

# Development Plan

## Light Regional Council

Consolidated – 8 December 2016

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



**Government of South Australia**  
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## Table of Contents

<b>Introduction Section</b>	<b>1</b>
<b>Amendment Record Table</b> .....	<b>3</b>
<b>Introduction to the Development Plan</b> .....	<b>5</b>
<b>Council Preface Map</b> .....	<b>10</b>
<b>General Section</b>	<b>11</b>
<b>Advertisements</b> .....	<b>13</b>
Safety .....	15
Freestanding Advertisements .....	15
Flags, Bunting and Streamers .....	16
Advertising along Arterial Roads .....	16
<b>Animal Keeping</b> .....	<b>17</b>
Horse Keeping .....	17
Dairies .....	18
Intensive Animal Keeping .....	18
<b>Building near Airfields</b> .....	<b>20</b>
<b>Bulk Handling and Storage Facilities</b> .....	<b>21</b>
<b>Centres and Retail Development</b> .....	<b>22</b>
Arterial Roads .....	23
Retail Development.....	23
<b>Community Facilities</b> .....	<b>25</b>
<b>Crime Prevention</b> .....	<b>26</b>
<b>Design and Appearance</b> .....	<b>27</b>
Building Setbacks from Road Boundaries .....	28
<b>Energy Efficiency</b> .....	<b>30</b>
On-site Energy Generation .....	30
<b>Forestry</b> .....	<b>31</b>
<b>Hazards</b> .....	<b>33</b>
Flooding .....	34
Gawler Rivers Floodplain Area .....	35
Bushfire .....	36
Salinity .....	37
Acid Sulfate Soils .....	37
Site Contamination.....	37
Containment of Chemical and Hazardous Materials .....	38
Landslip.....	38

<b>Heritage Places</b> .....	<b>39</b>
<b>Historic Conservation Area</b> .....	<b>41</b>
<b>Industrial Development</b> .....	<b>43</b>
Small-scale agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas.....	44
<b>Infrastructure</b> .....	<b>47</b>
<b>Interface between Land Uses</b> .....	<b>49</b>
Noise Generating Activities.....	50
Air Quality.....	50
Rural Interface.....	50
<b>Land Division</b> .....	<b>52</b>
Design and Layout .....	53
Roads and Access .....	55
Land Division in Rural Areas.....	56
<b>Landscaping, Fences and Walls</b> .....	<b>57</b>
<b>Mineral Extraction</b> .....	<b>59</b>
Separation Treatments, Buffers and Landscaping .....	60
<b>Natural Resources</b> .....	<b>61</b>
Water Sensitive Design.....	62
Water Catchment Areas.....	63
Biodiversity and Native Vegetation .....	65
Soil Conservation .....	67
<b>Open Space and Recreation</b> .....	<b>68</b>
<b>Orderly and Sustainable Development</b> .....	<b>71</b>
<b>Regulated Trees</b> .....	<b>73</b>
<b>Renewable Energy Facilities</b> .....	<b>74</b>
Wind Farms and Ancillary Development.....	74
<b>Residential Development</b> .....	<b>76</b>
Design and Appearance.....	77
Overshadowing .....	77
Garages, Carports and Outbuildings .....	78
Street and Boundary Setbacks .....	78
Site Coverage .....	79
Private Open Space .....	79
Site Facilities and Storage .....	80
Visual Privacy.....	80
Noise .....	80
Car Parking and Access.....	81
Undercroft Garaging of Vehicles.....	82
Dependent Accommodation.....	82
Swimming Pools and Outdoor Spas .....	82

<b>Short-Term Workers Accommodation .....</b>	<b>83</b>
<b>Siting and Visibility .....</b>	<b>84</b>
<b>Sloping Land.....</b>	<b>86</b>
<b>Supported Accommodation, Housing for Aged Persons and People with Disabilities .....</b>	<b>88</b>
<b>Telecommunications Facilities.....</b>	<b>90</b>
<b>Tourism Development.....</b>	<b>91</b>
Tourism Development in Association with Dwelling(s).....	91
Tourism Development Outside Townships.....	92
Residential Parks and Caravan and Tourist Parks.....	93
<b>Transportation and Access.....</b>	<b>94</b>
Land Use.....	94
Movement Systems .....	94
Cycling and Walking .....	95
Access .....	96
Access for People with Disabilities .....	96
Vehicle Parking .....	97
<b>Waste.....</b>	<b>99</b>
Wastewater .....	100
Waste Treatment Systems .....	100
<b>Waste Management Facilities .....</b>	<b>102</b>

<b>Overlay Section</b>	<b>105</b>
------------------------	------------

<b>Character Preservation District Overlay .....</b>	<b>107</b>
<b>Noise and Air Emissions Overlay.....</b>	<b>108</b>

<b>Zone Section</b>	<b>109</b>
---------------------	------------

<b>Bulk Handling Zone.....</b>	<b>111</b>
<b>Caravan and Tourist Park Zone.....</b>	<b>113</b>
<b>District Centre Zone .....</b>	<b>117</b>
Precinct 1 Commercial Kapunda.....	120
Precinct 2 Hill Street Civic Kapunda .....	120
Precinct 3 Retail Kapunda.....	120
<b>Historic (Conservation) Kapunda Mine Zone.....</b>	<b>124</b>
<b>Industry Zone.....</b>	<b>128</b>
Precinct 4 Industry Freeling .....	129
Precinct 5 Industry Kapunda .....	129
Precinct 6 Industry Shea-Oak Log .....	130
Industry Kingsford Regional Estate Policy Area 1 .....	131
Precinct 7 Kingsford North .....	133
Precinct 8 Kingsford South.....	133

<b>Industry (Barossa Valley Region) Zone .....</b>	<b>138</b>
Precinct 9 Moppa Road North Industry .....	141
Precinct 10 Moppa Road South Industry.....	141
Precinct 11 Samuel Road.....	142
<b>Light Industry Zone .....</b>	<b>145</b>
Precinct 12 Light Industry Kapunda .....	146
Precinct 13 Light Industry Roseworthy.....	146
<b>Mineral Extraction Zone .....</b>	<b>150</b>
<b>Primary Production Zone .....</b>	<b>153</b>
Barossa Valley Region Policy Area 2 .....	156
Precinct 14 Gomersal .....	159
Precinct 15 Nuriootpa Plains .....	159
Precinct 41 Samuel Road Effluent Disposal Lagoons.....	159
General Farming Policy Area 3 .....	161
Precinct 16 Horticulture .....	163
Precinct 17 Market Garden .....	164
Roseworthy College Policy Area 4.....	165
Seppeltsfield Winery Policy Area 5 .....	166
Township Fringe Policy Area 6 .....	167
Precinct 18 Kapunda Fringe.....	169
Precinct 19 Marananga Seppeltsfield Fringe .....	169
<b>Recreation Zone .....</b>	<b>187</b>
Precinct 20 Freeling Recreation .....	188
Precinct 21 Gawler Belt Recreation .....	188
Precinct 22 Greenock Recreation .....	188
Precinct 23 Kapunda Recreation.....	189
<b>Residential Zone.....</b>	<b>192</b>
Residential Gawler Belt Policy Area 7 .....	196
Precinct 24 Local Centre .....	198
Residential North West Kapunda Policy Area 8 .....	199
Residential General Policy Area 9 .....	201
Residential Kapunda Policy Area 10.....	203
Residential Senior's Living Policy Area 11.....	205
<b>Residential Character Zone .....</b>	<b>212</b>
Precinct 25 Freeling Residential Character.....	213
Precinct 26 Greenock Residential Character .....	213
Precinct 27 Roseworthy Residential Character.....	214
<b>Rural Living Zone .....</b>	<b>217</b>
Precinct 28 Rural Living Allendale North.....	221
Precinct 29 Rural Living Freeling .....	222
Precinct 30 Rural Living Greenock.....	222
Precinct 31 Rural Living Gawler Belt.....	222
Precinct 32 Rural Living Gawler Belt West.....	222
Precinct 33 Rural Living Kapunda .....	223
Precinct 34 Rural Living Roseworthy .....	223
Precinct 35 Rural Living Shea-Oak Log .....	223

Precinct 36 Rural Living Wasleys.....	223
Rural Agistment Policy Area 12.....	224
<b>Settlement Zone.....</b>	<b>233</b>
<b>Suburban Neighbourhood Zone.....</b>	<b>237</b>
<b>Tourist Accommodation Zone.....</b>	<b>247</b>
<b>Town Centre Zone.....</b>	<b>251</b>
Precinct 37 Freeling Centre.....	252
Precinct 38 Greenock Centre.....	252
Precinct 39 Marananga Centre.....	252
Precinct 40 Roseworthy Centre.....	252
<b>Township Zone.....</b>	<b>257</b>
<b>Urban Employment Zone.....</b>	<b>260</b>

<b>Table Section</b>	<b>267</b>
----------------------	------------

<b>Table Lig/1 - Conditions for Complying Development.....</b>	<b>269</b>
<b>Table Lig/2 - Off Street Vehicle Parking Requirements.....</b>	<b>274</b>
<b>Table Lig/3 - Fixed Separation Distances Intensive Animal Keeping.....</b>	<b>276</b>
<b>Table Lig/4 - Variable Separation Distances for Piggeries.....</b>	<b>278</b>
<b>Table Lig/5 - Variable Separation Distances for Cattle Feedlots.....</b>	<b>282</b>
<b>Table Lig/6 - Infill Development Sites.....</b>	<b>286</b>
<b>Table Lig/7 - Contributory Items.....</b>	<b>287</b>
<b>Table Lig/8 - Local Heritage Places.....</b>	<b>300</b>
<b>Table Lig/9 - State Heritage Places.....</b>	<b>328</b>

<b>Mapping Section</b>	<b>333</b>
------------------------	------------

<b>Map Reference Tables.....</b>	<b>335</b>
<b>Spatial Extent Maps.....</b>	<b>339</b>
Council Index Map.....	341
<b>Bushfire Risk BPA Maps.....</b>	<b>541</b>
<b>Concept Plan Maps.....</b>	<b>559</b>

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# Introduction Section



## Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Light Regional Council Development Plan since its inception on 5 June 2003. 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]
5 June 2003	General and Consolidation PAR – [5 June 2003] Section 29 (2)(b)(ii) Amendment – [5 June 2003]
21 August 2003	Wind Farms PAR ( <i>Ministerial</i> ) – [24 July 2003]
7 July 2005	Industry (Gawler Belt) Zone: Land Division PAR (Interim) – [7 July 2005]
18 August 2005	Catchment Water Resources PAR – [18 August 2005]
6 April 2006	Minor Amendments PAR – [6 April 2006]
29 June 2006	Industry (Gawler Belt) Zone: Land Division PAR – [29 June 2006]
31 August 2006	Heritage PAR (Interim) – [31 August 2006]
18 January 2007	Bushfire Management (Part 2) PAR ( <i>Ministerial</i> ) – [14 December 2006]
6 September 2007	Heritage PAR – [30 August 2007]
7 February 2008	Residential Parks and Caravan and Tourist Parks DPA ( <i>Ministerial</i> ) (Interim) – [13 December 2007]
6 March 2008	Kapunda Residential Zone DPA – [6 March 2008] Section 29(2)(b)(ii) Amendment – [6 March 2008]
5 February 2009	Residential Parks and Caravan and Tourist Parks DPA ( <i>Ministerial</i> ) – [11 December 2008] Industry (Kingsford Regional Estate) Zone DPA – [29 January 2009]
29 April 2010	Bushfires (Miscellaneous Amendments) DPA (Interim) ( <i>Ministerial</i> ) – [10 December 2009]
15 July 2010	Statewide Bulky Goods DPA ( <i>Ministerial</i> ) (Interim) – [1 June 2010]
19 January 2012	Bushfires (Miscellaneous Amendments) DPA ( <i>Ministerial</i> ) – [9 December 2010] Statewide Bulky Goods DPA ( <i>Ministerial</i> ) – [13 January 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]
12 April 2012	Termination of the Barossa Valley and McLaren Vale Protection Districts DPA ( <i>Ministerial</i> ) and its removal from the Light Regional Council Development Plan – [5 April 2012] Kapunda (North East) Residential and Retirement Living DPA – [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 Light Regional 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]
6 November 2014	Better Development Plan Conversion DPA – [30 October 2014]

**Light Regional Council  
Introduction Section  
Amendment Record Table**

CONSOLIDATED	AMENDMENT – [Gazetted date]
18 December 2014	Rural Living DPA – [18 December 2014]
6 August 2015	Section 29(2)(ii) Amendment – [15 January 2015] Gawler Rivers Flood Prone Areas DPA – [6 August 2015]
13 August 2015	Editorial correction to Primary Production Zone non-complying table
3 December 2015	Nuriootpa West (Industry BVR Zone) DPA – [3 December 2015]
12 May 2016	Existing Activity Centres Policy Review DPA ( <i>Ministerial</i> ) – [21 April 2016]
10 November 2016	Roseworthy Township Expansion DPA – [10 November 2016]
8 December 2016	Section 29(2)(b)(ii) Amendment – [24 November 2016] Kapunda Town Centre, Mine Historic Site and Environs DPA – [8 December 2016]

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

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

# Introduction to the Development Plan

Welcome to the Development Plan for the Light Regional Council.

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

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

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website [www.dpti.gov.au](http://www.dpti.gov.au) or by contacting the Department of Planning, Transport and Infrastructure at 136 North Terrace, Adelaide, SA 5000.

## Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans.

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

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

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

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

## What is Development?

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

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

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

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

How does the Development Plan relate to other legislation?

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

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

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

What doesn't a Development Plan do?

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

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

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

When do you use the Development Plan?

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

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

How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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

## Development Plan Structure Overview

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

Assessment Section	Function
<b>Zone Section Provisions</b>	<p>These policies give greater certainty and direction about where certain forms of developments should be located. Maps are referenced within zones that show where land uses are suitable to be located.</p> <p>Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.</p>
Desired Character Statements	These express a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired.
Objectives	These are the specific planning policies that determine what land uses are encouraged or discouraged in the zone. They often contain detailed provisions to further guide the scale and design of development.
Principles of Development Control	These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.
Policy Area	Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.
Precincts	<p>Precincts are used to express policies for a small sub-area of a zone or a policy area.</p> <p>Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas.</p>
Procedural Matters	<p>All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development.</p> <p>Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations.</p>
<b>Table Section Provisions</b>	<p>These tables provide detailed data for the assessment of certain elements of development, for example, numeric values for setbacks from road boundaries and car parking rates for certain types of development.</p> <p>Conditions for complying development are grouped into their respective tables.</p>
<b>Mapping Section</b>	
Structure Plan Maps	Structure Plan maps will commonly show the general arrangement and broad distribution of land uses; key spatial elements; and movement patterns throughout the council area and major urban areas.
Council Index Maps	<p>This is the first point of reference when determining the appropriate map(s) applying to a specific property.</p> <p>An enlargement index map may be included where needed, eg for large townships.</p>



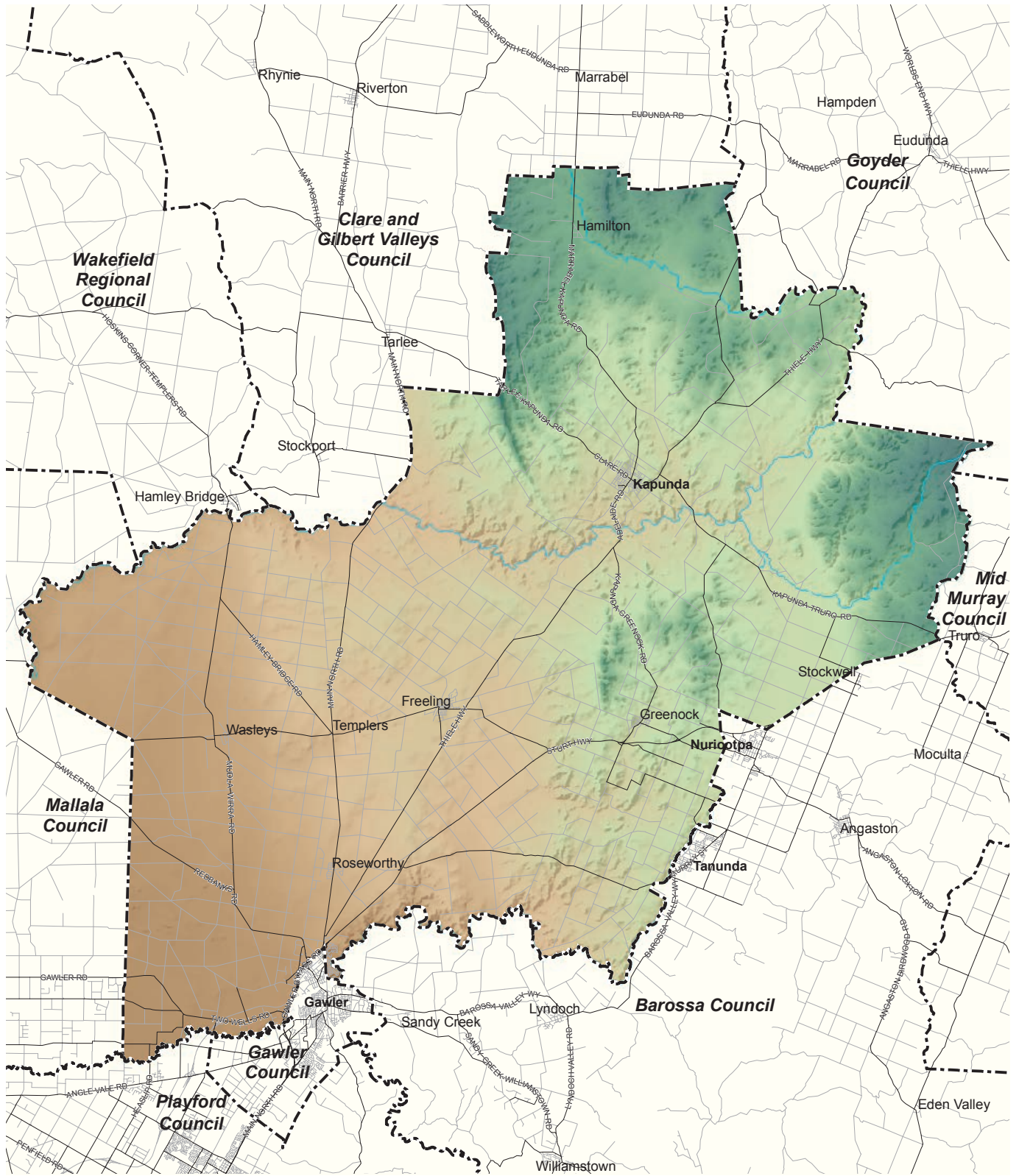
Assessment Section	Function
Extent Map Series Location Maps	Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location.  <i>Note: the entire council area will always be represented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

#### Further info

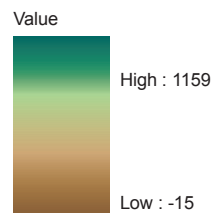
Contact the [Light Regional Council](#).

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

Discuss your matter with your planning consultant.



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



# Council Preface Map

# General Section



## Advertisements

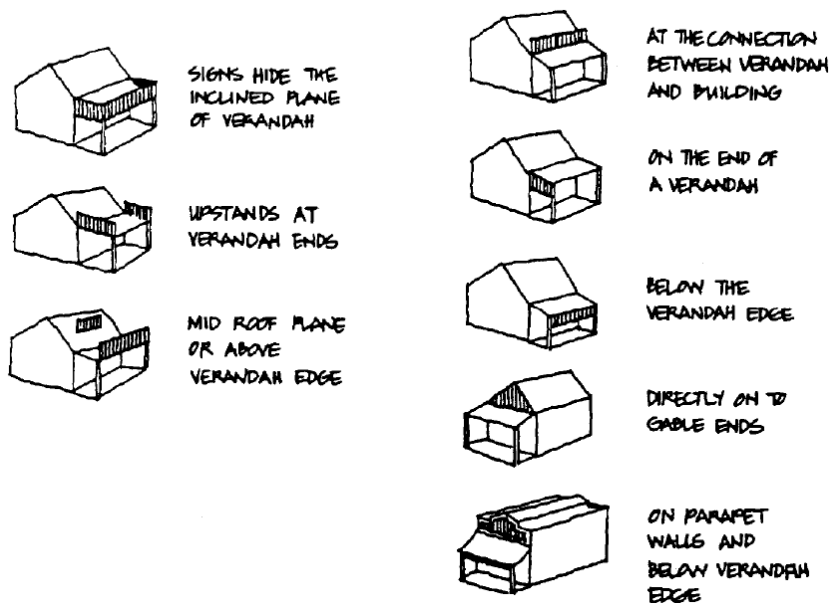
### OBJECTIVES

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

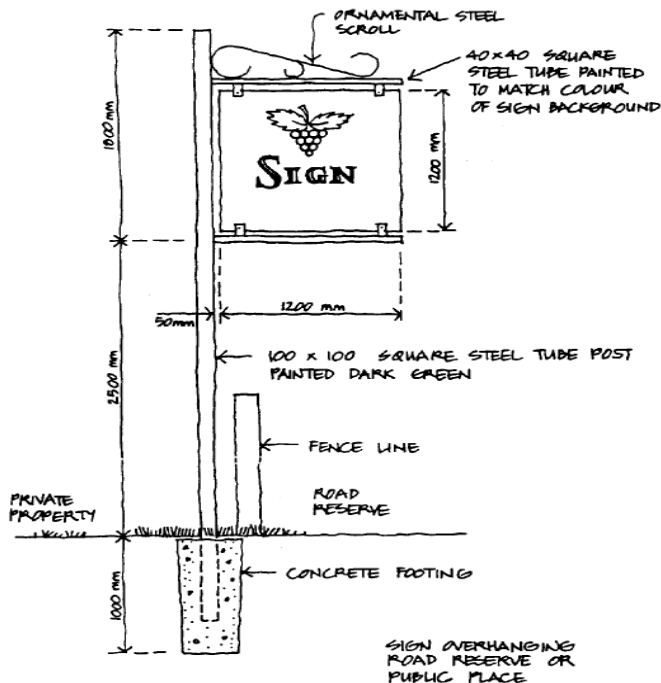
### PRINCIPLES OF DEVELOPMENT CONTROL

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

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



- 14 Wineries and other tourist facilities in close proximity should have group signs, the design of which should be common throughout the region, directing visitors from designated tourist routes.
- 15 Vineyard identification signs should be developed in accord with the design principles and dimensions illustrated in the following figure:



## Safety

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

## Freestanding Advertisements

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

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

#### Flags, Bunting and Streamers

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

#### Advertising along Arterial Roads

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



## Animal Keeping

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Horse Keeping

- 3 Horse keeping should not occur where it will result in the keeping of more than one horse per 0.5 hectares where horses are hand fed or more than one horse per 2 hectares where only free range feeding occurs.
- 4 Stables, horse shelters or associated yards should be sited:
  - (a) at least 25 metres from a watercourse
  - (b) on land with a slope no greater than 1-in-12.
- 5 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.
- 6 Each stable should be provided with at least one enclosed day yard that has a minimum dimension of not less than 4 metres by 5 metres.
- 7 Except within the **Rural Agistment Policy Area 12** stables, horse shelters or associated yards should be sited at least 25 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.
- 8 All areas accessible to horses should be separated from septic tank drainage areas.
- 9 Stables should be constructed with manure bins and should have kickboards around their internal walls.

## Dairies

- 10 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.
- 11 Milking shed effluent should not be deposited, discharged or allowed to escape onto land within:
- (a) 50 metres of an irrigation drainage channel containing water or a watercourse, bore or sink hole
  - (b) 10 metres of a dry irrigation drainage channel
  - (c) 100 metres of a dwelling not on the subject land
  - (d) 10 metres of land not owned by the owner of the milking shed.
- 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.
- 16 Intensive animal keeping, dairy or horse keeping developments which involve the transport and handling or sale of livestock, should provide a suitably designed and constructed surface area for washing of transport vehicles which is designed for the effective collection and disposal of solid and liquid wastes.

### **Kennels**

- 17 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.
- 18 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.
- 19 Kennels should occur only where there is a permanently occupied dwelling on the land.
- 20 The internal walls and roof of kennels should be insulated with high density insulating material with a minimum thickness of 50 millimetres to provide protection against extreme temperatures and reduce noise from barking dogs.

### **Land Based Aquaculture**

- 21 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.
- 22 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.
- 23 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.
- 24 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.

## 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 or structures should not protrude through obstacle limitation surfaces (OLS) defined by aviation authorities.
- 3 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
  - (a) lighting glare
  - (b) smoke, dust and exhaust emissions
  - (c) air turbulence
  - (d) storage of flammable liquids
  - (e) attraction of birds
  - (f) reflective surfaces (eg roofs of buildings, large windows)
  - (g) materials that affect aircraft navigational aids.
- 4 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 5 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial 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.
- 2 Centres that ensure rational, economic and convenient provision of goods and services and provide:
  - (a) a focus for community life
  - (b) safe, permeable, pleasant and accessible walking and cycling networks.
- 3 The provision of a safe pedestrian environment within centres which gives high priority to pedestrians, public and community transport.
- 4 Increased vitality and activity in centres through the introduction and integration of housing.
- 5 Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role.
- 6 Development of centres outside of Greater Adelaide in accordance with the following hierarchy:
  - (a) Regional Centre
  - (b) District Centre
  - (c) Town Centre (for smaller towns with a single centre zone)
  - (d) Local Centre (subsidiary centres for towns with a regional or district centre).
- 7 Kapunda developed as the Regional Town Centre to retain shopping, administrative, commercial, cultural and entertainment facilities within the district.
- 8 Freeling and Greenock developed as District Town Centres to provide retail, commercial, administrative and community facilities.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within centres should:
  - (a) integrate facilities within the zone
  - (b) allow for the multiple use of facilities and the sharing of utility spaces
  - (c) allow for the staging of development within the centre
  - (d) be integrated with public and community transport.
- 2 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
- 3 Development within centres should provide:
  - (a) public spaces such as malls, plazas and courtyards

- (b) street furniture, including lighting, signs, litter bins, seats and bollards, that is sited and designed to complement the desired character
  - (c) unobtrusive facilities for the storage and removal of waste materials
  - (d) public facilities including toilets, infant changing facilities for parents, seating, litter bins, telephones and community information boards
  - (e) access for public and community transport and sheltered waiting areas for passengers
  - (f) lighting for pedestrian paths, buildings and associated areas
  - (g) a single landscaping theme
  - (h) safe and secure bicycle parking.
- 4 A single architectural theme should be established within centres through:
- (a) constructing additions or other buildings in a style complementary to the existing shopping complex
  - (b) renovating the existing shopping complex to complement new additions and other buildings within the centre
  - (c) employing a signage theme.
- 5 The design of undercroft or semi-basement car parking areas should not detract from the visual quality and amenity of adjacent pedestrian paths, streets or public spaces.
- 6 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than 1 metre.

#### Arterial Roads

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

#### Retail Development

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

- 12 Retail development should ensure service vehicles can load, unload and manoeuvre on site so they can exit the site in a forward direction.
- 13 Bulky goods outlets should only be located in centres and bulky goods zones.
- 14 Bulky goods outlets located within centres zones should:
  - (a) complement the overall provision of facilities
  - (b) be sited towards the periphery of those centres where the bulky goods outlet has a gross leaseable area of 500 square metres or more.



## Community Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Crime Prevention

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Design and Appearance

### OBJECTIVES

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

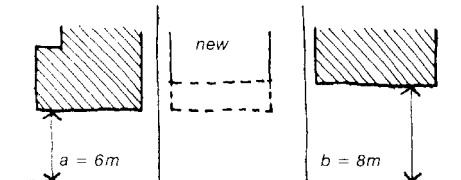
### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
- 3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:
  - (a) articulation
  - (b) colour and detailing
  - (c) small vertical and horizontal components
  - (d) design and placing of windows
  - (e) variations to facades.
- 4 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise:
  - (a) the visual impact of the building as viewed from adjoining properties
  - (b) overshadowing of adjoining properties and allow adequate sun light to neighbouring buildings.
- 5 Building form should not unreasonably restrict existing views available from neighbouring properties and public spaces.
- 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 with brickwork or timber, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.
- 7 The roof pitch of transportable dwellings should be greater than 17 degrees.
- 8 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties or drivers.
- 9 Structures located on the roofs of buildings to house plant and equipment should form an integral part of the building design in relation to external finishes, shaping and colours.

- 10 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 11 Development should provide clearly recognisable links to adjoining areas and facilities.
- 12 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 13 External materials and colours used for buildings in rural areas should blend with the colours and textures of surrounding soils, trees, rocks and slopes.
- 14 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 15 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 16 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/or landscaping.
- 17 Outdoor lighting should not result in light spillage on adjacent land.
- 18 Balconies should:
  - (a) be integrated with the overall architectural form and detail of the building
  - (b) be sited to face predominantly north, east or west to provide solar access
  - (c) have a minimum area of 2 square metres.

**Building Setbacks from Road Boundaries**

- 19 The setback of buildings from public roads should:
  - (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
  - (b) contribute positively to the streetscape character of the locality
  - (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.
- 20 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 <math>b - a \leq 2</math>, setback of new dwelling = a or b</i></p>
Greater than 2 metres	At least the average setback of the adjacent buildings.

- 21 Except 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.
- 22 Development likely to encroach within a road widening setback under the *Metropolitan Adelaide Road Widening Plan Act 1972* should be set back sufficiently from the boundary required for road widening.

## 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:

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



## Hazards

### OBJECTIVES

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Protection of life and property from the effects of flooding by:
  - (a) the prevention of development which could cause a potential hazard in the event of a major flood
  - (b) development within the Gawler Rivers Floodplain Area as shown on *Overlay Maps – Development Constraints*:
    - (i) which minimises impedance to the flow of floodwaters
    - (ii) which recognises that the level of flood hazard varies within the floodplain.
- 6 Development located to minimise the threat and impact of bushfires on life and property.
- 7 Expansion of existing non-rural uses directed away from areas of high bushfire risk.
- 8 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulfate soils.
- 9 Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.
- 10 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.
- 11 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Flooding

- 4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:
  - (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
  - (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.
- 6 The floor level for dwellings, buildings for the keeping of animals and gully traps should be a minimum of 300 millimetres above the height of a 1-in-100 year average return interval flood or natural surface level, whichever is greater.
- 7 Development, including earthworks associated with development, should not do any of the following:
  - (a) impede the flow of floodwaters through the land or other surrounding land
  - (b) increase the potential hazard risk to public safety of persons during a flood event
  - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
  - (d) cause any adverse effect on the floodway function
  - (e) increase the risk of flooding of other land
  - (f) obstruct a watercourse.
- 8 Additions to dwellings located on land 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.
- 9 Buildings for human habitation proposed on land subject to flooding or inundation by a 1-in-100 year average return interval flood event should be designed:
  - (a) to withstand forces arising from flow, debris and buoyancy pressure
  - (b) to ensure that wiring, power outlets and fixed electrical items (such as air-conditioning units) are positioned above the design flood level
  - (c) to minimise bulk and scale impacts and mitigate potential overlooking.
- 10 Residential outbuildings (garages or sheds) on land subject to flooding or inundation by a 1-in-100 year average return interval flood event should:
  - (a) not be used for living purposes
  - (b) not exceed 60 square metres in total floor area
  - (c) be fitted with roller doors, removable panels or similar on two ends or sides (whichever elevations face the direction of the water flow).
  - (d) incorporate a bund to prevent spills or leaks leaving the confines of the building.
- 11 Permanent storage of goods and equipment on land liable to inundation by floodwaters should be at least 300 millimetres above the predicted level of a 1-in-100 year annual return interval flood event.

- 12 Development should not occur where access by emergency vehicles or essential utility service vehicles would be prevented by a 1-in-100 year average return interval flood event.
- 13 Educational establishments, child care and aged care facilities should not be located in areas that may be affected by a 1-in-100 year average return interval flood event unless public safety can be protected and safe evacuation is available if needed.
- 14 Emergency service facilities such as hospitals, fire stations, police stations and other similar types of facilities should be located above the predicted level for a 1-in-1000 year average return interval flood event.

### Gawler Rivers Floodplain Area

The following principles of development control apply to development located within the Gawler Rivers Floodplain Area as shown on *Overlay Maps – Development Constraints*. These principles of development control are additional to others contained within this development plan, and shall prevail where conflict may exist.

- 15 Development should be sited, designed and undertaken with appropriate precautions consistent with the relevant flood risk category as described in the table below:

Flood Risk Category	Water Depth and Flow Velocity
General <i>(relates to low depth and low velocity flooding where evacuation via wading by people is possible and escape by small vehicle is achievable)</i>	Zero to 0.3 metres depth at flood where velocities are generally low (up to 0.3 metres per second).
Medium <i>(relates to areas where the flood depth is deeper and/or flows are faster where wading through water by children and elderly is more difficult and evacuation by small car is only possible in the early stages of flooding, with 4WD vehicles or trucks required at later stages)</i>	Up to 0.6 metres depth at flood where velocities are low, or from 0.3 metres depth where velocities are high (up to 0.8 metres per second).
High <i>(relates to deeper and or fast flow of waters where wading through water is either difficult or impossible for adults and evacuation is required by boat or helicopter)</i>	From 0.6 metres (including areas of 2 metres plus) depth of flood, even where velocities are very low, or at depths from 0.6 metres where velocities are high (up to 1.5 metres per second and greater).

- 16 All-weather vehicular access to an area outside of the medium or high flood risk category areas should be available to development that does not require any part of the evacuation route to pass through land that is identified within a medium or high flood risk category area.
- 17 Development of a dwelling should only occur if the site is wholly located within the general flood risk category area.
- 18 Allotments within the general flood risk category area should contain sufficient area to accommodate the uses for which the land is intended.
- 19 Land division should:
  - (a) not result in additional allotments created wholly within the medium and high flood risk category areas
  - (b) provide public access to the banks of the river in the form of a reserve or easement necessary for public utility services or to facilitate the construction of flood protection works associated with a regional flood mitigation scheme.

- 20 Development should not have a ground floor area, measured from the external faces of the walls of the building or buildings, of more than 25 percent of the area of the site subject to flooding.
- 21 Intensive animal keeping should not be established within the Gawler Rivers Floodplain Area.
- 22 Filling required to raise the finished floor level of a building should:
  - (a) not extend more than 7 metres beyond the external walls of that building
  - (b) be of good quality composition and compaction providing suitable ground stability in the event of flooding.
- 23 Filling for ancillary purposes such as driveways, access tracks, vehicle parking areas and crop rows should be:
  - (a) limited to a maximum of 100 millimetres above natural ground level
  - (b) no more than 5 metres wide.

### Bushfire

- 24 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the *Bushfire Protection Area BPA Maps - Bushfire Risk*.
- 25 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.
- 26 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.
- 27 Residential, tourist accommodation and other habitable buildings should:
  - (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect
  - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation
  - (c) have a dedicated and accessible water supply available at all times for fire fighting.
- 28 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.
- 29 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.

- 30 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.
- 31 Where land division does occur it should be designed to:
  - (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
  - (b) minimise the extent of damage to buildings and other property during a bushfire
  - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
  - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 32 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.
- 33 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

#### Salinity

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

#### Acid Sulfate Soils

- 37 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.
- 38 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

- 39 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

- 40 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.
- 41 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:
  - (a) discharge of polluted water from the site
  - (b) contamination of land
  - (c) airborne migration of pollutants
  - (d) potential interface impacts with sensitive land uses.

## Landslip

- 42 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.
- 43 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.
- 44 Development in areas susceptible to landslip should:
  - (a) incorporate split level designs to minimise cutting into the slope
  - (b) ensure that cut and fill and heights of faces are minimised
  - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
  - (d) control any erosion that will increase the gradient of the slope and decrease stability
  - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
  - (f) provide drainage measures to ensure surface stability is not compromised
  - (g) ensure natural drainage lines are not obstructed.

## Heritage Places

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A heritage place spatially located on *Overlay Maps - Heritage and Character Preservation District* and more specifically identified in [Table Lq/9 - State Heritage Places](#) or in [Table Lq/8 - Local Heritage Places](#) should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:
  - (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the *Table(s)*
  - (b) the structural condition of the place represents an unacceptable risk to public or private safety.
- 2 Development of a State or local heritage place should retain those elements contributing to its heritage value, which may include (but not be limited to):
  - (a) principal elevations
  - (b) important vistas and views to and from the place
  - (c) setting and setbacks
  - (d) building materials
  - (e) outbuildings and walls
  - (f) trees and other landscaping elements
  - (g) access conditions (driveway form/width/material)
  - (h) architectural treatments
  - (i) the use of the place.
- 3 Development of a State or local heritage place should be compatible with the heritage value of the place.
- 4 Original unpainted plaster, brickwork, stonework, or other masonry of existing State or local heritage places should be preserved, unpainted.
- 5 New buildings should not be placed or erected between the front street boundary and the façade of existing State or local heritage places.
- 6 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:

- (a) scale and bulk
  - (b) width of frontage
  - (c) boundary setback patterns
  - (d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping
  - (e) colour and texture of external materials.
- 7 The introduction of advertisements and signage to a State or local heritage place should:
- (a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias and infill end panels and windows
  - (b) not conceal or obstruct historical detailing of the heritage place
  - (c) not project beyond the silhouette or skyline of the heritage place
  - (d) not form a dominant element of the place.
- 8 The division of land adjacent to or containing a State or local heritage place should occur only where it will:
- (a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area
  - (b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally
  - (c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place
  - (d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality
  - (e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.



## Historic Conservation Area

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

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Places such as land, buildings, structures and landscape elements that contribute to the historic character of the area identified on the *Overlay Maps - Heritage and Character Preservation District* and more specifically identified in the respective [Table Lig/7 - Contributory Items](#), should be retained and conserved.
- 2 Development of a contributory item should:
  - (a) not compromise its value to the historic significance of the area
  - (b) retain its present integrity or restore its original design features
  - (c) maintain or enhance the prominence of the original street facade
  - (d) ensure additions are screened by, and/or located to the rear of the building
  - (e) ensure original unpainted plaster, brickwork, stonework, or other masonry is preserved, unpainted.
- 3 New buildings should not be placed or erected between the front street boundary and the facade of contributory items.
- 4 Buildings and structures should not be demolished in whole or in part, unless they are:
  - (a) structurally unsafe and/or unsound and cannot reasonably be rehabilitated
  - (b) inconsistent with the desired character for the Historic Conservation Area
  - (c) associated with a proposed development that supports the desired character for the Historic Conservation Area.
- 5 Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:
  - (a) scale and bulk

- (b) width of frontage
  - (c) boundary setback patterns
  - (d) proportion and composition of design elements such as roof lines, pitches, openings, verandas, fencing and landscaping
  - (e) colour and texture of external materials
  - (f) visual interest.
- 6 Metal sheeting used for walls, roofs and verandas should comprise of corrugated galvanised steel sheets or 'Colorbond' steel sheets, painted or unpainted, but not 'Zincalume', so as to minimise glare and be compatible with historic buildings in the area.
- 7 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.
- 8 New residential development should include landscaped front garden areas that complement the desired character.
- 9 Front fences and gates should reflect and conserve the traditional period, style and form of the associated building.
- 10 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.
- 11 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.
- 12 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.
- 13 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.

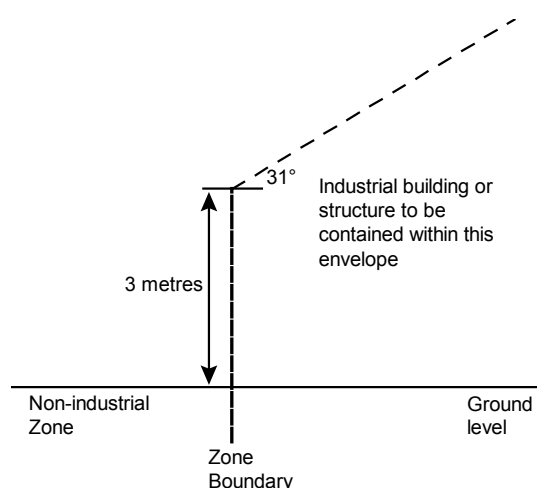
## Industrial Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



- 3 Industrial development should enable all vehicles to enter and exit the site in a forward direction.
- 4 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.
- 5 Separation distances may incorporate landscaping and car parking areas.

- 6 Building facades facing a non-industrial zone, public road, or public open space should:
- (c) use a variety of building finishes
  - (d) not consist solely of metal cladding
  - (e) contain materials of low reflectivity
  - (f) incorporate design elements to add visual interest
  - (g) avoid large expanses of blank walls.
- 7 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.
- 8 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.
- 9 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.

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

- 10 Agricultural industries, home based industries, mineral water extraction and processing plants, and wineries in rural areas should:
- (a) use existing buildings and, in particular, buildings of heritage value, in preference to constructing new buildings
  - (b) 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.
- 11 Agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas should not:
  - (a) necessitate significant upgrading of public infrastructure including roads and other utilities
  - (b) generate traffic beyond the capacity of roads necessary to service the development
  - (c) result in traffic and/or traffic volumes that would be likely to adversely alter the character and amenity of the locality
  - (d) be located on land with a slope greater than 20 per cent (1-in-5).
- 12 Agricultural industries (except for wineries) in rural areas should be small scale, and:
  - (a) should include at least one of the following activities normally associated with the processing of primary produce:
    - (i) washing
    - (ii) grading
    - (iii) processing (including bottling)
    - (iv) packing or storage
  - (b) may include an associated ancillary area for the sale and/or promotion of produce (including display areas)
  - (c) should have a total combined area for one or any combination of these activities (including ancillary sales area) not exceeding 250 square metres per allotment, with a maximum building area of 150 square metres, including a maximum area of 50 square metres for ancillary sale and display of goods manufactured in the industry
  - (d) should occur only on an allotment where a habitable dwelling exists.
- 13 Agricultural industries, wineries and mineral water extraction and processing plants should not be located:
  - (a) on land that is classified as being poorly drained or very poorly drained
  - (b) within 800 metres of a high water level of a public water supply reservoir
  - (c) closer than 300 metres (other than a home based industry) to a dwelling or tourist accommodation that is not in the ownership of the applicant.
- 14 Home-based industries in rural areas:
  - (a) should include at least one of the following activities:
    - (i) arts
    - (ii) crafts
    - (iii) tourist
    - (iv) heritage related activities

- (b) may include an ancillary area for the sale or promotion of goods manufactured in the industry (including display areas)
- (c) should have a total combined area for one or any combination of these activities (including ancillary sales/promotion area) not exceeding 80 square metres per allotment with a maximum building area of 80 square metres, including a maximum area of 30 square metres for sale of goods made on the allotment by the industry
- (d) should not be located further than 50 metres from a habitable dwelling occupied by the proprietor of the industry on the allotment
- (e) should not be located within 50 metres of a dwelling not related to the home-based industry.

15 Mineral water extraction and processing plants in rural areas:

- (a) should include at least one of the following activities normally associated with the extraction and processing of mineral water:
  - (i) extraction
  - (ii) bottling
  - (iii) packaging
  - (iv) storage
  - (v) distribution
- (b) may include ancillary activities of administration and sale and/or promotion of mineral water product
- (c) should have a total combined area for one or any combination of these activities (including ancillary sale and/or promotion areas) not exceeding 350 square metres per allotment with a maximum building area of 250 square metres, including a maximum area of 50 square metres for ancillary sale and/or promotion of mineral water product.

16 Wineries in rural areas should:

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

## Infrastructure

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should only occur where it has access to adequate utilities and services, including:
  - (a) electricity supply
  - (b) water supply
  - (c) drainage and stormwater systems
  - (d) effluent disposal systems
  - (e) formed all-weather public roads
  - (f) telecommunications services
  - (g) gas services.
- 2 Development should incorporate any relevant and appropriate social infrastructure, community services and facilities.
- 3 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
- 4 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 5 Development should not occur until adequate and 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.
- 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 Utility services (excluding transmission lines with a capacity greater than or equal to 33 kV) should be placed underground, with ridgelines and visually sensitive open landscapes being avoided.
- 18 If located above-ground, utility structures should be constructed of materials that have low light reflecting surfaces; and blend with the surrounding landscape.
- 19 Development should not compromise the viability of existing transmission line corridors and substation sites.



## Interface between Land Uses

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
  - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
  - (b) noise
  - (c) vibration
  - (d) electrical interference
  - (e) light spill
  - (f) glare
  - (g) hours of operation
  - (h) traffic impacts.
- 2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.
- 3 Development adjacent to a **Residential Zone** or residential area within a **Township Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.
- 6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.
- 7 Residential development, development accessible by the public and other development potentially sensitive to industrial emissions (i.e. community centres; tourist accommodation; educational establishments; hospitals; motels; multiple dwellings) should be designed and sited to achieve a minimum separation distance of 500 metres from the boundary of **Precinct 7 Kingsford North**.
- 8 Outdoor lighting should be designed and installed in accordance with *Australian Standard AS 4282 Control of the obtrusive effects of outdoor lighting*.
- 9 The development and use of land should take place in a manner which will not cause nuisance or hazard to the community by the introduction of or an increase in the number of pest plants or vermin.

## Noise Generating Activities

- 10 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.
- 11 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.
- 12 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.
- 13 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

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

## Air Quality

- 14 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.
- 15 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

- 16 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.
- 17 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.

- 18 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 19 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.
- 20 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.
- 21 Development located within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:
  - (a) not prejudice the continued operation of those facilities
  - (b) be located, designed and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended hours of operation.

## Land Division

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 When land is divided:
  - (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner
  - (b) a sufficient water supply should be made available for each allotment
  - (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health
  - (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.
- 2 Land should not be divided if any of the following apply:
  - (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use
  - (b) any allotment will not have a frontage to one of the following:
    - (i) an existing road
    - (ii) a proposed public road
    - (iii) access to a public road via an internal roadway in a plan of community division
  - (c) the intended use of the land is likely to require excessive cut and/or fill
  - (d) it is likely to lead to undue erosion of the subject land or land within the locality
  - (e) the wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development
  - (f) the area is unsewered and cannot accommodate an appropriate 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.

## Design and Layout

- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:
  - (a) are not fragmented or reduced in size
  - (b) do not need to be cleared as a consequence of subsequent development.
- 4 The design of a land division should incorporate:
  - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
  - (b) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings
  - (c) safe and convenient access from each allotment to an existing or proposed road or thoroughfare
  - (d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
  - (e) suitable land set aside for 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 co-ordinated and efficient site development.
- 5 Land division should result in allotments of a size suitable for their intended use.
- 6 Land division should facilitate optimum solar access for energy efficiency.
- 7 Land division at the periphery of townships and settlements should recognise the existing street networks and allotment patterns to become contiguous extensions of the existing township areas.
- 8 Land division within an area identified as being an '**Excluded Area from Bushfire Protection Planning Provisions**' as shown on *Bushfire Protection Area BPA Maps - Bushfire Risk* should be designed to make provisions for:
  - (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it
  - (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads
  - (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

9 Allotments in the form of a battleaxe configuration should comply with all of the following:

(a) comply with the following dimensions:

Parameter	Sites containing 1 or 2 allotments/ group dwellings	Sites containing more than 2 and less than 7 allotments/ group dwellings	Sites containing 7 or more allotments/ group dwellings
For the first 5.5 metres of the driveway/access	5 metres	5 metres	6 metres
For the remainder of the driveway/access (inclusive of landscaping strips)	5 metres	5 metres	6.6 metres
Minimum landscape strip width	1 metre each side	1 metre each side	1 metre each side
Maximum length of the driveway/access	45 metres	45 metres	45 metres

- (b) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
- (c) 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
- (d) be avoided where their creation would be incompatible with the prevailing pattern of development.

10 Allotments should have an orientation, size and configuration to encourage development that:

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

11 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.

12 Within defined townships and settlements and/or adjacent to a river or creek 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, with a public road providing access to the open space.

13 The layout of a land division should keep flood-prone land free from development.

14 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:

- (a) contains and retains all watercourses, drainage lines and native vegetation
- (b) enhances amenity

- (c) integrates with the open space system and surrounding area.

## Roads and Access

- 15 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.
- 16 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.
- 17 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.
- 18 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.
- 19 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.
- 20 New roads forming part of a land division should:
  - (a) avoid direct routes for through traffic
  - (b) ensure roads follow contours as closely as practicable.

## 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.



## Landscaping, Fences and Walls

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

- (b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding
- (c) introduce pest plants
- (d) increase the risk of bushfire
- (e) remove opportunities for passive surveillance
- (f) increase 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 Development in rural areas, and verges of roads and tracks, should be landscaped to minimise erosion.

5 Fences and walls, including retaining walls, should:

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

## 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.

- 7 Mining operations in the Barossa Valley Region should be primarily undertaken in the **Mineral Extraction Zone**.
- 8 New extractive operations should not be opened within, or in close proximity to, zones provided for urban purposes, unless:
  - (a) for short-term public works programs or other special purposes of direct community benefit; and
  - (b) the operation has a limited duration and does not prevent or prejudice future orderly urban development.
- 9 No new loam pits should be opened, and further loam extraction should be contained within existing pits.
- 10 There should be no mineral extraction or loam mining within 200 metres of the centre lines of the Light, Gawler or North Para Rivers.

#### Separation Treatments, Buffers and Landscaping

- 11 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.
- 12 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.
- 13 Quarry faces should be orientated away from public view.
- 14 Screening of mining areas should occur in advance of extraction commencing.
- 15 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.
- 16 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.
- 17 Borrow pits for road making materials should:
  - (a) be sited so as to cause the minimum effect on their surroundings
  - (b) not be located on land visible from arterial or scenic roads as shown on *Overlay Maps - Transport*.

## Natural Resources

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

#### Water Sensitive Design

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

- 13 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 14 Stormwater management systems should:
  - (a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source
  - (b) utilise, but not be limited to, one or more of the following harvesting methods:
    - (i) the collection of roof water in tanks
    - (ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks
    - (iii) the incorporation of detention and retention facilities
    - (iv) aquifer recharge.
- 15 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 16 Artificial wetland systems, including detention and retention basins, should be sited and designed to:
  - (a) ensure public health and safety is protected
  - (b) minimise potential public health risks arising from the breeding of mosquitoes.
- 17 Stormwater runoff directed to the Gawler River or North Para River should first be filtered on-site before reaching the river.
- 18 Where stormwater is used for industrial purposes, break tanks should be incorporated to prevent any back contamination with process liquids.

#### Water Catchment Areas

- 19 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.
- 20 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.
- 21 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.
- 22 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.
- 23 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.
- 24 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.
- 25 The location and construction of dams, water tanks and diversion drains should:
- (a) occur off watercourse
  - (b) not take place in ecologically sensitive areas or on erosion-prone sites
  - (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
  - (d) not negatively affect downstream users
  - (e) minimise in-stream or riparian vegetation loss
  - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)
  - (g) protect ecosystems dependent on water resources
  - (h) exclude stock and provide alternative watering points
  - (i) provide spillways designed to allow passage of high flows without causing structural damage to the dam or soil erosion within the spillway or spillway discharge area.
- 26 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.
- 27 The design, construction and location of levees, weirs, retaining walls, bridges and culverts should:
- (a) provide for the needs of ecosystem
  - (b) minimise the impact or risk of flooding
  - (c) not cause or increase watercourse erosion.
- 28 Irrigated horticulture and pasture should not increase groundwater-induced salinity.



- 29 Areas for activities such as loading and unloading, wash down of vehicles, plant or equipment, or storage of waste refuse bins in commercial or industrial developments should be paved and bunded to exclude stormwater run-off from external sources.
- 30 Development should comply with the current *Environment Protection (Water Quality) Policy*.
- 31 Development bordering a watercourse defined on the 1:50 000 SA Government topographic map should be set-back from the banks at least the following distances to provide for the protection and enhancement of riparian areas:
  - (a) 50 metres for detached dwellings, residential outbuildings, tourist accommodation, farm buildings (eg implement and storage sheds but excluding all animal husbandry buildings), septic tanks or other domestic waste water treatment facilities
  - (b) 50 metres for all buildings associated with industrial, animal husbandry or commercial uses and household waste water disposal areas
  - (c) 100 metres for industrial or intensive animal husbandry waste water disposal areas
  - (d) in townships where there is a satisfactory waste water disposal scheme and a stormwater treatment scheme, commercial development may be set-back 25 metres from the watercourse provided the area adjacent to the watercourse is suitably landscaped and protected from the impacts of the development.

#### Biodiversity and Native Vegetation

- 32 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 33 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna.
- 34 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.
- 35 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.
- 36 Development should not destroy or impair the growth of:
- (a) native vegetation stands between Nain and the Belvidere survey beacon
  - (b) significant roadside vegetation across the district
  - (c) native vegetation along watercourses.
- 37 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.
- 38 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.
- 39 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.
- 40 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.
- 41 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.
- 42 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.
- 43 Non native vegetation should be conserved and its value and function not compromised by development, where it:
- (a) has scenic, historical or scientific significance or interest
  - (b) screens buildings or unsightly views
  - (c) provides shade or acts as a windbreak
  - (d) assists in the prevention of soil erosion.

#### Soil Conservation

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

## Open Space and Recreation

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

- 5 District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.
- 6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.
- 7 Local parks should be:
  - (a) a minimum of 0.2 hectares in size
  - (b) centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.
- 8 No more than 20 per cent of land allocated as public open space should:
  - (a) have a slope in excess of 1-in-4
  - (b) comprise creeks or other drainage areas.
- 9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.
- 10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.
- 11 Development in open space should:
  - (a) be clustered where practical to ensure that the majority of the site remains open
  - (b) where practical, be developed for multi-purpose use
  - (c) be constructed to minimise the extent of hard paved areas.
- 12 Open spaces and recreation areas should be located and designed to maximise safety and security by:
  - (a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance
  - (b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced
  - (c) locating play equipment where it can be informally observed by nearby residents and users during times of use
  - (d) clearly defining the perimeters of play areas
  - (e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks
  - (f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.
- 13 Landscaping associated with open space and recreation areas should:
  - (a) not compromise the drainage function of any drainage channel
  - (b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas
  - (c) maximise opportunities for informal surveillance throughout the park

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

## Orderly and Sustainable Development

### OBJECTIVES

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

### 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 **Regional industrial and large-scale commercial activity, including activities which support the viticulture and wine making industries, should be developed within the Industry Zone - Industry Kingsford Regional Estate Policy Area 1 - Precinct 7 Kingsford North or the Industry (Barossa Valley Region) Zone.**
- 5 Urban development should form a compact extension to an existing built-up area.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 **Development should improve**
  - (a) **the condition of any derelict land or buildings on the site of the development**
  - (b) **any existing uses of the site that interfere with reasonable use of other land.**

- 10 Development should be undertaken in accordance with the following Concept Plan Maps:
- (a) [Concept Plan Map Lig/1 - Moppa Road North - \(Moppa\)](#)
  - (b) [Concept Plan Map Lig/2 - Samuel Road Industry - \(Nuriootpa\)](#)
  - (c) [Concept Plan Map Lig/3 - Industry Kapunda - \(Kapunda\)](#)
  - (d) [Concept Plan Map Lig/4 - Shea-Oak Log - \(Shea-Oak Log\)](#)
  - (e) [Concept Plan Map Lig/5 - Kingsford Regional Estate](#)
  - (f) [Concept Plan Map Lig/6 - Primary Industry Barossa Valley Region - \(Barossa Valley Region\)](#)
  - (g) [Concept Plan Map Lig/7 - Barossa Valley Region Water Protection Area](#)
  - (h) [Concept Plan Map Lig/8 - Tourist Accommodation - \(Rowland Flat\)](#)
  - (i) [Concept Plan Map Lig/9 - Animal Keeping Separation Areas.](#)
  - (j) [Concept Plan Map Lig/10 - Residential Senior's Living - \(Kapunda\)](#)
  - (k) [Concept Plan Map Lig/11 – Flood Risk Area \(Gawler Belt / Gawler Belt West\).](#)



## Regulated Trees

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Renewable Energy Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Wind Farms and Ancillary Development

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

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

## Residential Development

### OBJECTIVES

- 1 Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of the community.
- 2 An increased mix in the range and number of dwelling types available within urban boundaries to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Higher dwelling densities in areas close to centres, public and community transport and public open spaces.
- 4 The regeneration of selected areas identified at zone and/or policy area levels.
- 5 Affordable housing and housing for aged persons provided in appropriate locations.
- 6 Dwellings in rural areas only where they are located and designed to mitigate any impacts associated with rural and winery activities.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should have the appropriate orientation, area, configuration 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 access and off street parking
  - (d) passive energy design.
- 2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 3 Residential allotments should be of varying sizes to encourage housing diversity.
- 4 Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, or public transport.
- 5 Medium density development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should typically be in the form of two to four storey buildings.
- 6 High density development that achieves gross densities of more than 45 dwellings per hectare (which translates to net densities of more than 67 dwellings per hectare) should typically be in the form of over four storey buildings.
- 7 Buildings in the nature of a garage or shed or similar should not be used as a dwelling for permanent residential use, but such buildings may be temporarily used for residential purposes on land only where:
  - (a) construction of an approved permanent dwelling on the land is proceeding and the footings for the dwelling have been poured
  - (b) the residential use will be for a period not exceeding 6 months

- (c) the building is in good repair and condition
  - (d) there is a satisfactory toilet system connected or ancillary to the building.
- 8 Caravans should not be used for permanent residential purposes on any allotment in townships (except in public caravan parks or public camping grounds).
- 9 The use of a caravan for temporary residential purposes for a maximum period of 12 months may take place where it achieves one of the following:
- (a) a dwelling exists on the allotment and where the caravan
    - (i) is under occupation directly associated with that dwelling
    - (ii) is in good repair and condition
    - (iii) is connected to an approved septic system (or soakage system in the case of sullage disposal only)
  - (b) a dwelling does not exist on the allotment and where:
    - (i) construction of an approved permanent dwelling on the land is proposed and the footings for the dwelling have been poured
    - (ii) the caravan is in good repair and condition
    - (iii) there is a satisfactory toilet system connected or ancillary to the caravan.

### Design and Appearance

- 10 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 11 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.
- 12 The design of residential flat buildings should:
- (a) define individual dwellings in the external appearance of the building
  - (b) provide transitional space around the entry
  - (c) ensure building entrances provide shelter, are visible and easily identifiable from the street.

### Overshadowing

- 13 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:
- (a) windows of habitable rooms, particularly living areas
  - (b) ground-level private open space
  - (c) upper-level private balconies that provide the primary open space area for any dwelling
  - (d) access to solar energy.
- 14 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 5.00 pm on the 21 June.

15 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:

- (a) half of the existing ground-level open space
- (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).

Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.

16 Residential development should generally not exceed two storeys in height.

#### Garages, Carports and Outbuildings

17 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.

18 Garages and carports facing the street should not dominate the streetscape.

19 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

20 Parking areas should:

- (a) not obscure the view to the street from main front windows of a dwelling
- (b) minimise the reflection of car headlights onto the windows of adjacent dwellings.

21 Garages, carports and outbuildings should not be located closer to the primary road than the dwelling to which they relate.

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

Parameter	Value
Maximum floor area	80 square metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metre
Minimum setback from a primary public road	8 metres

#### Street and Boundary Setbacks

23 Dwellings should be set back from allotment or site boundaries to:

- (a) contribute to the desired character of the area
- (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.

24 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:

- (a) minimise the visual impact of buildings from adjoining properties
- (b) minimise the overshadowing of adjoining properties.

- 25 Side boundary walls in residential areas should be limited in length and height to:
- (a) minimise their visual impact on adjoining properties
  - (b) minimise the overshadowing of adjoining properties.
- 26 Carports and garages should be set back from road and building frontages so as to:
- (a) contribute to the desired character of the area
  - (b) not adversely impact on the safety of road users
  - (c) provide safe entry and exit
  - (d) not dominate the appearance of dwellings from the street.
- 27 Single storey dwellings should be set-back at least 1 metre from side boundaries, unless the dwelling is designed to be constructed to the side boundary, in which case the building should not contain:
- (a) any windows, doors or other openings in the wall situated on the boundary
  - (b) a wall greater than 15 metres long on the boundary
  - (c) a wall greater than 3 metres in height (measured from natural ground level) on the boundary.

#### Site Coverage

- 28 Site coverage should be limited to ensure sufficient space is provided for:
- (a) pedestrian and vehicle access and vehicle parking
  - (b) domestic storage
  - (c) outdoor clothes drying
  - (d) a rainwater tank
  - (e) private open space and landscaping
  - (f) front, side and rear boundary setbacks that contribute to the desired character of the area
  - (g) convenient storage of household waste and recycling receptacles.

#### Private Open Space

- 29 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:
- (a) to be accessed directly from the internal living areas of the dwelling
  - (b) generally at ground level to the side or rear of a dwelling and screened for privacy
  - (c) to take advantage of but not adversely affect natural features of the site
  - (d) to minimise overlooking from adjacent buildings
  - (e) to achieve separation from bedroom windows on adjoining sites
  - (f) to have a northerly aspect to provide for comfortable year-round use
  - (g) to not be significantly shaded during winter by the associated dwelling or adjacent development

- (h) to be shaded in summer.
- 30 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.
- 31 Dwellings should be provided with private outdoor open space:
  - (a) that occupies a minimum area of 25 square metres for each bedroom or room readily adaptable for such use
  - (b) where at least one area of the open space should be a rectangle with dimensions of 4 metres by 6 metres.
- 32 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:
  - (a) 2.5 metres for ground level or roof-top private open space
  - (b) 2 metres for upper level balconies or terraces.
- 33 Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be sited adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the dwelling's living space.
- 34 Rooftop gardens should be incorporated into residential flat buildings.
- 35 Communal open space should be designed to:
  - (a) clearly distinguish communal open space from public or private open space
  - (b) maintain privacy of nearby dwellings.

#### Site Facilities and Storage

- 36 Site facilities for group dwellings, residential parks 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
  - (c) household waste and recyclable material storage areas away from dwellings
  - (d) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character for dwellings which do not incorporate ground level private open space.

#### Visual Privacy

- 37 Upper level windows, balconies, terraces and decks should have a sill height of not less than 1.5 metres or be permanently screened to a height of not less than 1.5 metres above finished floor level to avoid overlooking into habitable room windows or onto the useable private open spaces of other dwellings.
- 38 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

#### Noise

- 39 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid causing potential noise nuisance to adjoining landowners and occupiers.



- 40 Residential development close to high noise sources (eg major roads, railway lines, tram lines, industry, and airports) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.
- 41 Residential development on sites abutting established collector or higher order roads should include front fences and walls that will supplement the noise control provided by the building facade.
- 42 The number of dwellings sharing a common internal pedestrian entry within a residential flat building should be minimised to limit noise generation in internal access ways.
- 43 External noise and light intrusion to 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.

#### Car Parking and Access

- 44 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 45 On-site 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
  - (d) availability of on-street car parking
  - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 46 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 to manoeuvre between the street and the parking area
  - (c) reinforce or contribute to attractive streetscapes.
- 47 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:
  - (a) serve users efficiently and safely
  - (b) not dominate internal site layout
  - (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling
  - (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.
- 48 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.
- 49 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

## Undercroft Garaging of Vehicles

- 50 Undercroft garaging of vehicles should occur only where:
- (a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties
  - (b) vehicles can safely exit from the site without compromising pedestrian safety or causing conflict with other vehicles
  - (c) driveway gradients provide for safe and functional entry and exit
  - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
  - (e) openings into undercroft garage areas are designed to integrate with the main building so as to minimise visual impact
  - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
  - (g) the overall streetscape character of the locality is not adversely impaired (eg visual impact, building bulk, front setbacks relative to adjacent development).
- 51 Buildings with four storeys or more above natural surface level should include provision for undercroft parking.
- 52 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 53 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

## Dependent Accommodation

- 54 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration and the minimum total site is 600 square metres
  - (b) the accommodation has a small floor area relative to the associated main dwelling with a floor area not exceeding 65 square metres
  - (c) adequate outdoor space of a minimum of 100 square metres is provided for the use of all occupants
  - (d) adequate on-site car parking is provided by one additional car parking space being provided on the site
  - (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling
  - (f) the building is attached to the associated main dwelling
  - (g) the same vehicle access as the existing dwelling is used
  - (h) it is not sited forward of the front building alignment of the existing dwelling.

## Swimming Pools and Outdoor Spas

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

## Short-Term Workers Accommodation

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Siting and Visibility

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to minimise its visual impact on:
  - (a) the natural, rural or heritage character of the area
  - (b) areas of high visual or scenic value, particularly rural and **riverine** areas
  - (c) views from public reserves, tourist routes and walking trails
- 2 Buildings should be sited in unobtrusive locations and, in particular, should:
  - (a) be grouped together
  - (b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads.
- 3 **Development should be designed to ensure that corridors to views and features of significance are maintained.**
- 4 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:
  - (a) sited below the ridgeline
  - (b) sited within valleys or behind spurs
  - (c) sited in such a way as to not be visible against the skyline when viewed from public roads
  - (d) set well back from public roads, particularly when the allotment is on the high side of the road.
- 5 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:
  - (a) the profile of buildings should be low and the rooflines should complement the natural form of the land
  - (b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land
  - (c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.
- 6 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.
- 7 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.

- 8 Driveways and access tracks should be designed and surfaced to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.
- 9 Development should be screened through the establishment of landscaping using locally indigenous plant species:
- (a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds
  - (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
  - (c) along the verges of new roads and access tracks to provide screening and minimise erosion.
- 10 Buildings should be set-back the following minimum distances from public roads within the rural areas:

Road type	Set-back
Primary arterial	50 metres
Secondary arterial	30 metres
Local and other roads	20 metres
All roads in the <b>Barossa Valley Region Policy Area 2</b>	100 metres

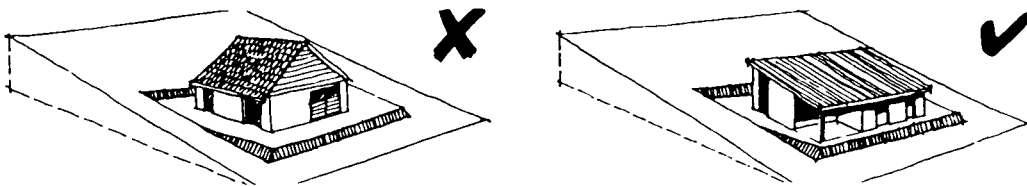
## Sloping Land

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



- 3 Driveways and access tracks across sloping land should be accessible and have a safe, all-weather trafficable surface.
- 4 Development sites should not be at risk of landslip.
- 5 Development on steep land should include site drainage systems to minimise erosion and avoid adverse impacts on slope stability.
- 6 Steep sloping sites in unsewered areas should not be developed unless the physical characteristics of the allotments enable the proper siting and operation of an effluent drainage field suitable for the development intended.
- 7 The cutting and/or filling of land outside townships and urban areas should:
  - (a) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres so as to preserve the natural form of the land and the native vegetation

- (b) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment
  - (c) only be undertaken if the resultant slope can be stabilised to prevent erosion
  - (d) result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.
- 8 Retaining walls should comprise a stepped series of low walls, include landscaping of the wall and its surrounds to enhance the appearance of the wall and not exceed the following heights (refer to the figure below):
- (a) 0.5 metres if located forward of the building line
  - (b) 1 metre if located elsewhere on the site.



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

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



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

## Telecommunications Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Tourism Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Tourism development should have a functional or locational link with its natural, cultural or historical setting.
- 2 Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.
- 3 Tourism development should ensure that its scale, form and location will not overwhelm, over commercialise or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.
- 4 Tourism development should, where appropriate, add to the range of services and accommodation types available in an area.
- 5 Any upgrading of infrastructure to serve tourism development should be consistent with the landscape and the intrinsic natural values of the land and the basis of its appeal.
- 6 Major tourism developments should generally be located within designated areas and existing townships, towns or cities.
- 7 Major tourism development should be located within townships, the **Tourist Accommodation Zone** or within the **Seppeltsfield Winery Policy Area 5**.
- 8 Small- scale tourist facilities should be located primarily in existing buildings.

### 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 and cultural value.
- 12 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.
- 13 Tourism developments in rural areas should primarily be developed in association with one or more of the following:
- (a) agricultural, horticultural, viticultural or winery development
  - (b) heritage places and areas
  - (c) public open space and reserves
  - (d) walking and cycling trails
  - (e) interpretive infrastructure and signs.
- 14 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.
- 15 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.
- 16 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.
- 17 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.
- 18 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.
- 19 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

- 20 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.
- 21 Residential parks and Caravan and Tourist parks should be designed to:
  - (a) minimise potential conflicts between long-term residents and short-term tourists
  - (b) protect the privacy and amenity of occupants through landscaping and fencing
  - (c) minimise traffic speeds and provide a safe environment for pedestrians
  - (d) include centrally located recreation areas
  - (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site
  - (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.
- 22 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.
- 23 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.
- 24 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.
- 25 A minimum of 12.5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.
- 26 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

## Transportation and Access

### OBJECTIVES

- 1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
  - (a) provide equitable access to a range of public, community and private transport services for all people
  - (b) ensure a high level of safety
  - (c) effectively support the economic development of the State
  - (d) have minimal negative environmental and social impacts
  - (e) maintain options for the introduction of suitable new transport technologies.
- 2 Development that:
  - (a) provides safe and efficient movement for all motorised and non-motorised 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.
- 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.
- 5 Safe and convenient freight movement throughout the State.
- 6 Development that discourages heavy vehicle movements through major town centres.

### 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 and road corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport networks.
- 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 and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage walking and cycling.
- 6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, entertainment and sporting facilities, should incorporate passenger pick-up and set down areas. The design of such areas should ensure interference to existing traffic is minimised 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 including cycling, walking, public and community transport, and motor vehicles.
- 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 cross-overs affecting pedestrian footpaths should maintain the level of the footpath.
- 11 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.
- 12 Industrial/commercial vehicle movements should be separated from passenger vehicle car-parking areas.
- 13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.
- 14 *Parking, loading and manoeuvring areas for commercial vehicles should be developed in accordance with Australian Standards 2890.2 Commercial Vehicles facilities.*

### Cycling and Walking

- 15 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, public and community transport stops and activity centres.
- 16 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves and recreation areas.
- 17 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.
- 18 New developments should give priority to and not compromise existing designated bicycle routes.
- 19 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 20 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
  - (a) showers, changing facilities, and secure lockers
  - (b) signage indicating the location of bicycle facilities
  - (c) secure bicycle parking facilities.

- 21 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 13*.
- 22 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14*.

#### Access

- 23 Development should have direct access from an all weather public road.
- 24 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) provides adequate access within the site to the rear of the allotment or development site.
- 25 Development should not restrict access to publicly owned land such as recreation areas.
- 26 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised, and where possible access points should be:
  - (a) limited to local roads
  - (b) shared between developments.
- 27 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.
- 28 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 on to or from the road.
- 29 Development with access from arterial roads or roads as shown on *Overlay Maps - Transport* should be sited to avoid the need for vehicles to reverse on to or from the road.
- 30 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 run-off
  - (d) avoid the removal of existing vegetation
  - (e) be consistent with *Australian Standard AS 2890 Parking facilities*
  - (f) be consistent with *Australian Standard AS 2890.2 Commercial Vehicle Facilities*.

#### Access for People with Disabilities

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



## Vehicle Parking

- 32 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table Lig/2 - Off Street Vehicle Parking Requirements](#) unless all the following conditions are met:
- (a) the site is located in a designated area as shown on [Concept Plan Map Lig/14 \(Kapunda District Centre Carpark Fund\)](#)
  - (b) an agreement is reached between the Council and the applicant for a reduced number of parking spaces
  - (c) a financial contribution is paid into the Council Car Parking Fund specified by the Council, in accordance with the gazetted rate per car park.
- 33 Sufficient vehicle parking spaces should be provided on the site of or on a site nearby a development and have regard to the anticipated parking demand, availability of on-street parking, shared usage of other parking areas and safety.
- 34 Development should be consistent with *Australian Standard AS 2890 Parking facilities*.
- 35 Car parking signage should be designed in accordance with *Australian Standard 1742.11 Manual of uniform traffic control devices - Parking controls*.
- 36 Vehicle parking areas should be sited and designed in a manner that will:
- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
  - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
  - (c) not inhibit safe and convenient traffic circulation
  - (d) result in minimal conflict between customer and service vehicles
  - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
  - (f) minimise the number of vehicle access points to public roads
  - (g) avoid the necessity for backing onto public roads
  - (h) where reasonably possible, 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.
- 37 Vehicle parking areas should be designed to reduce opportunities for crime by:
- (a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads
  - (b) incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places
  - (c) being appropriately lit
  - (d) having clearly visible walkways.

- 38 Where 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 customers.
- 39 Parking areas that are likely to be used during non daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.
- 40 Parking areas, including driveways and loading/unloading areas should be sealed or paved in order to minimise dust and mud nuisance.
- 41 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping.
- 42 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.
- 43 Commercial and industrial development should provide separate vehicle parking areas for visitors, staff and commercial vehicles.

## 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 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) or areas that are subject to inundation by a 1-in-100 year average return interval flood event or areas that are subject to inundation by a 1-in-100 year average return interval flood event.
- 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 Land use activities which produce strong organic, chemical or other intractable wastes, or require the storage of bio-chemicals or chemical agents should not be established on land shown to be at risk of inundation by flood waters.
- 9 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.
- 10 Artificial wetland systems for the storage of treated wastewater, such as wastewater lagoons, should be:
  - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts
  - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

## Waste Treatment Systems

- 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/ reuse 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 Industrial and commercial development should, where practicable, incorporate systems which enable the collection and reuse of treated effluent for irrigation or other suitable purposes on or off the site.
- 18 Animal keeping activities which includes the transport and handling of livestock should be provided with appropriate areas for washing of transport vehicles.
- 19 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works, waste or recycling depots and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:
  - (a) into any waters
  - (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
    - (i) seepage
    - (ii) infiltration
    - (iii) carriage by wind, rain, sea spray, or stormwater
    - (iv) the rising of the watertable.
- 20 Winery waste management systems should be designed to ensure:
  - (a) surface runoff does not occur from the wastewater irrigation area at any time
  - (b) wastewater is not irrigated onto waterlogged areas, land within 50 metres of a creek, or swamp or domestic or stock water bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer
  - (c) wastewater is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land
  - (d) wastewater is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the wastewater
  - (e) stormwater run-off from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods
  - (f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.

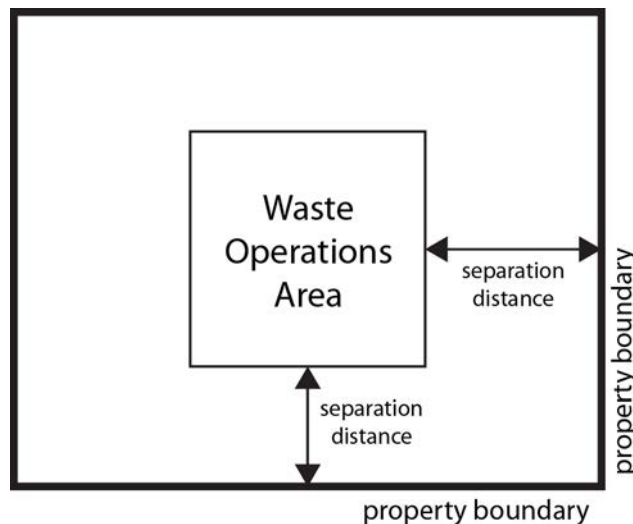
# Waste Management Facilities

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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

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



# Overlay Section



## Character Preservation District Overlay

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

The following policies apply to the 'Character Preservation District' shown on the relevant *Overlay Map(s) – Heritage and Character Preservation District*.

### INTERPRETATION

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

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### **Form of Development**

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

## Noise and Air Emissions Overlay

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

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

### INTERPRETATION

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

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

# Zone Section



# Bulk Handling Zone

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

## OBJECTIVES

- 1 A zone in which agricultural and other commodities are received, stored and dispatched in bulk.
- 2 Buildings and structures screened from adjoining areas by landscaping, using locally indigenous plant species where possible.
- 3 A zone in which the bulk handling and transportation of farm commodities will continue to be a significant element in the roles of Kapunda and Roseworthy as rural service centres.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulk handling and storage facility
  - office and workers' amenities (operating as an adjunct to a bulk handling use of the site)
  - road transport terminal.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development unrelated to facilities associated with the reception, storage and dispatch of agricultural and other commodities in bulk should not occur.
- 4 Development should not impede the on-going operation of facilities associated with the handling and storage of bulk commodities.

### Form and Character

- 5 Development associated with the handling and storage of bulk commodities, or value-adding processing, should be undertaken in a manner that minimises adverse off-site impacts on sensitive land uses.

## 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
Aerodrome/airfield	
Amusement machine centre	
Community centre	

Form of development	Exceptions
Consulting room	
Dependent accommodation	
Dwelling	
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motel	
Motor repair station	
Nursing home	
Petrol filling station	
Place of worship	
Pre-school	
Primary school	
Residential flat building	
Service trade premises	
Shop	
Special industry	
Stock slaughter works	
Tourist accommodation	
Waste reception, storage, treatment or disposal	Except for a wastewater control system
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
Bulk handling and storage facilities.	Demolition of a Local Heritage Place listed in <a href="#">Table Lq/8 - Local Heritage Places</a> .



## Caravan and Tourist Park Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

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

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

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

- 4 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 8 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

#### Car Parking and Access

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

#### Street and Boundary Setbacks

- 11 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### Natural Hazards

- 12 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

#### Land Division

- 13 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the *Residential Parks Act 2007*.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of Development	Exceptions
Amusement machine centre	
Bus depot	

Form of Development	Exceptions
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to tourist accommodation.
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except for a manager' residence in association with and ancillary to tourist accommodation.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	Except where in association with and ancillary to tourist accommodation.
Industry	
Intensive animal keeping	
Land division which results in the creation of additional allotment(s) either wholly or partly within the zone.	Except where a lease or licence agreement is made, granted or accepted under the <i>Residential Parks Act 2007</i> .
Marina	
Motor repair station	
Nursing home	
Office	Except where in association with and ancillary to tourist accommodation.
Petrol filling station	
Place of worship	
Pre-school	
Primary school	
Prescribed mining operations	
Public service depot	

Form of Development	Exceptions
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	Except for a wastewater control system
Wrecking yard	

#### Public Notification

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

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

Category 1	Category 2
Amenity block, including shower, toilet, laundry and kitchen facilities	
Cabin	
Camping ground	
Caravan park	
Caravan permanently fixed to land	
Recreation area	
Swimming pool	
Tourist park	

## District Centre Zone

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

### OBJECTIVES

- 1 A centre that accommodates a range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, **tourist**, religious and residential facilities to serve the community and visitors within the surrounding district.
- 2 Development of a visually and functionally cohesive and integrated district centre.
- 3 Development that conserves and enhances the built-form integrity of Main Street as well as important side streets.
- 4 Retention, utilization and more intensive use of existing surplus building capacity within the zone.
- 5 Improvements to public streets and reserves within and adjoining the zone including the planting of clear-stemmed canopy street-trees and the rationalization of overhead services to create improved opportunities for street tree-planting.
- 6 Improvement to pedestrian safety along Main Street.
- 7 Development within **Precinct 1 Commercial Kapunda** that is primarily for commercial activities, service trade premises and public service depots.
- 8 The relocation of existing industrial uses within **Precinct 1 Commercial Kapunda** to the industry zones.
- 9 Development within **Precinct 2 Hill Street Civic Kapunda** that is the focus of cultural activities and development, and visitor information which should be developed with positive architectural and urban design integrity as a showpiece of the town centre.
- 10 Development within **Precinct 3 Retail Kapunda** that is the focus within the town for shopping, banking, administration offices, professional consulting rooms, restaurants, general tourist facilities and personal services.
- 11 Existing building stock within **Precinct 3 Retail Kapunda** consolidated and reused with vacant land providing an integrated car parking network.
- 12 A centre accommodating medium residential development in conjunction with non-residential development.
- 13 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

#### Precinct 1 Commercial Kapunda

The design and appearance of business activities in this policy area will contribute to the town's overall heritage character by maintaining consistent building set-backs to create a strong building line and using rural fencing along street boundaries in preference to security fencing. Landscaping will be established using species that are native to the area. Roofs will have a minimum pitch of 20 degrees and be constructed using corrugated galvanized iron for external cladding in preference to 'Zincalume' or colour coated metal. Signage will be limited to wall and gable ends of buildings.

## Precinct 2 Hill Street Civic Kapunda

The Hill Street Civic Kapunda Area precinct represents perhaps the grandest group of buildings in Kapunda. Together the buildings epitomise the prosperity of Kapunda during its boom period.

The original character of the policy area should be retained and restored by firstly maintaining all of the significant historic buildings and secondly encouraging the replacement or renovation of buildings which are out of character. Development including fencing, street frontage lighting, footpaths, kerbing and guttering designed and constructed in traditional form and consistent with the historic period of the building being conserved or extended.

Any signage will be integrated into the architecture so that interesting details (such as arches, columns and decorative panels) which give the building character are not obscured or disturbed.

Development that protects and/or reinstates traditional stone and other forms of fencing and characteristic elements such as stone culverts and roadside edging is to be encouraged within the precinct.

The precinct can further be enhanced and unified by maintaining features on the public street such as stone kerbing and street-trees and undertaking improvements to the public domain which are sympathetic to the character of the street and precinct.

## Precinct 3 Retail Kapunda

The continuous edge of strong built-form along Main Street and side streets should be preserved and re-used for business purposes. The traditional building stock should not give way to open and weak spaces in the form of car parks or landscaped areas.

Wherever possible modern buildings of inappropriate building form and design should be improved to be sympathetic with the dominant heritage character of the street.

Signage should not only be compatible with the character of the building but also aim to reflect the spirit of how signs were originally placed on buildings, particularly in terms of scale, position and type.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- affordable housing
- bank
- child care centre
- civic centre
- consulting room
- discount department store
- dwelling in conjunction with non-residential development
- educational establishment
- emergency services facility
- entertainment facility
- health facility
- hospital
- hotel
- indoor games centre
- library
- motor repair station outside of **Precinct 2 Hill Street Civic Kapunda**
- office
- place of worship
- playing field
- pre-school
- primary school

- public service depot in the **Precinct 1 Commercial Kapunda**
  - public transport terminal
  - residential flat building in conjunction with non-residential development
  - restaurant
  - service trade premises in the **Precinct 1 Commercial Kapunda**
  - shop
  - supermarket
  - swimming pool.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development comprising a variety of medium (including affordable housing) and non-residential uses should be developed only if it does not prejudice the operation of existing or future non-residential activity within the zone.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should protect and/or reinstate traditional stone and other characteristic townscape elements.
- 6 Buildings should be simple in detail incorporating gable, hip or hip gable combination roofs, parapets or cornices and where appropriate wide balconies and or verandas.
- 7 Roof pitches of 30 degrees to 45 degrees should be used with lower pitch roofs only used for "lean-to" additions to existing buildings or behind appropriately design parapets.
- 8 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining main roads.
- 9 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.
- 10 Car parking should:
- (a) not take precedence over preservation of traditional buildings or structures
  - (b) be generally provided to the rear of buildings
  - (c) be accessed from side streets rather than Main Street.
- 11 Pedestrian facilities such as open-air seating should be incorporated into development where appropriate.
- 12 Pedestrian linkages should be established from car parking areas to Main Street.
- 13 Advertising signage should:
- (a) be suspended from wall brackets affixed to a building;
  - (b) complement the colours, scale and design of the building
  - (c) be integrated with the architecture to maintain building character
  - (d) be illuminated by discrete spotlights rather than internal means.
- 14 Dwellings should be located only behind or above non-residential uses on the same allotment.

## Land Division

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

## PRECINCT SPECIFIC PROVISIONS

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

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

### Precinct 1 Commercial Kapunda

- 17 Landscaping and traditional architectural elements should be used to ensure the appearance of development is consistent with the desired character of the precinct.
- 18 Development on land abutting residential zones should be domestic in scale and character.

### Precinct 2 Hill Street Civic Kapunda

- 19 Advertising and signage in the precinct should:
- (a) not include neon or illuminated box signs
  - (b) be designed to complement the building including:
    - (i) traditional, well proportioned serif or san serif style lettering
    - (ii) the use of the heritage range of external colours.

### Precinct 3 Retail Kapunda

- 20 Development in the precinct should be primarily of a retail, showroom, office or restaurant use.
- 21 Development in the precinct should establish or maintain a relatively continuous edge of built-form along the frontages of Main Street and along the cross streets of:
- (a) Beck and Smedley Streets
  - (b) Hill and Crase Streets
  - (c) Brown and Lucas Streets.
- 22 Buildings and extensions in the precinct should be constructed with stone or rendered masonry walls, timber frame windows and detailing, and corrugated iron roofing of galvanized iron finish.
- 23 Verandas over the public footpaths should only be developed in the precinct if the structure is consistent with the architectural style of the building.

## PROCEDURAL MATTERS

### Complying Development

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

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



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

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the development is located inside any of the following area(s):
  - **Precinct 1 Commercial Kapunda**
  - **Precinct 3 Retail Kapunda**
- (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 Lig/2 – 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 had 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
Aerodrome/airfield	
Dependent accommodation	
Dwelling	Except where in conjunction with a non-residential development.
Fuel depot	
Horticulture	
Industry	Except for a service industry.
Major public service depot	
Motor repair station where it is located within <b>Precinct 2 Hill Street Civic Kapunda</b>	
Petrol filling station where it is located within <b>Precinct 2 Hill Street Civic Kapunda</b>	
Public service depot where it is located within <b>Precinct 2 Hill Street Civic Kapunda</b>	
Residential flat building	Except where in conjunction with a non-residential development.
Road transport terminal	
Service industry where it is located within <b>Precinct 2 Hill Street Civic Kapunda</b>	
Service trade premises where it is located within <b>Precinct 2 Hill Street Civic Kapunda</b>	
Stock sales yard	
Stock slaughter works	
Timber yard	
Waste reception, storage, treatment or disposal	Except for a wastewater control system.
Wrecking yard	

## Public Notification

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

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

Category 1	Category 2
Demolition of a Contributory Item listed in <a href="#">Table Lq/7 - Contributory Items</a> .	Demolition of a Local Heritage Place listed in <a href="#">Table Lq/8 - Local Heritage Places</a> .  Development on an allotment containing a Local Heritage Place listed in <a href="#">Table Lq/8 - Local Heritage Places</a> .

## Historic (Conservation) Kapunda Mine Zone

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

### OBJECTIVES

- 1 Development which contributes to the rehabilitation, preservation and interpretation of past mining activities and residential development in the form of adaptively re-used existing buildings.
- 2 Development of small, single storey detached dwellings of simple built form with steeply pitched roofs which are complementary to the appearance of traditional miners' cottages, with small associated outbuildings, on the southern side of Chapel Street.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

Kapunda owes its existence and the extent and nature of its physical form to the development of the copper mine which was South Australia's first major mineral find.

The Kapunda mine site is of National heritage value as it was the first commercially successful metal mine in Australia and the first to use open cut methods and an acid leaching process for extraction. It is of State heritage value for its contribution to the Cornish heritage of South Australia and the colony's economic recovery from a period of economic depression in the early 1840's.

Most of the mine area was included on the State Heritage Register on 28 May 1987 as 'Kapunda Mine Historic Site'.

Physically the mine is an abandoned mine site with a large open cut and numerous shafts. On the site itself are only three structures (the miner's cottage, manager's residence and chimney) and numerous ruins which are of archaeological significance. The mine has established the mining character of Kapunda and the site is well known as a historic land-mark and tourist attraction.

The historic character and archaeological significance of the area is to be protected and promoted through sensitive development.

It is envisaged that the mine site(s) will include small-scale tourist activities which assist visitor interpretation of the site. These could include accommodation in existing buildings, workshops or reinstatement of structures associated with the past mining era.

Limited additional residential development in the form of small, single storey detached dwellings of simple built form with steeply pitched roofs which are complementary to the appearance of traditional miners' cottages, with small associated outbuildings, can be developed on the southern side of Chapel Street towards the northern end of the Kapunda Mine Site.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - small-scale tourist activities.

- 2 Residential development should be limited to the reuse of existing buildings or new single storey detached dwellings on the southern side of Chapel Street.
- 3 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should be small in scale, include steeply pitched roof forms and incorporate building materials such as masonry, timber and corrugated iron.
- 6 Residential outbuildings and structures should be sited at the rear of the dwelling and designed to minimise their visual dominance by limiting their size, locating them together with other buildings on the site and providing landscaping around the buildings.
- 7 Buildings should be designed so as not to imitate the original structures.
- 8 Metal sheeting used for walls, roofs and verandas should comprise of corrugated galvanised steel sheets or 'Colorbond' steel sheets, painted or unpainted, but not 'Zincalume', so as to minimise glare and be compatible with historic buildings in the area.

#### Land Division

- 9 Division of land should only occur in the following circumstances:
  - (a) where an allotment is:
    - (i) located west of Mugg Street
    - (ii) has frontage onto Chapel Street
    - (iii) has a minimum allotment size of 1500 square metres
    - (iv) all resulting allotments are rectangular in shape
  - (b) where an allotment is located on land bounded by Chapel Street to the north, Mugg Street to the west, Mine Street to the south and Cameron Street to the east, no more than two additional allotments should be created after 31 August 2006
  - (c) in all other parts of the zone where it achieves one of the following:
    - (i) it results in a reduction in the overall number of allotments
    - (ii) a boundary adjustment/rationalization for technical or physical reasons
    - (iii) a boundary adjustment/rationalization to accommodate an existing dwelling.

## PROCEDURAL MATTERS

### 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
Aerodrome/airfield	
Amusement machine centre	
Builder's yard	
Caravan park	
Commercial forestry	
Consulting room	
Dwelling	Except where it achieves one of the following: <ul style="list-style-type: none"> <li>(a) alterations or additions to an existing dwelling</li> <li>(b) where an existing building is to be restored or renovated for use as a dwelling</li> <li>(c) a detached dwelling on land fronting Chapel Street or Mugg Street.</li> </ul>
Dependent accommodation	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where it achieves one of the following: <ul style="list-style-type: none"> <li>(a) no additional allotments are created partly or wholly within the zone</li> <li>(b) all resulting allotments have direct frontage onto Chapel Street and are at least 1500 square metres in area.</li> </ul>
Major public service depot	
Motel	
Motor repair station	
Nursing home	
Petrol filling station	
Residential flat building	

Form of development	Exceptions
Road transport terminal	
Shop	
Stock slaughter works	
Store	
Timber yard	
Warehouse	
Waste reception, storage, treatment or disposal	Except for a wastewater control system.

### 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>Alterations, additions or change in use to a building listed in <a href="#">Table Lig/7 - Contributory items</a>, <a href="#">Table Lig/8 - Local Heritage Places</a> or <a href="#">Table Lig/9 - State Heritage Places</a>.</p> <p>Extractive industry or mineral processing except where the development is an activity specified in Schedule 22 of the <i>Development Regulations 2008</i> as an 'Activity of Major Environmental Significance'.</p> <p>Tourist accommodation which is ancillary to interpretive/educational facilities, associated with past mining activities and located on the subject land or a contiguous allotment.</p>

## Industry Zone

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

### OBJECTIVES

- 1 A zone primarily accommodating a wide range of industrial, commercial, warehouse, storage and transport land uses.
- 2 Preservation of the integrity of the former show grounds site, as shown on the [Concept Plan Map Lig/3 - Industry Kapunda - \(Kapunda\)](#), including the perimeter stone walling.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - builders yard
  - industry except for a special industry
  - office in association with and ancillary to industry
  - motor repair station
  - public service depot
  - road transport terminal
  - service industry
  - service trade premises
  - store
  - transport distribution
  - vehicle parking area
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 3 Office and showroom components of development should be located on the ground floor level and towards the front of the building to provide for an attractive street facade.
- 4 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
  - (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment
  - (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment
  - (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 5 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.



- 6 Sites should be landscaped and screen planted and should:
  - (a) include a minimum of 5 per cent of the site as landscaped area
  - (b) not include landscaped areas with a dimension of less than 2 metres
  - (c) include a substantial proportion of trees in scale with the main buildings
  - (d) include trees planted within and around parking areas to provide shade
  - (e) be connected to an automatically activated watering system.
- 7 Landscaped areas should be designed and sited to harvest and treat stormwater from car parks and roadways prior to discharge to the street watertable.
- 8 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 9 Advertisements and advertising hoardings should not include any of the following:
  - (a) flashing or animated signs
  - (b) bunting, streamers, flags, or wind vanes
  - (c) roof-mounted advertisements projected above the roofline
  - (d) parapet-mounted advertisements projecting above the top of the parapet.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 4 Industry Freeling

- 10 A shop or group of shops should have a gross leasable area of 100 square metres or less.

### Precinct 5 Industry Kapunda

- 11 Development within the precinct should be undertaken in accordance with the [Concept Plan Map Lig/3 - Industry Kapunda - \(Kapunda\)](#).
- 12 Development within the 'Former Showgrounds Site', as shown on the [Concept Plan Map Lig/3 - Industry Kapunda - \(Kapunda\)](#), should:
  - (a) preserve the integrity of the site, as derived from the former show hall and stone walling
  - (b) preserve the former show hall building and associated stone walling and reuse the buildings for industrial activities
  - (c) be compatible with the historic significance of the building and the prime function of the site, as a buffer between larger-scale industrial development and residential uses on Adelaide Road.
- 13 The 'Former Showgrounds Site', as shown on the [Concept Plan Map Lig/3 - Industry Kapunda - \(Kapunda\)](#), should not be further divided.
- 14 Industrial buildings in the precinct should incorporate the following design elements:
  - (a) locating any office areas on the street elevation of the industrial building

- (b) gable roof forms of a minimum pitch of 20 degrees
  - (c) locating gable ends of buildings facing roads
  - (d) wall cladding to be either vertical or horizontal galvanized iron custom orb
  - (e) unpainted galvanized custom orb sheeting for all external cladding ('Zincalume' not to be used)
  - (f) gutters, downpipes, fascias and barges being painted steel
  - (g) areas for the storage of materials located to the rear of development sites
  - (h) security fencing set-back at least 9 metres from public roads
  - (i) advertising signage painted directly onto gable ends of buildings
  - (j) installation of uniform property identification/signage located in line with property
  - (k) use of typical post and wire fencing for property fencing where security fencing is not required
  - (l) locating principal opening in the northern or eastern walls to provide protection from prevailing winds.
- 15 Bulky goods outlets should be in association with and ancillary to an industrial activity occurring on the same site.

#### Precinct 6 Industry Shea-Oak Log

- 16 Development in the precinct should be undertaken in accordance with the [Concept Plan Map Lig/4 - Shea-Oak Log - \(Shea-Oak Log\)](#).
- 17 Security fencing that runs along the Ahrens Road frontage should consist of pre-colour coated metal fencing which is set-back at least 2 metres from the road boundary to allow for landscaping to dominate the streetscape.
- 18 Visitor car parking in the precinct should be located forward of the buildings and be directly accessible from William Street, while employee parking areas should be located at the rear or to one side of buildings.
- 19 Vehicle entrances in the precinct, which are required to service industrial development via Ahrens Road, should be located at least 150 metres from the Linda Street / Ahrens Road junction.
- 20 Residential development should only occur in the precinct where it is for the purpose of altering, extending or replacing an existing detached dwelling.

## Industry Kingsford Regional Estate Policy Area 1

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

### OBJECTIVES

- 1 A zone primarily accommodating a wide range of industrial, warehousing, storage and transport land uses.
- 2 Development that incorporates stormwater management both during and after construction which achieves:
  - (a) high quality stormwater run-off
  - (b) discharge consistent with the capacity of existing or planned stormwater systems without increasing the risk of downstream flooding
  - (c) connection to the stormwater retention system or involves on-site retention or reuse of stormwater.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is covered by two precincts, **Precinct 7 Kingsford North** and **Precinct 8 Kingsford South**. **Precinct 7 Kingsford North** is established primarily for general and light industries that are of State or regional significance. These industries add value to agricultural and associated logistic land uses as well as defence and manufacturing industries potentially operating 24 hours per day, 7 days a week. Industries which generate air emissions and require large site areas to provide environmental separation distances to dwellings may be appropriate, subject to the management of off-site impacts. To reinforce the desired State or regional function of the precinct the division of allotments (as defined by the Development Act 1993), less than 5 hectares will not occur within **Precinct 7 Kingsford North**.

**Precinct 8 Kingsford South** is established for light industries supporting the local needs of nearby communities. The precinct will accommodate small scale warehousing, service trade premises, service industries and motor repair stations.

Industrial developments that implement environmentally sustainable design outcomes are required within the policy area. All roads will be constructed to a standard that supports B-Double vehicles.

#### Pattern of Development

A key element of the policy area is the integration of landscaping design, stormwater management techniques and road location that achieves an integrated and co-ordinated master planned development that facilitates the orderly and economic development of the policy area.

The policy area's [Concept Plan Map Lq/5 - Kingsford Regional Estate](#) depicts the required main road pattern and the direction of storm water network systems (including swales and detention basins). The concept plan is based on a long term vision that seeks to direct stormwater outside of the zone boundaries towards the east into a potential larger basin (subject to further approvals) and thereby reducing the need for basins within the zone. This vision will result in a greater land area being made available for the development of industrial purposes. However, prior to the construction of the basin outside of the policy area, all development will comply with relevant Council wide stormwater management and environment provisions.

## Public Realm

The Sturt Highway is a tourist and freight gateway into the Barossa Region and beyond. The bulk and scale of industrial developments (including outdoor storage areas) will be screened by significant, mature well planned and maintained landscaping. As illustrated by [Concept Plan Map Lig/5 - Kingsford Regional Estate](#) the policy area will be developed in association with a densely planted 30 metre wide perimeter stormwater and landscaping buffer area adjacent Sturt Highway and a 20 metre wide landscaping strip adjoining Thiele Highway and Argent Road boundaries.

Advertising hoardings and advertisements will be limited in number and size so as not to detract from the amenity of the locality. A co-ordinated and shared approach to advertising is appropriate for the vehicle entrance points of the estate with no more than one freestanding display and one display attached to the built form.

## Stormwater

New development requires protection from flooding in major storm events, and will ensure that areas external to the site receive equivalent protection. Retention of stormwater will be provided on-site to limit run-off to levels consistent with the capacity of existing drainage works external to the site so as not to increase the risk of flooding to downstream properties.

Urban development may affect the quality of stormwater run-off with consequent pollution and degradation of receiving waters and ecosystems. Stormwater drainage systems will therefore incorporate measures to improve water quality and to prevent harm to the public and the environment due to pollution or debris.

## Built Form

Industrial buildings will be designed to meet the needs of the intended use, however, the mass, bulk and scale of the buildings will reflect a desire to produce high quality urban design outcomes that incorporate articulated facades and clearly identify visitor entry points. Buildings and structures will be well setback from the policy area's perimeter road boundaries and thereby minimize the impact of their bulk and mass. All buildings and structures will be screened with extensive landscaping.

Building and associated storage, car parking and driveway areas will minimize the amount of cut and fill of land.

## Key Design Elements

When determining whether or not a development proposal is in accordance with the desired character, greater weight will be given to the appropriateness of the land use, the size of allotments, building setbacks from policy area boundaries, an integrated and co-ordinated internal road network and the use of stormwater management (including landscaping), techniques that support the longer term stormwater management vision.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - warehouse
  - general industry within **Precinct 7 Kingsford North**
  - light industry
  - motor repair station within **Precinct 8 Kingsford South**
  - road transport terminal within **Precinct 7 Kingsford North**
  - service industry within **Precinct 8 Kingsford South**
  - service trade premises within **Precinct 8 Kingsford South**.

### Form and Character

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

- 3 Access and egress to allotments in the policy area should be undertaken in accordance with [Concept Plan Map Lig/5 - Kingsford Regional Estate](#) and not include:
  - (a) more than 2 road access points to be provided from Argent Road
  - (b) direct allotment access onto Sturt or Thiele Highways (except from existing approved permanent access points as at November 2007).
- 4 A landscape buffer with a minimum width of 30 metres incorporating earth mounding where appropriate and mature landscaping should be incorporated as part of the development along Sturt Highway, while a 20 metre planted landscape strip is required along Thiele Highway and Argent Road.
- 5 Advertisements and/or hoardings should not include any of the following:
  - (a) flashing or animated signs
  - (b) bunting, streamers, flags, or wind vanes
  - (c) third party advertisements.
- 6 Freestanding advertisement and/or hoardings should not exceed 4 metres in height.
- 7 No freestanding advertisement and/or hoardings should front the Sturt Highway.
- 8 No more than one freestanding advertisement and/or hoarding should be constructed at each intersection of Thiele Highway and any access road into the zone and such hoardings should be co-ordinated and include advertisements for all occupiers of the Estate.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 7 Kingsford North

- 9 Land division in the precinct should create allotments that:
  - (a) are of a size and shape suitable for the intended use
  - (b) have a minimum average allotment area of 50 000 square metres (5 hectares)
  - (c) have no allotment with an area of less than 30 000 square metres (3 hectares).
- 10 Development in the precinct should comprise predominantly of general and light industries requiring large sites and extended hours of operation, including regionally significant industrial and transport related activities which support the region's agricultural industry.

### Precinct 8 Kingsford South

- 11 Land division in the precinct should create allotments that:
  - (a) are of a size and shape suitable for the intended use
  - (b) have an area of not less than 2500 square metres (0.25 hectares).
- 12 Development in the precinct should comprise predominantly of light industrial development including small scale manufacturing, commercial transport service and repair industries and service industries which support the rural, commercial and wine related industries in the wider region.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development in the **Precinct 4 Industry Freeling** are designated as complying subject to compliance with all of the following conditions for complying development:

Forms of Development	Conditions for complying development
Light industry Service industry Store Warehouse	Provided: <ol style="list-style-type: none"> <li>the conditions prescribed in <a href="#">Table Lig/1 - Conditions for Complying Development</a></li> <li>no development incorporating a building or place listed in <a href="#">Table Lig/7 - Contributory items</a>, <a href="#">Table Lig/8 - Local Heritage Places</a> or <a href="#">Table Lig/9 - State Heritage Places</a></li> <li>no buildings being erected, added to or altered on land so that any portion of the building is constructed nearer to the existing boundary of a road than 10 metres, and for an allotment with more than one frontage, 5 metres from the secondary frontage</li> <li>a landscaped area of at least 5 metres width being provided adjacent to any zone boundary</li> <li>no development located within a <b>Historic Conservation Area</b>.</li> </ol>

### Non-complying Development

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

Form of development	Exceptions
Advertisement and/or Advertising hoarding	Except where it is located within the <b>Industry Kingsford Regional Estate Policy Area 1</b> .
Aerodrome/airfield	
Amusement machine centre	
Caravan park	
Cemetery where it is located within <b>Precinct 4 Industry Freeling</b>	
Community centre	
Consulting room	
Dairy where it is located within <b>Precinct 4 Industry Freeling</b>	
Dependent accommodation	
Dwelling	Except for alterations and/or additions to, or the replacement of an existing detached dwelling within <b>Precinct 6 Industry Shea-Oak Log</b> .

Form of development	Exceptions
Educational establishment	Except where it is located within <b>Industry Kingsford Regional Estate Policy Area 1</b> and it achieves (a) and (b): <ul style="list-style-type: none"> <li>(a) it is ancillary to and in association with an industrial development</li> <li>(b) it is located on the same allotment.</li> </ul>
Farm building where it is located within the <b>Industry Kingsford Regional Estate Policy Area 1</b>	
Golf course where it is located within <b>Precinct 4 Industry Freeling</b> or <b>Precinct 6 Industry Shea-Oak Log</b>	
Golf driving range where it is located within <b>Precinct 4 Industry Freeling</b> or <b>Precinct 6 Industry Shea-Oak Log</b>	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre where it is located within <b>Precinct 4 Industry Freeling</b>	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with industrial development</li> <li>(b) located on the same allotment.</li> </ul>
Place of worship	
Pre-school	
Prescribed mining operations where it is located within <b>Precinct 4 Industry Freeling</b> .	
Primary school	
Residential flat building	
Shop or group of shops	Except where it achieves one of the following: <ul style="list-style-type: none"> <li>(a) it is a bulky goods outlet associated with and ancillary to an industrial activity occurring on the same site and located within <b>Precinct 5 Industry Kapunda</b></li> <li>(b) it is located within <b>Precinct 4 Industry Freeling</b> or within <b>Precinct 6 Industry Shea-Oak Log</b> and has a gross leasable area of less than 100 square metres</li> <li>(c) it is located within the <b>Industry Kingsford Regional Estate Policy Area 1</b> and has a gross leasable area of less than 250 square metres.</li> </ul>

Form of development	Exceptions
Special industry	Except for an extension or alteration to the existing glass bottle manufacturing facility located on the parcel of land immediately to the south of Argent Road within the <b>Industry Kingsford Regional Estate Policy Area 1</b> .
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Waste depot where it is located within <b>Precinct 6 Industry Shea-Oak Log</b>	
Welfare institution where it is located within <b>Precinct 4 Industry Freeling</b>	
Wrecking yard	

## Public Notification

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

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

Category 1	Category 2
Advertisement where it is located within the <b>Industry Kingsford Regional Estate Policy Area 1</b>	Demolition of a Local Heritage Place listed in <a href="#">Table Lig/8 - Local Heritage Places</a> .
All forms of development located within <b>Precinct 6 Industry Shea-Oak Log</b> , except where it involves the demolition of a place listed in <a href="#">Table Lig/8 - Local Heritage Places</a> or <a href="#">Table Lig/9 - State Heritage Places</a> .	Fuel depot where it is located within the <b>Industry Kingsford Regional Estate Policy Area 1</b> .
Bulky goods outlet where it is located within <b>Precinct 4 Industry Freeling</b> or <b>Precinct 5 Industry Kapunda</b> .	General Industry except where it is located within the <b>Industry Kingsford Regional Estate Policy Area 1</b> .
Demolition of a Contributory Item listed in <a href="#">Table Lig/7 - Contributory Items</a> .	Petrol filling station where it is located within the <b>Industry Kingsford Regional Estate Policy Area 1</b> .
Educational establishment where it achieves all of the following: <ul style="list-style-type: none"> <li>(a) it is located within <b>Industry Kingsford Regional Estate Policy Area 1</b></li> <li>(b) it is ancillary to and in association with industrial development</li> <li>(c) it is located on the same allotment.</li> </ul>	Service trade premises where it is located within the <b>Industry Kingsford Regional Estate Policy Area 1</b> .
Fuel depot except where it is located within the <b>Industry Kingsford Regional Estate Policy Area 1</b> .	
General industry where it is located within the <b>Industry Kingsford Regional Estate Policy Area 1</b> .	
Light industry where it is located within the <b>Industry Kingsford Regional Estate Policy Area 1</b> .	



Category 1	Category 2
Motor repair station where it is located within the <b>Industry Kingsford Regional Estate Policy Area 1.</b>	
Public service depot	
Road transport terminal	
Service industry where it is located within the <b>Industry Kingsford Regional Estate Policy Area 1.</b>	
Service trade premises except where it is located within the <b>Industry Kingsford Regional Estate Policy Area 1.</b>	
Shop where it is located within <b>Precinct 4 Industry Freeling.</b>	
Store where it is located within the <b>Industry Kingsford Regional Estate Policy Area 1.</b>	
Vehicle parking area	
Warehouse where it is located within the <b>Industry Kingsford Regional Estate Policy Area 1.</b>	
Weighbridge	

## Industry (Barossa Valley Region) Zone

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

### OBJECTIVES

- 1 A zone accommodating a wide range of industrial, warehouse, storage and transport land uses of regional significance, particularly wineries and other activities which support the region's viticulture and wine making industry.
- 2 Enhancement of the landscape qualities of localities through appropriate landscaping, siting and design of development particularly in areas readily visible from the roads identified on *Overlay Maps - Transport*.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The industrial and commercial activities of the Barossa Valley region are vital to the long term social and economic health of the region's community. The provision of suitable, accessible industrial land is important for accommodating the growth of existing industrial operations as well as providing for new businesses. In addition, the likely expansion of wine storage and processing for anticipated export markets, along with opportunities for major, new enterprise development, will place additional demands on the region which should be met through the provision of suitable land, appropriately located near existing facilities, services and transport.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - industry
  - transport and storage land uses
  - winery involving the processing of grapes or grape product of at least a 30 tonnes crush per annum and involves at least one of the following activities:
    - 4 hectares of vineyard
    - fermenting of grape product
    - grape crushing.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Wineries should involve the processing of grapes or grape product of at least 30 tonnes crush per annum, and at least one of the following activities:
  - (d) four hectares of vineyard
  - (e) grape crushing
  - (f) fermenting of grape product.
- 4 Wineries may also include any of the following associated activities:
  - (a) sale of wine under license to consumers

- (b) restaurant
  - (c) administration
  - (d) marketing
  - (e) warehousing
  - (f) bottling
  - (g) packaging
  - (h) waste treatment and reuse or disposal.
- 5 Enhancement of the landscape qualities of localities through appropriate landscaping, siting and design of development particularly in areas readily visible from the roads identified on *Overlay Maps - Transport*.
- 6 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
- (a) buildings with a height of 6 metres or less, measured from natural ground level, should be sited at least 8 metres from the primary street alignment
  - (b) buildings exceeding a height of 6 metres, measured from natural ground level, should be sited at least 10 metres from the primary street alignment
  - (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 7 Any external plant and equipment (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrial zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 8 Shops should have a gross leasable area of 250 square metres or less and achieve one of the following:
- (a) be ancillary to an approved land use or a land use which is envisaged within the zone
  - (b) provide for the day to day needs of employees and businesses within the zone.
- 9 There should be no residential development unless it is ancillary to and associated with envisaged development in the zone.

#### Form and Character

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 The height of buildings and structures should:
- (a) minimise the potential for overshadowing dwellings and tourist accommodation
  - (b) minimise the potential for overshadowing vineyards during the growing season
  - (c) be consistent in scale to adjacent structures.
- 12 Building facades facing a non-industrial zone, public road, or public open space should:
- (a) comprise quality contemporary architecture
  - (b) use a variety of building finishes

- (c) not consist solely of metal cladding
  - (d) contain materials of low reflectivity
  - (e) incorporate design elements to add visual interest
  - (f) avoid large expanses of blank walls.
- 13 Building facades facing a residential zone should not contain openings or entrance ways that would result in the transmission of noise towards the residential zone that would adversely affect the amenity of the residential zone.
- 14 Development should be set back at least 3 metres from any road frontage, except where fronting a road identified *Overlay Maps - Transport*.
- 15 Development that will be visible from roads identified on *Overlay Maps - Transport* or scenic outlooks should:
- (a) not occur where extensive clearance of existing vegetation or significant modification of the land surface is required
  - (b) be screened by additional landscaping that contributes to the visual amenity and landscape character
  - (c) be designed so that the height of buildings and structures is limited to the ability of mature trees and landscaping to visually screen them.
- 16 The external walls of buildings directly facing a non-industrial zone should be comprised of building materials with a high standard of appearance and be low reflective, with the principal external material used comprised of materials other than metal cladding.
- 17 Development fronting arterial roads should exhibit a high standard of design and comprise quality contemporary architecture of varying building styles and finishes that reflects its degree of exposure to public view.
- 18 All access points should be located and designed to enable safe access and egress for all vehicles in a forward direction, and designed to allow vehicles to pass in the driveway.
- 19 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the subject site.
- 20 Security fencing should be set-back to the building line or at least 2 metres from the street boundary and should comprise of plastic coated chain mesh.
- 21 Fencing should be screened through the establishment of landscaping which provides a visual screen that will minimise the visual impact of the fence.
- 22 Outdoor lighting should be designed and installed in accordance with *Australian Standards AS 4282 Control of the obtrusive effects of outdoor lighting*.
- 23 Development should include a landscaped buffer of at least 3 metres in width along the boundaries of the zone which abut residential areas.
- 24 Landscaping, incorporating mounding, trees, shrubs and ground covers and fencing, which provides:
- (a) a buffer to adjacent dwellings, residential areas and tourist accommodation
  - (b) a visual screen to improve amenity
  - (c) a barrier for safety purposes; but which does not threaten the viability of horticultural activities.

- 25 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.

#### Land Division

- 26 Land division should create allotments that are of a size and shape suitable for the intended use.
- 27 Land division should provide a range of allotment sizes suitable for a diversity of large-scale industrial and commercial uses and which provide for adequate separation between incompatible land uses.

### PRECINCT SPECIFIC PROVISIONS

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

#### Precinct 9 Moppa Road North Industry

- 28 Development in the precinct should be primarily medium to large-scale industrial, storage and transport related activities.
- 29 Development in the precinct should be undertaken in accordance with the [Concept Plan Map Lig/1 - Moppa Road North - \(Moppa\)](#).
- 30 Access points within the precinct should be established to focus traffic onto Moppa Road and avoid surrounding unsealed roads.
- 31 Earthworks within the precinct should be undertaken in a manner that:
- (a) minimises erosion during the construction phases
  - (b) results in slopes that can be stabilised to prevent erosion
  - (c) enables grading of the final land form to provide a natural appearance
  - (d) enables the use of vegetation to stabilise exposed soil and to soften visual impacts.
- 32 Development within the precinct should ensure that the water quality of the nearby creek line is protected through:
- (a) appropriate stormwater management to prevent erosion and contaminated stormwater from entering the creek system
  - (b) safe storage and handling of chemicals and wastes
  - (c) allocation of appropriate buffers and landscaping between the creek line and development.
- 33 Development in the precinct should not involve the clearance of significant native vegetation and should protect the areas of vegetation identified on [Concept Plan Map Lig/1 - Moppa Road North - \(Moppa\)](#).

#### Precinct 10 Moppa Road South Industry

- 34 Development in the precinct should be primarily light industry, service industries, warehousing, and storage activities which will not have an adverse impact on nearby sensitive uses.

35 The level of industrial traffic generated along Moppa Road should be minimised.

#### Precinct 11 Samuel Road

- 36 Development in the precinct should comprise of larger scale industrial activities, except in the low impact area of the precinct as shown on [Concept Plan Map Lig/2 - Samuel Road Industry - \(Nuriootpa\)](#).
- 37 Development occurring in the low impact area shown on [Concept Plan Map Lig/2 - Samuel Road Industry - \(Nuriootpa\)](#) should be for light industry, service industry, service trade premises, warehousing, storage and distribution.
- 38 Development in the precinct should be undertaken in accordance with [Concept Plan Map Lig/2 - Samuel Road Industry - \(Nuriootpa\)](#).
- 39 Activities occurring within the separation area identified on [Concept Plan Map Lig/2 - Samuel Road Industry - \(Nuriootpa\)](#) should be of a low-impact nature directly related with an approved use and not generate noise, dust or odour beyond the precinct.
- 40 Land division within the precinct should facilitate the retention of existing lines of established trees to maintain the landscape character and buffering effects of these trees.
- 41 Screening vegetation should be established and maintained to provide an adequate buffer to surrounding sensitive uses.

## PROCEDURAL MATTERS

### Complying Development

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

No other forms of development are complying in the zone.

### Non-complying Development

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

Form of development	Exceptions
All forms of development	Complying Development as prescribed in schedule 4 of the <i>Development Regulations 2008</i> .
	Advertisement
	Advertising hoarding
	Bus depot where it is located outside the low impact area of <b>Precinct 11 Samuel Road</b> as shown on <a href="#">Concept Plan Map Lig/2 - Samuel Road Industry - (Nuriootpa)</a>
	Carport
	Deck
	Dwelling where it achieves (a) and (b): (a) it is ancillary to and in association with an industrial or commercial land use (b) it is located on the same allotment.
	Farming

Form of development	Exceptions
	Farm building
	Fence
	Fuel depot where it is located outside in the low impact area of <b>Precinct 11 Samuel Road</b> as shown on <a href="#">Concept Plan Map Lig/2 - Samuel Road Industry - (Nuriootpa)</a> .
	General industry where it is located outside the low impact area of <b>Precinct 11 Samuel Road</b> as shown on <a href="#">Concept Plan Map Lig/2 - Samuel Road Industry - (Nuriootpa)</a> .
	Horse keeping
	Land division
	Light industry
	Motor repair station
	Office where it achieves (a) and (b): <ul style="list-style-type: none"> <li>(a) it is ancillary to and in association with an industrial or commercial land use</li> <li>(b) it is located on the same allotment.</li> </ul>
	Outbuilding
	Pergola
	Public service depot where it is located outside the low impact area of <b>Precinct 11 Samuel Road</b> as shown on <a href="#">Concept Plan Map Lig/2 - Samuel Road Industry - (Nuriootpa)</a> .
	Road transport terminal where it is located outside the low impact area of <b>Precinct 11 Samuel Road</b> as shown on <a href="#">Concept Plan Map Lig/2 - Samuel Road Industry - (Nuriootpa)</a>
	Service industry
	Service trade premises
	Shade Sail
	Shop or group of shops where the total gross leasable area is less than 250 square metres.
	Solar photovoltaic panels
	Store
	Timber yard where it is located outside the low impact area of <b>Precinct 11 Samuel Road</b> as shown on <a href="#">Concept Plan Map Lig/2 - Samuel Road Industry - (Nuriootpa)</a> .
	Truck parking
	Verandah
	Viticulture
	Warehouse

Form of development	Exceptions
	Wastewater treatment and disposal system, including additions and/or alterations, associated with an existing or approved development, where it is located outside the low impact area of <b>Precinct 11 Samuel Road</b> as shown on <a href="#">Concept Plan Map Lig/2 - Samuel Road Industry - (Nuriootpa)</a> .
	Winery where it is located outside the low impact area of <b>Precinct 11 Samuel Road</b> as shown on <a href="#">Concept Plan Map Lig/2 - Samuel Road Industry - (Nuriootpa)</a> that involves processing grapes or grape product of at least 30 tonnes crush per annum, and at least one of the following activities: <ul style="list-style-type: none"> <li>(a) 4 hectares of vineyard</li> <li>(b) grape crushing</li> <li>(c) fermenting of grape product.</li> </ul>

## Public Notification

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

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

Category 1	Category 2
Advertisement and or advertising hoarding	Bus depot
Land division	Demolition of a local heritage place listed in <a href="#">Table Lig/8 - Local Heritage Places</a>
The following forms of development, where the site is located outside the 'Separation Areas' as shown on <a href="#">Concept Plan Map Lig/2 - Samuel Road Industry - (Nuriootpa)</a> <ul style="list-style-type: none"> <li>(a) light industry</li> <li>(b) service industry</li> <li>(c) service trade premises</li> <li>(d) store</li> <li>(e) warehouse.</li> </ul>	Dwelling where it achieves (a) and (b): <ul style="list-style-type: none"> <li>(a) it is ancillary to and in association with an industrial or commercial land use</li> <li>(b) it is located on the same allotment.</li> </ul>
Winery where it achieves (a) and (b): <ul style="list-style-type: none"> <li>(a) it is located within Precinct 11 Samuel Road and outside of the low impact area and 'Separation Areas' as shown on <a href="#">Concept Plan Map Lig/2 - Samuel Road Industry - (Nuriootpa)</a></li> <li>(b) it involves processing grapes or grape product not more than 500 tonnes crush per annum.</li> </ul>	Farming Fuel depot General industry Horse keeping Minor public service depot Motor repair station Road transport terminal Service Trade Premises where located within the 'Separation Areas' as shown in <a href="#">Concept Plan Map Lig/2 - Samuel Road Industry - (Nuriootpa)</a> . Viticulture Winery where it achieves (a) or (b): <ul style="list-style-type: none"> <li>(a) it is located within <b>Precinct 11 Samuel Road</b> and outside of the 'Separation Areas' as shown on <a href="#">Concept Plan Map Lig/2 - Samuel Road Industry - (Nuriootpa)</a></li> <li>(b) it involves processing grapes or grape product of more than 500 tonnes crush per annum.</li> </ul>



## 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 Industrial uses within **Precinct 12 Light Industry Kapunda** accommodated in buildings and structures being of a form, materials, height and design compatible with nearby residential buildings.
- 3 Relocation of special industrial and general industrial uses from **Precinct 12 Light Industry Kapunda** to **Precinct 5 Industry Kapunda** within the **Industry Zone**.
- 4 **Precinct 13 Light Industry Roseworthy** developed in an orderly manner and staged to allow for the construction and occupation of buildings to follow closely behind the division of land.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

Buildings and structures should not incorporate highly reflective materials which will result in glare, such as 'Zincalume'. The external features of buildings for instance gutters, downpipes, fascias and barges should be constructed of painted steel.

Office areas should be located at the street level elevation of industrial buildings with the principle openings to be positioned on northern or eastern walls to provide protection from prevailing winds. Materials which are to be stored outside should be located to the rear of development sites and security fencing should be setback in line with or behind the main façade of the building.

#### Precinct 12 Light Industry Kapunda

The design and appearance of industrial buildings in the precinct will contribute to the town's overall heritage character. The external walls and roofs of buildings should be clad in unpainted galvanised custom orb sheeting which can be attached either vertically or horizontally to the walls. Buildings should comprise of gabled roof forms with a minimum pitch of 20 degrees. The gable ends of buildings should be orientated to face the road and all advertising signage should be painted directly onto the gable ends.

### 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, **store or warehouse**
  - 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 from the road boundary and property boundaries to ensure adequate landscaping or other screening can be provided.
- 5 Landscaped areas should be designed to harvest and treat stormwater from car parks and roadways prior to discharge to the street watertable.
- 6 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.

### Land Division

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

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 12 Light Industry Kapunda

- 8 Development should not be undertaken unless it is consistent with the desired character for this precinct.
- 9 The expansion of existing special industrial and general industrial activities should not occur within this precinct.
- 10 The expansion or intensification of existing fuel depots within the precinct should only occur if it can be demonstrated that the proposed expansion or intensification will improve the level of safety associated with the operation of the fuel depot, for example, through the undergrounding of storage facilities.
- 11 Bulky goods outlets should be in association with and ancillary to an industrial activity occurring on the same site.

### Precinct 13 Light Industry Roseworthy

- 12 Access to development or new roads should not be obtained directly from Horrocks Highway.
- 13 Land division creating new industrial allotments within the precinct should provide a landscaped area of at least 5 metres in width adjacent to the zone boundary.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development located within **Precinct 13 Light Industry Roseworthy** are designated as complying subject to compliance with all of the following conditions for complying development:

Forms of development	Conditions for complying development
Light industry Office in association with and ancillary to an industry, store or warehouse Service industry Store Warehouse	<p>Provided:</p> <p>(a) the conditions prescribed in <a href="#">Table Lig/1 - Conditions for Complying Development</a></p> <p>(b) no development incorporating a building or place listed in <a href="#">Table Lig/8 - Local Heritage Places</a> or <a href="#">Table Lig/9 - State Heritage Places</a></p> <p>(c) no buildings being erected, added to or altered on land so that any portion of the building is constructed nearer to the existing boundary of a road than 10 metres, and for an allotment with more than one frontage, 5 metres from the secondary frontage</p> <p>(d) a landscaped area of at least 10 metres width being provided adjacent to any zone boundary.</p>

### 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
Aerodrome/airfield	
Amusement machine centre	
Bus depot where it is located within <b>Precinct 12 Light Industry Kapunda</b>	
Caravan park	
Community centre	
Consulting room	
Dairy where it is located within <b>Precinct 13 Light Industry Roseworthy</b>	
Dependent accommodation	
Development with direct access onto Horrocks Highway where it is located within <b>Precinct 13 Light Industry Roseworthy</b>	
Dwelling	
Educational establishment	
General industry where it is located within the <b>Precinct 12 Light Industry Kapunda</b>	

Form of development	Exceptions
Golf course where it is located within <b>Precinct 13 Light Industry Roseworthy</b>	
Golf driving range where it is located within <b>Precinct 13 Light Industry Roseworthy</b>	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with industrial development</li> <li>(b) located on the same allotment.</li> </ul>
Petrol filling station where it is located within the <b>Precinct 12 Light Industry Kapunda</b>	
Place of worship	
Prescribed mining operations	
Pre-school	
<b>Primary school</b>	
Residential flat building	
Road transport terminal	
<b>Service trade premises</b>	Except where it achieves one of the following: <ul style="list-style-type: none"> <li>(a) It is located in <b>Precinct 13 Light Industry Roseworthy</b></li> <li>(b) It comprises a 'builder's yard' located in <b>Precinct 12 Light Industry Kapunda</b>.</li> </ul>
Shop or group of shops	Except where it achieves one of the following: <ul style="list-style-type: none"> <li>(a) it comprises a bulky goods outlet associated with and ancillary to an industrial activity occurring on the same site within <b>Precinct 12 Light Industry Kapunda</b></li> <li>(b) it is located within <b>Precinct 13 Light Industry Roseworthy</b> and has gross leasable area which is less than 100 square metres.</li> </ul>
Special industry	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	

Form of development	Exceptions
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Waste reception, storage, treatment or disposal other than in the form of a recycling collection depot	Except for a wastewater control system.
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Wrecking yard	
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### 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
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Alterations and additions to existing development where it is located within <b>Precinct 13 Light Industry Roseworthy</b> .	Demolition of a Local Heritage Place listed in <a href="#">Table Lig/8 - Local Heritage Places</a> .
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Builder's yard	General industry where it is located within <b>Precinct 13 Light Industry Roseworthy</b> .
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Bulky goods outlet	
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Demolition of a Contributory Item listed in <a href="#">Table Lig/7 - Contributory Items</a> .	
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Fuel depot where it is located within <b>Precinct 13 Light Industry Roseworthy</b> .	
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Public service depot	
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Service trade premises where it is located within <b>Precinct 13 Light Industry Roseworthy</b> .	
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Vehicle parking area	
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Weighbridge	
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## Mineral Extraction Zone

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

### OBJECTIVES

- 1 A zone comprising land intended for the mining and quarrying of minerals in a sustainable manner.
- 2 Mining operations planned and undertaken in a co-ordinated manner to ensure the maximum recovery of resources.
- 3 Retention, protection and restoration of existing watercourses and the vegetation that runs along them in a natural state.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - activities ancillary to mineral extraction, including excavation and/or fill associated with rehabilitation work
  - mineral extraction
  - mineral processing.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development, other than development indicated as envisaged in the zone, should not be undertaken if:
  - (a) significant mineral deposits are present
  - (b) mineral extraction on adjacent land is prejudiced
  - (c) the use is not in association with the mining operations
  - (d) the establishment of an appropriate after-use is impeded.

#### Form and Character

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

#### Land Division

- 6 Land division should only occur where it achieves one of the following circumstances:
  - (a) the division results in the rationalization of allotment boundaries to suit the use to which the land will be put, without increasing the total number of allotments

- (b) the creation of new allotments is necessary or desirable for the better or more intensive use of the land concerned and is unlikely to lead to or encourage land uses which are incompatible with the intended purpose of the zone.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Advertisement and/or Advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>
Alterations and additions to an existing building, use or activity which is being lawfully undertaken	Except where it achieves (a) or (b): <ul style="list-style-type: none"> <li>(a) alterations, additions or replacement of an existing habitable dwelling</li> <li>(b) the alterations or additions achieve all of the following:               <ul style="list-style-type: none"> <li>(i) the total floor area does not exceed the existing floor area as at 18 September 1990 by more than 25 per cent</li> <li>(ii) the total site area does not exceed the existing site area as at 18 September 1990 by more than 25 per cent.</li> </ul> </li> </ul>
Amusement machine centre	
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except for alterations and/or additions to, or the replacement of an existing dwelling.
Educational establishment	
Hospital	
Hotel	
Indoor recreation centre	

Form of development	Exceptions
Intensive animal keeping	
Land division	<p>Except where one of the following applies</p> <ul style="list-style-type: none"> <li>(a) no additional allotments are created wholly or partly within the zone</li> <li>(b) it is demonstrated that the creation of new allotments is necessary to facilitate improved use of the land concerned and is unlikely to lead to land uses which are incompatible with the intended purpose of the zone.</li> </ul>
Motel	
Motor repair station	
Nursing home	
Office	<p>Except where:</p> <ul style="list-style-type: none"> <li>(a) ancillary to an in association with the operation of the associated mine</li> <li>(b) located on the same allotment</li> <li>(c) has a floor area of less than 150 square metres.</li> </ul>
Place of worship	
Pre-school	
Residential flat building	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Warehouse	
Wrecking yard	

#### Public Notification

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

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

Category 1	Category 2
	Demolition of a Local Heritage Place listed in <a href="#">Table Lig/8 - Local Heritage Places</a> .



## Primary Production Zone

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

### OBJECTIVES

- 1 The long term continuation of primary production.
- 2 Economically productive, efficient and environmentally sustainable primary production.
- 3 Allotments of a size and configuration that promote the efficient use of land for primary production.
- 4 Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.
- 5 Accommodation of wind farms and ancillary development.
- 6 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

Preservation of rural and landscape character with farming on large properties, designated areas for horticulture, limited additional dwellings, minimal non-agricultural development and retention of natural vegetation.

Preservation of the extensive dune fields of sand and associated vegetation located in the vicinity of Ward Belt.

Protection of the Light, North Para and Gawler Rivers from incompatible development and pollution, and their recognition as natural resources of significant value to the district as a pleasant rural contrast to the surrounding countryside and a permanent supply of fresh water.

Preservation of the white quartz sand reserves occurring north of Freeling and the brick clays west of Freeling as significant mineral resources.

Development that takes into consideration the limited physical and social infrastructure such as all-weather roads, public utilities and community facilities in the area.

Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) are envisaged within the zone, excluding the area within the **Barossa Valley Region Policy Area 2** and **Precinct 19 Marananga Seppeltsfield Fringe**, and constitute a component of this part of the zone's desired character. These facilities will need to be located in areas where they can take advantage of the natural resource upon which they rely and, as a consequence, components (particularly turbines) may need to be:

- located in visually prominent locations such as ridgelines
- visible from scenic routes and valuable scenic and environmental areas
- located closer to roads than envisaged by generic setback policy.

This, coupled with the large scale of these facilities (in terms of both height and spread of components), renders it difficult to mitigate the visual impacts of wind farms to the degree expected of other types of development. Subject to implementation of management techniques set out by general / council wide policy regarding renewable energy facilities, these visual impacts are to be accepted in pursuit of benefits derived from increased generation of renewable energy.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulk handling and storage facility
  - commercial forestry **except where it is located within [Precinct 18 Kapunda Fringe](#)**
  - dairy farming **except where it is located within the [Seppeltsfield Winery Policy Area 5](#)**
  - farming
  - **farm building**
  - horticulture **where it is located within [Barossa Valley Region Policy Area 2](#), [Precinct 16 Horticulture](#) or [Precinct 17 Market Garden](#)**
  - **light industry and service industry associated with the processing, packaging and distribution of produce where it is located within [General Farming Policy Area 3](#)**
  - **small scale** tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings)
  - wind farm and ancillary development outside of the **[Barossa Valley Region Policy Area 2](#) and [Precinct 19 Marananga Seppeltsfield Fringe](#)**
  - wind monitoring mast and ancillary development outside of the **[Barossa Valley Region Policy Area 2](#) and [Precinct 19 Marananga Seppeltsfield Fringe](#)**
  - **winery where it is located within the [Barossa Valley Region Policy Area 2](#).**
- 2 Development listed as non-complying is generally inappropriate.
- 3 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
  - (a) in visually prominent locations
  - (b) closer to roads than envisaged by generic setback policy.
- 4 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
  - (a) it has a direct relationship with primary production
  - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
  - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
  - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
  - (e) the use would be inappropriate within a township
  - (f) the capacity of the infrastructure, including roads, is capable of supporting the use without detriment to existing users.
- 5 A dwelling should only be developed if it achieves (a) or (b):
  - (a) **it involves the conversion of a Local Heritage Place place listed in [Table Lig/8 - Local Heritage Places](#) or a State Heritage Place listed in [Table Lig/9 - State Heritage Places](#)**
  - (b) there is a demonstrated connection with farming or other primary production **and it achieves all of the following:**

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

6 Non-agricultural development should be limited to maximise farm productivity and horticultural productivity and prevent incremental erosion of the existing landscape character.

7 Tourist accommodation should not be converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking.

8 A shop should be:

- (a) ancillary to primary production or processing uses or tourist accommodation or other tourist development
- (b) located on the same site as the primary use.

#### Form and Character

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

10 Development should not occur within 500 metres of a National Park, Conservation Park, Wilderness Protection Area or significant stands of native vegetation if it will increase the potential for, or result in, the spread of pest plants.

11 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the allotment.

12 Buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:

- (a) grouped together on the allotment and set back from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
- (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.

13 Native vegetation, including the full range of tree, understorey and groundcover species, should be retained and managed so as to maintain and enhance its environmental values and functions, including conservation, biodiversity and habitat, and minimisation of dry land salinity.

## Barossa Valley Region Policy Area 2

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

### OBJECTIVES

- 1 Preservation of rural land and landscape character by limiting additional dwellings, non-agricultural development and the loss of native vegetation.
- 2 The long term continuation of farming, horticulture and associated winery activities.
- 3 Winery and small-scale tourist facilities developed only where the character and function of agriculture, horticulture and viticulture activities are not adversely affected.
- 4 Development located in appropriate areas which does not encroach on rural activities.
- 5 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is characterized by flat and gently sloping land in the northern areas of Ebenezer/Neukirch and open undulating terrain with very isolated stands of natural vegetation to the south. The open nature of the land combined with variable soils and generally poor underground water resources results in a landscape highly sensitive to building development and land division for non-broad-acre farming purposes.

Significant areas in the northern parts of the policy area are subject to seasonal inundation. While soils and underground water are variable in this area north of Sturt Highway, the area has unique characteristics which make it an important part of the Barossa Valley grape growing and wine industry. International award winning wines have been produced from vines grown here. Some orchards are located in the northern areas. Scattered vineyards are evident in the Greenock and southern areas between broad-acre farming uses. Drainage and fertility problems inhibit viticulture in some parts, where flat low-lying and poorly-drained land creates water logging and salinity problems.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulk handling and storage facility
  - commercial forestry
  - dairy farming
  - diversification of existing farming activities through small scale tourist accommodation:
    - within an existing building; or
    - in the form of farm stay, guesthouse, rural or nature retreat, or bed and breakfast accommodation as an integral part of a farm building complex
  - farming
  - farm building including buildings used for horticultural purposes
  - horticulture
  - viticulture
  - waste reception, storage, treatment or disposal where it is located within **Precinct 41 – Samuel Road Effluent Disposal Lagoons**
  - winery.

- 2 Cellar door sales outlet and/or restaurant should only occur where it will achieve all of the following:
  - (a) it is located on the same allotment as, and ancillary to a winery
  - (b) it is sited within or as an addition to a building that existed as at 18 September 1990
  - (c) it is primarily for the sale and tasting of wine that is produced within the Barossa Valley Region
  - (d) it will not result in a gross leasable area greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment
  - (e) it will not result in a gross leasable area greater than 250 square metres for wine tasting and retail sales (and this includes any retail sale of non-beverage or non-food items)
  - (f) it will not exceed a seating capacity for 75 persons.
- 3 A motel should only be expanded where it involves a building that existed as at 18 September 1990 and the addition or expansion does not exceed 100 per cent of the total floor area or the total number of accommodation units of the building as at 18 September 1990.
- 4 Bed and breakfast accommodation should only occur where it achieves with one of the following:
  - (a) it is located within or as an addition to a building existing as at 18 September 1990
  - (b) it is in association with a lawful activity where bed and breakfast accommodation existed as at 18 September 1990, and the addition or expansion does not exceed 100 per cent of the total floor area of the building as at 18 September 1990.
- 5 Residential and tourist accommodation development should not be located within 300 metres of existing winery or industrial land uses unless at least one of the following is achieved:
  - (a) it is located on the same allotment as the winery or industrial operation
  - (b) it is sited and designed to mitigate the likely noise, dust, odour, and traffic impacts arising from the winery or industrial operation.
- 6 A detached dwelling should only be developed where it achieves one of the following:
  - (a) it is located on an allotment within **Precinct 14 Gomersal** or **Precinct 15 Nuriootpa Plains** that satisfies relevant minimum size criteria
  - (b) it is located on an allotment identified in [Table Lig/6 - Infill Development Sites](#)
  - (c) it involves the conversion of a place listed in [Table Lig/8 - Local Heritage Places](#) or [Table Lig/9 - State Heritage Places](#), for residential purposes.
- 7 Development in the area adjacent to Sections Lot 606 in FP173697 and Lot 608 in FP173699, Liebig Road, Nuriootpa should only be for land uses compatible with the existing effluent lagoons on that land.
- 8 Development on Sections 138, 176 and 215, Hundred of Nuriootpa, should not prejudice the possible future western expansion of the Nuriootpa urban area.
- 9 Development within the area defined in [Concept Plan Map Lig/6 - Primary Industry Barossa Valley Region - \(Barossa Valley Region\)](#) should:
  - (a) comprise of commercial or light industrial nature with linked retail uses
  - (b) be of a high standard of amenity and result in the redevelopment and up-grading of existing operations

- (c) have a maximum building height of no more than 10 metres
- (d) incorporate landscaping as shown on [Concept Plan Map L1q/6 - Primary Industry Barossa Valley Region - \(Barossa Valley Region\)](#).

#### Form and Character

- 10 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 11 A winery should involve the processing of at least 30 tonnes of grapes and/or the production of at least 20 000 litres of wine per annum by maturation and at least one of the following activities:
- (a) 4 hectares of vineyard
  - (b) grape crushing
  - (c) fermenting of grape product,
- and may include any of the following ancillary activities:
- (i) administration
  - (ii) bottling
  - (iii) packaging
  - (iv) warehousing for the store of wine
  - (v) cellar door sales
  - (vi) restaurant
  - (vii) waste treatment, storage, reuse and disposal.
- 12 All access points should be located and designed to enable safe access and egress for all vehicles in a forward direction, and designed to allow vehicles to pass in the driveway.
- 13 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the subject site.
- 14 Security fencing set-back at the building line or at least 2 metres from the street boundary and comprising plastic coated chain mesh.
- 15 Fencing should be screened through the establishment of landscaping which provides a visual screen that will minimise the visual impact of the fence.
- 16 Outdoor lighting should be designed and installed in accordance with *Australian Standards AS 4282 Control of the obtrusive effects of outdoor lighting*.
- 17 Development should include a landscaped buffer of at least 3 metres in width along the boundaries of the zone which abut residential areas.
- 18 Landscaping, incorporating mounding, trees, shrubs and ground covers and fencing, which provides:
- (a) a buffer to adjacent dwellings, residential areas and tourist accommodation
  - (b) a visual screen to improve amenity
  - (c) a barrier for safety purposes; but which does not threaten the viability of horticultural activities.

## Land Division

- 19 Land division should only occur **where it results in a rationalisation of allotments** in order to improve the management of the land for the purpose of primary production and/or the conservation of natural features.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 14 Gomersal

- 20 A detached dwelling should only be developed where it achieves either (a), (b) or (c):
- (a) it is located on an allotment of 60 hectares or more in area where a habitable dwelling does not already exist on the allotment
  - (b) it is located on an allotment of 30 hectares or more and the allotment was created after 27 June 1996 as a result of the amalgamation of three or more contiguous, vacant allotments
  - (c) it achieves all of the following:
    - (i) it is sited on one of a group of allotments that have a total combined area of 60 hectares or more and a habitable dwelling exists as at 18 September 1990 on one of the group of allotments
    - (ii) it will result in the group of allotments being amalgamated to form one allotment of 60 hectares or more
    - (iii) it is constructed on the new allotment of 60 hectares or more and within 200 metres of the existing dwelling.

### Precinct 15 Nuriootpa Plains

- 21 A detached dwelling should only be developed where it achieves either (a) or (b):
- (a) it is located on an allotment of 33 hectares or more in area where a habitable dwelling does not already exist on the allotment
  - (b) it achieves all of the following:
    - (i) it is sited on one of a group of allotments that have a total combined area of 33 hectares or more and a habitable dwelling exists as at 18 September 1990 on one of the group of allotments
    - (ii) it will result in the group of allotments being amalgamated to form one allotment of 33 hectares or more
    - (iii) it is constructed on the new allotment of 33 hectares or more and within 200 metres of the existing dwelling.

### Precinct 41 Samuel Road Effluent Disposal Lagoons

- 22 Development in the precinct should be undertaken in accordance with the [Concept Plan Map Lig/12 – Samuel Road Effluent Disposal Lagoons](#).
- 23 Development in the precinct should be primarily for effluent disposal lagoons including irrigation areas and related infrastructure associated with established industrial development located in the adjacent Industry Zone.

**Light Regional Council**  
**Zone Section**  
**Primary Production Zone**  
***Barossa Valley Region Policy Area 2***

- 24 Development within the precinct should ensure that the open rural landscape character is maintained and enhanced.
- 25 New access points to Samuel Road should be minimised.
- 26 Existing screening vegetation and areas of native vegetation should be retained.



## General Farming Policy Area 3

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

### OBJECTIVES

- 1 A policy area primarily for primary production, including horticulture in designated areas.
- 2 The Market Garden Precinct developed with market gardening as the principal activity in the area, together with low-intensity farming use. Parts of the precinct may be suitable for other horticultural activities if undertaken on a low-intensity scale, not inhibiting the area's development for market gardening.
- 3 The preservation and enhancement of the soil and water resources, air quality, topography and native flora of the Gawler River and its environs, with development having due regard to its flooding characteristics.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

A policy area for farming on large properties, predominantly for cereal cropping and grazing with designated areas for horticulture and market gardening.

Development within the policy area that will retain the rural character comprising individual farm buildings in a landscape of undulating to rugged hills.

#### Precinct 17 Market Garden

This precinct, which is located on the District's southern boundary adjoining the Gawler River, contains tracts of highly productive soils with good water supplies which sustain relatively high rates of vegetable production and allied crops. Such land is in limited supply in South Australia, particularly close to Adelaide. Climate, soil and land form characteristics generally favour the continuance of market gardening activities and it is desirable, not only that they remain, but also that good land management techniques be encouraged to control proclaimed pest plants, vermin and soil erosion.

Gawler River, which forms the southern boundary of the zone, presents an attractive landscape with its heavily treed banks, its natural topography of meanders and levees, and its abundant native flora. However, given its flood pattern, policies for the precinct need to be applied where relevant, in subservience to those for the Gawler River Flood Plain.

The extent of the area subject to flooding by the Gawler River in a 1-in-100 year average return interval flood has been investigated and maps showing the potential extent of flooding have been prepared. Development should recognise that some land in this zone is subject to flooding and the location of affected land has not been mapped.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - farming
  - horticulture within **Precinct 16 Horticulture** or **Precinct 17 Market Garden**

**Light Regional Council**  
**Zone Section**  
**Primary Production Zone**  
**General Farming Policy Area 3**

- light industry and service industry associated with the processing, packaging and distribution of produce
  - small-scale tourist development in association with wineries, farms and local heritage places.
- 2 Retail sales of goods produced and processed within the policy area are appropriate providing such sales remain ancillary and incidental to the principal horticultural, farming or processing use of the land.
- 3 Commercial development should be limited to the handling, storage, packing or wholesaling of primary produce and non-residential tourism.
- 4 Agricultural industrial development (other than a winery) should only occur where it involves the basic handling, packing and storage of primary produce and where:
- (a) there is no disfigurement of the land's appearance or detriment to the use and character of rural land in the surrounding locality
  - (b) the primary produce is obtained from the allotment where the industry is located and/or any contiguous allotment
  - (c) the maximum building area is 500 square metres and the total area for industrial development is 750 square metres
  - (d) a habitable dwelling exists on the allotment proposed for development
  - (e) the development cannot be accommodated within appropriately zoned townships and settlements
  - (f) the development will not undermine the function of the industrial, bulk handling or centre zones.
- 5 Accommodation should be ancillary to and on the same allotment as an existing dwelling and should only occur where:
- (a) the building which is to contain the ancillary accommodation is sited within close proximity to the existing dwelling and is designed so that there is a clear association with and integration between the buildings
  - (b) one covered car parking space is provided for the exclusive use of the occupant(s) of the ancillary accommodation
  - (c) it uses the same vehicle access as the existing dwelling
  - (d) a shared private open space area of at least 100 square metres is provided
  - (e) the allotment is not further divided to create a legally separate title for the ancillary accommodation
  - (f) the design and appearance of the building, including materials, colours and finishes, reflects the style and character of the existing dwelling
  - (g) the additional accommodation does not exceed 65 square metres in floor area and the building is single storey.
- 6 Horticultural land uses should not occur outside of the **Precinct 16 Horticultural** and outside of **Precinct 17 Market Garden**.
- 7 Horticultural land uses within **Precinct 16 Horticultural** and within **Precinct 17 Market Garden** should be compatible with adjacent land uses, particularly broad acre cropping and grazing.
- 8 Development should be designed and sited to achieve the minimum separation distances prescribed in all of the following tables:
- (a) [Table Lig/3 - Fixed Separation Distances Intensive Animal Keeping](#)

- (b) [Table Lig/4 - Variable Separation Distances for Piggeries](#)
  - (c) [Table Lig/5 - Variable Separation Distances for Cattle Feedlots](#).
- 9 Pig keeping or new piggeries should not be located within 2 kilometres of the perimeter of the pig research site on Section 685, Hundred of Mudla Wirra as shown on [Concept Plan Map Lig/9 - Animal Keeping Separation Areas](#) to ensure isolation for quarantine purposes.
- 10 The keeping of poultry in broiler farms, poultry batteries and egg production and hatchery facilities, should not occur within 5 kilometres of the boundary of land developed as a poultry breeding facility identified on [Concept Plan Map Lig/9 - Animal Keeping Separation Areas](#).
- 11 Sand extraction should only occur on those dunes already cleared of native vegetation. Operations should occur progressively, with the number of leases restricted, and mining should commence from near the Gawler River, and extend in a northward direction. Old workings should be rehabilitated and there should be only enough area open at any one time to allow the sand to be extracted efficiently.

#### Form and Character

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

#### Land Division

- 13 Land division resulting in allotments of less than 33 hectares should only occur where at least one of the following applies:
- (a) no additional allotments are created
  - (b) it results in one additional allotment and that allotment is at least 1 hectare in size (not including the driveway) and contains one of two habitable dwellings on the land (other than where one is dependent accommodation), each of which was built or under construction before 5 June 2003.
- 14 The division of land to facilitate more intensive forms of primary production should only be undertaken where:
- (a) water of sufficient quantity and quality is available to sustain the proposed use
  - (b) the soil structure and land capability classification is appropriate for irrigated horticulture
  - (c) adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants, can be avoided
  - (d) there will not be a risk of the watertable either falling or rising significantly.

#### PRECINCT SPECIFIC PROVISIONS

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

- 15 Development should not be undertaken unless it is consistent with the desired character of the appropriate precinct.

#### Precinct 16 Horticulture

- 16 Development within the precinct should comprise of horticultural land uses that maximise the horticultural productivity of the precinct.

### Precinct 17 Market Garden

- 17 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 18 Development in the precinct should not adversely affect the productivity of land intended to be used for market gardening purposes, or its semi-rural character.
- 19 Residential development in the precinct should:
  - (a) comprise detached dwellings, associated with the use of the land for market gardening or farming activity
  - (b) where it is not associated with a horticultural use on the land, be separated a distance of 300 metres from potential sources of noise and spray drift generated by market gardening and farming use.
- 20 Buildings and structures within the precinct should not exceed 8 metres in height, and be designed, sited, set-back and screened with trees and shrubs of locally indigenous species, to ensure that such development is as unobtrusive as possible and scenic amenity is conserved.
- 21 No new loam pits should be opened in the precinct and further loam extraction should be:
  - (a) contained within existing pits
  - (b) worked in accordance with a development and rehabilitation plan that describes the intended stages of rehabilitation and long-term after-use.
- 22 Where land within the precinct is to be irrigated a buffer should be provided to allow for irrigation spray to be contained within the subject site.
- 23 Land within the precinct which is to be used for market gardening, horticulture and viticulture should include headlands at the end of rows that have a minimum width of 6 metres and are located wholly within the subject site.

## Roseworthy College Policy Area 4

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

### OBJECTIVES

- 1 A policy area to accommodate rural educational uses at a tertiary level as well as ancillary uses.
- 2 The retention of the visual character and amenity of The University of Adelaide Roseworthy Campus and surrounding rural land uses.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The University of Adelaide Roseworthy Campus is located to the north-west of Roseworthy Township, and includes a significant level of development associated with the campus. Development in and around the campus includes structures associated with farming and ancillary support services which have occurred in close proximity to the campus.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Development within the policy area should be for educational purposes with ancillary uses, associated with the functions of The University of Adelaide Roseworthy Campus or rural research, being subordinate.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 New buildings should be clustered with existing buildings and structures.

## Seppeltsfield Winery Policy Area 5

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

### OBJECTIVES

- 1 Re-establish the Seppelts Winery primarily as a fully operational working winery with subsidiary tourist related uses.
- 2 Preservation of the Seppelts Winery buildings and other buildings of significant heritage value and ensuring that new development is complementary to them.
- 3 Conservation and enhancement of the historic date palms and the vegetated character of the policy area.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - tourist facilities
  - winery and associated facilities.

#### Form and Character

- 2 Development should be integrated with and form part of the Seppelts Winery / Tourist Complex, and not comprise a separate operation.
- 3 Development should be sympathetic with the existing winery and associated buildings in terms of design, style, siting, scale, form, detailing, materials and colour.
- 4 Development should be compatible with the conservation of the historic character of the Seppelts Winery / Tourist Complex.
- 5 Development should incorporate landscaping and be screened using native trees to minimise the impact of development on the rural character of the area.
- 6 Development should not involve the removal of native vegetation or the avenue of date palms.
- 7 Recreational development should not incorporate artificial lighting.
- 8 Advertisements should be small-scale, traditional and discreet.

#### Land Division

- 9 Land division should only occur where necessary to facilitate the continued viability and proper functioning of the Seppelts Winery / Tourist Complex.

## Township Fringe Policy Area 6

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

### OBJECTIVES

- 1 A policy area primarily for low-intensity primary production compatible with the adjoining urban areas.
- 2 Preservation of rural character and scenic features as a backdrop to **settled areas**.
- 3 Farming and viticulture uses within **Precinct 19 Marananga Seppeltsfield Fringe**.
- 4 Maintenance and improvement of existing tourist uses within **Precinct 19 Marananga Seppeltsfield Fringe** and alterations or extensions sensitive to the character of the precinct accommodated.
- 5 Conservation and enhancement of the avenue of date palms and the pleasant vegetated character within **Precinct 19 Marananga Seppeltsfield Fringe**.
- 6 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

#### Precinct 18 Kapunda Fringe

The original plan for the township of Kapunda was determined at the height of the mining boom. The area surveyed as the Township of Victoria in the north-eastern quadrant of the town and areas on the east have been used for only minor residential use.

These areas lack urban services such as formed or made roads, common effluent drainage, water-supply and reticulated electrical supply.

It is intended that development on existing allotments in this zone be severely limited until there is sufficient infill and utilization within established residential areas of the township. Use of this precinct for future residential purposes should not occur.

It is envisaged that the open rural appearance and character of the precinct will be maintained.

Existing dwellings may be extended or outbuildings added providing their visual appearance is minimised through the use of appropriate external colours and landscaping.

#### Precinct 19 Marananga Seppeltsfield Fringe

The character of the rural setting and approaches is defined predominantly by neat farm buildings, open paddocks, vines and stands of vegetation along creeks, fence lines and hilltops. Of particular note are the impressive date palms which flank the approach to both Seppeltsfield and Marananga.

Tourist accommodation, tourist facilities, former workman's cottages and other attractions are important existing features of the precinct but they should not dominate or detract from the rural and natural qualities of the precinct, or from the historic character and appeal of the Seppelts Winery/Tourist Complex.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Buildings and structures should be:
  - (a) limited in number
  - (b) located in unobtrusive locations
  - (c) set well back from public roads
  - (d) located to maximise the retention of existing native vegetation.
- 6 The external walls and roofs of buildings should comprise of natural colours (not 'Zincalume' or similar material) so as to be unobtrusive, blend with the natural rural landscape and minimise visual intrusion.
- 7 Development should incorporate landscaping and be screened using native trees to minimise the impact of development on the rural character of the area.
- 8 Dwellings should be confined to a detached dwelling associated with primary production on the same allotment.
- 9 Farm buildings, dwellings and residential outbuildings, should be grouped together.
- 10 Existing vegetation should be retained and development of structures should include landscaping adjacent to roadside boundaries to provide an attractive entrance to towns as viewed from public roads and to enhance the scenic contrast between urban development and rural areas.

## PRECINCT SPECIFIC PROVISIONS

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

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



#### Precinct 18 Kapunda Fringe

- 12 Land should not be divided unless:
- (a) no additional allotments are created
  - (b) boundary adjustment/rationalization is required for technical or physical reasons or to accommodate an existing dwelling.

#### Precinct 19 Marananga Seppeltsfield Fringe

- 13 Development within the precinct should comprise of farming activities and particularly viticulture.
- 14 Land should not be divided unless:
- (a) no additional allotments are created
  - (b) boundary adjustment/rationalization is required to fulfil the other objectives and principles of development control for the precinct.
- 15 Development in the precinct should not involve the removal of native vegetation or the avenue of date palms.
- 16 Recreational development within the precinct should not incorporate artificial lighting.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, except for development sited on an allotment containing a place identified in [Table Lig/7 - Contributory items](#), [Table Lig/8 - Local Heritage Places](#) or [Table Lig/9 - State Heritage Places](#), the following forms of development are designated as complying subject to the conditions contained in the table below and [Table Lig/1 - Conditions for Complying Development](#).

Form of development	Conditions for complying development
Farming where it is located outside all of the following areas: (a) <b>Barossa Valley Region Policy Area 2</b> (b) <b>Seppeltsfield Winery Policy Area 5</b> (c) <b>Precinct 19 Marananga Seppeltsfield Fringe</b> (d) <b>Gawler Rivers Floodplain Area</b> as shown on <i>Overlay Maps – Development Constraints</i>	Nil
Farming in all other cases	Provided: (a) the development does not incorporate a building or place listed in <a href="#">Table Lig/7 - Contributory items</a> (b) the development does not involve any activity identified as being either of Environmental Significance or Major Environmental Significance within Schedule 21 of 22 of the <i>Development Regulations 2008</i> .
Farm building within the <b>Roseworthy College Policy Area 4</b> or <b>Precinct 18 Kapunda Fringe</b>	Provided: (a) it is located outside of the <b>Historic Conservation Area</b> (b) it is sited more than 40 metres from any public road or allotment boundary (c) it has a maximum floor area of 150 square metres (d) it has a maximum wall height of 4.5 metres (e) it has exterior cladding consisting of new materials comprising masonry, 'Colorbond' or galvanized iron painted a neutral colour (f) it is used wholly or partly for the purposes of farming taking place on the subject land.

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of the following: (a) it is adjacent to a road with a speed limit of less than 80 km/h

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(b) it has an advertisement area of 2 square metres or less and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than one advertisement on the allotment</li> </ul> </li> <li>(c) it is associated with a vineyard or winery and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the total advertisement area is 6 square metres or less</li> <li>(ii) the message contained thereon relates entirely to a lawful use of land</li> <li>(iii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iv) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>
<b>Aerodrome/airfield</b>	
<p>Alterations and additions to an existing building, use or activity which is being lawfully undertaken within the <b>Barossa Valley Region Policy Area 2</b></p>	<p>Except where it is located in <b>Barossa Valley Region Policy Area 2</b> and achieves one of the following:</p> <ul style="list-style-type: none"> <li>(a) alterations, additions or replacement of an existing habitable dwelling</li> <li>(b) it achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the total floor area does not exceed the floor area that existed on 18 September 1990, by more than 25 per cent</li> <li>(ii) the total site area does not exceed the existing site area that existed on 18 September 1990, by more than 25 per cent.</li> </ul> </li> </ul>
<p>Ambulance station where it is located within the <b>Barossa Valley Region Policy Area 2</b>, or the <b>Seppeltsfield Winery Policy Area 5</b> or within <b>Precinct 19 Marananga Seppeltsfield Fringe</b></p>	
<b>Amusement machine centre</b>	
<p>Aquaculture where it is located within the <b>Barossa Valley Region Policy Area 2</b> or within the <b>General Farming Policy Area 3</b></p>	<p>Except where it is located within <b>Precinct 16 Horticulture</b> or within <b>Precinct 17 Market Garden</b>.</p>
<p>Bulky goods outlet where it is located within the <b>General Farming Policy Area 3</b></p>	
<p>Bus depot where it is located within the <b>Barossa Valley Region Policy Area 2</b>, or the <b>Seppeltsfield Winery Policy Area 5</b> or <b>Precinct 19 Marananga Seppeltsfield Fringe</b></p>	

Form of Development	Exceptions
Bus station where it is located within the <b>Barossa Valley Region Policy Area 2</b> , or the <b>Seppeltsfield Winery Policy Area 5</b> or within <b>Precinct 19 Marananga Seppeltsfield Fringe</b>	
Caravan park	Except where it is located within the <b>Seppeltsfield Winery Policy Area 5</b> or within the <b>Roseworthy College Policy Area 4</b> .
Cellar door sales outlet in the <b>Barossa Valley Region Policy Area 2</b>	Except where it achieves all of the following: <ul style="list-style-type: none"> <li>(a) it is within or is an addition to a building existing as at 18 September 1990</li> <li>(b) the gross leasable area for wine tasting and retail sales is less than 250 square metres</li> <li>(c) it is located on the same allotment as, and ancillary to, a winery.</li> </ul>
Cemetery in the <b>Barossa Valley Region Policy Area 2</b>	
Commercial forestry where it is located within <b>Precinct 18 Kapunda Fringe</b>	
Community centre	Except where it achieves (a) or (b): <ul style="list-style-type: none"> <li>(a) it is located outside of the <b>Barossa Valley Region Policy Area 2</b>, outside of the <b>Seppeltsfield Winery Policy Area 5</b> or outside of <b>Precinct 19 Marananga Seppeltsfield Fringe</b></li> <li>(b) it is located within the <b>Barossa Valley Region Policy Area 2</b> and it involves the conversion of a non-residential building that existed prior to 18 September 1990 and it used for educational, interpretive or community purposes.</li> </ul>
Consulting room	Except where it involves a veterinary consulting room located within the <b>General Farming Policy Area 3</b> .
Crematorium where it is located within the <b>Barossa Valley Region Policy Area 2</b> , <b>Seppeltsfield Winery Policy Area 5</b> or <b>Precinct 19 Marananga Seppeltsfield Fringe</b>	
Dairy where it is located within the <b>Seppeltsfield Winery Policy Area 5</b>	
Dam where it is located within the <b>Barossa Valley Region Policy Area 2</b>	
Defence establishment where it is located within the <b>Barossa Valley Region Policy Area 2</b> , or the <b>Seppeltsfield Winery Policy Area 5</b> or <b>Precinct 19 Marananga Seppeltsfield Fringe</b>	
Dependent accommodation	Except where it is: <ul style="list-style-type: none"> <li>(a) located within the <b>General Farming Policy Area 3</b></li> <li>(b) ancillary to an existing dwelling on the same allotment</li> <li>(c) required for family purposes and/or the effective management of the farm unit, and where:</li> </ul>

Form of Development	Exceptions
Dog kennel where it is located within the <b>Barossa Valley Region Policy Area 2</b>	<ul style="list-style-type: none"> <li>(i) no other such ancillary accommodation exists on the land</li> <li>(ii) the floor area for the building does not exceed 65 square metres</li> <li>(iii) the building does not exceed one storey</li> <li>(iv) the building is located to the rear of the existing dwelling.</li> </ul>
Dwelling	<p>Except where it achieves any of the following:</p> <ul style="list-style-type: none"> <li>(a) alterations and additions to or replacement of a detached dwelling</li> <li>(b) a detached dwelling where it is located within the <b>General Farming Policy Area 3</b></li> <li>(c) a detached dwelling, group dwelling or multiple dwelling where it is located within the <b>Roseworthy College Policy Area 4</b></li> <li>(d) it is a detached dwelling located within the <b>Precinct 19 Marananga Seppeltsfield Fringe</b> and it achieves one of the following: <ul style="list-style-type: none"> <li>(i) it is located on an allotment of 33 hectares or more in area</li> <li>(ii) it is located on an allotment identified in <a href="#">Table Lig/6 - Infill Development Sites</a></li> <li>(iii) it involves the conversion of a place listed in <a href="#">Table Lig/7 - Contributory items</a>, <a href="#">Table Lig/8 - Local Heritage Places</a> or <a href="#">Table Lig/9 - State Heritage Places</a>, for residential purposes</li> </ul> </li> <li>(e) it is a detached dwelling located within the <b>Barossa Valley Region Policy Area 2</b> and it achieves one of the following: <ul style="list-style-type: none"> <li>(i) it is located on an allotment identified in <a href="#">Table Lig/6 - Infill Development Sites</a></li> <li>(ii) it involves the conversion of a place listed in <a href="#">Table Lig/7 - Contributory items</a>, <a href="#">Table Lig/8 - Local Heritage Places</a> or <a href="#">Table Lig/9 - State Heritage Places</a>, for residential purposes.</li> <li>(iii) it is located within <b>Precinct 14 Gomersal</b>, where it achieves either (A), (B) or (C): <ul style="list-style-type: none"> <li>(A) it is located on an allotment of 60 hectares or more in area where a habitable dwelling does not already exist on the allotment</li> <li>(B) it is located on an allotment of 30 hectares or more and the allotment was created after 27 June 1996 as a result of the amalgamation of three or more contiguous, vacant allotments</li> <li>(C) it achieves all of the following: <ol style="list-style-type: none"> <li>1 it is sited on one of a group of allotments that have a total combined area of 60 hectares or more and a habitable dwelling exists as at 18 September 1990 on one of the group of allotments</li> <li>2 it will result in the group of allotments being amalgamated to form one allotment of 60 hectares or more</li> </ol> </li> </ul> </li> </ul> </li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>3 it is constructed on the new allotment of 60 hectares or more and within 200 metres of the existing dwelling</li> <li>(iv) it is located within <b>Precinct 15 Nuriootpa Plains</b>, where it achieves either (A) or (B):           <ul style="list-style-type: none"> <li>(A) it is located on an allotment of 33 hectares or more in area where a habitable dwelling does not already exist on the allotments</li> <li>(B) it achieves all of the following:               <ul style="list-style-type: none"> <li>1 it is sited on one of a group of allotments that have a total combined area of 33 hectares or more and a habitable dwelling exists as at 18 September 1990 on one of the group of allotments</li> <li>2 it will result in the group of allotments being amalgamated to form one allotment of 33 hectares or more</li> <li>3 it is constructed on the new allotment of 33 hectares or more and within 200 metres of the existing dwelling.</li> </ul> </li> </ul> </li> </ul>
Educational establishment	<p>Except where it achieves one of the following, it is located within the:</p> <ul style="list-style-type: none"> <li>(a) <b>Roseworthy College Policy Area 4</b></li> <li>(b) <b>Barossa Valley Region Policy Area 2</b> and involves the conversion of a non-residential building existing as at 18 September 1990.</li> </ul>
<p>Fire station where it is located within the <b>Barossa Valley Region Policy Area 2</b>, <b>Seppeltsfield Winery Policy Area 5</b> or within <b>Precinct 19 Marananga Seppeltsfield Fringe</b></p>	
<p>Fuel depot where it is located within the <b>Barossa Valley Region Policy Area 2</b>, within the <b>Township Fringe Policy Area 6</b> or within the <b>Seppeltsfield Winery Policy Area 5</b></p>	
Golf course	<p>Except where it is located within the <b>General Farming Policy Area 3</b> or <b>Township Fringe Policy Area 6</b>.</p>
Golf driving range	<p>Except where it is located within the <b>General Farming Policy Area 3</b> or <b>Township Fringe Policy Area 6</b>.</p>
<p>Horse keeping in the <b>Precinct 18 Kapunda Fringe</b></p>	
<p>Horticulture involving the growing of olives within the <b>Barossa Valley Region Policy Area 2</b></p>	<p>Except where the location for the growing of olives achieves (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) at least 500 metres from all of the following:           <ul style="list-style-type: none"> <li>(i) a National Park</li> <li>(ii) a Conservation Park</li> <li>(iii) a Wilderness Protection Area</li> <li>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</li> </ul> </li> <li>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</li> </ul>

Form of Development	Exceptions
Horticulture where it is located within the <b>General Farming Policy Area 3</b> or within <b>Precinct 18 Kapunda Fringe</b>	Except where it is located within <b>Precinct 16 Horticulture</b> or within <b>Precinct 17 Market Garden</b> .
Hospital	
Hotel	Except where it is located within the <b>Seppeltsfield Winery Policy Area 5</b> .
Indoor recreation centre	
Industry where it is located outside of the Gawler River Flood Plain as shown on the <i>Overlay Maps – Development Constraints</i>	<p>Except where it achieves one of the following, it is:</p> <ul style="list-style-type: none"> <li>(a) located within the <b>Seppeltsfield Winery Policy Area 5</b></li> <li>(b) for a light industry and it is located within the <b>General Farming Policy Area 3</b></li> <li>(c) for a light industry, it is located within the <b>Roseworthy College Policy Area 4</b> and it involves the processing, packaging or distribution of primary produce sourced from within the <b>Roseworthy College Policy Area 4</b></li> <li>(d) located within the <b>Barossa Valley Region Policy Area 2</b> and achieves all of the following: <ul style="list-style-type: none"> <li>(i) it involves a light industry, service industry, store or warehouse activity</li> <li>(ii) it is located on the site of an existing industry, service trade premises, road transport terminal, motor repair station, store or warehouse activity</li> <li>(iii) the site of the proposed development is within the original allotment which contained the existing activity as at 18 September 1990</li> <li>(iv) the addition or expansion does not exceed 100 per cent of the total floor area which existed as at 18 September 1990</li> <li>(v) it achieves either (A) or (B): <ul style="list-style-type: none"> <li>(A) it is located outside of the area marked '<b>Light Industry/Commerce</b>' on <a href="#">Concept Plan Map Lig/6 - Primary Industry Barossa Valley Region - (Barossa Valley Region)</a></li> <li>(B) It is located within the area marked '<b>Light Industry/Commerce</b>' on <a href="#">Concept Plan Map Lig/6 - Primary Industry Barossa Valley Region - (Barossa Valley Region)</a> and the maximum building height of the addition or expansion does not exceed 10 metres.</li> </ul> </li> </ul> </li> </ul>
Intensive animal keeping	<p>Except where it achieves one of the following, it is located:</p> <ul style="list-style-type: none"> <li>(a) within the <b>Roseworthy College Policy Area 4</b></li> <li>(b) greater than 500 metres from the <b>Industry Kingsford Regional Estate Policy Area 1</b></li> <li>(c) within the <b>General Farming Policy Area 3</b> and outside of the <b>Precinct 16 Horticulture</b> or <b>Precinct 17 Market Garden</b> and all of the following apply: <ul style="list-style-type: none"> <li>(i) it is not located partly or wholly within the 1-in-100 year average return interval flood plain of a watercourse or in the '<b>Barossa Valley Water Protection Area</b>' as shown on <a href="#">Concept Plan Map Lig/7 - Barossa Valley Region Water Protection Area</a></li> <li>(ii) the development achieves the minimum separation distances prescribed in <a href="#">Table Lig/3 - Fixed Separation Distances for Intensive Animal Keeping</a></li> </ul> </li> </ul>

Form of Development	Exceptions
Intensive horticulture activities associated with shade-houses/green houses within 500 metres of the <b>Industry Kingsford Regional Estate Policy Area 1</b>	<ul style="list-style-type: none"> <li>(iii) no part of a septic tank effluent drainage field or waste water disposal area is:               <ul style="list-style-type: none"> <li>(A) located within 50 metres of any residence on an adjacent property or any bore, well, dam or watercourse that either clearly exists or is identified on a current series 1:50 000 SA Government topographical map</li> <li>(B) located within 10 metres of any public land (including public roads)</li> <li>(C) located on any land with a slope greater than 20 per cent (1-in-5)</li> <li>(D) located on land where the depth to bedrock is less than 1.2 metres</li> <li>(E) located on land where the depth to a sub surface seasonal tidal or permanent water table (fresh or saline) is less than 1.2 metres from the ground surface level</li> <li>(F) located on land likely to be inundated by a 1-in-10 year return period flood event for any other watercourse.</li> </ul> </li> </ul>
Land division	Except where it achieves one of the following, it is located within the: <ul style="list-style-type: none"> <li>(a) <b>Seppeltsfield Winery Policy Area 5</b></li> <li>(b) <b>Barossa Valley Region Policy Area 2</b> and achieves one of the following:               <ul style="list-style-type: none"> <li>(i) no additional allotments are created wholly or partly within the policy area</li> <li>(ii) it results in one additional allotment of no more than one hectare (excluding the area of any appendage for the purpose of giving access to a public road) and that allotment will contain a place listed in <a href="#">Table Lig/8 - Local Heritage Places</a> or <a href="#">Table Lig/9 - State Heritage Places</a></li> </ul> </li> <li>(c) <b>General Farming Policy Area 3</b> and achieves one of the following:               <ul style="list-style-type: none"> <li>(i) all allotments resulting from the division are greater than 33 hectares</li> <li>(ii) no additional allotments are created wholly or partly within the policy area</li> <li>(iii) the land division will separate two existing habitable dwellings (other than dependent accommodation) that are located on the same allotment and existed on the land prior to 1 December 1972 and it achieves all of the following:                   <ul style="list-style-type: none"> <li>(A) no more than one additional allotment is created as a result of the division</li> <li>(B) the area of land around one of the dwellings is not greater than one hectare.</li> </ul> </li> </ul> </li> <li>(d) <b>Roseworthy College Policy Area 4</b> and achieves all of the following               <ul style="list-style-type: none"> <li>(i) no additional allotments are created wholly or partly within the policy area</li> </ul> </li> </ul>



Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(ii) all allotments resulting from the division are over 20 hectares</li> <li>(e) <b>Town Fringe Policy Area 6</b> and no additional allotments are created wholly or partly within the policy area.</li> </ul>
<p>Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the <i>Environment Protection Act 1993</i></p>	<p>Except where it is located within the <b>General Farming Policy Area 3</b> and it achieves all of the following:</p> <ul style="list-style-type: none"> <li>(a) it is located on a site outside the '<b>Barossa Valley Water Protection Area</b>' as shown on <a href="#">Concept Plan Map Lig/7 - Barossa Valley Region Water Protection Area</a></li> <li>(b) other than on the site of a disused quarry, the proposed landfill is located on a site with ground slopes of no greater than 10 per cent</li> <li>(c) the land to be used for the deposition of the landfill and the operation of the waste handling facilities is at least a distance of 500 metres from the boundaries of the landfill site</li> <li>(d) the proposed landfill operation is located a minimum of 3 kilometres from the boundary of any airport used by commercial aircraft</li> <li>(e) the proposed landfill operation is located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of 1-in-100 year average return interval flood event</li> <li>(f) the interface between any engineered landfill liner and the natural soil is greater than one of the following: <ul style="list-style-type: none"> <li>(i) 15 metres from unconfined aquifers bearing groundwater with a water quality of less than 3000 milligrams per litre of total dissolved salts</li> <li>(ii) 5 metres from groundwater with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts</li> <li>(iii) 2 metres from groundwater with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.</li> </ul> </li> </ul>
<p>Marshalling yard where it is located within the <b>Barossa Valley Region Policy Area 2</b>, or within the <b>Seppeltsfield Winery Policy Area 5</b> or within <b>Precinct 19 Marananga Seppeltsfield Fringe</b></p>	
<p>Mineral water extraction and processing plant (including areas used for the ancillary administration and sale or promotion of mineral water product) located within the <b>Barossa Valley Region Policy Area 2</b></p>	
<p>Motel</p>	<p>Except where it is located within the <b>Barossa Valley Region Policy Area 2</b>, or within the <b>Roseworthy College Policy Area 4</b> or within the <b>Seppeltsfield Winery Policy Area 5</b>.</p>
<p>Motor repair station</p>	
<p>Nursing home</p>	

Form of Development	Exceptions
Office	<p>Except where it achieves one of the following:</p> <ul style="list-style-type: none"> <li>(a) it is located outside of the <b>General Farming Policy Area 3</b> or <b>Roseworthy College Policy Area 4</b> and ancillary to and in association with primary production or tourism development</li> <li>(b) it is located within the <b>General Farming Policy Area 3</b>, has a total floor area of less than 50 square metres and is ancillary to and in association with primary production or tourism development</li> <li>(c) it is located within the <b>Roseworthy College Policy Area 4</b>, and it achieves one of the following:               <ul style="list-style-type: none"> <li>(i) it is ancillary to and in association with an educational use</li> <li>(ii) it has a total floor area of less than 50 square metres.</li> </ul> </li> </ul>
Organic waste processing facility in the <b>Barossa Valley Region Policy Area 2</b>	
Outbuilding in the <b>Barossa Valley Region Policy Area 2</b>	Except where it is associated with a residential land use.
Petrol filling station	
Piggery in the <b>Barossa Valley Region Policy Area 2</b>	
Place of worship	
Police station where it is located within the <b>Barossa Valley Region Policy Area 2</b> , or within the <b>Seppeltsfield Winery Policy Area 5</b> or within <b>Precinct 19 Marananga Seppeltsfield Fringe</b>	
Post office where it is located within the <b>Barossa Valley Region Policy Area 2</b> , or within <b>Precinct 19 Marananga Seppeltsfield Fringe</b>	
Poultry battery or hatchery where located within the <b>Barossa Valley Region Policy Area 2</b>	
Pre-school	
Prescribed mining operations	<p>Except where it achieves one of the following, it is located within the:</p> <ul style="list-style-type: none"> <li>(a) <b>Barossa Valley Region Policy Area 2</b></li> <li>(b) <b>General Farming Policy Area 3</b> and more than 250 metres from the centre line of the North Para River, the Light River or the Gawler River.</li> </ul>
Primary school	
Public service depot	<p>Except where it achieves one of the following, it is:</p> <ul style="list-style-type: none"> <li>(a) located within the <b>General Farming Policy Area 3</b> or within the <b>Roseworthy College Policy Area 4</b></li> <li>(b) a minor public service depot and it is located within the <b>Barossa Valley Region Policy Area 2</b> or within the <b>Precinct 18 Kapunda Fringe</b>.</li> </ul>

Form of Development	Exceptions
Radio or TV station where it is located within the <b>Barossa Valley Region Policy Area 2</b> , or within the <b>Seppeltsfield Winery Policy Area 5</b> or within <b>Precinct 19 Marananga Seppeltsfield Fringe</b>	
Residential flat building	Except where it located within the <b>Roseworthy College Policy Area 4</b> .
Road transport terminal	Except where it achieves (a) or (b), it is located within the: (a) <b>Seppeltsfield Winery Policy Area 5</b> (b) <b>General Farming Policy Area 3</b> and involves the bulk handling of farm commodities produced from or associated with the same site upon which the road transport terminal is located.
Service trade premises	
Shop or group of shops	Except where it achieves one of the following, it is located within the: (a) <b>Barossa Valley Region Policy Area 2</b> and it involves a restaurant that is to be developed within or as an addition to a building existing as at 18 September 1990 (b) <b>General Farming Policy Area 3</b> and the gross leasable area is less than 100 square metres (c) <b>Roseworthy College Policy Area 4</b> and it achieves one of the following: (i) it is a restaurant (ii) it has a maximum gross leasable area of 50 square metres or less (d) <b>Seppeltsfield Winery Policy Area 5</b> and the gross leasable area is less than 450 square metres.
Special industry where it is located within the <b>Barossa Valley Region Policy Area 2</b> , or within the <b>Seppeltsfield Winery Policy Area 5</b> , or within the <b>General Farming Policy Area 3</b> or within the <b>Roseworthy College Policy Area 4</b>	
Stadium where it is located within the <b>Barossa Valley Region Policy Area 2</b> , or the <b>General Farming Policy Area 3</b> or within <b>Precinct 19 Marananga Seppeltsfield Fringe</b>	
Stock sales yard	Except where located within one of the following: (a) <b>General Farming Policy Area 3</b> (b) <b>Roseworthy College Policy Area 4</b> (c) <b>Precinct 18 Kapunda Fringe</b> .
Stock slaughter works	
Store where it is located within the <b>Township Fringe Policy Area 6</b> or within the <b>Barossa Valley Region Policy Area 2</b>	Except where it is located within the <b>Barossa Valley Region Policy Area 2</b> and it achieves all of the following: (a) it is located on the site of an existing industry, service trade premises, road transport terminal, motor repair station, store or warehouse activity

Form of Development	Exceptions
<p>Telecommunications facility located within the <b>Barossa Valley Region Policy Area 2</b></p>	<ul style="list-style-type: none"> <li>(b) the site of the proposed development is within the original allotment which contained the existing activity as at 18 September 1990</li> <li>(c) the addition or expansion does not exceed 100 per cent of the total floor area which existed as at 18 September 1990</li> <li>(d) it achieves either (A) or (B):               <ul style="list-style-type: none"> <li>(i) it is located outside of the area marked '<b>Light Industry/Commerce</b>' on <a href="#">Concept Plan Map Lig/6 - Primary Industry Barossa Valley Region - (Barossa Valley Region)</a></li> <li>(ii) It is located within the area marked '<b>Light Industry/Commerce</b>' on <a href="#">Concept Plan Map Lig/6 - Primary Industry Barossa Valley Region - (Barossa Valley Region)</a> and the maximum building height of the addition or expansion does not exceed 10 metres.</li> </ul> </li> </ul>
<p>Tourist accommodation and ancillary uses located within the <b>Barossa Valley Region Policy Area 2</b></p>	<p>Except where it is in the form of a:</p> <ul style="list-style-type: none"> <li>(a) motel and it achieves all of the following:               <ul style="list-style-type: none"> <li>(i) existed as at 18 September 1990</li> <li>(ii) the addition or expansion does not exceed 100 per cent of the total floor area or the total number of accommodation units of the building as at 18 September 1990; or</li> </ul> </li> <li>(b) bed and breakfast accommodation and it achieves at least one of the following:               <ul style="list-style-type: none"> <li>(i) it is within or is an addition to a building existing as at 18 September 1990</li> <li>(ii) it is in association with a lawful activity where bed and breakfast existed as at 18 September 1990, and the addition or expansion exceed 100 per cent of the total floor area of the building as at 18 September 1990.</li> </ul> </li> </ul>
<p>Tourist accommodation within the <b>General Farming Policy Area 3</b></p>	<p>Except where it is in the form of bed and breakfast accommodation for no more than 5 guests at a given time.</p>
<p>Warehouse</p>	<p>Except where it achieves one of the following, it is located within the:</p> <ul style="list-style-type: none"> <li>(a) <b>Seppeltsfield Winery Policy Area 5</b></li> <li>(b) <b>General Farming Policy Area 3</b> and it achieves all of the following:               <ul style="list-style-type: none"> <li>(i) it is sited on an existing farm</li> <li>(ii) it is to be used for the storage of farm produce</li> <li>(iii) it has a gross leasable area of 500 square metres or less</li> </ul> </li> <li>(c) <b>Barossa Valley Region Policy Area 2</b> and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) it is located on the site of an existing industry, service trade premises, road transport terminal, motor repair station, store or warehouse activity</li> <li>(ii) the site of the proposed development is within the original allotment which contained the existing activity as at 18 September 1990</li> <li>(iii) the addition or expansion does not exceed 100 per cent of the total floor area which existed as at 18 September 1990</li> </ul> </li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(iv) it achieves either (A) or (B):               <ul style="list-style-type: none"> <li>(A) it is located outside of the area marked '<b>Light Industry/Commerce</b>' on <a href="#">Concept Plan Map Lig/6 - Primary Industry Barossa Valley Region - (Barossa Valley Region)</a></li> <li>(B) it is located within the area marked '<b>Light Industry/Commerce</b>' on <a href="#">Concept Plan Map Lig/6 - Primary Industry Barossa Valley Region - (Barossa Valley Region)</a> and the maximum building height of the addition or expansion does not exceed 10 metres.</li> </ul> </li> </ul>
Waste reception, storage, treatment or disposal	<p>Except where it achieves one of the following:</p> <ul style="list-style-type: none"> <li>(a) it is located within the <b>Roseworthy College Policy Area 4</b></li> <li>(b) it is located within the <b>Seppeltsfield Winery Policy Area 5</b></li> <li>(c) it is located within Part Section 69, Hundred of Belvidere, Certificate of Title Volume 5676 Folio 198</li> <li>(d) it involves a wastewater control system</li> <li>(e) it is located within the <b>Precinct 41 Samuel Road Effluent Disposal Lagoons</b> and is associated with an established industrial activity located in the adjacent <b>Industry Zone</b></li> <li>(f) it is a single system solution directly associated with development in the adjacent <b>Suburban Neighbourhood Zone</b> and/or <b>Urban Employment Zone</b>.</li> </ul>
Welfare Institution where it is located within the <b>Barossa Valley Region Policy Area 2</b> , or the <b>General Farming Policy Area 3</b> or within <b>Precinct 19 Marananga Seppeltsfield Fringe</b>	
Wind farm and ancillary development such as substations, maintenance sheds, access roads and connecting power lines (including to the National Electricity Grid) located within the <b>Barossa Valley Character Preservation District</b> as defined by <i>Character Preservation legislation</i>	<p>Except a wind turbine within the <b>Barossa Valley Character Preservation District</b> as defined by <i>Character Preservation legislation</i> 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.</p>
Wind monitoring mast located within the <b>Barossa Valley Character Preservation District</b> as defined by <i>Character Preservation legislation</i>	
Winery where it is located within the <b>Barossa Valley Region Policy Area 2</b> , or within the <b>General Farming Policy Area 3</b> or within <b>Precinct 19 Marananga Seppeltsfield Fringe</b>	<p>Except where it achieves one of the following, it is located within:</p> <ul style="list-style-type: none"> <li>(a) the <b>Barossa Valley Region Policy Area 2</b> and the winery involves the processing of at least 30 tonnes of grapes and/or the production of at least 20 000 litres of wine per annum by maturation and at least one of the following activities:               <ul style="list-style-type: none"> <li>(i) 4 hectares of vineyard</li> <li>(ii) grape crushing</li> <li>(iii) fermenting of grape product</li> </ul> </li> <li>(b) <b>Precinct 19 Marananga Seppeltsfield Fringe</b> and does not exceed a size equivalent to:               <ul style="list-style-type: none"> <li>(i) a 500 tonne crush per annum</li> </ul> </li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(ii) a grape juice or wine storage facilities to service a 500 tonne crush per annum operation</li> <li>(c) the <b>General Farming Policy Area 3</b> and achieves (i) or (ii):               <ul style="list-style-type: none"> <li>(i) it is located within <b>Precinct 16 Horticulture</b> and more than 300 metres from the <b>Historic (Conservation) Kapunda Mines Zone, Historic Conservation Area, Bulk Handling Zone, District Centre Zone, Light Industry Zone, Residential Zone, Residential Character Zone, Rural Living Zone, Settlement Zone, Tourist Accommodation Zone, Town Centre Zone, Recreation Zone, Rural Agistment Policy Area 12, Township Fringe Policy Area 6 and Precinct 6 Industry Shea-Oak Log</b></li> <li>(ii) it is located outside of the Gawler River Flood Plain, as shown on the <i>Overlay Maps – Development Constraints</i>, or the <b>Precinct 17 Market Garden</b> or the <b>Precinct 16 Horticulture</b> and achieves all of the following:                   <ul style="list-style-type: none"> <li>(A) it is more than 300 metres from the <b>Historic (Conservation) Kapunda Mines Zone, Historic Conservation Area, Bulk Handling Zone, District Centre Zone, Rural Living Zone, Residential Zone, Residential Character Zone, Settlement Zone, Tourist Accommodation Zone, Light Industry Zone, Rural Agistment Policy Area 12, Recreation Zone, Township Fringe Policy Area 6 and Precinct 6 Industry Shea-Oak Log</b></li> <li>(B) it is predominantly processing grapes/grape juice from a vineyard on the subject land or contiguous allotment established prior to 5 June 2003</li> <li>(C) it does not exceed a size equivalent to either a 500 tonne crush per annum or comprises grape juice or wine storage facilities to service a 500 tonne crush per annum operation.</li> </ul> </li> </ul> </li> </ul>

Wrecking yard

In addition to the above requirements, development (including building work, a change of use of land, or division of an allotment) of the following is non-complying where they are located within the Gawler Rivers Floodplain Area as shown on *Overlay Maps – Development Constraints*:

Form of Development	Exceptions
<p>Any form of development for human habitation on land that is located within the Gawler Rivers Floodplain Area as shown on <i>Overlay Maps – Development Constraints</i> where travel by road to land outside of the floodplain would require traversing a high flood risk category area</p>	
<p>Any form of development on land located within the Gawler Rivers Floodplain Area that is subject to a high flood risk category as shown on <i>Overlay Maps – Development Constraints</i></p>	<p>Except for:</p> <ul style="list-style-type: none"> <li>(a) buildings, structures or earthworks required as part of flood protection works associated with a regional flood mitigation scheme</li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(b) post and wire fencing with a mesh size of greater than 100 millimetres</li> <li>(c) farming</li> <li>(d) horticulture other than intensive production in an enclosed, artificial environment</li> <li>(e) recreation area.</li> </ul>
<p>Building work where it will result in a total site coverage of more than 25 per cent of the allotment</p>	
<p>Building work on land located within the Gawler Rivers Floodplain Area that is subject to a general or medium flood risk category as shown on <i>Overlay Maps – Development Constraints</i>.</p>	<p>Except for:</p> <ul style="list-style-type: none"> <li>(a) flood protection works associated with a regional flood mitigation scheme</li> <li>(b) a building or structure for human habitation where the finished floor level of the building is at least 300 millimetres above the Australian Height Datum level for a 1-in-100 year average return interval flood event</li> <li>(c) filling of land where it is a direct consequence of and necessary for building work on the same site, but does not extend more than 7 metres beyond the footprint of the building</li> <li>(d) construction of a domestic outbuilding of 60 square metres or less in floor area</li> <li>(e) filling of land for the purpose of a driveway, access track, or parking area where the extent of fill is no greater than 100mm above the natural ground level</li> <li>(f) construction of a fence where one of the following applies:             <ul style="list-style-type: none"> <li>(i) the site is wholly within the general flood risk category area;</li> <li>(ii) post and wire construction is proposed with a mesh size greater than 100 millimetres</li> <li>(iii) the fence is located no more than 10 metres from a dwelling or other building used for human habitation.</li> </ul> </li> </ul>
<p>Horticulture where it involves the use of intensive production in an enclosed, artificial environment</p>	
<p>Industry</p>	
<p>Land division where it will result in an increase in the number of allotments wholly within the medium or high flood risk category area</p>	
<p>Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the <i>Environment Protection Act 1993</i></p>	
<p>Organic waste processing facility</p>	

## Public Notification

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

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

Category 1	Category 2
<p>Advertisements and or advertising hoarding in the <b>Barossa Valley Region Policy Area 2</b>.</p> <p>Alterations and additions to an existing building where it is located within the <b>Seppeltsfield Winery Policy Area 5</b>.</p> <p>Alterations and additions to an existing winery where it is located within the <b>Seppeltsfield Winery Policy Area 5</b> and does not increase the processing capacity.</p> <p>Alterations and additions to an existing development where it is located within the <b>Barossa Valley Region Policy Area 2</b> or within the <b>General Farming Policy Area 3</b>, except where it involves intensive animal keeping, or any development listed as non-complying.</p> <p>Alterations or additions to or replacement of an existing dwelling where it is within <b>Precinct 18 Kapunda Fringe</b>.</p> <p>Dependant accommodation where it is located within the <b>General Farming Policy Area 3</b> and is ancillary to and sited on the same allotment as an existing dwelling.</p> <p>Demolition of a Contributory Item listed in <a href="#">Table Lig/7 – Contributory Items</a></p> <p>Development where it is located within the <b>General Farming Policy Area 3</b> and associated with the bulk receivable, storage and dispatch of farm commodities.</p> <p>Farming located within the <b>Barossa Valley Region Policy Area 2</b>, or the <b>General Farming Policy Area 3</b>, or <b>Kapunda Fringe Precinct 22</b>.</p> <p>Farm buildings where they achieve one of the following, they are located within the:</p> <ul style="list-style-type: none"> <li>(a) <b>Barossa Valley Region Policy Area 2</b> and have a maximum floor area of 250 square metres or less</li> <li>(b) <b>General Farming Policy Area 3</b></li> <li>(c) <b>Kapunda Fringe Precinct 22</b>.</li> </ul> <p>Horticulture where it is located within the <b>Barossa Valley Region Policy Area 2</b>, within <b>Precinct 16 Horticulture</b>, within <b>Precinct 17 Market Garden</b> or within the <b>Roseworthy College Policy Area 4</b> and where it achieves all of the following:</p> <ul style="list-style-type: none"> <li>(a) it does not involve the growing of olives or horticulture comprising production in an enclosed, artificial environment</li> <li>(b) no dam, audible bird scaring device or frost fan is proposed</li> </ul>	<p>Commercial forestry in the <b>Barossa Valley Region Policy Area 2</b>.</p> <p>Demolition of a Local Heritage Place listed in <a href="#">Table Lig/8 - Local Heritage Places</a>.</p> <p>Detached dwelling where it is located within the <b>General Farming Policy Area 3</b> and less than 500 metres from the <b>Industry Kingsford Regional Estate Policy Area 1</b>.</p> <p>Dwelling (except where it involves a detached dwelling) which is located within the <b>Roseworthy College Policy Area 4</b>.</p> <p>Horticulture where it is located within the <b>Barossa Valley Region Policy Area 2</b>, within the <b>Roseworthy College Policy Area 4</b>, <b>Precinct 16 Horticulture</b> or within <b>Precinct 17 Market Garden</b>, except where it is assigned Category 1.</p> <p>Recreation area located within the <b>Barossa Valley Region Policy Area 2</b>.</p> <p>Shop where it is located within the <b>Roseworthy College Policy Area 4</b> and it achieves one of the following:</p> <ul style="list-style-type: none"> <li>(a) it has a gross leasable area of 50 square metres or less</li> <li>(b) it is a restaurant.</li> </ul> <p>Tourist accommodation where it achieves one of the following, it is located:</p> <ul style="list-style-type: none"> <li>(a) outside of the <b>Barossa Valley Region Policy Area 2</b></li> <li>(b) within the <b>General Farming Policy Area 3</b> and involves host farms, farm-stay accommodation, bed and breakfast accommodation or cottage accommodation.</li> </ul> <p>Viticulture where it is located within <b>Precinct 19 Marananga Seppeltsfield Fringe</b> and is not a Category 1 form of development.</p> <p>Winery including alterations and additions to an existing winery, where it achieves all of the following:</p> <ul style="list-style-type: none"> <li>(a) it is located within the <b>Barossa Valley Region Policy Area 2</b></li> <li>(b) it involves the processing of 500 tonnes or less of grapes per annum and it is located less than 300 metres from the <b>Residential Zone, Residential Character Zone, Rural Living Zone, Settlement Zone, or Tourist Accommodation Zone</b>.</li> </ul>



Category 1	Category 2
<ul style="list-style-type: none"> <li>(c) no removal of significant native vegetation is proposed</li> <li>(d) it is located within the <b>Roseworthy College Policy Area 4</b> and no planting is proposed within 300 metres of a dwelling not associated with the horticulture development</li> <li>(e) the following separation distances are maintained between production (cultivated) areas which will be subject to regular chemical spraying and a sensitive receptor not associated with the horticulture development:               <ul style="list-style-type: none"> <li>(i) 100 metres from land based aquaculture</li> <li>(ii) 300 metres from a dwelling not associated with the horticulture development</li> <li>(iii) 300 metres from a mobile home or caravan park or other residential place, tourist accommodation, child care centre, kindergarten, school, university or other educational institution, or medical centre, nursing home or hospital.</li> </ul> </li> </ul>	<p>Winery including alterations and additions to an existing winery, where it achieves all of the following:</p> <ul style="list-style-type: none"> <li>(a) it is located within the <b>Barossa Valley Region Policy Area 2</b></li> <li>(b) it involves the processing of 500 tonnes or more of grapes per annum and it is located more than 300 metres from the <b>Residential Zone, Residential Character Zone, Rural Living Zone, Settlement Zone, or Tourist Accommodation Zone</b></li> </ul> <p>Winery, including associated activities, located within the <b>Barossa Valley Region Policy Area 2</b> which does not involve an increase in processing capacity.</p> <p>Winery including alterations and additions to an existing winery, where it achieves all of the following:</p> <ul style="list-style-type: none"> <li>(a) it is located within <b>Precinct 16 Horticulture</b> and more than 300 metres from either a centre zone or a dwelling not associated with the winery</li> <li>(b) it involves the processing of 500 tonnes or more of grapes per annum and it is located further than 300 metres from all of the following:               <ul style="list-style-type: none"> <li>(i) the <b>Historic (Conservation) Kapunda Mine Zone</b> or <b>Historic Conservation Area</b></li> <li>(ii) the <b>Bulk Handling Zone, District Centre Zone, Light Industry Zone, Residential Zone, Residential Character Zone, Rural Agistment Policy Area 12, Rural Living Zone, Settlement Zone, Tourist Accommodation Zone</b> or <b>Town Centre Zone</b></li> <li>(iii) the <b>Recreation Zone, Township Fringe Policy Area 6</b> and <b>Precinct 6 Industry Shea-Oak Log</b></li> <li>(iv) a dwelling not associated with the winery.</li> </ul> </li> </ul>
<p>Industrial, commercial and retail development where it is located within the <b>Roseworthy College Policy Area 4</b> and involves the processing, packaging, fermentation, storage and/or sale of primary produce from within the <b>Roseworthy College Policy Area 4</b>.</p>	
<p>Industrial development where it is located within the <b>General Farming Policy Area 3</b> and involves the processing, packing, storage and/or sale of primary produce and the floor area is less than 500 square metres.</p>	
<p>Office where it is located within the <b>Roseworthy College Policy Area 4</b> and the gross leasable area is less than 50 square metres.</p>	
<p>Replacement of an existing detached dwelling where it is located within <b>Precinct 19 Marananga Seppeltsfield Fringe</b>.</p>	<p>Winery where it is located within the <b>Precinct 19 Marananga Seppeltsfield Fringe</b> and more than 300 metres from either a centre zone or a dwelling not associated with the winery.</p>
<p>Shop where it is located within the <b>Seppeltsfield Winery Policy Area 5</b> and it has a gross leaseable area of less than 450 square metres.</p>	<p>Winery where it is located within the <b>Seppeltsfield Winery Policy Area 5</b> and processes more than 500 tonnes of grapes per annum.</p>
<p>Viticulture where it is located within <b>Precinct 19 Marananga Seppeltsfield Fringe</b> and where it achieves all of the following:</p> <ul style="list-style-type: none"> <li>(a) no dam, audible bird scaring device or frost fan is proposed</li> <li>(b) no planting is proposed within 300 metres of a dwelling not associated with the horticulture development</li> <li>(c) no removal of significant vegetation is proposed</li> </ul>	<p>Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid), outside of the following:</p> <ul style="list-style-type: none"> <li>(a) <b>Barossa Valley Region Policy Area 2</b></li> <li>(b) <b>Roseworthy College Policy Area 4</b></li> <li>(c) <b>Seppeltsfield Winery Policy Area 5</b></li> <li>(d) <b>Township Fringe Policy Area 6</b></li> </ul>

**Category 1**

- (d) the following separation distances are maintained between production (cultivated) areas which will be subject to regular chemical spraying and a sensitive receptor not associated with the horticulture development:
- (i) 100 metres from land based aquaculture
  - (ii) 300 metres from a dwelling, mobile home or caravan park or other residential place, tourist accommodation, child care centre, kindergarten, school, university or other educational institution, or medical centre, nursing home or hospital.

Winery including alterations and additions to an existing winery, where it achieves all of the following:

- (a) it is located within the **General Farming Policy Area 3**
- (b) it involves the processing of 500 tonnes or less of grapes per annum and it is located more than 300 metres from all of the following:
  - (i) the **Historic (Conservation) Kapunda Mines Zone** or **Historic Conservation Area**
  - (ii) the **Bulk Handling Zone, District Centre Zone, Light Industry Zone, Residential Zone, Residential Character Zone, Rural Agistment Policy Area 12, Rural Living Zone, Settlement Zone, Tourist Accommodation Zone** and **Town Centre Zone**
  - (iii) the **Recreation Zone, Township Fringe Policy Area 6** and **Precinct 6 Industry Shea-Oak Log**
  - (iv) a dwelling not associated with the winery.

Winery including alterations and additions to an existing winery, where it achieves all of the following:

- (a) it is located within the **Barossa Valley Region Policy Area 2**
- (b) it involves the processing of 500 tonnes or less of grapes per annum and it is located more than 300 metres from the **Residential Zone, Residential Character Zone, Rural Living Zone, Settlement Zone** or **Tourist Accommodation Zone**.

Winery where it is located within the **Seppeltsfield Winery Policy Area 5** and processes no more than 500 tonnes of grapes per annum.

Workers accommodation where it is located within the **General Farming Policy Area 3** and it is ancillary to an existing dwelling and sited on the same allotment.

**Category 2**

where the base of all wind turbines is located at least 2000 metres from:

- (i) an existing dwelling or tourist accommodation that is not associated with the wind farm
- (ii) a proposed dwelling or tourist accommodation for which an operable development plan consent exists
- (iii) the boundaries of any Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area or Precinct or any Heritage Area (including within the area of an adjoining Development Plan).

Wind monitoring mast and ancillary development outside of the following:

- (a) **Barossa Valley Region Policy Area 2**
- (b) **Roseworthy College Policy Area 4**
- (c) **Seppeltsfield Winery Policy Area 5**
- (d) **Township Fringe Policy Area 6.**

## Recreation Zone

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

### OBJECTIVES

- 1 A zone accommodating sporting, entertainment, cultural, leisure and recreational activities and associated spectator and administrative facilities.
- 2 Development of integrated recreational areas and facilities that accommodate a range of activities accessible to the community.
- 3 Development of tourist accommodation within **Precinct 23 Kapunda Recreation**.
- 4 Buildings, facilities and car parks located and designed to blend in with existing or additional trees, vegetation and landscaping.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone is a focus for recreational activities for residents of the townships, visitors and tourists. The zone is comprised of an open character with an emphasis placed upon the retention of native vegetation as well as additional landscaping including tree planting to enhance the appearance of the zone.

Development within the zone should contribute to the continued improvement of the zone's overall appearance by complementing the traditional styles of architecture via a high standard of design which is compatible with the open character of the zone and will have minimal impact upon other developments within the zone. The function of the zone should be improved by both the ongoing maintenance of grounds and the development of leisure, recreation, sports and tourist facilities.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - car parking associated with a community or recreational use
  - clubroom associated with a sports facility
  - community centre
  - entertainment, cultural and exhibition facility
  - golf course
  - indoor and outdoor recreation facility
  - lighting for night use of facilities
  - office associated with community or recreation facility
  - playground
  - recreation area
  - shops or groups of shops ancillary to recreation development
  - showground
  - sports ground and associated facility
  - spectator and administrative facilities ancillary to recreation development
  - swimming pool.

- 2 Development listed as non-complying is generally inappropriate.
- 3 A shop or group of shops other than a restaurant or café within **Precinct 21 Gawler Belt Recreation**, should only be developed where:
  - (a) it is ancillary to recreation, community or sporting development
  - (b) the total gross leasable area is less than 50 square metres, or 200 square metres where it is located within **Precinct 23 Kapunda Recreation**.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Strong thematic landscaping should be instituted on individual sites to improve the landscape, provide shade and shelter, create interest, provide habitat, retain existing native vegetation, use locally indigenous plant species in plantings where possible and define different activity areas.
- 6 All car-parking areas should be shaded and screened with vegetation to improve the amenity of the zone.

#### Land Division

- 7 No additional allotments should be created wholly or partly within the zone.
- 8 Land division or the rearrangement of existing allotment boundaries should take place as part of a co-ordinated development scheme, or as a rationalisation of land holdings that is designed to allow more efficient and economic use of land consistent with the objectives for the zone.

### PRECINCT SPECIFIC PROVISIONS

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

#### Precinct 20 Freeling Recreation

- 9 Development within the precinct should be for recreational purposes and only occur where it is associated with the establishment, improvement or extension of recreation facilities or land uses of a community nature.
- 10 Major extensions of recreational and associated uses should take place in the southern part of the precinct between Coulls Street and Schuster Street.

#### Precinct 21 Gawler Belt Recreation

- 11 Development within the precinct should be for recreational purposes and only occur where it is associated with the establishment, improvement or extension of recreation facilities or land uses of a community nature.
- 12 All new access points within the precinct should be provided from Two Wells or Wards Belt Road and no further direct access should be provided onto the Gawler Bypass.
- 13 Development including the intensification of existing uses should exhibit a pleasant landscaped appearance and incorporate a landscape buffer along Two Wells Road, Gawler Bypass and Northern Expressway.

#### Precinct 22 Greenock Recreation

- 14 Development within the precinct should be for recreation purposes and only occur where it is associated with the establishment, improvement or extension of recreation facilities, land uses of a community nature or small-scale tourist facilities of a complementary nature.

## Precinct 23 Kapunda Recreation

- 15 Development within the precinct should only occur where it is associated with the establishment, improvement or extension of recreation and tourist facilities.
- 16 Existing vegetation within the precinct should be retained and development should include the planting of additional vegetation.

## PROCEDURAL MATTERS

### Complying Development

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

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

- recreation area.

### Non-complying Development

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

Form of development	Exceptions
Advertisement or advertising displays visible from a public road which do not relate to the function of a public recreation reserve	Except where located within <b>Precinct 21 Gawler Belt Recreation</b> or <b>Precinct 22 Greenock Recreation</b> .
Aerodrome/airfield	Except where located within <b>Precinct 21 Gawler Belt Recreation</b> .
Bus depot	Except where located within <b>Precinct 23 Kapunda Recreation</b> .
Bus station	Except where located within <b>Precinct 23 Kapunda Recreation</b> .
Consulting room where it is located within the <b>Precinct 21 Gawler Belt Recreation</b> .	Except for a veterinary consulting room in the <b>Precinct 21 Gawler Belt Recreation</b> .
Crematorium	
Dairy where it is located within the <b>Precinct 21 Gawler Belt Recreation</b> .	
Dependent accommodation	
Dwelling	Except it achieves one of the following: <ul style="list-style-type: none"> <li>(a) it is located within <b>Precinct 21 Gawler Belt Recreation</b> and involves alterations or additions to or the replacement of an existing dwelling</li> <li>(b) it is located within <b>Precinct 23 Kapunda Recreation</b> and it is a manager's residence which is in association with and ancillary to tourist accommodation.</li> </ul>
Farming	Except where located within <b>Precinct 21 Gawler Belt Recreation</b> .
Farm building	

Form of development	Exceptions
Fuel depot	Except where located within the <b>Precinct 21 Gawler Belt Recreation</b> .
Horticulture where it is located within the <b>Precinct 22 Greenock Recreation</b> .	
Hospital where it is located within the <b>Precinct 21 Gawler Belt Recreation</b> .	
Hotel	
Industry	Except for industrial development within <b>Precinct 21 Gawler Belt Recreation</b> which is directly associated with the construction and maintenance of aircraft.
Intensive animal keeping	
Motel	
Motor repair station	
Nursing home	
Office	Except where it achieves all of the following: (a) it is associated with a community or recreation facility (b) the gross leasable area is 100 square metres or less.
Petrol filling station	
Place of worship	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	Except where located within the <b>Precinct 21 Gawler Belt Recreation</b> .
Shop or group of shops	Except where one of the following applies: (a) it is located within <b>Precinct 23 Kapunda Recreation</b> and the gross leasable area is 200 square metres or less (b) it is located outside of the <b>Precinct 23 Kapunda Recreation</b> and the gross leasable area is 50 square metres or less (c) it is a restaurant or café located within <b>Precinct 21 Gawler Belt Recreation</b> .
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	Except where one of the following applies, it is: (a) located within <b>Precinct 23 Kapunda Recreation</b> (b) a caravan park located within <b>Precinct 22 Greenock Recreation</b> .
Warehouse	

Form of development	Exceptions
Waste reception, storage, treatment or disposal	Except for a wastewater control system.
Wrecking yard	

### Public Notification

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

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

Category 1	Category 2
Demolition of a Contributory Item listed in <a href="#">Table Lig/7 - Contributory Items</a> .	Demolition of a Local Heritage Place listed in <a href="#">Table Lig/8 - Local Heritage Places</a> .

## Residential Zone

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

### OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

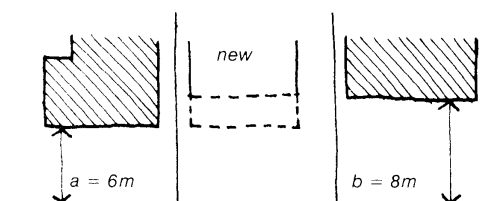
- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - small scale non-residential use that serves the local community, for example:
    - child care facility
    - health and welfare service
    - open space
    - primary and secondary school
    - recreation area
  - small scale tourist development in the form of 'Bed and Breakfast accommodation', other than where located within the **Residential Gawler Belt Policy Area 7**
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Medium-density dwellings should be concentrated in the following areas:
  - (a) within easy walking distance, of a centre
  - (b) close to public transport or major employment nodes
  - (c) adjacent to public open space.
- 4 Group dwellings, residential flat buildings and row dwellings, except where located within the **Residential Gawler Belt Policy Area 7**, should be located within 500 metres of the **District Centre Zone** in Kapunda.
- 5 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.
- 6 Non-residential development such as shops and schools 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.
- 7 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.
- 8 Building work which will result in total site coverage of more than 50 per cent of the allotment should not occur on land located within the Gawler Rivers Floodplain Area as shown on *Overlay Maps – Development Constraints*.
- 9 Building work located on land within the Gawler Rivers Floodplain Area as shown on *Overlay Maps – Development Constraints* should only occur where it is comprised of one or more of the following:
- (a) flood protection works associated with a regional flood mitigation scheme
  - (b) a building or structure for human habitation where the finished floor level of the building is at least 300 millimetres above the Australian Height Datum level for a 1-in-100 year average return interval flood event
  - (c) filling of land where it is a direct consequence of and necessary for building work on the same site
  - (d) construction of a domestic outbuilding of 60 square metres or less in floor area
  - (e) filling of land for the purpose of a driveway or parking area where the extent of fill is no greater than 100 millimetres above the natural ground level.

#### Form, and Character

- 10 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.
- 11 Development fronting the primary street (excluding verandas, porches and similar) in built-up areas should be set back by either of the following distances:
- (a) the same distance as one or the other of the adjoining buildings, provided the difference between the setbacks of the two adjoining buildings is less than or equal to 2 metres (as shown in figure below)



When  $b - a \leq 2$ , setback of new dwelling =  $a$  or  $b$

- (b) not less than the average of the setbacks of the adjoining buildings, if the difference between the setbacks of the adjoining buildings is greater than 2 metres.

12 Dwellings should be designed within the following parameters:

Parameter	Value
Maximum site coverage	50 per cent
Minimum area of private open space	25 square metres for each bedroom or room which may be reasonably expected to be used as a bedroom and be comprised of all of the following: <ul style="list-style-type: none"> <li>(a) a minimum dimension of 2.5 metres</li> <li>(b) 1 rectangular area measuring at least 4 metres by 6 metres</li> <li>(c) an area which does not contain driveways, car parking, outbuildings or similar.</li> </ul>
Minimum number of on site car parking spaces	The dwelling being provided with car parking at a rate of one covered car parking space per dwelling plus one additional car parking space for each two bedrooms or rooms which may be reasonably expected to be used as a bedroom(s).
Minimum number of on site, visitor, car parking spaces for a development comprising seven or more dwellings	Two car parking spaces or one car parking space for every four car parking spaces required for all the dwellings.
Minimum access driveway width where access is required to service a dwelling at the rear of a site	4.5 metres flared out to 5.5 metres where the access meets the road boundary.

13 Dwellings, except where located within the **Residential Gawler Belt Policy Area 7**, should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage in Greenfield sites	8 metres
Minimum setback from secondary road frontage	2.5 metres
Minimum setback from side boundaries - ground level	1.5 metres
Minimum setback from side boundaries - upper level of two storey building	2.5 metres
Minimum setback from rear boundary	5 metres
Maximum building height (from natural ground level)	Two storeys - having external wall heights of no greater than 6 metres above the natural ground level

14 A dwelling, except where located within the **Residential Gawler Belt Policy Area 7**, should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Minimum site area (square metres)	Minimum frontage (metres)
Detached dwelling, except where located within the <b>Residential North West Kapunda Policy Area 8</b>	350	12
Detached dwelling located within the <b>Residential North West Kapunda Policy Area 8</b>	450	14
Semi-detached	300	10
Group dwelling	300	15 metres for two or more group dwellings where only one of the group dwellings has a street frontage. 25 metres for three or more group dwellings where two or more group dwellings have street frontage
Residential flat building	250	9
Row dwelling	250	8

#### Affordable Housing

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

## Residential Gawler Belt Policy Area 7

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

### OBJECTIVES

- 1 Development functionally integrated with the Gawler Township and complementing the town's principal structural elements including:
  - (a) retention of the town's rural backdrop and clear delineation of this area as a new township extension
  - (b) extension of the North Para River open space to link with the parkland belt
  - (c) adoption of the prevailing principal movement patterns, and direct links with the main traffic thoroughfares
  - (d) provision for local shops and educational facilities
  - (e) maximising public access to shared school playing fields and to the linear park
  - (f) a buffer along the northern boundary of the area to minimise impact from nearby rural and industrial uses.
- 2 A policy area comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 3 The preservation of significant trees throughout the policy area.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area represents the last available broad hectare land development area which links directly with the Town of Gawler and is a strategic discrete land parcel bounded by the North Para River and Sturt Highway. Its urban development is intended to sensitively link with the Town of Gawler road hierarchy and complement its desired residential character while also assisting in the provision of community, educational and shopping needs.

Housing will take advantage of site features, maximise views and access to the extensive open spaces, and efficiently utilise land and urban services. It is envisaged that development will be of a built-scale that is sympathetic with the natural landform and avoids extensive benching or filling of land where located on sloping sites.

Medium-density housing is to be located in close proximity to shops, community facilities and public transport, and integrated sensitively to promote a mix of housing forms and densities that do not dominate the development character of any locality

Residential development should result in streetscapes which are comprised of varying built character, with any larger-scale buildings being set-back further and designed to avoid large massed facades.

Dwellings on sites with public road and reserve frontages should be designed to sympathise with the streetscape character; secure private yards and maximise views. Landscaped gardens are envisaged within the tree lined streets and significant trees are to be preserved as features of the locality.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 Development within the policy area should:
  - (a) proceed progressively from west to east, radiating out from the identified connecting road access points, and promoting as a high priority the servicing of, and provision of vehicle access to school and centre sites
  - (b) not afford property access to the surrounding primary or secondary arterial roads and curtail access along designated connecting roads
  - (c) retain living areas for housing and associated local open spaces
  - (d) confine all shops and direct community facilities to the designated local centre
  - (e) site the primary and secondary schools adjacent to playing fields and public open space to provide for shared use of such spaces
  - (f) provide buffer features or distance between residential and existing rural uses.
- 2 Residential development on allotments that abut that section of Murray Road between Main North Road and Princess Street should be in the form of detached dwellings only.

### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Significant trees should be retained and maintained to provide an important aesthetic and environmental contribution to the amenity of the locality.
- 5 A dwelling should have a minimum site area (and in the case of 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	6
Semi-detached	400 minimum	6
Group dwelling	300 minimum	6
Residential flat building	250 average	6
Row dwelling	250 minimum	6
Supported accommodation	175 minimum	N/A

- 6 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	5 metres
Minimum setback from primary road frontage for arterial roads and roads shown on <i>Overlay Maps - Transport</i>	7 metres

Parameter	Value
Minimum setback from secondary road frontage	2.5 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	5 metres
Maximum site coverage	50 per cent with the dwelling covering no more than 35 per cent of the site
Maximum building height (from natural ground level)	Two storeys

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 24 Local Centre

- 7 Shopping development in the precinct should have a total gross leasable floor area that does not exceed 750 square metres and is comprised of a maximum of 450 square metres of core retail facilities and 300 square metres of service trades, personal service establishment, restaurant, plant nursery or hardware.
- 8 An area of between 800 to 1200 square metres should be set aside within the precinct for non-retail uses that can be used for community development and associated services that will be integrated with the whole of the centre development.

## Residential North West Kapunda Policy Area 8

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

### OBJECTIVES

- 1 A policy area comprising a range of low to medium density dwellings with ancillary buildings.
- 2 Development designed to maximize outlooks onto the golf course and rural vistas.
- 3 The development and infill of existing large allotments as well as the amalgamation of allotments to produce co-ordinated residential development that enables existing and proposed dwellings to address public streets.

### DESIRED CHARACTER

As of 2007, this policy area consisted of small rural residential allotments with detached dwellings and greenfield sites that share a boundary with the **Primary Production Zone**.

The small rural residential allotments are to be used to accommodate infill development including the incorporation of hammer head sites that accommodate single storey dwellings, thereby minimising overlooking issues. However, the preferred infill pattern will involve the amalgamation of titles to form the basis of a larger residential infill development proposal that can maximise the number of dwellings fronting the public street and achieve a more co-ordinated and integrated development. In such cases, the planning authority can consider a more flexible approach in how it applies minimum allotment/site areas per dwellings to promote such amalgamations.

Greenfield sites will ensure the road pattern and dwellings are integrated with the existing developed areas, while maximising views of the golf course and rural vistas. Development (allotments and buildings) at the edge of the policy area that adjoins the **Primary Production Zone** should incorporate larger allotment sizes and greater dwelling setbacks from current and potential rural activities, thereby minimising residential - rural interface issues.

All development must be serviced by a waste water treatment facility. Buildings should not be constructed that rely on on-site septic tank waste management systems.

### 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
  - dwelling addition.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development adjacent to the **Primary Production Zone** boundary should incorporate a densely planted 10 metre wide landscaping area along the entire zone boundary and this area should not form part of the required provision of private open space for the associated dwelling.

Land Division

- 4 Allotments adjacent to the **Primary Production Zone** boundary should incorporate sufficient depth in order to accommodate a 10 metre wide densely planted landscaped area.



## Residential General Policy Area 9

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

### OBJECTIVES

- 1 Development which conserves, rehabilitates and complements the historic and residential character of the policy area.
- 2 Development of the creek and rail systems in Kapunda as linear parks.
- 3 Davison Reserve in Kapunda developed as a passive recreation area.
- 4 Clear-stemmed canopy street-trees established throughout the policy area to create a network of avenues.
- 5 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area contains intact residential streetscapes which will be strengthened by new residential development which is sympathetic in design, siting and form. Streets containing inappropriate street trees are to be replanted to create an integrated network of streetscapes characterised by tree canopies providing shade, in a similar manner as occurs at the northern end of White Street. Parts of the policy area comprise large undeveloped vacant parcels which are suitable for servicing and development for residential purposes. Design issues in these areas are less critical than other parts of the **Residential Zone** which have heritage or historic interest.

Construction of medium-density non-detached dwellings which are suitable for smaller households of one to two persons located within close proximity of the **District Centre Zone**. However, the design of such dwellings must ensure they are compatible with the design themes of the buildings within the zone. Due to former mining and extractive industry uses being undertaken nearby, development is expected to occur on a precautionary basis where a site contamination audit verifies that a site or sites are suitable and safe for the intended uses, particularly where it involves sensitive uses like residential development.

### 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
  - dwelling addition.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Buildings or structures within the area bounded by the Primary Production Zone boundary, Maxwell Street and Wheatley Street, should have a maximum wall height of 6 metres above natural ground level.

- 4 A minimum separation distance of 30 metres between any proposed residential allotment boundary and the centre of the rail corridor should be provided and the portion of land adjacent to residential allotments should incorporate one or more of the following:
  - (a) open space
  - (b) landscaping
  - (c) a road
  - (d) an acoustic wall and/or mounds (in the event the corridor is used for rail transport services at the time of development).
  
- 5 Development on the western side of Adelaide Road between the northern entrance of Kernow Place and Hancock Road should be orientated towards Old Adelaide Road and be designed within the following parameters:
  - (a) access should only be provided onto Old Adelaide Road
  - (b) a densely planted 10 metre wide landscaped buffer should be established along the entire Adelaide Road boundary
  - (c) a solid fence is erected in accordance with the following:
    - (i) it runs parallel to the Adelaide Road boundary and is the same width as the Adelaide Road boundary
    - (ii) it is setback 10 metres from the Adelaide Road boundary and located between the rear yard and the required 10 metre wide landscaped buffer
  - (d) dwellings should be setback a minimum of 8 metres from Old Adelaide Road and no part of the building should be sited more than 18 metres from Old Adelaide Road
  - (e) carports and garages should be setback a minimum of 8 metres from Old Adelaide Road, behind the main face of the dwelling and no part of the building should be sited more than 18 metres from Old Adelaide Road
  - (f) outbuildings should be setback a minimum of 18 metres from Old Adelaide Road and no part of the building should be sited more than 24 metres from Old Adelaide Road.

#### Land Division

- 6 The division of land on the western side of Hogan Street between Bagot Street and Cameron Street should only occur where it results in allotments of similar size, shape, design and orientation to those on the eastern side of Hogan Street.

## Residential Kapunda Policy Area 10

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

### OBJECTIVES

- 1 Development which conserves, rehabilitates and complements the historic and residential character of the policy area.
- 2 Development of the creek and rail systems as linear parks.
- 3 Davison Reserve developed as a passive recreation area.
- 4 Clear-stemmed canopy street-trees established throughout the policy area to create a network of avenues.
- 5 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area contains a variety of important historic streetscapes and residential development. In areas such as the eastern end of High Street there are quite stately houses with gardens or open space surrounding the buildings of an appropriate scale which complements the building and character of the locality. In contrast, other parts of the policy area have a relatively high-density which arises from the buildings' original purpose and function, such as row housing, which accommodated mine or industrial workers.

It is intended that infill residential development will conserve, rehabilitate and complement the existing historic buildings and character of the policy area by the use of building types and styles which relate to the respective locality and have appropriate building and land area proportions. In some locations small allotments or site areas for dwellings may be appropriate while in others large well-established landscaped grounds and complementary front fencing will be more appropriate.

Development throughout the policy area should conserve, enhance and reinforce the historic character of significant heritage buildings and the streetscape.

### 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
  - dwelling addition.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Dwellings in the policy area should have an individual frontage to a public street, consistent with that of the existing buildings of historic value, to preserve or enhance the streetscape.

**Light Regional Council**  
**Zone Section**  
**Residential Zone**  
***Residential Kapunda Policy Area 10***

- 4 Carports or garages in the policy area should be located to the rear of the property or appropriately integrated at the side of the building in a complementary form and not forward of the dwelling.
- 5 Existing stone or wrought iron fencing and walling in the policy area should be preserved and restored and incorporated into new development where appropriate.

## Residential Senior's Living Policy Area 11

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

### OBJECTIVES

- 1 Housing for seniors and ancillary development provided in appropriate locations.
- 2 Development on sloping land designed to minimise environmental and visual impacts and protect soil stability and water quality.
- 3 Development located and designed to prevent adverse impact and conflict between land uses.
- 4 Affordable housing and housing for seniors provided in appropriate locations.

### DESIRED CHARACTER

The policy area is to be primarily developed as an integrated community accommodating independent housing for seniors (ie: for residents aged over 55 years). Associated development including a community centre with serviced apartments, communal workshop, caravan and boat parking area, playing fields and community gardens are appropriate in the policy area. The seniors living community will be outward facing and integrated with the surrounding residential areas and dwellings will address Maxwell Street.

Where the land is too steep to accommodate housing for seniors, the policy area will accommodate low density residential development comprising detached dwellings on individual allotments.

New development will implement innovative and best practice solutions in respect to water reuse, grey water supply and stormwater management.

Buildings will be between one and two storeys in height. Housing forms will incorporate articulation to the street façade through recessed vehicle garaging and inclusion of front verandas and appropriate landscaping to provide interesting streetscape and promotion of social interaction.

Access and parking for individual dwellings will be from either the front or rear. Rear access may be provided in the form of 'service lanes', which support vehicular access requirements at reduced speeds to promote shared vehicular and pedestrian use.

Communal and exclusive areas of open space will be provided. The form and distribution of open space may be influenced by the need for stormwater detention, treatment and re-use. Public open space areas will need to accommodate both active and passive recreation opportunities. Exclusive private open space areas will need to be designed to sensitively balance the need for shade and shelter with the provision of adequate light and ventilation for resident comfort and amenity.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - housing for seniors

- non-residential use that serves the local community, for example:
  - community centre
  - open space
  - recreation area
  - communal workshop
  - caravan and boat parking
- residential flat building
- serviced apartments.

## Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area and in accordance with the [Concept Plan Map Liq/10 - Residential Senior's Living - \(Kapunda\)](#).
- 3 Dwellings as part of an integrated seniors living development should be designed within the following parameters as shown within the following table:

Parameters	Criterion
Height	6 metres maximum for walls from natural ground level. 9 metres maximum for roof ridge line.
Vehicle access/parking	Any gate in association with an access driveway from a public street should be setback from the street a minimum distance to avoid vehicle overhang into the street. Minimum of 1 car parking space per dwelling. A minimum setback of 5.5 metres for garages where tandem visitor parking spaces are proposed for individual dwellings. Visitor parking provided at a rate of 1 space per 6 dwellings, and which may be located in a central parking area. A communal hard stand area provided for the purpose of caravan/trailer/boat parking.
Private open space	For ground floor dwellings a minimum of 20 square metres with a 4 metres by 4 metres area directly accessible from a living room. For non-ground floor dwellings 8 square metres in the form of a balcony, with a minimum width of 2 metres. Exclusive private open space provision should be augmented with a shared/common area located centrally or to the rear of the seniors living development site. At least 50 per cent of the exclusive private open space provided for each dwelling should be uncovered or if more than 50 per cent of an exclusive open space area is covered for shade purposes the open space shall be designed and orientated to afford adequate natural light and ventilation as well as opportunities for landscaping for occupant amenity.
Dwelling functionality	In the case of a two storey dwelling, the internal room layout should enable a person to function entirely downstairs.

Parameters	Criterion
Built form	<p>Where a development has frontage to a public road, the majority of dwellings adjacent to the road frontage should address the road and the built form should complement the existing character of the streetscape in terms of front and side setbacks, building appearance and style.</p> <p>Elsewhere, front setbacks to the edge of an internal roadway should be a minimum of 3 metres.</p> <p>Setbacks between buildings (other than where they adjoin in the case of row dwellings) should be a minimum of 1 metre for single storey buildings and a minimum of 2 metres for two storey buildings.</p>

- 4 A minimum separation distance of 30 metres between any proposed residential allotment boundary and the centre of the rail corridor should be provided and the portion of land adjacent to residential allotments should incorporate one or more of the following:
  - (a) open space
  - (b) landscaping
  - (c) a road
  - (d) an acoustic wall and/or mounds (in the event the corridor is used for rail transport services at the time of development).
- 5 The potential for adverse impacts resulting from rural development should be minimised by maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.
- 6 Existing primary production uses should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 7 Stormwater management systems should be designed at an adequate capacity to manage stormwater discharges from the site and with recognition that communal and exclusive open space areas may be enclosed or partially enclosed and/or impermeable.

## PROCEDURAL MATTERS

### Complying Development

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

Except for development sited on an allotment containing a Heritage Place identified in [Table Lig/7 - Contributory items](#), [Table Lig/8 - Local Heritage Places](#) or [Table Lig/9 - State Heritage Places](#), the following forms of development are designated as complying subject to the conditions contained in the Conditions for complying development contained in the table below and [Table Lig/1 - Conditions for Complying Development](#):

Form of Development	Conditions of Complying Development
Additions to a detached dwelling Carport Detached dwelling Free-standing domestic outbuilding Swimming pool	Provided it: <ol style="list-style-type: none"> <li>is located outside of the <b>Residential Gawler Belt Policy Area 7</b></li> <li>is not located closer than 8 metres to the primary road boundary or 2.5 metres to the secondary road boundary (for allotments with two road frontages)</li> <li>does not exceed one storey in height</li> <li>is located a minimum of 6 metres from the top of a bank of a watercourse located on private property.</li> </ol>

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	
Aerodrome/airfield	Except where it is an aircraft landing facility associated with a hospital.
Amusement machine centre	
Animal keeping	
Caravan park where it is located within the <b>Residential Gawler Belt Policy Area 7</b>	
Consulting room where it is located within the <b>Residential Gawler Belt Policy Area 7</b>	Except where it achieves one of the following: <ol style="list-style-type: none"> <li>it is located within <b>Precinct 24 Local Centre</b></li> <li>it is in association with, ancillary to and located within a dwelling.</li> </ol>
Crematorium	
Dairy	
Dependent accommodation where it is located within the <b>Residential Gawler Belt Policy Area 7</b>	Except where it achieves all of the following: <ol style="list-style-type: none"> <li>the floor area of the dependent relative accommodation does not exceed 65 square metres</li> <li>the building does not exceed one storey in height.</li> </ol>
Farming	



Form of Development	Exceptions
Fire station where it is located within the <b>Residential Gawler Belt Policy Area 7</b>	
Fuel depot	
Horse keeping	
Horticulture	
Hotel	
Industry	
Indoor recreation centre in the <b>Residential Gawler Belt Policy Area 7</b>	
Intensive animal keeping	
Land division which results in an increase in the number of allotments wholly within the Gawler Rivers Floodplain area on land that is subject to the medium or high flood risk category as shown on <i>Overlay Maps – Development Constraints</i>	
Motel where it is located within the <b>Residential Gawler Belt Policy Area 7</b>	
Motor repair station	
Office	Except where it involves one of the following: (a) it is located outside of the <b>Residential Gawler Belt Policy Area 7</b> and the total floor area is 100 square metres or less (b) it is located within <b>Precinct 24 Local Centre</b> (c) it is located within the <b>Residential Gawler Belt Policy Area 7</b> and it is ancillary to a dwelling.
Petrol filling station	Except for alterations and additions to an existing petrol filling station outside of the <b>Residential Gawler Belt Policy Area 7</b> .
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it involves (a) or (b): (a) it is located outside of the <b>Residential Gawler Belt Policy Area 7</b> and the total floor area is 100 square metres or less (b) it is located within <b>Precinct 24 Local Centre</b> .
Stadium where it is located within the <b>Residential Gawler Belt Policy Area 7</b>	
Stock sales yard	
Stock slaughter works	
Store	

Form of Development	Exceptions
Telecommunications facilities where it is located within the <b>Residential Gawler Belt Policy Area 7</b>	
Tourist accommodation where it is located within the <b>Residential Gawler Belt Policy Area 7</b>	
Truck or other vehicle parking where the vehicle exceeds 3000 kilograms in weight	
Warehouse	
Waste reception, storage, treatment or disposal	Except for a wastewater control system.
Winery	
Wrecking yard	

#### Public Notification

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

Further, the following forms of development where located within the **Residential Gawler Belt Policy Area 7** (except where the development is classified as non-complying) are designated:

Category 1	Category 2
Alterations and additions to existing residential development	Consulting room
Demolition of a Contributory Item listed in <a href="#">Table Lig/7 – Contributory Items</a>	Demolition of a local heritage place listed in <a href="#">Table Lig/8 – Local Heritage Place</a>
Dependent accommodation	Dwelling (other than those assigned as Category 1 Development)
Detached dwelling	Office
Group dwelling	Shop or group of shops
Land division	
Row dwelling	
Semi-detached dwelling	

Further, the following forms of development where located within the **Residential Senior's Living Policy Area 12** (except where the development is classified as non-complying) are designated:

Category 1	Category 2
Any dwelling for the purpose of seniors living	Acoustic wall
Non-residential uses associated with and ancillary to the above including community centre, community garden, communal workshop, recreation area, caravan and boat parking	
Residential flat building	
Retirement village	
Serviced apartment	

## Residential Character Zone

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

### OBJECTIVES

- 1 A residential zone ensuring the preservation of the existing development patterns and built form.
- 2 A zone primarily accommodating detached dwellings, with other forms of low and medium-density residential development, together with educational, recreation and community uses in appropriate locations.
- 3 The co-ordinated development of vacant land for residential purposes at a range of densities.
- 4 Provision for urban residential expansion, including the co-ordinated subdivision of allotments, rationalization of roads, economic provision of services and an integrated open space system.
- 5 The retention of the pleasant character of the zone and the preservation of creeks as open space reserves and drainage channels.
- 6 Pedestrian linkages established between community facilities and the town centres.
- 7 Maintain the safe flow of traffic along the Thiele Highway.
- 8 Preservation of attractive views from the Thiele Highway.
- 9 Infill development, including affordable housing that is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - small-scale non-residential use that serves the local community, for example:
    - child care facility
    - health and welfare service
    - open space
    - primary and secondary school
    - recreation area
    - shop, office or consulting room
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.

- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
  - (a) serves the local community
  - (b) is consistent with the character of the locality
  - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

#### Form and Character

- 6 Development should preserve and enhance streetscapes within the zone by:
  - (a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality
  - (b) limiting the number of driveway crossovers.
- 7 Development should retain existing vegetation and provide mounding and additional landscaping to screen it from view from primary arterial and secondary arterial roads.
- 8 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.
- 9 Where a new dwelling is constructed alongside or within a group of older style residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.

#### Affordable Housing

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

#### Land Division

- 12 Land division should result in allotments of at least 800 square metres in area.

### PRECINCT SPECIFIC PROVISIONS

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

#### Precinct 25 Freeling Residential Character

- 13 Development within the precinct should have a maximum height of no more than one storey.
- 14 No additional access points onto the Thiele Highway should be allowed and existing access points should be rationalized to improve traffic safety.

#### Precinct 26 Greenock Residential Character

- 15 Residential development in the precinct should be of a high standard of design and include landscaping that enhances and preserve the amenity of the locality.

## Precinct 27 Roseworthy Residential Character

- 16 Development within the precinct should have a maximum height of no more than one storey.
- 17 Direct access onto Horrocks Highway should not occur.
- 18 Safe and convenient pedestrian and cycling access should be provided from the southern end of Shamrock Way, and the adjacent Council reserve, into the adjoining **Suburban Neighbourhood Zone** to the south.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, except for development sited on an allotment containing a place identified in [Table Lig/7 - Contributory items](#), [Table Lig/8 - Local Heritage Places](#) or [Table Lig/9 - State Heritage Places](#), the following forms of development are designated as complying subject to the conditions contained in the table below and [Table Lig/1 - Conditions for Complying Development](#):

Form of Development	Conditions for Complying Development
Detached dwelling	Provided: <ul style="list-style-type: none"> <li>(a) it is located outside of the <b>Historic Conservation Area</b></li> <li>(b) it is not located closer than 8 metres to the primary road boundary or 2.5 metres to the secondary road boundary for allotments with two road frontages</li> <li>(c) it does not exceed one storey in height</li> <li>(d) it is not located wholly or partly within an area recognised as being prone to a 1-in-100 year average return interval flood.</li> </ul>

### Non-complying Development

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

Form of Development	Exceptions
Aerodrome/airfield	
Amusement machine centre	
Bus depot	Except where it is located within <b>Precinct 26 Greenock Residential Character</b> or <b>Precinct 27 Roseworthy Residential Character</b> .
Caravan park	
Crematorium	
Dairy	
Dependent accommodation	Except where it achieves (a) and (b): <ul style="list-style-type: none"> <li>(a) the floor area of the dependent relative accommodation does not exceed 65 square metres</li> <li>(b) the building does not exceed one storey in height.</li> </ul>
Electricity generating station	

Form of Development	Exceptions
Farm building	
Farming	
Fire station	Except where it is located within <b>Precinct 25 Freeling Residential Character</b> .
Fuel depot	
Hall where it is located within <b>Precinct 25 Freeling Residential Character</b>	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Motel where it is located within <b>Precinct 25 Freeling Residential Character</b>	
Motor repair station	
Office	Except where the total floor area is less than 100 square metres.
Petrol filling station	Except where it is located within <b>Precinct 25 Freeling Residential Character</b> and was existing and/or lawfully approved prior to 29 February 1996.
Public service depot	
Public transport terminal where it is located within <b>Precinct 27 Roseworthy Residential Character</b> .	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it achieves (a) or (b): (a) it is located within <b>Precinct 25 Freeling Residential Character</b> and the gross leasable area is less than 100 square metres (b) it is located within <b>Precinct 26 Greenock Residential Character</b> or within <b>Precinct 27 Roseworthy Residential Character</b> and the gross leasable area is less than 50 square metres.
Stadium	
Stock sales yard	

Form of Development	Exceptions
Stock slaughter works	
Store	
Truck or other vehicle parking where the vehicle exceeds 3000 kilograms tare in weight	
Warehouse	
Waste reception, storage, treatment or disposal	Except for a wastewater control system.
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
Demolition of a Contributory Item listed in <a href="#">Table Lig/7 – Contributory Items</a>	Demolition of a local heritage place listed in <a href="#">Table Lig/8 – Local Heritage Place</a>
Dependent accommodation	Dwelling (other than those assigned as Category 1 Development)
Carports, garages, sheds and other residential outbuildings	



## Rural Living Zone

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

### OBJECTIVES

- 1 A zone consisting of large allotments, detached dwellings and **small scale** rural activities that do not adversely impact upon the amenity of the locality.
- 2 **Protect community health and amenity from adverse impacts of noise and air emissions.**
- 3 **The re-development of existing sites and use of vacant land in a compact, efficient and co-ordinated manner.**
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

Development within the zone will comprise of low density residential development as well as small scale, part time, farming and horticultural activities and associated development. Residential development will be in the form of single or double storey detached dwellings and associated outbuildings. Development will be designed, sited and landscaped to reflect the open rural character, minimise adverse impacts on the amenity of adjoining occupants and retain and enhance native vegetation.

The zone will accommodate a range of horticultural and farming activities including the keeping of livestock, horses, dogs, birds or poultry in a free range situation and at stocking rates which maintain grasses and ground covers and do not cause soil destruction, soil erosion, dust, odour or pollution. The zone provides for the development of kennels and stables however all other types of intensive animal keeping should not be undertaken within the zone.

Development which is not envisaged in the zone should be of low impact and not interfere with either the residential function or rural-residential character of the zone. No industrial development, commercial development or intensive animal keeping should occur other than small scale kennels and stables.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - **animal keeping in a free range situation**
  - detached dwelling
  - domestic outbuilding in association with a detached dwelling
  - domestic structure
  - dwelling addition
  - farming
  - farm building
  - **horticulture, other than where non-complying**
  - **kennel**
  - **public outdoor recreation activities**
  - stable.
- 2 Development listed as non-complying is generally inappropriate.

- 3 There should be no more than one dwelling per allotment.
- 4 The maximum height of building within the zone should not exceed 8.5 metres above natural ground level.
- 5 Retail development should be limited to the provision of convenience goods in small scale shops that serve the local community without threatening the viability of retailing in the townships.
- 6 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 7 The keeping, breeding or training of horses should only be undertaken on an allotment which is larger than 0.5 hectares.
- 8 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.
- 9 The keeping of dogs (other than up to 3 dogs as domestic pets) and the erection of kennels should only occur where:
  - (a) an adequate exercise area is provided
  - (b) the kennels and associated exercise areas are more than 20 metres from the boundary of the allotment
  - (c) all yards are fenced to a height of at least 1.5 metres and provided with secure gates
  - (d) the allotment is screened by perimeter landscaping
  - (e) the dogs are kept on an allotment containing a dwelling.

#### Form and Character

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 Access roads and bridle paths should follow the natural contour of the land so as to minimise any cutting and filling and possible scarring and erosion.
- 12 Development including access should not prejudice the possible future widening and upgrading of the Two Wells Road.
- 13 Parking of a vehicle, where the vehicle exceeds 3000 kilograms, should only occur where the following (a) to (f) can be achieved:
  - (a) the allotment involved is located in the Gawler Belt, Roseworthy, Kapunda or Allendale North areas
  - (b) the vehicle is to be parked on the same allotment as the dwelling and the dwelling is occupied by the driver of the vehicle
  - (c) the heavy vehicle can enter and exit the property in a forward direction
  - (d) other than minor maintenance, the parking of a vehicle exceeding 3000 kilograms does not include acts or activities associated with the use or maintenance of the vehicle
  - (e) the vehicle(s) operate within the statutory mass and dimension limits for General Access Vehicles (as prescribed under the *Road Traffic Act, 1961*)
  - (f) one of the following (i) or (ii) applies:
    - (i) the vehicle parking area is located on an allotment of at least 2 hectares and all of the following applies:

- (A) the vehicle(s) exceeding 3000 kilograms are not B-Doubles
  - (B) no more than 2 vehicle(s) exceeding 3000 kilograms (and trailer(s)) are to be parked on the allotment at any time
  - (C) all of the vehicle(s) exceeding 3000 kilograms (including associated trailers) do not comprise more than 6 axles in total
- (ii) the vehicle parking area is located on an allotment of at least 4000 square metres and all of the following applies:
- (A) no more than one vehicle exceeding 3000 kilograms (and one trailer) are to be parked on the allotment at any time
  - (B) the maximum combination of unladen weight does not exceed 10 tonne
  - (C) the towing vehicle comprises no more than 3 axles.
- 14 Parking of a vehicle, which exceeds 3000 kilograms, only occur where all of the following applies:
- (a) ensure the designated vehicle parking area is located entirely within the allotment boundary and it achieves the following minimum set-back requirements:
    - (i) behind the front building line of the dwelling or 30 metres from a primary street frontage where it faces onto an Arterial Road
    - (ii) 20 metres from a secondary street frontage where it faces onto an Arterial Road or 10 metres from a Local Road (whichever is the greater set-back)
    - (iii) 10 metres from all side and rear boundaries
  - (b) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to a suitable standard to withstand the weight of the vehicle and minimise dust and mud nuisance
  - (c) parking and access is designed and sited so that movement of the vehicle to and from the property does not result in nuisance to adjoining neighbours as a result of noise, dust, fumes, vibration, odour or potentially hazardous loads
  - (d) other than minor maintenance, activities such as major body work, mechanical repairs and truck washing, refuelling and the like are not to be carried out on the site
  - (e) refrigerated trailers are not parked on the property at any time whilst the motor is in operation
  - (f) vehicles only enter and exit the property in accordance with the following hours:
    - (i) Monday to Saturday between 6:00 am and 9:30 pm
    - (ii) Sunday and public holidays between 9:30 am and 7:00 pm
  - (g) the handling or trans-shipment of freight is not carried out on the property
  - (h) the vehicle is screened from views from adjoining properties and the public roads by existing buildings and landscaping.
- 15 Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources within the 'Noise and Air Emissions Designated Area' marked on *Overlay Map Lig/8 - Noise and Air Emissions* and *Overlay Map Lig/9 - Noise and Air Emissions*, should be sited and designed to achieve all of the following:

- (a) shield sensitive uses and areas through one or more of the following measures:
    - (i) placing buildings containing less sensitive uses between the emission source and sensitive land uses and areas
    - (ii) within individual buildings, place rooms more sensitive to air quality and noise impacts (e.g. bedrooms) further away from the emission source
    - (iii) erecting noise attenuation barriers provided the requirements for safety, urban design and access can be met
  - (b) use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants provided wind impacts on pedestrian amenity are acceptable
  - (c) locate ground level private open space, communal open space and outdoor play areas within educational establishments (including childcare centres) away from the emission source.
- 16 Development within that part of the zone at Gawler Belt, between Parkers Road, Clancy Road, Nottle Road and Ward Belt Road, should demonstrate how the proposed development takes into account the potential for flooding of this land and, in particular, what floor levels for dwellings are proposed and how safe and convenient access will be maintained to dwellings during periodic floods.
- 17 Development located on land liable to the effects of a 1-in-100 year average return interval flood as shown on [Concept Plan Map Lig/11 - Flood Risk Area - \(Gawler Belt / Gawler Belt West\)](#) should be sited, designed and undertaken with appropriate precautions:
- (a) consistent with the relevant flood hazard category as shown on [Concept Plan Map Lig/11 - Flood Risk Area - \(Gawler Belt / Gawler Belt West\)](#)
  - (b) to ensure development for human habitation or storage be located to the front of affected allotments
  - (c) to withstand forces arising from flow, debris and buoyancy pressure
  - (d) to minimise bulk and scale impacts and mitigate potential overlooking.
- 18 The floor level for buildings and structures for human habitation; or buildings for the keeping of animals, and gully traps in the area liable to the effects of flooding as shown on the [Concept Plan Map Lig/11 - Flood Risk Area - \(Gawler Belt / Gawler Belt West\)](#) should be a minimum of 300 millimetres above the height of a 1-in-100 year average return interval flood or natural surface level, whichever is greater.
- 19 Safe and convenient all-weather vehicular access to an area outside of the medium or high flood risk category area should be available to development within the area shown on the [Concept Plan Map Lig/11 - Flood Risk Area - \(Gawler Belt / Gawler Belt West\)](#) that does not require any part of the evacuation route to pass through land that is identified within a medium or high hazard flood risk area.
- 20 Residential outbuildings (garages or sheds) on land subject to flooding or inundation by a 1-in-100 year average return interval flood event should achieve all of the following:
- (a) not be used for living purposes
  - (b) not exceed 60 square metres in total floor area
  - (c) be fitted with roller doors, removable panels or similar on two ends or sides (whichever elevations face the direction of the water flow)
  - (d) incorporate a bund to prevent spills or leaks leaving the confines of the building.

- 21 Permanent storage of goods and equipment on land liable to inundation by floodwaters should be at least 300 millimetres above the predicted level of a 1-in-100 year annual return interval flood event.
- 22 Development in proximity to infrastructure facilities (such as the High Pressure Gas Pipeline) should be of a scale and sited to ensure adequate separation to protect people and property.
- 23 Accommodation which is ancillary to an existing dwelling on the same allotment should only occur where it can satisfy the following criteria:
  - (a) the building which is to contain the ancillary accommodation is sited within close proximity to the existing dwelling and is designed so that there is a clear association with and integration between the buildings
  - (b) one covered car parking space is provided for the exclusive use of the occupant(s) of the ancillary accommodation
  - (c) it uses the same vehicle access as the existing dwelling
  - (d) a shared private open space area of at least 100 square metres is provided
  - (e) the allotment is not further divided to create a legally separate title for the ancillary accommodation
  - (f) the design and appearance of the building, including materials, colours and finishes, reflects the style and character of the existing dwelling
  - (g) the additional accommodation does not exceed 65 square metres in floor area and the building is single storey.

#### Land Division

- 24 Land division should result in allotments of a size and shape suitable for their intended use.
- 25 Allotments in the form of a battleaxe configuration should:
  - (a) provide for access onto a public road, with the driveway 'handle' being not less than 10 metres in width nor more than 150 metres in length
  - (b) 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.
- 26 The driveway 'handle' of a battleaxe allotment should be:
  - (a) fenced in a manner which recognises the open rural character of the locality
  - (b) landscaped along at least one side of the 'handle'.

#### PRECINCT SPECIFIC PROVISIONS

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

##### Precinct 28 Rural Living Allendale North

- 27 Development within the precinct should be undertaken in accordance with the following:
  - (a) no additional direct vehicular access onto Marrabel Road
  - (b) the drainage and amenity function of Allen Creek and its tributaries is retained and protected

- (c) buildings are sited and designed to preserve the amenity of the area as viewed from Marrabel Road.

28 Land should only be divided when all allotments created conform to the following ranges for areas and dimensions:

Minimum allotment area (hectares)	Maximum allotment area (hectares)
12	20

Precinct 29 Rural Living Freeling

29 Land should only be divided when all allotments created conform to the following ranges for areas and dimensions:

Minimum allotment area (hectares)	Maximum allotment area (hectares)
0.4	2

Precinct 30 Rural Living Greenock

30 Development within the precinct should be undertaken in accordance with the following:

- (a) where located to the east of Adelaide Road, be sited so as to maintain views of Greenock Creek from the road
- (b) where located on land in part Section 1822, Hundred of Nuriootpa, provide for satisfactory vehicular creek crossings linking development with the urban area to the south
- (c) provide for a satisfactory road system connecting with the existing town street system
- (d) not provide direct access onto main road approaches to the town.

31 Land should only be divided when all allotments created conform to the following ranges for areas and dimensions:

Minimum allotment area (hectares)	Maximum allotment area (hectares)
0.4	2

Precinct 31 Rural Living Gawler Belt

32 Development within the precinct should be undertaken in accordance with the [Concept Plan Map Lig/11 - Flood Risk Area - \(Gawler Belt / Gawler Belt West\)](#).

33 Land should only be divided when all allotments created conform to the following ranges for areas and dimensions:

Minimum allotment area (hectares)	Maximum allotment area (hectares)
1	2

Precinct 32 Rural Living Gawler Belt West

34 Development within the precinct should be undertaken in accordance with the [Concept Plan Map Lig/11 - Flood Risk Area - \(Gawler Belt / Gawler Belt West\)](#).

- 35 Development within the precinct should:
- (a) minimise direct access from properties to Redbanks Road
  - (b) be screened from Redbanks Road by on-site landscaping and roadside planting.
- 36 Horse keeping in the precinct undertaken in conjunction with a dwelling should be compatible with the residential function of the area.
- 37 Land should only be divided provided the allotments created meet the minimum allotment area within the locations as specified in the following table:

Location	Minimum allotment area (hectares)
West of Clancy Road and north of Ward Belt Road	2
East of Clancy Road	1
South of Ward Belt Road	4

#### Precinct 33 Rural Living Kapunda

- 38 Land should only be divided when all allotments created have a minimum allotment area of 10 hectares.

#### Precinct 34 Rural Living Roseworthy

- 39 Land should only be divided when all allotments created conform to the following ranges for areas and dimensions:

Minimum allotment area (hectares)	Maximum allotment area (hectares)
0.4	2

#### Precinct 35 Rural Living Shea-Oak Log

- 40 Development within the precinct should be undertaken in accordance with the [Concept Plan Map Lig/4 - Shea-Oak Log - \(Shea-Oak Log\)](#).
- 41 Development within the precinct should:
- (a) be sited and designed to preserve the amenity of the area as viewed from Sturt Highway
  - (b) include re-vegetation with appropriate species wherever practicable.
- 42 Land should only be divided when all allotments created have a minimum allotment area of 0.5 hectares.

#### Precinct 36 Rural Living Wasleys

- 43 New allotments within the precinct should not have direct access to Mudla Wirra Road.
- 44 Land should only be divided when all allotments created conform to the following ranges for areas and dimensions:

Minimum allotment area (hectares)	Maximum allotment area (hectares)
0.4	2

## Rural Agistment Policy Area 12

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

### OBJECTIVES

- 1 Land primarily used for grazing activities particularly horse agistment with associated detached dwellings and outbuildings, farming and horticulture.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The majority of this policy area is located adjacent to the Gawler River which forms the southern boundary of the zone, and is constrained by potential flooding impact and environmental character considerations.

Given these factors and its proximity to the trotting track, it is desirable that the land be maintained for the grazing of horses and ancillary uses, subject to careful design considerations.

New buildings will be designed and sited to harmonise with the existing open, rural character that exists within the policy area.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwellings
  - farming
  - grazing
  - horse agistment
  - horticulture
  - keeping, breeding or exercising of horses
  - outbuildings
  - public recreation.
- 2 There should be no mining or extraction of loam in the policy area and existing uses should be curtailed and rehabilitated.
- 3 No new loam pits should be opened and further loam extraction should be contained within existing pits.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Buildings should be single storey and not exceed 5 metres in height.

#### Land Division

- 6 Land should only be divided where it achieves (a) or (b):
  - (a) no additional allotments are created wholly or partly within the policy area
  - (b) all resulting allotments:



- (i) have a minimum area of 2 hectares
- (ii) can be provided with an adequate reticulated direct water supply
- (iii) are located wholly outside the medium and high flood risk category areas of the Gawler Rivers Floodplain Area as shown on *Overlay Maps – Development Constraints*.

## PROCEDURAL MATTERS

### Complying Development

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

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

Form of Development	Conditions for complying development
Farm building	Provided it: <ol style="list-style-type: none"> <li>(a) is located outside of the <b>Rural Agistment Policy Area 12</b></li> <li>(b) is sited more than 40 metres from any public road or allotment boundary</li> <li>(c) has a total floor area of 150 square metres or less</li> <li>(d) has a maximum wall height of 4.5 metres</li> <li>(e) has exterior cladding consisting of new materials comprising masonry, 'Colorbond' or galvanized iron painted a neutral colour</li> <li>(f) is used wholly or partly for the purposes of farming or horticultural activities taking place on the subject land.</li> </ol>
Farming	
Shed, garage or freestanding residential outbuilding, located outside of the <b>Rural Agistment Policy Area 12</b>	Provided: <ol style="list-style-type: none"> <li>(a) not more than one such building is erected per allotment</li> <li>(b) the total floor area of the building does not exceed 80 square metres</li> <li>(c) the side wall height of the building does not exceed 3 metres</li> <li>(d) there already exists on the allotment an occupied dwelling or a dwelling under construction</li> <li>(e) the building is set-back no less than 20 metres from any road boundary, and 5 metres from any side or rear boundary</li> <li>(f) the external walls of the building consist of either masonry, compressed fibre cement, pre-treated timber or pre-colour coated or pre-painted metal</li> <li>(g) the building is only used for purposes ancillary to a dwelling.</li> </ol>
Shed, garage and freestanding residential outbuilding located within the <b>Rural Agistment Policy Area 12</b>	Provided: <ol style="list-style-type: none"> <li>(a) not more than one such building is erected per allotment</li> <li>(b) the total floor area of the building does not exceed 150 square metres</li> <li>(c) the side wall height of the building does not exceed 4.5 metres</li> <li>(d) there already exists on the allotment an occupied dwelling or a dwelling under construction</li> <li>(e) the building is set-back no less than 20 metres from any road boundary, and 5 metres from any side or rear boundary</li> <li>(f) the external walls of the building consist of either masonry, compressed fibre cement, pre-treated timber or pre-colour coated or pre-painted metal</li> <li>(g) the building is only used for purposes ancillary to a dwelling</li> <li>(h) the building is not located within the Gawler Rivers Floodplain Area as shown on <i>Overlay Maps – Development Constraints</i>.</li> </ol>

## Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>
<i>Aerodrome/airfield</i>	
Amusement machine centre	
<p>Any form of development for human habitation located within the Gawler Rivers Floodplain Area shown on <i>Overlay Maps – Development Constraints</i> and travel by road to land outside of the floodplain would require traversing a high flood risk category area.</p>	
<p>Any form of development where located within the Gawler Rivers Floodplain Area that is subject to a high flood risk category as shown on <i>Overlay Maps – Development Constraints</i>.</p>	<p>Except:</p> <ul style="list-style-type: none"> <li>(a) buildings, structures or earthworks required as part of flood protection works associated with a regional flood mitigation scheme</li> <li>(b) post and wire fencing with a mesh size of greater than 100 millimetres</li> <li>(c) farming</li> <li>(d) horticulture other than intensive production in an enclosed, artificial environment</li> <li>(e) recreation area.</li> </ul>
<p>Building work where located within the Gawler Rivers Floodplain Area shown on <i>Overlay Maps – Development Constraints</i>, and it will result in total site coverage of more than 25 per cent of the allotment</p>	
<p>Building work where located within the Gawler Rivers Floodplain Area that is subject to a general or medium flood risk category as shown on <i>Overlay Maps – Development Constraints</i>.</p>	<p>Except:</p> <ul style="list-style-type: none"> <li>(a) flood protection works associated with a regional flood mitigation scheme</li> <li>(b) a building or structure for human habitation where the finished floor level of the building is at least 300 millimetres above the Australian Height Datum level for a 1-in-100 year average return internal flood event</li> <li>(c) filling of land where it is a direct consequence of and necessary for building work on the same site, but does not extend more than 7 metres beyond the footprint of the building</li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(d) construction of a domestic outbuilding of 60 square metres or less in floor area</li> <li>(e) filling of land for the purposes of a driveway, access track or parking area where the extent of fill is no greater than 100mm above the natural ground level</li> <li>(f) construction of a fence where one of the following applies:               <ul style="list-style-type: none"> <li>(i) the site is wholly within the general flood risk category area</li> <li>(ii) post and wire construction is proposed with a mesh size greater than 100 millimetres</li> <li>(iii) the fence is located no more than 10 metres from a dwelling or other building used for human habitation.</li> </ul> </li> </ul>
Caravan park	
Consulting room	Except for a veterinary consulting room.
Crematorium	
Dairy	
Dwelling other than in the Gawler Rivers Floodplain Area as shown <i>Overlay Maps – Development Constraints</i> .	<p>Except where it achieves (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) a detached dwelling</li> <li>(b) it is accommodation which is ancillary to an existing dwelling on the same allotment and it is required for family purposes or the effective management of the farm unit, and it achieves all of the following:               <ul style="list-style-type: none"> <li>(i) no other such ancillary accommodation exists on the land</li> <li>(ii) the floor area of the building does not exceed 65 square metres</li> <li>(iii) the building does not exceed one storey</li> <li>(iv) the building is located to the rear of the existing dwelling.</li> </ul> </li> </ul>
Fuel depot	
Horticulture where one of the following applies: <ul style="list-style-type: none"> <li>(a) it is located within the Gawler Rivers Floodplain Area as shown on <i>Overlay Maps – Development Constraints</i>, and it involves intensive production in an enclosed, artificial environment</li> <li>(b) it is located within 100 metres of a residential zone boundary or a dwelling that is not located on the subject land.</li> </ul>	
Hospital in Rural <b>Agistment Policy Area 12</b>	Except for a veterinary hospital in <b>Rural Agistment Policy Area 12</b> .
Hotel	Except additions and/or alterations to an existing hotel.
Indoor recreation centre	
Industry	

Form of Development	Exceptions
Intensive animal keeping	Except for a kennel or stable.
Intensive animal keeping within the Gawler Rivers Floodplain Area as shown on <i>Overlay Maps – Development Constraints</i> .	
Land division which results in an increase in the number of allotments wholly within the medium or high flood risk category area of the Gawler Rivers Floodplain Area shown on <i>Overlay Maps – Development Constraints</i> .	
Land division located outside of the <b>Rural Agistment Policy Area 12</b>	<p>Except where it achieves one of the following:</p> <ul style="list-style-type: none"> <li>(a) it is located within the <b>Precinct 29 Rural Living Freeling</b> and all of the resulting allotments achieve all of the following: <ul style="list-style-type: none"> <li>(i) a minimum area of more than 0.4 hectares</li> <li>(ii) a maximum area of less than 2 hectares</li> </ul> </li> <li>(b) it is located within <b>Precinct 30 Rural Living Greenock</b> and all of the resulting allotments achieve all of the following: <ul style="list-style-type: none"> <li>(i) a minimum area of more than 0.4 hectares</li> <li>(ii) a maximum area of less than 2 hectares</li> </ul> </li> <li>(c) it is located within the <b>Precinct 34 Rural Living Roseworthy</b> and all of the resulting allotments achieve all of the following: <ul style="list-style-type: none"> <li>(i) a minimum area of more than 0.4 hectares</li> <li>(ii) a maximum area of less than 2 hectares</li> </ul> </li> <li>(d) it is located within <b>Precinct 36 Rural Living Wasleys</b> and all of the resulting allotments achieve all of the following: <ul style="list-style-type: none"> <li>(i) a minimum area of more than 0.4 hectares</li> <li>(ii) a maximum area of less than 2 hectares</li> </ul> </li> <li>(e) it is located within <b>Precinct 35 Rural Living Shea-Oak Log</b> and all of the resulting allotments have a minimum area of more than 0.5 hectares</li> <li>(f) it is located within the <b>Precinct 31 Rural Living Gawler Belt</b> and all of the resulting allotments achieve all of the following: <ul style="list-style-type: none"> <li>(i) a minimum area of more than 1 hectares</li> <li>(ii) a maximum area of less than 2 hectares</li> </ul> </li> <li>(g) it is located within the <b>Precinct 32 Rural Living Gawler Belt West</b> and the minimum allotment areas in respect to their locations specified in (i), (ii) or (iii) are met: <ul style="list-style-type: none"> <li>(i) 2 hectares in the area west of Clancy Road and north of Ward Belt Road</li> <li>(ii) 1 hectare in the area east of Clancy Road</li> <li>(iii) 4 hectares in the area south of Ward Belt Road</li> </ul> </li> <li>(h) it is located within the <b>Precinct 33 Rural Living Kapunda</b> and all of the resulting allotments have a minimum area of more than 10 hectares</li> <li>(i) it is located within <b>Precinct 28 Rural Living Allendale North</b> and all of the resulting allotments achieve all of the following: <ul style="list-style-type: none"> <li>(i) a minimum area of more than 12 hectares</li> <li>(ii) a maximum area of less than 20 hectares.</li> </ul> </li> </ul>
Major public service depot	

Form of Development	Exceptions
Motel	
Motor repair station	
Office	
Organic Waste Processing facilities on land within the Gawler Rivers Floodplain Area shown on <i>Overlay Maps – Development Constraints</i> .	
Parking of any vehicle exceeding 3000 kilograms tare in weight (including the weight of any attached trailer)	<p>Except where it achieves all of the following:</p> <ul style="list-style-type: none"> <li>(a) the designated parking area is located on an allotment within one of the following precincts:           <ul style="list-style-type: none"> <li>(i) <b>Precinct 31 Rural Living Gawler Belt</b></li> <li>(ii) <b>Precinct 34 Rural Living Roseworthy</b></li> <li>(iii) <b>Precinct 33 Rural Living Kapanda</b></li> <li>(iv) <b>Precinct 28 Rural Living Allendale North</b></li> </ul> </li> <li>(b) the vehicle is parked on the same allotment as a dwelling and the dwelling is occupied by the driver of the vehicle</li> <li>(c) other than minor maintenance, the parking of a vehicle exceeding 3000 kilograms does not include acts or activities associated with the use or maintenance of the vehicle</li> <li>(d) the vehicle(s) operate within the statutory mass and dimension limits for General Access Vehicles (as prescribed under the <i>Road Traffic Act, 1961</i>)</li> <li>(e) the vehicle can enter and exit the property in a forward direction</li> <li>(f) one of the following (i) or (ii) applies:           <ul style="list-style-type: none"> <li>(i) the vehicle parking area is located on an allotment of at least 2 hectares and all of the following applies:               <ul style="list-style-type: none"> <li>(A) the vehicle(s) exceeding 3000 kilograms are not B-Doubles</li> <li>(B) no more than 2 vehicle(s) exceeding 3000 kilograms (and trailer(s)) are to be parked on the allotment at any time</li> <li>(C) all of the vehicle(s) exceeding 3000 kilograms (including associated trailers) do not comprise more than 6 axles in total</li> </ul> </li> <li>(ii) the vehicle parking area is located on an allotment of at least 4000 square metres and all of the following applies:               <ul style="list-style-type: none"> <li>(A) no more than one vehicle exceeding 3000 kilograms (and one trailer) are to be parked on the allotment at any time</li> <li>(B) the maximum combination of unladen weight does not exceed 10 tonne</li> <li>(C) the towing vehicle comprises no more than 3 axles.</li> </ul> </li> </ul> </li> </ul>
Petrol filling station	
Prescribed mining operations within the <b>Rural Agistment Policy Area 12</b>	
Residential flat building	
Restaurant	

Form of Development	Exceptions
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it achieves the following: (a) it is located outside of the <b>Rural Agistment Policy Area 12</b> (b) the gross leasable area is less than 30 square metres.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Winery	
Wrecking yard	

## Public Notification

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

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

Category 1	Category 2
Accommodation ancillary to an existing dwelling	Animal keeping where it is located outside of the <b>Rural Agistment Policy Area 12</b>
Alterations and additions to existing residential development where it is located within the <b>Rural Agistment Policy Area 12</b>	Demolition of a Local Heritage Place listed in <a href="#">Table Lig/8 - Local Heritage Places</a>
Detached dwelling where it is located within the <b>Rural Agistment Policy Area 12</b>	Detached dwelling where it is located outside of the <b>Rural Agistment Policy Area 12</b> and is two storeys or more in height
Horse Keeping where it is located within the <b>Rural Agistment Policy Area 12</b>	Horse keeping where it is located outside of the <b>Rural Agistment Policy Area 12</b>
Stable where it is located within the <b>Rural Agistment Policy Area 12</b>	Horticulture (excluding olive orchards or horticulture comprising structures such as glasshouse, shade house or similar) where: (a) it is located outside of the <b>Rural Agistment Policy Area 12</b> (b) no dam, audible bird scaring device or frost fan is proposed (c) no planting is proposed within 300 metres of a dwelling not associated with the horticulture development (d) no removal of significant vegetation is proposed

**Category 1**

**Category 2**

- (e) the following separation distances are maintained between production (cultivated) areas which will be subject to regular chemical spraying and a sensitive receptor not associated with the horticulture development:
    - (i) 100 metres from land based aquaculture
    - (ii) 300 metres from a dwelling, mobile home or caravan park or other residential place, tourist accommodation, child care centre, kindergarten, school, university or other educational institution, or medical centre, nursing home or hospital.
-



## Settlement Zone

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

### OBJECTIVES

- 1 Small-scale services and facilities grouped together to service the requirements of the local community and the visiting public.
- 2 Low density residential development contained within the boundaries of the settlement.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The settlement area of Hamilton is located between Allendale North and the northern boundary of the Council area. The northern part of the area has limited residential development but important service and community facilities (two churches and recreation ground) which service the rural community. The Hamilton Anglican Church is a significant local heritage item and development within close proximity to the Church should be compatible with its heritage value and open setting.

Rosedale is a small settlement located straddling the southern boundary of the council area, and consists of the Rosedale Primary School, a scattering of houses, with the Turretfield Research Centre nearby to the north-west. The future development of the Rosedale area should complement and match the traditional design elements and styles in this settlement.

These settlements provide a community focus for the surrounding rural localities and future development should be aimed towards strengthening this role. Business and commercial development should comprise of small scale community facilities, restaurants and shops which service the daily needs of the settlement as well as visitors passing through the settlement.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - community facility
  - dependent accommodation
  - domestic outbuilding in association with a detached dwelling
  - domestic structure
  - dwelling addition
  - local community facility
  - recreation area
  - restaurant
  - shop or group of shops under 100 square metres in size
  - single storey dwelling
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Business and commercial development should be limited in scale and function to service the local requirements of the settlement and travellers using the main road.

### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Local service facilities should be grouped together in proximity to existing facilities.
- 6 Development should be of a scale and nature compatible with the local service centre function of the settlement.
- 7 Buildings in Rosedale should be compatible with the traditional design elements and styles in this settlement.
- 8 Development within 100 metres of the Hamilton Anglican Church should be compatible with its heritage value and open setting.

### Land Division

- 9 Allotments should vary in size, be suitable to facilitate a use of land consistent with the objectives for the zone and should have an area of not less than:
  - (a) 2000 square metres in Hamilton
  - (b) 5000 square metres in Rosedale.

## 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
Aerodrome/airfield	
Amusement machine centre	
Animal keeping	
Bus depot	
Bus station	
Caravan park	
Crematorium	
Dairy	
Dependent accommodation	Except where it achieves the following: (a) the floor area is no greater than 65 square metres (b) the building is no greater than one storey in height.
Fuel depot	
Group dwelling	Except where it is for dependant relative accommodation.

Form of Development	Exceptions
Horse keeping	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Motel	
Nursing home	
Office	
Petrol filling station	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it achieves one of the following: (a) it is a restaurant (b) the gross leasable area is less than 100 square metres.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Truck or other vehicle parking where the vehicle exceeds 3000 kilograms in weight	
Welfare institution	
Warehouse	
Winery exceeding a size equivalent to: (a) a 500 tonne crush per annum (b) grape juice or wine storage facilities to service a 500 tonne crush per annum operation.	
Waste reception, storage, treatment or disposal	Except where where (a) or (b) applies: (a) it is in the form of a recycling collection depot (b) it is a wastewater control system.
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
Carports, garages, sheds and other residential outbuildings	Demolition of a Local Heritage Place listed in <a href="#">Table Lig/8 - Local Heritage Places</a> .
Dependent accommodation	Dwellings other than a single storey detached dwelling.

## Suburban Neighbourhood Zone

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

### OBJECTIVES

- 1 A predominantly low and medium density residential area that comprises a range of dwelling types together with local and neighbourhood activity centres that are located within a walkable distance of most residents.
- 2 A zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 3 Provision of medium density residential development adjacent to activity centres, public transport stops and public open space.
- 4 Local and neighbourhood activity centres that provide a range of shopping, community, business and recreational facilities for the surrounding neighbourhood.
- 5 The orderly expansion or intensification of urban areas to support the effective and economic provision of public infrastructure and community services.
- 6 Sustainable development outcomes through innovation in stormwater management, waste minimisation, water conservation, energy efficiency and urban biodiversity.
- 7 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

Development within the zone is expected to be undertaken in accordance with the [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#).

The zone is located to the south of the existing Roseworthy township and will be developed as low and medium density residential neighbourhoods around a centrally located neighbourhood-scale activity centre. The layout of the area will create active public spaces and provide equitable access to public open space, shops, education facilities and a range of community services.

Housing diversity is a priority for the zone and a range of affordable and social housing products will be delivered through innovative design solutions to cater for different household sizes, life cycle stages and housing preferences.

Development within the zone will be designed to provide allotments with an overall average area in the order of 700 square metres, transitioning from medium density adjacent to open space areas and the activity centre to low density (in the order of 1000 to 1500 square metres) at the western boundary along the railway line and drainage corridor.

The Neighbourhood Activity Centre will provide the greatest intensity of land use and activity in the zone with an emphasis on achieving a medium density characterised by street level uses that are primarily of a shop, service, office and community nature that are integrated with adjacent footpath and public realm areas. Upper floor land uses will primarily be residential and commercial activities.

The zone will accommodate one Neighbourhood Activity Centre as shown on [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#).

This Neighbourhood Activity Centre will provide a maximum gross leasable floor space, in the order of 8000 square metres and accommodate a variety of shops, local services and community facilities. This centre

should be developed within an area of approximately 3 to 5 hectares and will provide safe and convenient access to the arterial road network and the employment lands to the east of the zone.

A primary school is also envisaged in connection with the centre and an area of approximately 3 hectares should be set-aside for this purpose.

The Neighbourhood Activity Centre will be located adjacent to public open space areas including a sporting facility comprising football/cricket oval, courts and associated clubrooms, playground and car parking.

Public open space areas will be developed with a high emphasis on providing a convenient pedestrian and bicycle circulation and access network with linkages across and throughout the development area and the existing township. These areas should include ground level activation creating a relationship with adjacent footpath and plaza spaces.

The public realm will be an attractive space that encourages the use of recreation facilities (including playgrounds), paved footpaths, covered walkways, pedestrian and cycle linkages through landscaping, surface treatments, street furniture design and other elements (e.g. lighting and public amenities). An integrated built form will be achieved through design elements such as interesting roof designs, articulated buildings, recessed vehicle garaging, and landscaped spaces in the setbacks between buildings and the public road. Buildings will include windows and doors that overlook the street to promote community interaction and safer streets.

Development should be designed in a manner which encourages innovation and energy efficiency through the use of on-site power generation, battery storage and smart energy management systems.

An open character is desired for residential areas comprising dwellings and associated garaging with generous setbacks from side allotment boundaries to avoid 'gutter to gutter' outcomes.

The major local road network will provide connections to the main features of the zone including centres, schools, key open space areas, recreation hubs and residential areas to adjoining areas. Street patterns and walkways will be integral to land division and neighbourhood design with the aim to minimise the need for local vehicle trips and reduce travel distances.

Pedestrian and cycling access will connect into the adjoining **Residential Character Zone** to the north via Shamrock Way, ensuring there is integration with the existing township area. This will provide safe and convenient movement paths for residents to access the new community features and services developed within the **Suburban Neighbourhood Zone**. Development at the interface with the **Residential Character Zone** will complement the residential nature and amenity of adjacent development.

Early development of the internal north-south collector road between the northern and southern boundaries of each successive superlot south of the existing urban edge of Roseworthy Township is needed to provide vehicular, pedestrian and cycling linkages which do not rely upon Horrocks Highway.

Road treatments as identified in [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#) should be undertaken in a coordinated manner in the early stages of the development.

Stormwater, both from the upstream catchment and generated within the zone, will be carefully managed to ensure that flows are harvested for reuse in systems such as the Gawler Water Reuse Scheme. A variety of Water Sensitive Urban Design mechanisms, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the zone at the neighbourhood, street, site and building level. Some harvested stormwater will be used for irrigation to improve the aesthetic and functional value of open spaces, including public access ways and greenways.

Land division will be undertaken in a manner that detains and retains stormwater discharge to pre-development levels whilst the network envisaged in [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#) is delivered overtime.

Wastewater generated by development within the zone will be primarily directed to an integrated wastewater system and opportunities for reuse of harvested wastewater should be encouraged. Interim stormwater and

wastewater management solutions may be investigated in the short term provided they meet relevant design and health standards.

Those 'areas of interest' shown on [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#) are known to be potentially affected by land contaminating activities and therefore should not be developed unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for its proposed use. Notwithstanding these known 'areas of interest' it is acknowledged that there may be others as yet unidentified which will need a similar consideration.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development, or any combination thereof, are envisaged in the zone:
  - affordable housing
  - aged persons accommodation
  - community centre
  - consulting room
  - domestic outbuilding
  - dwellings and additions and alterations to a dwelling
  - educational establishment
  - indoor recreation centre
  - office
  - post office
  - pre-school
  - primary school
  - residential flat building
  - shop or group of shops, excluding a bulky goods outlet, a retail showroom or restaurant
  - supported accommodation.
  
- 2 The following additional types of development, or combination thereof, are envisaged within the Neighbourhood Activity Centre as identified on [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#):
  - bank
  - bulky goods outlet
  - emergency services facilities
  - library
  - office
  - shop or group of shops
  - petrol filling station
  - place of worship
  - restaurant
  - retail showroom.
  
- 3 Development should generally be in accordance with [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#):
  
- 4 Non-residential development should be located within the designated activity centre except where comprising small scale uses that:
  - (a) serve the local community
  - (b) are of a nature and scale consistent with the character of the locality
  - (c) do not compromise the capacity to achieve coordinated activity centre development
  - (d) do not detrimentally impact on the amenity of nearby residents.

- 5 Development should not be in the form of entertainment venues and/or licensed premises that provide live music.
- 6 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 7 Development should be consistent with the desired character for the zone.
- 8 Development should ensure that:
  - (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June
  - (b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
    - (i) half of the existing ground level open space
    - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 9 Development should ensure that existing remnant native vegetation, whether in areas or as scattered trees is retained and incorporated into development design.
- 10 Dwellings within a designated activity centre, directly abutting a designated activity centre or directly abutting public open spaces greater than 2000 square metres (other than buffers at the interface of the zone and stormwater mitigation reserves) should achieve a minimum net residential site density of 15 dwellings per hectare.
- 11 Development should be in the order of 1 to 2 storeys except where located in or adjacent to a designated activity centre, or adjacent to public neighbourhood open space, as identified on [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#) where it should be up to 3 storeys.
- 12 Garage top apartments that share the allotment and services of the main dwelling should:
  - (a) be no more than 1 storey in height above the garage (a total of 2 storeys)
  - (b) front a street that provides rear access for vehicles
  - (c) complement the existing dwelling or mixed use building.

#### Traffic and Vehicle Access

- 13 Development should ensure that a hierarchy of roads is achieved which facilitates:
  - (a) new and upgraded junction intersections to the arterial road network undertaken generally in accordance with intersection treatments identified on [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#)
  - (b) an east-west freight route along the alignment of Kangaroo Flat Road and Twartz Road connecting Redbanks/Edwards Roads with the **Urban Employment Zone** to the east
  - (c) no direct allotment access to the arterial road network, including Horrocks Highway and Thiele Highway or the east-west link road and the closure of any other existing access points to ensure the functionality of the road network is retained
  - (d) connections via the major local road network throughout the development area to the main features of the zone including centres, schools, key open space areas, recreation hubs and residential areas



- (e) a local road network which accommodates lower traffic volumes and speeds, smaller street setbacks, consistent street tree planting, a pedestrian and cycle access, and an appropriate scale of development with quality street lighting.
- (f) the allocation of land to accommodate future grade separation of the east-west freight route at the intersection of Kangaroo Flat Road and Horrocks Highway.

## Dwellings and Residential Flat Buildings

### Building to the Side Boundary

- 14 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.
- 15 Dwellings developed to both side boundaries, except where there is less than 25 square metres of private open space, should provide ground level access to the rear of the site via a carport, garage, access way, service lane or the like.

### Setbacks from the Side Boundary

- 16 Walls of dwellings set back from the side boundary should be designed in accordance with the following:

Wall height (measured from natural ground level)	Minimum setback from side boundaries (metres)
For any portion of the wall less than or equal to 7 metres	1.5
For any portion of the wall greater than 7 metres	2.5

### Front Setbacks

- 17 Dwellings and residential flat buildings (excluding verandas, porticos and the like) should be set back from road frontages in accordance with the following parameters:

Minimum setback	Value (metres)
From the primary road frontage of an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling).
From the primary road frontage of all other roads	3 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling).  1.5 where the allotment is located adjacent to a public reserve greater than 2000 square metres, the dwelling faces that reserve and vehicle access is provided to the rear of the allotment.  No minimum where the land is within or directly facing a designated activity centre and vehicle access is provided to the rear of the allotment

Minimum setback	Value (metres)
From a secondary road frontage that is an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling).
Minimum setback to a secondary road frontage that is not an arterial road	1.5

### Setbacks from Rear Boundaries

- 18 The walls of detached, semi-detached and row dwellings should be set back from rear boundaries, except where the rear boundary adjoins an access way, in accordance with the following parameters:

Allotment size (square metres)	Ground floor minimum setback (metres)	Second storey minimum setback (metres)	Third storey or more minimum setback (metres)
>300	3	5	5 plus any increase in wall height over 6 metres

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

- be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
- constructed in accordance with any approved building envelope plan.

### Site Area

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

Dwelling type	Minimum area (square metres)	Minimum frontage (metres)
Detached (except where constructed boundary to boundary)	350 minimum allotment area	7
Semi-detached	300 minimum allotment area	6
Row dwelling and detached dwelling constructed boundary to boundary	300 minimum allotment area	5
Group dwellings and/residential flat building (1 and 2 storey)	300 average site area per dwelling	No minimum

- 21 The minimum site area requirements specified can be reduced where the division is accompanied by a building envelope plan detailing building footprints and wall heights that demonstrates that the development contributes to the desired character of the zone and where one of the following applies:

- the allotment(s) is located within 200 metres of a neighbourhood activity centre
- the development includes 15 per cent affordable housing
- the allotment(s) is directly adjacent public open space greater than 2000 square metres.

## Affordable Housing

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

## Neighbourhood Activity Centre

- 24 The zone should include one Neighbourhood Activity Centre that is developed in accordance with the following:
  - (a) be generally located in accordance with the future centre location identified on [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#)
  - (b) be located adjacent to public open space areas
  - (c) provide a maximum gross leasable floor space in the order of 8000 square metres and provide safe and convenient access to both the arterial road network and the Urban Employment Zone to the east
- 25 The Activity Centre should feature:
  - (a) pedestrian friendly environments with wide footpaths, colonnades, courtyards, awnings and street furniture to encourage community interaction
  - (b) open or low fencing on road frontages will promote casual surveillance
  - (c) landscaping selected to achieve an upper canopy that is consistent with the scale and height of its built form
  - (d) parking areas sited behind buildings
  - (e) active frontages achieved through
    - (i) ground floor uses with street presence
    - (ii) setbacks that enable buildings to connect to public areas and spaces
    - (iii) retail shop fronts and outdoor eating or dining areas spilling out onto footpaths.
- 26 The Activity Centre should:
  - (a) be developed in a manner which maximises its role as a neighbourhood facility by including a range of community facilities
  - (b) be physically connected with surrounding residential areas by:
    - (i) avoiding large expanses of vehicle parking that physically separates the Activity Centre from surrounding residential areas
    - (ii) including pedestrian and cycle linkages that enable residents to comfortably walk and cycle directly from residential areas to and also within Activity Centre facilities
  - (c) orient development towards and near to public spaces and street frontages
  - (d) incorporate, where possible, mixed use development along the edges to provide a transition from the Activity Centre to residential areas
  - (e) include shelter for pedestrians along public streets and internal access ways

- (f) ensure building façades create diversity of interest and have the appearance of an aggregation of small buildings
  - (g) ensure roof forms are varied and do not include large expanses of roofline that are visible from the public domain
  - (h) ensure buildings address the street frontage and open spaces with servicing areas generally accessed via rear lanes or internal to the Activity Centre and not visible from public streets.
- 27 Development within designated the Activity Centre should be set back a maximum of 3 metres from the primary road frontage.

#### Land Division

- 28 Land division should identify an allotment capable of accommodating a neighbourhood activity centre in the location identified on [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#).
- 29 Land division should ensure an orderly connection with the Roseworthy township.
- 30 Land division should result in:
- (a) allotments of between 300 square metres and 350 square metres adjacent to activity centres and public open space shown on [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#)
  - (b) allotments of 1000 square metres to 1500 square metres at the boundary interface of the zone with adjoining rural land
  - (c) allotments of 350 square metres to 1000 square metres in other circumstances.
- 31 Street patterns and walkways will be integral to land division and neighbourhood design with the aim to minimise the need for local vehicle trips and reduce travel distances.

#### Infrastructure Co-ordination

- 32 Development, including land division, within the Roseworthy Town Expansion area should only occur once the infrastructure items identified for the area (or a specified part of the area) identified on [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#) are either provided, or a legally binding agreement has been executed for the provision of those infrastructure items, (or alternative infrastructure items that achieve the same outcome have been provided or a legally binding agreement has been executed for the provision of these alternative infrastructure items) for the construction of the following infrastructure:
- (a) stormwater management systems
  - (b) wastewater management system
  - (c) road and intersection upgrades
  - (d) community / neighbourhood house
  - (e) community recreational facilities.

## PROCEDURAL MATTERS

### Complying Development

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

## Non-complying Development

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

Form of Development	Exceptions
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Industry	Service industry related to the manufacture of food products.
Intensive animal keeping	
Public service depot	
Road transport terminal	
Service trade premises	
Stock slaughter works	
Warehouse	
Waste reception, storage, treatment or disposal	Except development associated with a community wastewater management system / treatment plant and ancillary infrastructure

## 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
Advertisement	All forms of development not listed as category 1
Aged persons accommodation	
All forms of development that are ancillary and in association with residential development	
Dwelling	
Bank	
Nursing home	
Office that is ancillary and in association with a dwelling	
Residential flat building	
Retirement village	
Shop or group of shops	
Supported accommodation	
Except where adjacent an existing or approved dwelling:	
(a) community centre	
(b) consulting room	
(c) educational establishment	
(d) office (other than where ancillary and in association with a dwelling)	
(e) place of worship	
(f) personal service establishment	
(g) pre-school	
(h) primary school	
(i) shop or group of shops	

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## Tourist Accommodation Zone

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

### OBJECTIVES

- 1 A zone for the development of a major tourist resort comprising a range of tourist related facilities in an integrated style.
- 2 Development of a major tourist facility that contributes to, and enhances the Barossa Valley as a traditional viticultural region and tourist destination.
- 3 Development of a major tourist facility with an overall theme that is complementary to the character and landscape qualities of the Barossa Valley.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The Barossa Valley is one of Australia's premier wine regions and as such is a major tourist destination. The need for a major integrated tourist facility and associated facilities in the region has been identified and accordingly provided for within this zone. The zone recognizes the need to provide policies which ensure that development relates to the existing character of the region.

It is envisaged that development within the zone will be designed and constructed to a mass, scale and height that is in sympathy with the topography and vegetation of the site. Development should be unobtrusive in appearance and designed in a style which blends with the landscape rather than being overtly obvious.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - art and crafts
  - convention centre
  - convention centre tourist facilities
  - entertainment facilities
  - educational facilities
  - recreation centre
  - recreation facilities
  - small scale retail and commercial facilities associated with the tourist development
  - studio workshops
  - tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development should be undertaken in accordance with [Concept Plan Map Lig/8 - Tourist Accommodation - \(Rowland Flat\)](#).

- 5 Tourist accommodation should be developed in clusters throughout the zone in a manner that creates an open and uncluttered appearance.
- 6 Buildings should be located either in a central tourist centre or in clusters throughout the zone so as to maintain an open and low-density character with large areas of open space and landscaping including orchard and vineyard planting (but not horticulture where chemical spraying is required) between clusters of building development.
- 7 Retail and commercial activities not directly associated with a hotel should only be developed to service visitors to, and employees on, the site and should be located and designed as integral components of the total resort.
- 8 Development should be integrated and designed to contribute to and complement the viticultural and landscape character of the Barossa Valley.
- 9 Irrigation systems should be designed to harvest and reuse the water for irrigation or where this cannot be achieved ensure that pollutants are not discharged into the North Para River or ground waters within the zone.
- 10 Development should be located no closer than 100 metres from Rowland Flat Road and 200 metres from Golflinks Road.
- 11 Buildings should be setback a minimum of 50 metres from the North Para River.
- 12 Development should be sited and designed so as to be unobtrusive from secondary and local roads in the locality.
- 13 Development should not result in the need for more than one additional access point to be created onto the Barossa Valley Highway
- 14 Development should incorporate appropriate landscaping as an integral part of the design of the development to:
  - (a) maintain a theme compatible with the landscape of the Barossa Valley
  - (b) establish buffers around components of development and adjacent areas
  - (c) screen service, loading, storage and utility areas.
- 15 Horse keeping should not occur unless high levels of site management to control vermin, limit odour, prevent contamination of watercourses and maintain amenity can be achieved.
- 16 All revegetation should make use of seed stock derived from native vegetation in the immediate locality.

#### Land Division

- 17 Land within the zone should only be divided in accordance with [\*Concept Plan Map Lig/8 - Tourist Accommodation - \(Rowland Flat\)\*](#) and where it is necessary to provide or establish facilities that meet the objectives of the zone.
- 18 Land should only be divided for permanent residential occupation where it is used for the purpose of the management of tourist facilities.
- 19 Land should not be divided where the resulting allotments would be subject to a fire threat from surrounding hazards.



## 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
Aerodrome/airfield	
Bus depot	
Caravan park	
Camping area	
Cemetery	
Defence establishment	
Dependent accommodation	
Dwelling	Except where it is for one of the following: (a) temporary accommodation by tourists (b) use by staff directly associated with the management of tourist facilities in the zone.
Fuel depot	
Industry	
Intensive animal keeping	
Marshalling yards	
Motor repair station	
Nursing home	
Office	Except where it is directly related to the administration and management of a tourist resort.
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop	Except where it achieves all of the following: (a) it is directly related to the provision of goods for tourists and employees in the zone (b) it has a gross leasable area of no more than 200 square metres.
Stadium	
Stock sales yard	

Form of development	Exceptions
Stock slaughter works	
Store	
Warehouse	
Welfare institution	
Waste reception, storage, treatment or disposal	Except for a wastewater control system.

### 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
Dwelling where it is to be used by staff that are directly associated with the management of tourist facilities in the zone.	Demolition of a Local Heritage Place listed in <a href="#">Table Lig/8 - Local Heritage Places</a> . Office Shop

## 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 A centre accommodating tourist, information and refreshment facilities for visitors and local residents.
- 3 Conservation and upgrading of buildings of historic character.
- 4 The junction of Hanson and Gray Streets within **Precinct 37 Freeling Centre** as the focal point for improved retail facilities with administrative, commercial and community activities located around the retail core.
- 5 The preservation, enhancement and continued use of buildings and items of historical significance including the enhancement of Greenock Creek and the tourist route along Seppeltsfield Road.
- 6 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - art and crafts
  - bulky goods outlet
  - café
  - consulting room
  - cultural centre
  - entertainment facility, **except within Precinct 39 Marananga Centre**
  - fitness studio
  - hotel
  - meeting room
  - motor repair station, **except within Precinct 39 Marananga Centre**
  - office
  - petrol filling station
  - restaurant
  - service trade premises, **except within Precinct 39 Marananga Centre**
  - shop
  - **small scale educational facilities within Precinct 39 Marananga Centre**
  - 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.
- 4 **Residential development should only occur where it is located behind a non-residential use on the same allotment.**

- 5 Development of small land parcels should either be co-ordinated with adjoining development, or amalgamated and developed as a large site to allow for a more efficient use of land, consistent with the town centre function of the zone.
- 6 Light industrial development should only occur within **Precinct 38 Greenock Centre**.

#### Form and Character

- 7 Outdoor advertisements should be small in scale, low in height, modest in proportion and designed of traditional styles and appearance that complement the character of the zone.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 37 Freeling Centre

- 8 The division of land in the precinct should result in allotments of a size and configuration that ensures the objectives of the zone can be achieved.

### Precinct 38 Greenock Centre

- 9 Light industrial development should be compatible with the town centre function and the preservation of the amenity of the precinct.
- 10 Development in the precinct should not interfere with the function or appearance of Greenock Creek.

### Precinct 39 Marananga Centre

- 11 Development in the precinct should not exceed one-storey above natural ground level.
- 12 Development should be limited in scale and compatible with the existing built character and visual qualities of the precinct.
- 13 Development in the precinct should provide vehicle parking areas for employee's, service and visitor vehicles, which are located at the rear or side of the site, to promote an attractive frontage to Seppeltsfield Road.
- 14 Development in the precinct should be connected to an on-site effluent disposal system that produces discharge water which is environmentally safe for irrigation purposes.

### Precinct 40 Roseworthy Centre

- 15 Development in the precinct should not exceed one storey above natural ground level.

## PROCEDURAL MATTERS

### Complying Development

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

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

- 1 Other than where provided for in clause 2, development listed in the following table subject to the achieving all of the Conditions of Complying Development:

Form of Development	Conditions of Complying Development
Community centre Consulting room Office Shop located outside of the <b>Precinct 38 Greenock Centre</b> and has a gross leasable area of less than 200 square metres	<p>Provided it:</p> <ul style="list-style-type: none"> <li>(a) it is located outside of <b>Precinct 39 Marananga Centre</b></li> <li>(b) the conditions contained in <a href="#">Table Lig/1 - Conditions for Complying Development</a></li> <li>(c) no development incorporating a building or place listed in <a href="#">Table Lig/7 - Contributory items</a>, <a href="#">Table Lig/8 - Local Heritage Places</a> or <a href="#">Table Lig/9 - State Heritage Places</a></li> <li>(d) the external walls of any building, or of any addition or alteration to a building, being substantially composed of masonry, brick, stone, timber, rendered masonry, fibrous-cement cladding</li> <li>(e) no buildings being erected, added to or altered on land so that any portion of the building is constructed nearer to the existing boundary of a road than 6 metres, and for an allotment with more than one road frontage, 2.5 metres from the secondary frontage</li> <li>(f) a total building height of either less than 8 metres above natural ground level or no more than one storey in height where it is located within <b>Precinct 40 Roseworthy Centre</b></li> <li>(g) no development being located within the <b>Historic Conservation Area</b>.</li> </ul>

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

- (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (f) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Lig/2 - 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
Aerodrome/airfield	
Amusement machine centre where it is located within <b>Precinct 39 Marananga Centre</b>	
Animal keeping	
Builder's yard	
Bus depot where it is located within <b>Precinct 39 Marananga Centre</b>	
Bus station where it is located within <b>Precinct 39 Marananga Centre</b>	
Caravan park where it is located within <b>Precinct 40 Roseworthy Centre</b> or <b>Precinct 39 Marananga Centre</b>	
Cemetery where it is located within <b>Precinct 39 Marananga Centre</b>	
Commercial Forestry where it is located within <b>Precinct 39 Marananga Centre</b>	
Crematorium where it is located within <b>Precinct 39 Marananga Centre</b>	
Dairy	
Defence establishment where it is located within <b>Precinct 39 Marananga Centre</b>	

Form of development	Exceptions
Dependent accommodation	
Dwelling	Except where it achieves one of the following: (a) a dwelling located within <b>Precinct 37 Freeling Centre</b> or within <b>Precinct 39 Marananga Centre</b> , that is: (i) ancillary to and in association with a non-residential development (ii) located on the same allotment (b) it is an alteration and/or addition to an existing detached dwelling and it is located within <b>Precinct 38 Greenock Centre</b> , <b>Precinct 39 Marananga Centre</b> or <b>Precinct 40 Roseworthy Centre</b> .
Farm building	
Fuel depot	
Golf course where it is located within <b>Precinct 39 Marananga Centre</b>	
Golf driving range where it is located within <b>Precinct 39 Marananga Centre</b>	
Horse keeping	
Horticulture	
Hospital where it is located within <b>Precinct 39 Marananga Centre</b>	
Industry	Except for a service industry located within <b>Precinct 38 Greenock Centre</b> .
Intensive animal keeping	
Land division where it is located within <b>Precinct 40 Roseworthy Centre</b>	Except where no additional allotments are created partly or wholly within the zone.
Marshalling Yard where it is located within <b>Precinct 39 Marananga Centre</b>	
Motor repair station where it is located within <b>Precinct 39 Marananga Centre</b>	
Nursing home where it is located within <b>Precinct 39 Marananga Centre</b>	
Prescribed mining operations where it is located within <b>Precinct 39 Marananga Centre</b>	
Public service depot	
Radio or TV Station where it is located within <b>Precinct 39 Marananga Centre</b>	
Reservoir where it is located within <b>Precinct 37 Freeling Centre</b>	
Residential flat building	
Road transport terminal	

Form of development	Exceptions
Service trade premises where it is located within <b>Precinct 39 Marananga Centre</b>	
Stadium where it is located within <b>Precinct 39 Marananga Centre</b>	
Stock sales yard	
Stock slaughter works	
Store where it is located within <b>Precinct 39 Marananga Centre</b>	
Timber Yard where it is located within <b>Precinct 40 Roseworthy Centre</b>	
Warehouse where it is located within <b>Precinct 39 Marananga Centre</b> or <b>Precinct 40 Roseworthy Centre</b>	
Waste reception, storage, treatment or disposal	
Wastewater treatment plant where it is located within <b>Precinct 37 Freeling Centre</b> or <b>Precinct 38 Greenock Centre</b>	
Waterworks where it is located within <b>Precinct 37 Freeling Centre</b>	
Welfare institution where it is located within <b>Precinct 39 Marananga Centre</b>	
Winery where it is located within <b>Precinct 39 Marananga Centre</b>	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Demolition of a Contributory Item listed in <a href="#">Table Lig/7 - Contributory Items</a>	Demolition of a Local Heritage Place listed in <a href="#">Table Lig/8 - Local Heritage Places</a> .



## Township Zone

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

### OBJECTIVES

- 1 A range of educational, recreational, community, retail and administrative uses and facilities developed in appropriate locations and grouped together to serve the local community and the visiting public.
- 2 Predominantly low density forms of residential development with a limited range of increased density development in appropriate locations outside of the **Historic Conservation Area**.
- 3 Conservation and enhancement of the main road streetscape and scenic rural setting of the township.
- 4 The re-development of existing sites and use of vacant land in a compact, efficient and co-ordinated manner.
- 5 Development that contributes to the desired character of the zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - community facility
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - educational establishment
  - office
  - open space
  - pre-school
  - primary school
  - recreation area
  - shop or group of shops where the gross leasable area is less than 250 square metres
  - small-scale tourist development
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.
- 4 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.
- 5 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

#### Land Division

- 6 Residential allotments should vary in size and have an area of not less than 1200 square metres.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development are designated as complying subject to compliance with all of the following conditions for complying development:

Forms of development	Conditions for complying development
Detached dwelling	Provide: <ol style="list-style-type: none"> <li>the conditions prescribed in <a href="#">Table Lig/1 - Conditions for Complying Development</a></li> <li>no development incorporating a building or place listed in <a href="#">Table Lig/7 - Contributory items</a>, <a href="#">Table Lig/8 - Local Heritage Places</a> or <a href="#">Table Lig/9 - State Heritage Places</a></li> <li>no buildings being erected, added to or altered on land so that any portion of the building is constructed nearer to the existing boundary of a road than 8 metres, and for an allotment with more than one frontage, 2.5 metres from the secondary frontage</li> <li>no building being more than one storey in height</li> <li>no development being located within a <b>Historic Conservation Area</b>.</li> </ol>

### Non-complying Development

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

Form of development	Exceptions
Aerodrome/airfield	
Animal keeping	
Builder's yard	
Caravan park	
Crematorium	
Dependent accommodation	Except where it achieves all of the following: <ol style="list-style-type: none"> <li>the floor area is less than 65 square metres</li> <li>the building does not exceed one storey.</li> </ol>
Dairy	
Farm building	
Fuel depot	
Horse keeping	
Horticulture	
Hotel	
Indoor recreation centre	
Industry	

Form of development	Exceptions
Intensive animal keeping	
Petrol filling station	
Public service depot	
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Truck or other vehicle parking where the vehicle exceeds 3000 kilograms tare in weight	
Warehouse	
Waste reception, storage, treatment or disposal	Except for a wastewater control system.
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
Carports, garages, sheds and other residential outbuildings	Demolition of a Local Heritage Place listed in <a href="#">Table Llg/8 - Local Heritage Places</a>
Demolition of a Contributory Item listed in <a href="#">Table Llg/7 - Contributory Items</a>	Dwellings which are two or more storeys in height
Dependent accommodation	

## Urban Employment Zone

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

### OBJECTIVES

- 1 A mixed use employment zone that accommodates a range of industrial land uses together with other related employment and business activities that generate wealth and employment for the State.
- 2 Local activity centres, which include a range of activities including shops, consulting rooms, personal service establishments, child care and training facilities that provide support services for businesses and an expanding workforce.
- 3 Provision for large floor plate enterprises, such as major logistics and manufacturing plants, high technology and/or research and development related uses, located to take advantage of existing and future road and rail infrastructure.
- 4 The effective location and management of activities at the interface of industrial/commercial activity with land uses that are sensitive to these operations.
- 5 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones.
- 6 Development that promotes business clusters that provide a range of economic and environmental benefits.
- 7 Coordinated and integrated development that:
  - (a) incorporates high speed information technology and telecommunications facilities and infrastructure
  - (b) contributes to the improvement of the physical, social and economic conditions of adjoining communities where appropriate.
- 8 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

Development within the zone is expected to be undertaken in accordance with the [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#).

This zone provides for the establishment of business clusters that create opportunities for innovation, start up and the growth of new businesses.

Development along Horrocks Highway (excluding the area that incorporates the bulky goods node), Thiele Highway and Flett Road will incorporate extensive landscape strips. The design of sites, including the articulation of buildings and use of coordinated building materials, particularly on sites that adjoin the mentioned roads, will reflect a desire to produce high quality urban design outcomes.

Bulky goods and trade supplies will primarily occur in a 'node' with a gross leasable area in the order of 10000 square metres. The development of shops not included within the bulky goods node will be distributed throughout the zone and have a combined maximum gross leasable floor area in the order of 3000 square metres in total. Development of shops not included within the bulky goods node should not

undermine the role and function of the Neighbourhood Activity Centre in the **Suburban Neighbourhood Zone** to the west.

Allotments that adjoin the boundary of another zone where more sensitive land uses are anticipated (e.g. residential development), will be large enough to accommodate design features and siting arrangements such as landscape buffers and acoustic fencing) that limit impact on the adjoining zone.

Buildings will provide a variation in materials, facade treatments and setbacks rather than appearing as large uniform buildings with blank façades. Outdoor storage areas will also be screened with fencing/structures of varied materials that limit potential for vandalism.

The inclusion of street furniture together with planting, lighting and signage in the streetscape will be cognisant of the industrial/commercial nature of the zone and will promote a coherent, comfortable and attractive public realm. Street elements will therefore be selected to fit well with their immediate surroundings and in response to a coherent vision.

Development should be designed in a manner which encourages innovation and energy efficiency through the use on-site power generation, battery storage and smart energy management systems.

Landscaping will be carefully integrated with built form, ensuring that vegetation is sustainable, drought tolerant, locally indigenous and matched to the scale of development, while also providing a comfortable, pleasant and attractive environment and carefully designed to minimise opportunity for crime by ensuring passive/active surveillance and minimising places of entrapment. The extent of existing native vegetation in the zone is limited and its retention, whether in areas or as scattered trees, is a high priority. Where feasible the existing native vegetation will be incorporated into a development design, particularly in the public realm of open space, parkland areas, trails and natural reserves.

Car parking areas will include trees to provide shade and enhance visual amenity and the appearance of outdoor storage areas will be enhanced through landscaping.

Road treatments will be undertaken in accordance with [Concept Plan Map L13/13 - Roseworthy Township Expansion](#) and should be developed in a coordinated manner in the early stages of the development.

An east-west link road, providing for freight movements, is proposed in the southern portion of the zone, from the Thiele Highway along an alignment connecting with the Kangaroo Flat Road alignment within the adjacent **Suburban Neighbourhood Zone** to the west. A future grade separated connection will be provided across the Horrocks Highway to provide a continuous link of the two road sections and it is proposed that this east-west link road will also connect to the Sturt Highway in the future. Direct allotment access to the arterial road network and proposed east-west link road will not be provided and existing access points should be closed to retain the functionality of the road network. Access to the major roadwork will only be provided via the local road network.

Stormwater, both from the upstream catchment and generated within the zone, will be carefully managed to ensure that flows are harvested for reuse in systems such as the Gawler Water Reuse Scheme. A variety of Water Sensitive Urban Design mechanisms, including the harvest, treatment, storage and reuse of stormwater, will be integrated throughout the zone at the neighbourhood, street, site and building level. Some harvested stormwater will be used for irrigation to improve the aesthetic and functional value of open spaces, including public access ways and greenways.

Land division will be undertaken in a manner that detains and retains stormwater discharge to pre-development levels whilst the network envisaged in the [Concept Plan Map L13/13 - Roseworthy Township Expansion](#) is delivered overtime.

Wastewater generated by development within the zone will be primarily directed to an integrated wastewater system and opportunities for reuse of harvested wastewater should be encouraged. Interim stormwater and wastewater management solutions may be investigated in the short term provided they meet relevant design and health standards.

The location of future transmission infrastructure should be within a major roadway to reduce the impact of clearance requirements on adjoining developments. A flat area of land, approximately 100 metres by 100 metres, will be required for the future substation.

A high pressure gas pipeline (known as the AMCOR Lateral Pipeline) is located adjacent to the Thiele Highway and runs north from the intersection of the Highway and Argent Road. While the pipeline is not physically located within the area of the **Urban Employment Zone**, a small portion of the zone is subject to the 400 metre wide 'Notification Area' associated with the pipeline. To ensure pipeline safety requirements are met, development within this portion of the zone will comply with AS 2885 (*Pipeline Gas and Liquid Petroleum*).

An 'area of interest' shown on [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#) is known to be potentially affected by land contaminating activities and therefore should not be developed unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for its proposed use. Notwithstanding this known 'area of interest' it is acknowledged that there may be others as yet unidentified which will need a similar consideration.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development, or combination thereof, are envisaged in the zone:
  - consulting room
  - electricity substation
  - fuel depot
  - indoor recreation centre
  - industry (other than special industry)
  - motor repair station
  - office
  - petrol filling station
  - prescribed mains
  - public service depot
  - road transport terminal
  - service trade premises
  - service industry
  - shop or group of shops
  - training facility
  - store
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should be in accordance with the relevant [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#).
- 4 Development should not impede the operation of established land uses through encroachment, over development of sites or noise/emissions or any other harmful or nuisance-creating impact.
- 5 Shops or groups of shops (other than bulky good outlets, service trade premises and development in the bulky goods node) should:
  - (a) serve the local workforce within the zone
  - (b) should be distributed across the zone and avoid a concentration of shops at any one location;
  - (c) have a combined gross leasable floor space in the order of 3000 square metres within the zone.

- 6 Bulky goods outlets and service trade premises should only be located in a bulky goods node **with a total combined gross leasable space in the order of 10000 square metres.**
- 7 Bulky goods outlets and service trade premises should not have any adverse impacts on heavy vehicle access or freight movements.
- 8 Restaurants and cafes should only be located in bulky goods outlets or service trade premises that are larger than 2000 square metres, and should have a gross leasable space in the order of 150 square metres or less.
- 9 Short-term workers accommodation or other sensitive uses within the zone should be designed and located to ensure the ongoing operation of any existing activity within the zone is not impeded.
- 10 Dwellings or residential flat buildings should **be located ancillary to and in association with industry.**

### Form and Character

- 11 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 12 Development should be set back at least 3 metres from any road frontage.
- 13 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following parameters:

<b>Building height (metres)</b>	<b>Minimum setback from the primary road frontage (metres)</b>	<b>Minimum setback from the secondary road frontage (metres)</b>
Up to 6 metres	8	3
Greater than 6	10	3

- 14 Building façades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise or light spillage that would adversely affect the amenity of nearby residents.
- 15 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining allotments not zoned for employment, and should be designed to minimise its effect on the amenity of the locality.
- 16 Development should control noise emissions through the use of attenuation devices and sound proofing, particularly activities requiring extended hours of operation.
- 17 The hours of operation of an activity should not detract from the amenity of any residential area.
- 18 Within 50 metres of a residential zone boundary:
  - (a) non-residential development (including loading and unloading activities) should:
    - (i) demonstrate appropriate acoustic performance
    - (ii) ensure that all noise sources including machinery, loading, unloading and other service areas on allotments nearest to the residential boundary are located within the building
  - (b) development should be designed and constructed of a material to ensure noise emissions are minimised within acceptable standards.
- 19 Development should be adaptable to allow for flexibility of use over time and accommodate multiple uses and shared facilities where practical, including training areas and car parking.

- 20 Buildings should not occupy more than 50 percent of the total area of the site upon which they are located, unless it can be demonstrated that stormwater can be harvested, treated, stored and reused on the site of the development to minimise impacts on external stormwater infrastructure.
- 21 For labour intensive industries where car parking demand exceeds the rates in [Table Lig/2 - Off Street Vehicle Parking Requirements](#), the total car parking should be provided at a rate of 0.75 spaces by the number of employees.
- 22 For non-labour intensive industries, the rates in [Table Lig/2 - Off Street Vehicle Parking Requirements](#) can be varied having regard to the expected maximum staff and visitor levels.
- 23 A landscape buffer with a minimum width of 20 metres incorporating earth mounding where appropriate and mature landscaping should be incorporated as part of the development along Horrocks Highway, Thiele Highway and Flett Road.

Land Division

- 24 Land division should:
  - (a) create allotments that are of a size and shape suitable for the intended use
  - (b) be in accordance with the following parameters (except where intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated):

Parameter	Minimum value
Allotment size	4000 square metres
Frontage width to a public road	30 metres

Traffic and Vehicle Access

- 25 Development should ensure that a hierarchy of roads is achieved which facilitates:
  - (a) no direct allotment access to the arterial road network, including Horrocks Highway and Thiele Highway or the east-west link road and the closure of any other existing access points to ensure the functionality of the road network is retained
  - (b) the allocation of land to accommodate a future upgrade of the intersection of Kangaroo Flat Road, Horrocks Highway and the future east / west freight route suitable to accommodate a grade separated arrangement
  - (c) a future east-west freight route which provides a connection between the Thiele Highway and Kangaroo Flat Road.

Infrastructure Co-ordination

- 26 Development, including land division, within the Roseworthy Town Expansion area should only occur once the infrastructure items identified for the area (or a specified part of the area) identified on [Concept Plan Map Lig/13 - Roseworthy Township Expansion](#) are either provided, or a legally binding agreement has been executed for the provision of those infrastructure items, (or alternative infrastructure items that achieve the same outcome have been provided or a legally binding agreement has been executed for the provision of these alternative infrastructure items) for the construction of the following infrastructure:
  - (a) stormwater management systems
  - (b) wastewater management system
  - (c) road and intersection upgrades.



## 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) involving any of the following is non-complying:

Form of Development	Exceptions
Advertisement or advertising hoarding	Except where the advertisement or advertising hoarding: <ul style="list-style-type: none"> <li>(a) does not move, rotate or incorporate flashing light(s)</li> <li>(b) has no part that projects above the wall or fascia where attached to a building</li> <li>(c) covers less than 10 per cent of the total surface area of a wall oriented to a public road or reserve</li> <li>(d) does not include bunting, streamers, flags or wind vanes.</li> </ul>
Amusement machine centre	
Caravan or residential park	
Concrete batching plant	
Dwelling	Except for: <ul style="list-style-type: none"> <li>(a) short term accommodation that is ancillary to and in association with industry and a caretakers residences</li> <li>(b) alterations and additions to existing dwellings</li> <li>(c) where part of a mixed use building in a local activity centre.</li> </ul>
Intensive animal keeping	
Motel	
Nursing home	
Prescribed mining operations	
Primary school	
Residential flat building	Except for: <ul style="list-style-type: none"> <li>(a) short term accommodation that is ancillary to and in association with industry and a caretakers residences</li> </ul>
Secondary school	
Special industry	
Stadium	
Tourist accommodation	
Waste or recycling depot	
Wrecking yard	

## Public Notification

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

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

Category 1	Category 2
All kinds of development except where the site of the proposed development is located within 60 metres of a <b>Residential Zone</b> or a <b>Suburban Neighbourhood Zone</b> boundary.	Development where the site of the proposed development is located within 60 metres of a <b>Residential Zone</b> or a <b>Suburban Neighbourhood Zone</b> boundary.

# Table Section



## Table Lig/1 - Conditions for Complying Development

Form of Development	Compliance Criteria / Conditions
Bank	see 'Office'
Community centre	<ol style="list-style-type: none"> <li>1 Building set-back from side and rear boundaries, 5 metres.</li> <li>2 Hours of operation not later than 10 pm on any day.</li> <li>3 Parking provided on-site at a rate of one space per 20 square metres of club room floor area.</li> </ol>
Consulting room	<ol style="list-style-type: none"> <li>1 Parking provided on-site at a rate of three spaces for each consulting room.</li> <li>2 Conditions B, C and D are complied with.</li> </ol>
Detached dwelling (and outbuildings, carports and pergolas ancillary thereto other than within the <b>Residential Gawler Belt Policy Area 7</b> )	<ol style="list-style-type: none"> <li>1 No detached dwelling being erected if there already exists, or is in the course of erection, a detached dwelling on that allotment.</li> <li>2 A detached dwelling being erected on a site having an area of not less than 800 square metres.</li> <li>3 The external walls of the detached dwelling being principally composed of clay brick, stone, rendered masonry, or timber.</li> <li>4 The external materials of the building being new, and the building not having been previously used elsewhere.</li> <li>5 The area of the site occupied by all buildings not exceeding 40 per cent.</li> <li>6 The dwelling being provided with an area of outdoor private open space (exclusive of driveways, car parking areas and outbuildings):               <ol style="list-style-type: none"> <li>(a) of not less than 25 square metres for each bedroom or room which may be reasonably expected to be used as a bedroom</li> <li>(b) having a minimum dimension, in one direction of no less than 2.5 metres</li> <li>(c) incorporating an area capable of containing one rectangle of at least 4 metres by 6 metres.</li> </ol> </li> <li>7 Buildings and structures being set-back a minimum of 1 metre from side boundaries.</li> <li>8 No outbuilding, or carport having a floor area of greater than 40 square metres.</li> <li>9 The dwelling being provided with car parking at a rate of not less than one roofed car parking space per dwelling and one additional car parking space for each two bedrooms or rooms which may be reasonably expected to be used as a bedroom(s).</li> </ol>

Form of Development	Compliance Criteria / Conditions																
Detached dwelling, row dwelling, Semi-detached dwelling (and associated outbuildings, pergolas, verandas etc) in the <b>Residential Gawler Belt Policy Area 7</b>	<p>1 The dwelling being of a height or number of storeys and having a site area and public road frontage not less than that specified in the following Table:</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Site area (square metres)</th> <th>Minimum frontage (square metres)</th> <th>Storeys (building height)</th> </tr> </thead> <tbody> <tr> <td>Detached dwelling</td> <td>500</td> <td>15</td> <td>1(5)</td> </tr> <tr> <td>Semi-detached dwelling</td> <td>400</td> <td>9</td> <td>1(5)</td> </tr> <tr> <td>Row dwelling</td> <td>250</td> <td>6</td> <td>1(5)</td> </tr> </tbody> </table>	Dwelling type	Site area (square metres)	Minimum frontage (square metres)	Storeys (building height)	Detached dwelling	500	15	1(5)	Semi-detached dwelling	400	9	1(5)	Row dwelling	250	6	1(5)
	Dwelling type	Site area (square metres)	Minimum frontage (square metres)	Storeys (building height)													
	Detached dwelling	500	15	1(5)													
	Semi-detached dwelling	400	9	1(5)													
	Row dwelling	250	6	1(5)													
	<p>2 The dwelling and associated structures not occupying more than 40 per cent of the site.</p>																
	<p>3 The dwelling being provided with an area of outdoor private open space (exclusive of driveways, car parking areas and outbuildings):</p> <p>(a) of not less than 25 square metres for each bedroom or room which may be reasonably expected to be used as a bedroom;</p> <p>(b) having a minimum dimension, in one direction of no less than 2.5 metres</p> <p>(c) incorporating one area capable of containing a rectangle of at least 4 metres by 6 metres.</p>																
	<p>4 The dwelling being set-back not less than 6 metres, and for dwellings on corner allotments, the set-back from the secondary road frontage being not less than 2.5 metres; except for those dwellings with frontage to designated connecting roads where these dimensions are 8 metres and 4 metres, respectively.</p>																
	<p>5 Except where joined by a party wall, the dwelling being located no closer to a side boundary than 1 metre in respect of single-storey dwellings, such distance to exclude open sided carports.</p>																
	<p>6 The dwelling being no closer than 4 metres to any rear boundary in respect of single-storey dwellings, such distance to exclude open sided carports.</p>																
<p>7 The dwelling being provided with car parking at a rate of not less than one roofed car parking space per dwelling and one additional car parking space for each two bedrooms or rooms which may be reasonably expected to be used as a bedroom(s).</p>																	
<p>8 The outbuilding, where fully enclosed, having a total floor area of no greater than 40 square metres and a height of not greater than 4 metres.</p>																	

Form of Development	Compliance Criteria / Conditions	
Horticulture Market gardening	1	Drainage volumes are limited to a maximum of 15 per cent of total applied water.
	2	Diversion or storage dams used for irrigation are located off-stream with the storage capacity of the dams not exceeding 50 per cent of the medium annual run-off from a property.
	3	Irrigation areas have a minimum set-back distance of 30 metres from a watercourse, lake or well.
	4	A minimum 300 metres separation distance is maintained between irrigation and stock and domestic bores.
	5	The depth to the high seasonal water table is greater than 2 metres from the ground surface.
	6	A minimum separation distance of 50 metres is maintained between bores and any part of an effluent disposal field.
	7	The subject land is not located within a prescribed water resources area.
	8	The proposal does not require the removal of any existing native vegetation.
	9	Horticultural activities are not located within a 1-in-100 year average return interval flood event plain.
	10	The following separation distances are maintained between production areas, which will be subject to regular chemical spraying, and a sensitive receptor:
	<b>Distance (metres)</b>	<b>Sensitive Receptor Type</b>
	300	Dwelling, mobile home or caravan park, residential marina or other residential place. Tourist accommodation. Childcare centre, kindergarten, school, university or other educational institution. Medical centre or hospital.
	100	An approved land based aquaculture operation.
	50	Watercourse identified on a 1:50 000 SA Government topographical map or a wetland identified in A Directory of Important Wetlands in South Australia (1996). Well, stock and domestic bores. Stands of significant native vegetation.
	11	For viticultural operations, a minimum distance of 8 metres is maintained between property boundaries abutting public roads and the headlands of crop rows to allow for the movement of equipment and machinery within the subject land.
	12	The proposal does not involve any of the following: <ul style="list-style-type: none"> <li>(a) the use of gas guns</li> <li>(b) the construction of a dam</li> <li>(c) the construction of any structures, including structures for the growing of plants (ie, shadehouse, glasshouse or any other similar structure)</li> <li>(d) the use of frost fans.</li> </ul>

Form of Development	Compliance Criteria / Conditions
Light industry Service industry Store Warehouse	<ol style="list-style-type: none"> <li>1 The area of the site occupied by all buildings not exceeding 50 per cent.</li> <li>2 A clearance of not less than 5 metres being provided for access purposes between any structure and one side boundary of the site, and side boundary set-backs elsewhere of 2 metres.</li> <li>3 New materials being used for roofing and external walls of either masonry, 'Colorbond' or galvanised iron painted a natural colour.</li> <li>4 No building erected having a height of greater than 8 metres.</li> <li>5 Industry, including service industry development provide parking at the following rates: <ol style="list-style-type: none"> <li>(a) one car parking space for each 50 square metres or part thereof for the first 200 square metres of total floor area; and</li> <li>(b) one additional car parking space for each 75 square metres or part thereof where the total floor area is more than 200 square metres and up to 2000 square metres; and</li> <li>(c) one additional car parking space for each 150 square metres of floor area or part thereof exceeding 2000 square metres.</li> </ol> </li> <li>6 Store and warehouse provide parking at a rate of one per 150 square metres of total floor area or one per three employees (whichever provides the larger parking area).</li> <li>7 Conditions B, C and D are complied with.</li> </ol>
Office Bank	<ol style="list-style-type: none"> <li>1 No building being erected closer to a side boundary than 3 metres.</li> <li>2 Parking provided on-site at a rate of one space per 30 square metres of total floor area or one per three employees (whichever provides the larger parking area).</li> <li>3 Conditions B, C and D are complied with.</li> </ol>
Shop	<ol style="list-style-type: none"> <li>1 A road or thoroughfare for the use of vehicles which is not less than 6 metres wide and which communicates at each end with a public road or street being provided at the rear of three or more shops.</li> <li>2 The site of every shop having a depth of not less than 24 metres.</li> <li>3 A suitable area is provided for the loading and unloading of service and commercial vehicles.</li> <li>4 A suitable area being provided for the storage and collection of refuse.</li> <li>5 Shop (excluding a restaurant or retail plant nursery) providing parking on-site at a rate of one space per 20 square metres of total floor area.</li> <li>6 Shop, being a restaurant, provide parking at a rate of one space per 15 square metres.</li> <li>7 Conditions B, C and D are complied with.</li> </ol>

#### CONDITION A-LESSER PARKING AREA

A lesser number of car parking spaces than that specified may be established in circumstances where the planning authority is satisfied that:

- (a) permanent arrangements are made to ensure that the parking needs of the development will be met by a combination of:
  - (i) parking on the site of the development,



- (ii) parking on a nearby site for the duration of the parking need of the development, and
  - (iii) appropriately safe parking on the street, provided that the on-street parking can be provided without adversely affecting the parking available for other existing activities; or
- (b) the parking area is designed so that it is linked to adjacent parking areas, and the combination of parking areas meets the parking needs of all activities associated with them in a more efficient manner, taking into account the daily and weekly timing of parking needs for each activity involved.

#### CONDITION B–ACCESS TO ROADS

The number, location and design of access points to a road or thoroughfare from the site being established so as best to ensure the safety of the public and the free flow of traffic in the locality.

#### CONDITION C–PARKING AREA DESIGN AND IDENTIFICATION

- (a) The design, layout and pavement of the parking area being established so as best to ensure the safety of the public
- (b) Adequate identification being provided to ensure that the location of the parking area is readily apparent to visitors
- (c) The parking area being designed in accordance with the specifications set out in *Australian Standard 2890.1 Parking facilities – Off-street car parking*.

#### CONDITION D–LANDSCAPING

Suitable landscaping of the site being provided for in plans and drawings, and satisfactorily installed within 6 months of approval and maintained in the form and to the standard shown on the plans and drawings. Landscaping shall include the portions of the site which are:

- (a) adjacent to the alignment of a road, street or thoroughfare
- (b) perimeter screening areas, or within the parking areas referred to in any condition requiring
- (c) the provision of such parking areas
- (d) along the boundaries of any residential or living zone.

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

Form of Development	Number of Required Car Parking Spaces
Aged accommodation units	1 covered space per 10 beds, plus 1 per 2 staff persons, plus 1 per 5 residents (for visitors).
Amusement machine centre	1 per 20 square metres.
Bulky Goods Outlet	2 per 100 square metres of gross leasable floor area.
Child Care Centre / Educational Establishment (Pre-School)	1 per 4 children plus 1 per 2 staff persons.
Community centre	1 per 15 square metres of club room total floor area.
Consulting room	3 per consulting room.
Educational Establishment (Primary School)	1 per full time equivalent employee, plus 0.25 per full time equivalent employee for visitors or 5 visitor spaces (whichever provides the larger parking area).
Educational Establishment (Secondary School)	1 per full time equivalent employee, plus 0.2 per full time equivalent employee for visitors or 5 visitor spaces (whichever provides the larger parking area), plus 0.1 per student.
Hospital	1 per 3 beds.
Hotel	1 per 3 square metres of bar floor area, plus 1 per 9 square metres of lounge bar, dining room or beer gardens floor area; or one per 3 guest rooms (whichever provides the larger parking area).
Indoor recreation centre	1 per 20 square metres of total floor area.
Industrial development	1 per 50 square metres (or part thereof) the first 200 square metres of total floor area, plus 1 additional space for each 75 square metres (or part thereof) where the total floor area is more than 200 square metres and 2000 square metres, plus 1 additional space for each 150 square metres of total floor area (or part thereof) exceeding 2000 square metres.
Motel	1 per guest room or residential unit plus 1 per 15 square metres of total floor area of restaurant (if provided).
Nursing home	1 per 4 beds.
Office	1 per 30 square metres of total floor area with a minimum of two car parking spaces.
Petrol filling station	8 spaces for customer and employee use.
Place of worship Hall Theatre	1 per 7 permanent seats, or 1 per 15 square metres (whichever provides the larger parking area).

Form of Development	Number of Required Car Parking Spaces
Plant nursery (retail)	1 per 200 square metres of total display area or car parking area equal to 8 per cent of the site (whichever provides the larger parking area).
Residential, up to 6 dwellings on a site	1 per dwelling containing 1 or 2 bedrooms, plus 2 per dwelling containing 3 bedrooms, plus 3 per dwelling containing 4 or more bedrooms. Car parking may be provided in a stacked formation i.e. one space behind the other.
Residential, more than 6 dwellings on a site	1 independent visitor space for every 2 dwellings plus 1 per dwelling containing 1 or 2 bedrooms, plus 2 per dwelling containing 3 bedrooms, plus 3 per dwelling containing 4 or more bedrooms.
Restaurant	1 per 15 square metres of total floor area.
Service trade premises	1 space per 50 square metres of total floor or display area (whichever provides the larger parking area).
Shop (excluding a restaurant or retail plant nursery)	1 per 20 square metres of gross leasable floor area where used for retail floor space; and 1 per 50 square metres of gross leasable floor area for associated ancillary uses.
Store	1 per 150 square metres of total floor area or 1 per 3 employees (whichever provides the larger parking area).
Tourist Accommodation	1 per guest room plus 0.5 per employee.
Warehouse	1 per 150 square metres of total floor area or 1 per 3 employees (whichever provides the larger parking area).

## Table Lig/3 - Fixed Separation Distances Intensive Animal Keeping

Activity or Land Use	<b>Minimum Setback</b> <i>(Distances are defined by the least horizontal distance between the boundary of the proposal and the edge of each of the land uses/activities/landscape elements referred to. Where a proposal will not occupy all of the subject property, then a boundary which contains all activities directly associated with the proposal should be identified and used to determine the separation distances.)</i>
Cattle feedlot	<p>The following are minimum fixed separation distances for a cattle feedlots, however a variable separation distance must also be calculated using the formula listed in <b>Table Lig/5- Variable Separation Distances for Cattle Feedlots</b> and if the variable separation distance is greater than the fixed separation distance then the variable separation distance is the minimum setback:</p> <ul style="list-style-type: none"> <li>(a) 200 metres from a major watercourse (3rd order or higher stream - The ordering of streams begins at the source and increases as further branches add to the network)</li> <li>(b) 100 metres from any other watercourse (as defined by a blue line on a current 1:50 000 SA Government topographical map)</li> <li>(c) 800 metres from a major water reservoir (<i>A public water supply reservoir</i>)</li> <li>(d) 200 metres from a public road or 50 metres where the road is unsealed and used by less than 50 vehicles per day excluding cattle feedlot traffic</li> <li>(e) 50 metres from a property boundary</li> </ul>
Piggery	<p>The following are minimum fixed separation distances for a piggeries, however a variable separation distance must also be calculated using the formula listed in <b>Table Lig/4 - Variable Separation Distances for Piggeries</b> and if the variable separation distance is greater than the fixed separation distance then the variable separation distance becomes the minimum setback:</p> <ul style="list-style-type: none"> <li>(a) 200 metres from a major watercourse (3rd order or higher stream - The ordering of streams begins at the source and increases as further branches add to the network)</li> <li>(b) 100 metres from any other watercourse (as defined by a blue line on a current 1:50 000 SA Government topographical map)</li> <li>(c) 800 metres from a major water reservoir (a public water supply reservoir)</li> <li>(d) 200 metres from a public road or 50 metres where the road is unsealed and used by less than 50 vehicles per day excluding piggery traffic</li> <li>(e) 100 metres from a dairy</li> <li>(f) 100 metres from a slaughter house</li> <li>(g) 200 metres from a neighbouring rural residence</li> <li>(h) 20 metres from a property boundary.</li> </ul>
Stock yard and/or sales yard	<p>The following are minimum fixed separation distances for a stock yard and/or sales yard:</p> <ul style="list-style-type: none"> <li>(a) 500 metres from a dwelling or urban residential zone/rural living zone</li> </ul>

**Table Lig/3 - Fixed Separation Distances Intensive Animal Keeping**

<b>Activity or Land Use</b>	<b>Minimum Setback</b>
Poultry shed	<p><i>(Distances are defined by the least horizontal distance between the boundary of the proposal and the edge of each of the land uses/activities/landscape elements referred to. Where a proposal will not occupy all of the subject property, then a boundary which contains all activities directly associated with the proposal should be identified and used to determine the separation distances.)</i></p> <p>The following are minimum fixed separation distances for a poultry shed:</p> <ul style="list-style-type: none"> <li>(a) 1000 metres from an urban residential zone/rural living zone</li> <li>(b) 500 metres from a dwelling on another property</li> <li>(c) 100 metres from a dwelling on the same property</li> <li>(d) 1000 metres from another poultry farm (including free range poultry), ostrich or emu farm</li> <li>(e) 1000 metres from a National Highway</li> <li>(f) 250 metres from a public road</li> <li>(g) 300 metres from a side or rear boundary.</li> </ul>
Rabbit farm (utilising the dry system)	<p>The following are minimum fixed separation distances for a rabbit farm (utilising the Dry System):</p> <ul style="list-style-type: none"> <li>(a) 15 metres from any watercourse</li> <li>(b) 20 metres from a public road or 10 metres where the road is unsealed and used by less than 50 vehicles per day excluding rabbit complex traffic</li> <li>(c) 60 metres from the nearest dwelling on adjoining/adjacent land</li> <li>(d) 10 metres from a dwelling on the same property as the rabbit complex</li> <li>(e) 500 metres from the nearest complex for other farmed rabbits</li> <li>(f) 500 metres from any township.</li> </ul>
Rabbit farm (utilising the Wet System and/or pond and irrigation areas)	<p>The following are minimum fixed separation distances for a rabbit farm (utilising the Wet System and/or pond and irrigation areas)</p> <ul style="list-style-type: none"> <li>(a) 30 metres from any watercourse</li> <li>(b) 50 metres from a public road or 20 metres where the road is unsealed and used by less than 50 vehicles per day excluding rabbit complex traffic</li> <li>(c) 150 metres from the nearest dwelling on adjoining/adjacent land</li> <li>(d) 20 metres from a dwelling on the same property as the rabbit complex</li> <li>(e) 500 metres from the nearest complex for other farmed rabbits</li> <li>(f) 1000 metres from any township.</li> </ul>

## Table Lig/4 - Variable Separation Distances for Piggeries

- 1 The following formula calculates the variable separation distances for piggeries (D):

$$D = 50 \times S \times \sqrt{N}$$

*D = Separation distance in metres between the closest points of the piggery and the most sensitive receptor (Person or site which receives and is sensitive to stimulating agents) or impact location.*

*N = Number of Standard Pig Units (A grower pig in the range of 26 to 60 kilograms live weight)*

*S = Composite Site Factor = S1xS2xS3xS4xS5*

- 2 The following formula calculates the number of standard pig units (N):

$$N = (D / (50 \times S))^2$$

*N = Number of Standard Pig Units*

*D = Separation distance in metres between the closest points of the piggery and the most sensitive receptor (Person or site which receives and is sensitive to stimulating agents) or impact location*

*S = Composite Site Factor = S1xS2xS3xS4xS5*

- 3 The following tables are to be used to determine the appropriate values for each of the above variables:

- (a) [Table Lig/4.1 - To determine the number of standard pig units \(N\)](#)
- (b) [Table Lig/4.2 - To determine the value of composite site factor S1](#)
- (c) [Table Lig/4.3 - To determine the value of composite site factor S2](#)
- (d) [Table Lig/4.4 - To determine the value of composite site factor S3](#)
- (e) [Table Lig/4.5 - To determine the value of composite site factor S4.](#)
- (f) [Table Lig/4.6 - To determine the value of composite site factor S5.](#)

*It is preferable for ongoing security and equity reasons that the fixed and variable separation distances referred to above be contained within the property which is the subject of the proposal.*

*Proponents should also consider ongoing expansion requirements when determining the fixed and variable separation distance requirements.*

Table Lig/4.1 - To determine the number of standard pig units

Type of Pig	Approximate Weight Range (kg)	Number of Standard Pig Units
Boar	100 to 250	1.6
Gestating Sow/Gilt	160 to 250/100 to 160	1.8
Lactating Sows	160 to 250	2.5
Suckers/Early Weaners	1.4 to 8	0.1
Weaners	8 to 25 (16)	0.5
Grower	26 to 60 (40)	1.00
Finisher	61 to 100 (75)	1.6

Table Lig/4.2 - To determine the composite site factor value of S1

The following formula based on the values in Table 4.2 calculates the composite site factor S1:

$$S1 = A \times B \times C \times D \times E$$

(The S1 factor can be no lower than 0.5 - if the S1 is less than 0.5 use the minimum value 0.5.)

S1 (Piggeries Potential Odour Factors) = A x B x C x D x E		Value
<b>A</b>	<b>Type of building</b>	
1	Slatted floor and deep pit	1.00
2	Partly slatted floor and shallow pit or open drain with regular flushing	0.90
3	Partly slatted floor and sloping floor and regular flushing	0.80
4	Partly slatted floor and "pull plug" and recharge system	0.60
<b>B</b>	<b>Ventilation of buildings</b>	
1	Limited ridge and side-ventilators (or side only) or limited forced (fan) ventilation	1.00
2	Ridge ventilators which are at least 90 per cent of the length and are at least 10 per cent of the width wide, and side ventilators are at least 90 per cent of the length of the two long sides and at least 30 per cent of the wall height, with roof and walls insulated	0.90
	OR	
3	Fan forced ventilated shed with well designed uniform ventilation throughout shed	0.90
<b>C</b>	<b>Effluent collection frequency within all pig buildings</b>	
Faeces, urine and other biological material removed from the confines of the buildings		
1	Greater than 24 hours	1.00
2	While essentially aerobic but in no case greater than 24 hours	0.90

<b>S1 (Piggeries Potential Odour Factors) = A x B x C x D x E</b>		<b>Value</b>
<b>D</b>	<b>Effluent treatment system (within the piggery compound)</b>	
1	Anaerobic lagoon(s) (including all inlet pipes/channels)	1.00
2	Series lagoons anaerobic/aerobic (or facultative) and evaporation lagoons	1.00
3	Facultative lagoon(s) (including all inlet pipes/channels)	0.95
4	Aerated lagoon(s) (aerobic surface layer over entire lagoon)	0.75
5	Aerobic lagoon(s)	0.60
6	No effluent storage within at least 500 metres of the piggery	0.60
<b>E</b>	<b>Feeding</b>	
1	Conventional feeding	1.00
2	Phase feeding	0.90
3	Phase feeding with optimal protein	0.80

*Note 1 Table Lig/4.2 gives factors which relate to the odour potential for different shed types and effluent management systems. Generally the factors would be 1.0 and lower. Hence if 1.0 is used in this Table the buffer distances will be the maximum and would be less for developments with lower potential odour emissions.*

*Note 2 The factor S1 for each class of piggery will vary with the piggery design and maintenance and is determined from Table Lig/4.2 by multiplying the factors together i.e. AxBxCxDxE. The S1 factor can be no lower than 0.5, if S1 is less than 0.5 use 0.5.*

*Note 3 The S1 factor could be adjusted if there is a new technology which can be demonstrated and quantified to reduce the odour.*

*Note 4 The S1 factor for Eco-huts stocked at recommended rates with good management practices is 0.5. Where stocked at higher rates and/or without good management the S1 factor is 0.75.*

*Note 5 Where different production systems, as defined above, apply within the piggery complex the S1 factors will be weighted according to the SPU within each system.*

Table Lig/4.3 - To determine the composite site factor value of S2

<b>Receptor Type</b>	<b>Value</b>
Large towns greater than 2000 persons	1.6
Towns greater than 100 persons	1.2
Small towns greater than 20 persons	1.0
Schools and similar with high institutional usage	0.8
Three (3) or more houses on separate allotments within a single radius of 250 metres	0.6
Neighbouring rural residence	0.3
Public area (occasional use)	0.05



Table Lig/4.4 - To determine the composite site factor value of S3

<b>Terrain</b>	<b>Value</b>
Flat (less than 10 per cent upslope and less than 5 per cent down slope)	1.0
Undulating country between piggery and receptor	0.9
High relief (greater than 10 per cent upslope from site) or significant hills and valleys between piggery and receptor	0.7
Low relief (greater than 5 per cent down slope from site)	1.2
Valley drainage zone	2.0

Table Lig/4.5 - To determine the composite site factor value of S4

<b>Vegetation</b>	<b>Value</b>
No tree cover	1.0
Light tree cover	0.9
Heavy tree cover	0.7

Table Lig/4.6 - to determine the value of (S5)

<b>Wind Factor</b>	<b>Value</b>
High frequency towards receptor (greater than 60 per cent)	1.5
Normal wind conditions	1.0
Low frequency towards receptor (less than 5 per cent)	0.7

## Table Lig/5 - Variable Separation Distances for Cattle Feedlots

- 1 The following formula calculates the variable separation distances for cattle feedlots (D):

$$D = \sqrt{N \times S}$$

*D = Separation distance in metres between the closest points of the feedlot and the most sensitive receptor (Person or site which receives and is sensitive to stimulating agents) or impact location.*

*N = Number of Standard Cattle Units*

*S = Composite Site Factor = S1xS2xS3xS4.*

- 2 The following formula calculates the number of standard cattle units (N):

$$N = (D \div S)^2$$

*N = Number of Standard Cattle Units*

*D = Separation distance in metres between the closest points of the feedlot and the most sensitive receptor (Person or site which receives and is sensitive to stimulating agents) or impact location*

*S = Composite Site Factor = S1xS2xS3xS4.*

- 3 The following tables are to be used to determine the appropriate values for each of the above variables:

- (a) [Table Lig/5.1 - To determine the number of standard cattle units](#)
- (b) [Table Lig/5.2 - To determine the value of composite site factor S1](#)
- (c) [Table Lig/5.3 - To determine the value of composite site factor S2](#)
- (d) [Table Lig/5.4 - To determine the value of composite site factor S3](#)
- (e) [Table Lig/5.5 - To determine the value of composite site factor S4](#)
- (f) [Table Lig/5.6 - Description of Feedlot Classes.](#)

*It is preferable for ongoing security and equity reasons that the fixed and variable separation distances referred to above be contained within the property which is the subject of the proposal.*

*Proponents should also consider ongoing expansion requirements when determining the fixed and variable separation distance requirements.*

Table Lig/5.1 - To determine the number of standard cattle units (N):

Approximate Weight of Beast (kg) at Turnoff	Number of Standard Cattle Units
750	1.18
700	1.12
650	1.06
600	1.00
550	0.94
500	0.87
450	0.81
400	0.74
350	0.68
300	0.59

Table Lig/5.2 - To determine the value of composite site factor S1:

Stocking Density (m <sup>2</sup> /standard cattle unit)	Feedlot Class (to determine the correct class see <a href="#">Table 5.6 - Description of Feedlot Classes</a> )		
	Class 1	Class 2	Class 3 & 4
10	95	128	158
11	92	123	152
12	88	118	146
13	85	113	140
14	82	108	133
15	78	103	127
16	74	98	121
17	70	93	115
18	67	88	109
19	62	83	102
20	58	78	96

Table Lig/5.3 - To determine the value of composite site factor S2

Receptor Type	Value
Towns > 100 persons	1.2
Small towns > 20 persons	1.0
Large towns > 2000 persons	1.6
Rural farm residence	0.3
Public area (minimum value)	0.05

Table Lig/5.4 - To determine the value of composite site factor S3

Topography	Value
High relief at > 10 per cent from site	0.7
Low relief at > 5 per cent from site	1.2
Valley drainage zone	2.0
Flat	1.0

Table Lig/5.5 - To determine the value of composite site factor S4

Vegetation	Value
No tree cover	1.0
Light tree cover	0.9
Heavy tree cover	0.7

Table Lig/5.6 - Description of Feedlot Classes

Parameters	Class 1	Class 2	Class 3	Class 4
Permitted stock numbers	Limited by buffer zones	Limited by buffer zones	Up to 100 head depending on buffer zones	Up to 1000 head depending on buffer zones
Design standard	High May be close to impact locations	High Removed from impact locations	Basic Well removed from impact locations	Basic Well removed from impact locations
Construction standard	High	High	Basic	Basic
Operation standard	High	Less stringent than Class 1	Basic	Basic
Pen floor construction	Graded & Compacted hard pen floor	Graded & Compacted hard pen floor	Graded pen floor	No special preparation
Effluent handling system	Essential	Essential	Essential	Optional
Operating season	All year	All year	All year	Opportunity feedlot for dry season operation only.  Annual rainfall less than 500 millimetres, permitted operation from 1 October to 31 May.  Annual rainfall over 500 millimetres, permitted operation from 1 November to 30 April.

## Table Lig/6 - Infill Development Sites

The following table of infill development sites applies to the development in the **Barossa Valley Region Policy Area 2**:

No.	Street / Road Name	Suburb / Township	Allotment No.	Hundred	CT Volume Folio
1	Stonewell Road	Tanunda	Lot 2 in F14726	Nuriootpa	CT 5485/993
2	Smyth Road	Tanunda	Lot 3 in D2060	Nuriootpa	CT 5788/318
3	60 Smyth Road	Stone Well	Lot 4 in F7336	Nuriootpa	CT 5423/936
4	Hanisch Road	Stone Well	Lot 844 in F172295	Nuriootpa	CT 5764/129
5	Radford Road	Seppeltsfield	Lot 876 in F173967	Nuriootpa	CT 5831/797
6	Sir Condor Laucke Way	Nuriootpa	Lot 638 in F173729	Nuriootpa	CT5799/387
7	20 Neil Avenue	Nuriootpa	Lot 648 in F173739	Nuriootpa	CT 5739/726
8	Moppa Road South	Nuriootpa	Lot 686 in F173777	Nuriootpa	CT 5795/794
9	Tolley Road	Nuriootpa	Lot 626 in F173717	Nuriootpa	CT 5563/554

## Table Lig/7 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
Former Sturt Highway DAVEYSTON	Dwelling	CT 5865/753	17813
Former Sturt Highway DAVEYSTON	Dwelling	CT 5260/347	17891
Former Sturt Highway DAVEYSTON	Dwelling	CT 5451/420	17814
5 Anders Street FREELING	Dwelling	CT 5878/456	17922
13 Borrow Street FREELING	Dwelling	CT 5793/689	17829
15 Borrow Street FREELING	Dwelling	CT 5785/471	17925
16 Borrow Street (Corner Cherry Street) FREELING	Dwelling	CT 5248/450	17923
19 Borrow Street FREELING	Dwelling	CT 5153/717	17926
21 Borrow Street FREELING	Dwelling	CT 5293/987	17927
22 Borrow Street (Corner Neindorf Lane) FREELING	Dwelling	CT 5460/646	17924
23 Borrow Street FREELING	Dwelling	CT 5978/98	17928
25-27 Borrow Street FREELING	Dwelling	CT 5430/67	17929
3 Cherry Street FREELING	Dwelling	CT 5445/931	17985
6 Cherry Street FREELING	Dwelling	CT 5295/49	17930
16 Cherry Street FREELING	Dwelling	CT 5732/433	17931
18 Cherry Street FREELING	Dwelling	CT 5550/198	17932
20 Cherry Street FREELING	Dwelling	CT 5407/949	17933
7 Church Street FREELING	Dwelling	CT 5818/405	17935
9-11 Church Street FREELING	Dwelling	CT 5670/1	17936
13 Church Street FREELING	Dwelling	CT 5808/100	17937
15 Church Street FREELING	Dwelling	CT 5960/987	17938
7 Clarke Street FREELING	Dwelling	CT 5300/315	17822
15 Clarke Street FREELING	Dwelling	CT 5789/328	17939
16 Clarke Street FREELING	Dwelling	CT 5360/278	17940
17 Clarke Street FREELING	Dwelling	CT 5244/391	17941
18 Clarke Street FREELING	Dwelling	CT 5683/525	17942
21 Clarke Street FREELING	Dwelling	CT 5423/409	17943
22-24 Clarke Street FREELING	Lutheran Hall	CT 5897/368	17944

Light Regional Council  
Table Section  
Table Lig/7 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
23 Clarke Street FREELING	Dwelling	CT 5430/613	17945
25 Clarke Street FREELING	Dwelling	CT 5819/354	17946
29 Clarke Street FREELING	Dwelling	CT 5814/759	17947
15 Coulls Street FREELING	Dwelling	CT 5271/744	17948
18 Coulls Street FREELING	Dwelling	CT 5207/446	17949
24 Coulls Street FREELING	Dwelling	CT 5154/505	17950
3 Fredrich Street FREELING	Dwelling	CT 5452/519	17951
9 Fredrich Street FREELING	Dwelling	CT 5195/229	17952
11 Fredrich Street FREELING	Dwelling	CT 5257/744	17953
1 Gray Street Corner Gray & Hanson Streets (1 Gray Street & 2-4 Hanson Streets) FREELING	Dwelling and Shops	CT 5922/6	17823
9 Gray Street FREELING	Dwelling	CT 5255/13	17824
11 Gray Street FREELING	Dwelling	CT 5864/884	17825
12 Gray Street FREELING	Dwelling	CT 5495/865	17832
13 Gray Street FREELING	Corrugated Iron Shed	CT 5796/224	17826
14 Gray Street FREELING	Dwelling & Former Shop	CT 5071/248	17954
16-20 Gray Street FREELING	Dwelling	CT 5985/81 CT 5985/81	17956
23 Gray Street FREELING	Dwelling	CT 5319/462	17957
29 Gray Street FREELING	Dwelling	CT 5642/879	17959
30 Gray Street FREELING	Dwelling	CT 5085/129	17958
32 Gray Street FREELING	Dwelling	CT 5789/637	17961
34 Gray Street FREELING	Dwelling	CT 5793/690	17962
43 Gray Street FREELING	Dwelling	CT 5487/136	17960
45 Gray Street FREELING	Dwelling	CT 5445/707	17963
47 Gray Street FREELING	Dwelling	CT 6039/837	17964
8 Hanson Street FREELING	Dwelling	CT 5306/378	17827
11 Hanson Street FREELING	Dwelling	CT 5718/57	17965
13 Hanson Street FREELING	Dwelling	CT 5460/592	17966
14-16 Hanson Street FREELING	Shop and separate Dwelling	CT 6028/58	17828
15-17 Hanson Street FREELING	Former Garage/Shop	CT 5793/760 CT 5820/682 CT 5832/92 CT 5839/33	17967



Property Address	Description of Contributory item	Certificate of Title	Heritage NR
19 Hanson Street FREELING	Dwelling	CT 5791/293	17968
22 Hanson Street FREELING	Dwelling	CT 5501/711	17969
24 Hanson Street FREELING	Dwelling	CT 5458/353	17970
26 Hanson Street FREELING	Dwelling	CT 5640/748	17971
27 Hanson Street FREELING	Dwelling	CT 5134/832	17972
28 Hanson Street FREELING	Dwelling	CT 5584/887	17973
29 Hanson Street FREELING	Dwelling	CT 5670/171	17974
30 Hanson Street FREELING	Dwelling	CT 5420/496	17975
31 Hanson Street FREELING	Dwelling	CT 5705/833	17976
32 Hanson Street FREELING	Dwelling	CT 5460/515	17977
33 Hanson Street FREELING	Dwelling	CT 5641/998	17978
2 Light Road FREELING	Dwelling	CT 5975/303	17979
4 Light Road FREELING	Dwelling	CT 5746/855	17980
5 Light Road FREELING	Dwelling	CT 5735/465	17830
7 Peake Street FREELING	Warehouse	CT 5778/787	17833
16 Peake Street FREELING	Dwelling	CT 5315/921	17981
18 Peake Street FREELING	Dwelling	CT 5817/861	17982
20 Peake Street FREELING	Dwelling	CT 5527/398 CT 5527/399	17983
22 Peake Street FREELING	Dwelling	CT 6005/936	17984
25 Peake Street FREELING	Dwelling	CT 6066/5	17986
27 Peake Street FREELING	Dwelling	CT 5945/947	17987
29 Peake Street FREELING	Dwelling	CT 5369/87	17988
8 Railway Terrace FREELING	Dwelling	CT 5153/725	17989
18 Railway Terrace FREELING	Dwelling	CT 5235/769	17990
20 Railway Terrace FREELING	Dwelling	CT 5393/876	17991
1 Rogers Street FREELING	Dwelling	CT 5964/725	17993
3 Rogers Street FREELING	Dwelling	CT 5141/650	17994
12 Rogers Street FREELING	Dwelling	CT 5443/329	17995
14 Rogers Street FREELING	Dwelling (Lutheran Manse)	CT 5819/85	17996
15 Rogers Street FREELING	Dwelling	CT 5995/862	17997
16 Rogers Street FREELING	Dwelling	CT 5834/886	17998

Light Regional Council  
Table Section  
Table Lig/7 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
17 Rogers Street FREELING	Dwelling	CT 5827/665	17999
19 Rogers Street FREELING	Dwelling	CT 5977/33	18000
26 Rogers Street FREELING	Dwelling	CT 5584/929	18001
33 Rogers Street FREELING	Dwelling	CT 5789/27	18002
2 Rohde Street (to rear of church fronting 17 Borrow Street) FREELING	Church Toilet Block	CT 5808/101	18003
3 Rohde Street FREELING	Dwelling	CT 5098/782	18004
5 Rohde Street FREELING	Dwelling	CT 5182/493	18005
11 Rohde Street FREELING	Dwelling	CT 5651/471	17815
32 Schuster Street FREELING	Dwelling	CT 5958/289	17816
36 Schuster Street FREELING	Dwelling	CT 5476/721	17817
4 Shepherd Street FREELING	Dwelling	CT 5270/442	17818
Templers Road (2-6 Derby Street) FREELING	Dwelling	CT 5097/139	17821
1-5 Templers Road FREELING	Dwelling	CT 5261/773	17819
7-9 Templers Road FREELING	Dwelling	CT 5774/833	17820
47 Adelaide Road GREENOCK	Dwelling	CT 5664/277	17892
53 Adelaide Road GREENOCK	Dwelling	CT 5829/743	17893
55 Adelaide Road GREENOCK	Dwelling & Garden	CT 5729/915	17894
41 Bevan Street GREENOCK	Dwelling	CT 5613/115	17895
3 Frederick Street GREENOCK	Dwelling	CT 5349/121	17896
5 Frederick Street GREENOCK	Dwelling	CT 5832/118	17897
7 Frederick Street GREENOCK	Dwelling	CT 5457/44	17898
9-11 Frederick Street GREENOCK	Dwelling	CT 5330/122	17899
19 Frederick Street GREENOCK	Dwelling	CT 5825/419	17920
23 Frederick Street GREENOCK	Dwelling	CT 6063/724	17900
25 Frederick Street GREENOCK	Dwelling	CT 5424/452	17902
3-5 Greenock Road GREENOCK	Dwelling	CT 5805/209	17903
6 Greenock Road GREENOCK	Uniting Church	CT 5174/444	17801
9 Greenock Road GREENOCK	Dwelling	CT 5419/99	17904
9 Greenock Road GREENOCK	Outbuilding	CT 5419/99	17901
13 Greenock Road GREENOCK	Dwelling	CT 5529/584	17905
15 Greenock Road GREENOCK	Dwelling	CT 5086/636	17906

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
19 Greenock Road GREENOCK	Dwelling	CT 5290/785	17907
23 Greenock Road GREENOCK	Dwelling	CT 5969/238	17908
34 Greenock Road GREENOCK	Dwelling	CT 5786/775	17909
6 Knocke Street (Cnr Bevan St) GREENOCK	Dwelling/Barn	CT 5122/428	17910
15 Knocke Street GREENOCK	Dwelling	CT 5450/577	17911
8 Mill Street GREENOCK	Dwelling	CT 5813/327	17912
12 Mill Street GREENOCK	Dwelling	CT 5623/987	17913
14 Mill Street GREENOCK	Dwelling	CT 5566/108	17914
16 Mill Street GREENOCK	Dwelling	CT 5092/912	17915
21 Mill Street GREENOCK	Dwelling	CT 5236/155	17916
6 Murray Street GREENOCK	Dwelling	CT 5157/764	17802
8-10 Murray Street GREENOCK	Dwelling	CT 5666/323	17803
9 Murray Street GREENOCK	Dwelling	CT 5335/515	17804
11 Murray Street GREENOCK	Dwelling	CT 6056/887	17805
12 Murray Street GREENOCK	Dwelling & Shop	CT 5398/710	17806
13 Murray Street GREENOCK	Dwelling (fmr Telegraph Station)	CT 6056/886	17807
14 Murray Street GREENOCK	Dwelling	CT 5602/920	17808
19-21 Murray Street GREENOCK	Dwelling	CT 5334/80	17809
20 Murray Street GREENOCK	Shops	CT 6020/109	17810
23 Murray Street GREENOCK	Dwelling	CT 5258/641	17811
26 Murray Street GREENOCK	Dwelling	CT 5984/102	17812
28 Murray Street GREENOCK	Dwelling	CT 5714/737	17917
31 Murray Street GREENOCK	Dwelling	CT 5667/112	17918
2-8 Timmens Street GREENOCK	Dwelling	CT 5774/784	17921
6 Albert Street KAPUNDA	Dwelling	CT 5953/686	17840
7 Bagot Street KAPUNDA	Former St Roses Hall and Stone wall	CT 5882/795	17846
15 Bagot Street KAPUNDA	Dwelling	CT 5572/879	17847
33 Baker Street KAPUNDA	Dwelling	CT 6053/297	17848
37 Baker Street KAPUNDA	Dwelling	CT 5269/711	17849
40 Baker Street KAPUNDA	Dwelling	CT 5742/475	17850
42 Baker Street KAPUNDA	Dwelling	CT 5215/269	17851

Light Regional Council  
Table Section  
Table Lig/7 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
45 Baker Street KAPUNDA	Dwelling	CT 5800/904	17852
4-6 Beck Street (Lots 307 & 308) KAPUNDA	Dwelling	CT 5361/326 CT 5361/368	13464
8 Beck Street (Lot 1) KAPUNDA	Dwelling	CT 5215/107	13483
10-12 Beck Street KAPUNDA	Dwelling	CT 5716/770 CT 5762/526	17841
20 Blackwell Street KAPUNDA	Dwelling	CT 5555/641	17842
7 Branson Crescent KAPUNDA		CT 5829/85	17843
15 Brown Street KAPUNDA	Dwelling	CT 5548/970	17844
22 Brown Street KAPUNDA	Dwelling	CT 5780/531	17845
10 Carrington Street KAPUNDA	Dwelling	CT 5569/23 CT 5832/841	17853
5 Chapel Street KAPUNDA	Former Congregational Hall	CT 5517/33	13488
19-21 Chapel Street KAPUNDA	Dwelling	CT 5304/368	13422
1 Christchurch Street KAPUNDA	Dwelling	CT 5060/339	17854
5-7 Clare Road KAPUNDA	Dwelling	CT 6064/762	17855
10 Clare Road KAPUNDA	Dwelling	CT 5739/61	17856
11 Clare Road KAPUNDA	Dwelling	CT 5625/937	17857
13 Clare Road KAPUNDA	Dwelling	CT 5358/125	17858
14 Clare Road KAPUNDA	Dwelling	CT 5543/649 CT 5543/726	18225
15 Clare Road KAPUNDA	Dwelling	CT 5391/536	17859
16 Clare Road KAPUNDA	Dwelling	CT 5184/487	17860
20 Clare Road KAPUNDA	Dwelling	CT 5495/352	17861
22 Clare Road KAPUNDA	Dwelling	CT 5697/471	18221
24 Clare Road KAPUNDA	Dwelling	CT 5139/63	18220
10 Clifford Street KAPUNDA	Dwelling	CT 5439/834 CT 5439/839 CT 5439/840	17862
7 Coghill Street KAPUNDA	Dwelling	CT 5453/740	17863
9 Coghill Street KAPUNDA	Dwelling	CT 5378/977	17864
16 Coghill Street KAPUNDA	Dwelling	CT 5641/844 CT 5832/80	17865
17 Coghill Street KAPUNDA	Dwelling	CT 5374/258	17866
20 Coghill Street KAPUNDA	Dwelling	CT 5749/856	17867

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
22 Coghill Street (Cnr Albert St) KAPUNDA	Dwelling	CT 5544/393	17868
29 Coghill Street KAPUNDA	Dwelling	CT 5568/797	17869
34 Coghill Street KAPUNDA	Dwelling	CT 5528/310 CT 5567/945	17870
42 Coghill Street (Cnr James St) KAPUNDA	Dwelling	CT 5781/532	17871
2 Crane Street (Cnr Jeffs St) KAPUNDA	Dwelling	CT 5995/471	17872
19 Crase Street KAPUNDA	Dwelling	CT 5580/735	17873
21 Crase Street (Located at the rear of 18 White Street) KAPUNDA	Stone wall	CT 5691/293	17874
25 Crase Street KAPUNDA	Dwelling	CT 5859/369	17876
26 Crase Street KAPUNDA	Dwelling	CT 5678/273	17875
27-29 Crase Street KAPUNDA	Dwelling	CT 5147/865 CT 5232/28	17877
30 Crase Street KAPUNDA	Dwelling	CT 5424/328	17878
3 Ford Street KAPUNDA	Dwelling	CT 5344/442	13480
6 Francis Street KAPUNDA	Dwelling	CT 5790/801	17879
12 Francis Street KAPUNDA	Dwelling	CT 5698/943	17880
5 Gawler Street KAPUNDA	Dwelling	CT 5860/370	17881
7 Gawler Street KAPUNDA	Dwelling	CT 5226/608	17882
8 Gawler Street KAPUNDA	Dwelling	CT 5671/236	17883
9 Gawler Street KAPUNDA	Dwelling	CT 5560/573	17884
3 Hare Street KAPUNDA	Dwelling	CT 5300/185	17890
4-6 Hare Street KAPUNDA	Dwellings	CT 5476/503 CT 5559/74 CT 5872/99	18055
10 Hare Street KAPUNDA	Dwelling	CT 5454/882	18056
11 Hare Street KAPUNDA	Dwelling	CT 5292/26	18057
12 Hare Street KAPUNDA	Dwelling	CT 5945/963	18058
15 Hare Street KAPUNDA	Dwelling	CT 5691/428	18059
17 Hare Street KAPUNDA	Dwelling	CT 5230/719	18060
19 Hare Street KAPUNDA	Dwelling	CT 5695/114	18061
25 Hare Street KAPUNDA	Dwelling	CT 5221/555	18062
27 Hare Street KAPUNDA	Dwelling	CT 5594/137	18063
29 Hare Street KAPUNDA	Dwelling	CT 6018/964	18064

Light Regional Council  
Table Section  
Table Lig/7 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
34 Hare Street KAPUNDA	Dwelling	CT 5089/473	18065
38 Hare Street KAPUNDA	Dwelling	CT 5669/971	18066
4-6 Harriett Street KAPUNDA	Barn converted to Dwelling	CT 6042/751	17889
8-10 Harriett Street KAPUNDA	Dwelling	CT 5253/716 CT 5253/806	17886
12 Harriett Street KAPUNDA	Dwelling	CT 5753/603	17888
14 Harriett Street KAPUNDA	Dwelling	CT 5833/109	17887
1 Havelock Street KAPUNDA	Dwelling	CT 5513/848	18067
2 Havelock Street KAPUNDA	Dwelling	CT 5515/376 CT 5515/75	18068
14 Havelock Street KAPUNDA	Dwelling	CT 5478/123	18069
15 Havelock Street KAPUNDA	Stone Barn	CT 5208/355	18070
16 Havelock Street KAPUNDA	Dwelling	CT 5726/991	18071
1 High Street KAPUNDA	Dwelling	CT 5617/780	18217
5 High Street KAPUNDA	Dwelling	CT 6037/169 CT 6037/170	18072
19 High Street (Cnr High St) KAPUNDA	Dwelling	CT 5444/698	18120
30 High Street KAPUNDA	Dwelling	CT 5459/713	18218
34 High Street KAPUNDA	Dwelling	CT 5802/73	18073
35 High Street KAPUNDA	Dwelling	CT 5726/472	18074
40 High Street KAPUNDA	Dwelling	CT 5862/388	18076
50 High Street KAPUNDA	Dwelling	CT 5869/754	18075
54 High Street KAPUNDA	Dwelling	CT 5393/159	18077
56 High Street KAPUNDA	Dwelling	CT 5272/331 CT 5272/333	18078
62 High Street KAPUNDA	Dwelling	CT 5099/54	18079
68 High Street KAPUNDA	Dwelling	CT 5129/793	18080
74 High Street KAPUNDA	Dwelling	CT 5555/250	18082
76 High Street KAPUNDA	Dwelling	CT 5555/255	18083
1 James Street KAPUNDA	Dwelling	CT 6063/804	18084
3 James Street KAPUNDA	Dwelling	CT 5550/140	18085
7 James Street KAPUNDA	Dwelling	CT 5678/633	18086
8 James Street KAPUNDA	Dwelling	CT 5675/584	18087

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
9 James Street KAPUNDA	Dwelling	CT 5675/583	18088
12 James Street KAPUNDA	Dwelling	CT 5366/70	18089
6 Jeffs Street KAPUNDA	Dwelling	CT 5160/784	18090
10 Jeffs Street KAPUNDA	Dwelling	CT 5634/469	18091
12-14 Jeffs Street KAPUNDA	Dwelling	CT 5117/89 CT 5268/544	18092
10 Kapunda Street KAPUNDA	Dwelling	CT 5092/467	18093
13 Kapunda Street KAPUNDA	Dwelling. Stone wall and outbuilding on boundary	CT 5811/151 CT 5830/985	18094
23 Kapunda Street KAPUNDA	Dwelling	CT 5768/132	18188
26 Kapunda Street KAPUNDA	Dwelling	CT 5433/188 CT 5433/461	18096
30 Kapunda Street KAPUNDA	Dwelling	CT 5457/244	18095
31 Kapunda Street KAPUNDA	Dwelling	CT 5131/943	18097
32 Kapunda Street KAPUNDA	Dwelling	CT 5286/20	18098
34 Kapunda Street KAPUNDA	Dwelling	CT 5581/786	18099
35 Kapunda Street KAPUNDA	Dwelling	CT 5614/763	18100
37 Kapunda Street KAPUNDA	Dwelling	CT 5826/848	18101
41 Kapunda Street KAPUNDA	Dwelling	CT 5410/549	18102
43 Kapunda Street KAPUNDA	Dwelling	CT 6046/588	18103
1-3 Main Street KAPUNDA	CWA	CT 5874/312	13477
27-31 Main Street KAPUNDA	Shop -(Beck Street stone facade only)	CT 5869/856	13469
34-36 Main Street KAPUNDA	Shop	CT 5529/286	13460
38-40 Main Street KAPUNDA	Shop	CT 5802/74	13466
44-48 Main Street KAPUNDA	Shop	CT 6036/312	13432
45-47 Main Street KAPUNDA	ANZ Bank	CT 5451/426	13430
52-58 Main Street (located at rear of 60 Main Street Kapunda) KAPUNDA	Stone Wall	CT 5737/452	13434
70-72 Main Street KAPUNDA	Shops	CT 5069/862 CT 5345/874	13441
80-86 Main Street KAPUNDA	Ford House	CT 5463/347	13445
102 Main Street KAPUNDA	Dwelling	CT 5904/937	13449
108 Main Street KAPUNDA	Dwelling	CT 5746/799	13451

Light Regional Council  
Table Section  
Table Lig/7 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
5 Mary Street KAPUNDA	Dwelling	CT 5415/159	18104
8-10 Mary Street KAPUNDA	Dwelling	CT 5330/566	18105
39 Maxwell Street KAPUNDA	Dwelling	CT 5570/830	18106
41 Maxwell Street KAPUNDA	Dwelling	CT 5731/635	18107
43 Maxwell Street KAPUNDA	Dwelling	CT 5219/957	18108
6 McCormack Street KAPUNDA	Dwelling	CT 5415/160	18109
9 Mildred Street KAPUNDA	Dwelling	CT 5263/220	18110
31 Mildred Street KAPUNDA	Dwelling	CT 5507/15	18111
33 Mildred Street KAPUNDA	Dwelling	CT 5422/284	18112
37 Mildred Street KAPUNDA	Dwelling	CT 5573/102	18113
39-41 Mildred Street KAPUNDA	Dwelling	CT 5618/209 CT 5846/344	18114
44 Mildred Street KAPUNDA	Dwelling	CT 5135/951	18115
52 Mildred Street KAPUNDA	Dwelling	CT 5543/846	18116
53 Mildred Street KAPUNDA	Dwelling	CT 5515/480	18117
62 Mildred Street KAPUNDA	Dwelling	CT 6013/146	18118
64 Mildred Street KAPUNDA	Dwelling	CT 6013/147	18119
6 New Street KAPUNDA	Dwelling	CT 5818/343	18219
2-4 North Street KAPUNDA	Dwelling	CT 6070/609	18121
7-9 Nottingham Street KAPUNDA	Dwelling	CT 5679/908	17838
11 Nottingham Street KAPUNDA	Dwelling	CT 5679/910	17837
3 Old Adelaide Road KAPUNDA	Dwelling	CT 5652/219	18122
7 Old Adelaide Road KAPUNDA	Dwelling	CT 5623/982	18123
9 Old Adelaide Road KAPUNDA	Dwelling	CT 5572/878	18124
11 Old Adelaide Road KAPUNDA	Dwelling	CT 5214/164	18125
19 Old Adelaide Road KAPUNDA	Dwelling	CT 5253/132 CT 5554/487	18126
27 Old Adelaide Road KAPUNDA	Dwelling	CT 5697/556	18127
29 Old Adelaide Road KAPUNDA	Dwelling	CT 5833/81	18128
37 Old Adelaide Road KAPUNDA	Dwelling	CT 5943/66	18129
39-41 Old Adelaide Road KAPUNDA	Dwelling	CT 5784/394	18130
115 Old Adelaide Road KAPUNDA	Dwelling	CT 5866/10	13456
117 Old Adelaide Road KAPUNDA	Dwelling	CT 5829/595	13455



Property Address	Description of Contributory item	Certificate of Title	Heritage NR
119 Old Adelaide Road KAPUNDA	Dwelling	CT 5749/951	17836
5 Oldham Street KAPUNDA	Dwelling	CT 5544/394	18131
8 Oldham Street KAPUNDA	Dwelling	CT 5553/841	18132
10 Oldham Street KAPUNDA	Dwelling	CT 5305/368	18133
14 Oldham Street KAPUNDA	Dwelling	CT 5776/312	18134
27 Oldham Street (rear of 24 White St) KAPUNDA	Stone wall	CT 5861/666	18135
Perry Road (Part Lot 125) KAPUNDA	Former Mine Site (Treatment Plant)	CT 5280/31	13426
6 Queen Street KAPUNDA	Dwelling	CT 5566/244	18136
7 Queen Street KAPUNDA	Dwelling	CT 5793/713	18137
10 Queen Street KAPUNDA	Dwelling	CT 5672/374	18138
5 Quintrell Street KAPUNDA	Dwelling	CT 5309/587	18139
8 Quintrell Street KAPUNDA	Dwelling	CT 5748/678	18140
28 Railway Parade KAPUNDA	Dwelling	CT 5679/909	17839
1 Robe Street KAPUNDA	Dwelling	CT 6018/310	18142
3 Robe Street KAPUNDA	Dwelling	CT 5779/283	18141
7 Robe Street KAPUNDA	Dwelling	CT 5618/528	18143
11 Robe Street KAPUNDA	Dwelling	CT 5714/456	18144
2 Rowett Street KAPUNDA	Dwelling	CT 5289/4	18145
6 Rowett Street KAPUNDA	Dwelling	CT 5685/683	18146
10 Rowett Street KAPUNDA	Dwelling	CT 5555/251	18147
11-13 Rowett Street KAPUNDA	Dwelling	CT 5702/833 CT 5777/656	18149
12 Rowett Street KAPUNDA	Dwelling	CT 5555/248	18148
15 Rowett Street KAPUNDA	Dwelling	CT 5270/906	18150
17 Rowett Street KAPUNDA	Dwelling	CT 5830/986	18151
3 Rowett Street KAPUNDA	Dwelling	CT 5555/254	18081
3 Simmons Street KAPUNDA	Dwelling	CT 5573/631	18153
5 Simmons Street KAPUNDA	Dwelling	CT 5465/387	18152
4 Simmons Street KAPUNDA	Dwelling	CT 5780/608 CT 5828/543	18154
2 South Terrace KAPUNDA	Dwelling	CT 5328/110	18155

Light Regional Council  
Table Section  
Table Lig/7 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
9 South Terrace KAPUNDA	Dwelling	CT 5302/553	18156
14 South Terrace KAPUNDA	Dwelling	CT 5163/179 CT 5163/180	18157
15 South Terrace KAPUNDA	Dwelling	CT 5672/275	18158
19 South Terrace KAPUNDA	Dwelling	CT 5773/420	18159
20 South Terrace KAPUNDA	Dwelling	CT 5940/870	18160
22 South Terrace KAPUNDA	Dwelling	CT 5773/733	18161
27 South Terrace KAPUNDA	Dwelling	CT 5716/7	18162
28 South Terrace KAPUNDA	Dwelling	CT 5258/604	18163
29 South Terrace KAPUNDA	Dwelling	CT 4387/63 CT 4387/64	18164
30-32 South Terrace KAPUNDA	Dwelling	CT 5977/447	18165
33 South Terrace KAPUNDA	Dwelling	CT 5973/329	18166
35 South Terrace KAPUNDA	Dwelling	CT 5827/850	18167
9 Stirling Street KAPUNDA	Dwelling	CT 4376/73	18168
15 Stirling Street KAPUNDA	Dwelling	CT 5626/170	18169
19 Stirling Street KAPUNDA	Dwelling	CT 6046/197	18170
5 Stocks Street KAPUNDA	Dwelling	CT 5468/63	18171
9 Triplet Street KAPUNDA	Dwelling	CT 5726/941	18172
5 Waterhouse Street KAPUNDA	Dwelling	CT 5958/105	18173
7 Waterhouse Street KAPUNDA	Dwelling	CT 5958/106	18174
9 Waterhouse Street KAPUNDA	Dwelling	CT 5958/107	18175
5 Way Street KAPUNDA	Dwelling	CT 5529/541	18176
11 Way Street KAPUNDA	Dwelling	CT 5346/793	18177
13 Way Street KAPUNDA	Dwelling	CT 5306/380	18178
15 Way Street KAPUNDA	Dwelling	CT 5557/215	18179
17 Way Street KAPUNDA	Dwelling	CT 5860/907	18180
13-15 West Terrace KAPUNDA	Dwelling	CT 5382/547	18181
17 West Terrace KAPUNDA	Dwelling	CT 5184/488	18182
7 Whitaker Street KAPUNDA	Dwelling	CT 5449/422	18183
13 Whitaker Street KAPUNDA	Stone outbuilding	CT 5719/375	18184
32 Whitaker KAPUNDA	Dwelling	CT 5696/36	18185
19 White Street KAPUNDA	Dwelling	CT 5824/168	18186

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
20 White Street KAPUNDA	Dwelling	CT 5548/760	18187
13 Annie Terrace WASLEYS	Dwelling	CT 5746/751	18053
15 Annie Terrace WASLEYS	Dwelling	CT 5167/518	18054
27 Annie Terrace WASLEYS	Dwelling	CT 5960/476	17776
29 Annie Terrace WASLEYS	Dwelling	CT 5306/394	17777
30 Annie Terrace WASLEYS	Dwelling	CT 5742/11	17778
31 Annie Terrace WASLEYS	Dwelling/Shop	CT 6093/283	17780
32 Annie Terrace WASLEYS	Dwelling	CT 5238/680 CT 5238/681	17779
35 Annie Terrace WASLEYS	Dwelling	CT 5858/922	17781
37-41 Annie Terrace WASLEYS	Dwelling/Shop	CT 5573/57	18215
38 Annie Terrace WASLEYS	Dwelling/Shop	CT 5056/733	18216
40 Annie Terrace WASLEYS	Dwelling	CT 5280/550	17782
42 Annie Terrace WASLEYS	Dwelling	CT 5381/582	17783
49 Annie Terrace WASLEYS	Dwelling	CT 5886/614	17784
5 Fisher Street WASLEYS	Dwelling	CT 5810/506	17785
6 Fisher Street WASLEYS	Dwelling	CT 5149/980	17787
7 Fisher Street WASLEYS	Dwelling	CT 5514/593	17786
6 George Street WASLEYS	Dwelling	CT 5677/10	17788
8 George Street WASLEYS	Dwelling	CT 5864/716	17789
10 George Street WASLEYS	Dwelling	CT 5412/847	17790
12 George Street WASLEYS	Dwelling	CT 5722/832	17791
10 Jane Terrace WASLEYS	Dwelling	CT 5727/961	17792
12 Jane Terrace WASLEYS	Dwelling	CT 5681/173	17793
14 Jane Terrace WASLEYS	Dwelling	CT 5797/989	17794
16 Jane Terrace WASLEYS	Dwelling	CT 5716/375	17795
18 Jane Terrace WASLEYS	Dwelling	CT 5143/630	17796
22 Jane Terrace WASLEYS	Dwelling	CT 5103/58	17797
5 Station Street WASLEYS	Dwelling	CT 5812/941	17798
8 Station Street WASLEYS	Dwelling	CT 5840/859	17799
10 Station Street WASLEYS	Dwelling	CT 5158/223	17800

## Table Lig/8 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Kapunda-Hamilton Road cnr School Road ALLENDALE NORTH	Wheatsheaf Hotel; The external form, materials and detailing of the one storey hotel building.	Lot 13	F101222	CT 5568/709	a c d	17753
Mt Allen Road ALLENDALE NORTH	House, Bienke House; The external form, materials and details of the two storey stone building. (Location: Large rectangular building located centrally upon the allotment to the rear of other sundrey buildings. Two storey dwelling overlooks Allen Creek.)	23	D84012	CT 6065/974	a d e	17752
School Road ALLENDALE NORTH	Former School; The external form, materials and details of the 1881 former school and residence.	Lot 1	F103585	CT 5135/366	a c d	17754
School Road ALLENDALE NORTH	Former Bible Christian Cemetery; The extent of the cemetery reserve and any remaining grave headstones or other grave elements.	Lot 693	F176765	CT 5821/452	a b	17755
Scotty's Grave Road cnr Kapunda Road, near Hamilton ALLENDALE NORTH	Scotty's Grave; Extent of grave site, including railing and headstone.	Lot 501	D31672	CT 5648/776	a	18198
Hansberry Road near Kapunda BAGOT WELL	Stone Chimney; The form and materials of the stone chimney.	Lot 687	F176759	CT 5479/933	a	18203
Schoolhouse Road BAGOT WELL	Attached Cottages; The external form, materials and details of the 1875 schoolhouse.	Lot 1	F103846	CT 5142/778	a c d	17756
Charles Hill Road Between Charles Hill Road and Schumaker Road BETHEL	Steinthal Cemetery; The extent of the cemetery reserve and all remaining headstones and monuments.	Lot 648	F176720	CT 5828/964	a b	17759

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Church Road BETHEL	Bethel Lutheran Church and Manse; The external form and materials of the 1895 bluestone church and the stone manse.	Lot 1	D36070	CT 5137/94	a b c e	17758
Church Road BETHEL	Bethel Lutheran Cemetery; Remnants of the cemetery and the extent of the cemetery reserve.	Lot 668	F176740	CT 5855/219	a e	20976
Higgins Road (off Two Wells Road) BUCHFELDE	Conservatory & Barn Ruins; The external form materials and detailing of the early greenhouse and barn. The listing also includes any original internal elements in the greenhouse (Location: buildings are located at the most-eastern of all buildings within the site).	Lot 3	F139700	CT 5258/35	a d	17738
Roediger Road near Buchfelde BUCHFELDE	Riverside Homestead Complex; The external form, materials and detail of the 1850s and subsequent sections of the farm house and outbuildings.	Lot 63	F153964	CT 5607/76	a b d	17737
Two Wells Road BUCHFELDE	Bunker, Gawler Airport & Racecourse; The external and internal form, materials and details of the c 1940 concrete bunker. (Airport and Bunker located on lot 6, Racecourse located on lot 101)	Lot 6 Lot 101	D18354 D15583	CT 5115/511 CT 6014/257	a d	17734
Two Wells Road near Buchfelde BUCHFELDE	Buchfelde Cemetery; Cemetery Reserve, grave sites and headstones.	888	D83633	CT 6058/534	a b d	17735
Two Wells Road near Buchfelde BUCHFELDE	Dwelling; External form, materials and details of the c1910 residence.	Lot 68	F153969	CT 5617/651	a d	17736

Light Regional Council  
Table Section  
Table Lig/8 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Two Wells Road near Buchfelde BUCHFELDE	Loos Cemetery; Cemetery Reserve, grave sites and headstones.	Lot 435	H174336	CT 5807/257	a b d	17835
Former Sturt Highway DAVEYSTON	Former Primary School; The overall form, materials and details of the gable ended section of the former Schoolhouse including early timber joinery.	Lot 2	F5096	CT 5499/719	a c d	17742
Former Sturt Highway DAVEYSTON	Former Old Nain Hotel; The building has undergone alterations to the roof. The original front and side elevations, including stone and brickwork, and early timber joinery should be retained.	Lot 12	F4339	CT 5127/414	a c	17743
Hempel Road DAVEYSTON	Dwelling & Outbuildings; The overall form, materials and detailing of the c1900 house, and early random stone outbuildings.	62	D76372	CT 6033/343	a d	17834
Belvidere Road (Corner Diagonal Road) EBENEZER	Pilgrim's Lutheran Church; The external form, materials and detail of the church building.	Lot 529	F176601	CT 5845/995	a c	17715
Neukirch Road EBENEZER	Neukirch Cemetery; The cemetery reserve and all headstones and other grave elements.	Lot 526	F176598	CT 5793/747	a c	17716
Research Road EBENEZER	Former Zwar House; The external form, materials and details of the two residences and outbuildings.	Lot 15	F148984	CT 5282/383	a d	18190
Research Road cnr Roehr Road EBENEZER	Dwelling (Former Kleinig); The external form, materials and details of the c1860 farmhouse and outbuildings.	Lot 100	F45184	CT 5905/836	a d	18191

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Research Road cnr Ebenezer Road EBENEZER	St Johns Lutheran Church, Schoolroom and Cemetery; External form, materials and details of the church and tower, and the schoolroom. Extent of cemetery reserve and headstones and other grave elements.	Lot 413	F173504	CT 5833/902	a b c f	17761
The Gap Road FORDS	Former Farm Complex; The overall form, materials and detailing of the c1900 house, and early random stone outbuildings.	Piece Q91 Piece Q92	F214947 F214947	CT 5630/237 CT 5630/237	a b d	17763
The Gap Road FORDS	Farmhouse; The overall form materials and detailing of the farmhouse.	Lot 20	D44886	CT 5346/733	a b d	17764
Railway Reserve, (Cnr Fords and The Gap Roads) FORDS	Former Railway Shed; The overall form and materials of the 1860s masonry goods shed.	511	H160500	CT 5732/365	a f	17762
Borrow Street FREELING	Freeling Cemetery; The extent of the cemetery reserve and all significant monuments and grave sites.	S199	H160700	CT 5843/35	a d	18193
1 Borrow Street FREELING	Factory (AG Point Australia); The external form, materials and detail of the earliest stone sections of the factory.	Lot 129	F174469	CT 5391/654	a e	17681
31 Borrow Street FREELING	St Bartholomew's Church of England; The external form, materials and detail of the 1909 church, including porch and spirelets.	Lot 1	D1738	CT 5808/101	a b c	17680
Cherry Street FREELING	Caretakers Cottage adjacent Recreation Ground; The external form, materials and detail of the caretakers cottage.	Lot 1	F17358	CT 5855/287	a c	20977

Light Regional Council  
Table Section  
Table Lig/8 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
19 Clarke Street FREELING	St Peter's Uniting Church; The external form, materials and details of the 1870s church, 1905 vestry and 1936 porch.	Lot 71	T160701	CT 5269/400	a b c	17672
33 Clarke Street FREELING	St Mark's Lutheran Church; The external form, materials and detail of the 1903 bluestone church and tower.	Lot 127	T160701	CT 5641/147	a c	17673
20 Coulls Street FREELING	Primary School; The external form, materials and details of the 1910 stone and brick building. Later extensions and additions do not form part of the listing.	Lot 51	D39437	CT 5198/349	a c d	17674
Daveyston Road near Freeling FREELING	Beelitz Well; The superstructure and elements of the mechanism of the bore. (Location: Site marked by a windmill at ground level.	Lot 21	D63798	CT 5914/905	a	18192
2 Gray Street FREELING	Railway Hotel; The external form, materials and detail of the 1867 hotel building. External form, materials and details of the separate corrugated iron hall building, including timber finials and bargeboards. Later hotel extensions to the south are not included in the listing.	Lot 57	T160701	CT 5157/776	a c f	17676
3-5 Gray Street FREELING	Shops; The external form, materials and details of the 1902 shops, particularly the shopfronts, rendered details and roof lantern.	Lot 134	F174035	CT 5444/117	a d e	17677



Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
6-8 Gray Street FREELING	Former Chaff Mill; The external form, materials and details of the former chaff mill. (Location: building straddles boundary of both CTs)	Lot 101	T160701	CT 5528/453	a d	17675
7 Gray Street FREELING	Former Bank; The external form, materials and details of the 1915 bank. Later alterations do not form part of the listing.	Lot 2	F160336	CT 5291/732	a c d	17678
15 Gray Street FREELING	Former Shop; The external form, materials and details of the 1909 shop, including shopfront doors, veranda and parapet.	Lot109	F174010	CT 5827/970	a d	17679
10 Hanson Street cnr Clarke Street FREELING	Post Office; The external form, materials and details of the 1910 post office building.	Lot138	F174039	CT 5818/890	a c d	17684
33 Hanson Street FREELING	Dwelling (Solomit); The external form, materials and details of the 1961 Solomit strawboard house.	Lot 91	F213856	CT 5641/998	a d	17685
Muster Road corner Green Road, near Freeling FREELING	Schoenfeld Cemetery ; The cemetery reserve, all headstones and monuments.	Lot 91	F174487	CT 5830/968	a b d	17765
Muster Road near Freeling FREELING	Schoenfeld Farm Complex ; The external form, materials and details of the farmhouse and any significant outbuildings.	Lot 196	F174097	CT 5813/660	a b d	18194
6 Railway Terrace FREELING	Dwelling; The external form, materials and details of the c1910 residence.	S650	H160700	CT 5322/73	a d	17731
31 Rogers Street FREELING	Dwelling (Strawboard House) Solomit; The external form, materials and detail of the c1950 house.	Lot 109	T160701	CT 5714/450	a d	17683



Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Edwards Road Gawler Belt GAWLER BELT	Former Chaff Mill & Dwelling; External form, materials and detail of the 1880s chaff mill and associated residence.	Lot 18	D12494	CT 5352/700	a c d	17666
Dawkins Road (frontage to Boundary and Gawler River Roads), near Angle Vale GAWLER RIVER	Newbold Homestead Complex; The external form, materials and detailing of the Newbold homestead and associated outbuildings.	Lot 200	D16612	CT 5641/487	a b d e	17670
Dawkins Road near Angle Vale GAWLER RIVER	Tecoma Cottage; External form, materials and details of c1900 cottage.	Lot 201	D16612	CT 5623/500	a e	17671
Dawkins Road cnr Wilkinson Road, near Angle Vale GAWLER RIVER	Former School; The external form, materials and detailing of the first section of the stone school building.	A23	D88415	CT 6089/51	a c d	17669
Dawkins Road near Angle Vale GAWLER RIVER	Residence; External form, materials and details of c1900 cottage.	Lot 2	D61957	CT 5897/950	a e	17668
Dawkins Road near Angle Vale GAWLER RIVER	Para Wirra Homestead Complex; The external form, materials and details of the c1905 farm house and associated outbuildings.	Lot 1	D61957	CT 5897/949	a b d e	17667
Gawler River Road Gawler River GAWLER RIVER	Dwelling (Woods); External form, materials and detail of the 1850s stone house.	Piece 93	F164657	CT 5306/408	a b d	17766
Gawler River Road Gawler River GAWLER RIVER	Gawler River Uniting Church & Cemetery; External form, materials and details of the stone church. Cemetery reserve, grave sites and headstones of adjacent cemetery.	Lot 215	F163183	CT 5701/541	a c	17733
Gawler River Road Gawler River GAWLER RIVER	Gawler River Memorial Hall; External form, materials and detail of the 1950 hall, including later plaque.	Lot 216	F163184	CT 5701/543	a c	17732

Light Regional Council  
Table Section  
Table Lig/8 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Gerald Roberts Road near Gomersal GOMERSAL	Former Hoklas Winery/Barn; External form, materials and detail of former stone winery building.	Lot 2 Lot 1	F106838 D56626	CT 5856/32 CT 5856/33	a c	17767
Gomersal Road near Gomersal GOMERSAL	Bethlehem Lutheran Church; The external form, materials and details of the stone church and castellated entrance porch.	Lot 799 Lot 800	F173890 F173890	CT 5752/319 CT 5752/319	a b	17769
Gomersal Road near Gomersal GOMERSAL	House (Hentschke); The external form, materials and detail of the 1860s and 1880s sections of the house and outbuildings.	Lot 51	D57254	CT 5865/645	a d	17768
Heinrich Road near Gomersal GOMERSAL	Pepper Tree Farm; The external form, materials and detail of the 1860s cottage and outbuildings.	Lot 91	F171123	CT 5984/605	a b d	17770
Lyndoch Road cnr Gomersal Road, near Gomersal GOMERSAL	Former Dreyers Shop & Dwelling; External form, materials and details of the stone former shop and adjacent dwelling.	Lot 156	F171607	CT 5820/399	a c d	17772
Lyndoch Road near Gomersal GOMERSAL	Former Chateau Rosedale; The external form, materials and detail of the 1890s and 1920s sections of the winery buildings, visible behind the later front elevations. The later elevations do not form part of the listing.	Lot 137	F171588	CT 5547/990	a b	17773
Lyndoch Road near Gomersal GOMERSAL	Former Hoffmann's Cottage; The external form, materials and details of the c1860s stone and brick cottage.	Lot 317	F171168	CT 5578/244	a d	17771
Rosedale Road cnr Gomersal Road, near Gomersal GOMERSAL	Pindarie; External form, materials and details of the 1870s-1880s farmhouse and outbuildings.	Sec 806	H160700	CT 5539/432	a d	17774

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Schmaal Road GOMERSAL	Dwelling & Outbuildings; External form, materials and details of farmhouse and outbuildings.	Sec 1693	H160700	CT 5475/387	a d	17775
Adelaide Road cnr Murray Street GREENOCK	Greenock Creek Tavern; The external form and materials and detailing of the hotel and attached residence. The rear extensions do not form part of the listing.	Piece 93	F161566	CT 5298/821	a c d	17689
44-54 Adelaide Road cnr Marsh Walk GREENOCK	Victor House; External form, materials and detailing of the house and outbuildings	Lot 668	F173759	CT 5742/131	a d e f	17919
3-13 Bevan Street GREENOCK	Greenock Primary School; The external form, materials and detailing of the 1877/8 school building and 1910 alterations.	Lot 92 Lot 93 Lot 94 Lot 95 Lot 96 Lot 97	F212830 F212830 F212830 F212830 F212830 F212830	CT 5569/598 CT 5569/598 CT 5569/598 CT 5569/598 CT 5569/598 CT 5569/598	a c	17691
53-57 Bevan Street GREENOCK	Cemetery; The extent of the cemetery reserve and all significant monuments and grave sites.	Lot 97 Lot 98 Lot 697	F212468 F212468 F173788	CT 5555/256 CT 5555/256 CT 5729/81	a b d	17690
19 Frederick Street GREENOCK	St Peter's Lutheran Church; The external form, materials and detail of the 1899 church and 1974 tower.	Lot 33	D84233	CT 6063/725	a b c	17692
1 Kapunda-Greenock Road cnr Konke Street GREENOCK	Greenock Institute; The external form, materials and detailing of the 1905 building.	Lot 701	F173792	CT 5813/547	a c d	17693
18-20 Konke Street GREENOCK	Former School; The external form, materials and detailing of the former 1860s school building.	Lot 54	F34816	CT 5196/94	a c	17694
22 Konke Street GREENOCK	Former School House; The early form, materials and details associated with the 1860s residence.	Lot 53	F34816	CT 5196/96	a	18196

Light Regional Council  
Table Section  
Table Lig/8 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Martin Street GREENOCK	Recreation Reserve; The extent of the reserve and all planting and structures which date from its establishment in 1936.	Lot 670	F173761	CT 5848/389	a c	17698
1-15 Mill Street GREENOCK	Laucke's Mill; The external form, materials and detailing of the 1850-60 stone building (as visible in the c1911 photograph). Later additions are not included in the listing.	Lot 91 Lot 708 Lot 619 Lot 618	F174508 F173799 F211405 F211404	CT 5452/963 CT 5816/766 CT 5816/770 CT 5816/771	a d e	17695
2 Mill Street (rear 9 Murray Street) GREENOCK	Laucke's Wheat Store; The external form, materials and details of the c1860s stone storehouse.	Lot 91	F171300	CT 5335/515	a d e	17696
2 Murray Street GREENOCK	Greenock Post Office; The overall form, materials and original detailing of the 1879 Post Office and residence. Later alterations do not form part of the listing.	Lot 719	F173810	CT 5684/504	a c	17697
Main Road HAMILTON	Uniting Church & Cemetery; The extent of the cemetery reserve and any remaining grave headstones or other grave elements.	Lot 97	F212126	CT 5696/675	a b c	17700
Main Road HAMILTON	Dwelling; The external form, materials and details of the single storey house, including chimney and veranda form.	Lot 163 Lot 164	F212553 F212553	CT 5560/952 CT 5560/952	a d	17701
Victoria Road HAMILTON	Former School & School House; The external form, materials and details of the former school building and the former school teachers residence.	Lot 334	F211930	CT 5832/852	a c d	18199

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Rosnan Road near Hamley Bridge HAMLEY BRIDGE	St Benedict's Church site, Monument & Cemetery; Extent of church site and cemetery reserve, grave sites and headstones.	Lot 193	F174660	CT 5358/387	a c d	17704
Lucas Road KANGAROO FLAT	Church and Cemetery; External form, materials and detail of the church. Cemetery reserve, grave sites and headstones.	Lot 149	F174616	CT 5834/489	a c	17705
Lucas Road KANGAROO FLAT	Kangaroo Flat School; External form, materials and details of the 1873 section of the former school.	Lot 5	D22546	CT 5322/352	a c	17706
29 Adelaide Road KAPUNDA	Cottage; The external form, materials and details of the double gabled stone cottage.	Lot 100 Lot 101 Lot 102 Lot 103	F212576 F212576 F212576 F212576	CT 6074/145 CT 6074/146 CT 6074/147 CT 6074/148	a d	17726
7 Bagot Street KAPUNDA	Former Church Hall; The external form, materials and details of the red brick former church hall.	Lot 6	F29590	CT 5882/795	a c d	17727
Baker Street KAPUNDA	Dutton Park Memorial Gardens & Grandstand ; The external form, materials and details of the grandstand and garden layout and mature planting within the Dutton Park reserve.	Piece 16	D59258	CT 5872/829	a d	17729
32 Baker Street KAPUNDA	Residence, Wall & Stables; The external form, materials and details of the house, wall and stables.	Lot 863	F211649	CT 5693/587	a d	17728
14 Beck Street KAPUNDA	Mason Hall; The external form, materials and details of the Hall.	Lot 94	F163582	CT 5303/255	a d	13367
5 Branson Crescent (Corner Christchurch Street) KAPUNDA	Christchurch Parish Hall; The external form, materials and details of the Church.	Lot 107 Lot 106	F4089 F4089	CT 5487/94 CT 5487/95	a b d	13370

Light Regional Council  
Table Section  
Table Lig/8 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
6-8 Branson Crescent KAPUNDA	Roman Catholic Presbytery; The external form, materials and details of the residence.	Lot 110 Lot 102 Lot 103 Lot 104	F199605 F199600 F199600 F199600	CT 5358/364 CT 5358/365 CT 5358/365 CT 5358/365	a d	17730
6-8 Branson Crescent KAPUNDA	St Rose's Catholic Church; The external form, materials and details of the Church.	Lot 110 Lot 102 Lot 103 Lot 104	F199605 F199600 F199600 F199600	CT 5358/364 CT 5358/365 CT 5358/365 CT 5358/365	a b d f	13368
5 Cameron Street KAPUNDA	Former Convent; The external form, materials and details of the 1892 former convent building.	Lot 12	D861	CT 5758/197	a d	18008
5 Carrington Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 102 Lot 103 Lot 104 Lot 95	F212632 F212632 F212632 F198942	CT 5554/560 CT 5554/560 CT 5554/560 CT 5813/321	a d	13371
1 Chapel Street KAPUNDA	Former Congregational Manse; The external form, materials and details of the Manse.	Lot 1	F8192	CT 5111/734	a d	13372
8-10 Christchurch Street KAPUNDA	Row Cottages; The external form, materials and details of the Cottages.	Lot 500 Lot 501	F30873 F30873	CT 5409/726 CT 5409/825	a d	13373
2-8 Church Street KAPUNDA	Uniting Church & Hall; The external form, materials and details of the 1858 church and 1884 hall.	Lot 100	D52136	CT 5712/754	a d	18009
Clare Road near Kapunda KAPUNDA	Kapunda Cemetery; The full extent of the cemetery reserve and all notable headstones, grave sites, structures and planting.	Sec189	H160400	CT 104/74	a d	18010
Clare Road cnr Hare Street KAPUNDA	Pillar Box (Post Box); The external form, materials and details of the cast iron pillar box.			RR	a c f	18036
9 Clare Road KAPUNDA	Former Corporation Offices; The external form, materials and details of the Offices.	Lot 1	D245	CT 5663/707	a d f	13374
14 Clare Road KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 128 Lot 127	F198981 F198980	CT 5543/649 CT 5543/726	a d	13375



Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
22 Clare Road KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 320	F176392	CT 5697/471	a d	13376
24 Clare Road KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 2	F103869	CT 5139/63	a d	13377
35-37 Clare Road KAPUNDA	Row Cottages; The external form, materials and details of the cottages.	Lot 366	F176438	CT 5545/42	a d	13378
57 Clare Road KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 93	F162263	CT 5303/437	a d	13379
6 Coghill Street KAPUNDA	Residence (El Meena); The external form, materials and details of the 1920s Inter-War Californian bungalow.	Lot 213 Lot 214	F176285 F176286	CT 5613/478 CT 5613/583	a d	18011
14 Crase Street KAPUNDA	Attached Cottages; The external form, materials and details of the cottages.	Lot 253	F176325	CT 5566/621	a d	13380
20 Crase Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 26	D65600	CT 5928/988	a d	13458
28 Crase Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 602	F211388	CT 5824/889	a d	13381
East Terrace KAPUNDA	Christ Church Cemetery; The cemetery reserve, all headstones and monuments.	Sect 1428	H160400	CT 5695/368	a c d	18202
Eudunda Road near Kapunda KAPUNDA	Khiyam; External form, materials and details of the residence including the projecting gable ended wing.	Lot 134	F199331	CT 5397/275	a d e	18210
5 Hancock Road (Cnr Harriet Street) KAPUNDA	Coach House; The external form, materials and details of the Coach house.	Lot 91 Lot 92	F209782 F209782	CT 5519/896 CT 5519/896	a d f	13384
22-24 Hancock Road KAPUNDA	House & Barn; The external form, materials and details of the house and barn.	Lot 96	F211692	CT 5708/799	a b d	18012

Light Regional Council  
Table Section  
Table Lig/8 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
25 Hancock Road KAPUNDA	Cottage; The external form, materials and details of the 1880s stone cottage.	Lot 94	F198941	CT 5684/37	a d	18013
16 Hare Street KAPUNDA	Row Cottages; The external form, materials and details of the cottages.	Lot 91	F209875	CT 5789/681	a d	13382
40 Hare Street Cnr Maxwell Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 5	D295	CT 5719/566	a d	13398
12 Harriet Street KAPUNDA	Dwelling and Fence; The external form, materials and details of the dwelling and fence.	Lot 7 Lot 8 Lot 6	F138159 F138160 F138158	CT 5253/716 CT 5253/716 CT 5253/806	a d	13383
4 Havelock Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	741	D82607	CT 6089/511	a d	13385
24 Hawke Street KAPUNDA	Residence; The external form, materials and details of the c1870s residence.	Lot 2	F159088	CT 5291/885	a d	18014
26 High Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 2 Lot 1	D107 D107	CT 5723/329 CT 5724/282	a d	13386
32 High Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 4	D107	CT 5840/358	a d	13387
43-45 High Street (Corner Mildred Street) KAPUNDA	2 Storey Dwelling; The external form, materials and details of the dwelling.	Lot 368	F176440	CT 5557/527	a d	13388
55 High Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 355	F176427	CT 5898/160	a d	13389
62 High Street KAPUNDA	Residence; The external form, materials and details of the 1880s residence.	Lot 42	F15008	CT 5099/54	a d	18015
68 High Street KAPUNDA	Residence; The external form, materials and details of the stone residence.	Lot 73	D36680	CT 5129/793	a d	18016

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
13 Hill Street KAPUNDA	Manse; The external form, materials and details of the late 1860s stone residence.	Lot 277 Lot 276	F176349 F176348	CT 5732/551 CT 5823/151	a c d	18204
19 James Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	A742	D69033	CT 5954/905	a d	13390
10 Jeffs Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 350	F176422	CT 5634/469	a d	13391
14 Jeffs Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	A4	D72453	CT 5595/474	a d	13392
Kapunda Street cnr Mildred Street & Clare Road KAPUNDA	War Memorial; The external form, materials and details of the memorial.	Lot 342	F176414	CT 5753/601	a c	18019
2-6 Kapunda Street KAPUNDA	RSL Hall; The external form, materials and details of the RSL building.	Lot 343	F176415	CT 5754/795	a c d	18018
14-20 Kapunda Street (cnr Alfred Street) KAPUNDA	Residence & Outbuildings (Former EW&S site); The external form, materials and details of the stone residence.	Lot 91 Lot 92 Lot 93 Lot 94 Lot 95 Lot 96 Lot 97	F198918 F198918 F198918 F198918 F198918 F198918 F198918	CT 5391/543 CT 5391/543 CT 5391/543 CT 5391/543 CT 5391/543 CT 5391/543 CT 5391/543	a d e	18017
28 Kapunda Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 375	F176447	CT 5483/865	a d	13393
45-49 Kapunda Street KAPUNDA	Residence; The external form, materials and details of the cottage.	Lot14	F112203	CT 5203/434	a d	18020
Knightsbridge Road near Kapunda KAPUNDA	Telarno; External form, materials and details of the 1860s and 1880s sections of the house.	Lot 494	F176566	CT 5543/669	a d	18048
15-19 Light Street KAPUNDA	House & Outbuilding; The external form, materials and details of the house and outbuilding.	Lot 77	D15072	CT 5346/288	a d	13394
5 Lucas Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 35	D66860	CT 5939/339	a d	13395

Light Regional Council  
Table Section  
Table Lig/8 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
9 Lucas Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lt 78	F53	CT 5097/123	a d	13396
Main Street cnr Carrington Street KAPUNDA	Pillar Box (Post Box); The external form, materials and details of the cast iron pillar box.			RR	a d	18035
4 Main Street KAPUNDA	Shop; The external form, materials and details of the original shop.	Lot 95	F170233	CT 5317/428	a c d	18021
5 Main Street KAPUNDA	Former Fire Station; The external form, materials and details of the former Fire Station.	Lot 312	F176348	CT 5856/347	a c d	18022
7-21 Main Street KAPUNDA	Shop; The external form, materials and details of the c1920s shops.	Lot 310 Lot 313 Lot 309	F176382 F176385 F176381	CT 5384/852 CT 5384/859 CT 5385/155	a c d	18023
22-26 Main Street KAPUNDA	Attached Shops; The external form, materials and details of the group of shops.	Lot 2 Lot 103	F138092 F213569	CT 5254/981 CT 5693/222	a c d	18024
23-25 Main Street KAPUNDA	Shop; The external form, materials and details of the single storey shop and residence.	Lot 1 Lot 101	F147394 D52136	CT 5265/846 CT 5712/755	a c d	18025
28 Main Street KAPUNDA	Shop & Bakery; The external form, materials and details of the two storey bakery and residence. Does not include later rear additions.	Lot 2 Lot 3	F160329 F160330	CT 5293/169 CT 5293/243	a c d	18026
37-39 Main Street KAPUNDA	Shops; The external form, materials and details of the 1870 pair of shops, including all original detail to the front elevation. The later cantilevered veranda does not form part of the listing.	Lot 301 Lot 302	F176373 F176374	CT 5882/691 CT 5882/938	a c d	18027
41-43 Main Street KAPUNDA	Shop; The external form, materials and details of the pair of single storey shops.	Lot 303	F176375	CT 5875/187	a c d	18028

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
55 Main Street KAPUNDA	Shop; The external form, materials and details of the single storey shop. Later cladding to parapet is not included.	Lot 237	F176309	CT 5717/7	a c d	18029
57-63 Main Street KAPUNDA	Sir John Franklin Hotel; The external form, materials and details of the two storey hotel building.	Lot 2	F12086	CT 5418/29	a b c f	18030
65 Main Street KAPUNDA	Shop (Hambours); The external form, materials and details of the two storey stone building including shopfront details.	A235	F176307	CT 6064/765	a c d	18031
67-71 Main Street KAPUNDA	Shop; The external form, materials and details of the single storey shop building, including all shopfront details. The later veranda is not included.	Lot 236	F176308	CT 5818/354	a c d	18032
78 Main Street KAPUNDA	Shop & Dwelling; The external form, materials and details of the two storey brick building, including the veranda. Appropriate extensions to the rear could be approved.	Lot 2	F10707	CT 5463/341	a c d	18033
79-81 Main Street KAPUNDA	Shop; The external form, materials and details of the 1880s two storey stone shop and dwelling, including the verandas, shopfront and other ground floor joinery.	Lot 2	F104885	CT 5154/475	a d	17665
105 Main Street cnr Carrington Street KAPUNDA	Clare Castle Hotel; The external form, materials and details of the single storey hotel building. Appropriate extensions to the rear could be approved.	Lot 19 Lot 20	F102765 F102765	CT 5128/347 CT 5128/347	a c d	18034

Light Regional Council  
Table Section  
Table Lig/8 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
2-6 Mary Street corner South Terrace KAPUNDA	Former Coach House; The external form, materials and details of the former Coach House.	Lot 520 Lot 518 Lot 519	F28694 F28694 F28694	CT 5330/634 CT 5400/211 CT 5400/212	a d	13397
1 Maxwell Street cnr West Terrace KAPUNDA	Residence; The external form, materials and details of the single storey gable ended stone cottage.	Lot 2	F16076	CT 5594/291	a d	18037
Mildred Street cnr High Street KAPUNDA	Pillar Box; The external form, materials and details of the cast iron pillar box.			RR	a d	18038
20 Mildred Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 1	F152735	CT 5278/181	a d	13399
26 Mildred Street KAPUNDA	Dwelling and Former Shop; The external form, materials and details of the dwelling and former shop.	Lot 369 Lot 679	F176441 F210655	CT 5549/310 CT 5549/915	a d	13400
34-36 Mildred Street KAPUNDA	Row Cottages; The external form, materials and details of the row cottages.	Lot 390 Lot 384 Lot 385	F176462 F176456 F176457	CT 5364/255 CT 5364/256 CT 5799/636	a d	13401
48 Mildred Street KAPUNDA	2 Storey Dwelling; The external form, materials and details of the dwelling.	Lot 387	F176459	CT 5546/13	a d	13402
26-42 Nash Street KAPUNDA	Kapunda Hospital; The external form, materials and details of the Hospital	Lot 14 Lot 93 Lot 94 Lot 438	D32177 F213129 F213129 F176510	CT 5420/895 CT 5696/901 CT 5696/901 CT 5789/483	a c d f	13403
11-15 Oldham Street (and frontage White Street) KAPUNDA	Kapunda Bowling Club, First Croquet Clubhouse; The external form, materials and original detailing of the 1913 timber clubhouse.	Lot 257	F176329	CT 5739/907	a c	18205
2 Queen Street KAPUNDA	Pluckrose Cottage; The external form, materials and details of the dwelling.	Lot 7 Lot 16 Lot 14	F25373 F25381 F125379	CT 5227/922 CT 5227/924 CT 5269/285	a d	13406

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
12 Queen Street KAPUNDA	Barn-store; The external form, materials and details of the barn store.	Lot 413 Lot 414	F210389 F210390	CT 5779/287 CT 5779/288	a d	13405
Railway Reserve KAPUNDA	Goods Shed; The external form, materials and details of the stone goods shed.	A98	D70454	CT 5981/350	a c d e	18206
13 Railway Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 224 Lot 235	F176296 F210211	CT 5804/182 CT 5832/74	a d	13408
24 Railway Parade KAPUNDA	Residence (former Hotel); The external form, materials and details of the single storey former hotel building.	Lot 473 Lot 416 Lot 298	F211259 F210392 F211894	CT 5547/538 CT 5780/763 CT 5832/721	a d	18040
26 Railway Parade KAPUNDA	Former Warehouse; The external form, materials and details of the stone warehouse.	Lot 70	F217368	CT 5679/911	a d	18039
30 Railway Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 658 Lot 612	F210634 F210588	CT 5558/486 CT 5779/842	a d	13409
32 Railway Street Cnr Railway Parade KAPUNDA	Railway Hotel; The external form, materials and details of the Hotel	Lot 91 Lot 92 Lot 93	F170740 F170740 F170740	CT 5321/626 CT 5321/626 CT 5321/626	a d f	17664
Railway reserve near Kapunda KAPUNDA	Railway Bridge; The overall form of the bridge structure, including stone abutments, stone pylons and steel bridge girders	Q120	F213686	CT 5820/129	a d	18046
Rowett Street KAPUNDA	Residence; The external form, materials and details of the c1870s stone residence, including veranda.	Lot 102 Lot 103 Lot 104 Lot 105 Lot 106 Lot 107 Lot 108 Lot 109 Lot 110	F198921 F198921 F198921 F198921 F198921 F198921 F198921 F198921 F198921	CT 5391/544 CT 5391/544 CT 5391/544 CT 5391/544 CT 5391/544 CT 5391/544 CT 5391/544 CT 5391/544 CT 5391/544	a d	18042
6 South Terrace Cnr Whittaker Street KAPUNDA	Former Evangelical Lutheran Church; The external form, materials and details of the church	Lot 356	F176428	CT 5418/455	a b d	13420

Light Regional Council  
Table Section  
Table Lig/8 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
8 South Terrace Cnr Whittaker Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 6 Lot 7	D106 D106	CT 5195/62 CT 5195/62	a d	13411
10 South Terrace KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 4 Lot 5	D106 D106	CT 5432/890 CT 5432/998	a d	13412
14 South Terrace Cnr Crane Street KAPUNDA	Attached Cottages; The external form, materials and details of the cottages.	A1	D55985	CT 5845/635	a d	13413
23 South Terrace KAPUNDA	St John's Lutheran Church; The external form, materials and details of the church.	Lot 101	F212452	CT 5569/577	a b d	13410
2-10 Terminus Street KAPUNDA	Sheds; The external form, materials and details of the two main structures on the site.	Lot 10 Lot 11 Lot 12 Lot 9	D166 D166 D166 D166	CT 5863/347 CT 5863/347 CT 5863/347 CT 5863/347	a d	18208
4-6 Todd Street KAPUNDA	Row Cottages; The external form, materials and details of the row cottages.	Lot 231	F176303	CT 5659/687	a d	13414
3 Way Street Cnr James Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 91	F209804	CT 5522/375	a d	13415
23 West Terrace Cnr High Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 410	F176482	CT 5800/975	a d	13416
26 West Terrace KAPUNDA	Residence; The external form, materials and details of the single storey stone residence.	Lot 201	F16330	CT 5169/42	a d	18209
27 West Terrace KAPUNDA	Residence, Wall & Outbuildings; The external form, materials and details of the residence and boundary wall.	Lot 22	D18707	CT 5463/86	a d	18043
18 White Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 248	F176320	CT 5691/293	a d	13417
20 White Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 247	F176319	CT 5548/760	a d	13418



Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
22-24 White Street KAPUNDA	Attached Cottages; The external form, materials and details of the cottages.	Lot 217 Lot 216	F176289 F176288	CT 5861/637 CT 5861/666	a d	13419
1 Whittaker Street Cnr Jeffs Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	Lot 3	F132926	CT 5245/212	a d	13421
Willows Road near Kapunda KAPUNDA	The Willows; The external form, materials and details of the original components of the single storey residence.	Lot 2	D38401	CT 5163/873	a d	18044
Willows Road near Kapunda KAPUNDA	Former brickworks; The external form, materials and details of the stone and brick structure.	Lot 486	F176558	CT 5827/646	a d	18045
Adjacent Clare Road, near Kapunda (adjacent to Section 101 in HP 160400) KAPUNDA	Road Bridge over Ross Creek (Single Arch Bridge); The form, materials and structure of the original stone bridge and abutments. The later re-decking does not form part of the listing.			RR	a d	18201
Kapunda Road corner Vale Road KOONUNGA	Former Koonunga Post Office; The external form, materials and details of the former post office building. (Location: building located on site within close proximity to Kapunda-Truro Road)	Lot 32	D20377	CT 5400/898	a	17709
Marble Quarry Road near Koonunga KOONUNGA	Koonunga Marble Quarry; The quarry site and any evidence of early quarrying activity.	Lot 439	F176511	CT 5686/396	a c	17707
Nietschke's Road KOONUNGA	Farm Complex; The external form materials and details of the homestead and barn. (Location: farm complex on the southern side of the Nietschke's Road)	Lot 544	F176616	CT 5863/268	a b d	17708

Light Regional Council  
Table Section  
Table Lig/8 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Watunga Road near Kapunda KOONUNGA	Watunga Homestead; The external form, materials and details of the c1880 residence.	Sec 174	H160100	CT 5403/129	a b d	18047
Nairne Road LINWOOD	Former Morn Hill School; The external form, materials and details of the masonry building.	Lot 204	F174105	CT 5815/163	a c f	17711
Hamley Bridge Road /Roenfeldt Road, near Hamley Bridge MAGDALLA	Magdala Cemetery; Extent of cemetery reserve, grave sites and headstones.	Lot 175	F174642	CT 5812/249	a c d	17703
Hamley Bridge Road near Hamley Bridge MAGDALLA	Erindale; External form, materials and detail of the c1900 farm house.	Sec 777	H140700	CT 5889/207	a d	18200
Neldner Road MARANANGA	Dwelling & Attached Cookhouse (Kitchen & Oven); The external form, materials and detail of the stone dwelling and detached kitchen and bake oven.	Lot 3	D68140	CT 5957/732	a b d	17710
Roennfeldt Road near Nuriootpa MARANANGA	Barn & Row of Pine Trees; External form, materials and details of the barn structure, and the twelve pine trees along Roennfeldt Road.	Lot 5	F108560	CT 5195/316	a f	17718
Nain Road NAIN	Former Zum Schmalen Weg Church & School; The external form, original materials and details of the 1861 building. Later alterations do not form part of the listing.	Lot 740	F173831	CT 5657/141	a b c	17713
Nain Road NAIN	Former Zum Shmalen Weg Cemetery; The full extent of the cemetery reserve and all significant grave sites and monuments.	Lot 741	F173832	CT 5662/539	a b c	17714

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Nain Road NAIN	Nain Lutheran Church & Cemetery ; The external form, materials and details of the church building, the full extent of the cemetery reserve and all significant grave sites and monuments.	Lot 735	F173826	CT 5813/375	a b c d f	17712
Nain Road NAIN	Dwelling/Manse; The external form, materials and details of the dwelling/manse.	Lot 5	F102851	CT 5127/418	a b c d	20978
Parbs Road near Greenock NURIOOTPA	Roennfeldt Farm; The external form, materials and details of the earliest buildings on the farm, particularly the 1851 ironstone former dwelling.	Lot 741	D87800	CT 6085/896	a c d	17699
Pine Drive near Nuriootpa NURIOOTPA	Kalimna Winery, House & Cellars; The form, materials and detailing of the 1890s winery building and associated structures including: & 56256;& 56441; The 1896 former Manager's residence and outbuildings comprising homestead, former stables, underground tank and excavated cellar. & 56256;& 56441; The 1895 gravity feed winery and cellars including Barossa ironstone, rendered masonry and corrugated iron sections,and all retaining walls and ramps associated with access to the winery.	Lot 5 Lot 6	F7128 F7128	CT 5155/843 CT 5998/892	a c d e	17717
Rosedale Road cnr Turretfield & Holland Roads, near Gomersal ROSEDALE	Dwelling & Outbuildings; The external form, materials and details of the c1910 farm house and early stone outbuildings.	Lot 1	D60669	CT 5889/184	a d	17687

Light Regional Council  
Table Section  
Table Lig/8 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
10 Elizabeth Street cnr Wright Street ROSEWORTHY	Roseworthy Memorial Hall; The external form, materials and detail of the 1935 stone hall.	Lot 37	D196	CT 5841/91	a c	17720
Jaenschke Road SEPPELTSFIELD	Wheal Nitschke Mine; The remnants of any mining activity.	Sec 1662 Sec 1663	H160700 H160700	CT 5490/792 CT 5490/792	a	17744
Seppeltsfield Road near Seppeltsfield SEPPELTSFIELD	Dwellings (3); The external form, materials and details of each of the houses.	Lot 849 Lot 850 Lot 851 Lot 852	F173940 F173941 F173942 F173943	CT 5415/178 CT 5614/265 CT 5783/110 CT 5789/454	a d	18223
Gomersal Road near Gomersal SHEA-OAK LOG	Good Shepherd Lutheran Cemetery ; The whole of the cemetery reserve and all headstones and grave sites.	Lot 326	F171777	CT 5832/648	a b c d	17688
William Street (adjacent Sturt Highway) SHEA-OAK LOG	Former Shop & Post Office; The external form, materials and details of the c1850s former store.	Lot 102	D51237	CT 5659/561	a b d	17723
Reformatory Road cnr St Johns Road, near Kapunda ST. JOHNS	Reformatory ruins & Cemetery; The extent of the cemetery reserve and all grave sites and monuments, and also the site of the reformatory and its ruins and palm tree.	Sec 1451A	H160100	CT 5410/860	a c e	18041
St John's Road near Kapunda ST. JOHNS	Farm House & Outbuildings; External form, materials and details of the c1856 stone two storey farmhouse and outbuildings.	Lot 91	F199321	CT 5823/856	a d	18207
Duttons Road (Corner Tablelands Road) ST. KITTS	Abandoned Farm Complex; External form, materials and details of the farmhouse and all associated outbuildings.	Sec 304	H160100	CT 5315/260	a b d	17722
Freshwater Road ST. KITTS	Noack's Farm; External form, materials and details of the early farm buildings associated with the initial settlement.	Sec 291	H160100	CT 5264/963	a b d	18224

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Phosphate Road ST. KITTS	St Kitts Phosphate Quarry; Extent of quarry reserve.	Sec 330	H160100	CT 5595/631	a c	18049
Tablelands Road On Road Reserve, approximately 125 metres past Dutton Road intersection. ST. KITTS	Road Bridge; The whole of the stone structure of the small bridge.			RR	a d	18211
Tablelands Road Corner St Kitts West Road ST. KITTS	St Peters Church, Cemetery & Schoolroom; External form, materials and details of the church building and former school building, the cemetery reserve and all headstones and other grave elements.	Lot 30 Lot 31	D56617 D56617	CT 5848/760 CT 5848/761	a b c	18052
Tablelands Road ST. KITTS	Former St Pauls Lutheran Church; The external form, materials and details of the former church.	Lot 504	D18649	CT 5139/426	a c	18051
Tablelands Road ST. KITTS	Former St Pauls Lutheran Cemetery; The cemetery reserve and all grave elements remaining.	Lot 503	D18649	CT 5462/953	a c	20979
Wendish Road ST. KITTS	Doecke's Farm; Remaining elements of ruined farm buildings. Note that there is no requirement to rebuild.	Sec 307	H160100	CT 5217/755	a b d	18050
Main North Road TEMPLERS	Former Institute; The external form, materials and details of the former institute building.	Lot 507	D25548	CT 5336/984	a c	17725
Main North Road TEMPLERS	Former Wesleyan Church & Cemetery; The external form, materials and details of the 1863 church building and associated graveyard.	Lot 20	D17905	CT 5230/20	a b c	17724
611 Parkers Road WARD BELT	Cemetery; The cemetery reserve, grave sites and headstones.	Lot 451	F174352	CT 5832/55	a b	17740

Light Regional Council  
Table Section  
Table Lig/8 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
14-22 Annie Terrace WASLEYS	Wasleys Primary School; External form materials and detail of the original school building.	Lot 11	F9564	CT 5493/745	a c	17746
28 Annie Terrace cnr Station Street WASLEYS	Corner Shop & Attached Corrugated Iron Store; The external form, materials and detail of the former shop and attached store.	Lot 395	F174296	CT 5681/245	a c	17745
34-36 Annie Terrace WASLEYS	Ridley Arms Hotel; The external form, materials and original details of the two storey hotel building.	Lot 1	D351	CT 5206/27	a c d	18222
42 Annie Terrace WASLEYS	Former Garage; The external form, materials and details of the early industrial building.	Lot 20	D351	CT 5381/582	a	17748
45-47 Annie Terrace WASLEYS	Wasleys Institute; The external form, materials and details of both sections of the Institute buildings.	Lots 4 & 5	D352	CT 5536/592	a c	17747
46 Annie Terrace WASLEYS	Uniting Church; The external form, materials and details of the 1873 church.	Lot 37	D351	CT 5841/267	a c	17749
20 Jane Terrace WASLEYS	St John's Lutheran Church; The external form, materials and detail of the former church building.	Lot 45	D351	CT 5234/242	a c	17751
Mudla Wirra Road near Wasleys (On Road Reserve south western side of road at bend approximately 380 metres south of Wasleys Road) WASLEYS	Charles Mullens Memorial; The extent and form of the monument stone and plaques.			RR	a	18213

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Mulda Wirra Road WASLEYS	University of Adelaide, Roseworthy Campus; The external form materials and details of the Principal's Residence, the Chapel, the Grandstand, the Corridor Block and the Tassie Library.	Sec 693 Sec 694	H140700 H140700	CT 5517/921 CT 5517/921	a d e f	17721
Railway Reserve WASLEYS	Platform, former Railway Station; The remaining walls and platform elements.	Lot 9	D36565	CT 5150/487	a c e	17750
Wasleys Road /Roberts Road, near Wasleys WOOLSHEDS	Woolsheds Methodist Church; The external form, materials and details of the 1875 stone church.	Lot 383	F174284	CT 5804/383	a b c	18214

## Table Lig/9 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Heaslip Road ANGLE VALE	Angle Vale Bridge [Laminated Timber Arch]	A110		N/A		10570
Old Sturt Highway DAVEYSTON VIA NURIOOTPA	Former Boarding House	A612	F173703	CT 5490/206		12958
Old Sturt Highway DAVEYSTON VIA NURIOOTPA	Former General Store & Residence & Separate Former Daveyston Post Office	A23	D59321	CT 5876/45		12959
Clarke Street FREELING	Freeling Institute	A137	F174038	CT 5648/537		12969
1 Hanson Street FREELING	Freeling Hotel	A26	T160701	CT 5383/698		12968
Neldner Road near FREELING	Former Morn Hill Chaff Mill	S168	H160500	CT 5860/247		12952
Edward Road GAWLER BELT VIA GAWLER	Former Chaff Mill & House	A18	D12494	CT 5352/700		12955
Schmaal Road GOMERSAL VIA TANUNDA	Former Schoenborn Bethlehem Lutheran Church/School and attached Teacher's Residence	A153	F171604	CT 5362/890	b f	12962
Schmaal Road GOMERSAL VIA TANUNDA	Schoenborn Lutheran Cemetery	A152	F171603	CT 5752/318	a b	14831
Greenock Road GREENOCK	Dwelling - former Brock House	A2	D54864	CT 5840/39		12966
Caroline Street HAMILTON VIA KAPUNDA	Dutton Memorial Church of St Matthew (Anglican)	A643	F211429	CT 5648/923		10274
Hamley Bridge Road HAMLEY BRIDGE	Bridge over the River Light [Metal Truss]			N/A N/A		10058
Anlaby Road KAPUNDA	Anlaby Homestead (including main & bluestone dwellings, stables, grotto, courtyard & quarters)	A2000 Q3002	D48375 D48375	CT 5559/716 CT 5994/163		11018



Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Anlaby Road KAPUNDA	Anlaby Shearing Shed, Slaughterhouse, Shearers' Quarters and Manager's House	Q3001 A3000	D74365 D74365	CT 5994/163 CT 6035/364	a g	18416
Baker Street KAPUNDA	Elliott Memorial Gates and Stone Fence, Dutton Park	Q15 & 16	D59258	CT 5872/829	a e f g	14579
4 Branson Crescent KAPUNDA	Christ Church Anglican Church, Fincham and Hobday Pipe Organ and Clock	A219	F176291	CT 5735/832	b g	10081
Cameron Jackson Mine & Morton St East Tce Perry Rd KAPUNDA	Kapunda Mine Historic Site	A14 A11 A15 A100 A30 A205 A23 A29 A28 A13 A40 A41 A96 A27	D861 D861 D861 F32356 F7985 F176277 D861 F7985 F7985 F7985 D861 D56267 D56267 F198949 F7985	CT 5208/927 CT 5119/139 CT 5113/118 CT 5089/198 CT 5502/698 CT 5701/906 CT 5751/298 CT 5786/670 CT 5786/672 CT 5837/690 CT 5843/524 CT 5843/525 CT 5890/950 CT 5948/415		11535
10 Cameron Street KAPUNDA	Miner's Cottage	A14	D861	CT 5208/927		11768
3 Chapel Street KAPUNDA	Theatre (former Kapunda Congregational Chapel)	A2	F8192	CT 5484/298		10083
6 Chapel Street KAPUNDA	Dwelling (former Kapunda Police Station)	A100	D66963	CT 5940/323		10104
8 Chapel Street KAPUNDA	Eating House (former Kapunda Courthouse)	A101	D66963	CT 5940/324		10107
Gawler-Kapunda Road, Near KAPUNDA	Light River Road Bridge [Metal Girder]	ROAD RESERVE ROAD RESERVE	H160100 H160400	N/A N/A	a d	11014
Hawkers Creek Road KAPUNDA	Ross Creek Bridge [Stone Triple Arch]	ROAD RESERVE	H160400	N/A		11681
65 High Street KAPUNDA	Former dwelling ('Osborne House'), Lefevre Community Centre	A5	D72453	CT 5995/475	a f	14580
5 Hill Street KAPUNDA	Kapunda Tourist Centre (former Printing Office)	A305	F176377	CT 5875/792		10087

Light Regional Council  
Table Section  
Table Lig/9 -State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
7 Hill Street KAPUNDA	Kapunda Institute	A8	D86760	CT 6081/20	a d f	14585
11 Hill Street KAPUNDA	Kapunda Museum (former Kapunda Baptist Church)	A290	F176362	CT 1956/40		10208
10 Jackson Street KAPUNDA	Former Mine Manager's Cottage	A205	F176277	CT 5701/906		11743
49 Main Street KAPUNDA	Heuzenroeder's Office (former Elder Smith & Co. Office)	A3	F106969	CT 5177/845	a f g	14584
50 Main Street KAPUNDA	North Kapunda Hotel	A31	D79536	CT 6036/310	a d f	14583
51-53 Main Street KAPUNDA	Thomson Building (former Shop, later Council Offices and Library)	A283	F176355	CT 5723/515		10166
66 Main Street KAPUNDA	National Bank Kapunda Branch (Exterior only)	A70	F53	CT 5451/900	a	10092
81 Main Street KAPUNDA	Shop (former Commercial Inn)	A2	F104885	CT 5154/475		14569
94-96 Main Street KAPUNDA	Former Farm Machinery Store	A100	D60657	CT 5904/908	a	14578
McCarthy Lake Road, Near KAPUNDA	McCarthy's Crossing Bridge over River Light [Metal Girder]	ROAD RESERVE ROAD RESERVE	H160400 H160100	N/A N/A		11016
6 Mildred Street KAPUNDA	Prince of Wales Hotel (Main Building, former Ostler's Cottage, Stable and Wall)	A18	F108490	CT 5195/63	a	14581
Mildred Street KAPUNDA	Kapunda Primary School	A354	F176426	CT 5906/433		10167
2 Mine Street KAPUNDA	Dwelling (former Shop, sometime School)	A5	D861	CT 5513/993		11616
Morton Street KAPUNDA	Chimney [Cornish], former Kapunda Copper Mine	A28	F7985	CT 5786/672		10089
Mugg Street KAPUNDA	Dwelling (Mine Square Cottage)	A208	F176280	CT 5791/356		10103
4 Perry Road KAPUNDA	Former Kapunda Showground Pavilion & Wall	A201	D33302	CT 6020/833	d f	14582

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Railway Parade KAPUNDA	Kapunda Railway Station Building	A4	D32684	CT 5216/614		14436
West Terrace KAPUNDA	Main Administration Building (former Dwelling 'Lanark House' later 'Eringa'), Kapunda High School	A97 102	F213196	CT 5590/738	e f g	12524
Truro Road KOOONUNGA VIA KAPUNDA	Yatara Homestead (including Dwelling & Stone Woolshed)	Q540	F176612	CT 5449/194		11019
Neldner Road MARANANGA VIA NURIOOTPA	Farm Complex, including Two Cottages and House	A1	D13038	CT 5467/837	a b e	12296
Seppeltsfield Road MARANANGA VIA NURIOOTPA	St Michael's Gnadenfrei Lutheran Church	A3	D82077	CT 6063/564		12295
Seppeltsfield Road MARANANGA VIA NURIOOTPA	Former Gnadenfrei School and Residence	A91	F171474	CT 5333/403	a f	12965
Wasleys Road REDBANKS	Redbanks Road Bridge over the River Light [Metal Arch]	ROAD RESERVE	H140500	N/A		12977
Holland Road ROSEDALE VIA GAWLER	Office (former Dwelling 'Holland House'), Turretfield Research Centre	A23	D49767	CT 5684/753		10060
Kingsford Road ROSEDALE VIA GAWLER	Dwelling ('Kingsford')	A105	D49616	CT 6018/352		10059
ROSEWORTHY	Original School Building, Roseworthy Agricultural College	S694	H140700	CT 5517/921		10061
Gerald Roberts Road SEPPELTSFIELD VIA NURIOOTPA	Dwelling - A prefabricated 'Manning' House	S99	H160700	CT 5879/795	a b d e	12291
Seppeltsfield Road SEPPELTSFIELD VIA NURIOOTPA	Seppeltsfield Winery, including 1890 Winery, Bond Store, Distillery, Boilerhouse, Chimney, House, Dining Hall, Cellars, Offices, Laboratory, Stables, Mausoleum and Palm Trees	A100 A864 A865	F35604 F173955 F173956	CT 5253/627 CT 5577/348 CT 5831/878 N/A		12963

Light Regional Council  
 Table Section  
 Table Lig/9 -State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Doecke Road ST KITTS VIA TRURO	'Springvale' (Doecke) Farm, including Dwelling, Thatched Shed & Dairy	S135	H160100	CT 5855/621	a	11022
34-36 Annie Terrace WASLEYS	Ridley Arms Hotel	A1	D351	CT 5206/27		12950

This table is an extract from the South Australian Heritage Register established under Section 13 (1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

# Mapping Section

Map Reference Tables  
Spatial Extent Maps  
Bushfire Risk Maps  
Concept Plan Maps



## Map Reference Tables

### Index Maps

#### Map Reference

[Council Index Map](#)

### Zone Maps

Zone Name	Map Numbers
Bulk Handling Zone	Lig/9, Lig/24
Caravan and Tourist Park Zone	Lig/24
District Centre Zone	Lig/24
Historic (Conservation) Kapunda Mine Zone	Lig/24, Lig/27
Industry Zone	Lig/8, Lig/24, Lig/26, Lig/27, Lig/28, Lig/29, Lig/33
Industry (Barossa Valley Region) Zone	Lig/16
Light Industry Zone	Lig/9, Lig/24
Mineral Extraction Zone	Lig/1, Lig/17
Primary Production Zone	Lig/1, Lig/2, Lig/3, Lig/4, Lig/5, Lig/6, Lig/7, Lig/8, Lig/9, Lig/10, Lig/11, Lig/12, Lig/13, Lig/14, Lig/15, Lig/16, Lig/17, Lig/18, Lig/19, Lig/20, Lig/21, Lig/22, Lig/23, Lig/24, Lig/25, Lig/26, Lig/27, Lig/28, Lig/29, Lig/30, Lig/31, Lig/32, Lig/33
Recreation Zone	Lig/8, Lig/23, Lig/24, Lig/28, Lig/31
Residential Zone	Lig/23, Lig/24, Lig/25, Lig/26, Lig/33
Residential Character Zone	Lig/9, Lig/31
Rural Living Zone	Lig/3, Lig/4, Lig/8, Lig/9, Lig/21, Lig/23, Lig/24, Lig/26, Lig/28, Lig/29, Lig/31, Lig/33
Settlement Zone	Lig/2, Lig/30
Suburban Neighbourhood Zone	Lig/8, Lig/9, Lig/33
Tourist Accommodation Zone	Lig/17
Town Centre Zone	Lig/9, Lig/28, Lig/31, Lig/32
Township Zone	Lig/4
Urban Employment Zone	Lig/8, Lig/9, Lig/33

## Policy Area Maps

Policy Area Name	Map Numbers
Industry Kingsford Regional Estate Policy Area 1	Lig/8
Barossa Valley Region Policy Area 2	Lig/13, Lig/14, Lig/15, Lig/16, Lig/17, Lig/19, Lig/31, Lig/32
General Farming Policy Area 3	Lig/1, Lig/2, Lig/3, Lig/4, Lig/5, Lig/6, Lig/7, Lig/8, Lig/9, Lig/10, Lig/11, Lig/12, Lig/13, Lig/14, Lig/15, Lig/16, Lig/18, Lig/19, Lig/20, Lig/21, Lig/22, Lig/23, Lig/24, Lig/25, Lig/26, Lig/27, Lig/28, Lig/29, Lig/30, Lig/33
Roseworthy College Policy Area 4	Lig/5
Seppeltsfield Winery Policy Area 5	Lig/32
Township Fringe Policy Area 6	Lig/3, Lig/16, Lig/22, Lig/24, Lig/25, Lig/26, Lig/27, Lig/32
Residential Gawler Belt Policy Area 7	Lig/33
Residential North West Kapunda Policy Area 8	Lig/22, Lig/23, Lig/24
Residential General Policy Area 9	Lig/22, Lig/23, Lig/24, Lig/25, Lig/26
Residential Kapunda Policy Area 10	Lig/24, Lig/25, Lig/26
Residential Senior's Living Policy Area 11	Lig/24, Lig/25
Rural Agistment Policy Area 12	Lig/8

## Precinct Maps

Precinct Name	Map Numbers
Precinct 1 Commercial Kapunda	Lig/24
Precinct 2 Hill Street Civic Kapunda	Lig/24
Precinct 3 Retail Kapunda	Lig/24
Precinct 4 Industry Freeling	Lig/28
Precinct 5 Industry Kapunda	Lig/24, Lig/26, Lig/27
Precinct 6 Industry Shea-Oak Log	Lig/29
Precinct 7 Kingsford North	Lig/8, Lig/33
Precinct 8 Kingsford South	Lig/8, Lig/33
Precinct 9 Moppa Road North Industry	Lig/16
Precinct 10 Moppa Road South Industry	Lig/16
Precinct 11 Samuel Road	Lig/16
Precinct 12 Light Industry Kapunda	Lig/24
Precinct 13 Light Industry Roseworthy	Lig/9
Precinct 14 Gomersal	Lig/13, Lig/14, Lig/16, Lig/17, Lig/32
Precinct 15 Nuriootpa Plains	Lig/13, Lig/15, Lig/16, Lig/17, Lig/19, Lig/31, Lig/32



Precinct Name	Map Numbers
Precinct 16 Horticulture	Lig/8, Lig/10, Lig/13, Lig/14, Lig/15, Lig/16, Lig/18, Lig/19, Lig/20, Lig/29, Lig/30, Lig/33
Precinct 17 Market Garden	Lig/5, Lig/6, Lig/7, Lig/8
Precinct 18 Kapunda Fringe	Lig/3, Lig/22, Lig/24, Lig/25, Lig/26, Lig/27
Precinct 19 Marananga Seppeltsfield Fringe	Lig/16, Lig/32
Precinct 20 Freeling Recreation	Lig/28
Precinct 21 Gawler Belt Recreation	Lig/8
Precinct 22 Greenock Recreation	Lig/31
Precinct 23 Kapunda Recreation	Lig/23, Lig/24
Precinct 24 Local Centre	Lig/33
Precinct 25 Freeling Residential Character	Lig/28
Precinct 26 Greenock Residential Character	Lig/31
Precinct 27 Roseworthy Residential Character	Lig/9
Precinct 28 Rural Living Allendale North	Lig/21
Precinct 29 Rural Living Freeling	Lig/28
Precinct 30 Rural Living Greenock	Lig/31
Precinct 31 Rural Living Gawler Belt	Lig/8, Lig/33
Precinct 32 Rural Living Gawler Belt West	Lig/8
Precinct 33 Rural Living Kapunda	Lig/3, Lig/23, Lig/24, Lig/26
Precinct 34 Rural Living Roseworthy	Lig/8, Lig/9
Precinct 35 Rural Living Shea-Oak Log	Lig/29
Precinct 36 Rural Living Wasleys	Lig/4
Precinct 37 Freeling Centre	Lig/28
Precinct 38 Greenock Centre	Lig/31
Precinct 39 Marananga Centre	Lig/32
Precinct 40 Roseworthy Centre	Lig/9
Precinct 41 Samuel Road Effluent Disposal Lagoons	Lig/16

#### Historic Conservation Area Maps

Area Name	shown within Overlay Maps - Heritage and Character Preservation District
Historic Conservation Area	Lig/1, Lig/4, Lig/13, Lig/24, Lig/25, Lig/26, Lig/27, Lig/28, Lig/31

## Overlay Maps

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

## Bushfire Protection Overlay Maps

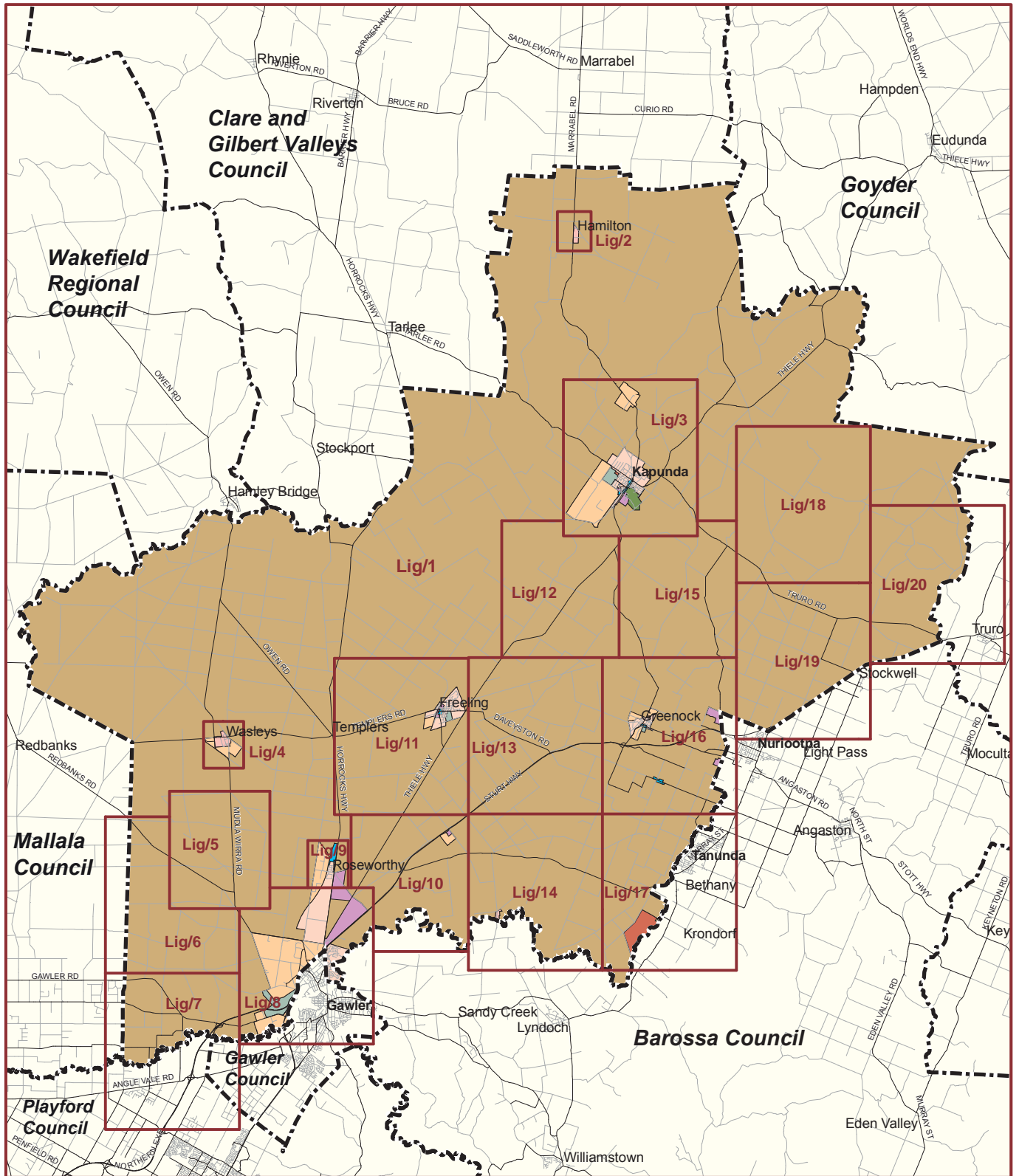
Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	Lig/1, Lig/2, Lig/3, Lig/4, Lig/5, Lig/6, Lig/7, Lig/8, Lig/9, Lig/10, Lig/11, Lig/12, Lig/13, Lig/14, Lig/15, Lig/16

## Concept Plan Maps

Concept Plan Title	Concept Plan Map Numbers
Moppa Road North - (Moppa)	Lig/1
Samuel Road Industry - (Nuriootpa)	Lig/2
Industry Kapunda - (Kapunda)	Lig/3
Shea-Oak Log - (Shea-Oak Log)	Lig/4
Kingsford Regional Estate	Lig/5
Primary Industry Barossa Valley Region - (Barossa Valley Region)	Lig/6
Barossa Valley Region Water Protection Area	Lig/7
Tourist Accommodation - (Rowland Flat)	Lig/8
Animal Keeping Separation Areas	Lig/9
Residential Senior's Living - (Kapunda)	Lig/10
Flood Risk Area (Gawler Belt / Gawler Belt West)	Lig/11
Samuel Road Effluent Disposal Lagoons	Lig/12
Roseworthy Township Expansion	Lig/13
Kapunda District Centre Carpark Fund	Lig/14

# Spatial Extent Maps

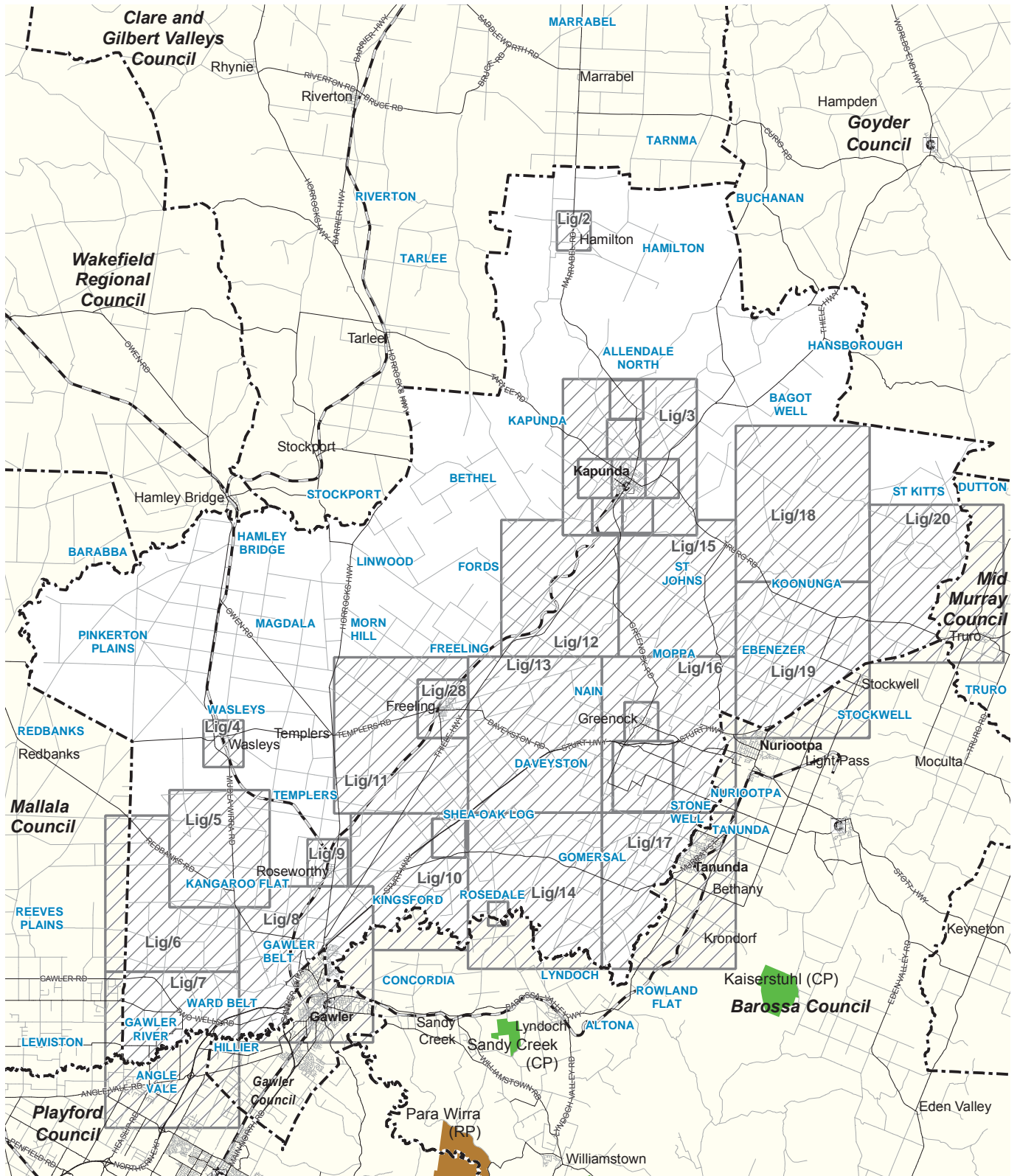




For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps Lig/1 to Map Lig/33 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

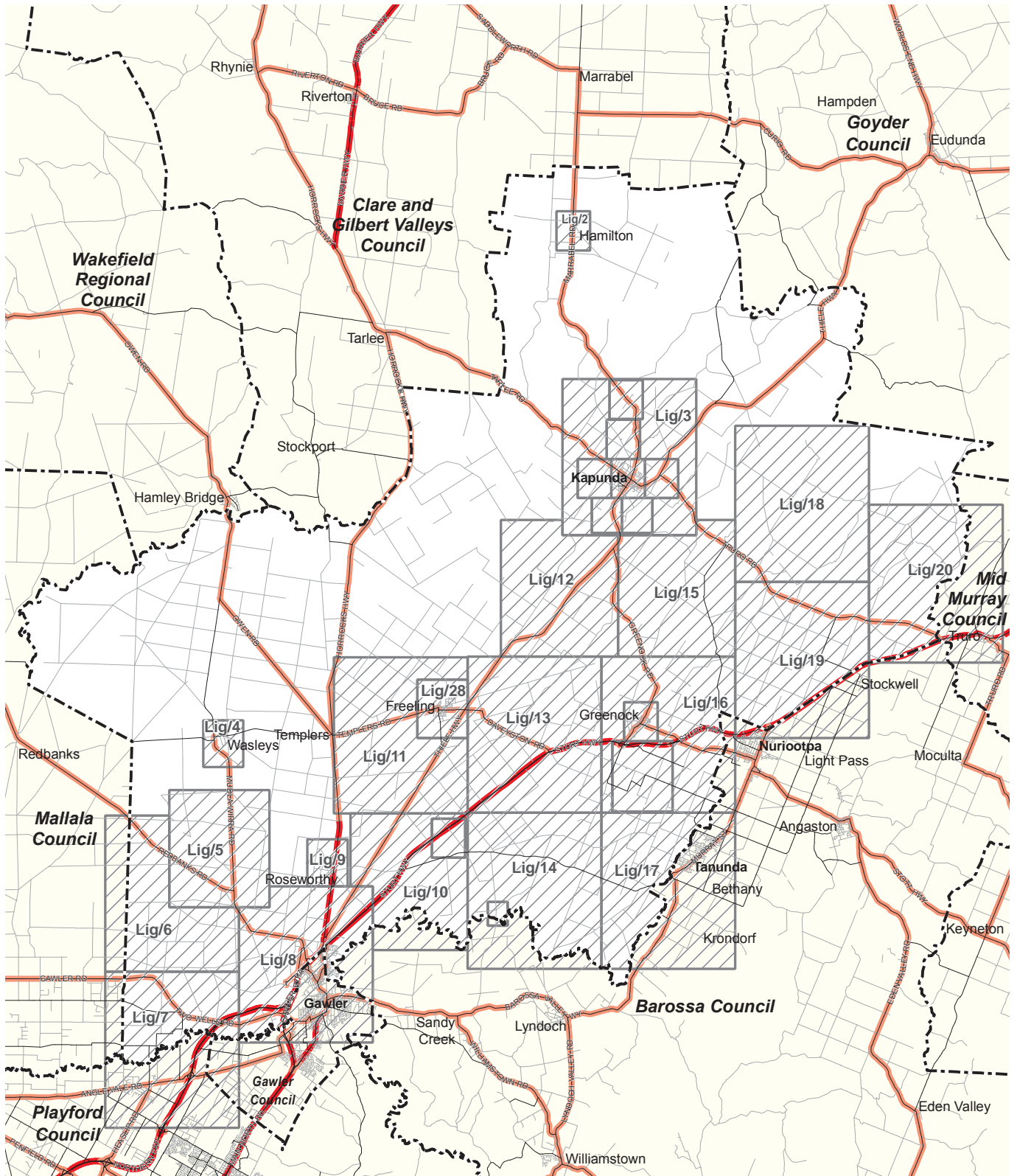


# Council Index Map



- C Council Office
- Railways
- Conservation Park
- Recreation Park
- Development Plan Boundary

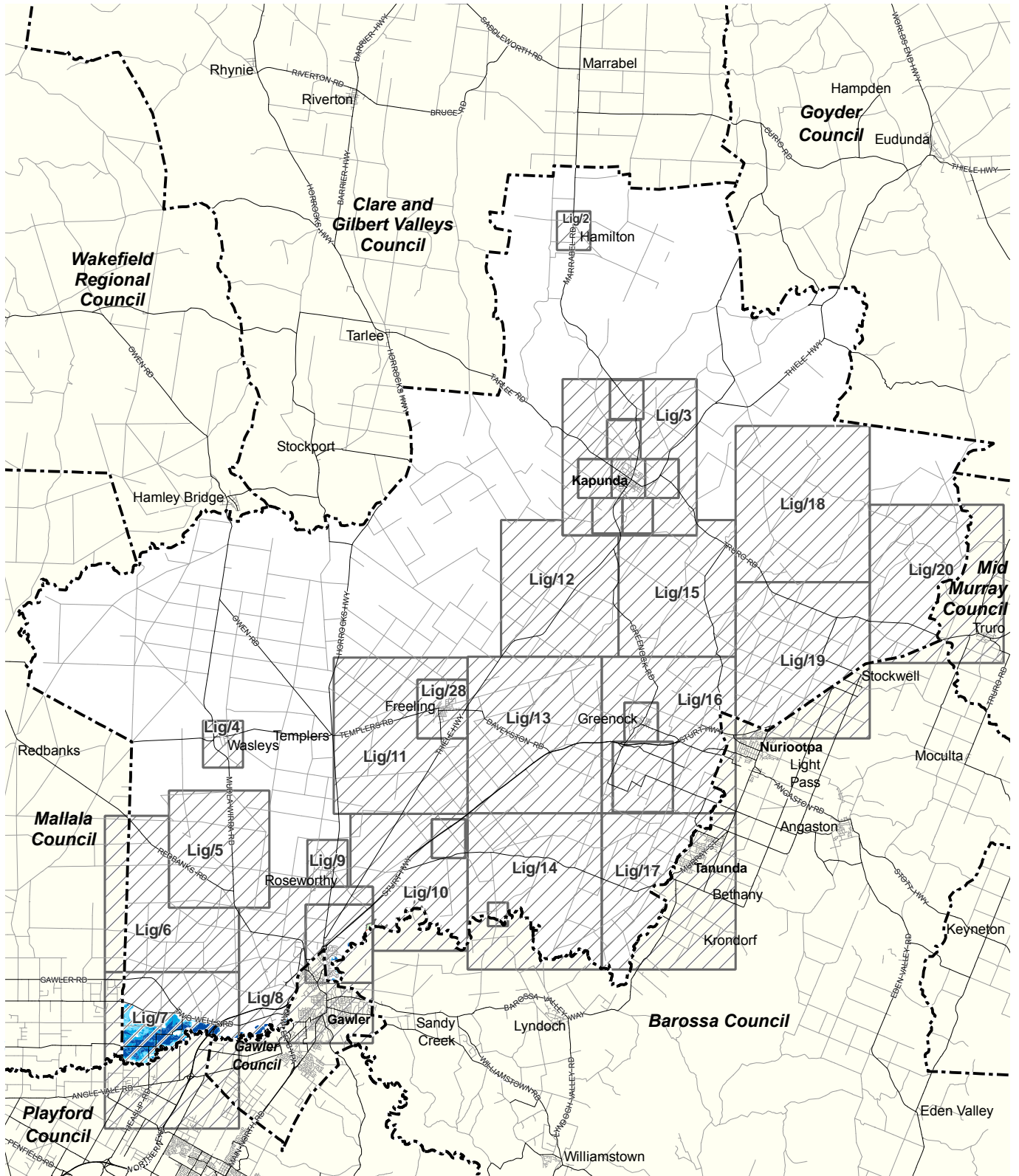
# Location Map Lig/1



- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

# Overlay Map Lig/1

## TRANSPORT

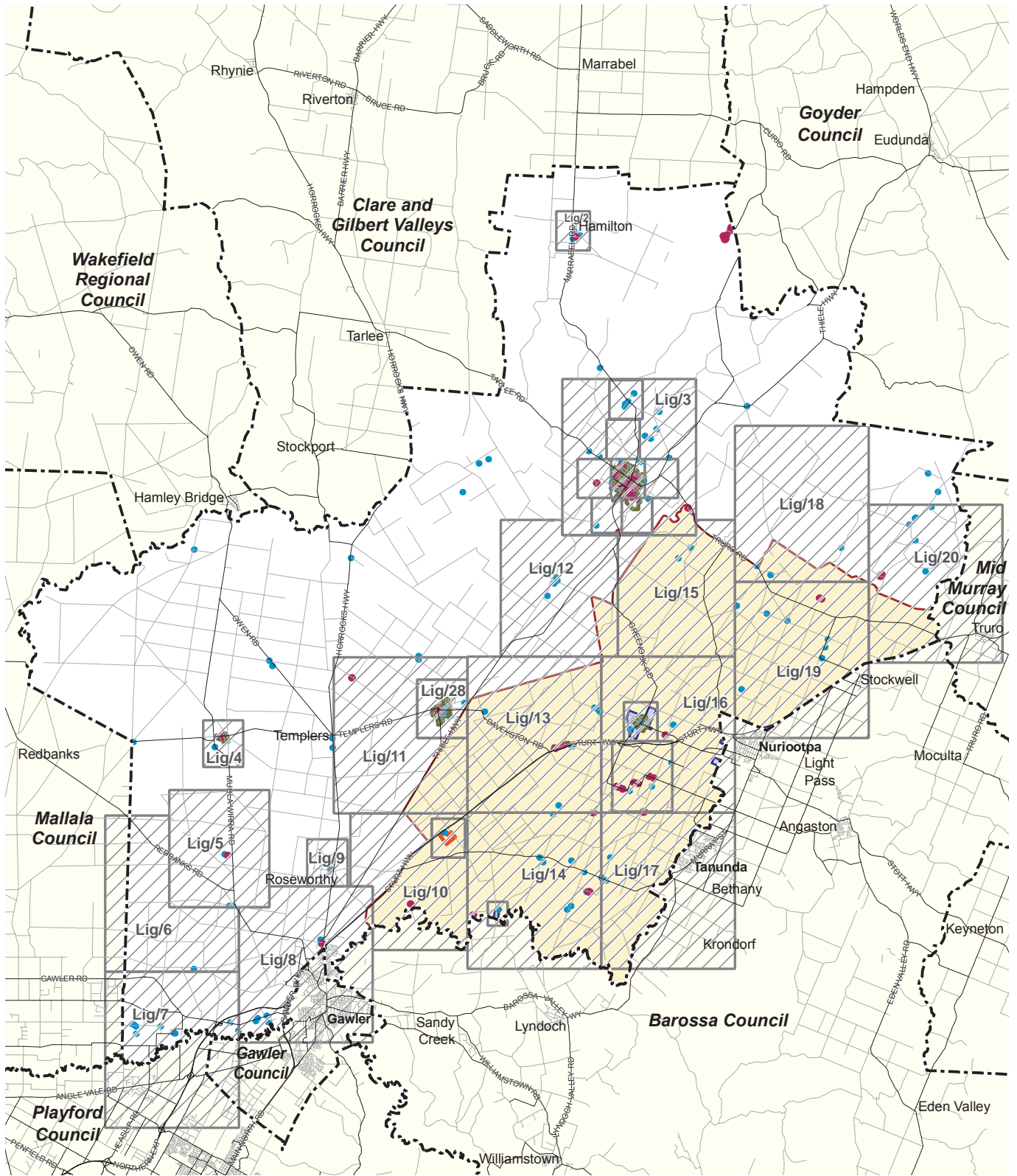


- Dam Wall
- Bruce Eastick Flood Mitigation Dam
- Gawler Rivers Floodplain Area - Flood Risk Categories**
- High Flood Risk
- Medium Flood Risk
- General Flood Risk
- Development Plan Boundary

# Overlay Map Lig/1

## DEVELOPMENT CONSTRAINTS





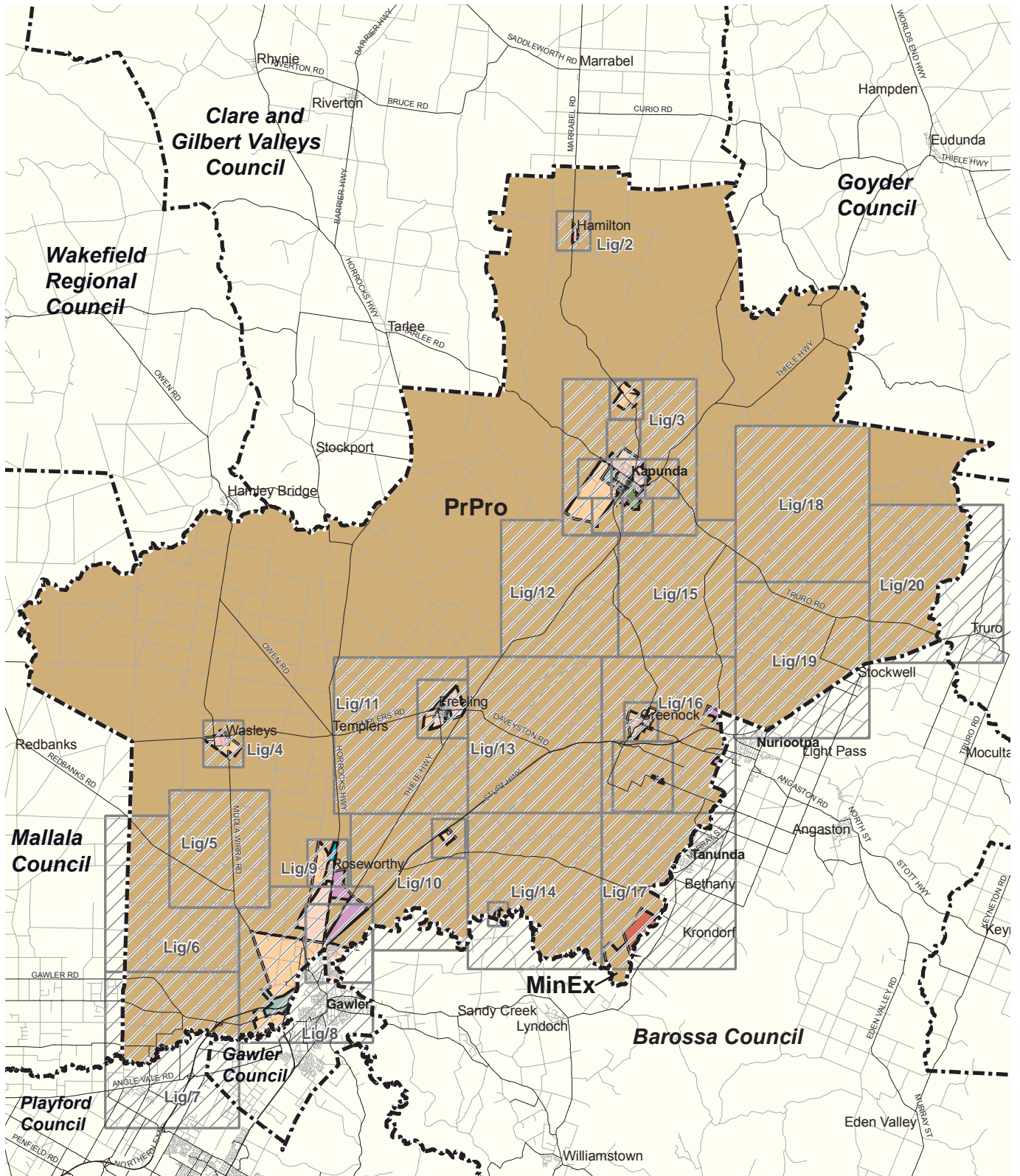
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.



- Local heritage place
- State heritage place
- Historic Conservation Area
- Designated Area
- Area Excluded from District
- Character Preservation District
- - - - - Development Plan Boundary

# Overlay Map Lig/1

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

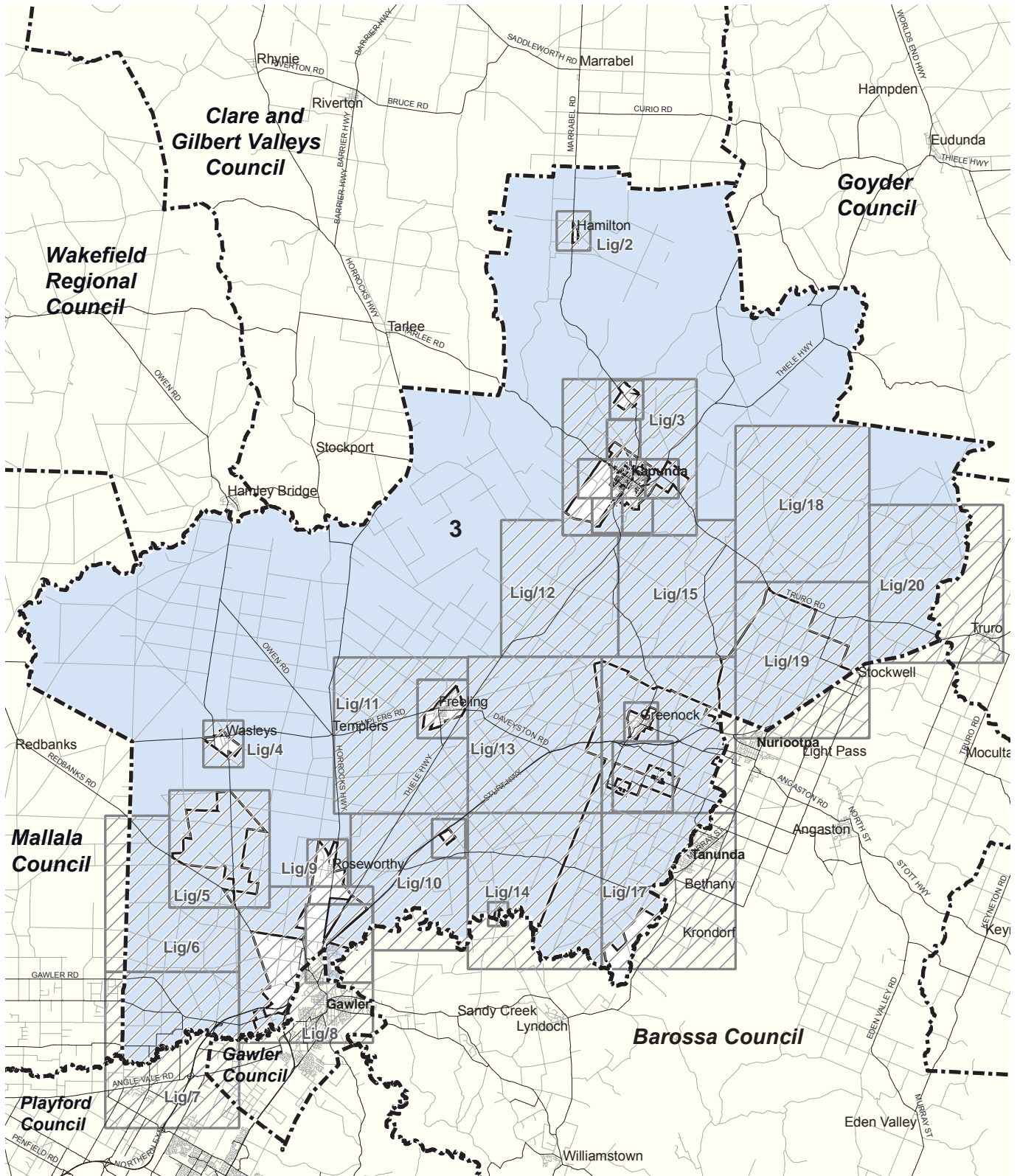


See enlargement map for accurate representation.



- Zones**
- MinEx Mineral Extraction
  - PrPro Primary Production
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Lig/1



See enlargement map for accurate representation.

**Policy Areas**  
 3 General Farming



# Policy Area Map Lig/1

- Policy Area Boundary
- Development Plan Boundary

MAP Lig/1 Adjoins



MAP Lig/1 Adjoins



HAMILTON

# Location Map Lig/2

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/1 Adjoins



MAP Lig/1 Adjoins



HAMILTON

# Overlay Map Lig/2 TRANSPORT

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

- Primary Arterial Roads
- Secondary Arterial Roads

MAP Lig/1 Adjoins



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



HAMILTON

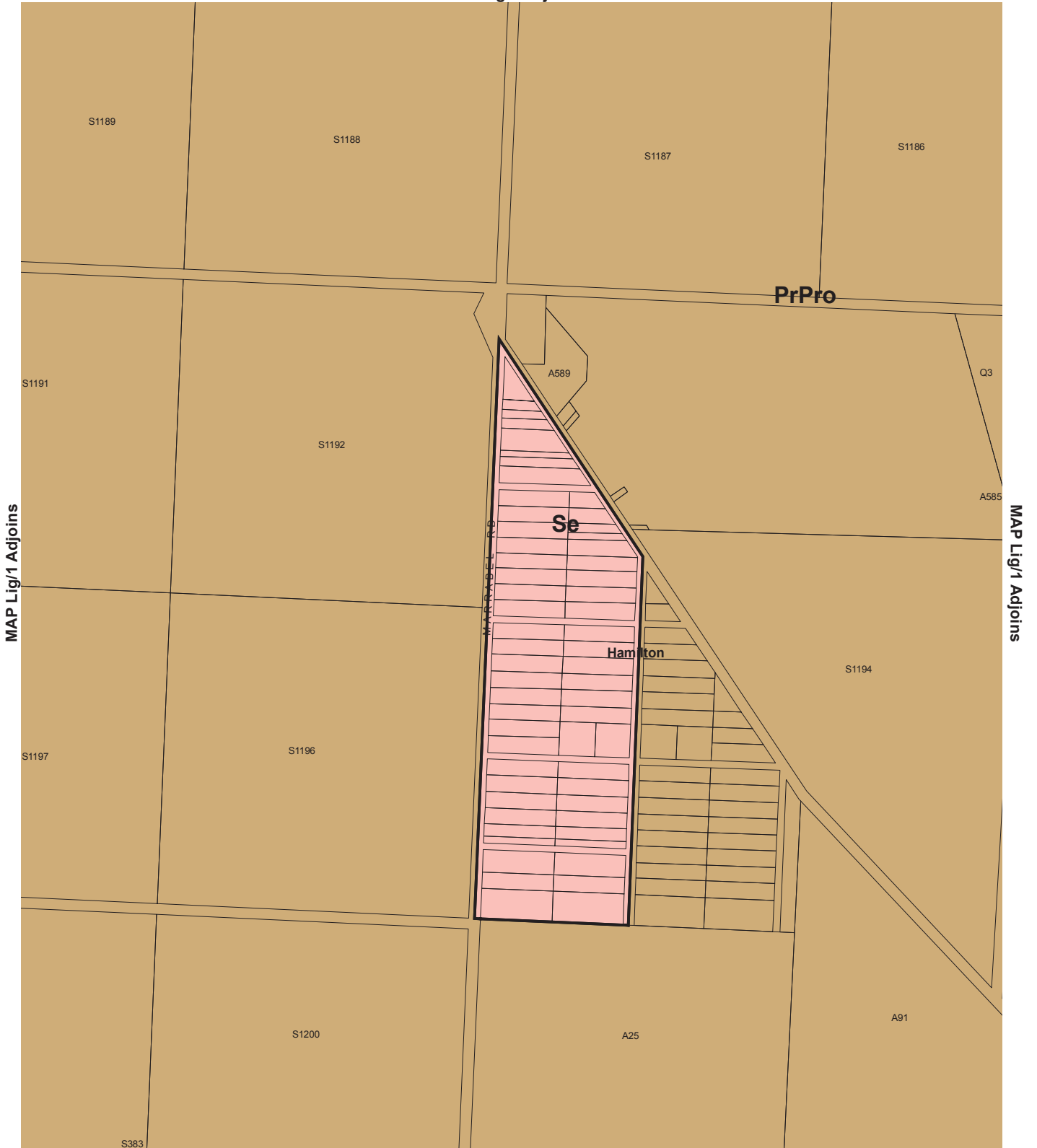
# Overlay Map Lig/2 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/1 Adjoins



MAP Lig/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

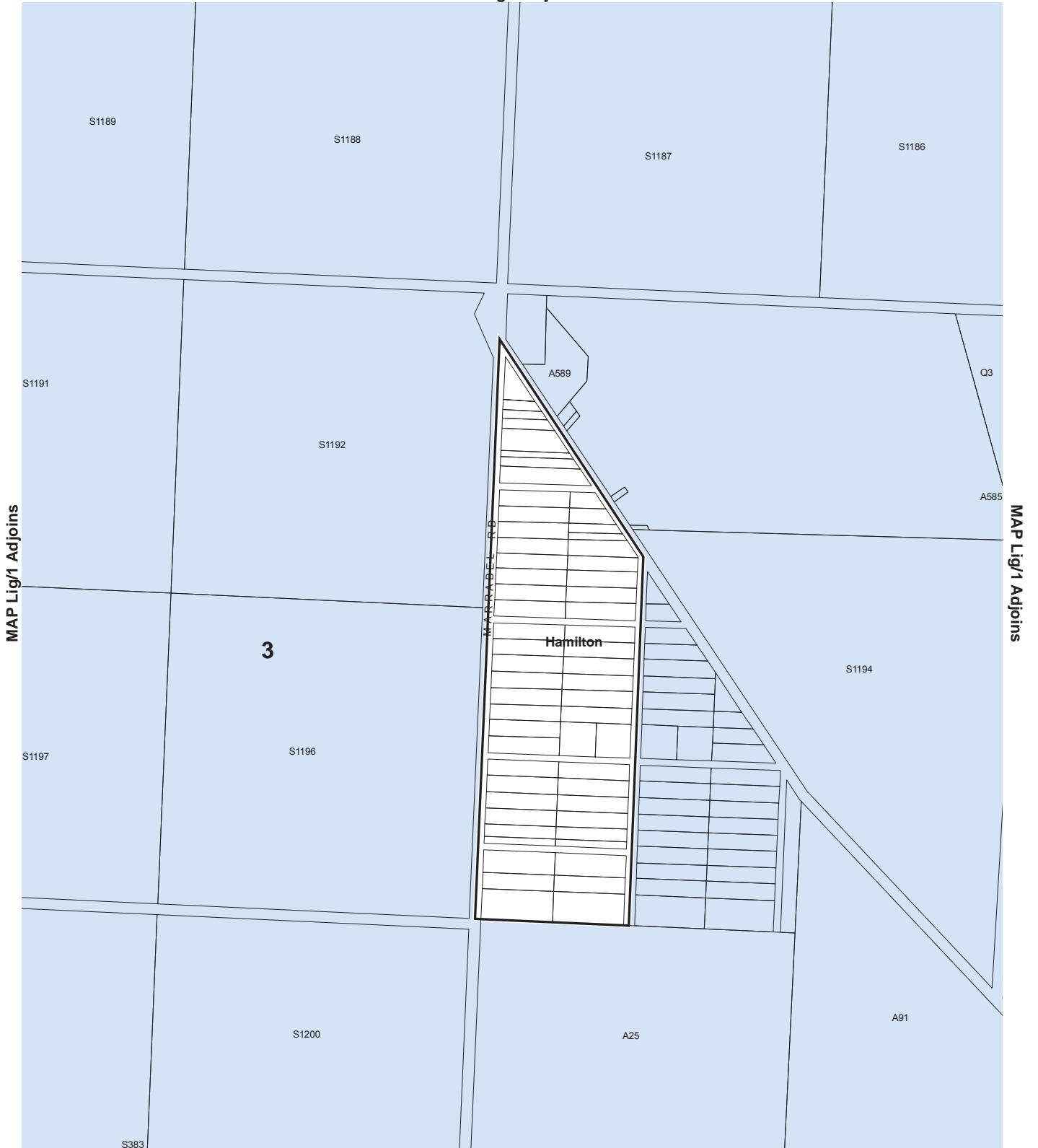


HAMILTON

# Zone Map Lig/2

- Zones**
- PrPro Primary Production
  - Se Settlement
  - Zone Boundary

MAP Lig/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
3 General Farming

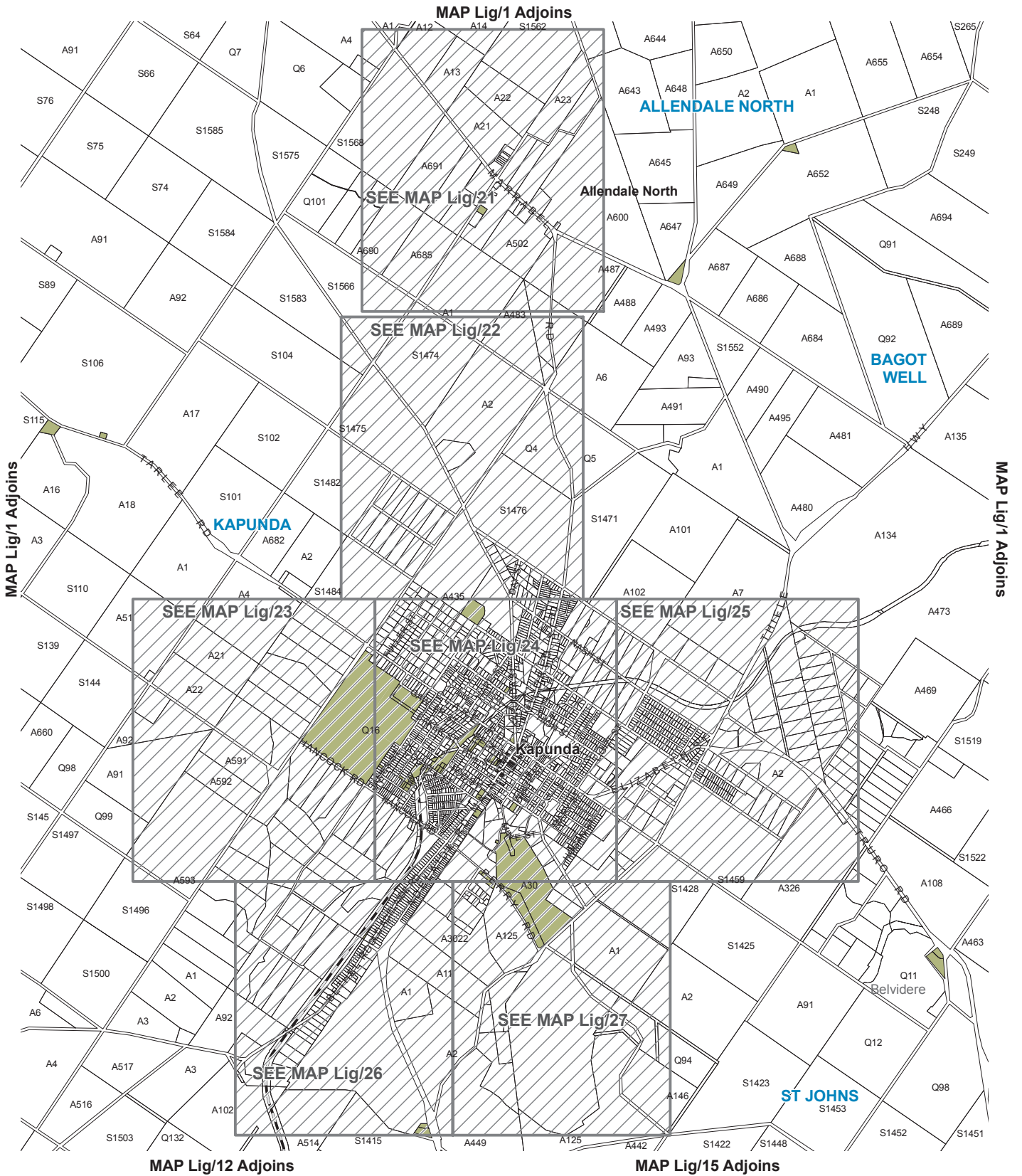


**HAMILTON**

# Policy Area Map Lig/2

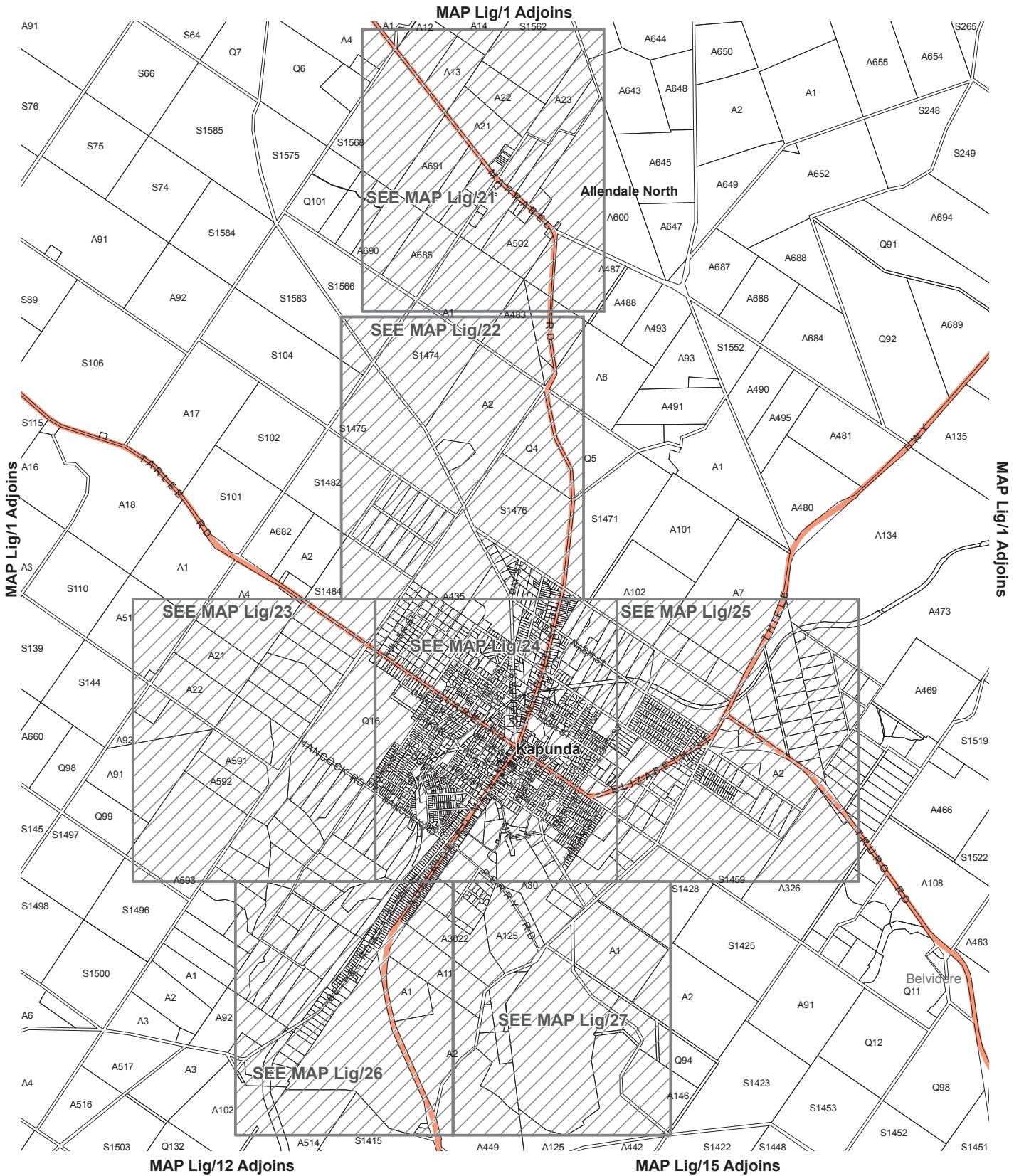
 Policy Area Boundary





# Location Map Lig/3

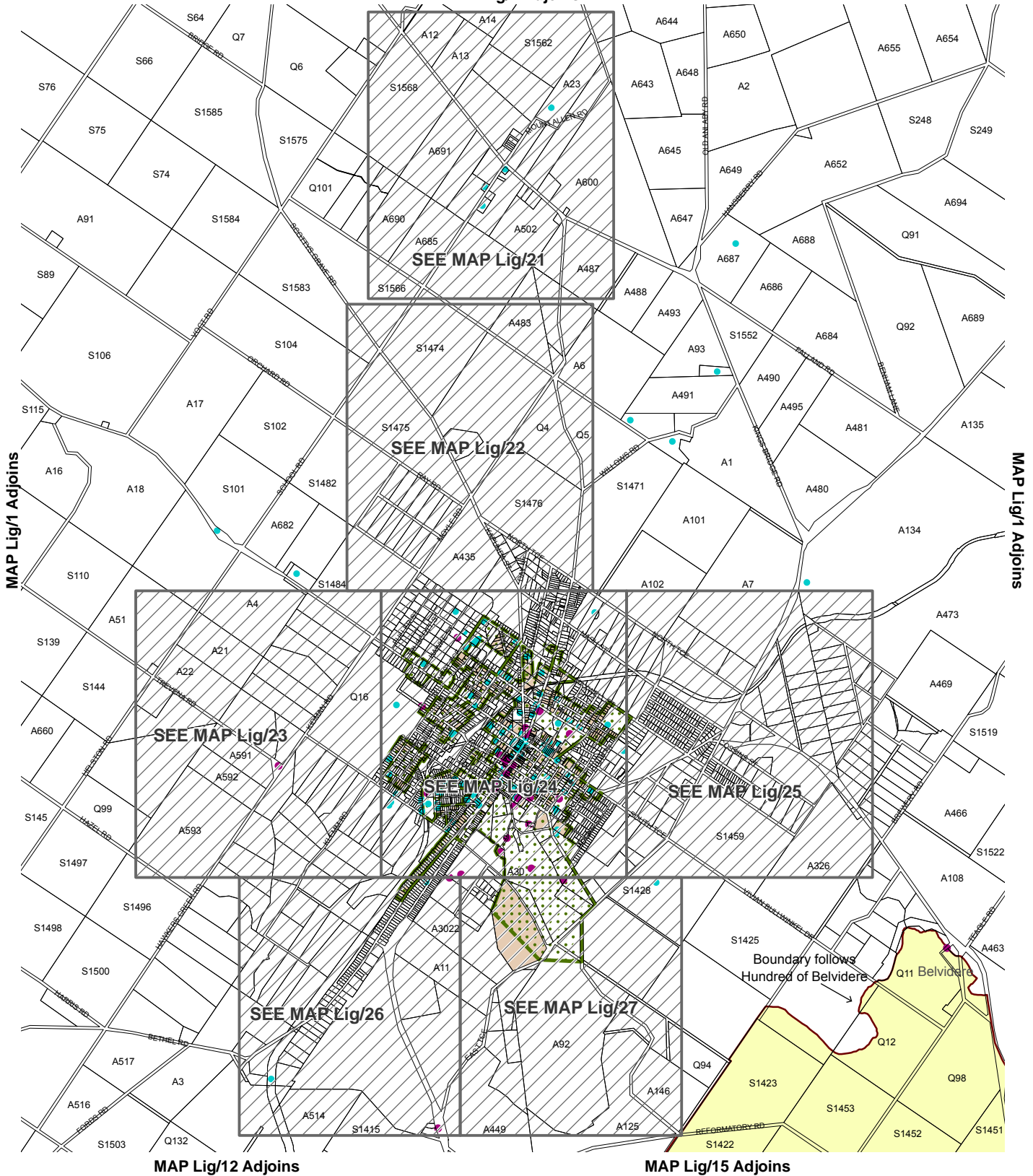
-  Railways
-  Local Reserves



# Overlay Map Lig/3 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads

MAP Lig/1 Adjoins



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

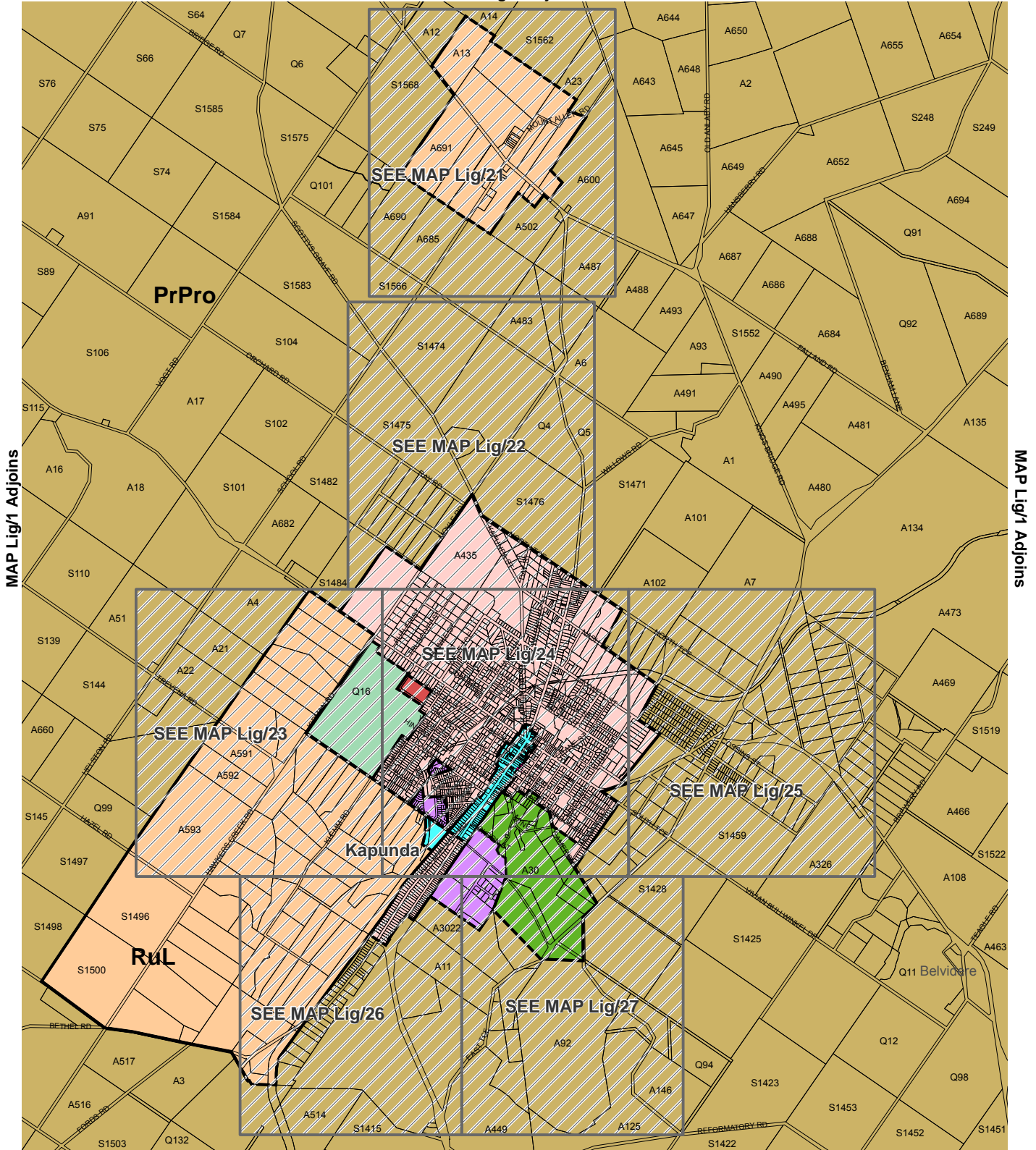


- State heritage place
- Local heritage place
- Contributory item
- Character Preservation District
- Development Plan Boundary

# Overlay Map Lig/3

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Lig/1 Adjoins



MAP Lig/12 Adjoins

MAP Lig/15 Adjoins

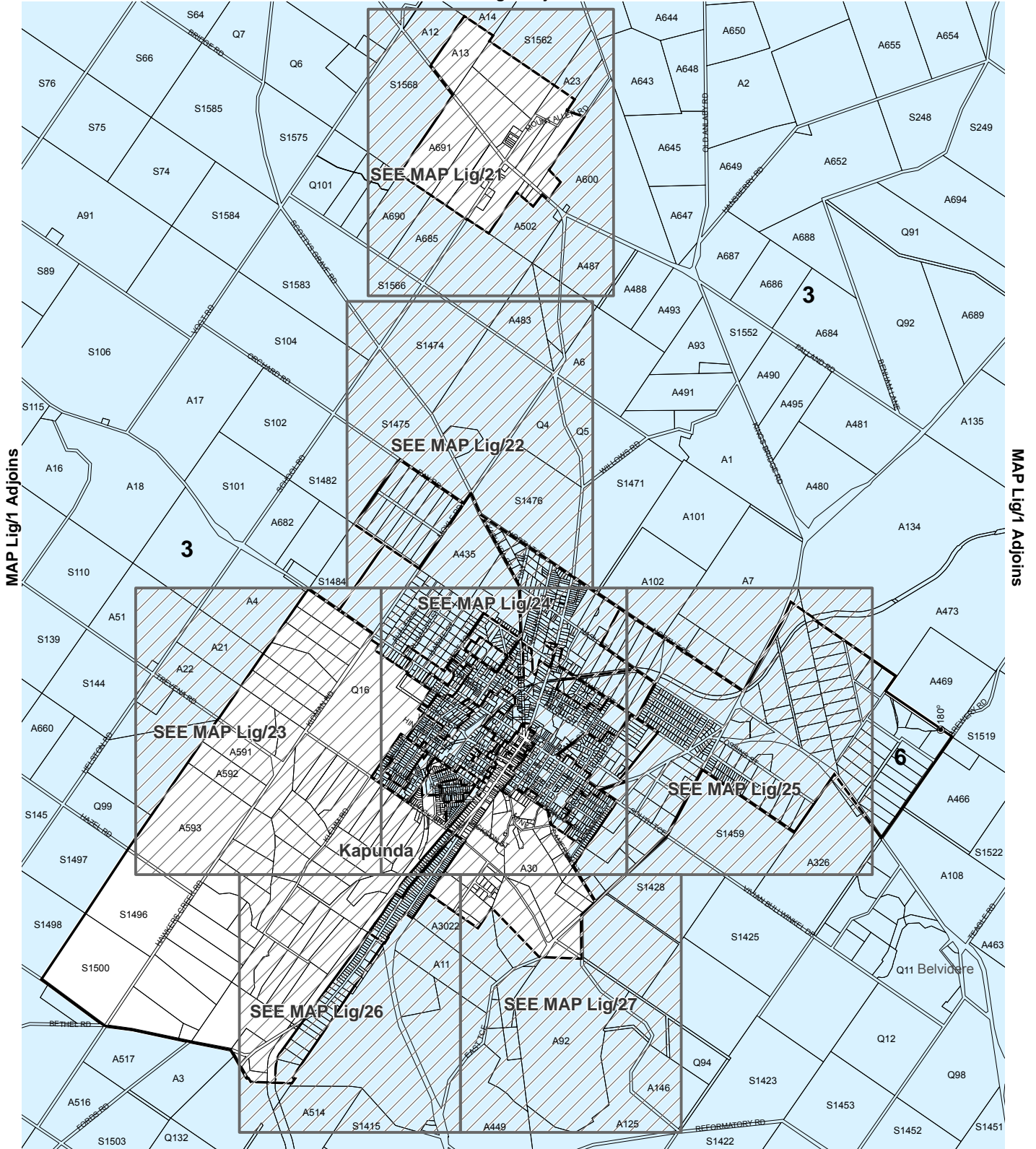
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



# Zone Map Lig/3

- Zones**
- PrPro Primary Production
  - RuL Rural Living
  - Zone Boundary

**MAP Lig/1 Adjoins**



**MAP Lig/12 Adjoins**

**MAP Lig/15 Adjoins**

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

- Policy Area**
- 3 General Farming
  - 6 Township Fringe



# Policy Area Map Lig/3

 Policy Area Boundary



MAP Lig/1 Adjoins



MAP Lig/1 Adjoins



WASLEYS

# Location Map Lig/4

-  Railways
-  Local Reserves



**WASLEYS**

# Overlay Map Lig/4

## TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads



MAP Lig/1 Adjoins



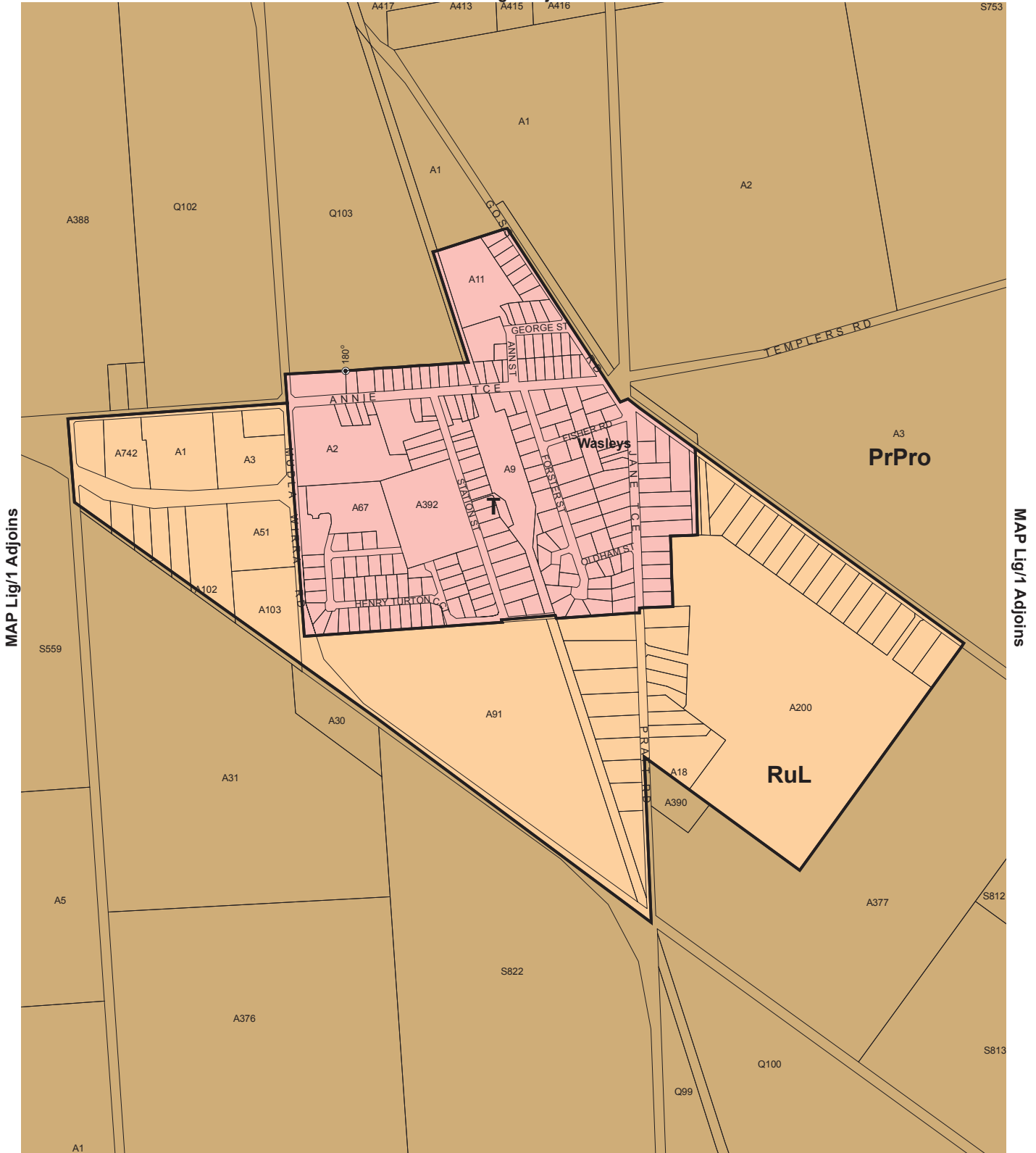
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.



- State heritage place
- Local heritage place
- Contributory Item
- Historic Conservation Area

# WASLEYS Overlay Map Lig/4 HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Lig/1 Adjoins



MAP Lig/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

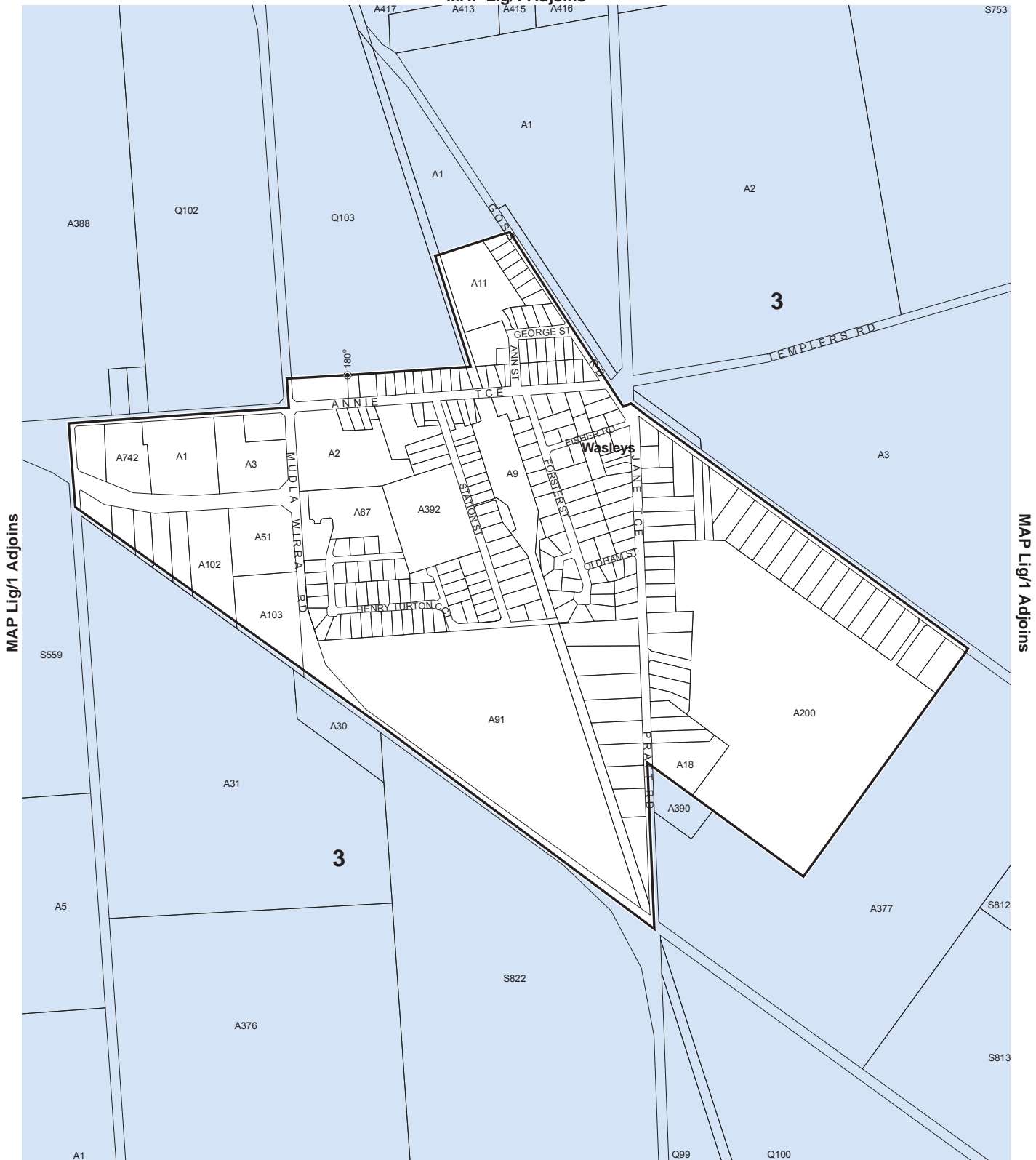


WASLEYS

# Zone Map Lig/4

- Zones**
- PrPro Primary Production
  - RuL Rural Living
  - T Township
  - Zone Boundary

MAP Lig/1 Adjoins



MAP Lig/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area  
3 General Farming

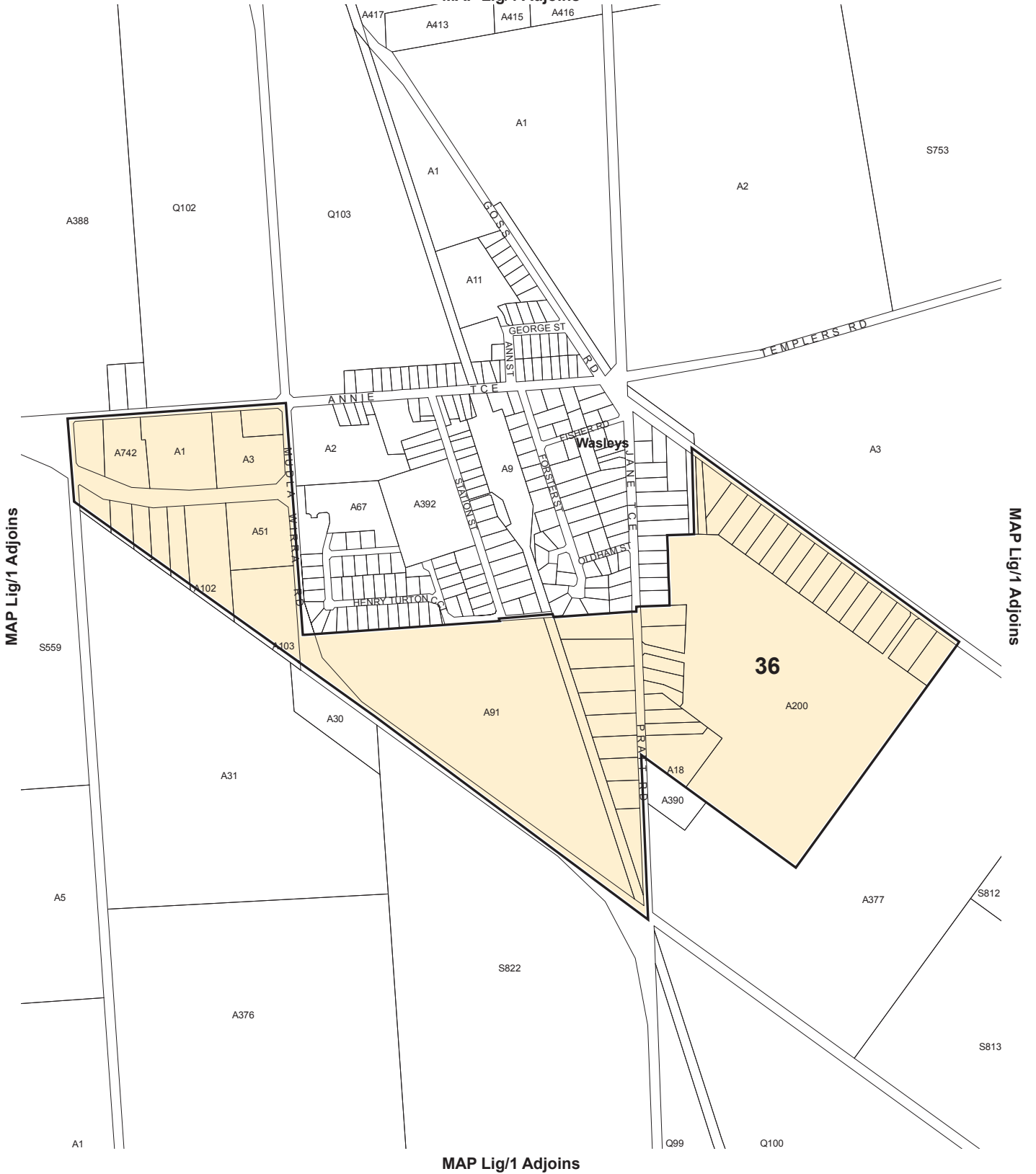


WASLEYS

# Policy Area Map Lig/4

 Policy Area Boundary

MAP Lig/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**  
**36** Rural Living Wasleys



**WASLEYS**

# Precinct Map Lig/4

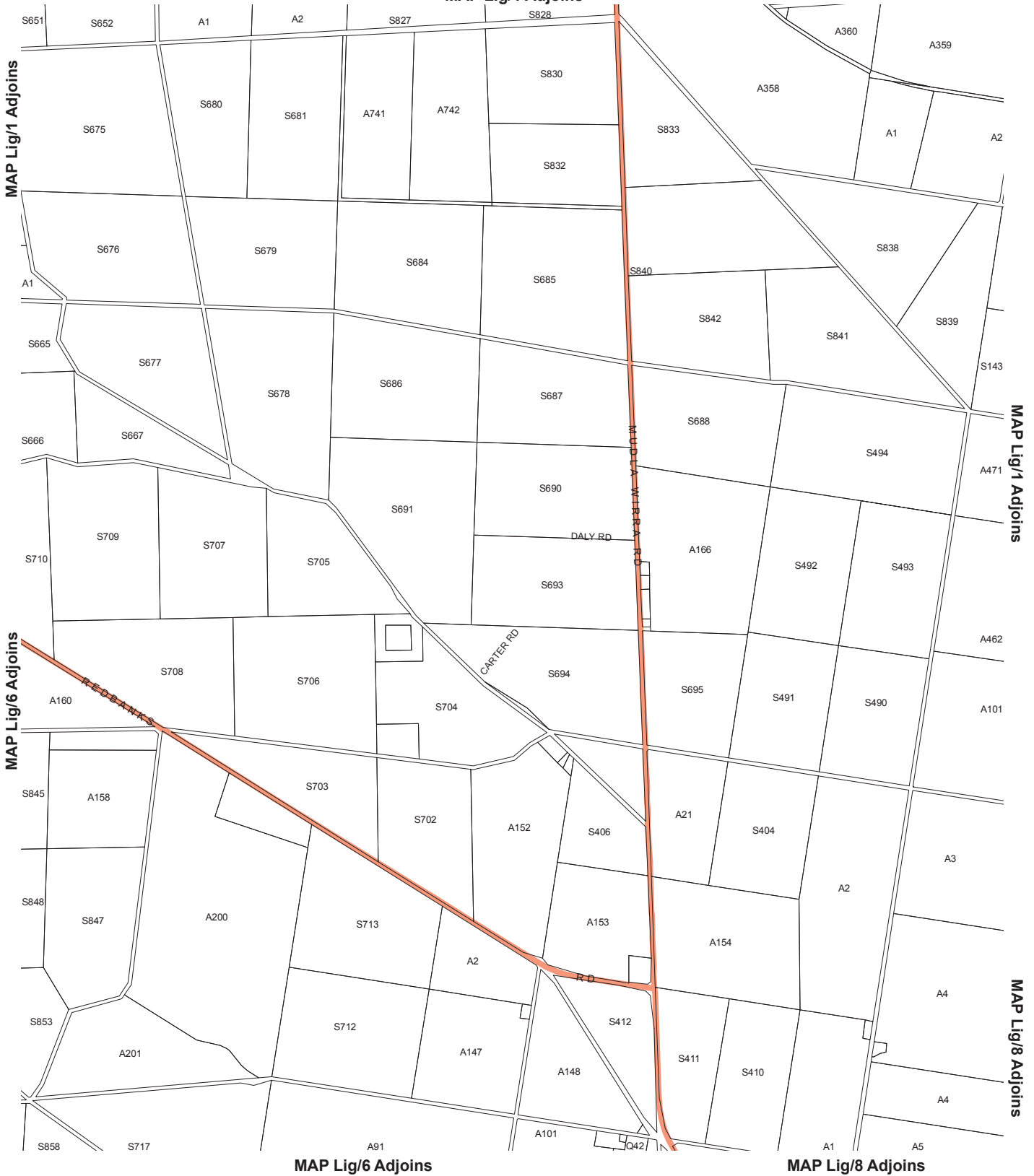
 Precinct Boundary

MAP Lig/1 Adjoins



# Location Map Lig/5

MAP Lig/1 Adjoints

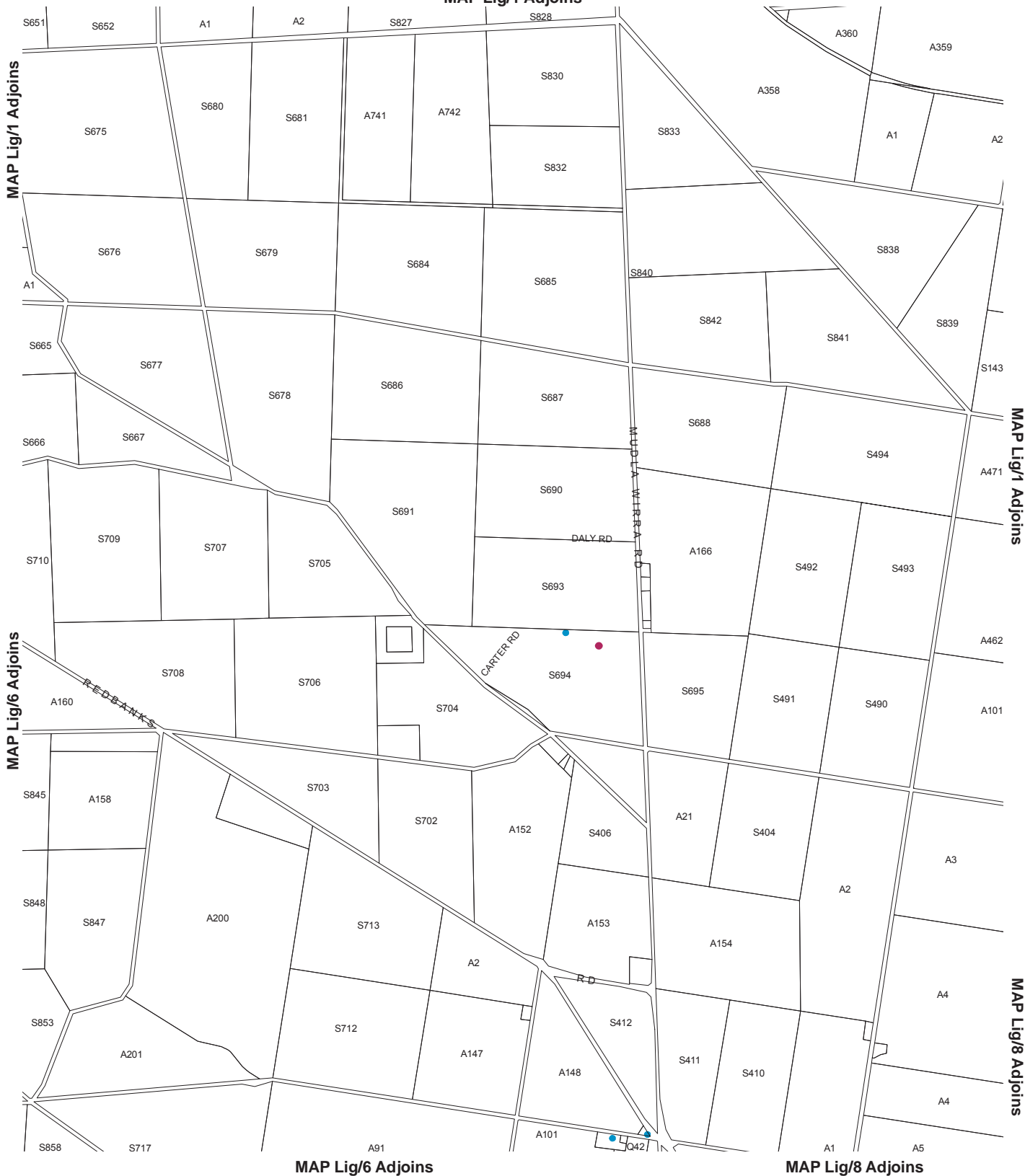


# Overlay Map Lig/5

## TRANSPORT

- █ Primary Arterial Roads
- █ Secondary Arterial Roads

MAP Lig/1 Adjoints



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

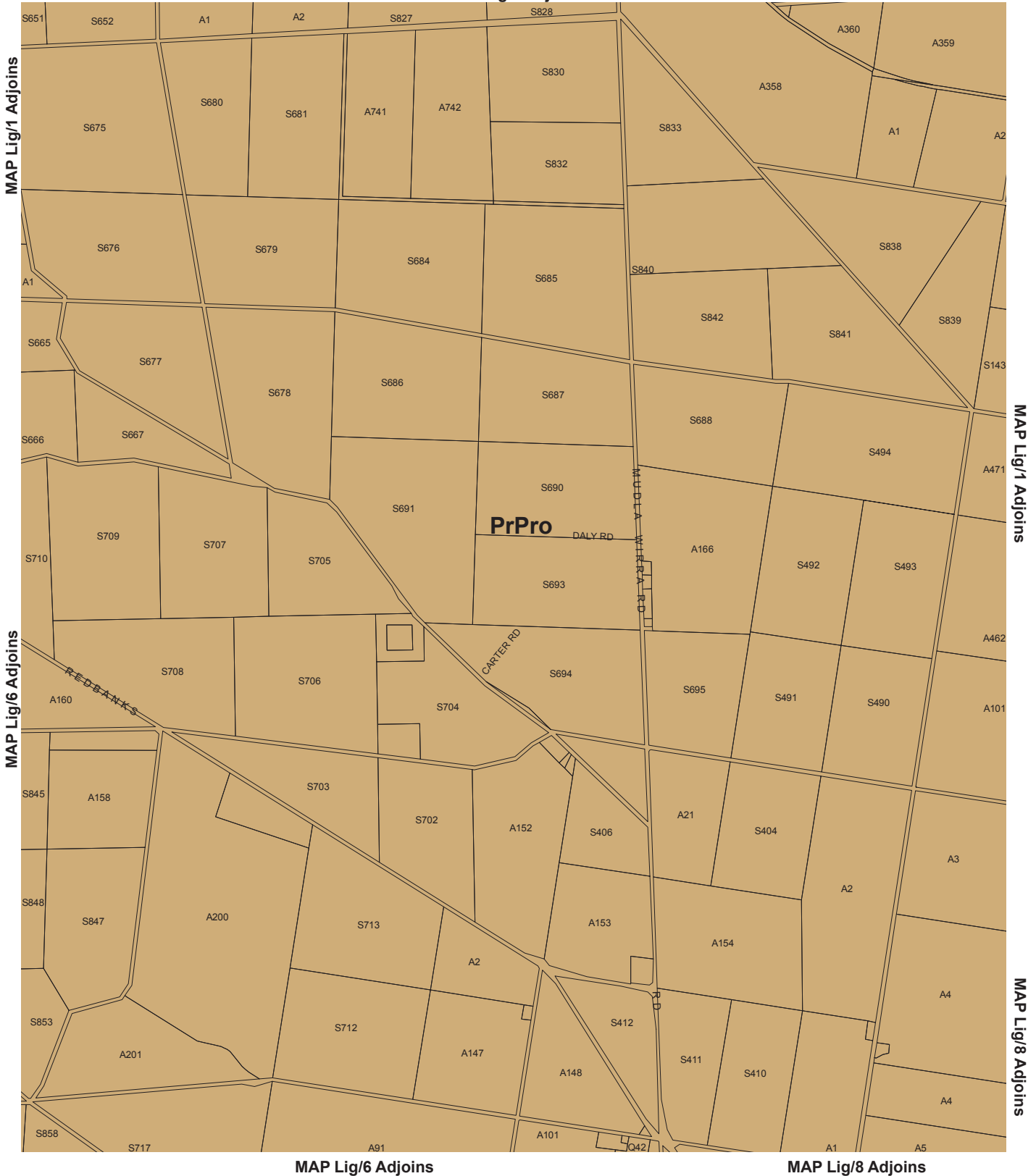


# Overlay Map Lig/5

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place

MAP Lig/1 Adjoins



MAP Lig/6 Adjoins

MAP Lig/8 Adjoins

Lamberts Conformal Conic Projection, GDA94

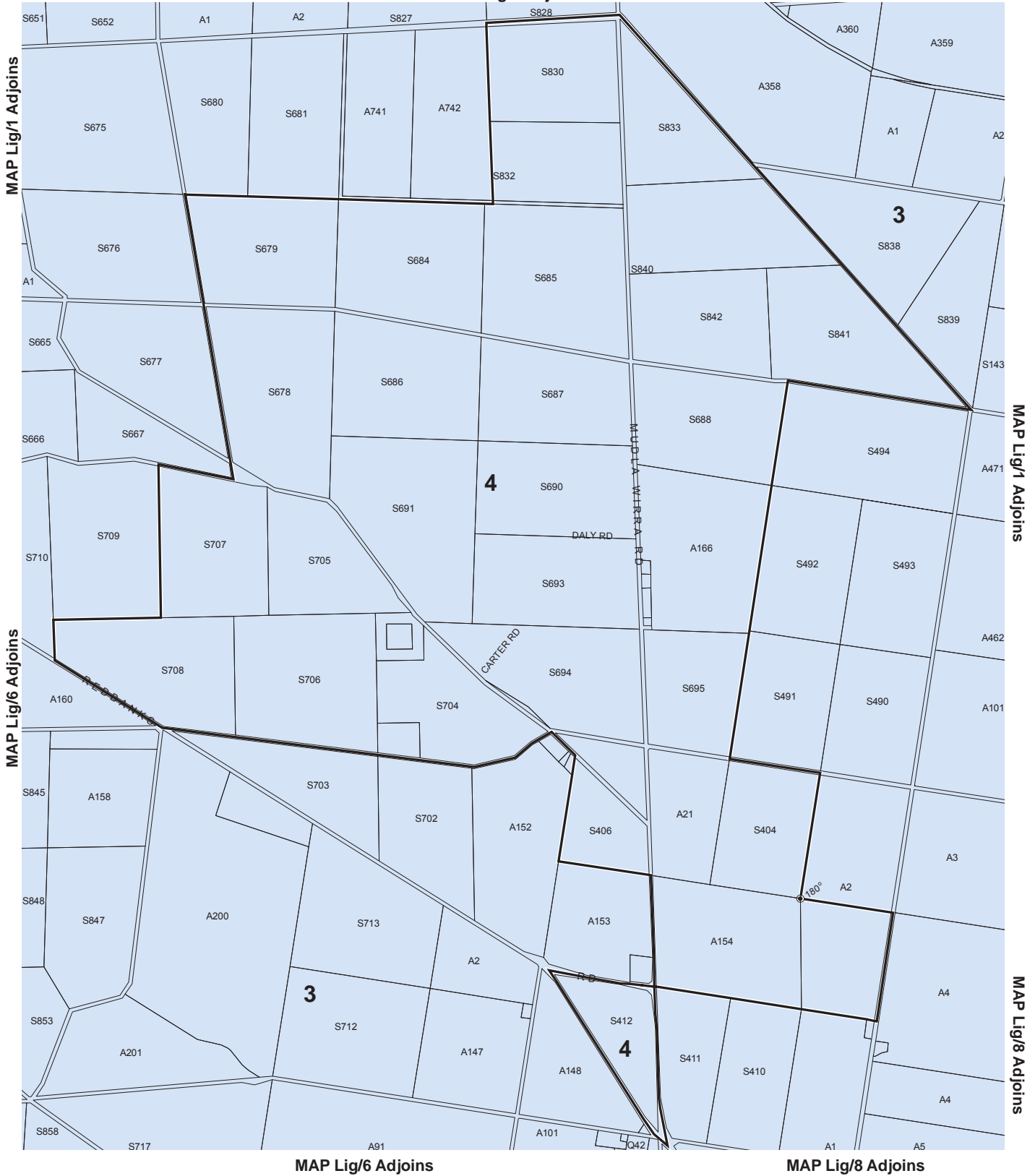


# Zone Map Lig/5

- Zones**
- PrPro Primary Production
  - Zone Boundary



MAP Lig/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

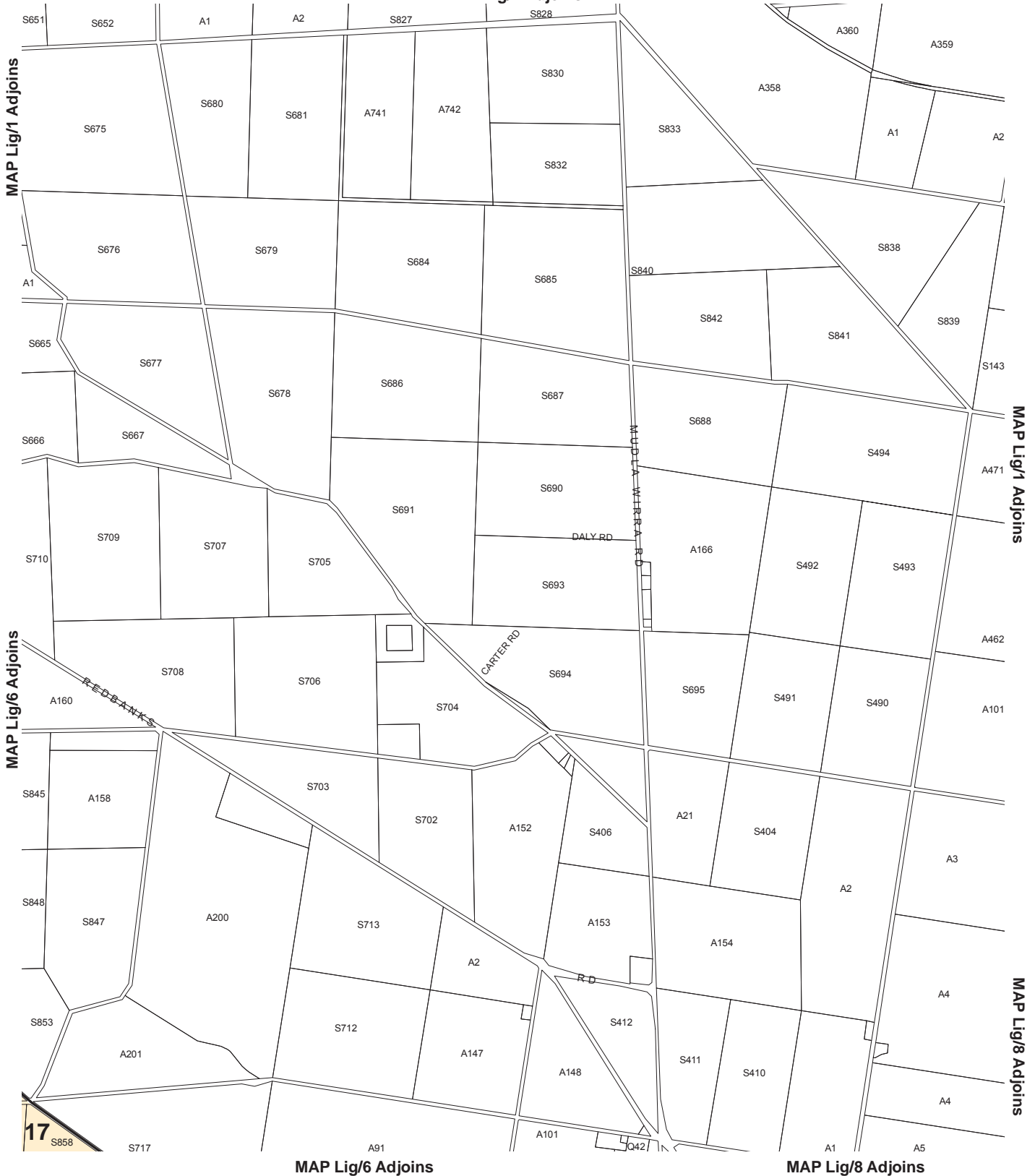
- 3 General Farming
- 4 Roseworthy College



# Policy Area Map Lig/5

Policy Area Boundary

MAP Lig/1 Adjoins



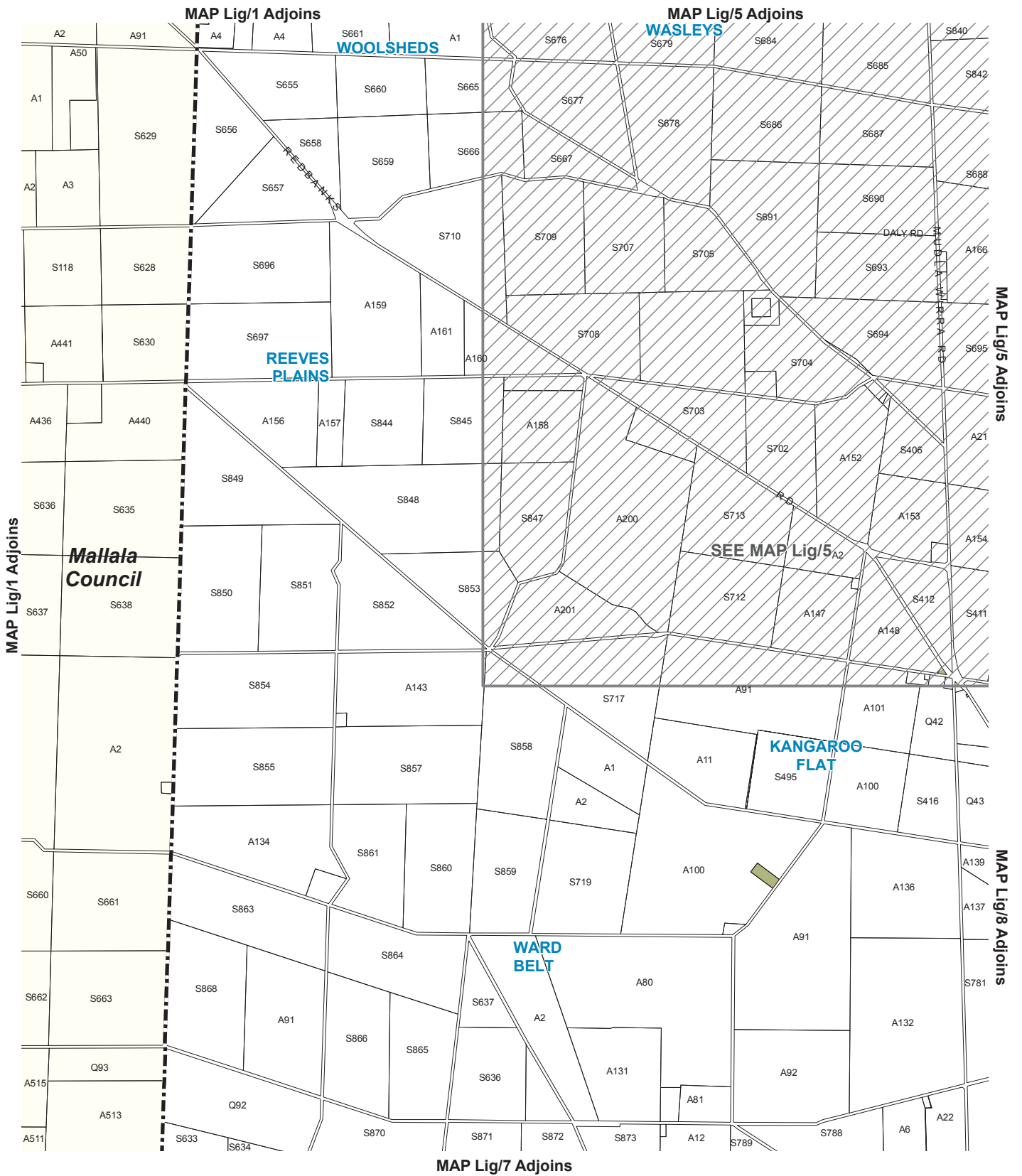
Lamberts Conformal Conic Projection, GDA94

Precinct  
17 Market Garden



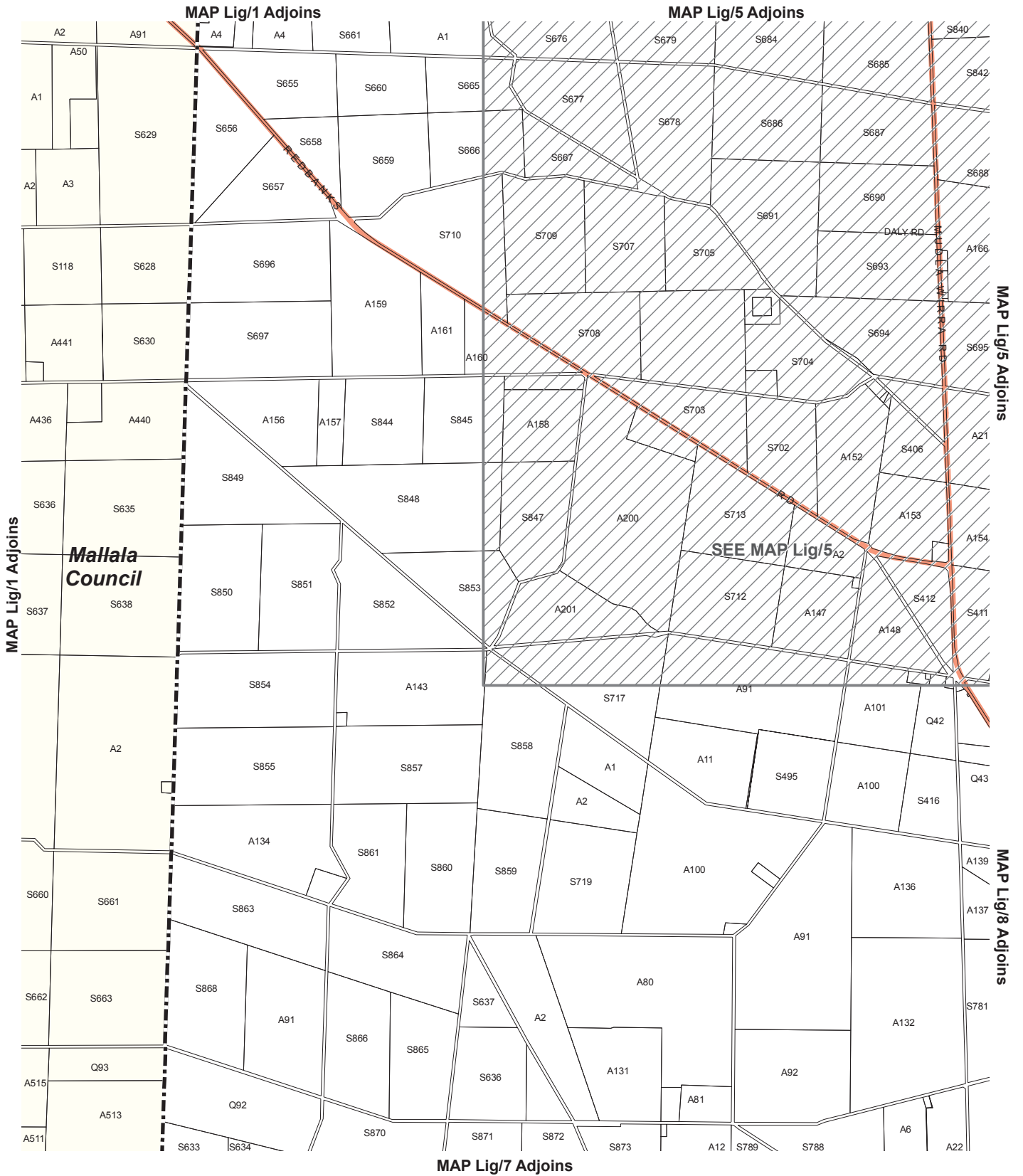
# Precinct Map Lig/5

 Precinct Boundary



- Local Reserves
- Development Plan Boundary

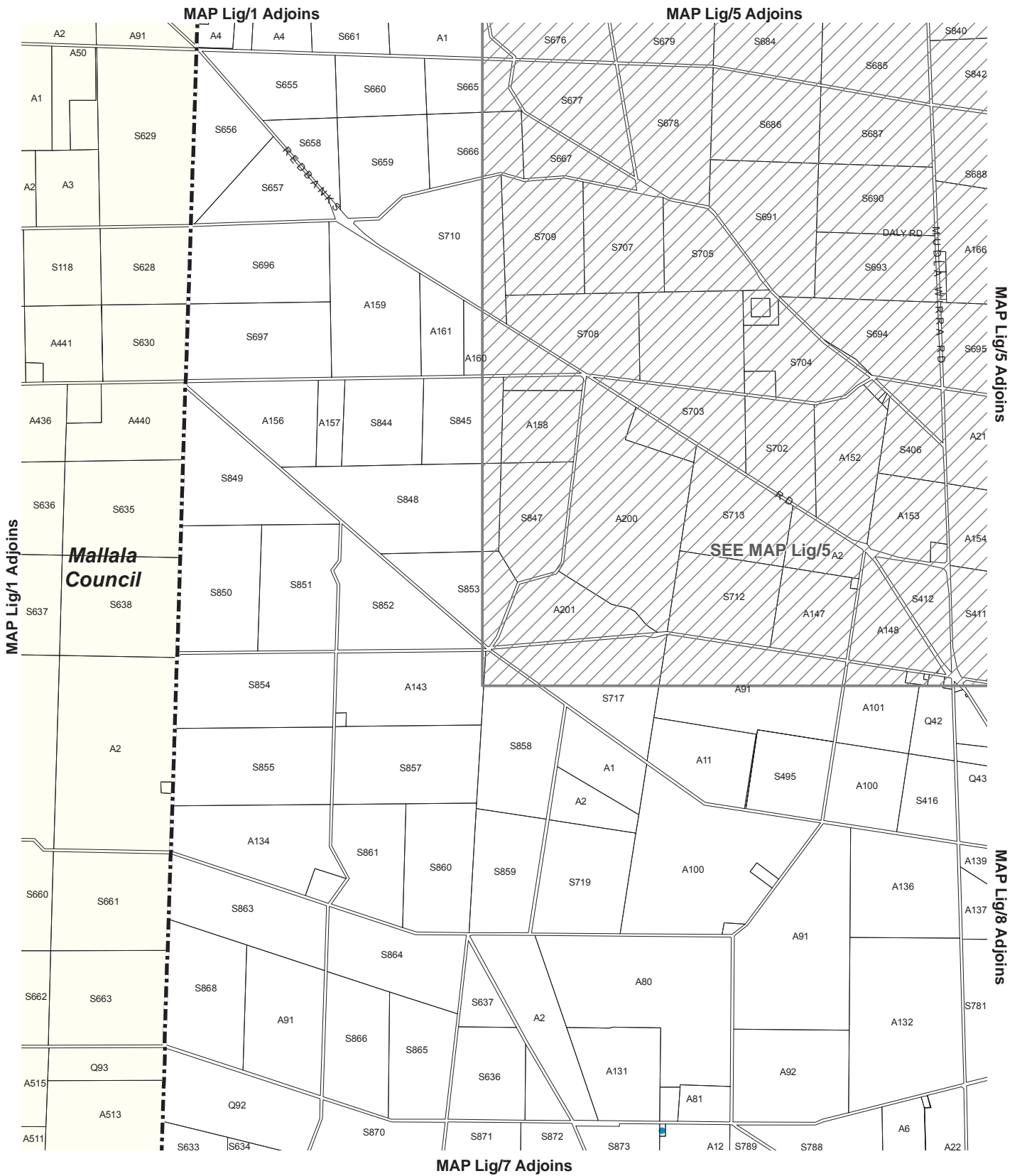
# Location Map Lig/6



- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

# Overlay Map Lig/6 TRANSPORT

LIGHT REGIONAL COUNCIL  
Consolidated - 8 December 2016



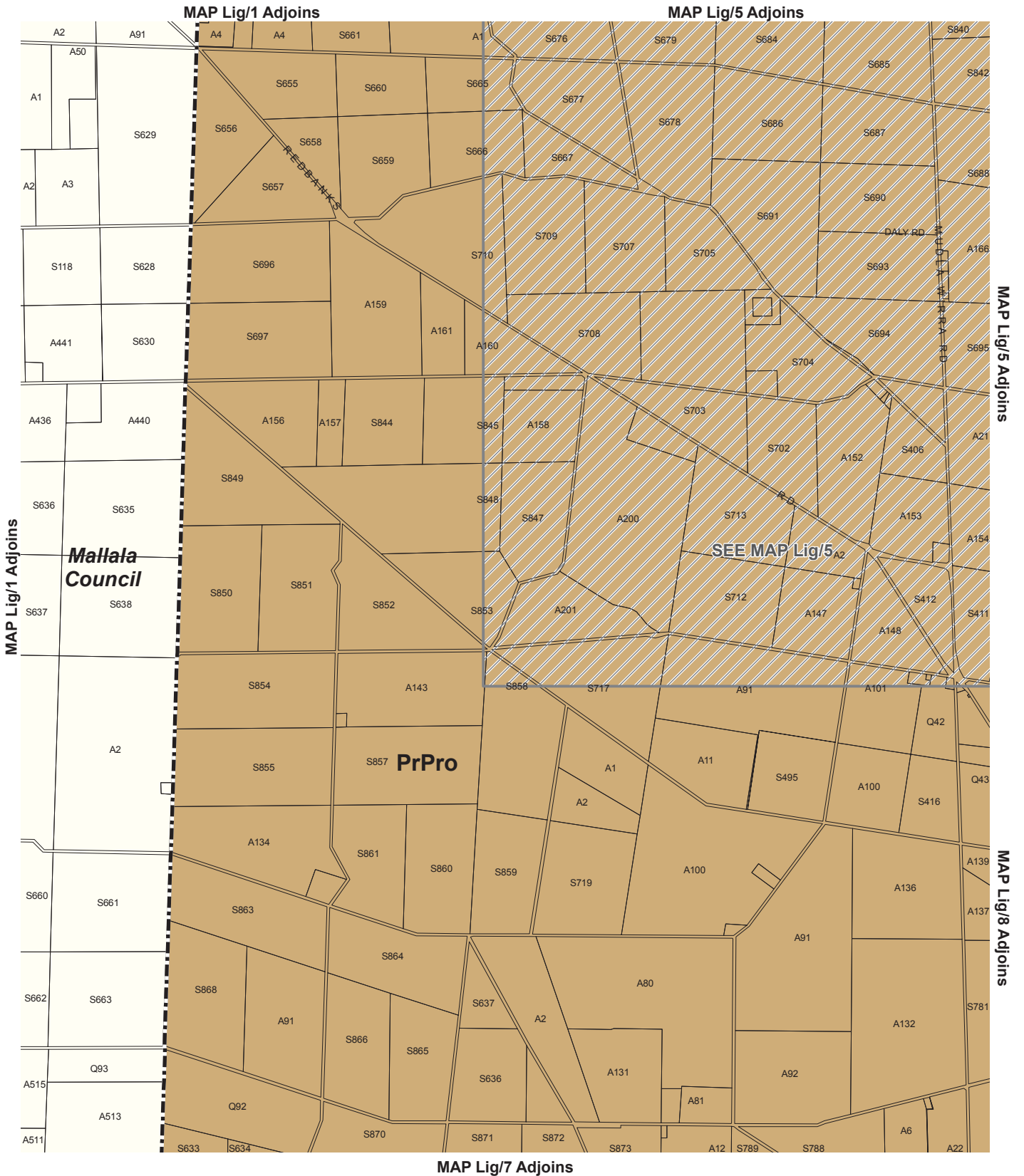
Heritage points are indicative only.  
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 Items please refer to the relevant tables within this document.



# Overlay Map Lig/6

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Development Plan Boundary



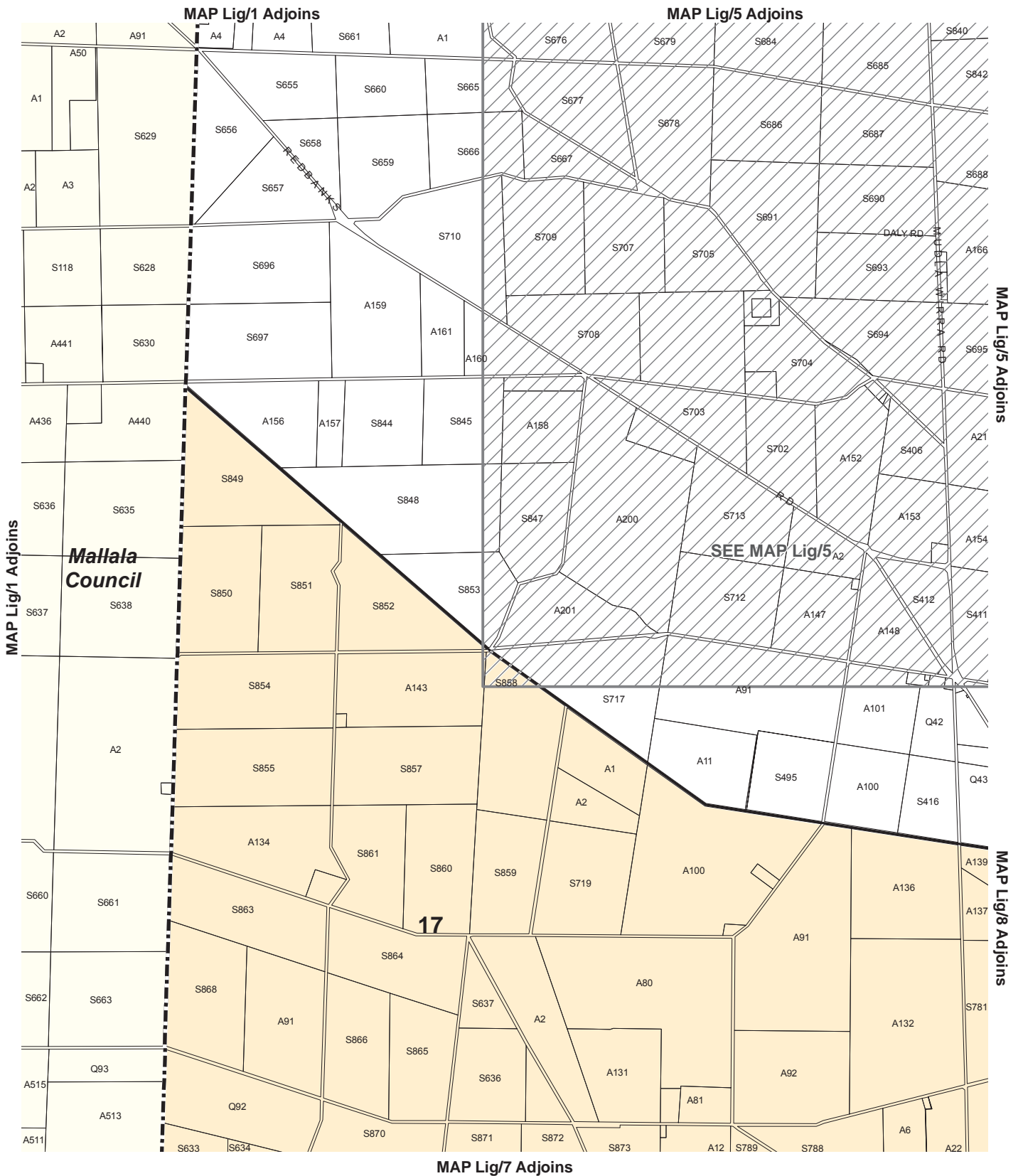
See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94



# Zone Map Lig/6

- Zones**
- PrPro Primary Production
  - Zone Boundary
  - Development Plan Boundary





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

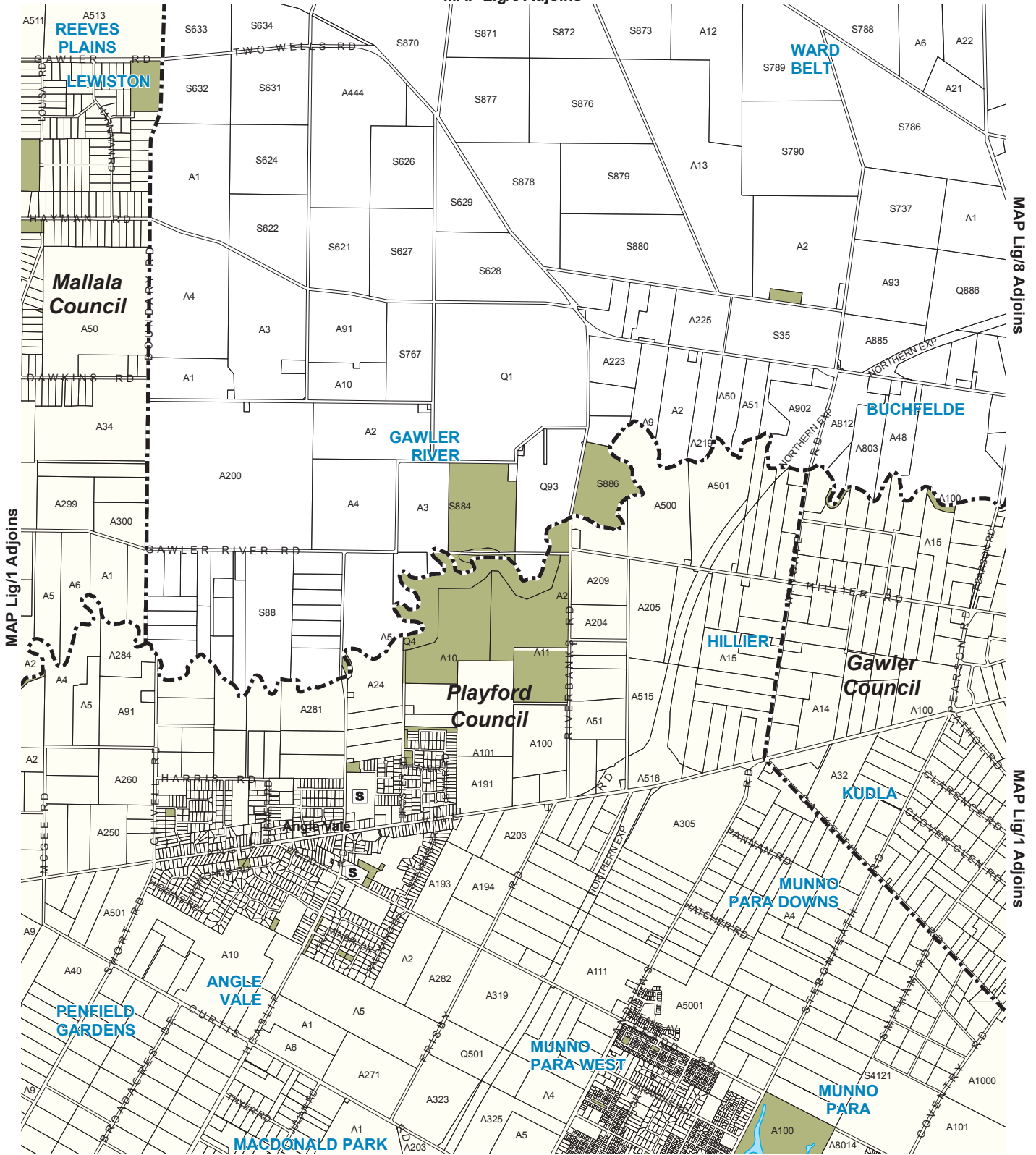
**Precinct**  
 17 Market Garden

- Precinct Boundary
- Development Plan Boundary

# Precinct Map Lig/6



MAP Lig/6 Adjoins



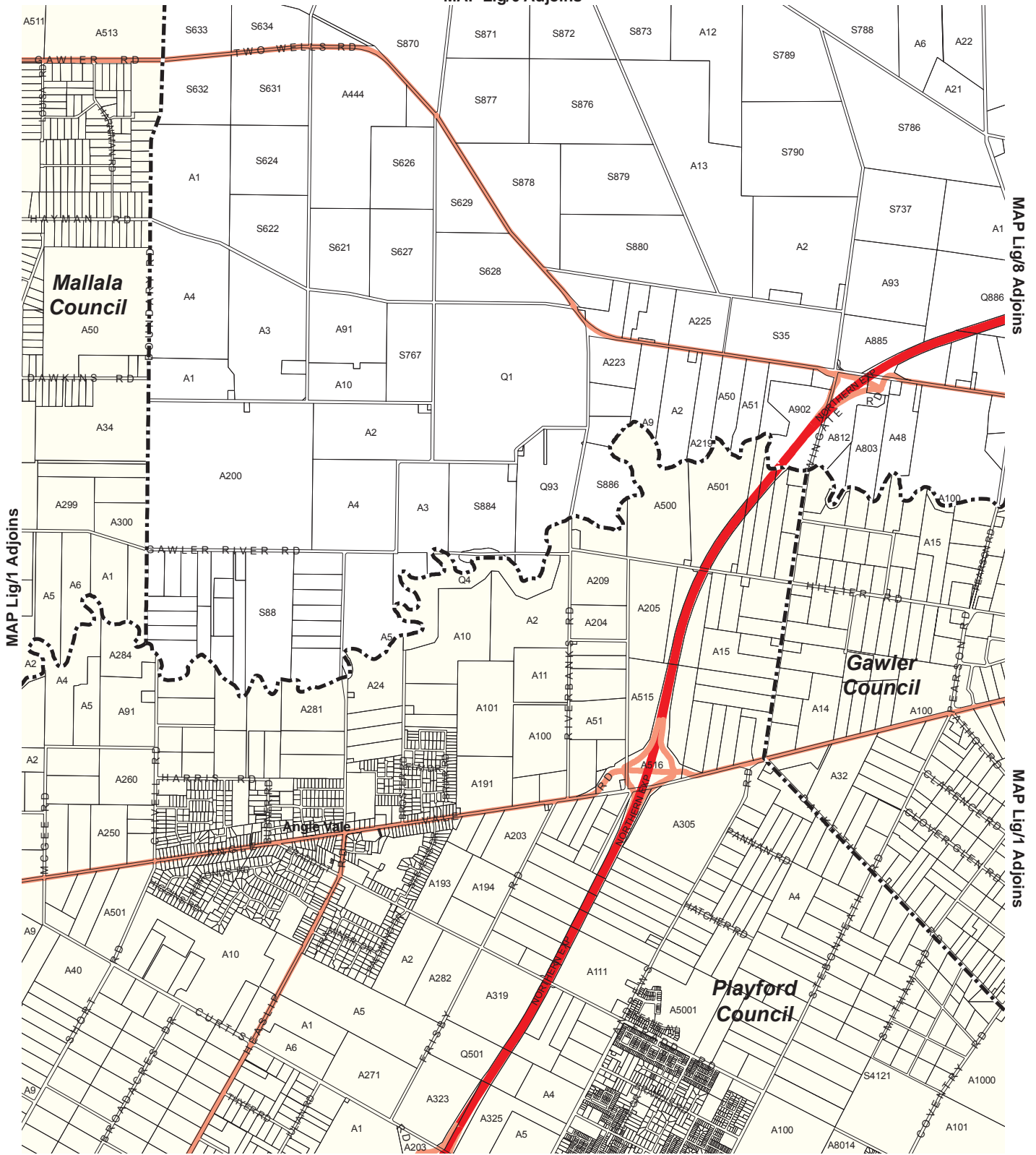
MAP Lig/1 Adjoins



# Location Map Lig/7

- S School
- Local Reserves
- Waterbodies
- Development Plan Boundary

MAP Lig/6 Adjoins



MAP Lig/7 Adjoins

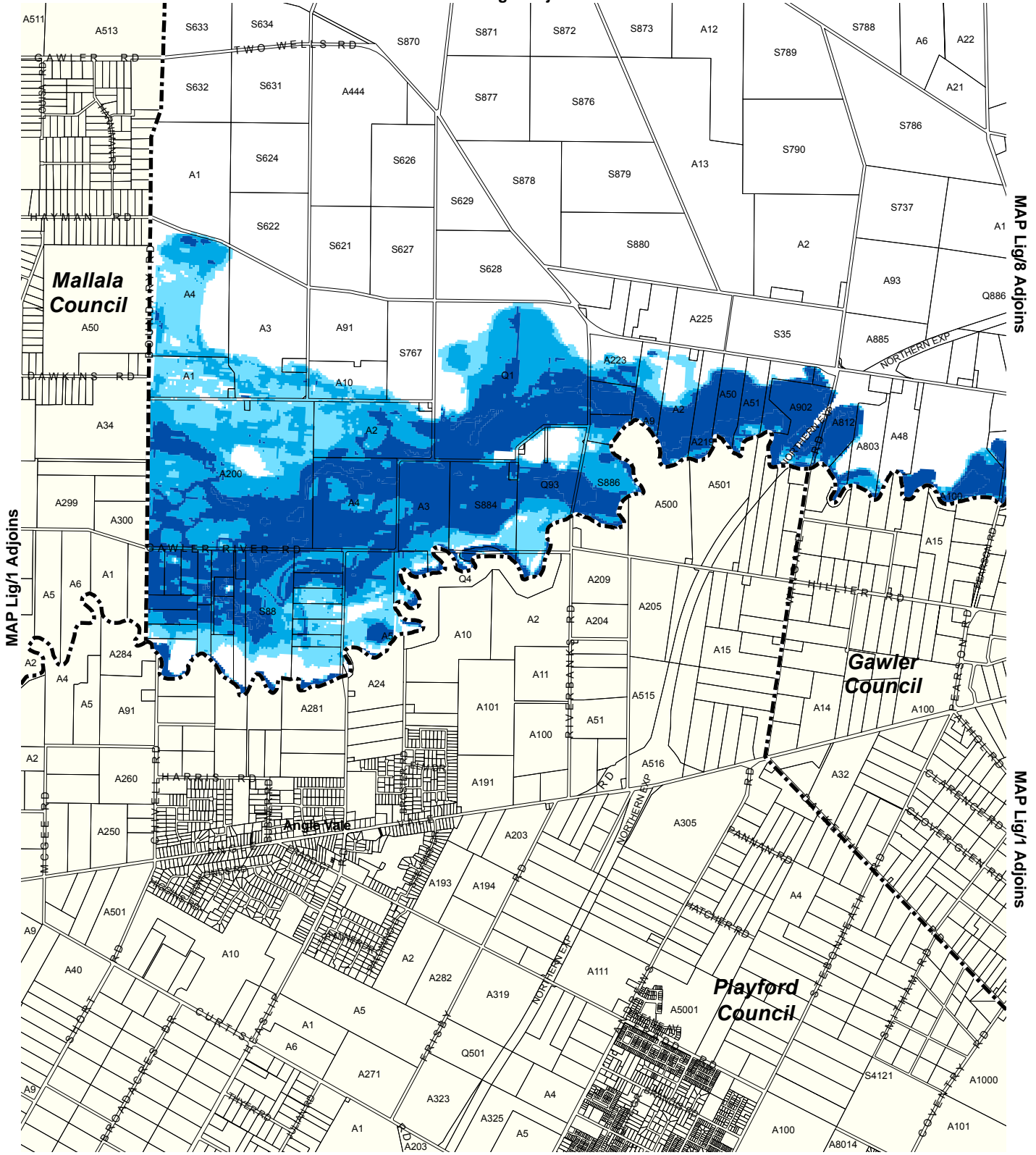


# Overlay Map Lig/7

## TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- - - - - Development Plan Boundary

MAP Lig/6 Adjoins



MAP Lig/1 Adjoins

Disclaimer

These maps have been prepared on the basis of survey, hydraulic and hydrologic modelling undertaken in 2007 to predict the risk of flooding along the North Para and Gawler Rivers and other tributaries during a 1 in 100 year ARI flood event.

They are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and they should not be relied on for any other purpose.

They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood event and other circumstances pertaining to the relevant place and at the relevant time.



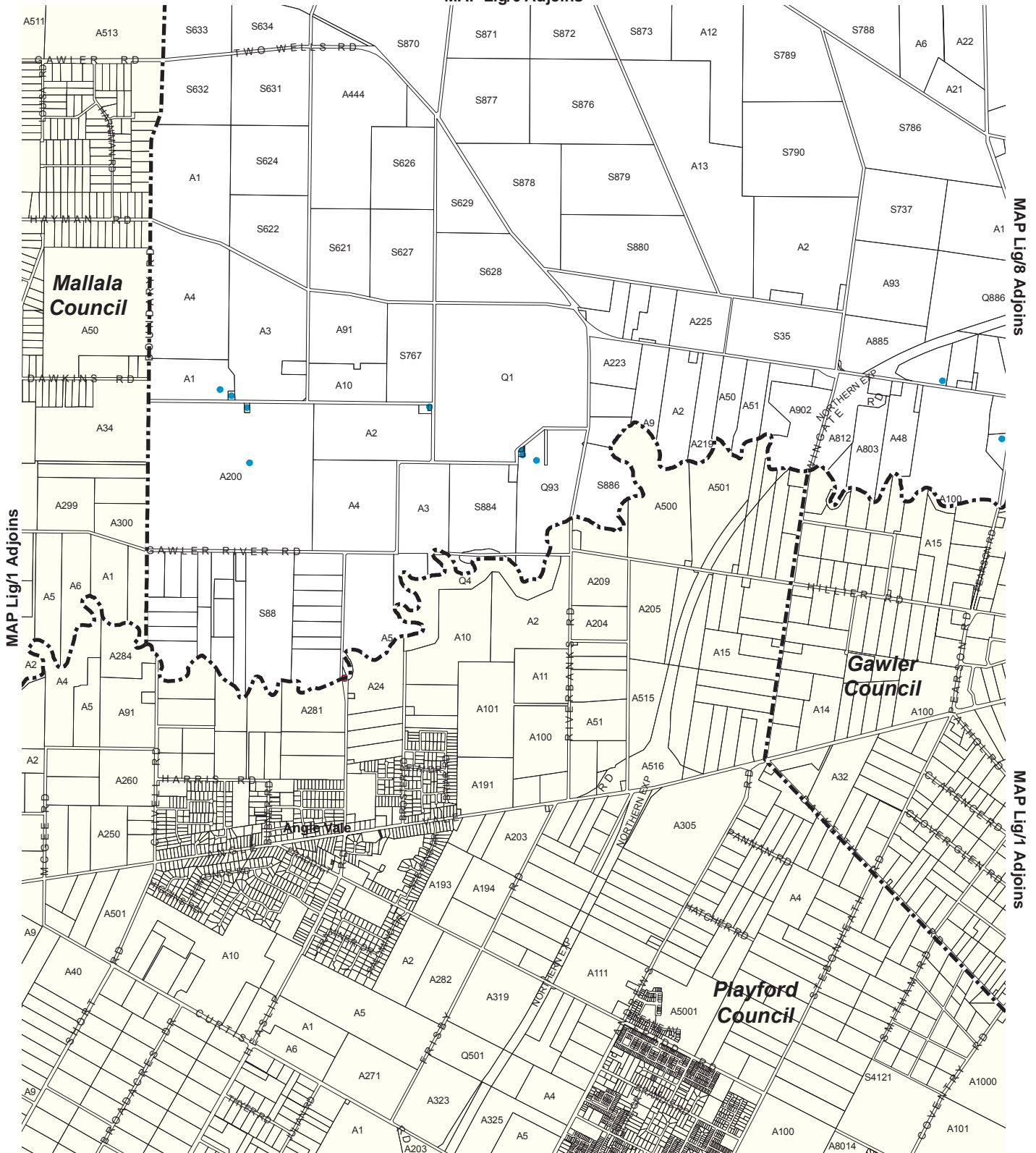
Gawler Rivers Floodplain Area - Flood Risk Categories

- High Flood Risk
- Medium Flood Risk
- General Flood Risk
- Development Plan Boundary

# Overlay Map Lig/7

## DEVELOPMENT CONSTRAINTS

MAP Lig/6 Adjoins



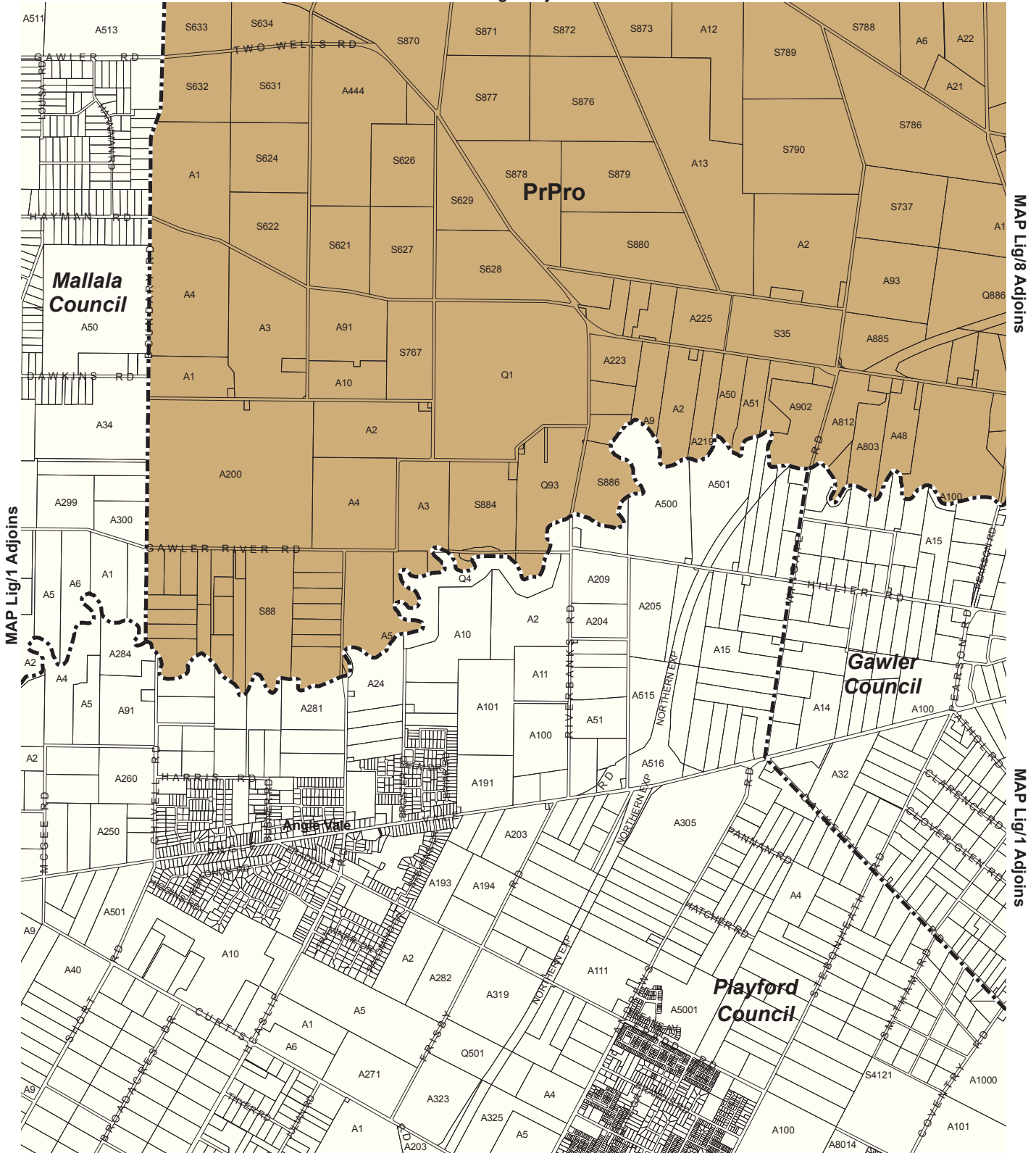
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 Items please refer to the relevant tables within this document.



# Overlay Map Lig/7 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Development Plan Boundary

MAP Lig/6 Adjoints



MAP Lig/1 Adjoints

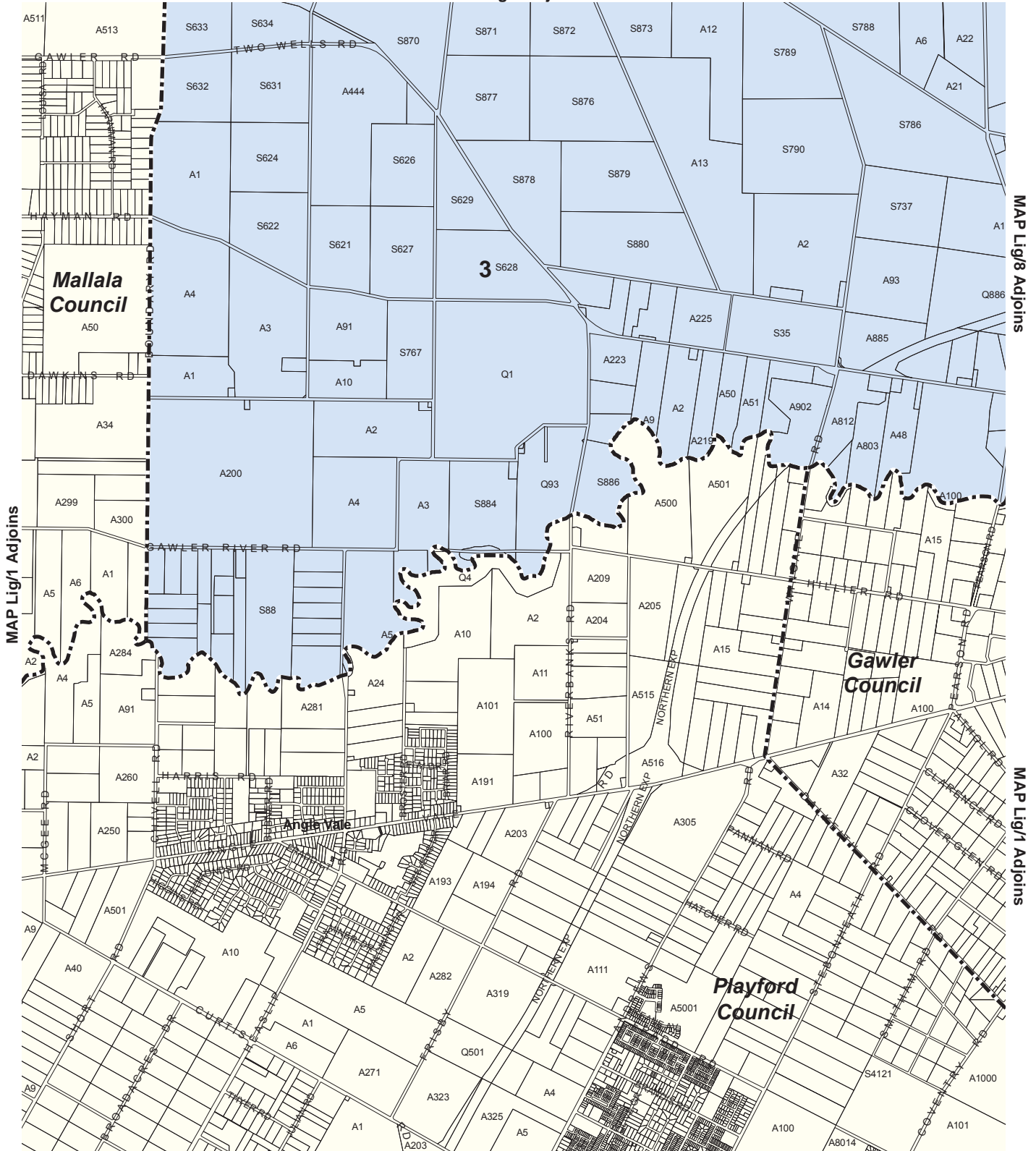
Lamberts Conformal Conic Projection, GDA94



# Zone Map Lig/7

- Zones**
- PrPro Primary Production
  - Zone Boundary
  - Development Plan Boundary

MAP Lig/6 Adjoins



MAP Lig/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

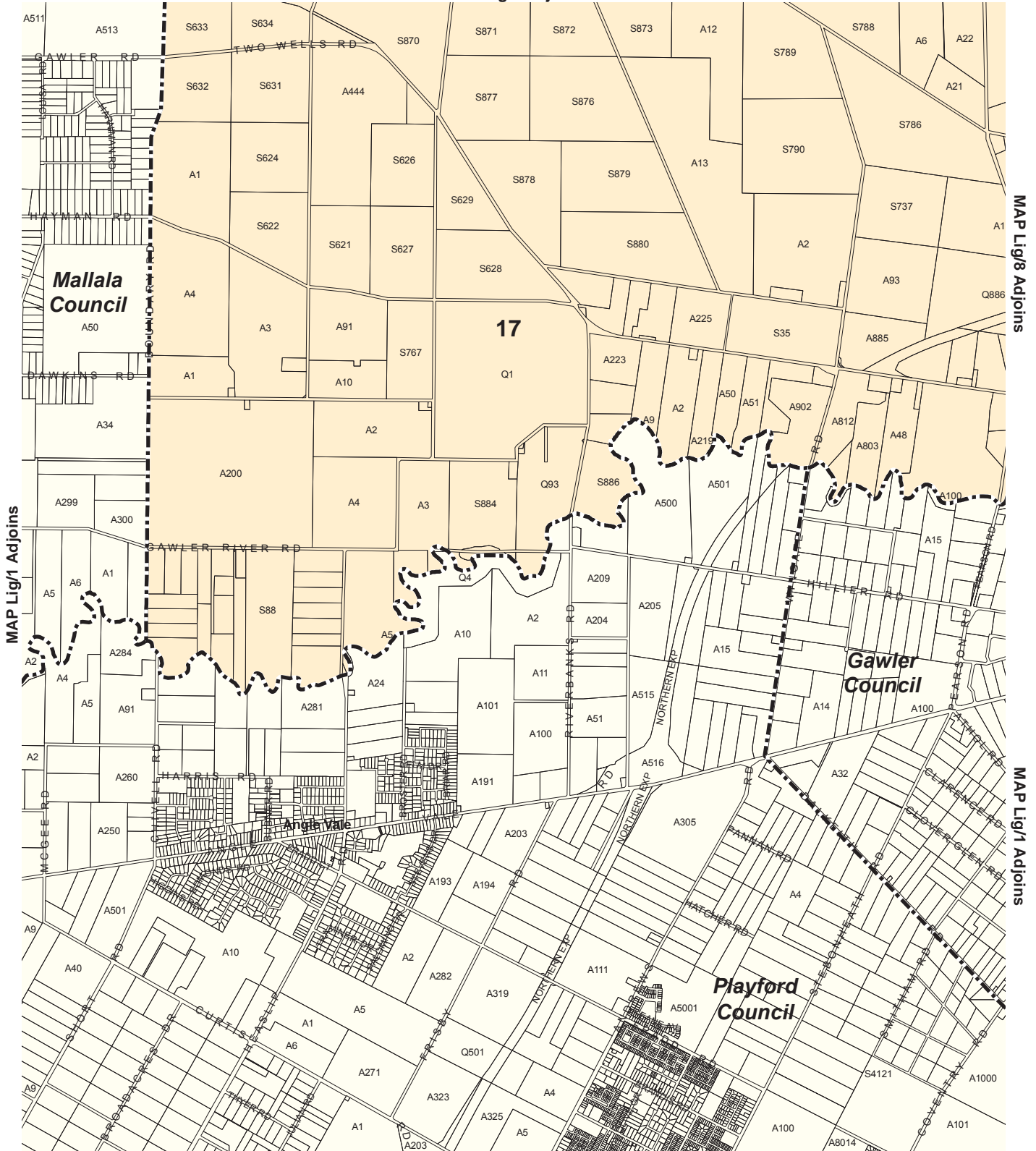
**Policy Area**  
3 General Farming



# Policy Area Map Lig/7

- Policy Area Boundary
- Development Plan Boundary

MAP Lig/6 Adjoins



MAP Lig/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**  
17 Market Garden



# Precinct Map Lig/7

- Precinct Boundary
- Development Plan Boundary



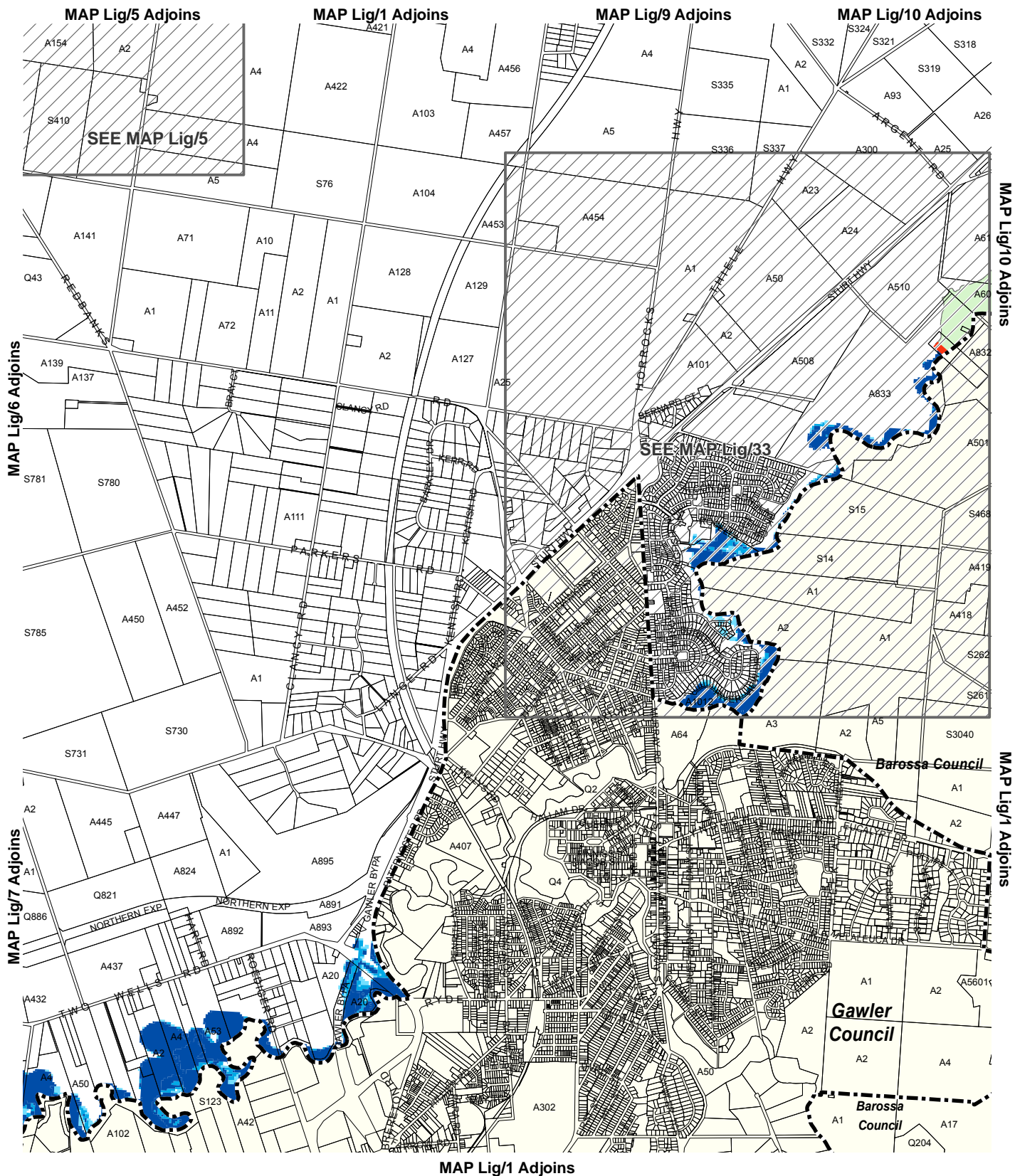
MAP Lig/1 Adjoins

- S** School
- L** Public Library
- C** Council Office
- H** Other Health Services
- H** Hospital
- P** Police Station
- Railways
- Local Reserves
- Development Plan Boundary

# Location Map Lig/8













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They are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and they should not be relied on for any other purpose.

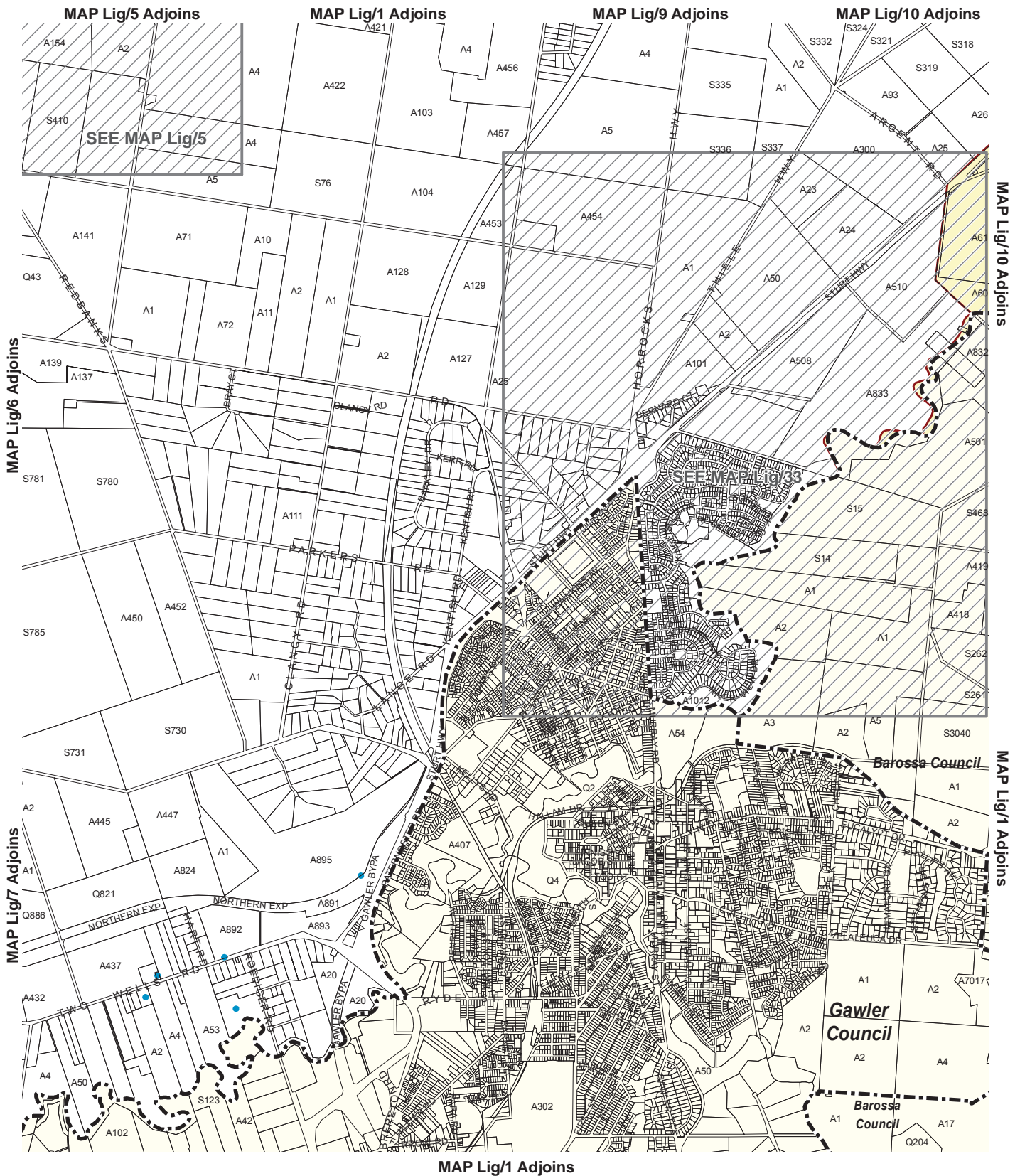
They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood event and other circumstances pertaining to the relevant place and at the relevant time.

-  Dam Wall
-  Bruce Eastick Flood Mitigation Dam
- Gawler Rivers Floodplain Area - Flood Risk Categories**
-  High Flood Risk
-  Medium Flood Risk
-  General Flood Risk
-  Development Plan Boundary



# Overlay Map Lig/8

## DEVELOPMENT CONSTRAINTS



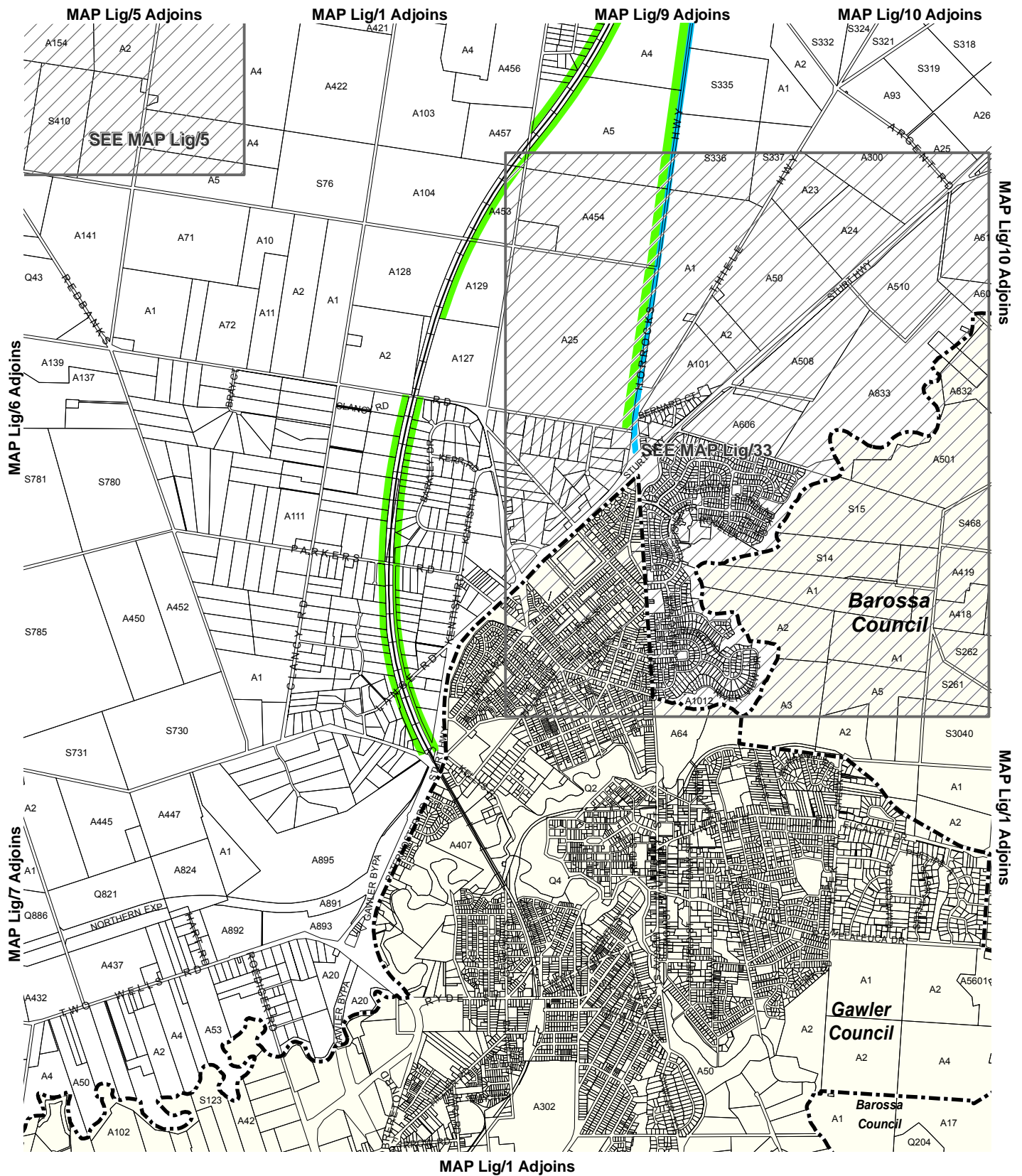
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# Overlay Map Lig/8

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

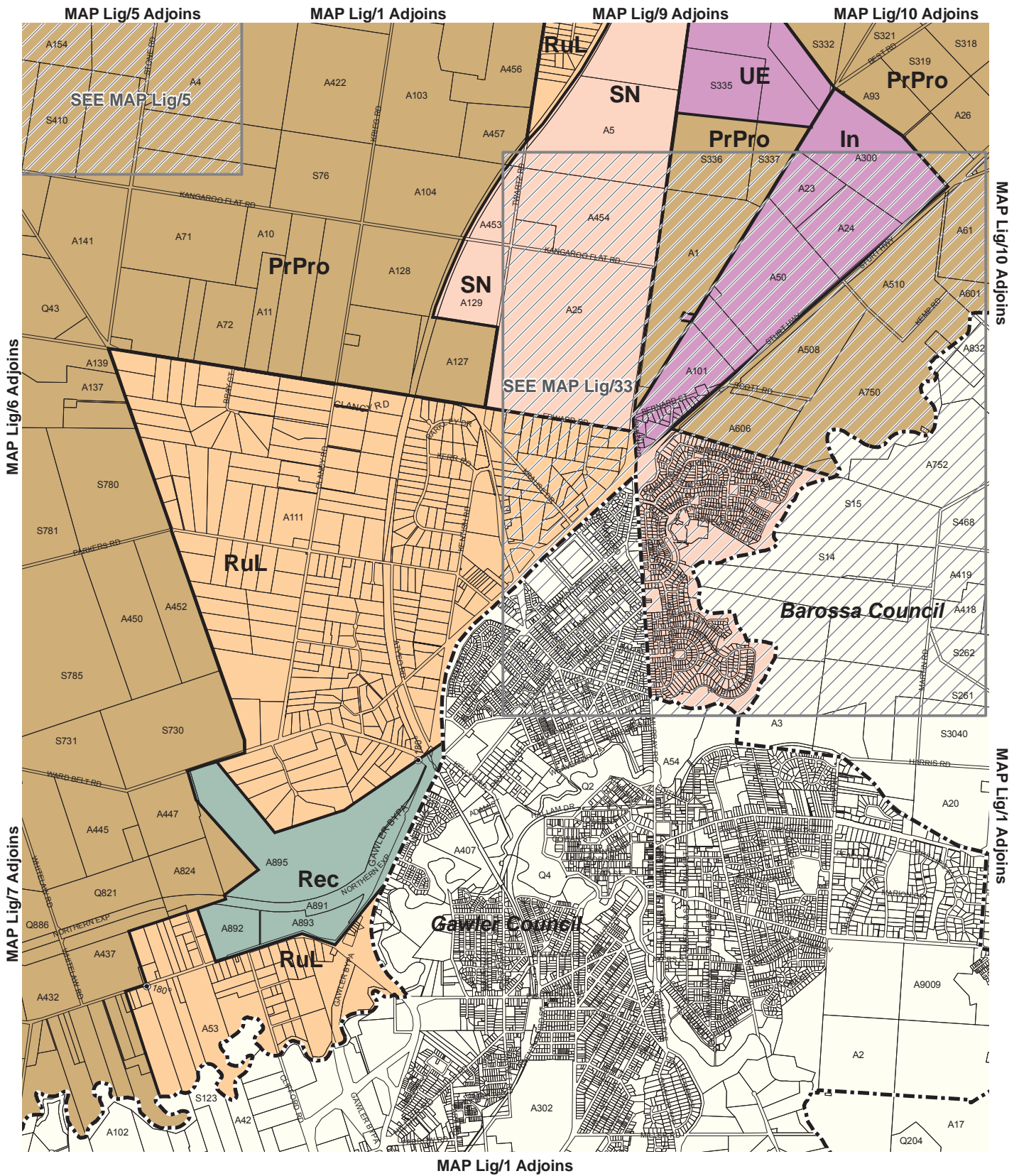
- State heritage place
- Local heritage place
- Character Preservation District
- Development Plan Boundary



-  Rail Corridor
-  Designated Road: type R road
-  Noise and Air Emissions Designated Area
-  Development Plan Boundary

# Overlay Map Lig/8

## NOISE AND AIR EMISSIONS

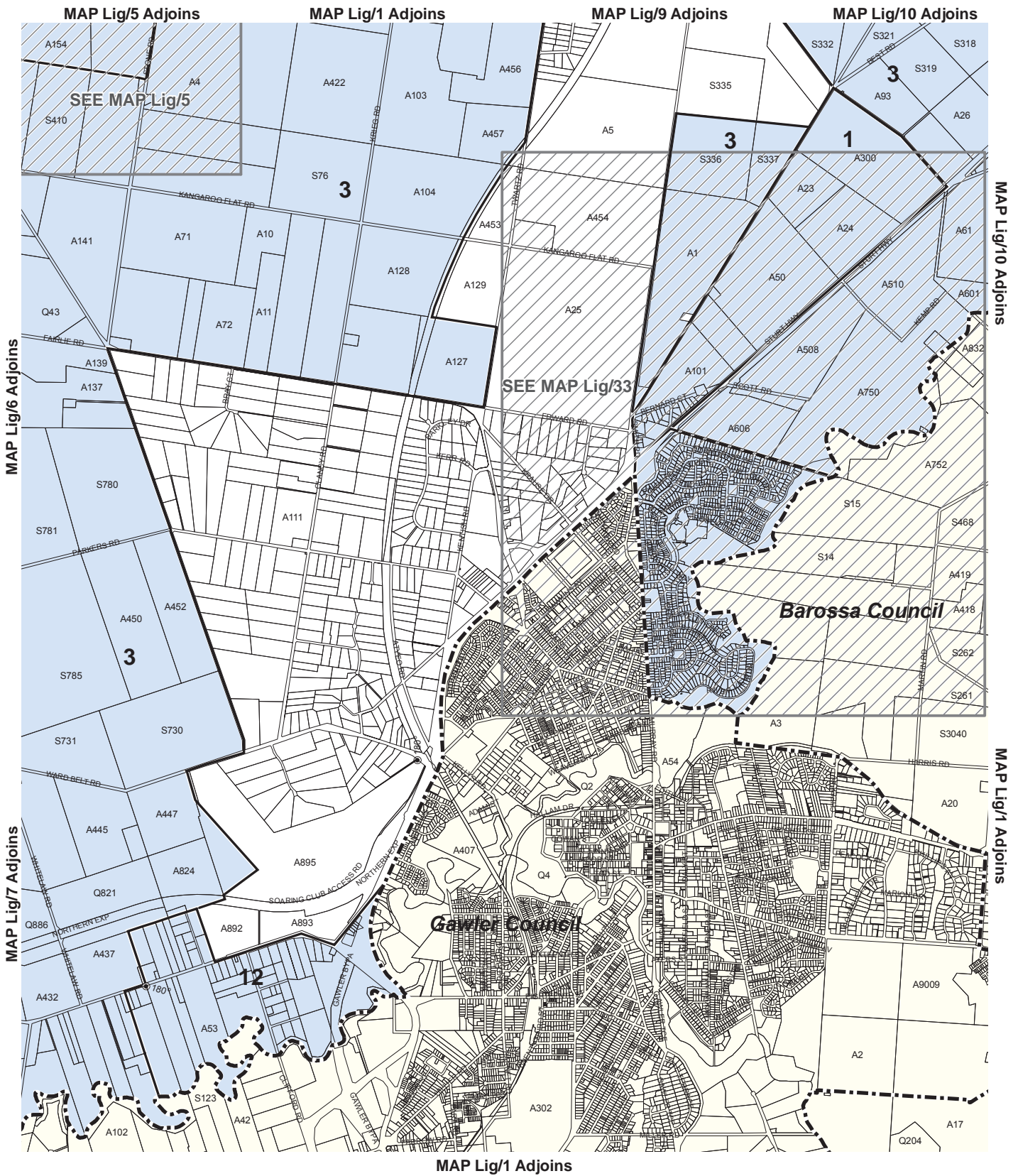


See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

- Zones**
- In Industry
  - PrPro Primary Production
  - Rec Recreation
  - RuL Rural Living
  - SN Suburban Neighbourhood
  - UE Urban Employment
  - Zone Boundary
  - Development Plan Boundary



# Zone Map Lig/8



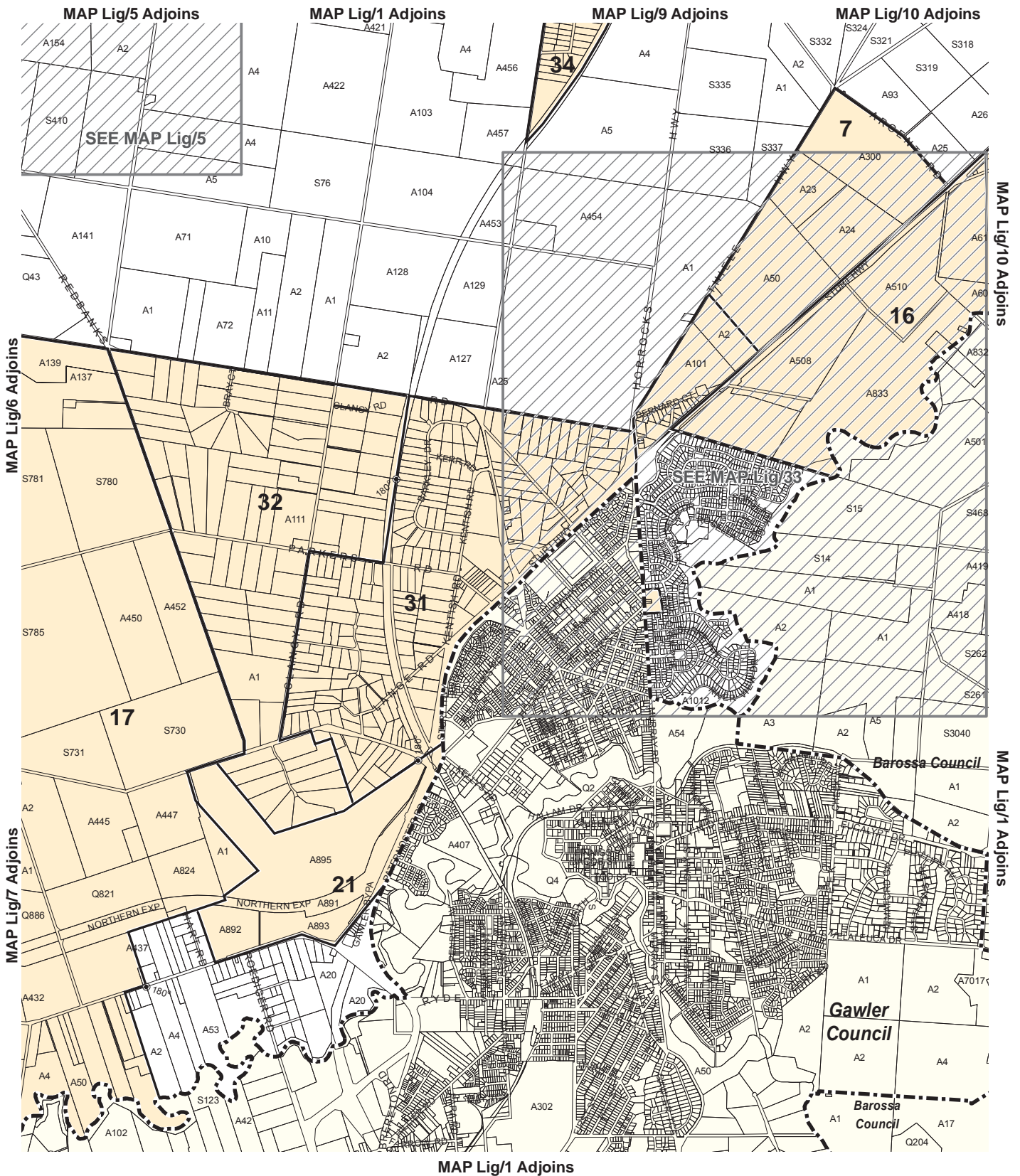
See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 1 Industry Kingsford Regional Estate
  - 12 Rural Agistment
  - 3 General Farming



# Policy Area Map Lig/8

- Policy Area Boundary
- Development Plan Boundary



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

- Precinct**
- 16 Horticulture
  - 17 Market Garden
  - 21 Gawler Belt Recreation
  - 31 Rural Living Gawler Belt
  - 32 Rural Living Gawler Belt West
  - 34 Rural Living Roseworthy
  - 7 Kingsford North



# Precinct Map Lig/8




- Precinct Boundary
- Development Plan Boundary

MAP Lig/1 Adjoins



ROSEWORTHY

# Location Map Lig/9

-  School
-  Railways
-  Local Reserves



MAP Lig/1 Adjoins



MAP Lig/8 Adjoins



ROSEWORTHY

# Overlay Map Lig/9 TRANSPORT

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

- Primary Arterial Roads
- Secondary Arterial Roads

MAP Lig/1 Adjoints



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 Items please refer to the relevant tables within this document.



ROSEWORTH  
**Overlay Map Lig/9**  
**HERITAGE AND CHARACTER**  
**PRESERVATION DISTRICT**

• Local heritage place

MAP Lig/1 Adjoins

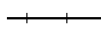




MAP Lig/8 Adjoins

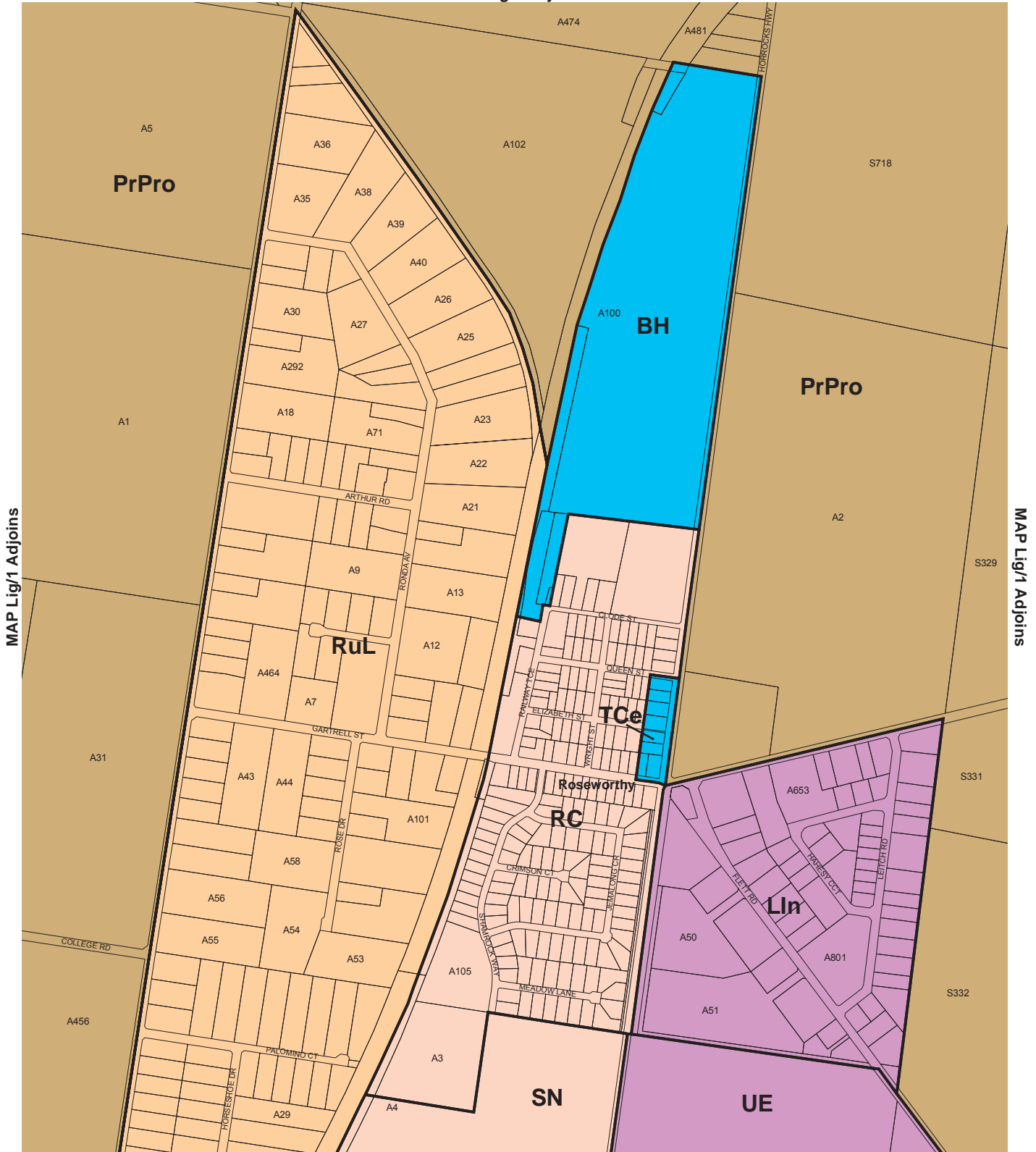


ROSEWORTHY

# Overlay Map Lig/9 NOISE AND AIR EMISSIONS

-  Rail Corridor
-  Designated Road: type R road
-  Noise and Air Emissions Designated Area

MAP Lig/1 Adjoins



MAP Lig/8 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

- Bulk Handling
- Light Industry
- Primary Production
- Residential Character
- Rural Living
- Suburban Neighbourhood
- Town Centre
- Urban Employment
- Zone Boundary



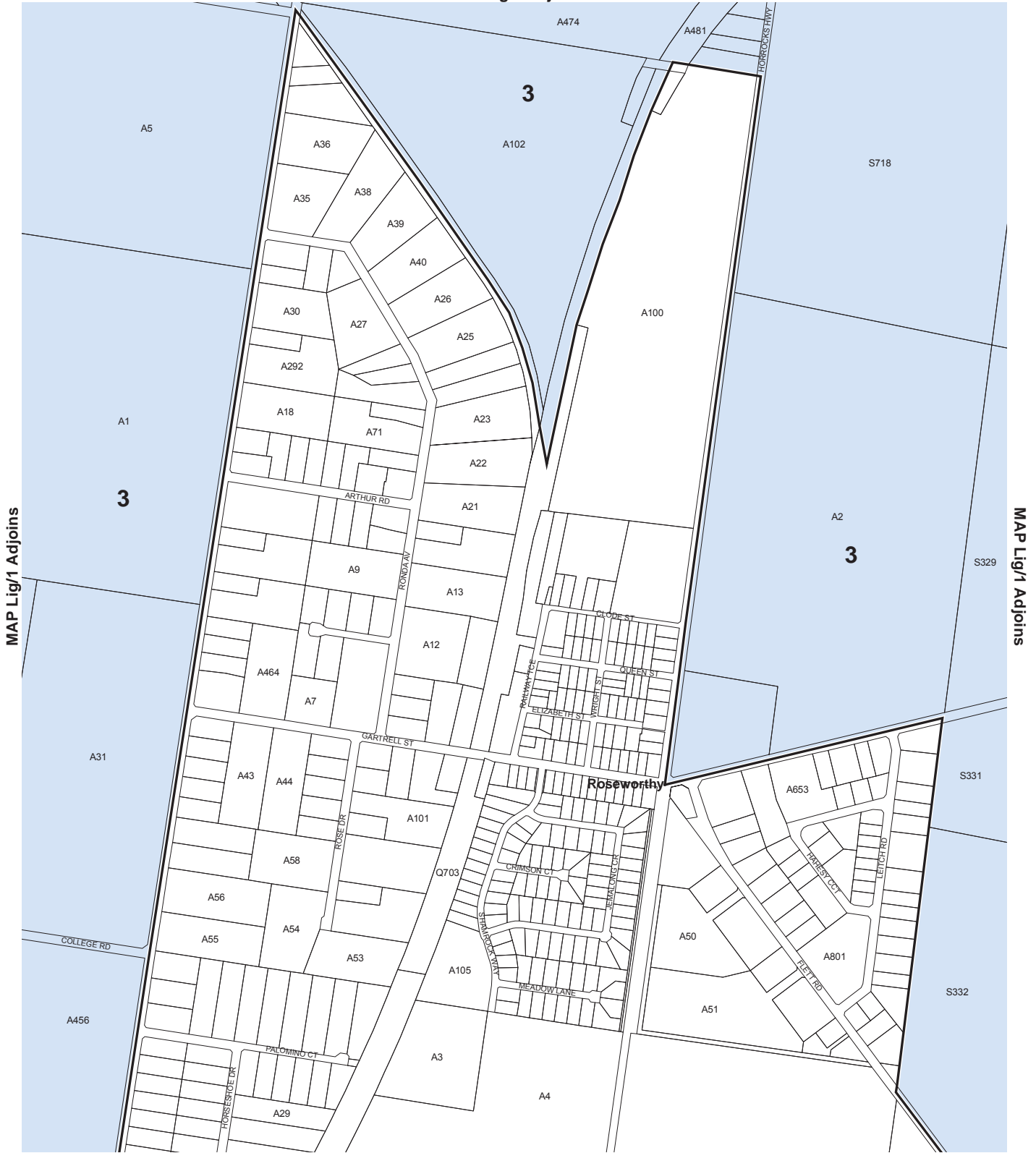
ROSEWORTHY

# Zone Map Lig/9

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/1 Adjoins



MAP Lig/8 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area  
3 General Farming

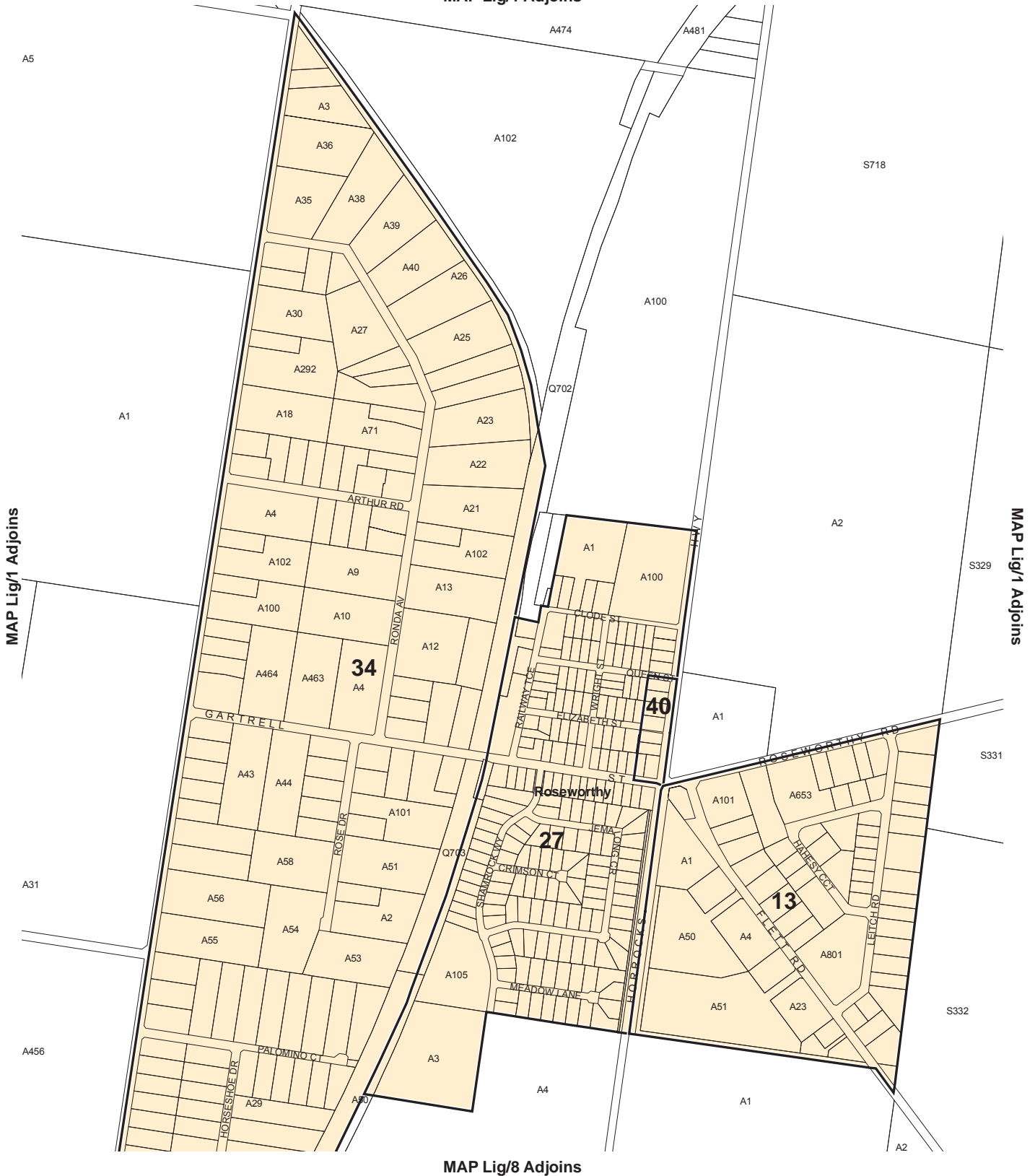


ROSEWORTHY

# Policy Area Map Lig/9

 Policy Area Boundary

MAP Lig/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

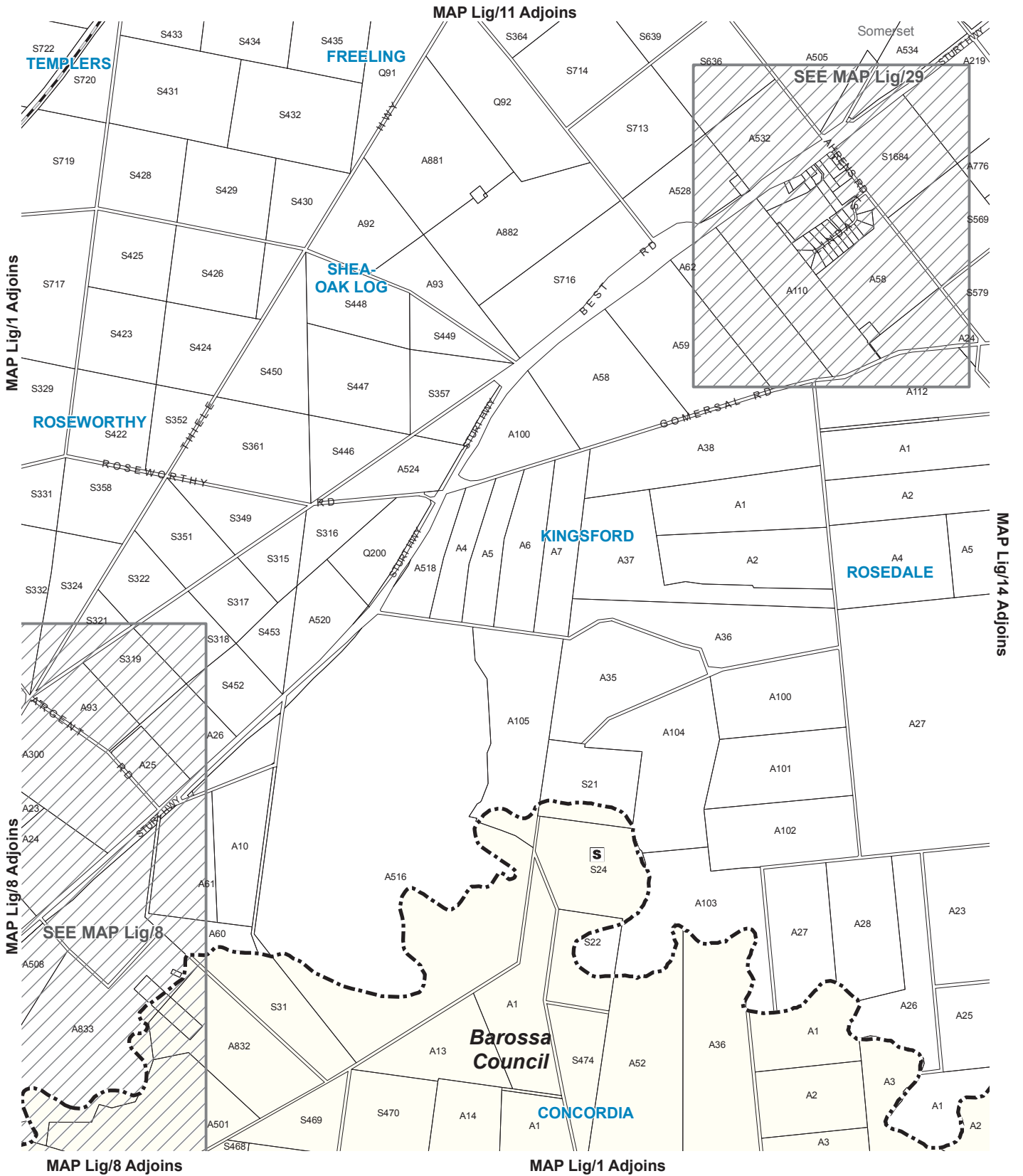
- 13 Light Industry Roseworthy
- 27 Roseworthy Residential Character
- 34 Rural Living Roseworthy
- 40 Roseworthy Centre






ROSEWORTHY

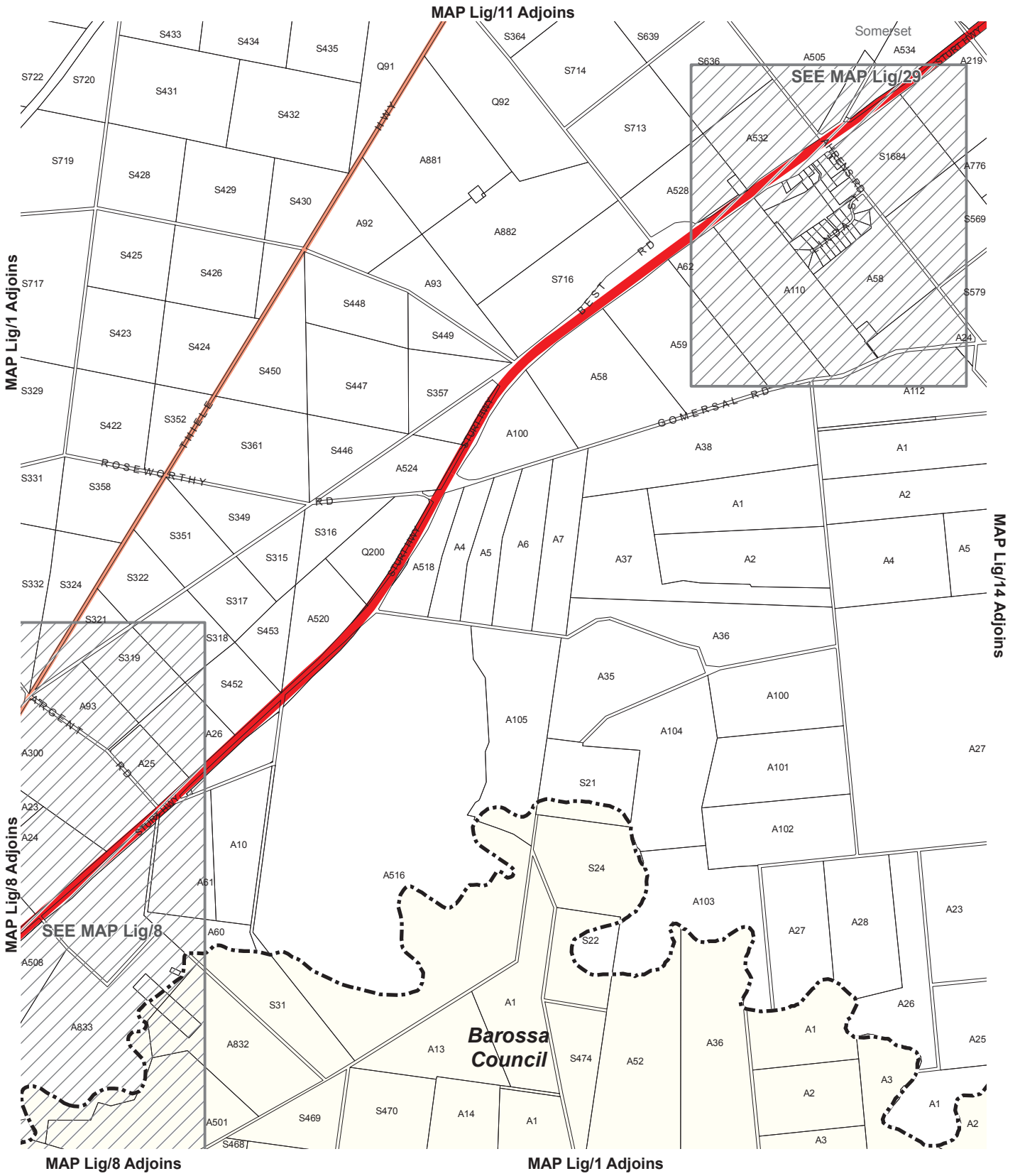
# Precinct Map Lig/9

Precinct Boundary



# Location Map Lig/10

-  School
-  Railways
-  Development Plan Boundary



0 2,000 m

# Overlay Map Lig/10 TRANSPORT

LIGHT REGIONAL COUNCIL

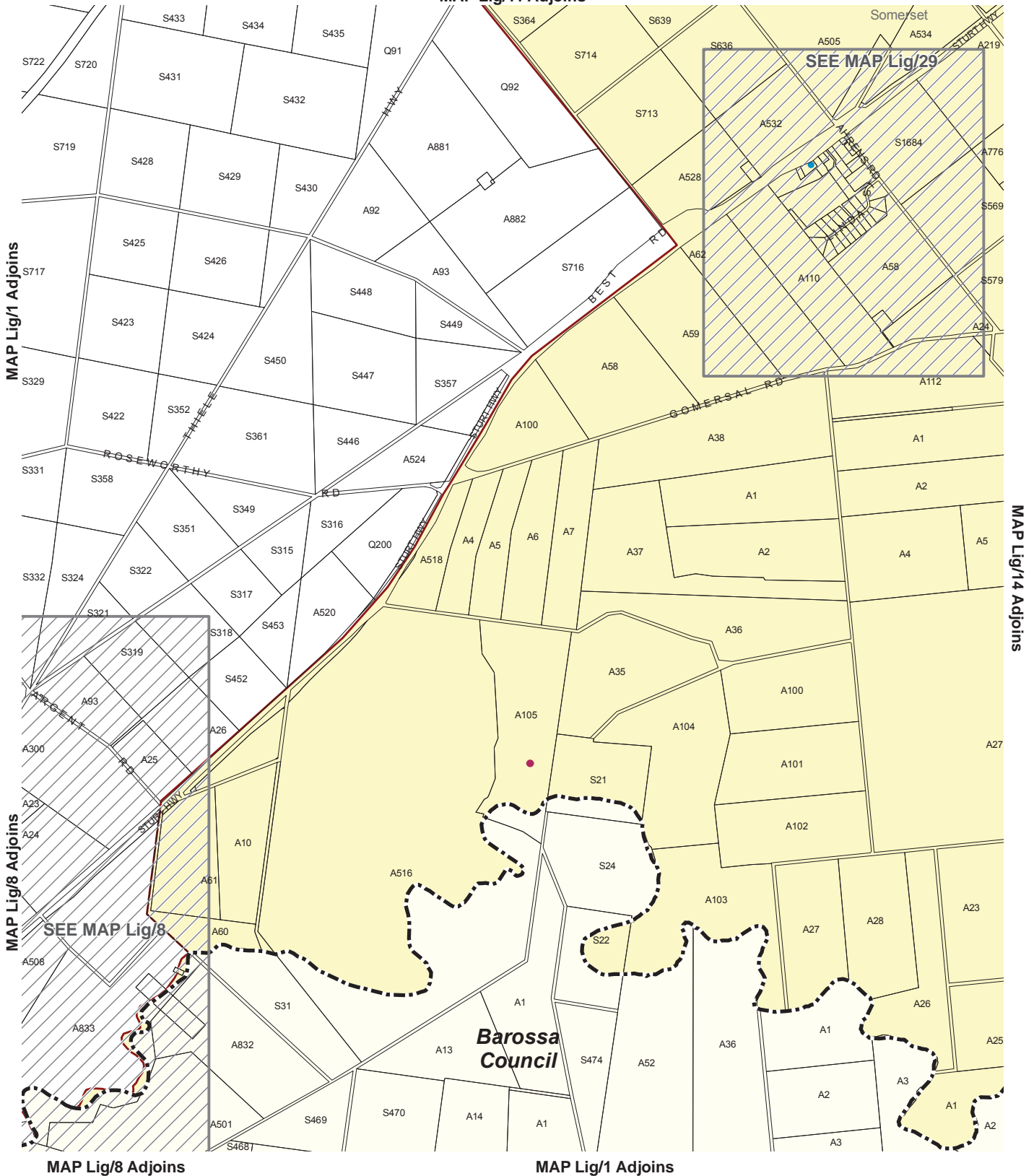
Consolidated - 8 December 2016

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary





MAP Lig/11 Adjoins



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

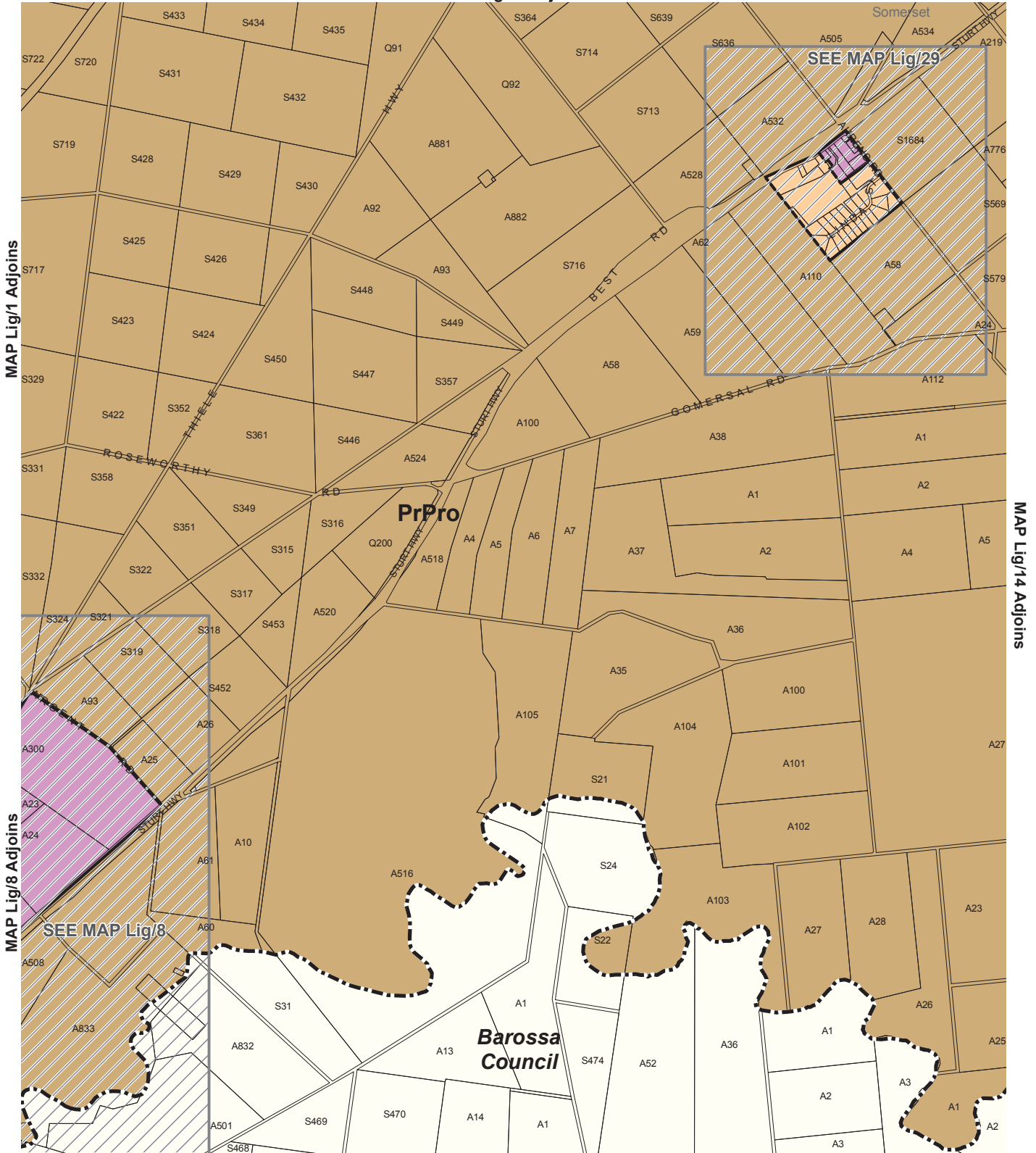


# Overlay Map Lig/10

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- State heritage place
- Character Preservation District
- Development Plan Boundary

MAP Lig/11 Adjoins



MAP Lig/8 Adjoins  
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

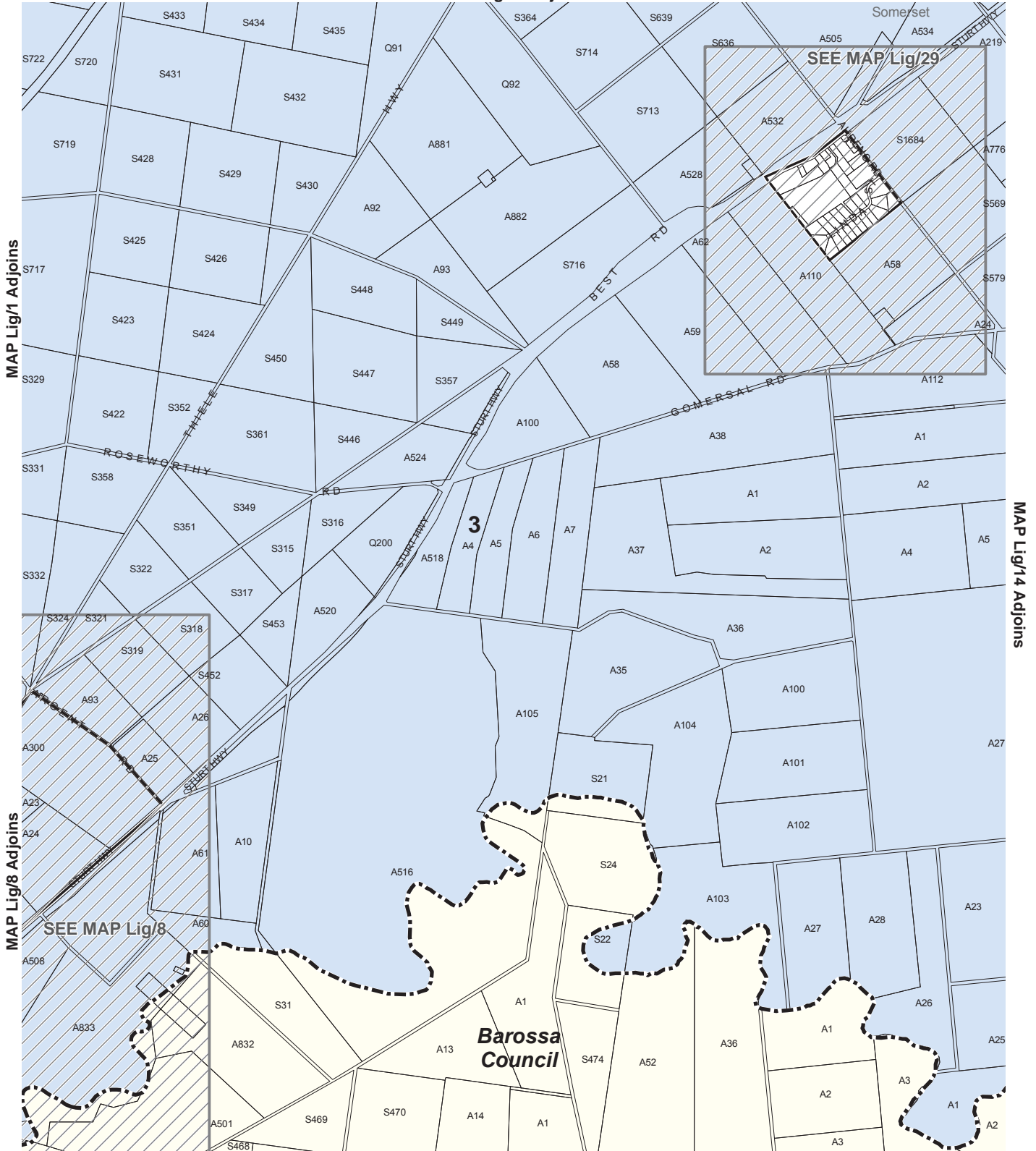
MAP Lig/1 Adjoins



# Zone Map Lig/10

- Zones**
- PrPro Primary Production
  - Zone Boundary
  - Development Plan Boundary

MAP Lig/11 Adjoins



MAP Lig/8 Adjoins  
 See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

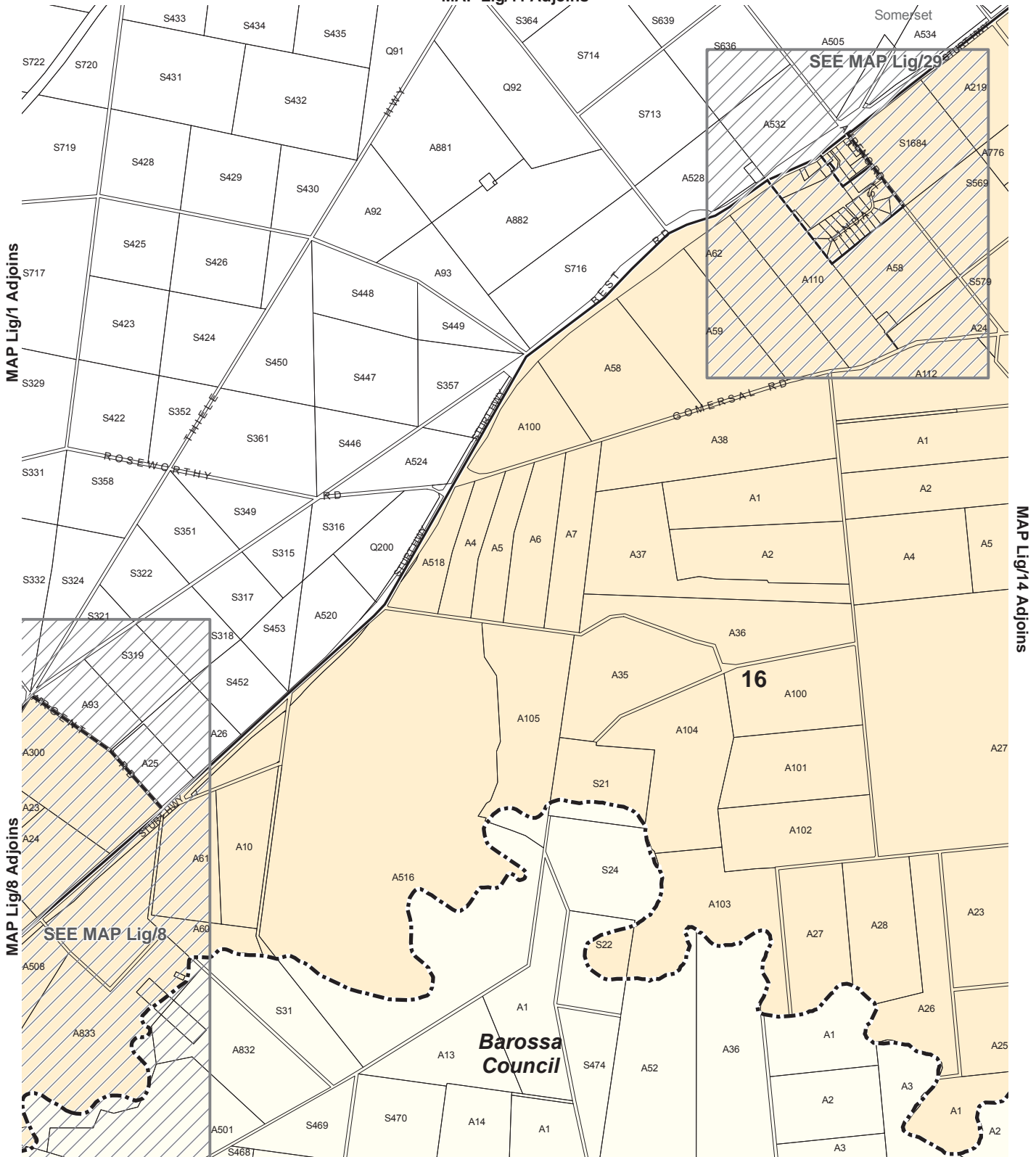
**Policy Area**  
 3 General Farming



# Policy Area Map Lig/10

- Policy Area Boundary
- Development Plan Boundary

MAP Lig/11 Adjoins



**MAP Lig/8 Adjoins**  
 See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94  
**Precinct**  
 16 Horticulture

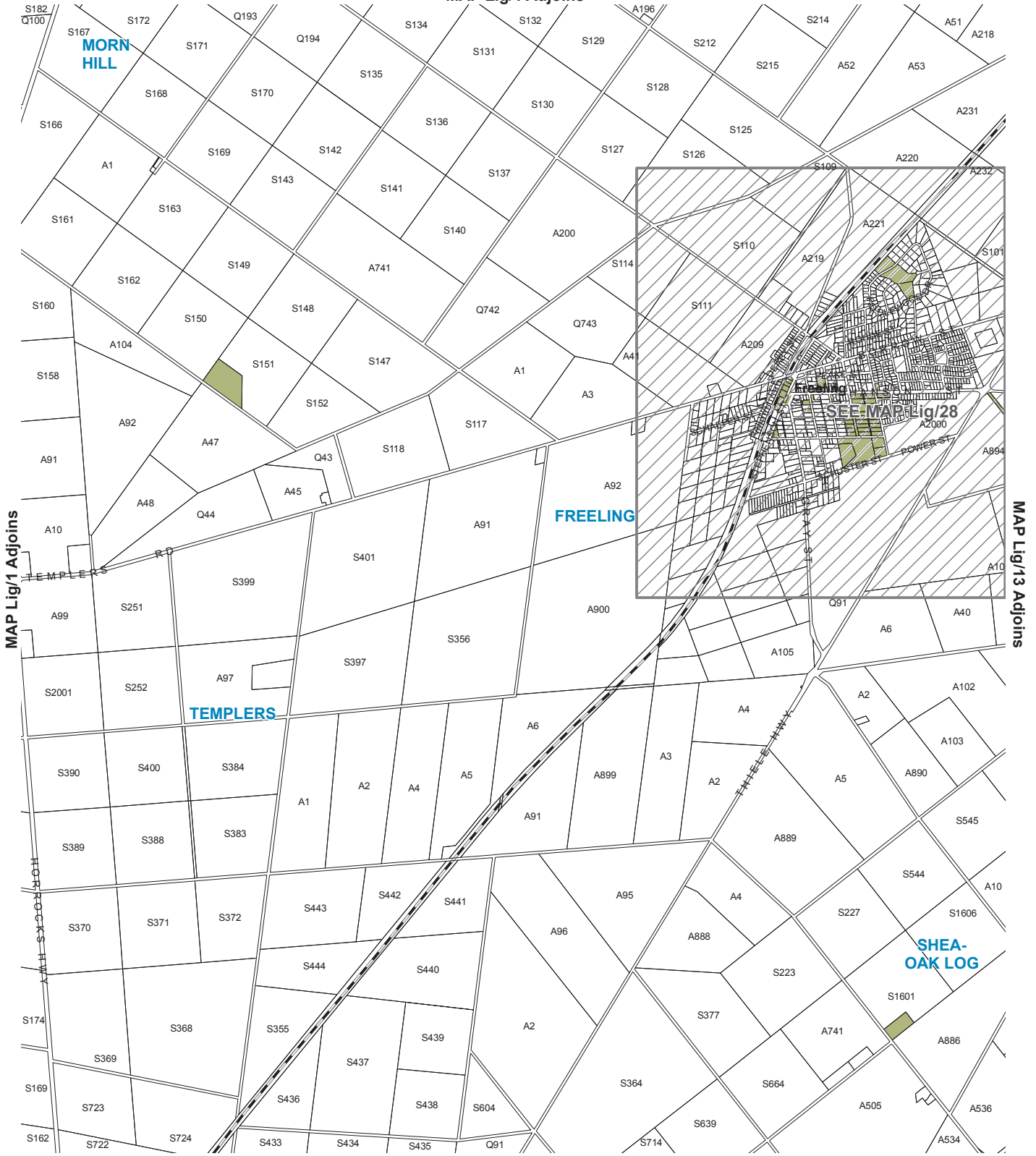
MAP Lig/1 Adjoins



# Precinct Map Lig/10

- Precinct Boundary
- Development Plan Boundary

MAP Lig/1 Adjoins



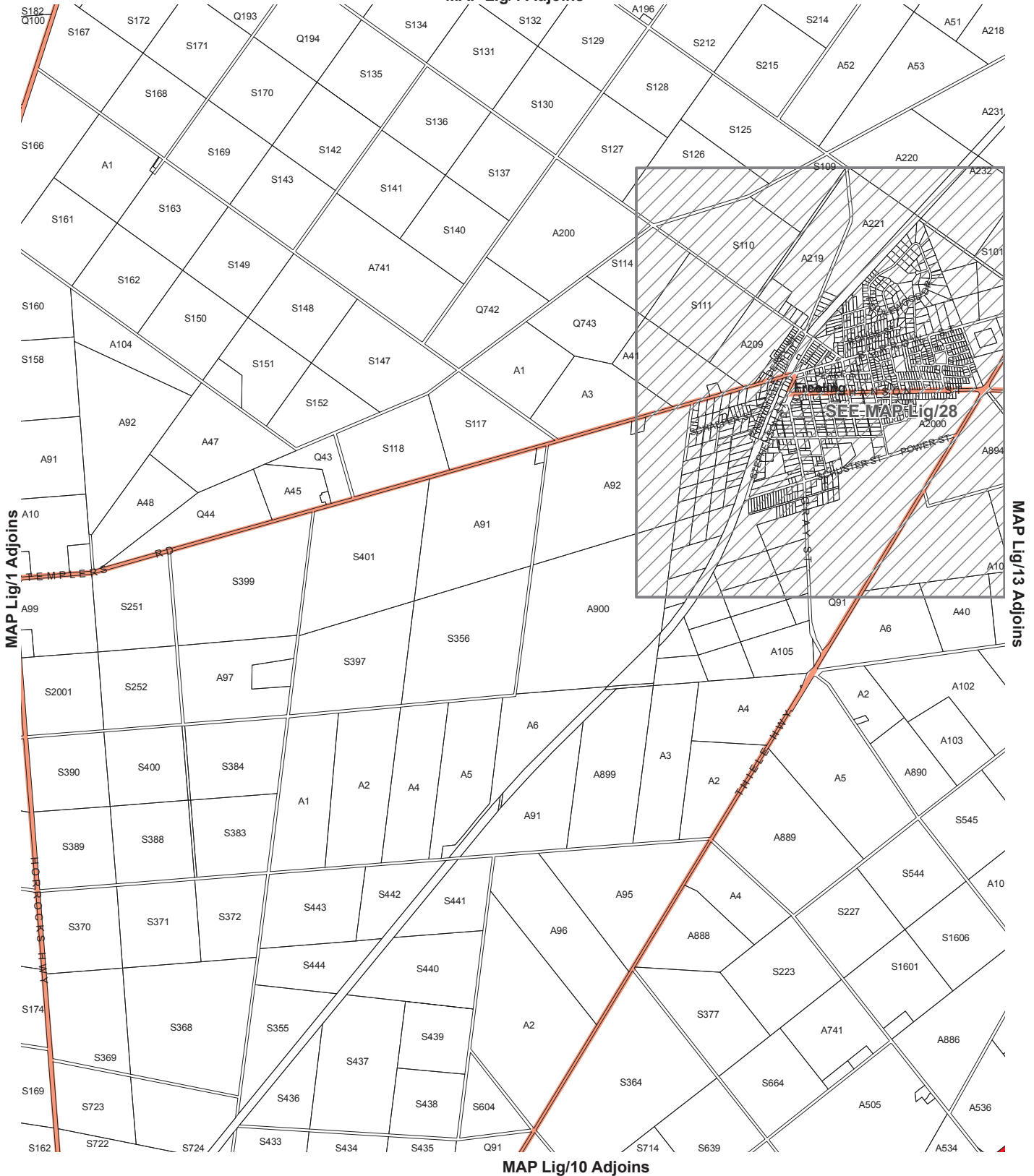
MAP Lig/10 Adjoins



# Location Map Lig/11

-  Railways
-  Local Reserves

MAP Lig/1 Adjoins

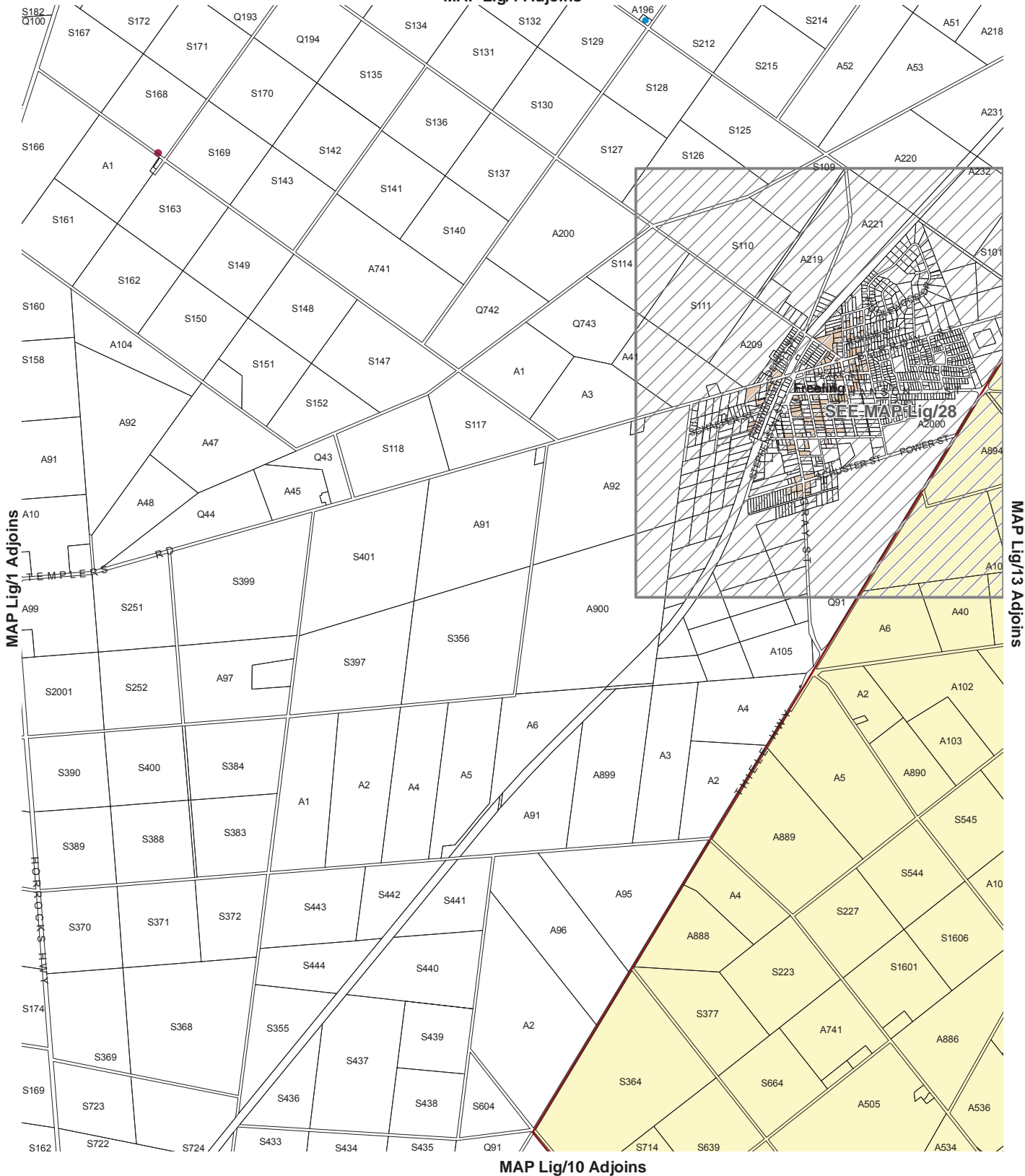


# Overlay Map Lig/11 TRANSPORT

LIGHT REGIONAL COUNCIL  
Consolidated - 8 December 2016

- Primary Arterial Roads
- Secondary Arterial Roads

MAP Lig/1 Adjoins



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



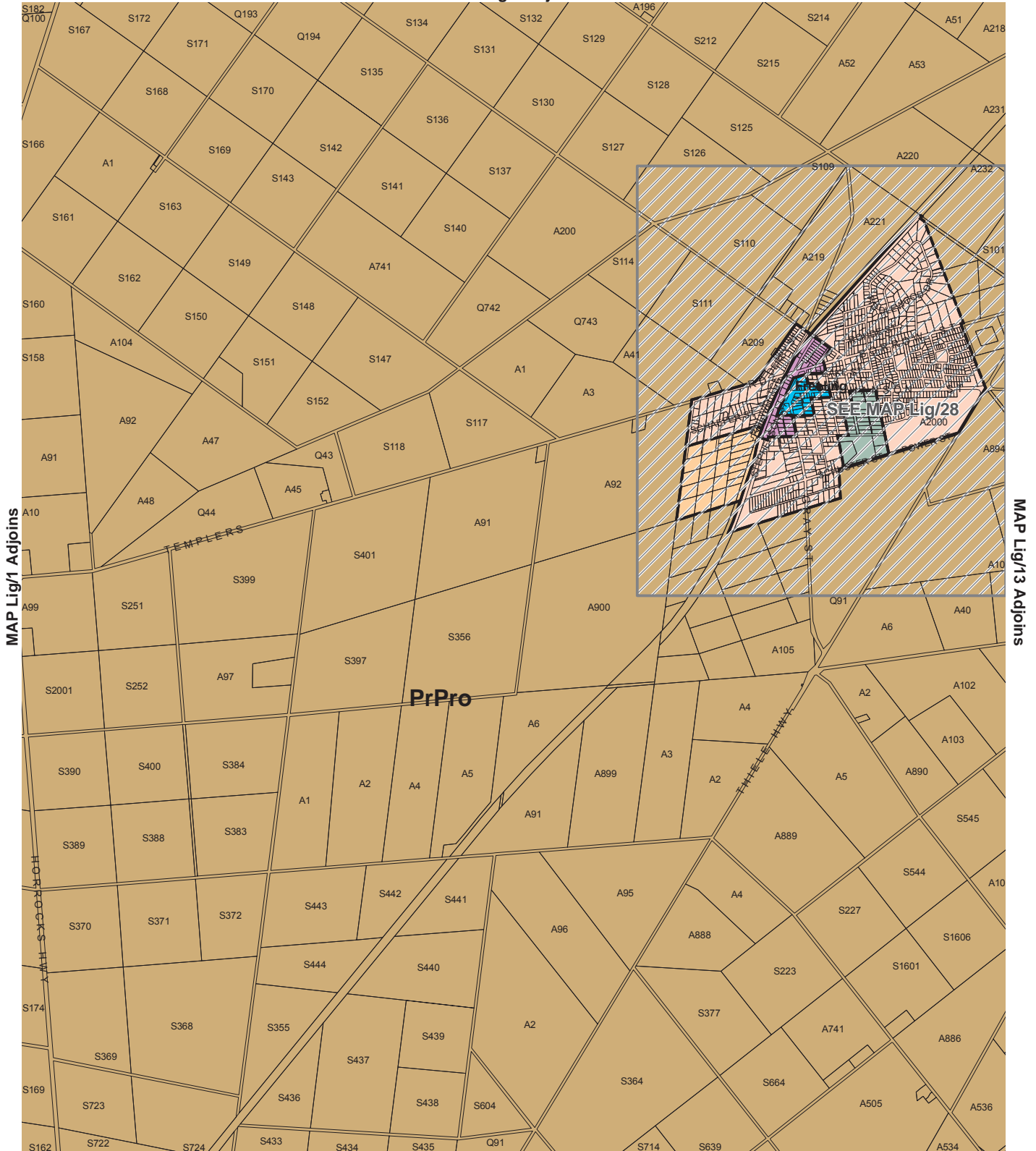
- Local heritage place
- State heritage place
- Contributory Item
- Character Preservation District

# Overlay Map Lig/11

## HERITAGE AND CHARACTER PRESERVATION DISTRICT



MAP Lig/1 Adjoins



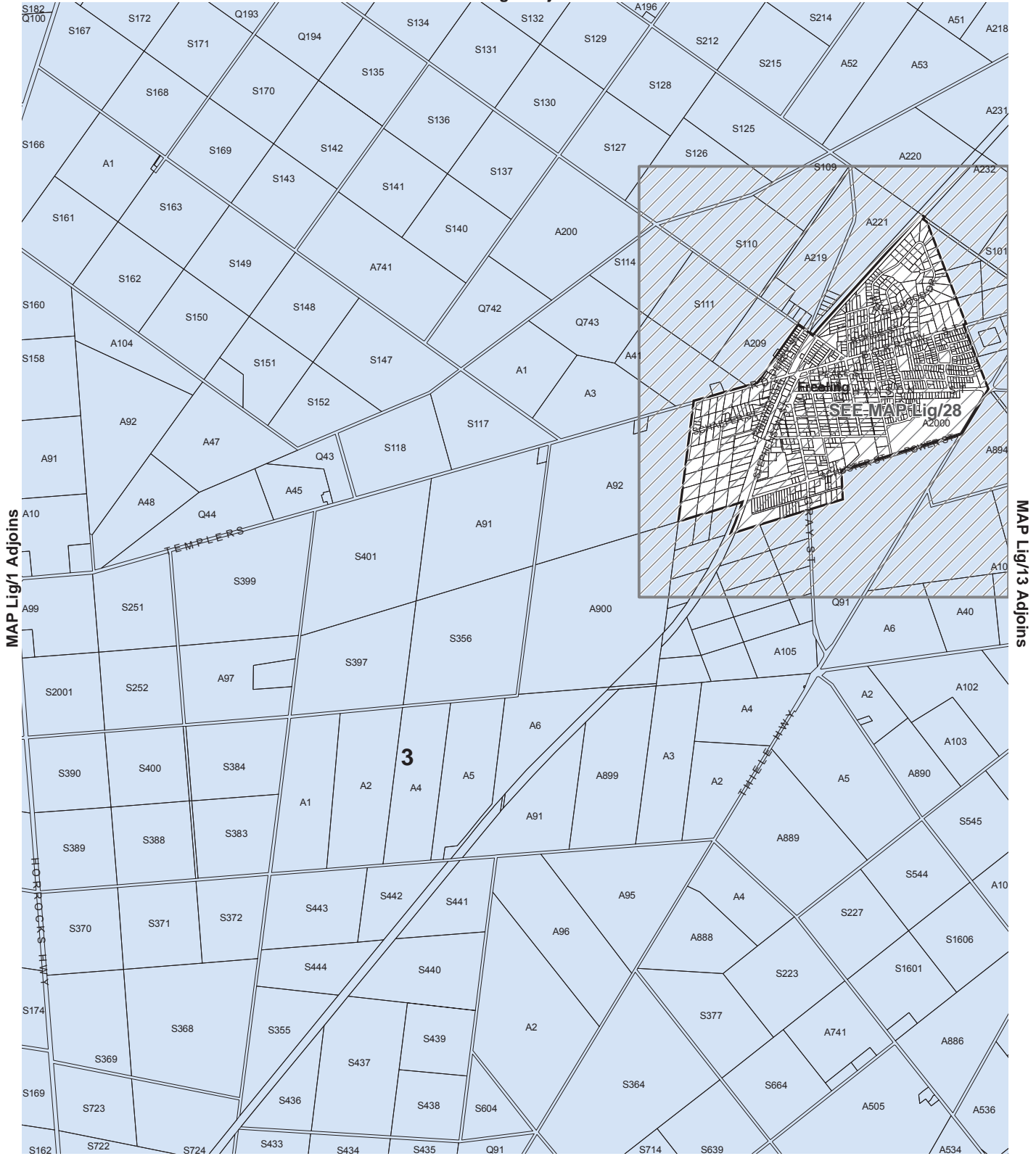
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



# Zone Map Lig/11

- Zones**
- PrPro Primary Production
  - Zone Boundary

MAP Lig/1 Adjoins



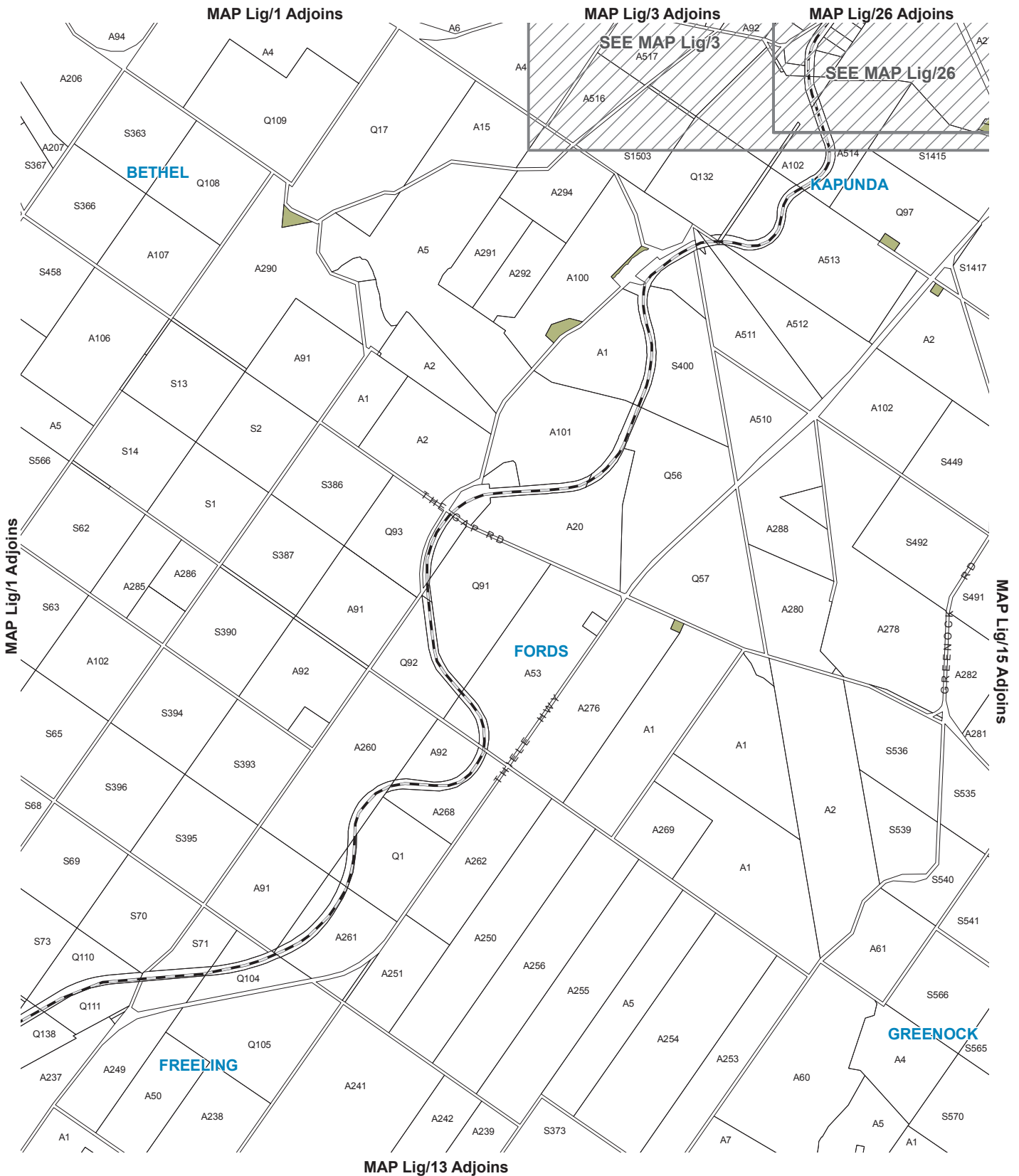
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
**3** General Farming



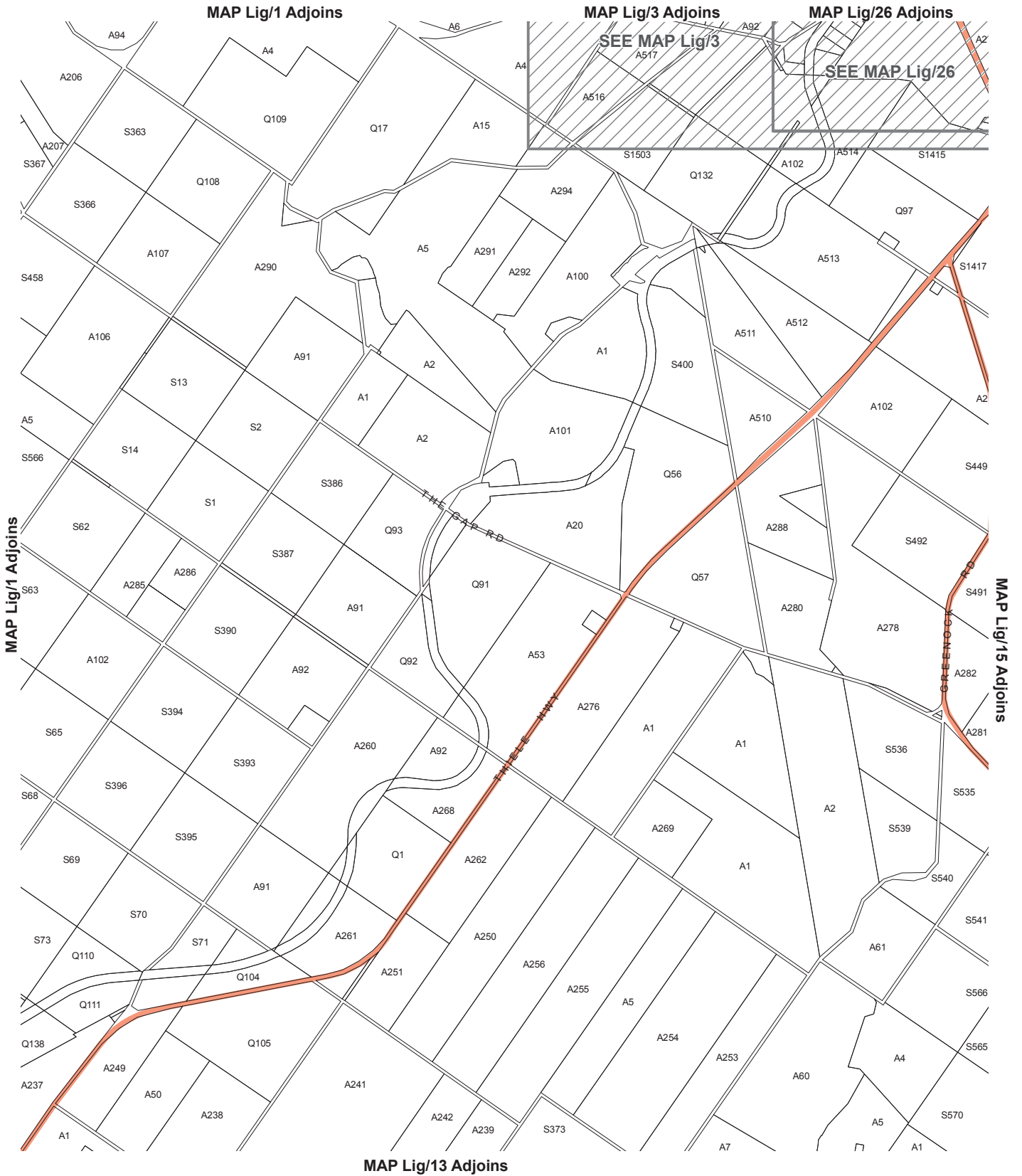
# Policy Area Map Lig/11

 Policy Area Boundary



# Location Map Lig/12

-  Railways
-  Local Reserves



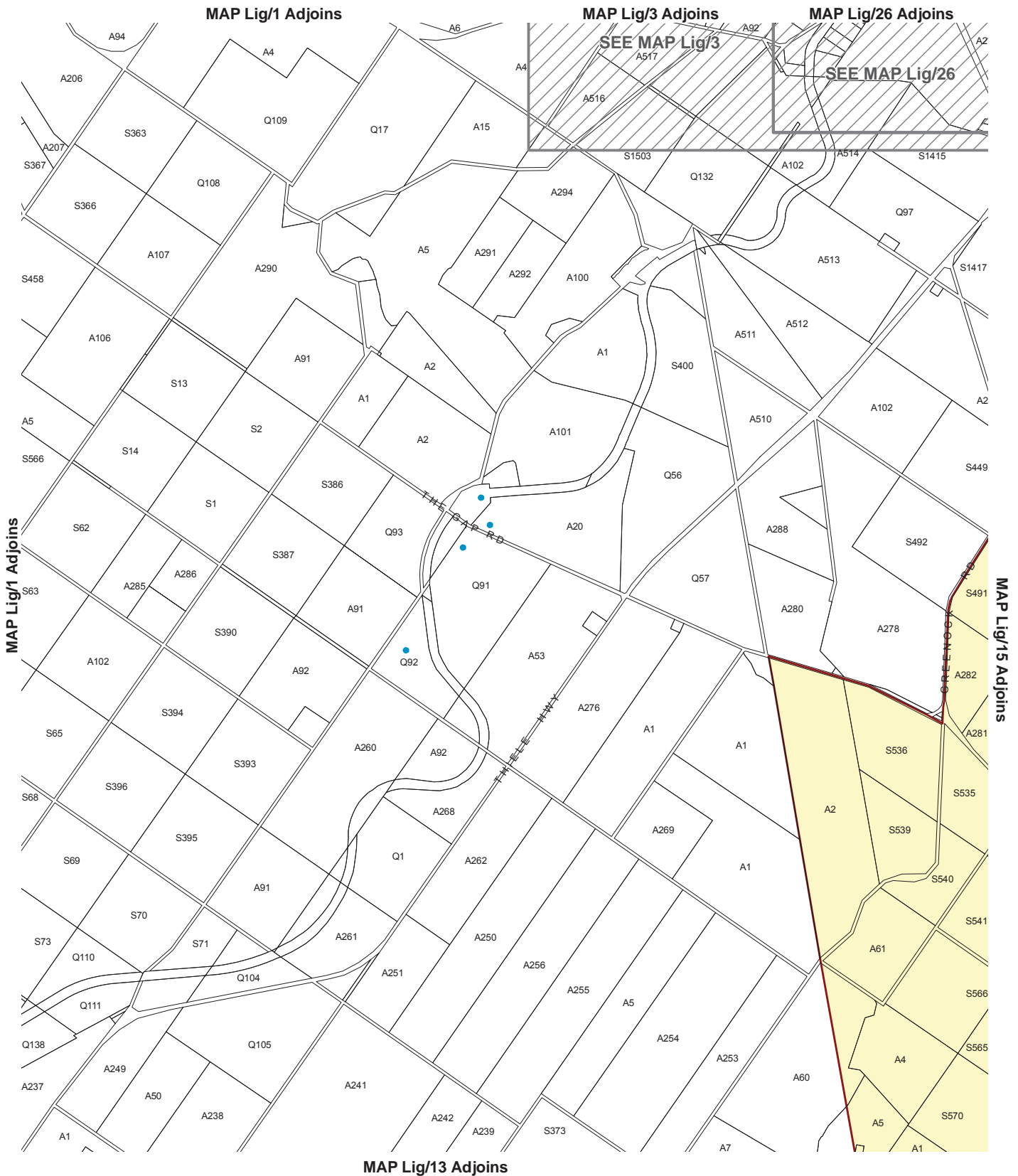
# Overlay Map Lig/12

## TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016



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



# Overlay Map Lig/12

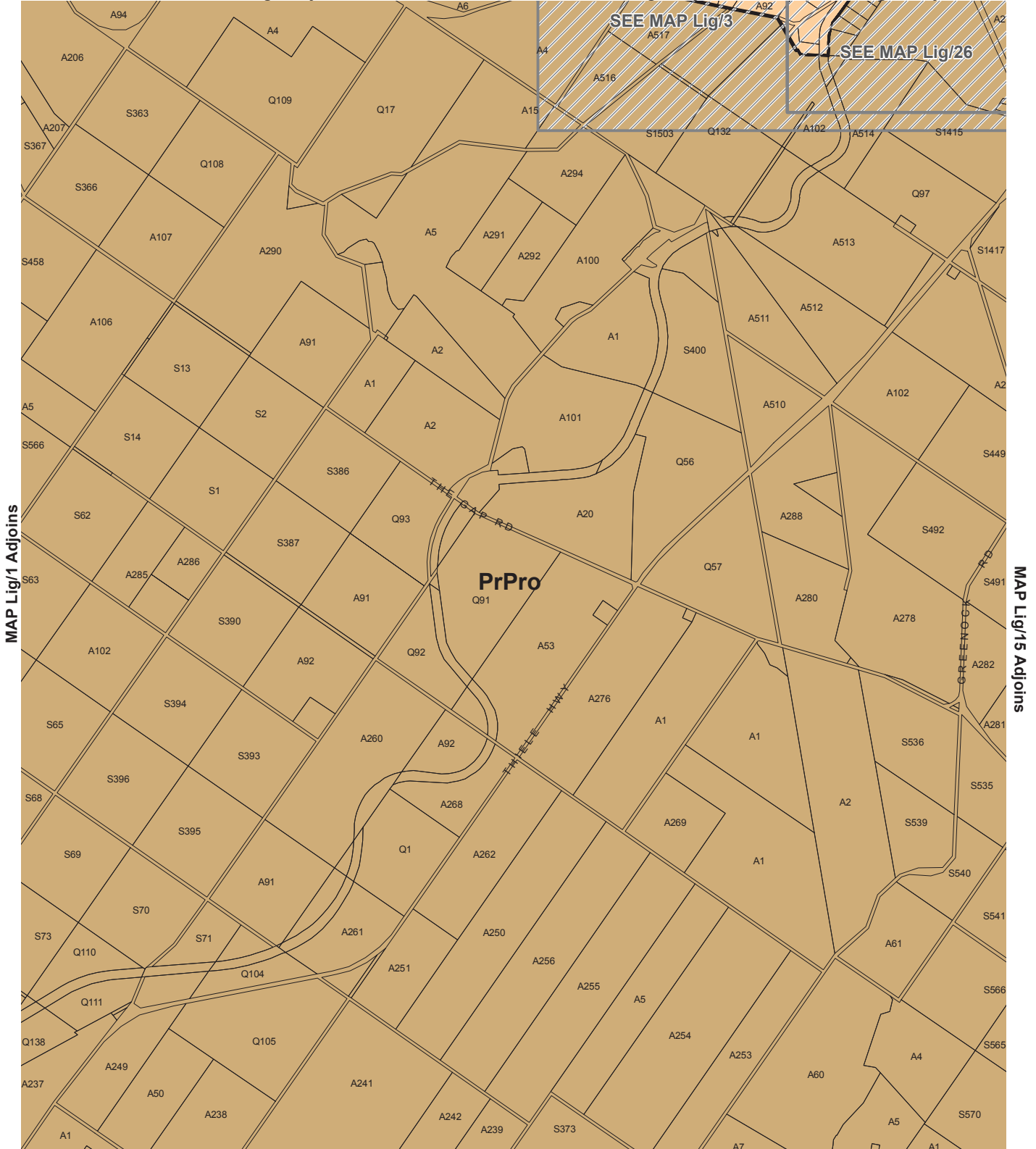
## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District

MAP Lig/1 Adjoins

MAP Lig/3 Adjoins

MAP Lig/26 Adjoins



MAP Lig/13 Adjoins

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



# Zone Map Lig/12

**Zones**

- PrPro Primary Production
- Zone Boundary

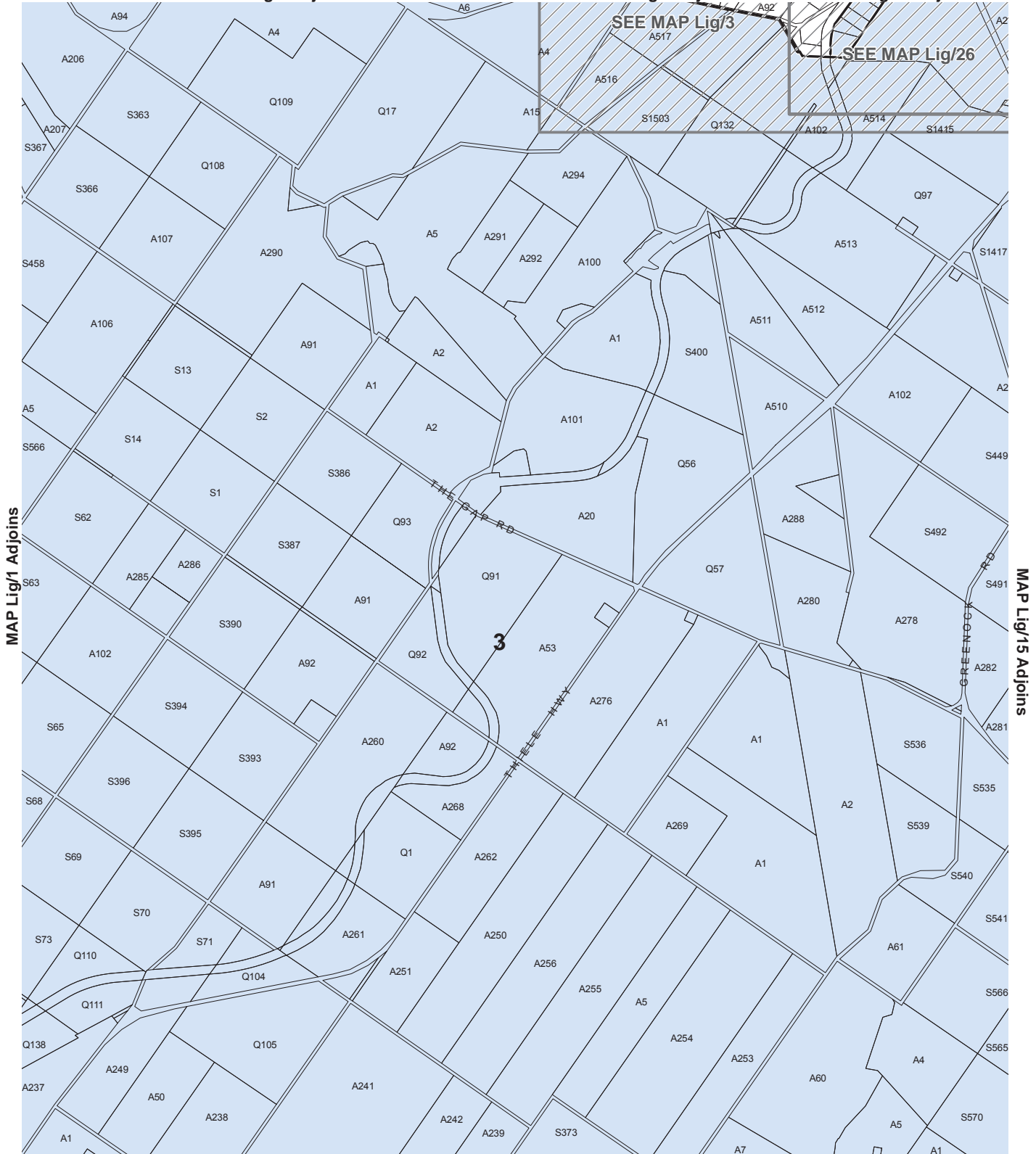
LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/1 Adjoins

MAP Lig/3 Adjoins

MAP Lig/26 Adjoins



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

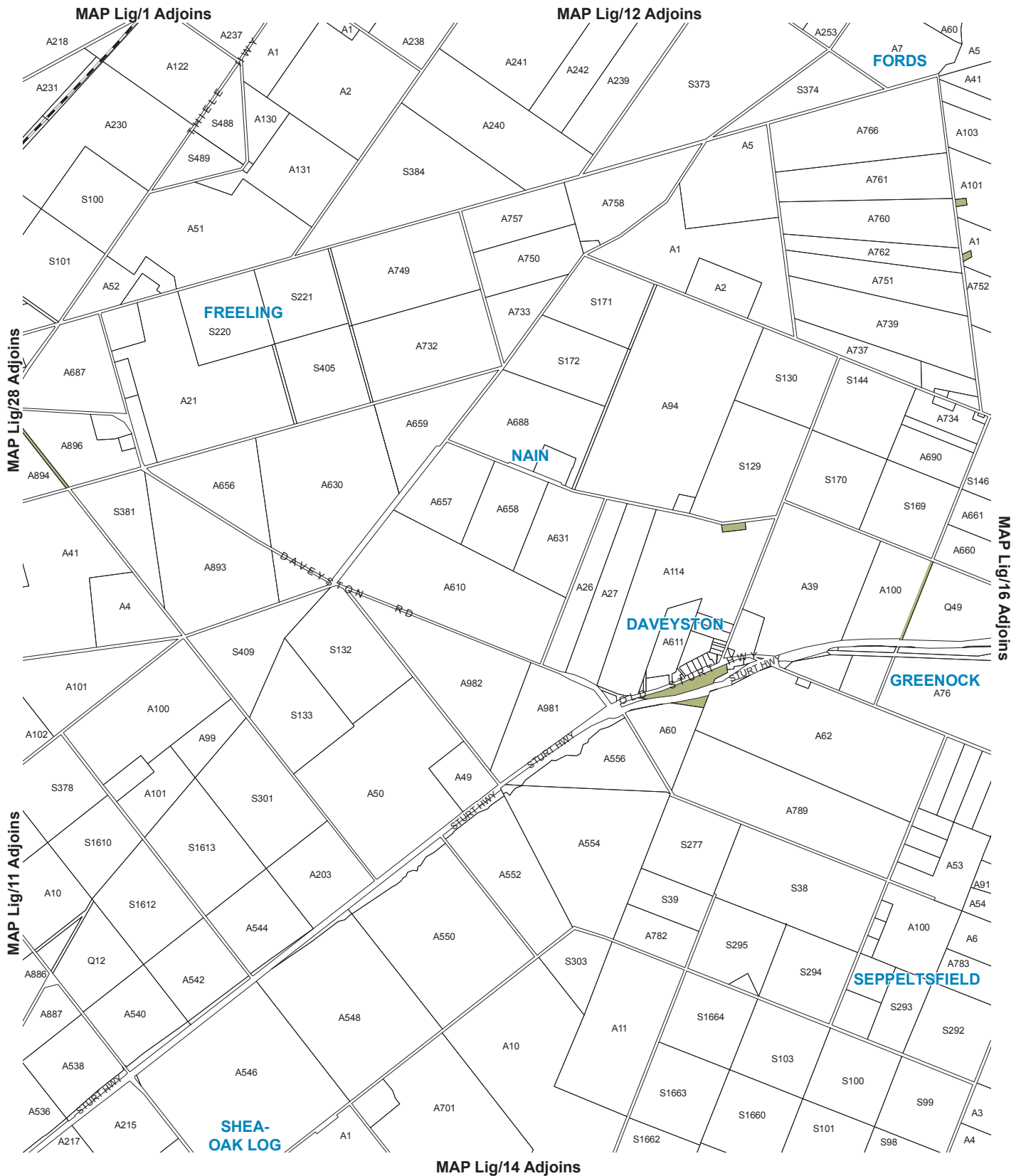
**Policy Area**  
**3** General Farming

MAP Lig/13 Adjoins





# Policy Area Map Lig/12

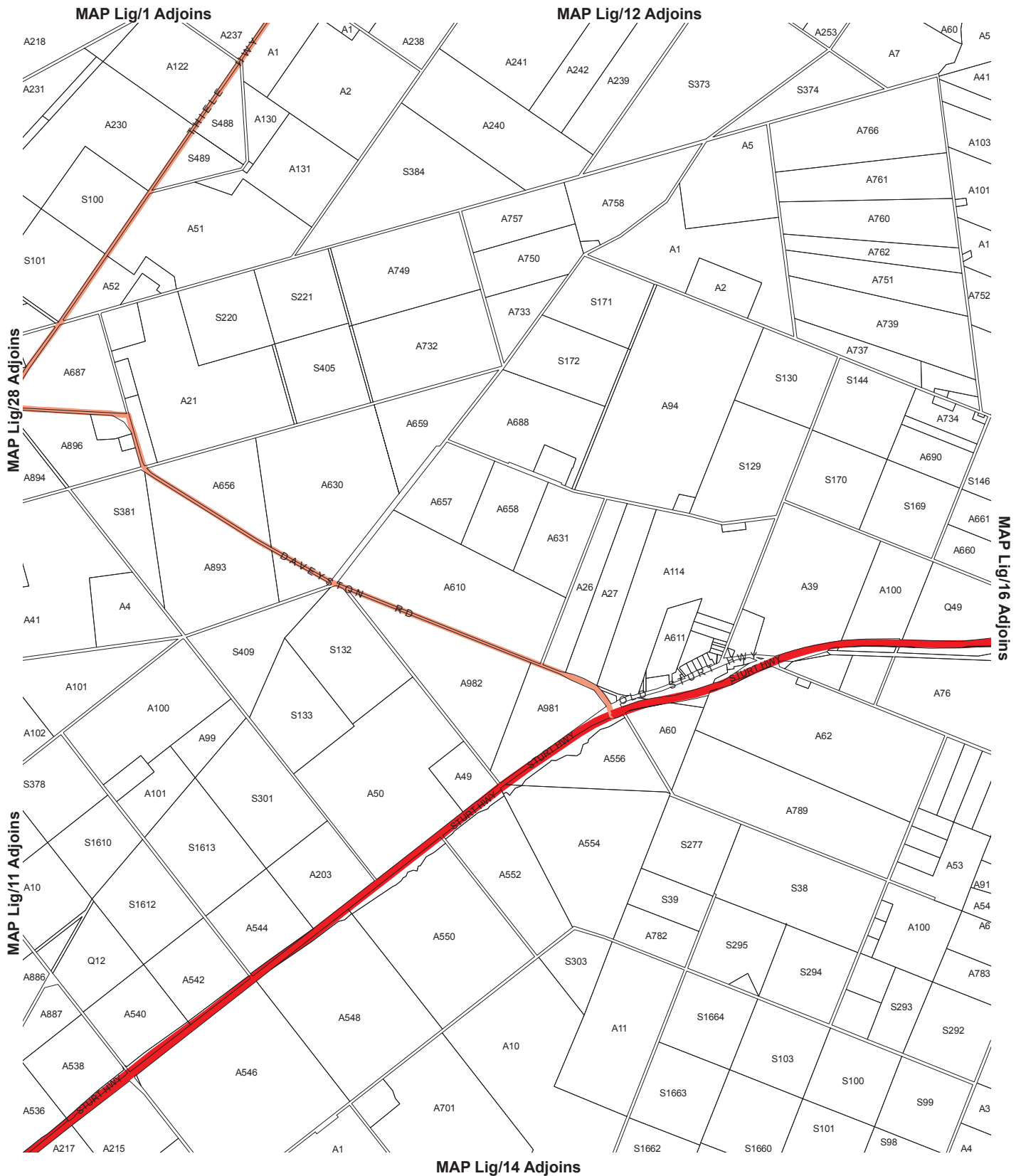
 Policy Area Boundary



# Location Map Lig/13

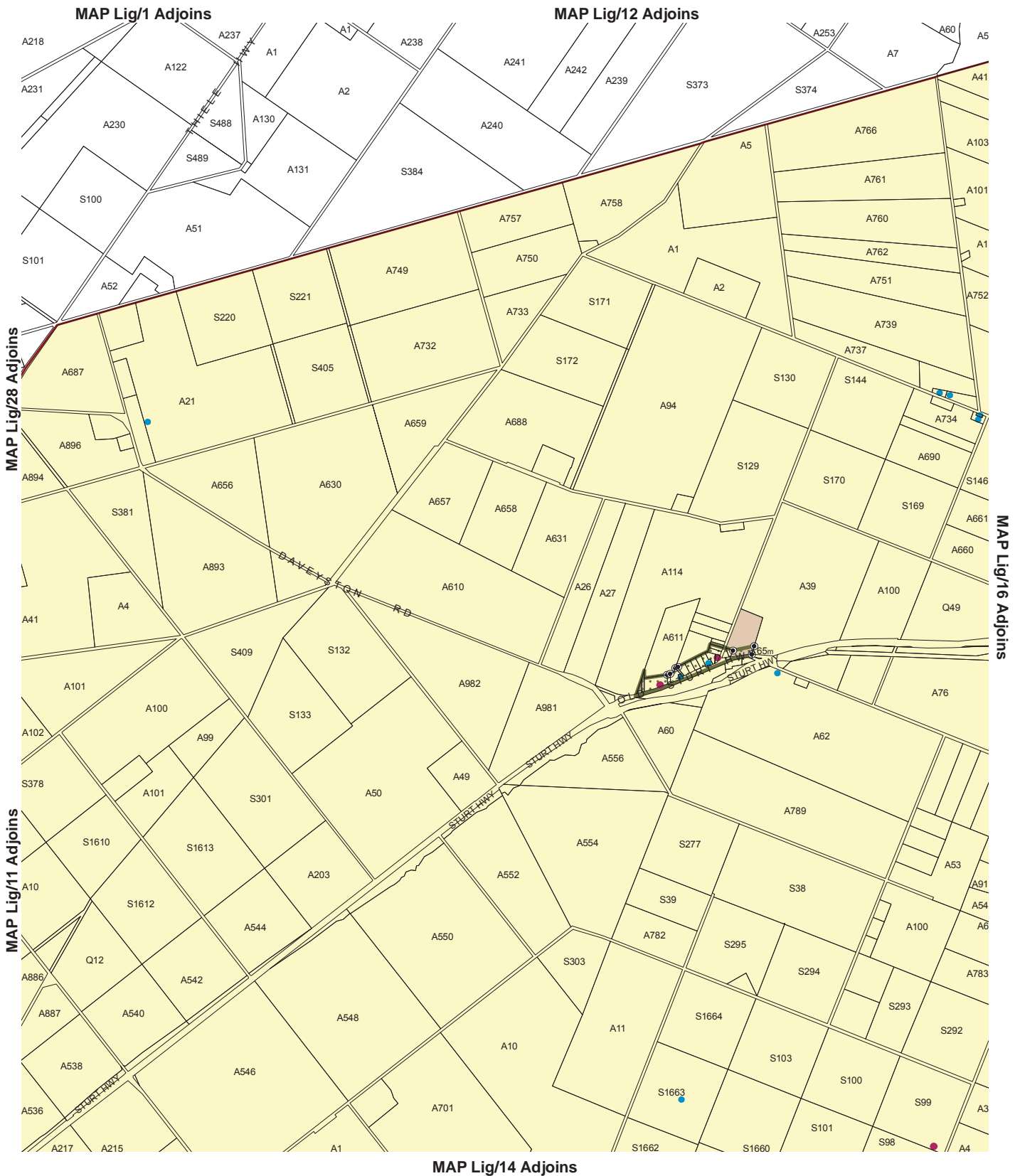
-  Railways
-  Local Reserves





# Overlay Map Lig/13 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads



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



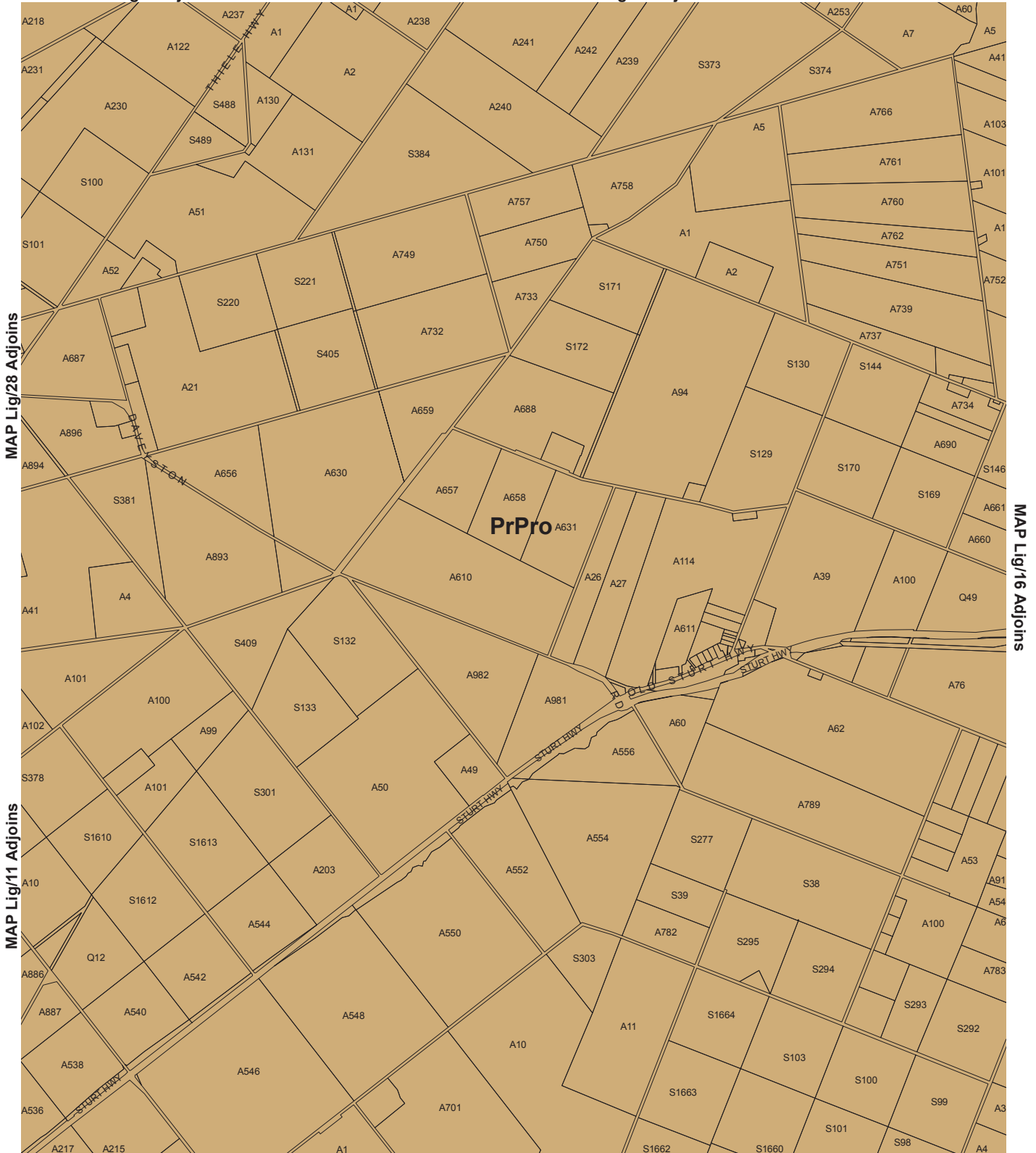
- Local heritage place
- State heritage place
- Contributory Item
- Historic Conservation Area
- Character Preservation District

# Overlay Map Lig/13

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Lig/1 Adjoins

MAP Lig/12 Adjoins



Lamberts Conformal Conic Projection, GDA94



# Zone Map Lig/13

**Zones**

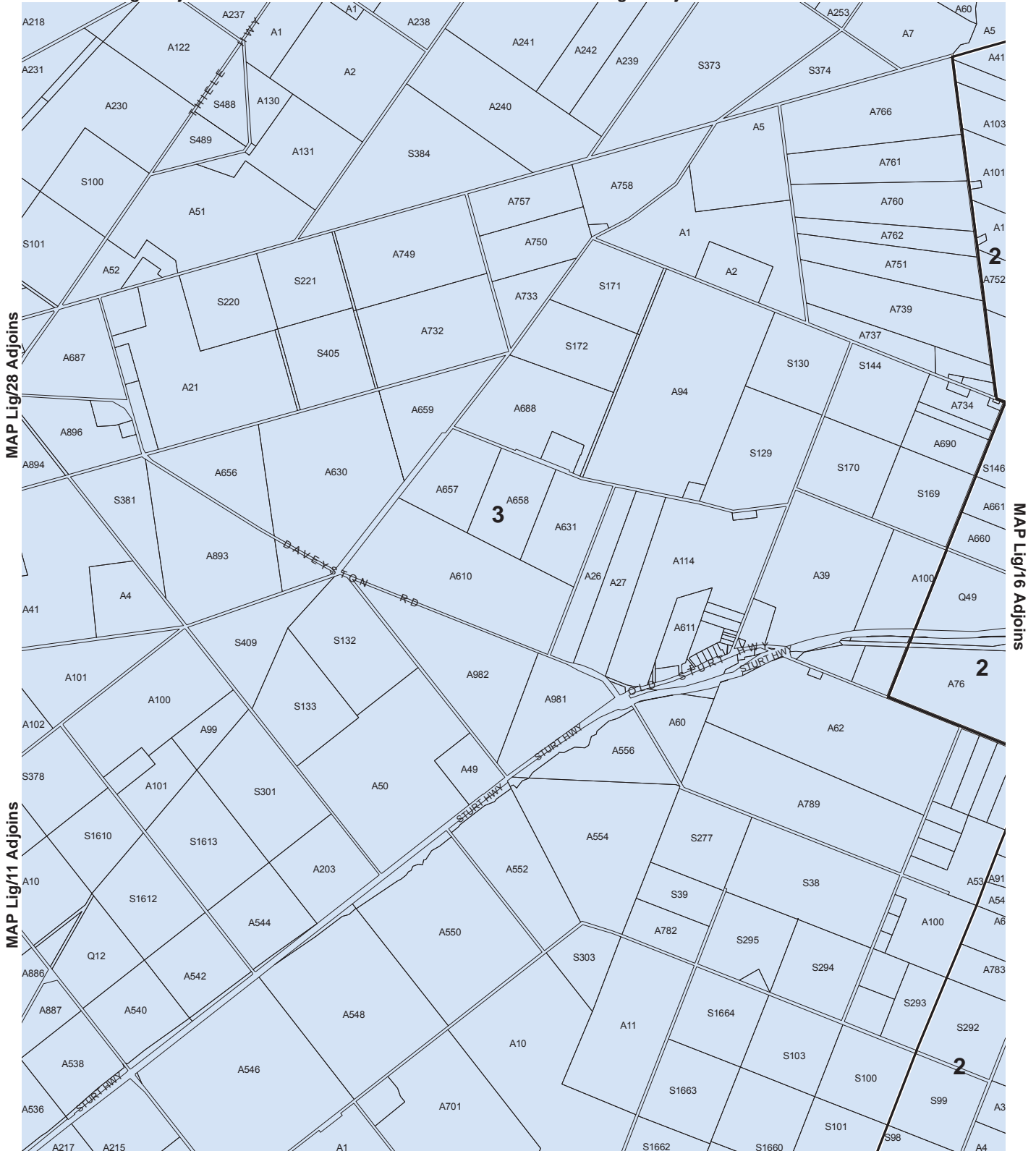
- PrPro Primary Production
- Zone Boundary

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/1 Adjoins

MAP Lig/12 Adjoins



MAP Lig/14 Adjoins

Lamberts Conformal Conic Projection, GDA94

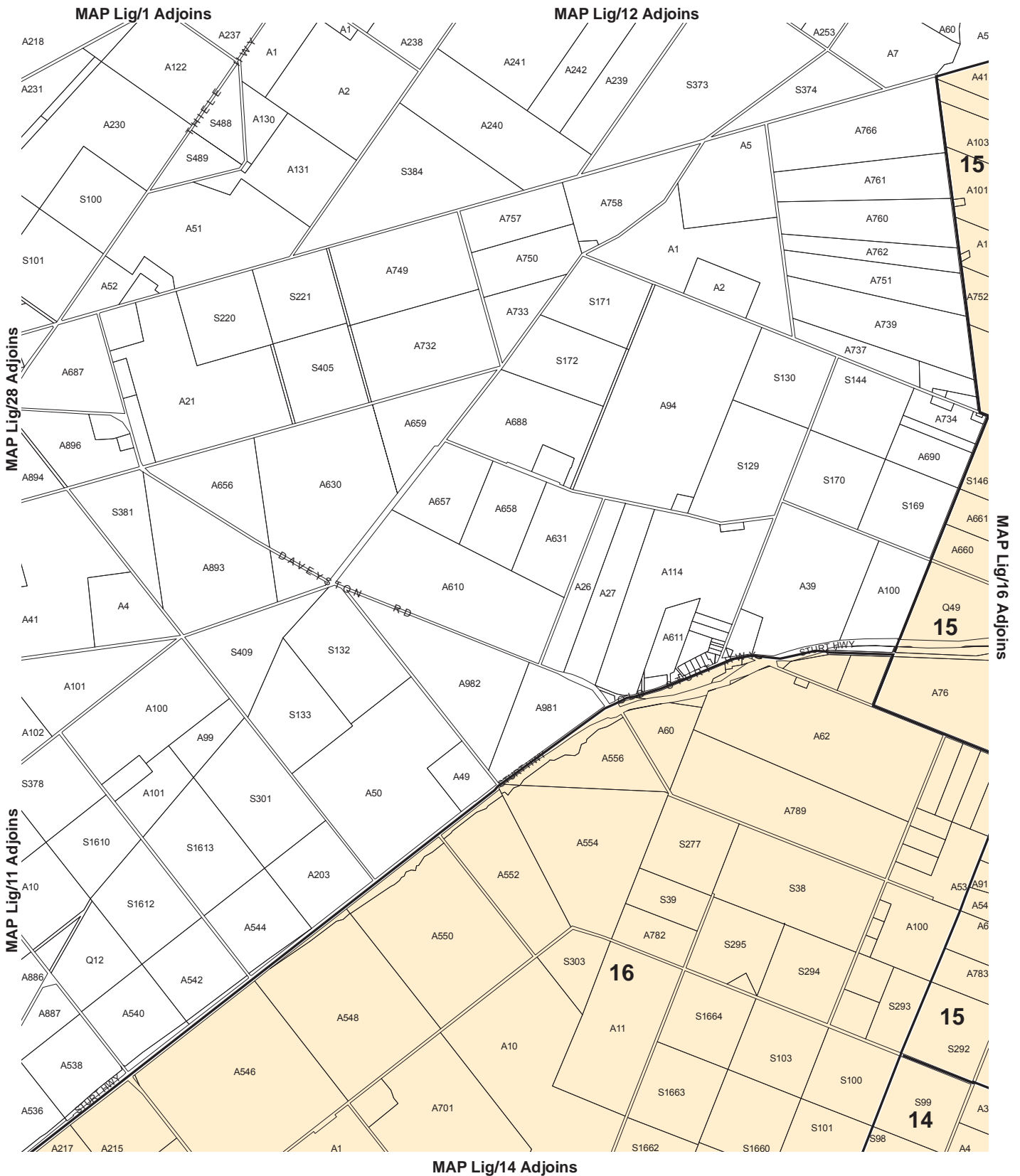
**Policy Area**

- 2 Barossa Valley Region
- 3 General Farming



# Policy Area Map Lig/13

Policy Area Boundary



Lamberts Conformal Conic Projection, GDA94

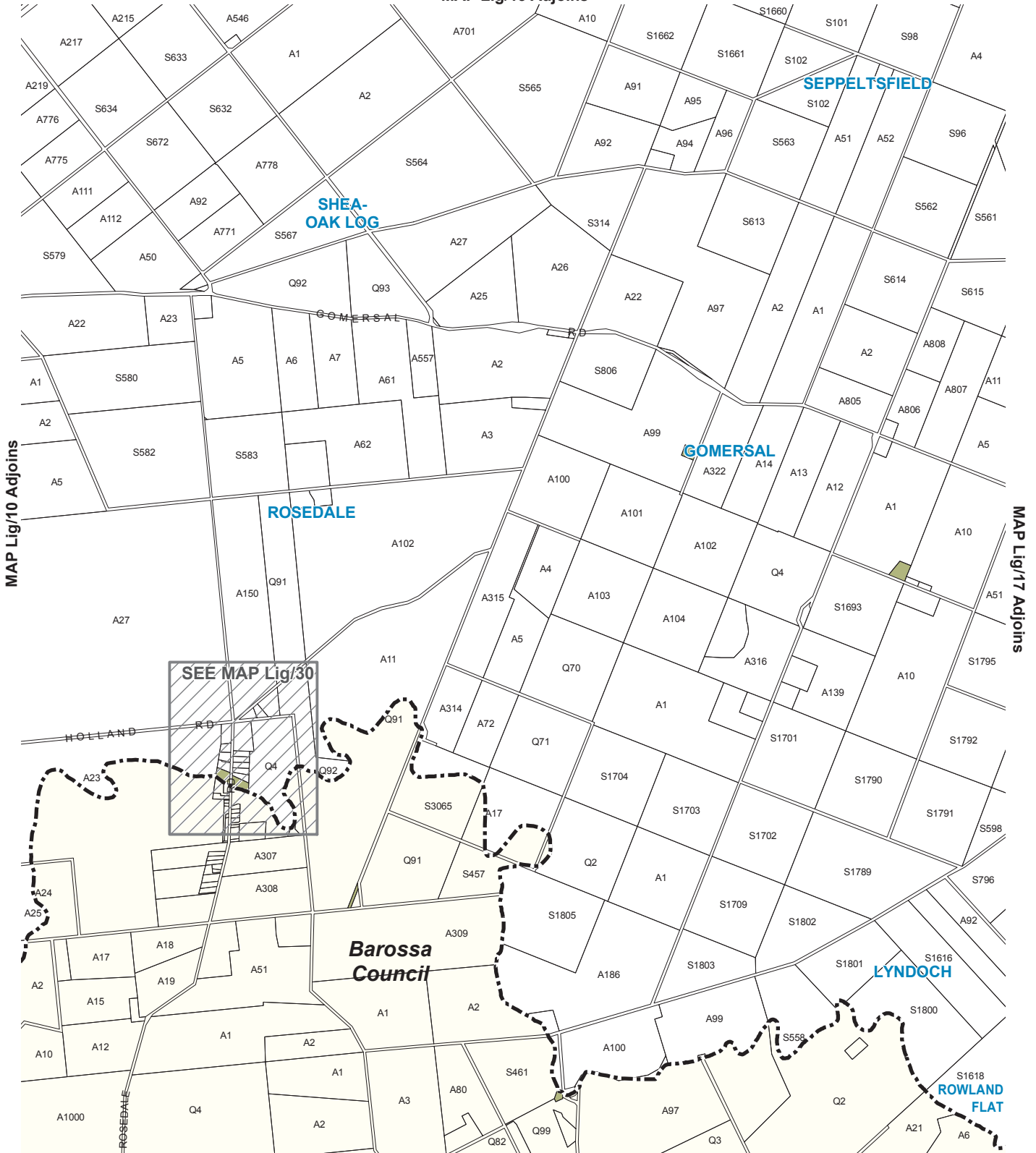
- Precinct**
- 14 Gomersal
  - 15 Nuriootpa Plains
  - 16 Horticulture



# Precinct Map Lig/13

Precinct Boundary

MAP Lig/13 Adjoins



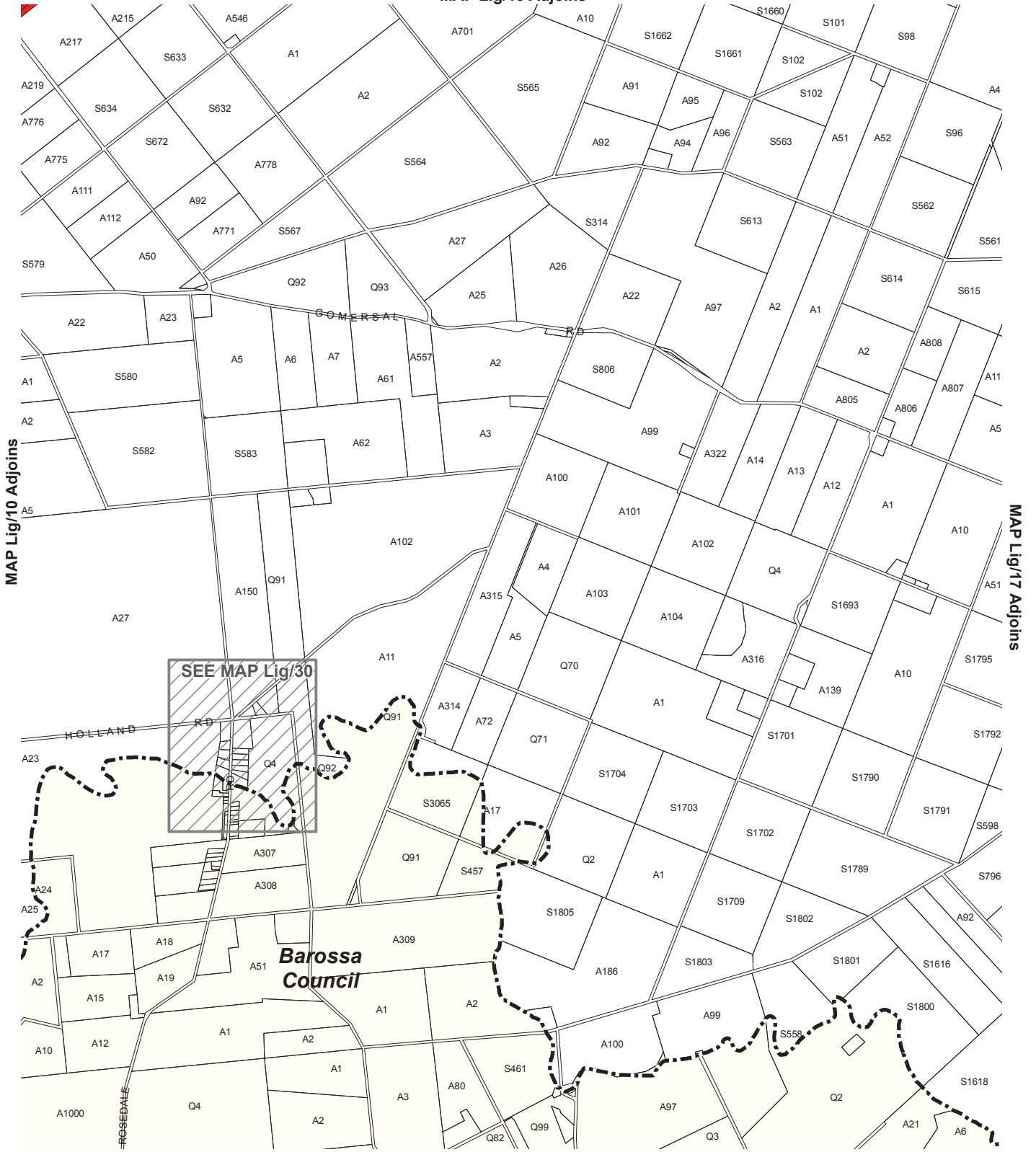
MAP Lig/1 Adjoins



# Location Map Lig/14

- Local Reserves
- Development Plan Boundary

MAP Lig/13 Adjoins



MAP Lig/1 Adjoins

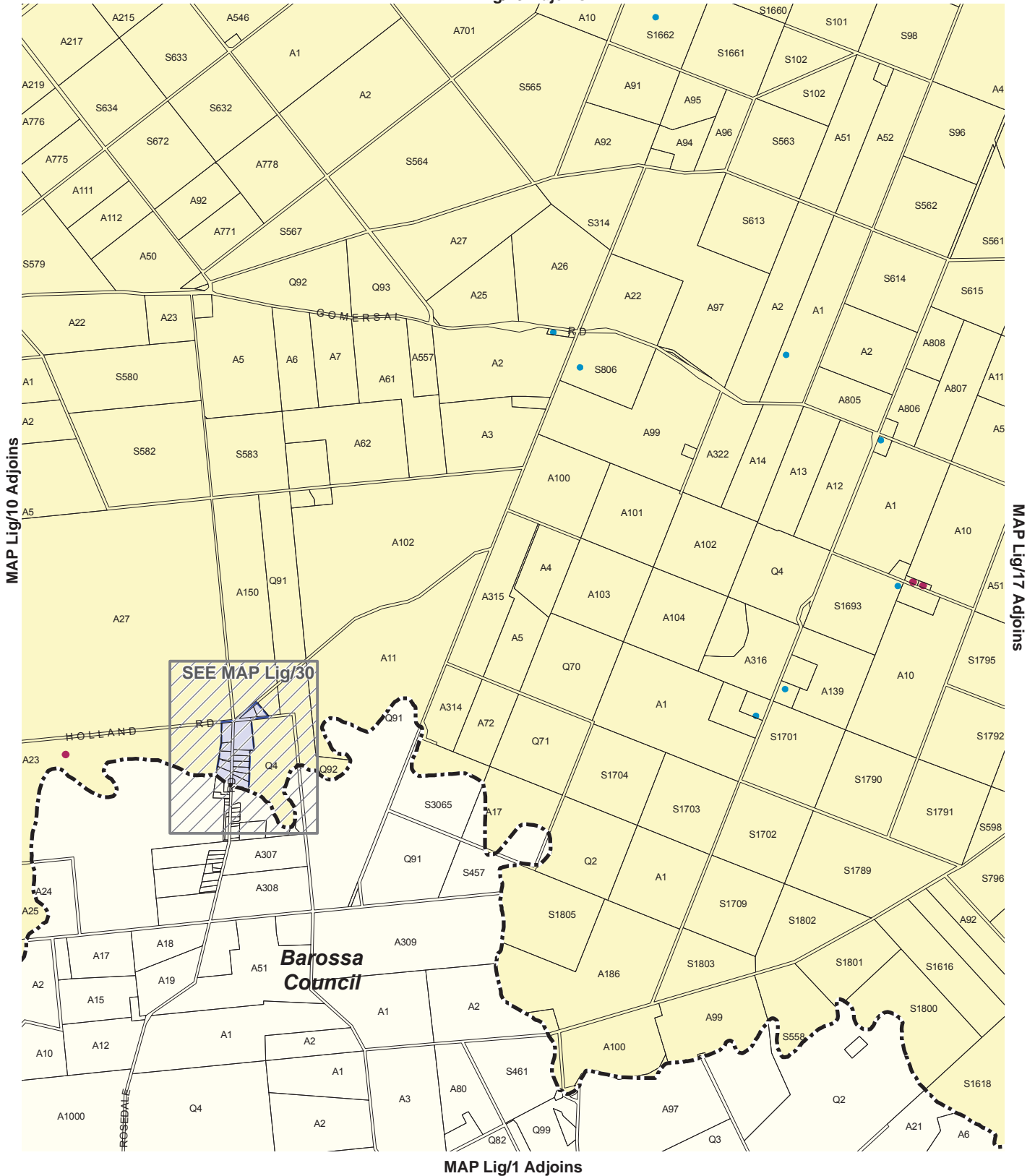


# Overlay Map Lig/14 TRANSPORT

LIGHT REGIONAL COUNCIL  
Consolidated - 8 December 2016

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

MAP Lig/13 Adjoins



MAP Lig/1 Adjoins

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



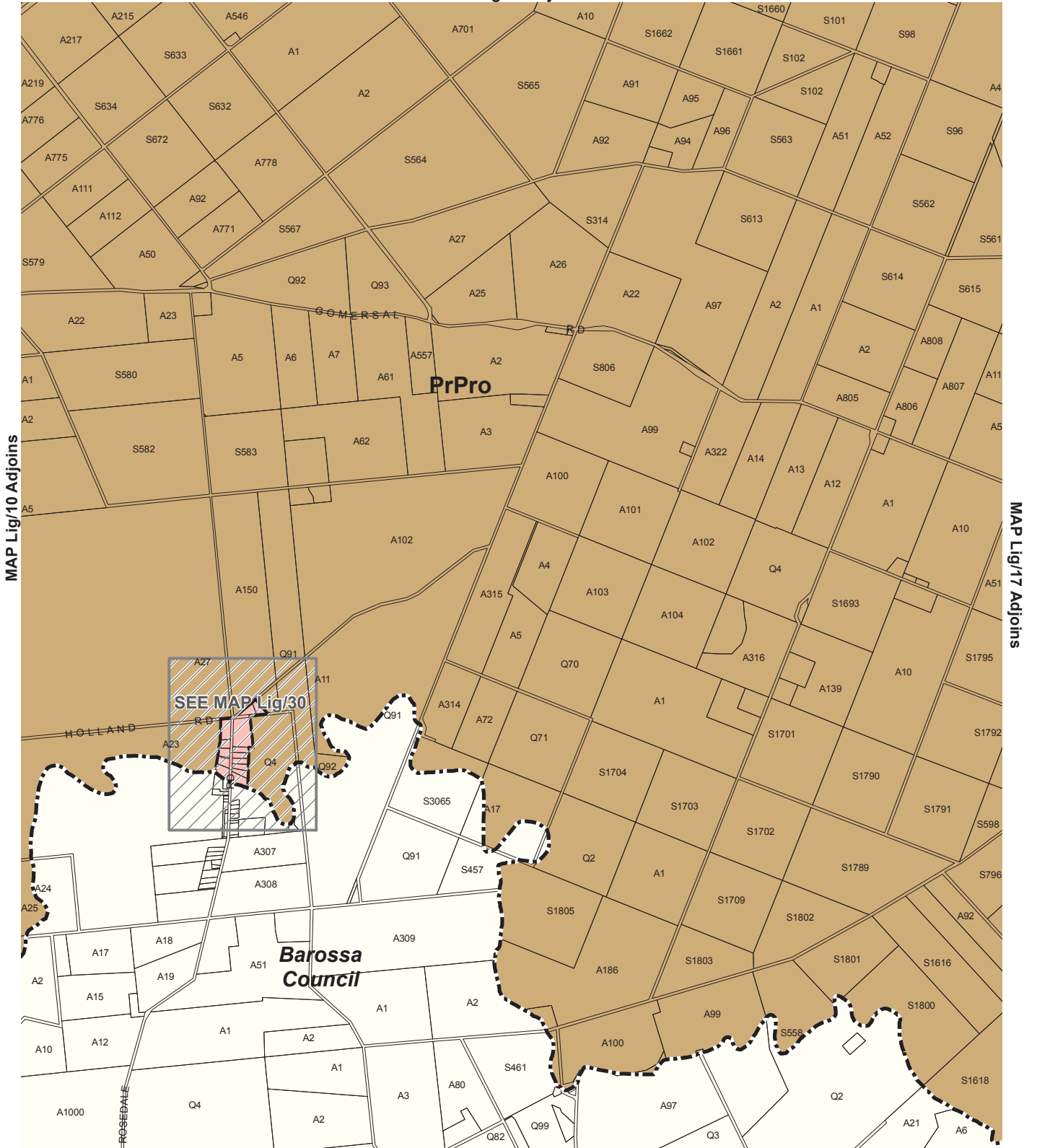
- Local heritage place
- State heritage place
- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

# Overlay Map Lig/14

## HERITAGE AND CHARACTER PRESERVATION DISTRICT



MAP Lig/13 Adjoins



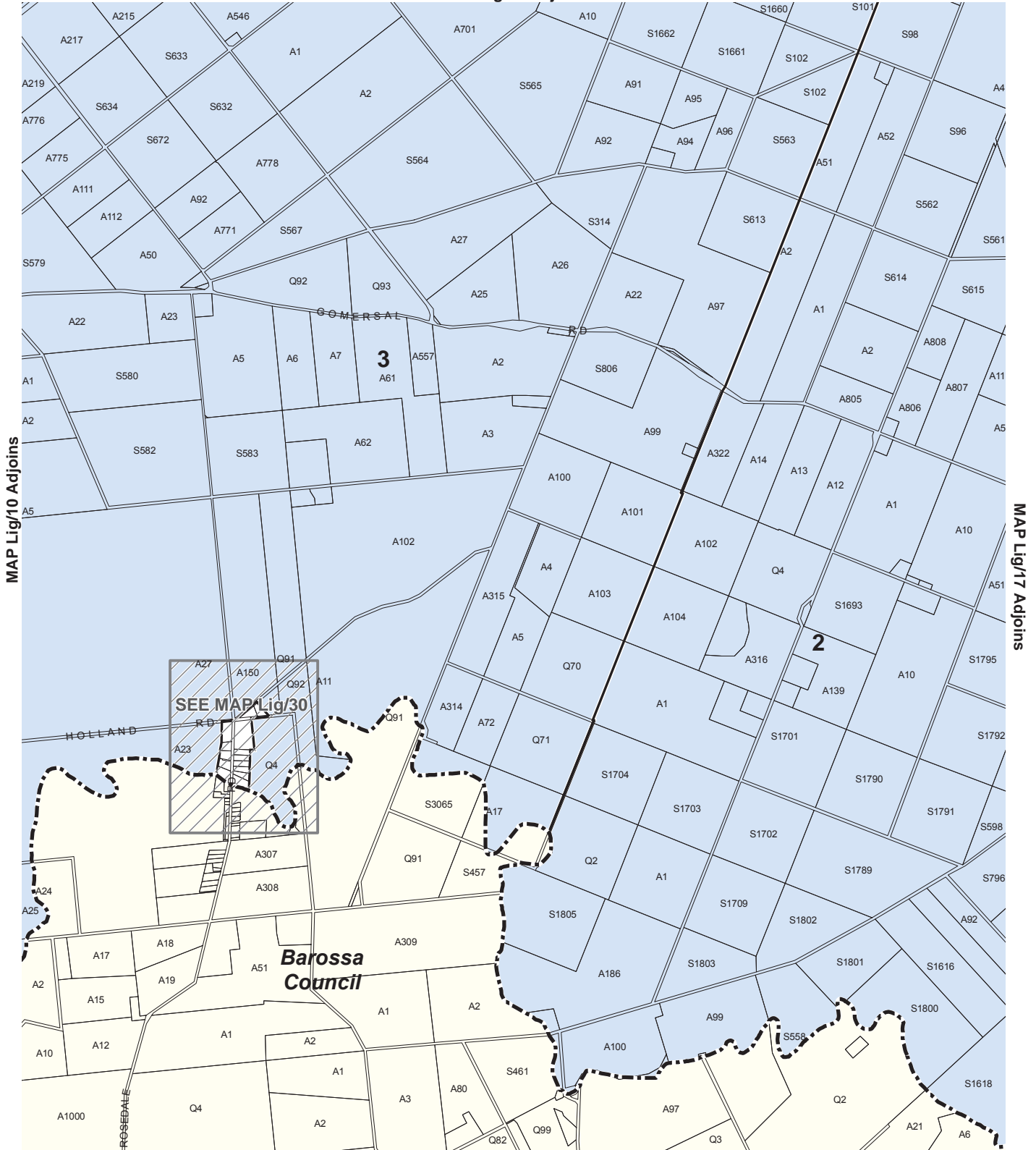
See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94



# Zone Map Lig/14

- Zones**
- PrPro Primary Production
  - Zone Boundary
  - Development Plan Boundary

MAP Lig/13 Adjoins



MAP Lig/1 Adjoins

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

**Policy Area**

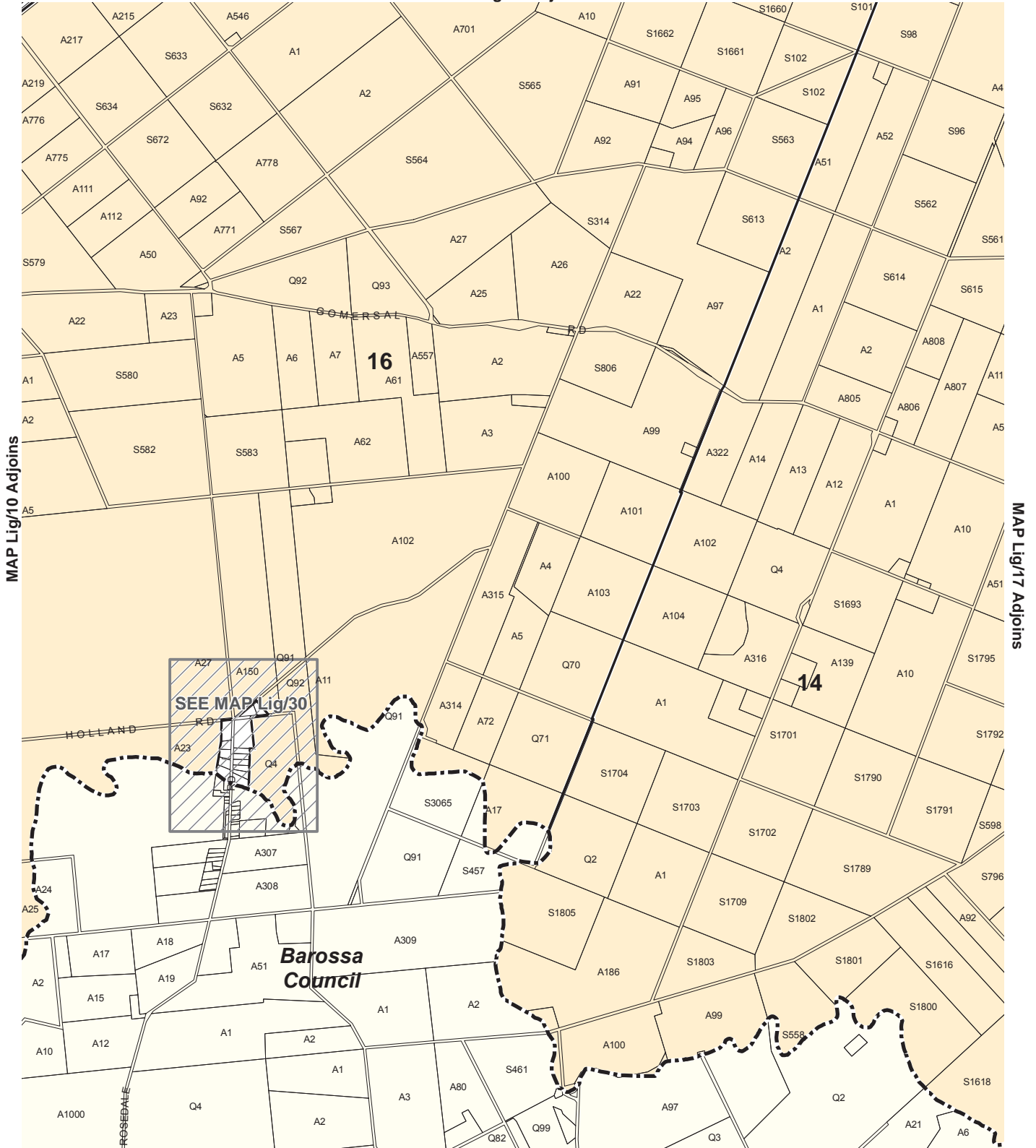
- 2 Barossa Valley Region
- 3 General Farming



# Policy Area Map Lig/14

- Policy Area Boundary
- Development Plan Boundary

MAP Lig/13 Adjoins



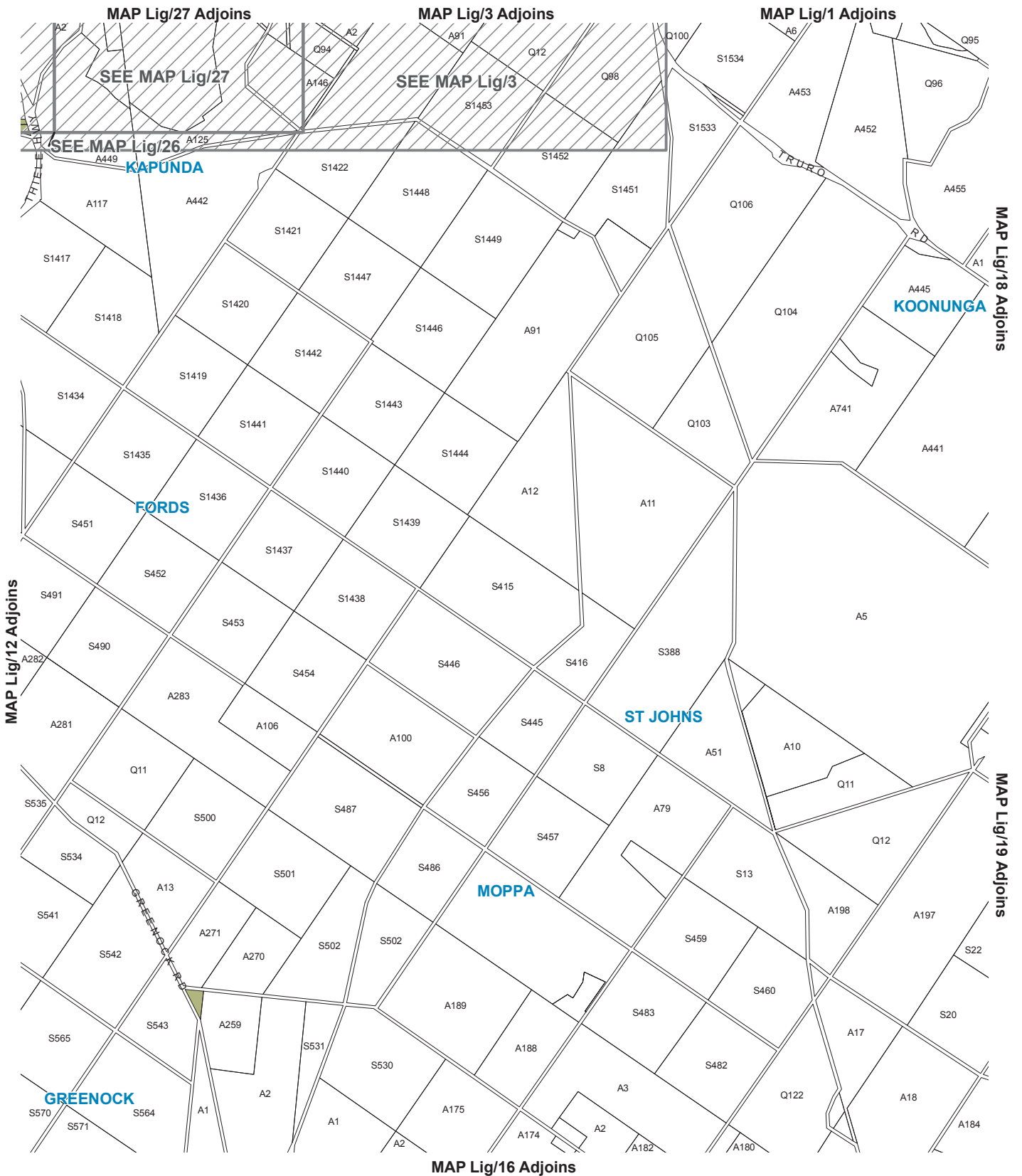
See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 14 Gomersal  
 16 Horticulture

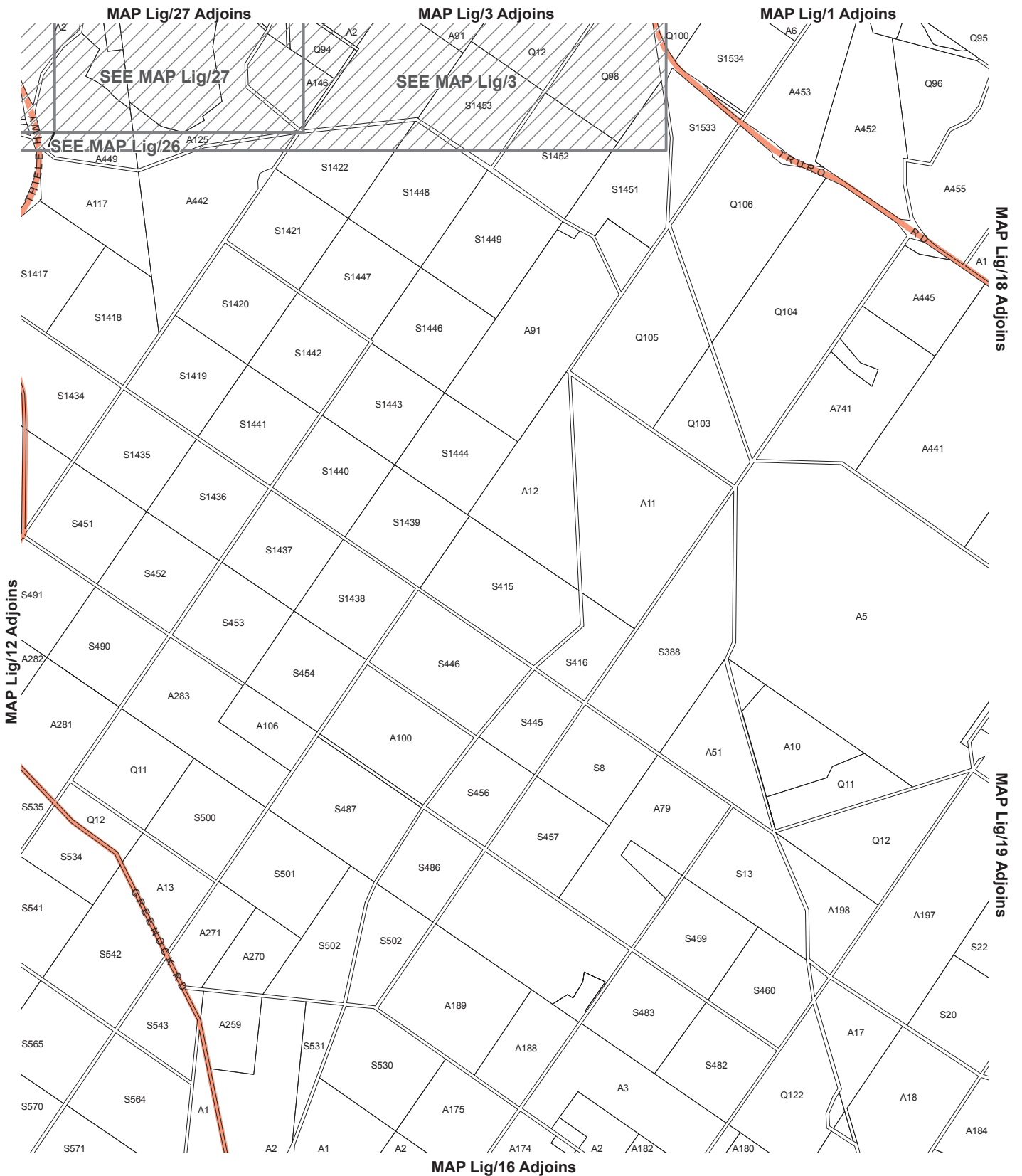


# Precinct Map Lig/14

- Precinct Boundary
- Development Plan Boundary



# Location Map Lig/15



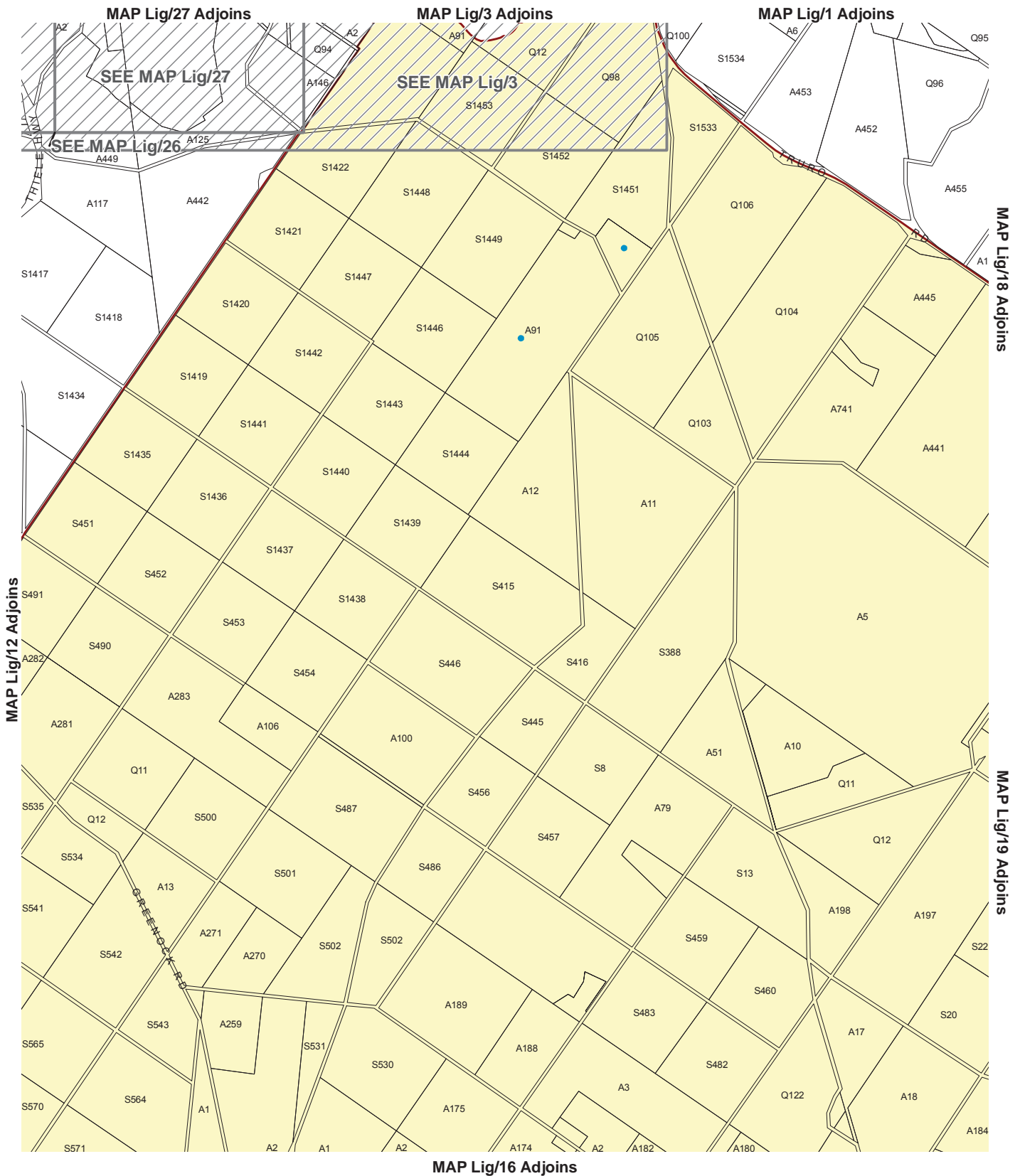
- Primary Arterial Roads
- Secondary Arterial Roads

# Overlay Map Lig/15

## TRANSPORT

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016



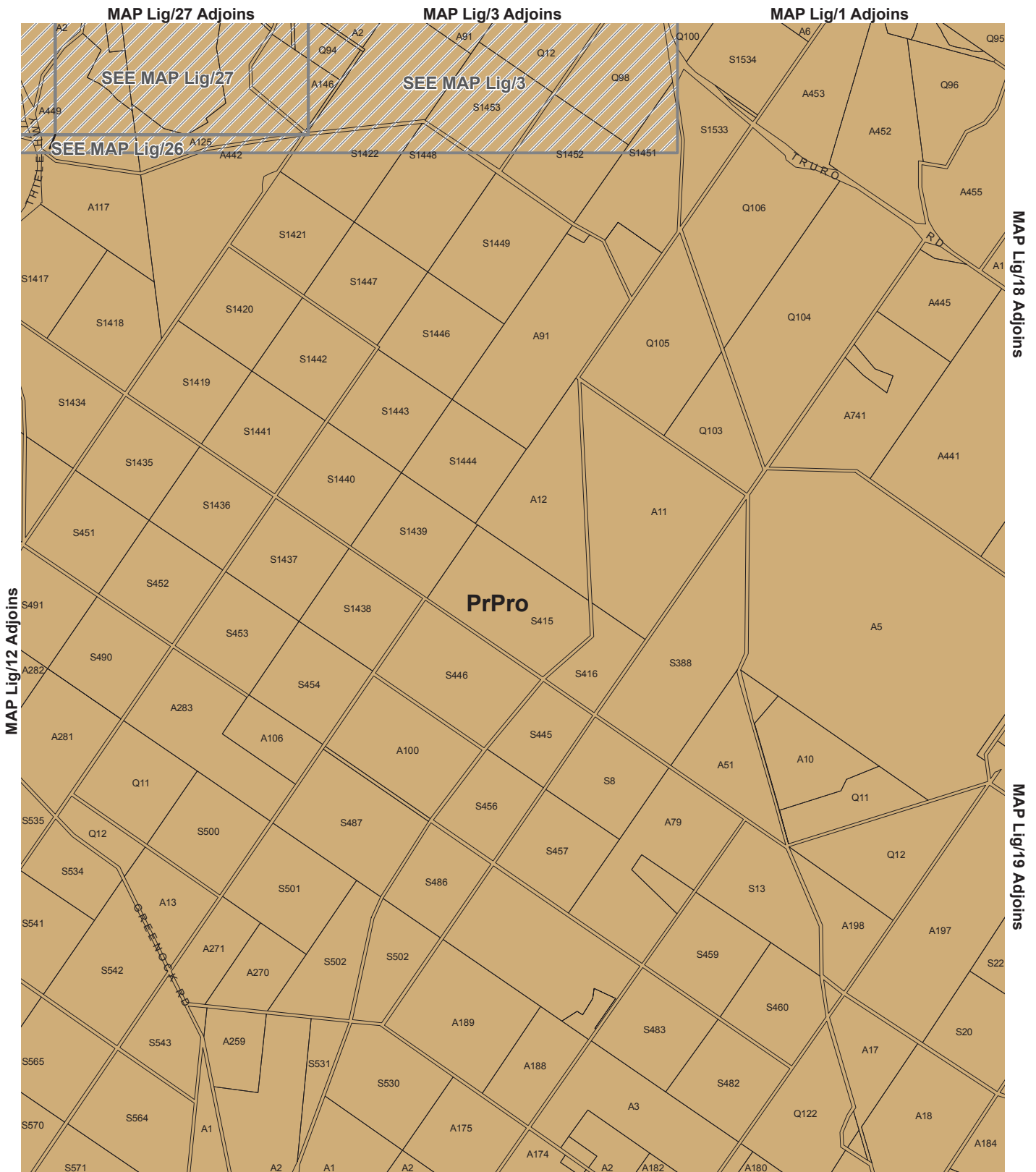
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Lig/15

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District



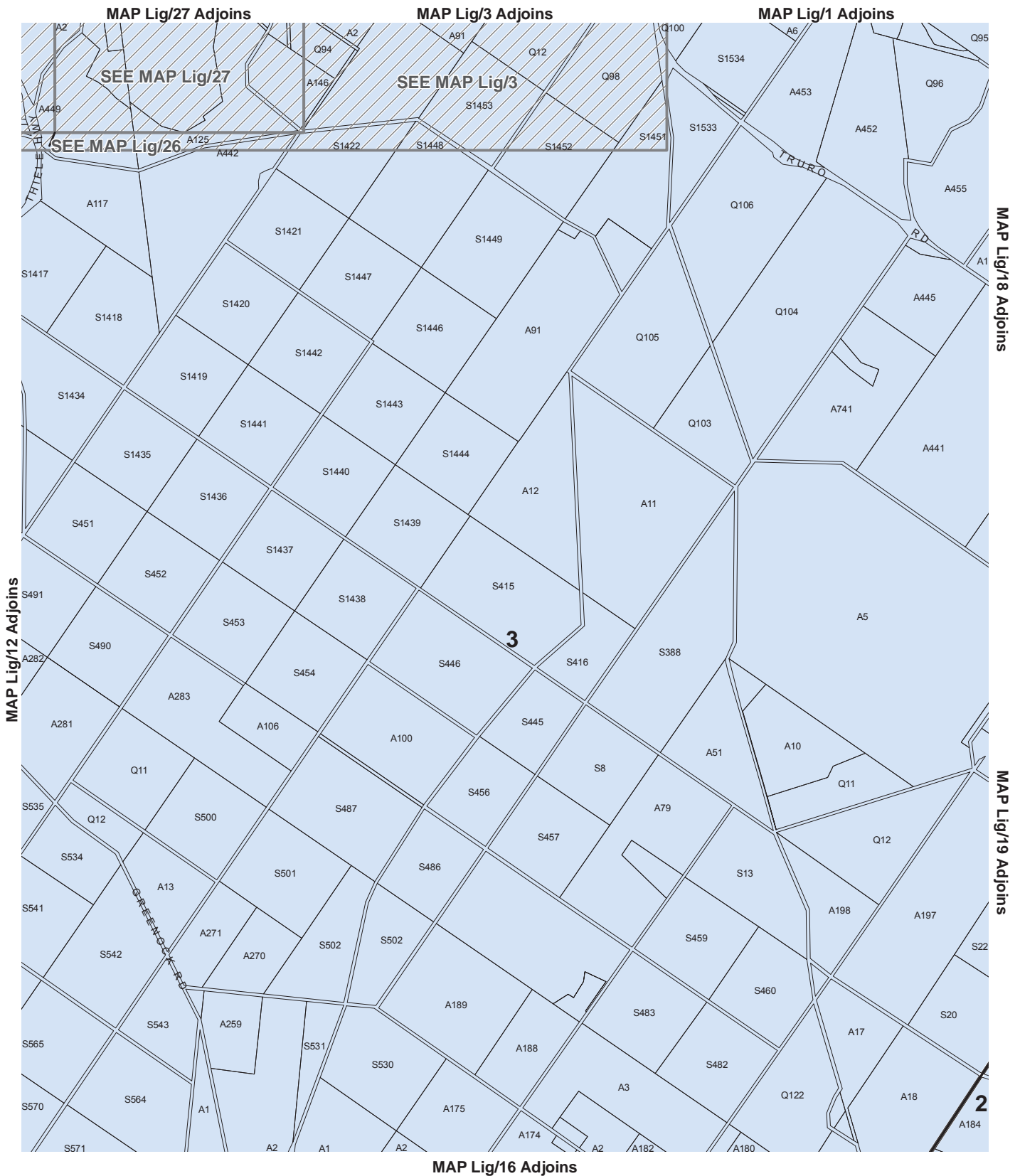
See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

MAP Lig/16 Adjoins



# Zone Map Lig/15

- Zones**
- PrPro Primary Production
  - Zone Boundary



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

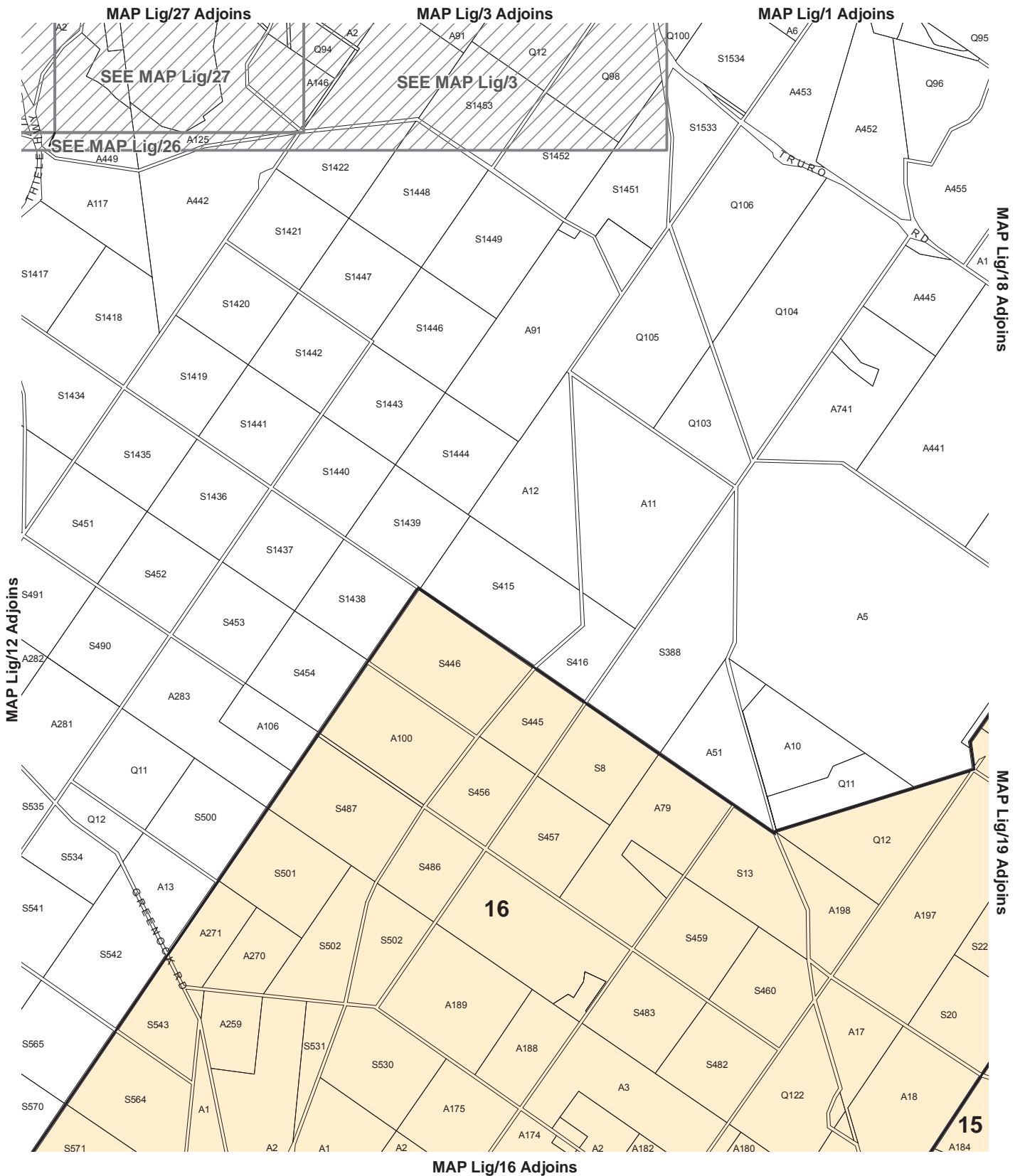
- Policy Area**
- 2 Barossa Valley Region
  - 3 General Farming



# Policy Area Map Lig/15

 Policy Area Boundary





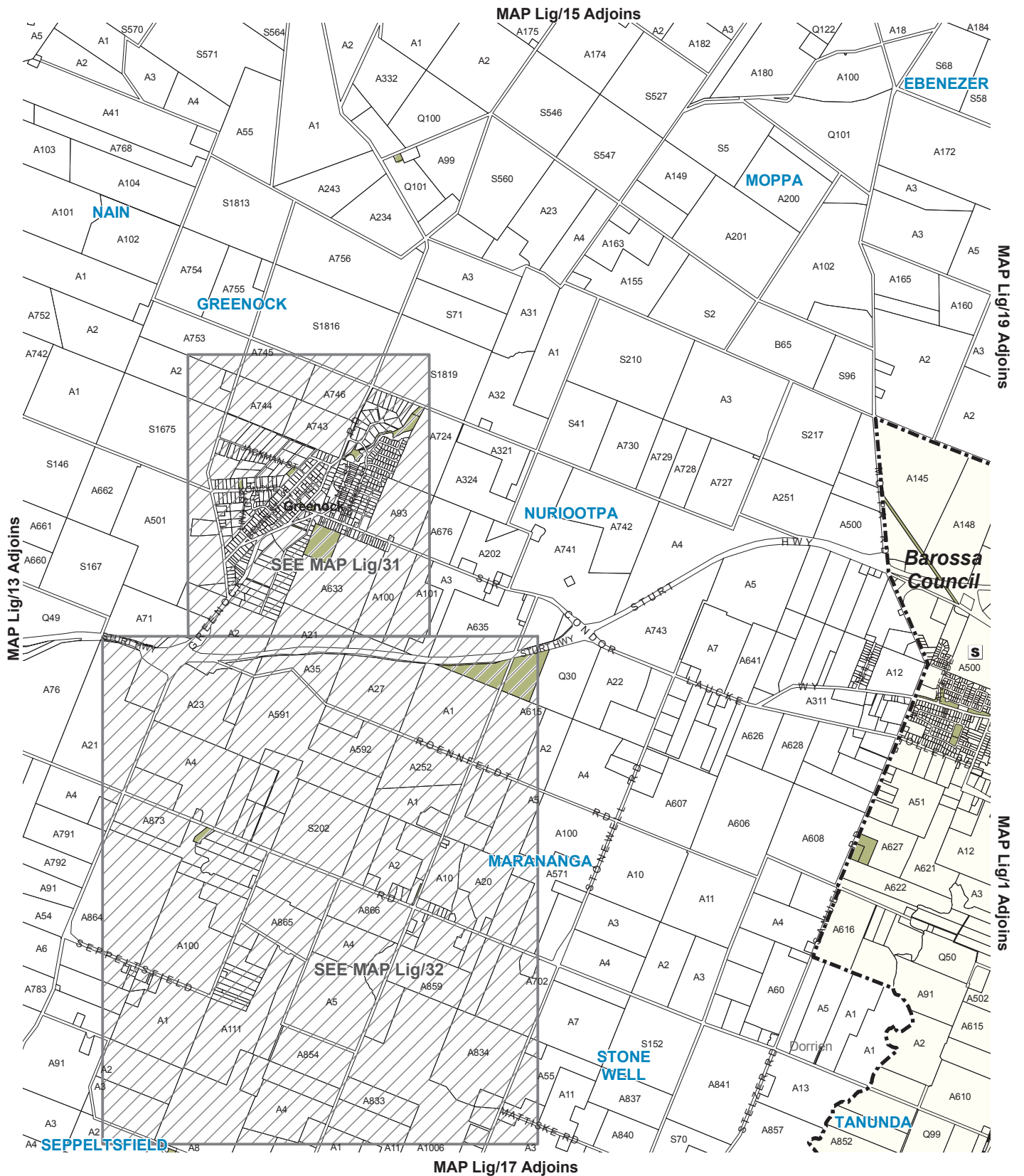
See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 15 Nuriootpa Plains  
 16 Horticulture







# Precinct Map Lig/15

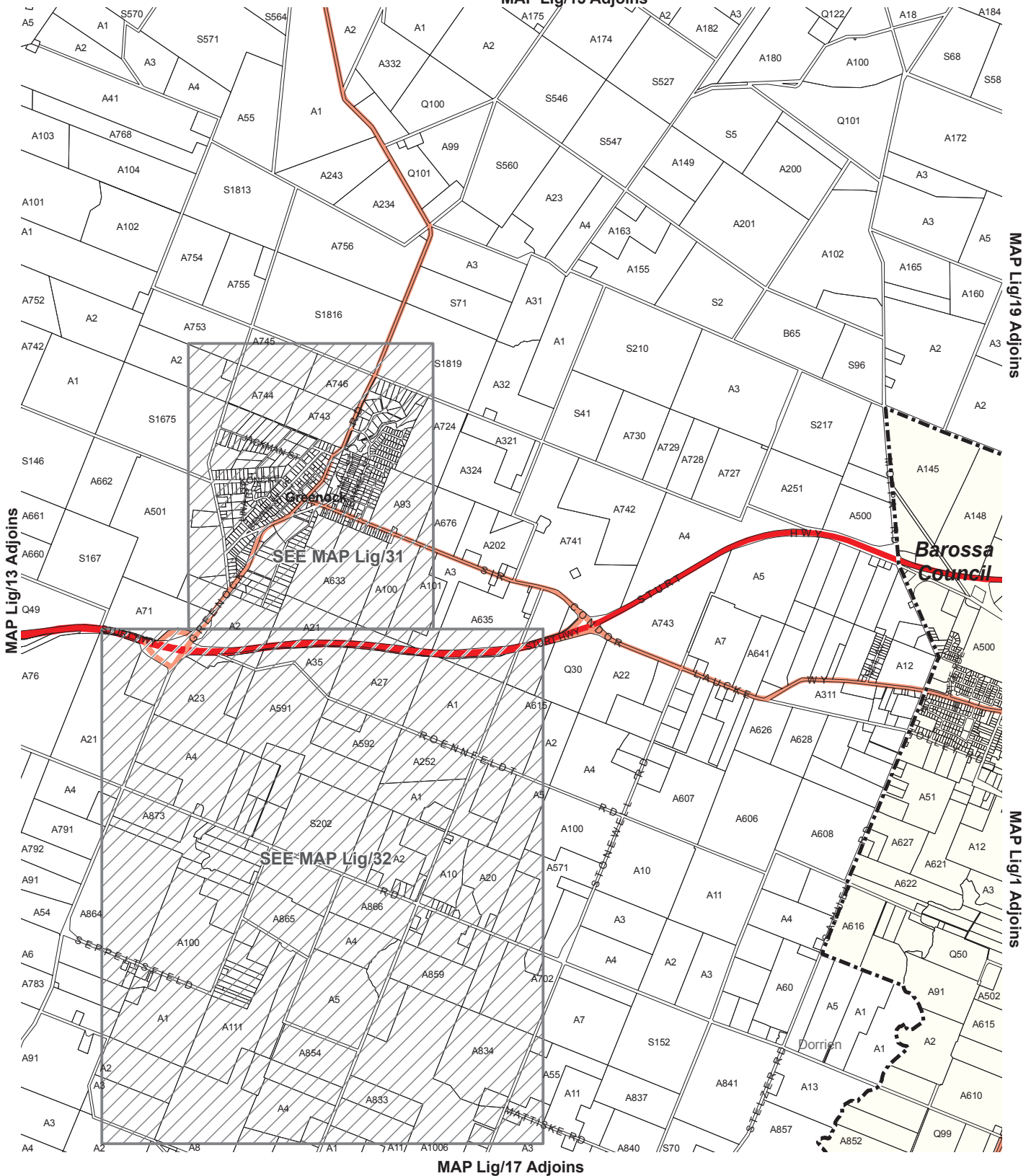
Precinct Boundary



# Location Map Lig/16

-  School
-  Railways
-  Local Reserves
-  Development Plan Boundary

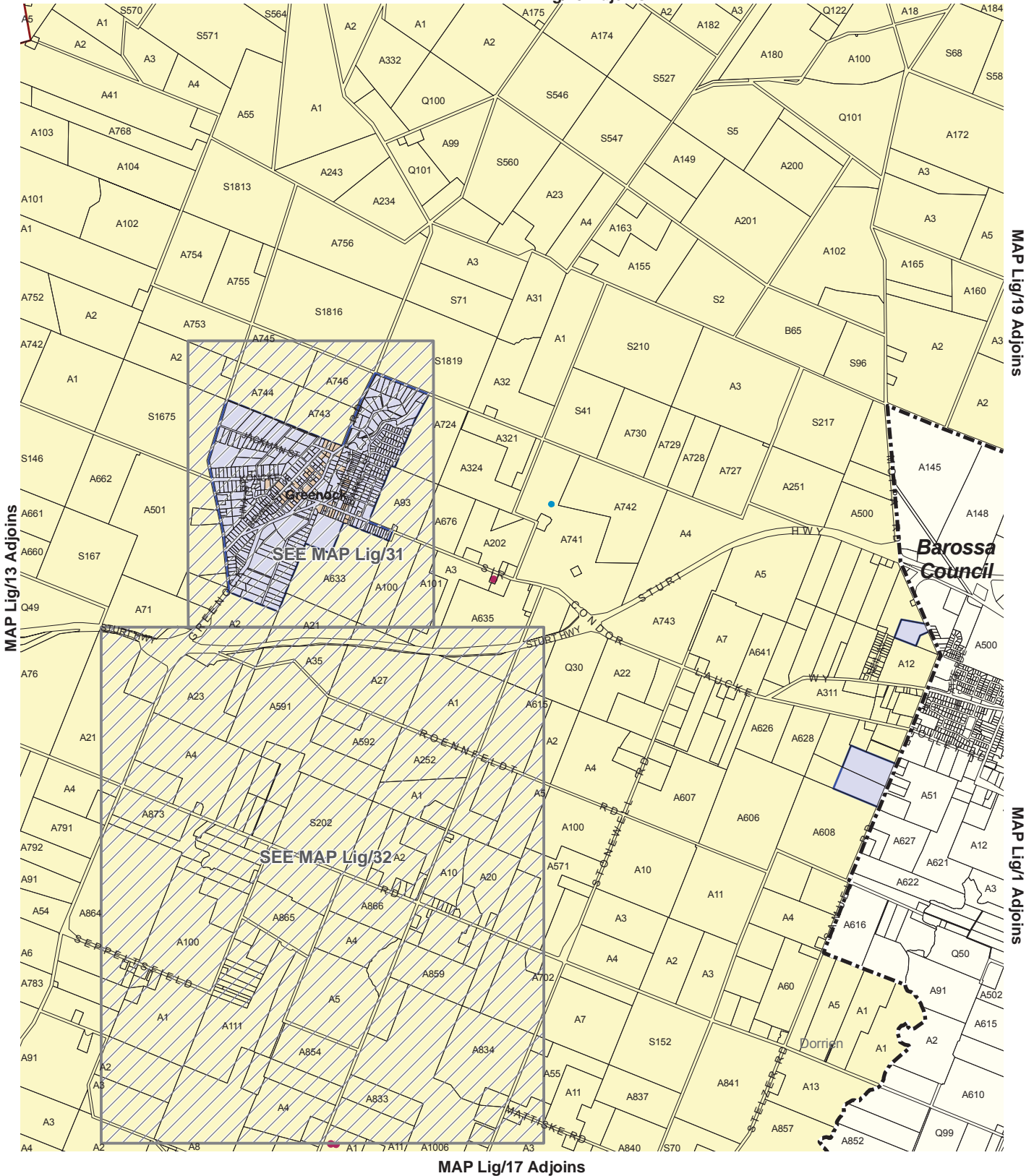
MAP Lig/15 Adjoins



# Overlay Map Lig/16

## TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary



Heritage points are indicative only.  
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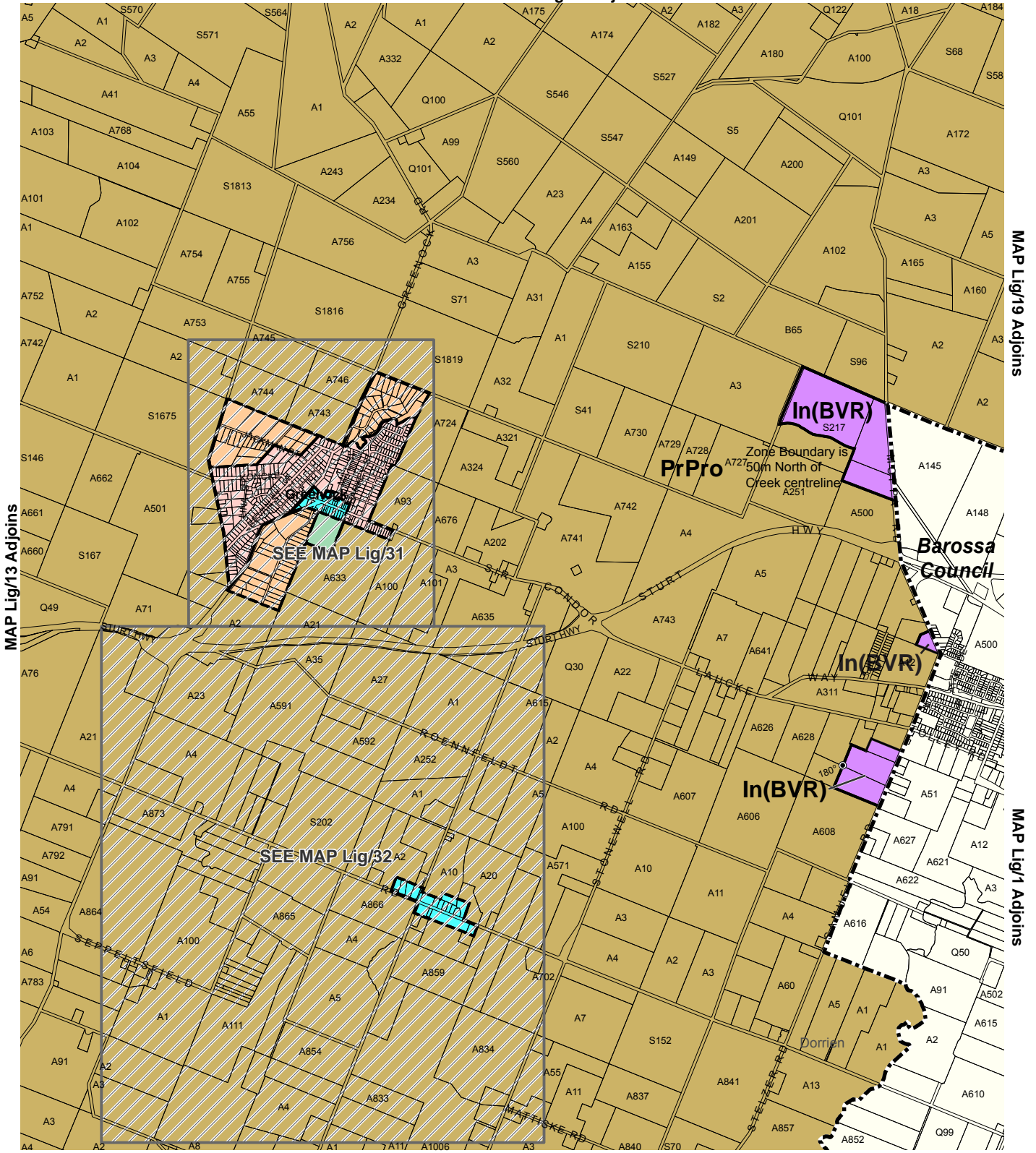


- Local heritage place
- State heritage place
- Contributory Item
- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

# Overlay Map Lig/16

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Lig/15 Adjoins



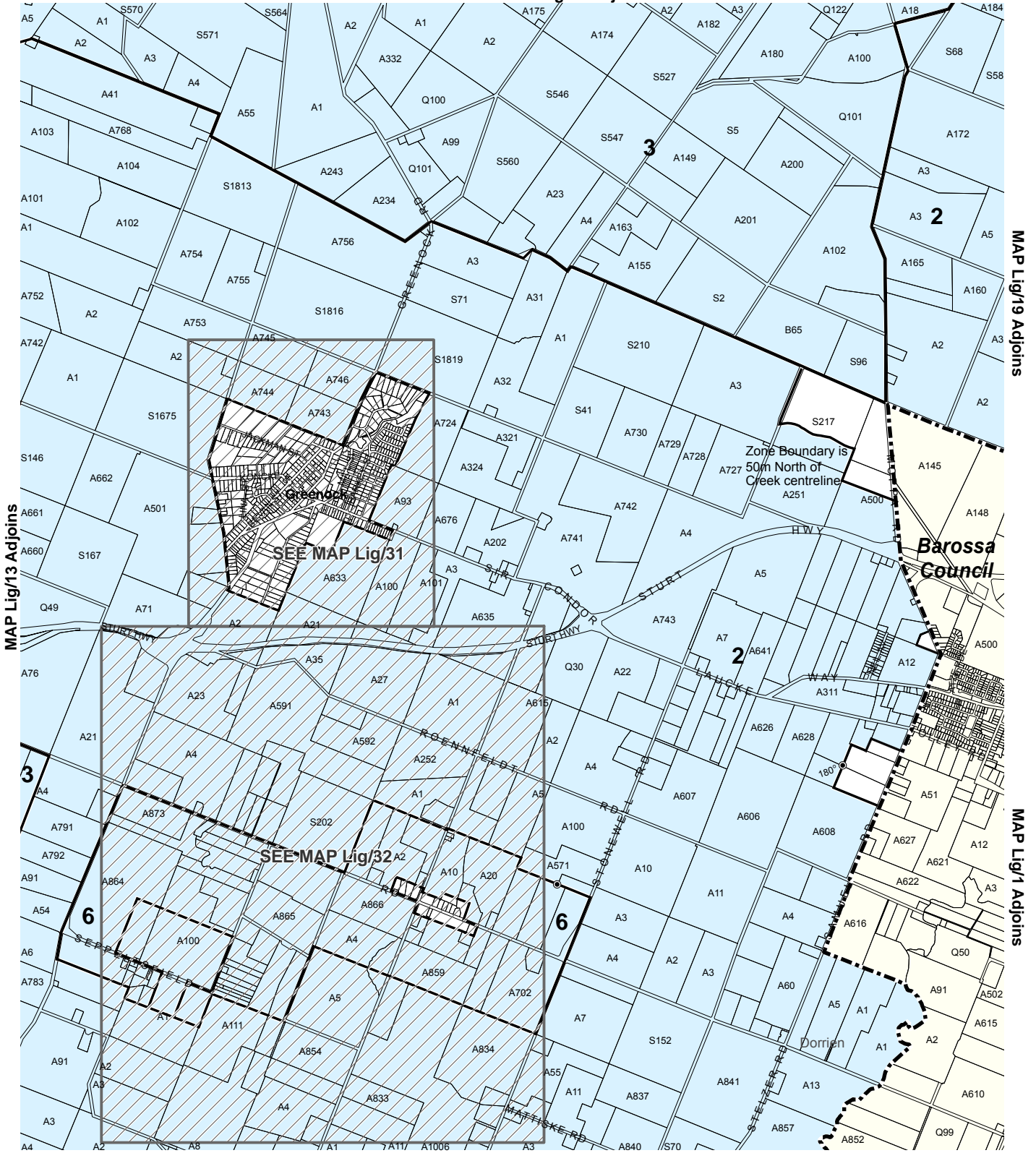
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



- Zones**
- Industry (Barossa Valley Region)
  - Primary Production
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Lig/16

MAP Lig/15 Adjoins



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

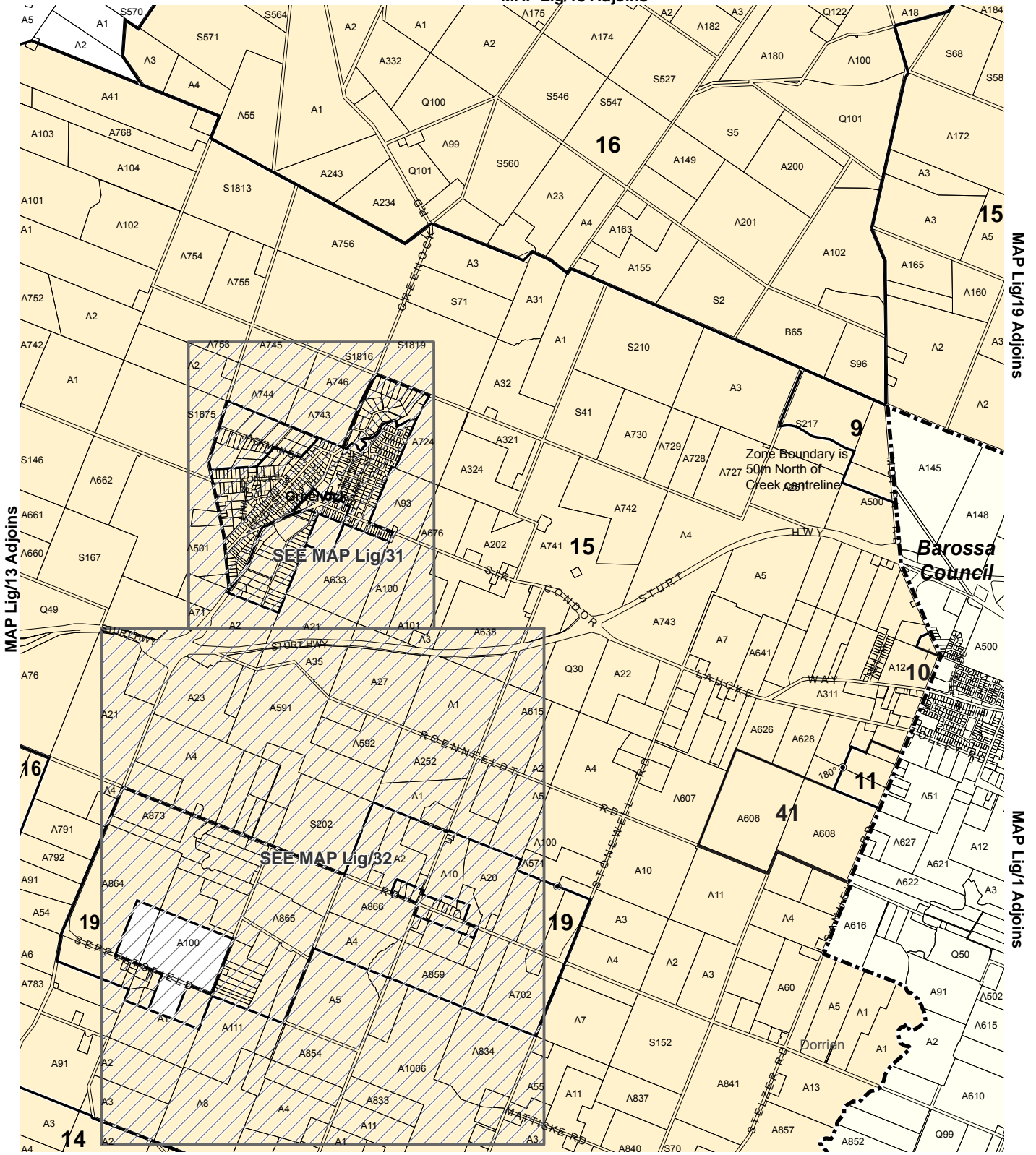
- Policy Area**
- 2 Barossa Valley Region
  - 3 General Farming
  - 6 Township Fringe



# Policy Area Map Lig/16

- Policy Area Boundary
- Development Plan Boundary

MAP Lig/15 Adjoins



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

**Precinct**

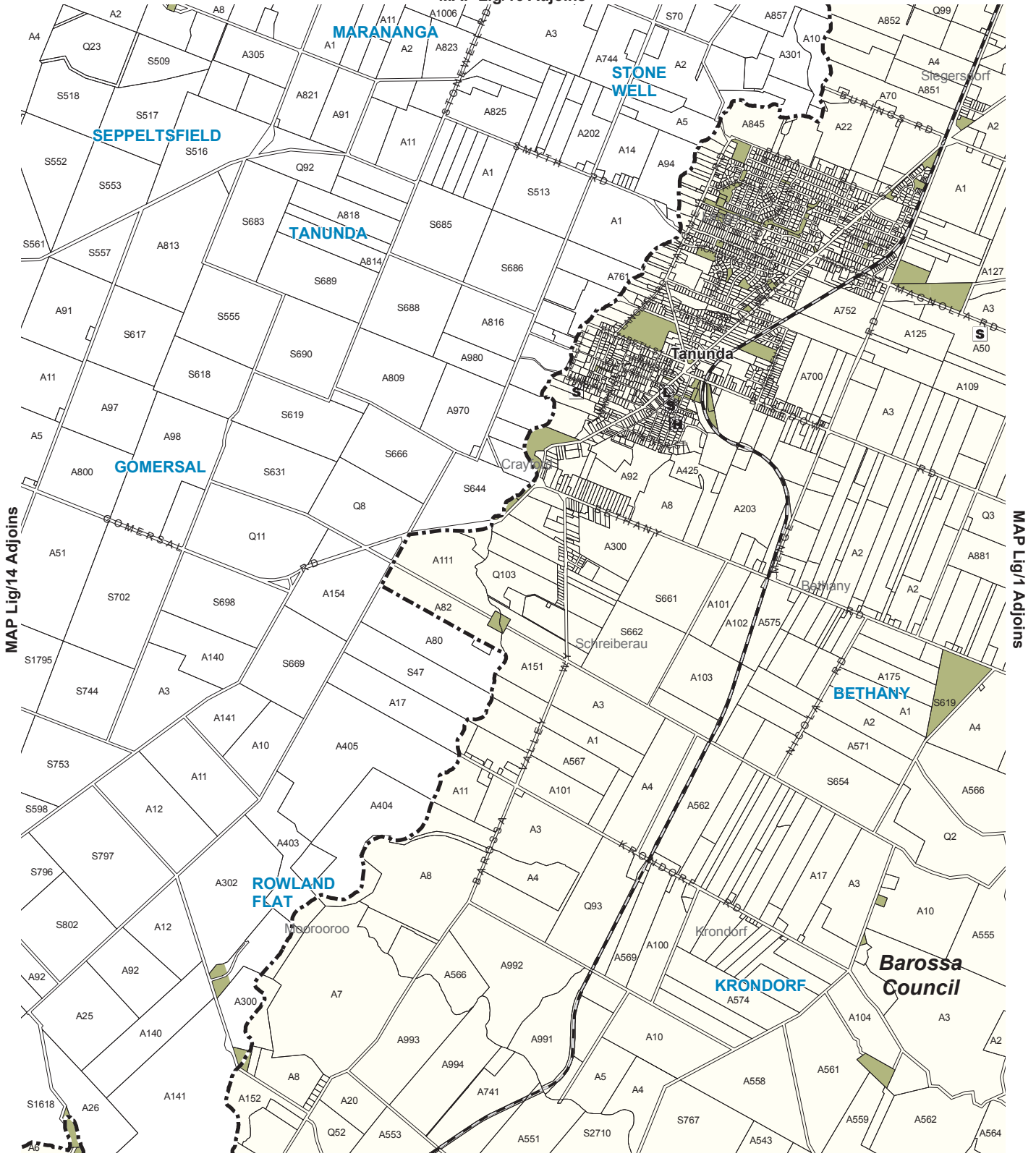
- 9 Moppa Road North Industry
- 10 Moppa Road South Industry
- 11 Samuel Road
- 14 Gomersal
- 15 Nuriootpa Plains
- 16 Horticulture
- 19 Marananga Seppeltsfield Fringe
- 41 Samuel Road Effluent Disposal Lagoons



# Precinct Map Lig/16

- Precinct Boundary
- Development Plan Boundary

MAP Lig/16 Adjoins



MAP Lig/1 Adjoins



# Location Map Lig/17

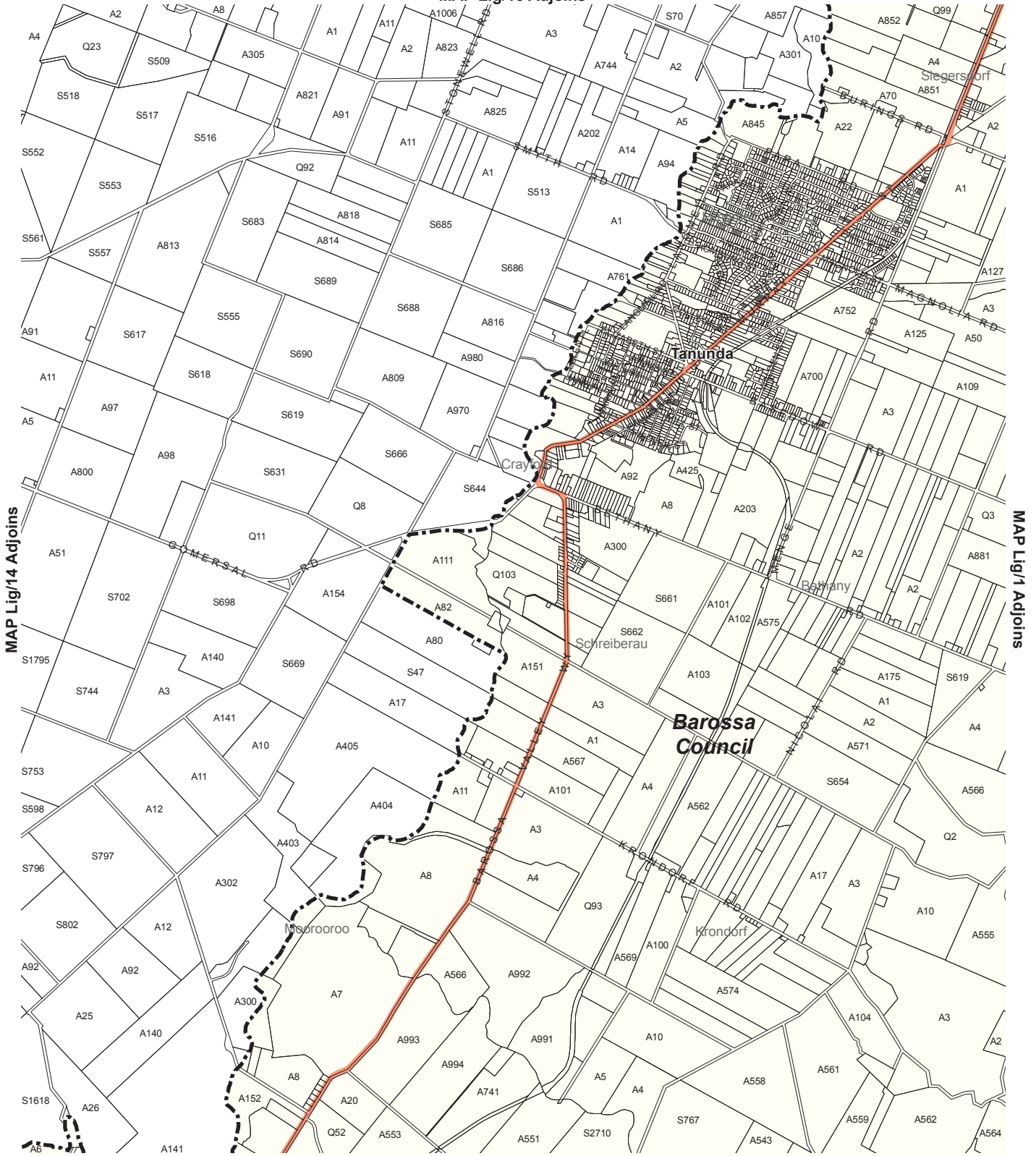
LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

- S** School
- L** Public Library
- H** Other Health Services
- H** Hospital
- Railways
- Local Reserves
- Development Plan Boundary



MAP Lig/16 Adjoins



MAP Lig/1 Adjoins



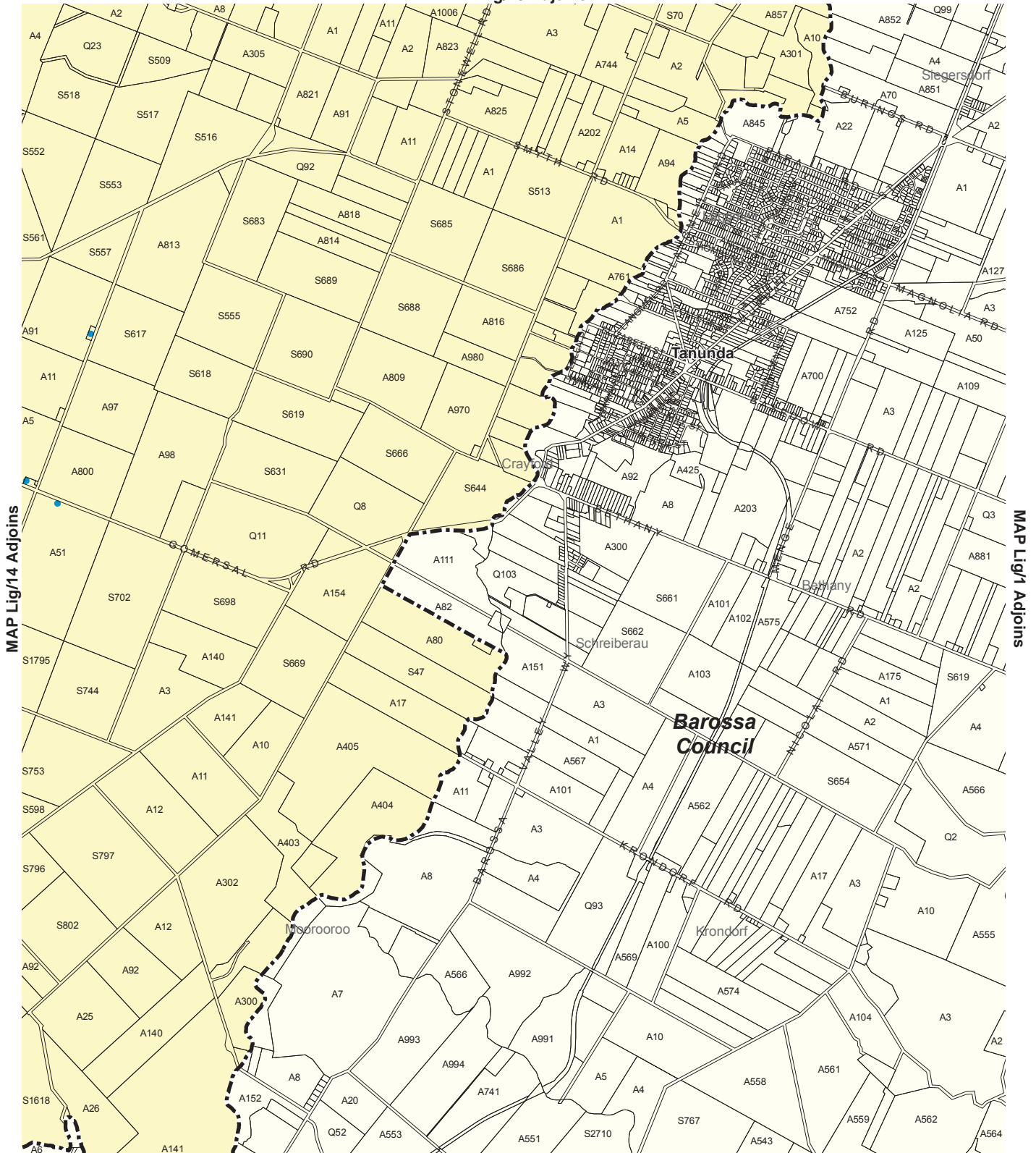
# Overlay Map Lig/17 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/16 Adjoins



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 Items please refer to the relevant tables within this document.

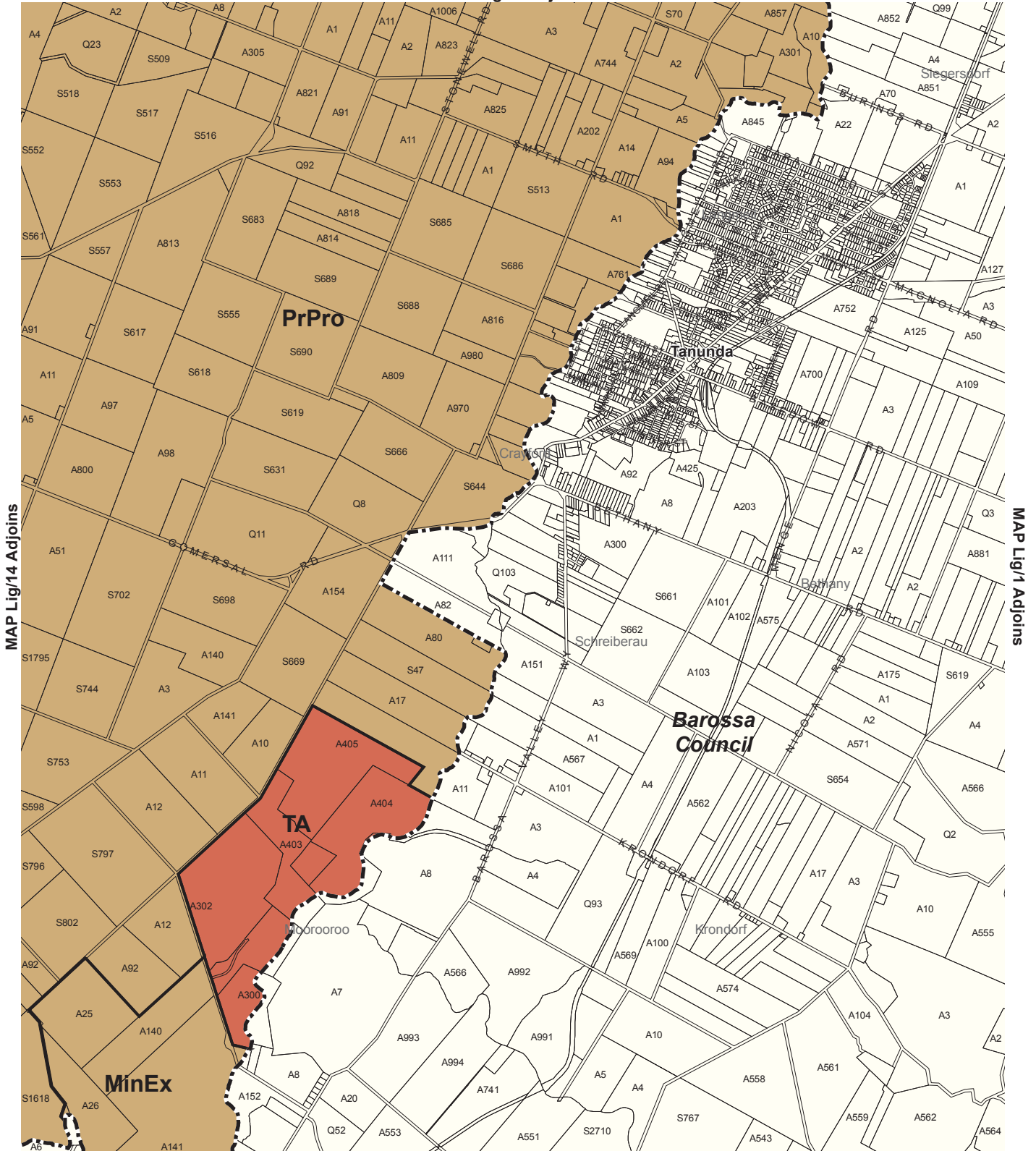


- Local heritage place
- Character Preservation District
- Development Plan Boundary

# Overlay Map Lig/17

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Lig/16 Adjoins



MAP Lig/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

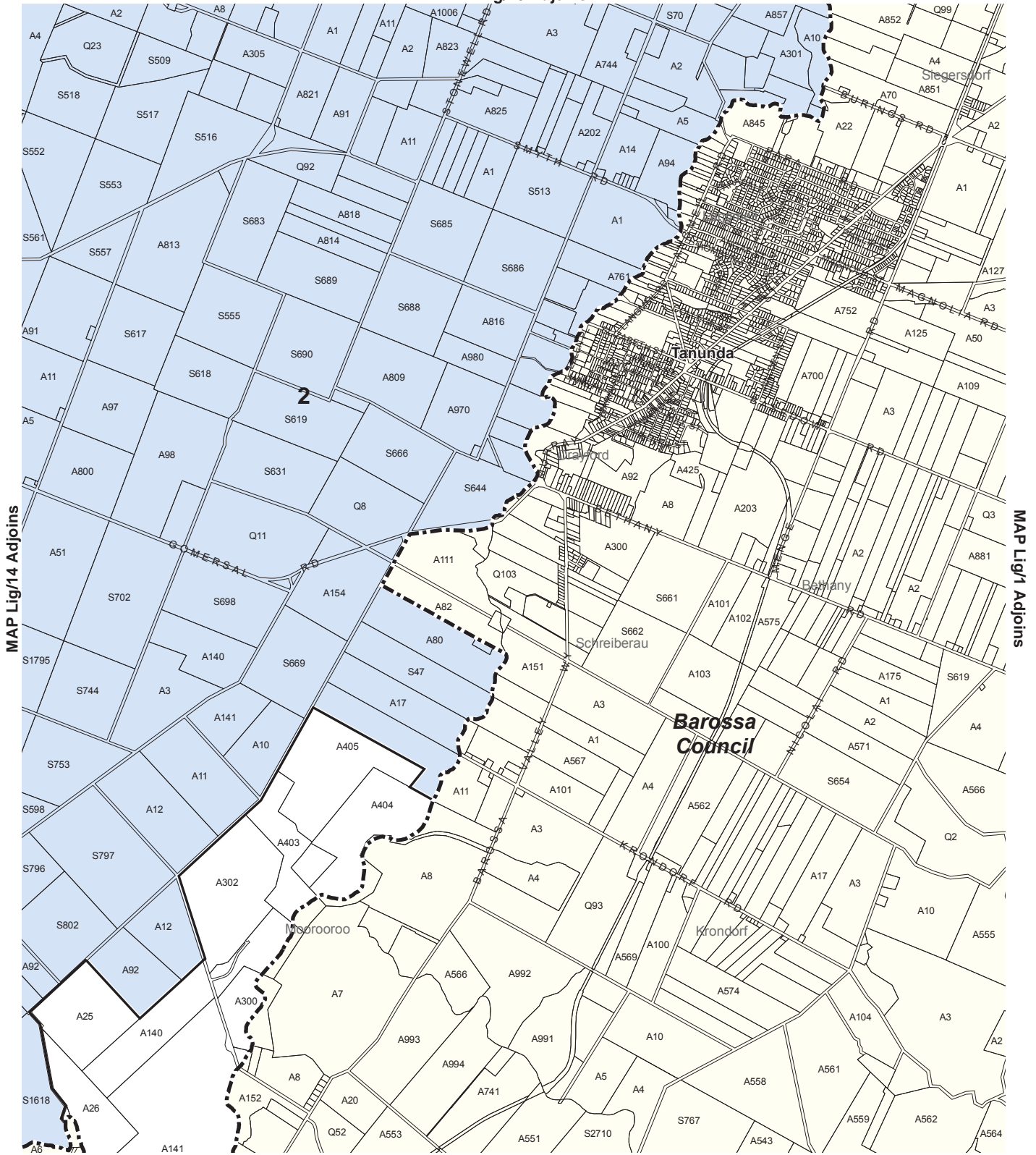


Zones

- MinEx Mineral Extraction
- PrPro Primary Production
- TA Tourist Accommodation
- Zone Boundary
- Development Plan Boundary

# Zone Map Lig/17

MAP Lig/16 Adjoins



MAP Lig/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

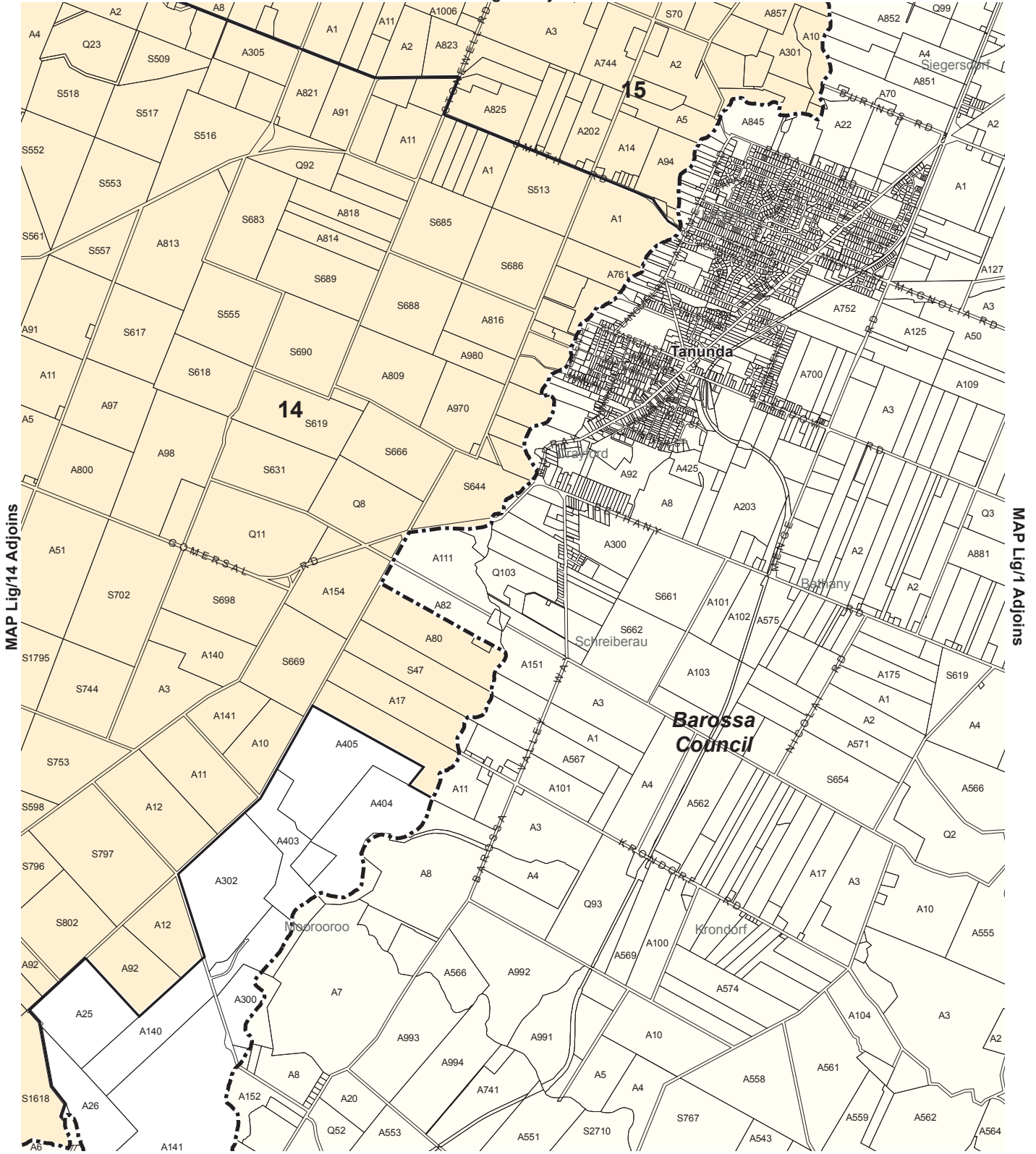
**Policy Area**  
2 Barossa Valley Region



# Policy Area Map Lig/17

- Policy Area Boundary
- Development Plan Boundary

MAP Lig/16 Adjoins



MAP Lig/1 Adjoins

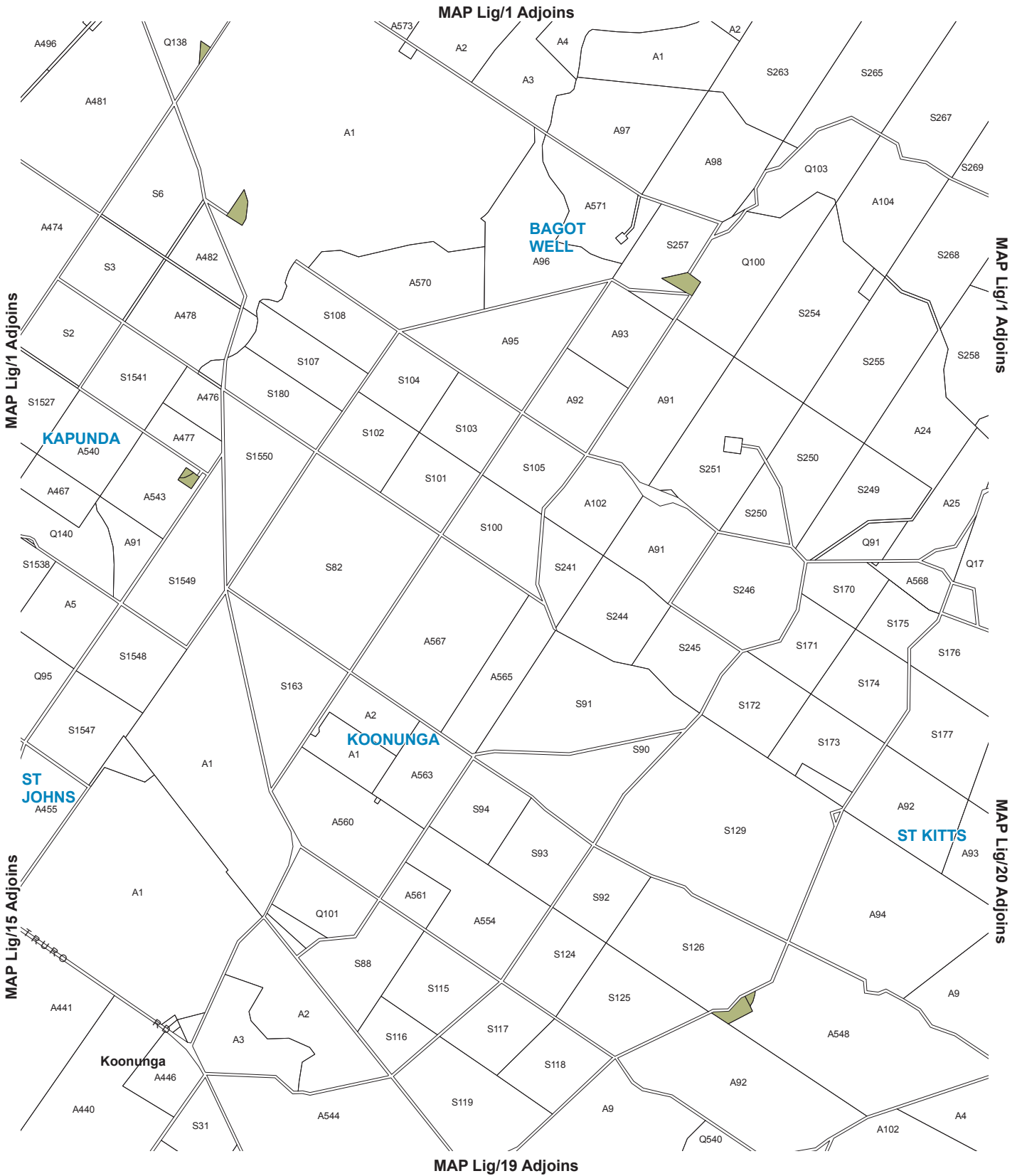
Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 14 Gomersal  
 15 Nuriootpa Plains




# Precinct Map Lig/17

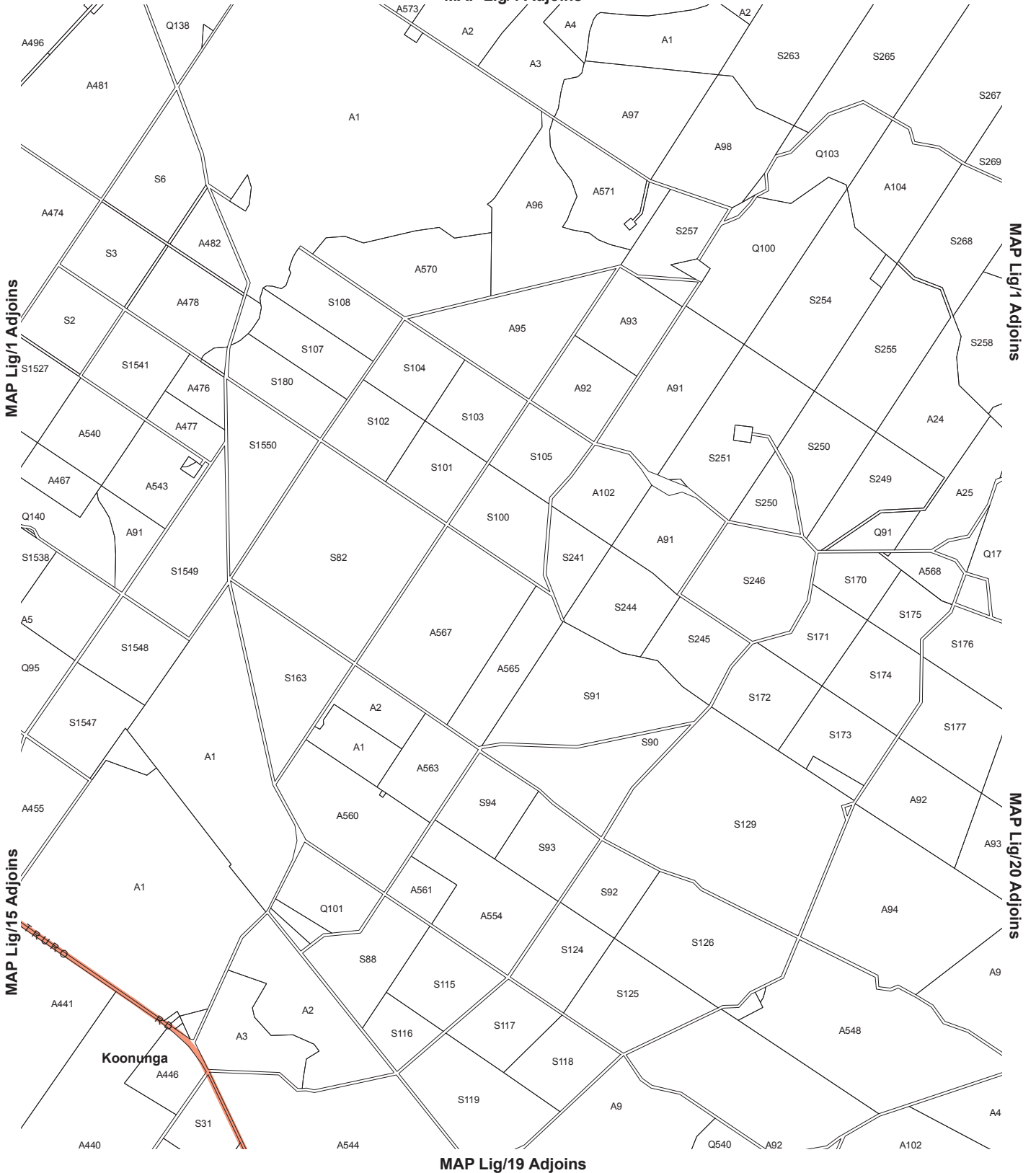
- Precinct Boundary
- Development Plan Boundary



# Location Map Lig/18

 Local Reserves

MAP Lig/1 Adjoins



MAP Lig/1 Adjoins

MAP Lig/20 Adjoins

MAP Lig/1 Adjoins

MAP Lig/15 Adjoins

MAP Lig/19 Adjoins

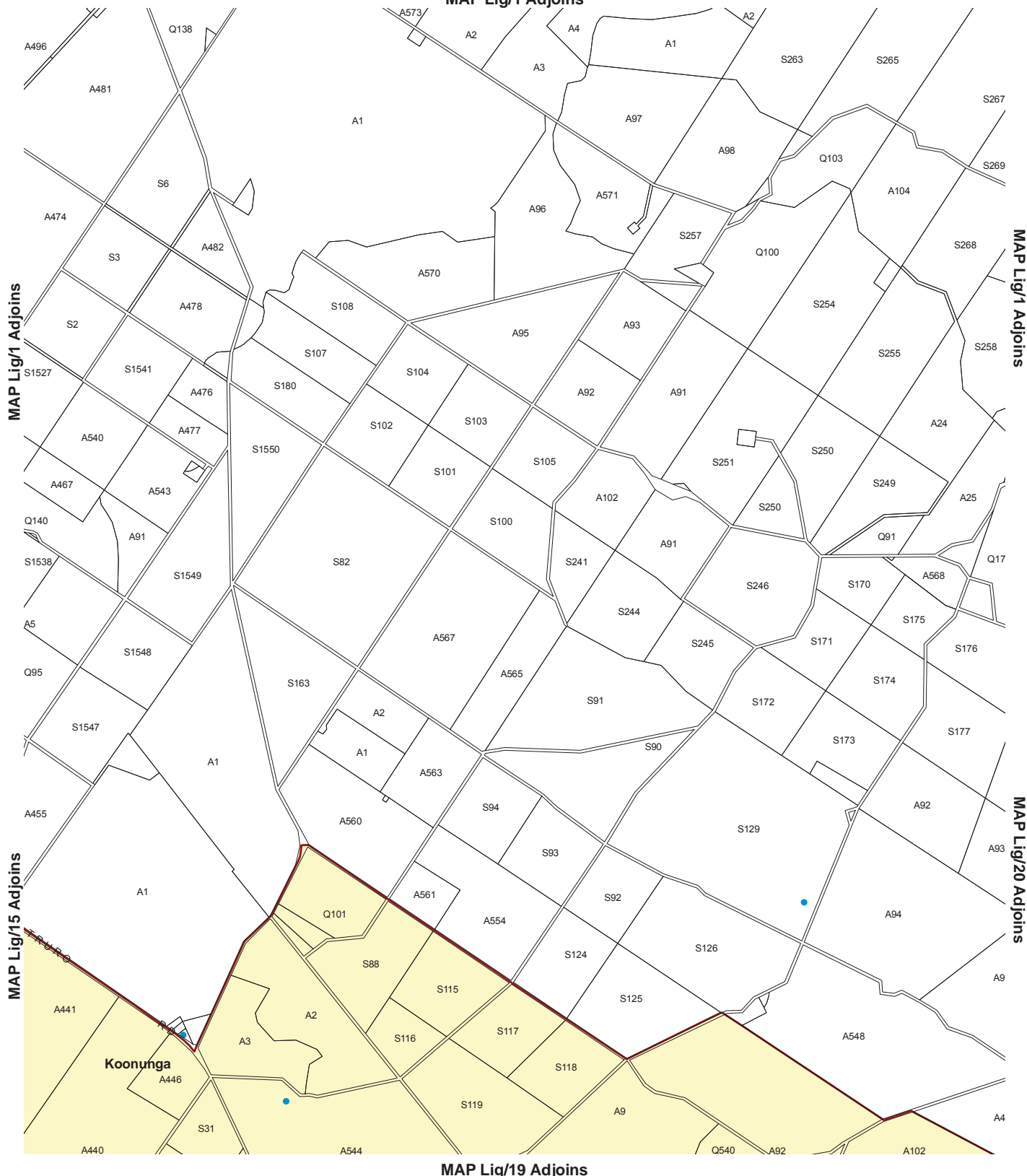
Koonunga



# Overlay Map Lig/18 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads

MAP Lig/1 Adjoins



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

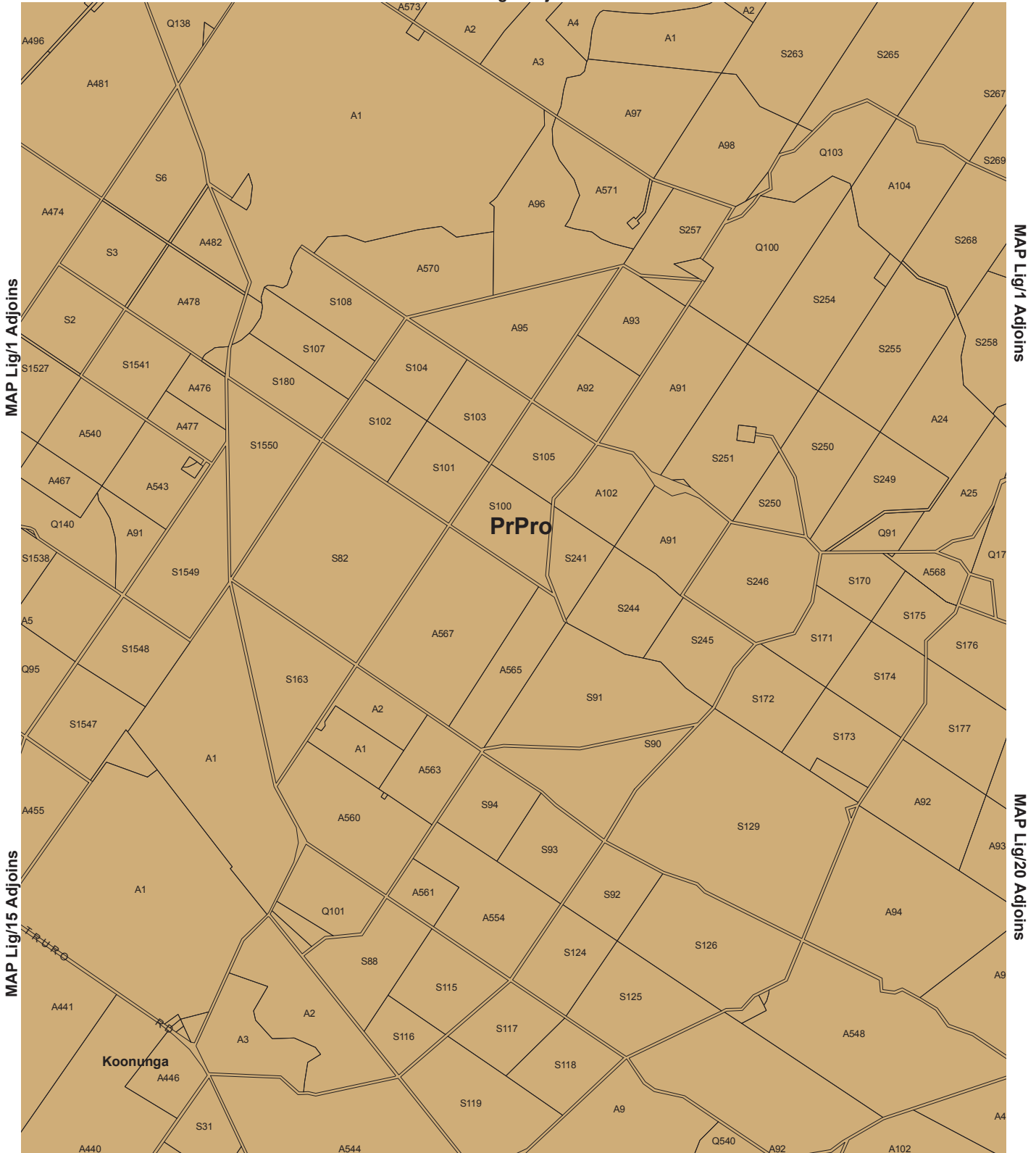


# Overlay Map Lig/18 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District



MAP Lig/1 Adjoins



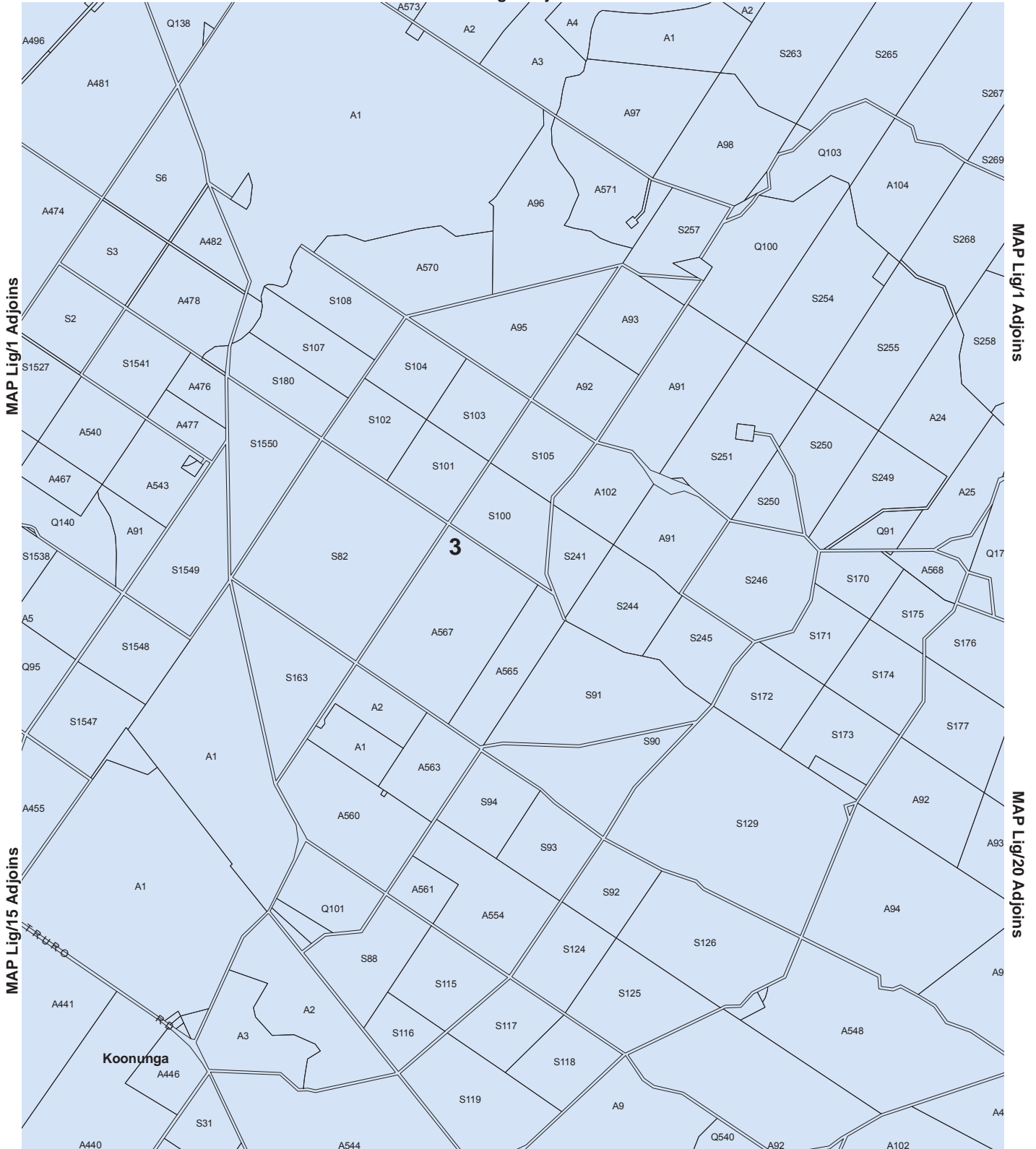
Lamberts Conformal Conic Projection, GDA94



# Zone Map Lig/18

- Zones**
- PrPro Primary Production
  - Zone Boundary

MAP Lig/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
**3** General Farming



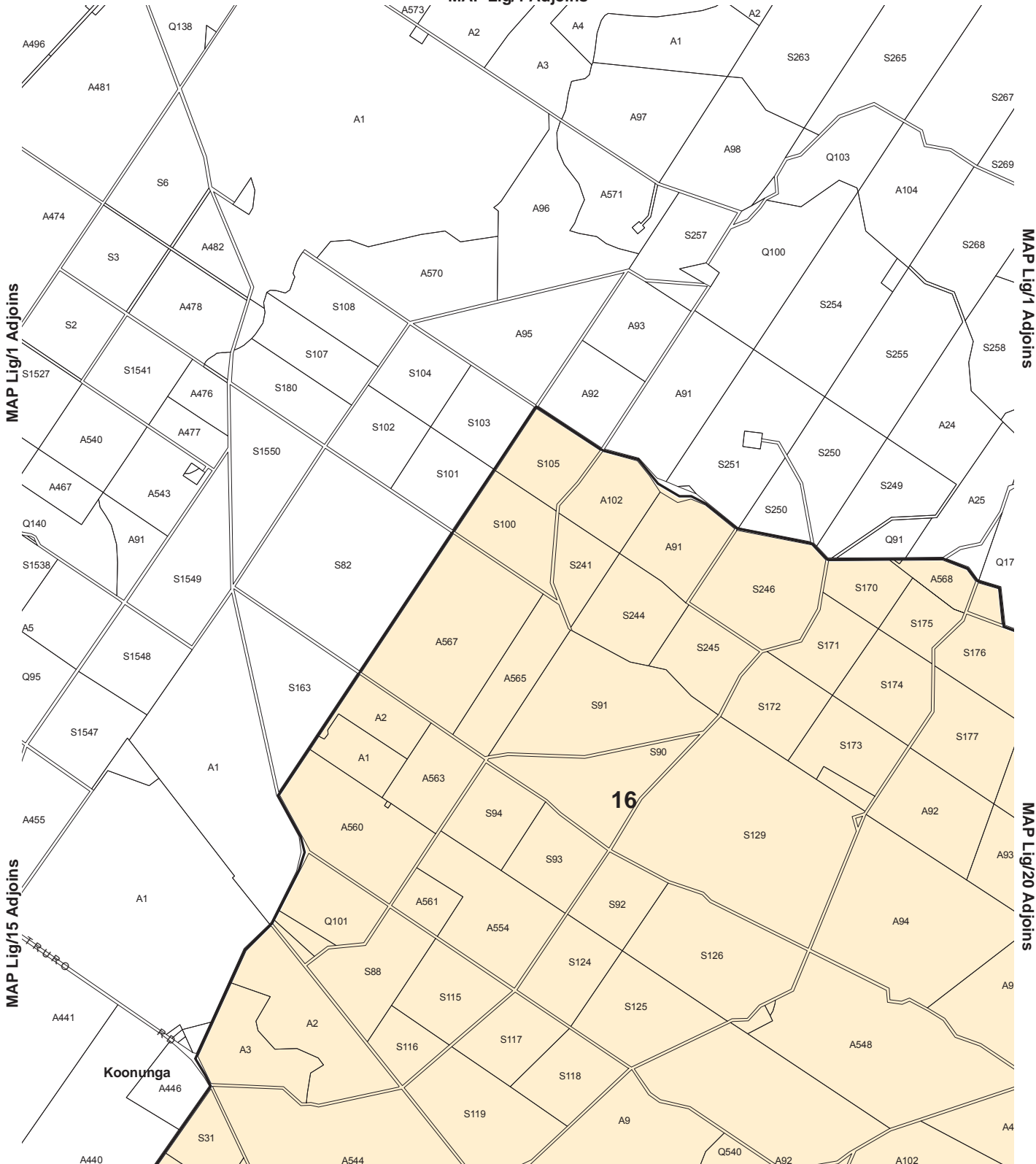
0 2,000 m



# Policy Area Map Lig/18

 Policy Area Boundary

MAP Lig/1 Adjoins



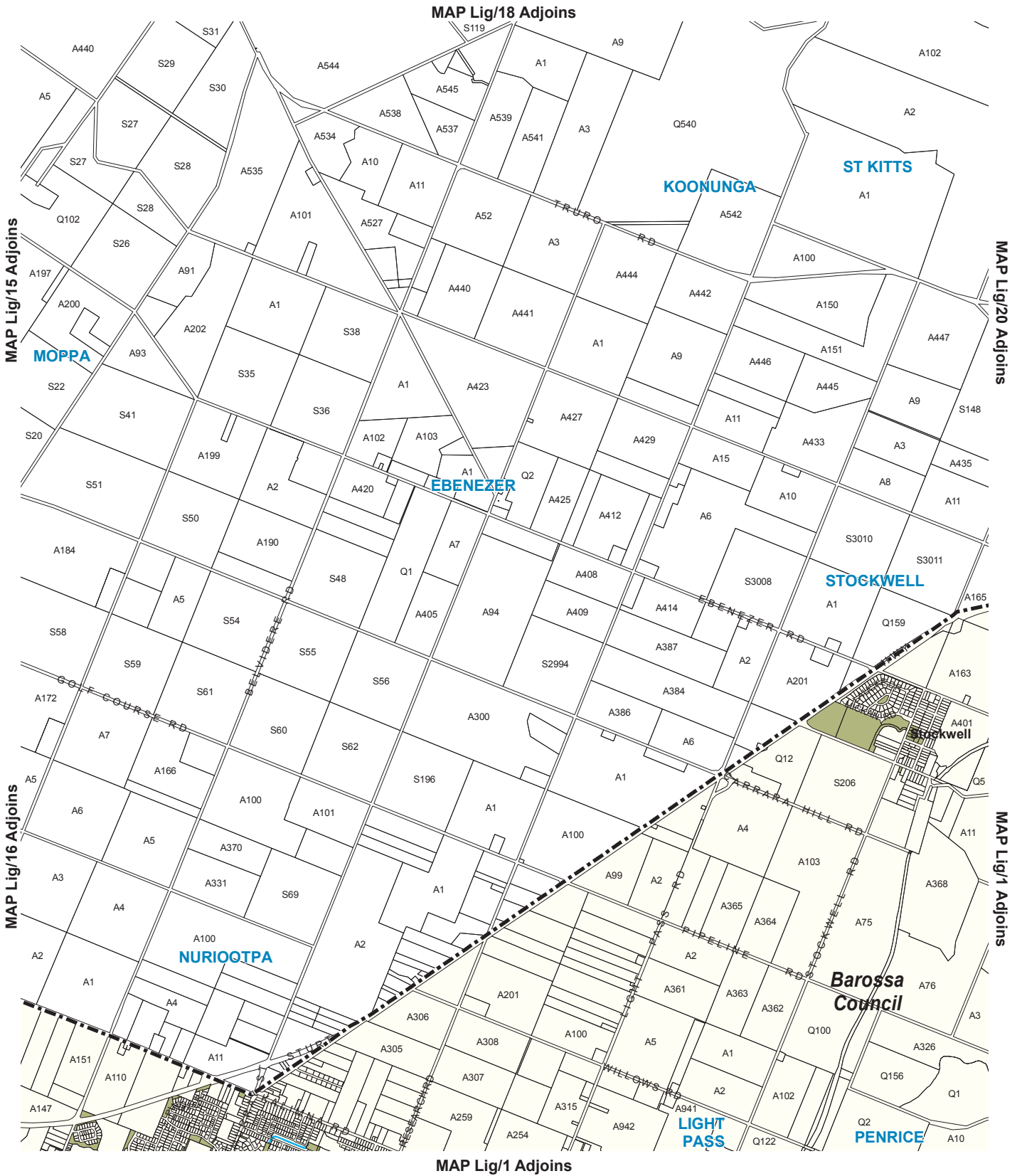
Lamberts Conformal Conic Projection, GDA94

Precinct  
16 Horticulture



# Precinct Map Lig/18

 Precinct Boundary

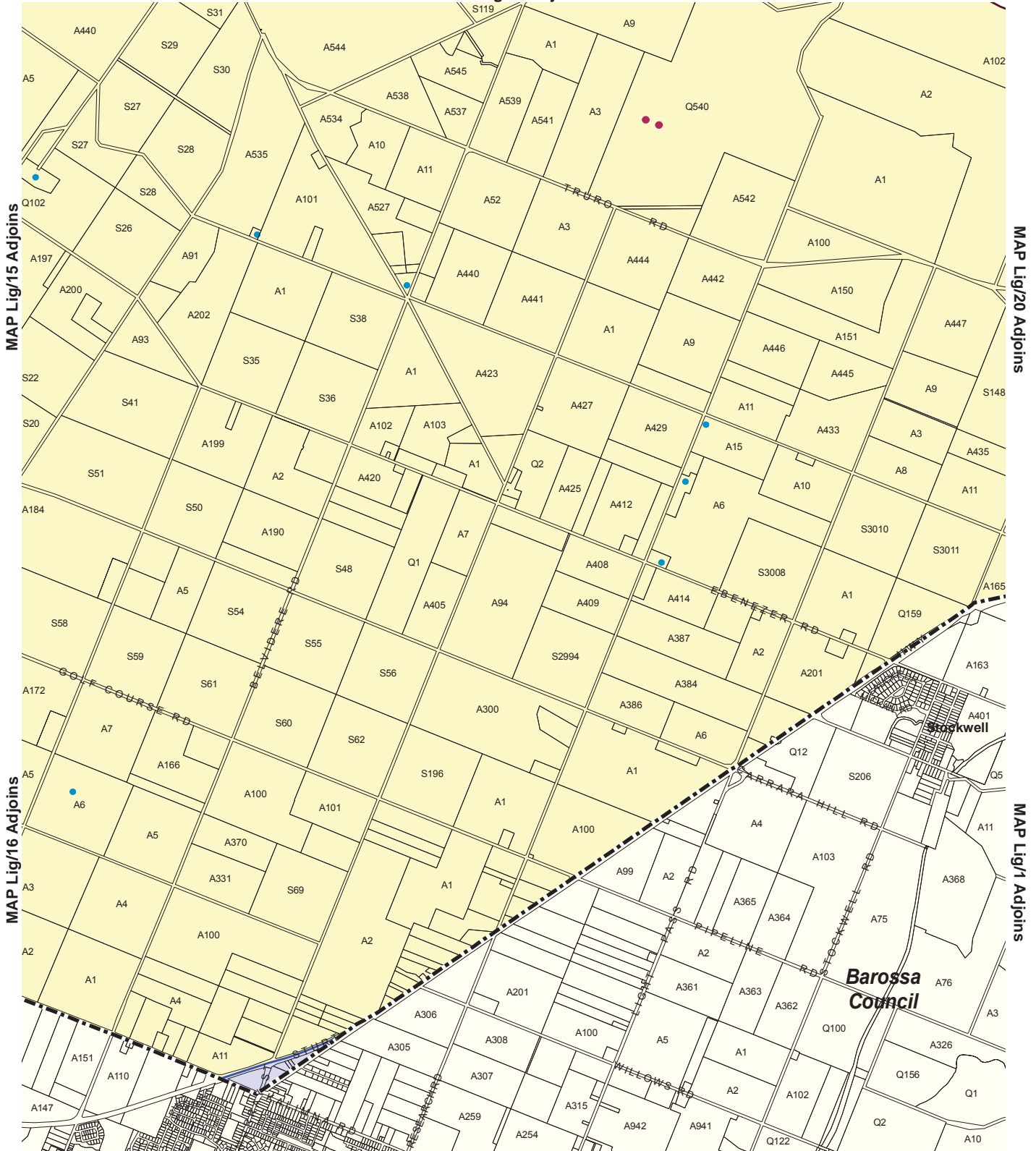


# Location Map Lig/19

- Local Reserves
- Development Plan Boundary



MAP Lig/18 Adjoins



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

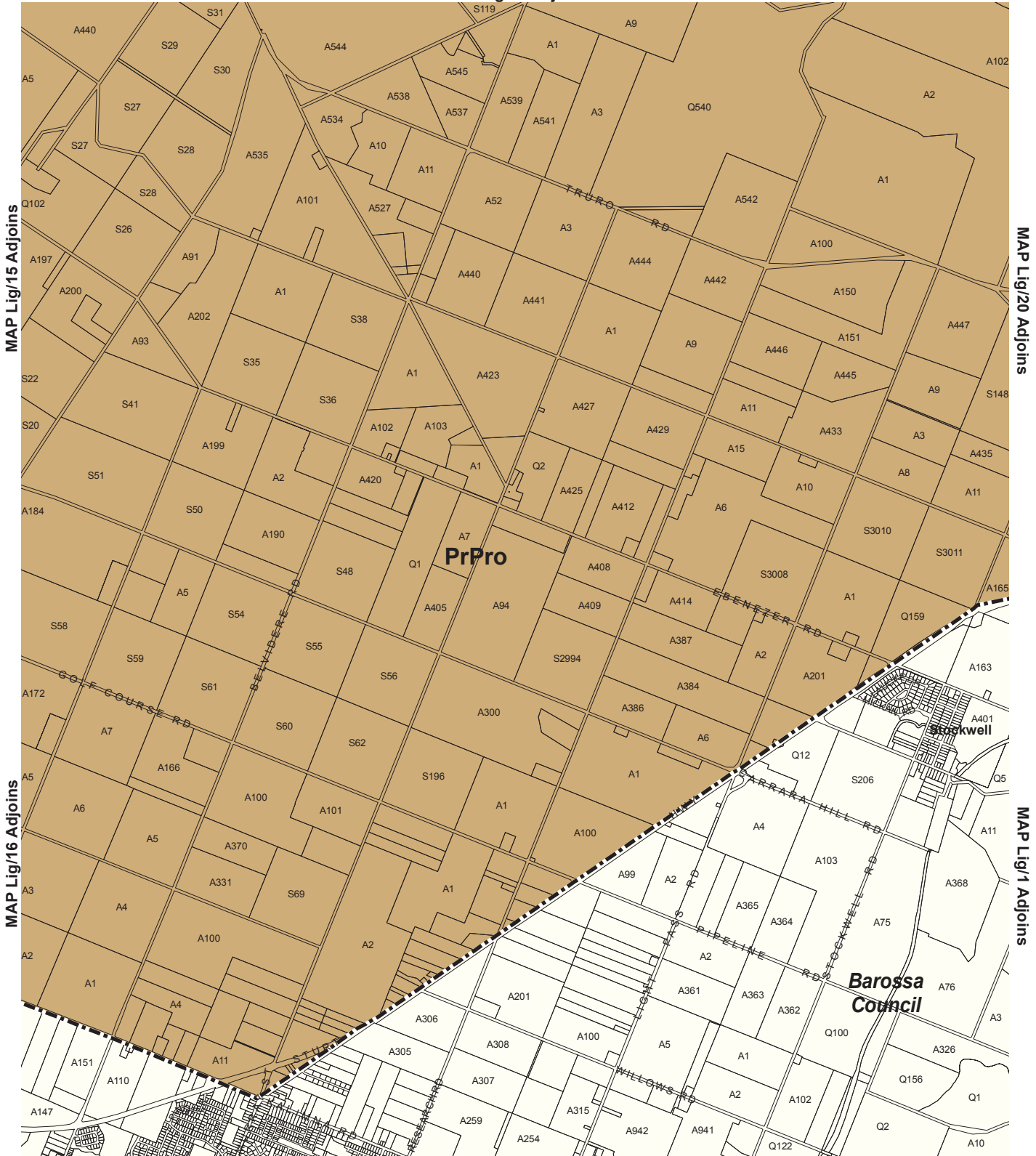


- Local heritage place
- State heritage place
- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

# Overlay Map Lig/19

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Lig/18 Adjoins



MAP Lig/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

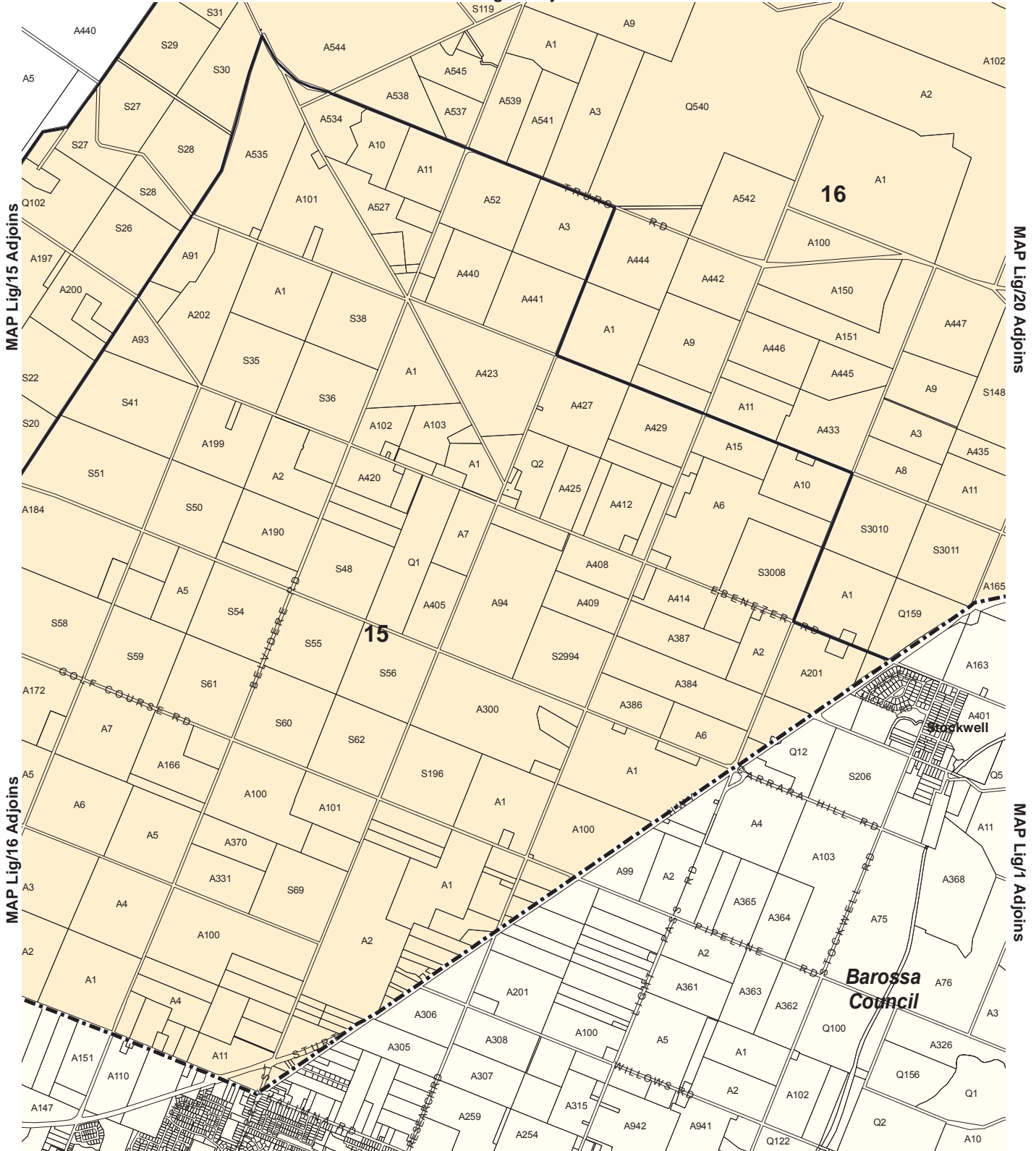
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

# Zone Map Lig/19





MAP Lig/18 Adjoins



MAP Lig/1 Adjoins

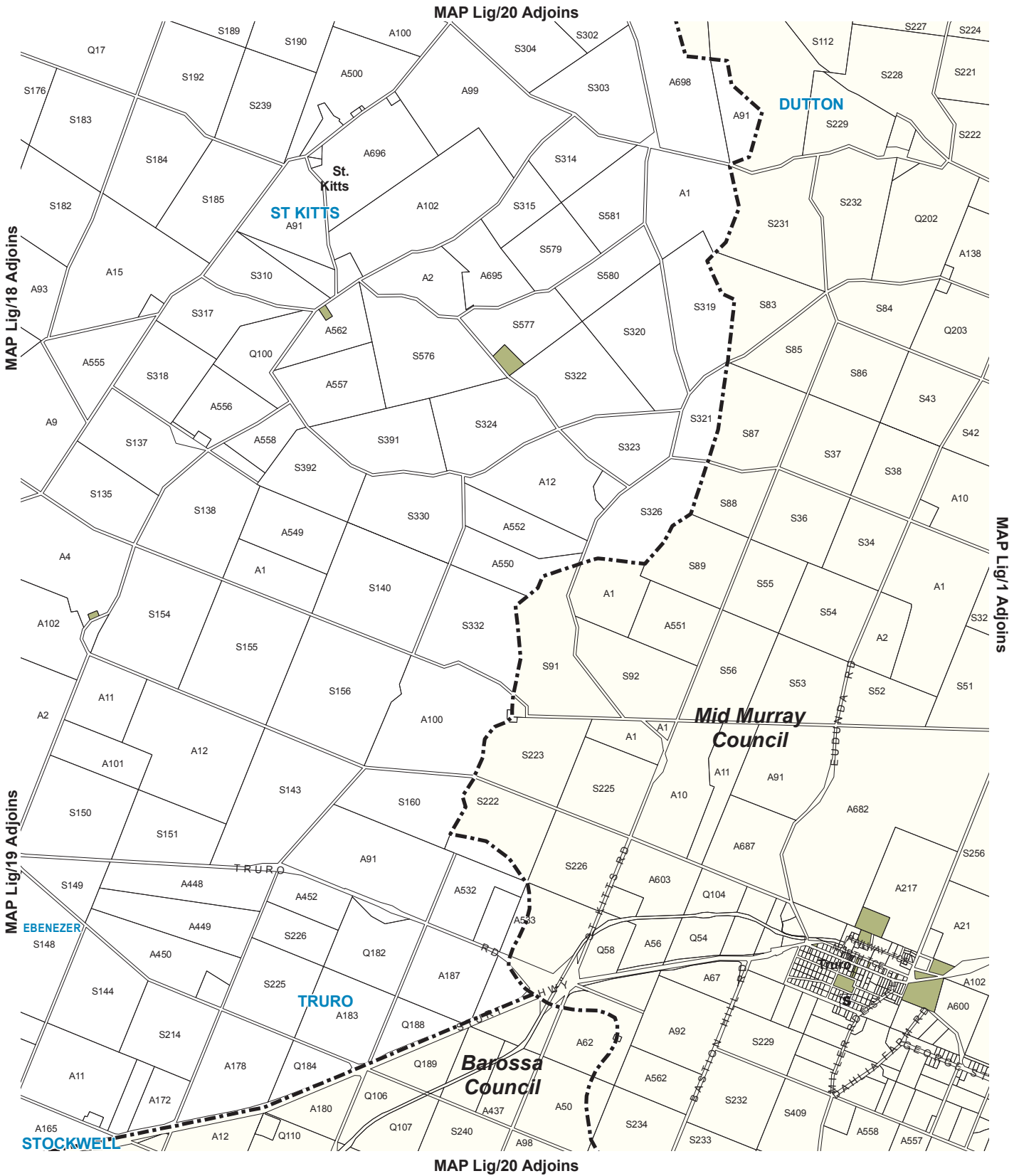
Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 15 Nuriootpa Plains  
 16 Horticulture





# Precinct Map Lig/19

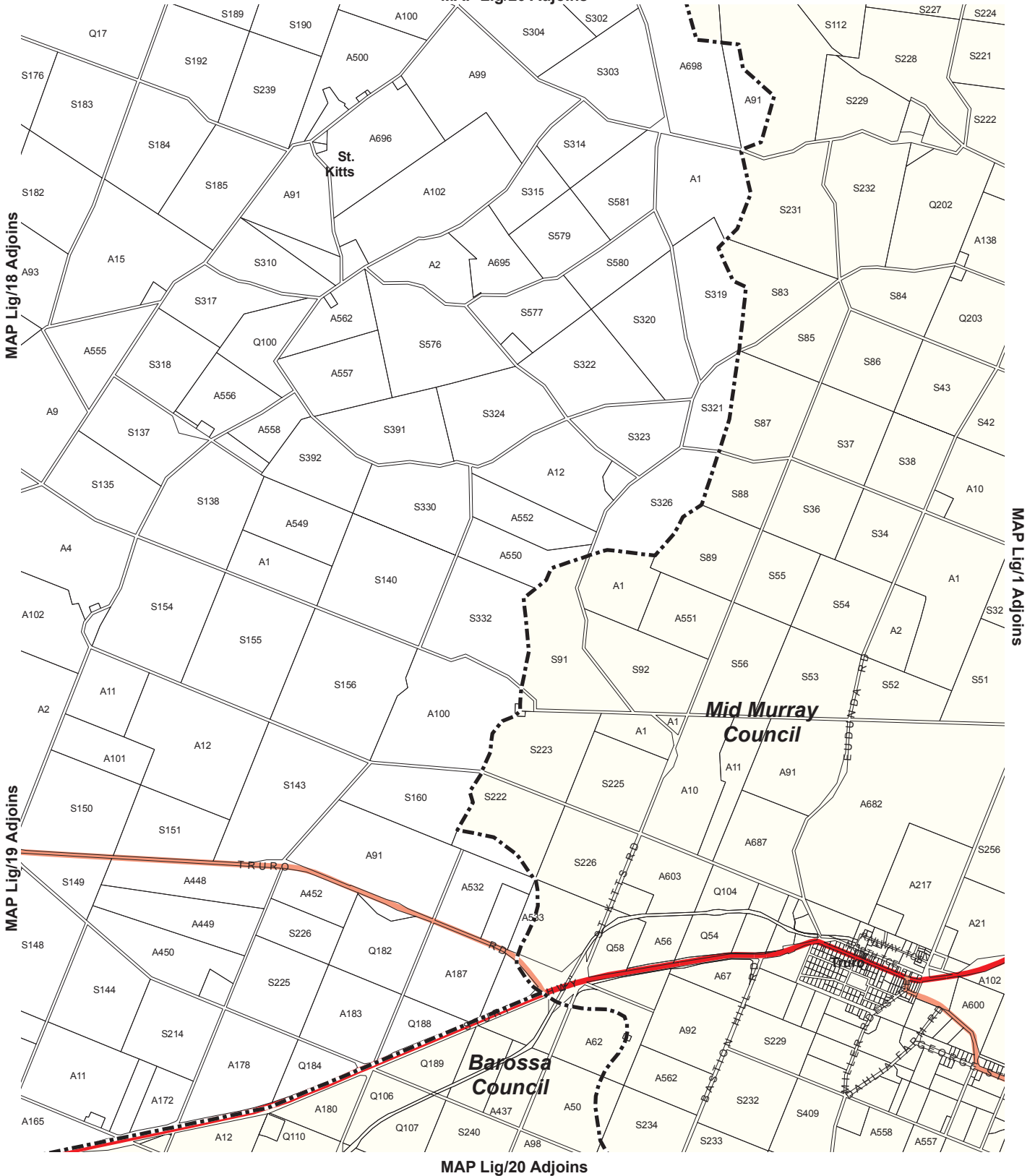
- Precinct Boundary
- Development Plan Boundary



# Location Map Lig/20

-  School
-  Local Reserves
-  Development Plan Boundary

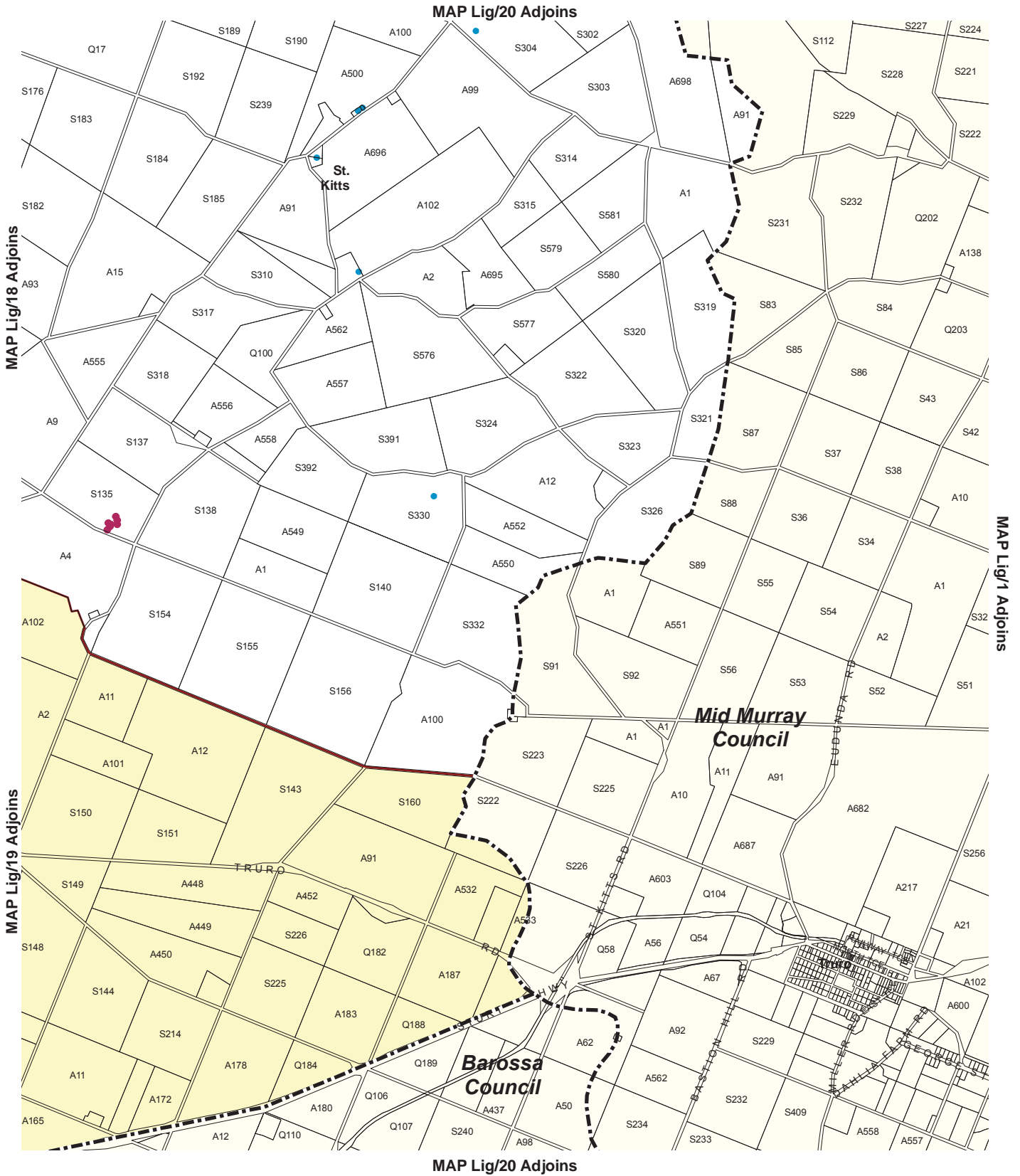
MAP Lig/20 Adjoins



# Overlay Map Lig/20

## TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary



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

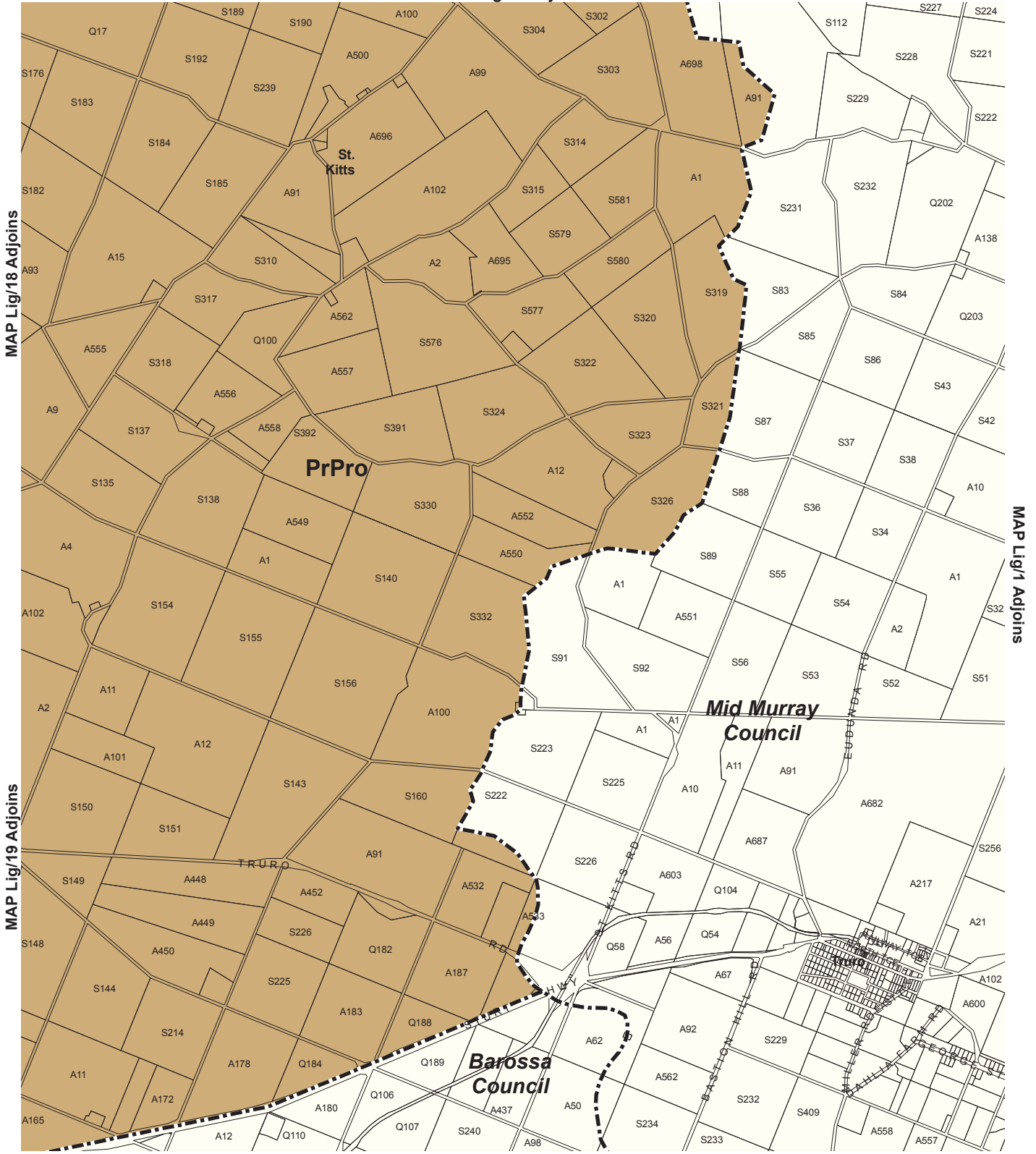


- Local heritage place
- State heritage place
- Character Preservation District
- Development Plan Boundary

# Overlay Map Lig/20

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

### MAP Lig/20 Adjoins



Lamberts Conformal Conic Projection, GDA94



# Zone Map Lig/20

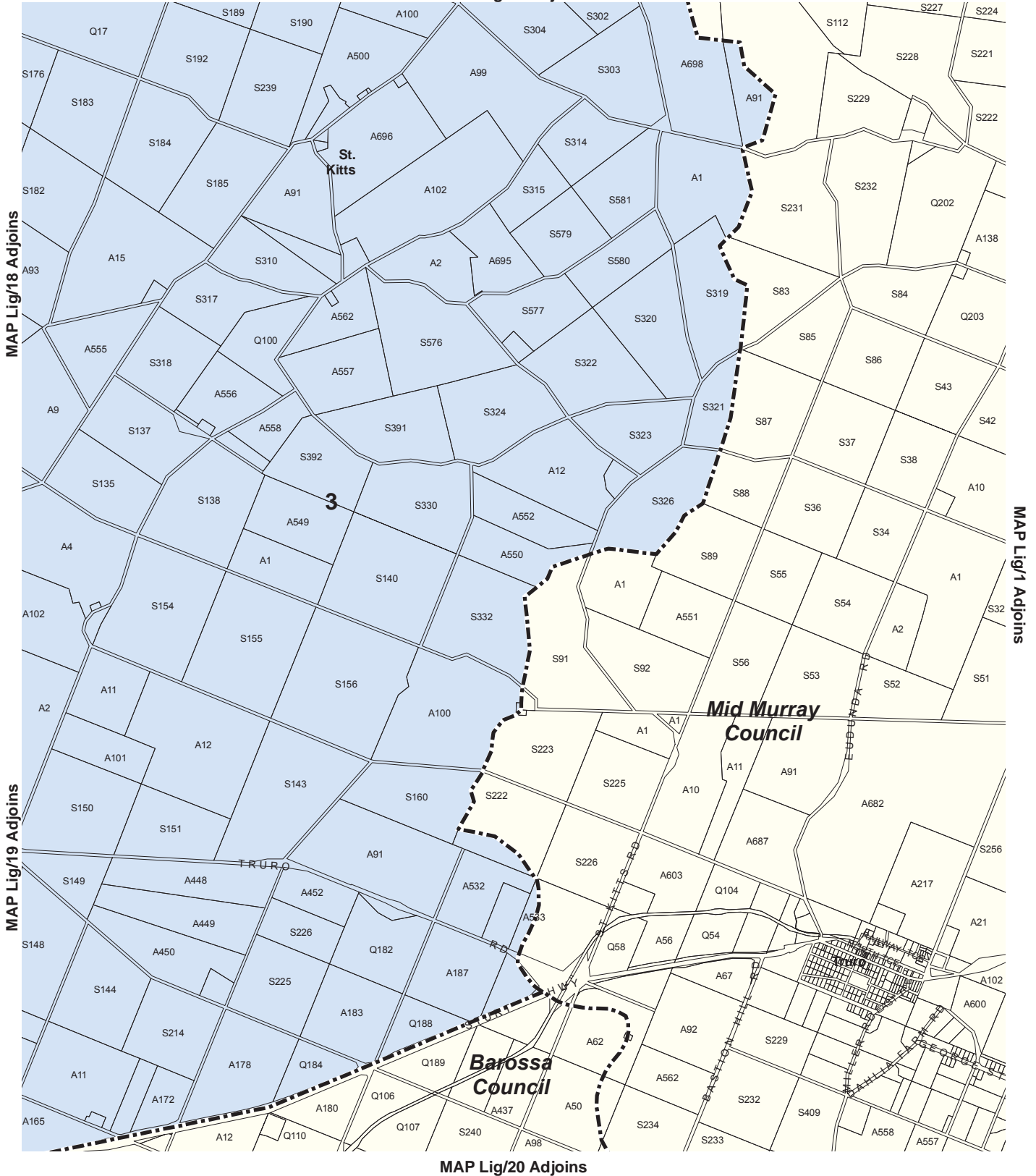
#### Zones

- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/20 Adjoins



MAP Lig/20 Adjoins

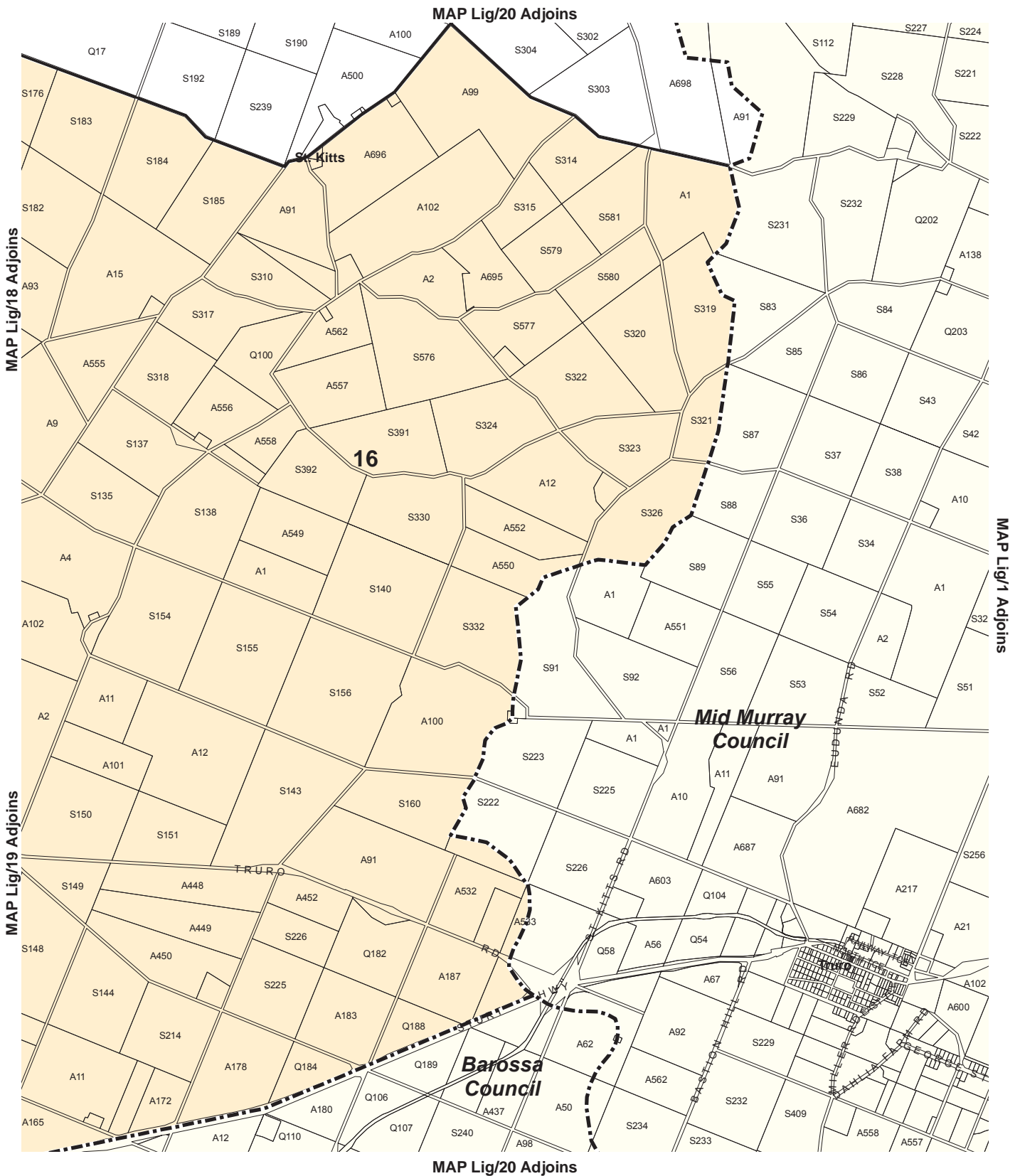
Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
3 General Farming



# Policy Area Map Lig/20

- Policy Area Boundary
- Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

**Precinct**  
16 Horticulture



# Precinct Map Lig/20

- Precinct Boundary
- Development Plan Boundary

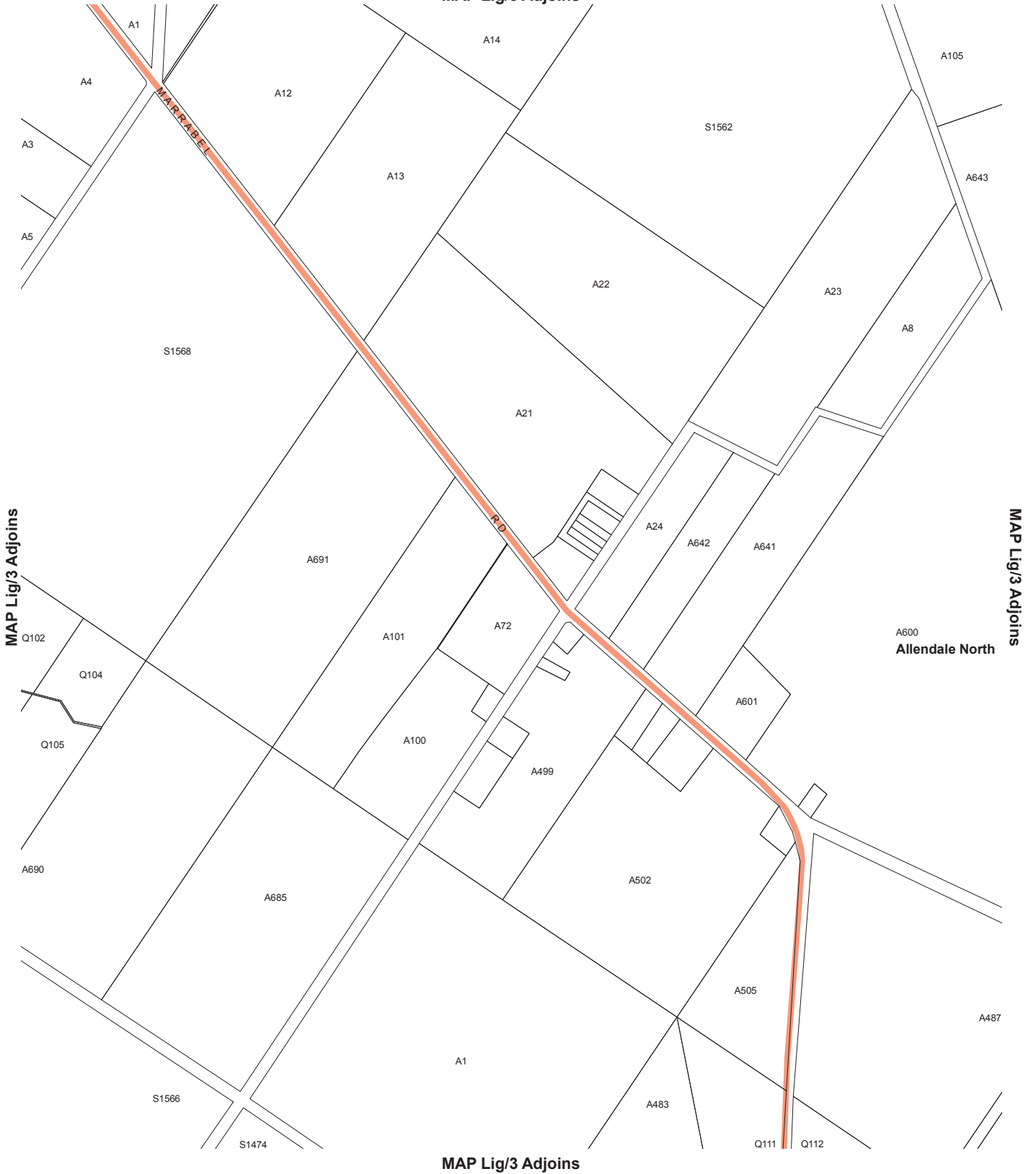


ALLEDALE NORTH

# Location Map Lig/21



MAP Lig/3 Adjoins



MAP Lig/3 Adjoins

MAP Lig/3 Adjoins

Allendale North

MAP Lig/3 Adjoins



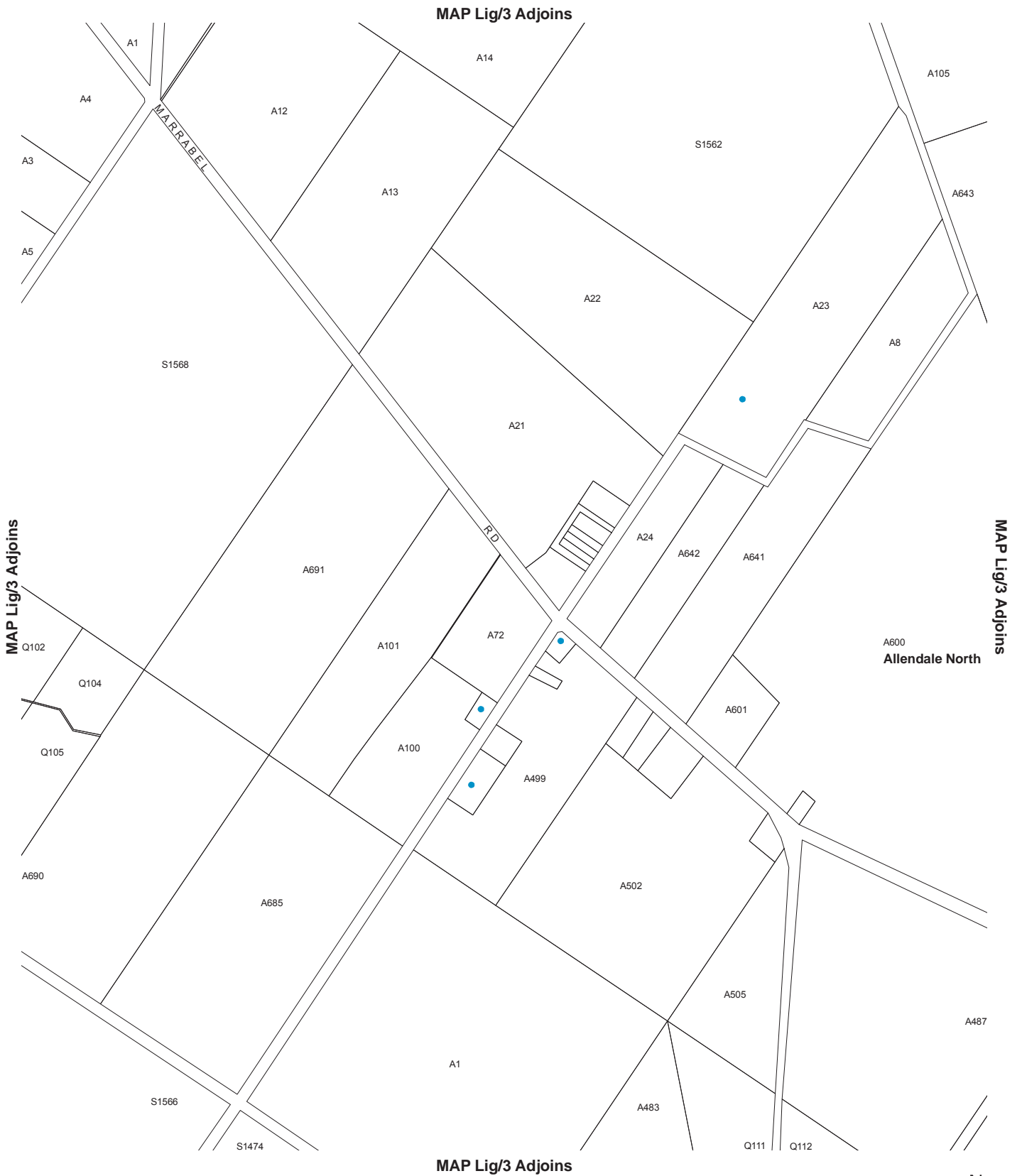
ALLENDALE NORTH

# Overlay Map Lig/21 TRANSPORT

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

- Primary Arterial Roads
- Secondary Arterial Roads



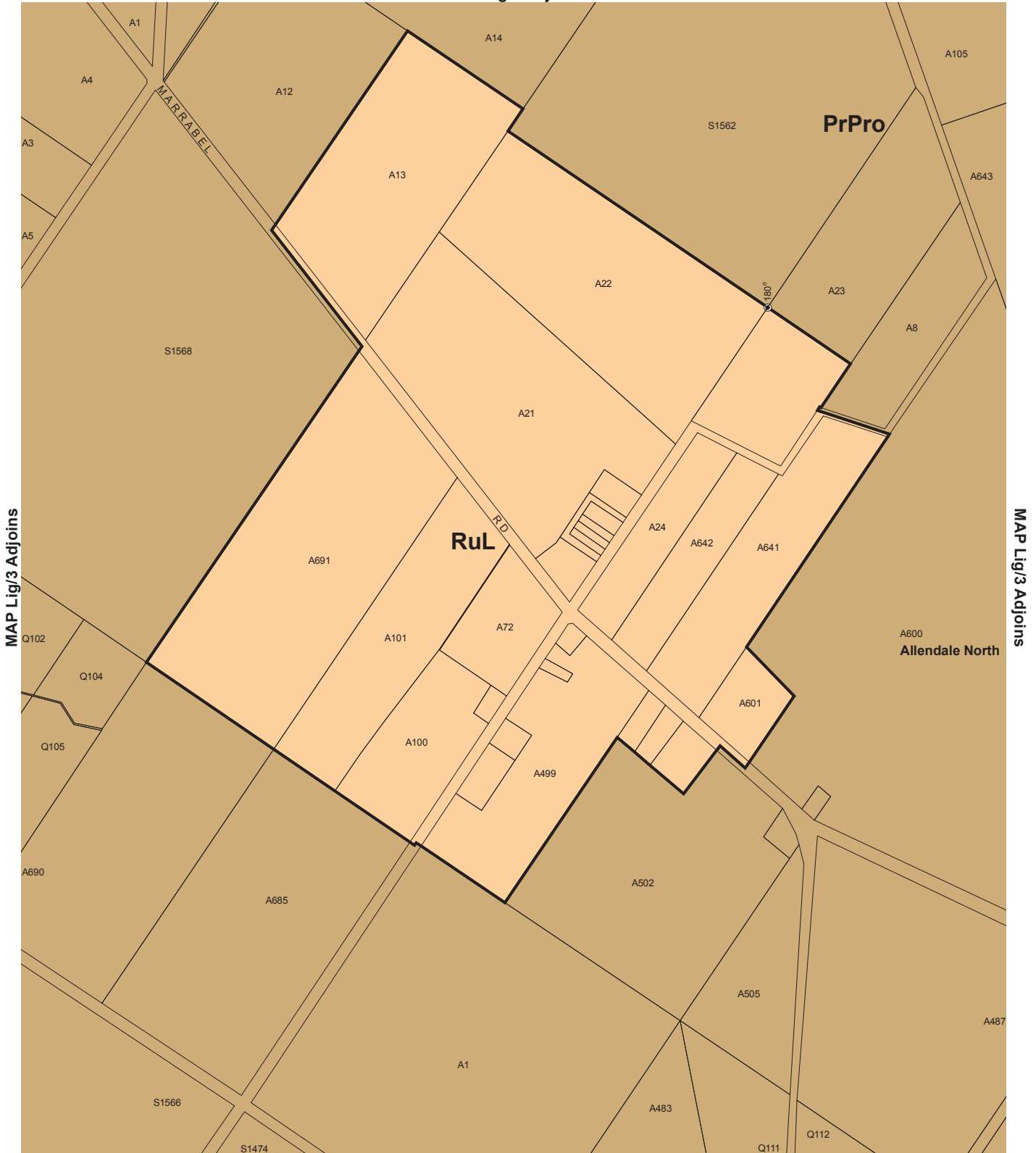
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# ALLENDALE NORTH Overlay Map Lig/21 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- State heritage place

MAP Lig/3 Adjoints



MAP Lig/3 Adjoints

Lamberts Conformal Conic Projection, GDA94



ALLENDALE NORTH

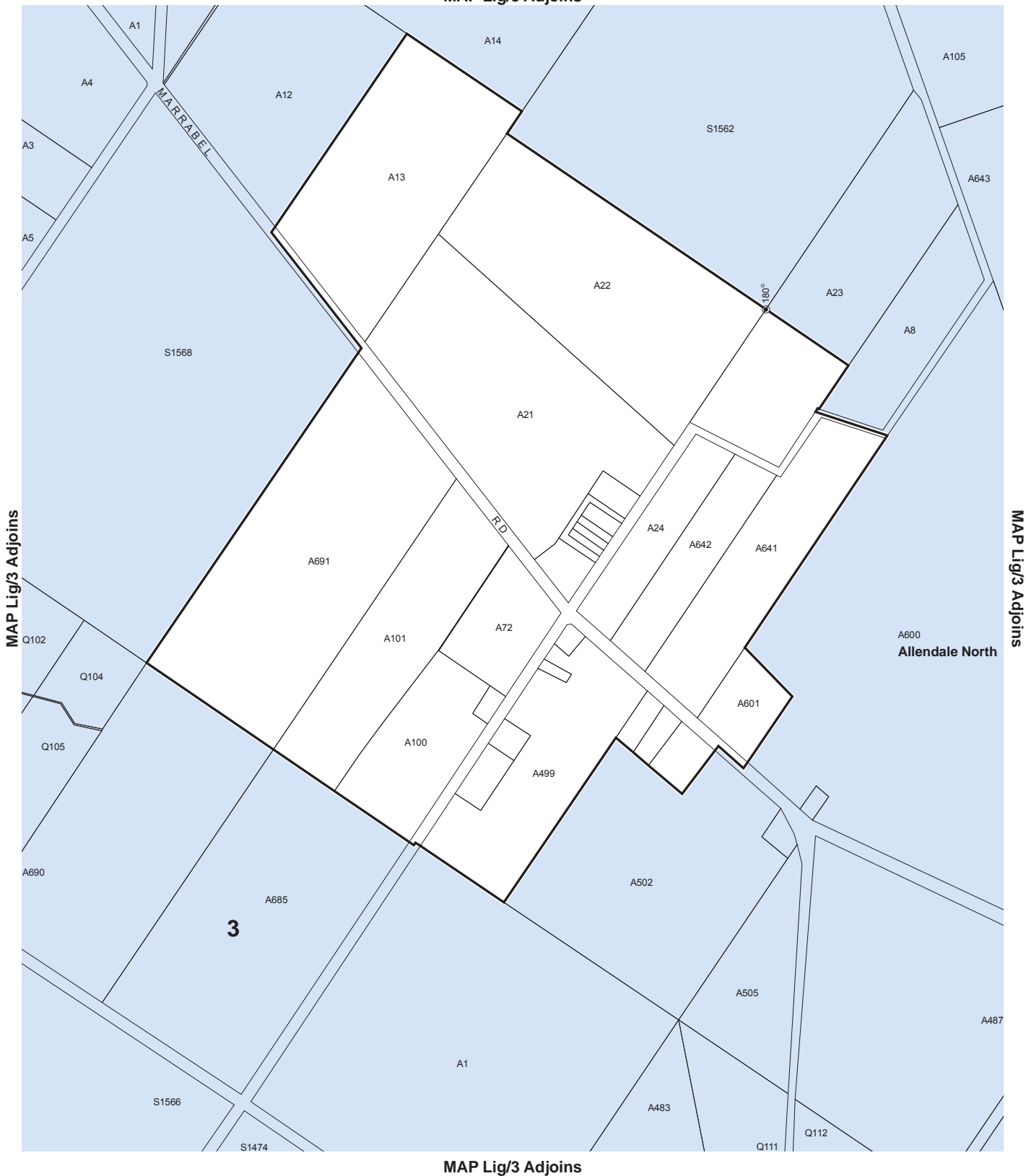
# Zone Map Lig/21

- Zones**
- PrPro Primary Production
  - RuL Rural Living
  - Zone Boundary

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/3 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
3 General Farming

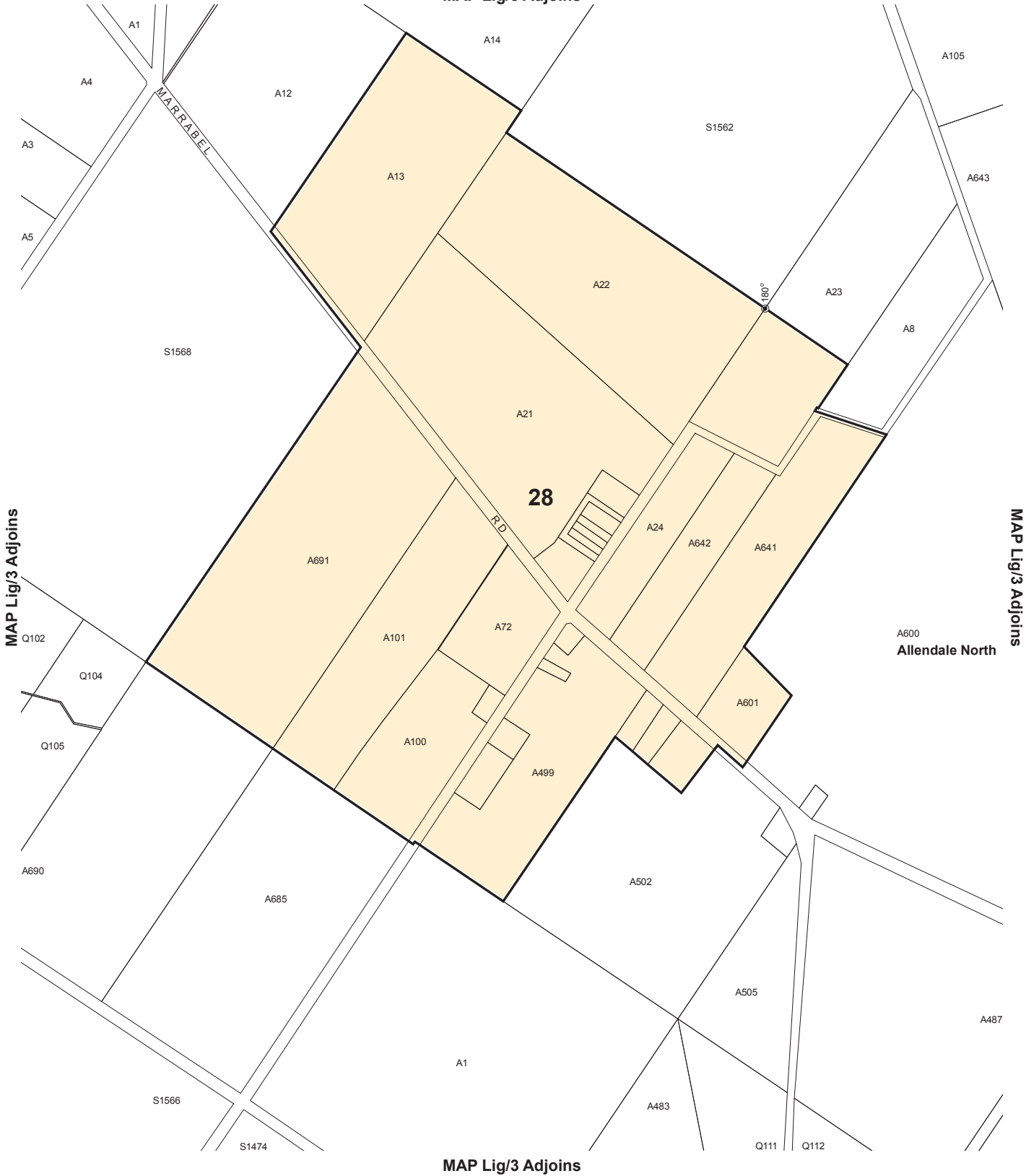


**ALLENDALE NORTH**

# Policy Area Map Lig/21

 Policy Area Boundary

MAP Lig/3 Adjoins



MAP Lig/3 Adjoins

MAP Lig/3 Adjoins

A600  
Allendale North

Lamberts Conformal Conic Projection, GDA94

**Precinct**  
**28** Rural Living Allendale North

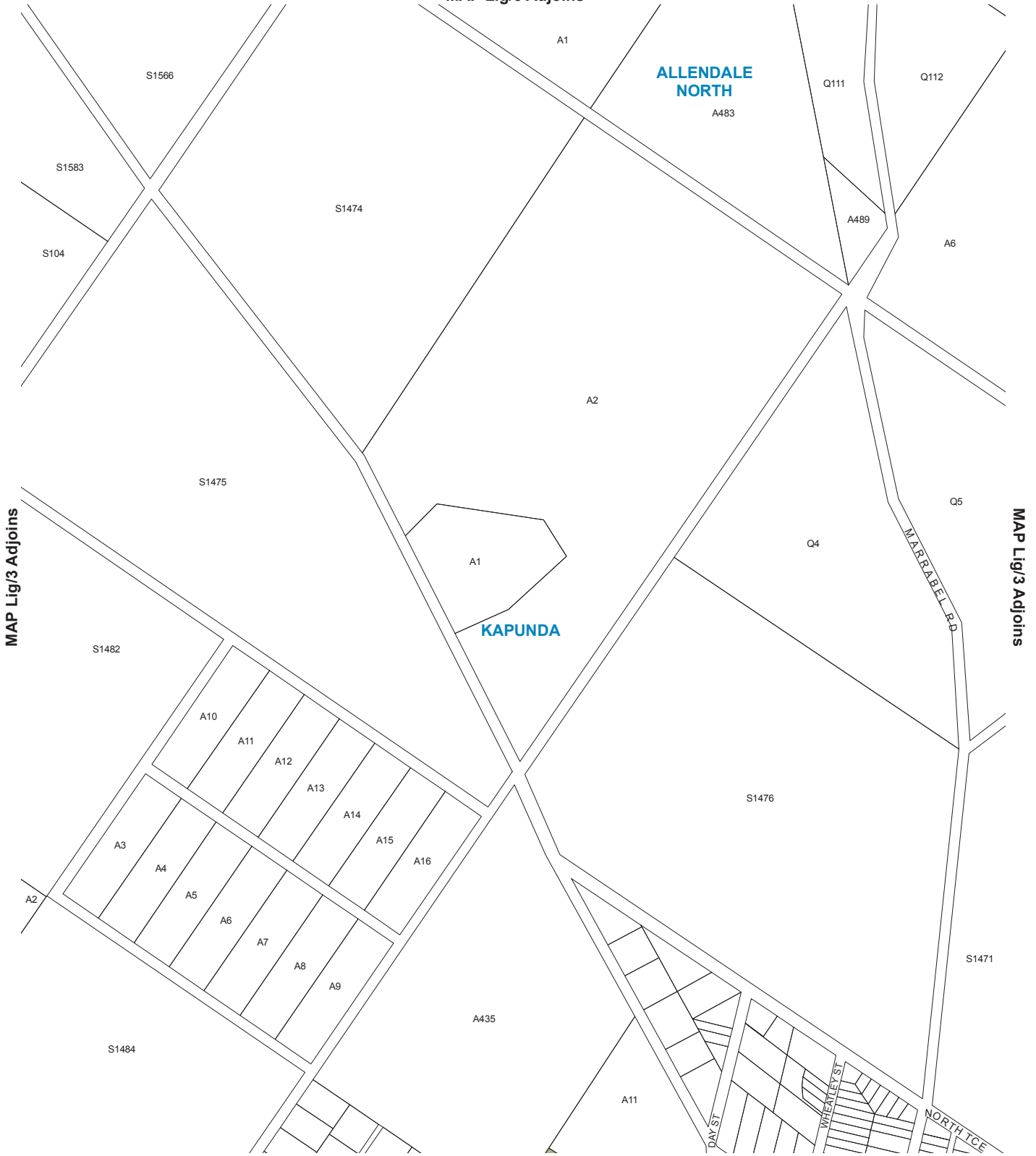


**ALLENDALE NORTH**

# Precinct Map Lig/21

Precinct Boundary

MAP Lig/3 Adjoins



MAP Lig/24 Adjoins



KAPUNDA

# Location Map Lig/22

MAP Lig/3 Adjoins



- Primary Arterial Roads
- Secondary Arterial Roads

# KAPUNDA

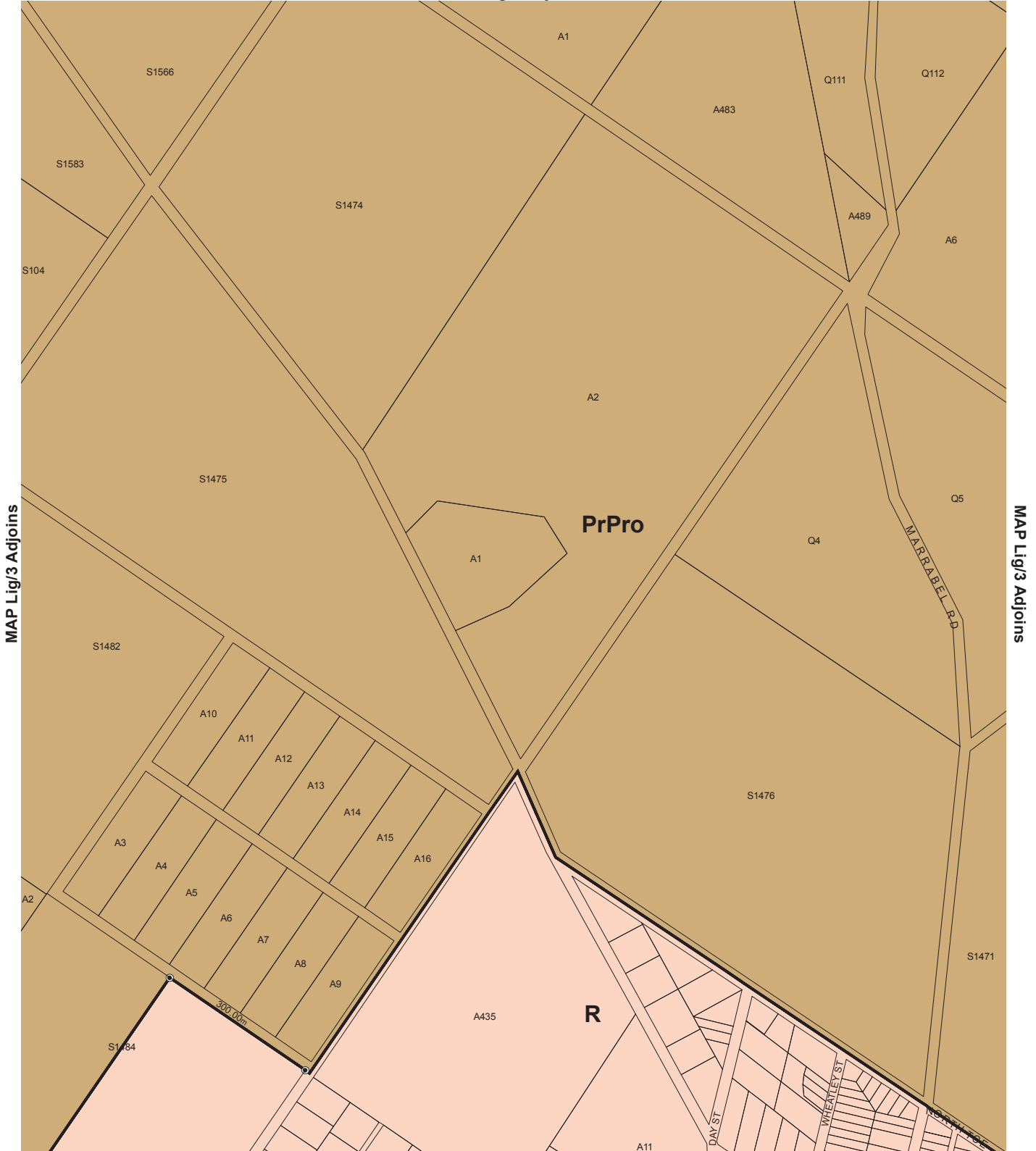
## Overlay Map Lig/22

### TRANSPORT

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/3 Adjoins



Lamberts Conformal Conic Projection, GDA94



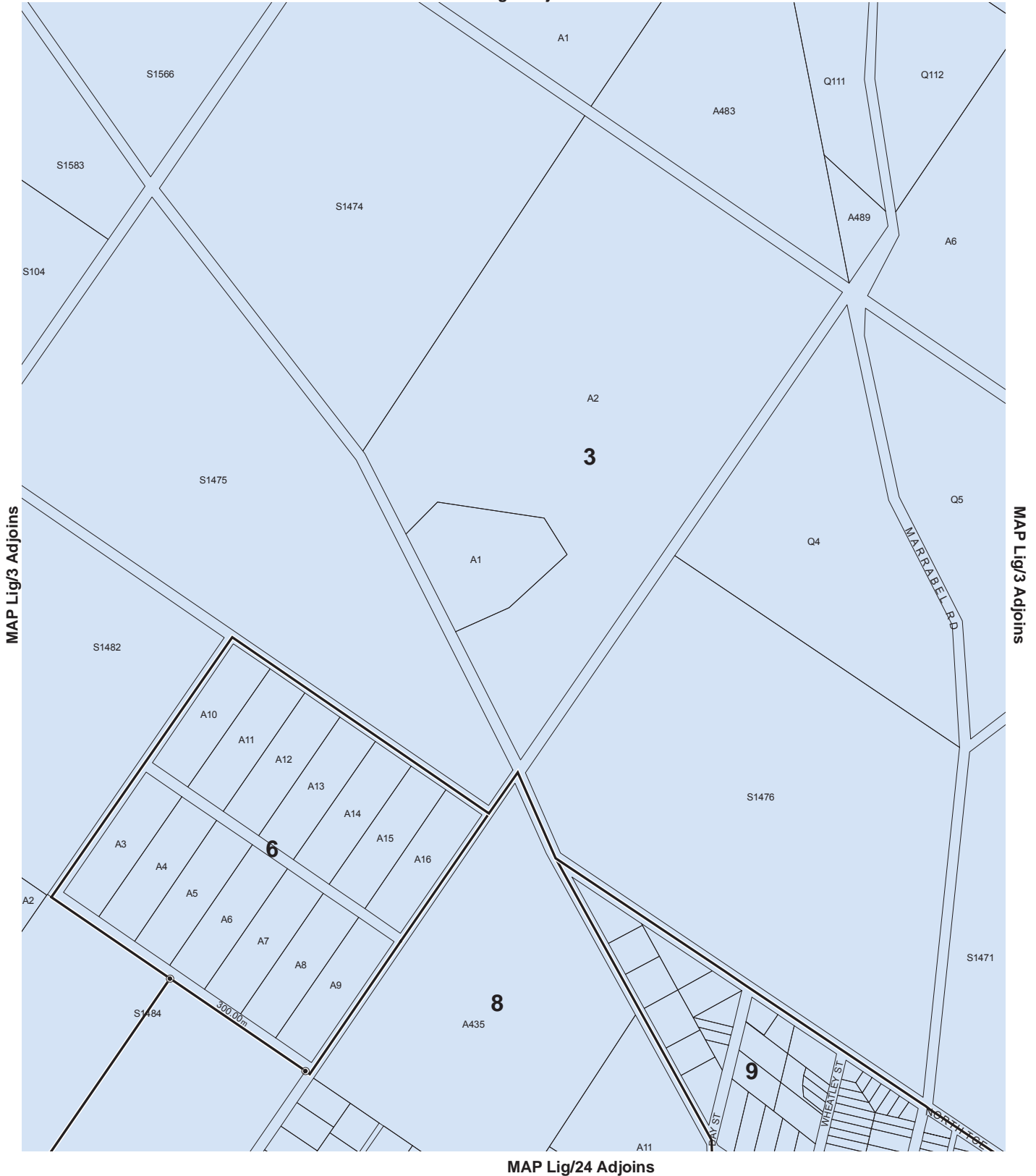
KAPUNDA

# Zone Map Lig/22

- Zones**
- PrPro Primary Production
  - R Residential
  - Zone Boundary



MAP Lig/3 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 3 General Farming
- 6 Township Fringe
- 8 Residential North West Kapunda
- 9 Residential General

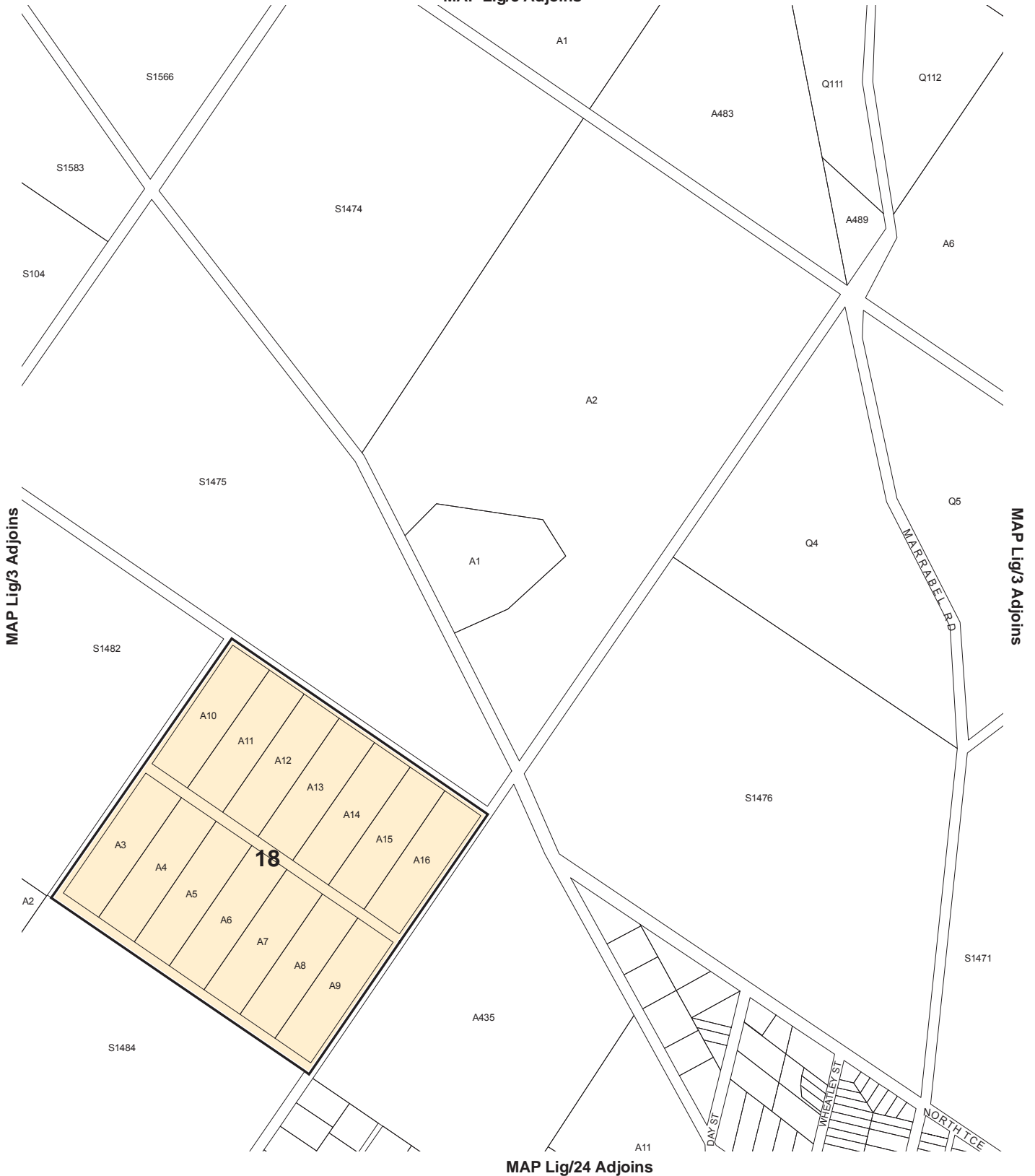


KAPUNDA

# Policy Area Map Lig/22

 Policy Area Boundary

MAP Lig/3 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
18 Kapunda Fringe



KAPUNDA

# Precinct Map Lig/22

 Precinct Boundary



 Local Reserves

# Location Map Lig/23

MAP Lig/3 Adjoins





KAPUNDA

# Overlay Map Lig/23 TRANSPORT

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

-  Primary Arterial Roads
-  Secondary Arterial Roads

MAP Lig/3 Adjoins



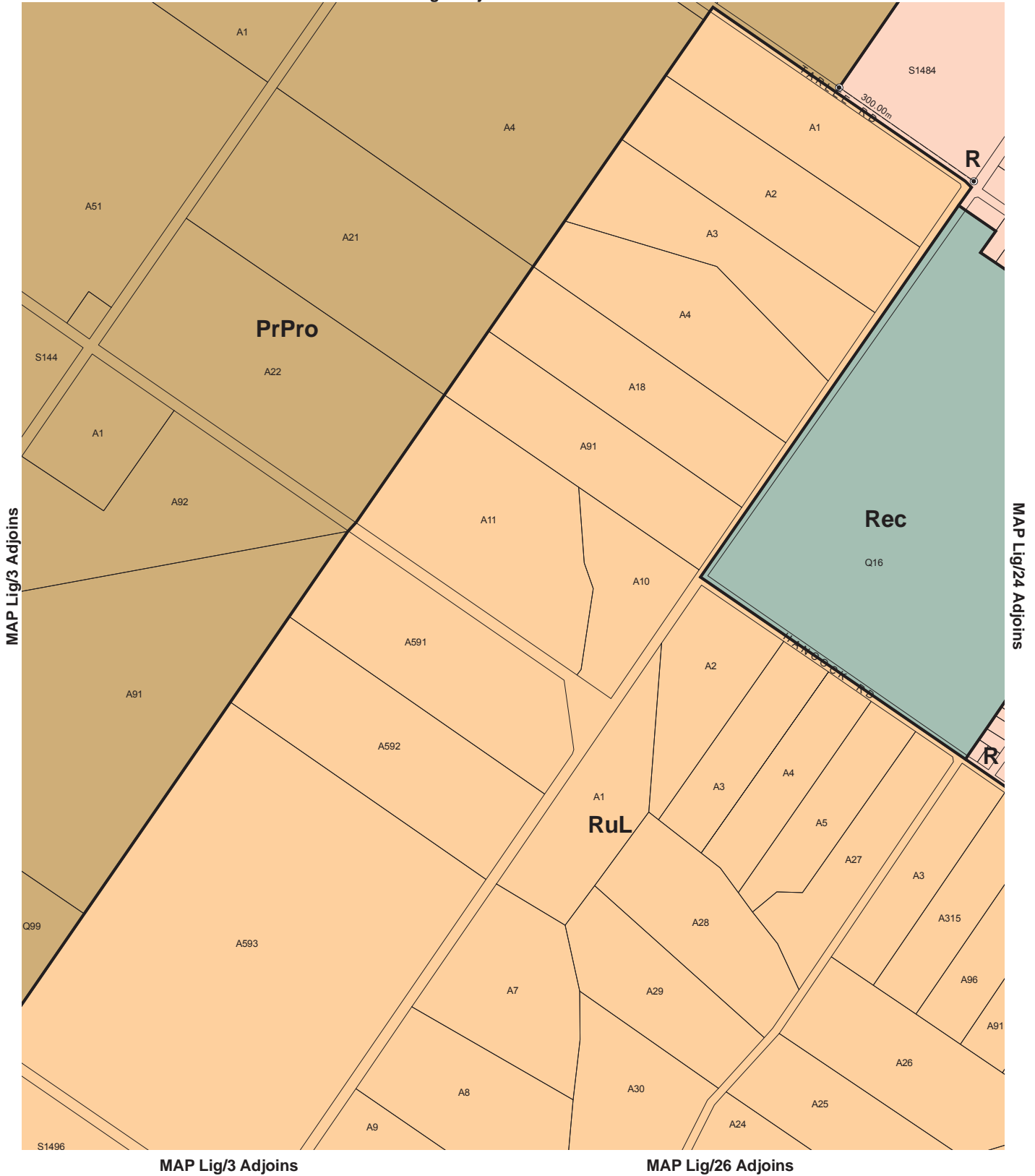
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



KAPUNDA  
**Overlay Map Lig/23**  
**HERITAGE AND CHARACTER**  
**PRESERVATION DISTRICT**

● State heritage place

MAP Lig/3 Adjoins



Lamberts Conformal Conic Projection, GDA94



KAPUNDA

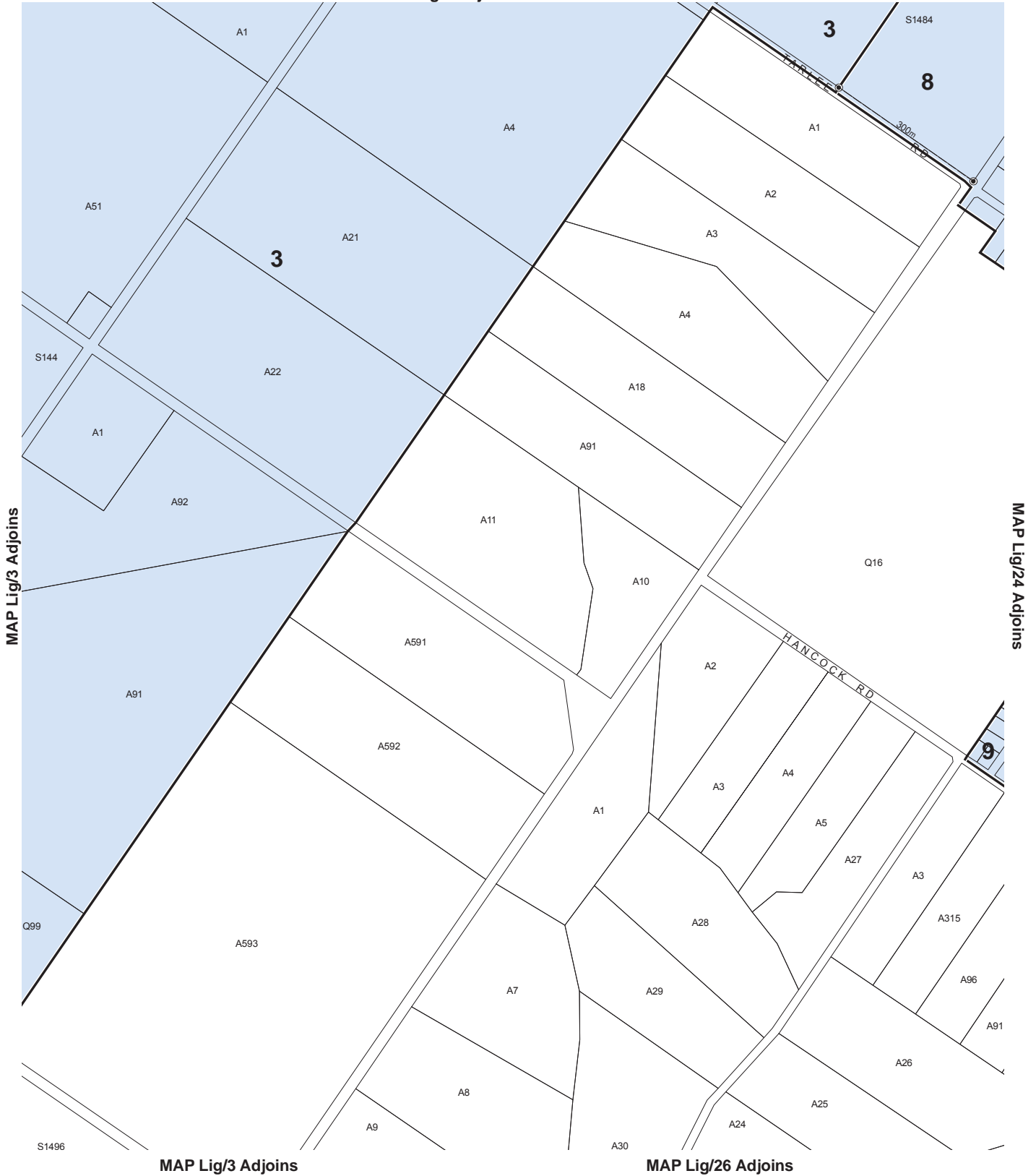
# Zone Map Lig/23

- Zones**
- PrPro Primary Production
  - Rec Recreation
  - R Residential
  - RuL Rural Living
  - Zone Boundary

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/3 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 3** General Farming
- 8** Residential North West Kapunda
- 9** Residential General



**KAPUNDA**

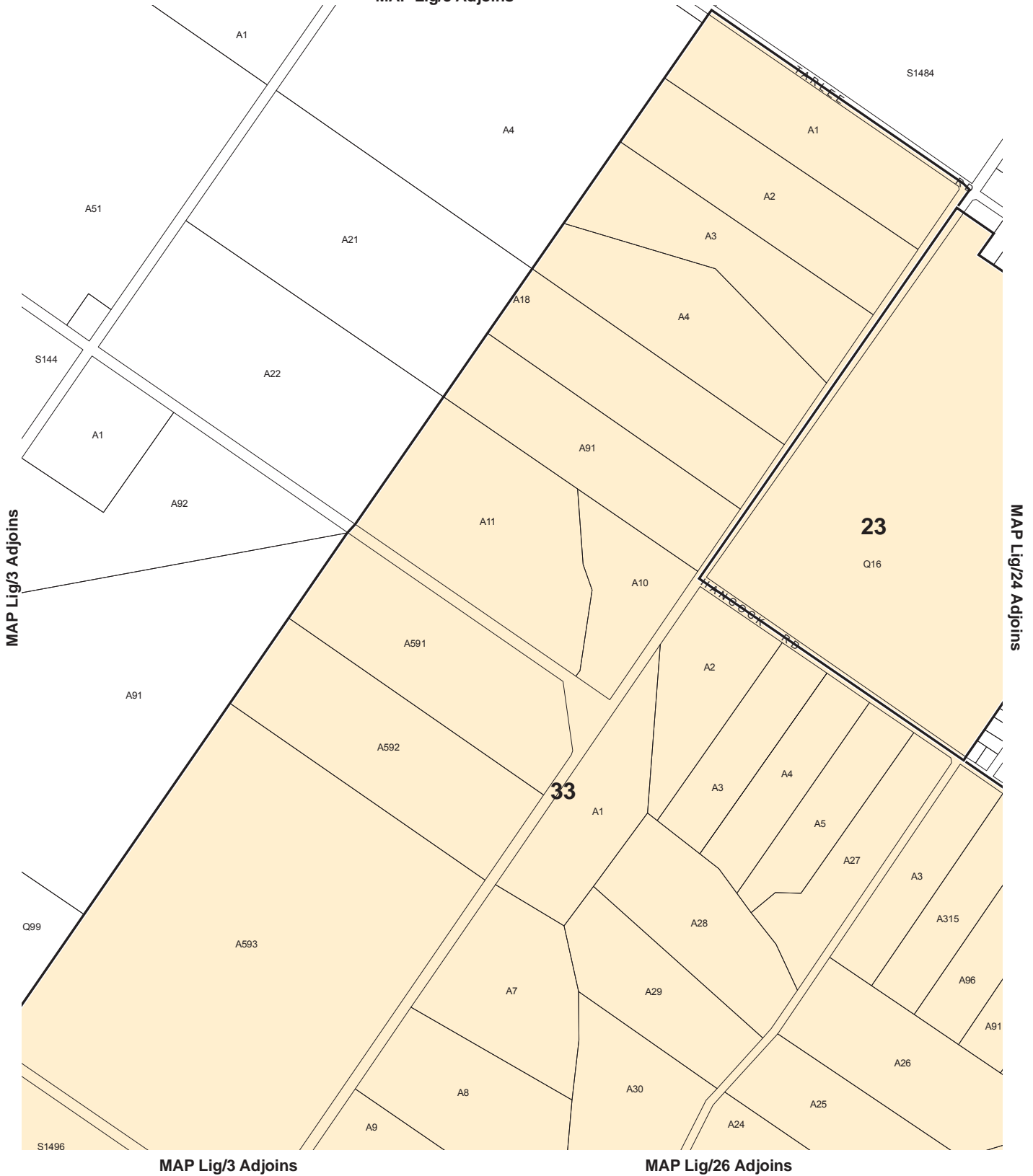
# Policy Area Map Lig/23

Policy Area Boundary

**LIGHT REGIONAL COUNCIL**

Consolidated - 8 December 2016

MAP Lig/3 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 23** Kapunda Recreation
- 33** Rural Living Kapunda




**KAPUNDA**

# Precinct Map Lig/23

**LIGHT REGIONAL COUNCIL**

Consolidated - 8 December 2016

 Precinct Boundary



KAPUNDA

MAP Lig/22 Adjoins



MAP Lig/23 Adjoins

MAP Lig/25 Adjoins

MAP Lig/26 Adjoins

MAP Lig/27 Adjoins



0 500 m

KAPUNDA

# Location Map Lig/24

- School
- Public Library
- Council Office
- Other Health Services
- Hospital
- Police Station
- Railways
- Local Reserves

MAP Lig/22 Adjoins



MAP Lig/23 Adjoins

MAP Lig/25 Adjoins

MAP Lig/26 Adjoins

MAP Lig/27 Adjoins



KAPUNDA

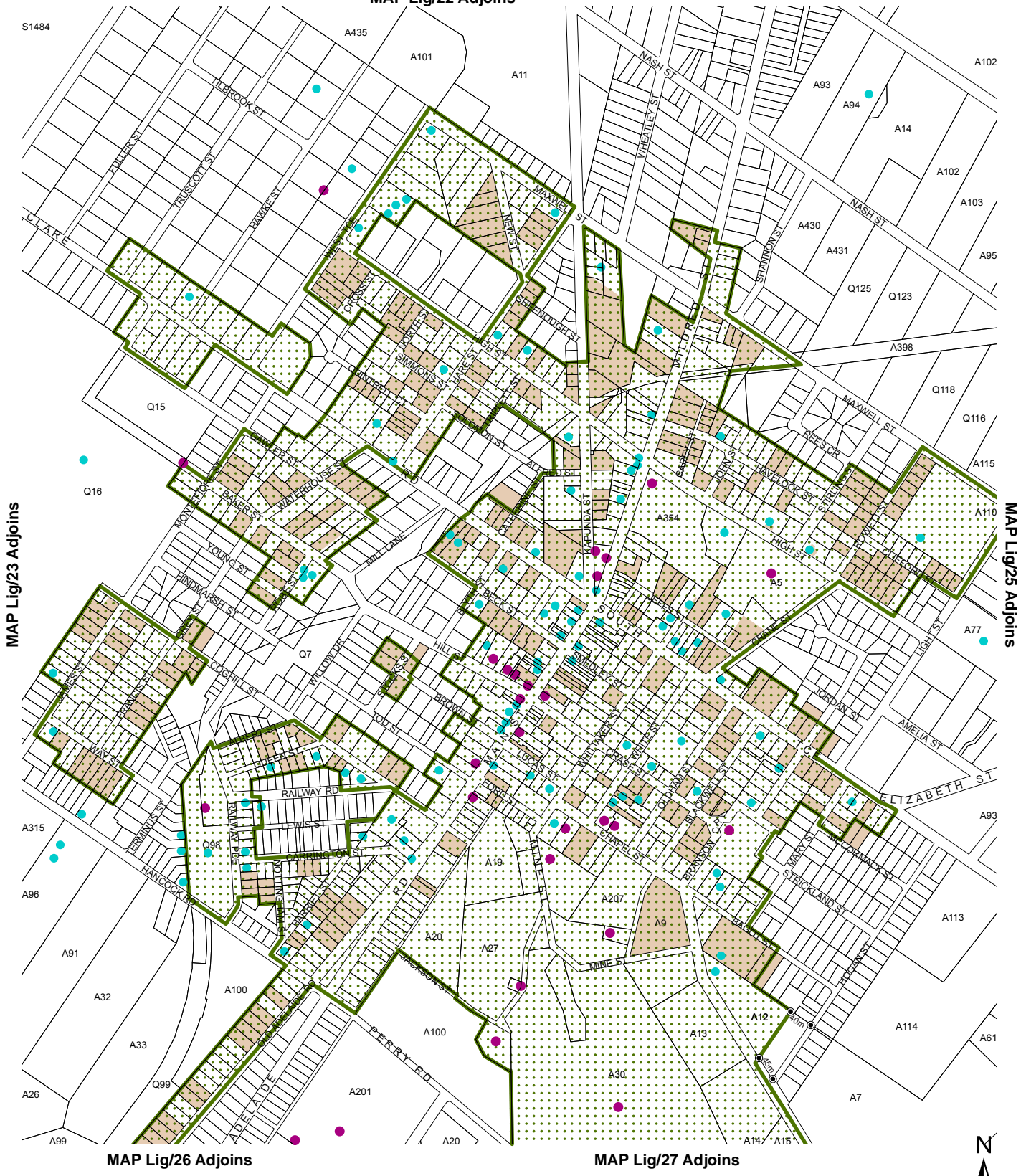
# Overlay Map Lig/24 TRANSPORT

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

- Primary Arterial Roads
- Secondary Arterial Roads

MAP Lig/22 Adjoins

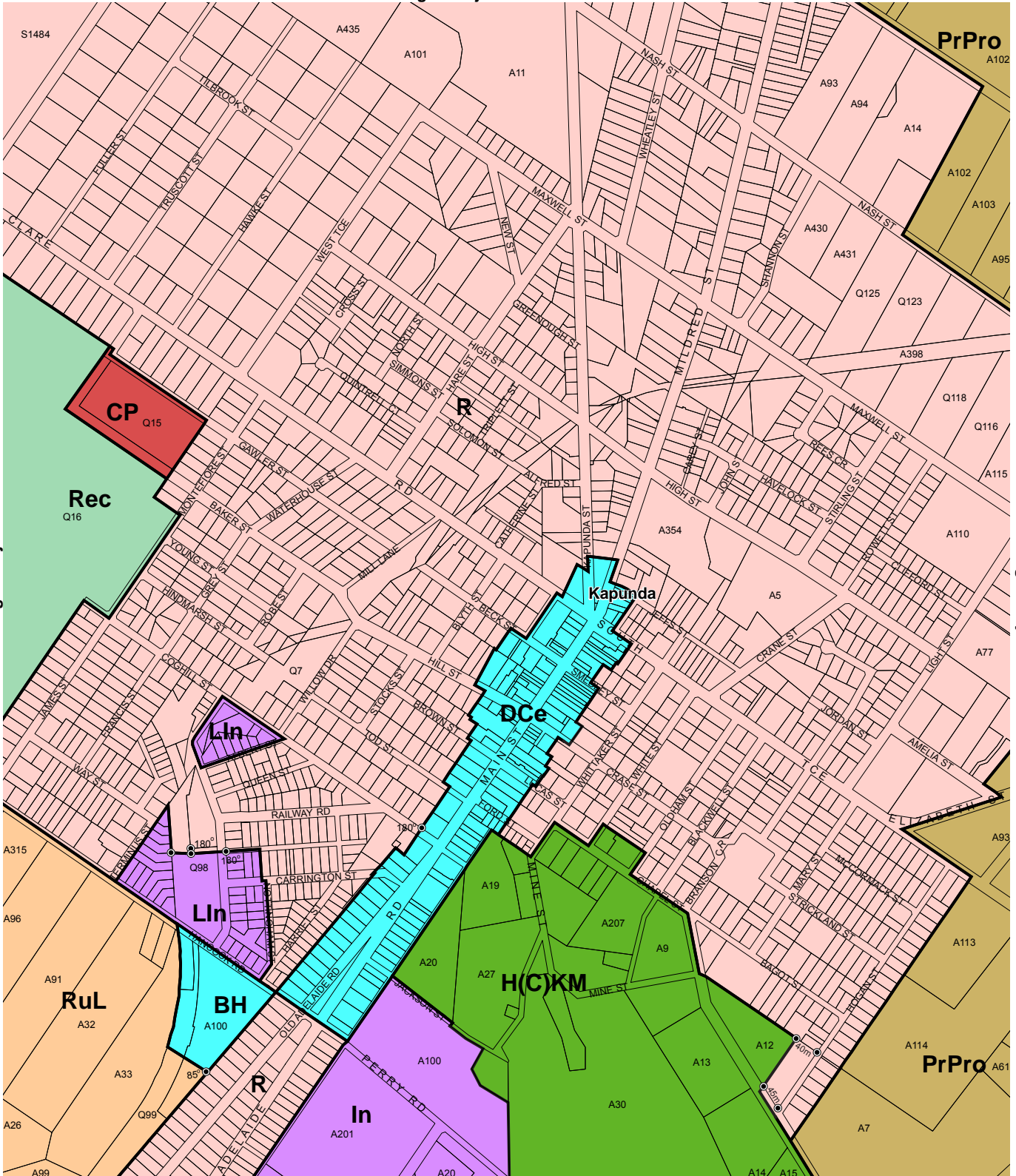


Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.

- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item

# KAPUNDA Overlay Map Lig/24 HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Lig/22 Adjoins



MAP Lig/23 Adjoins

MAP Lig/25 Adjoins

MAP Lig/26 Adjoins

MAP Lig/27 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

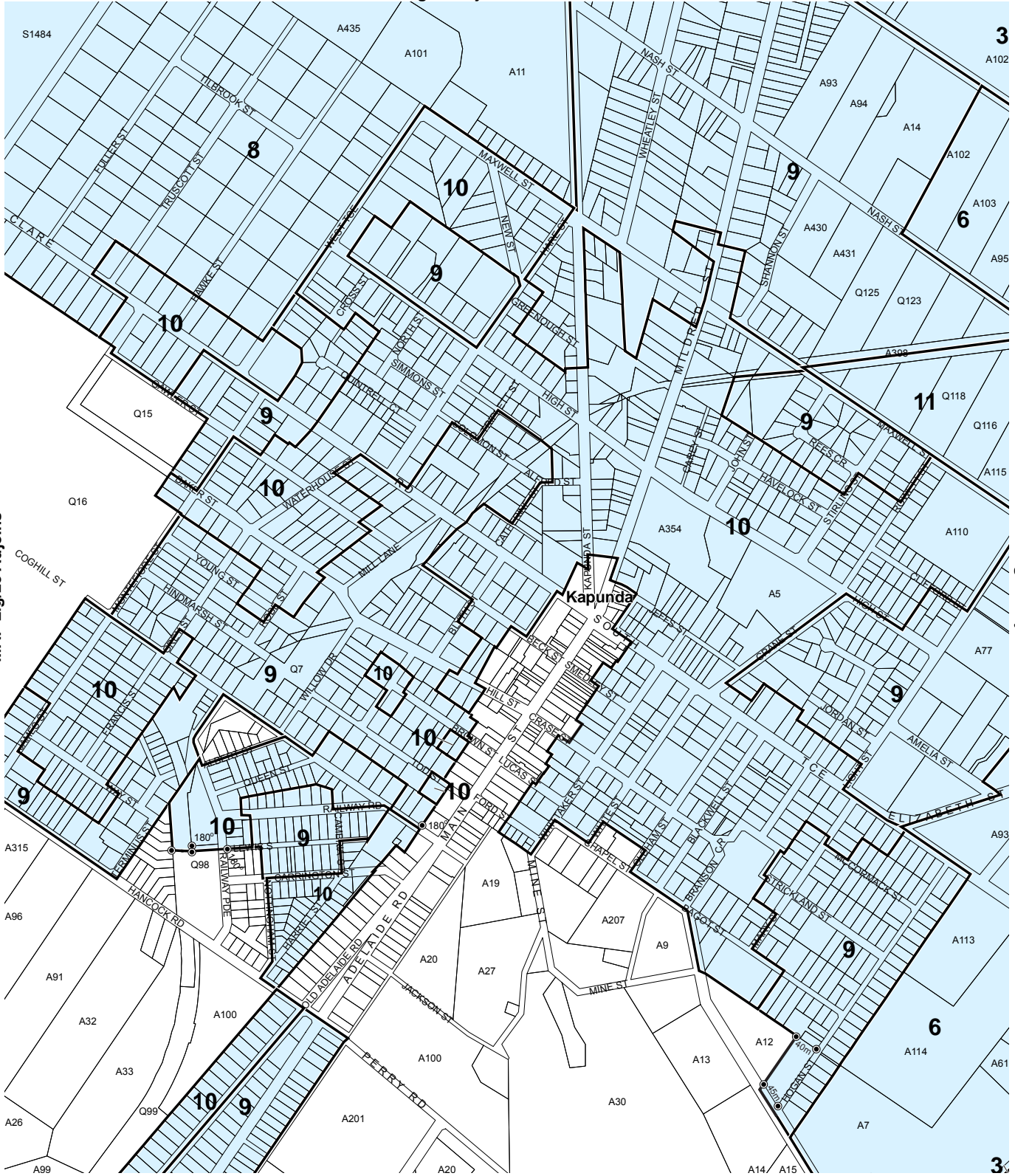
- BH Bulk Handling
- CP Caravan and Tourist Park
- DCe District Centre
- H(C)KM Historic (Conservation) Kapunda Mine
- In Industry
- Lin Light Industry
- PrPro Primary Production
- Rec Recreation
- R Residential
- RuL Rural Living
- Zone Boundary



KAPUNDA

# Zone Map Lig/24

MAP Lig/22 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 10 Residential Kapunda
- 11 Residential Senior's Living
- 3 General Farming
- 6 Township Fringe
- 8 Residential North West Kapunda
- 9 Residential General

 Policy Area Boundary

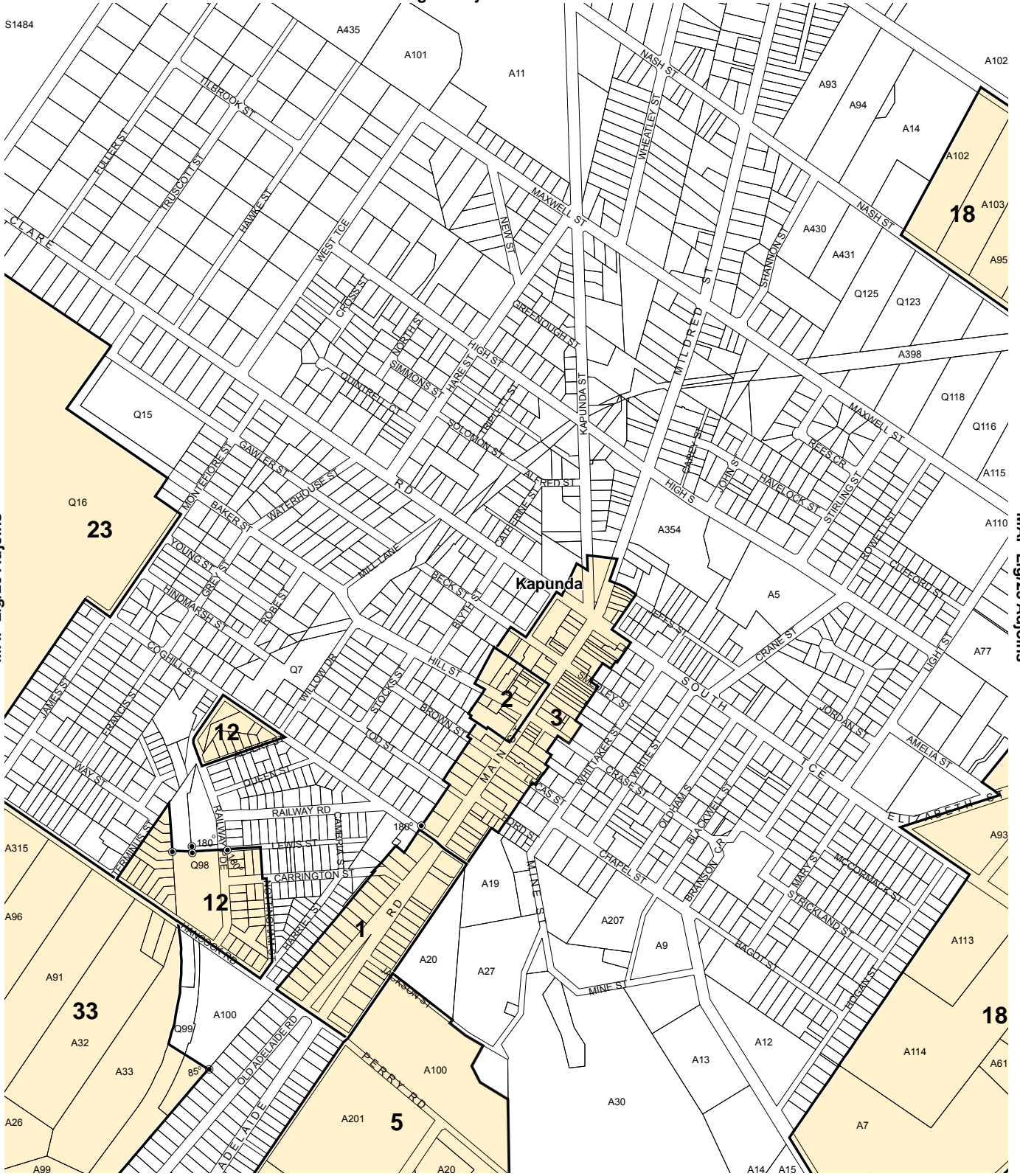


0  500m

**KAPUNDA**

# Policy Area Map Lig/24

MAP Lig/22 Adjoins



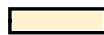
MAP Lig/26 Adjoins

MAP Lig/27 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 1 Commercial Kapunda
- 12 Light Industry Kapunda
- 18 Kapunda Fringe
- 2 Hill Street Civic Kapunda
- 23 Kapunda Recreation
- 3 Retail Kapunda
- 33 Rural Living Kapunda
- 5 Industry Kapunda

 Precinct Boundary



**KAPUNDA**

# Precinct Map Lig/24

KAPUNDA

MAP Lig/3 Adjoins



KAPUNDA

# Location Map Lig/25






MAP Lig/3 Adjoins



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

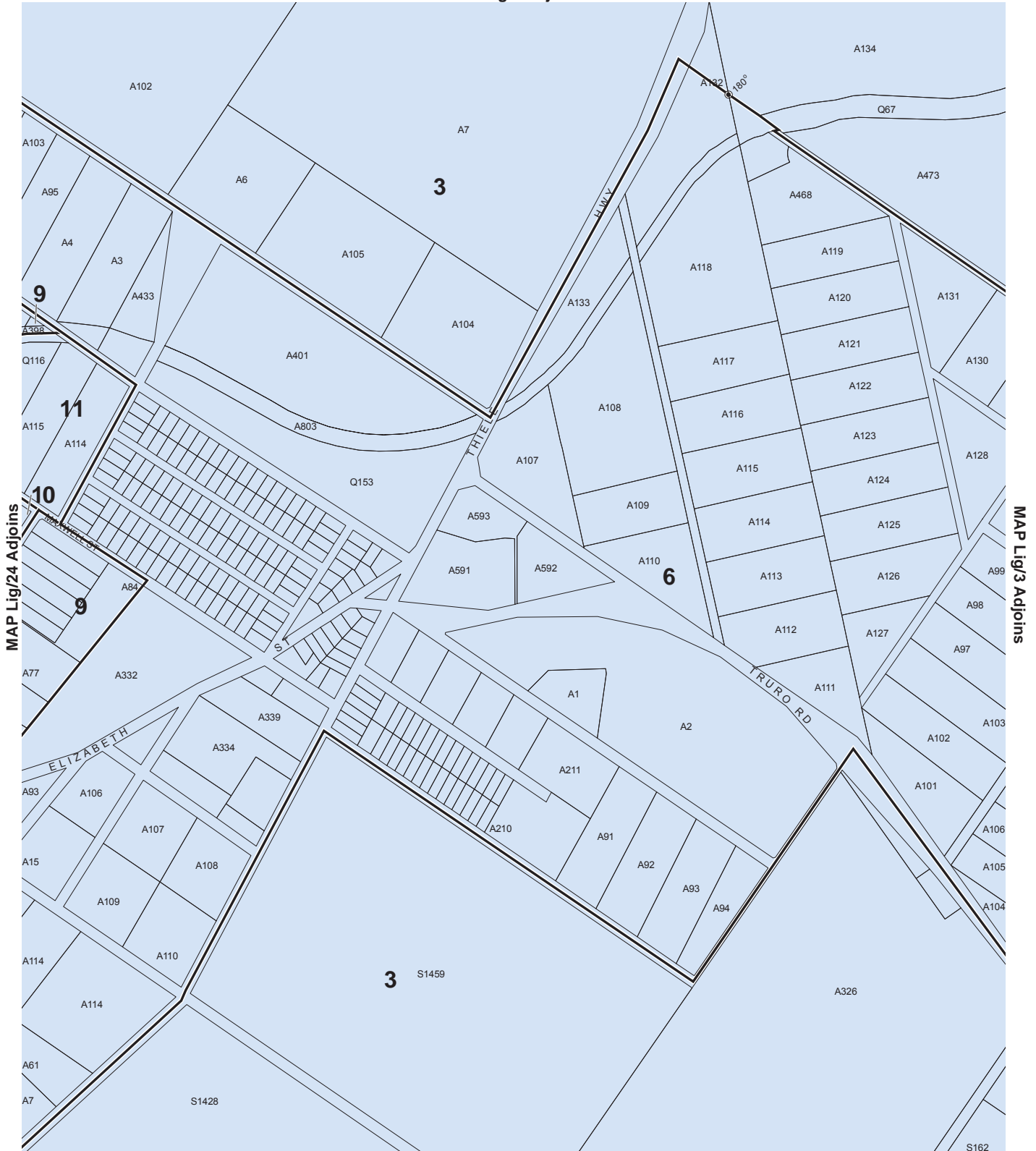


KAPUNDA  
**Overlay Map Lig/25**  
**HERITAGE AND CHARACTER**  
**PRESERVATION DISTRICT**

 Historic Conservation Area



MAP Lig/3 Adjoints



MAP Lig/27 Adjoints

MAP Lig/3 Adjoints

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 10 Residential Kapunda
- 11 Residential Senior's Living
- 3 General Farming
- 6 Township Fringe
- 9 Residential General



KAPUNDA

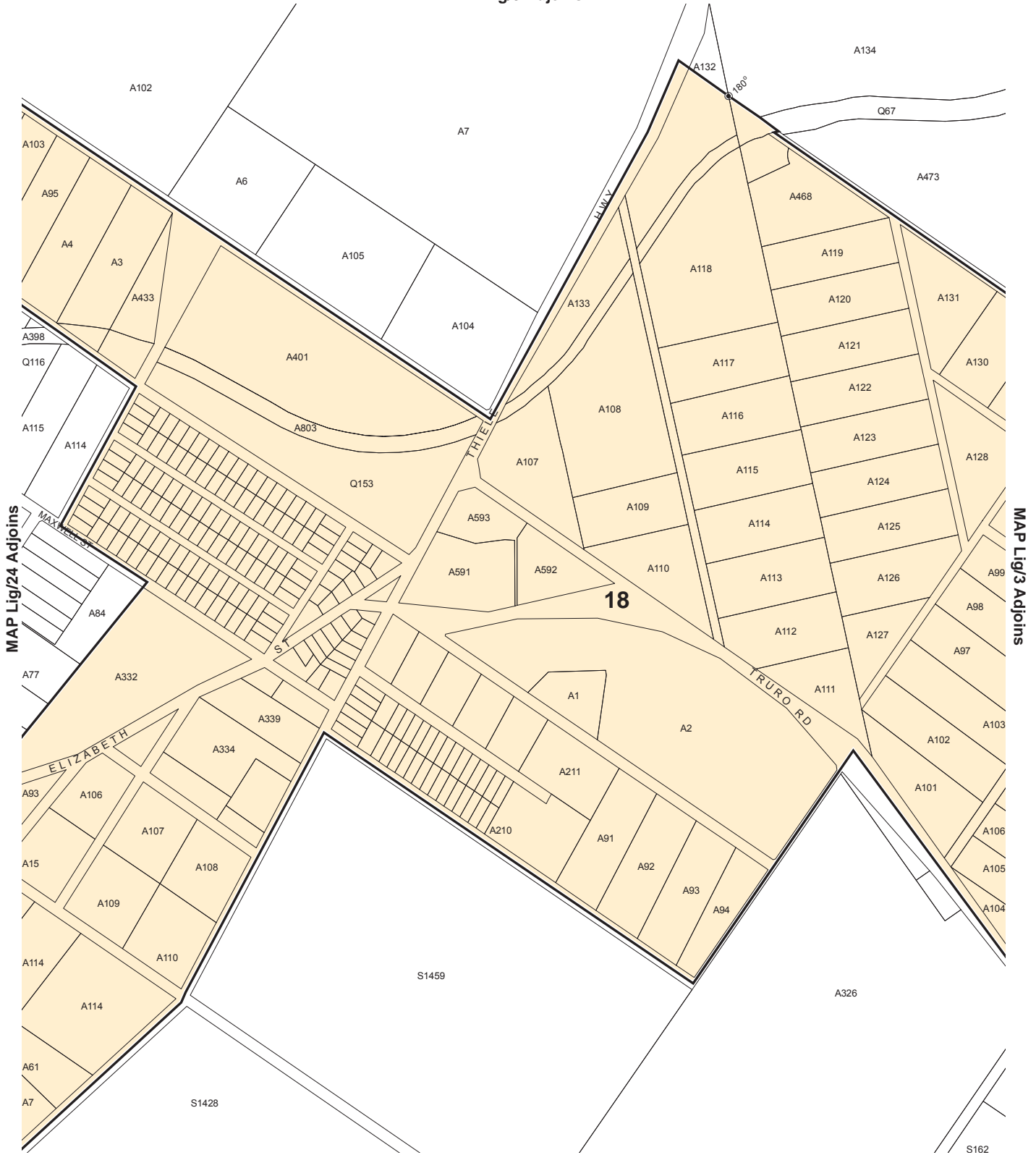
# Policy Area Map Lig/25

Policy Area Boundary

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/3 Adjoints



MAP Lig/27 Adjoints

MAP Lig/3 Adjoints

Lamberts Conformal Conic Projection, GDA94

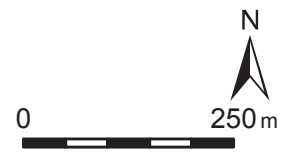
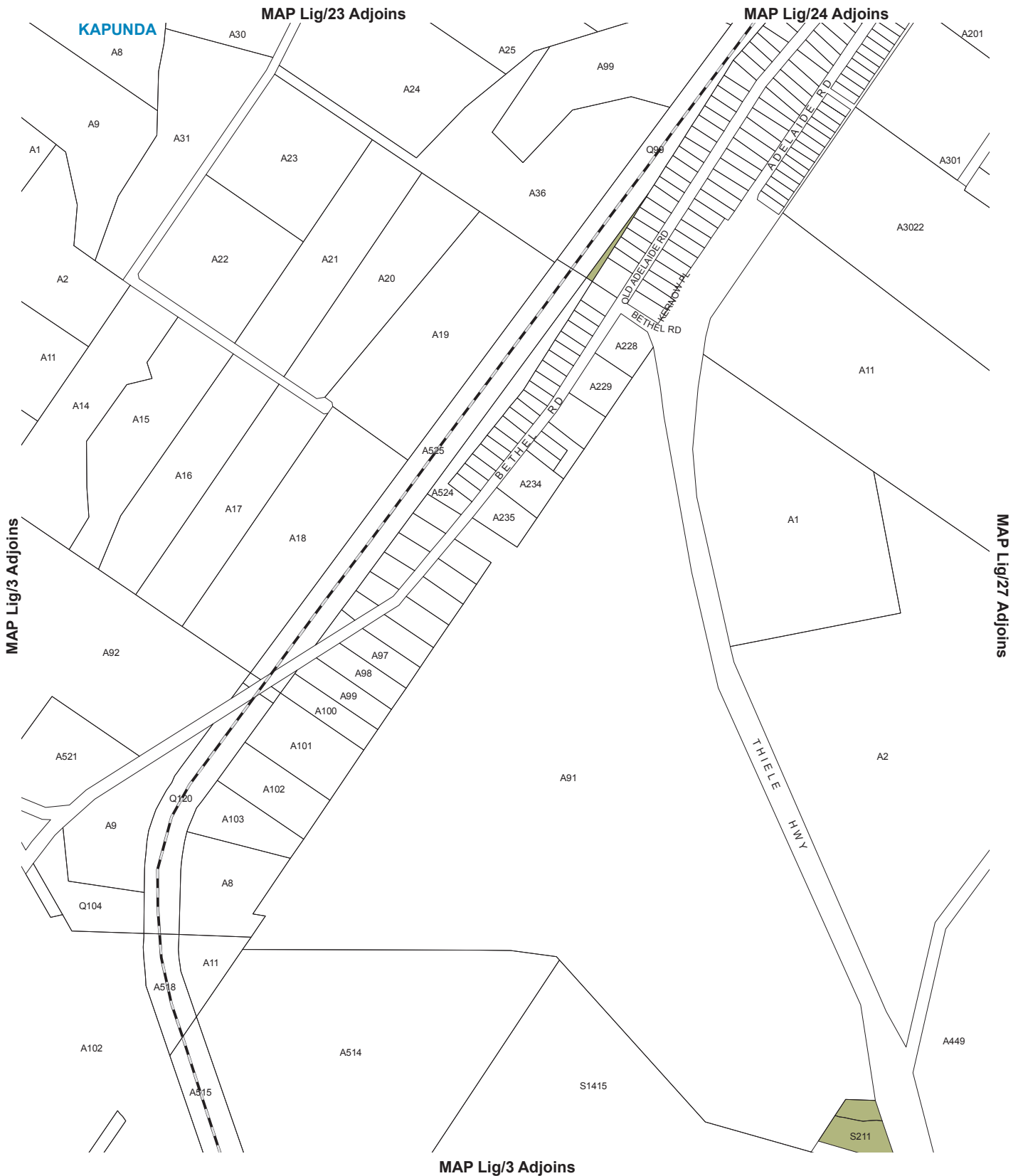
Precinct  
18 Kapunda Fringe



KAPUNDA

# Precinct Map Lig/25

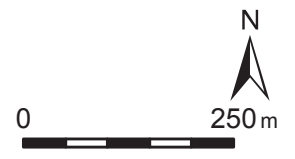
 Precinct Boundary



KAPUNDA

# Location Map Lig/26

- Railways
- Local Reserves



**KAPUNDA**

# Overlay Map Lig/26 TRANSPORT

**LIGHT REGIONAL COUNCIL**

Consolidated - 8 December 2016

- Primary Arterial Roads
- Secondary Arterial Roads



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



**KAPUNDA**  
**Overlay Map Lig/26**  
**HERITAGE AND CHARACTER**  
**PRESERVATION DISTRICT**

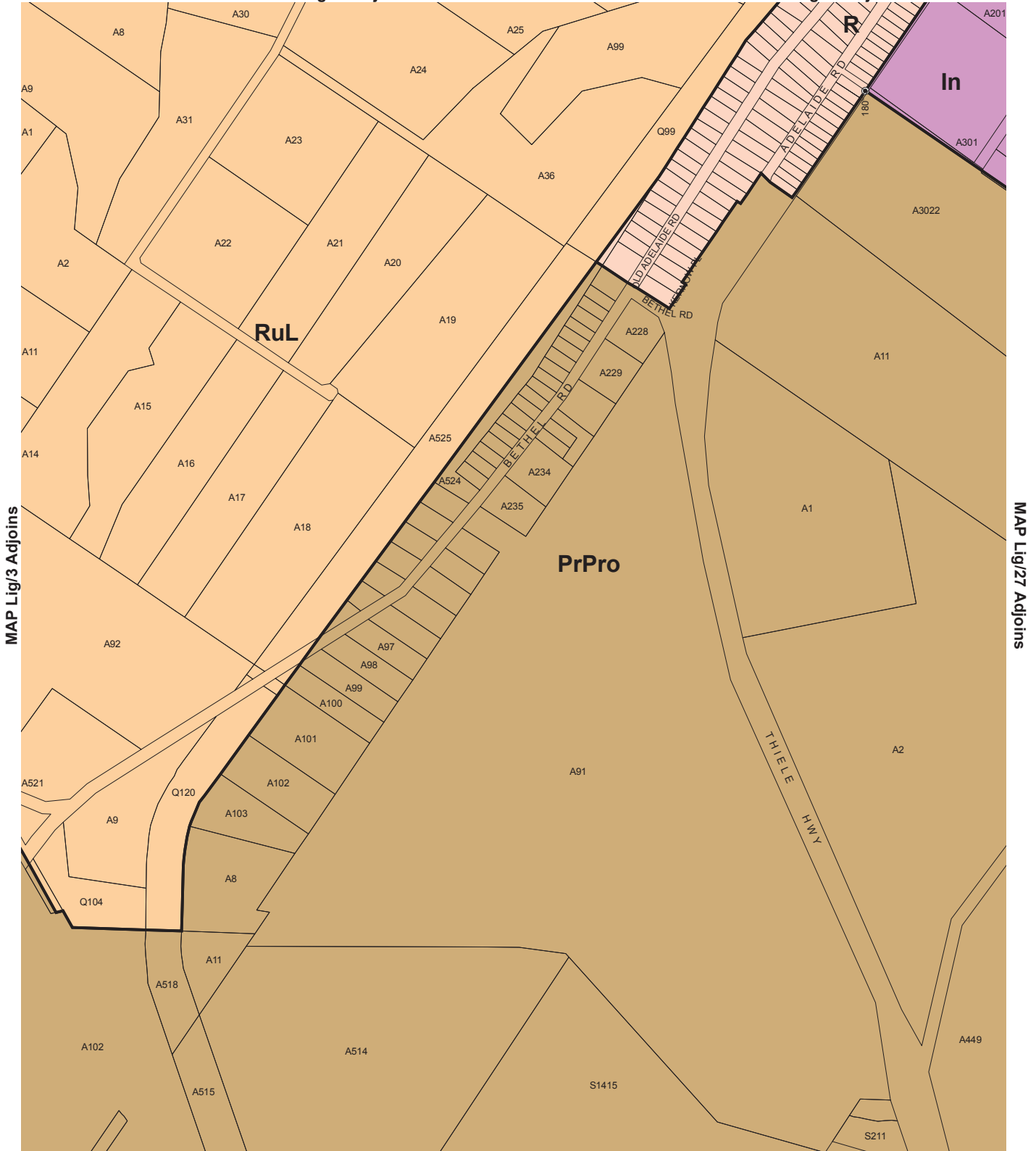
- Local heritage place
- State heritage place
- Contributory Item
- Historic Conservation Area

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/23 Adjoins

MAP Lig/24 Adjoins

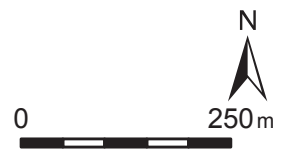


MAP Lig/3 Adjoins

MAP Lig/27 Adjoins

MAP Lig/3 Adjoins

Lamberts Conformal Conic Projection, GDA94



KAPUNDA

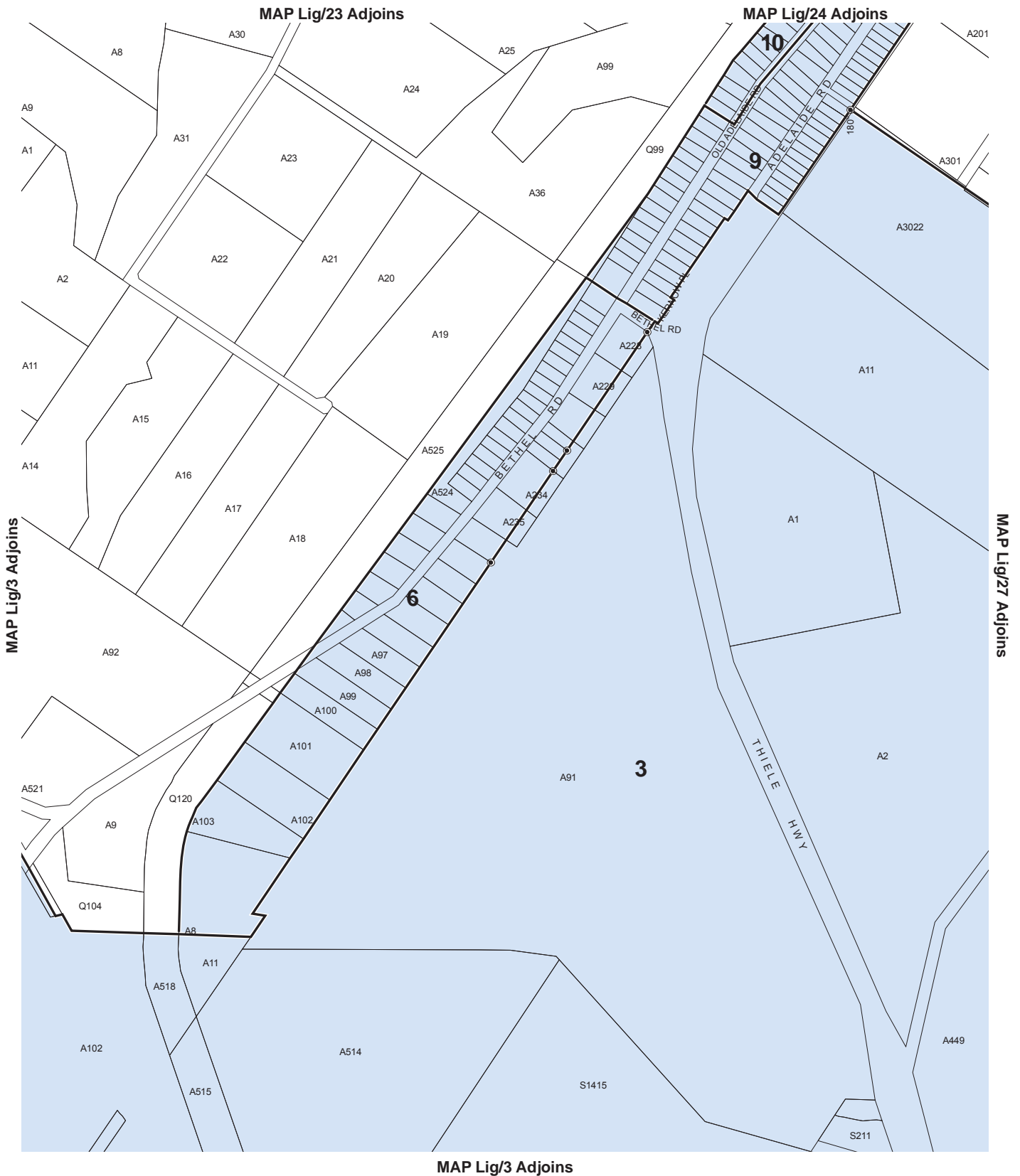
# Zone Map Lig/26

- Zones**
- Industry
  - Primary Production
  - Residential
  - Rural Living
  - Zone Boundary

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016





Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 10 Residential Kapunda
  - 3 General Farming
  - 6 Township Fringe
  - 9 Residential General



**KAPUNDA**

# Policy Area Map Lig/26

Policy Area Boundary





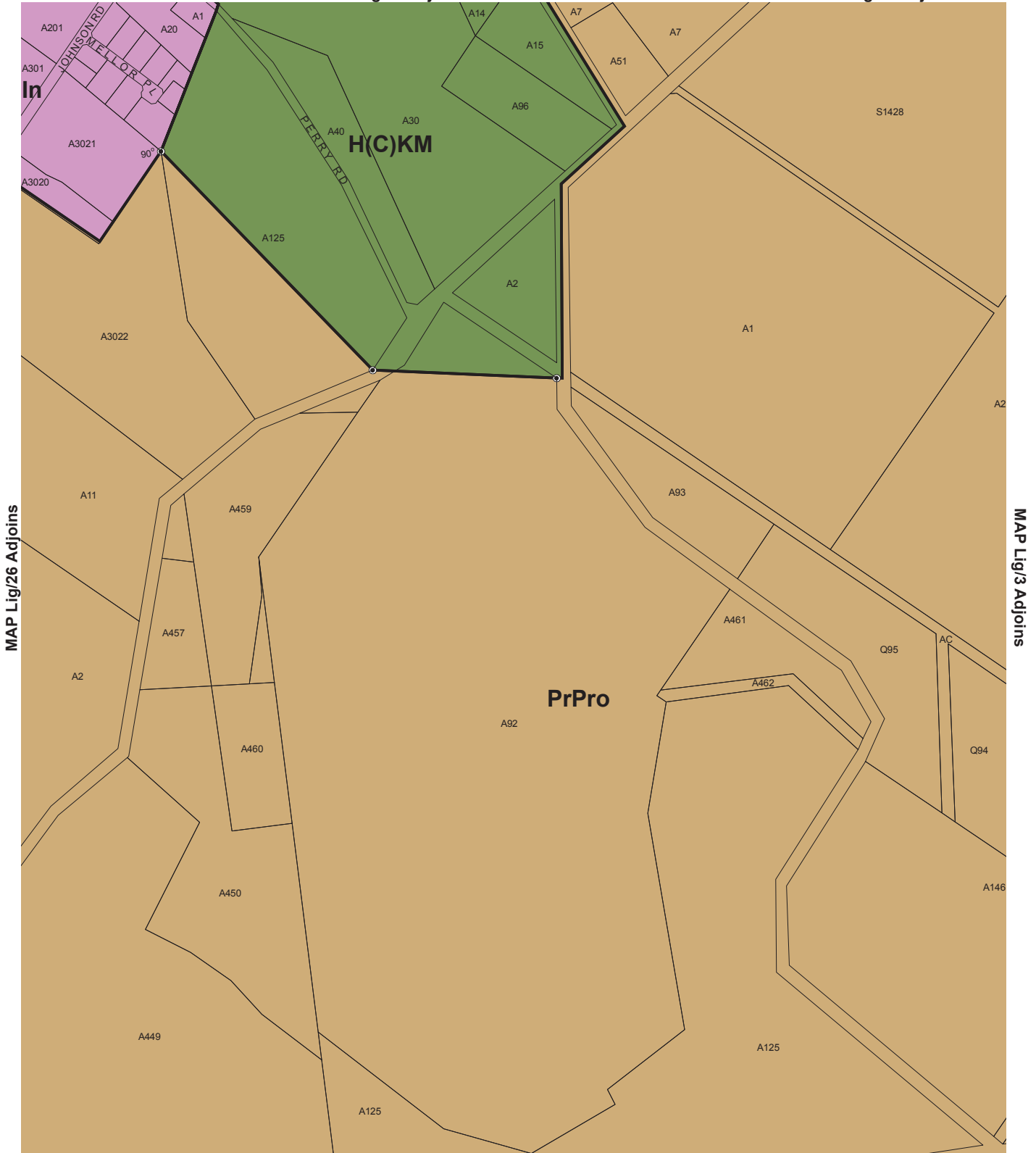
 Local Reserves

# Location Map Lig/27



MAP Lig/24 Adjoins

MAP Lig/25 Adjoins



Lamberts Conformal Conic Projection, GDA94



KAPUNDA

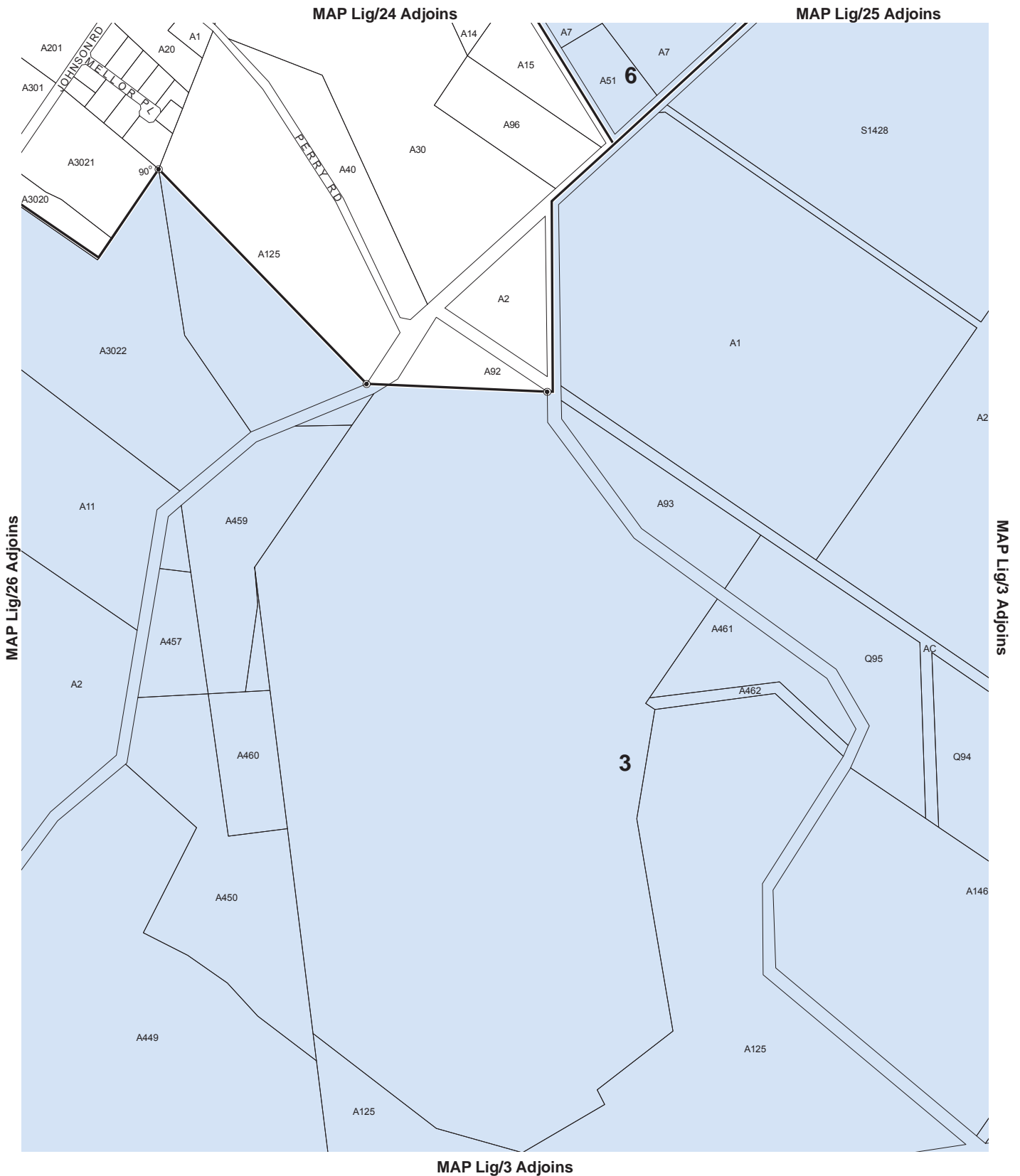
# Zone Map Lig/27

### Zones

- H(C)KM Historic (Conservation) Kapunda Mine
- In Industry
- PrPro Primary Production
- Zone Boundary

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016



Lamberts Conformal Conic Projection, GDA94

- Policy Area**  
**3** General Farming  
**6** Township Fringe



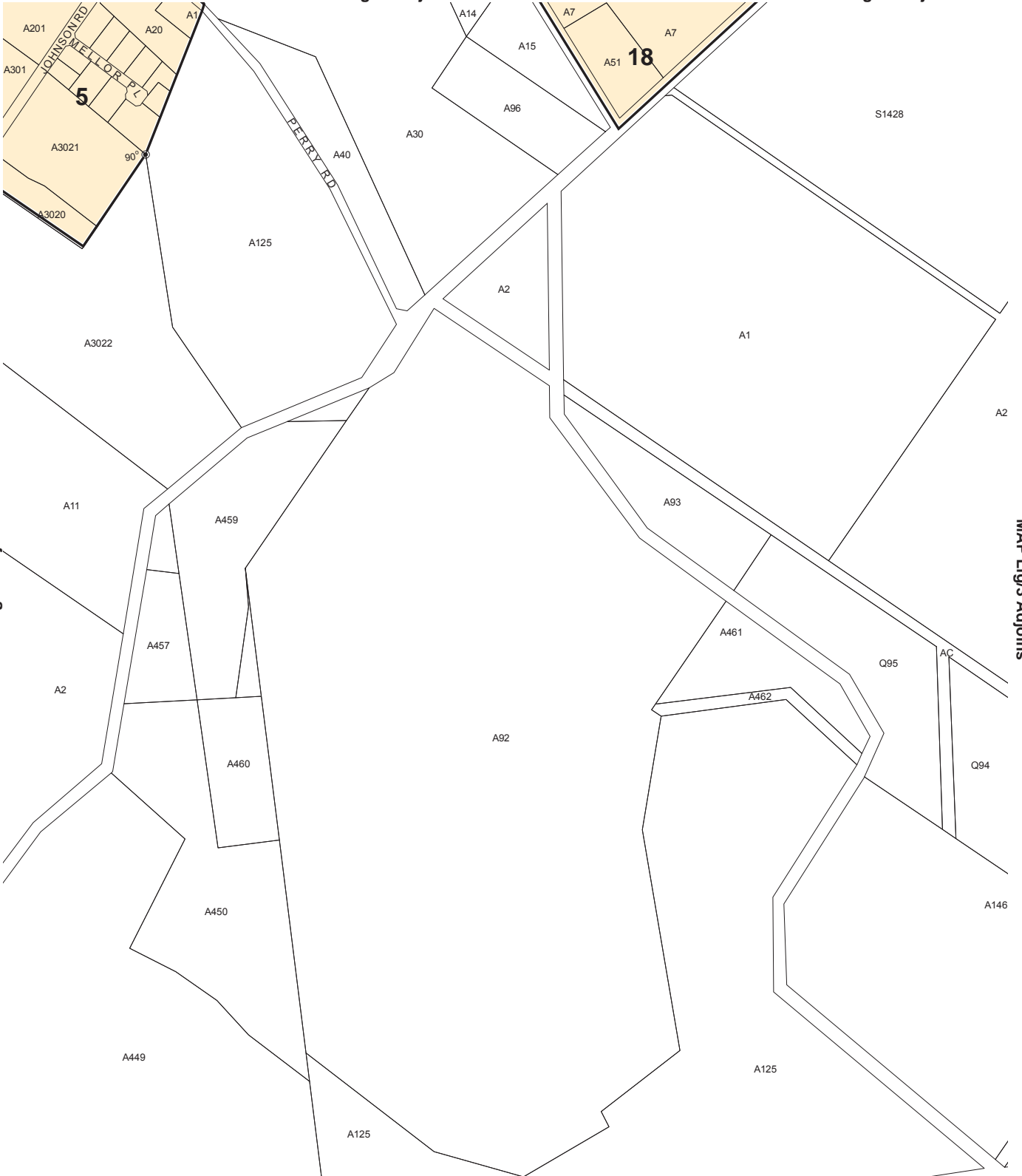
**KAPUNDA**

# Policy Area Map Lig/27

 Policy Area Boundary

MAP Lig/24 Adjoins

MAP Lig/25 Adjoins



MAP Lig/26 Adjoins

MAP Lig/3 Adjoins

MAP Lig/3 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

**18** Kapunda Fringe

**5** Industry Kapunda



**KAPUNDA**

# Precinct Map Lig/27

**LIGHT REGIONAL COUNCIL**

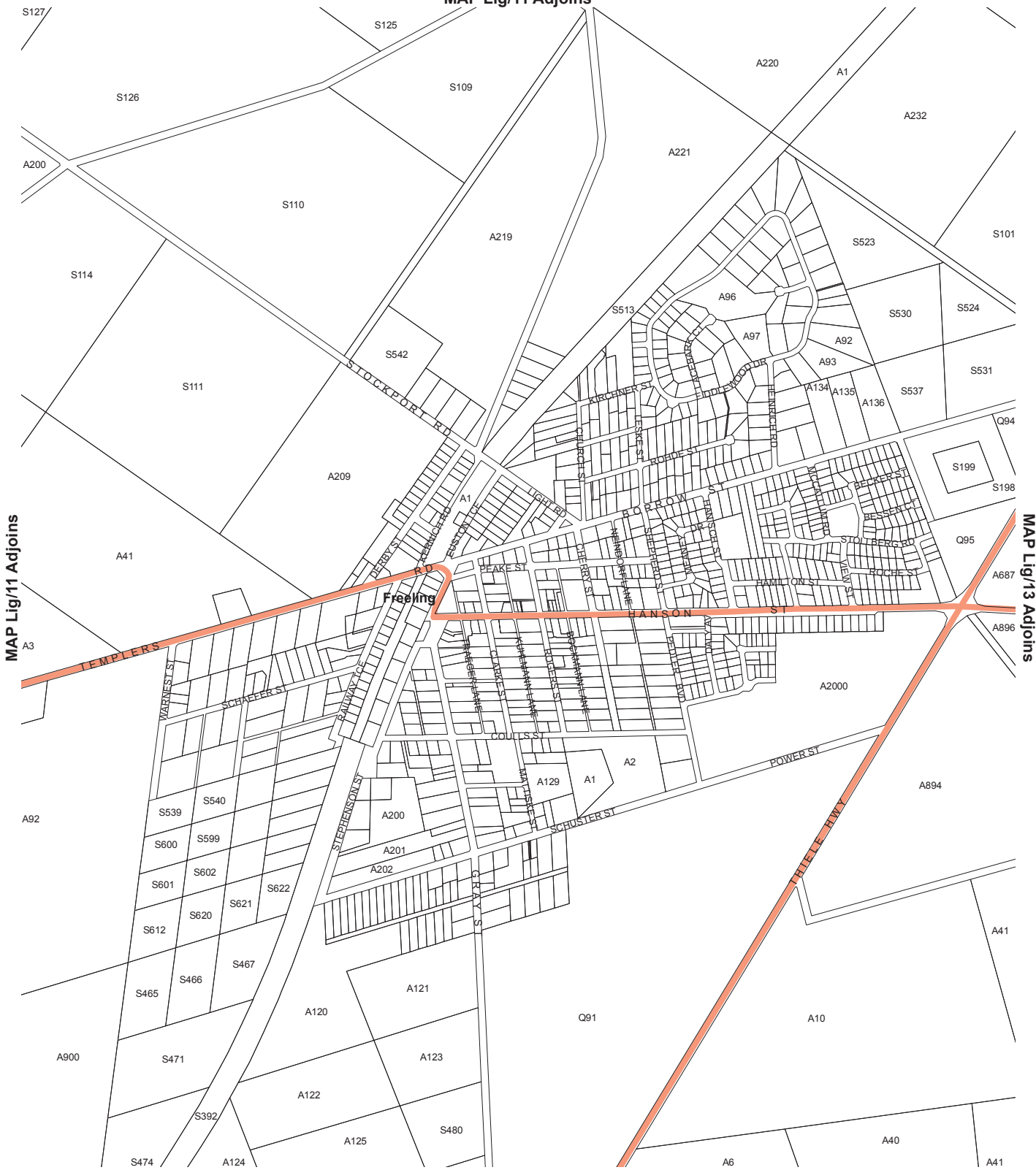
Consolidated - 8 December 2016

 Precinct Boundary





MAP Lig/11 Adjoins



MAP Lig/11 Adjoins



**FREELING**

# Overlay Map Lig/28

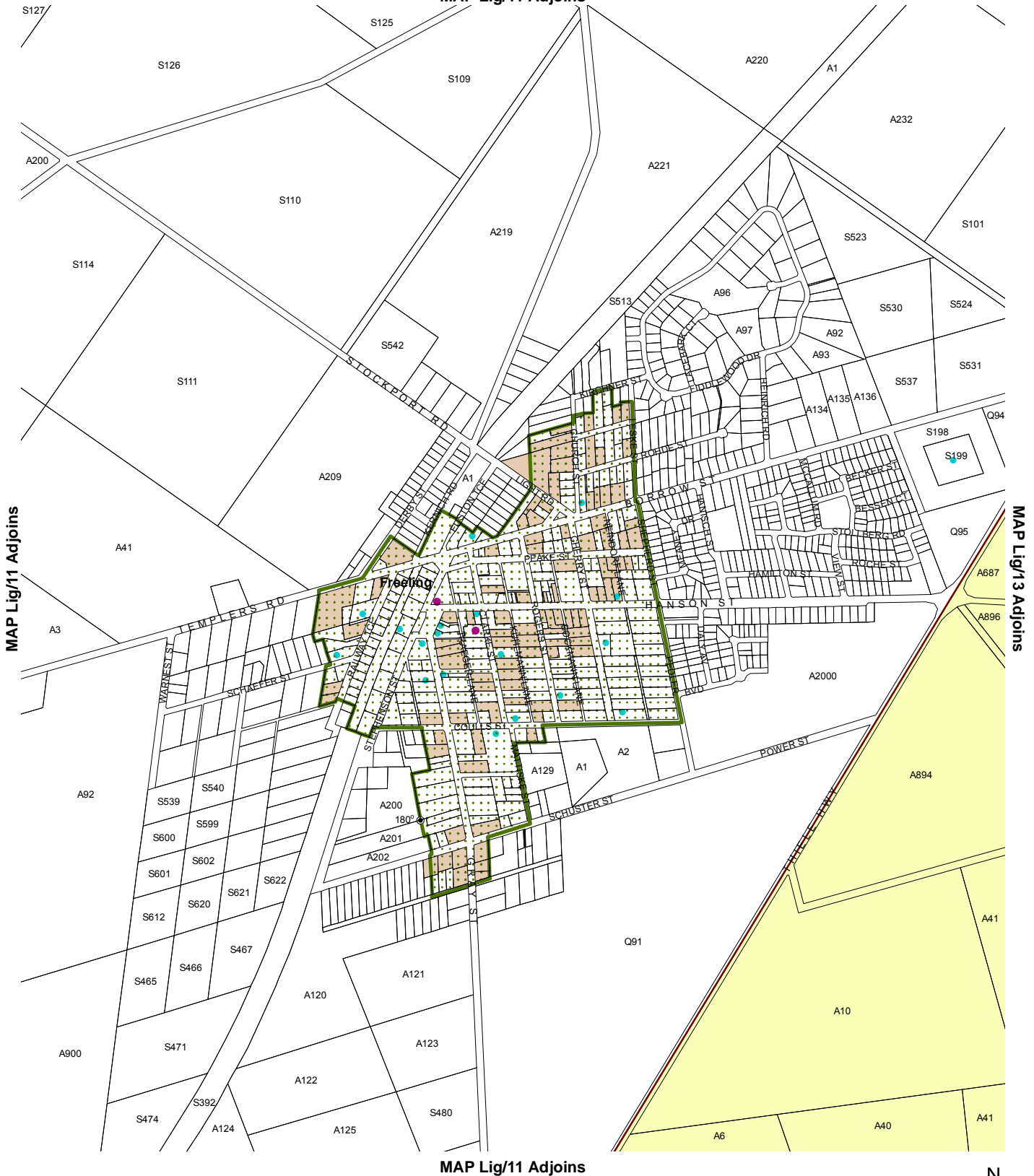
## TRANSPORT

**LIGHT REGIONAL COUNCIL**

Consolidated - 8 December 2016

- Primary Arterial Roads
- Secondary Arterial Roads

MAP Lig/11 Adjoins



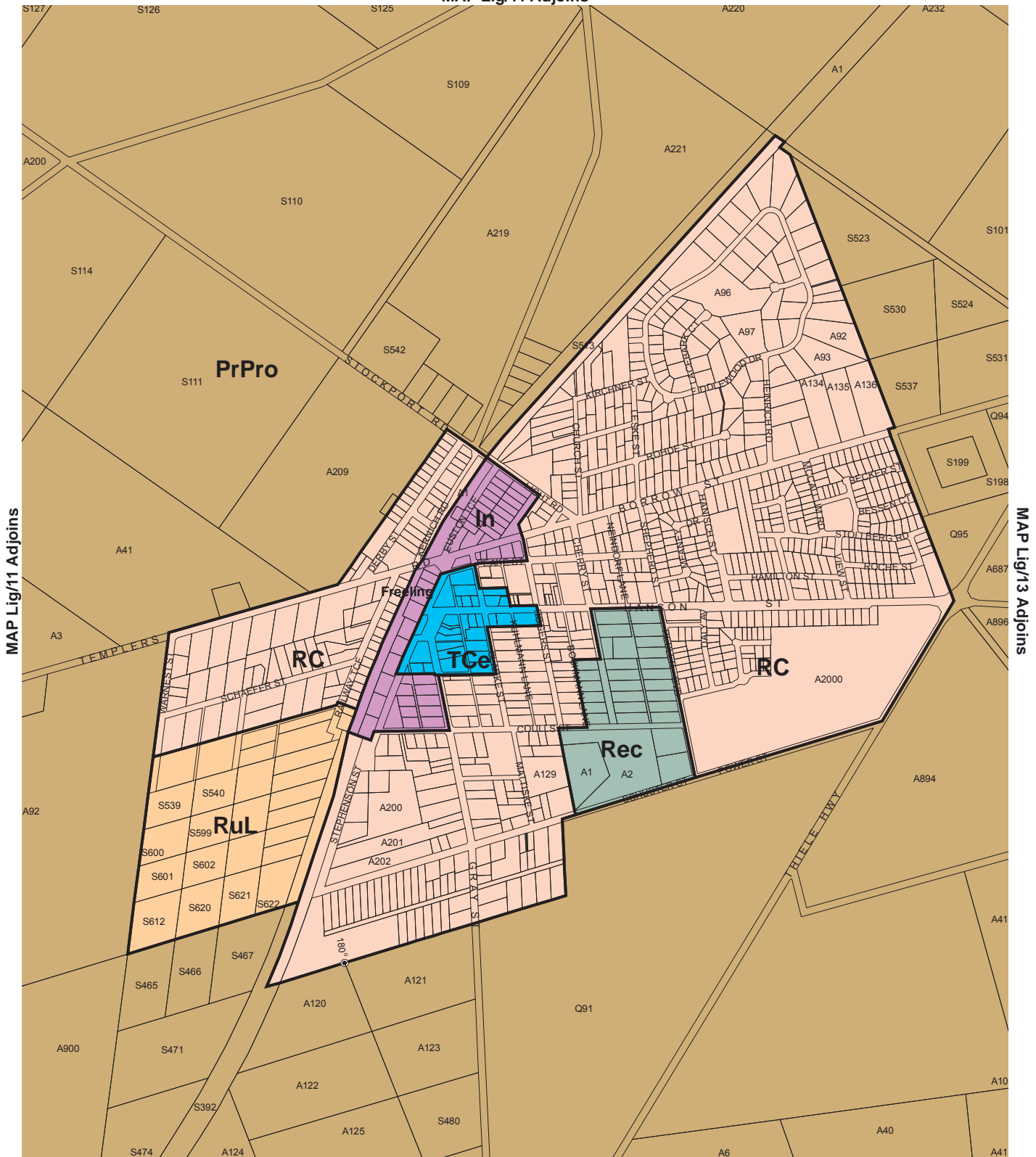
Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.



- Local heritage place
- State heritage place
- Contributory Item
- Historic Conservation Area
- Character Preservation District
- Development Plan Boundary

# FREELING Overlay Map Lig/28 HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Lig/11 Adjoins



MAP Lig/11 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- Industry
- Primary Production
- Recreation
- Residential Character
- Rural Living
- Town Centre
- Zone Boundary

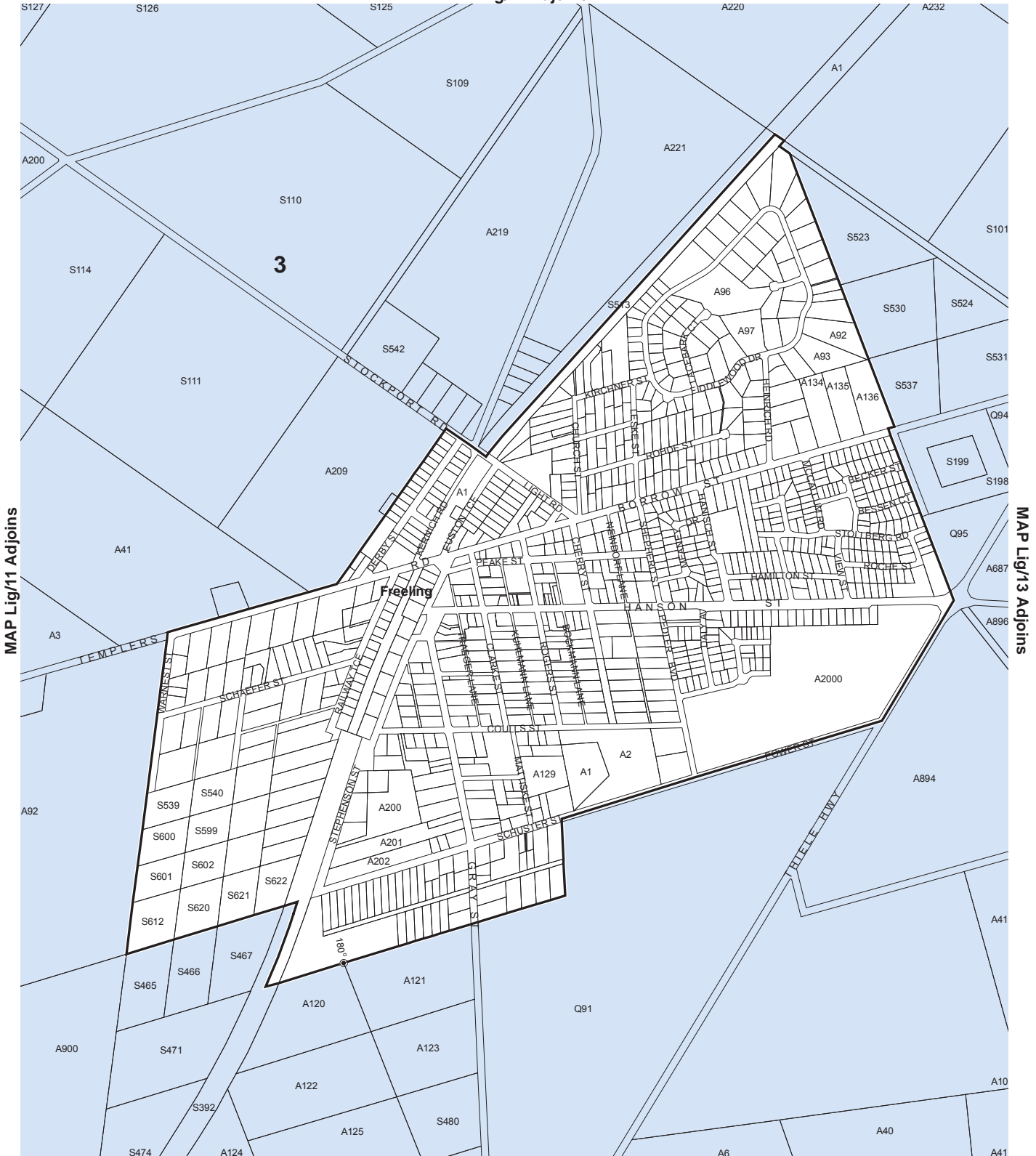
FREELING

# Zone Map Lig/28

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/11 Adjoins



MAP Lig/11 Adjoins

Lamberts Conformal Conic Projection, GDA94

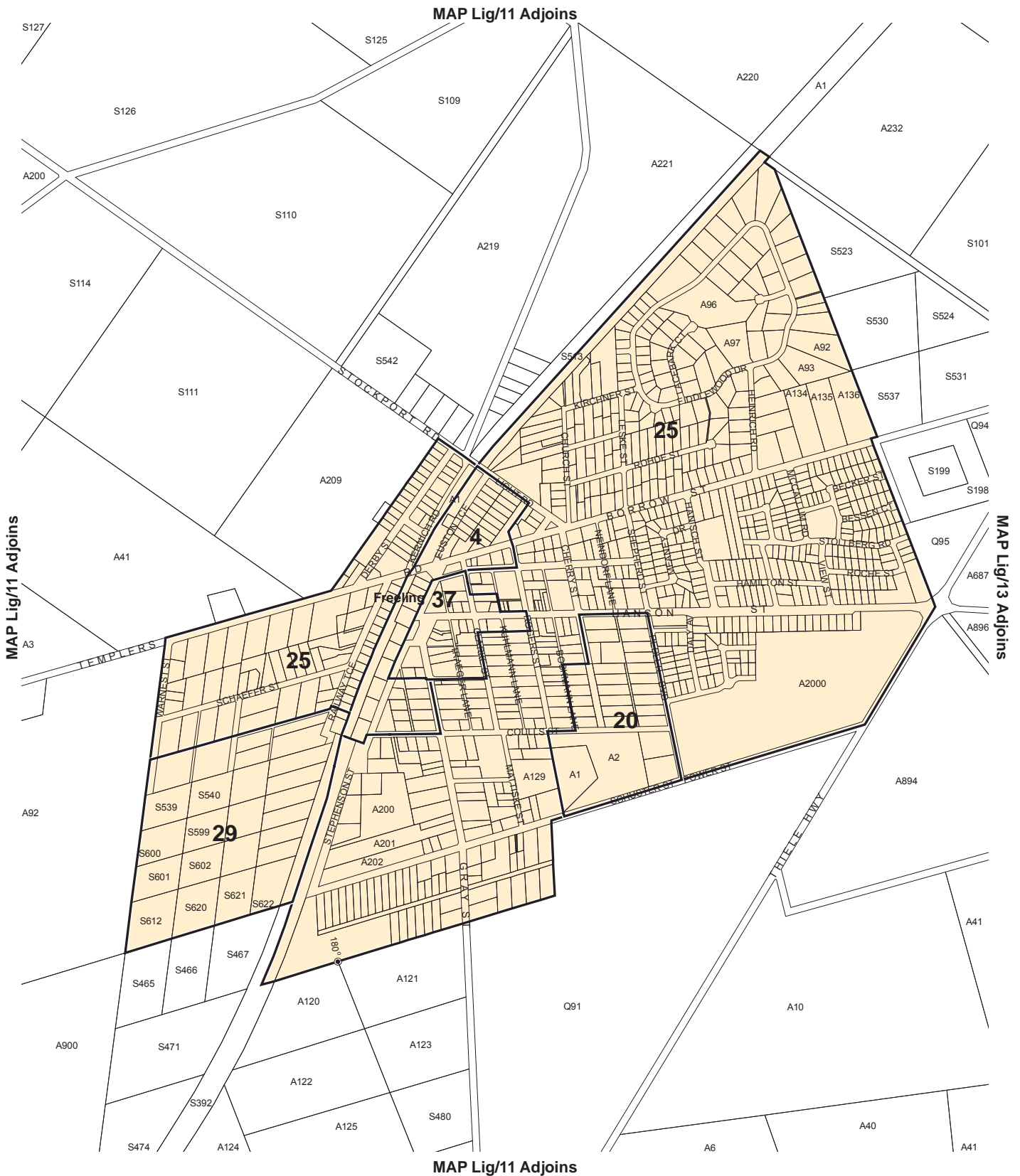
Policy Area  
3 General Farming



FREELING

# Policy Area Map Lig/28

 Policy Area Boundary



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 20** Freeling Recreation
- 25** Freeling Residential Character
- 29** Rural Living Freeling
- 37** Freeling Centre
- 4** Industry Freeling

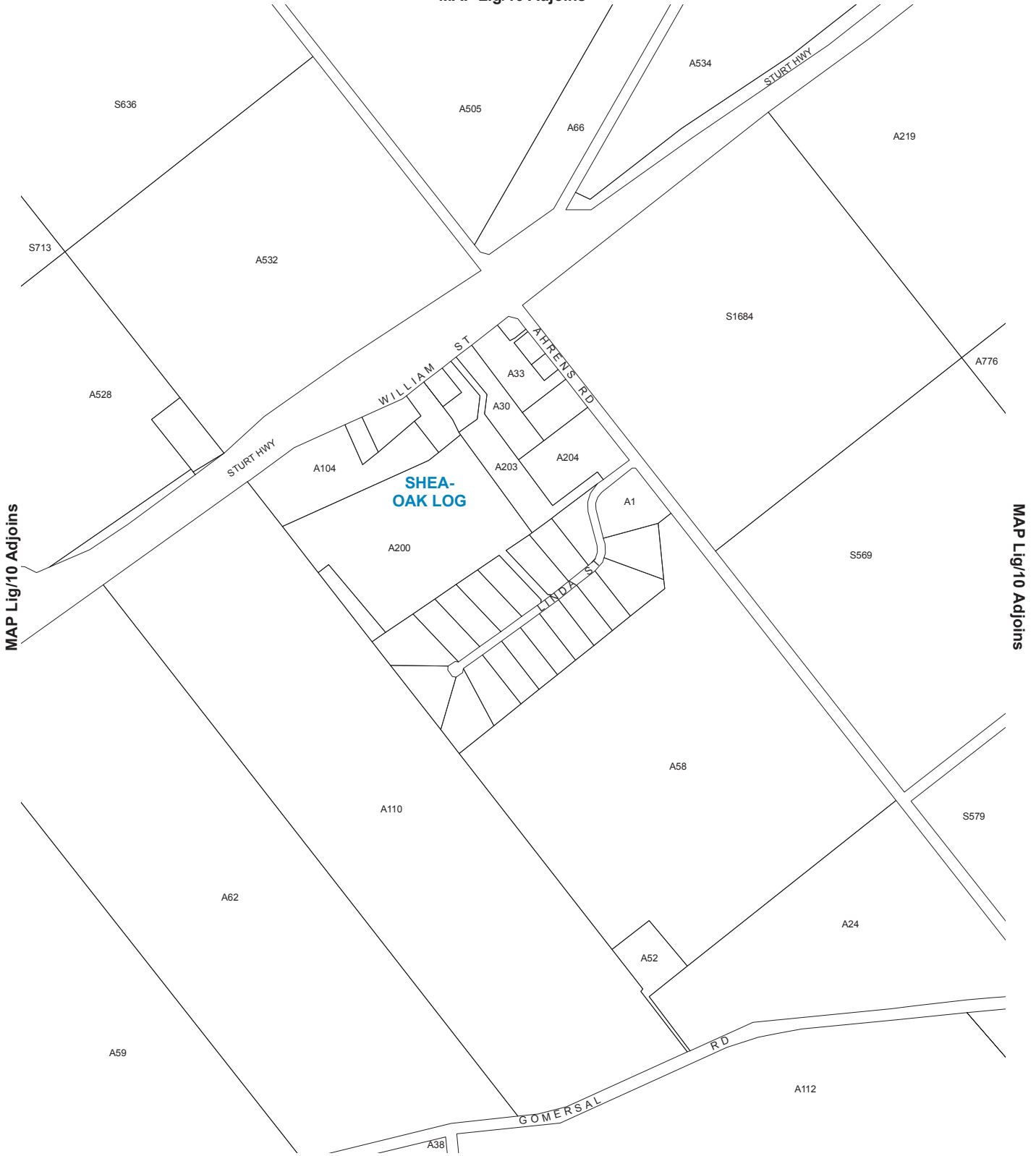


**FREELING**

# Precinct Map Lig/28

Precinct Boundary

MAP Lig/10 Adjoins



MAP Lig/10 Adjoins

MAP Lig/10 Adjoins

MAP Lig/10 Adjoins



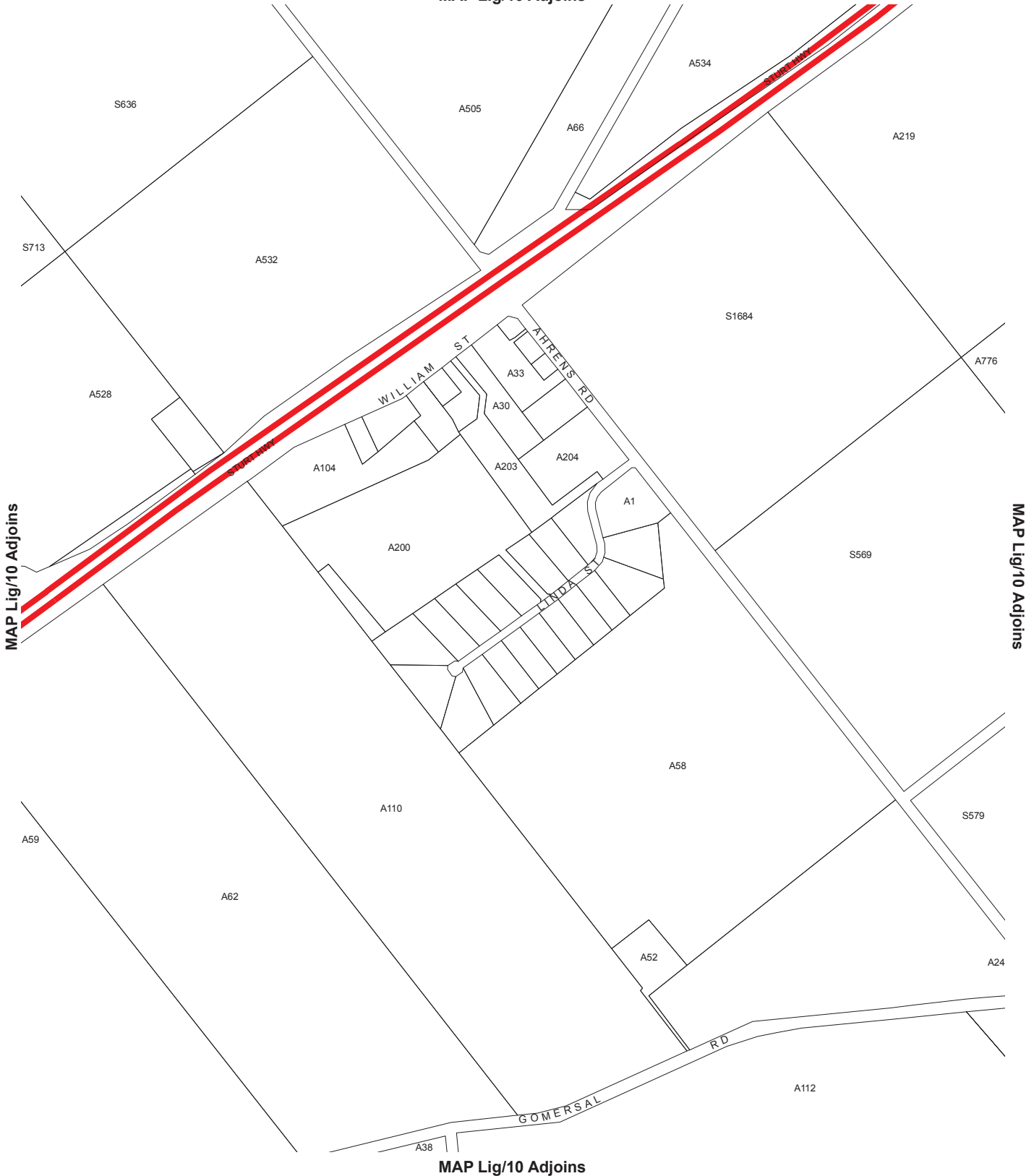
SHEA-OAK LOG

# Location Map Lig/29

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/10 Adjoins



MAP Lig/10 Adjoins

MAP Lig/10 Adjoins

MAP Lig/10 Adjoins



SHEA-OAK LOG

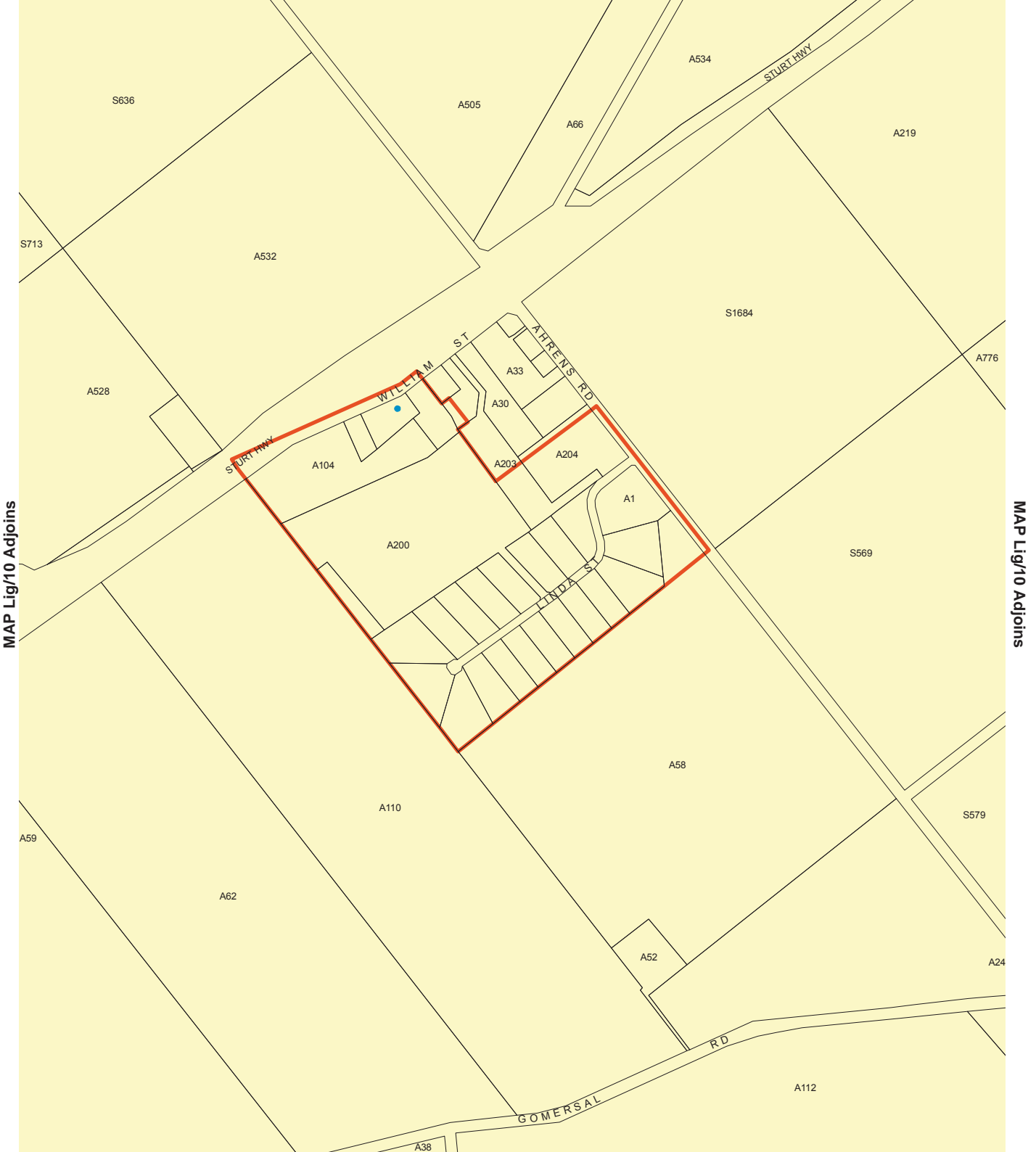
# Overlay Map Lig/29 TRANSPORT

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

- Primary Arterial Roads
- Secondary Arterial Roads

MAP Lig/10 Adjoins






MAP Lig/10 Adjoins

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

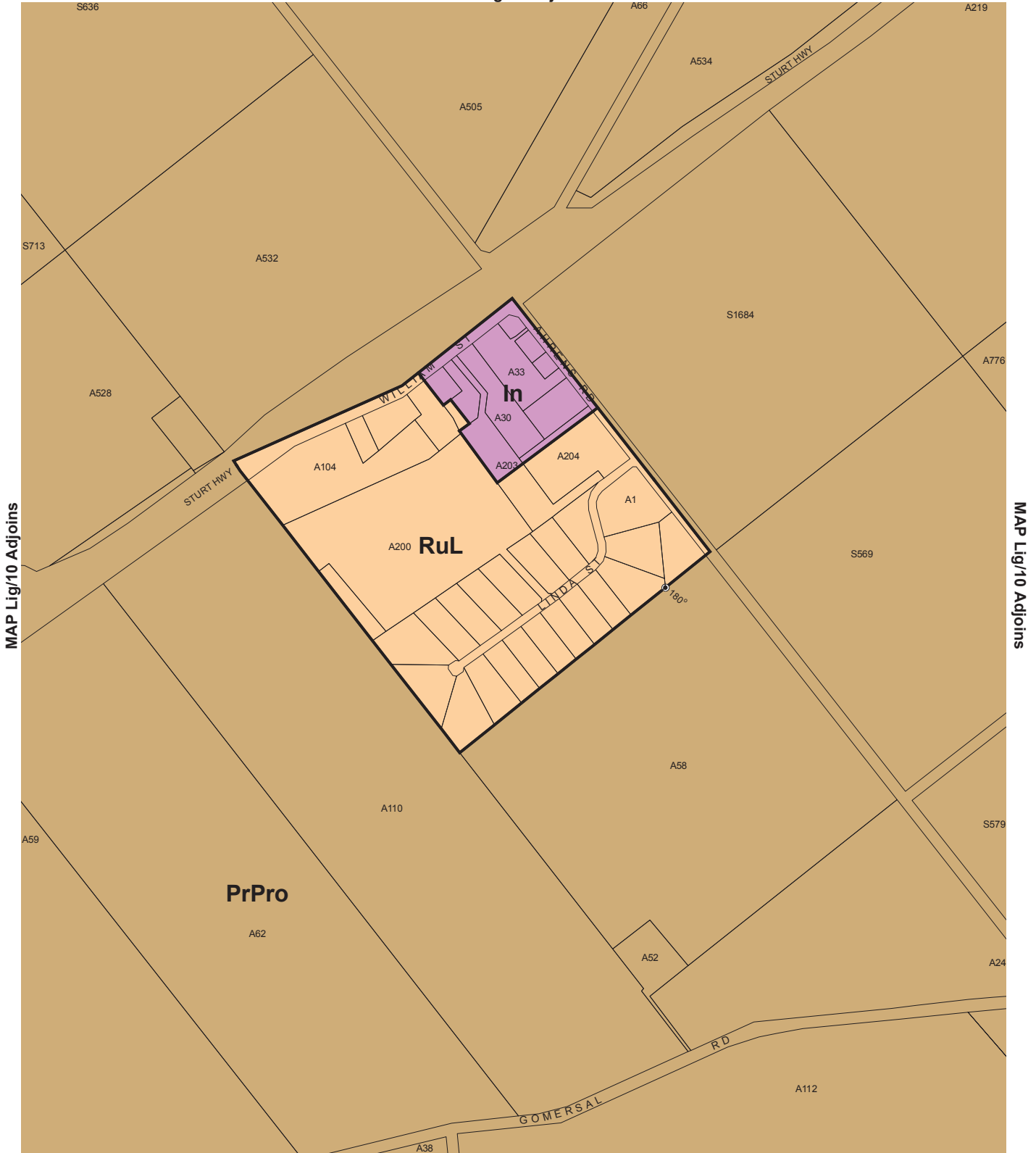


SHEA-OAK LOG  
**Overlay Map Lig/29**  
**HERITAGE AND CHARACTER**  
**PRESERVATION DISTRICT**

-  Local heritage place
-  Designated Area
-  Character Preservation District



MAP Lig/10 Adjoins



MAP Lig/10 Adjoins

Lamberts Conformal Conic Projection, GDA94



SHEA-OAK LOG

# Zone Map Lig/29

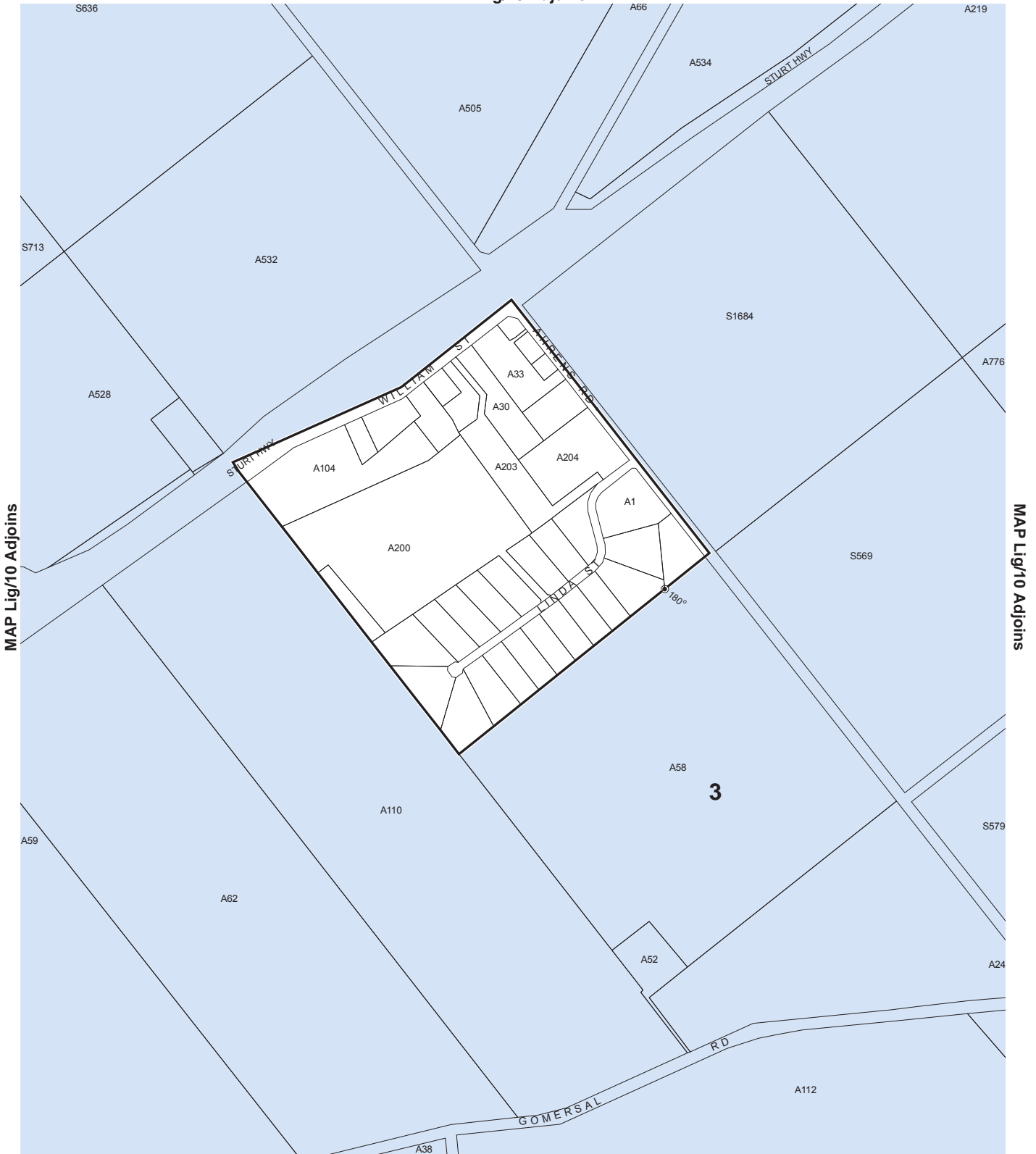
Zones

- Industry
- Primary Production
- Rural Living
- Zone Boundary

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/10 Adjoins



Lamberts Conformal Conic Projection, GDA94

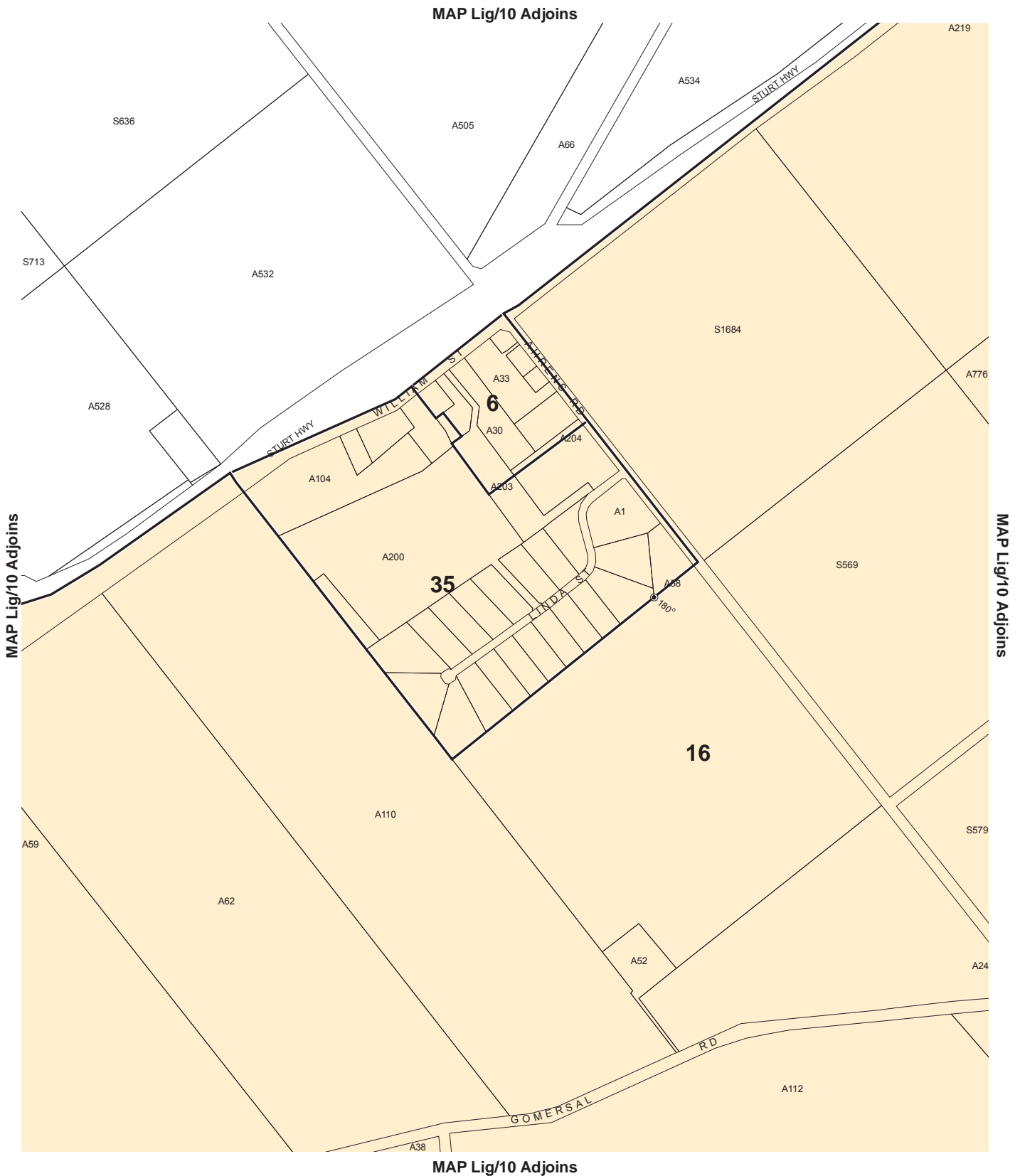
Policy Area  
3 General Farming



SHEA-OAK LOG

# Policy Area Map Lig/29

 Policy Area Boundary



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 6 Industry Shea-oak Log
- 16 Horticulture
- 35 Rural Living Shea-oak Log



**SHEA-OAK LOG**

# Precinct Map Lig/29

Precinct Boundary

MAP Lig/14 Adjoins






MAP Lig/14 Adjoins

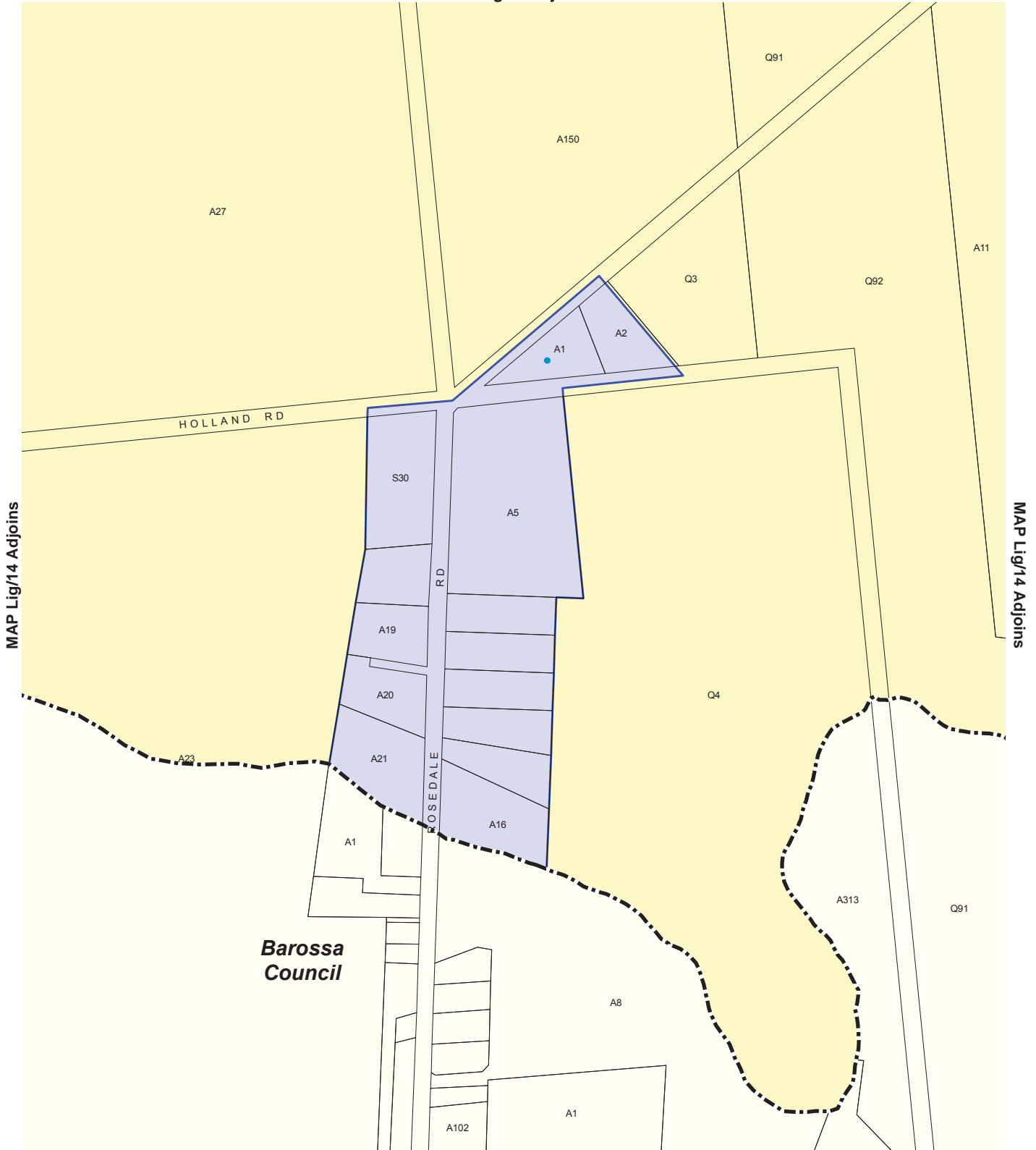


ROSEDALE

# Location Map Lig/30

-  School
-  Local Reserves
-  Development Plan Boundary

MAP Lig/14 Adjoins



MAP Lig/14 Adjoins

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



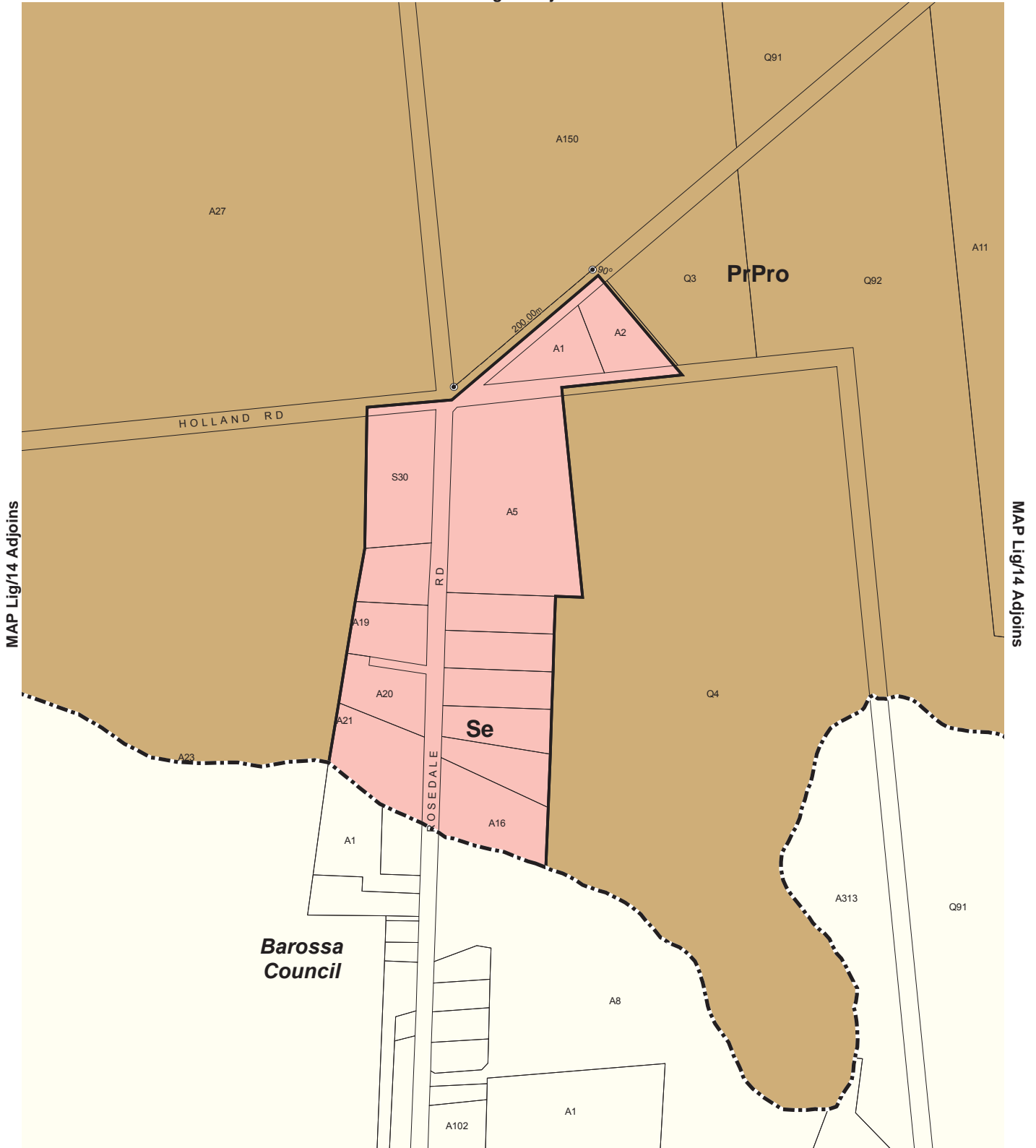
ROSEDALE  
**Overlay Map Lig/30**  
**HERITAGE AND CHARACTER**  
**PRESERVATION DISTRICT**

- Local heritage place
- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/14 Adjoins



Barossa Council

Lamberts Conformal Conic Projection, GDA94

MAP Lig/14 Adjoins



ROSEDALE

# Zone Map Lig/30

Zones

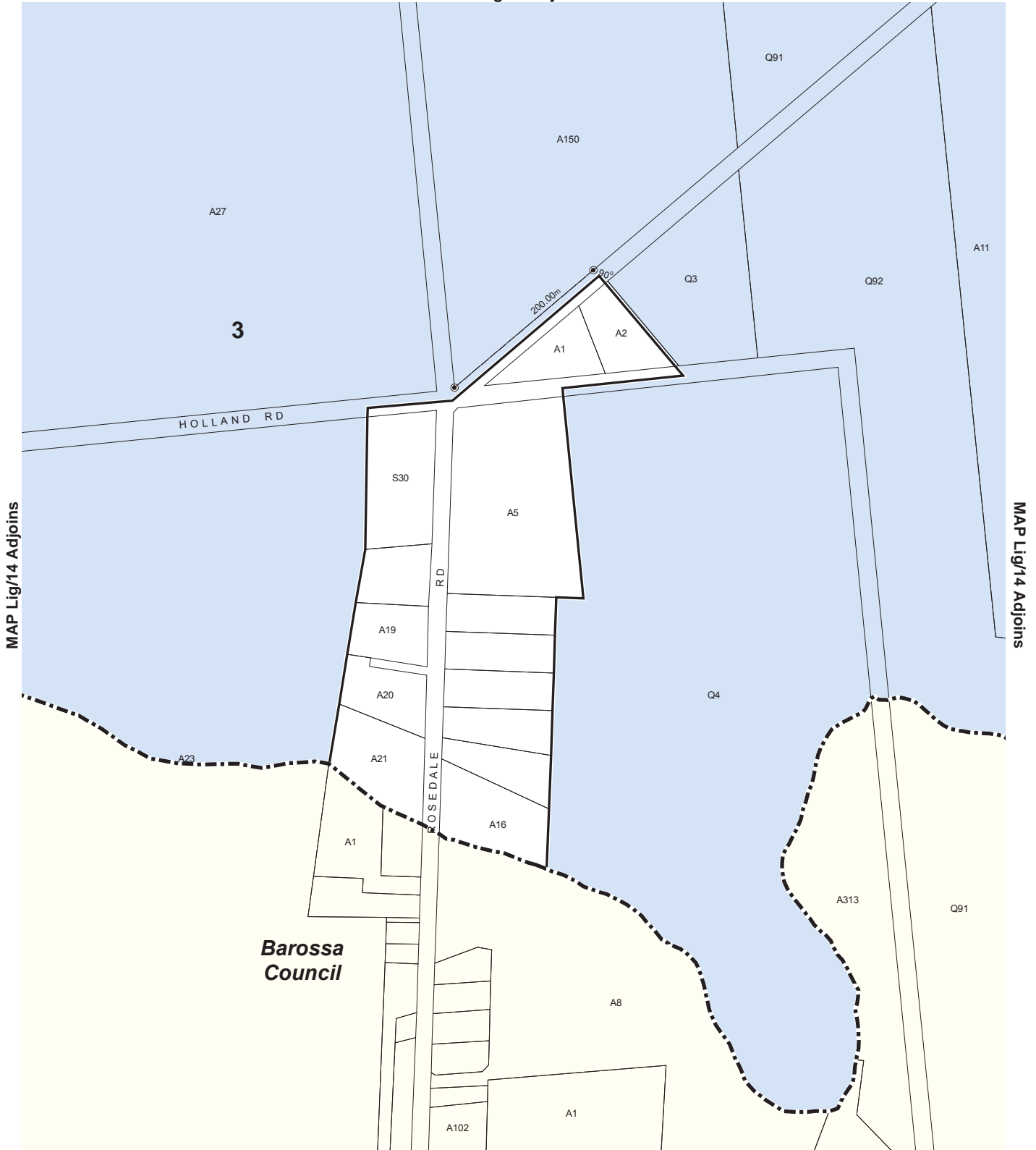
- PrPro Primary Production
- Se Settlement

- Zone Boundary
- Development Plan Boundary

LIGHT REGIONAL COUNCIL

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MAP Lig/14 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
3 General Farming



ROSEDALE

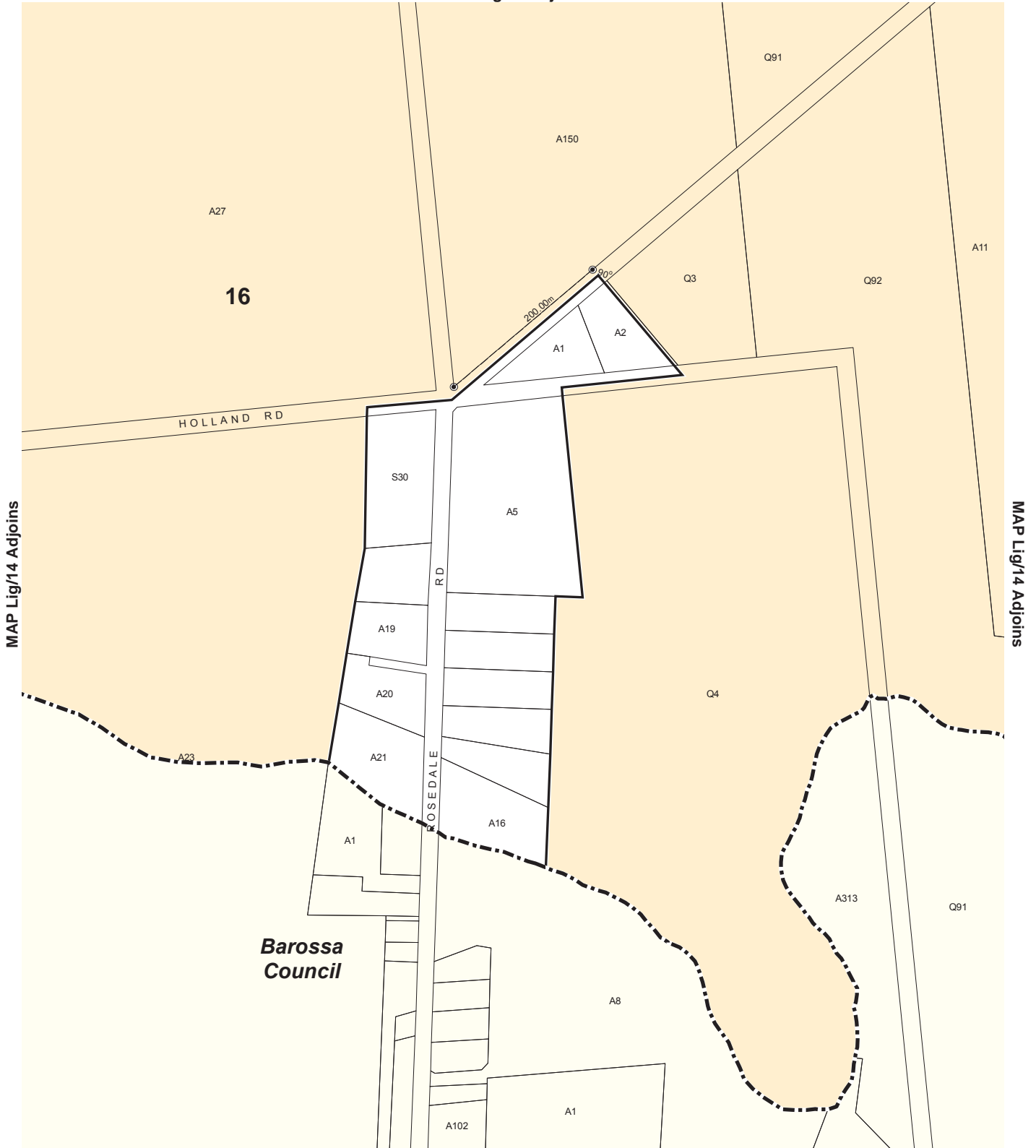
# Policy Area Map Lig/30

-  Policy Area Boundary
-  Development Plan Boundary

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/14 Adjoins



MAP Lig/14 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
16 Horticulture



ROSEDALE

# Precinct Map Lig/30

-  Precinct Boundary
-  Development Plan Boundary

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016



MAP Lig/16 Adjoins




MAP Lig/32 Adjoins



GREENOCK

# Location Map Lig/31

 Local Reserves

MAP Lig/16 Adjoins



MAP Lig/32 Adjoins



GREENOCK

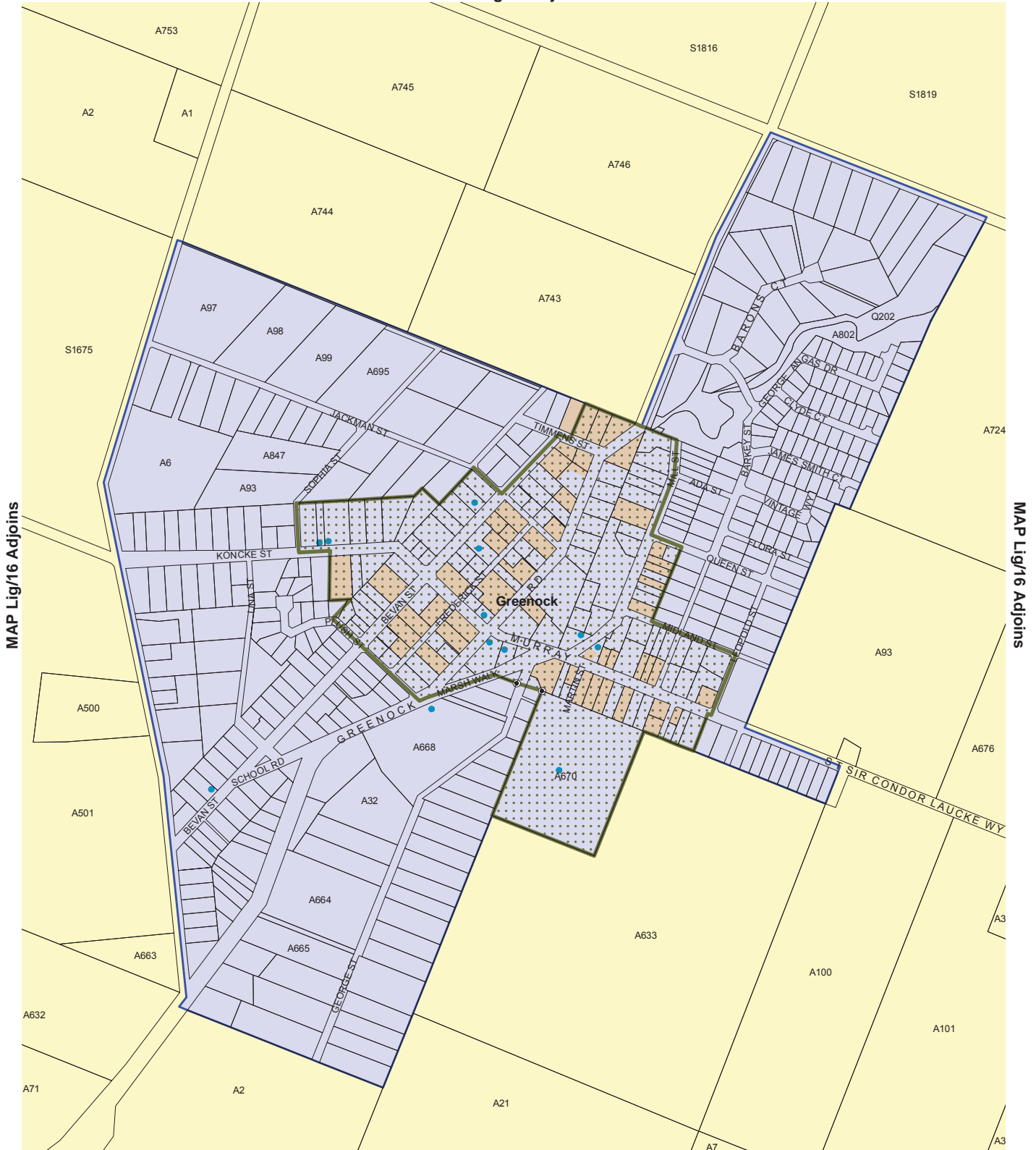
# Overlay Map Lig/31 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016

MAP Lig/16 Adjoins



MAP Lig/32 Adjoins

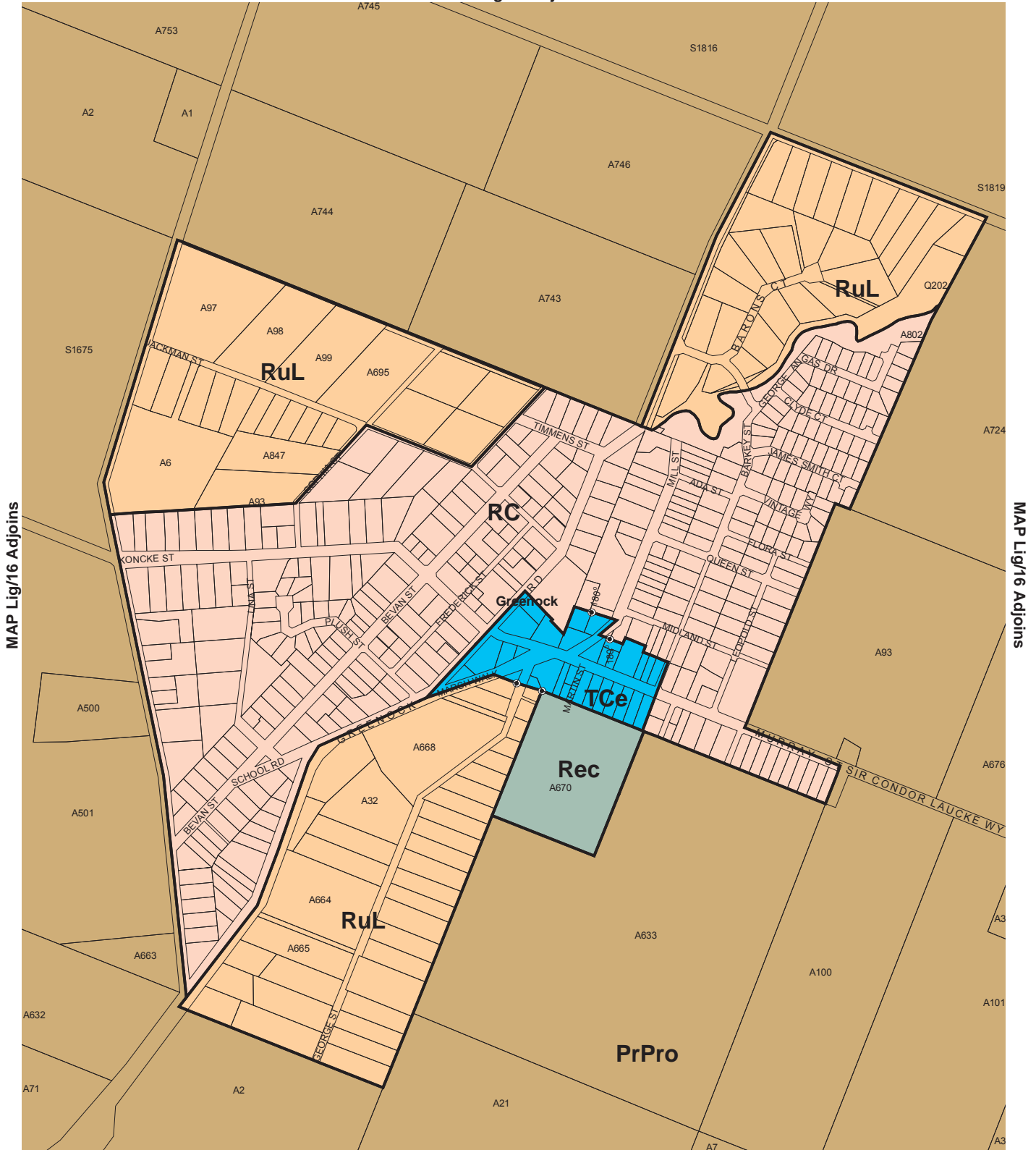
Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.



- Local heritage place
- State heritage place
- Contributory Item
- Historic Conservation Area
- Area Excluded from District
- Character Preservation District

**GREENOCK**  
**Overlay Map Lig/31**  
**HERITAGE AND CHARACTER**  
**PRESERVATION DISTRICT**

MAP Lig/16 Adjoins



MAP Lig/32 Adjoins

Lamberts Conformal Conic Projection, GDA94

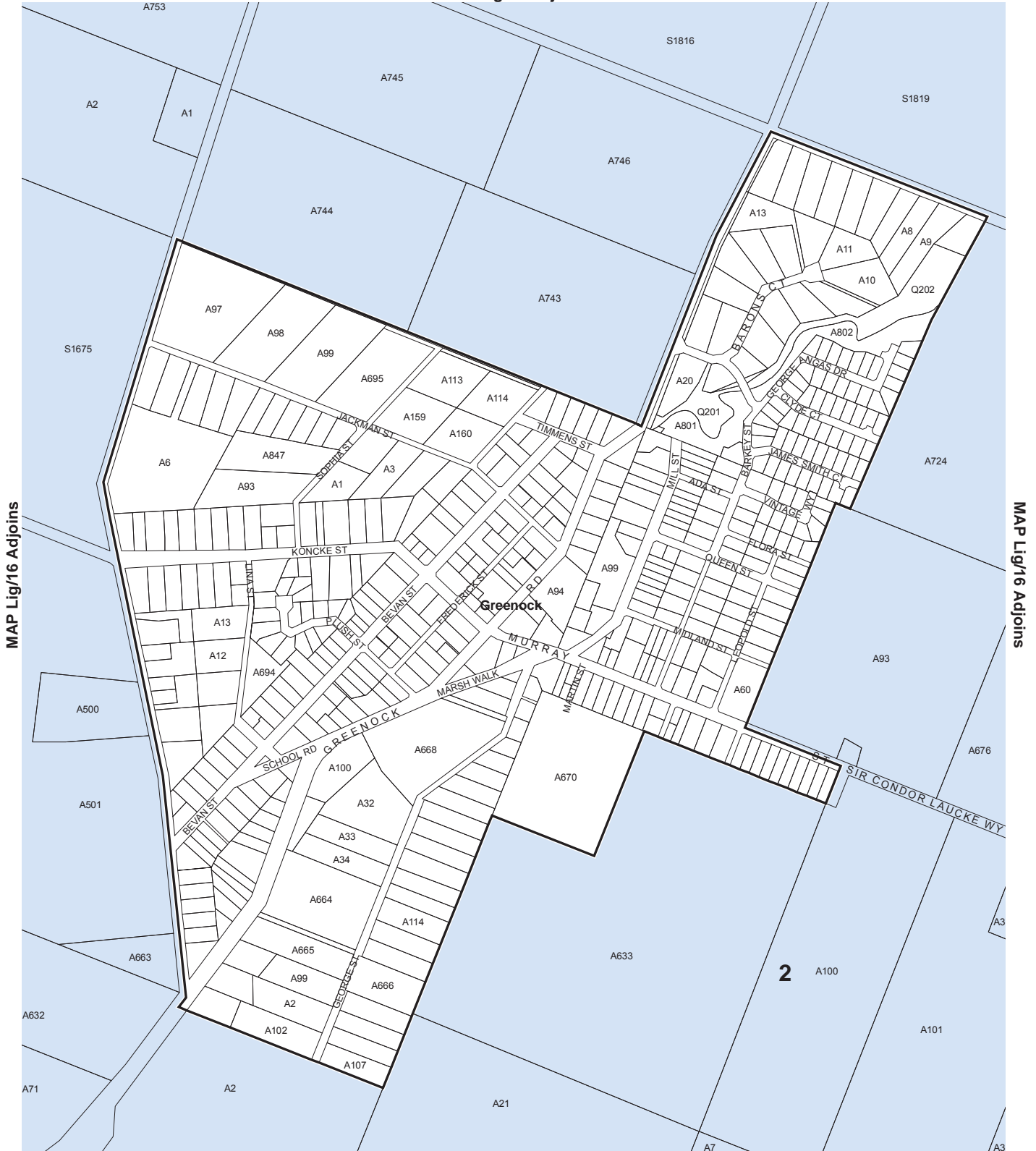


**Zones**

PrPro	Primary Production
Rec	Recreation
RC	Residential Character
RuL	Rural Living
TCe	Town Centre
	Zone Boundary

GREENOCK  
**Zone Map Lig/31**

MAP Lig/16 Adjoins



MAP Lig/32 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area  
2 Barossa Valley Region

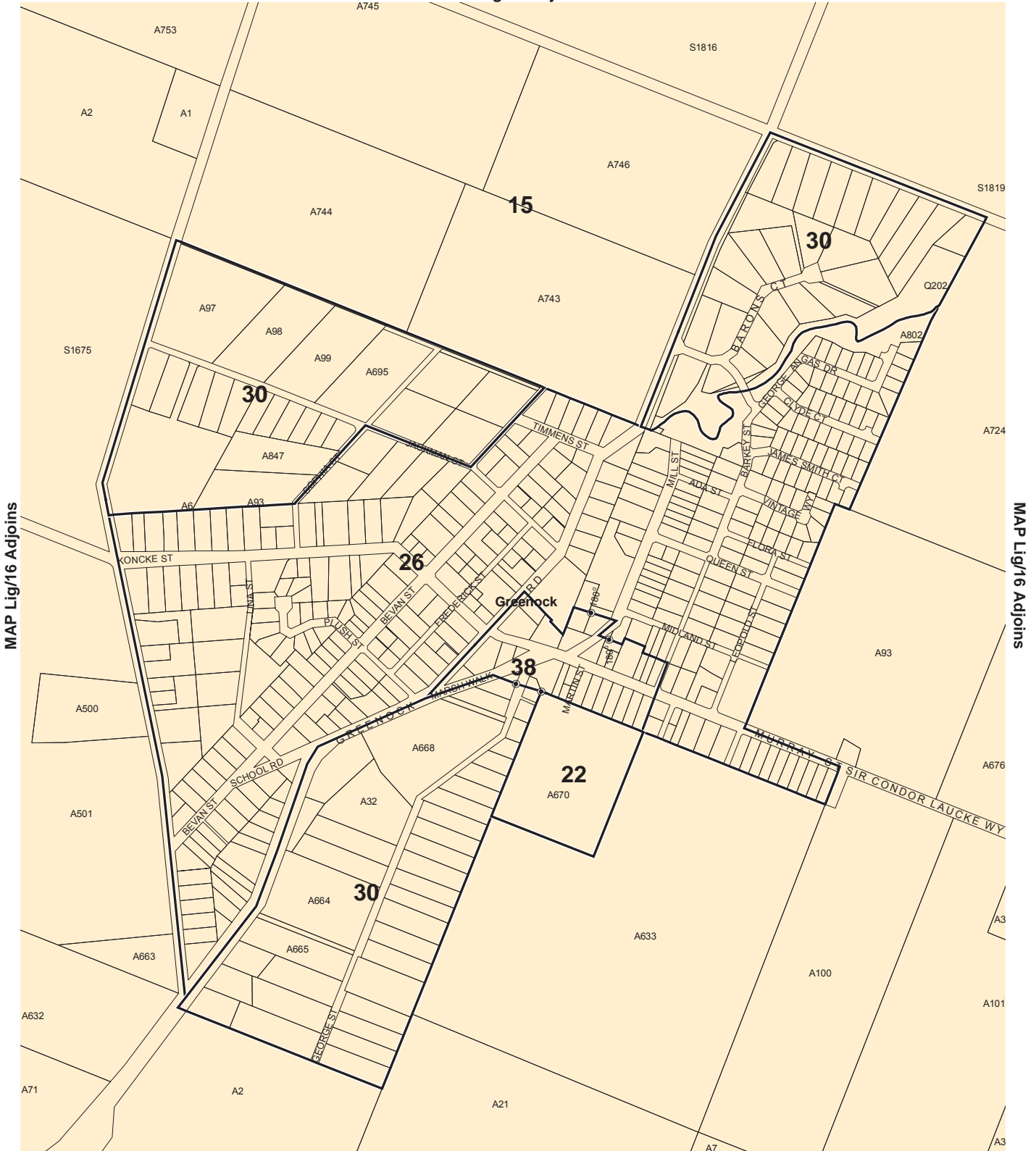


GREENOCK

# Policy Area Map Lig/31

 Policy Area Boundary

MAP Lig/16 Adjoins



MAP Lig/32 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 15 Nuriootpa Plains
- 22 Greenock Recreation
- 26 Greenock Residential Character
- 30 Rural Living Greenock
- 38 Greenock Centre



**GREENOCK**

# Precinct Map Lig/31

 Precinct Boundary

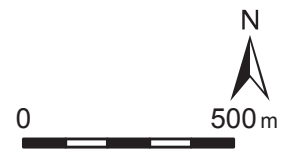
MAP Lig/31 Adjoins



MAP Lig/16 Adjoins

MAP Lig/16 Adjoins

MAP Lig/16 Adjoins



# Location Map Lig/32

 Local Reserves

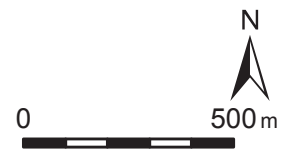
MAP Lig/31 Adjoins



MAP Lig/16 Adjoins



MAP Lig/16 Adjoins

MAP Lig/16 Adjoins



# Overlay Map Lig/32 TRANSPORT

LIGHT REGIONAL COUNCIL  
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-  Primary Arterial Roads
-  Secondary Arterial Roads



MAP Lig/31 Adjoins



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



# Overlay Map Lig/32 HERITAGE AND CHARACTER PRESERVATION DISTRICT

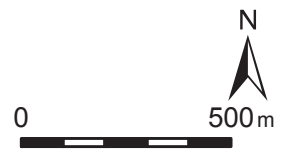
- Local heritage place
- State heritage place
- Character Preservation District

MAP Lig/31 Adjoins



MAP Lig/16 Adjoins

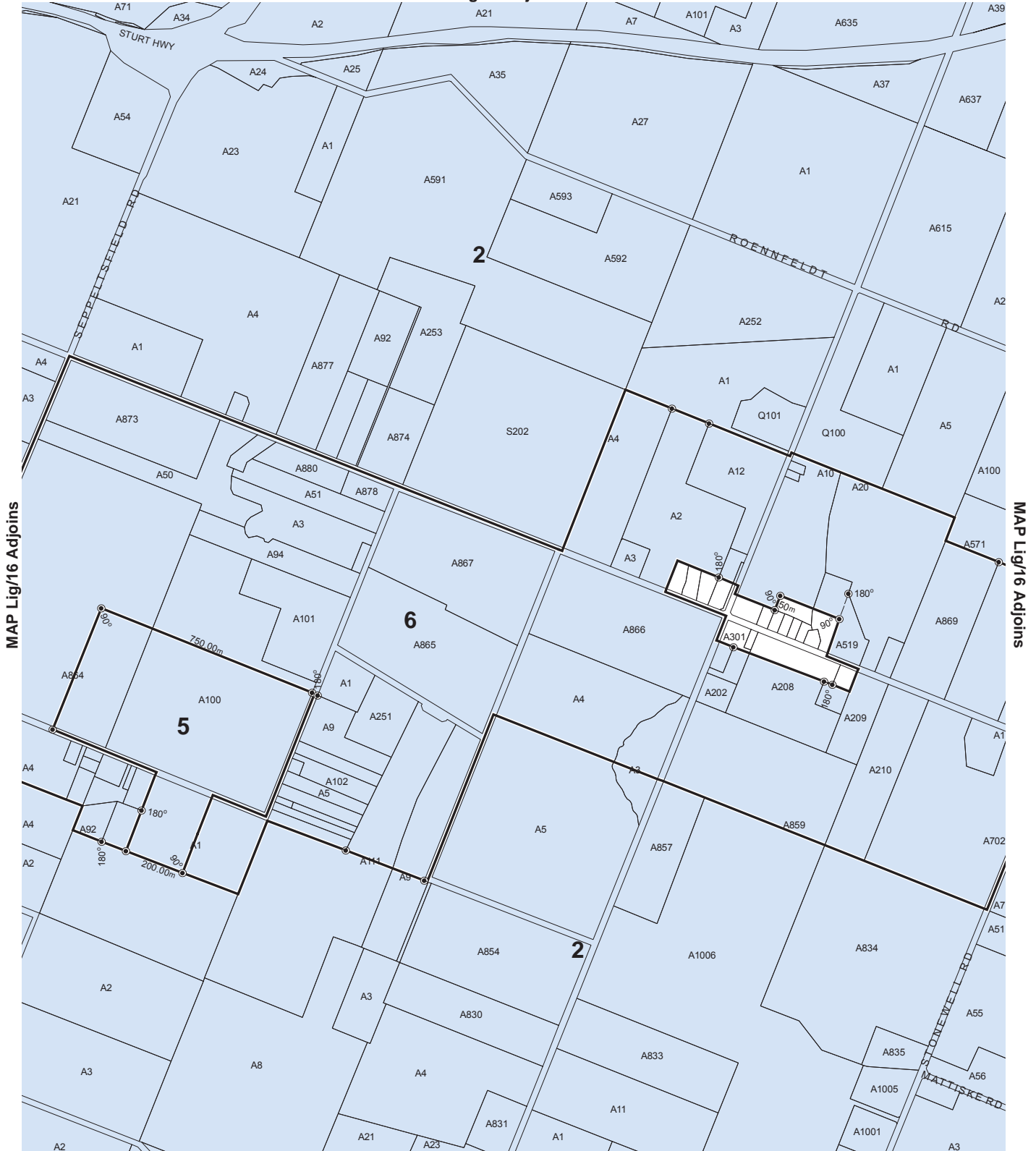
Lamberts Conformal Conic Projection, GDA94



# Zone Map Lig/32

- Zones**
- PrPro Primary Production
  - TCe Town Centre
  - Zone Boundary

### MAP Lig/31 Adjoins



### MAP Lig/16 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 2 Barossa Valley Region
- 5 Seppeltsfield Winery
- 6 Township Fringe



# Policy Area Map Lig/32

Policy Area Boundary

MAP Lig/31 Adjoins



MAP Lig/16 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

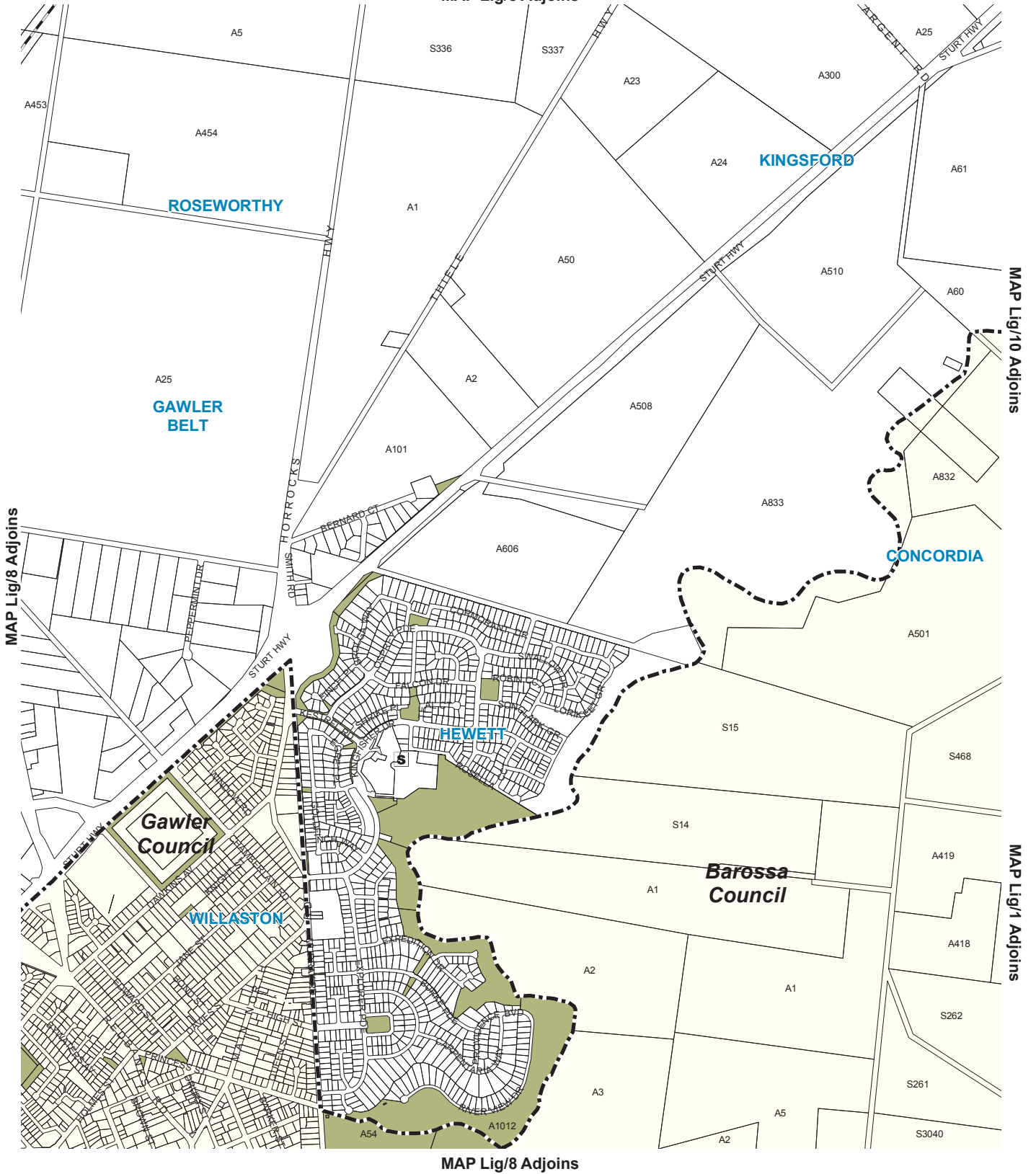
- 14 Gomersal
- 15 Nuriootpa Plains
- 19 Marananga Seppeltsfield Fringe
- 39 Marananga Centre



# Precinct Map Lig/32

Precinct Boundary





MAP Lig/8 Adjoins



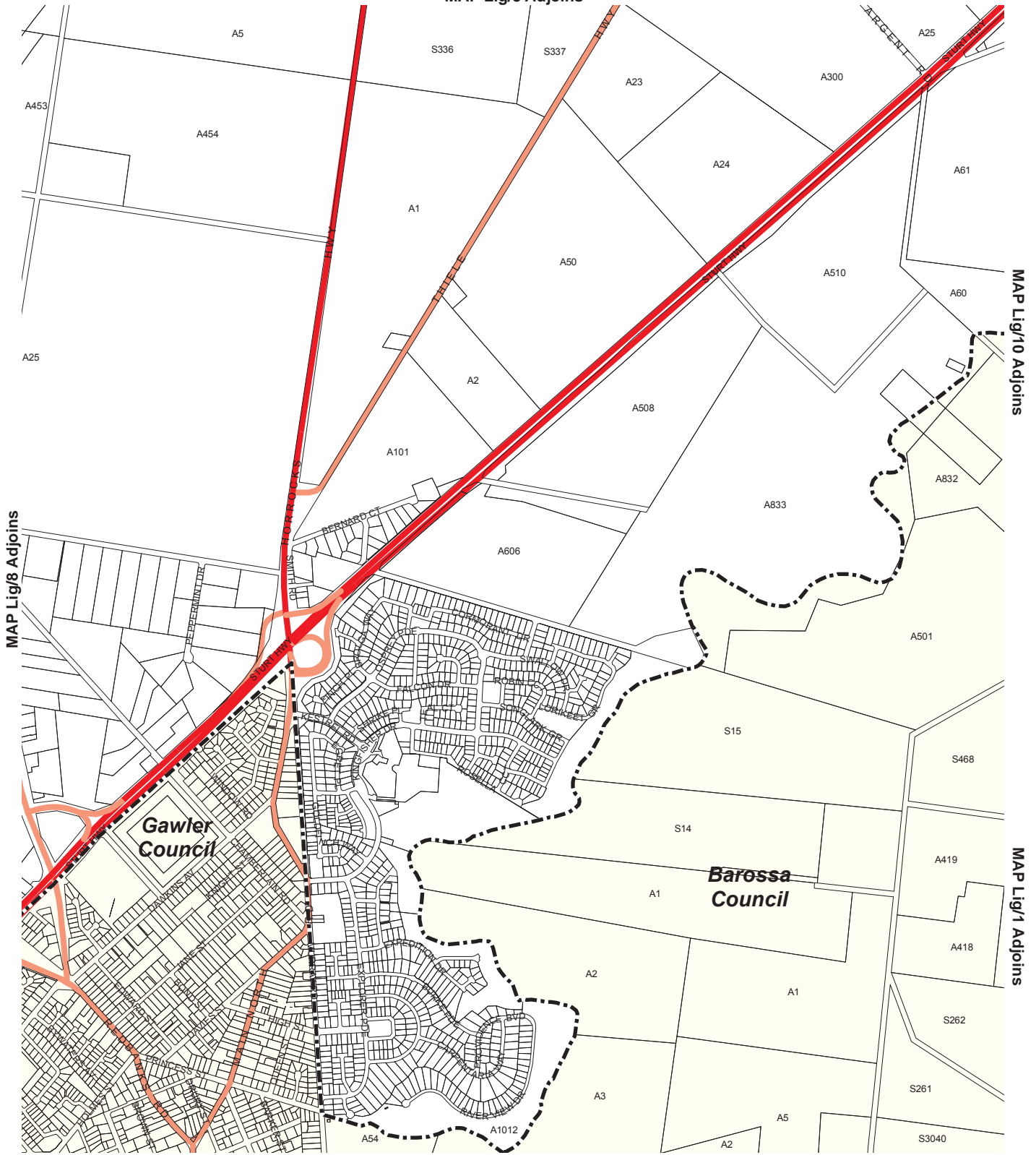
MAP Lig/8 Adjoins



# Location Map Lig/33

-  School
-  Railways
-  Local Reserves
-  Development Plan Boundary

MAP Lig/8 Adjoins



Gawler Council

Barossa Council

MAP Lig/8 Adjoins



# Overlay Map Lig/33

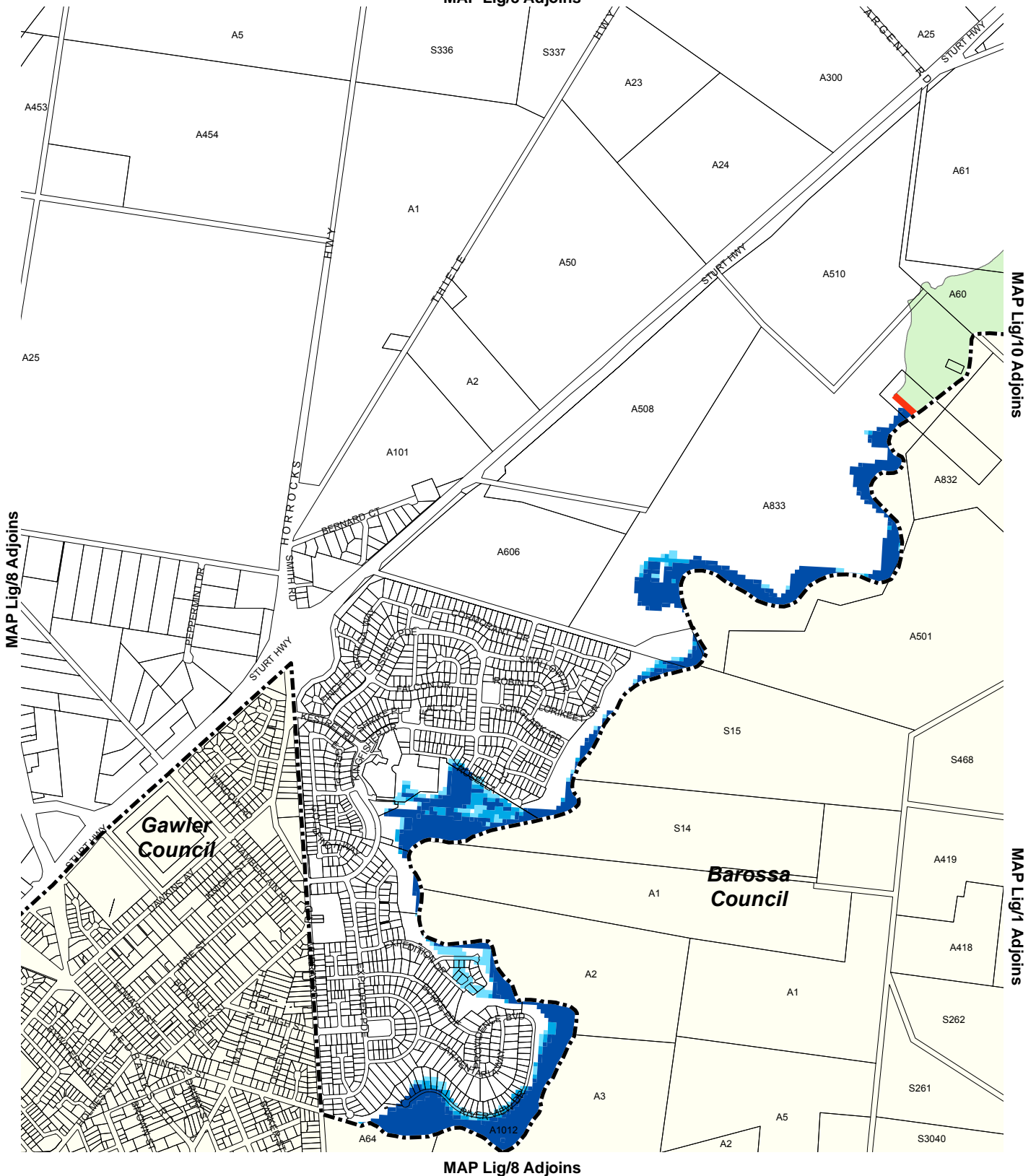
## TRANSPORT

LIGHT REGIONAL COUNCIL

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- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

**MAP Lig/8 Adjoins**









**Disclaimer**

These maps have been prepared on the basis of survey, hydraulic and hydrologic modelling undertaken in 2007 to predict the risk of flooding along the North Para and Gawler Rivers and other tributaries during a 1 in 100 year ARI flood event.

They are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and they should not be relied on for any other purpose.

They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood event and other circumstances pertaining to the relevant place and at the relevant time.

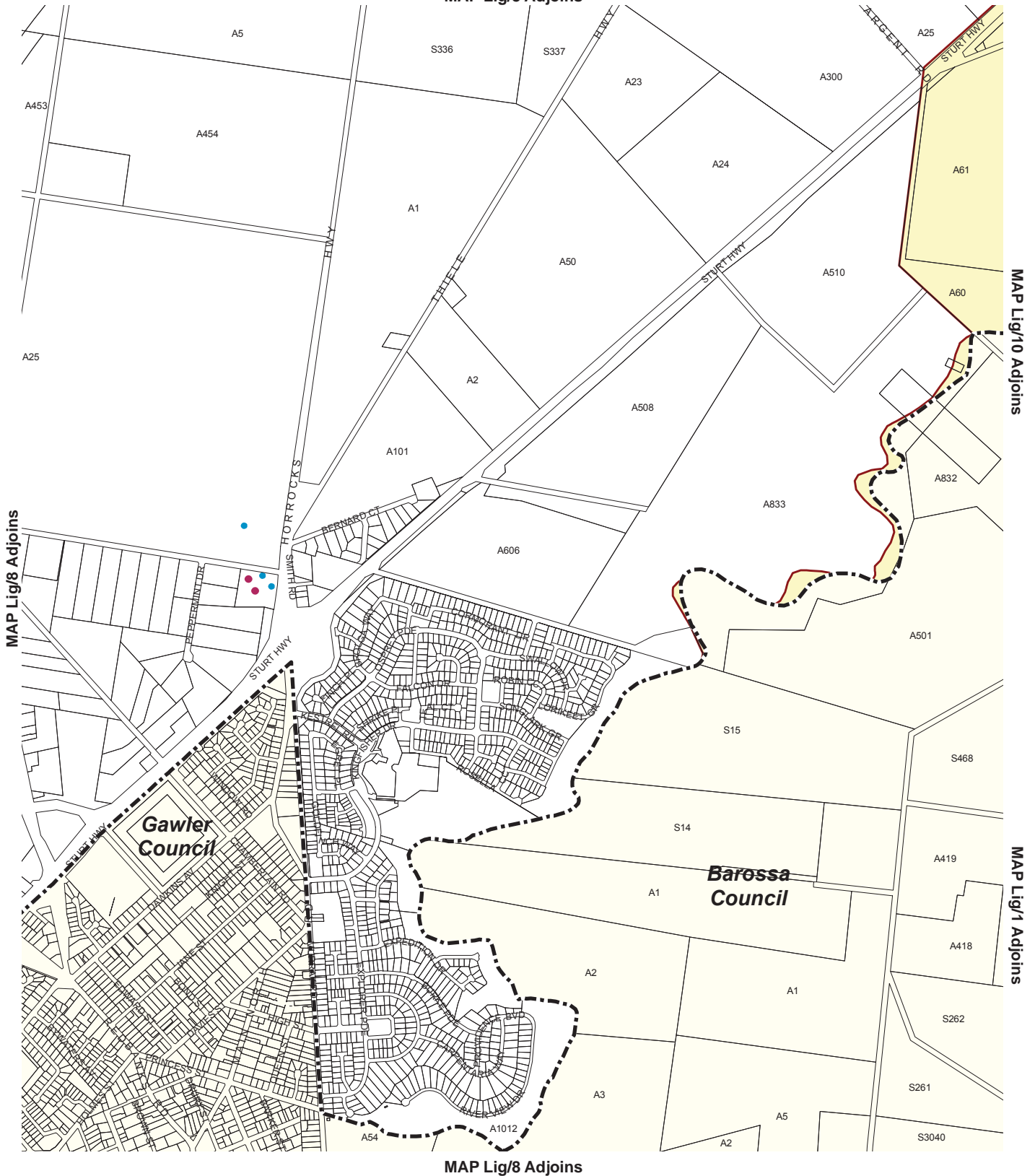
-  Dam Wall
-  Bruce Eastick Flood Mitigation Dam
- Gawler Rivers Floodplain Area - Flood Risk Categories**
-  High Flood Risk
-  Medium Flood Risk
-  General Flood Risk
-  Development Plan Boundary



# Overlay Map Lig/33

## DEVELOPMENT CONSTRAINTS

MAP Lig/8 Adjoins



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



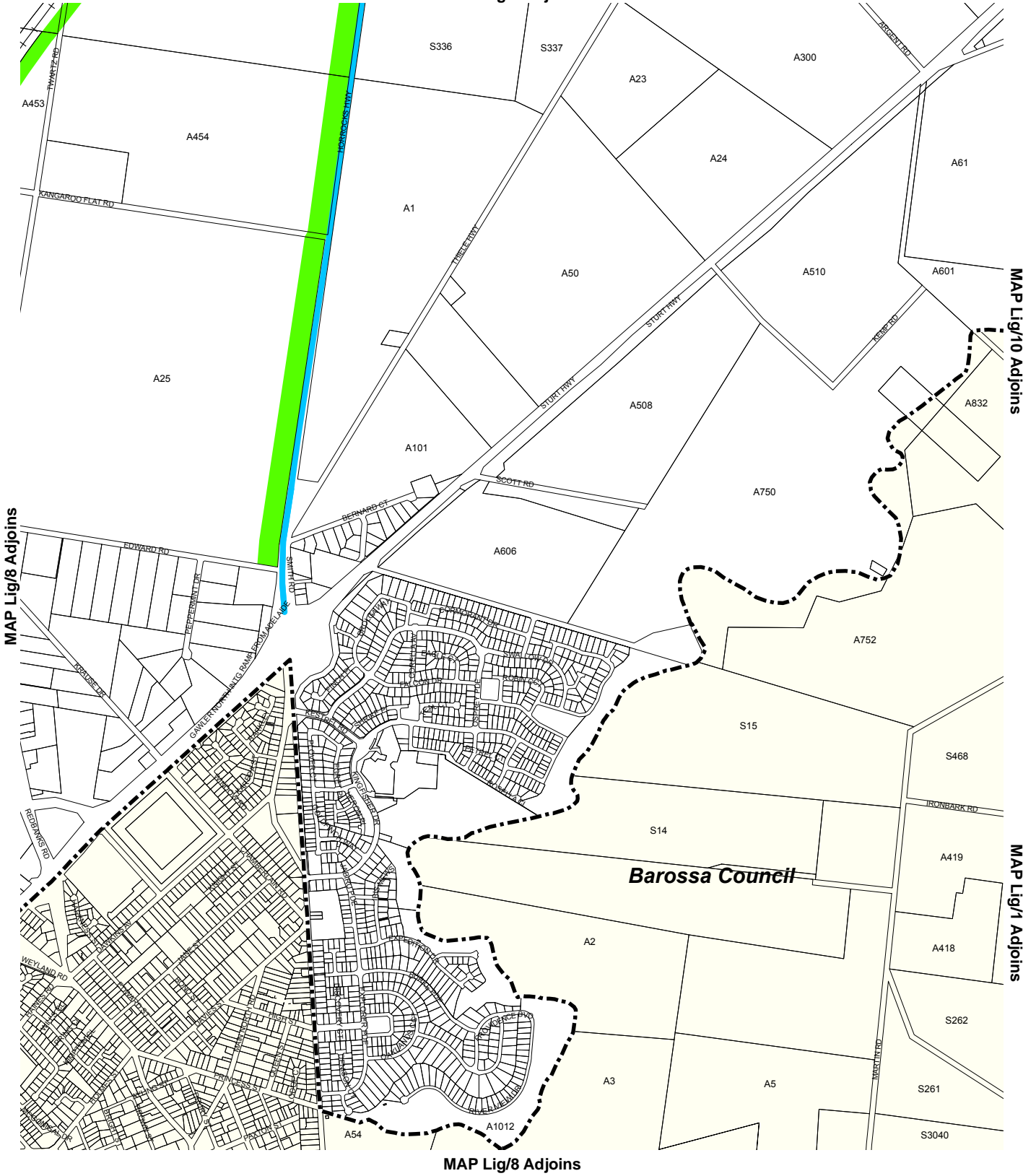
# Overlay Map Lig/33

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Character Preservation District
- Development Plan Boundary







MAP Lig/8 Adjoins



Barossa Council



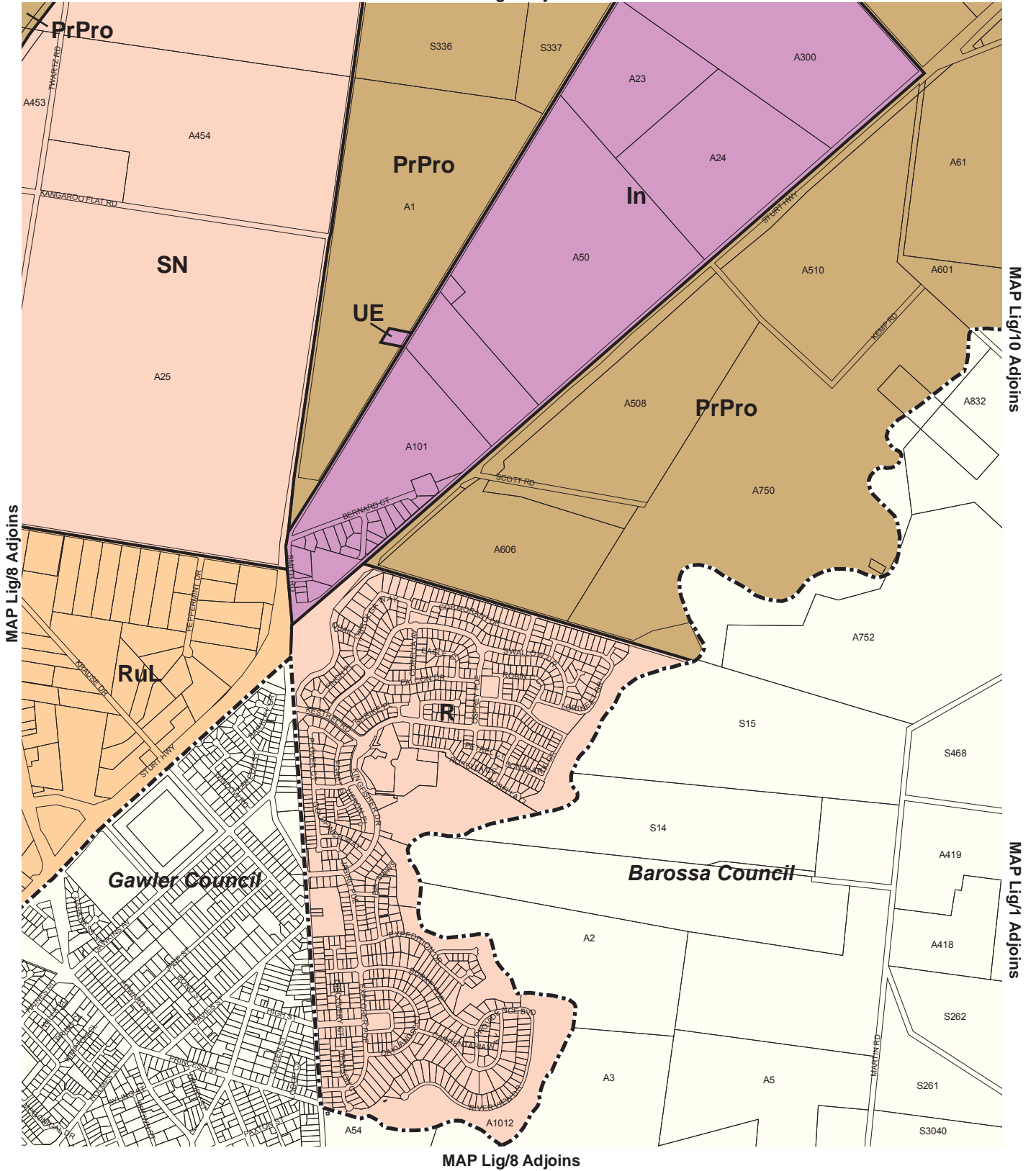
-  Rail Corridor
-  Designated Road: type R road
-  Noise and Air Emissions Designated Area
-  Development Plan Boundary

# Overlay Map Lig/33

## NOISE AND AIR EMISSIONS

LIGHT REGIONAL COUNCIL  
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MAP Lig/8 Adjoins



Lamberts Conformal Conic Projection, GDA94

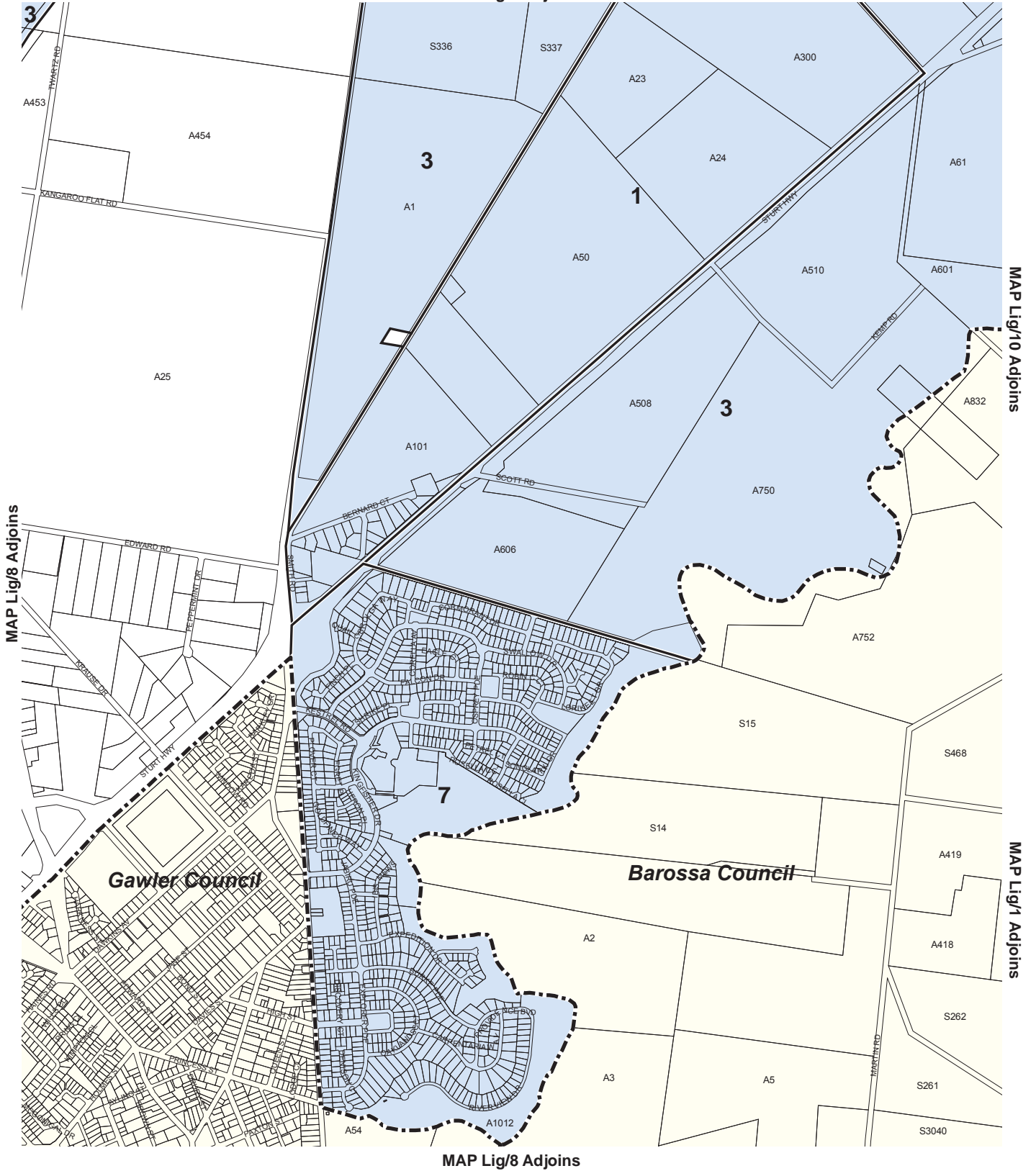


Zones

- In Industry
- PrPro Primary Production
- R Residential
- RuL Rural Living
- SN Suburban Neighbourhood
- UE Urban Employment
- Zone Boundary
- Development Plan Boundary

# Zone Map Lig/33

MAP Lig/8 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 1 Industry Kingsford Regional Estate
- 3 General Farming
- 7 Residential Gawler Belt



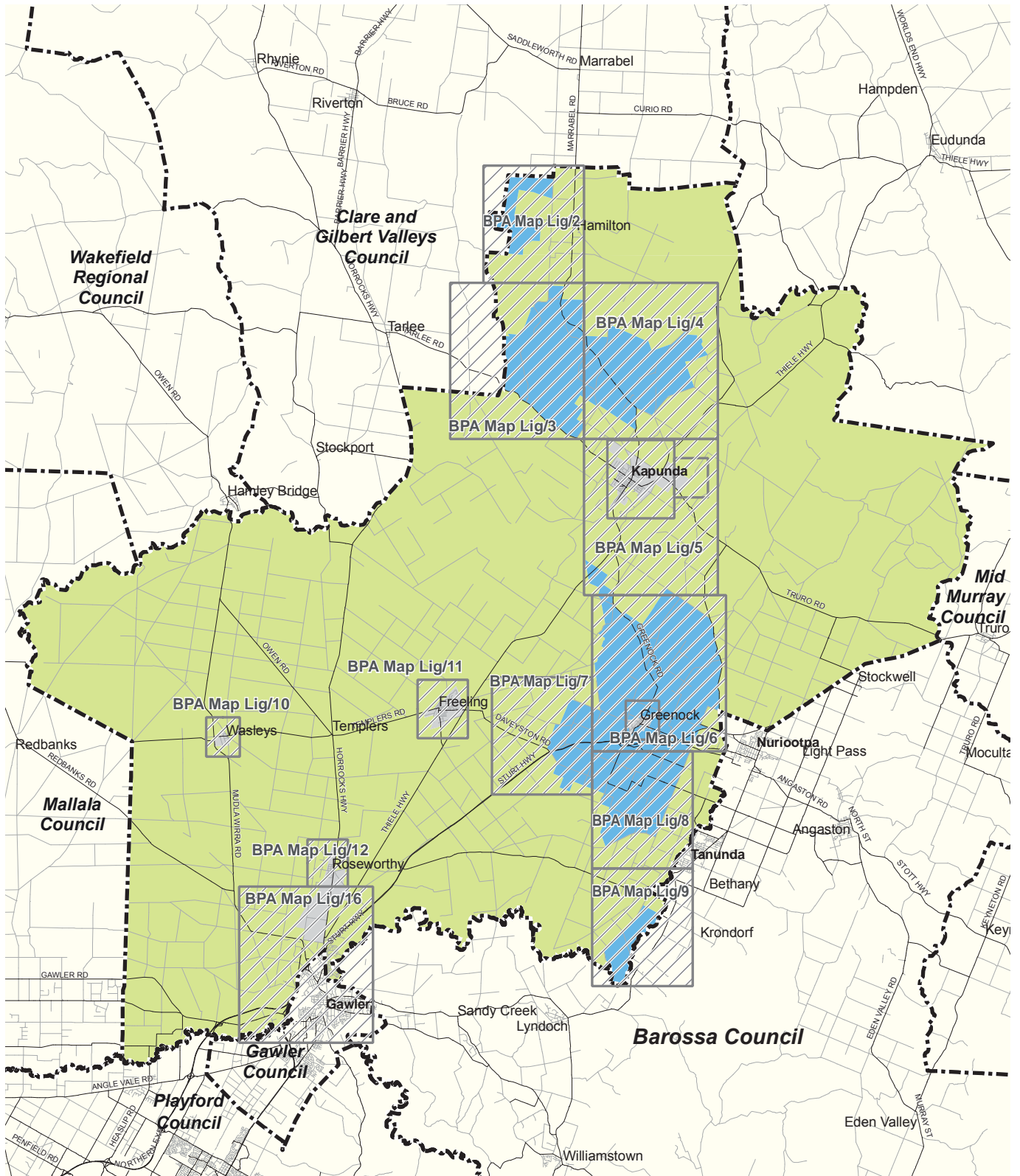
# Policy Area Map Lig/33

-  Policy Area Boundary
-  Development Plan Boundary



# Bushfire Risk BPA Maps





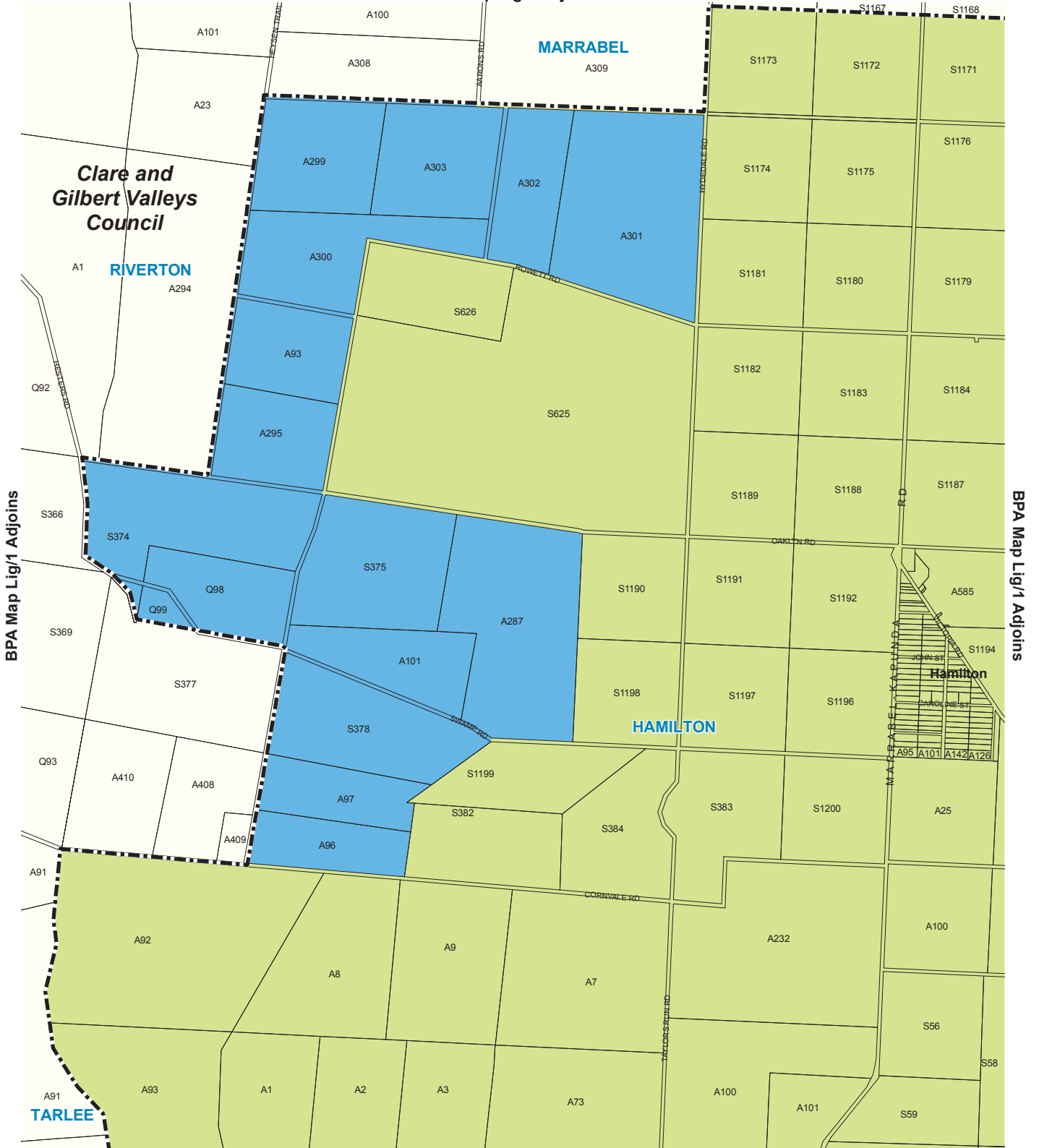
See enlargement map for accurate representation.



# Bushfire Protection Area BPA Map Lig/1 BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Lig/1 Adjoins



BPA Map Lig/3 Adjoins



# Bushfire Protection Area

## BPA Map Lig/2

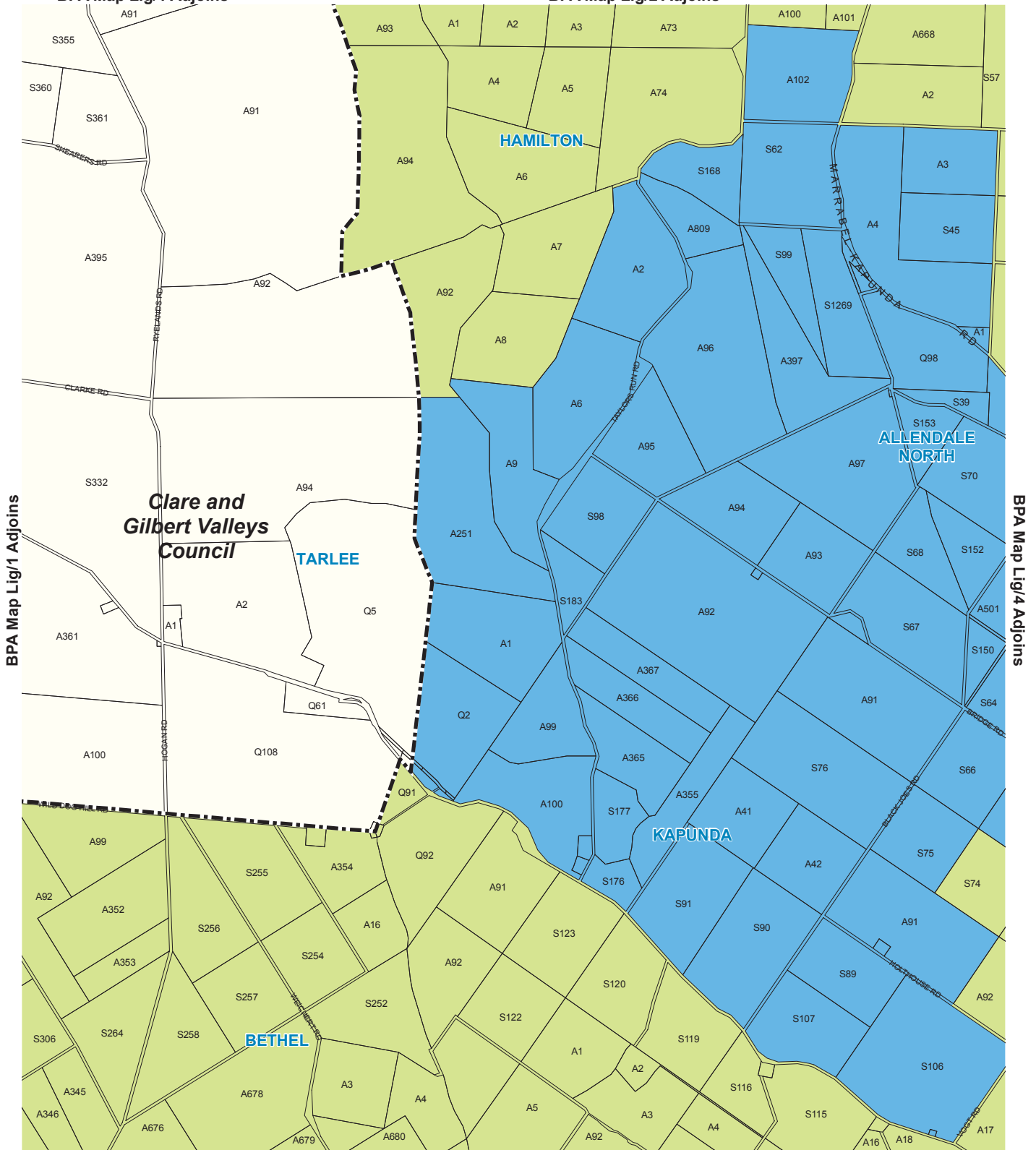
### BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary



BPA Map Lig/1 Adjoins

BPA Map Lig/2 Adjoins



BPA Map Lig/1 Adjoins



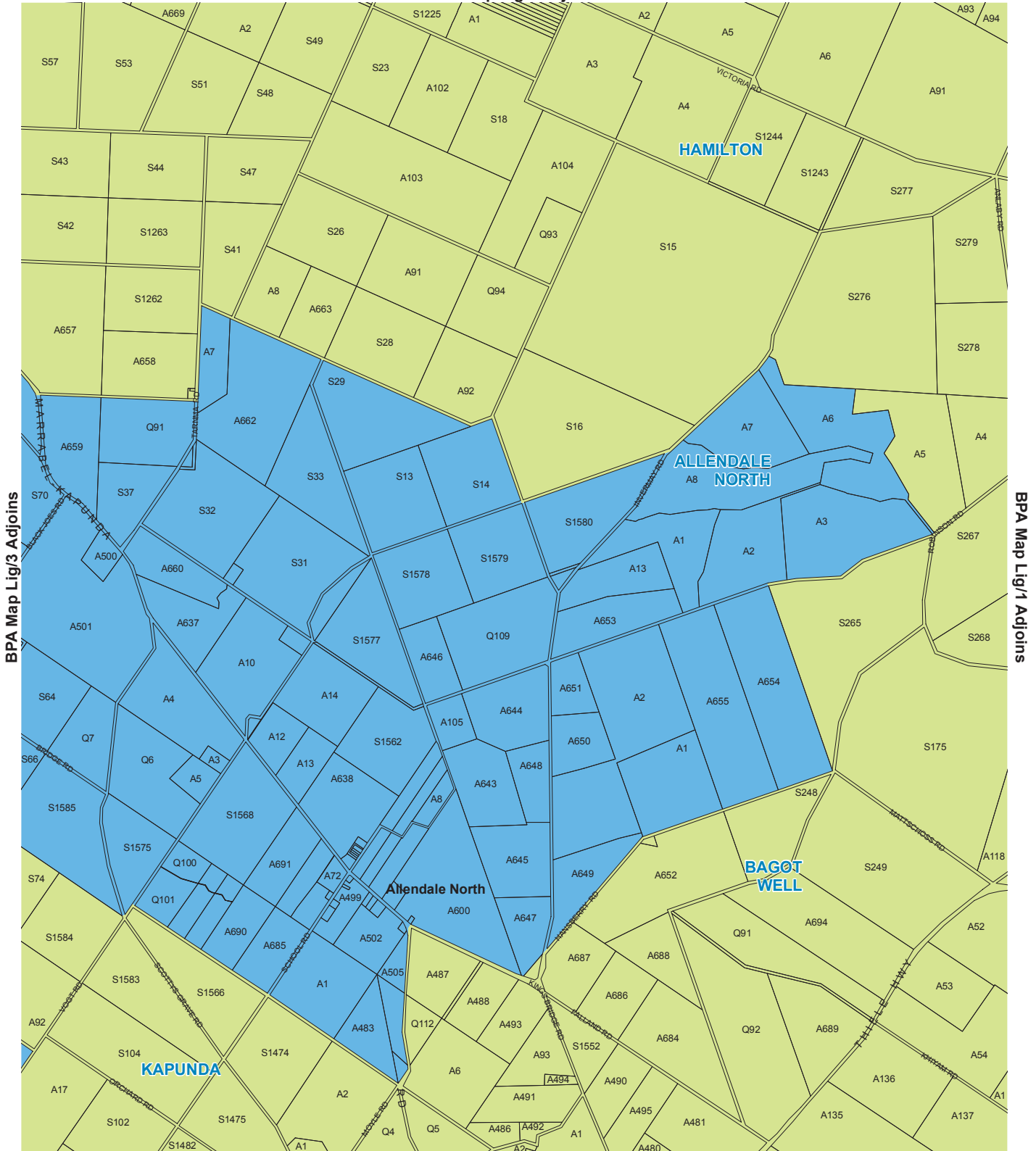
# Bushfire Protection Area

## BPA Map Lig/3

### BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

BPA Map Lig/1 Adjoins



BPA Map Lig/5 Adjoins



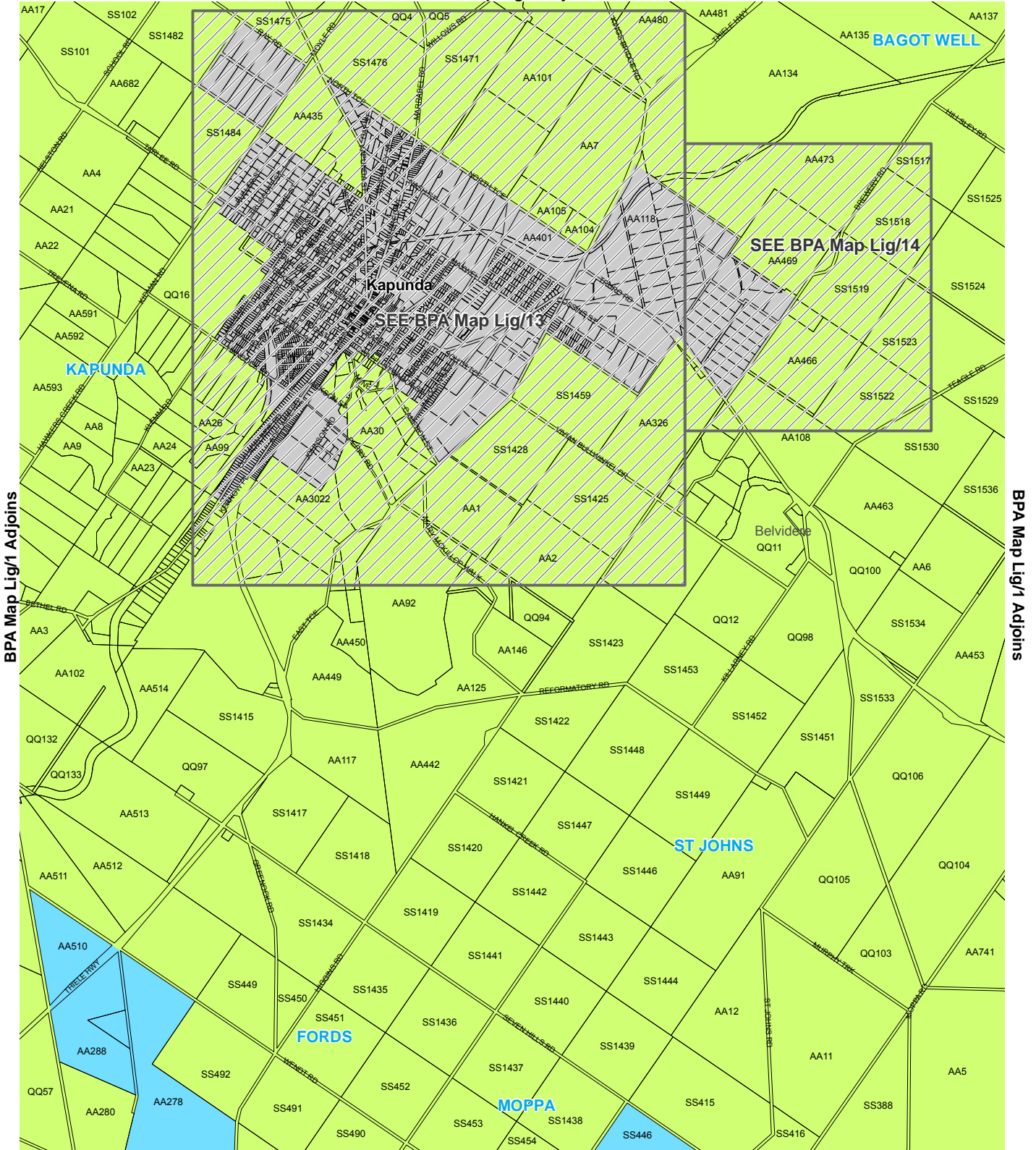
# Bushfire Protection Area

## BPA Map Lig/4

### BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk

BPA Map Lig/4 Adjoins



BPA Map Lig/6 Adjoins

See enlargement map for accurate representation.



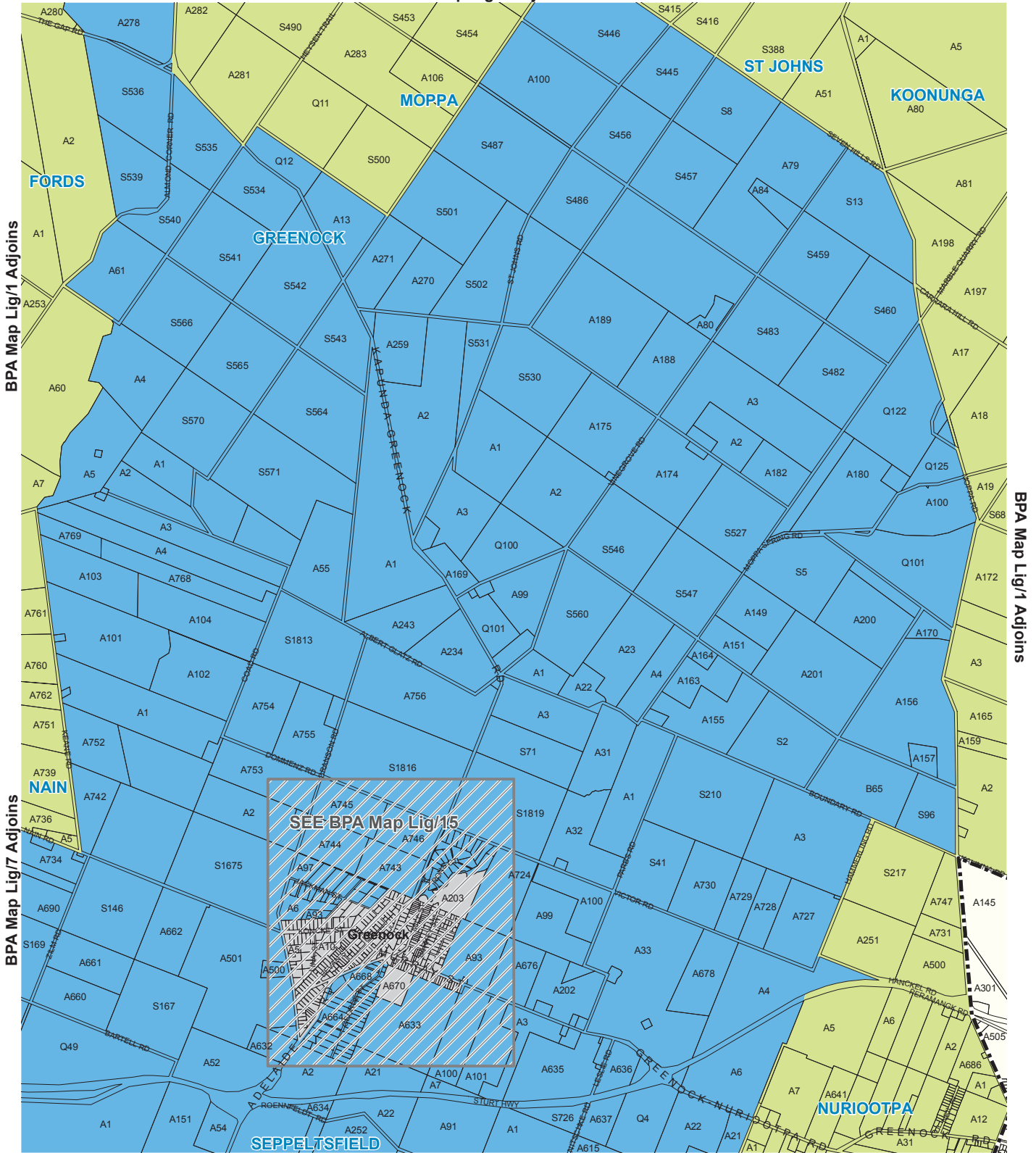
# Bushfire Protection Area

## BPA Map Lig/5

### BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Lig/5 Adjoins



BPA Map Lig/8 Adjoins

BPA Map Lig/1 Adjoins

See enlargement map for accurate representation.



# Bushfire Protection Area

## BPA Map Lig/6

### BUSHFIRE RISK

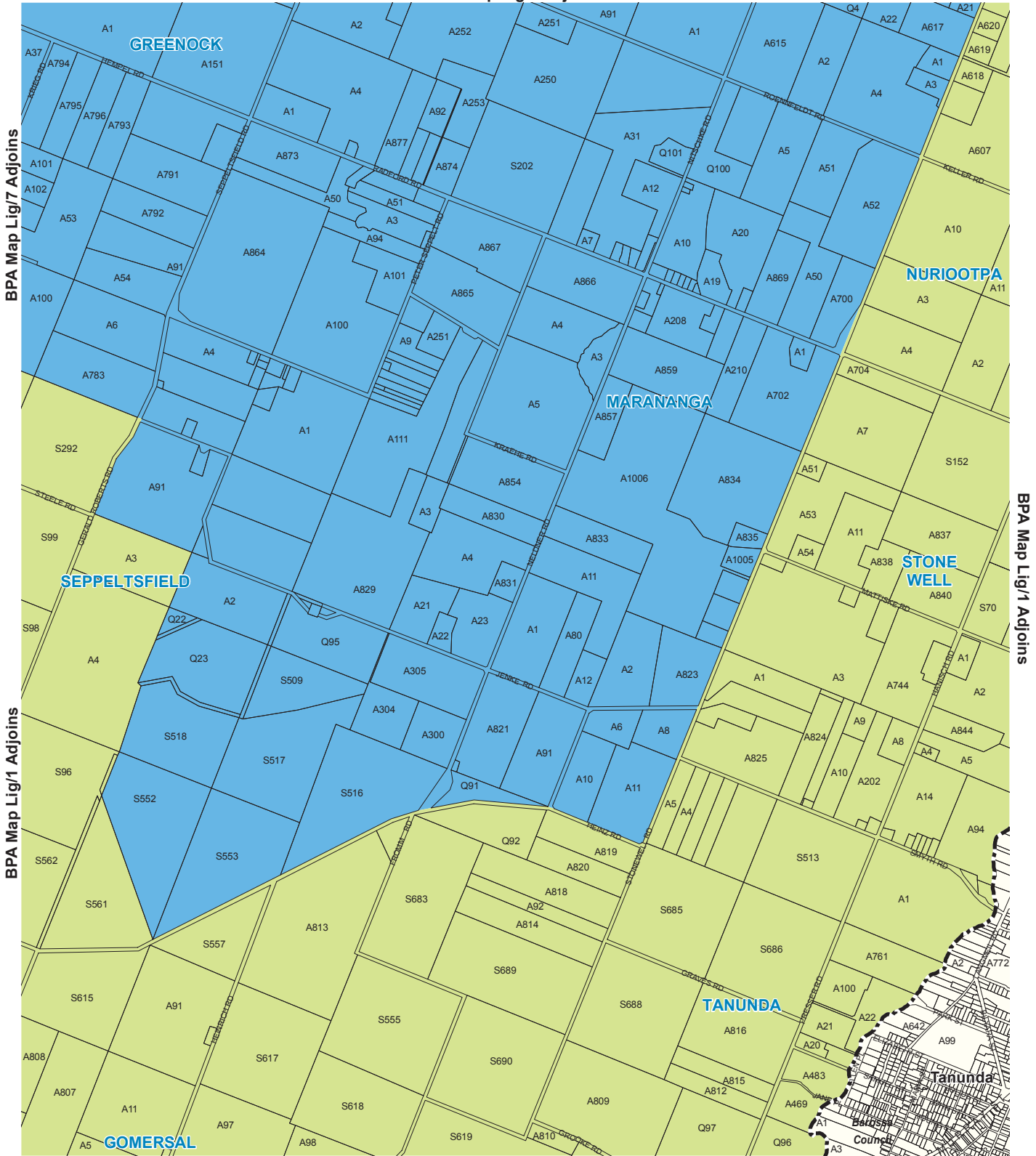
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

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BPA Map Lig/6 Adjoins



BPA Map Lig/9 Adjoins



# Bushfire Protection Area

## BPA Map Lig/8

### BUSHFIRE RISK

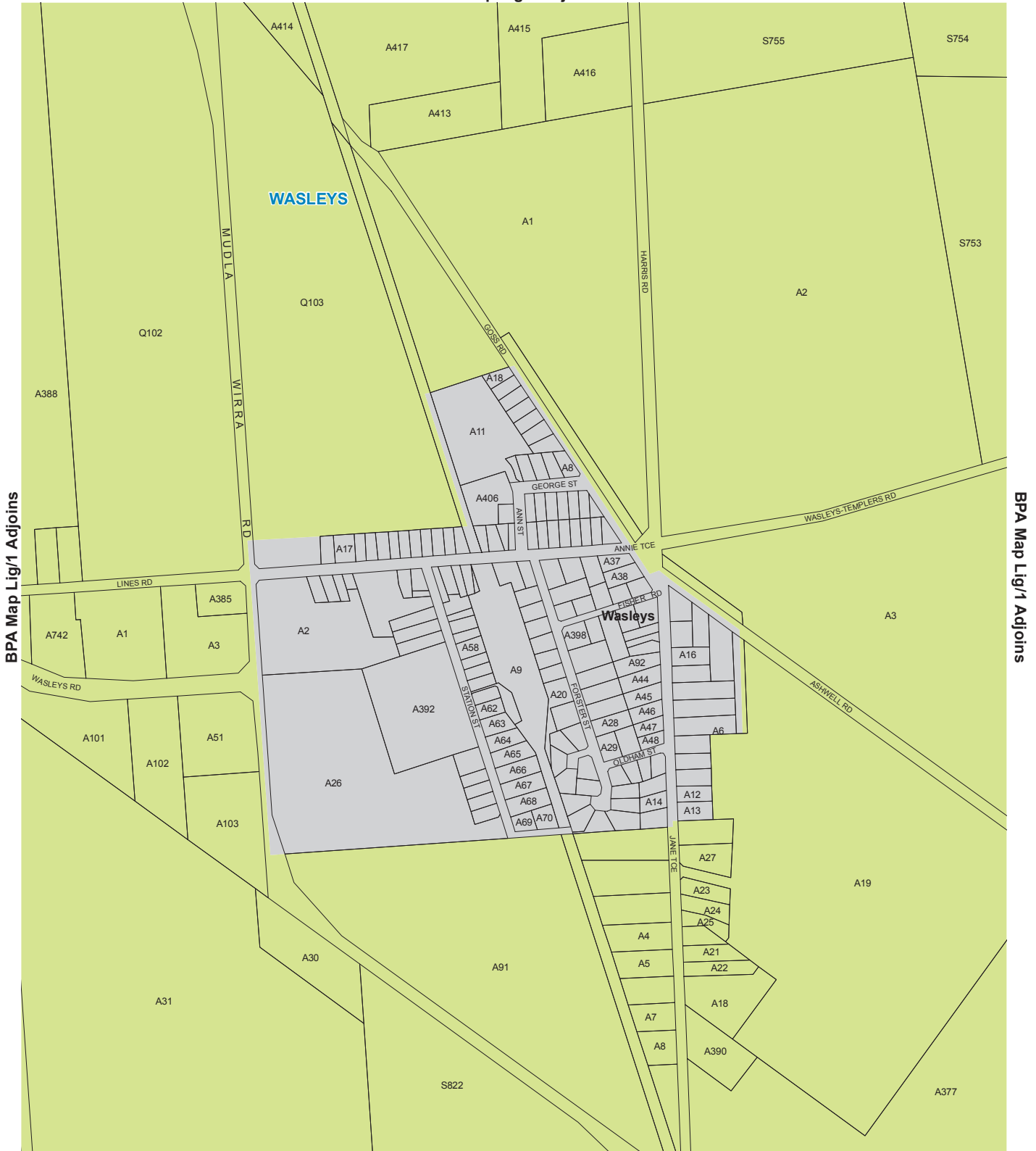
- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016



BPA Map Lig/1 Adjoins



BPA Map Lig/1 Adjoins

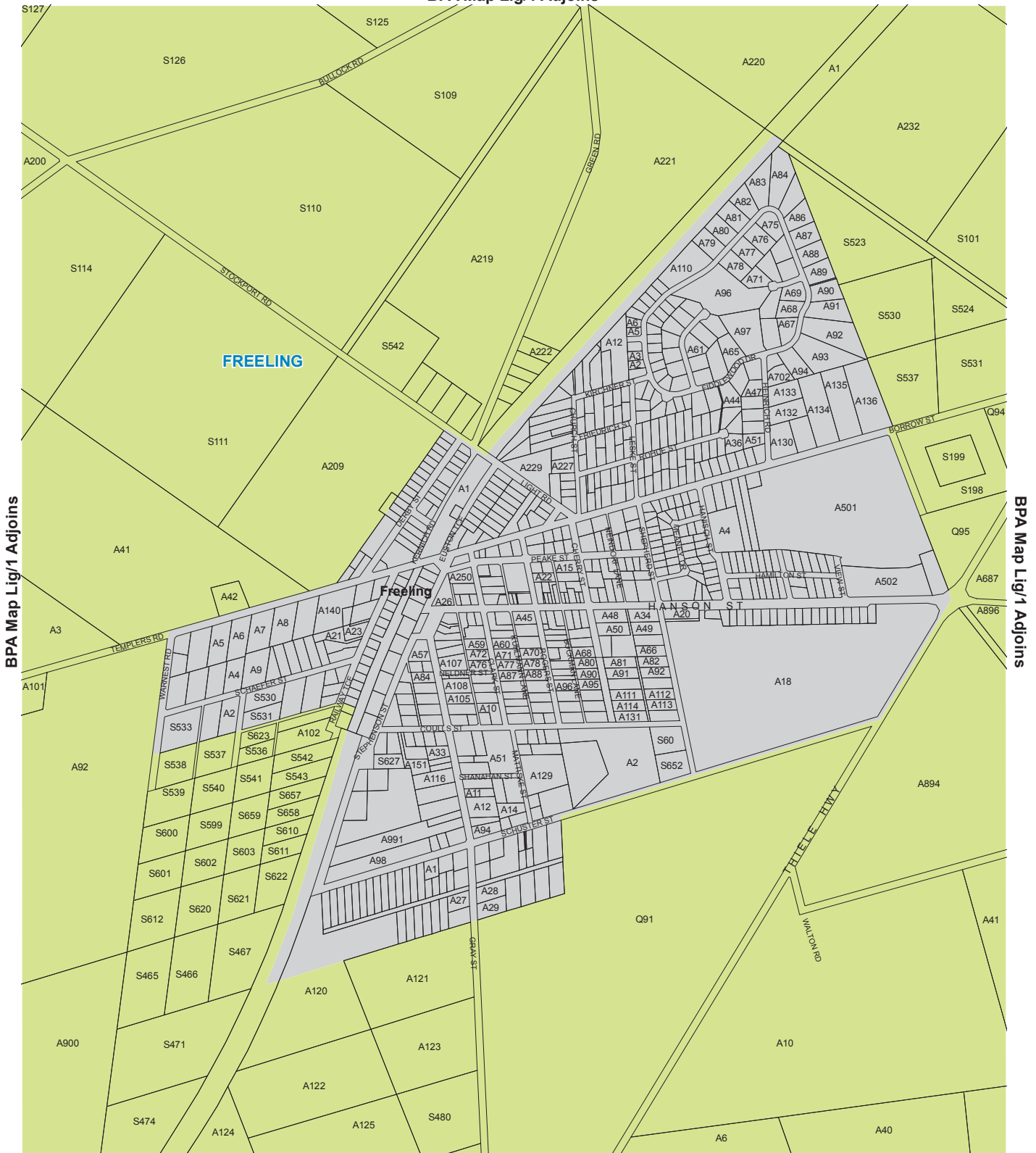


# Bushfire Protection Area BPA Map Lig/10 BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions



BPA Map Lig/1 Adjoins



BPA Map Lig/1 Adjoins



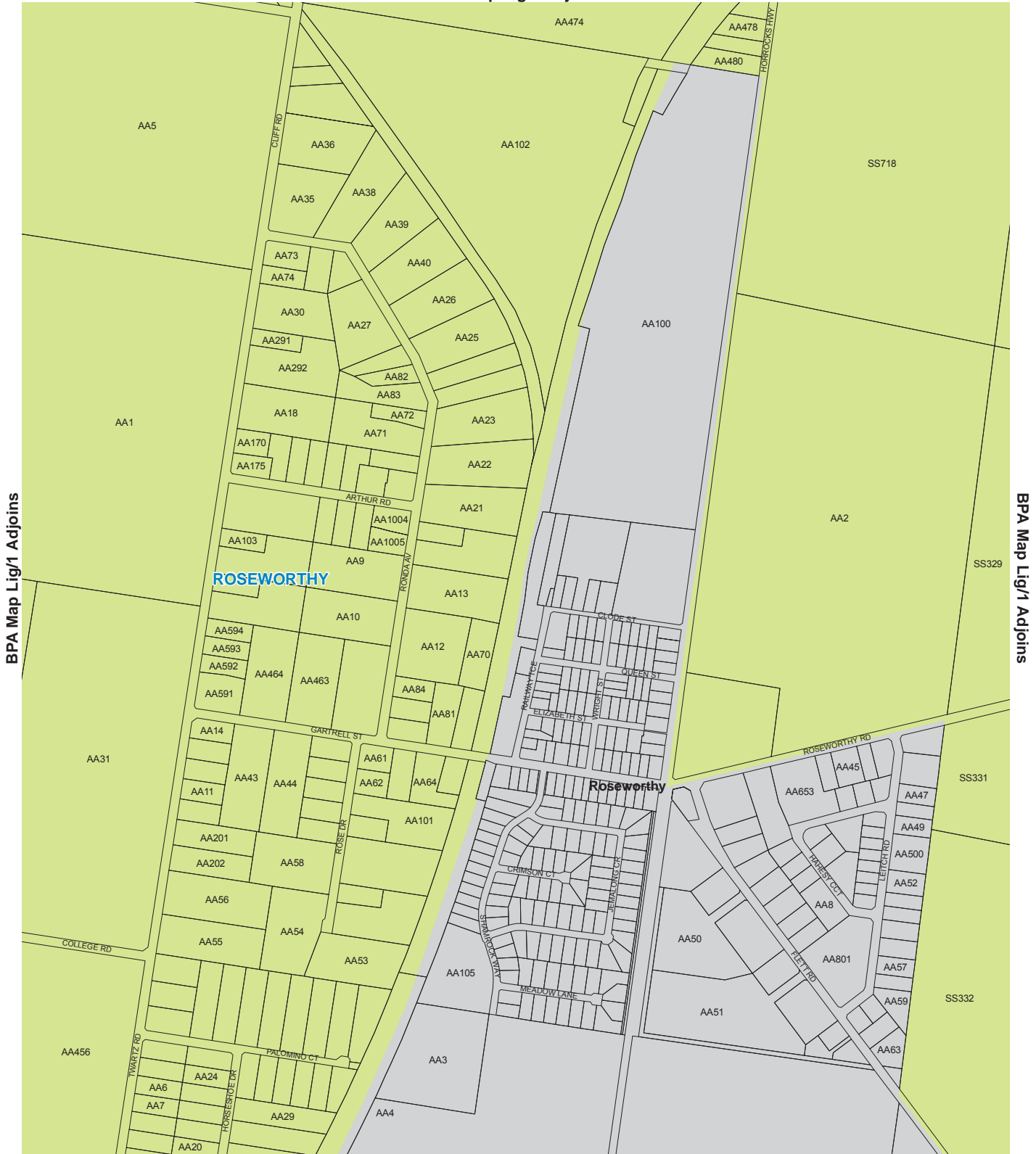
# Bushfire Protection Area

## BPA Map Lig/11

### BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Lig/1 Adjoins



BPA Map Lig/16 Adjoins



# Bushfire Protection Area

## BPA Map Lig/12

### BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions



BPA Map Lig/5 Adjoins





BPA Map Lig/5 Adjoins



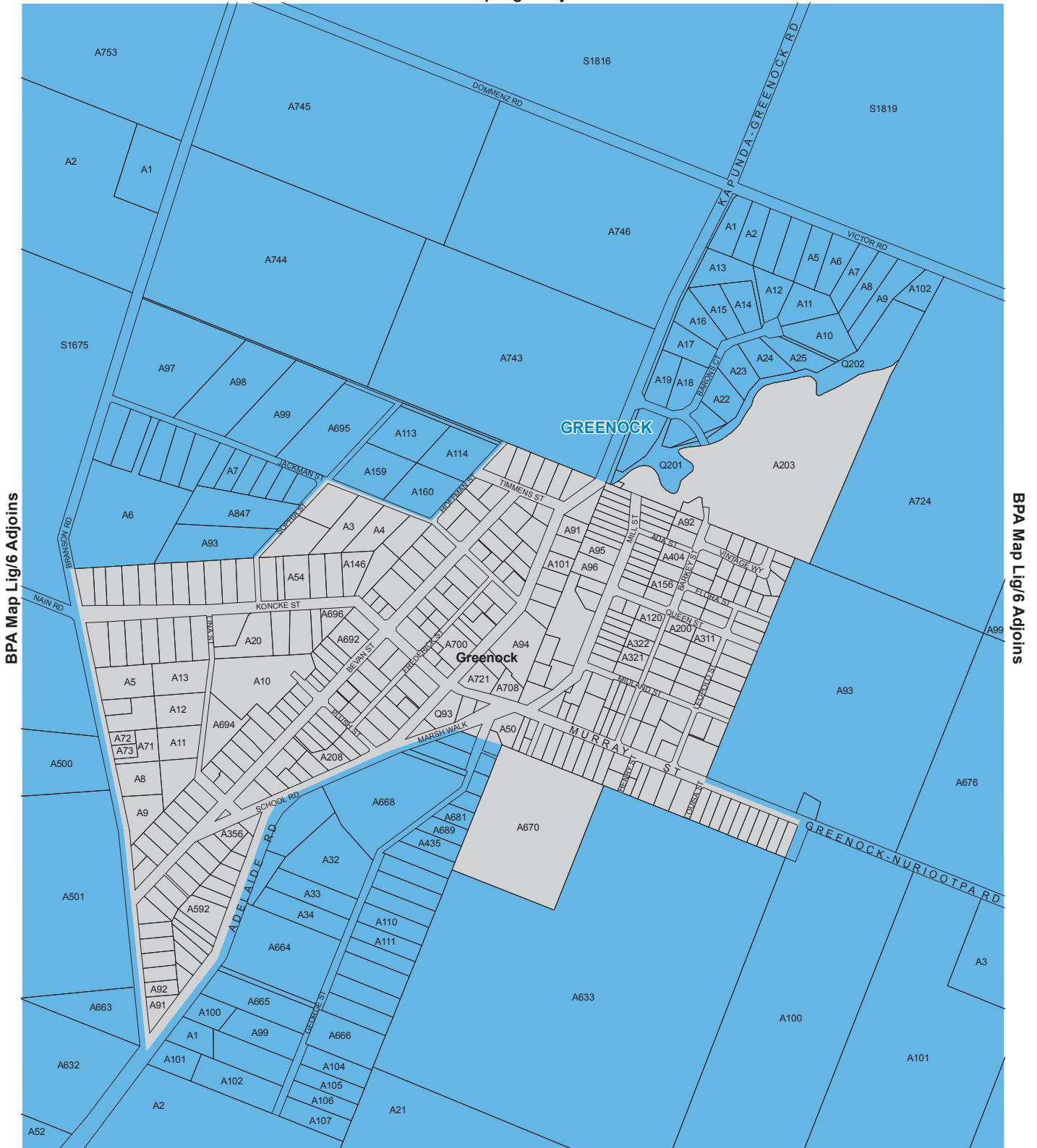
# Bushfire Protection Area

## BPA Map Lig/14

### BUSHFIRE RISK

-  General Bushfire Risk
-  Excluded area from bushfire protection planning provisions

BPA Map Lig/6 Adjoins





BPA Map Lig/6 Adjoins



# Bushfire Protection Area

## BPA Map Lig/15

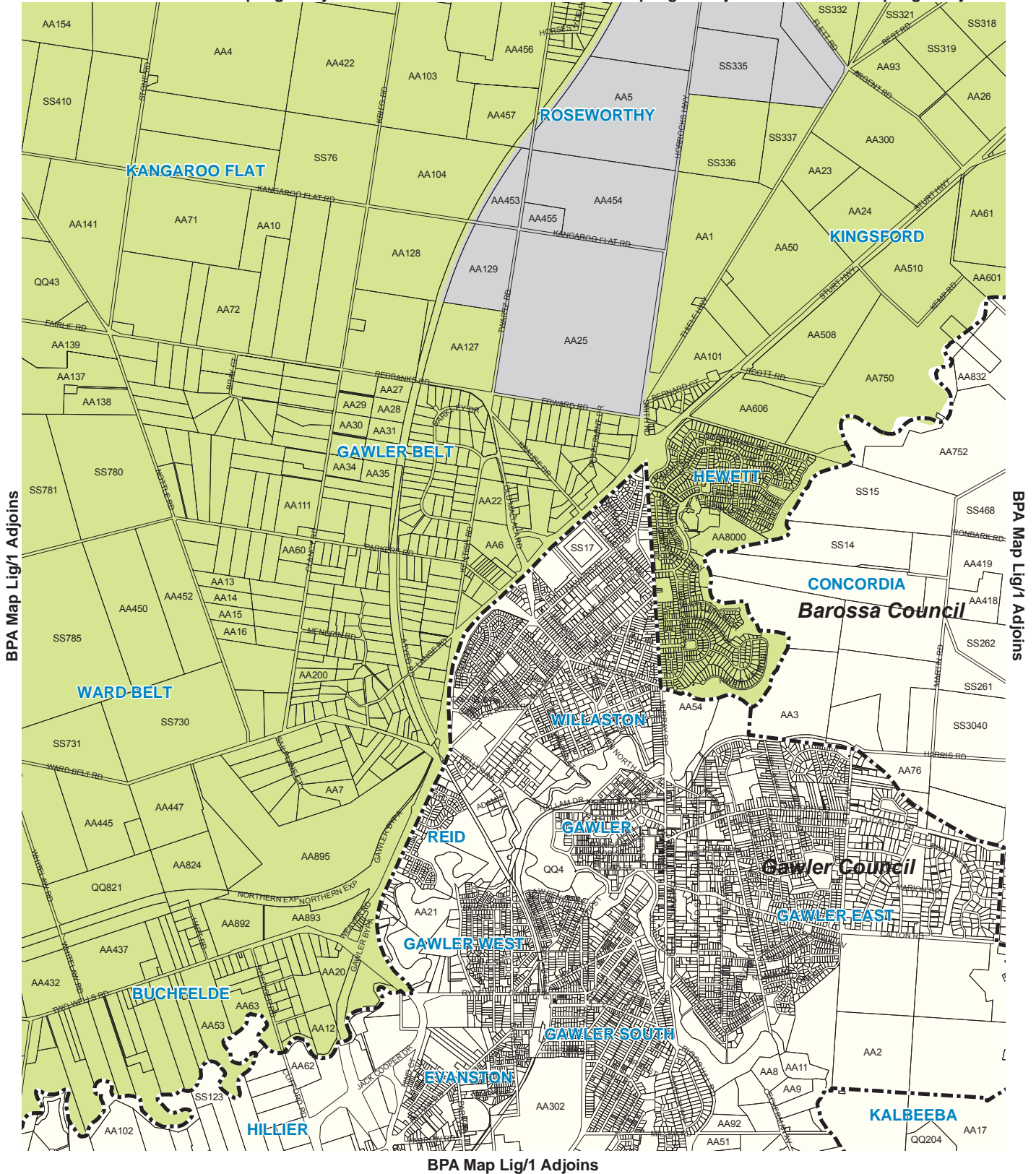
### BUSHFIRE RISK

-  Medium Bushfire Risk
-  Excluded area from bushfire protection planning provisions

BPA Map Lig/1 Adjoins

BPA Map Lig/12 Adjoins

BPA Map Lig/1 Adjoins



BPA Map Lig/1 Adjoins



# Bushfire Protection Area

## BPA Map Lig/16

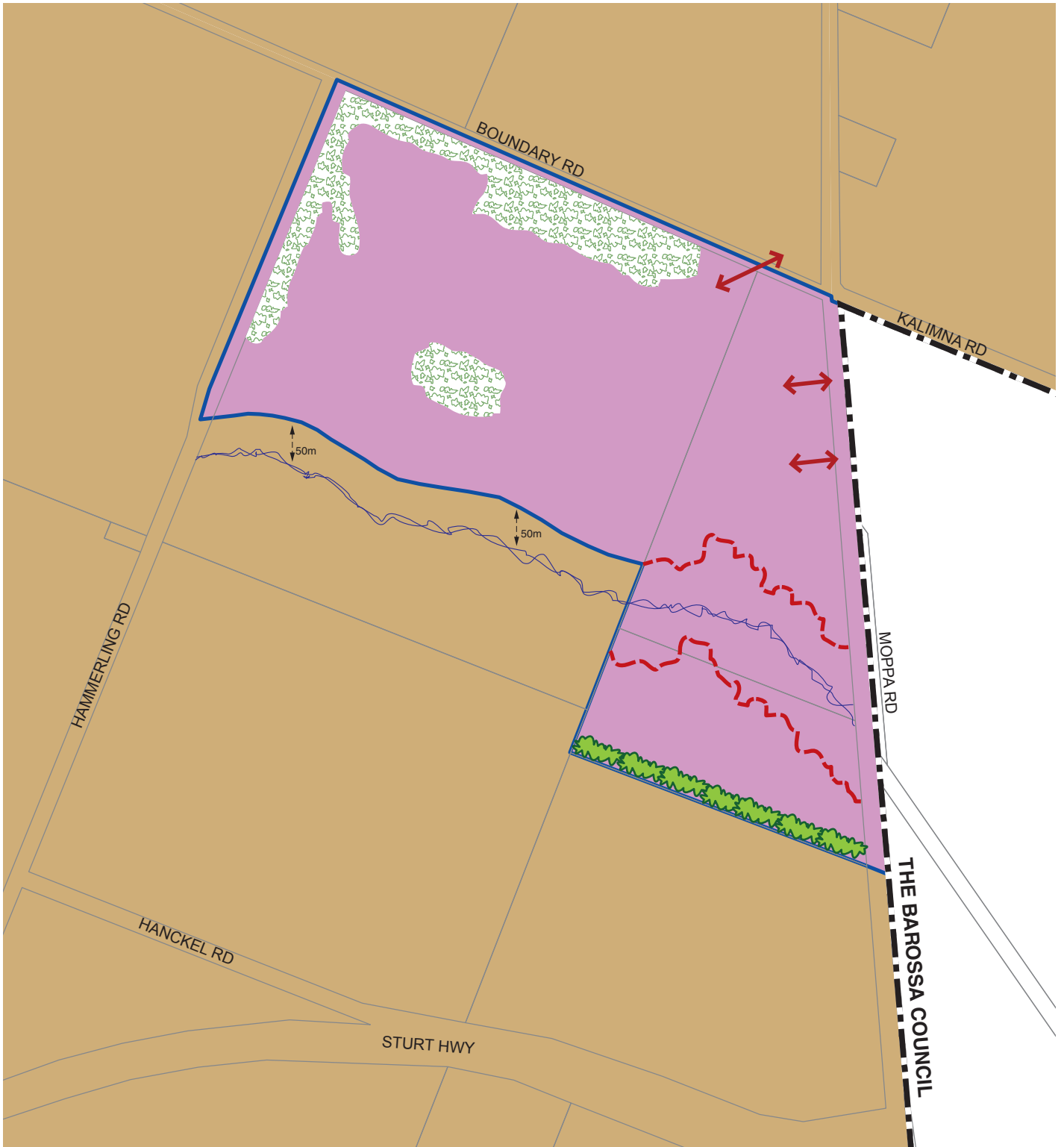
### BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

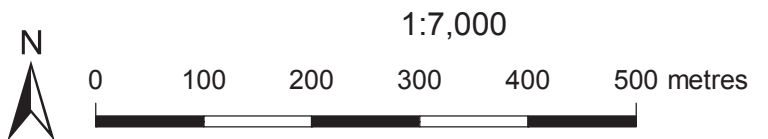
# Concept Plan Maps







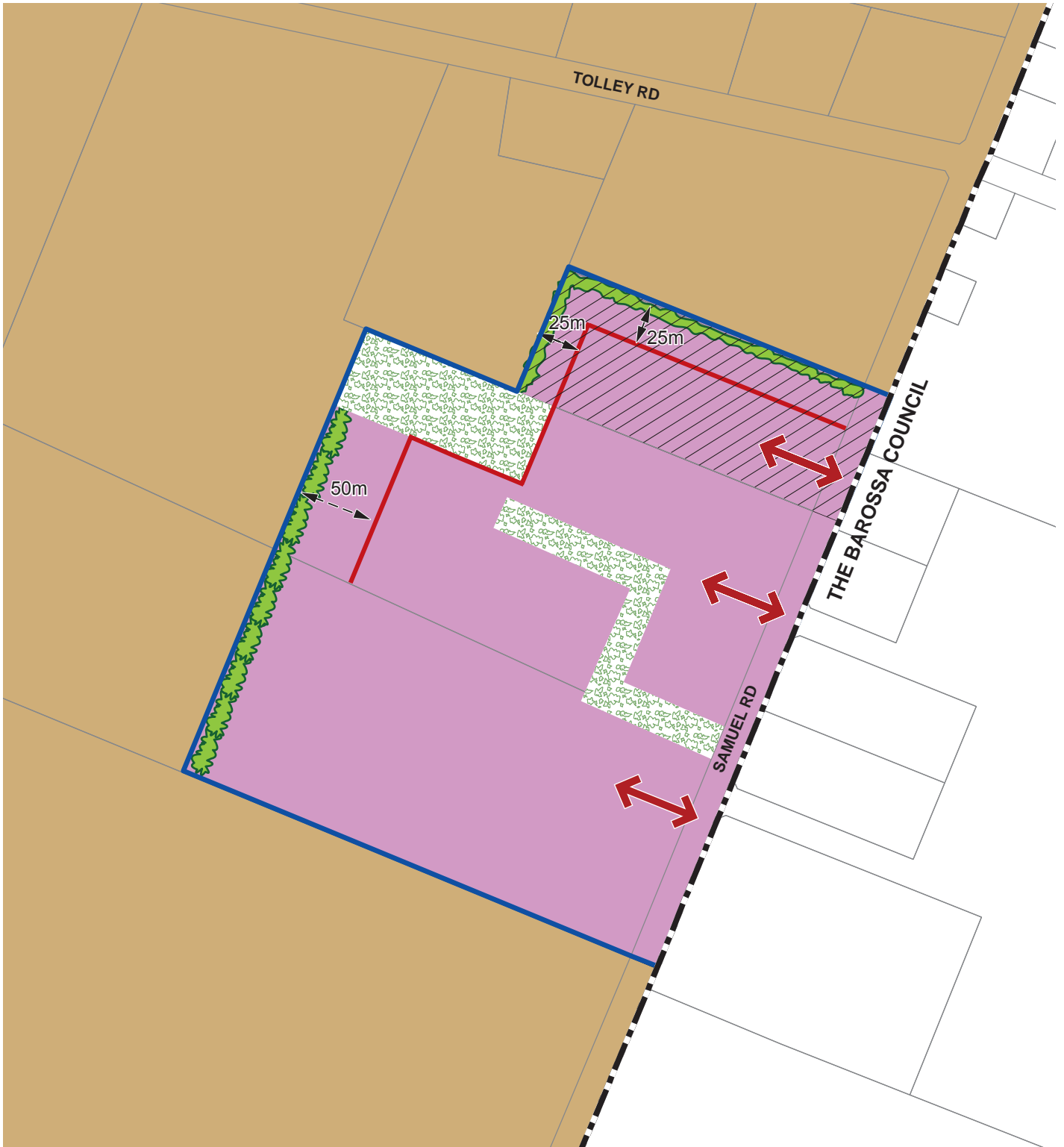
- Industrial
- Primary Production / Mining
- Landscaping
- Native Vegetation
- 50m Separation Area
- Access
- Creekline
- Policy Area Boundary
- Local Government Area Boundary



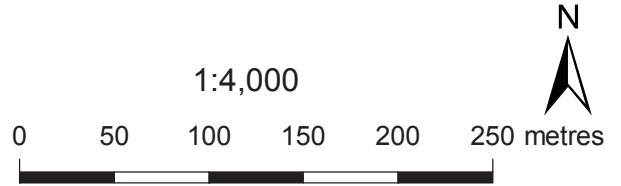
MOPPA

# Concept Plan Map Lig/1

## MOPPA ROAD NORTH



- Industry (Barossa Valley Region)
- Primary Production
- Landscaping
- Existing Vegetation
- Separation Area
- Low Impact Area
- Access
- Precinct Boundary
- Development Plan Boundary



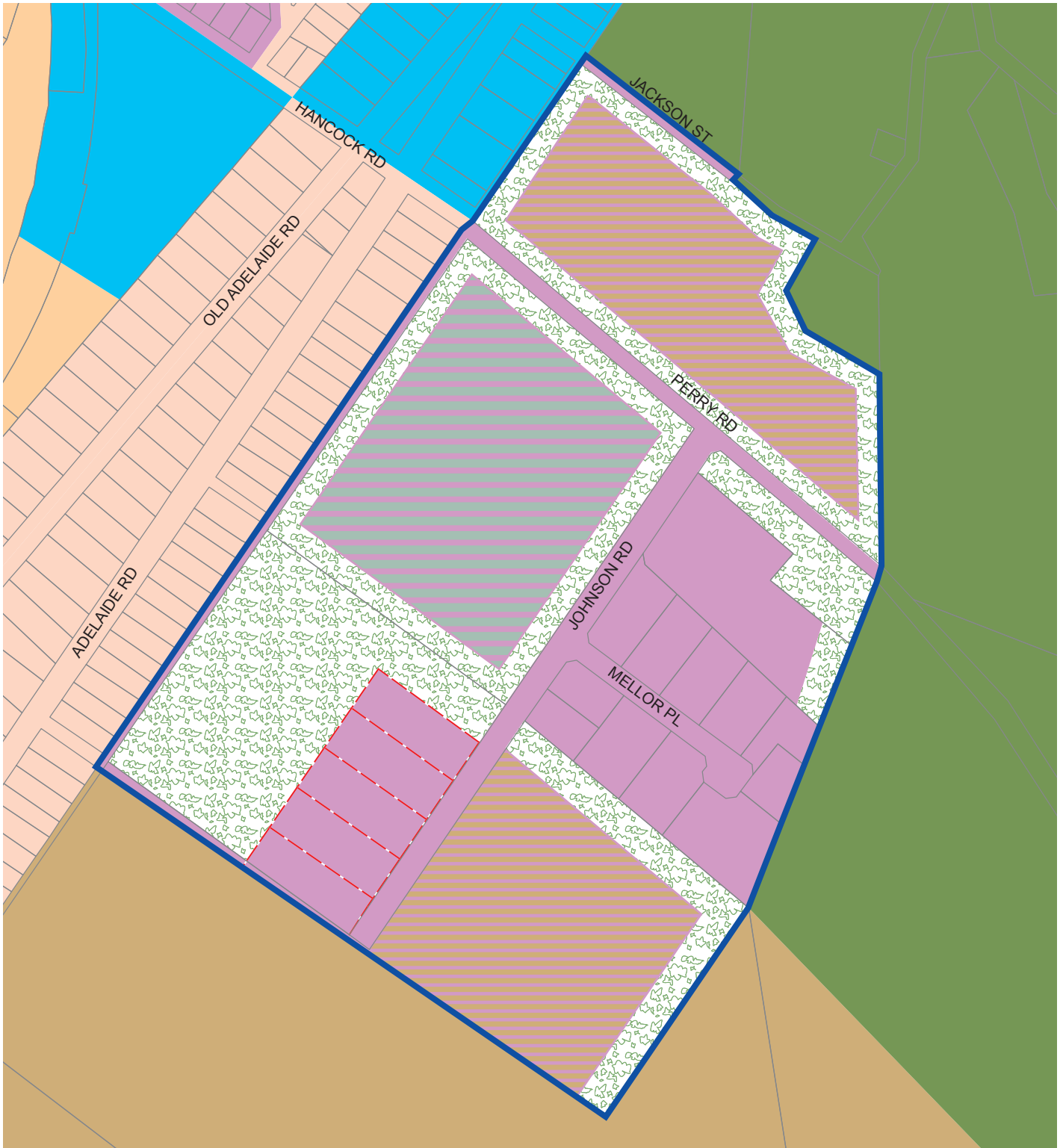
NURIOOTPA












# Concept Plan Map Lig/2

## SAMUEL ROAD INDUSTRY

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-  Concept Area Boundary
-  Potential Allotments
-  Landscape Buffer
-  Former Showgrounds Site
-  Agricultural Crop Processing
-  Commercial
-  Historic Conservation
-  Industrial
-  Primary Production
-  Residential
-  Rural Living

1:4,000

0 60 120 180 240 300 metres



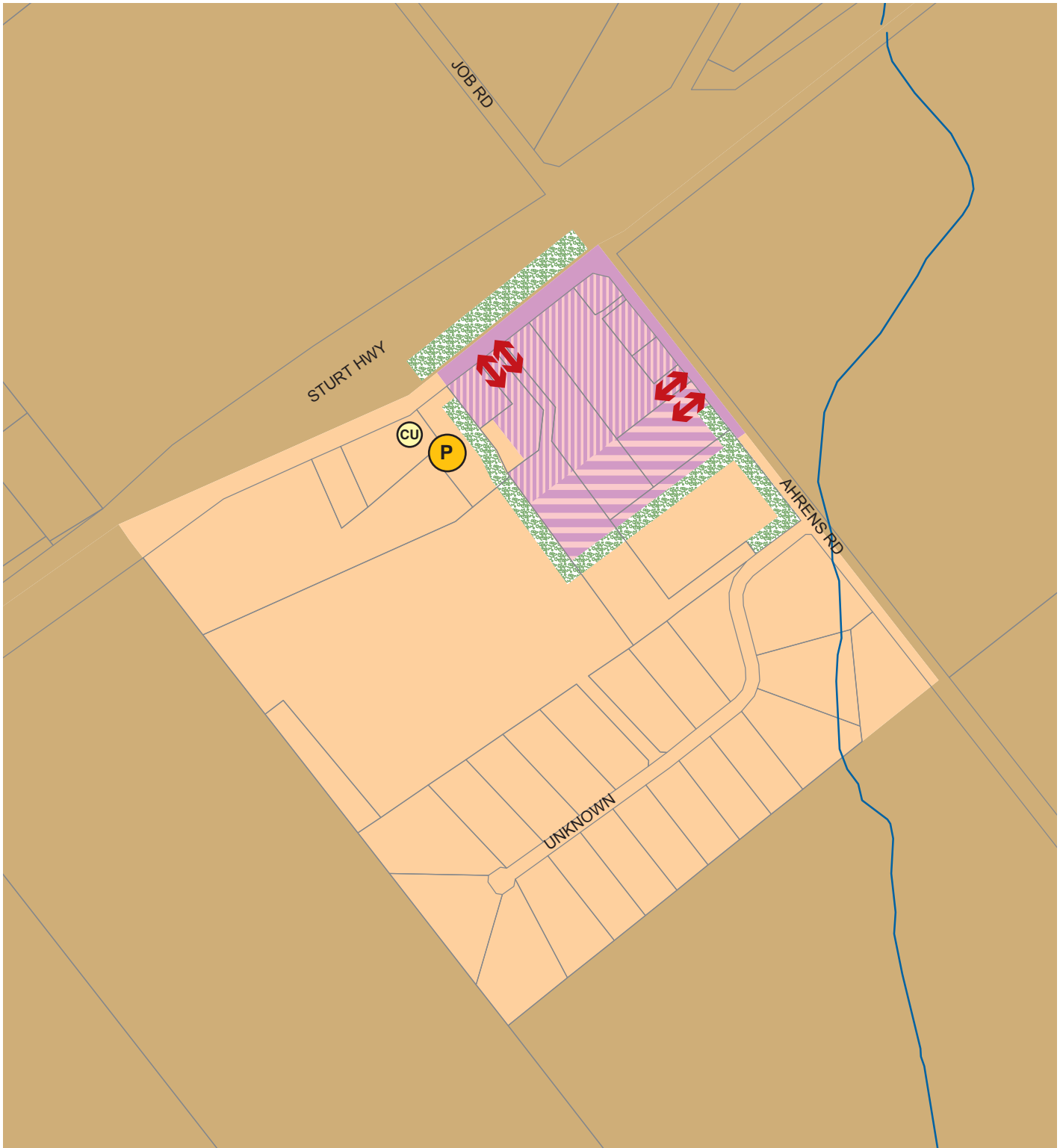
KAPUNDA











# Concept Plan Map Lig/3

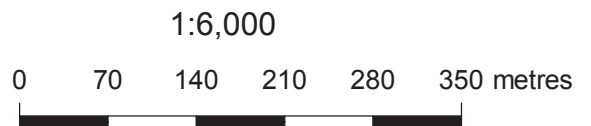
## INDUSTRY KAPUNDA

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-  High Noise Generation Industrial Uses
-  Low Noise Generation Industrial Uses
-  Community Centre
-  Parking
-  Screen Planting
-  Watercourse Protection
-  Heavy Vehicle Access
-  Industrial
-  Primary Production
-  Rural Living



SHEA-OAK LOG

# Concept Plan Map Lig/4

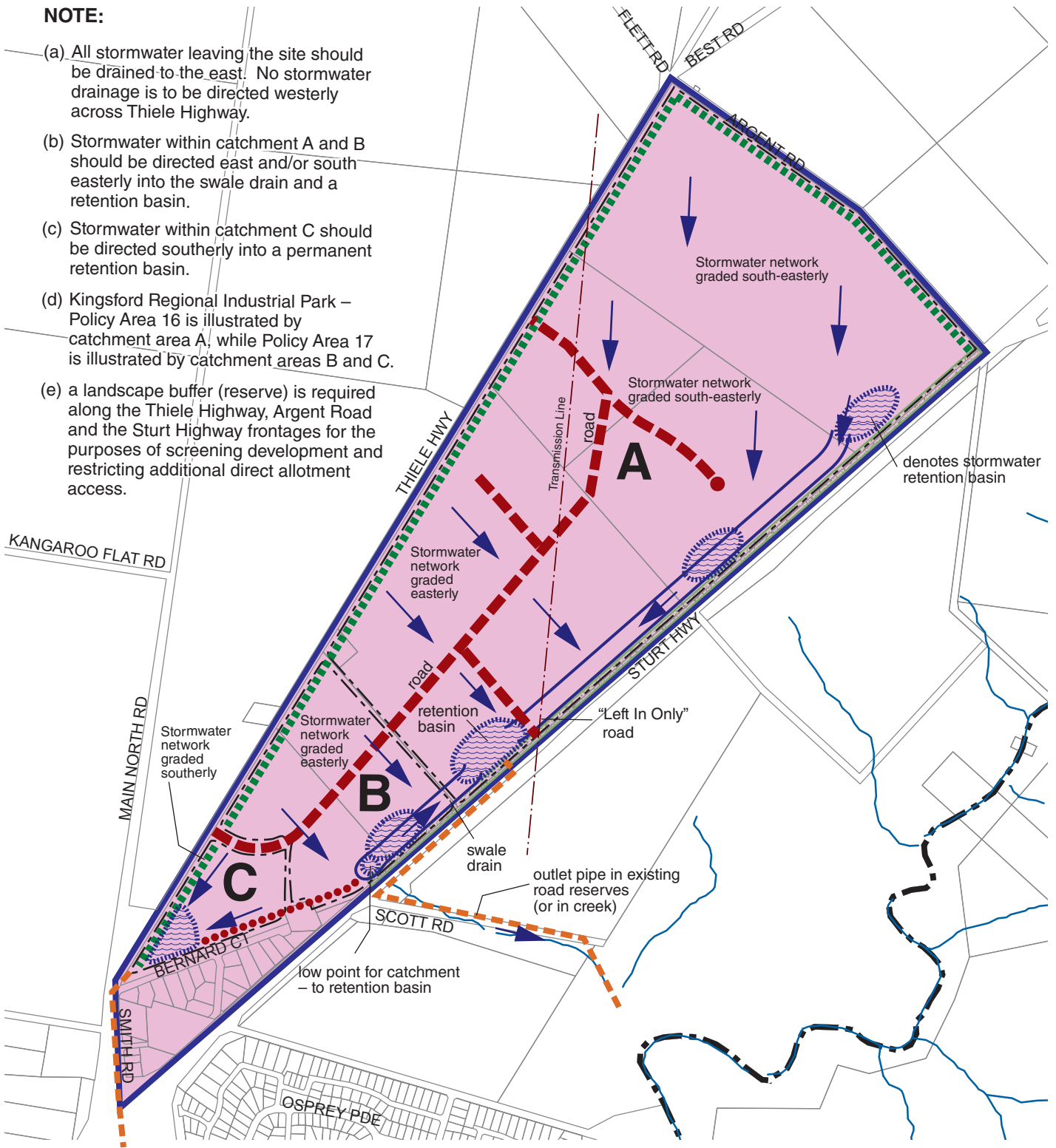
## SHEA-OAK LOG

LIGHT REGIONAL COUNCIL

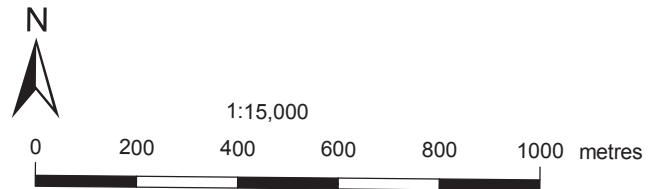
Consolidated - 8 December 2016

**NOTE:**

- (a) All stormwater leaving the site should be drained to the east. No stormwater drainage is to be directed westerly across Thiele Highway.
- (b) Stormwater within catchment A and B should be directed east and/or south easterly into the swale drain and a retention basin.
- (c) Stormwater within catchment C should be directed southerly into a permanent retention basin.
- (d) Kingsford Regional Industrial Park – Policy Area 16 is illustrated by catchment area A, while Policy Area 17 is illustrated by catchment areas B and C.
- (e) a landscape buffer (reserve) is required along the Thiele Highway, Argent Road and the Sturt Highway frontages for the purposes of screening development and restricting additional direct allotment access.

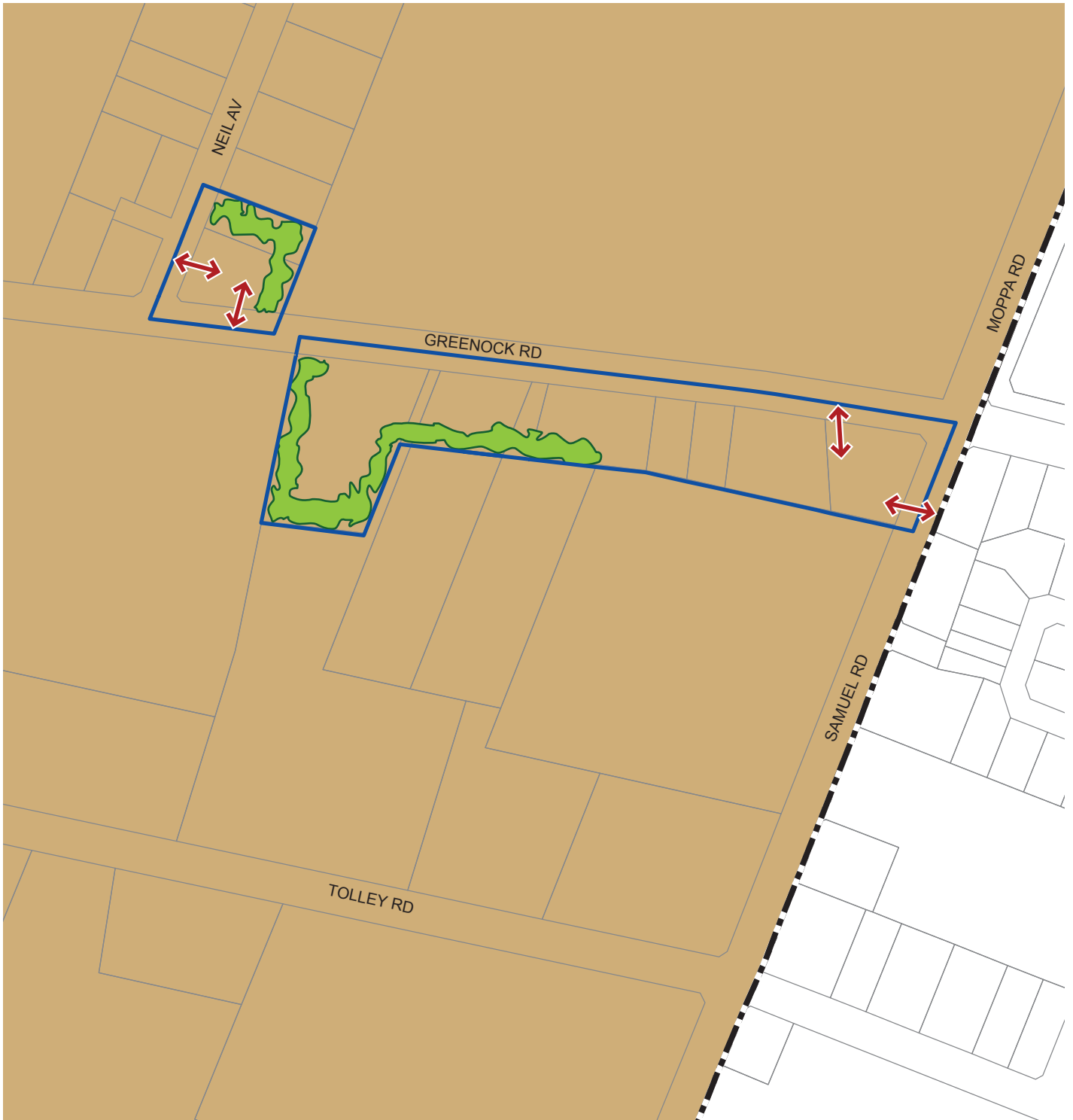







- Concept Area Boundary
- Industry (Kingsford Regional Estate) Zone
- Catchment A
- Catchment B
- Catchment C
- Stormwater Retention Basin
- Outlet Pipe
- Stormwater flow direction
- 10 metre wide Easement
- 20 metre Landscape Buffer
- 30 Metre Landscape Buffer
- Future Roads

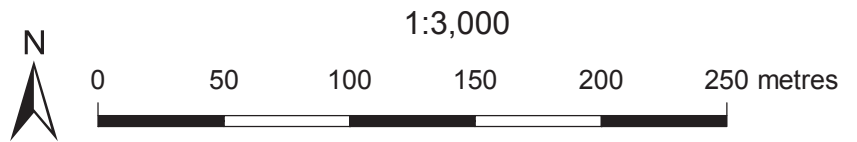


# Concept Plan Map Lig/5

## KINGSFORD REGIONAL ESTATE



-  Landscaping
-  Access
-  Primary Production
-  Concept Area Boundary
-  Development Plan Boundary

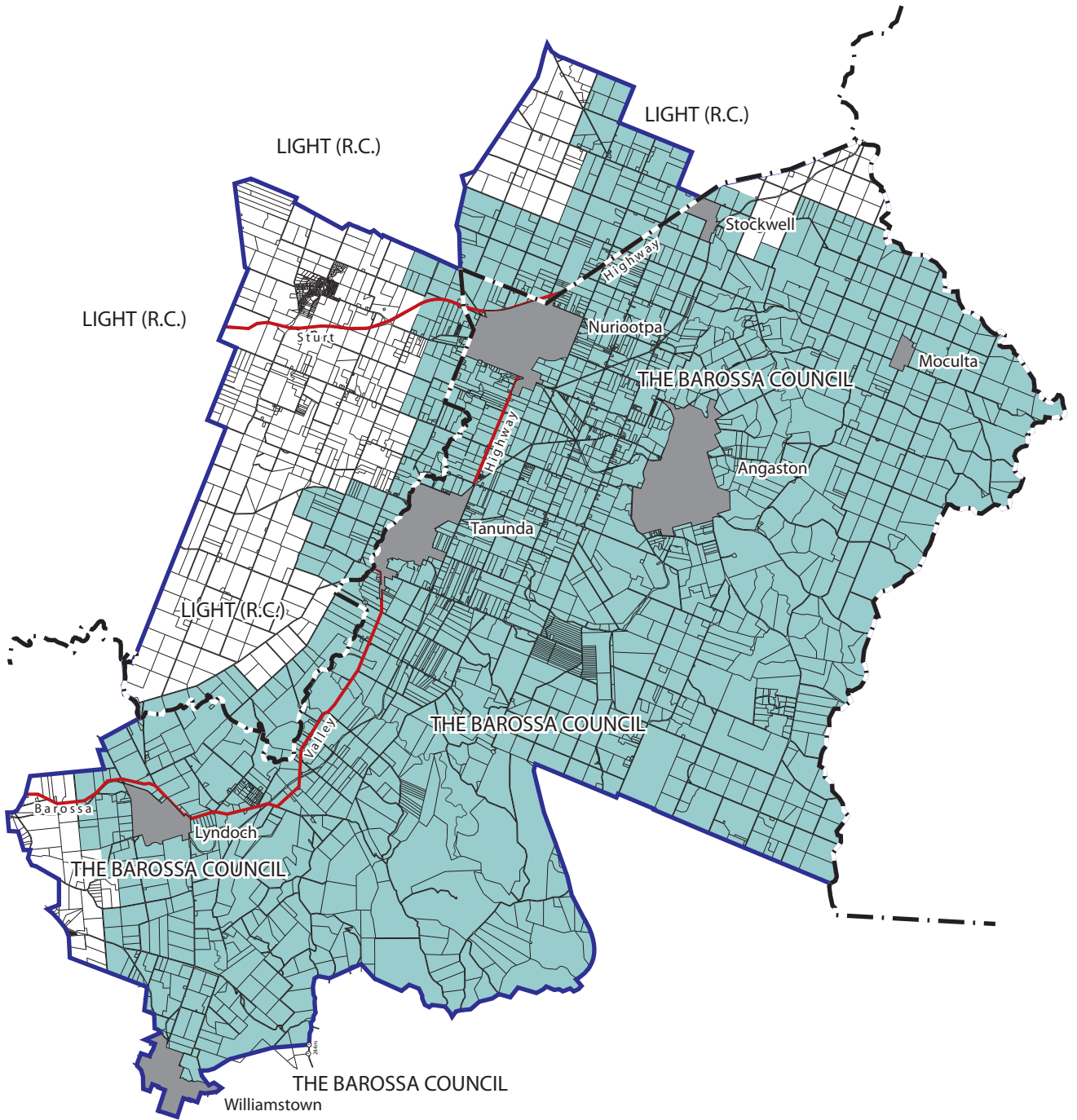


BAROSSA VALLEY REGION

# Concept Plan Map Lig/6

## PRIMARY INDUSTRY

## BAROSSA VALLEY REGION

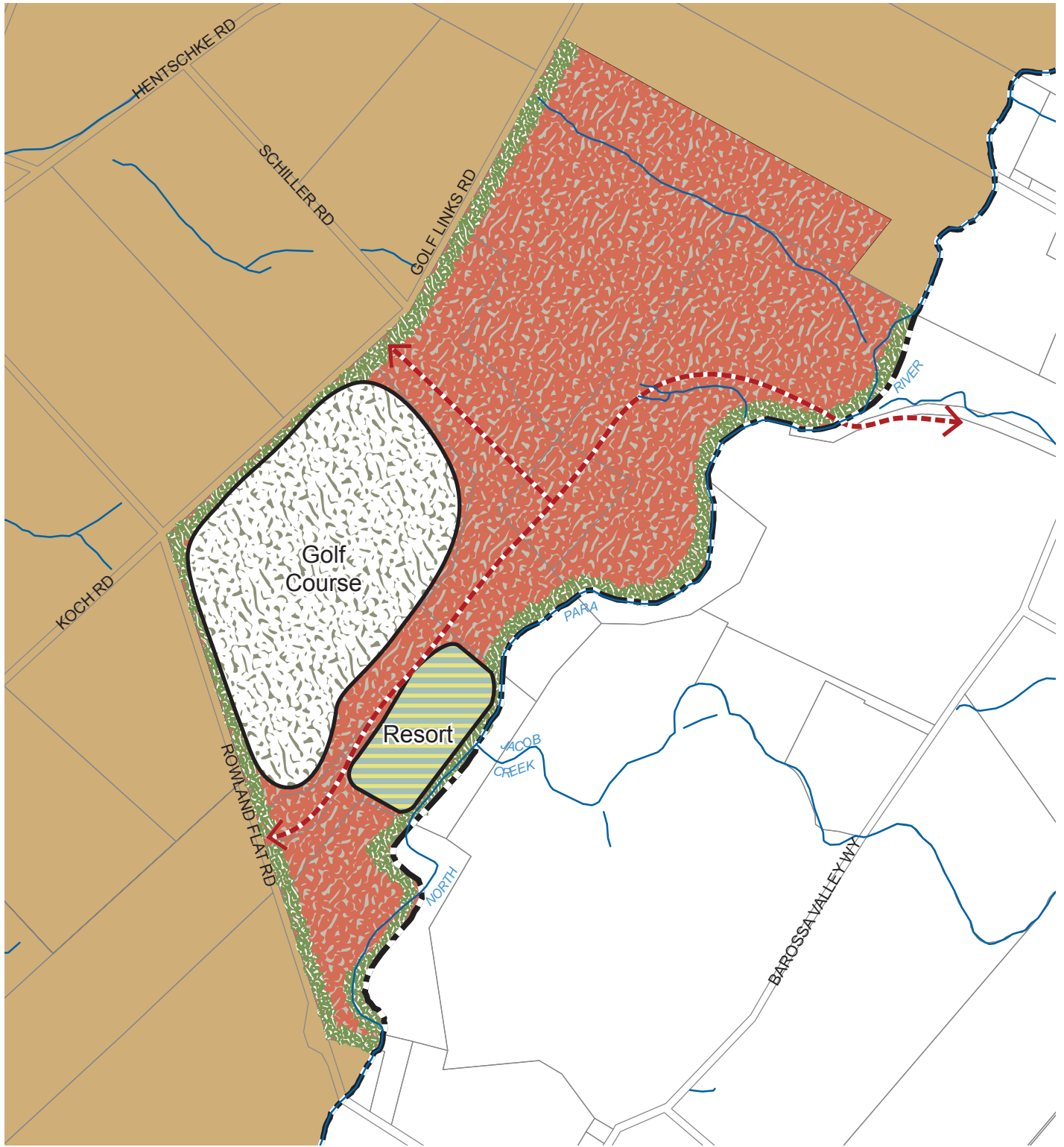


- Water Protection Area
- Highways
- Barossa Valley Region Boundary
- Development Plan Boundary

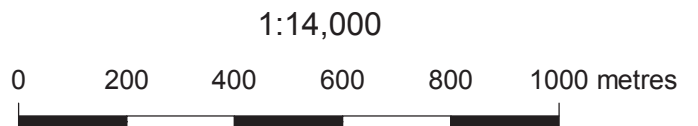


# Concept Plan Map Lig/7

## BAROSSA VALLEY REGION WATER PROTECTION AREA



- Tourist Accommodation
- Primary Production
- Golf Course
- Tourist Resort Centre
- Tourist Accommodation/Tourist Facilities and Open Space
- Buffer
- Watercourse
- Possible Local Road
- Development Plan Boundary



ROWLAND FLAT

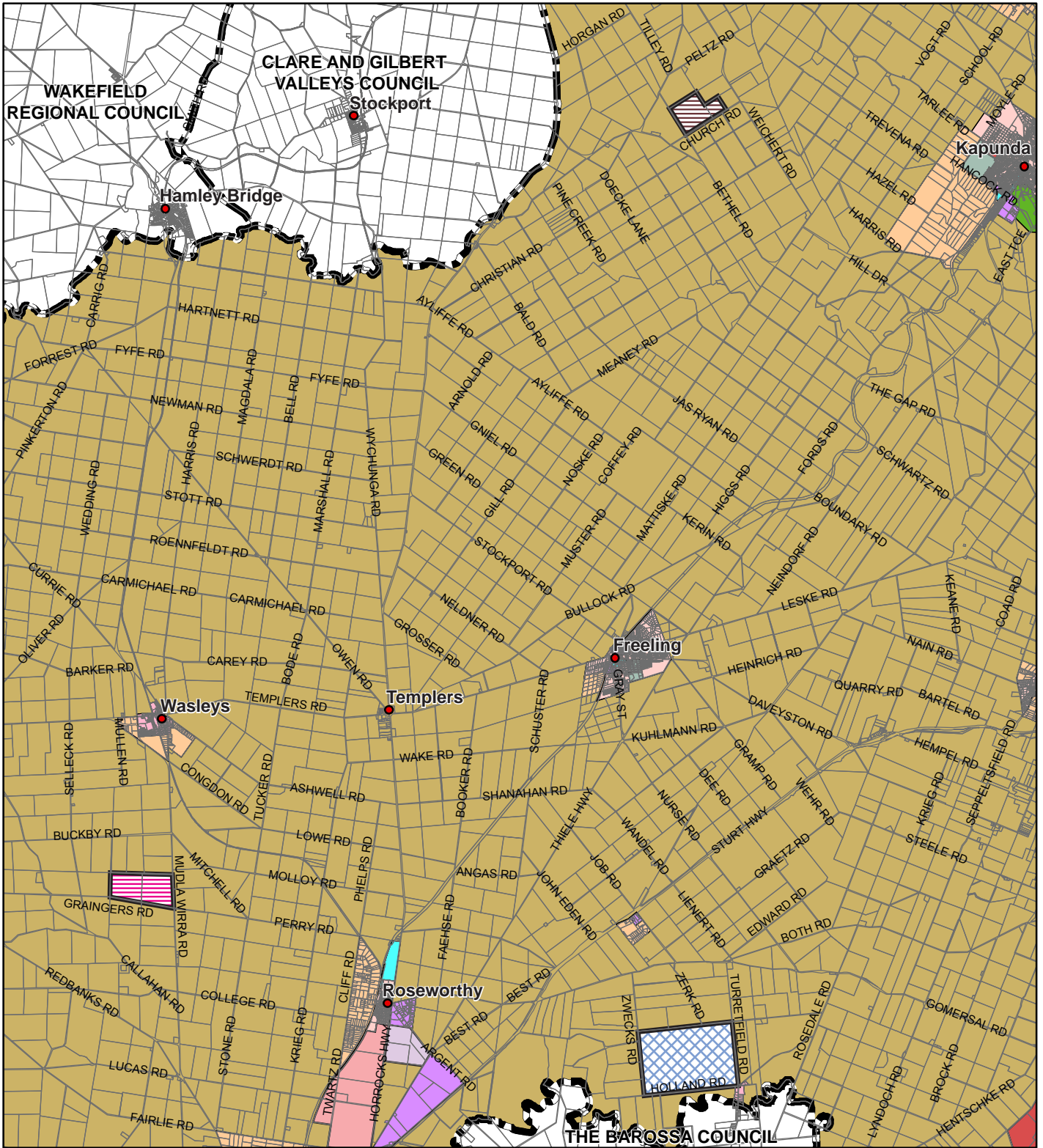
# Concept Plan Map Lig/8

## TOURIST ACCOMMODATION

LIGHT REGIONAL COUNCIL

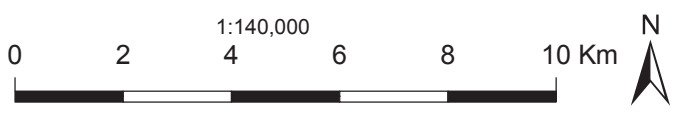
Consolidated - 8 December 2016





- Pig Research Site
- Poultry Breeding Facility
- Turretfield Research Centre
- Historic Conservation
- Industrial
- Caravan Tourist Park
- Development Plan Boundary

- Primary Production
- Residential
- Recreation
- Rural Living
- Suburban Neighbourhood
- Urban Employment
- Commercial
- Country Township



# Concept Plan Map Lig/9

## ANIMAL KEEPING SEPARATION AREAS



-  Primary Production
-  Residential
-  Public Open Space
-  Buffer
-  Stormwater Detention
-  Future Pedestrian Link
-  Road Access
-  Concept Plan Boundary



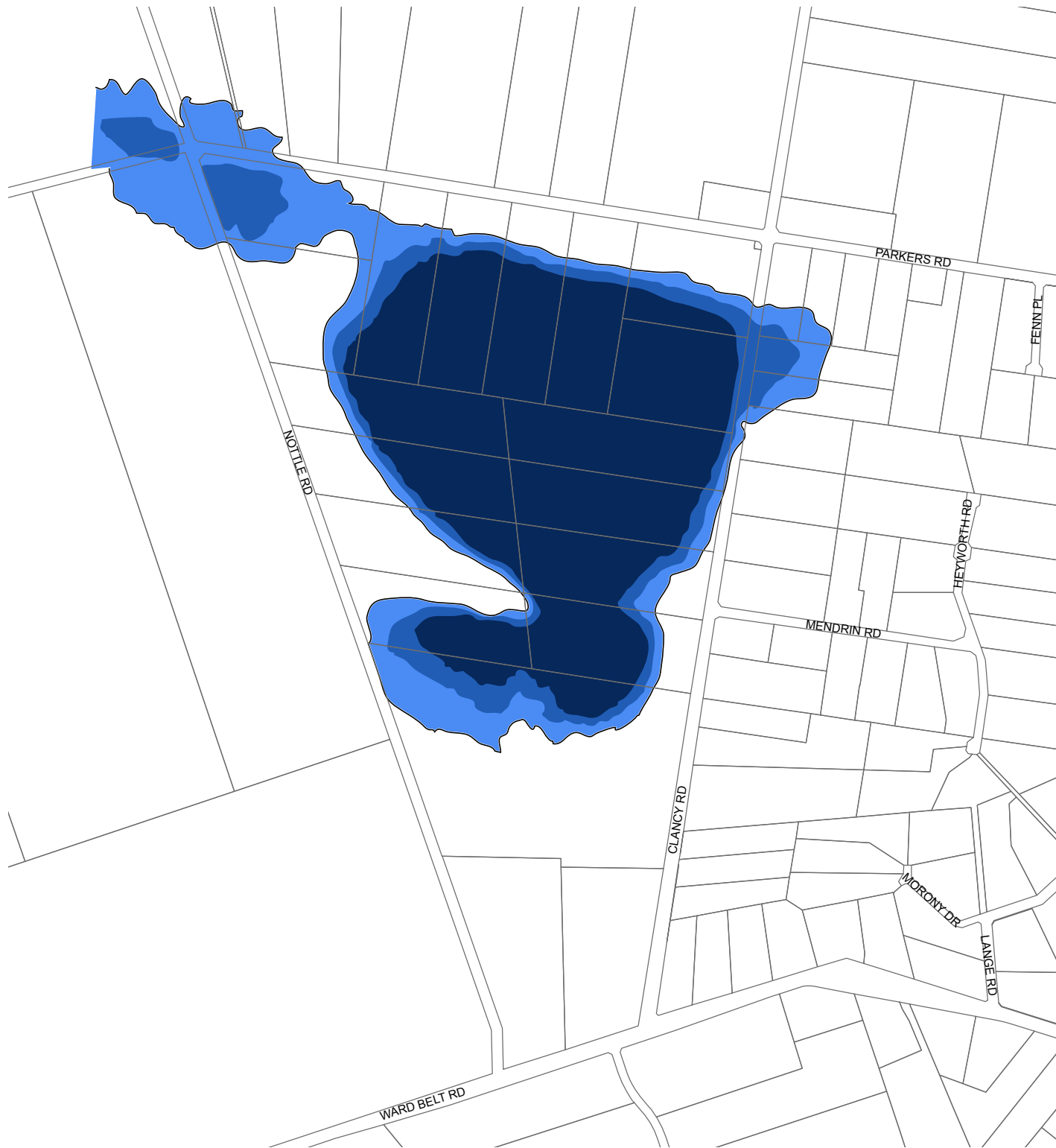
KAPUNDA

# Concept Plan Map Lig/10





## RESIDENTIAL SENIOR'S LIVING

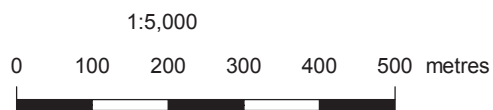
LIGHT REGIONAL COUNCIL

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Flood Risk Categories

-  High Flood Risk (Depth over 0.8 metres)
-  Medium Flood Risk (Depth between 0.4 and 0.8 metres)
-  General Flood Risk (Depth less than 0.4 metres)
-  Maximum Pond Level 47.00m AHD



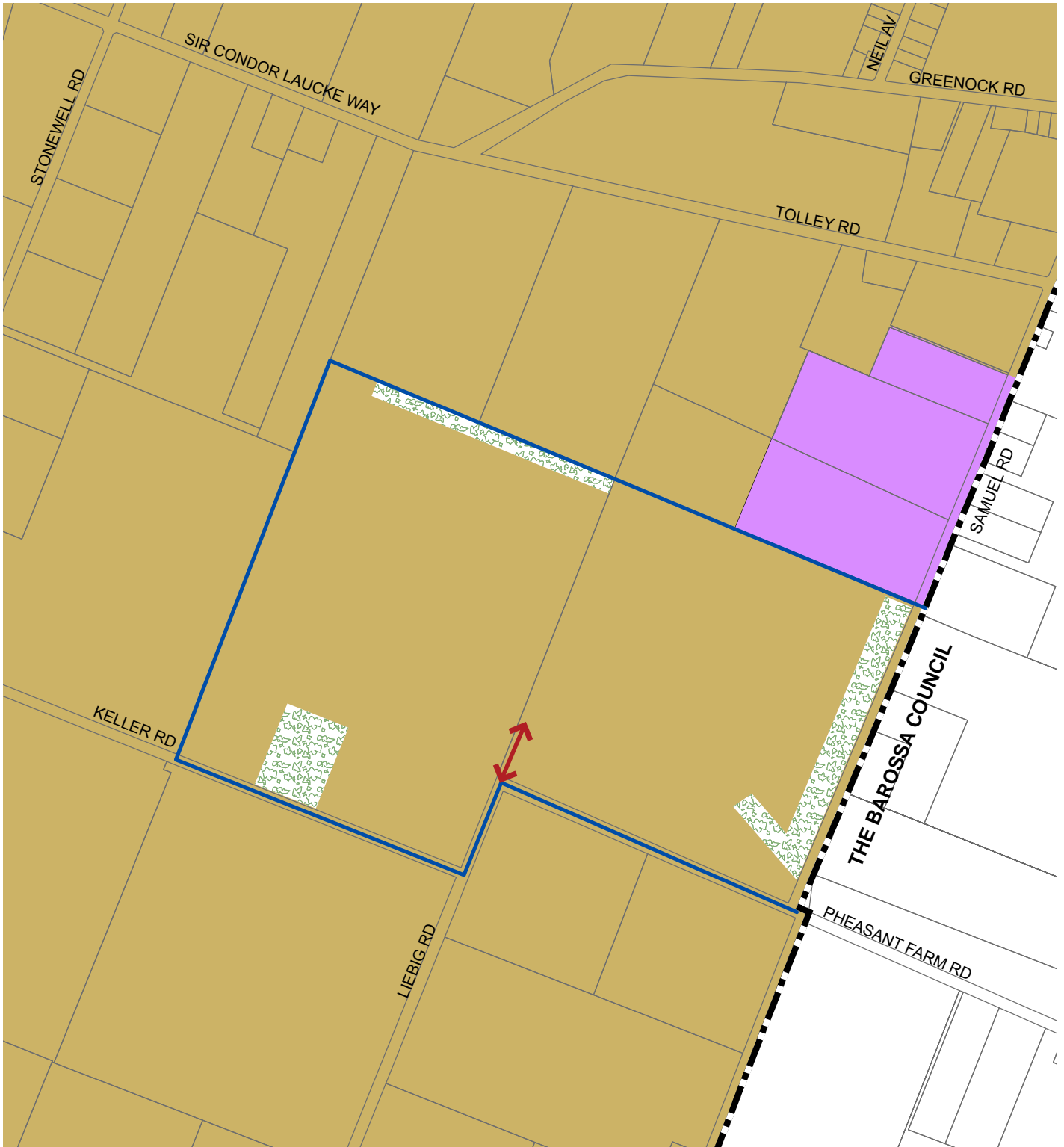
GAWLER BELT / GAWLER BELT WEST

# Concept Plan Map Lig/11

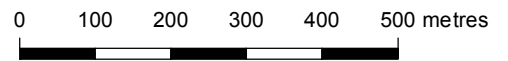
## FLOOD RISK AREA

LIGHT REGIONAL COUNCIL

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1:10,000



- Industry (Barossa Valley Region)
- Primary Production
- Existing Vegetation
- Access
- Precinct 41 - Samuel Road Effluent Disposal Lagoons
- Development Plan Boundary

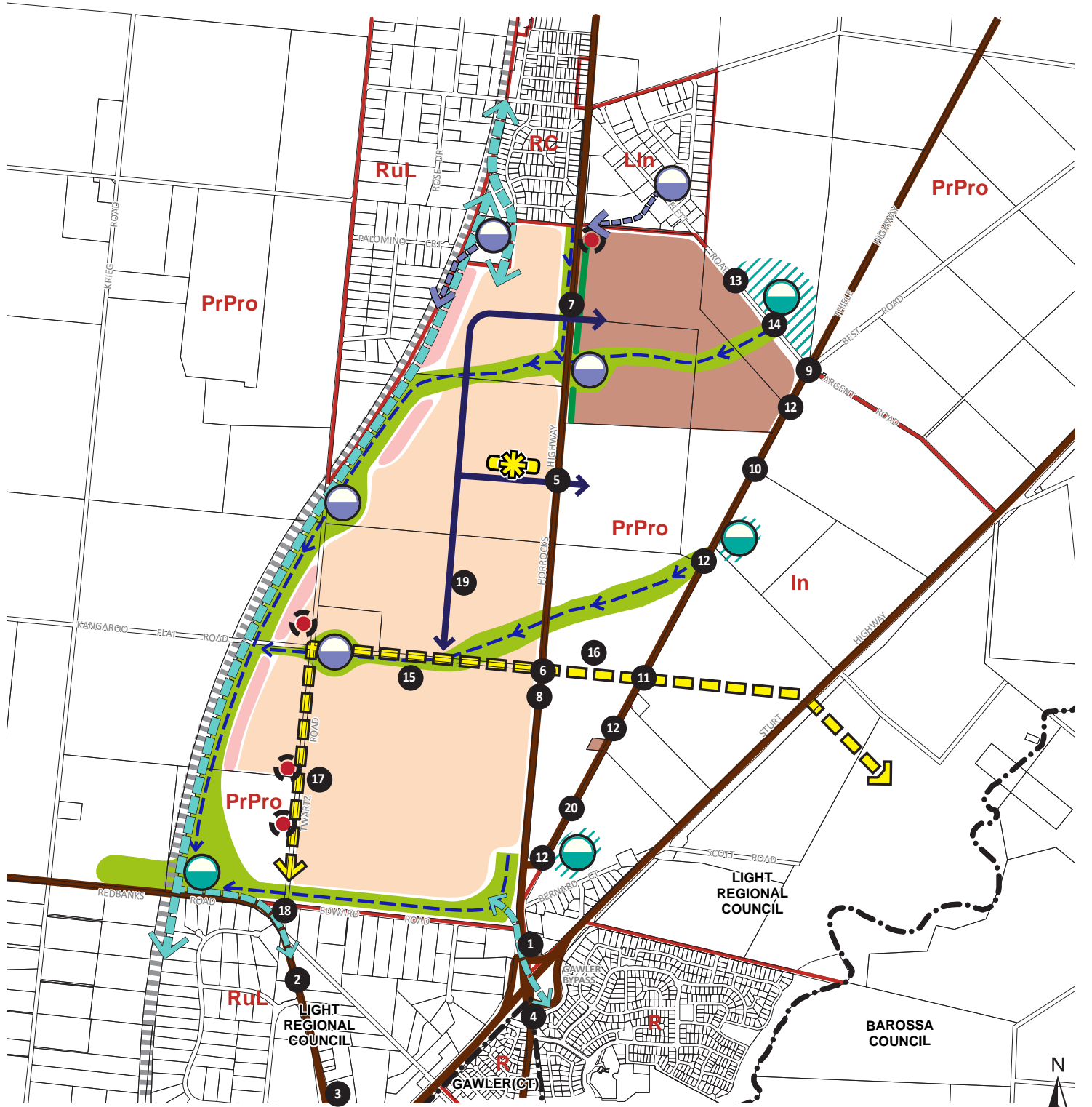
NURIOOTPA WEST

# Concept Plan Map Lig/12

## SAMUEL ROAD EFFLUENT DISPOSAL LAGOONS

LIGHT REGIONAL COUNCIL

Consolidated - 8 December 2016



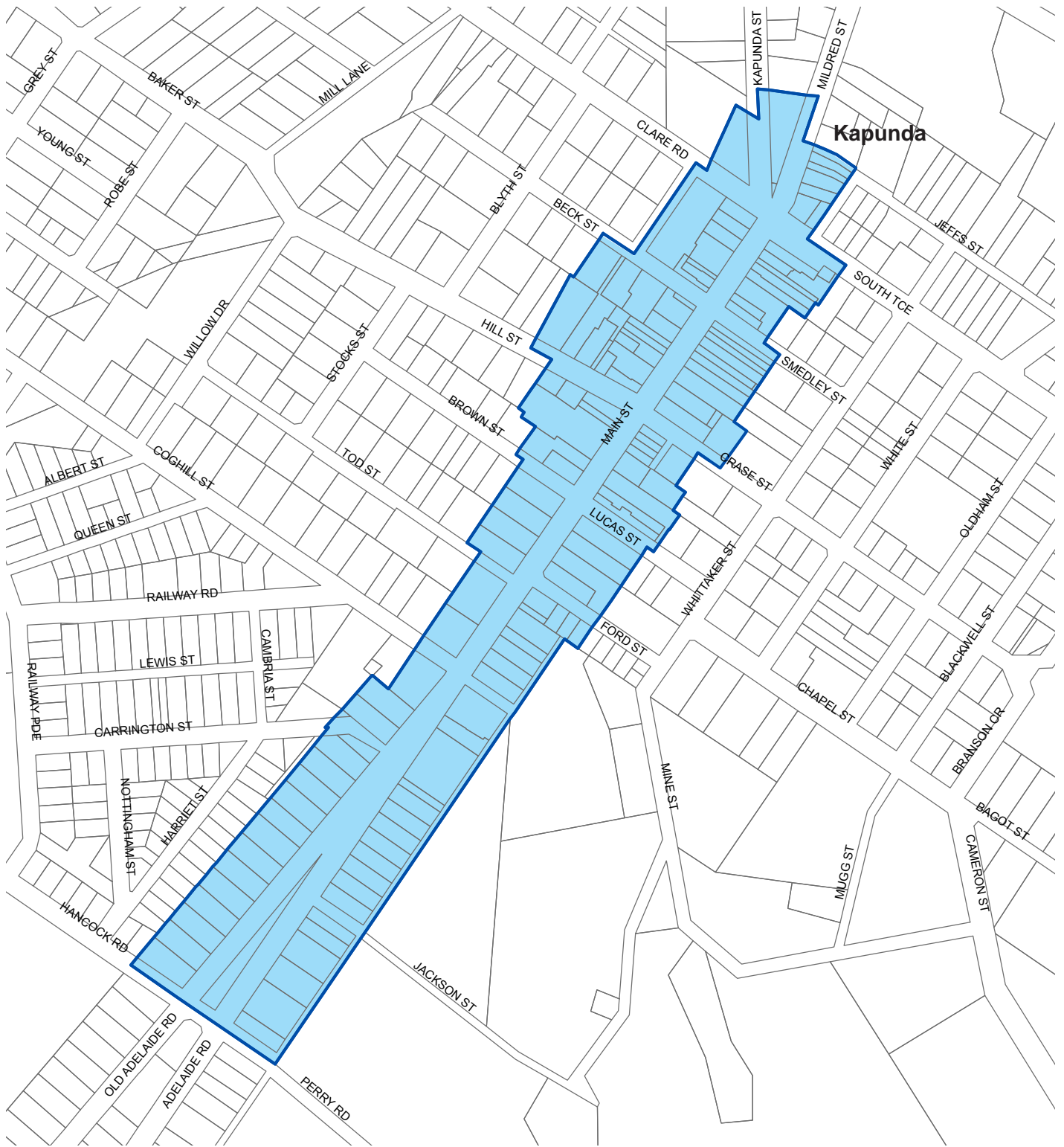
**Development Plan Zones/ Land Use**

- Suburban Neighbourhood Zone
- Large Residential Lots
- Urban Employment
- Drainage Reserves/ Open Space
- Activity Centre
- Detention Basins
- Retention Basins
- Drainage Paths
- Items of land contamination interest
- Arterial Road
- Collector Road
- Existing Railway Line
- Cadastre
- Zone Boundary
- Development Plan Boundary
- Pedestrian Cycle way
- Collector Road
- Future East West freight link
- 20m wide Landscaped Buffer

- 1 Upgrade and signalise existing intersection
- 2 Road upgrade and widen
- 5 Channelised junction - Seagull (100km/hr) to Residential plus left turn into Employment Zone
- 6 Channelised junction - Seagull (100km/hr) to Residential
- 7 Channelised junction - Seagull (100km/hr) to Employment plus left turn into Residential
- 8 Ensure sufficient land retained for future flyover
- 9 Channelised intersection - all movements allowed (80km/hr)
- 11 Channelised intersection - all movements allowed (80km/hr)
- 12 Road and shoulder widening
- 13 Upgrade to sealed road
- 15 Upgrade to sealed road
- 17 Upgrade to sealed road
- 14 Channelised T- junction - all movements allowed (50km/hr)
- 16 Retain land for new road link
- 18 Roundabout - single lane
- 19 Collector road

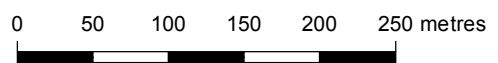


# Concept Plan Map Lig/13 ROSEWORTHY TOWN EXPANSION



Kapunda

1:5,000



KAPUNDA

# Concept Plan Map Lig/14

## KAPUNDA DISTRICT CENTRE

### CARPARK FUND

 Designated Area for Carparking Fund