGURE AdHi(BPA)/7 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS



Scale 1:25000

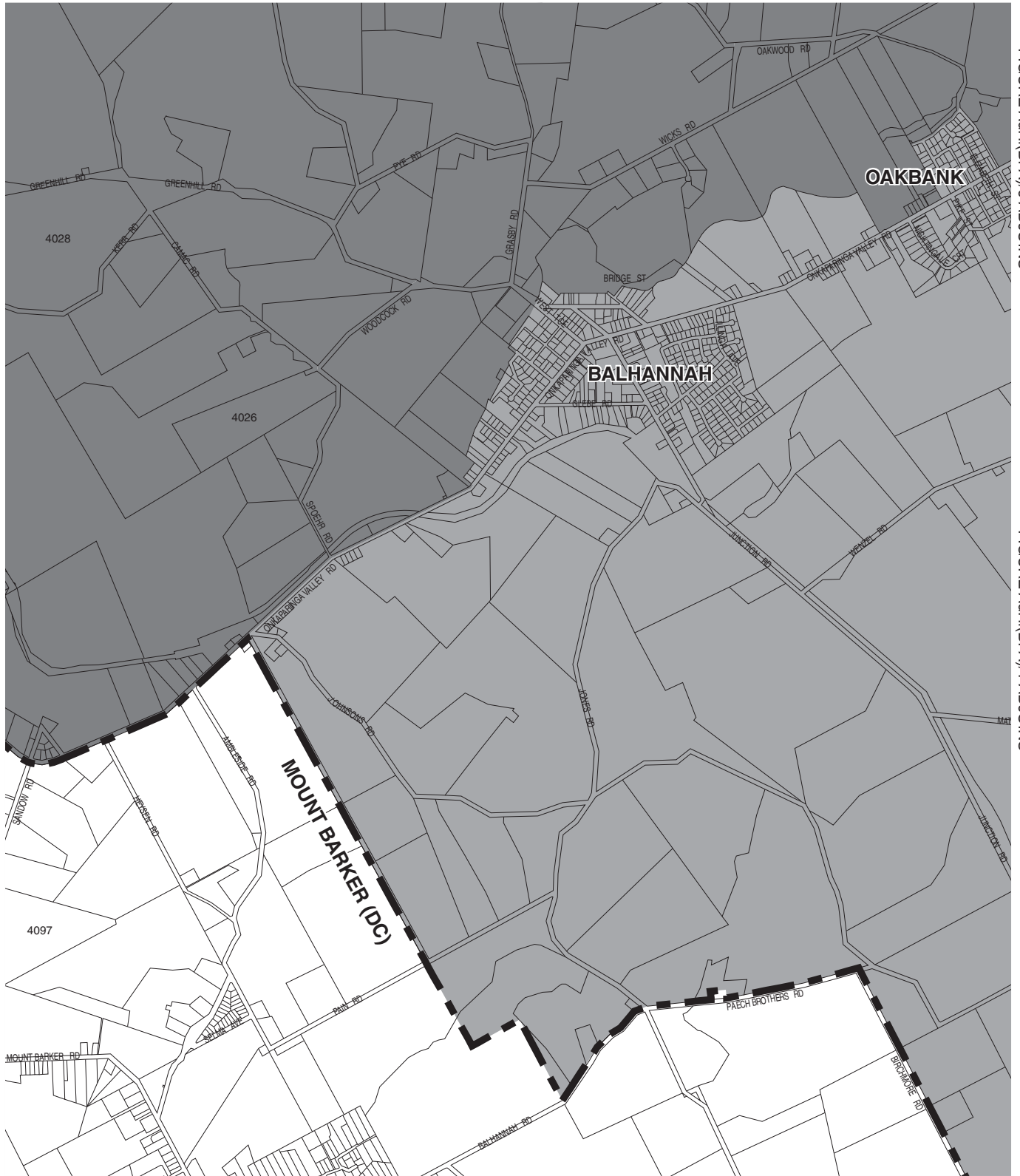


High Bushfire Risk

Medium Bushfire Risk




ADELAIDE HILLS COUNCIL BUSHFIRE PROTECTION AREA FIGURE AdHi(BPA)/6

Consolidated - 8 August 2019



Scale 1:25000



-  High Bushfire Risk
-  Medium Bushfire Risk
-  Development Plan Boundary

ADELAIDE HILLS COUNCIL BUSHFIRE PROTECTION AREA FIGURE AdHi(BPA)/7

Consolidated - 8 August 2019

FIGURE AdHi(BPA)/10 ADJOINS

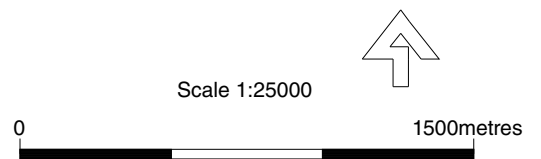
FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/9 ADJOINS

FIGURE AdHi(BPA)/7 ADJOINS



FIGURE AdHi(BPA)/1 ADJOINS



- High Bushfire Risk
- Medium Bushfire Risk
- Development Plan Boundary

ADELAIDE HILLS COUNCIL BUSHFIRE PROTECTION AREA FIGURE AdHi(BPA)/8

Consolidated - 8 August 2019



FIGURE AdHi(BPA)/1 ADJOINS



High Bushfire Risk
 Medium Bushfire Risk



Scale 1:25000



**ADELAIDE HILLS COUNCIL
 BUSHFIRE PROTECTION AREA
 FIGURE AdHi(BPA)/9**

Consolidated - 8 August 2019

FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS



FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/9 ADJOINS

FIGURE AdHi(BPA)/8 ADJOINS



High Bushfire Risk
Medium Bushfire Risk



Scale 1:20000



ADELAIDE HILLS COUNCIL BUSHFIRE PROTECTION AREA FIGURE AdHi(BPA)/10




Consolidated - 8 August 2019

FIGURE AdHi(BPA)/12 ADJOINS



FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS

-  High Bushfire Risk
-  Excluded Area from Bushfire Protection Planning Provisions
-  Development Plan Boundary

Scale 1:10000



0 500metres

ADELAIDE HILLS COUNCIL BUSHFIRE PROTECTION AREA FIGURE AdHi(BPA)/11

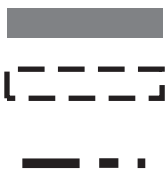
Consolidated - 8 August 2019



FIGURE AdHi(BPA)/11 ADJOINS



Scale 1:10000



- High Bushfire Risk
- Excluded Area from Bushfire Protection Planning Provisions
- Development Plan Boundary

ADELAIDE HILLS COUNCIL BUSHFIRE PROTECTION AREA FIGURE AdHi(BPA)/12

Consolidated - 8 August 2019




FIGURE AdHi(BPA)/1 ADJOINS



FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS

-  High Bushfire Risk
-  Medium Bushfire Risk
-  Development Plan Boundary

Scale 1:10000



0 500metres

**ADELAIDE HILLS COUNCIL
BUSHFIRE PROTECTION AREA
FIGURE AdHi(BPA)/13**

Consolidated - 8 August 2019

FIGURE AdHi(BPA)/1 ADJOINS

FIGURE AdHi(BPA)/1 ADJOINS



FIGURE AdHi(BPA)/1 ADJOINS



Scale 1:10000

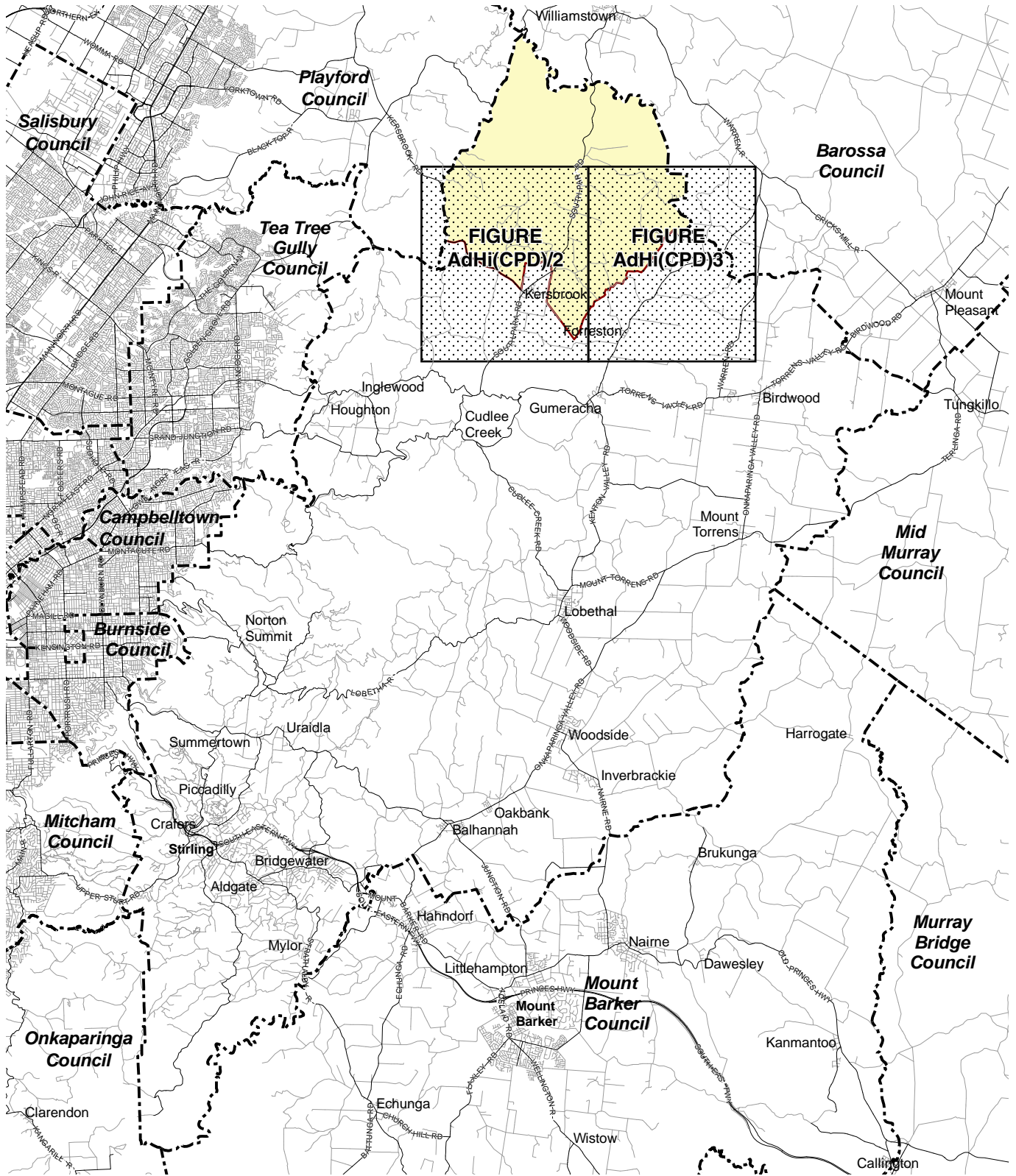


High Bushfire Risk

Medium Bushfire Risk

**ADELAIDE HILLS COUNCIL
 BUSHFIRE PROTECTION AREA
 FIGURE AdHi(BPA)/14**

Consolidated - 8 August 2019



- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

ADELAIDE HILLS COUNCIL INDEX TO CHARACTER PRESERVATION DISTRICT FIGURE AdHi(CPD)/1

Consolidated - 8 August 2019

FIGURE AdHi(CPD)/1 Adjoins

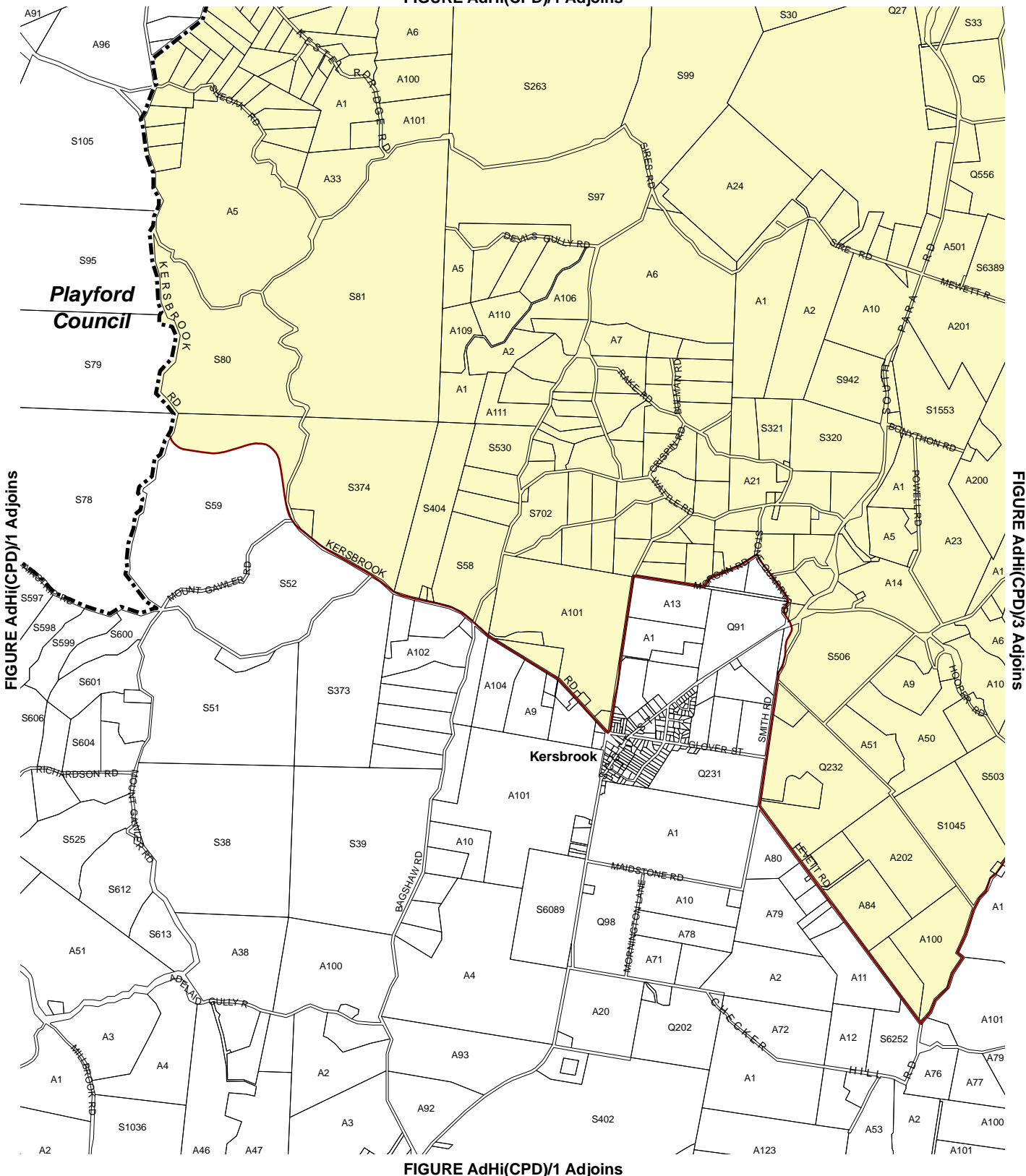


FIGURE AdHi(CPD)/1 Adjoins

FIGURE AdHi(CPD)/3 Adjoins

Kersbrook



ADELAIDE HILLS COUNCIL
CHARACTER PRESERVATION DISTRICT

FIGURE AdHi(CPD)/2

Consolidated - 8 August 2019

- Character Preservation District
- Development Plan Boundary

FIGURE AdHi(CPD)/1 Adjoins

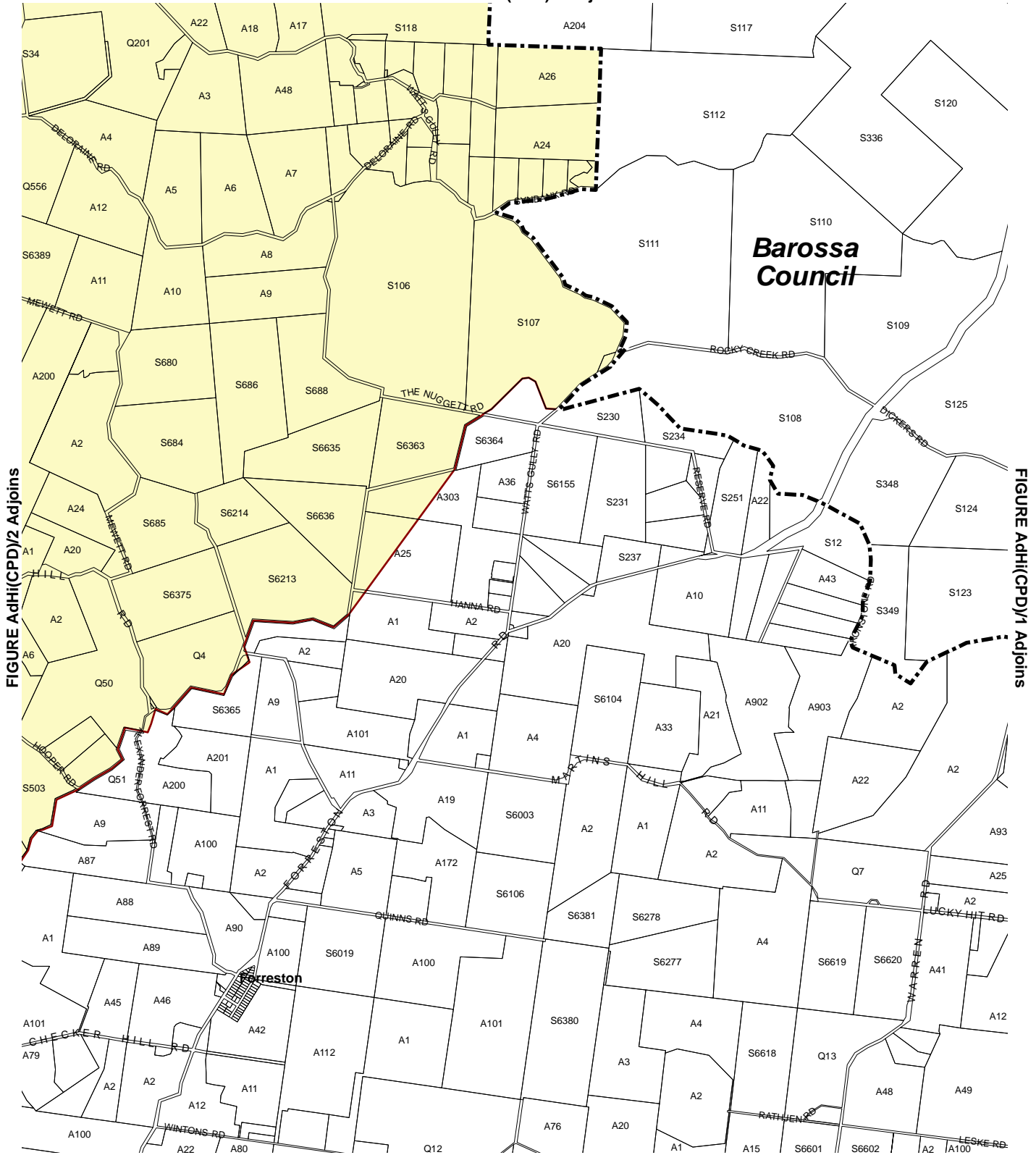


FIGURE AdHi(CPD)/2 Adjoins

FIGURE AdHi(CPD)/1 Adjoins

Barossa Council

Forreston

FIGURE AdHi(CPD)/1 Adjoins

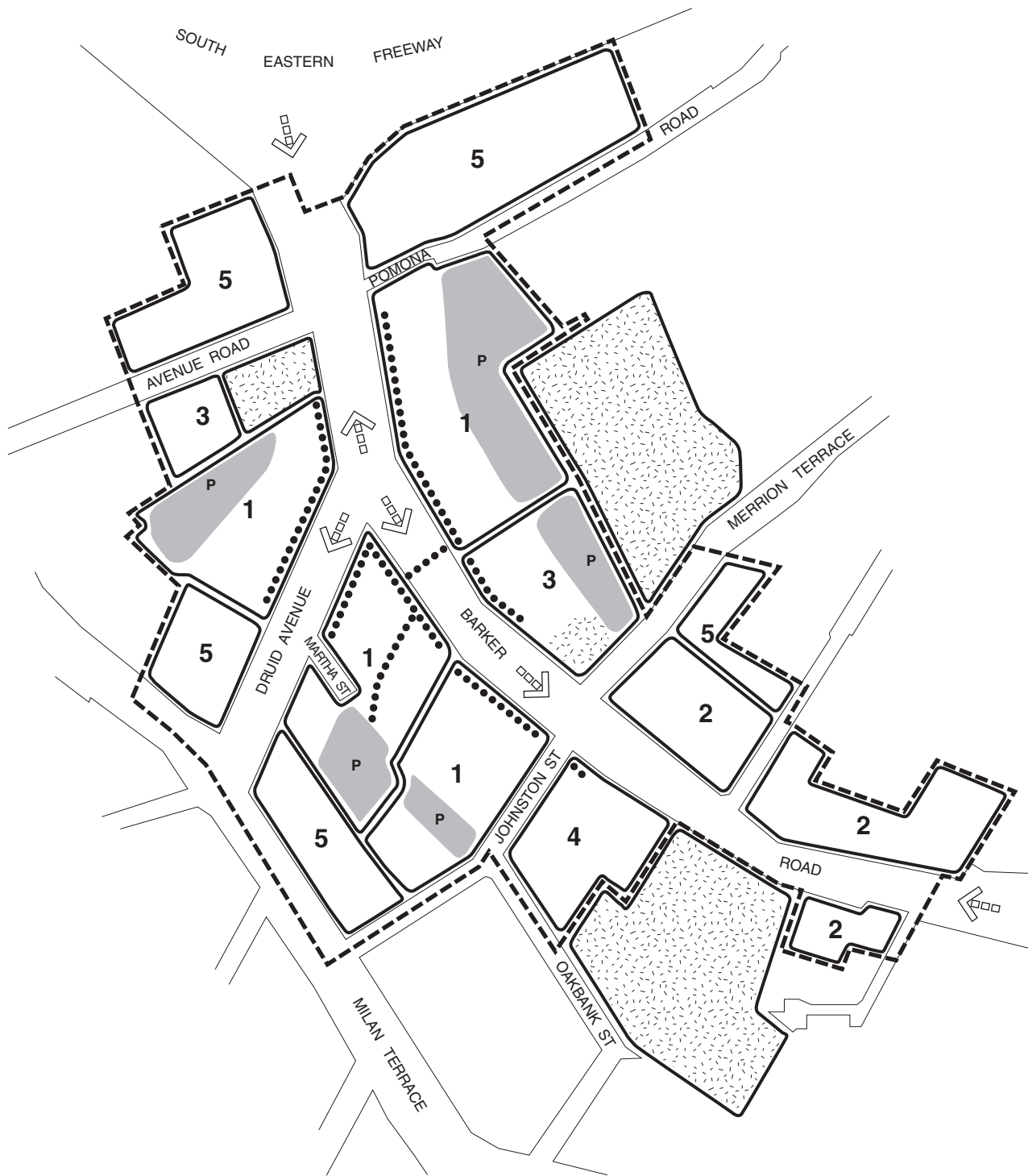


**ADELAIDE HILLS COUNCIL
CHARACTER PRESERVATION DISTRICT**

FIGURE AdHi(CPD)/3

Consolidated - 8 August 2019

- Character Preservation District
- Development Plan Boundary



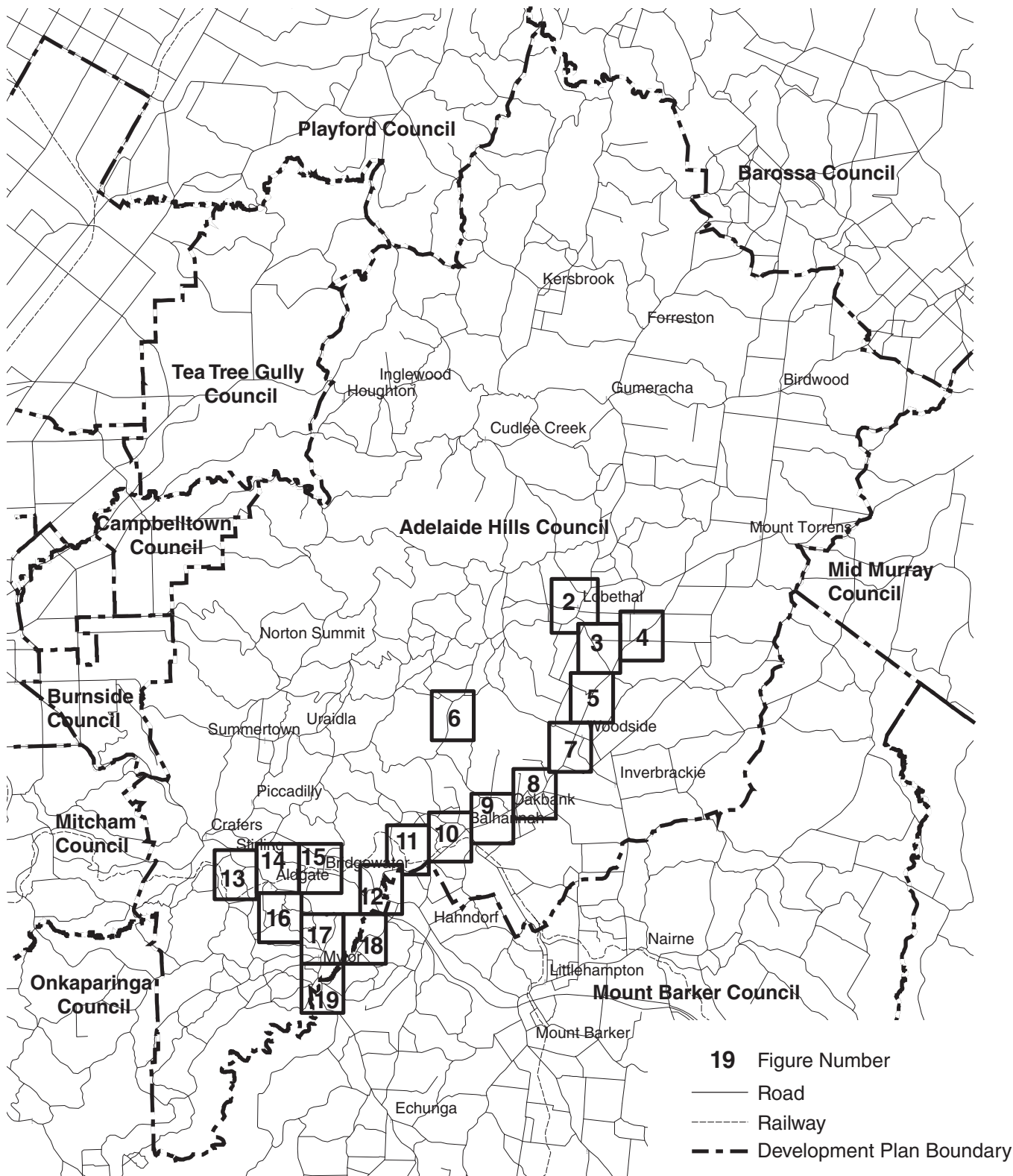
- Predominant Land Use Boundary
- 1 Retail / Commercial
- 2 Mixed Use
- 3 Community Use
- 4 Retail / Entertainment / Tourist Accommodation
- 5 Residential / Offices / Consulting Rooms (Fringe Policy Area – See AdHi/28 and 72)
- Major Parking
- ☼ Open Space / Recreation
- Major Pedestrian Link
- ◀ Key Views and Vistas
- - - Zone Boundary



0 metres 50 100 150

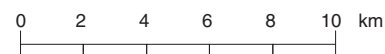
ADELAIDE HILLS COUNCIL DISTRICT CENTRE STIRLING CONCEPT PLAN Figure DCe/1

Consolidated - 8 August 2019



Disclaimer

1. These figures delineate areas which have been assessed as being subject to inundation by floods of various magnitudes along the Onkaparinga River, Cox Creek, Lobethal Creek, Hahndorf Creek, Aldgate Creek and other major tributaries. The figures do not identify flooding along minor watercourses and drains feeding these streams.
2. The data contained on this figure is based on survey, hydraulic and hydrologic modelling (as at 2002) to an accuracy sufficient only for broad scale flood risk management and planning.
3. Flood assessment for particular sites along the watercourses will require more detailed interpretation, survey and hydraulic analysis by appropriately qualified and experienced person(s).
4. The inundation patterns are not those of actual historical events. Actual inundation patterns will vary from one flood to another being affected by earthworks, blockages of structures, the state of the vegetative cover and other factors.
5. The limit of flooding shown is not a boundary between flood prone and flood free land. Areas outside the limits shown could be inundated by larger floods.
6. The inundation patterns relate to a predication of land affected, for the specified level of risk, and not necessarily to the buildings or houses located on that land."



**ADELAIDE HILLS COUNCIL
FLOOD PRONE AREA
INDEX TO FIGURES
FIGURE AdHiFPA/1**

Consolidated - 8 August 2019



FIGURE AdHiFPA/3 ADJOINS

FIGURE AdHiFPA/3 ADJOINS

LOBETHAL

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.

- Low – High Flood Hazard
- Extreme Flood Hazard
- Approximated Centreline of Watercourse
- Centreline of Watercourse
- Development Plan Boundary



Scale 1:10000



**ADELAIDE HILLS COUNCIL
FLOOD PRONE AREA
FIGURE AdHiFPA/2**



WOODSIDE – CHARLESTON

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.

- Low – High Flood Hazard
- Extreme Flood Hazard
- Centreline of Watercourse
- Development Plan Boundary



**ADELAIDE HILLS COUNCIL
FLOOD PRONE AREA
FIGURE AdHiFPA/3**

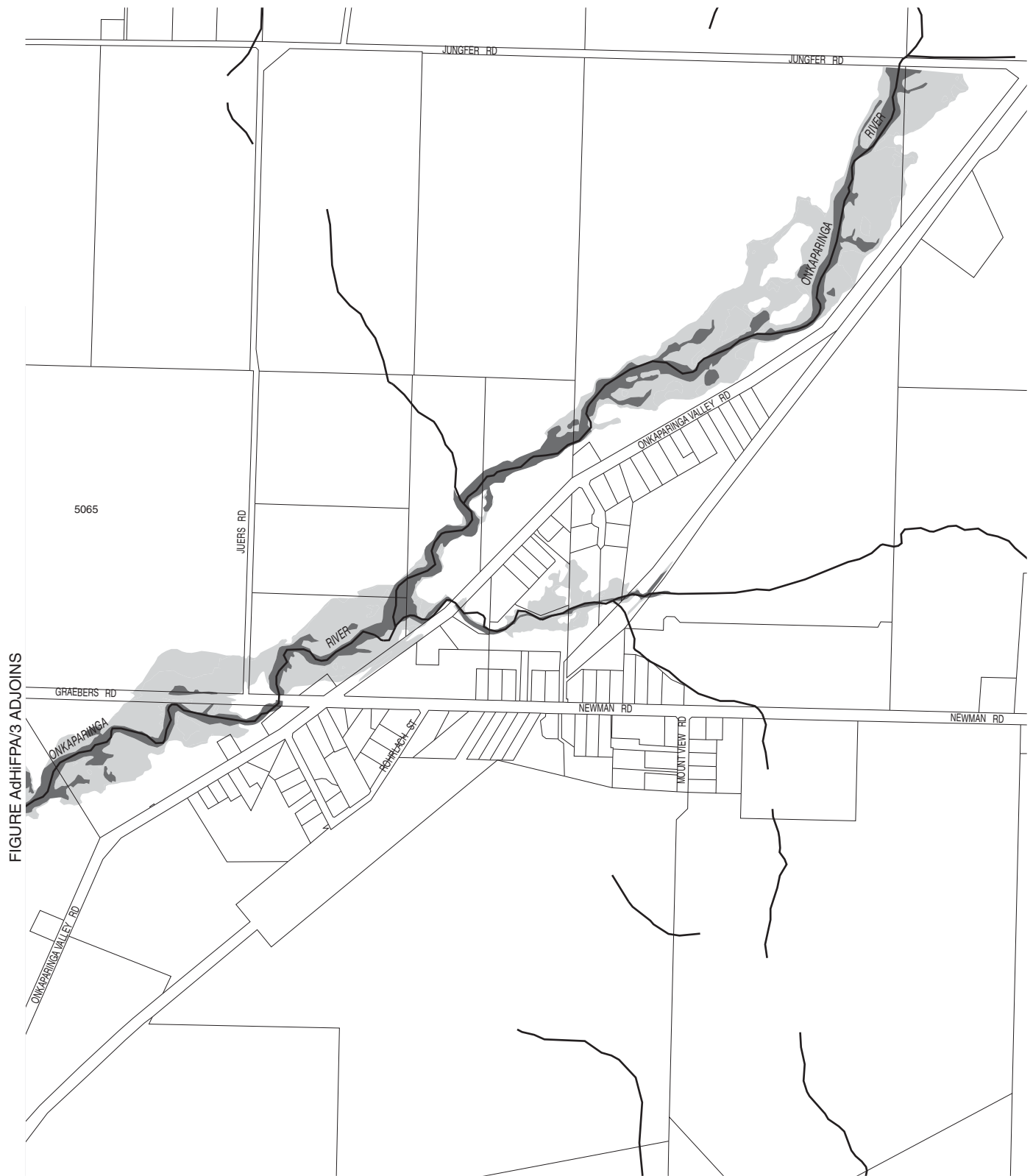






FIGURE AdHiFPA/3 ADJOINS

CHARLESTON

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.

-  Low – High Flood Hazard
-  Extreme Flood Hazard
-  Centreline of Watercourse
-  Development Plan Boundary



**ADELAIDE HILLS COUNCIL
FLOOD PRONE AREA
FIGURE AdHiFPA/4**





FIGURE AdHiFPA/3 ADJOINS



FIGURE AdHiFPA/7 ADJOINS

WOODSIDE

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.

-  Low – High Flood Hazard
-  Extreme Flood Hazard
-  Centreline of Watercourse
-  Development Plan Boundary



Scale 1:10000



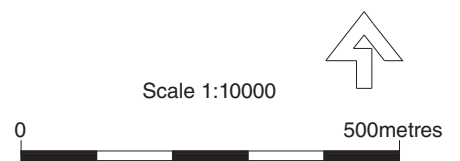
**ADELAIDE HILLS COUNCIL
FLOOD PRONE AREA
FIGURE AdHiFPA/5**



LENSWOOD

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.

- Low – High Flood Hazard
- Extreme Flood Hazard
- Approximated Centreline of Watercourse
- Centreline of Watercourse
- Development Plan Boundary



**ADELAIDE HILLS COUNCIL
FLOOD PRONE AREA
FIGURE AdHiFPA/6**





FIGURE AdHiFPA/5 ADJOINS



FIGURE AdHiFPA/8 ADJOINS

WOODSIDE

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.

-  Low – High Flood Hazard
-  Extreme Flood Hazard
-  Centreline of Watercourse
-  Development Plan Boundary



**ADELAIDE HILLS COUNCIL
FLOOD PRONE AREA
FIGURE AdHiFPA/7**



FIGURE AdHiFPA/7
ADJOINS

FIGURE AdHiFPA/9 ADJOINS

OAKBANK

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.

- Low – High Flood Hazard
- Extreme Flood Hazard
- Centreline of Watercourse
- Development Plan Boundary



Scale 1:10000



**ADELAIDE HILLS COUNCIL
FLOOD PRONE AREA
FIGURE AdHiFPA/8**

FIGURE AdHiFPA/10 ADJOINS

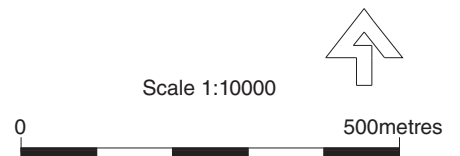


FIGURE AdHiFPA/8 ADJOINS

BALHANNAH

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.

- Low – High Flood Hazard
- Extreme Flood Hazard
- Centreline of Watercourse
- Development Plan Boundary



ADELAIDE HILLS COUNCIL FLOOD PRONE AREA FIGURE AdHiFPA/9



FIGURE AdHiFPA/9 ADJOINS

FIGURE AdHiFPA/11 ADJOINS

BALHANNAH

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.

- Low – High Flood Hazard
- Extreme Flood Hazard
- Centreline of Watercourse
- Development Plan Boundary



**ADELAIDE HILLS COUNCIL
FLOOD PRONE AREA
FIGURE AdHiFPA/10**







FIGURE AdHiFPA/10 ADJOINS

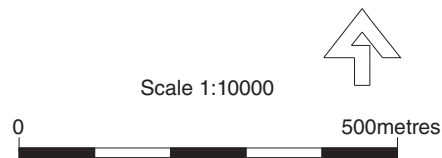
FIGURE AdHiFPA/12 ADJOINS

FIGURE AdHiFPA/12 ADJOINS

VERDUN

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.

-  Low – High Flood Hazard
-  Extreme Flood Hazard
-  Centreline of Watercourse
-  Development Plan Boundary



**ADELAIDE HILLS COUNCIL
FLOOD PRONE AREA
FIGURE AdHiFPA/11**

FIGURE AdHiFPA/11 ADJOINS

FIGURE AdHiFPA/11 ADJOINS

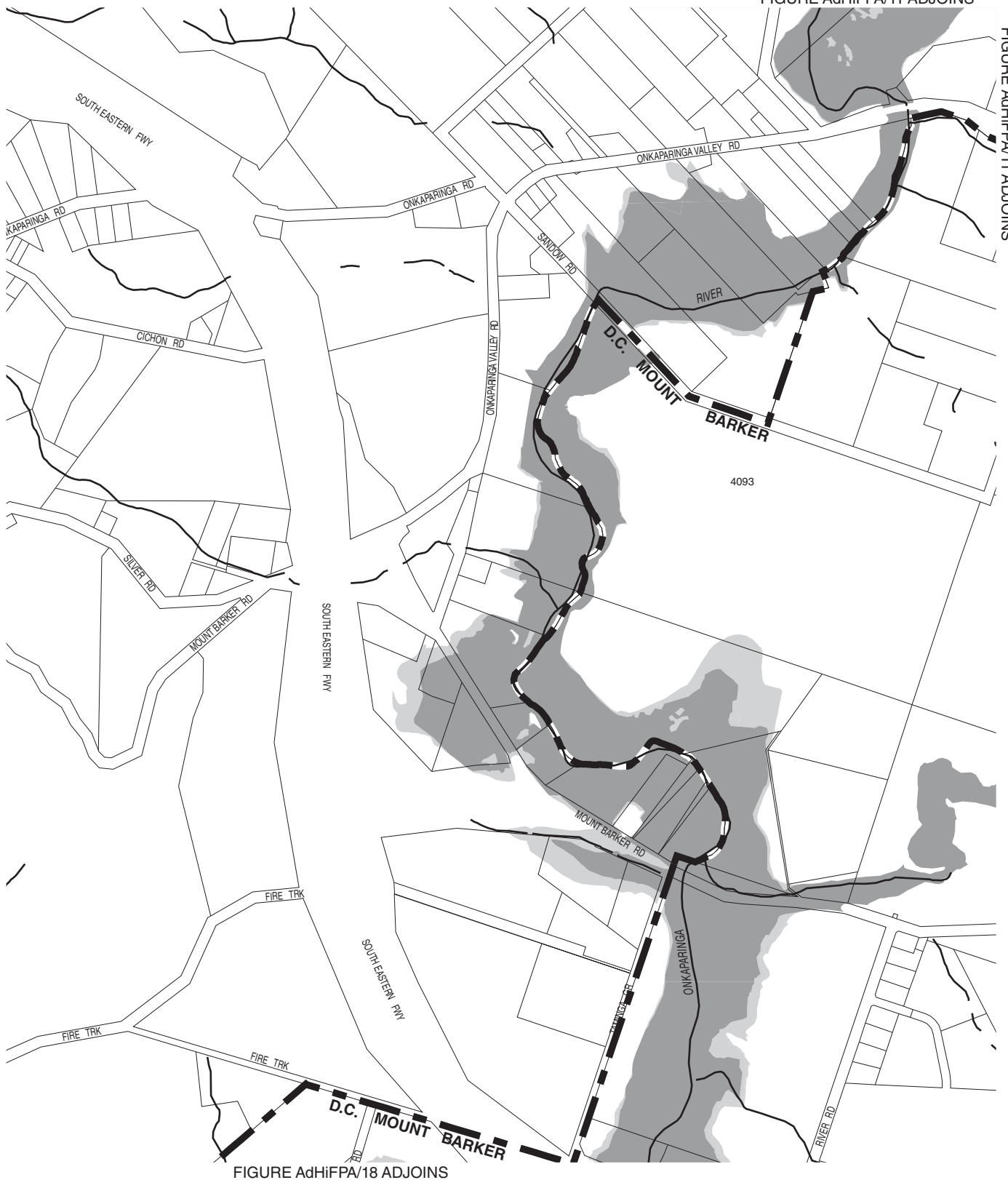


FIGURE AdHiFPA/18 ADJOINS





VERDUN

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.



Scale 1:10000



-  Low – High Flood Hazard
-  Extreme Flood Hazard
-  Centreline of Watercourse
-  Development Plan Boundary

ADELAIDE HILLS COUNCIL FLOOD PRONE AREA FIGURE AdHiFPA/12

FIGURE AdHiFPA/14 ADJOINS



STIRLING

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.



Scale 1:10000



- Low – High Flood Hazard
- Extreme Flood Hazard
- Centreline of Watercourse
- Development Plan Boundary

**ADELAIDE HILLS COUNCIL
FLOOD PRONE AREA
FIGURE AdHiFPA/13**

Consolidated - 8 August 2019

FIGURE AdHiFPA/13 ADJOINS

FIGURE AdHiFPA/15 ADJOINS



FIGURE AdHiFPA/16 ADJOINS

ALDGATE

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.



Scale 1:10000



- Low – High Flood Hazard
- Extreme Flood Hazard
- Centreline of Watercourse
- Development Plan Boundary

ADELAIDE HILLS COUNCIL FLOOD PRONE AREA FIGURE AdHiFPA/14

FIGURE AdHiFPA/14 ADJOINS



BRIDGEWATER

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.



Scale 1:10000



- Low – High Flood Hazard
- Extreme Flood Hazard
- Centreline of Watercourse
- Development Plan Boundary

**ADELAIDE HILLS COUNCIL
FLOOD PRONE AREA
FIGURE AdHiFPA/15**

FIGURE AdHiFPA/14 ADJOINS



FIGURE AdHiFPA/17 ADJOINS

ALDGATE – MYLOR

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.



Scale 1:10000



- Low – High Flood Hazard
- Extreme Flood Hazard
- Centreline of Watercourse
- Development Plan Boundary

**ADELAIDE HILLS COUNCIL
FLOOD PRONE AREA
FIGURE AdHiFPA/16**

FIGURE AdHiFPA/16 ADJOINS







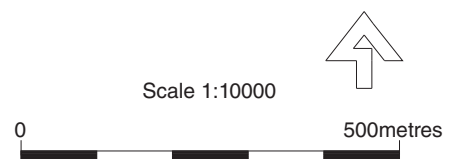
FIGURE AdHiFPA/18 ADJOINS

FIGURE AdHiFPA/19 ADJOINS

MYLOR

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.

-  Low – High Flood Hazard
-  Extreme Flood Hazard
-  Centreline of Watercourse
-  Development Plan Boundary



ADELAIDE HILLS COUNCIL FLOOD PRONE AREA FIGURE AdHiFPA/17

FIGURE AdHiFPA/12 ADJOINS

FIGURE AdHiFPA/17 ADJOINS



MYLOR

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.



Scale 1:10000



- Low – High Flood Hazard
- Extreme Flood Hazard
- Centreline of Watercourse
- Development Plan Boundary

**ADELAIDE HILLS COUNCIL
FLOOD PRONE AREA
FIGURE AdHiFPA/18**

FIGURE AdHiFPA/17 ADJOINS



MYLOR

Note: See Figure AdHiFPA/1 for flood data definition explanation and disclaimer.

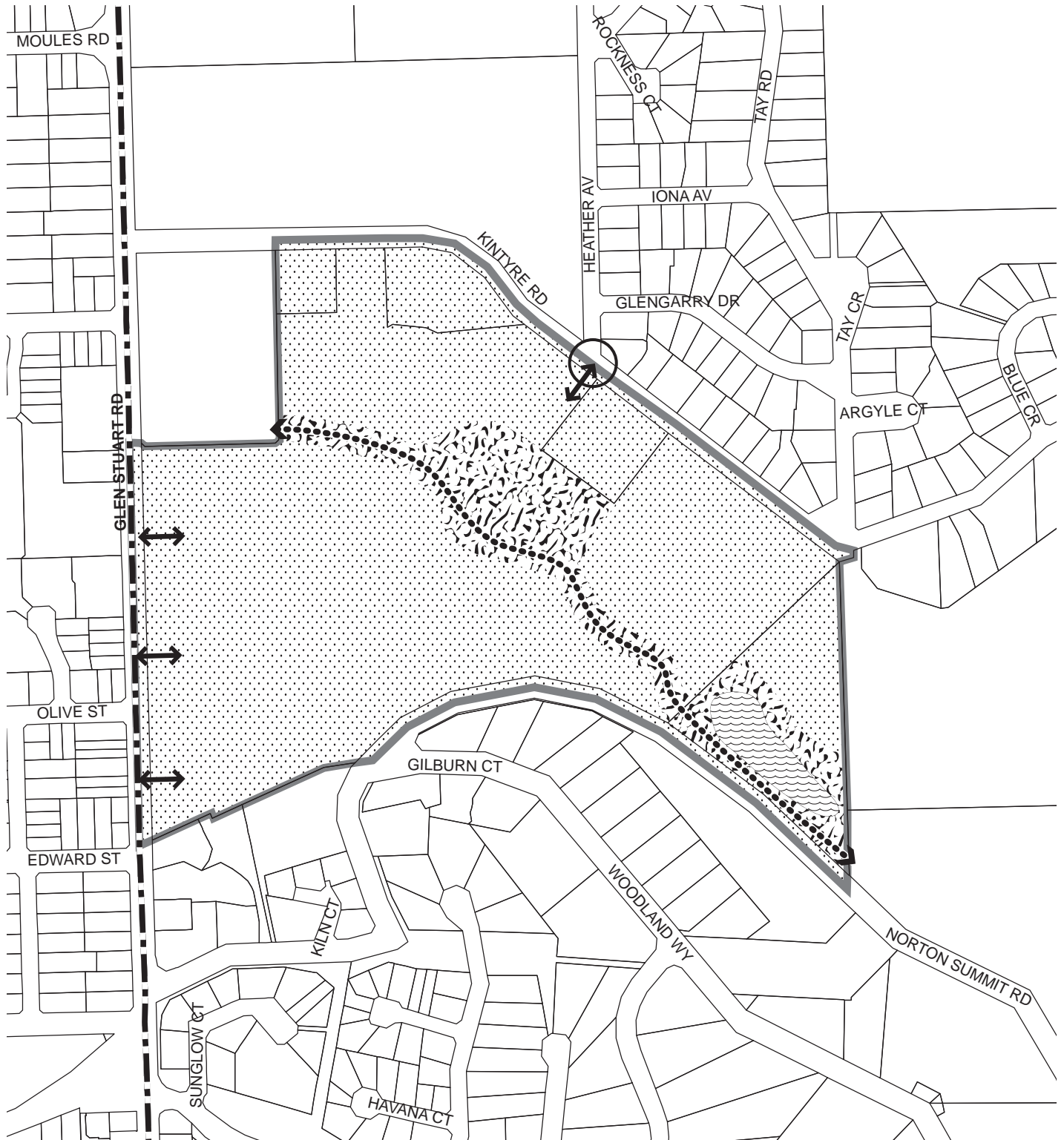


Scale 1:10000

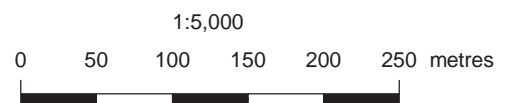


- Low – High Flood Hazard
- Extreme Flood Hazard
- Centreline of Watercourse
- Development Plan Boundary

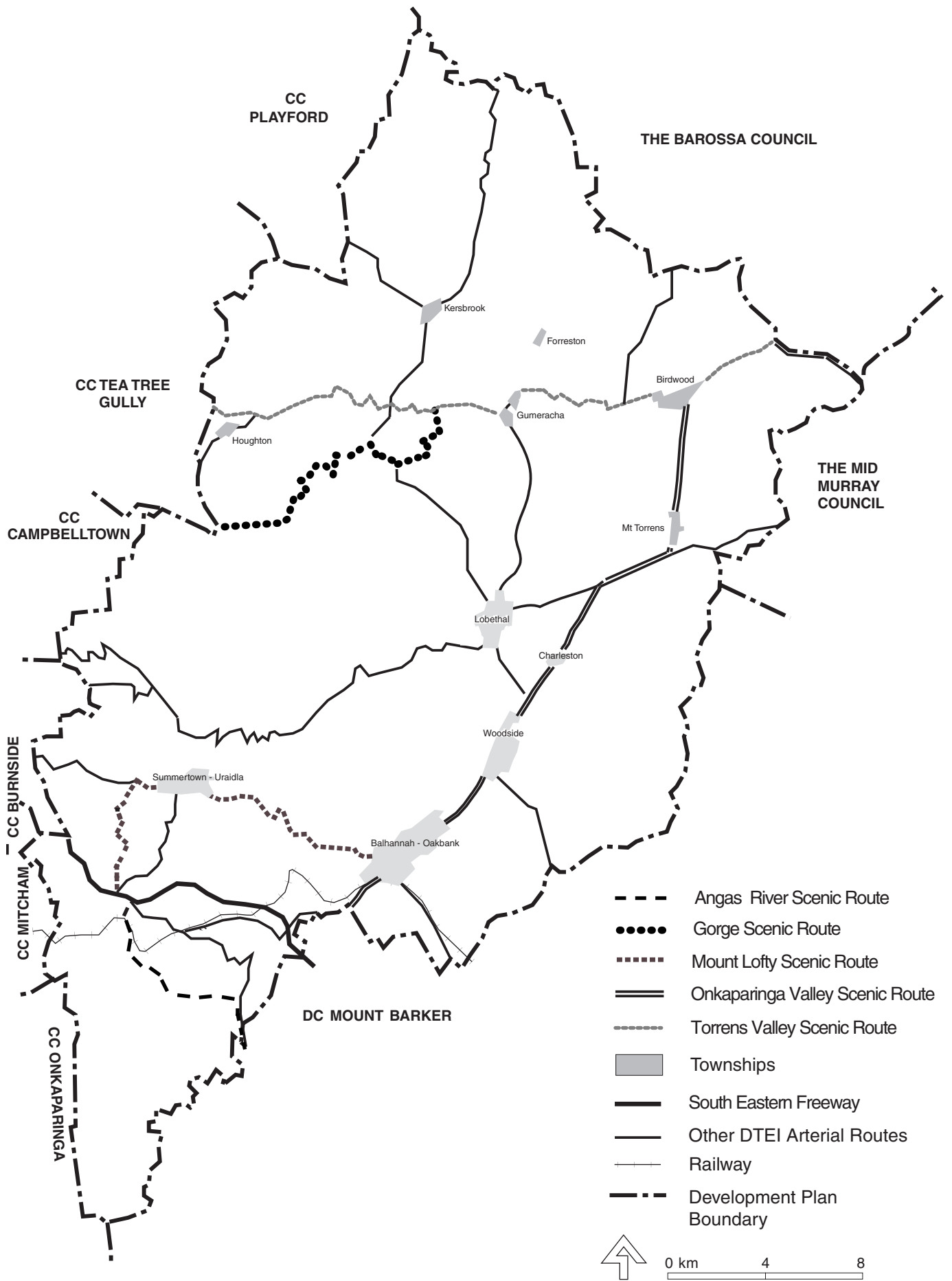
**ADELAIDE HILLS COUNCIL
FLOOD PRONE AREA
FIGURE AdHiFPA/19**



-  Concept Plan Boundary
-  Residential
-  Open Space
-  Stormwater Detention
-  Pedestrian Linkages
-  Vehicular Access
-  Traffic Management Point
-  Development Plan Boundary

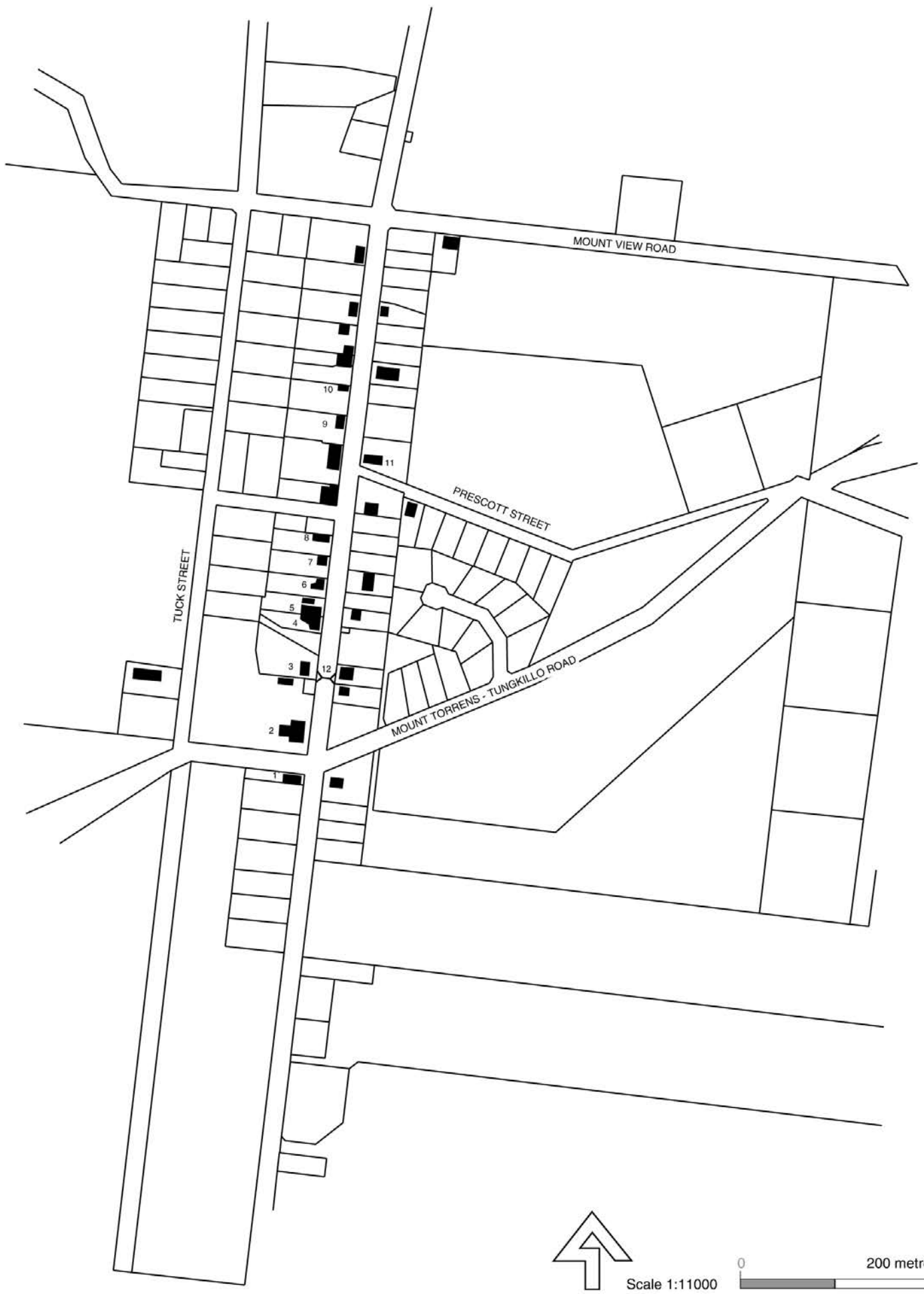


**ADELAIDE HILLS COUNCIL
RESIDENTIAL (GLEN STUART ROAD)
CONCEPT PLAN
FIGURE R/1**

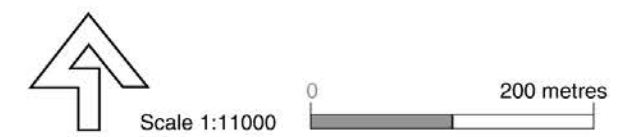


ADELAIDE HILLS COUNCIL SCENIC ROUTES FIGURE AdHi(EC)/1

**Designated Scenic Routes are the Mount Lofty, Onkaparinga, Torrens Valley, Gorge and Angas River Scenic Routes, and the Marble Hill Scenic Route after such time as it is commenced.*

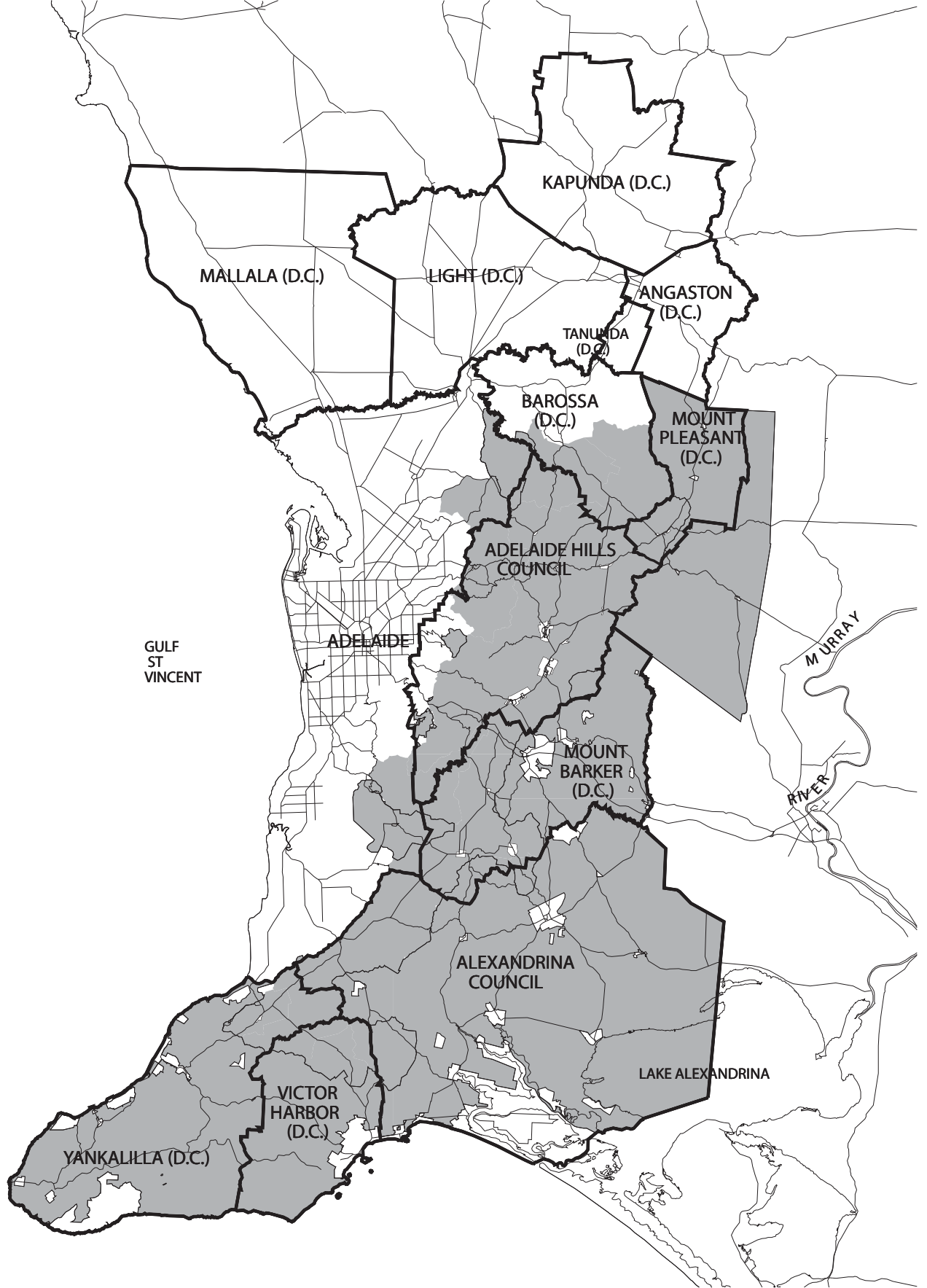


Buildings contributing to the historic character of the State Heritage Area (Mount Torrens)



**MOUNT TORRENS
SIGNIFICANT BUILDINGS
Figure SHA(MT)/1**

Consolidated - 8 August 2019



NOTE: This illustrated boundary may not accurately reflect the definition for the Mount Lofty Ranges Watershed set out in the Regulations under the Water Resources Act 1997.

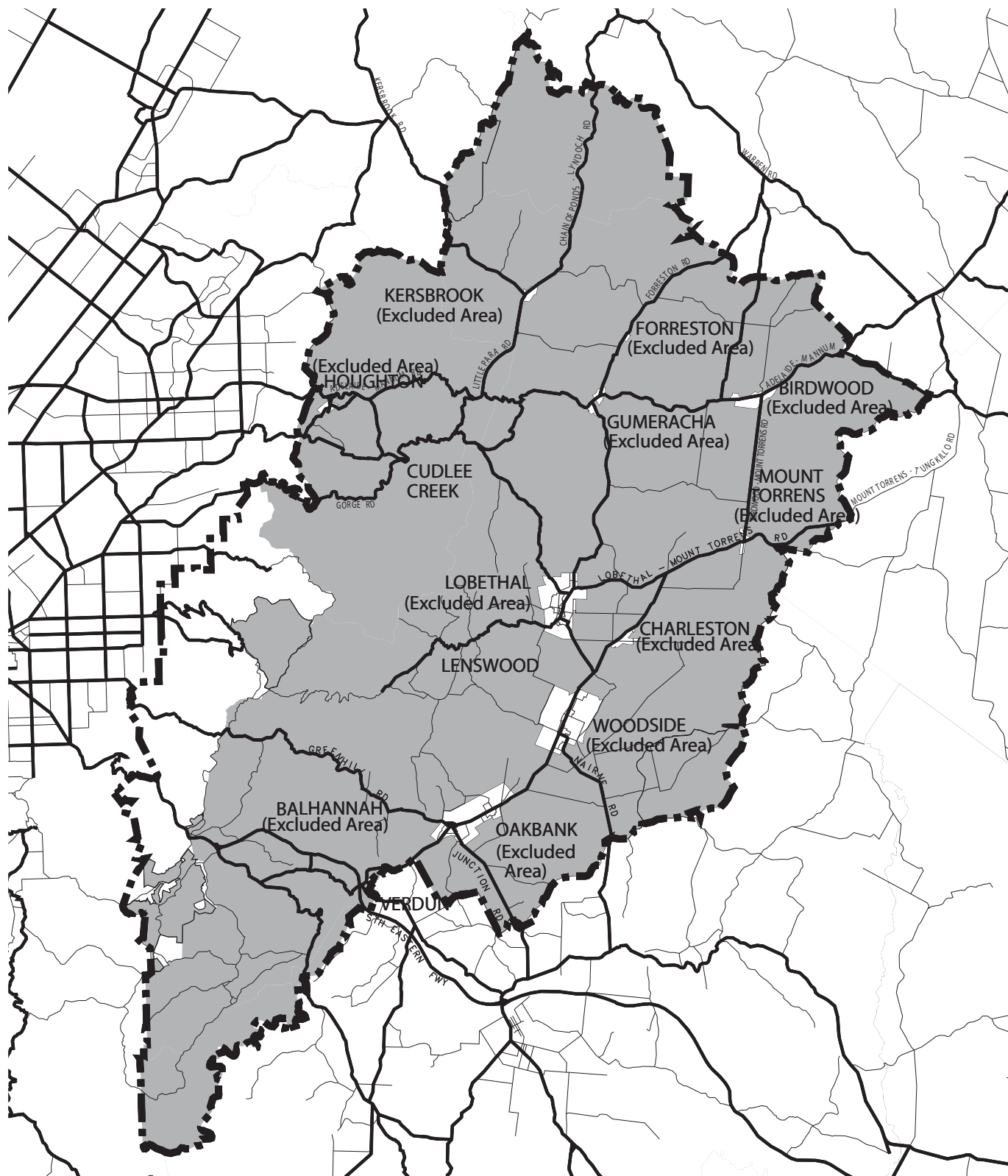


0 20km

— Development Plan Boundary

ADELAIDE HILLS COUNCIL MT LOFTY RANGES WATERSHED AREA

Figure 4.1 | August 2019



NOTE: This illustrated boundary may not accurately reflect the definition for the Mount Lofty Ranges Watershed set out in the Regulations under the Water Resources Act 1997.

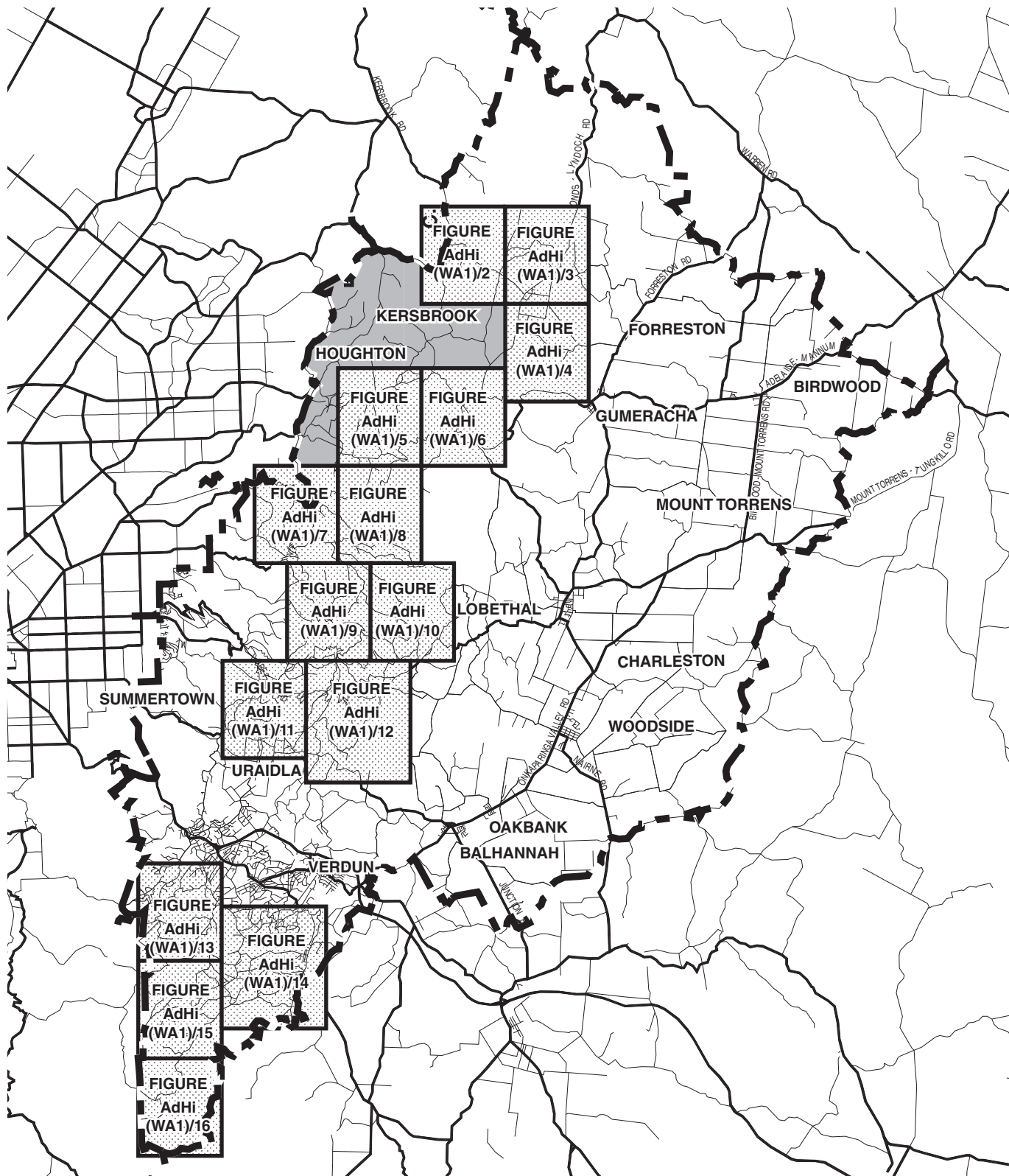


0 10km

— ■ Development Plan Boundary

ADELAIDE HILLS COUNCIL MT LOFTY RANGES WATERSHED AREA

Figure MtlRWA/2
Consolidated 18 August 2014



Scale 1:240000



- Development Plan Boundary
- Watershed Area 1
Note: Shaded area extends all the way to LGA boundary unless shown other wise.

ADELAIDE HILLS COUNCIL INDEX TO WATERSHED AREA 1 FIGURE AdHi(WA1)/1

Consolidated - 8 August 2019

FIGURE AdHi(WA1)/1 ADJOINS

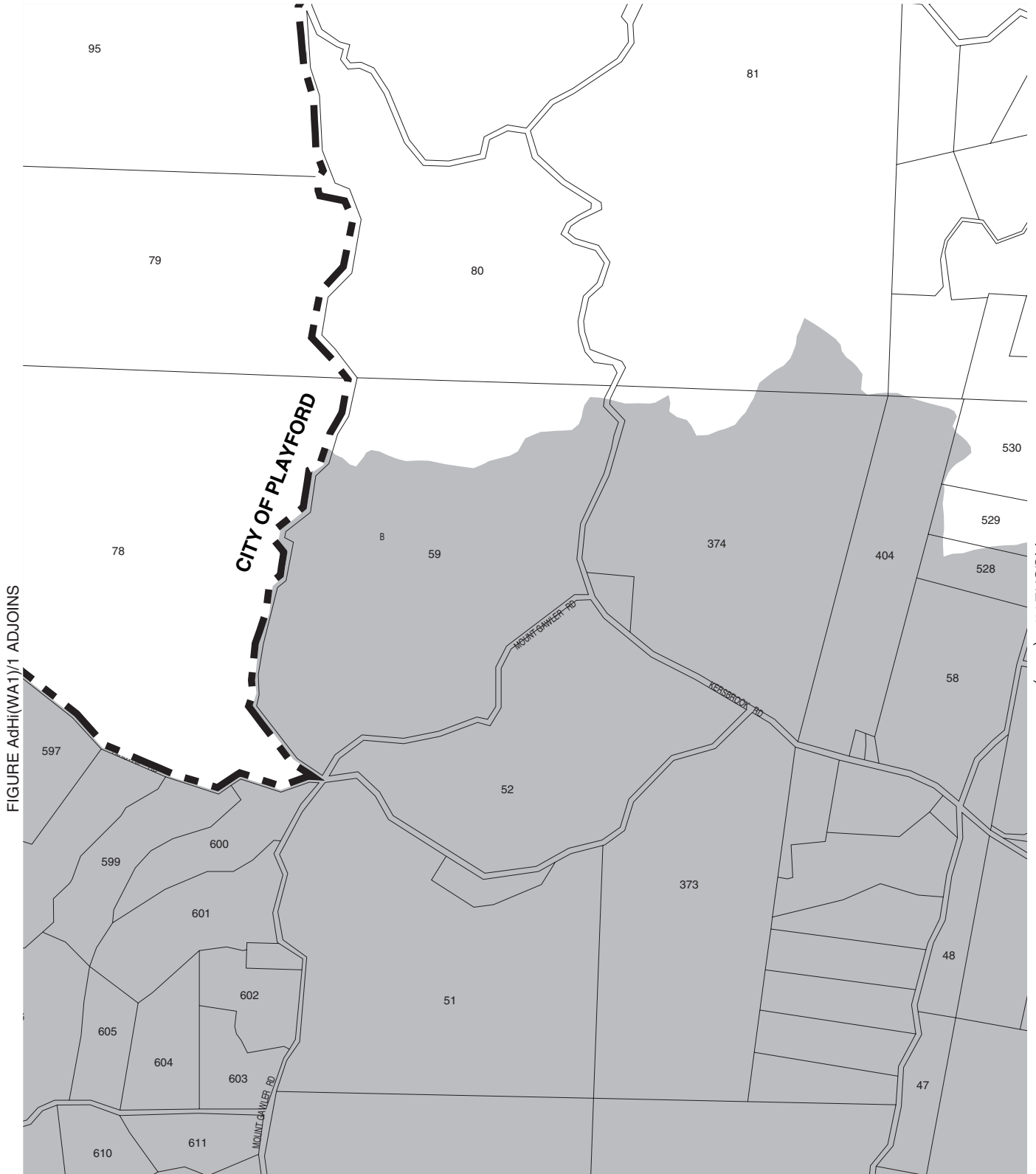


FIGURE AdHi(WA1)/1 ADJOINS

FIGURE AdHi(WA1)/1 ADJOINS

FIGURE AdHi(WA1)/3 ADJOINS



Scale 1:20000



Development Plan Boundary

Watershed Area 1

Note: Shaded area extends all the way to LGA boundary unless shown other wise.

ADELAIDE HILLS COUNCIL
WATERSHED AREA 1
FIGURE AdHi(WA1)/2

Consolidated - 8 August 2019

FIGURE AdHi(WA1)/1 ADJOINS



FIGURE AdHi(WA1)/2 ADJOINS



FIGURE AdHi(WA1)/1 ADJOINS

FIGURE AdHi(WA1)/4 ADJOINS



Scale 1:20000



-  Development Plan Boundary
-  Watershed Area 1

ADELAIDE HILLS COUNCIL
WATERSHED AREA 1
FIGURE AdHi(WA1)/3

Consolidated - 8 August 2019

FIGURE AdHi(WA1)/3 ADJOINS

FIGURE AdHi(WA1)/1 ADJOINS

FIGURE AdHi(WA1)/6 ADJOINS

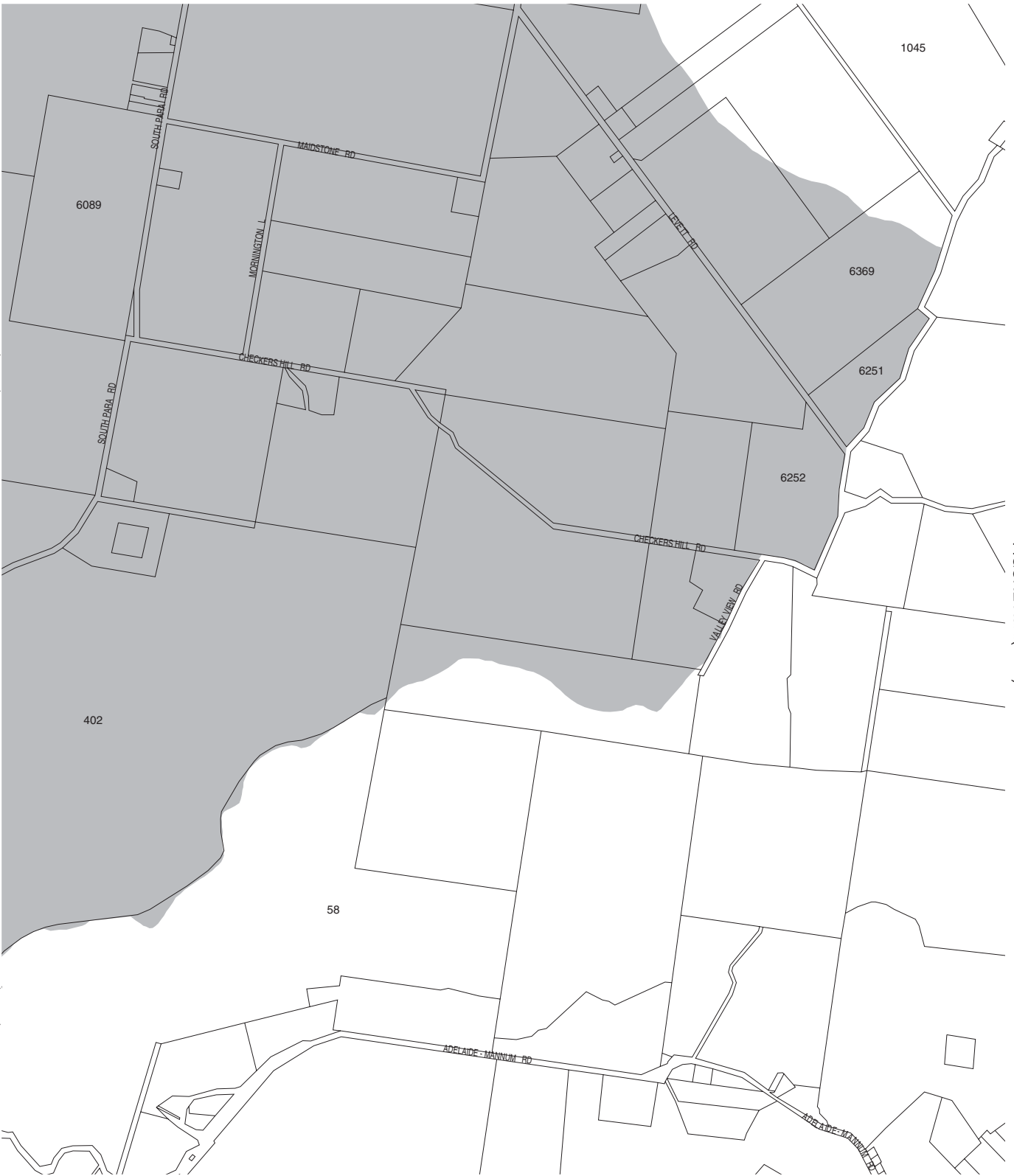




FIGURE AdHi(WA1)/1 ADJOINS

FIGURE AdHi(WA1)/1 ADJOINS



Scale 1:20000



-  Development Plan Boundary
-  Watershed Area 1

**ADELAIDE HILLS COUNCIL
WATERSHED AREA 1
FIGURE AdHi(WA1)/4**

Consolidated - 8 August 2019

FIGURE AdHi(WA1)/1 ADJOINS



FIGURE AdHi(WA1)/1 ADJOINS



FIGURE AdHi(WA1)/6 ADJOINS

FIGURE AdHi(WA1)/8 ADJOINS



Scale 1:20000



-  Development Plan Boundary
-  Watershed Area 1

**ADELAIDE HILLS COUNCIL
WATERSHED AREA 1
FIGURE AdHi(WA1)/5**

Consolidated - 8 August 2019

FIGURE AdHi(WA1)/1 ADJOINS

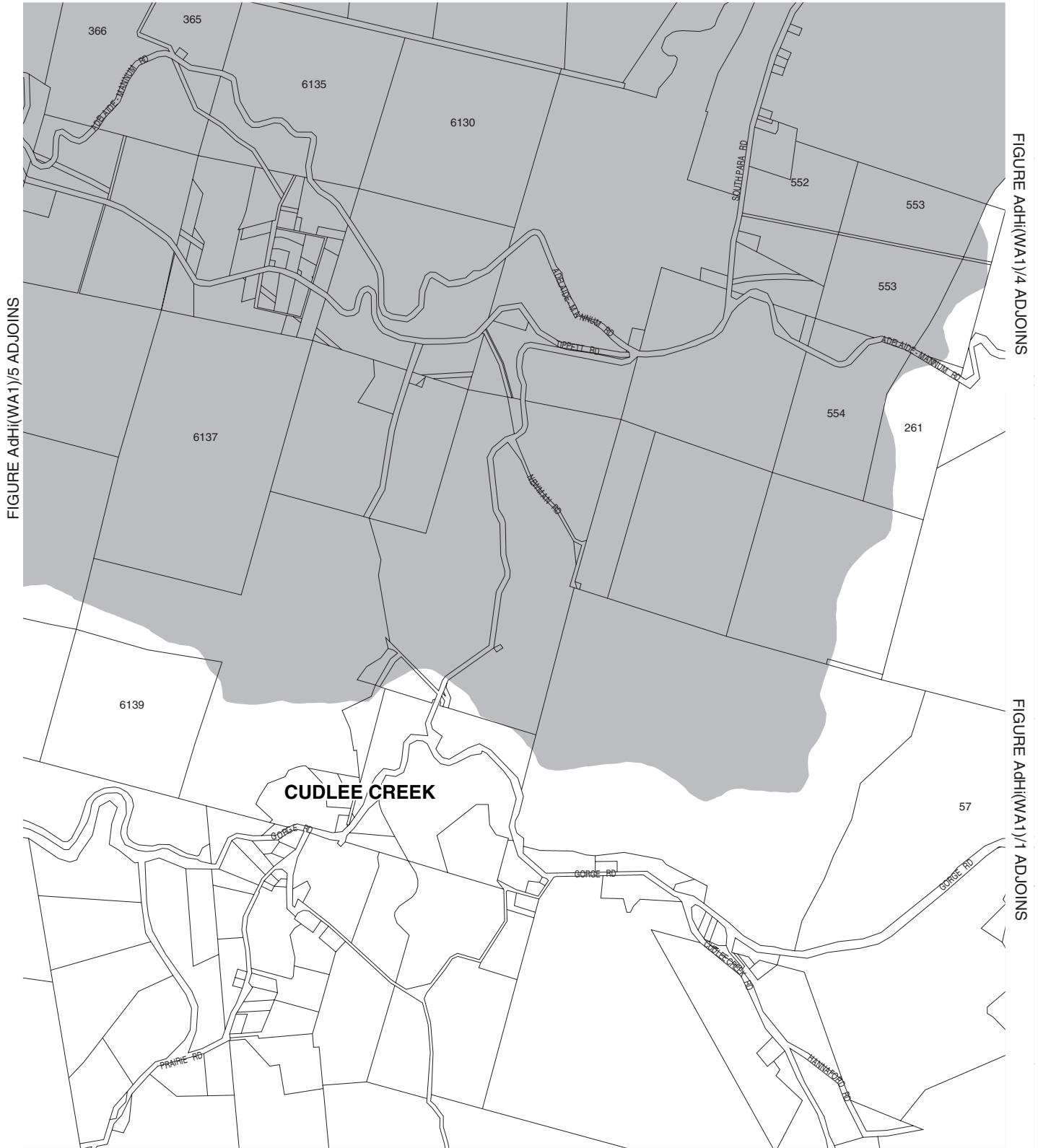


FIGURE AdHi(WA1)/5 ADJOINS

FIGURE AdHi(WA1)/4 ADJOINS



FIGURE AdHi(WA1)/1 ADJOINS

FIGURE AdHi(WA1)/1 ADJOINS



Scale 1:20000



-  Development Plan Boundary
-  Watershed Area 1

**ADELAIDE HILLS COUNCIL
WATERSHED AREA 1
FIGURE AdHi(WA1)/6**

Consolidated - 8 August 2019

FIGURE AdHi(WA1)/1 ADJOINS



FIGURE AdHi(WA1)/1 ADJOINS

FIGURE AdHi(WA1)/9 ADJOINS



Scale 1:20000



Development Plan Boundary

Watershed Area 1

Note: Shaded area extends all the way to LGA boundary unless shown other wise.

ADELAIDE HILLS COUNCIL
WATERSHED AREA 1
FIGURE AdHi(WA1)/7

Consolidated - 8 August 2019

FIGURE AdHi(WA1)/5 ADJOINS



FIGURE AdHi(WA1)/7 ADJOINS

FIGURE AdHi(WA1)/1 ADJOINS



FIGURE AdHi(WA1)/9 ADJOINS

FIGURE AdHi(WA1)/10 ADJOINS



Scale 1:20000



-  Development Plan Boundary
-  Watershed Area 1

ADELAIDE HILLS COUNCIL
WATERSHED AREA 1
FIGURE AdHi(WA1)/8

Consolidated - 8 August 2019

FIGURE AdHi(WA1)/7 ADJOINS

FIGURE AdHi(WA1)/8 ADJOINS

FIGURE AdHi(WA1)/1 ADJOINS

FIGURE AdHi(WA1)/10 ADJOINS





FIGURE AdHi(WA1)/11 ADJOINS

FIGURE AdHi(WA1)/12 ADJOINS



Scale 1:20000



-  Development Plan Boundary
-  Watershed Area 1

**ADELAIDE HILLS COUNCIL
WATERSHED AREA 1
FIGURE AdHi(WA1)/9**

Consolidated - 8 August 2019

FIGURE AdHi(WA1)/8 ADJOINS

FIGURE AdHi(WA1)/1 ADJOINS

FIGURE AdHi(WA1)/9 ADJOINS

FIGURE AdHi(WA1)/1 ADJOINS

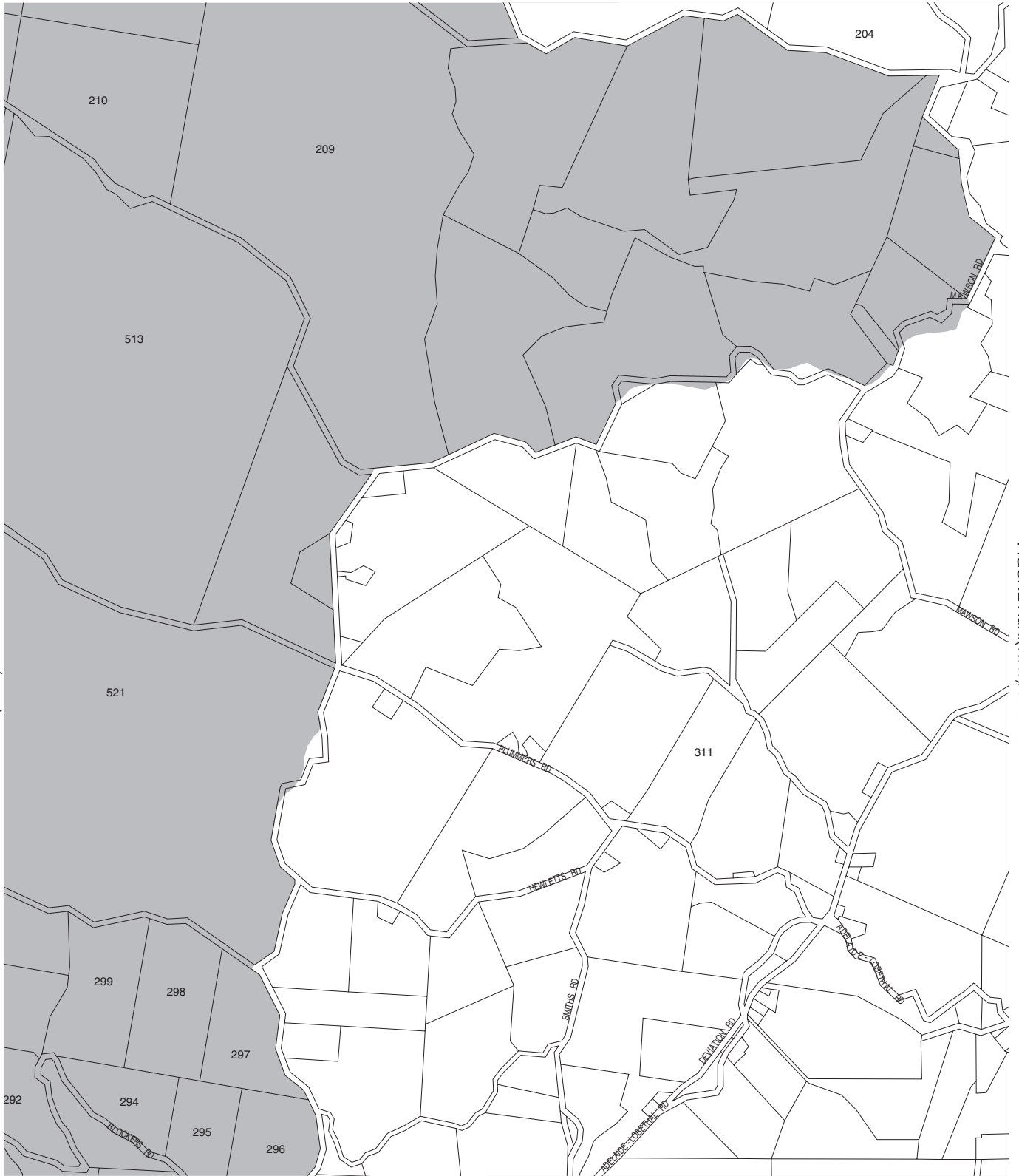




FIGURE AdHi(WA1)/12 ADJOINS

FIGURE AdHi(WA1)/1 ADJOINS



Scale 1:20000



-  Development Plan Boundary
-  Watershed Area 1

**ADELAIDE HILLS COUNCIL
WATERSHED AREA 1
FIGURE AdHi(WA1)/10**

Consolidated - 8 August 2019

FIGURE AdHi(WA1)/1 ADJOINS

FIGURE AdHi(WA1)/9 ADJOINS



FIGURE AdHi(WA1)/1 ADJOINS



FIGURE AdHi(WA1)/12 ADJOINS

FIGURE AdHi(WA1)/1 ADJOINS



Scale 1:20000



-  Development Plan Boundary
-  Watershed Area 1

**ADELAIDE HILLS COUNCIL
WATERSHED AREA 1
FIGURE AdHi(WA1)/11**

Consolidated - 8 August 2019

FIGURE AdHi(WA1)/9 ADJOINS

FIGURE AdHi(WA1)/10 ADJOINS

FIGURE AdHi(WA1)/11 ADJOINS

FIGURE AdHi(WA1)/1 ADJOINS

FIGURE AdHi(WA1)/1 ADJOINS

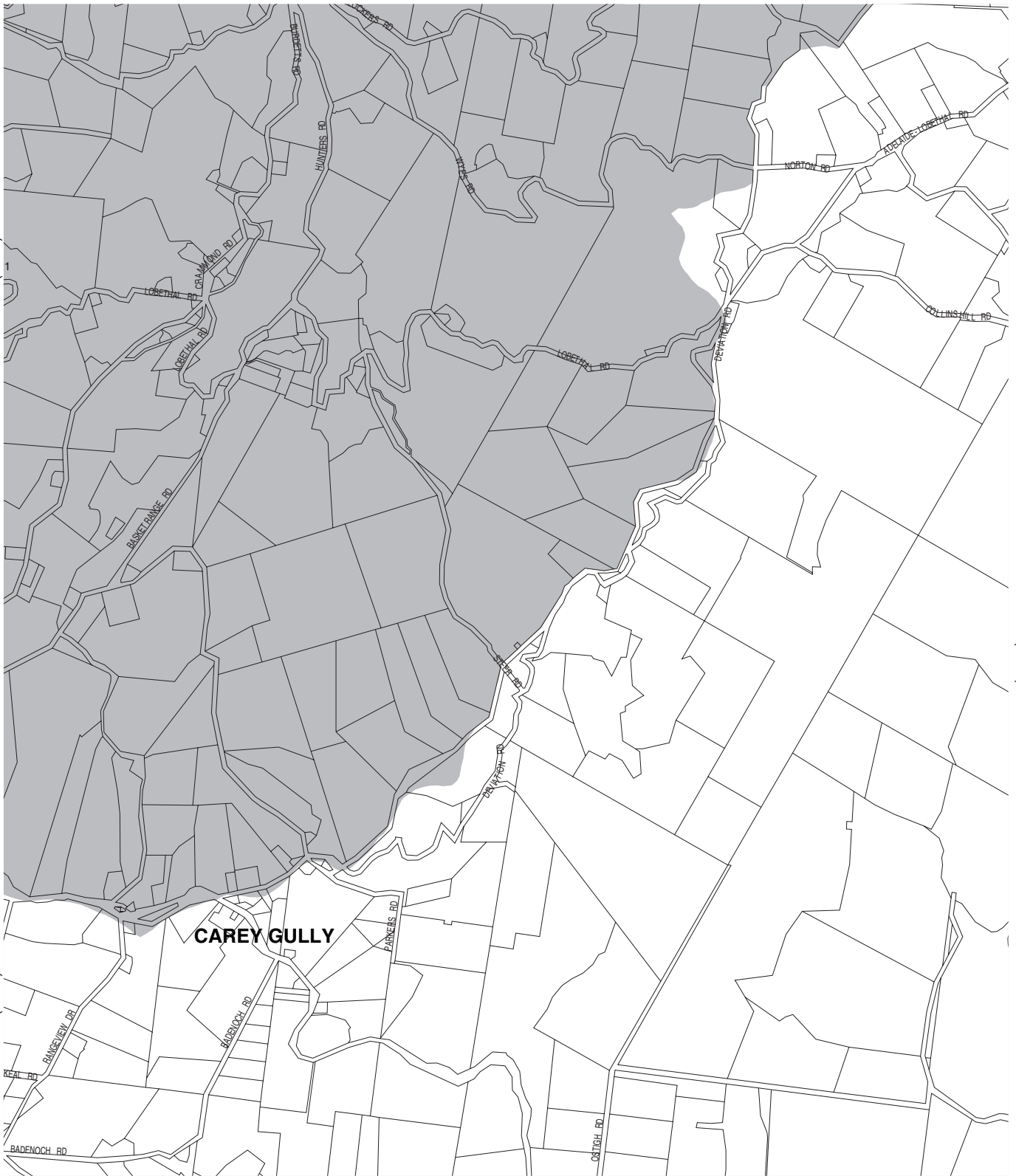




FIGURE AdHi(WA1)/1 ADJOINS



Scale 1:25000



-  Development Plan Boundary
-  Watershed Area 1

ADELAIDE HILLS COUNCIL
WATERSHED AREA 1
FIGURE AdHi(WA1)/12

Consolidated - 8 August 2019

FIGURE AdHi(WA1)/1 ADJOINS

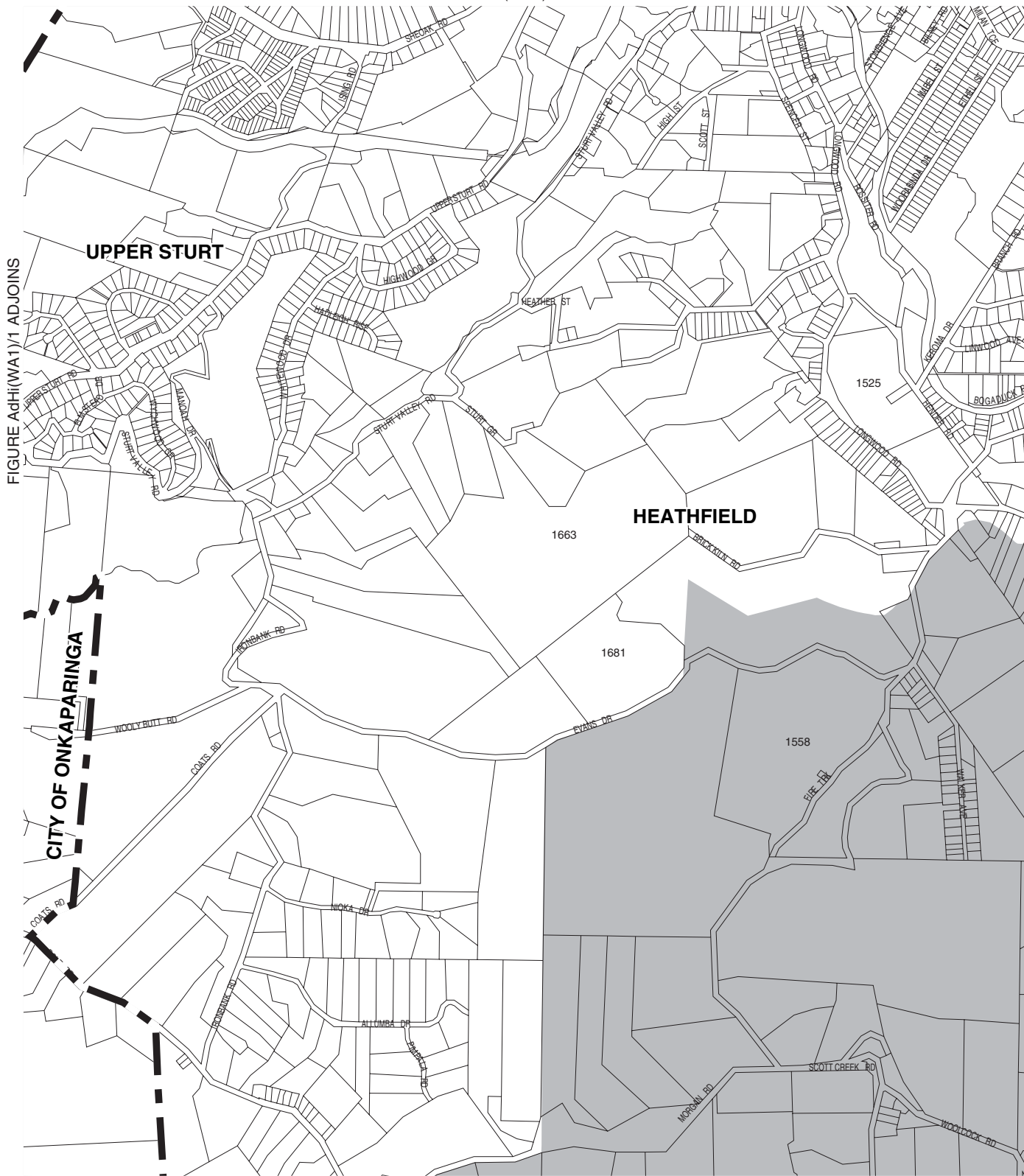


FIGURE AdHi(WA1)/1 ADJOINS

FIGURE AdHi(WA1)/1 ADJOINS

FIGURE AdHi(WA1)/14 ADJOINS

FIGURE AdHi(WA1)/15 ADJOINS



Scale 1:20000



- Development Plan Boundary
- Watershed Area 1

**ADELAIDE HILLS COUNCIL
WATERSHED AREA 1
FIGURE AdHi(WA1)/13**
Consolidated - 8 August 2019

FIGURE AdHi(WA1)/1 ADJOINS

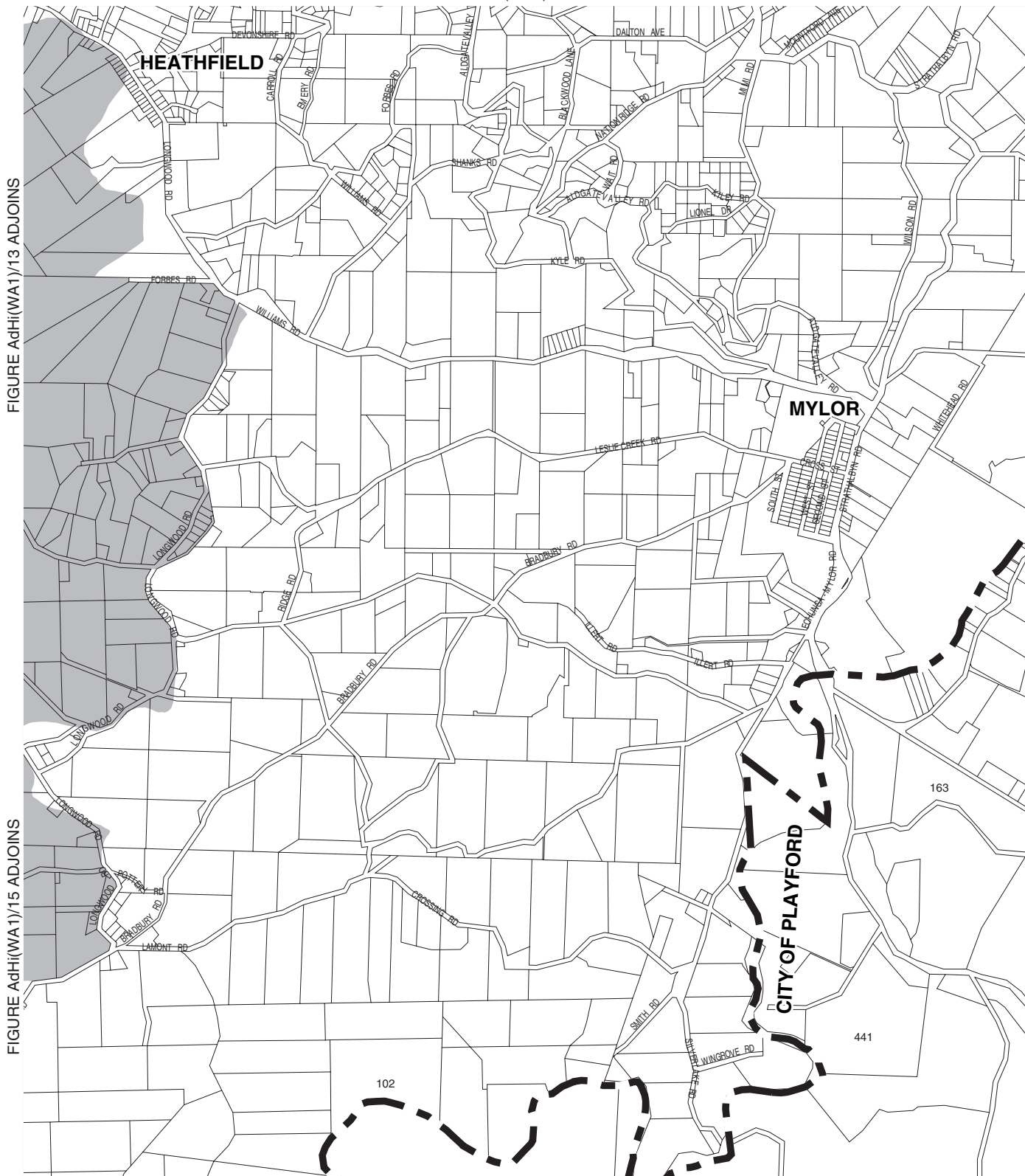


FIGURE AdHi(WA1)/13 ADJOINS

FIGURE AdHi(WA1)/15 ADJOINS



FIGURE AdHi(WA1)/13 ADJOINS

FIGURE AdHi(WA1)/1 ADJOINS



Scale 1:25000



-  Development Plan Boundary
-  Watershed Area 1

**ADELAIDE HILLS COUNCIL
WATERSHED AREA 1
FIGURE AdHi(WA1)/14**

Consolidated - 8 August 2019

FIGURE AdHi(WA1)/13 ADJOINS

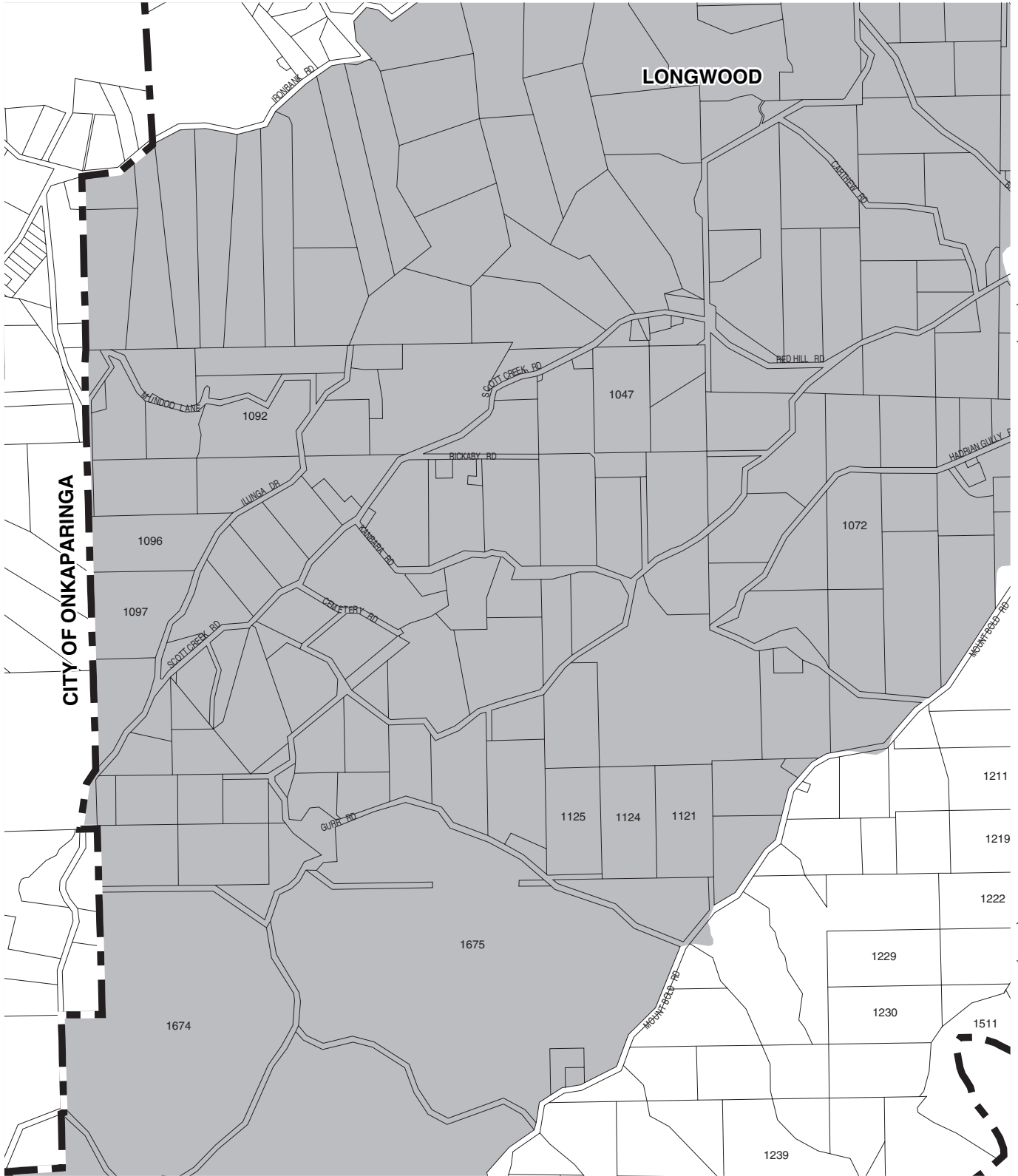


FIGURE AdHi(WA1)/14 ADJOINS

FIGURE AdHi(WA1)/1 ADJOINS

FIGURE AdHi(WA1)/16 ADJOINS



Scale 1:20000



Development Plan Boundary

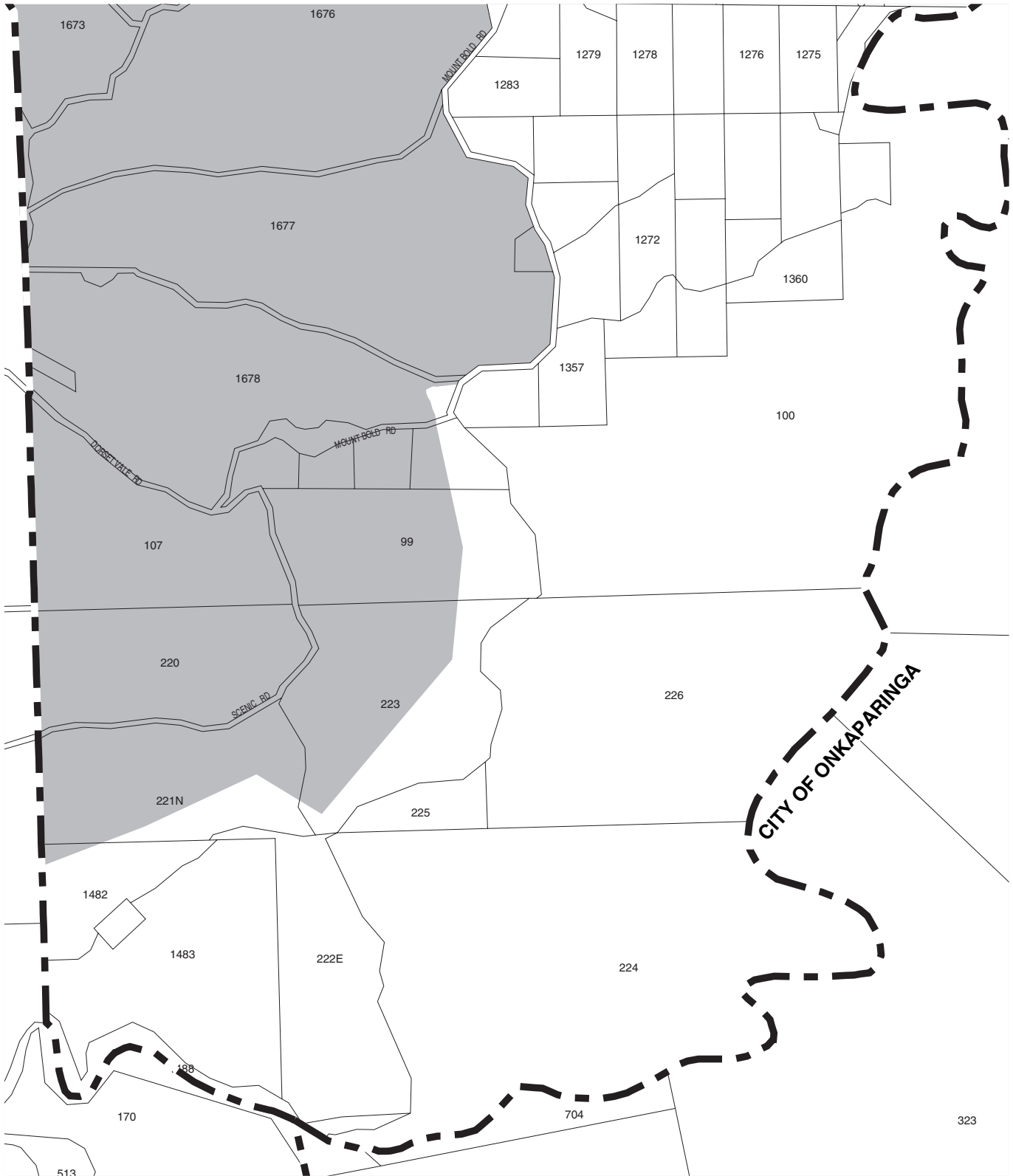
Watershed Area 1

Note: Shaded area extends all the way to LGA boundary unless shown other wise.

ADELAIDE HILLS COUNCIL
WATERSHED AREA 1
FIGURE AdHi(WA1)/15

Consolidated - 8 August 2019

FIGURE AdHi(WA1)/15 ADJOINS



Scale 1:20000



Development Plan Boundary

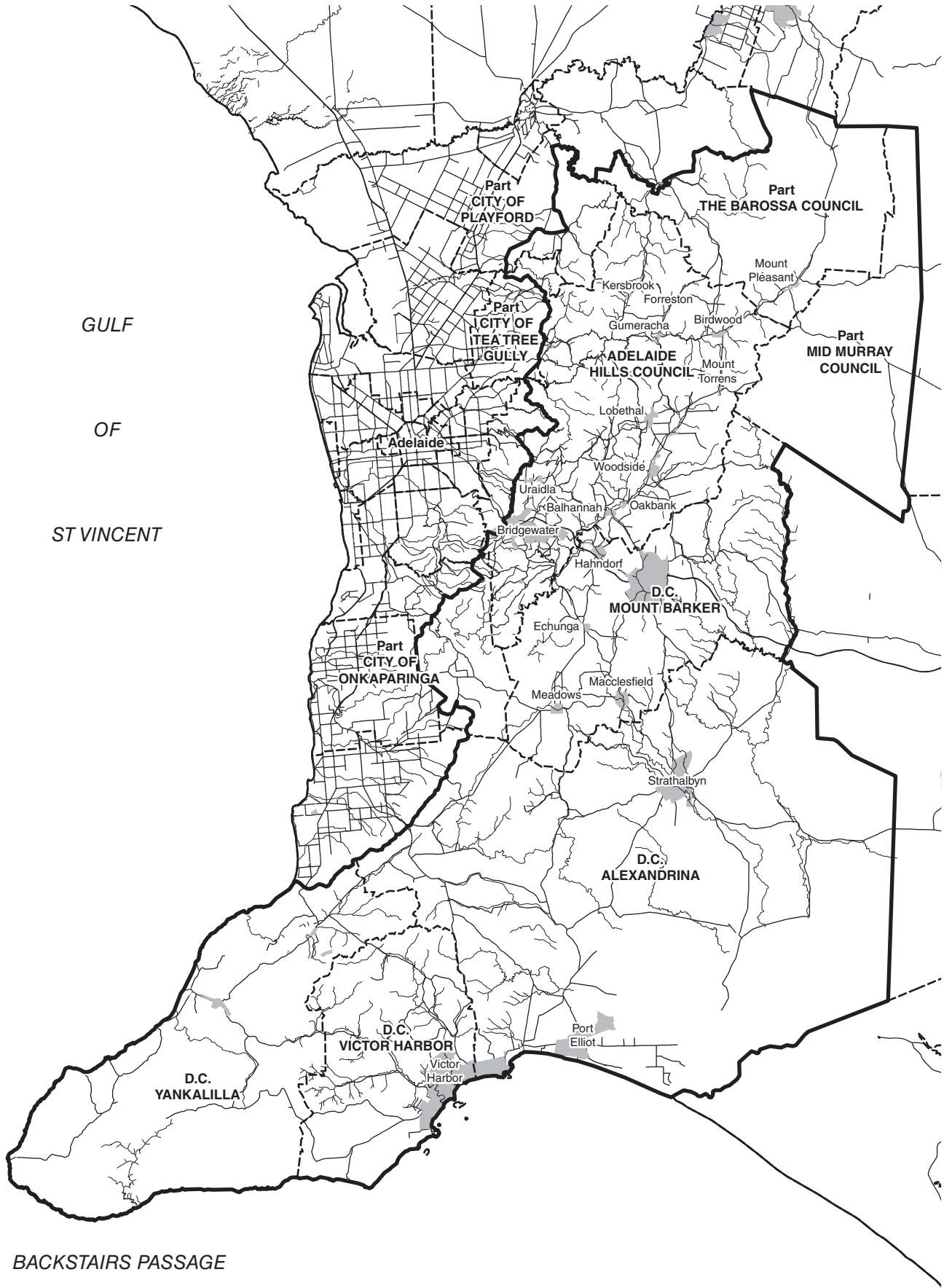


Watershed Area 1

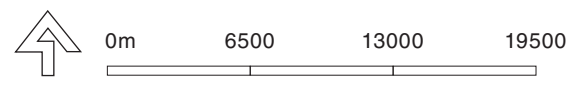
Note: Shaded area extends all the way to LGA boundary unless shown other wise.

ADELAIDE HILLS COUNCIL WATERSHED AREA 1 FIGURE AdHi(WA1)/16

Consolidated - 8 August 2019



- Mount Lofty Ranges Region
- - - Local Government Area Boundary
- Roads
- ~ Creeks



Mount Lofty Ranges Region
Figure 1
 Consolidated - 8 August 2019