

# Development Plan

## The Barossa Council

Consolidated – 5 September 2019

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



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# **Introduction**

# Section



## Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for The Barossa Council Development Plan since its inception on 30 May 2002. 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]
30 May 2002	Angaston (DC), Barossa (DC), Tanunda (DC) and Mount Pleasant (DC) Development Plans - General PAR - [30 May 2002]
29 August 2002	Paper Town PAR (Interim) - [29 August 2002]
30 January 2003	Stormwater in Urban Areas PAR ( <i>Ministerial</i> ) - [12 November 2002] Organic Waste Processing (Composting) PAR ( <i>Ministerial</i> ) - [5 December 2002] Paper Town PAR - [30 January 2003]
3 April 2003	Heritage PAR (Interim) - [3 April 2003]
31 July 2003	Wind Farms PAR ( <i>Ministerial</i> ) - [24 July 2003] Rural B Zone (Concordia) - Waste Disposal Anomaly (Interim) ( <i>Ministerial</i> ) - [31 July 2003]
11 September 2003	Section 29(2)(a) Amendment - Bushfire Prone Area Mapping - [5 September 2003]
29 January 2004	Rural B Zone (Concordia) - Waste Disposal Anomaly PAR ( <i>Ministerial</i> ) - [29 January 2004]
25 March 2004	Heritage PAR - [25 March 2004]
26 May 2005	South East Nuriootpa Commercial PAR - [26 May 2005]
2 June 2005	Minor Amendments PAR - [2 June 2005]
18 August 2005	Catchment Water Resources PAR - [18 August 2005]
18 May 2006	Kroemer Crossing PAR - [18 May 2006]
6 July 2006	Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR ( <i>Ministerial</i> ) - [8 June 2006]
9 November 2006	Section 27(5) Amendment to Kroemer Crossing PAR - [12 October 2006] Residential PAR - [26 October 2006]
15 March 2007	Section 27(5) Amendment - Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR ( <i>Ministerial</i> ) - [25 January 2007]
24 January 2008	Bushfire Management (Part 3) PAR ( <i>Ministerial</i> ) - [29 November 2007] Residential Parks and Caravan and Tourist Parks DPA ( <i>Ministerial</i> ) (Interim) - [13 December 2007]
2 April 2008	Commercial Forestry DPA ( <i>Ministerial</i> ) (Interim) - [21 February 2008]
15 January 2009	Residential Parks and Caravan and Tourist Parks DPA ( <i>Ministerial</i> ) - [11 December 2008]
26 March 2009	Editorial Correction to map cross-referencing Cessation of Interim Operation of the 'Commercial Forestry DPA' on 21 February 2009 and its removal from the Barossa Council Development Plan - [5 March 2009]
29 April 2010	Bushfires (Miscellaneous Amendments) DPA (Interim) ( <i>Ministerial</i> ) - [10 December 2009]
26 August 2010	Gawer East DPA ( <i>Ministerial</i> ) - [26 August 2010]
14 October 2010	Mount Pleasant Residential and Employment Area DPA - [7 October 2010]

**The Barossa Council  
Introduction Section  
Amendment Record Table**

<b>Consolidated</b>	<b>Amendment - [Gazetted date]</b>
18 August 2011	Bushfires (Miscellaneous Amendments) DPA ( <i>Ministerial</i> ) - [9 December 2011] Better Development Plan and General DPA - [18 August 2011]
10 November 2011	Barossa Valley and McLaren Vale Protection Districts DPA (Interim) ( <i>Ministerial</i> ) - [28 September 2011] Statewide Wind Farms DPA (Interim) ( <i>Ministerial</i> ) - [19 October 2011]
24 January 2013	Termination of the Barossa Valley and McLaren Vale Protection Districts DPA ( <i>Ministerial</i> ) and its removal from The Barossa Council Development Plan – [5 April 2012] Barossa Valley and McLaren Vale - Revised – Protection Districts DPA (Interim) ( <i>Ministerial</i> ) – [11 April 2012] Termination of the Statewide Wind Farms DPA ( <i>Ministerial</i> ) and its removal from The Barossa Council Development Plan – [18 October 2012] Statewide Wind Farms DPA ( <i>Ministerial</i> ) – [18 October 2012] Section 29(2)(c) Amendment – [29 November 2012] Barossa Valley and McLaren Vale - Revised – Protection Districts DPA ( <i>Ministerial</i> ) – [18 January 2013]
21 February 2013	Tanunda East DPA – [21 February 2013] Editorial correction to the non-complying table for the Primary Production Zone
13 August 2015	Lyndoch Residential DPA – [13 August 2015] Editorial correction to Table Baro/6 – State Heritage Places
12 May 2016	Existing Activity Centres Policy Review DPA ( <i>Ministerial</i> ) – [21 April 2016]
11 August 2016	Section 29(2)(a), 29(2)(b) and 29(3)(c) Amendments – [11 August 2016]
1 November 2018	Section 29(2)(b)(ii) Amendment – [1 November 2018]
5 September 2019	Nuriootpa (Sturt Highway Service Centre) DPA – [5 September 2019]

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

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

## Introduction to the Development Plan

Welcome to the Development Plan for The Barossa 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.saplanningportal.sa.gov.au](http://www.saplanningportal.sa.gov.au) or by contacting the Department of Planning, Transport and Infrastructure at Level 5, 50 Flinders Street, Adelaide SA 5000.

### Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans.

The **legislative framework** establishing the planning and development system and setting out its statutory procedures is provided by the *Development Act 1993* and its associated *Development Regulations 2008*. The *Development Act 1993* 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 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 located 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 located within the Development Plan by name and page number.
<b>Amendment Record Table</b>	Tabled information recording previously-authorized Development Plan amendments and their consolidation dates.
<b>Introduction</b> Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? How to read the Development Plan	A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).
<b>Strategic Setting</b> State Strategic Setting <i>(Metro/Outer Metro/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
<b>Council Preface Map</b>	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
<b>General Provisions</b> Objectives Principles of Development Control	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.
<b>Zone Provisions</b>	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.  Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.

Assessment Section	Function
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 polices that determine what land uses are encouraged or discouraged in the zone. They often contain detailed provisions to further guide the scale and design of development.
Principles of Development Control	These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.
Policy Area	Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.
Precincts	<p>Precincts are used to express policies for a small sub-area of a zone or a policy area.</p> <p>Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas. They do not contain additional objectives or desired character statements.</p>
Procedural Matters	<p>All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development.</p> <p>Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations.</p>
<b>Tables</b>	<p>These tables provide detailed data for the assessment of certain elements of development, for example, numeric values for setbacks from road boundaries and car parking rates for certain types of development.</p> <p>Conditions for complying development are grouped into their respective tables.</p>
<b>Mapping</b>	
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>
Extent Map Series Location Maps	<p>Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location.</p> <p><i>Note: the entire council area will always be represented as the first map in the extent map series and will commence as map 1.</i></p>



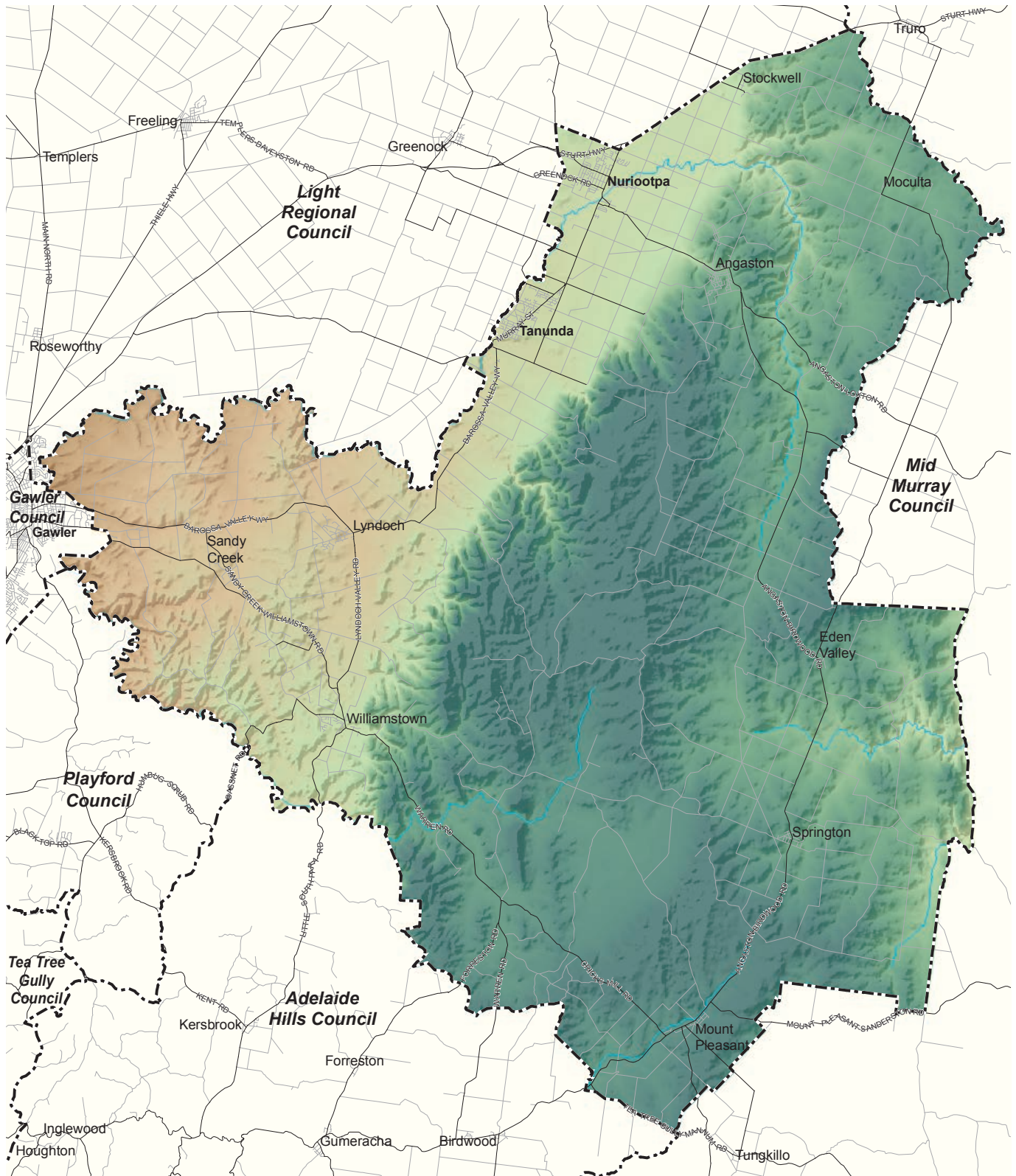
Assessment Section	Function
Overlay Maps	<p>Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example:</p> <ul style="list-style-type: none"> <li>▪ Transport</li> <li>▪ Development Constraints</li> <li>▪ Heritage and Character Preservation District</li> <li>▪ Natural Resources.</li> </ul> <p><i>Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.</i></p>
Zone Maps	Used to determine which zone applies to which land.
Policy Area Maps	Used to depict the presence and location of any applicable policy area.
Precinct Maps	Used to depict the presence and location of any applicable precincts.
Bushfire Maps <i>(where applicable)</i> Bushfire Protection Area BPA Maps - Bushfire Risk	Bushfire Protection Area - BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires.
Concept Plan Maps	<p>Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed.</p> <p>Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.</p>

### Further info

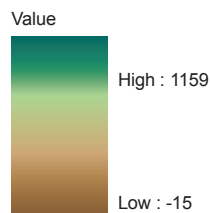
Contact the [The Barossa Council](#)

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

Discuss your matter with your planning consultant.



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



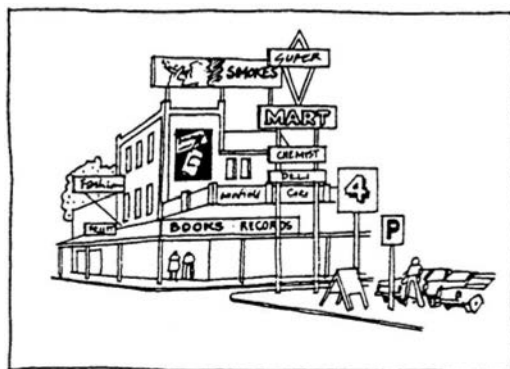
## Advertisements

### 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.
- 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.



*Before - proliferation of competing signs*



*After - simplification and improvement of amenity*

- 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 located 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, unless erected to fulfil a statutory requirement or as a complying type of advertisement or advertising hoarding associated with the residential use of the land.
- 7 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building, unless the advertisement or advertising hoarding 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 *Wineries and other tourist facilities in close proximity should have group signs, the design of which should be common throughout the area, directing visitors from the roads shown on *Overlay Maps - Transport*.*

## **Safety**

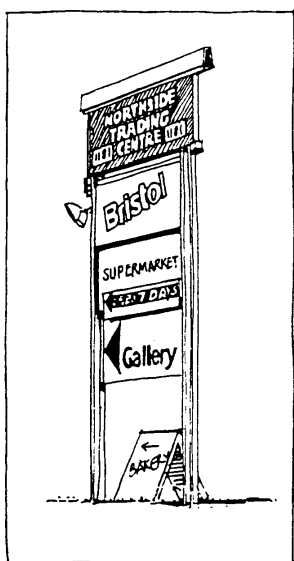
- 14 Advertisements and/or advertising hoardings should not create a hazard by:
- (a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver's perception of the road or persons or objects on the road
  - (b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals

- (c) distracting drivers from the primary driving task at a location where the demands on driver concentration are high
- (d) obscuring a driver's view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (eg junctions, bends, changes in width, traffic control devices).

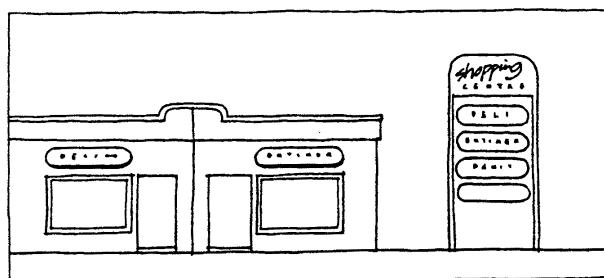
### Free-standing Advertisements

15 Free standing advertisements and/or advertising hoardings should be:

- (a) limited to only one primary advertisement per site or complex
- (b) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.



*Bad - unco-ordinated graphic styles*



*Good - consistent design theme*

- 16 Free-standing advertisements and/or advertising hoardings for multiple-business tenancy complexes should:
- (a) incorporate the name or nature of each business or activity located 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.
- 17 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.
- 18 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**

- 19 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**

- 20 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.
- 3 Animal exercise areas should have:
  - (a) a surfaced area resistant to erosion or dust when used
  - (b) adequate control of surface water runoff.
- 4 Fences for animal keeping should:
  - (a) not detract from the appearance of the locality
  - (b) consist of materials of new or sound condition
  - (c) be of an open form to permit appropriate surveillance.

### Horse Keeping

- 5 Stables, horse shelters or associated yards should be sited:
  - (a) at least 50 metres from a watercourse
  - (b) on land with a slope no greater than 1-in-10.
- 6 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.
- 7 Stables, horse shelters or associated yards should be sited at least 30 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.
- 8 All areas accessible to horses should be separated from septic tank drainage areas.

- 9 Horse keeping should:
- (a) minimise soil erosion
  - (b) minimise water pollution
  - (c) not lead to an increase in pest plants and vermin
  - (d) not result in any unreasonable impact on adjacent land users from odour
  - (e) protect areas of significant native fauna and flora
  - (f) maintain the visual appeal of the area where it is located.
- 10 Stables and horse shelters should have dimensions of at least 4 metres by 4 metres per horse and an accompanying horse holding yard should of not less than 50 square metres in area.

### **Dairies**

- 11 Dairies and associated wastewater lagoons and liquid/solid waste storage and disposal areas should be located at a distance from nearby dwellings, public roads and outside the 1-in-100 year average return interval flood event area of any watercourse to avoid adverse impacts or nuisance by noise, smell or pollution on nearby sensitive receptors such as dwellings.
- 12 Dairies should include a lagoon for the storage or treatment of milking shed effluent which should be located:
- (a) at least 20 metres from a public road
  - (b) at least 200 metres from any dwelling not located on the land
  - (c) outside any 1-in-100 year average return interval flood event area of any watercourse.

### **Intensive Animal Keeping**

- 13 Intensive animal keeping operations and their associated components, including holding yards, temporary feeding areas, movement lanes and similar, should not be located on land within any of the following areas:
- (a) 800 metres of a public water supply reservoir
  - (b) the 1-in-100 year average return interval flood event area of any watercourse
  - (c) 200 metres of a major watercourse (third order or higher stream)
  - (d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies
  - (e) 2000 metres of a defined and zoned township, settlement or urban area (except for land based aquaculture)
  - (f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility).
- 14 Intensive animal keeping operations in uncovered situations should incorporate:
- (a) a controlled drainage system which:
    - (i) diverts runoff from external areas, and

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

### **Kennels**

- 16 The floor of kennels should be constructed of concrete or similar impervious material and be designed to allow for adequate drainage when kennels are cleaned.
- 17 Kennels and exercise yards should be designed and sited to minimise noise nuisance to neighbours through:
- (a) orienting their openings away from sensitive land uses such as dwellings
  - (b) siting them as far as practicable from allotment boundaries.
- 18 Kennels should occur only where there is a permanently occupied dwelling on the land.

### **Land Based Aquaculture**

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

## **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 located within the site and without the need to use public roads
  - (d) landscaping, using locally indigenous plant species wherever practical, established located 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 located 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 The hierarchy of centres outside metropolitan Adelaide is as follows:
  - Regional Town Centre
  - District Town Centre
  - Town Centre (for smaller towns with a single centre zone)
  - Local Town Centre (subsidiary centres for towns with a regional or district centres).
- 7 Nuriootpa, Tanunda and Angaston townships to be the main location for business, retail, community and administrative facilities serving the surrounding hinterland.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within centres should:
  - (a) integrate facilities located within the zone
  - (b) allow for the multiple use of facilities and the sharing of utility spaces
  - (c) allow for the staging of development located 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 located 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 one metre.

### **Arterial Roads**

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

### **Retail Development**

- 9 A shop or group of shops with a gross leasable area of greater than 250 square metres should be located within a centre zone.
- 10 A shop or group of shops with a gross 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 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 leasable 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 external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare.
- 8 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.
- 9 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 10 Development should provide clearly recognisable links to adjoining areas and facilities.

- 11 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 12 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.
- 13 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 14 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.
- 15 Outdoor lighting should not result in light spillage on adjacent land.
- 16 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**

- 17 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.
- 18 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: <div style="text-align: center;"> <p style="font-size: small;">When <math>b - a \leq 2</math>, setback of new dwelling = a or b</p> </div>
Greater than 2 metres	At least the average setback of the adjacent buildings.

- 19 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.
- 20 All buildings and structures should be set back at least 25 metres from The Sturt Highway.

## Energy Efficiency

### OBJECTIVES

- 1 Development designed and sited to conserve energy, and minimise waste.
- 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, including lighting and telephones, should be designed to generate and use renewable energy.

## Forestry

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Forestry plantations should not be undertaken if they will cause or require the clearance of valued trees or substantially intact strata of vegetation, or detrimentally affect the physical environment or scenic quality of the rural landscape.
- 2 Forestry plantations should not occur:
  - (a) on land with a slope exceeding 20 degrees
  - (b) within a separation distance (which may include forestry firebreaks and vehicle access tracks) of 50 metres of either of the following:
    - (i) any dwelling including those on an adjoining allotment
    - (ii) a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.
- 3 Forestry plantations should:
  - (a) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of a major watercourse (a third order or higher watercourse)
  - (b) incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas
  - (c) retain a minimum 5 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse). This separation distance should contain 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 (metres)</b>
500 kV	Tower	38
275 kV	Tower	25
132 kV	Tower	20
132 kV	Pole	20
66 kV	Pole	20
Less than 66 kV	Pole	20

## Hazards

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 2 Development located on land subject to hazards as shown on the *Overlay Maps - Development Constraints* and [Concept Plan Map Baro/2 - Nuriootpa Township \(Nuriootpa\)](#) and [Concept Plan Map Baro/7 - Township \(Stockwell\)](#) should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.
- 3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

### Flooding

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

- (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.
- 6 Development, including earthworks associated with development, should not do any of the following:
- (a) impede the flow of floodwaters through the land or other surrounding land
  - (b) increase the potential hazard risk to public safety of persons during a flood event
  - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
  - (d) cause any adverse effect on the floodway function
  - (e) increase the risk of flooding of other land
  - (f) obstruct a watercourse.

### **Bushfire**

- 7 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*.
- 8 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.
- 9 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.
- 10 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.
- 11 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.
- 12 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.
- 13 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.

- 14 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.
- 15 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.
- 16 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

### **Salinity**

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

### **Acid Sulfate Soils**

- 20 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
- (a) natural water bodies and wetlands
  - (b) agricultural or aquaculture activities
  - (c) buildings, structures and infrastructure
  - (d) public health.
- 21 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

### **Site Contamination**

- 22 Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

### **Containment of Chemical and Hazardous Materials**

- 23 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.



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

### **Landslip**

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

## Heritage Places

### OBJECTIVES

- 1 The conservation of State and local heritage places.
- 2 The continued use, or adaptive re-use of State and local heritage places that supports the conservation of their cultural significance.
- 3 Conservation of the setting of State and local heritage places.
- 4 Recognition, protection and promotion of the distinct cultural heritage of the Barossa region including the origin of its early settlers, patterns of development, architecture, unique buildings and structures and strong association with pastoral viticulture and mining activities.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A heritage place spatially located on *Overlay Maps – Heritage and Character Preservation District* and more specifically identified in [Table Baro/6 - State Heritage Places](#) or in [Table Baro/5 - 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 facade 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 maps 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.
- 5 Development that contributes to desired character.

### DESIRED CHARACTER

It is expected that development will retain the historic character and cultural significance of the policy area through the retention of historic buildings and sensitively located and designed new development. All buildings identified to be of heritage significance or contributing to the character of this policy area will be carefully maintained and conserved. Work to these buildings should be undertaken in a manner so as to preserve historic fabric and be undertaken in a manner appropriate to the style and period of the building. This is of particular importance for places of early German construction techniques. The continued use of historic buildings is important and appropriately scaled tourism accommodation involving the restoration and re-use of historic buildings is encouraged.

The sensitive redevelopment of sites that are presently incompatible with the historic character of the policy area is encouraged. Building forms for new development will relate to surrounding existing building forms, particularly those associated with the German and British culture and history of the area. Characteristics of early German buildings of timber and stone include steep gabled roofs and simple casement windows. The British influence ranges from modest stone colonial farmhouses with verandas to grander homesteads such as Collingrove.

The original patterns of land division will be retained as far as is possible. The creation of new sites through land division and amalgamation will be limited to where it facilitates appropriate infill development that is complementary to and compatible with adjoining development of historic character and significance.

Development will protect and be complementary to the character identified within each location below:

#### Angaston Centre Area 1

The retail and commercial core of Angaston, as shown on *Overlay Map Baro/12 – Heritage and Character Preservation District* and *Overlay Map Baro/13 - Heritage and Character Preservation District*, is characterised by the large collection of individually significant heritage buildings, particularly the banks, churches and hotels along Murray Street, dating from the 1860s. Many of these buildings have retained the early post-supported verandas which establish a special character along sections of Murray Street and provide an intimate pedestrian scale.

Development will respect and enhance the existing pattern of development and the nineteenth and early twentieth century buildings and streetscapes located within the precinct. Buildings of heritage significance along Murray Street will be retained, repainted and where missing, post-supported verandas reinstated.

It is expected that the original development and subdivision pattern in the vicinity of Hannay Crescent is retained in its current form. An opportunity exists to enhance the Hannay Crescent area via pedestrian integration with Murray Street and the retention of the significant visual backdrop formed by the hills, cemetery and stone walling. It is anticipated that no further expansion of Newcastle Street through to Hannay Crescent will occur, as this would destroy the original subdivision pattern and the Presence Cemetery allotment.

The configuration of Murray Street with a bend at the Sturt Street junction provides interesting vistas east and west along the street. This allows substantial buildings such as the Angaston Hotel to terminate the vista when looking west. Development will enhance the vista along Washington Street towards the Town Hall via the reinstatement of the village green in place of the present inappropriate paved car parking.

Buildings will not be taller than two storeys to ensure consistency with the heritage buildings. New development along Murray Street will be built in proximity to the street alignment. The stone walling which remains from the early years of settlement (1850s and 1860s) particularly the marble walling in front of the former Station Masters Residence, and former animal pound walls on the railway land also contribute to the character of Angaston.

Along Murray Street, the creek links with the residential surrounds and, in association with the Murray Street park and rural backdrop, creates an attractive setting. The mature landscaping, deciduous street trees, the mature Moreton Bay Fig trees, English Elm and the grouping of deciduous trees adjacent to the Laucke Mill significantly add to the charm and character of Murray Street and will be retained and protected as a result of development.

Development in proximity to the creek, Hannay Crescent and the Hannay Crescent Cemetery at Angaston will preserve the open natural character derived by the original development and subdivision pattern, stonewalling and rural backdrop, in accordance with [Concept Plan Map Baro/3 - District Town Centre \(Angaston\)](#). The paddock like nature of the land adjoining the creek bank will be preserved via sufficient setbacks of new development.

It is envisaged that advertising signage, both commercial signwriting and public street signs, will be of a style and location which do not visually overwhelm the street or detract from the overall character.

Development in proximity to the Railway Station and goods yard at Angaston will respect its heritage character, physical context and development pattern.

## **Angaston Residential Area 2**

The early residential areas of Angaston, as shown on *Overlay Map Baro/12 - Heritage and Character Preservation District* and *Overlay Map Baro/13 – Heritage and Character Preservation District*, were developed during the late 1800s with substantial residences of local stone built along French, Sturt, Washington and other streets in the first subdivision and Schilling and North Streets in 1879-80. Later subdivision areas contain excellent examples of residences of the 1920s, which are indicative of the second wave of prosperity for Angaston in the 20th Century. It is expected that these houses will be conserved given their individual value and contribution to the zone. Development will also be complementary to other elements such as street and pavement finishes, fences and street planting.

Angaston has significant landscape character comprising tree lined streets, attractive gardens, varied topography, mature white cedars along Schilling Street, coprosma hedges in front of some houses (retaining early post and wire fence structures), the mature ficus at the base of Dean Street, the mature gums along the creek, and cypress hedges to many 1920s dwellings.

The significant “green” area of the Angas Recreation Park forms an important element located within the residential area. Care will be taken to retain this park in an appropriate manner, and it is recommended that a Management Plan be developed which ensures its future in the long term. The Park between Dean Street and Hill Street and Angaston Children’s Reserve will also be retained as an open area for community use with the creek reserve further developed as a linear park.

### **Bethany Area 3**

The Bethany Settlement, as shown on *Overlay Map Baro/18 - Heritage and Character Preservation District* and *Overlay Map Baro/24 – Heritage and Character Preservation District*, comprises all of the Bethany settlement, which was established in 1842 and was one of the earliest substantial German settlements in the Barossa. The land was subdivided according to the hufendorf principle of long strips that were used in common for grazing and cropping. Houses were built close to the road with long narrow allotments stretching out behind, together with significant timber structures, particularly farm buildings either close to the road or behind the farm houses. Early houses dating from the 1850s and the 1860's still stand in Bethany and it is these that form the core of this historic area. Many of these houses retain layouts that incorporate a cooking oven in a central passage and construction techniques clearly indicating their German origin. The Herberge Christi Lutheran Church and the cemetery in the eastern end of the settlement form a dominant element.

Vegetation and landscaping located within the public realm is important to the character of the precinct with the mature street tree plantings lining the road, together with the mature gardens associated with the early dwellings. The Tanunda Creek, the Bethany Reserve and the creek crossing at Bethany Road are also important to the character of the settlement.

### **Goat Square Area 4**

The character of historic Goat Square Area 4, as shown on *Overlay Map Baro/16 - Heritage and Character Preservation District* and *Overlay Map Baro/18 – Heritage and Character Preservation District*, derives from the early residences located around the central square, together with the open space and informal nature of the surface materials of the central square, which was originally used as a market area. The buildings surrounding the square are of a low scale and constructed of early original materials, particularly those at the junction of Maria Street and John Street. It is expected that the original subdivision pattern, particularly of the square itself, will be respected and retained, with the low scale and open character of Goat Square and surrounding land maintained. The mature Carob trees and Kurrajong trees planted as groups located within the square will be retained and protected from unnecessary pruning.

### **Krondorf Area 5**

Krondorf, as shown on *Overlay Map Baro/24 – Heritage and Character Preservation District*, was established by a number of settlers who moved from Bethany in 1847. The division of land within Krondorf was undertaken to the hufendorf arrangement with the first plan of division being lodged with the General Record Office in 1877. This plan formalised the settlement of Krondorf established thirty years earlier by 21 families. The linear nature of the settlement and the early hufendorf pattern of land division are important to the character of the settlement and will be preserved.

The settlement retains a number of early farm complexes and buildings indicative of its early date of settlement these buildings display the pioneer building techniques and specifically German traditions in construction. Development will retain these buildings, together with the significant stone and timber structures, particularly farm sheds, close to the road alignment. The early winery buildings at the original Falkenberg (Krondorf) cellars are also indicative of early vineyard land use located within the settlement. The Zum Kripplein Christi Church ("Manger of Christ") forms a dominant building in the middle of the settlement.

### **Moculta Area 6**

Moculta, as shown on *Overlay Map Baro/34 – Heritage and Character Preservation District*, is an early service town in the northern agricultural plains of the Barossa region and is anticipated to continue to fulfil this role with small scale development of a form and scale that does not detract from the existing character. The character of historic Moculta derives from the simple linear nature of the settlement reflecting the original land division history, along with the early residential and commercial buildings along Truro Road. The row of mature Carob street trees lining Truro Road will be retained and cared for, and any gaps should be filled with trees of the same species.

### **Mount Pleasant Area 7**

The township of Mount Pleasant, as shown on *Overlay Map Baro/40 – Heritage and Character Preservation District*, will continue to perform the role as a service centre for the surrounding pastoral area with substantial buildings including the two hotels that contribute to streetscape character. The character of historic Mount Pleasant derives from the linear nature of the settlement along Melrose Street being the main road from Birdwood to Angaston, together with the large number of consistent early dwellings along Melrose Street. Other important buildings include the former bank building at the pivotal junction of Melrose Street and Saleyards Road, being a major architectural element, and the ruins of the Henry Giles' early flour mill on the corner of Glen Devon Road and Melrose Street.

The mature street planting will be carefully maintained and future pruning restricted to that which is absolutely necessary. Further investigations should be undertaken into the undergrounding of overhead wires along Melrose Street and reinforcing the core character.

### **Murray Street Tanunda Area 8**

The character of historic Murray Street, Tanunda, as shown on *Overlay Map Baro/16 - Heritage and Character Preservation District* and *Overlay Map Baro/18 – Heritage and Character Preservation District*, derives from the combination of domestic and commercial buildings in Murray Street clearly indicating the growth of the town centre. There is a varied alignment of buildings in Murray Street, with commercial buildings aligned with the pavement and residential buildings setback to allow for front garden. New development should reflect this variation for each use. There are a large number of significant and substantial public buildings which give a sense of civic importance to Murray Street, reflecting Tanunda's position as a major town in the Barossa. Development will restore and reuse these buildings, as well as complement the form, low scale and materials used located within these buildings and not impinge on vistas to the buildings from surrounding areas.

The significant early plantings of Moreton Bay Figs and Carob trees which retain their broad canopies and mature trunks form an attractive tree lined setting that will be retained and protected from damage or unnecessary pruning.

### **Stockwell Area 9**

Stockwell has a rural character that highlights the early agricultural development of the district. The character of historic Stockwell, as shown on *Overlay Map Baro/7 – Heritage and Character Preservation District*, derives from the significant public and private buildings located along Duckponds Road reflecting the earliest periods of subdivision and also the later expansion of the town. The former steam powered flour mill at the eastern end of Duckponds Road is a notable element in the township. The central concentration of public and residential buildings is to be maintained located within the township of Stockwell, together with the continued prominence of the St Thomas Lutheran Church. New development, including housing, will be of a low scale and accommodated located within the existing pattern of land division.

### **Williamstown Area 10**

The character of historic Williamstown, as shown on *Overlay Map Baro/37 – Heritage and Character Preservation District*, derives from the overall historic character of the area indicative of the early building types and structural materials dating particularly from the 1860s and 1870s. Specifically, collections of historic buildings including, the Forrester's Lodge, the Institute, the Post Office and the Hotel at the northern end of Queen Street, the small stone commercial structures at the south end of Queen Street, the small, but representative Churches located within the town, including the Uniting Church, the Anglican Church and the Church of Christ, and the notable cluster of early residences in George Street close to the junction of Queen Street. It is expected that development will retain these buildings and complement the form, scale and materials used in the buildings. Vistas to important historic buildings from surrounding areas will be maintained.

The original street pattern including the junctions of the main roads in and out of town will be retained with new road patterns complementary to the grid structure. The notable Moreton Bay Fig tree at the corner of George Street and Little Eva Street creates a focal landmark element that is visible from Queen Street. The tree will be protected, along with vistas to it from surrounding areas.

## PRINCIPLES OF DEVELOPMENT CONTROL

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



- 10 Except located within the **Goat Square Area 4** where dwellings should be limited to single storey in height, second storey additions to single storey dwellings should achieve one or more of the following:
  - (a) a sympathetic two-storey addition that uses existing roof space or incorporates minor extensions to the roof space at the rear of the dwelling
  - (b) a second storey located within the roof space, where the overall building height, scale and form is compatible with existing single-storey development in the policy area
  - (c) second storey windows having a total length less than 30 per cent of the total roof length along each elevation.
- 11 Front fences and gates should:
  - (a) reflect and conserve the traditional period, style and form of the associated building
  - (b) generally be of traditional materials including low stone walls, low rendered walls, low timber pickets, low pier and plinth masonry, wrought iron and masonry walls, or woven wire
  - (c) be no more than 1.2 metres in height.
- 12 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.
- 13 Roof mounted mechanical plant and equipment, and their support structures, should be located and screened such that they are not visible from public places.
- 14 Advertisements and/or advertising hoardings associated with places and areas of heritage significance should:
  - (a) be of a size, colour, shape and materials that enhances the character of the locality
  - (b) not dominate or detract from the prominence of any place and/or area of historic significance.
- 15 Development should respect the existing topography and the relationship of sites to street levels and to adjoining land and not involve substantial cut and/or fill or sites.
- 16 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.

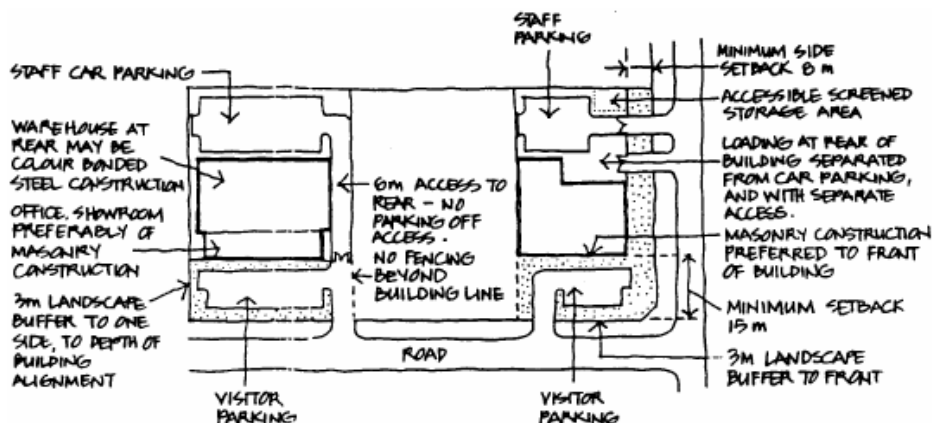
## Industrial Development

### OBJECTIVES

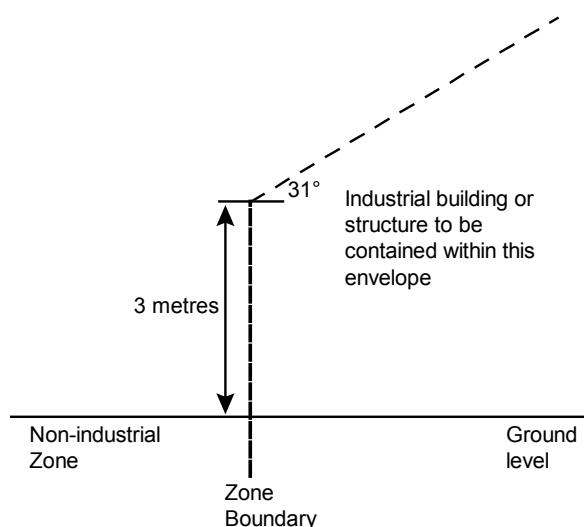
- 1 Industrial, warehouse, storage, commercial and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.
- 2 The development of small scale agricultural industries, wineries, mineral water extraction and processing plants, and home based industries in rural areas.
- 3 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- 4 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.
- 5 Compatibility between industrial uses within industrial zones.
- 6 The improved amenity of industrial areas.
- 7 Co-location of industries in townships to enable promotion and implementation of innovative waste recovery practices, methods of power generation and reuse of by-products.
- 8 Development of industries which have a direct association with primary industries and that are sited and designed so as to not have an adverse impact on primary production and the character and amenity of the locality.
- 9 Industrial and commercial uses that serve the needs of the local community located within township industrial and commercial zones and policy areas.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 There should be no industrial development outside zones and policy areas designated for such uses unless it is associated with the processing, together with any ancillary distribution, of primary produce from the site or adjacent land and its scale and appearance is not large or obtrusive.
- 2 Offices and showrooms associated with industrial, warehouse, storage, commercial and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.



- 3 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:



- 4 Industrial development should enable all vehicles to enter and exit the site in a forward direction, where practical.
- 5 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.
- 6 Building facades facing a non-industrial zone, public road, or public open space should:
- (a) use a variety of building finishes
  - (b) not consist solely of metal cladding
  - (c) contain materials of low reflectivity
  - (d) incorporate design elements to add visual interest
  - (e) avoid large expanses of blank walls.
- 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 façade
  - (b) behind the building line
  - (c) behind a landscaped area that softens its visual impact.

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

- 10 Agricultural industries, home based industries, mineral water extraction and processing plants, and wineries in rural areas should:
- (a) use existing buildings and, in particular, buildings of heritage value, in preference to constructing new buildings
  - (b) except for wineries in the **Watershed Protection (Mount Lofty Ranges) Zone** be 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 process primary produce that is grown located within the Mount Lofty Ranges Region
  - (e) should occur only on an allotment where a habitable dwelling exists.
- 13 Agricultural Industries, wineries (except wineries in the **Watershed Protection (Mount Lofty Ranges) Zone**) and mineral water extraction and processing plants should not be located:
- (a) on land that is classified as being poorly drained or very poorly drained
  - (b) within 800 metres of a high water level of a public water supply reservoir
  - (c) closer than 300 metres (other than a home based industry) to a dwelling or tourist accommodation that is not in the ownership of the applicant.
- 14 Home-based industries in rural areas:
- (a) should include at least one of the following activities:
    - (i) arts
    - (ii) crafts
    - (iii) tourist
    - (iv) heritage related activities
  - (b) may include an ancillary area for the sale or promotion of goods manufactured in the industry (including display areas)
  - (c) should have a total combined area for one or any combination of these activities (including ancillary sales/promotion area) not exceeding 80 square metres per allotment with a maximum building area of 80 square metres, including a maximum area of 30 square metres for sale of goods made on the allotment by the industry
  - (d) should not be located further than 50 metres from a habitable dwelling occupied by the proprietor of the industry on the allotment.
- 15 Mineral water extraction and processing plants in rural areas:
- (a) should include at least one of the following activities normally associated with the extraction and processing of mineral water:
    - (i) extraction
    - (ii) bottling
    - (iii) packaging
    - (iv) storage

- (v) distribution
- (b) may include ancillary activities of administration and sale and/or promotion of mineral water product
- (c) should have a total combined area for one or any combination of these activities (including ancillary sale and/or promotion areas) not exceeding 350 square metres (or 450 square metres in the **Watershed Protection (Mount Lofty Ranges) Zone**) per allotment with a maximum building area of 250 square metres, including a maximum area of 50 square metres for ancillary sale and/or promotion of mineral water product.

## Infrastructure

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur without the provision of adequate utilities and services, including:
  - (a) electricity supply
  - (b) water supply
  - (c) drainage and stormwater systems
  - (d) waste disposal
  - (e) effluent disposal systems
  - (f) formed all-weather public roads
  - (g) telecommunications services
  - (h) social infrastructure, community services and facilities
  - (i) gas services.
- 2 Development should only occur only where it provides, or has access to, relevant easements for the supply of infrastructure.
- 3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 4 Development should not take place until adequate and co-ordinated drainage of the land is assured.
- 5 Development in townships should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 6 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
- 7 Urban development should not be dependent on an indirect water supply.
- 8 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.

- 9 In township areas, electricity supply serving new development should be installed underground.
- 10 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.
- 11 Utility buildings and structures should be grouped with non-residential development where possible.
- 12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.



## Interface between Land Uses

### OBJECTIVES

- 1 Development located and designed to prevent adverse impact and conflict between land uses.
- 2 Protect community health and amenity and support the operation of all desired land uses.

### 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 impact on existing and potential future land uses considered appropriate 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 nearby residential properties.
- 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 considered appropriate for the zone should not be developed or should be designed to minimise negative impacts.

### Noise

- 6 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.
- 7 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.

## **Air Quality**

- 8 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.
- 9 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**

- 10 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.
- 11 Traffic movement, spray drift, dust, noise, odour, and the use of frost fans and gas guns associated with primary production activities should not lead to unreasonable impact on adjacent land users.
- 12 Existing primary production uses and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 13 Development 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 operation of activities.
- 14 Development within townships should be located and designed taking into account the potential impacts of existing adjacent primary production uses by the provision of a sufficient area set aside for a buffer to achieve where appropriate:
  - (a) acoustic mounding
  - (b) spray shields
  - (c) vegetated landscaping
  - (d) or any other technique that results in the minimisation of the impact of the primary production activities on the development.
- 15 Rural development should provide a buffer to the adjoining urban development as shown in [Concept Plan Map Baro/12 - Rural/Urban Interface Buffer](#).

## Land Division

### OBJECTIVES

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

### 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 located 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 located 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 or policy area.

## Design and Layout

- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:
  - (a) are not fragmented or reduced in size
  - (b) do not need to be cleared as a consequence of subsequent development.
- 4 The design of a land division should incorporate:
  - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
  - (b) safe and convenient access from each allotment to an existing or proposed public road or thoroughfare
  - (c) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
  - (d) suitable land set aside for useable local open space
  - (e) public utility services within road reserves and where necessary within dedicated easements
  - (f) the preservation of significant natural, cultural or landscape features including State and local heritage places
  - (g) protection for existing vegetation and drainage lines
  - (h) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development
- 5 Land division should facilitate optimum solar access for energy efficiency.
- 6 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.
- 7 Allotments in the form of a battleaxe configuration should:
  - (a) have an allotment area consistent with that desired located within the relevant zone or policy area (excluding the area of the 'handle' of such an allotment)
  - (b) provide for an access onto a public road, with the driveway 'handle' being not less than 6 metres in width nor more than 50 metres in length
  - (c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction

- (d) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
  - (e) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 8 Allotments should have an orientation, size and configuration to encourage development that:
- (a) minimises the need for earthworks and retaining walls
  - (b) maintains natural drainage systems
  - (c) faces abutting streets and open spaces
  - (d) does not require the removal of native vegetation to facilitate that development
  - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 9 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.
- 10 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 25 metres wide from the top of the bank of a watercourse and that incorporates land located within the 1-in-100 year average return interval flood event area.
- 11 The layout of a land division should keep flood-prone land free from development.
- 12 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**

- 13 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.

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

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

- 18 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.
- 19 Rural land should not be divided where new allotments would result in any of the following:
  - (a) fragmentation of productive primary production land
  - (b) strip development along roads or water mains
  - (c) prejudice against the proper and orderly development of townships
  - (d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks.

## **Landscaping, Fences and Walls**

### **OBJECTIVES**

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

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:
  - (a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)
  - (b) enhance the appearance of road frontages
  - (c) screen service yards, loading areas and outdoor storage areas
  - (d) minimise maintenance and watering requirements
  - (e) enhance and define outdoor spaces, including car parking areas
  - (f) maximise shade and shelter
  - (g) assist in climate control within and around buildings
  - (h) minimise heat absorption and reflection
  - (i) maintain privacy
  - (j) maximise stormwater re-use
  - (k) complement existing vegetation, including native vegetation
  - (l) contribute to the viability of ecosystems and species
  - (m) promote water and biodiversity conservation.
- 2 Landscaping should:
  - (a) include the planting of locally indigenous species where appropriate
  - (b) be 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.
- 4 Fences and walls, including retaining walls, should:
- (a) not result in damage to neighbouring trees
  - (b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
  - (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
  - (d) incorporate articulation or other detailing where there is a large expanse of wall facing the street
  - (e) assist in highlighting building entrances
  - (f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites
  - (g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land
  - (h) be constructed of non-flammable materials.



## Mineral Extraction

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Separation Treatments, Buffers and Landscaping

- 7 Mining development should be sited, designed and sequenced to protect the amenity of surrounding land uses from environmental nuisance such as dust or vibration emanating from mining operations.
- 8 Mining operations that are likely to impact upon the amenity of the locality should incorporate a separation distance and/or mounding/vegetation between the mining operations (including stockpiles) and adjoining allotments to help minimise exposure to those potential impacts.
- 9 Quarry faces should be orientated away from public view.
- 10 Screening of mining areas should occur in advance of extraction commencing.
- 11 An area of densely vegetated and/or mounded land should be established around the perimeter of mining sites in order to screen excavated land and mineral processing facilities from all of the following:
  - (a) residential areas
  - (b) tourist areas
  - (c) tourist routes
  - (d) scenic routes.
- 12 Screen planting around mining operations should incorporate a mixture of trees and shrubs that:
  - (a) contribute to an attractive landscape
  - (b) suit local soil and climatic conditions
  - (c) are fast growing and/or have a long life expectancy
  - (d) are locally indigenous species.
- 13 Borrow pits for road making materials should:
  - (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 groundwater, surface water and watercourses.
- 4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- 5 Development consistent with the principles of water sensitive design.
- 6 Development sited and designed to:
  - (a) protect natural ecological systems
  - (b) achieve the sustainable use of water
  - (c) protect water quality, including receiving waters
  - (d) reduce runoff and peak flows and prevent the risk of downstream flooding
  - (e) minimise demand on reticulated water supplies
  - (f) maximise the harvest and use of stormwater
  - (g) protect stormwater from pollution sources.
- 7 Storage and use of stormwater which avoids adverse impact on public health and safety.
- 8 Native flora, fauna and ecosystems protected, retained, conserved and restored.
- 9 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.
- 10 Minimal disturbance and modification of the natural landform.
- 11 Protection of the physical, chemical and biological quality of soil resources.
- 12 Protection of areas prone to erosion or other land degradation processes from inappropriate development.
- 13 Protection of the scenic qualities of natural and rural landscapes.

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

### **Water Sensitive Design**

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

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

### **Water Catchment Areas**

- 17 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.
- 18 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.
- 19 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.
- 20 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.
- 21 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface runoff should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
  - (a) fenced to exclude livestock
  - (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land
  - (c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter runoff so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.

- 22 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:
- (a) adversely affect the migration of aquatic biota
  - (b) adversely affect the natural flow regime
  - (c) cause or contribute to water pollution
  - (d) result in watercourse or bank erosion
  - (e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse.
- 23 The location and construction of dams, water tanks and diversion drains should:
- (a) occur off watercourse
  - (b) not take place in ecologically sensitive areas or on erosion-prone sites
  - (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
  - (d) not negatively affect downstream users
  - (e) minimise in-stream or riparian vegetation loss
  - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)
  - (g) protect ecosystems dependent on water resources.
- 24 Irrigated horticulture and pasture should not increase groundwater-induced salinity.
- 25 Development should comply with the current *Environment Protection (Water Quality) Policy*.

### **Biodiversity and Native Vegetation**

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

- (f) is growing in, or is characteristically associated with a wetland environment.
- 30 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:
- (a) erosion or sediment within water catchments
  - (b) decreased soil stability
  - (c) soil or land slip
  - (d) deterioration in the quality of water in a watercourse or surface water runoff
  - (e) a local or regional salinity problem
  - (f) the occurrence or intensity of local or regional flooding.
- 31 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
- (a) provision for linkages and wildlife corridors between significant areas of native vegetation
  - (b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff
  - (c) the amenity of the locality
  - (d) bushfire safety
  - (e) the net loss of native vegetation and other biodiversity.
- 32 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 33 Development should be located and occur in a manner which:
- (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone
  - (b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels
  - (c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.
- 34 Development should promote the long-term conservation of vegetation by:
- (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies
  - (b) minimising impervious surfaces beneath the canopies of trees
  - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.
- 35 Horticulture involving the growing of olives should be located at least:
- (a) 500 metres from:
    - (i) a national park

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

### **Soil Conservation**

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



## Open Space and Recreation

### OBJECTIVES

- 1 The creation of a network of linked parks, reserves 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.
- 5 Establish and retain linear recreation trails including along natural creeks and to build upon the existing Heysen, Mawson, Kidman and Lavender Trails and the Greater Mount Lofty Parklands System.

### 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.
- 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 Development of rural land primarily for primary production and other uses compatible with maintaining rural productivity.
- 8 Localities having substandard, unhealthy or obsolete development improved.
- 9 Integrated re-development of poor quality buildings and under-utilised land.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along arterial roads shown in *Overlay Maps - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 Development involving the expansion of an existing use should be designed to improve the visual appearance of the site and lead to a reduction of any negative impact on the locality.
- 10 Development which would remove productive land from agriculture or diminish its overall productivity for primary production should not be undertaken unless the land is required for essential public purposes.

11 Development should be undertaken in accordance with the following:

- [Concept Plan Map Baro/1 - District Town Centre \(Nuriootpa\)](#)
- [Concept Plan Map Baro/2 - Nuriootpa Township \(Nuriootpa\)](#)
- [Concept Plan Map Baro/3 - District Town Centre \(Angaston\)](#)
- [Concept Plan Map Baro/4 - Lyndoch Centre \(Lyndoch\)](#)
- [Concept Plan Map Baro/5 - Residential \(Lyndoch\)](#)
- [Concept Plan Map Baro/6 - Residential \(Williamstown\)](#)
- [Concept Plan Map Baro/7 - Township \(Stockwell\)](#)
- [Concept Plan Map Baro/8 - Rural Living \(Cockatoo Valley\)](#)
- [Concept Plan Map Baro/9 - Industry \(Barossa Valley Region\) \(Moppa Road South\)](#)
- [Concept Plan Map Baro/10 - Kroemer Crossing](#)
- [Concept Plan Map Baro/11 - Light Industry and Warehouse Area](#)
- [Concept Plan Map Baro/12 - Rural/Urban Interface Buffer](#)
- [Concept Plan Map Baro/13 - Beckwith Park General Industry Precinct \(Beckwith Park\)](#)
- [Concept Plan Map Baro/14 - Mount Pleasant](#)
- [Concept Plan Map Baro/15 - Gawler East](#)
- [Concept Plan Map Baro/16 - Tanunda Residential](#)
- [Concept Plan Map Baro/17 - Lyndoch Fringe](#)
- [Concept Plan Map Baro/18 - Nuriootpa Sturt Highway Service Centre](#)

## 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 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, housing for seniors 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 seniors provided in appropriate locations.

### 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 and housing for seniors should be located to optimise access to shops, social services and facilities, or public transport.
- 5 Residential development should:
  - (a) protect existing site features, including vegetation that contributes to the character of the locality, natural creek lines, places of heritage value or features of conversation value
  - (b) where practicable and cost effective, protect neighbouring trees from damage to root systems
  - (c) incorporate building footing designs, where necessary and cost effective, that allow root growth of existing large trees.

### Design and Appearance

- 6 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 7 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.



- 8 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.
- 9 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
- 10 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.
- 11 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.

### **Garages, Carports and Outbuildings**

- 12 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 13 Garages and carports facing the street should not dominate the streetscape.
- 14 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.
- 15 Garages and carports facing the street should:
  - (a) be of a maximum opening width of 6 metres or 50 per cent of the frontage width, whichever is less
  - (b) where a double garage or double carport with a door to the street is set back less than 8 metres from the street, present visual interest by providing either two individual doors with a distance of not less than 0.3 metres between them, or double width doors with moulded door panels.

### **Street and Boundary Setbacks**

- 16 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.
- 17 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.
- 18 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.
- 19 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.

### **Site Coverage**

- 20 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**

- 21 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.
- 22 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.
- 23 Dwellings, should include private open space of at least 20 per cent of the site area, and that conforms with the following characteristics:
- (a) one part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10
  - (b) balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater with a minimum dimension of 2 metres
  - (c) all other areas of open space with a minimum dimension of 2.5 metres.
- 24 Private open space should not include:
- (a) driveways
  - (b) effluent drainage areas
  - (c) rubbish bin storage areas
  - (d) sites for rainwater tanks and other utility areas
  - (e) common areas such as parking areas and communal open space in residential flat buildings and group dwellings.
- 25 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.

### **Site Facilities and Storage**

- 26 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**

- 27 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.
- 28 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

## Noise

- 29 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.
- 30 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.
- 31 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.
- 32 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.
- 33 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

- 34 Vehicle parking should be provided at a rate specified in [Table Baro/1 - Off Street Vehicle Parking Requirements](#).
- 35 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 36 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).
- 37 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.
- 38 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.
- 39 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.
- 40 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.

### **Dependent Accommodation**

- 41 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
  - (b) the accommodation has a small floor area relative to the associated main dwelling with a floor area not exceeding 50 square metres
  - (c) adequate outdoor space is provided for the use of all occupants
  - (d) adequate on-site car parking is provided
  - (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.

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

- 42 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 and rural landscapes.
- 2 The protection and enhancement of the area's visual amenity and landscape quality, including land visible from tourist routes.

### PRINCIPLES OF DEVELOPMENT CONTROL

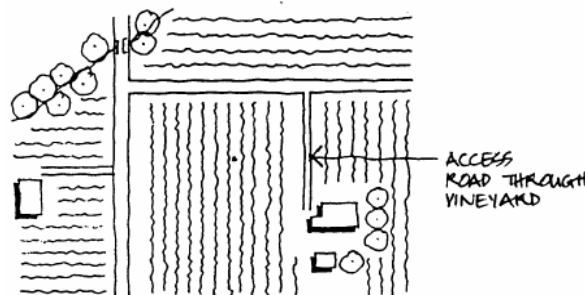
- 1 Development should be sited and designed to minimise its visual impact on:
  - (a) the natural, rural or heritage character of the area
  - (b) areas of high visual or scenic value, particularly rural areas
  - (c) views from public reserves, tourist routes and walking trails.
- 2 Buildings should 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
  - (c) on allotments which abut any tourist route, railway or scenic road, be set back at least 100 metres from the tourist route, railway or scenic road.
- 3 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:
  - (a) sited below the ridgeline
  - (b) sited within valleys or behind spurs
  - (c) sited in such a way as to not be visible against the skyline when viewed from public roads, and especially from the Mount Lofty Ranges Scenic Road as shown on Overlay Maps - Transport
  - (d) set well back from public roads, particularly when the allotment is on the high side of the road
  - (e) be located in a setting where landscape features such as trees, vegetation and landforms provide an enclosing space, setting or screen.



- 4 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:
  - (a) the profile of buildings should be low and the rooflines should complement the natural form of the land
  - (b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land
  - (c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.
- 5 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.
- 6 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.
- 7 Driveways and access tracks should be designed and surfaced to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.



- 8 On the valley floor, access roads should follow the geometric pattern of vineyards.



- 9 Development should be screened through the establishment of landscaping using locally indigenous plant species:
  - (a) around buildings and earthworks to provide a visual a screen as well as shade in summer, and protection from prevailing winds
  - (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
  - (c) along the verges of new roads and access tracks to provide screening and minimise erosion.



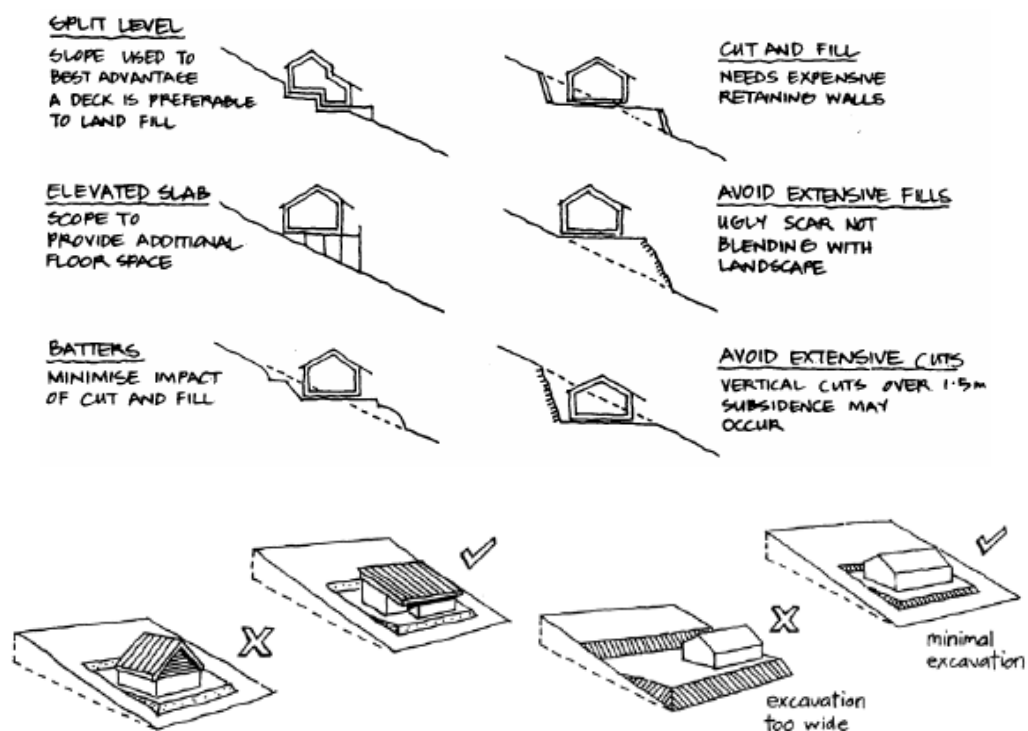
## Sloping Land

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development and associated driveways and access tracks should be sited and designed to integrate with the natural topography of the land and minimise the need for earthworks.



- 2 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:
  - (a) minimises their visual impact
  - (b) reduces the bulk of the buildings and structures
  - (c) minimises the extent of cut and/or fill
  - (d) minimises the need for, and the height of, retaining walls
  - (e) does not cause or contribute to instability of any embankment or cutting
  - (f) avoids the silting of watercourses
  - (g) protects development and its surrounds from erosion caused by water runoff

- (h) driveways and access tracks do not exceed a gradient of 1-in-4 at any point, with lesser gradients towards either end and with levels complementing existing or proposed paved footpath surfaces, where relevant.
- 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.

## **Supported Accommodation and Housing for Seniors**

### **OBJECTIVES**

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

### **PRINCIPLES OF DEVELOPMENT CONTROL**

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

### **Supported Accommodation**

5 Supported accommodation should include:

- (a) ground-level access or lifted access to all units
- (b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs
- (c) adequate living space allowing for the use of wheelchairs with an attendant
- (d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.

6 Car parking associated with supported accommodation should:

- (a) have adequate identifiable provisions for staff
- (b) include private parking spaces for independent living units
- (c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.

## **Telecommunications Facilities**

### **OBJECTIVES**

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

### **PRINCIPLES OF DEVELOPMENT CONTROL**

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

## Tourism Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

- 7 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.
- 8 Car parking for tourist accommodation associated with a dwelling should be provided at the rate of one space for each guest room or suite of rooms, and ensure that:
  - (a) parking areas are attractively developed and landscaped, or screen fenced, and do not dominate the street frontage

- (b) the bedrooms of residential neighbours are suitably shielded from noise and headlight glare associated with guest vehicle movements
- (c) a domestic character is retained through the scale and appearance of landscaping and paving materials that provide a suitable all-weather surface.

### **Tourism Development Outside Townships**

- 9 Tourist developments should demonstrate excellence in design to minimise potential impacts or intrusion on primary production activities and on areas of high conservation, landscape and cultural value.
- 10 Tourism developments in rural areas should be sited and designed to minimise impacts and have a functional or locational link with either of the following:
  - (a) the surrounding agricultural production or processing
  - (b) the natural, cultural or historical setting of the area.
- 11 Tourism developments in rural areas should primarily be developed in association with one or more of the following:
  - (a) agricultural, horticultural, viticultural or winery development
  - (b) heritage places and areas
  - (c) public open space and reserves
  - (d) walking and cycling trails
  - (e) interpretive infrastructure and signs.
- 12 Where appropriate, tourism developments in areas outside townships should:
  - (a) adapt and upgrade existing buildings of heritage value
  - (b) seek to improve conditions in disturbed or degraded areas on the site.
- 13 Advertisements associated with tourism developments should:
  - (a) not exceed 0.5 square metres in area for each display
  - (b) be limited to no more than two per site
  - (c) be located on the same site as the tourist development
  - (d) not be internally illuminated.
- 14 Tourism development in rural areas should occur only where it:
  - (a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)
  - (b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the primary purpose of the zone and/or policy area.
- 15 Tourism development, particularly in remote areas should be designed to minimise energy and water demands and incorporate alternative, sustainable technologies that use renewable energy sources and/or treat and reuse stormwater and wastewater to minimise reliance on mains services.

- 16 Natural features, signs and walkways should be used to manage and minimise potential risks of visitors damaging areas of cultural or natural significance, fragile areas, and areas of highest environmental value.
- 17 The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.

### **Residential Parks and Caravan and Tourist Parks**

- 18 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.
- 19 Residential parks and caravan and tourist parks should be designed to:
  - (a) minimise potential conflicts between long-term residents and short-term tourists
  - (b) protect the privacy and amenity of occupants through landscaping and fencing
  - (c) minimise traffic speeds and provide a safe environment for pedestrians
  - (d) include centrally located recreation areas
  - (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site
  - (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.
- 20 Visitor car parking should be provided at the rate of:
  - (a) one space per 10 sites to be used for accommodation for parks with less than 100 sites
  - (b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.
- 21 On-site visitor parking in caravan and tourist parks should:
  - (a) be designed and located to be accessible to visitors at all times
  - (b) not dominate the internal site layout
  - (c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.
- 22 Long-term occupation of caravan and tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.
- 23 A minimum of 12.5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.
- 24 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.



## Transportation and Access

### OBJECTIVES

- 1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
  - (a) provide equitable access to a range of public 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.

### 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.

### **Cycling and Walking**

- 14 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 transport stops and activity centres.
- 15 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with:
  - (a) open space networks, recreational trails, parks, reserves and recreation areas
  - (b) Adelaide's principal cycling network (Bikedirect), which includes arterial roads, local roads and off road paths as depicted in *Overlay Maps - Transport*.
- 16 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.
- 17 New developments should give priority to and not compromise existing designated bicycle routes.
- 18 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 19 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.
- 20 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*.

- 21 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**

- 22 Development should have direct access from an all weather public road.
- 23 Development should be provided with safe and convenient access which:
- (a) avoids unreasonable interference with the flow of traffic on adjoining roads
  - (b) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
  - (c) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 24 Development should not restrict access to publicly owned land.
- 25 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised, and where possible access points should be:
- (a) limited to local roads
  - (b) shared between developments.
- 26 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.
- 27 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 the road.
- 28 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 the road.
- 29 Driveways, access tracks and parking areas should be designed and constructed to:
- (a) follow the natural contours of the land
  - (b) minimise excavation and/or fill
  - (c) minimise the potential for erosion from runoff
  - (d) avoid the removal of existing vegetation
  - (e) be consistent with *Australian Standard AS 2890 Parking facilities*.

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

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

### **Vehicle Parking**

- 31 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [Table Baro/1 - Off Street Vehicle Parking Requirements](#).
- 32 Development should be consistent with *Australian Standard AS 2890 Parking facilities*.

- 33 Vehicle parking areas should be sited and designed 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 centre when viewed from public roads and spaces
  - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
- 34 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.
- 35 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.
- 36 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.
- 37 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 38 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping.
- 39 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

## Waste

### OBJECTIVES

- 1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, reuses waste, recycles waste for reuse, treats waste and disposes of waste in an environmentally sound manner.
- 2 Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:
  - (a) avoiding the production of waste
  - (b) minimising waste production
  - (c) reusing waste
  - (d) recycling waste
  - (e) recovering part of the waste for re-use
  - (f) treating waste to reduce the potentially degrading impacts
  - (g) disposing of waste in an environmentally sound manner.
- 2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.
- 3 Development should avoid as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).
- 4 Untreated waste should not be discharged to the environment, and in particular to any water body.
- 5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.
- 6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:
  - (a) screened and separated from adjoining areas
  - (b) located to avoid impacting on adjoining sensitive environments or land uses
  - (c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system
  - (d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

- (e) protected from wind and stormwater and sealed to prevent leakage and minimise the emission of odours
- (f) stored in such a manner that ensures that all waste is contained located within the boundaries of the site until disposed of in an appropriate manner.

## **Wastewater**

- 7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Wastewater lagoons should not be sited in any of the following areas:
  - (a) within land subject to a 1-in-100 year average return interval flood event
  - (b) within 50 metres of the top of the bank of a watercourse
  - (c) where the base of the lagoon would be below any seasonal water table.
- 9 Artificial wetland system for the storage of treated wastewater, such as wastewater lagoons, should be:
  - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts
  - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

## **Waste Treatment Systems**

- 10 Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.
- 11 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:
  - (a) the quality of surface and groundwater resources
  - (b) public health
  - (c) the amenity of a locality
  - (d) sensitive land uses.
- 12 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.
- 13 Any on-site wastewater treatment system/ re-use system or effluent drainage field should be located within the allotment of the development that it will service.
- 14 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.
- 15 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or groundwater resources or damaging crops.

- 16 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:
- (a) into any waters
  - (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
    - (i) seepage
    - (ii) infiltration
    - (iii) carriage by wind, rain, sea spray, or stormwater
    - (iv) the rising of the watertable.
- 17 Winery waste management systems should be designed to ensure:
- (a) surface runoff does not occur from the wastewater irrigation area at any time
  - (b) wastewater is not irrigated onto waterlogged areas, land within 50 metres of a creek, or swamp or domestic or stock water bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer
  - (c) wastewater is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land
  - (d) wastewater is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the wastewater
  - (e) stormwater runoff from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods
  - (f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.
- 18 Lagoons treating distillery waste should be at least 1000 metres from an isolated dwelling and 2000 metres from township boundaries.

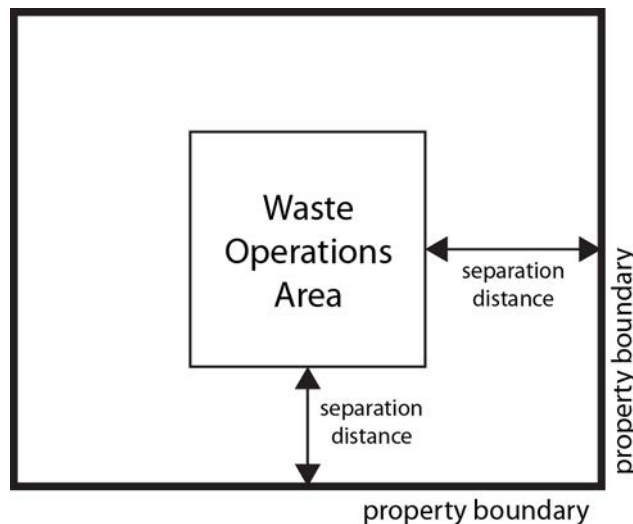
# Waste Management Facilities

## 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 located within the development site as illustrated in the figure below:



- (c) not incorporate other land uses and activities located 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 located 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.



# **Zone** **Section**





## 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 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 located 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
  - camping ground
  - caravan park
  - caravan permanently fixed to land
  - recreation area including tennis court, basketball court, playground
  - swimming pool/spa
  - tourist park and other forms of tourist accommodation.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.

- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 6 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 7 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**

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

### **Street and Boundary Setbacks**

- 10 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**

- 11 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**

- 12 No additional allotment(s) should be created wholly or partly located 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:

<b>Form of Development</b>	<b>Exceptions</b>
Amusement machine centre	
Bus depot	
Cemetery	
Commercial forestry	

Form of Development	Exceptions
Community centre	Except where in association with and ancillary to tourist accommodation.
Consulting room	
Crematorium	
Dairy	
Dam	
Demolition or part demolition of any State heritage place.	
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 located 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	
Prescribed mining operations	
Public service depot	
Residential flat building	

Form of Development	Exceptions
Restaurant	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it is 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	
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	

## Commercial Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

The zone is to cater for a variety of commercial uses such as offices, warehouses and small-scale service trade premises. A range of services and development complementing the function of the town centre is considered appropriate. The expansion of centre type facilities such as shops is not desired as they may hinder the development or function of the established centre. Limited retail associated with the uses envisaged in the zone is appropriate. Fast food/drive through restaurants are not appropriate in the zone along Kalimna Road and Old Sturt Highway. Development of community facilities is considered appropriate where they serve the population of the surrounding districts. Consulting rooms and personal service establishments may be appropriate in suitable locations, such as at the interface between commercial and residential uses.

Development will have regard to the adjoining residential development and be designed to protect the residential amenity of the area and avoid potential future conflicts. Development will also have regard to the existing rail activities which are accommodated in the adjoining **Light Industry Zone** and **Residential Zone**.

The zone, located adjacent to The Barossa Valley Highway and Railway Terrace being two primary arterial approach roads, forms a gateway to the south and east of Nuriootpa. Similarly the zone at Kalimna Road and Old Sturt Highway form approach roads from the north of Nuriootpa. It is envisaged that development along all approach roads will be distinctive and of high architectural and landscape quality to reflect the gateway significance of the location and improve the amenity of the local area particularly where it interfaces with residential development. All aspects of building design and site planning will ensure high quality development addresses each road frontage. Buildings will be of a consistent scale and height to existing buildings and be complemented by high quality landscaping with built form elements that reinforce the character of the area. Any building mass will be effectively screened and designed to complement the township's existing character. Buildings along Kalimna Road and Old Sturt Highway will be designed and screened with landscaping so that they are not visible from the Sturt Highway.

It is anticipated that any development on sites with an unsatisfactory layout will be designed to improve or rectify these conditions, particularly where it relates to parking and traffic movement, integration of allotments and the orientation of buildings.

Changes in the use of land and buildings will be of a low traffic generating nature. Where possible, the sharing of parking areas between land uses is appropriate, provided peak times of use do not coincide.

Fencing will contribute positively to the appearance of the site and where possible be co-ordinated with boundary fencing on adjoining allotments. Solid fencing will generally only be considered where it is required to attenuate noise generated by adjacent uses.

Signage will be of a high quality of design and appropriately sited to complement the zone's gateway significance. Signage will be limited to the identification of use(s) on the site and, where possible, grouped to avoid clutter.

The siting and construction of buildings and fencing will facilitate the retention of mature trees that are important to the character of the area, particularly where they provide an attractive visual buffer to the adjoining zone.

Development will contribute positively to streetscape and road verge treatments, to enhance the appearance of the approach to the town. It is envisaged that the consistent street tree theme planting along the Barossa Valley Highway to the south of the township be continued north through the zone to complement the area as an approach to the town of Nuriootpa.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - bulky goods outlet
  - community uses
  - consulting room with a gross leasable floor area less than 150 square metres
  - motel
  - motor vehicle related business other than wrecking yard
  - office
  - personal service establishment with a gross leasable floor area of less than 150 square metres
  - petrol filling station (except along Kalimna Road or Old Sturt Highway)
  - service trade premises
  - store
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 Shops should have a gross leasable area less than 150 square metres and be ancillary to a commercial use.

### **Form and Character**

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development of land to the north of Railway Terrace and east of Barossa Valley Way should include small-scale business enterprises that are unlikely to generate large volumes of traffic and which will not detract from the residential amenity of the adjoining residential zone.
- 7 The setback distance of buildings from roads should be 8 metres, or a distance equivalent to the setback of adjoining building development to facilitate the provision of landscaping on road frontages and integration of landscaping between adjoining sites to improve the gateway appearance of the area.
- 8 Buildings (including additions and alterations) should:
  - (a) be compatible in design, use of materials and colours with existing buildings which enhance the character of the area
  - (b) maintain the integrity and prominence of the original street facades, with any contemporary improvements being integrated without compromise to the character of the original building.

### **Land Division**

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

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Dairy	
Demolition or part demolition of any State heritage place.	
Dwelling	
Educational establishment	
Farm building	
Farming	
Fuel depot	
General industry	
Horticulture	
Hospital	
Intensive animal keeping	
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Shop or group of shops	<p>Except where it achieves one of the following:</p> <ul style="list-style-type: none"> <li>(a) it is ancillary to the envisaged forms of development located within the zone</li> <li>(b) it has a gross leasable area of less than 150 square metres</li> <li>(c) the shop is a bulky goods outlet.</li> </ul>
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment, or disposal	

Form of development	Exceptions
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 non-complying) are designated:

Category 1	Category 2
Bulky goods outlet	
Community centre	
Consulting room with a gross leasable floor area less than 150 square metres.	
Motel	
Office	
Personal service establishment	
Petrol filling station (except along Kalimna Road and Old Sturt Highway).	
Service trade premises	
Store	
Warehouse	



## Community Zone

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

### OBJECTIVES

- 1 A zone accommodating community, educational, recreational and health care facilities for the general public's benefit.
- 2 Development that is integrated in function and provides a co-ordinated base to promote efficient service delivery.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone forms a portion of the eastern edge of the township of Tanunda and acts as a transition between the adjacent **Residential Zone** and the **Primary Production (Barossa Valley Region) Zone**. The zone comprises schools, a sports club and bowling centre, together with vacant or farming land and residential development. It is envisaged that any new development will result in the efficient use of underutilised land and be primarily in the form of community and education uses and major recreation development and facilities serving the community of the township and surrounding region. It is important that any new development be undertaken in a manner that integrates with existing community facilities.

Development is expected to be of a high standard of design and external appearance and in sympathy with the surrounding landscape. Buildings will be low in scale and positioned to reflect the large distances existing between buildings in the area. The bulk and mass of large buildings will be reduced through articulation, architectural detailing and variation in materials and colours. Car parking areas will where possible be shared between land uses so as to avoid the visual impact of large expanses of parking on the zone and surrounding areas.

Development will, as much as possible, maintain existing landscaping and vegetation, which contributes to, and forms an important part of the character of the zone. Landscaping will complement this existing vegetated character and assist in screening car parking and building mass.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - child care centre
  - community centre
  - consulting room
  - educational establishment
  - emergency services facility
  - entertainment, cultural and exhibition facility
  - hall
  - health facility
  - hospital
  - library
  - nursing home
  - office associated with community service
  - place of worship

- public administration office
- recreation centre
- welfare institution.

- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land located within the zone for further community and institutional uses.

### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Community or welfare-orientated development should demonstrate a significant long-term advantage to the residents of the area and not prejudice the function 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
Demolition or part demolition of any State heritage place.	
Dwelling	Except in the form of additions or alterations to an existing dwelling.
Fuel depot	
Horticulture	
Hotel	
Industry	
Intensive animal keeping	
Major public service depot	
Motel	
Motor repair station	
Petrol filling station	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 50 square metres.
Stock sales yard	

Form of development	Exceptions
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 non-complying) are designated:

Category 1	Category 2
Community centre	Child care centre
Consulting room	Educational establishment
Emergency services facility	Entertainment, cultural and exhibition facility
Hall	Farming
Indoor and outdoor recreation facility	Health facility
Library	Hospital
Office associated with community services	Nursing home
Public administration office	Place of worship
Welfare institution	Recreation facilities

## Deferred Urban Zone

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

### OBJECTIVES

- 1 A zone accommodating a restricted range of rural uses that are not prejudicial to development of the land for urban purposes and maintain the rural appearance of the zone
- 2 A zone comprising land to be used primarily for broad-acre cropping and grazing purposes until required for future urban expansion.
- 3 Prevention of development likely to be incompatible with long-term urban development, or likely to be detrimental to the orderly and efficient servicing and conversion of the land for urban use.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

- 4 Development should accord to [Concept Plan Map Baro/14 - Mount Pleasant](#).

#### Land Division

- 5 Land division should not occur unless it is in the form of an alteration to the boundaries of an allotment and no additional allotments are created in the zone.
- 6 The alteration of allotment boundaries should only occur in order to achieve one or more of the following:
  - (a) correct an anomaly in the placement of allotment boundaries with respect to the location of existing buildings or structures
  - (b) improve the management of the land for the purpose of primary production
  - (c) enable the provision of public infrastructure.

### PROCEDURAL MATTERS

#### Complying Development

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

## Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	
Amusement machine centre	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that does not result in more than one dwelling on an allotment.
Educational establishment	
Fuel depot	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	

Form of development	Exceptions
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### **Public Notification**

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

## District Town 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 full range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, religious and residential facilities to serve the community and visitors located within the surrounding district.
- 2 Development of a visually and functionally cohesive and integrated district town centre in each of the major towns of Nuriootpa, Tanunda and Angaston.
- 3 A centre accommodating medium density residential development in conjunction with non-residential development.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

It is expected that each of the townships of Nuriootpa, Angaston and Tanunda will serve as the principal service centres for the surrounding district, providing both the services and facilities for the day-to-day needs of residents, as well as cater for visiting tourists to the district. Development will reinforce the perception of small-scale development that characterises each town centre.

Development will maintain the integrity and prominence of the original street facades and enhance the historic, low profile character and townscape of the zone. Any contemporary improvements will be integrated without compromising the character of original buildings by having regard to the siting, scale, set-backs, architectural style and form, materials and external appearance of existing buildings in the locality. It is anticipated that development will not exceed two storeys in height.

Existing elements that contribute to the historic character of the streetscape will be retained. Development along each main street in the town will maintain and establish verandas supported by colonnades over footpaths and pedestrian walkways, together with display windows at street level. Advertisements and/or advertising hoardings will be limited and appropriately located and designed to complement the historic character of the townships. Streetscapes will be reinforced with street trees and a variety of fences and hedges.

It is envisaged that vehicular access points will be minimised and car parking areas consolidated and shared between land uses, provided peak times of use do not coincide. Major pedestrian movement paths will provide a safer, more efficient and more attractive environment.

Where development abuts the **Residential Zone**, the design and siting of such development will protect or enhance residential amenity. This may be achieved by measures such as careful location of access points, and appropriate buffer treatment such as landscaping, walls or other noise-shielding techniques.

#### Angaston

The main focus for development located within the zone within Angaston fronts Murray Street, from its intersection with North Street to the vicinity of Penrice Road. The area bounded by Washington Street, Sturt Street and Holmes Street will be retained as a focus of the town for community uses. It is expected that any redevelopment of the former Town Hall at 2 Sturt Street, Angaston will result in the reinstatement of the village green.

Development will reinforce the unique character derived from the distinctive layout, mix of land uses, heritage buildings, post-supported verandas and deciduous trees. It is envisaged that development will generally utilise existing historic building stock, with opportunities for new development limited to appropriate locations.

Car parking will be provided to the rear of development fronting Murray Street with landscape plantings around the periphery to provide for shade and screening.

Advertisements will be limited to two per premises and be discreet and of low-scale to respect the historic streetscape significance and visual amenity of the zone. Appropriate kinds of advertisements will include low, free-standing ground level signs; and small flush wall signs and business plates at below canopy level. Advertisements above canopy level and roof level are inappropriate located within the zone.

The natural and rural characteristics of the creek, including associated vegetation, will be retained with any development being set-back a sufficient distance to preserve the open nature of the land adjoining the creek bank. Development in proximity to the creek, Hannay Crescent and the Hannay Crescent Cemetery will preserve the open natural character derived by the original development and subdivision pattern, stonewalling and rural backdrop, in accordance with [Concept Plan Map Baro/3 - District Town Centre \(Angaston\)](#).

Portion of the zone within Angaston is also covered by the **Historic Conservation Area** as shown on *Overlay Map Baro/12 - Heritage and Character Preservation District* and *Overlay Map Baro/13 – Heritage and Character Preservation District*. The objectives and principles that apply to the **Historic Conservation Area** are additional to those expressed for the whole of the Council area and for the zone.

### **Nuriootpa**

It is expected that development located within the zone within Nuriootpa will be in accordance with [Concept Plan Map Baro/1 - District Town Centre \(Nuriootpa\)](#). Provision of major retail development, including alfresco dining facilities and associated car parking with functionally linked commercial activities will be focussed within 'Area 1'. Provision of small-scale retail developments, tourist and community services and a mixture of commercial and business activities which are compatible with adjoining living areas and provide a supporting role to the land uses and development in 'Area 1' will be focussed within 'Area 2'.

The historic townscapes and buildings especially along Murray Street, Gawler Street and Old Kapunda Road will be conserved and enhanced. In particular, development in Murray Street will provide for continuity and retention of building facades incorporating hip and gable roof forms or masonry parapets, together with small-scale, discrete ground floor retail frontages on the Murray Street alignment. The boundaries of the zone will be visually defined through the siting of new development, associated landscaping and road treatments.

Car parking areas associated with development will be located to the rear of retail and commercial frontages to Murray Street and linked to existing parking areas with a limited number of access and egress points.

### **Tanunda**

It is expected that development in Murray Street and Basedow Road will add to the continuity of building facades and scale. In particular, buildings fronting Basedow Road will be retained for small businesses or professional offices to preserve the domestic scale and character of this area. Access to businesses and services located within the zone in Tanunda will be limited to Murray Street and Basedow Road.

Portions of the zone within Tanunda are also covered by portion of the **Historic Conservation Area**, as shown on *Overlay Map Baro/16* and *Overlay Map Baro/18 – Heritage and Character Preservation District*. Objectives and principles that apply to the **Historic Conservation Area** are additional to those expressed for the whole of the Council area and for the zone.



## 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
  - office
  - place of worship
  - playing field
  - pre-school
  - primary school
  - residential flat building in conjunction with non-residential development
  - restaurant
  - shop
  - supermarket
  - swimming pool.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Medium density residential development, including affordable housing, and development comprising a variety of residential and non-residential uses should be developed only if it does not prejudice the operation of existing or future retail activity located within the zone.
- 4 St Petri Church properties in First Street and Second Street Nuriootpa should be used for community and/or residential use only.

### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development should be designed and sited to promote linkages between the various developments located within the centre and adjoining main roads.
- 7 Facilities located within the centre should be located and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.
- 8 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 9 Major retail development located in the area bounded by First Street, Second Street, Gawler Street and Murray Street, Nuriootpa, should be integrated with existing retail development in relation to function, pedestrian linkage and car parking.

- 10 Development should enhance and extend existing pedestrian and cycle routes to, from and located within the town centre in Nuriootpa particularly along Murray Street, Gawler Street, Second Street and Park Avenue.
- 11 Development of properties adjoining the North Para River in Nuriootpa should include the upgrading of the river banks.
- 12 Development in Murray Street and Basedow Road Tanunda should address the flow of traffic and pressure for parking along Murray Street.
- 13 Development located between Murray and Edward Streets Tanunda should use the latter for service and parking access.

### Land Division

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

## PROCEDURAL MATTERS

### Complying Development

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

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

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 Baro/1 – 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
Demolition or part demolition of any State heritage place.	
Dwelling	Except where in conjunction with a non-residential development.
Farming	
Fuel depot	
Horticulture	
Industry	
Major public service depot	
Residential flat building	Except where in conjunction with a non-residential development.
Road transport terminal	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

## Home Industry Zone

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

### OBJECTIVES

- 1 A zone accommodating small-scale service and light industries where people live and work on the same site.
- 2 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

It is envisaged that the zone will accommodate a variety of small-scale service and light industries that are complementary to the combined residential use of the land and which do not create any appreciable noise, smell, smoke, dust or other nuisance or generate heavy vehicles or large volumes of traffic. Shops are not appropriate in this zone unless associated with and ancillary to a small-scale service or light industry use and limited in floor area.

Buildings for industrial purposes will be of a scale, height and form that complements the dwelling and be located and adequately set back from the boundaries, dwelling and open space areas associated with the dwelling in order to minimise overshadowing and visibility from public roads.

Activities associated with industrial uses will be limited to within buildings unless located and screened by fencing and/or landscaping to prevent views from public roads and nuisance to adjacent dwellings and private open space areas.

Areas between the dwelling façade and the road boundary will be landscaped to maintain a residential appearance and amenity. Car parking associated with industrial activities will be separated from residential parking facilities and areas and adequately screened and landscaped.

Signage will be limited in number and size for each non-residential use and located so as to maintain a residential amenity.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - detached dwelling in association with industry
  - light industry
  - service industry
  - shop ancillary to industry
  - store.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A home industry should operate on allotments on which there is an occupied detached dwelling.

#### Form and Character

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

- 5 Dwellings should be designed located within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6.5 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	2.5 metres
Maximum number of storeys	1 (second storey within roof space acceptable)
Minimum number of on site car parking spaces (one of which should be covered)	2

- 6 Home industries should comply with the following:

- (a) an additional on-site car parking space should be provided for every non-resident person involved in the production and/or supply of the industry or business
  - (b) other than persons resident on the site, no more than three persons should be involved in any industry or business
  - (c) no building or activity associated with the home industry should be sited closer to any street alignment than the existing or approved dwelling
  - (d) no vehicle used in association with any industry or business should exceed 5 tonnes tare weight
  - (e) the total area used in association with the home industry (whether within a building or external space) should not be greater than 40 per cent of the allotment.
- 7 A dwelling should have an allotment area of at least 1200 square metres and a frontage to a public road not less than 18 metres.

## Land Division

- 8 Land division should create allotments with an area of between 1200 and 2000 square metres.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Dairy	
Demolition or part demolition of any State heritage place.	
Dwelling	Except detached dwelling.

Form of development	Exceptions
Educational establishment	
Fuel depot	
General industry	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motor repair station	
Nursing home	
Petrol filling station	
Place of worship	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except where in the form of a recycling collection depot.
Wrecking yard	

### Public Notification

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

## 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 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 market, 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.

It is expected that development will be primarily for industrial and commercial activities of regional significance or which support the viticulture and wine-making industry of the surrounding region. Such activities will vary in terms of scale and types of impacts having regard to the nature of surrounding activities. Incompatible uses will be prevented from establishing located within the zone and will not compromise the function and operation of existing industrial and associated activities.

The landscape qualities of the zone will be enhanced through appropriate landscaping, siting and design of development particularly in areas readily visible from the roads identified on *Overlay Maps - Transport*.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - cellar door sales located within the **Beckwith Park Policy Area 1**
  - distillery
  - 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 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 re-use or disposal.
- 4 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*.
- 5 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 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.
- 6 Any external plant and equipment (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.
- 7 Shops or group of shops should provide only for the day to day needs of employees and businesses located within the zone and should not have a gross leasable area that exceeds 250 square metres.
- 8 There should be no residential development unless it is ancillary to and associated with envisaged development in the zone.

### **Form and Character**

- 9 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 10 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.
- 11 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.



- 12 Development that will be visible from roads identified in *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.
- 13 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.
- 14 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.
- 15 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**

- 16 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.

### **Precinct 1 Moppa Road South Industry**

- 17 Development in the precinct should be undertaken in accordance with [Concept Plan Map Baro/9 - Industry \(Barossa Valley Region\) \(Moppa Road South\)](#).
- 18 Development in the precinct should be primarily low-impact uses such as light industry, service industries, warehousing and storage.
- 19 Access points should be orientated towards the Old Kapunda Road and the level of industrial traffic generated along Moppa Road should be minimised.
- 20 Development along the boundaries of the zone which abut residential areas should include appropriate measures such as mounding and/or a densely vegetated landscape buffer in accordance with [Concept Plan Map Baro/9 - Industry \(Barossa Valley Region\) \(Moppa Road South\)](#) to mitigate against potential impacts to adjoining residential land uses.
- 21 Development along the frontage to Moppa Road should be of a high standard and well landscaped.

## Beckwith Park Policy Area 1

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

### OBJECTIVES

- 1 A policy area primarily accommodating a wide range of industrial, warehousing, storage and transport land uses of regional significance as well as a variety of supplementary commercial uses such as offices, service trade premises and bulky goods outlets (retail showrooms).
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is to cater for a variety of industrial and commercial uses of regional significance or which support the region's viticulture and wine-making industry. Development will respect and complement characteristics that make up the character of each Precinct identified below:

#### Precinct 2 Beckwith Park General Industry

The precinct, as shown on *Precinct Map Baro/5* and *Precinct Map Baro/6*, will comprise a core industrial use for regionally based manufacturing, storage, warehousing and logistics.

It is envisaged that future development will preserve and maintain the prevailing built form character comprising large sheet metal or masonry portal frame structures with exposed services, infrastructure and plant, reflecting the core industrial role and function of the precinct.

Appropriate interface activities and separation distances should be adopted located within the Precinct to ensure potential conflicts between different types of industrial uses located within the Precinct are reduced.

Articulated vehicle movements should where possible be directed to Tolley Road and good internal circulation should be preserved for articulated vehicles throughout the precinct.

A landscaped interface and vegetation screening should be preserved and developed adjacent the western boundary of the Precinct, which is bound in part by the North Para River.

#### Precinct 3 Beckwith Park Mixed Use/Industry

The precinct, as shown on *Precinct Map Baro/5* and *Precinct Map Baro/6*, will comprise a mixture of industrial, warehouse, storage and transport/ logistics land uses together with commercial uses such as offices, service trades premises and bulky goods outlets (retail showrooms) which are primarily orientated towards Tanunda Road.

The expansion of centre type facilities such as shops is not desired, although limited retail associated with the uses envisaged in the zone and policy area is appropriate.

The precinct fronts onto Tanunda Road which is a secondary arterial road that forms a 'gateway' to the south of Nuriootpa. Development along this approach road will be distinctive and of a high standard of design and landscape quality to reflect the gateway significance of the location.

It is envisaged that the built form character of the precinct will continue to respond to the historic and prevailing character of large masonry and/or sheet metal portal frame buildings with a strong horizontal emphasis and expansive volume and site coverage. Large and expansive blank walls fronting Tanunda Road will be avoided through the incorporation of architectural and design elements. Exposed services, infrastructure and plant from existing and new industrial development, as well as the external loading and storage areas, will be unobtrusive to Tanunda Road and where possible will be 'sleeved' by built form or screened with filtered views utilising landscape planting.

Buildings will be complemented by high quality landscaping including the establishment of a landscaped entry statement into the Precinct from the Tanunda Road, as well as landscape buffer adjacent Tanunda Road and the rail corridor forming the eastern boundary of the precinct.

Development in the precinct will, where possible, be designed to ensure the separation of articulated vehicle movements from parking and traffic movements generated from service trades and bulky goods type retailing. Where possible, the reciprocal sharing of parking areas between complementary land uses is appropriate, provided peak times of use do not coincide.

The existing TST Distillery Chimney (State heritage place) and the original front facade of the Penfolds Winery (local heritage place) will be preserved and protected with future development designed and sited to respect the setting and composition of these important building elements that provide a visual cue, signal and reminder of the historic and long standing use of the site for the process of wine and spirit making in Nuriootpa.

Signage will be of a high quality of design and appropriately sited to complement the zone's gateway significance. Signage will be limited to the identification of use(s) on the site and, where possible, grouped to avoid clutter.

Development will contribute positively to streetscape and road verge treatments, to enhance the appearance of the approach to the town.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - bulky goods outlet located within **Precinct 3 Beckwith Park Mixed Use/Industry**
  - industry
  - transport and storage land uses
  - winery located within **Precinct 2 Beckwith Park General Industry**
  - office located within **Precinct 3 Beckwith Park Mixed Use/Industry**
  - warehouse
  - service trade premises
  - store.
- 2 Except for a bulky goods outlet, shops should only be established to service industry and other uses in the zone provided it does not hinder the development or function of established centres.

### Form and Character

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

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 2 Beckwith Park General Industry

- 4 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 5 Development in the precinct should be undertaken in accordance with [Concept Plan Map Baro/13 - Beckwith Park General Industry Precinct \(Beckwith Park\)](#).

- 6 Direct vehicle access into the precinct should be gained via a single primary access point onto Tolley Road only and vehicle access points onto Tanunda Road should not occur.
- 7 Development in the precinct should comprise of land uses which are of regional significance, particularly wineries and other activities that support the region's viticulture and wine making industries.

### **Precinct 3 Beckwith Park Mixed Use/Industry**

- 8 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 9 Development should be undertaken in accordance with [Concept Plan Map Baro/13 - Beckwith Park General Industry Precinct \(Beckwith Park\)](#).
- 10 Development in the precinct should comprise of land uses that are of regional significance together with a variety of commercial uses which are in keeping with the core industrial role and function of the precinct.
- 11 Development fronting Tanunda Road should be landscaped with screen landscaping established immediately adjacent the street alignment and/or existing rail corridor.
- 12 A bulky goods outlet should:
  - (a) have a gross leasable area of 350 square metres or more for each individual tenancy
  - (b) be sited and designed so as to minimise the risk of adverse impacts from adjacent industrial activities or likely to arise from the potential use of adjacent land for industry
  - (c) provide all of the following:
    - (i) for the separation of pedestrian and vehicle movements by way of clearly defined areas to ensure safety and convenience
    - (ii) adequate and convenient provision for service vehicles, loading, unloading and trolley bays, including the collection of goods by customers with trailers
    - (iii) car parking which is oriented so as to facilitate direct and convenient access for pedestrians
    - (iv) appropriate manoeuvring and circulation areas on the site to accommodate truck and trailer movements for the carriage of bulky products
    - (v) structural elements to shelter pedestrians and provide visual relief from continuous wall lengths
    - (vi) internal service roads for access purposes.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
All forms of development	Complying Development as prescribed in schedule 4 of the <i>Development Regulations 2008</i>
	Advertisement and/or advertising hoarding
	Bus depot
	Carport
	Cellar door sales outlet located within the <b>Beckwith Park Policy Area 1</b> .
	Deck
	Dwelling where it is: <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>
	Educational establishment where it is in association with and ancillary to an industrial land use.
	Farming
	Farm building
	Fence
	Fuel depot
	General industry
	Horse keeping
	Land division
	Light industry
	Motor repair station
	Office that is: <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>
	Outbuilding
	Pergola
	Public service depot
	Road transport terminal
	Service industry

Form of development	Exceptions
	Service trade premises
	Shade sail
	Shop or group of shops except where all of the following applies: <ul style="list-style-type: none"> <li>(a) it is ancillary to and in association with industrial development</li> <li>(b) it is located on the same allotment</li> <li>(c) the total gross leasable area is 250 square metres or less.</li> </ul>
	Shop where it is located within <b>Precinct 3 Beckwith Park Mixed Use/Industry</b> and it achieves one of the following: <ul style="list-style-type: none"> <li>(a) it is a bulky goods outlet and it has a gross leasable area of 350 square metres or more</li> <li>(b) it is a restaurant</li> <li>(c) the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product.</li> </ul>
	Solar photovoltaic panels
	Store
	Telecommunications facility
	Timber yard
	Truck parking
	Veranda
	Viticulture
	Water tank
	Warehouse
	Wrecking yard
	Winery that involves processing grapes or grape product of at least 30 tonnes crush per annum.

## 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. Cellar door sales outlet located within the <b>Beckwith Park Policy Area 1</b> . The following land uses or activities, except where located within the '50 metre Separation Area' defined and shown in the <a href="#">Concept Plan Map Baro/9 - Industry (Barossa Valley Region) (Moppa Road South)</a> : <ul style="list-style-type: none"> <li>(a) builder's yard</li> </ul>	All other kinds of development, except where non-complying.

Category 1	Category 2
<ul style="list-style-type: none"><li>(b) general industry</li><li>(c) light industry</li><li>(d) service industry</li><li>(e) service trade premise</li><li>(f) store</li><li>(g) timber yard</li><li>(h) warehouse</li><li>(i) winery that involves processing grapes or grape product of at least 30 tonnes but not more than 500 tonnes crush per annum, 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></ul>	
<p>Land division</p> <p>Shop or group of shops located within the <b>Beckwith Park Policy Area 1.</b></p>	

## Light Industry Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

It is expected that land located within the zone will be developed for light industry and service industry uses that are compatible with adjoining residential development having regard to noise, odour, air pollution, hours of operation and traffic volumes generated. Development will result in a more efficient use of the land and improve the amenity of the locality.

The height and scale of development will be low rise in nature and be designed with a bulk, height and intensity to minimise adverse impacts on the amenity of the adjoining land, buildings and the streetscape. Within Nuriootpa, buildings will not be visible from the Sturt Highway. External storage and other exposed service areas will be located and or screened from view from public roads and adjacent residential development. Landscaping will be an integrated part of development in order to enhance the appearance of development and protect the visual amenity of the locality.

Development on land adjacent to residential zones will include a landscaped buffer to the adjoining residential development. Future development of railway land will include appropriate buffers and landscaping to ameliorate impacts to adjoining residential development. It will also enhance and screen development from adjoining residential land.

The zone also contains a portion of the **Historic Conservation Area**, as shown on *Overlay Map Baro/16 - Heritage and Character Preservation District* and *Overlay Map Baro/18 – Heritage and Character Preservation District*.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - light industry
  - service industry
  - store
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Buildings and structures should not exceed 50 per cent site coverage to enable sufficient area for manoeuvring, access, parking, landscaping and services.
- 5 Landscaping within a site should be provided so that:
  - (a) not less than 10 per cent of the site can be developed as landscaping



- (b) a landscaped set-back area at least 3 metres wide is located along boundaries with any road or reserve and at least 2 metres wide at the rear of the site where it adjoins a zone boundary
  - (c) at least 50 per cent of the set-back area is planted adjacent to the street alignment
  - (d) it is established prior to commencement of the use of the development and be maintained in accordance with an approved landscaping plan.
- 6 Car parking areas between a building and a street should be set-back a minimum of 3 metres from the primary street boundary with a landscape strip planted with trees and shrubs incorporated within that set-back.
- 7 Future development of railway land should include appropriate buffer and landscaping to ameliorate impacts to adjoining residential development. It should also enhance and screen development from adjoining residential land.
- 8 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

- 9 Land division should create allotments that:
- (a) are of a size and shape suitable for the intended use
  - (b) have an area of not less than 1200 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
  - (c) have a frontage to a public road of at least 20 metres.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Agistment and holding of stock	
Amusement machine centre	
Community centre	
Consulting room	

Form of development	Exceptions
Dairy	
Demolition or part demolition of any State heritage place.	
Dwelling	Except where the dwelling is: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Educational establishment	
General industry	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Major public service depot	
Motel	
Nursing home	
Office	Except where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Place of worship	
Pre-school	
Residential flat building	
Restaurant	
Shop or group of shops	Except where all of the following apply, the shop or group of shops: (a) is ancillary to and in association with industrial development (b) is located on the same allotment (c) has a gross leasable area of less than 80 square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Waste reception, storage, treatment or disposal other than in the form of a recycling collection depot	
Wrecking yard	

### Public Notification

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

## 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 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

It is envisaged that land located within the zone will be set aside for mineral extraction and processing and other associated activities. Incompatible uses will be prevented from establishing or expanding located within the zone.

Development involving the construction of buildings will ensure structures are sympathetic to the open landscape and carefully located, designed and where necessary, screened by landscaping from views from public roads. Development resulting in open storage or likely to present an untidy appearance will not take place where it can be viewed from the Barossa Valley floor or roads identified on *Overlay Maps - Transport*. Development along Radford Road and Angaston Valley Road will be set back, and landscaping provided, to maintain scenic views from those roads.

Development will avoid the removal of native vegetation and, where possible, result in the planting of locally indigenous vegetation for screening, buffers and landscaping.

### 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 unless:
  - (a) no significant mineral deposits are present
  - (b) mineral extraction on adjacent land will not be prejudiced
  - (c) the use is in association with the mining operations
  - (d) the establishment of an appropriate after-use is not impeded.

## Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Areas designated or set aside for stock piles should be of low profile when viewed from public roadways or residential areas.
- 6 Screen planting, using locally indigenous plant species where possible, or mounding should be established along public road frontages and located within the mineral extractive area to screen mining operations, buildings and plant from public view.

## Land Division

- 7 Land division should not result in an additional number of allotments partly or wholly located within 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	
Amusement machine centre	
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dairy	
Demolition or part demolition of any State heritage place.	
Dwelling	Except where it is: <ol style="list-style-type: none"> <li>(a) ancillary to and in association with mining operations</li> <li>(b) located on the same allotment as the associated mine.</li> </ol>
Educational establishment	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Intensive animal keeping	

Form of development	Exceptions
Land division	Except where no additional allotments are created wholly or partly located within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except where it: <ul style="list-style-type: none"> <li>(a) is ancillary to and in association with the operation of the associated mine</li> <li>(b) is located on the same allotment</li> <li>(c) has a floor area of less than 150 square metres.</li> </ul>
Place of worship	
Pre-school	
Residential flat building	
Service trade premises	
Shop or group of shops	
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*.

## Open Space Zone

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

### OBJECTIVES

- 1 A zone:
  - (a) in which the open space character is preserved to provide a visual contrast to the surrounding urban area
  - (b) comprising open space that accommodates a range of public and private activities in an open and natural setting, including:
    - (i) passive and active recreation land uses
    - (ii) habitat conservation and restoration.
- 2 Private land located within the Metropolitan Open Space System (MOSS) contributing to regional open space networks and providing an open, natural and rural character accommodating low-scale uses such as non-intensive agriculture.
- 3 Public land located within the MOSS that provides for recreation areas and facilities, sporting facilities and conservation of the open, natural character.
- 4 A linear park that:
  - (a) provides an open space corridor across Regional South Australia
  - (b) promotes the use, awareness and preservation of the riverine environment and enhancement of natural or semi natural habitats for the movement of wildlife and conservation of biodiversity.
- 5 A river system which provides for the maintenance of stormwater capacity and flood mitigation measures for adjoining areas.
- 6 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone recognises the special qualities of the South Para River and environs, and it is intended that the zone will manage the river and its interface.

The zone already has natural character and function based on the existing South Para River, topographically steep contours, floodplains and remnant vegetation. This character and function will be maintained and enhanced through appropriate revegetation.

Areas located within the zone contain significant flora and fauna, wetlands and permanent waterholes and river corridors and adjoin grassy woodland habitats.

The aesthetic and natural landscape, together with biodiversity value of the zone will be maintained and enhanced in a manner which encourages appropriate human enjoyment and interaction. Whilst the primary intent of the zone is to enhance the natural character of the area, carefully managed development of a demonstrated benefit to the community is envisaged.

Facilities will include but are not limited to walking and cycling trails, interpretative and recreational activities, formalised open space and car parking. It is envisaged that roads will be developed in the zone to enable access between areas.

A high pressure gas transmission pipeline traverses the zone as shown on [Concept Plan MAP Baro/15 - Gawler East](#). It is required that development located within the zone comply with AS2885 (*Pipeline Gas and Liquid Petroleum*) to ensure minimum pipeline safety requirements have been met.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - conservation work
  - farming
  - outbuilding associated with open space maintenance
  - lighting
  - playground
  - recreation area
  - sporting club facility
  - structure associated with a public facility such as car parking, picnic/barbeque area, shelter and toilet
  - toilet block and barbeque facility.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Publicly owned land located within the MOSS should be used for any of the following:
  - (a) to provide natural or landscaped open space using locally indigenous plant species
  - (b) to accommodate a range of public recreation, sporting and institutional facilities and uses
  - (c) to accommodate stormwater retention and management
  - (d) to conserve and restore areas of remnant native vegetation and wildlife habitats and corridors
  - (e) to conserve sites of scientific, cultural or heritage interest
  - (f) for revegetation purposes using locally indigenous plant species
  - (g) to provide a buffer to adjoining areas of conservation significance.
- 4 Privately owned land located within the MOSS should be used for any of the following:
  - (a) rural activities and agriculture (but not intensive animal keeping)
  - (b) low-impact sporting facilities
  - (c) conservation purposes.
- 5 Development should allow for unstructured passive and active recreation.

### **Form and Character**

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development should only occur where it is integral to the aesthetic, drainage or recreation function of the zone.

- 8 Buildings should be:
  - (a) restricted in size and number
  - (b) sited so as not to detract from the open natural character of the policy area
  - (c) constructed of materials which blend with the riverine landscape.
- 9 Development should ensure co-ordinated design with an emphasis on the creation of pedestrian areas.
- 10 Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.
- 11 Landscaping should comprise locally indigenous species and incorporate existing remnant vegetation.
- 12 Vehicular access or crossings should not occur through the linear park.
- 13 Development should ensure that public access to the Linear Park is retained and enhanced for cyclists and pedestrians.
- 14 Development, landscaping and paths for pedestrians and cyclists should:
  - (a) take into account changing flow regime and width of waterways
  - (b) be constructed of permeable material where practical to reduce stormwater runoff.

### Land Division

- 15 Land division should not be undertaken except where one of the following applies:
  - (a) it will facilitate the development of an envisaged use in the zone or policy area
  - (b) it will facilitate the development of an envisaged road in the zone or policy area
  - (c) no additional allotments are created.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	
Amusement machine centre	
Consulting room	
Crematorium	
Dairy	



Form of Development	Exceptions
Dwelling	
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motel	
Motor repair station	
Nursing home	
Office	Except in association with recreation facilities.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop of group of shops	Except where the gross leasable area is 80 square metres or less.
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

## Primary Production Zone

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

### OBJECTIVES

- 1 Economically productive, efficient and environmentally sustainable primary production.
- 2 Allotments of a size and configuration that promote the efficient use of land for primary production.
- 3 Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.
- 4 Winery development only in appropriate locations where the character and function of broadacre farming areas are not adversely affected.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone comprises a range of landscapes with varying soil quality, underground water supplies and rainfall levels. Development of grazing and broadacre farming land uses is the most appropriate form of agricultural use located within the zone, with limited opportunities for more intensive uses such as horticulture and viticulture located within the uplands areas of the zone such as the Barossa Range. Development will take into account the capability and suitability of the land for the intended use.

It is anticipated that the expansion of existing winery and industrial uses will only occur in association with improvements to the amenity, visual impact, site access and environmental protection standards of such activities.

Located within the North Mount Lofty Ranges and South Mount Lofty Ranges, small scale, low impact agricultural and home based industries are encouraged where they expand the economic base of the Mount Lofty Ranges and Barossa Valley. Industries will be limited to those based upon the processing of agricultural produce primarily from the Barossa Valley Region. Home based industries will be limited to those based on rural, arts, crafts, tourist, cultural or heritage activities appropriate to the Region. Such agricultural and home based industries will complement the character of the zone and enhance tourist or heritage activities and be compatible with local areas. Forms of large scale winery and industrial development are more appropriate within industry zones within townships or regional industrial areas established specifically for such purposes.

The zone comprises a pleasant rural character derived from the broadacre farming pattern and undulating, wooded pastures together with the isolated dwellings and scattered farm buildings. The landscape character generally consists of open, undulating terrain with sparsely scattered stands of native vegetation. There are pockets of the zone where steep slopes and stands of native vegetation are more predominant, such as the upland areas of the Barossa Ranges. Development will recognise the limitations imposed by such characteristics and prevent the further erosion of soils, or removal of native vegetation. It is expected that development will be carefully designed and located to complement the open landscape character.

The stands of existing native vegetation within and surrounding Sandy Creek Conservation Park add to the landscape character consisting of a patchwork of open cropped and grazing areas interspersed with stands of vegetation. Development will result in the protection and expansion of stands of native vegetation within and outside of the Sandy Creek Conservation Park, and across the zone generally.

Other than within **Precinct 4 Barossa Range, Precinct 6 Moculta** and **Precinct 7 Paper Town**, there are opportunities for additional dwellings to be established within the zone, however only where it can be demonstrated that they do not conflict with the use of land for primary production purposes and maintain the open landscape character. Additional dwellings within **Precinct 4 Barossa Range** and **Precinct 6 Moculta** will be limited so as to maximise farm productivity and prevent incremental erosion of the existing landscape character. It is anticipated that buildings in the zone will be limited to single-storey in height, be designed and located so that they are not visible from public roads, particularly the Barossa Valley Highway, scenic or tourist routes, or from vistas within townships. Buildings will be designed to minimise the disturbance to the natural ground levels, utilising design techniques to reduce bulk and massing and be constructed using materials and finishes of a low reflective nature and subdued colour to match those found located within the landscape in order to be inconspicuous in appearance. Buildings will be designed and constructed with environmentally sustainable principles in mind, including passive solar techniques, use of renewable energy and harvesting of stormwater for re-use located within the dwelling and surrounds.

Pockets of native vegetation exist throughout the zone, however are isolated as a result of past clearing practices. It is expected that broadacre farming and horticultural land use will not take place on land containing stands of mature native vegetation. Development will result in the conservation of existing stands of native vegetation and increase the planting of locally indigenous vegetation in important locations, such as along watercourses. Development involving the construction of buildings or structures will include the planting of additional locally indigenous species to increase biodiversity and habitats for fauna, as well as screen the buildings and structures from views in the locality.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - commercial forestry
  - dairy farming
  - farming
  - horticulture
  - tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings).
- 2 Development listed as non-complying is generally inappropriate.
- 3 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.
- 4 Cellar door sales outlets and restaurants should only be established on the same allotment as, and be an ancillary use to a winery, and:
  - (a) primarily sell and offer the tasting of wine that is produced located within the Barossa Valley Region

- (b) 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
  - (c) 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)
  - (d) not exceed a seating capacity for 75 persons.
- 5 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.
- 6 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.
- 7 A dwelling should only be developed if:
- (a) there is a demonstrated connection with farming or other primary production
  - (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
  - (c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity
  - (d) it does not result in more than one dwelling per allotment
  - (e) it is designed and constructed utilising environmentally sustainable design principles.
- 8 A winery should only be established on an allotment with at least 4 hectares of vineyard and involve at least one of the following activities:
- (a) grape crushing
  - (b) fermenting of grape product
  - (c) wine maturation
- and may include any of the following as accessory and subordinate activities:
- (i) administration
  - (ii) bottling
  - (iii) packaging
  - (iv) warehousing for the store of wine
  - (v) waste treatment, storage, reuse and disposal.
- 9 There should be no new wineries, restaurants, shops or cellar door sales outlets located within the **Barossa Exclusion Area** as shown on *Overlay Maps Baro/1, Baro/26 to Baro/28, Baro/30 to Baro/33 and Baro/37 - Development Constraints*.

## Form and Character

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 Buildings should be unobtrusive in appearance, not detract from the open natural character of the zone and, in particular should:
  - (a) be single storey
  - (b) be of a low profile with roof lines that complement the natural form of the land
  - (c) comprise variations in wall and roof lines and floor plans which complement the contours of the land so as to minimise the mass of the building
  - (d) be sited on an excavated rather than a filled site in order to reduce the vertical profile of the building
  - (e) incorporate large eaves, verandas and pergolas into designs to create shadowed areas which reduce the bulky appearance of buildings
  - (f) utilise non-reflective materials and be finished in colours that blend with the natural environment
  - (g) be screened by existing native vegetation when viewed from roads located within the zone or from townships.
- 12 Detached dwellings should:
  - (a) not be located in areas subject to inundation by a 1-in-100 year average return interval flood event nor be sited on land fill which would interfere with the flow of such flood water
  - (b) demonstrate access to a year round water supply and a safe and efficient effluent disposal system which will not pollute watercourses or underground water resources or be a risk to health
  - (c) cater for a safe, clean, tidy and unobtrusive area for the storage and disposal of refuse so that the desired natural character of the zone is not adversely affected
  - (d) not create a potential demand for the provision of services at a cost to the community.
- 13 Detached dwellings should be designed and constructed in the following manner:
  - (a) have a floor plan design that
    - (i) locates a day living area incorporating at least one window that faces between 20° east and 30° west of true north
    - (ii) is appropriately zoned so that doors are placed between living areas and other rooms and corridors
  - (b) have a total window area facing east and west that does not exceed 50 per cent of the total window area of the dwelling
  - (c) provide external shading to west facing windows in the form of either eaves or awnings of at least 450 millimetres in width
  - (d) provide external shading to north facing windows that allows winter sun to penetrate, but provides shade in summer
  - (e) have a roof layout that incorporates an area of at least 10 square metres that faces 30° west and 20° east of true north and has a roof pitch of at least 18°

- (f) collects, stores and re-uses roof stormwater within and about the dwelling, provided water storage requirements for fire protection purposes are not compromised.
- 14 Driveways and access tracks should follow the contours of the land to reduce their visual impact and erosion from water runoff and be surfaced with dark materials. Excavation and/or filling of land should be kept to a minimum to preserve the natural form of the land and native vegetation.
- 15 The number of outbuildings should be limited, they should be grouped together, located in unobtrusive locations and screened from view for public roads or townships.
- 16 Development for commercial orchards or vineyards should provide a headland/access area (excluding any area required for a landscaped spray shield/buffer) for agricultural vehicles and equipment to manoeuvre on the site of at least:
  - (a) 5 metres in width where the planting rows are parallel to the property boundary
  - (b) 10 metres in width in other cases.
- 17 Spray shields and biological buffer zones should be of a size and location that minimises runoff onto arterial roads, established along property boundaries with sensitive adjoining land uses, and appropriately landscaped.
- 18 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.
- 19 Residential and tourist accommodation development should not be located within 300 metres of existing winery or industrial land uses unless it can achieve at least one of the following:
  - (a) the development is located on the same allotment as the winery or industrial operation
  - (b) the development is located and designed to mitigate the likely noise, dust, odour and traffic impacts arising from the winery or industrial operation.
- 20 Wineries should not:
  - (a) result in traffic volumes that would be likely to adversely alter the character and amenity of the locality
  - (b) necessitate significant upgrading of public infrastructure including roads and other utilities, unless upgrading would be required through normal maintenance or was imminent due to growth in demand in the locality.

## Land Division

- 21 Land division should only occur where it will promote economically productive, efficient and sustainable primary production and, other than within **Precinct 5 Concordia**, not create any additional allotments.
- 22 Land division involving boundary realignments should only occur where the number of resulting allotments of less than 32 hectares is not greater than the number that existed prior to the realignment.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 4 Barossa Range

- 23 A dwelling should only occur on an allotment which satisfies one of the following:
- (a) is at least 100 hectares in area and a habitable dwelling does not already exist
  - (b) is identified in [Table Baro/3 – Infill Dwelling Sites](#)
  - (c) contains a habitable dwelling as at 18 September 1990 on one of a group of allotments, the total area of which exceeds 100 hectares provided both (A) and (B) are satisfied:
    - (A) that group of allotments is amalgamated to form one allotment of greater than 100 hectares
    - (B) the new dwelling is constructed within 200 metres of the existing dwelling on that allotment
  - (d) created after 27 June 1996 by the amalgamation of three or more contiguous, vacant allotments where the resultant allotment size is at least 50 hectares.

### Precinct 5 Concordia

- 24 Intensive rural industries of a factory type, such as chicken and other poultry hatcheries and batteries, and other large buildings used for the intensive keeping of animals or intensive agriculture in an artificial environment, should not be established or expanded.
- 25 A dwelling should only occur on an allotment greater than 32 hectares in area.
- 26 Land division should create additional allotments of greater than 40 hectares in area.

### Precinct 6 Moculta

- 27 A dwelling should only occur on an allotment which satisfies one of the following:
- (a) is at least 60 hectares in area and a habitable dwelling does not already exist
  - (b) is identified in [Table Baro/3 - Infill Dwelling Sites](#)
  - (c) contains a habitable dwelling as at 18 September 1990 on one of a group of allotments, the total area of which exceeds 60 hectares provided both (A) and (B) are satisfied:
    - (A) that group of allotments is amalgamated to form one allotment of greater than 60 hectares
    - (B) the new dwelling is constructed within 200 metres of the existing dwelling on that allotment
  - (d) created after 27 June 1996 by the amalgamation of three or more contiguous, vacant allotments where the resultant allotment size is at least 30 hectares.

### Precinct 7 Paper Town

- 28 A dwelling should only occur on an allotment greater than 32 hectares in area.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of Development	Exceptions
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>
Bulk handling and storage	
Cellar door sales outlet	Except where it satisfies criteria (a) to (g) inclusive: <ul style="list-style-type: none"> <li>(a) it is located outside the <b>Barossa Exclusion Area</b></li> <li>(b) the tasting of wine and retail sale of wine are the predominant activities</li> <li>(c) it is established on the same allotment as a winery</li> <li>(d) it does not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales on the allotment (and this includes any retail sale of non-beverage or non-food items)</li> <li>(e) the method of waste water disposal does not involve the storage of wastewater in holding tanks;</li> <li>(f) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time; and</li> <li>(g) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.</li> </ul>
Community centre	
Consulting room	
Demolition or part demolition of any State heritage place.	
Dwelling	Except for a detached dwelling: <ul style="list-style-type: none"> <li>(a) within <b>Precinct 7 Paper Town</b>, where the allotment is 32 hectares or greater or</li> <li>(b) within <b>Precinct 4 Barossa Range</b>, where:               <ul style="list-style-type: none"> <li>(i) the allotment is at least 100 hectares or</li> <li>(ii) identified in <a href="#">Table Baro/3 - Infill Dwelling Sites</a></li> </ul> </li> </ul>



Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(iii) where a habitable dwelling exists as at 18 September 1990 on one of a group of allotments, the total area of which exceeds 100 hectares provided both (A) and (B) are satisfied:               <ul style="list-style-type: none"> <li>(A) that group of allotments is amalgamated to form one allotment of greater than 100 hectares and</li> <li>(B) the new dwelling is constructed within 200 metres of the existing dwelling on that allotment or</li> </ul> </li> <li>(iv) on an allotment created after 27 June 1996 by the amalgamation of three or more contiguous, vacant allotments where the resultant allotment size is at least 50 hectares or</li> </ul> <p>(c) within <b>Precinct 6 Moculta</b>, where:</p> <ul style="list-style-type: none"> <li>(i) the allotment is at least 60 hectares or</li> <li>(ii) identified in <a href="#">Table Baro/3 - Infill Dwelling Sites</a></li> <li>(iii) where a habitable dwelling exists as at 18 September 1990 on one of a group of allotments, the total area of which exceeds 100 hectares provided both (A) and (B) are satisfied:               <ul style="list-style-type: none"> <li>(A) that group of allotments is amalgamated to form one allotment of greater than 60 hectares and</li> <li>(B) the new dwelling is constructed within 200 metres of the existing dwelling on that allotment or</li> </ul> </li> <li>(iv) on an allotment created after 27 June 1996 by the amalgamation of three or more contiguous, vacant allotments where the resultant allotment size is at least 30 hectares or</li> </ul> <p>(d) involving the conversion of an existing heritage building for residential purposes or</p> <p>(e) where it is located outside of <b>Precinct 4 Barossa Range</b>, <b>Precinct 6 Moculta</b> or <b>Precinct 7 Paper Town</b> and where there is no habitable dwelling existing on the same allotment (apart from a State or local heritage place used as a tourist accommodation facility) and</p> <p>(f) where no valid planning authorisation to erect a dwelling on the same allotment exists and</p> <p>(g) where no other application for development authorisation has been made and is not yet determined for a dwelling on the same allotment</p> <p>where the detached dwelling complies with the following criteria:</p> <ul style="list-style-type: none"> <li>(i) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event</li> <li>(ii) is sited at least 25 metres from any watercourse</li> <li>(iii) is sited at least 300 metres from an existing winery or 500 metres from an existing intensive animal keeping land use</li> <li>(iv) the vertical distance between any point at the top of any external wall and the finished ground level immediately below that point on the wall is less than 3 metres, other than gable ends of the dwelling where the distance is less than 5 metres</li> <li>(v) there is no floor level directly above another floor level, except where the upper floor level is located wholly at or below finished ground level</li> <li>(vi) the depth of excavation and/or filling of land is less than 1.5 metres, except for the purpose of constructing an earth-sheltered dwelling</li> <li>(vii) it does not involve the clearance of native vegetation comprising trees and/or shrubs</li> <li>(viii) contains a day living area incorporating at least one window that faces between 20° east and 30° west of true north</li> <li>(ix) contains doors between living areas and between a living area and other rooms and corridors</li> </ul>

Form of Development	Exceptions
	<ul style="list-style-type: none"> <li>(x) has a total window area facing east and west not exceeding 50 per cent of the total window area of the dwelling</li> <li>(xi) external eaves or awnings of a minimum 450 millimetres in width is provided to west facing windows</li> <li>(xii) roof incorporates an area of at least 10m<sup>2</sup> that faces between 30° west and 20° east of true north and has a pitch of greater than 18°</li> <li>(xiii) at least 1000 litres of stormwater from the roof is collected, stored and re-used located within the dwelling</li> <li>(xiv) is to be connected to an approved waste treatment system satisfying the following criteria:               <ul style="list-style-type: none"> <li>(A) no part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(B) no part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located in areas subject to inundation by a 1-in-100 year average return interval flood event</li> <li>(C) does not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or a depth to bedrock or seasonable or permanent watertable less than 1.5 metres</li> <li>(D) septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event.</li> </ul> </li> </ul>
Educational establishment	
Fuel depot	
Horticulture involving the growing of olives	<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>
Hospital	
Hotel	
Indoor recreation centre	
Industry	<p>Except in the forms of light industry or service industry that satisfy criteria (a) to (c) inclusive:</p> <ul style="list-style-type: none"> <li>(a) on a site of an existing approved industry</li> <li>(b) where the addition or expansion does not exceed 100 per cent of the total floor area which existed as at 18 September 1990</li> <li>(c) where the site of the proposed development is located within the original allotment which contained the existing activity as at 18 September 1990.</li> </ul>

Form of Development	Exceptions
Land division	Except where it achieves one of the following (a), (b) or (c): <ul style="list-style-type: none"> <li>(a) it is located within <b>Precinct 5 Concordia</b> and it would result in the creation of an additional allotment or allotments of 40 hectares or more</li> <li>(b) no additional allotments are created, and the number of resulting allotments of less than 32 hectares is not more than the number that existed prior to rationalisation</li> <li>(c) it would create an allotment containing an existing State or local heritage place of no greater than one hectare in area (excluding the area of any appendage for the purpose of giving access to a public road).</li> </ul>
Motel	Except a motel that lawfully existed as at 18 September 1990 and where the additional 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.
Motor repair station	
Nursing home	
Office	Except where ancillary to and in association with primary production or tourism development.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Primary school	
Restaurant	Except where it satisfies criteria (a) to (f) inclusive: <ul style="list-style-type: none"> <li>(a) it is located outside the <b>Barossa Exclusion Area</b></li> <li>(b) it is located on the same allotment as a winery or a shop where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product</li> <li>(c) the method of waste water disposal does not involve the storage of waste water in holding tanks</li> <li>(d) it does not result in more than 75 seats for customer dining purposes on the allotment</li> <li>(e) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time</li> <li>(f) no part of the development is undertaken in areas subject to inundation by a 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.</li> </ul>
Road transport terminal	
Service trade premises	
Shop or group of shops	
Stock sales yard	
Stock slaughter works	

Form of Development	Exceptions
Store	Except where the store activity satisfies criteria (a) to (c) inclusive: <ul style="list-style-type: none"> <li>(a) on a site of an existing approved store activity</li> <li>(b) where the addition or expansion does not exceed 100 per cent of the total floor area which existed as at 18 September 1990</li> <li>(c) where the site of the proposed development is located within the original allotment which contained the existing activity as at 18 September 1990.</li> </ul>
Telecommunications facility	Except a telecommunications facility 30 metres or less in height.
Warehouse	Except where the warehouse activity satisfies criteria (a) to (c) inclusive: <ul style="list-style-type: none"> <li>(a) on a site of an existing approved warehouse activity</li> <li>(b) where the addition or expansion does not exceed 100 per cent of the total floor area which existed as at 18 September 1990</li> <li>(c) where the site of the proposed development is located within the original allotment which contained the existing activity as at 18 September 1990.</li> </ul>
Waste reception, storage, treatment or disposal	
Wind farm	Except where the turbine generates power to be used wholly for activities to be located on the property upon which the turbine is situated and the turbine does not exceed 10 metres in height.
Winery	Except a winery on an allotment with at least 4 hectares of vineyard and satisfies criteria (a) to (f) inclusive: <ul style="list-style-type: none"> <li>(a) it is located outside of the <b>Barossa Exclusion Area</b></li> <li>(b) includes at least one of the following activities associated with the making of wine:               <ul style="list-style-type: none"> <li>(i) grape crushing</li> <li>(ii) fermentation of grape product</li> <li>(iii) wine maturation</li> </ul> </li> <li>(c) if the processing of grapes or grape products exceeds the equivalent of a 500 tonne crush per annum, the method of waste water disposal does not involve the storage of waste water in holding tanks</li> <li>(d) the development is setback at least 50 metres from a bore, well or watercourse</li> <li>(e) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill which would interfere with the flow of such flood waters</li> <li>(f) all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.</li> </ul>
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
	Commercial forestry
	Tourist accommodation

## Primary Production (Barossa Valley Region) Zone

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

### OBJECTIVES

- 1 Economically productive, efficient and environmentally sustainable primary production.
- 2 Allotments of a size and configuration that promote the efficient use of land for primary production purposes.
- 3 Preservation of rural land and landscape character by limiting additional dwellings and non-agricultural development, **except as provided for in Nuriootpa Sturt Highway Service Centre Policy Area 13.**
- 4 The long term continuation of farming, horticulture, viticulture and associated winery activities.
- 5 Winery and small-scale tourist facilities only where the character and function of viticulture activities are not adversely affected.
- 6 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The most intensive and historic viticulture land use in the region occurs in this zone, developed as a result of soil type, agricultural productivity, groundwater availability and settlement patterns. The zone also has a unique and attractive landscape character that forms the actual and perceived viticulture and tourist focus of the region. It is envisaged that development will enhance the function of this zone as the focus of the traditional Barossa Valley Region.

The zone is characterised by open undulating terrain combined with isolated stands of natural vegetation and scattered dwellings and farm buildings. The open nature of the land results in a landscape highly sensitive to development for non broad-acre farming or viticulture purposes. For this reason, it is expected that development will be carefully designed and located to blend located within the landscape and be inconspicuous in appearance from key tourist and scenic routes throughout the Barossa Valley Region.

Opportunities for non-agricultural development will be limited to preserve the natural appearance and scenic qualities of rural areas, as well as retain land for maximum horticultural and viticultural productivity. Similarly, large scale wineries and industrial development and dwellings will be limited in location and design to maximise productive land and prevent the incremental erosion of the existing landscape character. Forms of large scale winery and industrial development are more appropriate within regional industrial areas established specifically for such purposes.

Provision has been made for the development of a highway service centre at the corner of the Sturt Highway and Belvidere Road, with policy area specific policies applicable to this land contained in **Nuriootpa Sturt Highway Service Centre Policy Area 13.**

Pockets of native vegetation exist throughout the zone, however are isolated as a result of past clearing practices. Development will result in the conservation of existing stands of native vegetation and increase the planting of native vegetation in important locations, such as along watercourses. It is expected that broadacre farming and horticultural land use will not take place on land containing mature native vegetation in the Altona to North Para River area.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - diversification of existing farming activities through small scale tourist accommodation:
    - within an existing building; and
    - 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
  - horticulture
  - viticulture
  - winery.
- 2 Development listed as non-complying is generally inappropriate.
- 3 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.
- 4 A winery should be established on an allotment with at least 4 hectares of vineyard and involve at least one of the following activities:
  - (a) grape crushing
  - (b) fermenting of grape product
  - (c) wine maturation,and may include any of the following as accessory and subordinate activities:
  - (i) administration
  - (ii) bottling
  - (iii) packaging
  - (iv) warehousing for the store of wine
  - (v) waste treatment, storage, reuse and disposal.

- 5 Existing winery and industrial uses should only be expanded in association with improvements in:
  - (a) amenity
  - (b) site access
  - (c) waste management capabilities.
- 6 A dwelling should only be developed if:
  - (a) it is ancillary to primary production land uses
  - (b) the location of the dwelling will not inhibit the continuation of primary production or other development that is in keeping with the provisions of the zone
  - (c) it is located more than 500 metres from an existing intensive animal keeping operation; unless it is used in association with that intensive animal keeping activity
  - (d) it is located more than 300 metres from winery waste water treatment equipment, effluent dams, buildings containing wine-making activities or buildings containing bottling activities; unless it is sited on the same allotment as and used in association with a winery
  - (e) it does not result in more than one dwelling on an allotment
  - (f) the minimum allotment area and other criteria applicable to dwellings specified in the respective policy area can be met
  - (g) it is designed and constructed utilising environmentally sustainable design principles.
- 7 Cellar door sales outlets and restaurants should only be established on the same allotment as, and be an ancillary use to a winery, and:
  - (a) primarily sell and offer the tasting of wine that is produced located within the Barossa Valley Region
  - (b) 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
  - (c) 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)
  - (d) not exceed a seating capacity for 75 persons.

### **Form and Character**

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Wineries processing grapes or grape product exceeding the equivalent of a 500 tonne crush per annum should:
  - (a) not store winery waste water in holding tanks
  - (b) locate winery waste water treatment equipment, effluent dams, buildings containing wine-making activities or buildings containing bottling activities no closer than 300 metres to:
    - (i) tourist accommodation (except where it is sited on the same allotment as the winery)
    - (ii) residential development (except where it is sited on the same allotment as the winery)
    - (iii) a residential zone

- (iv) a rural living zone
  - (v) a recreation zone.
- 10 Winery development should provide that all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.
- 11 All effluent and waste water produced from dining activities should be contained in sealed holding tanks within an impervious, bunded area prior to removal off site to an approved wastewater treatment plant discharging outside of the Watershed unless it can be demonstrated that an on-site wastewater management system would not cause environmental harm.
- 12 Restaurants and cellar door sales outlets should be clustered with the buildings used for the winery operation, with dining facilities preferably located within, or as an extension to, maturation and cellar door sales areas.
- 13 Restaurants and cellar door sales outlets should:
- (a) not be sited:
    - (i) within areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters
    - (ii) on land with a slope more than 20 per cent (1-in-5)
  - (b) be setback a minimum of 25 metres from any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks where water flows at any time and includes all:
    - (i) dams or reservoirs that collect water flowing in a watercourse
    - (ii) lakes through which water flows
    - (iii) channels into which water has been diverted
    - (iv) any known underground seepage condition
  - (c) be setback a minimum of 50 metres from a road other than where occupying a local or state heritage listed building
  - (d) not result in ribbon development along roads
  - (e) maintain a clear delineation between urban and rural development.
- 14 The height of buildings and structures that will be visible from the roads identified on *Overlay Maps - Transport* as scenic lookouts should be limited in line with the ability of mature trees and landscaping to visually screen the proposed development from these areas.
- 15 Development should include landscaping that contributes to the visual amenity and landscape character of the locality by:
- (a) screening buildings, structures and storage areas from roads identified in *Overlay Maps - Transport* as scenic lookouts
  - (b) providing buffer areas to minimise the impact on sensitive uses
  - (c) using locally indigenous plant species where possible.



- 16 All access points should be sited 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.
- 17 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the allotment.
- 18 Industrial and winery developments should be designed to:
  - (a) separate the movements of tourist and customer vehicles from commercial and industrial vehicles
  - (b) include a maximum site coverage, including buildings, storage and parking areas, of 60 per cent
  - (c) minimise overshadowing of dwellings, tourist accommodation, and vineyards during the growing season.
- 19 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) the development is located on the same allotment as the winery or industrial operation
  - (b) the development is sited and designed to mitigate the likely noise, dust, odour, and traffic impacts arising from the winery or industrial operation.
- 20 Development for commercial orchards and vineyards should provide a headland/access area (excluding the area required for landscaped spray shield/buffer) for agricultural vehicles and equipment to manoeuvre on the site of at least:
  - (a) 5 metres in width where planting rows are parallel to the property boundary
  - (b) 10 metres in width in other cases.
- 21 Spray shields and biological buffer zones should be of a size and location that minimises runoff onto arterial roads, established along property boundaries with sensitive adjoining land uses, and appropriately landscaped.
- 22 Development on the land defined in [Concept Plan Map Baro/11 - Light Industry and Warehouse Area](#) should:
  - (a) be primarily for light industrial, warehouse and storage uses
  - (b) be established in accordance with [Concept Plan Map Baro/11 - Light Industry and Warehouse Area](#)
  - (c) not result in building areas which exceed the 'Future Building Area' defined on [Concept Plan Map Baro/11 - Light Industry and Warehouse Area](#)
  - (d) not exceed the capacity of the existing effluent treatment systems
  - (e) have minimal visual or other impacts on adjoining land
  - (f) be provided with landscaping of predominantly locally indigenous species that:
    - (i) is non-deciduous
    - (ii) provides an effective visual screen to the Sturt Highway
    - (iii) does not reduce the available site distances at access points
    - (iv) will not result in the introduction or increased spread of scheduled pest plants or environmental weeds.

- 23 Development on the land defined in [Concept Plan Map Baro/10 - Kroemer Crossing](#) should:
- (a) for allotments fronting the Barossa Valley Way
    - (i) be primarily for detached dwellings, cellar door sales, small scale tourist facilities, small scale cafes or restaurants (excluding fast food outlets)
    - (ii) be visually attractive consistent with the Barossa Valley Way tourist route function
    - (iii) be low scale and visually complementary to the existing dwellings in style and character, including setback
  - (b) for allotments fronting Diagonal Road be primarily for light or service industrial, office, warehouse and storage uses
  - (c) generate low levels of traffic from occupiers of, and visitors to, the land
  - (d) include noise attenuation measures to minimise traffic noise
  - (e) have minimal visual or other impacts on adjoining land.
- 24 Wineries should not:
- (a) result in traffic volumes that would be likely to adversely alter the character and amenity of the locality
  - (b) necessitate significant upgrading of public infrastructure including roads and other utilities, unless upgrading would be required through normal maintenance or was imminent due to growth in demand in the locality.

### **Land Division**

- 25 Land division should only occur in the form of a readjustment of allotment boundaries in order to achieve at least one of the following:
- (a) correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures
  - (b) improve the land for the purpose of primary production
  - (c) conservation natural environmental features.
- 26 Land division should not result in an additional number of allotments partly or wholly located within the zone.

## Nuriootpa Sturt Highway Service Centre Policy Area 13

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

### OBJECTIVES

- 1 Development of land uses that provide essential services and facilities to cater for the needs of highway users.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Development within the Policy Area will comprise a continuation of existing industry and commercial activities associated with the wine industry together with the potential development of a highway service centre providing essential services and facilities to encourage highway users to stop and take an effective break in the interests of driver safety. A highway service centre within the Policy Area will provide safe and convenient access onto and off the highway, a recognised and expected range of services and facilities to cater for the needs of both heavy and light vehicle traffic and will operate on a 24-hour / 7-days per week basis.

A highway service centre will include the following core services and facilities:

- designated parking areas for a range of light and heavy vehicles
- undercover areas for petrol, diesel and liquid petroleum gas sales and electric vehicle recharging designed to cater for light and heavy vehicles
- food and refreshment facilities excluding the sale of alcohol
- comfortable and safe, free access toilets, shower and washroom facilities
- rest facilities for truck drivers
- public telecommunication facilities
- indoor sit-down dining areas
- outdoor picnic and dining areas and playground facilities.

A highway service centre may include the following ancillary services and facilities:

- shop in the form of a convenience store not exceeding 250 square metres
- heavy vehicle marshalling yards
- local and regional tourist information
- facilities for emergency services
- recreational vehicle wastewater dump point.

A highway service centre will not include any of the following services and facilities:

- accommodation facilities
- vehicle servicing and repairs (except for emergency vehicle repairs)
- general retail facilities
- entertainment, amusement or gaming facilities
- sale, distribution and consumption of alcohol.

The built form of the highway service centre will be low in scale, functional, efficient and aesthetically pleasing to encourage drivers to stop. Buildings will adopt a unified architectural design and signage will be integrated throughout and shared to avoid the proliferation of signage. Advertising will not dominate the buildings to which they relate.

The design, cladding, colour and layout of the buildings will respond to the local landscape character and visual context by avoiding highly commercial architectural finishes and maximising use of stone, timber and other rustic architectural elements.

Landscaping and signage will be located and designed to assist drivers to identify entrance points and to integrate the built form development into the landscape. Particular importance will be given to landscaping the development as viewed from the Sturt Highway east of the policy area. Sheltered picnic and public outdoor dining facilities will be an important part of the landscape design.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the policy area:
  - industry and commercial activities associated with the wine industry
  - highway service centre which includes the following core services and facilities:
    - petrol, diesel and liquid petroleum gas sales and electric vehicle recharging facilities
    - cafés and restaurants
    - free public amenities
    - public telecommunication facilities
    - rest facilities for truck drivers
    - indoor and outdoor dining areas
    - playground facilities for children.
  - the following where ancillary to a highway service centre:
    - advertisements and advertising hoardings promoting approved uses and activities located within the policy area
    - facilities for emergency services
    - recreational vehicle wastewater dump point
    - a single convenience retail area not exceeding 250 square metres
    - heavy vehicle marshalling facilities.
- 2 Development should be undertaken in accordance with [Concept Plan Map Baro/18 – Sturt Highway Service Centre](#).
- 3 The development of a highway service centre should:
  - (a) provide safe and convenient access to and from the adjoining road network for all vehicles (up to and including the largest vehicle type expected to access the site)
  - (b) be visible from the adjoining roadway and be clearly signposted to promote safe access from the highway, but should not be so prominent so as to adversely impact on the landscape character of the locality
  - (c) provide a layout that is simple, understandable and accessible for drivers and which separates heavy from light vehicles wherever possible and keeps internal traffic speeds to not more than 20 km/h
  - (d) adopt a unified architectural design with building material, colour and the layout of buildings to address the visual context of the locality
  - (e) locate buildings (excluding an advertising hoarding) a minimum of 25 metres from the road alignment
  - (f) provide a landscaping strip of a minimum of 5 metres wide along the road frontages, with additional internal landscaping provided around buildings and to separate driveways
  - (g) include landscaping which provides safe driver sightlines and reflects local landscape character

- (h) be well lit
  - (i) provide for integrated and shared advertising to avoid the proliferation of signage
  - (j) manage noise, odour, visual or light spill impacts on road users and any existing adjacent sensitive land uses.
- 4 No more than one multi-tenancy pylon sign should be erected that:
- (a) does not exceed 12 metres in height
  - (b) only identifies the primary facility and individual tenancies.
- 5 Advertisements should:
- (a) only relate to approved services and facilities
  - (b) be integrated with the design of the buildings
  - (c) not be located above the roofline of any building, including above any refuelling area canopy.
- 6 Individual freestanding signs for individual tenancies should:
- (a) not exceed 6 metres in height
  - (b) be sited a minimum distance of 20 metres from each other and from adjoining road reserves.
- 7 Fencing where required should be traditional rural post and wire fencing, except as required to screen service areas.

## 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 Development Regulations 2008.
	Advertisement and/or advertising hoarding where the development achieves at least one of (a), (b) or (c): <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> <li>(c) is located within <b>Nuriootpa Sturt Highway Service Centre Policy Area 13</b> and is limited to information relating to approved services and facilities within the Policy Area.</li> </ul>
	Alterations and additions to an existing building, use or activity which is being lawfully undertaken, where the total floor area or site area of the extension does not exceed 25 per cent of the total floor or site area of that use as at 18 September 1990 (other than those buildings or uses specifically exempted below).
	Alterations, additions or replacement of an existing dwelling.
	Any development not listed elsewhere as an exception which is envisaged within and associated with a highway service centre in <b>Nuriootpa Sturt Highway Service Centre Policy Area 13</b> .
	Bed and breakfast accommodation that achieves at least one of the following criteria: <ul style="list-style-type: none"> <li>(a) within or as an addition to a building existing as at 18 September 1990</li> <li>(b) 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.</li> </ul>
	<b>Carport</b>

Form of development	Exceptions
	<p>Cellar door sales outlet where:</p> <ul style="list-style-type: none"> <li>(a) the tasting of wine and retail sale of wine are the predominant activities</li> <li>(b) it is established on the same allotment as a winery and vineyard, where the vineyard is at least 5000 square metres in area</li> <li>(c) it does not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales on the allotment (and this includes any retail sale of non-beverage or non-food items)</li> <li>(d) the method of waste water disposal does not involve the storage of wastewater in holding tanks</li> <li>(e) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time</li> <li>(f) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.</li> </ul>
	<p>Cellar door sales, small scale tourist facilities and small scale cafes or restaurants on the land identified in <a href="#">Concept Plan Map Baro/11 - Light Industry and Warehouse Area</a>.</p>
	<p>Conversion of a non-residential building existing as at 18 September 1990 for educational, interpretive or community purposes.</p>
	<p>Deck</p>
	<p>Detached dwelling that meets at least one of the following criteria:</p> <ul style="list-style-type: none"> <li>(a) on an allotment greater than 25 hectares in area and where a habitable dwelling does not already exist on the allotment</li> <li>(b) involving the conversion of an existing State or local heritage place for residential purposes</li> <li>(c) on an allotment identified within <a href="#">Concept Plan Map Baro/10 - Kroemer Crossing</a></li> <li>(d) on an allotment identified on <a href="#">Table Baro/3 - Infill Dwelling Sites</a>.</li> </ul>
	<p>Emergency service facility</p>
	<p>Farming</p>
	<p>Farm building</p>
	<p>Fence</p>
	<p>Horse keeping</p>
	<p>Horticulture</p>
	<p>Horticulture 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>
	<p>Horticultural building</p>

Form of development	Exceptions
	<p>Land division that meets one of the following criteria:</p> <ul style="list-style-type: none"> <li>(a) no additional allotments are created wholly or partly located within the zone</li> <li>(b) to create a separate allotment containing an existing State or local heritage place not exceeding one hectare (excluding the area of any appendage for the purpose of giving access to a public road)</li> <li>(c) to create a separate allotment for an envisaged land use located in <b>Nuriootpa Sturt Highway Service Centre Policy Area 13.</b></li> </ul>
	<p>Light industry, service industry, store or warehouse activity (<i>other than development on the land identified in <a href="#">Concept Plan Map Baro/10 - Kroemer Crossing</a> and <a href="#">Concept Plan Map Baro/11 - Light Industry and Warehouse Area</a></i>):</p> <ul style="list-style-type: none"> <li>(a) on the site of an existing industry, service trade premises, road transport terminal, motor repair station, store or warehouse activity</li> <li>(b) where the addition or expansion does not exceed 100 per cent of the total floor area which existed as at 18 September 1990</li> <li>(c) where the site of the proposed development is located within the original allotment which contained the existing activity as at 18 September 1990.</li> </ul>
	<p>Light industry, service industry, store or warehouse activity on the land identified within <a href="#">Concept Plan Map Baro/11 - Light Industry and Warehouse Area</a>.</p>
	<p>Light industry, service industry, office, store or warehouse activity on the land identified within <a href="#">Concept Plan Map Baro/10 - Kroemer Crossing</a>.</p>
	<p>Motel which existed as at 18 September 1990 and where 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.</p>
	<p>Office where ancillary to primary production or tourism development.</p>
	<p>Organic waste processing facility where:</p> <ul style="list-style-type: none"> <li>(a) an impervious leachate barrier is provided between the operational areas and the underlying soil and groundwater of an organic waste processing operation proposed to be located on a site that is wholly or partly within a water protection area</li> <li>(b) the proposed organic waste processing operation is located on a site with ground slopes no greater than 6 per cent</li> <li>(c) the proposed organic waste processing operation is located a minimum distance of 100 metres from any dam, river, creek, natural watercourse, channel or bore and not located within the area of a 1-in-100 year average return interval flood event</li> <li>(d) the proposed organic waste processing operation is located on land with a depth to subsurface seasonal tidal or permanent groundwater of 2 metres or greater</li> <li>(e) the land to be used for the organic waste processing operation is either:             <ul style="list-style-type: none"> <li>(i) at least 500 metres from the nearest sensitive receptor,</li> <li>(ii) the proposed organic waste processing operation employs an in-vessel or fully enclosed composting system.</li> </ul> </li> </ul>
	<p>Outbuilding associated with residential use.</p>
	<p>Pergola</p>



Form of development	Exceptions
	Petrol filling station including electric vehicle recharging facilities but which does not include any associated servicing of motor vehicles and which is located within <b>Nuriootpa Sturt Highway Service Centre Policy Area 13</b> .
	Public service depot
	Recreation area including associated buildings and facilities.
	Restaurant within or as an addition to a building existing as at 18 September 1990, or is located in <b>Nuriootpa Sturt Highway Service Centre Policy Area 13</b> and is associated with a petrol filling station and other uses which together comprise a highway service centre.
	Shade sail
	Shop in form of a cafe, fast food outlet or restaurant where: <ul style="list-style-type: none"> <li>(a) it will be associated with a petrol filling station which together comprise a highway service centre</li> <li>(b) located within <b>Nuriootpa Sturt Highway Service Centre Policy Area 13</b>.</li> </ul>
	Shop in the form of a convenience shop where: <ul style="list-style-type: none"> <li>(a) it has a gross leasable floor area of no more than 250 square metres</li> <li>(b) it will be ancillary to and in association with a petrol filling station and shop in the form of a cafe, fast food outlet or restaurant which together comprise a highway service centre</li> <li>(c) located within <b>Nuriootpa Sturt Highway Service Centre Policy Area 13</b>.</li> </ul>
	Solar photovoltaic panels
	Veranda
	Waste disposal at part Section 119, Hundred of Nuriootpa (Certificates of Title: Volume 1797 Folio 28 and Volume 2383 Folio 127).
	Water tank
	Wind farm where the turbine generates power to be used wholly for activities to be located on the property upon which the turbine is situated and the turbine does not exceed 10 metres in height.
	Winery on an allotment with at least 4 hectares of vineyard or where located in <b>Nuriootpa Sturt Highway Policy Area 13</b> , where: <ul style="list-style-type: none"> <li>(a) it includes at least one of the following activities associated with the making of wine:           <ul style="list-style-type: none"> <li>(i) grape crushing</li> <li>(ii) fermentation of grape product</li> <li>(iii) wine maturation</li> </ul> </li> <li>(b) if the processing of grapes or grape products exceeds the equivalent of a 500 tonne crush per annum, the method of waste water disposal does not involve the storage of waste water in holding tanks</li> <li>(c) the development is setback at least 50 metres from a bore, well or watercourse</li> <li>(d) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill which would interfere with the flow of such flood waters</li> <li>(e) all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.</li> </ul>

## Public Notification

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

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

Category 1	Category 2
Advertisements and/or advertising hoarding  All development associated with a highway service centre in <b>Nuriootpa Sturt Highway Service Centre Policy Area 13</b>  Farming Farm building Horticultural building Winery that: <ul style="list-style-type: none"> <li>(a) processes 500 tonnes of grapes or less per year</li> <li>(b) is located further than 300 metres of the following zones or policy areas:               <ul style="list-style-type: none"> <li>(i) residential</li> <li>(ii) tourist accommodation</li> <li>(iii) rural living</li> <li>(iv) township.</li> </ul> </li> </ul>	Commercial forestry  Dwelling located less than 300 metres from winery waste water treatment equipment, effluent dams, buildings containing wine-making activities or buildings containing bottling activities; unless it is sited on the same allotment as and used in association with a winery.  Recreation area  Winery that: <ul style="list-style-type: none"> <li>(a) processes 500 tonnes of grapes or less per year</li> <li>(b) is located within 300 metres of the following zones or policy areas:               <ul style="list-style-type: none"> <li>(i) residential</li> <li>(ii) tourist accommodation</li> <li>(iii) rural living</li> <li>(iv) township.</li> </ul> </li> </ul> Winery that: <ul style="list-style-type: none"> <li>(a) processes 500 tonnes of grapes or more per year</li> <li>(b) is located further than 300 metres of the following zones or policy areas:               <ul style="list-style-type: none"> <li>(i) residential</li> <li>(ii) tourist accommodation</li> <li>(iii) rural living</li> <li>(iv) township.</li> </ul> </li> </ul> Winery, including associated activities, which does not involve an increase in processing capacity.

## Recreation Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

It is expected that development will maximise the use and functionality of existing recreational facilities and result in the efficient use of land. Additional indoor recreation facilities will be limited to expansions of existing sporting facilities or clubrooms.

Development will retain and enhance the attractive setting and landscape character of the zone as derived from watercourses, areas of open space and associated vegetation. Within Nuriootpa, much of the zone is subject to inundation. Development in these locations will be sited above the 1-in-100 year average return interval flood event and designed to prevent damage to property or risk to lives as well as avoid impacting on the flows of floodwaters.

Buildings will be sited so as not to dominate the attractive landscaped character of the zone. Buildings will be low profile in appearance, exhibit a high standard of design and materials, and be compatible with any adjacent residential development. The sharing of car parking areas between land uses is encouraged provided peak times of use do not coincide.

Existing landscaping and vegetation contributes to, and forms an important part of, the character of the zone. Development will protect existing vegetation, particularly along watercourses and where possible, include the remediation and upgrading of riverbanks. Development at Altona will only occur if it preserves and enhances native vegetation. Additional landscaping is desired to screen large areas of car parking and building mass, as well as provide additional shade without detracting from the overall effective use and maintenance of sporting facilities.

Development will improve pedestrian and bicycle access to and from adjacent residential areas, and contribute to the provision of paths throughout the zone, particularly to assist in providing safe access onto and across adjacent roads, watercourses and any other links.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

### Form and Character

- 4 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.
- 7 On-site parking areas and vehicular access points should be co-ordinated to promote multiple use of facilities and avoid congestion on public roadways.
- 8 Paths for safe pedestrian and cyclist access should be provided throughout recreation areas and link to adjoining residential areas.

### Land Division

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

## PROCEDURAL MATTERS

### Complying Development

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

## 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
Consulting room	
Crematorium	
Demolition or part demolition of any State heritage place.	
Dwelling	Except for a caretaker's residence or to convert a former dwelling back to residential use.
Fuel depot	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly located within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except where associated with community or recreation facilities.
Petrol filling station	
Place of worship	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where both (a) and (b) are met: (a) the shop is associated with a community or recreation facility (b) the gross leasable area is less than 80 square metres.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

## Public Notification

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

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

Category 1	Category 2
Car parking	Lighting for night use of facilities
Clubrooms associated with sports facilities	Shops or groups of shops ancillary to recreation development
Educational establishment	
Golf course	
Indoor and outdoor recreation facilities	
Playground	
Showground	
Spectator and administrative facilities ancillary to recreation development	
Swimming pool	

## 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.
- 2 Increased dwelling densities and supported accommodation in close proximity to the **District Town Centre Zone**, public transport routes and public open spaces where the established character of the area is not likely to be adversely affected.
- 3 A zone accommodating educational uses and other compatible non-residential activities that are small in scale, negligible in external impact and serve the needs of the local community.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone comprises residential areas within three townships located within the Barossa region - Angaston, Nuriootpa and Tanunda. The residential areas of the townships have developed over a number of periods and this is reflected in the variety in housing ages and character. There are still a number of areas within Angaston and Tanunda where historic dwellings from the 1870s-80s and 1920s, important growth periods of the townships, remain relatively intact and are predominant. These areas are also contained located within the **Historic Conservation Area** and the **Tanunda Historic Character Policy Area 2**. Development adjacent to the **Historic Conservation Area** or the **Tanunda Historic Character Policy Area 2** will reflect the building styles of those areas.

All townships have been developed around a grid pattern of roads, with a modified grid in Angaston to cater for the steep slopes in certain locations. Development involving the division of land and construction of new roads will, where possible, continue this road pattern instead of adopting a modern curvilinear road pattern incorporating culs-de-sac.

Within those portions of Nuriootpa identified within [Concept Plan Map Baro/2 - Nuriootpa Township \(Nuriootpa\)](#) development will be undertaken in a co-ordinated manner, consistent with the layout shown located within the concept plan. Land division in the flood prone areas shown on [Concept Plan Map Baro/2 - Nuriootpa Township \(Nuriootpa\)](#) will be low density in nature and only occur once it can be demonstrated that adequate stormwater disposal and vehicle access to each dwelling site can be secured as a result of the development. The construction of any new roads within land division will reflect 'traditional' verge treatments (low front fencing, paved footpath, street trees and gutter) generally found throughout the townships.

It is expected the zone will accommodate the development of principally detached dwellings at low densities with opportunities for medium density development and aged care accommodation limited to those locations within Nuriootpa that are in close proximity to the District Town Centre, large open space areas and along public transport routes, provided it is sympathetic to the existing character and will not result in a stark contrast to the established character and amenity of surrounding development.

Housing located within the townships is generally characterised by single storey, detached dwellings on large allotments typical of a country town, although there are examples of sympathetic medium density infill development within parts of Nuriootpa. It is expected that development will be complementary to the low scale, low density character of residential areas located within the townships, and in particular be principally in the form of single storey dwellings. Second storeys within roof spaces may be appropriate where they are appropriately designed in the context of the dwellings existing located within the locality, in terms of building height, scale and massing. Two storey development will be limited to large residential allotments where there is sufficient area to accommodate space around the building so that the building is not dominant in the streetscape or overbearing to adjoining properties.

It is envisaged that new dwellings and outbuildings will be complementary to the spaces around buildings found in the locality, particularly in regard to front, side and rear setbacks and extent of site covered. Buildings comprising second storeys will be provided with larger side and rear setbacks than single storey buildings. Affordable forms of housing, such as transportable buildings are appropriate, provided they are finished in new or as new materials and have enclosed footings.

Development within **Precinct 9 Langmeil Road** will retain a very low density form of development, complement the scale of existing buildings within close proximity to the North Para River and be located above the 1-in-100 year average return interval flood event level.

## **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
    - open space
    - primary and secondary school
    - recreation area
  - 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.
  - (d) does not result in an extension of a centre zone or result in ribbon retail or commercial development.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

### **Form and Character**

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



- 7 Other than where it can be demonstrated that a particular locality can support a reduced setback, dwellings should be designed located within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6.5 metres (unless a greater distance is the prevailing setback in the locality).
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1.5 metres
Minimum setback from rear boundary	5 metres for single storey elements to buildings. 8 metres for two storey elements to buildings.
Minimum number of on site car parking spaces (one of which should be covered)	2 spaces per dwelling. Plus for sites with more than two dwellings sharing a communal driveway, at least 1 visitor car park for every 4 dwellings.

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

Parameter	Value
Maximum floor area	100 square metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	On boundary for up to 7 metres in length for wall heights up to 2.7 metres. 600 millimetres for wall lengths greater than 7 metres in length and up to 2.7 metres in height. 1 metre for wall heights over 2.7 metres.
Minimum setback from a public road or public open space area	No closer than any building on the site, or adjacent site.

- 9 Other than within **Precinct 8 Kalimna Road, Precinct 9 Langmeil Road and Precinct 10 Low Density**, 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 Site Area (square metres) per dwelling - within all towns except Nuriootpa	Minimum Site Area (square metres) per dwelling - within Nuriootpa township	Minimum frontage (metres)
Detached	500 minimum	420 minimum	15
Semi-detached	400 minimum	350 minimum	12
Group dwelling	400 average	350 average	25 (site frontage)
Residential flat building	400 average	350 average	25 (site frontage)
Row dwelling	350 minimum	300 minimum	10

- 10 Medium-density residential development on sites adjoining the Nuriootpa Linear Park should enhance the southern entrance to Nuriootpa as viewed from Murray Street by:

(a) orienting buildings to face the Nuriootpa Linear Park

- (b) extensive landscaping
  - (c) hipped roof forms and stone or rendered brick external materials.
- 11 Residential development in the area generally west of Vine Street, Nuriootpa, should be set back 50 metres from the **Industry (Barossa Valley Region) Zone** and a vegetated separation area should be established adjacent to the **Light Industry Zone** boundary to provide a visual and amenity screen.
- 12 Development of rail related activities on existing allotments 3, 4, 5, 24, 75 and 76 in Deposit Plan 3380, Certificate of Title: Volume 5713 Folio 396 as shown on *Overlay Map Baro/6 - Transport (Nuriootpa)*, should only include infrastructure for the turning of locomotives. Such development should include highly landscaped areas that effectively buffer it from adjoining residential land.
- 13 Development adjacent to a railway line should incorporate sound attenuation including mounding and/or fencing.
- 14 Development of land abutting Tolley Road, Nuriootpa as shown on [Concept Plan Map Baro/2 - Nuriootpa Township \(Nuriootpa\)](#) should:
- (a) have no vehicular access to Tolley Road
  - (b) provide 10 metre wide road widening to Tolley Road
  - (c) provide a 300 millimetre wide linear reserve parallel to Tolley Road.

### Land Division

- 15 Land division should create allotments suitable for their intended purpose and should take into account:
- (a) the intended dwelling type and density desired by the relevant policy area or precinct
  - (b) the requirement for private open space, vehicle parking and storage requirements of residential development
  - (c) the prevailing pattern of development and character of the surrounding area.
- 16 The development of the land between Magnolia Road, Menge Road and the railway at Tanunda should be in the form of a cul-de-sac off Magnolia road, with at least a 3 metre wide landscaped reserve on these two road boundaries to preserve the existing trees.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 8 Kalimna Road

- 17 Development located within the Kalimna Road Precinct should be undertaken in a co-ordinated manner in accordance with [Concept Plan Map Baro/2 - Nuriootpa Township \(Nuriootpa\)](#) and:
- (a) preserve all substantial trees identified located within the concept plan
  - (b) not result in direct access to Sturt highway.
- 18 Land division should create allotments with an average of not less than 1000 square metres and should only occur on a site of at least 10 hectares in area to ensure the co-ordinated development of the land in the precinct with the exception of land division:
- (a) resulting in the amalgamation of existing allotments

- (b) where no additional allotment or allotments are created and the purpose of the plan of division is to provide for a minor readjustment of allotment boundaries to:
- (i) correct an anomaly in the placement of those boundaries or
  - (ii) improve the management of the land for the purpose of the conservation of its natural features.

### **Precinct 9 Langmeil Road**

- 19 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 20 Land division should result in allotments of at least 2000 square metres in area.

### **Precinct 10 Low Density**

- 21 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:

<b>Dwelling type</b>	<b>Site area (square metres)</b>	<b>Minimum frontage (metres)</b>
Detached	600 minimum	15
Semi-detached	600 minimum	12
Group dwelling	600 minimum	25 (site frontage)
Residential flat building	600 average	25 (site frontage)
Row dwelling	600 minimum	10

## Tanunda Historic Character Policy Area 2

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

### OBJECTIVES

- 1 Development that complements the historic significance of the area.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The desired character of the policy area is derived from low-scale, low density residential development, in particular, dwellings and other historic buildings representing Tanunda's nineteenth century development. Development will respect and complement characteristics that make up the character of each precinct identified below:

#### Precinct 11 Basedow Road

This precinct, as shown on *Precinct Map Baro/18*, consists of a group of early houses extending from Number 8 to Number 36 Basedow Road (excluding number 30). These buildings all date from 1890 to 1910 and retain a high degree of integrity that will be protected and enhanced.

#### Precinct 12 Crayford

This precinct, as shown on *Precinct Map Baro/18*, was originally called Crayford when initially subdivided by Wiles Peacock in 1856, and was named after a village in Kent, England. A row of houses forms part of the entrance to Tanunda at the junction of Bethany Road and the southern end of Murray Street. The houses date from 1900 to 1920 and form a consistent group opposite the State Heritage Registered St John's Cemetery and this character will be preserved.

#### Precinct 13 MacDonnell Street

This precinct, as shown on *Precinct Map Baro/18*, is defined by Fielder Street from Edward Street, both sides of the road to MacDonnell Street incorporating Kook Street to Mill Street both sides of the road to Edward Street, and is defined to ensure the retention of the significant historic qualities of the residential buildings in this area. This small residential area contains excellent examples of houses from a wide range of domestic architectural periods including the 1890s and 1920s. The western side of this area was originally subdivided by the Tanunda Town Building Company (by Hermann Kook) in 1855 as part of their Murray Street subdivision, and the MacDonnell Street area was subdivided later.

#### Precinct 14 Tanunda West

The precinct, as shown on *Precinct Map Baro/16 and Precinct Map Baro/18*, includes a section of Murray Street, immediately south of the **District Town Centre Zone**. Existing landscaping and low-density built-form in this locality are features worth retaining for their contribution to the attractive "gateway" to the District Town Centre. Other, narrower streets, with varied, but minimal building setbacks, forming intimate streetscapes, also contribute significantly to the desired character.

#### Precinct 15 Tanunda North

This precinct, as shown on *Precinct Map Baro/16*, north of the original subdivision of Tanunda between Langmeil Road, Elizabeth Street, Murray Street and Bridge Street contains excellent examples of a range of periods of domestic architecture in Tanunda and is defined to ensure the retention of historic qualities of notable places that contribute to the character of this area. The southwest corner of this area incorporates the Tanunda Recreation Park and mature street plantings associated with the Park. This area extends from the eastern side of Murray Street to incorporate the northern end of Murray Street, which includes a large number of houses of similar residential quality and value.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Form and Character**

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Development should:
  - (a) be compatible with the height, roof-forms and pitches, proportions, siting, architectural style and detailing, materials and frontage patterns of the nineteenth century dwellings typical in the locality
  - (b) retain sound housing stock that contributes significantly to the desired character.
- 3 Additions to existing buildings should be screened and/or located to the rear of the building and comprise compact extensions of a scale, bulk and external appearance that are sympathetic and compatible with the historic character of the original building.
- 4 Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:
  - (a) scale and bulk
  - (b) width of frontage
  - (c) boundary setback patterns
  - (d) proportion and composition of design elements such as roof lines, pitches, openings, fencing and landscaping
  - (e) external materials and finishes
  - (f) visual interest.

## **PRECINCT SPECIFIC PROVISIONS**

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

### **Precinct 11 Basedow Road**

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

### **Precinct 12 Crayford**

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

### **Precinct 13 MacDonnell Street**

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

### **Precinct 14 Tanunda West**

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

### **Precinct 15 Tanunda North**

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

## Menge Road Policy Area 11

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

### OBJECTIVES

- 1 A residential policy area comprising a range of dwelling types including detached dwellings, semi-detached dwellings, group dwellings and residential flat buildings.
- 2 A range of dwelling types to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 A minimum of 15 per cent affordable housing.
- 4 Development that does not compromise the ongoing operations of the existing winery.
- 5 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The **Menge Road Policy Area 11** is a 'greenfields' development site that will transform agricultural land on the eastern side of Tanunda into a high quality, master planned residential community. The development will occur in an orderly and integrated manner to create a compact extension of the township.

The policy area will be designed and developed as an attractive, well landscaped and liveable environment that conveys a sense of place for its residents. Dwellings along Menge Road will be oriented to provide an attractive residential streetscape to Menge Road and maximise views across adjacent rural land to the east. The pattern of development will establish movement networks for vehicular, pedestrian and bicycle traffic that facilitate and enhance accessibility and amenity in the locality. This will occur through the identification of appropriately designed vehicular access, cycle and pedestrian paths that incorporate a high level of mobility and high standard of landscaping.

Public open space in the form of reserves will maximise linkages with the town centre to the west and community and recreational facilities to the north-east. Areas of public open space will provide an attractive focal point for residents and provide an appropriate setting for dwellings at higher densities.

The policy area contains **Precinct 40 Illaparra Winery** which recognizes the existing winery. The site of the winery currently includes a wastewater treatment facility and a dry goods store. The winery can operate 24 hours a day during harvest periods. Residential development and other sensitive land uses will not occur until such time the operations of the winery cease or development is designed and/or sited to mitigate the likely noise, dust, odour and traffic impacts arising from the winery.

Land division will respond to the winery located within **Precinct 40 Illaparra Winery**, the landform and incorporate the existing watercourse, riparian vegetation and vegetation located along Menge Road into areas of public open space. In addition, areas of native vegetation will be retained and protected by the appropriate design and siting of allotments and associated infrastructure.

The residential allotment pattern will take into consideration the nature and type of surrounding development including adjoining viticulture, wineries, industry and the railway corridor, incorporating suitable buffer treatments. Buffer treatments will incorporate any, or a combination of, public open space, fencing, mounding, landscaping using locally indigenous plant species, and setbacks to dwellings.

Land division, including the design of roads and allotment configuration will be sensitive to the topography of the site and will minimise the need for excavation and fill while capitalising on attractive views. Development will incorporate water sensitive urban design principles and will avoid residential development in areas subject to inundation.

## Precinct 40 Illaparra Winery

This precinct accommodates the Illaparra Winery and its associated facilities. Upon cessation of the winery, the site will be developed for residential purposes.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 Except where located within **Precinct 40 Illaparra Winery**, the following forms of development are envisaged in the policy area:
  - affordable housing
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - group dwelling
  - residential flat building
  - semi-detached dwelling.
- 2 Land division, residential development and other sensitive uses adjacent to a winery or associated activities should not prejudice the continued operation of that facility.
- 3 Land division, residential development and other sensitive uses should not occur within 300 metres of land used for a winery wastewater facility and should comprise a landscaped area of open space unless odour modelling demonstrates that residential development would have no significant impact on the winery or associated activities, and the wastewater facility will have no adverse impact on the proposed residential development.
- 4 Land division, residential development and other sensitive uses should not occur within 100 metres of land used for industrial or commercial use and should comprise a landscaped area unless it can be demonstrated that residential development would have no significant impact on those activities, and the activities will have no adverse impact on the proposed residential development.
- 5 Land division, residential development and other sensitive uses adjacent to a winery or associated activities should be designed, sited and developed having regard to the potential environmental impacts arising from operation of a winery facility.
- 6 Land division, residential development and other sensitive uses should not take place if there is potential for significant conflict with the operation of a winery or associated activities or expansion of a winery or associated activities.

### Form and Character

- 7 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 8 Development should be undertaken in accordance with [Concept Plan Map Baro/16 - Tanunda Residential](#) and incorporate the following features:
  - (a) landscaped area of open space with a minimum width of 25 metres on both sides of the existing watercourse
  - (b) landscaped buffer with a minimum width of 5 metres adjacent Menge Road
  - (c) landscaped buffer with a minimum width of 10 metres adjacent the boundaries of **Precinct 40 Illaparra Winery**, and adjacent to land used for industrial or commercial use
  - (d) solid fence, landscaped mound, or a combination of solid fence and landscape mound with a minimum height of 2 metres adjacent the boundaries of the existing winery

- (e) solid fence with a minimum height of 2 metres adjacent the boundary of the railway corridor
  - (f) bicycle and pedestrian link, which connects to existing or future pedestrian/cycle paths to the north and north-east of the policy area, located:
    - (i) between Menge Road and the Railway line
    - (ii) adjacent to Menge Road between the envisaged landscape buffer and dwelling setback.
- 9 The location of new roads should be in accordance with [Concept Plan Map Baro/16 - Tanunda Residential](#) and should be designed to minimise the need to remove existing road side vegetation along Menge Road.
- 10 Land division and associated development should identify and provide an appropriately designed hierarchy of vehicular access, cycle and pedestrian paths, incorporating a high level of mobility and high standard of landscaping.
- 11 A dwelling and/or residential flat building should be setback in accordance with the following criteria:
- (a) setback of 20 metres from the boundary of the railway corridor
  - (b) setback of 20 metres from the boundary of Menge Road
  - (c) setback 20 metres from the boundary of **Precinct 40 Illaparra Winery** and land used for industrial or commercial use.
- 12 Dwellings adjacent to Menge Road should be oriented so their primary frontage addresses Menge Road, without providing direct vehicular access from that road.
- 13 Residential development (including land division) and other sensitive land uses should include noise attenuation measures that mitigate noise from the following noise sources and achieve the following desired noise levels:

Noise Source	Desired noise level for Residential Development (including land division)
Industrial or winery noise sources	60 dB(LAmax) during the night time (10pm-7am), 52 dB(LAeq,15m) during day time (7am-10pm) or 45 dB(LAeq,15m) during the night time (10pm-7am) in outdoor areas
Railway noise sources	80 dB(LAmax), 60 dB(LAeq,15h) during the day (7am-10pm) or 55 dB(LAeq,9h) during the night (10pm-7am) in outdoor areas.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 40 Illaparra Winery

#### Land Use

- 14 The following forms of development are envisaged in the precinct:
- winery.
- 15 Residential development should only be developed within the precinct once the winery and its associated activities cease to operate.



- 16 Alterations or additions to the existing winery should not involve or require additional wastewater disposal facilities unless it can be demonstrated that:
- (a) odour emissions are unlikely to cause nuisance to residential development (including land division) and other sensitive land uses
  - (b) the development incorporates noise attenuation measures that achieve the relevant Environment Protection (Noise) Policy 2007 criteria when assessed at the nearest existing noise sensitive premises.
- 17 Cellar door sales outlets and restaurants should only be established on the same allotment as, and be an ancillary use to a winery, and:
- (a) primarily sell and offer the tasting of wine that is produced from within the Barossa Valley Region
  - (b) 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
  - (c) 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)
  - (d) not exceed a seating capacity for 75 persons.

#### **Form and Character**

- 18 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 19 Winery development should provide that all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.
- 20 Restaurants and cellar door sales outlets should be clustered, with the buildings used for the winery operation, with dining facilities preferably located within, or as an extension to, maturation and cellar door sales areas.
- 21 Restaurants and cellar door sales outlets should:
- (a) not be sited:
    - (i) within areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters
    - (ii) on land with a slope more than 20 per cent (1-in-5)
  - (b) be setback a minimum of 25 metres from any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks where water flows at any time and includes all:
    - (i) dams or reservoirs that collect water flowing in a watercourse
    - (ii) lakes through which water flows
    - (iii) channels into which water has been diverted
    - (iv) any known underground seepage condition
  - (c) be setback a minimum of 50 metres from a road other than where occupying a local or state heritage listed building

- (d) not result in ribbon development along roads
  - (e) maintain a clear delineation between urban and rural development.
- 22 The height of buildings and structures that will be visible from the roads identified on *Overlay Maps - Transport* as scenic lookouts should be limited in line with the ability of mature trees and landscaping to visually screen the proposed development from these areas.
- 23 All access points should be sited 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.
- 24 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the allotment.
- 25 Winery development should be designed to:
- (a) separate the movements of tourist and customer vehicles from commercial and industrial vehicles
  - (b) include a maximum site coverage, including buildings, storage and parking areas, of 60 per cent
  - (c) minimise overshadowing of dwellings, tourist accommodation, and vineyards during the growing season.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	
Amusement machine centre	
Consulting room	Except where: (a) the total floor area is less than 50 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Demolition or part demolition of any State heritage place.	
Dwelling within a 1-in-100 year average return interval flood event prone area.	Except where the finished floor level of the habitable building is 300 millimetres or greater above the 1-in-100 year average return interval flood event level.
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Motor repair station	
Office	Except where: (a) the total floor area is less than 50 square metres (b) the site does not front an arterial road.
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	

Form of Development	Exceptions
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is less than 50 square metres (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Winery	Except alterations or additions to an existing winery in the <b>Menge Road Policy Area 11</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
Outbuilding no greater than 100 square metres in floor area.	Alterations or additions to an existing winery within the <b>Menge Road Policy Area 11</b> . Land Division, within 300 metres of a winery wastewater facility, within the <b>Menge Road Policy Area 11</b> . Outbuilding greater than 100 square metres in floor area. Residential development within 300 metres of a winery wastewater facility within the <b>Menge Road Policy Area 11</b> .

## Residential (Gawler East) Zone

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

### OBJECTIVES

- 1 A predominately residential area comprising a range of low and medium-density dwellings, with associated infrastructure, retail, commercial, recreational, educational and community development in master-planned locations in accordance with [Concept Plan Map Baro/15 - Gawler East](#).
- 2 A residential zone comprising a range of dwelling types including a minimum of 15 per cent affordable housing.
- 3 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 4 Open space systems designed to provide multiple use reserve areas that promote water management, habitat retention and enhancement, and recreational linkages.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone is located within both the Town of Gawler and The Barossa Council. The area encompasses broad hectare land which is expected to support a population of approximately 10 000 persons.

The zone will develop in accordance with [Concept Plan Map Baro/15 - Gawler East](#) and be undertaken in an orderly manner that achieves the most efficient use of land, the extension or expansion of infrastructure services and the timely provision of community facilities.

It is essential that development respects and enhances the natural attributes of the zone through the retention of significant views, creek lines, native vegetation and locations of ecological significance. Innovative and best practice solutions in water reuse, grey water supply and stormwater management will be implemented.

The zone will accommodate a diversity of housing forms. Dwellings will range between one and three storeys in height, however buildings at the interface with adjoining zones other than the **Open Space Zone** will not exceed two storeys.

Housing forms will be simple and incorporate a high degree of articulation to the street façade while delivering a mix of housing types and forms to provide interesting streetscapes and promote social interaction. This will include the provision of recessed vehicle garaging and the inclusion of front verandas/porticos and appropriate landscaping.

The delivery of housing diversity will require innovative solutions for front or rear access and parking. Rear access will be provided in the form of 'service lanes', which support vehicular access requirements at reduced speeds providing a safe pedestrian environment.

Allotment configuration is envisaged to be compact, with building setbacks minimised to assist in facilitating an enclosed and active street. This will incorporate opportunities for multi-storey apartments, terrace and rear lane mews housing that will achieve a range of housing types within a single street.

The slope of the land will dictate the location of particular dwelling types, with some more compact dwelling types located on relatively flat sites, whilst more traditional dwelling types will be located on those portions of the site with moderate to high slope. Greater setbacks are envisaged on topographically steep sites in order to satisfactorily deal with earthworks and driveway gradients.

The form and distribution of major open space will be influenced by the need for stormwater detention, treatment and re-use given limitations on the potable water supply for the area. It will also be influenced by the location of drainage corridors, and the need to integrate with existing corridors. Public open space areas will need to accommodate both active and passive recreation opportunities and the retention of identified habitat areas of significance.

A network of linear parks including cohesive pedestrian and bicycle movement corridors and visual links will be established between the new development and adjoining natural creek lines, public recreation areas, local shopping and community services and surrounding road networks.

Portion of the southern boundary of the zone is located adjacent to the Para Woodland Reserve. It is essential that development form an appropriate interface with the Para Woodland Reserve. The interface will act as a buffer between the residential area and the Reserve, balancing access, management of bushfire risk, management of potential invasion by pest plants, minimising the impact of domestic pets on native wildlife and as a provision of open space. The interface will vary in width as appropriate to meet the above criteria and will comprise of a combination of roads, paths, public open space and, where appropriate, areas of natural character for stormwater management. Where housing is included in the interface area it is expected that houses will address the Reserve. The interface area will be planted with locally indigenous species (mainly groundcovers and low shrubs) selected to minimise the bushfire risk by providing an area of reduced fuel hazard.

The north, eastern and southern boundary of the zone adjoins agricultural, rural and rural living land. It is essential that development provide an appropriate buffer between dwellings and land used for agriculture. Larger allotments together with open space and road networks and increased dwelling setbacks will be established at the peripheries of the zone boundary in order to provide an appropriate low density transition and interface with adjacent rural and rural living land.

A high pressure gas transmission pipeline traverses the zone as shown on [Concept Plan Map Baro/15 - Gawler East](#). It is required that development located within the zone comply with AS2885 (*Pipeline Gas and Liquid Petroleum*) to ensure minimum pipeline safety requirements have been met.

The Infrastructure Corridor has been created in response to the presence of key public infrastructure, namely 132 kV and 275 kV transmission lines. This infrastructure comprises a significant component of the State's high voltage power transmission network. The zone provisions are aimed at protecting this significant public infrastructure from encroachment by incompatible land uses and protecting the infrastructure corridor from being fragmented by land division, and therefore ensuring on-going access for maintenance is available and that the security and reliability of the power network is not compromised. No residential allotments should infringe on the corridor or existing easement. This corridor provides the opportunity for co-locating compatible land use activities such as other appropriate infrastructure, at-grade car parking and roads, a linear park, or a cycling/walking trail.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - community facilities
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - dwelling with associated home based business uses

- 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.

### Form and Character

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

4 Development should occur in accordance with the [Concept Plan Map Baro/15 - Gawler East](#).

5 Road reserves should be of a width, design and alignment that can:

- (a) provide for safe and convenient movement and parking of vehicles and other users according to projected vehicle volumes, speeds and the character of the road
- (b) accommodate bus routes where required
- (c) provide for shared, on-street parking bays for nearby residents and visitors wherever practical to achieve unrestricted movement along collector roads
- (d) allow vehicles to enter or reverse from an allotment or garage in a single movement, allowing for cars parked on the opposite side of the road (where applicable) or fixed infrastructure on the street
- (e) allow for the efficient movement of service and emergency vehicles
- (f) accommodate street planting, landscaping, street furniture and utilities infrastructure.

6 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

### Built Form/Setbacks

7 Dwellings will range between one and three storeys in height however buildings at the interface with adjoining zones other than the **Open Space Zone** will not exceed two storeys.

8 Where allotments have direct frontage to an open space reserve, housing should address the reserve.

9 Where an allotment immediately adjoins a public open space, clear, safe and efficient pedestrian access should be provided to the dwelling, along with adequate visitor parking.

10 Residential building setbacks should satisfy the minimum dimensions outlined in following table except where a proposed plan of division is accompanied by a building envelope plan that demonstrates that lesser building setbacks will contribute to the achievement of the desired character for the zone:

Parameter	Value
Primary street frontage	3 metres to front facade
(excluding arterial or collector roads forming the zone boundary)	1.5 metres for dwellings where vehicle access obtained from the rear or side
	1.5 metres to veranda/balcony elements
	0.5 metres to entry porch and portico

Parameter	Value
Secondary street frontage (corner lots)	1.5 metres to facade 0.6 metres for dwellings on allotments with a frontage equal to or less than 9 metres 0.5 metres for veranda/balcony elements 0 metres for entry porch/portico
Side boundary (excluding road frontage)	0 metres for dwellings on allotments with a road frontage equal to or less than 9 metres; 0.9 metres for dwellings on allotments with a frontage greater than 9 metres, other than a garage wall with a maximum length of 6 metres
Rear boundary (other than rear lane)	0.9 metres
Open space reserve frontage	1.5 metres where dwellings front the reserve 0.5 metres to entry porch and portico, veranda and balcony elements.
Single carport/garage	5 metres from primary street frontage 0.5 metres for laneway frontage
Double carport/garage	5 metres from primary street frontage 0.5 metres for laneway frontage
Arterial or collector roads	6 metres to front façade 5.5 metres to carport/garage 4 metres to veranda/balcony
Rear Lane (upper level dwelling)	0.5 metres for laneway frontage

### Private Open Space

11 Dwellings should include private open space which conforms to the requirements of the following table:

Site area of dwelling	Minimum area of private open space	Provisions
Greater than 250 square metres	60 square metres (minimum dimension of 2.5 metres)	(a) Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 8 square metres or greater and has a minimum dimension of 2 metres.  (b) One part of the space should be directly accessible from a living room and have an area of 25 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.
250 square metres or less	35 square metres (minimum dimension of 2.5 metres)	(a) Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater and has a minimum dimension of 2 metres.  (b) One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.



Site area of dwelling	Minimum area of private open space	Provisions
	25 square metres (minimum dimension of 2.5 metres) where:	(a) The dwelling has no more than two bedrooms (or rooms that could reasonably be used as bedrooms) and a total floor area of not more than 110 square metres. (b) Separate areas are provided for the provision of a rainwater tank and the storage of refuse and recycling bins.
Upper level dwellings	Minimum area of private open space	8 square metres and accessible from a living room.

### Amenity and Public Spaces

- 12 Residential development should have regard to existing and possible future noise sources with respect to site layout, orientation, design and construction to ensure a safe and comfortable residential environment and to minimise conflict with existing non-residential activities.
- 13 Front fencing should balance the desire for an open streetscape and passive surveillance with the need for functional privacy. Clear delineation should be provided between public and private spaces, which may incorporate fencing, landscaping or a combination of these elements.
- 14 Residential development should provide an area for the storage of waste receptacles that is screened from primary and secondary street frontages.

### Bushfire Protection

- 15 To protect against bushfire, dwellings should not be sited within 40 metres of a slope greater than 20 degrees, where the length of the slope is greater than 10 metres and covered by unmanaged vegetation.

### Separation of Uses

- 16 Development should be designed and sited to minimise negative impact on existing and potential future land uses considered appropriate in the locality.
- 17 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.

### Car Parking

- 18 For each dwelling, the maximum width (including the width of any support structure) of any garage or carport opening that faces a street, should be no greater than 6 metres or 50 per cent of the frontage width, whichever is the lesser except where a site has frontage of less than 12 metres and the dwelling:
  - (a) is two or more storeys
  - (b) incorporates protrusions such as verandas, projecting windows, porches, balconies etc. which provide articulation in the building as it presents to the street, in which case garages or carports should have a maximum width of 6 metres or 80 per cent of the width of the site, whichever is the lesser.
- 19 No maximum width applies to garage or carport openings where a site has rear vehicular access and from which vehicular access is obtained.

### Affordable Housing

- 20 Development should include a minimum 15 per cent of residential dwellings for affordable housing.

- 21 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.
- 22 Dwellings constituting affordable housing should be designed located within the parameters shown in following table:

Parameter	Detached Dwelling	Semi-Detached Dwelling	Group Dwelling	Residential Flat Building	Row Dwelling
Minimum area of private open space for ground level dwellings	20 square metres	20 square metres	20 square metres	20 square metres	20 square metres
Minimum area of private open space in the form of a balcony for dwellings above ground level	8 square metres	8 square metres	8 square metres	8 square metres	8 square metres
Minimum open space dimension	3 metres for ground level private open space and 2 metres for balconies	3 metres for ground level private open space and 2 metres for balconies	3 metres for ground level private open space and 2 metres for balconies	3 metres for ground level private open space and 2 metres for balconies	3 metres for ground level private open space and 2 metres for balconies
Minimum number of on site car parking spaces	1	1	1	1	1

### Land Division

- 23 Land division should facilitate the provision of a broad range of housing options, including affordable housing.
- 24 Land division should accommodate open space and movement networks that provide for strong connections and safe and convenient access to public facilities, public transport and potential future development of adjoining sites.
- 25 Rear lanes should:
- have a minimum reserve width of 6.5 metres
  - be limited in length to a maximum of 100 metres
  - generally have a minimum carriageway width of 5.5 metres, although entries may be reduced to a minimum width of 4 metres
  - protuberances to accommodate landscaping and lighting should not exceed 1 metre however may be increased providing a minimum carriageway width of 5.5 metres is maintained
  - landscaping should be in the form of tall vertical trees in preference to low level shrubs
  - be designed to accommodate garbage trucks and emergency service vehicles.
- 26 Public lighting should be provided to all public roads, laneways, paths and open spaces.

- 27 Detention and/or retention basins should incorporate good design techniques that:
- (a) allow sediments to settle so as to treat stormwater prior to discharge into watercourses or the marine environment
  - (b) ensure human health and safety, particular with respect to high velocity drainage points
  - (c) ensures the control of mosquitoes and nuisance insects (eg midges)
  - (d) where wetlands are used for the cleaning of stormwater it is advisable that the storage is able to retain the 1-in-25 year average return interval, 24 hour rainfall event.
- 28 Transmission lines should be protected from encroachment through the provision of a:
- (a) 30 metre wide corridor (15 metres each side from the centreline) for the 132 kV line
  - (b) 50 metre wide corridor (25 metres each side from the centreline) for the 275 kV line
- 29 Residential allotments should not be created located within the '**Infrastructure Corridor**' as shown on [Concept Plan Map Baro/15 - Gawler East](#) or located within the existing easements for the 132 kV and 275 kV transmission lines.
- 30 Electricity supply (excluding lines having a capacity greater than or equal to 33 kV) should be installed underground.
- 31 Existing transmission lines should not be encroached upon by incompatible land uses.
- 32 Provision should be made for new distribution substations and overhead major electricity line corridors (having a capacity greater than or equal to 33 kV) in optimum locations with adequate access.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Crematorium	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Junk yard	
Major public service depot	

Form of development	Exceptions
Motel	
Office	Except an office of 150 square metres or less.
Prescribed mining operations	
Refuse destructor	
Shop or group of shops	Except a shop or group of shops where the gross leasable area is 250 square metres less.
Telecommunications facility above 30 metres in height	
Warehouse	
Waste reception, storage, treatment or disposal except a sewerage treatment plant	

### 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
	Affordable housing
	Community facilities
	Domestic outbuilding in association with a dwelling.
	Domestic structure
	Dwelling
	Dwelling addition
	Dwelling with associated home based business uses.
	Non-residential use that serves the local community, including:
	<ul style="list-style-type: none"> <li>▪ child care facility</li> <li>▪ health and welfare service</li> <li>▪ open space</li> <li>▪ primary and secondary school</li> <li>▪ recreation area</li> <li>▪ shop, office or consulting room.</li> </ul>
	Supported accommodation

## Rural Landscape Protection Zone

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

### OBJECTIVES

- 1 Preservation of the natural and rural character and scenic features of the zone.
- 2 Low-intensity rural activities on large land holdings.
- 3 **Small scale tourist accommodation** that is secondary to farming and blends with the natural environment.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone encompasses a natural landscape that provides a scenic backdrop to the Barossa Valley floor. The preservation of rural land and the scenic natural landscape character is the primary objective of the zone, with low intensity land uses, involving landscape preservation the preferred form of development located within the zone, particularly in those locations visible from the valley floor. It is expected that opportunities for additional dwellings and non-agricultural development, will be limited to only circumstances where the natural appearance and scenic quality of the zone is preserved and rural productivity is maintained. Opportunities exist for small-scale tourist accommodation development located within the zone to adapt and reuse existing historic buildings, or as subordinate, small-scale additions to existing dwellings.

Buildings and structures will be clustered and screened from view as much as possible. This can be achieved by placing dwellings within valleys, behind spurs or positioned in a manner that allows them to be screened by native vegetation. Development that skylines or appears obtrusive or stark in the landscape is inappropriate within this zone.

Maintaining the natural landform is essential in the placement of buildings, with excavation and filling kept to a minimum. Excavation is preferred to the filling of land in the placement of buildings. Buildings will be setback as far as possible from roads, with access tracks primarily designed and constructed to minimise erosion and follow natural landforms.

Buildings and structures will be unobtrusive in design and limited to single-storey, with low roof pitches designed to follow existing the natural contours of the land. Buildings will be constructed using materials and finishes of a low reflective nature and subdued earthy colours to blend with the natural landscape.

Significant clearing of native vegetation has occurred in this zone and many areas are susceptible to erosion due to the steep slopes. Any new development will need to assist in revegetation of land to improve landscape appearance, stabilise slopes and prevent erosion. Existing native vegetation will be conserved and complemented by additional plantings of locally indigenous plant species as a priority.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - detached dwelling and a building associated with farming activities
  - low intensity farming and grazing and viticulture

- recreation and tourist infrastructure for the interpretation and appreciation of the natural features of the zone
  - supplementation of existing farming activities through small scale tourist accommodation:
    - within an existing building, and
    - in the form of farm stay, guesthouse, or bed and breakfast accommodation as an integral part of a group of farm buildings.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A dwelling should only be developed if:
- (a) there is a demonstrated connection with farming or other primary production
  - (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
  - (c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity
  - (d) it does not result in more than one dwelling per allotment.
- 4 Residential and tourist accommodation development should not be located within 300 metres of existing winery or industrial land uses unless one of the following criteria is satisfied:
- (a) the development is located on the same allotment as the winery or industrial operation
  - (b) the development is located and designed to mitigate the likely noise, dust, odour and traffic impacts arising from the winery or industrial operation.

### **Form and Character**

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 The excavation and/or filling of land should:
- (a) be no greater than 1.5 metres from natural ground level
  - (b) only be undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities for use on the allotment
  - (c) result in stable scree slopes that are covered with topsoil and landscaped so as to preserve and enhance or assist in the re-establishment of, the natural character of the locality.
- 7 Re-vegetation and screen planting proposed as part of development should use locally indigenous native species.
- 8 Development should not be undertaken if it is likely to result in:
- (a) unnecessary loss or damage to native vegetation including the full range of tree, understorey and groundcover species/native grasses so as to maintain and enhance environmental values and functions, including conservation, biodiversity and habitat
  - (b) denudation of pastures
  - (c) the introduction of or an increase in the number of pest plants or vermin
  - (d) the erection of structures or construction of access tracks and parking areas in a manner which detracts from the landscape character and visual amenity of the zone

- (e) loss of amenity to adjoining land or surrounding localities from the visual impact of buildings, structures or earthworks
- 9 Buildings, including structures, should be located in unobtrusive locations and, in particular, should:
- (a) be located so as not to be visible against the skyline when viewed from roads located within the zone, from the Barossa Valley floor or areas located within the adjacent Council.
  - (b) have the roof line below the lowest point of the abutting road when the allotment is on the low side of the road
  - (c) be sited on excavated rather than a filled site in order to reduce the vertical profile of the building
  - (d) be screened by existing native vegetation when viewed from roads located within the zone or from the Barossa Valley floor
  - (e) be located well below the ridge line
  - (f) be located within valleys or behind spurs
  - (g) be set well back from public roads, particularly when the allotment is on the high side of the road.
- 10 Development in proximity to any natural reserves or conservation parks should not prejudice the possible future expansion of the reserves or parks.

### Land Division

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

## 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>
Community centre	
Consulting room	

Form of development	Exceptions
Dam	
Demolition or part demolition of any State heritage place.	
Dwelling	<p>Except for a detached dwelling that satisfies criteria (a) and (b), or (c), or (d):</p> <ul style="list-style-type: none"> <li>(a) is on an allotment greater than 100 hectares</li> <li>(b) will not result in more than one dwelling on the allotment.</li> <li>(c) where a habitable dwelling exists as at 18 September 1990 on one of a group of allotments, the total area of which exceeds 100 hectares provided:               <ul style="list-style-type: none"> <li>(i) that group of allotments is amalgamated to form one allotment of greater than 100 hectares and</li> <li>(ii) the new dwelling is constructed within 200 metres of the existing dwelling on that allotment</li> </ul> </li> <li>(d) on an allotment created after 27 June 1996 by the amalgamation of three or more contiguous, vacant allotments where the resultant allotment size is greater than 50 hectares.</li> </ul>
Educational establishment	
Horticulture involving the growing of olives	
Hospital	
Hotel	
Indoor recreation centre	
Industry	<p>Except in the forms of light industry or service industry that satisfy criteria (a) to (c) inclusive:</p> <ul style="list-style-type: none"> <li>(a) on a site of an existing approved industry</li> <li>(b) where the addition or expansion does not exceed 100 per cent of the total floor area which existed as at 18 September 1990</li> <li>(c) where the site of the proposed development is located within the original allotment which contained the existing activity as at 18 September 1990.</li> </ul>
Land division	<p>Except where it achieves any of the following:</p> <ul style="list-style-type: none"> <li>(a) no additional allotments are created partly or wholly in the zone</li> <li>(b) amalgamation of allotments</li> <li>(c) it would create an allotment containing an existing State or local heritage place of no greater than one hectare in area (excluding the area of any appendage for the purpose of giving access to a public road).</li> </ul>
Motel	<p>Except a motel that lawfully existed as at 18 September 1990 and where the additional 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.</p>
Motor repair station	
Nursing home	



Form of development	Exceptions
Office	Except where associated with primary production or tourism development.
Place of worship	
Primary school	
Pre-school	
Residential flat building	
Restaurant	Except within or as an addition to a building existing as at 18 September 1990.
Service trade premises	
Shop or group of shops	
Store	Except where the store activity satisfies criteria (a) to (c) inclusive: <ul style="list-style-type: none"> <li>(a) on a site of an existing approved store activity</li> <li>(b) where the addition or expansion does not exceed 100 per cent of the total floor area which existed as at 18 September 1990</li> <li>(c) where the site of the proposed development is located within the original allotment which contained the existing activity as at 18 September 1990.</li> </ul>
Warehouse	Except where the warehouse activity satisfies criteria (a) to (c) inclusive: <ul style="list-style-type: none"> <li>(a) on a site of an existing approved warehouse activity</li> <li>(b) where the addition or expansion does not exceed 100 per cent of the total floor area which existed as at 18 September 1990</li> <li>(c) where the site of the proposed development is located within the original allotment which contained the existing activity as at 18 September 1990.</li> </ul>
Wind Farm	Except where the turbine generates power to be used wholly for activities located on the property upon which the turbine is situated and the turbine does not exceed 10 metres in height.
Winery	Except where the winery involves 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>(a) 4 hectares of vineyard</li> <li>(b) grape crushing</li> <li>(c) fermenting of grape product, and</li> </ul> which may also include any of the following associated activities: <ul style="list-style-type: none"> <li>(i) sale of wine under licence to consumers</li> <li>(ii) restaurant</li> <li>(iii) administration</li> <li>(iv) marketing</li> <li>(v) warehousing</li> <li>(vi) bottling</li> <li>(vii) packaging</li> <li>(viii) waste treatment and re-use or disposal.</li> </ul>
Wrecking yard	

## Public Notification

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

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

Category 1	Category 2
<p>Farming</p> <p>Farm buildings (including those for horticultural uses)</p> <p>Land division</p> <p>Winery processing not more than 500 tonnes of grapes per year, except where the winery is located within 300 metres of the following zones or policy areas: residential, tourist accommodation, rural living or township.</p>	<p>Recreation area</p> <p>Winery processing not more than 500 tonnes of grapes per year, where the winery is located within 300 metres of the following zones or policy areas: residential, tourist accommodation, rural living or township.</p> <p>Winery processing more than 500 tonnes of grapes per year, except where the winery is located within 300 metres of the following zones or policy areas: residential, tourist accommodation, rural living or township.</p> <p>Winery including associated activities, which does not involve an increase in processing capacity.</p>

## Rural Living Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

It is envisaged that development in the zone will accommodate rural living activities on a range of allotment sizes, based on characteristics of the land, landscape appearance, siting and vegetation. Home based industry or other businesses will be limited to where such industry is complementary to the semi-rural use of land.

Development will maintain an open, semi-rural and rural character that contrasts with the built-up areas and rural land. The division of land will be orderly, co-ordinated and in accordance with the [Concept Plan Map Baro/8 - Rural Living \(Cockatoo Valley\)](#). Irregular shaped allotments, including battle-axed allotments (particularly with lengthy driveways or shared access arrangements) will not be created.

Buildings are to be unobtrusively located, away from prominent sites, ridgetops or similar visually exposed locations, set at least 25 metres from the road and involve excavations and reshaping of landform with minimum detrimental effect on any vegetation on the site or the natural scenic attractiveness of the locality. Access roads and driveways should follow the natural form of the land, minimise the needs for excavation or filling and be landscaped to blend with the natural appearance of the zone. Where portions of the zone are adjacent to or form part of the entrance to a township, development will ensure that it visually enhances the approach into the township.

Land division will create allotments of adequate size, dimension and shape that ensure dwellings are able to be located in unobtrusive locations, away from prominent sites and ridgetops, and where possible out of view of arterial roads and tourist routes.

Buildings will be obscured from view either by the natural form of the land, or otherwise screened with landscaping that provides a continuous belt of locally indigenous trees and shrubs to screen any exposed views of development. Development on barren sites will be screened by appropriate perimeter landscape plantings in addition to the screening of buildings.

It is expected that buildings will be of such a form and design, including materials and colours, as to harmonize and blend with the natural and rural character of land located within the zone. Buildings will be limited to single storey in form and incorporate low-pitched roofs of a non-reflective texture and natural earth colours.

Fencing that is open in nature and utilises wooden posts and wire reinforces the rural and semi-rural character and would be in keeping with those typically found located within the zone. Where fencing is required for the privacy of a dwelling or its associated private open space areas, fencing will be constructed of materials and colours that blend with the natural character of the locality, be unobtrusively located and screened with vegetation.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - detached dwelling
  - domestic outbuilding in association with a detached dwelling
  - domestic structure
  - dwelling addition
  - farming
  - farm building
  - stable.
- 2 Development listed as non-complying is generally inappropriate.
- 3 There should be no more than one dwelling per allotment.
- 4 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 5 The keeping of horses should only occur:
  - (a) on allotments greater than 3 hectares in area
  - (b) if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.

### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Industry development should not be undertaken unless:
  - (a) the development is carried out in a building on the same site as a dwelling occupied by a person who carries on the industry
  - (b) the building or that portion of the building used for the industry does not occupy a floor area in excess of 100 square metres
  - (c) goods or materials used or produced by the industry are not exposed to view from any adjacent premises or from any public place
  - (d) the total number of persons involved in the industry is limited to two with at least one of these persons residing continuously in the building or on the premises used for carrying on the industry
  - (e) the industry does not involve the operation of more than one commercial vehicle from the premises
  - (f) the primary components and ingredients used to create industry products are derived from the land, that is derived from the surrounding rural locality
  - (g) it does not include the servicing, repair or restoration of vehicles or vehicle parts; the carrying out of manufacturing activities at the scale of general, light and service industry; or the retail sale of goods from the land.
- 8 Development on allotments abutting Williamstown Road, Yettie Road, Whispering Wall Road, Balmoral Road and Goldfields Road should not be undertaken unless it is screened by existing landscaping, obscured from view by the natural form of land, or undertaken in association with screen planting that provides a continuous belt of trees and shrubs of no less than 10 metres in width.

- 9 Outbuildings should:
- (a) have a maximum height of 3.6 metres
  - (b) have a maximum area of 200 square metres for any allotments greater than 1 hectare in area, or 135 for those allotment below 1 hectare in area
  - (c) not overshadow or block light from the windows of a dwelling
  - (d) be finished in unobtrusive materials or natural colours
  - (e) be limited to one outbuilding per site and clustered with the existing dwelling to retain as much of the land in open or productive use
  - (f) be located in an unobtrusive locations, such as within valleys and below ridgelines, and screened by buildings and vegetation.

### **Land Division**

- 10 Land division involving only a boundary readjustment (and not creating any additional allotments) should result in the significant improvement of allotment layout and enhancement of potential for the conservation of existing vegetation.
- 11 Irregular shaped allotments, including battle-axed allotments (particularly with lengthy driveways or shared access arrangements) should not be created.

## **PRECINCT SPECIFIC PROVISIONS**

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

### **Precinct 16 Altona**

- 12 Land division should not result in allotments of less than 1 hectare.

### **Precinct 17 Angaston East**

- 13 Land division should not result in allotments of less than 1 hectare.

### **Precinct 18 Angaston North**

- 14 Development should be in accordance with [Concept Plan Map Baro/3 - District Town Centre \(Angaston\)](#).
- 15 Land division should not result in allotments of less than 2 hectares.

### **Precinct 19 Angaston South**

- 16 Land division should:
- (a) not result in allotments of less than 2 hectares.
  - (b) result in the conservation of the existing native vegetation within areas of open space.

### **Precinct 20 Angaston West**

- 17 Land division should not result in allotments of less than 4 hectares.

### **Precinct 21 Cockatoo Valley**

- 18 Development within that part of the precinct shown on [Concept Plan Map Baro/8 - Rural Living \(Cockatoo Valley\)](#) should ensure that:
- (a) existing trees are preserved
  - (b) areas formerly used for sand extraction have been rehabilitated and stabilised suitable for structures
  - (c) structures are set back at least 50 metres from the existing creeks as defined by a blue line on a current 1:50 000 SA Government topographical map
  - (d) roads wherever possible are located at least 100 metres from the existing creeks as defined by a blue line on a current 1:50 000 SA Government topographical map.
- 19 Development of 'Stage 2' as shown on [Concept Plan Map Baro/8 - Rural Living \(Cockatoo Valley\)](#), should only occur after the Private Mine (131) on the adjoining land to the east has been relinquished.
- 20 Land division should not result in allotments of less than 1 hectare.

### **Precinct 22 Cockatoo Valley South**

- 21 Further expansion of the existing recreation and accommodation facilities should not occur.
- 22 Land division should not result in allotments of less than 4 hectares.

### **Precinct 23 Eden Valley**

- 23 Land division should not result in allotments of less than 1 hectare.

### **Precinct 24 Goldfields**

- 24 Land division should not result in allotments of less than 20 hectares.

### **Precinct 25 Kalbeeba East**

- 25 Land division should not result in allotments of less than 1 hectare.

### **Precinct 26 Kalbeeba West**

- 26 Land division should not result in allotments of less than 0.5 hectares.

### **Precinct 27 Lorke Road**

- 27 Land division should result in allotments of between 1.5 and 3 hectares other than where reticulated water is not available, in which case no less than 5 hectares in area.

### **Precinct 28 Lyndoch**

- 28 Land division should not result in allotments of less than 0.5 hectares.

### **Precinct 29 Mt McKenzie**

- 29 Land division should not result in allotments of less than 4 hectares.

### **Precinct 30 Needles Road**

- 30 Land division should not result in allotments of less than 2 hectares.

### **Precinct 31 Speck Road**

- 31 Land division should not result in allotments of less than 6 hectares.

**Precinct 32 Tanunda**

- 32 Land division should not result in any additional allotments except to establish a linear reserve over the land along the North Para River subject to flooding, as identified within *Overlay Map Baro/16 - Development Constraints*.

**Precinct 33 Williamstown East**

- 33 Land division should not result in allotments of less than 1 hectare.

**Precinct 34 Williamstown North**

- 34 Land division should not result in allotments of less than 1 hectare.

**Precinct 35 Williamstown South**

- 35 Land division should not result in allotments of less than 1 hectare.

**Precinct 36 Williamstown West**

- 36 Land division should not result in allotments of less than 0.5 hectare.

**Precinct 37 Yettie Road**

- 37 Land division should not result in allotments of less than 4 hectares.

## Watershed Policy Area 3

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

### OBJECTIVES

- 1 Development of low intensity rural and semi-rural land uses that do not adversely affect the water catchment function of the area.
- 2 The extension of the economic base of the Mount Lofty Ranges Region in an environmentally sensitive and sustainable manner.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

It is envisaged that the policy area will be developed primarily with low intensity rural and semi-rural uses that preserve the function of the Mount Lofty Ranges Watershed as a water catchment area for the supply of water to the Adelaide metropolitan area. Limited opportunities for development of small scale, low impact agricultural and home based industries are available, provided they expand the economic base of the Mount Lofty Ranges Region and are based upon the processing of agricultural produce primarily from the Mount Lofty Ranges Region. Home based industries should be based on rural, arts, crafts, tourist, cultural or heritage activities appropriate to the region. Larger scale industries and related activities will be more suited to designated industrial or commercial zones or policy areas within townships in the North Mount Lofty Ranges, South Mount Lofty Ranges or Barossa Valley.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Development should be compatible with its use as a water catchment and storage area and not adversely affect the quality and quantity of water resources.
- 3 Rainwater tanks with a minimum supply of 22 000 litres should be installed where residential development occurs so as to minimise the loss of roof catchment water, unless connected to a reticulated water supply.
- 4 Activities which produce strong organic, chemical, or other intractable wastes, should not be established.
- 5 Activities which produce large amounts of waste water should not be established in the policy area unless they can be connected to an approved sewerage or common effluent scheme.

#### Land Division

- 6 Land division should only be undertaken where no additional allotment or allotments are created and the purpose of the plan of division is to provide for a minor re-adjustment of allotment boundaries in order to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings and structures.
- 7 Land should not be divided, nor allotment boundaries re-arranged when the likely result of the development would result in an increased risk of pollution of surface or underground waters.



## 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 or additions to an existing dwelling located within the <b>Watershed Policy Area 3</b>	Except where either of the following applies: <ul style="list-style-type: none"> <li>(a) The extension does not exceed 50 per cent of the floor area of an existing dwelling</li> <li>(b) The extension does exceed 50 per cent of the floor area of an existing dwelling, and:               <ul style="list-style-type: none"> <li>(i) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(ii) is to be connected to an approved waste treatment system which may include sewage, septic tank effluent disposal schemes, or on-site wastewater treatment and disposal methods</li> <li>(iii) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) does not have wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(v) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average flood</li> <li>(vi) is sited at least 25 metres from any watercourse.</li> </ul> </li> </ul>
Amusement machine centre	

Form of development	Exceptions
Bed and breakfast accommodation located within the <b>Watershed Policy Area 3</b>	<p>Except where either of the following applies:</p> <ul style="list-style-type: none"> <li>(a) within or as an addition to a dwelling existing as at 14 September 1990, and where up to a maximum of six persons are accommodated</li> <li>(b) in association with a lawful activity where bed and breakfast accommodation existed as at 14 September 1990, and where up to 6 persons are accommodated</li> </ul> <p>and in either case:</p> <ul style="list-style-type: none"> <li>(i) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(ii) is to be connected to an approved waste treatment system which may include sewage, septic tank effluent disposal schemes, or on-site wastewater treatment and disposal methods</li> <li>(iii) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) does not have wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(v) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average flood</li> <li>(vi) is sited at least 25 metres from any watercourse.</li> </ul>
Caravan park	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam located within the <b>Watershed Policy Area 3.</b>	
Demolition or part demolition of any State heritage place.	
Dormitory accommodation	
Dwelling	<p>Except either of the following:</p> <ul style="list-style-type: none"> <li>(a) a detached dwelling</li> <li>(b) a second dwelling that:           <ul style="list-style-type: none"> <li>(i) is structurally attached to and subordinate from the main dwelling</li> <li>(ii) is no greater than 60 square metres in area</li> <li>(iii) relies on the main dwelling for its power, water supply and effluent disposal system</li> <li>(iv) contains no more than two bedrooms</li> <li>(v) is designed to appear as part of the main dwelling</li> <li>(vi) is occupied by persons who are an immediate member of the resident family.</li> </ul> </li> </ul>

Form of development	Exceptions
Dwelling located within the <b>Watershed Policy Area 3</b>	<p>Except in the form of a detached dwelling where the detached dwelling is to be erected on an existing allotment and where a habitable dwelling does not already exist on the allotment and where:</p> <ul style="list-style-type: none"> <li>(a) No valid planning authorisation to erect a dwelling on the allotment exists</li> <li>(b) No other application for planning authorisation is being made or has been and is not yet determined for a dwelling on that allotment</li> <li>(c) the detached dwelling and allotment: <ul style="list-style-type: none"> <li>(i) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(ii) is to be connected to an approved waste treatment system which may include sewage, septic tank effluent disposal schemes, or on-site wastewater treatment and disposal methods</li> <li>(iii) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) does not have wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(v) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood</li> <li>(vi) is sited at least 25 metres from any watercourse.</li> </ul> </li> </ul>
Fuel depot	
General industry	
Horse keeping	Except on allotments greater than 3 hectares in area
Horticulture involving the growing of olives	<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>
Hotel	
Intensive animal keeping	
Land division	<p>Except where it achieves one of (a), (b) (c) or (d):</p> <ul style="list-style-type: none"> <li>(a) all of the resultant allotments are not less than any of the following: <ul style="list-style-type: none"> <li>(i) 0.5 hectares where it is located within one of the following: <ul style="list-style-type: none"> <li>(A) <b>Precinct 26 Kalbeeba West</b></li> <li>(B) <b>Precinct 28 Lyndoch</b></li> <li>(C) <b>Precinct 36 Williamstown West</b></li> </ul> </li> </ul> </li> </ul>

Form of development	Exceptions
	<ul style="list-style-type: none"> <li>(ii) 1 hectare where it is located within one of the following:               <ul style="list-style-type: none"> <li>(A) <b>Precinct 16 Altona</b></li> <li>(B) <b>Precinct 17 Angaston East</b></li> <li>(C) <b>Precinct 23 Eden Valley</b></li> <li>(D) <b>Precinct 25 Kalbeeba East</b></li> <li>(E) <b>Precinct 33 Williamstown East</b></li> <li>(F) <b>Precinct 34 Williamstown North</b></li> <li>(G) <b>Precinct 35 Williamstown South</b></li> </ul> </li> <li>(iii) 1 hectare where it is located within <b>Precinct 21 Cockatoo Valley</b></li> <li>(iv) 1.5 hectares and not more than 3 hectares where it is located within <b>Precinct 27 Lorke Road</b>, other than where reticulated water is not available, in which case not less than 5 hectares</li> <li>(v) 2 hectares where it is located within <b>Precinct 18 Angaston North</b></li> <li>(vi) 2 hectares where it is located within <b>Precinct 19 Angaston South</b> or <b>Precinct 30 Needles Road</b></li> <li>(vii) 4 hectares where it is located within one of the following:               <ul style="list-style-type: none"> <li>(A) <b>Precinct 20 Angaston West</b></li> <li>(B) <b>Precinct 22 Cockatoo Valley South</b></li> <li>(C) <b>Precinct 29 Mt McKenzie</b></li> <li>(D) <b>Precinct 37 Yettie Road</b></li> <li>(E) 6 hectares where it is located within <b>Precinct 31 Speck Road</b></li> <li>(F) 20 hectares where it is located within <b>Precinct 24 Goldfields</b></li> </ul> </li> </ul>
(b)	it is for the purpose of establishing a linear reserve along the North Para River and it is located within <b>Precinct 32 Tanunda</b>
(c)	it is in the form of a minor readjustment of allotment boundaries in order to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures
(d)	no additional allotments are created, either partly or wholly, within <b>Watershed Policy Area 3</b> and it provides a suitable site for a detached dwelling which achieves all of the following: <ul style="list-style-type: none"> <li>(i) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(ii) it is to be connected to an approved waste treatment system which may include sewage, septic tank effluent disposal schemes, or on-site wastewater treatment and disposal methods</li> <li>(iii) it does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) it does not have wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent water table less than 1.2 metres</li> <li>(v) it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood</li> <li>(vi) it is sited at least 25 metres from any watercourse.</li> </ul>

Form of development	Exceptions
Major public service depot	
Motor repair station	
Office	
Petrol filling station	
Place of worship	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Special industry	
Stock sales yard	
Stock slaughter works	
Store	
Truck parking	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

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

Category 1	Category 2
Outbuilding no greater than 135 square metres in floor area.	

## 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 located within the boundaries of the settlement.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone comprises the settlements of Rosedale, Light Pass, Bethany and Krondorf, with both Bethany and Krondorf also covered by the **Historic Conservation Area**.

These settlements are essentially a cluster of dwellings and related outbuildings, together with some community facilities such as churches and schools, providing a focus for surrounding rural localities. It is expected that opportunities for development will be limited to residential land uses within existing boundaries to reinforce the settlements as small local residential clusters.

New buildings and additions to existing buildings will be low in scale and compatible with traditional design elements and styles found within each settlement. Buildings will be located to maintain vistas to existing heritage buildings and be consistent with the setbacks and scale of adjacent buildings.

#### Light Pass

Light Pass is a small historic settlement containing several State and local heritage places, including the primary school and the Strait Gate Lutheran Church tower. While new development opportunities are limited, it is expected that development will be sympathetic to the historic character and heritage significance of the locality and the low density of development. New allotment sizes and building development will retain the open landscape appearance of the area particularly with respect to wide building setbacks (front and side) and heritage building styles (including roof pitch and height).

#### Bethany and Krondorf

Bethany is primarily characterised by modest dwellings associated with farming and other agricultural activities. It is expected that development within Bethany will continue to maintain the low scale and intensity of development that presently exists, with non-residential activities limited to that associated with small-scale tourism and viticulture. Additional dwellings and non-agricultural development should be limited so as to maintain agricultural productivity and prevent the incremental erosion of the existing landscape character.

Krondorf is characterised by a combination of farm houses and larger farm buildings such as wineries and implement sheds. These farm and winery buildings are of a larger scale and are arranged in extensive complexes close to Krondorf Road. The continued use of these buildings for agricultural and viticulture related industries is appropriate, with new buildings constructed in a similar style and scale, preferably behind existing buildings setback from Krondorf Road. It is envisaged that existing winery and industrial uses within Krondorf will only be expanded where the development results in improvements to the amenity, visual impact, site access and environmental protection standards of activities.

New development will be of a scale consistent with existing buildings, located close to the main road of each settlement and accommodated located within the historic 'hufendorf' pattern of land division. Development will maintain the dominance of the Herberge Christi Lutheran Church in the eastern end of the Bethany settlement, and the former Zum Kriplein Christi Church in the middle of the Krondorf settlement.

It is expected that sites that are presently incompatible with the historic character of the zone will be redeveloped with buildings of a high functional and more sympathetic architectural standard. Front and side boundary setbacks of development will be similar to the predominant pattern established by historic buildings in the immediate locality, with particular regard to adjacent historic buildings, at the same time maintaining the prominence of existing historic buildings.

Car parking will not take precedence over preservation of traditional buildings or structures. Car parking will be located at the rear of buildings and be landscaped with suitable trees. Covered residential vehicle parking will be provided by carports or garages located to the rear of the property or appropriately integrated at the side of the building in a complementary architectural form.

Existing traditional fencing, such as post and rail, post and wire, together with low stone and rendered walls will be retained and conserved along with existing topography and the relationship of sites to street levels.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - detached dwelling
  - domestic outbuilding in association with a detached dwelling
  - domestic structure
  - dwelling addition
  - small scale tourist 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 Residential and tourist accommodation development should not be located within 300 metres of existing winery or industrial land uses unless either (a) or (b) applies:
  - (a) the development is ancillary to and located on the same allotment as the winery or industrial operation
  - (b) the development is located and designed to mitigate the likely noise, dust, odour and traffic impacts arising from the winery or industrial operation.
- 6 Development should not exceed:
  - (a) one storey in height located within the Rosedale, Light Pass or Bethany settlements
  - (b) two storeys in height located within the Krondorf settlement.
- 7 Outbuildings should have a maximum floor area of 100 square metres and should be sited the same distance or greater from street frontages as dwellings on the same site and adjacent allotments.
- 8 Local service facilities should be grouped together in proximity to existing facilities.
- 9 Tourist accommodation should preferably involve the restoration and re-use of heritage buildings, with any new development being of a scale and form sympathetic to the historic character of the locality.

## Land Division

- 10 Land division located within the Bethany and Krondorf settlements should maintain the traditional Huffendorf pattern and size of allotments in the zone.
- 11 Land division located within the Light Pass settlement should not result in allotments of less than 2500 square metres in area.
- 12 Land division located within the Rosedale settlement should not result in allotments of less than 1200 square metres in area
- 13 The creation of new allotments should only occur where the allotments size and layout facilitates appropriate infill development that is complementary to and compatible with the historic character and significance of adjacent development.

## 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	
Demolition or part demolition of any State heritage place.	
Dwelling	Except a detached dwelling which achieves one of the following: <ol style="list-style-type: none"> <li>(a) a habitable dwelling does not already exist on the allotment</li> <li>(b) it involves the conversion of an existing State or local heritage place building.</li> </ol>
Fuel depot	
Horse keeping	
Horticulture	Except where involving the growing of grapes.
Industry	
Intensive animal keeping	
Land division within Bethany or Krondorf	Except in the form of a boundary realignment that does not result in an increase in the number of allotments wholly or partially located within the zone.
Motel	
Motor repair station	
Petrol filling station	



Form of Development	Exceptions
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 100 square metres.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
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 non-complying) are designated:

Category 1	Category 2
Farming	Outbuilding greater than 100 square metres in floor area.
Farm building	
Horticultural building	
Land division within Light Pass or Rosedale.	
Land division in the form of a boundary realignment within Bethany or Krondorf.	
Outbuilding no greater than 100 square metres in floor area.	

## Tourist Accommodation Zone

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

### OBJECTIVES

- 1 Provision of tourist accommodation and service facilities for visitors and holiday-makers on short and long-term visits to the area.
- 2 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

As Tanunda is a focus of the Barossa Valley area, and popular with tourists, the town is ideally situated to provide short and long-term accommodation and recreation and entertainment facilities for tourists staying locally and those travelling between Adelaide and the northern parts of the State. It is both desirable and important for the town that opportunities for tourist developments located within the zone are capitalised.

It is envisaged that uses will primarily include various forms of tourist accommodation, such as hotel, motel and bed and breakfast facilities servicing the visitors and holiday-makers on short or long-term visits to the area. Caravan parks or tourist parks are not envisaged within this zone and are more appropriate located within the Caravan and Tourist Park Zone in other locations.

Other appropriate uses will include related tourist operations and low-impact attractions such as community, entertainment and exhibition facilities, provided these facilities are consistent with the objectives of the zone to promote tourism in the town and region and are of an appropriate scale in the context of the locality and role and function of the adjacent District Town Centre Zone.

The Chateau Tanunda Winery complex, a local and regional landmark representing a notable part of the town's history and development, forms an integral portion of the zone. The expansion of the existing winery within this site will be limited such that the scale and intensity of activities are compatible with the function of the zone for the provision of tourist accommodation and surrounding residential development. Redevelopment and adaptive re-use of the Chateau for entertainment and accommodation uses is encouraged. Any development of the Chateau complex will retain the vineyards as a part of the complex so as to retain attractive views to the Chateau from Basedow Road.

It is expected that new buildings will be sited, designed and landscaped in a manner that will enhance the appearance of Chateau Tanunda as the dominant built form in the zone through appropriate building scale, setbacks and the retention of important vistas. Buildings adjacent the Chateau will be compatible in appearance with the historic character of the Chateau and its related buildings. Along Basedow Road, buildings will exhibit a high standard of design and be of a height, scale, mass and bulk compatible with the residential setting on the opposite side of the road.

Development will take into account the adjoining industrial activities and proximity of the railway line running through the zone in the design and placement of buildings and the provision of landscaping so as to prevent noise or visual intrusion to activities in the zone. Appropriate landscaped buffers should be established adjacent to the boundary of the light industry zone to prevent additional conflicts.

There is an opportunity to consolidate car parking with the adjacent District Town Centre Zone adjacent to the rail line so as to avoid large expanses of car park. All car parking areas will be sensitive to the landscape character and incorporate extensive landscaping to screen them from view, shade vehicles and maintain amenity.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bed and breakfast accommodation
  - entertainment, cultural and exhibition facility
  - guest house
  - hotel
  - motel
  - nature or health retreat.
- 2 Expansion of existing winery activities should only occur where they do not compromise the intent of the zone for tourist accommodation, or impact on surrounding residential development by way of their scale, location or intensity.
- 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 incorporate suitable landscaped buffers to the adjoining **Light Industry Zone** to the east and incorporate a landscaped area of a minimum of 20 metres immediately adjacent that zone boundary.
- 6 Development should complement and maintain the important vistas and setting to the Chateau Tanunda complex of buildings with heritage value.

## 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
Consulting room	
Demolition or part demolition of any State heritage place.	
Fire station	
Fuel depot	
General industry	
Hospital	
Intensive animal Keeping	
Light Industry	Except where related to the processing or manufacturing of products associated with viticulture.

Form of development	Exceptions
Motor repair station	
Motor showroom	
Nursing home	
Office	Except where associated with an entertainment or accommodation use.
Petrol filling station	
Place of worship	
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where associated with an entertainment or accommodation use and the gross leasable area is less than 150 square metres.
Special Industry	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Winery	Except the expansion of an existing 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 non-complying) are designated:

Category 1	Category 2
	Entertainment, cultural and exhibition facility

## Township Zone

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

### OBJECTIVES

- 1 Services and facilities grouped together to serve the local community and the visiting public.
- 2 Residential development consistent with maintaining a small country township character.
- 3 Conservation and enhancement of the main road streetscape and scenic rural setting of the township.
- 4 Retention of the function of Lyndoch, Mount Pleasant, Williamstown, Stockwell, Moculta, Eden Valley, Springton and Sandy Creek primarily as local service centres.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

Controlled and orderly development, restricted to defined township boundaries assists in the economic provision of public services, the creation of a pleasant living environment, and the retention of surrounding rural areas primarily for agriculture, recreation, and water and nature conservation. Development located within the zone will continue to provide a range of small-scale land uses to serve the day-to-day needs of the local population. Development for substantial retail, commercial or industrial purposes is not appropriate within this zone. Non-residential uses will be focussed located within the main street of the township, where possible.

Each of the townships has established a grid pattern of roads, with occasional variation as a result of more recent development within certain townships. It is envisaged that new development reflects the grid pattern found within townships rather than building on, or establishing a curvilinear street pattern with culs-de-sac.

Development will maintain the attractive visual amenity of the approaches to townships. The existing character, as derived from the small-scale and residential style of buildings and pleasant open rural surrounds, will be retained. Rural activities compatible with residential uses are appropriate where they maintain the existing semi-rural character.

Dwellings located within the townships are of a relatively low density typical of country settlements. It is expected that development will maintain the overall low scale, low density character with dwellings principally limited to single storey form, although two storey dwellings incorporating a floor level located within the roof space may be appropriate. Development will reflect the prevailing generous front, side and rear boundary setbacks.

It is expected that the pleasant appearance of land as derived from the existing watercourses and associated vegetation will be maintained. Development will result in the establishment of additional landscaping and vegetation where possible, as well as, retain existing vegetation, whether native or non-native, that makes a positive contribution to the character and amenity.

Vistas to townships when viewed from the valley floor are important. It is expected that development within townships will be unobtrusive and not impact on vistas from the Barossa Valley floor. Similarly, vistas to the open landscape surrounding the townships are also important and development will seek to maintain these vistas.

A range of 'traditional' verge treatments (front boundary, footpath, street trees and gutter) and 'informal' verge treatments (no kerbing, gutter and undeveloped verges) exist between and within townships. It is envisaged that development, particularly where involving a rearrangement of allotments or access points, will continue the relevant pattern of road verge predominant with that part of the township, particularly located within the main streets of each township.

### **Moculta**

It is expected that development will be focussed on Truro Road, with its attractive street trees and many heritage/older buildings. There is a mixture of new and old buildings (including local heritage places) at low densities. It is expected that development adjacent to the **Historic Conservation Area** reflect the building styles and density of that area.

### **Mount Pleasant**

The township of Mount Pleasant is currently linear in form. While infill development located within the existing township boundary is encouraged, the desire to maintain the low density character of Mount Pleasant requires additional land to meet the demands of future populations. Development of land located along the eastern fringe of the township for residential purposes is appropriate while development of land for employment purposes is envisaged in certain locations. All development will have regard to the environmental qualities of the surrounding area and in particular the water catchment function of the Mount Lofty Ranges Watershed.

Portions of the zone are covered by the **Historic Conservation Area**. The objectives and principles that apply to the **Historic Conservation Area** are additional to those expressed for the whole of the Council area and for the zone.

### **Sandy Creek**

Sandy Creek is a small settlement established around the T-Junction of the Barossa Valley Way and Williamstown Road. This characteristic is to be retained and additional development is to reflect its low density. Existing commercial and industrial land uses will only be expanded where they will not impact on the amenity of the surrounding residential land uses, or impact on the established character of the township.

### **Springton**

It is envisaged that opportunities for commercial, retail or industrial development in Springton will be limited to those compatible with the residential amenity and character. Development particularly in the main street area will reflect the existing character. It is expected that allotments at the entrances to the town along the Mount Pleasant/Angaston Road will be utilised for residential purposes and developed in a manner that reflects the character of the buildings fronting that road. Further division of land will be limited to the rationalisation of allotment boundaries to suit the use to which the land will be put, without increasing the total number of allotments.

### **Stockwell**

The township is characterised by a historic character south of Stockwell Creek (including early German style cottages), and more modern streetscape character north of Stockwell Creek. Housing adjacent to the **Historic Conservation Area** will reflect building styles of that Area. It is envisaged that development will be in accordance with the concepts shown on [Concept Plan Map Baro/7 - Township \(Stockwell\)](#) where relevant.

Direct access to Sturt Highway will be prevented with development protected from the adverse effects of traffic from the Sturt Highway via a landscaped area between the Sturt Highway and development on land adjoining it.

In addition to the Desired Character statement specific to each township, portions of the **Township Zone** covering Moculta, Mount Pleasant, Stockwell and Williamstown are also covered by the **Historic Conservation Area** shown on *Overlay Maps Baro/7, Baro/34, Baro/37 and Baro40 - Heritage and Character Preservation District*. The objectives and principles that apply to the **Historic Conservation Area** are additional to those expressed for the whole of the Council area and for 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
  - open space
  - recreation area
  - shop or group of shops where the gross leasable area is less than 250 square metres
  - small-scale commercial development
  - small scale light and service industry development
  - small-scale tourist development
  - supported accommodation.
- 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.

### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Expansion of existing winery operations at Eden Valley should only occur if adequate provision is made for:
  - (a) off-street parking
  - (b) landscaping (using suitable plant species)
  - (c) adequate disposal of waste products.
- 8 The drainage function and amenity of Parrot Hill Creek and Duck Ponds Creek in Moculta and Stockwell Creek in Stockwell, together with associated vegetation, should be retained and protected.
- 9 Development of a business, commercial or industrial nature should be consolidated with existing facilities to establish identifiable service centres.

### Land Division

- 10 Allotments in Mount Pleasant should have sufficient area to accommodate appropriate development and satisfactory waste disposal that will not cause or contribute to pollution of the River Torrens/Karrawirra Parri or the metropolitan water supply.
- 11 Other than located within the **Residential Policy Area 7**, the **Residential Mount Pleasant Policy Area 8** and the **Mixed Use Policy Area 9**, land division should create allotments with a minimum site area of not less than 1200 square metres.

## **PRECINCT SPECIFIC PROVISIONS**

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

### **Precinct 38 Eden Valley Character**

- 12 Development should be compatible with the height, roof forms and pitches, proportions, siting, architectural style and detailing, materials and frontage patterns of abutting pre-1950 dwellings.

### **Precinct 39 Springton Character**

- 13 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 14 Development should be compatible with the height, roof forms and pitches, proportions, siting, architectural style and detailing, materials and frontage patterns of abutting pre-1950 dwellings.



## Light Industry Policy Area 4

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

### OBJECTIVES

- 1 Development of primarily light industry, service industry, storage, warehousing and depot land uses.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

It is expected that land located within the zone will be developed for small-scale light industry and service industry uses that are compatible with adjoining residential development having regard to noise, odour, air pollution, hours of operation and traffic volumes generated. Development will result in a more efficient use of the land and improve the amenity of the locality.

The height and scale of development will be low rise in nature and be designed with a bulk, height and intensity to minimise adverse impacts on the amenity of the adjoining land, buildings and the streetscape. External storage and other untidy areas will be located and or screened from view from public roads and adjacent residential development. Landscaping will be an integrated part of development in order to enhance the appearance of development and protect the visual amenity of the locality. This will be particularly important in Williamstown, where the policy area forms the gateway into the township from the north.

Development on land adjacent to residential zones will include an appropriately landscaped buffer to the adjoining residential development. Future development of railway land within Lyndoch will include appropriate buffers and landscaping to ameliorate impacts to adjoining residential development. It will also enhance and screen development from adjoining residential land.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - light industry
  - service industry
  - store
  - warehouse.
- 2 Development should be primarily for light industry and associated activities such as stores and warehouses, with adequate provision being made for the removal of waste materials from the policy area.

#### Form and Character

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

## Lyndoch Residential Historic Character Policy Area 5

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

### OBJECTIVES

- 1 Existing buildings retained, restored and used for residential or low-key tourist, cultural and community purposes.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

It is expected that development will conserve and reinforce the traditional dwelling styles and streetscape character existing located within the policy area. In particular, development will reflect existing building form and pattern, predominant setbacks and retain existing mature vegetation. Buildings will be designed in sympathy with the scale, form and character of existing historic buildings, with particular emphasis on roof forms, facade details, window proportions and materials, colours and finishes.

It is envisaged that advertising will be limited to non-residential development and be small and low profile in nature. In particular, advertising signs will be mounted below rooflines and of a design and size that is compatible with the character of buildings located within the policy area. Pole mounted signs or animated or reflective signs are not consistent with the desired character for the policy area.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - carport
  - detached dwelling
  - domestic outbuilding associated with a dwelling
  - pergola
  - veranda.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development comprising conversion of existing historic buildings for dwelling purposes may be undertaken provided that the historic character of the buildings is retained and enhanced.
- 4 Additions to existing buildings should be screened and/or located at the rear of the building and comprise compact extensions of a scale, bulk and external appearance that are sympathetic and compatible with the historic character of the original building.
- 5 Development should take design cues from existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:
  - (a) scale and bulk
  - (b) width of frontage

- (c) boundary setback patterns
- (d) proportion and composition of design elements such as roof lines, pitches, openings, fencing and landscaping
- (e) external materials
- (f) visual interest.

**Land Division**

- 6 Development should maintain the existing pattern of division established located within the policy area.

## Recreation Policy Area 6

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

### OBJECTIVES

- 1 Retention and enhancement of the attractive setting and landscape character of the policy area.
- 2 Buildings and facilities designed to high architectural standards and established within a landscaped setting, including tree plantings around buildings and car parking areas.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

It is expected that development will maximise the use and functionality of existing recreational facilities. Development will result in the retention and enhancement of the attractive setting and landscape character of the zone as derived from watercourses, areas of open space and associated vegetation.

Development will be sited so as not to dominate the attractive landscaped character of the zone. Buildings will be low profile in appearance and exhibit a high standard of design in terms of appearance and materials and be compatible with adjacent residential development. Landscaping materials will be utilised to soften the appearance of buildings and provide additional shade without detracting from the overall effective use and maintenance of sporting facilities. The sharing of car parking areas between land uses will be encouraged provided peak times of use do not coincide.

Development will protect existing vegetation, particularly along watercourses and where possible, include the remediation and upgrading of river banks.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - clubrooms associated with sports facilities
  - indoor and outdoor recreation facilities
  - lighting for night use of facilities
  - playground.
- 2 Development should be primarily for major active and passive recreation activities and facilities for the local community, tourists and visitors to the area.
- 3 The development of small scale tourist facilities may be undertaken in the policy area at Lyndoch where they would not be liable to prejudice the future expansion or establishment of recreation facilities.
- 4 A shop or group of shops should only be developed in this zone where:
  - (a) it is ancillary to recreation and sport development
  - (b) the total gross leasable area is less than 80 square metres.

### **Form and Character**

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 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.
- 7 All car-parking areas should be shaded and screened with vegetation to improve the amenity of the zone.
- 8 Buildings and structures should be set back not less than 15 metres from the Barossa Valley Way in Lyndoch.

### **Land Division**

- 9 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 policy area.

## Residential Policy Area 7

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-density residential development.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

It is expected that development will be primarily for residential purposes at low densities consistent with the maintenance of a small country township character.

It is envisaged that development will maintain and enhance existing residential amenity and areas of distinctive historical character. Natural or cultural features, including stands of trees, landscaping, historical buildings and watercourses will be retained by, and incorporated into, development.

Dwellings will be limited to single storey form and be constructed of new or as new materials. Affordable forms of housing, such as transportable buildings, are appropriate, although the buildings will have enclosed footings.

Both residential and non-residential development will minimise the impact of established non-residential uses on the amenity of adjacent residential land uses.

#### Lyndoch

Lyndoch has formed around the junction of four major roads and three 'diagonal' roads to the west of the town centre. Where possible, future land division will reflect the major road structure rather than a curvilinear street pattern with culs-de-sac. Lyndoch has a relatively low density typical of country towns with even larger rural residential allotments on the western fringe of the town. There are opportunities for a wider range of dwelling types, including supported accommodation, with higher densities in the form of infill, in locations adjacent to the town centre and provided the development is consistent with the scale, form and streetscape character of the area. Sensitively designed infill development is also appropriate located within the larger rural residential allotments on the western fringe of the township.

Development of under utilised land, as identified within [Concept Plan Map Baro/5 - Residential \(Lyndoch\)](#) will be undertaken in a co-ordinated manner to enable the efficient and economic provision of public services and utilities and to avoid the creation of allotments as a strip development along existing roads.

#### Mount Pleasant

Mount Pleasant has a linear grid-pattern of roads extending from the Birdwood-Mount Pleasant Road/Melrose Street. There are limited opportunities for new land division, however, where it does occur the grid pattern will be reflected. A mixture of housing styles exist, mostly single storey detached dwellings, as well as some single storey medium density development. Overall it is of a relatively low density typical of a country settlement, with some smaller allotments associated with unit development. Housing adjacent to the **Historic Conservation Area** will be complementary to building styles of that area.

The township is located within the Mount Lofty Ranges Watershed and the River Torrens/Karrawirra Parri runs through the town and Policy Area. Development and the disposal of waste from development will be setback from the River Torrens/Karrawirra Parri to prevent any interference with the function of that watercourse. The quality or quantity of water runoff entering the River Torrens/Karrawirra Parri will be preserved, or improved, as a result of development.

## Williamstown

Williamstown has formed around the junction of four major roads. The topography and existing allotment layout result in a modified grid pattern. Where possible future land division will reflect the major road structure found located within the township.

The township is characterised by a relatively low density typical of country towns with even larger rural residential allotments on the northwestern fringe of the town. Significant historic buildings, trees and creeks contribute to the attractive and varied country township character. Development will reflect the prevailing low-density character of the township and retain the historic buildings, trees and creeks that contribute to the attractive character. Development adjacent to the **Historic Conservation Area** should reflect the layout and building styles of that Area.

The division of land adjacent to Victoria Creek, between the Williamstown Jubilee Park and the Mt. Crawford Road bridge, and the recreation ground will result in the provision of a linear walkway to link existing reserves adjacent to Victoria Creek.

Development of underutilised land, as identified within [Concept Plan Map Baro/6 - Residential \(Williamstown\)](#) will be undertaken in a co-ordinated manner to enable the efficient and economic provision of public services and utilities and to avoid the creation of allotments as a strip development along existing roads.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	2.5 metres
Minimum setback from rear boundary	6 metres
Minimum number of on site car parking spaces (one of which should be covered)	2 spaces for dwellings with up to 2 bedrooms; 3 spaces for dwellings with 3 or more bedrooms.

- 4 Development adjacent to a railway line should incorporate sound attenuation including window glazing, mounding and/or fencing.

- 5 Development for non-residential purposes should only be undertaken where:
- (a) the proposed activity will not detract from the residential character and amenity of the zone
  - (b) the design and appearance of the buildings are in keeping with the scale of residential development
  - (c) adequate off street car parking is provided
  - (d) landscaping is provided to maintain the continuity of residential streetscapes and provide visual buffers.
- 6 Sheds, garages and similar outbuildings should be designed located within the following parameters:

Parameter	Value
Maximum floor area	100 square metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	0.6 metres for wall heights up to 2.7 metres; 1.5 metres for wall heights over 2.7 metres.
Minimum setback from a public road or public open space area	No closer than any building on the site, or adjacent site.

### Land Division

- 7 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives of the policy area and should:
- (a) be not less than 500 square metres in area
  - (b) have a minimum frontage to a public road of at least 12 metres.



## Residential Mount Pleasant 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 primarily for low-density residential development.
- 2 A policy area comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

It is expected that development will be primarily for residential purposes at low densities consistent with the maintenance of a small country township character.

It is envisaged that development will maintain and enhance existing residential amenity and enhance gateway entrances into the township. Natural or cultural features, such as stands of trees and watercourses will be retained by, and incorporated into, development. While access into residential areas will be limited, dwellings are envisaged to front gateway entrances to enhance the township character of Mount Pleasant.

Residential development of the land at the northern end of the township will retain the significant grouping of trees along Angaston-Birdwood Road and provide an appropriate buffer to existing non-residential development. Residential development at the southern end of the township will retain the stand of trees along Mount Pleasant-Tungkillo Road and the watercourse.

The predominant form of housing will be single storey detached dwellings at low densities, however, other forms of housing at a range of densities are also envisaged, such as semi-detached, row dwellings and aged persons accommodation to achieve affordable housing outcomes.

Non-residential development located within the policy area will only occur where its operation, scale, design and appearance will not be detrimental to the amenity of surrounding residential land uses.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

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

- 3 Residential development should accord to [Concept Plan Map Baro/14 - Mount Pleasant](#).
- 4 Dwellings should be designed located within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	2.5 metres
Minimum setback from rear boundary	6 metres
Minimum number of on site car parking spaces (one of which should be covered)	2 spaces for dwellings with up to 2 bedrooms 3 spaces for dwellings with 3 or more bedrooms.

unless involving the construction of semi-detached dwellings, row dwellings, accommodation associated with retirement villages and/or affordable housing.

- 5 Development for non-residential purposes should only be undertaken where:
- (a) the proposed activity is not liable to detract from the residential character and amenity of the policy area
  - (b) the design and appearance of the buildings are in keeping with the scale of residential development
  - (c) adequate off street car parking is provided
  - (d) landscaping is provided to maintain the continuity of residential streetscapes and provide visual buffers.
- 6 Sheds, garages and similar outbuildings should be designed located within the following parameters:

Parameter	Value
Maximum floor area	100 square metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	0.6 metres for wall heights up to 2.7 metres 1.5 metres for wall heights over 2.7 metres
Minimum setback from a public road or public open space area	No closer than any building on the site, or adjacent site

### Affordable Housing

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

### Land Division

- 9 Allotments should vary in size and be suitable to facilitate a range of housing forms consistent with the objectives and desired character of the policy area, and should generally be not less than 800 square metres in area and have a frontage of no less than 15 metres unless one of the following applies:
- (a) for the purposes of retirement or aged persons accommodation

- (b) for the purposes of affordable housing
- (c) located directly opposite existing or proposed public open space
- (d) not directly visible to existing township approach roads including the Mount Pleasant-Sanderston Road, Mount Pleasant-Springton Road, Melrose Street and the Mount Pleasant-Tungkillo Road.

## Mixed Use Policy Area 9

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

### OBJECTIVES

- 1 A policy area that provides for health, education, community, and related activities to serve the population of the town, the surrounding area and visitors.
- 2 Limited residential development in suitable locations.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area envisages a potential future hospital expansion and school expansion to support future local and regional populations whilst encouraging an associated range of health, educational and community activities including, but not limited to, high-level care, consulting rooms and community support services. Retail, commercial and industrial development is not desired in the policy area.

Buildings and structures in the policy area will be low in scale and single storey unless associated with the hospital where two-storey development may be contemplated. Buildings and structures in the policy area will not compromise the local heritage significance of the school.

Residential development in the policy area will be limited to high-level care accommodation in close proximity to the hospital and retirement housing.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - community support services
  - consulting rooms
  - educational establishment
  - hospital
  - nursing home.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Development should accord with [Concept Plan Map Baro/14 - Mount Pleasant](#).
- 4 Development to the rear of the existing hospital and school should comprise health, education and community related activities and residential development limited to high-level care accommodation and retirement housing.
- 5 Buildings and structures on land fronting Chibnalls Road should have a total floor area not exceeding 500 square metres.
- 6 Development should be set back no less than 8 metres from Chibnalls Road.

## Town Centre Policy Area 10

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

### OBJECTIVES

- 1 A policy area that provides the main focus for retail, low-key commercial, business, community, administrative and related activities to serve the population of the town, the surrounding area and visitors.
- 2 Limited residential development and small-scale tourist accommodation in suitable locations.
- 3 The retention and conservation of buildings and spaces that contribute positively to the historic township character.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area will be the focus for each township of retail, business, low-key commercial, community, administrative and related activities of an appropriate scale to serve the population and visitors of the town and its hinterland. Tourist related facilities including galleries, cafes, small shops and small-scale accommodation, such as bed and breakfast facilities are also envisaged located within the policy area.

Buildings and structures will be small in scale and be sited and designed to complement the existing character of the respective town centre. In particular, buildings will be simple in form and appearance and show a continuity of horizontal lines and distinctive vertical elements. Rectangular plans, gable or hipped gable roofs, continuous building facades and wide post supported verandas will be the preferred format of buildings in this policy area. Buildings will be constructed of materials and finished in colours that complement those prevailing in buildings of historic significance, including walls of stone, brick, rendered brick or block or timber cladding; rooves of corrugated galvanised iron; and joinery of timber on main street facades.

Landscaping will be incorporated into the design of developments to improve streetscape appearance of main streets, as well as screen and soften the appearance of car parking areas.

#### Lyndoch

The north-west quadrant of the policy area, fronting onto Gilbert Street, Lyndoch, will serve as the primary focus for retailing in the town. A mix of residential and open space land uses can be accommodated, with co-ordinated development of facilities, car parking and access arrangements, in accordance with [Concept Plan Map Baro/4 - Lyndoch Centre \(Lyndoch\)](#).

Development undertaken on the north-eastern side of the Barossa Valley Way, Lyndoch will primarily accommodate hospitality, tourism and administration type land uses including shops, restaurants, accommodation, entertainment and information centres.

#### Williamstown

Large scale commercial developments requiring substantial site areas and large scale commercial buildings, and which generate significant levels of traffic and parking demand are inappropriate within Williamstown. It is expected that retail and commercial development will be small in scale with buildings of up to two storeys in height appropriate. Development will recognise the importance of existing trees to the streetscape and township character through careful placement and design, and will include landscaping resulting in the planting of additional trees.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - community facilities
  - consulting room
  - office
  - shops where the gross leasable area is less than 250 square metres
  - small-scale tourist development.
- 2 Residential development and small-scale tourist accommodation should only occur where it does not conflict with the main retail and business function of the township.

### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Within Lyndoch:
  - (a) development for retail purposes should be undertaken in a co-ordinated manner and should result in in-filling of the built facade along the Barossa Valley Way street frontage
  - (b) a mix of retail and residential land use with shared car parking should be developed in accordance with [Concept Plan Map Baro/4 - Lyndoch Centre \(Lyndoch\)](#).
- 5 Development involving or adjacent to sites containing buildings of historic interest should be designed so as to maintain the historic integrity and character of those existing buildings. In such instances, the appropriate area required for car parking may be reduced to allow for the retention of a building of historic interest.
- 6 Development involving or adjacent to buildings of historic character or significance should
  - (a) be similar in roof form, fenestration, height, scale, and proportion and be constructed of materials that complement and reinforce the historic character and design elements of existing buildings
  - (b) not use of highly reflective materials, glass curtain walls or bright external colours as they are not appropriate.
- 7 Development should provide adequate space for manoeuvring, parking and loading and unloading of service vehicles on-site in a manner that does not result in the loss of buildings of historic character.
- 8 Car parking areas should be designed to result in grouped or shared car parking areas and co-ordinated access points.
- 9 Advertisements and/or advertising hoardings should be positioned at the junction of the veranda and main face of buildings, applied directly to, or hung from, gables or facades of verandas or main buildings, displayed on parapets or facades, or hung underneath verandas.
- 10 Development should not be undertaken if it results in an increase in traffic flows around the intersection of Melrose Street and Saleyard Road, Mount Pleasant.

## Residential Lyndoch Policy Area 12

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

### OBJECTIVES

- 1 A policy area for low-density residential development that is sensitive to the topography of the area and which has minimal visual and environmental impacts.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area comprises land on the south-western fringe of the Lyndoch township. The land is naturally undulating and includes elevated areas with distant views toward the Lyndoch Valley Road in a south-easterly direction. The land topography, open pastures, dense vegetation bordering Gods Hill Road and stands of mature trees contribute to a semi-rural character and pleasant entrance to the township.

Historically, potentially contaminating activities have occurred within the policy area including the introduction of fill and the use of the land for market gardening purposes. The possibility of onsite contamination is to be addressed as part of future land division applications.

It is expected that the area will be developed for residential purposes at low densities consistent with the maintenance of a small country township character.

The division of land will be orderly, co-ordinated and in accordance with [Concept Plan Map Baro/17 – Lyndoch Fringe](#). Connectivity to Samuel Stephens Court should occur to ensure appropriate integration with established residential development and associated infrastructure. Allotments fronting Gilbert Street and those adjacent to Gods Hill Road and the southern boundary of the policy area should be large in size to provide a suitable transition at the interface with adjacent development. It is also important that vegetated buffers are incorporated into any residential subdivision as a means of minimising potential conflicts with primary production land or other non-residential activities.

Non-residential development should not occur within the policy area.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - carport
  - domestic outbuilding in association with a dwelling
  - dwelling
  - pergola
  - veranda.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should comprise of low density residential development.
- 4 Residential development should accord with [Concept Plan Map Baro/17 – Lyndoch Fringe](#).

5 Dwellings should be designed and located within the following parameters:

Parameter	Value
Minimum setback from Gilbert Street frontage	9 metres
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	2.5 metres
Minimum setback from rear boundary	6 metres
Minimum number of on-site car parking spaces (one of which should be covered)	2 spaces for dwellings with up to 2 bedrooms 3 spaces for dwellings with 3 or more bedrooms

6 Development for non-residential purposes should not be undertaken within the policy area.

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

Parameter	Value
Maximum floor area	100 square metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	0.6 metres for wall heights up to 2.7 metres 1.5 metres for wall heights over 2.7 metres
Minimum setback from a public road or public open space area	No closer than any building on the site, or adjacent site

### Appearance of Land and Buildings

8 The external appearance of buildings, including their form, height, bulk and materials, should not detract from the character and amenity of the locality within which they are situated.

9 Development should be designed to:

- (a) achieve a profile that complements the natural topography of the land
- (b) avoid the use of bright and highly reflective external materials and finishes
- (c) minimise the amount of cutting and filling of the natural ground profile
- (d) incorporate existing vegetation wherever possible and additional landscaping to assist in softening built form, driveways, roads and other infrastructure and site works.

### Land Division

10 Allotments should be not less than 500 square metres in area, have a frontage to a public road of at least 15 metres (except for allotments fronting Gilbert Street where frontages should be at least 18 metres wide) and be suitable to facilitate a use of land that is consistent with the objectives of the policy area.

11 Land should only be divided based upon a coordinated and comprehensive land division plan and provided the land can be serviced by urban infrastructure at a level or capacity that is appropriate to the division.



- 12 Allotments and roads should be designed so that:
- (a) a vegetated buffer with a minimum width of 5 metres can be established adjacent to Gods Hill Road
  - (b) a vegetated buffer with a minimum width of 30 metres can be established along the length of the southern zone boundary
  - (c) there is no direct access from or onto Gods Hill Road
  - (d) buildings, roads and driveways follow the natural contours of the land so as to reduce their visual impact and need for earthworks
  - (e) allotments adjacent to Gods Hill Road are oriented so their primary frontage addresses Gods Hill Road without providing direct vehicular access from the road
  - (f) allotments adjacent to the southern boundary are oriented so their primary frontage addresses the boundary
  - (g) a road with a minimum reserve width of 14 metres is placed parallel to Gods Hill Road and the southern boundary in addition to the buffers referred to in (a) and (b) above
  - (h) there is connectivity through to Samuel Stephens Court
  - (i) adequate open space is provided and existing stands of trees are retained.

### **Conservation**

- 13 Stormwater should be managed in a manner which does not have an adverse impact on natural or existing drainage systems, prevents soil erosion or siltation, mitigates peak flows and does not result in the flooding of land.

## 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 designated:

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):
  - **Town Centre Policy Area 10**
- (c) the building is not a State heritage place
- (d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
- (e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
  - (i) all of the following:
    - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
    - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
  - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
  - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
  - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (g) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Baro/1 – 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
Agistment and holding of stock	
Bulky goods outlet	Except located within the <b>Town Centre Policy Area 10</b>
Consulting room located within the <b>Light Industry Policy Area 4, Lyndoch Residential Historic Character Policy Area 5, Residential Policy Area 7 and Residential Mount Pleasant Policy Area 8.</b>	
Crematorium	
Dairy	
Demolition or part demolition of any State heritage place.	
Dwelling located within the <b>Light Industry Policy Area 4 or Recreation Policy Area 6.</b>	
Farming	
Farm building	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Light industry located within the <b>Lyndoch Residential Historic Character Policy Area 5, Recreation Policy Area 6, Residential Policy Area 7, Residential Mount Pleasant Policy Area 8 and Mixed Use Policy Area 9.</b>	
Motel	

Form of development	Exceptions
Motor repair station located within the <b>Lyndoch Residential Historic Character Policy Area 5, Recreation Policy Area 6, Residential Policy Area 7, Residential Mount Pleasant Policy Area 8 and Mixed Use Policy Area 9.</b>	
Nursing home	Except located within the <b>Residential Policy Area 7, Residential Mount Pleasant Policy Area 8, Mixed Use Policy Area 9 and Town Centre Policy Area 10.</b>
Office	Except where it achieves one of the following: (a) located within the <b>Town Centre Policy Area 10</b> (b) ancillary to an existing lawful business located within the <b>Residential Mount Pleasant Policy Area 8</b> or located within the <b>Mixed Use Policy Area 9.</b>
Petrol filling station located within the <b>Lyndoch Residential Historic Character Policy Area 5, Recreation Policy Area 6, Residential Policy Area 7, Residential Mount Pleasant Policy Area 8 and Mixed Use Policy Area 9.</b>	
Residential flat building	Except for purposes of a retirement village located within the <b>Residential Mount Pleasant Policy Area 8</b> or located within the <b>Mixed Use Policy Area 9.</b>
Road transport terminal	
Service industry located within the <b>Lyndoch Residential Historic Character Policy Area 5, Recreation Policy Area 6, Residential Policy Area 7, Residential Mount Pleasant Policy Area 8 and Mixed Use Policy Area 9.</b>	
Service trade premises located within the <b>Lyndoch Residential Historic Character Policy Area 5, Recreation Policy Area 6, Residential Policy Area 7, Residential Mount Pleasant Policy Area 8 and Mixed Use Policy Area 9.</b>	
Shop or group of shops with a gross leasable area of more than 250 square metres	Except located within the <b>Town Centre Policy Area 10.</b>
Shop or group of shops located within the <b>Lyndoch Residential Historic Character Policy Area 5, Residential Policy Area 7, Residential Mount Pleasant Policy Area 8 and Mixed Use Policy Area 9.</b>	
Special industry	
Stock sales yard	
Stock slaughter works	

Form of development	Exceptions
Store located within the <b>Lyndoch Residential Historic Character Policy Area 5, Recreation Policy Area 6, Residential Policy Area 7, Residential Mount Pleasant Policy Area 8, Mixed Use Policy Area 9</b> and <b>Town Centre Policy Area 10</b> .	
Telecommunications facility located within the <b>Lyndoch Residential Historic Character Policy Area 5, Residential Policy Area 7, Residential Mount Pleasant Policy Area 8</b> and <b>Mixed Use Policy Area 9</b> .	
Warehouse located within the <b>Lyndoch Residential Historic Character Policy Area 5, Recreation Policy Area 6, Residential Policy Area 7, Residential Mount Pleasant Policy Area 8, Mixed Use Policy Area 9</b> and <b>Town Centre Policy Area 10</b> .	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

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

Category 1	Category 2
<p>All forms of development in the <b>Town Centre Policy Area 10</b> other than where the site of the development is adjacent land to land in a zone which is different to the zone that applies to the site of the development</p> <p>Outbuilding no greater than 100 square metres in floor area</p> <p>Located within the Mixed Use Policy Area 9:</p> <ul style="list-style-type: none"> <li>▪ community support services</li> <li>▪ consulting rooms</li> <li>▪ educational establishment</li> <li>▪ group dwelling for the purposes of a retirement village</li> <li>▪ hospital</li> <li>▪ nursing home</li> <li>▪ residential flat building for the purposes of a retirement village</li> <li>▪ retirement village.</li> </ul>	<p>All forms of development in the <b>Town Centre Policy Area 10</b> not listed as Category 1</p> <p>Outbuilding greater than 100 square metres in floor area.</p>

## Watershed Protection (Mount Lofty Ranges) Zone

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

### OBJECTIVES

- 1 Provision of a safe drinking water supply to Adelaide by improving the quality and quantity of water harvested from the Mount Lofty Ranges Watershed.
- 2 Protection of unused catchments in the Mount Lofty Ranges Watershed from inappropriate development which may jeopardize their future use for water supply.
- 3 Development liable to contribute to the pollution or reduction of surface and/or underground water resources excluded from the zone.
- 4 Extensive areas of native vegetation to safeguard the catchment and recharge characteristics of the water resource.
- 5 A zone primarily for farming activities on large land holdings that do not pollute water resources.
- 6 The extension of the economic base of the Mount Lofty Ranges Region in an environmentally sensitive and sustainable manner.
- 7 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The watershed area is of critical importance to South Australia as it provides on average 60 per cent of Adelaide's water supply. The zone contains catchment areas for existing as well as proposed reservoirs serving metropolitan Adelaide and the surrounding areas. **Located within the Barossa Council area, the zone contains the Warren, South Para and Barossa storage reservoirs.** Land located within the zone is also used for a range of purposes including living, rural primary production, conservation **and tourism, such as the Whispering Wall.**

The quality of water entering existing reservoirs from the catchments is poor and often does not meet established guideline values. This poor water quality has been linked to the cumulative effects of a large number of small pollution sources. The maintenance and enhancement of water quality and prevention of pollution are of the highest priority in this zone. Strict control of development in the watershed is necessary to ensure a continued economic supply of safe drinking water.

**It is envisaged that development located within the zone will be predominantly that which is essential for the maintenance of sustainable grazing, commercial forestry and mixed agricultural activities. Limited opportunities will exist for small scale winery development and small scale, low impact agricultural and home based industries, based on rural, arts, crafts, tourist, cultural or heritage activities, where they expand the economic base of the Mount Lofty Ranges Region. Such uses will be of a scale that complements the rural landscape setting, has no environmental impact, and appropriate to the existing infrastructure and services available. Larger scale industries and related activities are not appropriate located within the zone and more suited to designated industrial or commercial zones within townships.**

**It is anticipated that development will maintain the open rural character derived from open or wooded pasture land, stands of native vegetation, commercial forests and reservoirs. Development involving new buildings will complement the existing scattered farm buildings and will be unobtrusively located and designed to blend in with the surrounding landscape through careful siting and landscaping.**

Development will contribute to the improvement of the zone as a water catchment through the conservation of existing stands of native vegetation, complemented with the establishment of additional locally indigenous vegetation and the protection of existing watercourses from further degradation. This is particularly important adjacent to the substantial continuous mass of native vegetation contained within conservation parks adjacent the South Para reservoir, where development will be undertaken in a manner that protects and enhances these important habitats.

It is expected that no additional allotments will be created since these are likely to give rise to additional development and activities. It is also important that development minimises the risk of pollution located within the Watershed.

The zone also contains a portion of the **Historic Conservation Area** at Mount Pleasant as shown on *Overlay Map Baro/40 - Heritage and Character Preservation District*.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - commercial forestry
  - grazing
  - low intensity farming activity
  - small scale winery
  - cellar door sales
  - small scale restaurant associated with a winery or cellar door sales.
- 2 Development should not adversely affect the quality or quantity of water resources.
- 3 Horticulture development should only occur where:
  - (a) surface and/or subsurface water of sufficient quantity and quality is available to sustain the development
  - (b) the soil structure and nature of the land are capable of supporting the proposed development
  - (c) it does not cause an increase in the nutrients, turbidity, pesticides or salinity levels of either surface or groundwater supplies
  - (d) it is located a minimum distance of 50 metres from the edge of stands of significant native vegetation or native grasses
  - (e) it is located no closer than 50 metres from a lake, watercourse or wetland.
- 4 Irrigated horticulture should be designed to ensure that land that is prone to waterlogging or subject to floodwater inundation is not irrigated.
- 5 Irrigated horticulture should only occur where one or more of the following applies:
  - (a) there is no risk of the watertable either falling or rising significantly as a result of irrigation associated with the development.
  - (b) the depth to the watertable is greater than 2 metres from the ground surface.
- 6 Activities should not be established that produce strong organic, chemical or other intractable wastes (other than wineries, where the risk to water supply is negligible with appropriate management, design and siting).

- 7 Activities which produce large amounts of wastewater should not be established unless they can be connected to an approved community wastewater management system (other than wineries, where the risk to water supply is negligible with appropriate management, design and siting).
- 8 Agricultural industries (except wineries) and mineral water extraction and processing plants (except where bottling and packaging of mineral water in non-refillable containers for sale and distribution is to be undertaken) should not be located within an area with 900 millimetres or greater rainfall per year.
- 9 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 10 Wineries, restaurants, cellar door sales outlets and shops where the tasting of wine and retail sale of wine are the predominant activities should not be established on the land in the **Barossa Exclusion Area**, as shown on *Overlay Maps Baro/1, Baro/26 to Baro/28, Baro/30 to Baro/33 - Development Constraints*.

### **Form and Character**

- 11 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 12 Development should include revegetation with locally indigenous species to increase the native vegetation cover located within the zone.
- 13 Wineries should only be located on an allotment with a vineyard or adjacent to an allotment with a vineyard.
- 14 Wineries processing grapes or grape product exceeding the equivalent of a 500 tonne crush per annum should:
  - (a) not store winery waste water in holding tanks
  - (b) locate winery waste water treatment equipment, effluent dams, buildings containing wine-making activities or buildings containing bottling activities no closer than 300 metres to:
    - (i) tourist accommodation (except where it is sited on the same allotment as the winery)
    - (ii) residential development (except where it is sited on the same allotment as the winery)
    - (iii) a zone that includes any of the following wording in its title:
      - (A) Recreation
      - (B) Residential
      - (C) Rural Living
      - (D) Township.
- 15 Winery development should be of a scale that does not result in:
  - (a) detrimental impacts upon rural landscapes, infrastructure and services
  - (b) the processing of grapes or grape product exceeding the equivalent of a 2500 tonne crush per annum on an allotment.
- 16 Winery development (including any accessory and subordinate uses) should be located within the boundary of a single allotment and there should be no more than one winery on an allotment.
- 17 Winery development should house all structures involving wine-making, wine storage, packaging and bottling within enclosed buildings.



- 18 Wineries should be sited as follows:
- (a) a minimum of 300 metres from a:
    - (i) watercourse, where a watercourse is identified as a blue line on a 1:50 000 current series Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time
    - (ii) dam (but not including an effluent dam), bore or wellother than where an associated spill retention basin(s) is constructed, in which circumstances the setback can be reduced to 50 metres,
  - (b) not within areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters
  - (c) on land with a slope less than 20 per cent (1-in-5).
- 19 Wineries incorporating a spill retention basin(s), for the purposes of reducing the setback to a watercourse, dam, bore or well, should site and design the basins(s):
- (a) on the same allotment as the winery
  - (b) in close proximity to the wine-making, wine storage and waste water treatment facilities
  - (c) to minimise the risk of spills entering a downhill:
    - (i) watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time
    - (ii) dam (but not including an effluent dam), bore or well
  - (d) to capture at least 120 per cent of the aggregate volume of juice, wine, brine and un-treated waste water of the associated winery, which can be contained or produced at any one time during the peak of vintage
  - (e) to be impervious
  - (f) to minimise the interception of any natural or artificial stormwater flow.
- 20 Wineries involving the on-site treatment and disposal of waste water should:
- (a) connect to a system capable of treating the winery waste water to a biological oxygen demand (BOD) of less than 100 milligrams per litre before it is stored in the open for more than 48 hours
  - (b) dispose the treated winery waste water to a suitable irrigation field
  - (c) mound the irrigation field in a manner that would direct excess effluent runoff to a spill retention basin(s) and minimise the potential for treated waste water to enter:
    - (i) an adjacent allotment
    - (ii) public land
    - (iii) a watercourse, where a watercourse is identified as a blue line on a 1:50 000 current series Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time
    - (iv) a dam (but not including an effluent dam), bore or well.

- 21 Winery waste water holding tanks **associated with wineries processing grapes or grape product not exceeding the equivalent of a 500 tonne crush per annum** should:
- (a) have a total storage capacity of more than four days total flow during the peak of vintage
  - (b) be contained within an impervious, bunded area having a total liquid holding capacity of more than 120 per cent of the total holding tank capacity.
- 22 Wineries should:
- (a) incorporate all-weather on-site parking (including for commercial vehicles) with safe and convenient access for staff and visitors
  - (b) utilise existing buildings except where a new building would minimise detrimental environmental impacts
  - (c) process primary produce that is grown located within the Mount Lofty Ranges Region and sell goods manufactured and produced by the industry
  - (d) enhance the rural/agricultural character and/or heritage features and tourist activities of the Mount Lofty Ranges Region.
- 23 Wineries should not:
- (a) necessitate significant upgrading of public infrastructure including roads and other utilities, unless upgrading would be required through normal maintenance or was imminent due to growth in demand in the locality
  - (b) generate traffic beyond the capacity of roads necessary to service the development
  - (c) result in traffic volumes that would be likely to adversely alter the character and amenity of the locality
  - (d) generate significant additional traffic noise or other nuisance which would detract from resident's or other land holder's enjoyment of the locality
  - (e) generate noise of greater than 40 decibels during the hours of 10.00 pm to 7.00 am and 47 decibels between 7.00 am to 10.00 pm respectively as measured at the nearest neighbouring dwelling or boundary of a vacant allotment.
- 24 Restaurants should:
- (a) be established on the same allotment as, and be visually associated with a winery or shop where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product
  - (b) not result in more than 75 seats for customer dining purposes on the allotment
  - (c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment.
- 25 Cellar door sales outlets should:
- (a) be established on the same allotment as a winery
  - (b) primarily sell and offer the tasting of wine that is produced located within the Mount Lofty Ranges Region
  - (c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment

- (d) not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales (and this includes any retail sale of non-beverage or non-food items).
- 26 Shops where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product should:
- (a) be established on the same allotment as a vineyard, where the vineyard should be at least 0.5 hectares
  - (b) primarily sell and offer the tasting of wine that is produced located within the Mount Lofty Ranges Region
  - (c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment
  - (d) not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales (and this includes any retail sale of non-beverage or non-food items).
- 27 Restaurants, cellar door sales outlets and shops where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product should:
- (a) not be sited:
    - (i) within areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters
    - (ii) on land with a slope more than 20 per cent (1-in-5)
  - (b) be setback a minimum of 25 metres from any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks where water flows at any time and includes all:
    - (i) dams or reservoirs that collect water flowing in a watercourse
    - (ii) lakes through which water flows
    - (iii) channels into which water has been diverted
    - (iv) any known underground seepage condition
  - (c) be setback a minimum of 50 metres from a road other than where occupying a local or state heritage listed building
  - (d) not result in ribbon development along roads
  - (e) maintain a clear delineation between urban and rural development.
- 28 Development for commercial orchards and vineyards should provide a headland/access area (excluding any area required for a landscaped spray shield/buffer) for agricultural vehicles and equipment to manoeuvre on the site of at least:
- (a) 5 metres in width where planting rows are parallel to the property boundary
  - (b) 10 metres in width in other cases.

### **Land Division**

- 29 Land division should only occur if no additional allotments are created wholly or partly in the zone and where one or more of the following applies:

- (a) the proposal is for a minor readjustment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures
  - (b) the proposal is to alter the boundaries of an allotment in order to improve the management of the land for the purpose of primary production and/or the conservation of natural features.
- 30 Land should not be divided, nor allotment boundaries rearranged when the proposal is likely to result in an increased risk of pollution of surface or underground waters.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
All forms of development	Complying Development as prescribed in Schedule 4 of the <i>Development Regulations 2008</i>
	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>
	Agricultural industry (except wineries), including an ancillary area for sale and display of produce, that achieves all of the following criteria: <ul style="list-style-type: none"> <li>(a) At least one of the following activities associated with the processing of primary produce takes place:               <ul style="list-style-type: none"> <li>(i) washing</li> <li>(ii) grading</li> <li>(iii) processing (including bottling)</li> <li>(iv) packing or storage</li> </ul> </li> <li>(b) The total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 250 square metres per allotment with a maximum building area of no greater than 150 square metres, including a maximum area of 50 square metres for sale and display of goods manufactured in the industry</li> <li>(c) The industry, including any ancillary uses, is located within the boundary of a single allotment</li> <li>(d) There is no more than one industry located on an allotment</li> <li>(e) The industry is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such waters</li> <li>(f) The industry is connected to an approved effluent disposal scheme or an on-site wastewater treatment and disposal system</li> </ul>

Form of development	Exceptions
	<ul style="list-style-type: none"> <li>(g) The industry effluent system and any disposal areas are located within the allotment of the development</li> <li>(h) The industry is not located in any of the following areas:               <ul style="list-style-type: none"> <li>(i) within a 900 millimetres or greater rainfall per year area</li> <li>(ii) on land with a slope greater than 20 per cent (1-in-5)</li> <li>(iii) on land that is classified as being poorly drained or very poorly drained</li> <li>(iv) within 50 metres of any bore, well or water course</li> <li>(v) within 800 metres of the high water level of a public water supply reservoir</li> </ul> </li> <li>(i) The industry does not have septic tank and subsurface soakage field or disposal area or any other wastewater treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood event.</li> </ul>
	<p>Alterations and/or additions to an existing dwelling where (a) or (b) applies:</p> <ul style="list-style-type: none"> <li>(a) the extension does not exceed 50 per cent of the floor area of the existing dwelling</li> <li>(b) the extension exceeds 50 per cent of the floor area of the existing dwelling, and complies with the following criteria:               <ul style="list-style-type: none"> <li>(i) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(ii) it is to be connected to an approved waste treatment system</li> <li>(iii) it does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) it does not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(v) it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event</li> <li>(vi) it is sited at least 25 metres from any watercourse.</li> </ul> </li> </ul>
Carport	
	<p>Cellar door sales outlet outside the <b>Barossa Exclusion Area</b> where:</p> <ul style="list-style-type: none"> <li>(a) the tasting of wine and retail sale of wine are the predominant activities;</li> <li>(b) it does not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales on the allotment (and this includes any retail sale of non-beverage or non-food items);</li> <li>(c) the method of waste water disposal does not involve the storage of wastewater in holding tanks;</li> <li>(d) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time; and</li> <li>(e) no part of the development is undertaken in areas subject to inundation by 1-in-100-year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.</li> </ul>
Commercial forestry	
Community centre	
Deck	

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

Form of development	Exceptions
	<ul style="list-style-type: none"> <li>(ii) be connected to an approved waste treatment system</li> <li>(iii) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</li> <li>(iv) not have wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(v) not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 10 year return period floor event</li> <li>(vi) is sited at least 25 metres from any watercourse.</li> </ul>
	<p>Mineral water extraction and processing plant which may include ancillary activities of administration and sale or promotion of mineral water product where:</p> <ul style="list-style-type: none"> <li>(a) at least one of the following activities associated with the extraction and processing of mineral water takes place:               <ul style="list-style-type: none"> <li>(i) extraction</li> <li>(ii) bottling</li> <li>(iii) packaging</li> <li>(iv) storage</li> <li>(v) distribution</li> </ul> </li> <li>(b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 450 square metres per allotment with a maximum building area of no greater than 250 square metres, including a maximum area of 50 square metres for sale and display of goods manufactured in the industry</li> <li>(c) the industry, including any ancillary uses, is located within the boundary of a single allotment</li> <li>(d) there is no more than one industry located on an allotment</li> <li>(e) the industry is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</li> <li>(f) the industry is connected to an approved sewage effluent disposal scheme or an on-site wastewater treatment and disposal system</li> <li>(g) the industry effluent system and any effluent drainage field are located within the allotment of the development</li> <li>(h) the building for bottling/packaging of mineral water for sale and distribution in refillable containers is not located:               <ul style="list-style-type: none"> <li>(i) within a 900 millimetres or greater rainfall per year area</li> <li>(ii) on land with a slope greater than 20 per cent (1-in-5)</li> <li>(iii) on land that is classified as being poorly drained or very poorly drained</li> <li>(iv) within 50 metres of any bore, well or watercourse</li> <li>(v) within 800 metres of the high water level of a public water supply reservoir</li> </ul> </li> <li>(i) the industry does not have a septic tank or any other wastewater treatment facility located on land subject to inundation by a 10 year return period flood event.</li> </ul>
Outbuilding	
Pergola	
Recreation area including associated buildings and facilities.	

Form of development	Exceptions
	<p>Restaurant located outside of the <b>Barossa Exclusion Area</b> where:</p> <ul style="list-style-type: none"> <li>(a) it is located on the same allotment as a winery or a shop where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product</li> <li>(b) the method of waste water disposal does not involve the storage of waste water in holding tanks</li> <li>(c) it does not result in more than 75 seats for customer dining purposes on the allotment</li> <li>(d) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time</li> <li>(e) no part of the development is undertaken in areas subject to inundation by a 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.</li> </ul>
	Retaining wall
	Shade sail
	<p>Shop outside of the <b>Barossa Exclusion Area</b> where:</p> <ul style="list-style-type: none"> <li>(a) the tasting of wine and retail sale of wine are the predominant activities</li> <li>(b) the sale and tasting of wine is limited to that which is uniquely the licensee's own product</li> <li>(c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares</li> <li>(d) it does not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales on the allotment (and this includes any retail sale of non-beverage or non-food items)</li> <li>(e) the method of waste water disposal does not involve the storage of wastewater in holding tanks</li> <li>(f) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time</li> <li>(g) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.</li> <li>(h) it is setback at least 50 metres from roads other than where occupying a state or local heritage listed building.</li> </ul>
	Solar photovoltaic panels
	Swimming pool
	Telecommunications facility below 30 metres in height
	<p>Tourist accommodation and ancillary uses that achieves one of the criteria (a) to (c), and all of the criteria (d) to (j):</p> <ul style="list-style-type: none"> <li>(a) within part of or as an extension to a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to eight guests are accommodated in hosted accommodation</li> <li>(b) wholly within a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to ten guests are accommodated in non-hosted accommodation</li> </ul>



Form of development	Exceptions
	<ul style="list-style-type: none"> <li>(c) wholly within or within part of or as an extension to a State or local heritage place (which may be in association with a new or existing dwelling) and where no more than thirty guests are accommodated on a single allotment and where no other habitable building erected after 21 September 2000 exists</li> <li>(d) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or situated on land fill which would interfere with the flow of such flood waters</li> <li>(e) be connected to an approved waste treatment system</li> <li>(f) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse and when accommodating eleven guests or more any effluent generated is not disposed onto land:               <ul style="list-style-type: none"> <li>(i) in a high rainfall zone (&gt;900 millimetres/year)</li> <li>(ii) within 200 metres of a major watercourse (3<sup>rd</sup> or higher order)</li> </ul> </li> <li>(g) not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</li> <li>(h) not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event</li> <li>(i) is sited at least 25 metres from any watercourse</li> <li>(j) has an approved secure, potable water supply that can provide at least 125 litres per person per day (including staff).</li> </ul>
Veranda	
Wind farm where the turbine generates power to be used wholly for activities located on the property upon which the turbine is situated and the turbine does not exceed 10 metres in height.	
Winery located outside of the <b>Barossa Exclusion Area</b> where:	<ul style="list-style-type: none"> <li>(a) it includes at least one of the following activities associated with the making of wine:               <ul style="list-style-type: none"> <li>(i) grape crushing</li> <li>(ii) juice fermentation</li> <li>(iii) wine maturation</li> </ul>               and may include one or more of the following as accessory and subordinate activities:               <ul style="list-style-type: none"> <li>(iv) administration</li> <li>(v) bottling</li> <li>(vi) packaging</li> <li>(vii) storage of wine</li> <li>(viii) waste water treatment, storage and disposal</li> </ul> </li> <li>(b) if the processing of grapes or grape products exceeds the equivalent of a 500 tonne crush per annum, the method of waste water disposal does not involve the storage of waste water in holding tanks</li> <li>(c) the development is setback at least 50 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time</li> <li>(d) no part of the development is undertaken in areas subject to inundation by 1-in-100-year average return interval flood or sited on land fill which would interfere with the flow of such flood waters</li> <li>(e) all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.</li> </ul>
Water storage tank except dam.	

## Public Notification

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

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

Category 1	Category 2
	<p>Cellar door sales outlet</p> <p>Dwelling where:</p> <ul style="list-style-type: none"> <li>(a) it is to be established adjacent to an allotment that contains a lawfully existing winery processing grapes or grape products exceeding the equivalent of a 500 tonne crush per annum, or</li> <li>(b) it is to be established within 300 metres of any winery wastewater treatment equipment, effluent dam, building containing wine-making activities, and buildings containing bottling activities associated with a lawfully existing winery processing grapes or grape products exceeding the equivalent of a 500 tonne crush per annum.</li> </ul> <p>Restaurant</p> <p>Shop where:</p> <ul style="list-style-type: none"> <li>(a) the tasting of wine and retail sale of wine are the predominant activities</li> <li>(b) the sale and tasting of wine is limited to that which is uniquely the licensee's own product</li> <li>(c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares.</li> </ul> <p>Winery processing grapes or grape product less than the equivalent of a 500 tonne crush per annum.</p> <p>Winery where:</p> <ul style="list-style-type: none"> <li>(a) the processing of grapes or grape product exceeds the equivalent of a 500 tonne crush per annum</li> <li>(b) winery waste water treatment equipment, buildings containing wine-making activities and buildings containing bottling activities are located at least 300 metres from:             <ul style="list-style-type: none"> <li>(i) tourist accommodation (except where it is sited on the same allotment as the winery)</li> <li>(ii) residential development (except where it is sited on the same allotment as the winery)</li> <li>(iii) a zone that includes any of the following wording in its title:                 <ul style="list-style-type: none"> <li>(A) Recreation</li> <li>(B) Residential</li> <li>(C) Rural Living</li> <li>(D) Township.</li> </ul> </li> </ul> </li> </ul>

# Table Section



## Table Baro/1 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Child care centre	1 per 4 children
Community centre	10 per 100 square metres total floor area
Consulting room	10 per 100 square metres total floor area
Dwelling	<p>2 spaces (at least one covered) for a dwelling comprising up to 2 bedrooms, or rooms able to be used as a bedroom plus:</p> <ul style="list-style-type: none"> <li>▪ 1 visitor space per 4 dwellings for dwellings on a site sharing a common driveway with at least 2 other dwellings.</li> </ul> <p>3 spaces (at least one covered) for a dwelling comprising 3 or more bedrooms or rooms able to be used a bedroom plus:</p> <ul style="list-style-type: none"> <li>▪ 1 visitor space per 4 dwellings for dwellings on a site sharing a common driveway with at least 2 other dwellings.</li> </ul>
Hotel	<p>1 per 2 square metres of bar floor area; plus:</p> <ul style="list-style-type: none"> <li>▪ 1 per 6 square metres of lounge bar or beer garden floor area</li> <li>▪ 1 for every 3 seats provided or able to be provided within a dining room</li> <li>▪ 1 for every 2 machines within a gaming room area; or 1 per 3 guest rooms (whichever provides the larger number).</li> </ul>
Industry, store or warehouse	<p>3.3 per 100 square metres total floor area of the office component, plus for the non-office component:</p> <ul style="list-style-type: none"> <li>▪ 2 per 100 square metres up to 200 square metres</li> <li>▪ 1.33 per 100 square metres between 200-2000 square metres</li> <li>▪ 0.67 per 100 square metres over 2000 square metres.</li> </ul>
Motel	<p>1 per room or residential unit plus:</p> <ul style="list-style-type: none"> <li>▪ 1 per 20 square metres total floor area of the restaurant (if provided)</li> <li>▪ 1 per employee.</li> </ul>
Nursing home	1 per 4 beds
Office	4 per 100 square metres of total floor area
Restaurant	1 per 3 seats provided or able to be provided
Bulky goods outlet	4 per 100 square metres total floor area
Service trade premises	4 per 100 square metres total floor area
Shop	5.5 per 100 square metres total floor area
Tourist accommodation (Bed & Breakfast)	<p>1 per guest room, plus:</p> <ul style="list-style-type: none"> <li>▪ 1 per employee.</li> </ul>

Provision of parking spaces for disabled persons should be provided in addition to the numbers of car park designated in the Table above.

## Table Baro/2 - Historic Conservation Guidelines

The following Historic Conservation Guidelines apply to development located within the **Historic Conservation Area**.

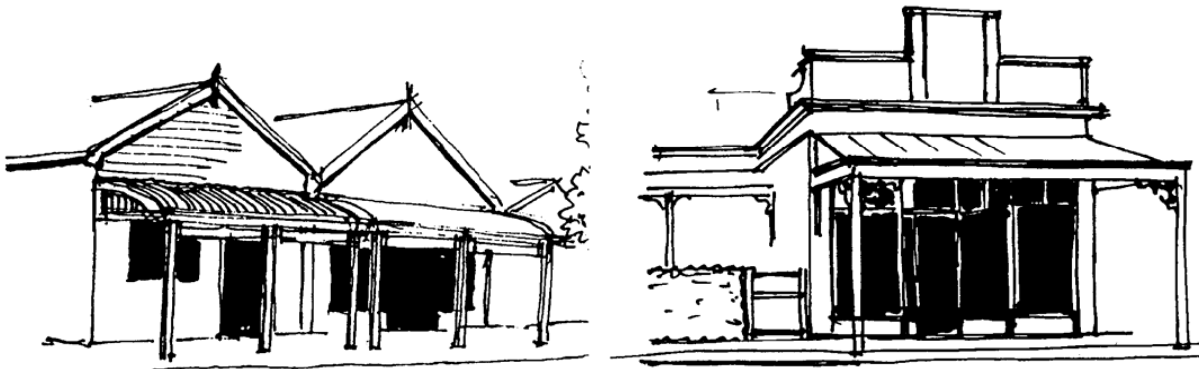
### 1. VERANDAS ALONG MAIN STREETS WITHIN RETAIL & COMMERCIAL CORE OF TOWNS

The major character of Murray Street is of late 19th century Victorian buildings with a large number of verandas retained on early premises. This traditional verandaed character should be reinforced and re-established where necessary.

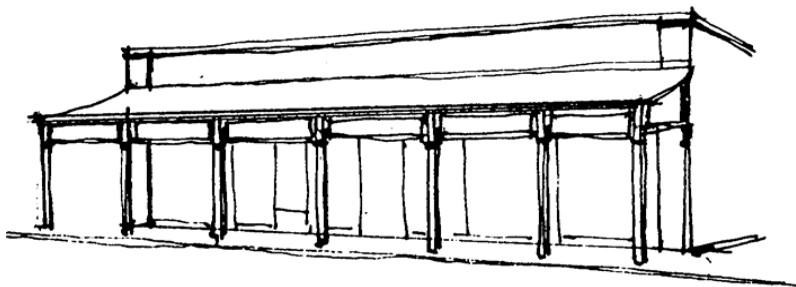
Unless reinstating a previously existing veranda form, new verandas should be simple in design with a straight pitched roof.

Original cantilevered awnings on buildings from the 1920s to the 1950s should be retained, except where these have been added to earlier buildings or where a post-supported veranda would be a positive element in the streetscape.

Any improvements should take into consideration the age of the building and any significant detailing.



Current veranda forms found located within the Main Streets of each township



Appropriate new veranda form

## 2. FINISHES AND COLOUR SCHEMES OF EXISTING BUILDINGS WITHIN RETAIL & COMMERCIAL CORE OF TOWNS

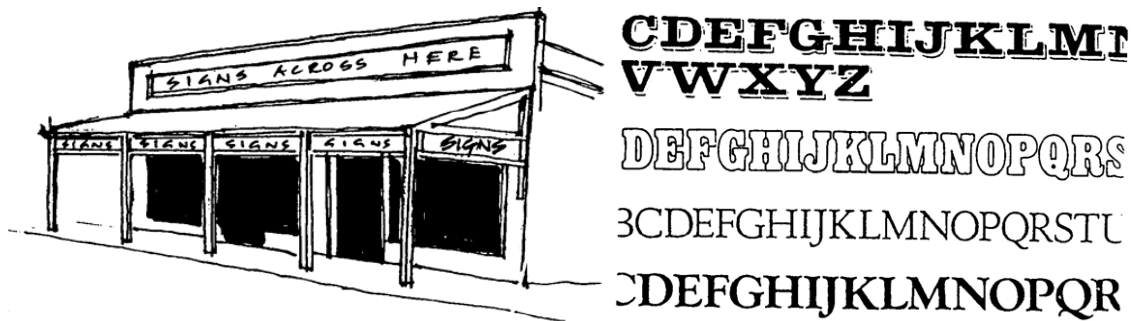
Building materials and colour are an integral part of the building's character and provide an opportunity to emphasise and reinforce the architecture of the building and the character of the street. Many buildings in the main streets of the townships retain unpainted stone, brickwork and render. This should not be painted but retain its original finish. A well designed colour scheme will enhance the appearance of a building which is already painted. Colour schemes should be based on the following principles:

- Colours should be appropriate to the period and style of the building.
- Significant heritage buildings should be painted in original colours determined by paint scrapings whenever possible.
- Compatible colours from a heritage colour chart should be chosen.
- The overall colour scheme of a building should be consistent, both above and below the veranda level.
- If the property forms part of a row of buildings a consistent colour scheme should be used for all sections of the row.

All painted surfaces should be maintained in good condition.

## 3. ADVERTISING SIGNS WITHIN RETAIL & COMMERCIAL CORE OF TOWNS

Signs on buildings should be clear and simple. The cluttering of signs does not contribute to the streetscape or make for effective advertising. Signs on buildings located within the main street should be compatible with the character of the building and the streetscape and, should complement the materials and colour scheme of the building. On early and significant buildings signs should be undertaken in an appropriate form of lettering.



Typical type of faces suitable for signs in townships

Signs should be located within appropriate elements such as parapet and veranda panels. Signs should not project above the roofline of verandas or buildings, unless forming an integral part of the design of the building.



Inappropriate sign forms and locations



Signs appropriately designed and located

Internally illuminated signs are not appropriate and should not be used. Signs should not be animated by means of flashing, blinking or moving parts and should not be illuminated by other than constant external illumination

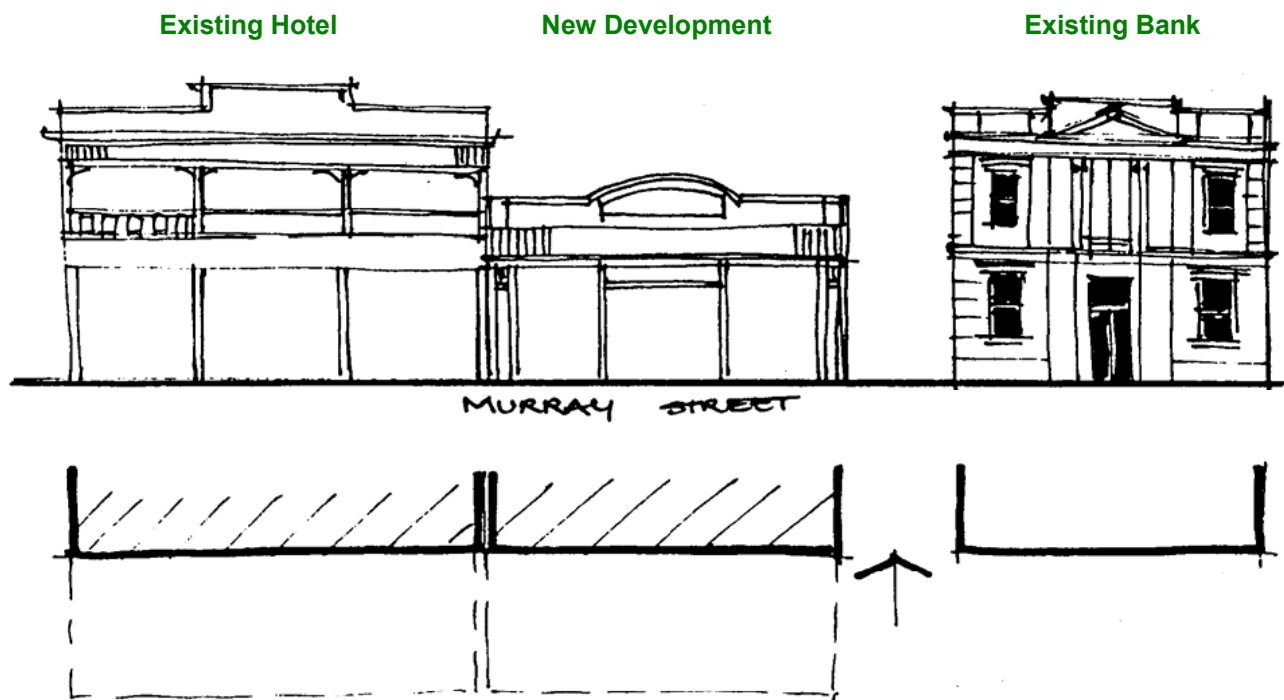
#### 4. NEW BUILDINGS WITHIN RETAIL AND COMMERCIAL CORE OF TOWNS

New building forms should relate to surrounding development and the scale and form of new building should complement existing buildings and minimise visual intrusion.

Buildings should be sited to blend with the surrounding landscape and not to detract from any features such as trees, vegetation and landform.

The set-back of buildings along the main street should complement the proximity of the historic buildings to the street alignment. Subtle variations in set-back are encouraged to create visual interest.

Open spaces between buildings are encouraged to ensure a break in continuous building facades and to avoid repetition. Building set-backs in adjacent streets should complement the predominant siting of buildings on adjacent properties. Development should not exceed two storeys in height.



**Indicative appropriate infill between historic buildings providing some break between buildings, repetition of building lines, and possible two-storey height within building envelope.**



## 5. CONSERVATION OF BUILDINGS WITHIN RESIDENTIAL AREAS

Buildings and dwellings that contribute significantly to the historic character of the Historic Conservation Area should be restored and maintained. Original building materials should be retained where practicable and missing elements should be reinstated if possible.

Colours and finishes should be appropriate to the style of the house. Appropriate colour schemes or appropriate combinations of colours should be determined through paint scrapes where possible, or through the use of colours compatible with the original style of the house. These can be chosen from widely available Heritage Paint charts. These include:

- original materials and finishes of walls, particularly unpainted brickwork or stonework
- original roofing materials such as corrugated iron or terra cotta roofing tiles
- ogee gutters or D-profile gutters (as appropriate to the style of the house), round downpipes
- details such as verandas, windows and doors, which form part of the original style of the house.

Typical 1870s-1890s Residences



- unpainted stone or brick walls - retain unpainted or have later paint carefully removed, repoint to match original
- retain and repair corrugated iron roof, ogee gutters and round downpipes - replace later aluminium roof tiles with corrugated iron
- timber sash windows and panelled doors - repair and repaint regularly
- check for damp proof course and good site drainage, keep gardens away from walls
- veranda cast iron and timber is important - maintain carefully. Replace missing iron with solid cast aluminium to match original patterns. Check posts to determine design and location of original timber capital moulds and other details.

Typical 1920s Residences



- large expanse of roof - retain and repair Marseille tiles or corrugated iron
- check damp proof course and roof drainage
- no finials
- typical strapped gables to roof, veranda and porch, often rough cast render panels - retain and highlight
- gutters are D-profile with round downpipes
- significant veranda supports - columns, masonry posts or plinths - retain and repair.

## 6. EXTENSIONS AND ADDITIONS TO RESIDENCES

Houses located within the Historic Conservation Area can be extended. However, extensions should consider the character and structure of the original building and seek to minimize the impact of change. The scale and bulk of new extensions should not dominate the old, and should be appropriate to the style and scale of the original building. Careful consideration of extensions is particularly encouraged when adding to buildings of State or local heritage significance, or those which contribute to the character of the Historic Conservation Area. Possible forms of extensions which are appropriate include the following:

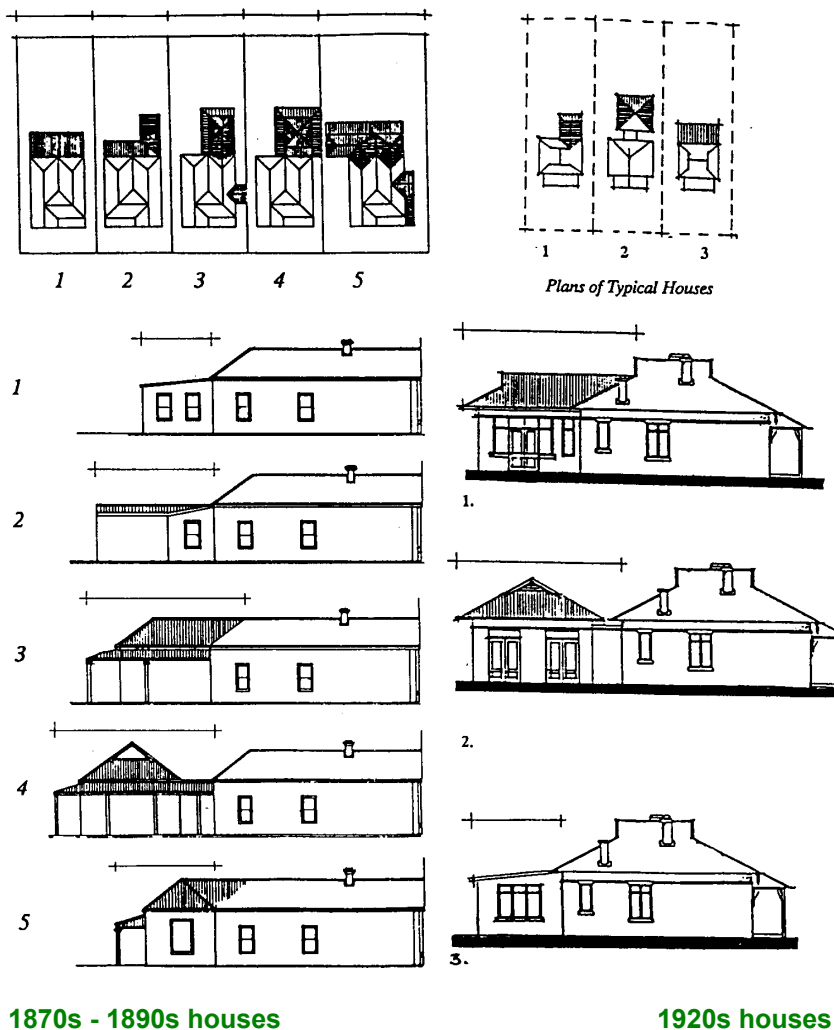
- extension of existing roof form.
- attached wing additions.
- separate but linked pavilion form extensions.

Additions or extensions should not exceed two storeys in height, and this may be appropriate only if the extensions do not dominate the original form of the building. Incorporation of attic rooms into existing large roof spaces may be appropriate.

Materials used for the walls and roofs of extensions should be compatible with the materials of construction of the original house. For walls this could include face stone or brickwork, rendered masonry, timber or corrugated iron. For roofs, corrugated iron or terra cotta tiles are appropriate.

The size and proportions of windows, doors and other openings should complement the existing building, and roof form and pitch should be compatible with the style of the existing building.

### Extensions and Forms



1870s - 1890s houses

1920s houses

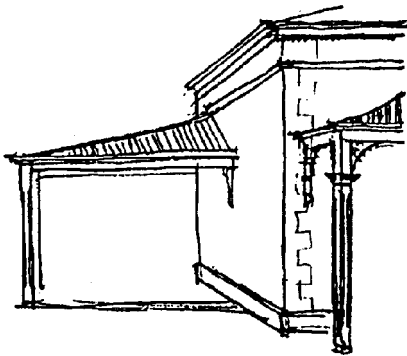
## 7. CARPORTS, GARAGES AND OTHER OUTBUILDINGS

Houses built prior to the 1920s did not incorporate garages or carports. Many earlier houses had stables, but these have mostly been removed.

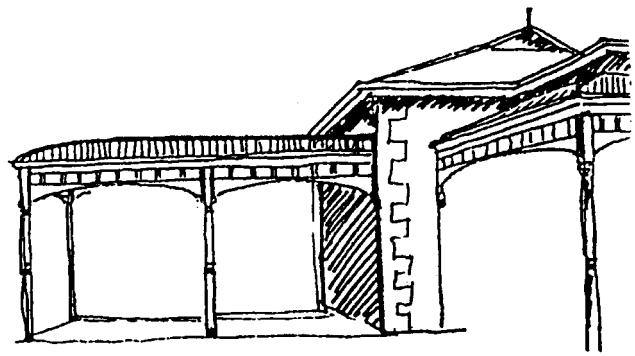
New carports, garages and other outbuildings should be designed to complement the original house and be located so they do not detract from the original form and style of the house.

Carports attached to the original house should be set back from the line of the building to allow the original form of the structure to be read clearly, and can repeat the roof level and detailing of a verandah.

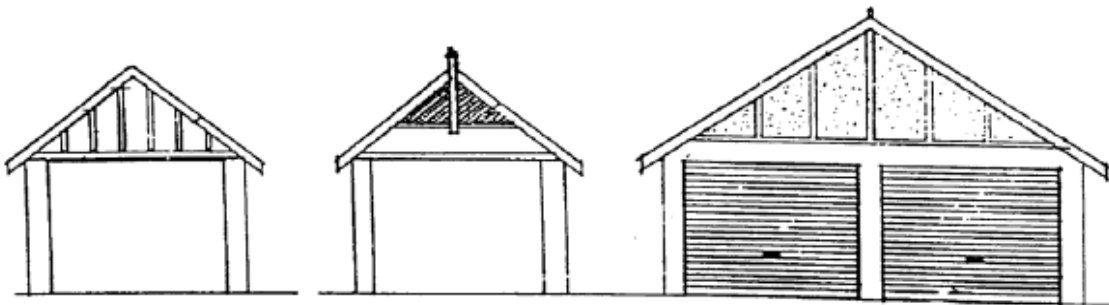
Free standing garages should preferably be located towards the rear of the property.



Single Carport - with hipped roof



Double carport – with bullnose roof



Appropriate free standing garages or carports with pitched roof, and detailed to suit the house

## 8. FENCES AND GARDENS

Fences to property boundaries should be compatible in height, design and materials to the existing buildings on the site.

The Historic Conservation Area retains excellent examples of original fences, which were constructed with the houses on the property. These should be retained and repaired where possible.

Where evidence regarding the original fence is not available, a fence of a style sympathetic to the design of the house should be erected. Victorian and Edwardian houses had pickets, paling, masonry and cast iron and other traditional fence forms. Houses from the 1920s used capped timber palings, post and wire or woven wire fences.

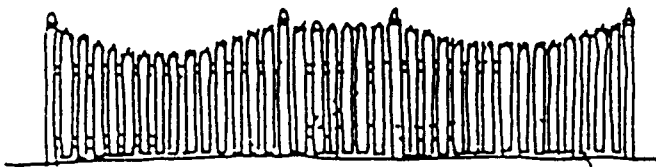
Hedges were an acceptable alternative to constructed fences and the many hedges which remain should be retained, restored and where appropriate extended, utilizing the same species of planting currently in existence. Duranta, coprosma, plumbago, cypress and other bushy shrubs were used in Angaston.

High solid masonry or profile metal sheeting should not be used as fence material, as these would compromise the open character of the Residential Zone.

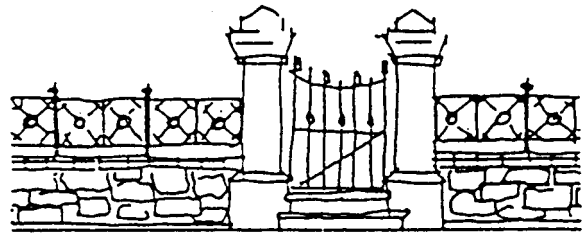
Many gardens within the policy area contain mature trees which form landmarks within the area, these should be retained, wherever possible.

Planting and gardens around public buildings within the zone should be carefully designed, landscaped and maintained.

Typical 1870s - 1890s fence forms

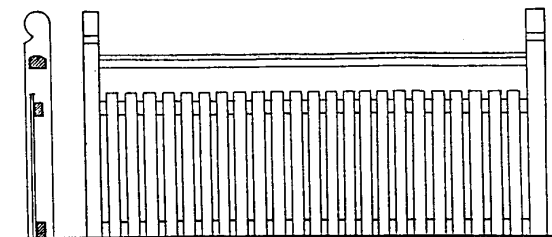


Timber picket - (height 1200 to 1500mm)

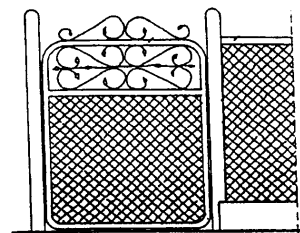
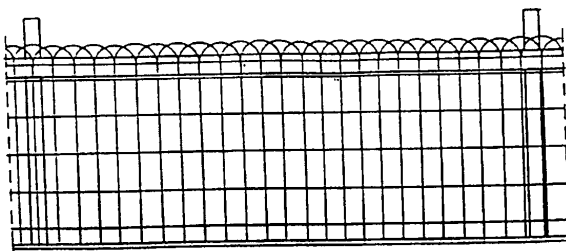


Stone, brick, cast iron (height 1300 to 1650mm)

Timber paling fence appropriate for turn-of-century residences



Fences and gates appropriate for 1920s residences



Woven wire and timber fences and gates appropriate for 1920s residences

## Table Baro/3 - Infill Dwelling Sites

Property Address	Lot No. or Part Sec	Plan No.	Certificate of Title	Zoning
333 Mengler Hill Road, Angaston	S898		CT 5489/872	Primary Production
163 Gravel Pit Road, Mengler Hill	25	D55	CT 5168/21	Primary Production
153 Gravel Pit Road, Mengler Hill	26	D55	CT 5498/912	Primary Production
122 Siegersdorf Road	2	D5670	CT 5621/426	Primary Production (Barossa Valley Region)
140 Miamba Road, Williamstown	4	F100273	CT 5222/757	Primary Production (Barossa Valley Region)
Sec 2702 Church Road, Rowland Flat	Q39	D55278	CT 5829/269	Primary Production (Barossa Valley Region)
Lot 3 Williamstown Road, Williamstown	3	F100291	CT 5173/229	Primary Production (Barossa Valley Region)
63 North Street, Angaston	581	D63880	CT 5930/455	Primary Production
Lot 5 North Street, Angaston	5	D1880	CT 5221/1	Primary Production
711 Hutton Vale Road, Moculta	1	F34292	CT 5229/332	Primary Production
638 Flaxmans Valley Road, Angaston	539	F172800	CT 5563/645	Primary Production
798 Moculta Road, Moculta	520	F173611	CT 5806/149	Primary Production
3598 Sturt Highway, Truro	175	D48614	CT 5620/474	Primary Production
Lot 507 Immanuel Way, Light Pass	507	F172768	CT 5867/253	Primary Production (Barossa Valley Region)
399 Light Pass Road, Light Pass	504	F172765	CT 5676/938	Primary Production (Barossa Valley Region)
451 Stockwell Road, Light Pass	273	F173364	CT 5760/933	Primary Production (Barossa Valley Region)
Sec 179 Stockwell Road, Light Pass	Q124	F174538	CT 5382/156	Primary Production (Barossa Valley Region)
458 Stockwell Road, Light Pass	100	D49170	CT 5533/601	Primary Production (Barossa Valley Region)
Lot 102 Kalimna Road, Light Pass	102	D49170	CT 5533/603	Primary Production (Barossa Valley Region)
Lot 6 Stockwell Road, Light Pass	6	F108520	CT 5195/342	Primary Production (Barossa Valley Region)
67 North Street, Angaston	592	D79708	CT 6030/159	Primary Production

## Table Baro/4 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
6 Collins Street ANGASTON	Dwelling	CT 5869/338	16880
5 Cross Street ANGASTON	Dwelling	CT 5712/39	16881
9 Cross Street ANGASTON	Dwelling	CT 5444/228	16882
22 Cross Street ANGASTON	Dwelling	CT 5868/966	16883
24 Dean Street ANGASTON	House	CT 5500/538	17653
30 Dean Street ANGASTON	Dwelling	CT 5476/629	16885
31 Dean Street ANGASTON	Dwelling	CT 5602/884	16884
32 Dean Street ANGASTON	Dwelling	CT 5263/648	16886
38 Dean Street ANGASTON	Dwelling	CT 5561/744	16974
9 Evans Street ANGASTON	Dwelling	CT 5790/888	16888
10 Evans Street ANGASTON	Dwelling	CT 5774/251	16889
11 Evans Street ANGASTON	Dwelling	CT 5777/341	16890
12 Evans Street ANGASTON	Dwelling	CT 5665/511	16891
13 Evans Street ANGASTON	Dwelling	CT 5416/22	16892
14 Evans Street ANGASTON	Dwelling	CT 5494/787	16893
15 Evans Street ANGASTON	Dwelling	CT 5529/505	16894
16-20 Evans Street ANGASTON	Dwelling	CT 5553/697	16896
17 Evans Street ANGASTON	Dwelling	CT 5773/515	16895
19 Evans Street ANGASTON	Dwelling	CT 5209/165	16897
21 Evans Street ANGASTON	Dwelling	CT 5760/57	16898
Fife Street ANGASTON	Congregational Church	CT 5493/578 CT 5776/776	17654
41 Fife Street 15 Lindsay Street ANGASTON	Elder Smith Saleyards	CT 5510/648 CT 5868/590	16899
3 French Street ANGASTON	Dwelling	CT 5738/567	16900
5 French Street ANGASTON	Dwelling	CT 5968/973	16901
7 French Street ANGASTON	Dwelling	CT 5529/831	16902
8 French Street ANGASTON	Dwelling	CT 5762/456	16903
9 French Street ANGASTON	Dwelling	CT 5751/624 CT 5751/624	16904

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
12 French Street ANGASTON	Dwelling	CT 5789/673	16905
Hannay Crescent ANGASTON	Hannay Crescent Cemetery	CT 5394/964	17655
2 Howard Street ANGASTON	Dwelling	CT 5894/832	16907
6 Howard Street ANGASTON	Mature olive tree drive	CT 5894/832	16908
7 Lindsay Street ANGASTON	Dwelling	CT 5585/148	16909
9 Lindsay Street ANGASTON	Dwelling	CT 5210/995	16910
2 Middle Street ANGASTON	Dwelling	CT 5133/817	16911
11 Moculta Road ANGASTON	Dwelling	CT 5154/479	16912
16 Moculta Road ANGASTON	Dwelling	CT 5898/621	16913
22 Moculta Road ANGASTON	Dwelling	CT 5684/520	16914
2 Murray Street ANGASTON	Dwelling	CT 5685/681	16915
4 Murray Street ANGASTON	House, now office	CT 5779/113	16916
10 Murray Street ANGASTON	Dwelling	CT 5498/652	16917
14 Murray Street ANGASTON	Dwelling	CT 5309/56	16918
15 Murray Street ANGASTON	Dwelling	CT 5387/939	16919
17 Murray Street ANGASTON	Shop and house	CT 5409/372	16920
19 Murray Street ANGASTON	Doddridge House and Blacksmiths Shop	CT 5734/134	18916
20 Murray Street ANGASTON	Dwelling	CT 5199/480	16921
22 Murray Street ANGASTON	Dwelling	CT 5134/770	16922
24 Murray Street ANGASTON	House	CT 5818/396	17656
36 Murray Street ANGASTON	Shops	CT 5121/819	16923
38, 40 Murray Street ANGASTON	Shops	CT 5889/128 CT 5889/129 CT 5889/768	16924
42 Murray Street ANGASTON	Butchers shop	CT 5433/940	16925
61, 61A Murray Street ANGASTON	Shops	CT 6045/448	16926
62 & 64 Murray Street ANGASTON	Shops	CT 5292/888 CT 5851/207	16927
63 Murray Street ANGASTON	Bakery	CT 6045/448	16928
69 Murray Street ANGASTON	Dwelling	CT 5962/622	16929
75 Murray Street ANGASTON	Dwelling	CT 5321/496	16930
77 Murray Street ANGASTON	Dwelling	CT 5539/636	16931

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Table Baro/4 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
79 Murray Street ANGASTON	Dwelling	CT 5820/683	16932
81 Murray Street ANGASTON	Dwelling	CT 5357/467	16933
84-88 Murray Street ANGASTON	Dwelling	CT 5295/36	16934
89 Murray Street ANGASTON	House and rear stone outbuildings	CT 5716/805	16935
91 Murray Street ANGASTON	House and rear stone building	CT 5231/54	16936
94 Murray Street ANGASTON	House	CT 6009/67	17657
98 Murray Street ANGASTON	Dwelling	CT 5380/604	16937
101 Murray Street ANGASTON	Dwelling	CT 5365/269	16938
109 Murray Street ANGASTON	Dwelling	CT 5843/98	16939
5 North Street ANGASTON	Dwelling	CT 5389/168	16942
9 North Street ANGASTON	Dwelling	CT 5197/930	16943
14 North Street ANGASTON	Dwelling	CT 5379/804	16944
16 North Street ANGASTON	Dwelling	CT 5058/988	16945
24 North Street ANGASTON	Dwelling	CT 5226/247	16946
34 North Street ANGASTON	Dwelling	CT 5474/440	16947
35 North Street ANGASTON	Dwelling	CT 5812/703	16948
36 North Street ANGASTON	Dwelling	CT 5412/832	16949
12 Park Road ANGASTON	Dwelling	CT 5748/504	16950
14 Park Road ANGASTON	Dwelling	CT 5740/953	16951
16 Park Road ANGASTON	Dwelling	CT 5745/19	16952
18 Park Road ANGASTON	Dwelling	CT 5491/923	16953
20 Park Road ANGASTON	Dwelling	CT 5941/33	16954
9 Penrice Road ANGASTON	Dwelling	CT 5183/910	16955
24-28 Penrice Road ANGASTON	House opposite chapel	CT 5549/328	16956
12 Radford Road ANGASTON	Dwelling	CT 5407/902	16957
14 Radford Road ANGASTON	Dwelling	CT 5172/67	16958
26 Radford Road ANGASTON	Dwelling	CT 5682/546	16959
6 Schilling Street ANGASTON	Dwelling	CT 5501/136	16960
12 Schilling Street ANGASTON	Dwelling	CT 5484/553	16961
13 Schilling Street ANGASTON	Dwelling	CT 6009/248	16962
15 Schilling Street ANGASTON	Dwelling	CT 5818/395	16963
16 Schilling Street ANGASTON	Dwelling	CT 5965/416	16964



Property Address	Description of Contributory item	Certificate of Title	Heritage NR
17 Schilling Street ANGASTON	Dwelling	CT 5794/367	16965
18 Schilling Street ANGASTON	Dwelling	CT 5823/709	16966
26 Schilling Street ANGASTON	Dwelling	CT 5298/10	16967
28 Schilling Street ANGASTON	Dwelling	CT 5749/842	16968
30 Schilling Street ANGASTON	Dwelling	CT 5803/647	16969
34 Schilling Street ANGASTON	Dwelling	CT 5636/35	16970
3-5 Sturt Street ANGASTON	Former Angaston Fruit Growers Cooperative, now hardware store	CT 5845/520	16906
7 Sturt Street ANGASTON	Dwelling	CT 5813/924	16971
9 Sturt Street ANGASTON	Dwelling	CT 5813/925	16972
11 Sturt Street ANGASTON	Dwelling	CT 5552/853	16973
15 Sturt Street ANGASTON	Dwelling	CT 5906/447	16975
16 Sturt Street ANGASTON	Dwelling	CT 5809/357	16976
17 Sturt Street ANGASTON	Dwelling	CT 5558/462	16977
19 Sturt Street ANGASTON	Dwelling	CT 5291/799	16978
20 Sturt Street ANGASTON	Dwelling	CT 5271/220	16979
24 Sturt Street ANGASTON	Dwelling	CT 5787/604	16980
25 Sturt Street ANGASTON	Dwelling	CT 5425/167	16981
26 Sturt Street ANGASTON	Dwelling	CT 5846/687	16982
29 Sturt Street ANGASTON	Dwelling	CT 5586/272	16984
30 Sturt Street ANGASTON	Dwelling	CT 5757/678	16983
31 Sturt Street ANGASTON	Dwelling	CT 5370/530	16985
35 Sturt Street ANGASTON	Dwelling	CT 5247/320	16986
24 Washington Street ANGASTON	Dwelling	CT 5551/342	16987
26 Washington Street ANGASTON	Dwelling	CT 5553/308	16988
28 Washington Street ANGASTON	House and stone structure at rear	CT 5115/873	16989
30 Washington Street ANGASTON	House and stone structure at rear	CT 5242/167	16990
32 Washington Street ANGASTON	Dwelling	CT 5895/346	16991
44 Washington Street ANGASTON	Dwelling	CT 5717/954	16992
50 Washington Street ANGASTON	Dwelling	CT 5808/596	16993
54 Washington Street ANGASTON	Dwelling	CT 5698/156	16994
58 Washington Street ANGASTON	Dwelling	CT 5399/55	16995

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Table Baro/4 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
173 Bethany Road BETHANY	House - c1900	CT 5987/998	17150
193 Bethany Road BETHANY	House - c1880	CT 5414/973	17151
200 Bethany Road BETHANY	House - c1920s	CT 5832/107	17152
207 Bethany Road BETHANY	House - c1920	CT 5663/912	17153
220 Bethany Road BETHANY	House - c1920s	CT 5520/611	17156
224 Bethany Road BETHANY	House - c1900s	CT 5399/708	17155
233 Bethany Road BETHANY	Koch House	CT 5211/428	17157
247 Bethany Road BETHANY	Kube House	CT 5070/603	17158
251 Bethany Road BETHANY	House - c1880s	CT 5134/898	17159
265 Bethany Road BETHANY	House - c1880s	CT 5398/543	17154
309 Bethany Road BETHANY	House	CT 5507/540	17160
342 Bethany Road BETHANY	House 1920s adj Bethany Reserve	CT 5214/404	17162
Lot 552 Krondorf Road KRONDORF	Square Shed	CT 5514/352	17216
Lot 559 Krondorf Road KRONDORF	Farm Outbuildings (6 Grocke Road)	CT 5545/486	17214
146 Krondorf Road KRONDORF	House (Kliche) - c1910	CT 5630/923	17215
207 Krondorf Road KRONDORF	House - c1860s	CT 5843/412	17217
226 Krondorf Road KRONDORF	Bluestone and rendered House - c1900	CT 5577/906	17218
4 Albert Presser Street MOCULTA	Former Farmhouse (corner Albert Presser Street)	CT 6042/434	17207
1 Keyneton Road MOCULTA	Stone Shed	CT 5854/270	17205
19-21 Truro Road MOCULTA	House - c1890	CT 5668/4	17206
33 Melrose Street MOUNT PLEASANT	House	CT 5520/10	17222
35 Melrose Street MOUNT PLEASANT	House	CT 5117/75	17225
39 Melrose Street MOUNT PLEASANT	House	CT 5770/843	17224
74-76 Melrose Street MOUNT PLEASANT	Cottage	CT 5608/984	17219
80 Melrose Street MOUNT PLEASANT	House	CT 5593/802	17220
102 Melrose Street MOUNT PLEASANT	Hairdressers Shop	CT 5391/671	17221
154 Melrose Street MOUNT PLEASANT	Pair of Attached Cottages	CT 5813/160	17226
160-162 Melrose Street MOUNT PLEASANT	Outbuildings (Wilksch Garage)	CT 5580/791	17228
168 Melrose Street MOUNT PLEASANT		CT 5644/190	17232
170 Melrose Street MOUNT PLEASANT	House	CT 5644/189	17231

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
172 Melrose Street MOUNT PLEASANT	Attached Houses and Outbuildings	CT 5721/678	17230
174 Melrose Street MOUNT PLEASANT	Cottage	CT 5416/872	17140
176 Melrose Street MOUNT PLEASANT	Cottage and Outbuildings	CT 5353/499	17229
1 Pentloes Road MOUNT PLEASANT	Cottage and Outbuildings	CT 5849/994	17227
Lot 1 Talunga Park Road MOUNT PLEASANT	Outbuildings	CT 5670/909	17223
3 Duckponds Road STOCKWELL	House - c1860	CT 5326/734	17209
5-7 Duckponds Road STOCKWELL	Duckponds Cottage - c1860	CT 5885/577 CT 5885/578	17210
6 Duckponds Road STOCKWELL	House - c1890	CT 5824/852	17211
9 Duckponds Road STOCKWELL	House - c1860	CT 5773/963	16726
10 Duckponds Road STOCKWELL	House - c1890	CT 5306/536	17212
3 Stockwell Road STOCKWELL	House (manse)	CT 5598/211	17208
6 Basedow Road TANUNDA	House	CT 5031/772 CT 5031/773 CT 5031/774 CT 5031/775	17199
8 Basedow Road TANUNDA	House	CT 5767/829	17200
16 Basedow Road TANUNDA	House	CT 5744/845	17201
18 Basedow Road TANUNDA	House	CT 5132/894	17202
22 Basedow Road TANUNDA	House	CT 5550/163	17203
155 Bethany Road (north side) TANUNDA	House (west of railway line) - c1890	CT 5805/562	17149
29 John Street TANUNDA	House	CT 5812/848	17204
6 Murray Street TANUNDA	House (Paranook)	CT 5993/922	17180
8 Murray Street TANUNDA	Cafe Heidelberg (former house)	CT 5809/291	17181
11 Murray Street TANUNDA	House	CT 5388/193	17183
12 Murray Street TANUNDA	House	CT 5204/45	17182
16 Murray Street TANUNDA	House	CT 5327/236	17184
25 Murray Street TANUNDA	House and former shop	CT 5796/909	17185
29 Murray Street TANUNDA	Office (Former House)	CT 5531/516	17186
31 Murray Street TANUNDA	House	CT 5531/517	17187
37-39 Murray Street TANUNDA	Office (Former House)	CT 5654/647	17188
41 Murray Street TANUNDA	Shop and Offices	CT 5524/284	17189
58 Murray Street TANUNDA	Tea Rooms (Former House)	CT 5181/312	17191

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**Table Baro/4 - Contributory Items**

<b>Property Address</b>	<b>Description of Contributory item</b>	<b>Certificate of Title</b>	<b>Heritage NR</b>
60 Murray Street TANUNDA	Offices	CT 5766/518	17192
63-67 Murray Street TANUNDA	Shops	CT 5317/876	17190
64 Murray Street TANUNDA	Shop	CT 5869/121	17193
75 Murray Street TANUNDA	Schrapel Memorial Gardens	CT 5697/156	17197
92 Murray Street TANUNDA	Benno Keil Memorial Gardens	CT 5737/38	17213
98 & 100 Murray Street TANUNDA	Shops	CT 5250/265 CT 5449/280	17196
99 Murray Street TANUNDA	Shop	CT 5180/421	17194
102 Murray Street TANUNDA	House	CT 5293/989	17198
105 Murray Street TANUNDA	Shop	CT 5449/738	17195
2 Eliza Street WILLIAMSTOWN	House	CT 5417/571	17175
4 George Street WILLIAMSTOWN	House	CT 5489/505	17167
6 George Street WILLIAMSTOWN	House	CT 5499/609	17168
7 George Street WILLIAMSTOWN	House	CT 5458/266	17173
9 George Street WILLIAMSTOWN	House	CT 5066/17	17174
11A George Street WILLIAMSTOWN	House	CT 5207/368	17136
7 Little Eva Street WILLIAMSTOWN	Cottage	CT 5506/134	17169
14 Margaret Street WILLIAMSTOWN	House	CT 5146/562	17164
18 Margaret Street WILLIAMSTOWN	House	CT 5824/897	17165
7 Queen Street WILLIAMSTOWN	House	CT 5146/823	17177
10 Queen Street WILLIAMSTOWN	Bakehouse Tavern	CT 5290/762 CT 5290/831	17178
21-23 Queen Street WILLIAMSTOWN	Shop and Antique Store	CT 5191/131	17172
25-27 Queen Street WILLIAMSTOWN	Doctors Surgery and Shop	CT 5400/332	17171
31-33 Queen Street WILLIAMSTOWN	Corner Shop (Newsagents)	CT 5455/914	17170
3 Yettie Road WILLIAMSTOWN	Cole House	CT 5929/663	17166
5 Yettie Road WILLIAMSTOWN	House	CT 5929/664	17179

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
110 Trial Hill Road ALTONA	Barossa Mount Homestead	A5	D45280	CT 5352/148	a	17125
302 Angaston Road ANGASTON	Angaston District Cemetery	A358	F172619	CT 5830/409	a c d	17049
24 Dean Street ANGASTON	Hillview	A92 A91	F208361 F208362	CT 5500/537 CT 5500/538	a c	16855
235 Gawler Park Road ANGASTON	Former Gawler Park Winery Buildings	A5	F103031	CT 6012/959	a b d	16700
381 Golden Gate Mines Road ANGASTON	Farmhouse	Q101 Q102	D71719 D71719	CT 5977/601 CT 5977/601	a b d	17050
8 Hannay Crescent ANGASTON	Angaston Cemetery; Cemetery walls, (ten) headstones, cast and wrought iron fences and mature cypress pine trees	Q52 Q53	D45842 D45842	CT 5394/964 CT 5394/964	a c e	16856
6 Hill Street West ANGASTON	Former Angaston Fruit Growers Coop Dehydration building	A4	F142936	CT 5263/651	a b c d	16857
12 Lindsay Street ANGASTON	Hill House	A4	F38097	CT 5192/249	a d e	16858
Long Gully Road ANGASTON	Marble Quarry	A154 A150 A149	F172415 F172411 F172410	CT 5655/342 CT 5815/682 CT 5831/843	a	17048
44 Moculta Road ANGASTON	House	A5	F103355	CT 5131/965	a d e	16696
Murray Street (Nuriootpa Road) ANGASTON	Angaston Bridge				a c d	17047
1-9 Murray Street (corner Schilling Street) ANGASTON	Former Council Chamber	A221	F173312	CT 5707/440	a c d	16859
13 Murray Street ANGASTON	Former Bank of Adelaide building	A17	F104500	CT 5387/940	a c d f	16860
18 Murray Street ANGASTON	Former Methodist Church	A91	F171446	CT 5339/752	a c	16861
24 Murray Street ANGASTON	Front section of the house, underhipped roof	A286	F172547	CT 5818/396	a d	16862

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
41 Murray Street ANGASTON	Barossa Brauhaus Hotel including verandas	A91 A92 A93 A94 A95	F170436 F170436 F170436 F170436 F170436	CT 5316/637 CT 5316/637 CT 5316/637 CT 5316/637 CT 5316/637	a c f	16863
45 Murray Street ANGASTON	National Bank Building	A186	F173277	CT 5641/514	a c d	16864
46 Murray Street ANGASTON	Former residence (Angaston Medical Centre)	A107	D38131	CT 5185/482	a c e	16865
47 Murray Street ANGASTON	Shop and house	A184	F173275	CT 6039/144	a c d	16866
48 Murray Street ANGASTON	Shop including separated rear sections of building	A2	F107528	CT 5184/480	a d	16867
50A and B Murray Street ANGASTON	Shop and House	A7	F118987	CT 5211/909	a d	17298
59 Murray Street ANGASTON	Angaston Hotel & early structures to rear	A15	D81959	CT 6045/448	a b c d e f	17299
65-67 Murray Street ANGASTON	Real estate office	A15	D81959	CT 6045/448	a d e	16697
66 Murray Street ANGASTON	Former Postal and Telegraph Office, including veranda	A272	F172533	CT 5647/686	a c	16869
83-85 Murray Street ANGASTON	Zion Lutheran Church	A117 A118	F212736 F212736	CT 5569/563 CT 5569/563	a b c d e f	17300
89 Murray Street ANGASTON	Stone barn at rear (Kent Street)	A168	F211764	CT 5716/805	a d	16870
91 Murray Street ANGASTON	Stone barn at rear (Kent Street)	A3 A4	F126879 F126879	CT 5231/54 CT 5231/54	a d	16871
92 Murray Street ANGASTON	Fig Tree Cottage	A91	F167803	CT 5314/768	a d	16698
94 Murray Street ANGASTON	House	A5	D1573	CT 6009/67	a d	16872
18 North Street ANGASTON	Early masonry and brick school building	A511	D816	CT 5192/965	a c d f	16699
27 North Street ANGASTON	House (Stone Villa)	A213	F173304	CT 5780/658	a c e	16873
10 Schilling Street ANGASTON	St Hugh's Anglican Church	A535	D816	CT 5485/119	a c d e	16875

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
12-14 Sturt Street (corner Fife) ANGASTON	1878 Church manse, 1861 Church and stable buildings	A2 A758 A756 A757	F11152 F210734 F210732 F210733	CT 5493/578 CT 5776/776 CT 5776/778 CT 5776/779	a b c d e	16876
1 Washington Street (corner Fife Street) ANGASTON	Former Council office (stone)	A1	F11152	CT 5493/577	a c d	16877
6-8 Washington Street ANGASTON	Franklin House and the stone wall frontage along Washington Street	A1	D45132	CT 5391/361	a d e	16878
12 Washington Street ANGASTON	1850s and 1860s sections of former Police Station and Courthouse	S443	H160600	CT 5583/63	a c d f	16879
13-21 Washington Street ANGASTON	Angaston Recreation Park including Agricultural Show Hall and original sections of Grandstand	A137	F173228	CT 5796/108	a b c e f	16874
Goldfields Road BAROSSA GOLDFIELDS	Barossa Goldfields Interpretive Area	S185 S217 S237 S238 S299	H105200 H105200 H105200 H105200 H105200	CR 5758/610 CR 5758/610 CR 5758/610 CR 5758/610 CR 5758/610	a b	17574
Lot 2 Basedow Road BETHANY	Tscharke House	A2	F2370	CT 5510/705	a b d	17059
146 Basedow Road BETHANY	Bethany Cemetery	A93	F173105	CT 5366/721	a c	17100
188 Bethany Road BETHANY	Topp House	A588	F172849	CT 5798/307	a b d e	17051
195 Bethany Road BETHANY	Old Lutheran Manse	A6	F103506	CT 5133/391	a b d e	17060
218 Bethany Road BETHANY	The Landhaus	A595	F172856	CT 5364/44	a b d e	17052
230 Bethany Road BETHANY	Kohlhagen House	A598	F172859	CT 5750/771	a b d e	17053
237 Bethany Road BETHANY	Liersch House	A102	F16699	CT 5483/605	a b d	17058
291 Bethany Road (Creek Causeway) BETHANY	Stone Wall	A884	F172335	CT 5689/276	a b d	17057
313 Bethany Road BETHANY	Sonntag House	A4	F17977	CT 5074/861	a b d e	17056

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
331 Bethany Road BETHANY	Schulz House and Outbuilding	A22	D43336	CT 5302/195	a b d	17055
1222 Light Pass Road BETHANY	Habermann Private Cemetery	A890	F172341	CT 5835/49	a c	17102
20 Nicolai Road BETHANY	Lindner House and Slaughter yards	A591	F172852	CT 5797/947	a b d e	17054
475 Williamstown Road COCKATOO VALLEY	Ashlyn	A593	D84260	CT 6063/690	a d	17582
201 Teusner Road CONCORDIA	Concordia Cemetery	A301	F44908	CT 6067/497	a c	16771
Lot 591 Bartschs Road EDEN VALLEY	Cottage Ruins	A591	D80234	CT 6036/105	a d	16803
Lot 705 Basil Roesler's Road EDEN VALLEY	Outbuildings	A705	F169644	CT 5606/513	a d	17585
Lot 1 Cemetery Road EDEN VALLEY	Farmhouse Ruin	S550	H170500	CT 5795/279	a b	16854
407 Craneford Road EDEN VALLEY	Former Church and Graveyard (South Rhine Baptist Church)	A207	F169956	CT 5832/704	a d	17586
407 Craneford Road EDEN VALLEY	Former School	A203	F169952	CT 5792/825	a	17584
Eden Valley Road EDEN VALLEY	House (Sunnyvale)	A3	D61282	CT 5893/860	a d	16796
1844 Eden Valley Road EDEN VALLEY	Farmhouse and outbuildings	A718	F169657	CT 5830/910	a d	16804
170 Keyneton Road EDEN VALLEY	House (Fernfield)	A2	D67971	CT 5949/868	a d e	17587
15 Matthews Road EDEN VALLEY	Eden Valley Uniting Church	A6	F110154	CT 5206/439	a c d	17144
199 Mirooloo Road EDEN VALLEY	Cottage Ruin	A785	F169724	CT 5811/705	a d	17588
5 Murray Street EDEN VALLEY	House	A752	F169691	CT 5404/488	a d	16797
6 Murray Street EDEN VALLEY	House	A748	F169687	CT 5402/530	a d	16799
7 Murray Street EDEN VALLEY	General Store and Post Office	A3	D177	CT 5124/51	a	17146
7 Murray Street EDEN VALLEY	Former Butter Factory	A3	D177	CT 5124/51	a d	17145



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 Murray Street EDEN VALLEY	House	A102	D20357	CT 5101/438	a d	16798
14-16 Murray Street EDEN VALLEY	Memorial Hall	A741	F169680	CT 5685/725	a c d e	16800
22 Murray Street EDEN VALLEY	House	A34	D177	CT 5799/209	a d	16801
26A Murray Street EDEN VALLEY	House	A741	D68012	CT 5948/500	a d	17147
43-45 Murray Street EDEN VALLEY	House (Old Manse)	A55	D22351	CT 5085/542	a	16802
206 Rhine Park Road EDEN VALLEY	Farmhouse	S144	H170500	CT 5579/141	a d e	16810
117 C Rogers Road (corner Hilsenitz Road) FLAXMAN VALLEY	Homestead (Paraville)	A766	F169705	CT 5837/83	a d	16811
157 Craneford Road FLAXMAN VALLEY	House (Craneford)	A731	F169670	CT 5411/982	a e	16805
661 Craneford Road FLAXMAN VALLEY	Farmhouse (Avon Brae)	A186	F169935	CT 6065/451	a b d	17594
143 Karra Yerta Road FLAXMAN VALLEY	Wootoona	S471	H160600	CT 5514/202	a b	17571
81 L Pumpas Road FLAXMAN VALLEY	Cottage Ruin	S541	H160600	CT 5550/362	a d	16809
44 Maders Road FLAXMAN VALLEY	Farm Complex	S544	H160600	CT 5331/878	a d	16808
36 Sieboth's Road FLAXMAN VALLEY	House (Hillview)	A101	D29058	CT 5342/281	a d	16812
108 W Pumpas Road FLAXMAN VALLEY	Farmhouse Ruins (Burn Brae)	S482	H160600	CT 5837/741	a d	16806
108 W Pumpas Road FLAXMAN VALLEY	Farmhouse	S482	H160600	CT 5837/741	a d	16814
123 W Pumpas Road FLAXMAN VALLEY	Farmhouse Ruins	A788	F169727	CT 5810/138	a d	16813
6 Grocke Road KRONDORF	Lawley Farmhouse	A559	F172820	CT 5545/486	a d	17064
131 Krondorf Road KRONDORF	Rockford Winery Complex	A563	F172824	CT 5428/234	a d	17063
159 Krondorf Road KRONDORF	Farm Complex	Q95 A560	F173096 F172821	CT 5351/949 CT 5355/261	a d	16702

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
179 Krondorf Road KRONDORF	House	A553	F172814	CT 5973/334	a d	17062
192 Krondorf Road KRONDORF	Residence (former Krondorf Church)	A2	F4766	CT 5220/776	a c d	17066
207 Krondorf Road KRONDORF	Henschke Farm Complex	A101	D56223	CT 5843/412	a d	16701
224 Krondorf Road KRONDORF	Farm Complex	A573	F169512	CT 5875/186	a d	17065
235 Krondorf Road KRONDORF	Krondorf Cemetery	A554	F172815	CT 5648/480	a c d	17061
Lot 570 Rifle Range Road near corner of Nicolai Road KRONDORF	House	A570	F172831	CT 5514/351	a d	17106
395 Light Pass Road LIGHT PASS	Light Pass Primary School	A505	F172766	CT 5732/199	a c d	17067
411 Light Pass Road (corner Immanuel Way) LIGHT PASS	House	A508	D28259	CT 5399/304	a d	17068
412 Light Pass Road LIGHT PASS	Strait Gate Lutheran Church Tower	A496	F172757	CT 5832/907	a b d	16703
190 Willows Road LIGHT PASS	Pug Cottage	A321	F173412	CT 5469/409	a d	16704
204 Willows Road (adjacent Sporn Farm) LIGHT PASS	Cottage	A941	D82519	CT 6055/512	a d	17069
3 Altona Road (corner Barossa Valley Way) LYNDOCH	Holy Trinity Anglican Church and manse	A99	F171550	CT 5696/517	a c d	17117
Lot 3 Barossa Valley Way LYNDOCH	Anglican Cemetery	A3	F100285	CT 5173/306	a c	17118
31 Barossa Valley Way (corner Gilbert Street) LYNDOCH	Lyndoch Institute	A93	F171544	CT 5819/533	a c d	17111
34 Barossa Valley Way LYNDOCH	Shop with attached residence	A303	D27948	CT 5092/952	a	16775
36 Barossa Valley Way LYNDOCH	Shop (former Post Office)	A300	D16363	CT 5759/369	a c d	17109
38 Barossa Valley Way LYNDOCH	Butcher's shop	A300	D16363	CT 5759/369	a c	17110
42 Barossa Valley Way LYNDOCH	Shop and attached house	A72	D13450	CT 5671/509	a c	16778

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
115 Barritt Road near Riverside LYNDPOCH	Stone Barns (and stone cottage)	A120	F171571	CT 5798/576	a d e	17119
136 Berryfield Road LYNDPOCH	Berryfield	A175	F171626	CT 5550/364	a b	17120
7 Foster Street LYNDPOCH	House (former School)	A201	F10356	CT 5485/695	a c d	16776
12 Foster Street LYNDPOCH	House (former School)	A21	D65974	CT 5971/828	a c d	16777
1-3 Gilbert Street (corner Lyndoch Valley Road) LYNDPOCH	Lyndoch Hotel	A1	D102	CT 5355/330	a b c f	17112
14-16 Gilbert Street LYNDPOCH	House (former Lord Lyndoch Hotel)	A4	F125146	CT 5218/994	a f	16689
19-21 Gilbert Street LYNDPOCH	Attached houses	A8	D102	CT 5529/287	a c	17113
22 Gilbert Street LYNDPOCH	House	A252	F171703	CT 5827/889	a d	16779
32 Gilbert Street LYNDPOCH	Cottage	A100	F213094	CT 5779/141	a d	16780
34 Gilbert Street LYNDPOCH	Attached cottages	A95	F213155	CT 5789/677	a b d	16781
36 Gilbert Street LYNDPOCH	Attached houses (former Barossa Inn)	A91 A92 A93	F164778 F164778 F164778	CT 5309/448 CT 5309/448 CT 5309/448	a c d	16782
38-40 Gilbert Street LYNDPOCH	Row of attached cottages	A96 A402	F173177 D67119	CT 5688/695 CT 5941/797	a b d	16783
44 Gilbert Street LYNDPOCH	House	A96 A97	F213023 F213023	CT 5613/145 CT 5613/145	a d	16784
48 Gilbert Street LYNDPOCH	House	A103	D43275	CT 5309/971	a c d	16785
56-58 Gilbert Street LYNDPOCH	House	A92 A93	F200486 F200486	CT 5356/912 CT 5356/912	a d	16786
167 Gods Hill Road LYNDPOCH	St Jakobi Cemetery	A7	D25118	CT 5823/346	a d	17121
188 Gods Hill Road LYNDPOCH	Ironstone Cottage	S292	H105200	CT 5466/515	a d	16790
100 Hermann Thumm Drive LYNDPOCH	Charles Cimicky Winery	A119 A118 S285 S289 S290	F171570 F171569 H105200 H105200 H105200	CT 5469/840 CT 5469/841 CT 5470/28 CT 5470/28 CT 5470/28	a	17122

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
King Street LYNDPOCH	Lyndoch Cemetery	A112 A113 A114 A115	F213135 F213135 F213135 F213135	CT 5697/81 CT 5697/81 CT 5697/81 CT 5697/81	a c d	17114
8 King Street LYNDPOCH	Former Bible Christian Chapel	A1	F156256	CT 5284/177	a c d	16787
10 King Street LYNDPOCH	Cottages	A257	F171708	CT 5747/259	a d	16788
21 King Street LYNDPOCH	Cottage	A3 A4	F12693 F12693	CT 5562/155 CT 5562/155	a d	16789
5 Lyndoch Valley Road LYNDPOCH	Shop (Randall's)	A9	F100287	CT 5172/882	a c d	17115
143 Lyndoch Valley Road LYNDPOCH	Lyndale Winery	Q26	D77924	CT 6028/843	a b d	17124
208 Lyndoch Valley Road LYNDPOCH	St Jakobi Lutheran Church and School	A28	D77924	CT 6028/844	a c	17123
19 Margaret Street LYNDPOCH	Lyndoch Primary School	A1	D33655	CT 5073/680	a c d	17116
146 Trial Hill Road LYNDPOCH	Highlands Homestead	D40	D18995	CT 6063/551	a b d	17576
Lot 498 Gnadenberg Road off Parrot Hill Road MOCULTA	Ruins (former Jacob Allerts House)	A502	F173593	CT 5724/387	a b d	16712
1666 Keyneton Road MOCULTA	Farm Complex	S825	H160600	CT 6010/437	a b d	17573
2052 Keyneton Road MOCULTA	Former Farmhouse (Braeview)	A530	F173621	CT 5718/988	a b d	16709
567 Lindsay Park Road (corner Gruenberg Road) MOCULTA	Cottage	A517	F173608	CT 5677/394	a d	16710
787 Lindsay Park Road (corner Shannon Road) MOCULTA	Farmhouse and Log Farm Buildings	A75	D22588	CT 5131/274	a d	16711
1 Truro Road MOCULTA	House and attached former Shop	A92	F171126	CT 5332/17	a d	16705
6 Truro Road MOCULTA	House with attached former Shop	A115	F2361	CT 5515/582	a d	16706
10-14 Truro Road MOCULTA	Moculta Primary School	A111 A113 A112	F2361 F2361 F2361	CT 5513/553 CT 5513/554 CT 5863/452	a c d	17070

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
26-28 Truro Road MOCULTA	Cottage (former Jahne Store)	A104	F2361	CT 5075/972	a d	16708
27 Truro Road MOCULTA	Cottage (former Altmann House)	A202	F12321	CT 5486/114	a d	16707
Rear 28 Truro Road (corner William Street) MOCULTA	Pug Outbuildings	A105	F2361	CT 5075/971	a d	17071
Warren Road MOUNT CRAWFORD	Warren Reservoir	S333 S335 S336 S337 S458 S700 S701 Q5 Q6 Q8 Q9 A91	H105200 H105200 H105200 H105200 H105700 H105700 H105700 F156237 F156237 F156237 F156237 F163686	CR 5757/780 CR 5757/780 CR 5757/780 CR 5757/780 CR 5757/810 CR 5757/810 CR 5757/810 CT 5286/937 CT 5286/937 CT 5286/937 CT 5286/937 CT 5412/976	a	17126
773 Warren Vale MOUNT CRAWFORD	Murray Vale	A1	D43860	CT 5389/390	a b d e	17577
13 Yumbunga Road MOUNT MCKENZIE	Mount Mackenzie Hall	A842	F169781	CT 5760/163	a c	17572
136 Angas Valley Road MOUNT PLEASANT	Lilybank	A146	F169895	CT 5733/677	a b d e	17593
3241 Eden Valley Road MOUNT PLEASANT	St. John the Evangelist Anglican Cemetery	A687	F169626	CT 5819/791	a d	16838
Lot 649 Herriot Road MOUNT PLEASANT	Cemetery	A649	F169588	CT 5788/556	a d	16816
1 Herriot Road MOUNT PLEASANT	Former Motor Garage and attached House	A1	D20275	CT 5445/251	a b d f	16815
22-26 Hospital Road MOUNT PLEASANT	Mt Pleasant Primary School	A58	D6	CT 5840/348	a c d	17148
15-17 McGormans Road MOUNT PLEASANT	Cottage	A25 A26	F20618 F20618	CT 5460/72 CT 5460/72	a d	16817
178 McGormans Road MOUNT PLEASANT	Farmhouse Ruins	A615	F169554	CT 5731/939	a b d	17591
201 McGormans Road MOUNT PLEASANT	Farmhouse Complex	A22	F218285	CT 5835/67	a d	17590
15 Melrose Street MOUNT PLEASANT	Cottage	A633	F169572	CT 5549/814	a	16818

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19 Melrose Street MOUNT PLEASANT	Cottage	A3	D67779	CT 5950/163	a	16819
20 Melrose Street MOUNT PLEASANT	Cottage	A1	D28675	CT 5402/858	a	16820
43 Melrose Street MOUNT PLEASANT	Talunga Hotel	A95 A10	D246 F101103	CT 5103/566 CT 5104/189	a c d	16821
47-49 Melrose Street MOUNT PLEASANT	Office and attached House	A1	D73526	CT 6006/528	a c d e	16822
53 Melrose Street MOUNT PLEASANT	Shops (Tatiara House)	A640	F169579	CT 5681/464	a c d	16823
55 Melrose Street MOUNT PLEASANT	ANZ Bank	A639 A94	F169578 F170577	CT 5344/548 CT 5344/570	a c d	16824
57A Melrose Street MOUNT PLEASANT	Mt Pleasant Post Office	A123	D20913	CT 5400/210	a c d	16825
61 Melrose Street MOUNT PLEASANT	Soldiers Memorial Hall	A637	F169576	CT 5716/746	a c d	16827
61A Melrose Street MOUNT PLEASANT	Totness House and Outbuildings	A3	D15632	CT 5991/298	a d e	16826
67 Melrose Road MOUNT PLEASANT	Farmhouse (Landsdown)	A675	F169614	CT 5331/881	a b d e	16836
67 Melrose Street MOUNT PLEASANT	Stone outbuildings (former Mill)	A675	F169614	CT 5331/881	a c d e	17605
98 Melrose Street MOUNT PLEASANT	Butcher's Shop and attached house	A656 A3	F169595 D246	CT 5706/828 CT 5710/482	a c	16828
106 Melrose Street MOUNT PLEASANT	Mount Pleasant General Store	A1	F1673	CT 5080/450	a c	16829
110 Melrose Street MOUNT PLEASANT	Former Service Station	A50	F44150	CT 5882/453	a c	16830
114 Melrose Street MOUNT PLEASANT	House	A111	F16472	CT 5416/369	a c d	16831
124-126 Melrose Street MOUNT PLEASANT	Bakery and attached house	A100	D14767	CT 5210/50	a d	16832
146-148 Melrose Street MOUNT PLEASANT	Totness Hotel	Q1 Q2	F153573 F153573	CT 5280/637 CT 5280/637	a c d f	16833
158 Melrose Street MOUNT PLEASANT	Pair of attached cottages	A91	F168166	CT 5313/205	a d	16834
160-162 & 164 Melrose Street MOUNT PLEASANT	House Ruin and barn	A2 A21	D235 D57821	CT 5580/791 CT 5856/590	a d	16835

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
231 Melrose Street MOUNT PLEASANT	St. John the Evangelist Anglican Church	A684	F169623	CT 5827/275	a c f	16837
35 Ross Smith Road MOUNT PLEASANT	Farm Complex (Dew Vale)	A104 A105 Q107	F170571 F170571 F170571	CT 6033/692 CT 6033/692 CT 6033/692	a b d e	17592
3-5 Saleyards Road MOUNT PLEASANT	Uniting Church Complex	A2	F4728	CT 5512/535	a c	16839
8 Williamstown Road MOUNT PLEASANT	Stone Outbuildings (rear of Pettwood)	A1	D75854	CT 6007/447	a d	17589
27B Fourth Street NURIOOTPA	House	A632	D75107	CT 6000/645	a d	16713
3 Murray Street NURIOOTPA	House	A111	D74598	CT 6008/847	a d	16714
15 Murray Street NURIOOTPA	Former Post Office	A732	F172993	CT 5547/508	a c d	16715
28 Murray Street NURIOOTPA	Angas Park Hotel	A6	F100838	CT 5525/136	a c d	16716
36 Murray Street NURIOOTPA	St. Boniface Anglican Church	A472	F172733	CT 5813/374	a c d	16717
46 Murray Street NURIOOTPA	Soldiers Memorial Hall	A1	F34665	CT 5543/613	a c d e	16718
54 Murray Street NURIOOTPA	Coulthard Memorial Uniting Church	A3	D2764	CT 5176/599	a c d	17075
1-3 Penrice Road NURIOOTPA	Nuriootpa High School Administration Building	A1	F34907	CT 5201/574		17016
7 Second Street NURIOOTPA	House	A95	F170514	CT 5319/227	a d	16719
10 Second Street NURIOOTPA	House and Outbuilding	A772	F210748	CT 5777/261	a d	16720
15 Second Street NURIOOTPA	House	A142	F210118	CT 5831/197	a d	16721
20-22 Second Street NURIOOTPA	St. Petri Lutheran Church Tower	A740 A741	F173001 F173001	CT 5691/924 CT 5791/296	a c	17074
33B Second Street NURIOOTPA	House	A371	D72324	CT 5978/279	a d	16722
35 Second Street NURIOOTPA	House	A3	F147812	CT 5269/712	a d	16723
10 Seppeltsfield Road NURIOOTPA	Siegersdorf Cemetery	A611	F172872	CT 5726/308	a c	17077

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Tanunda Road NURIROOTPA	Penfolds Winery (front section which retains detailing and materials from 1911 including rendered walls and circular columns)	A100	D48177	CT 5523/304	a d	17073
94-96 Penrice Road PENRICE	House	A52	D66511	CT 5937/743	a d	17079
105 Penrice Road PENRICE	Salem Church	A122	F210098	CT 5818/331	a c d	17080
114 Penrice Road PENRICE	House	A565	F211351	CT 5911/412	a d	17081
118 Penrice Road PENRICE	House	A3	F143584	CT 5264/290	a d	17082
122 Penrice Road PENRICE	House	A2	D56869	CT 5853/282	a d	17083
128 Penrice Road PENRICE	Row of cottages	A201	D18002	CT 5580/915	a d	17084
290 Penrice Road PENRICE	Farmhouse	A99	D69491	CT 5974/244	a d f	16724
8 Sarah Street PENRICE	House	A114	F213544	CT 5623/983	a d	17085
55 Wirra Wirra Road PEWSEY VALE	Martinsell complex (Wirra Wirra, The Grange)	S324	H105200	CT 5576/12	a d e	17127
327 Rosedale Road ROSEDALE	Rosenthal Pioneer Cemetery	A20	F153721	CT 5301/402	a c	16774
493 Rosedale Road ROSEDALE	Cottage	A32	F153733	CT 5670/592	a b d	17107
497 Rosedale Road ROSEDALE	Cottage (adjacent Church)	A32	F153733	CT 5670/592	a b d	16773
508 Rosedale Road ROSEDALE	House (former Post Office)	A8	D26537	CT 5440/431	a c	16772
Lot 12 Barossa Valley Way ROWLAND FLAT	Settlers Cottage	A12	D13519	CT 5473/423	a d	17603
1820 Barossa Valley Way ROWLAND FLAT	Rowland Flat Cemetery	A527	F169466	CT 5830/848	a c d	17129
1887 Barossa Valley Way ROWLAND FLAT	House and outbuildings	A50	F6122	CT 5381/251	a d	17580
1890 Barossa Valley Way ROWLAND FLAT	House	A1	D16469	CT 5756/850	a d e	17130



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
1914 Barossa Valley Way ROWLAND FLAT	Gramp House	A204	D64629	CT 5939/330	a d e	17131
1926 Barossa Valley Way ROWLAND FLAT	House (part of Orlando)	A546	F169485	CT 5467/868	a d	17132
1927 Barossa Valley Way ROWLAND FLAT	Former Post Office (Fiebig's Store)	A10	D22120	CT 5455/652	a c	17579
1929 Barossa Valley Way ROWLAND FLAT	Altmanns	A22	D38082	CT 5179/672	a d	17135
1930 Barossa Valley Way ROWLAND FLAT	House (part of Orlando)	A547	F169486	CT 5467/869	a d	17133
1937 Barossa Valley Way ROWLAND FLAT	Rowland Flat War Memorial Community Centre	A21	D38082	CT 5179/671	a c	17578
1940 Barossa Valley Way ROWLAND FLAT	Former store and house	A53	D60049	CT 5913/339	a c d	17134
1 Church Road ROWLAND FLAT	Holy Trinity Lutheran Church	A528	F169467	CT 5835/77	a d	17128
135 Jacob Road ROWLAND FLAT	Early Winery (original Gramps Winery)	A551	F169490	CT 5814/341	a d e	17602
728 Barossa Valley Way SANDY CREEK	Sandy Creek Hotel	A4	F12812	CT 5179/591	a c	17108
25 McIntyre Road SANDY CREEK	House (Woodlands)	A2	D65991	CT 5934/102	a b d e	17575
714 Cookes Hill Road SPRINGTON	Spring Farm	A6	D50268	CT 5608/153	a b c	17598
727 Cookes Hill Road SPRINGTON	House and outbuildings	S52	H170500	CT 5527/762	a b d	17597
70 E Staricks Road SPRINGTON	Farm complex (Turnagain)	S597	H170500	CT 5457/17	a b d	17600
4-6 Graetz Street SPRINGTON	House (Former Barn) and attached outbuilding	A7	F102524	CT 5123/977	a d	16842
4 Hamilton Road SPRINGTON	St John's Lutheran Church Complex	A100	F169849	CT 5738/518	a b c d	16843
2 Johannes Street SPRINGTON	House (former St. Mary's Anglican Church)	A115	D125	CT 5356/957	a c d	16840
Jutland Road SPRINGTON	Bridge				a d	17599

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
400 Jutland Road (corner Church Road) SPRINGTON	South Rhine Presbyterian Church Complex	A102	F169851	CT 5835/193		17043
2 Koop Creek Road corner Cookes Hill Road SPRINGTON	Zion Baptist Cemetery	A890	F169829	CT 5696/661	a c d	16853
64 Lablacks Road SPRINGTON	Farm Complex (Elm Hill)	A2	F11144	CT 5495/916	a b d	17595
10-12 Miller Street SPRINGTON	Former Springton Gallery and attached house	A1	D35852	CT 5108/829	a	16844
13 Miller Street SPRINGTON	House	A101	D125	CT 5980/613	a d	16845
14 Miller Street SPRINGTON	Restaurant (Café C)	A264	D14426	CT 6032/766	a c d	16846
16-18 Miller Street SPRINGTON	Springton Hotel and outbuilding	A162 A163	D125 D125	CT 5111/85 CT 5111/85	a c	16847
19 Miller Street SPRINGTON	House	A98	D125	CT 5183/38	a	16848
20 - 26 Miller Street SPRINGTON	Community Hall	A2880	F218806	CT 5930/19	a c	16841
25 Miller Street SPRINGTON	Springton Primary School	A300	F10710	CT 5561/645	a c	16849
345 Shearers Road SPRINGTON	South Rhine Cemetery	A178	F169927	CT 5811/732	a c d	17596
78 W Dewells Road SPRINGTON	House and outbuilding (Glengarry)	A12	D18256	CT 5835/695	a d	17601
23 William Street SPRINGTON	House	A1	F33616	CT 5109/925	a d	16850
36 Williamstown Road SPRINGTON	House	A42	D125	CT 5469/349	a c	16851
40 Williamstown Road SPRINGTON	Former Black Springs Hotel	A151	F169900	CT 5523/758	a d	16852
Lot 51 Duck Ponds Road STOCKWELL	Stockwell Hotel	A50	D17452	CT 5357/735	a b c d	17087
4 Duck Ponds Road STOCKWELL	Stockwell Hall	A389	F173480	CT 5797/310	a c d	16725
11-13 Duck Ponds Road STOCKWELL	House (former Post Office)	A55	D135	CT 5238/745	a c d	17086
153 Duck Ponds Road STOCKWELL	Farmhouse (Carrara) and Outbuildings	A11	D40747	CT 5229/948	a b d	16730

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
4 King Street North STOCKWELL	House	A91	F206230	CT 5406/79	a d	17088
6-8 King Street South STOCKWELL	House	A108	F212390	CT 5561/565	a d	17089
10-12 King Street South corner Queen Street STOCKWELL	House	A114	F212716	CT 5886/989	a d	17090
6-8 Plains Road STOCKWELL	House	A3	D37548	CT 5150/823	a d	16727
2 Prince Street (corner Stockwell Road) STOCKWELL	House and Outbuilding	A100	F11987	CT 5850/988	a d	16728
2 Queen Street (corner Stockwell Road) STOCKWELL	House	A398	F173489	CT 5419/559	a d	16729
1 Stockwell Road corner Duck Ponds Road STOCKWELL	St. Thomas Lutheran Church	A395	F173486	CT 5832/906	a c d	17091
Basedow Road TANUNDA	Tanunda Railway Station (sandstone building)	A72	D58229	CT 5902/821	a c d	17092
1 Basedow Road TANUNDA	Soldiers Memorial Hall	A200	F15221	CT 5870/751	a c d e	16731
5 Basedow Road TANUNDA	House	A624	F172075	CT 5851/495	a d	16732
7 Basedow Road TANUNDA	House	A56	D20633	CT 5392/448	a d	16733
2 - 10 Bushman Street TANUNDA	Former Tanunda Primary School (Original Classroom)	A911	D94094	CT 6151/399	a c d	17093
Elizabeth Street Tanunda Oval TANUNDA	Grandstand	A99	D62253	CR 5905/680	a c d	17095
Elizabeth Street Tanunda Oval TANUNDA	Adolph Schulz Memorial Gates	A99	D62253	CR 5905/680	a d e	17094
4 Elizabeth Street TANUNDA	House	A607	F172058	CT 5678/954	a d	16734
9 Elizabeth Street TANUNDA	House	A681	F172132	CT 5810/343	a d	16735
26 Elizabeth Street TANUNDA	House	A648	F172099	CT 5752/523	a d	16736

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
28 Elizabeth Street TANUNDA	House	A1	F161085	CT 5297/169	a d	16737
12 Fiedler Street TANUNDA	House	A5	F156320	CT 5283/756	a d	16738
18 Jane Place TANUNDA	Lutheran Primary School Classrooms	A1	F37410	CT 5821/960	a c d	17098
33 Langmeil Road TANUNDA	House (former Arrawara Winery)	A74	F47012	CT 5951/471	a d f	16739
51 Langmeil Road TANUNDA	Outbuilding	A2	F8325	CT 5461/970	a d	16740
55-61 Langmeil Road TANUNDA	House and Outbuildings	A741	D71786	CT 5977/521	a d	17096
76 Langmeil Road TANUNDA	House	A823	F172274	CT 5908/74	a d	16741
82 Langmeil Road TANUNDA	House	A201	F17626	CT 5471/443	a d	16742
88 Langmeil Road TANUNDA	House	A6	F101855	CT 5114/521	a d	16744
94 Langmeil Road TANUNDA	Veritas Winery	A842	F172293	CT 5698/95	a d	16745
96 Langmeil Road TANUNDA	Early Barn	A1	F10929	CT 5365/59	a d	16746
99 Langmeil Road TANUNDA	House	A2	F8897	CT 5095/350	a d	16747
101 Langmeil Road TANUNDA	Outbuildings and Cottage	A72	F19451	CT 5170/86	a d	16748
45-47 MacDonnell Street TANUNDA	Tanunda Club	A201	F15221	CT 5870/750	a c d	17097
5 Maria Street TANUNDA	House	A500	F171951	CT 5902/96	a d	16750
19 Maria Street TANUNDA	House	A1	F5074	CT 5289/311	a	16751
40 Maria Street TANUNDA	House	A1	F111947	CT 5201/621	a d e	16752
Corner Murray Street and Julia Street TANUNDA	E.H. Coombe Monument				a	16762
17 Murray Street TANUNDA	House	A94	F170222	CT 5318/667	a d	16753

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
18 Murray Street TANUNDA	Houses	A553	F172004	CT 5955/876	a d	16754
21 Murray Street TANUNDA	Tanunda Veterinary Clinic and former Anglican Rectory	A493	F171944	CT 5811/824	a d e	16755
32-34 Murray Street TANUNDA	Former Mill	A50	D70174	CT 5963/436	a d	16756
36 Murray Street TANUNDA	Former Shop and House	A1	D46418	CT 5394/770	a d	16757
38 Murray Street TANUNDA	Shop	A2	D46418	CT 5394/771	a d	16758
49 Murray Street TANUNDA	Solicitor's Offices	A575	F172026	CT 5773/307	a d e	16759
51-57 Murray Street TANUNDA	Tanunda Hotel	A573 A574	F172024 F172025	CT 5349/922 CT 5349/923	a c d	16760
66-68 Murray Street TANUNDA	Barossa Visitors Centre	A25 A28	F103841 F103844	CT 5610/115 CT 5610/115	a d e	16761
77 Murray Street TANUNDA	Tabor Lutheran Church	A570 A100	F172021 F173162	CT 5607/495 CT 5608/121	a c d	16763
79-81 Murray Street TANUNDA	Library and Council Office (former Shop and House)	A578	F172029	CT 5871/608	a c d	16764
83 Murray Street TANUNDA	The Hub (former Shop and House)	A579	F172030	CT 5456/776	a c d	16765
88 Murray Street TANUNDA	Homburg's Real Estate	A1	F107776	CT 5913/521	a d e	16766
115 Murray Street TANUNDA	St. Paul's Lutheran Church	A110	D69164	CT 5958/968	a	17099
135 Murray Street TANUNDA	Tabor Cemetery	Q1 Q2	D50560 D50560	CT 5608/118 CT 5608/118	a c	16767
21 Para Road TANUNDA	Richmond Grove Winery	A22	F103150	CT 6011/770	a d	16768
65 Para Road TANUNDA	Langmeil Winery, House and Outbuildings	A845	F172296	CT 5852/142	a d	16749
48 Paradale Drive TANUNDA	Ironstone Shed	A304	D75004	CT 5992/660	a d	16743
9 Seppeltsfield Road TANUNDA	Winery	A9	D12190	CT 5466/257	a d	17078
24 St Halletts Road TANUNDA	St. Halletts Winery	A149 A481	F171600 D77817	CT 5342/417 CT 6034/496	a b	16769

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
963 Light Pass Road VINE VALE	House (former Rocky Valley Church)	A4	D37795	CT 5159/370	a d	17101
Magnolia Road (between Light Pass and Nelder Roads) VINE VALE	House	Q96	F173106	CT 5366/8	a d	17104
307 Magnolia Road VINE VALE	House	A1	F121608	CT 5214/519	a d	17103
41 Mengler Hill Road VINE VALE	House	A100	F172361	CT 5803/39	a d	17105
148 Vine Vale Road (near corner Research Road) VINE VALE	Pug Outbuildings	A1	F5606	CT 5508/233	a d	16770
Church Street WILLIAMSTOWN	Williamstown Cemetery	A116	F3405	CT 2500/183	a c	17137
12 George Street WILLIAMSTOWN	St. Peters Church of England and Hall	A119	F3405	CT 5502/636	a c d e	17138
46 George Street WILLIAMSTOWN	House	A801	D70166	CT 5965/742	a d	17139
98 Glen Gillian Road WILLIAMSTOWN	Glen Gillian	A8	F100275	CT 5930/496	a b d e	17604
1B Little Eva Street WILLIAMSTOWN	Cottage	A82	D63726	CT 5917/762	a d	16791
40 Mahlo Road (Winkley Road near corner Williamstown Road) WILLIAMSTOWN	Ruins	A3	F100282	CT 5867/347	a d	17583
8 Margaret Street WILLIAMSTOWN	Church of Christ	A118	F216238	CT 5813/477	a c d	16792
15 Margaret Street WILLIAMSTOWN	Williamstown School	S351	H105200	CT 5961/658	a c d	17143
Memorial Drive WILLIAMSTOWN	RSL Hall	A60	D64657	CT 5924/33	a c	16795
90 Old Bethel Road WILLIAMSTOWN	Farmhouse	A2	D80442	CT 6033/903	a d	17581
24 Queen Street WILLIAMSTOWN	Former Foresters Hall	A12	D50607	CT 5644/894	a c d	17163
35-39 Queen Street WILLIAMSTOWN	Post Office, Shops and attached house	A192	F5891	CT 5493/831	a c d	17141
41 Queen Street WILLIAMSTOWN	Attached houses	A102	D72623	CT 5982/866	a c d	17142

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
53 Queen Street WILLIAMSTOWN	House	A23	F100296	CT 5111/913	a d	16793
68 Queen Street WILLIAMSTOWN	House	A1	F9416	CT 5134/669	a d	16794

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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
419 Angaston Road ANGASTON	Saltram Winery (former Mamre Brook Homestead & Old Winery Building)	A2	F107621	CT 5184/155		12205
21 Dean Street ANGASTON	Dwelling	A173 A173	F173264 F173264	CT 5867/529 CT 5867/530		12207
40 Eden Valley Road ANGASTON	Yalumba Winery (Chateau building facade)	A102	F36637	CT 5843/621		12202
476 Eden Valley Road ANGASTON	Tarrawatta Woolshed	A20	D35271	CT 5101/24		12315
450 Eden Valley Road, near ANGASTON	Homestead ('Collingrove')	A16	F256	CT 5467/487		10094
Off Kent & Fife Streets ANGASTON	Angaston Railway Station & Goods Shed	A145 A144 AK A107-110 A111-112 A115-116 A129 A138-140 A141-142 A143-144 A150-152 A153-155 A156-157 AK	F213699 F213698 R1038 F213680 F213681 F213684 F213690 F213696 F213697 F213698 F213700 F213701 F213702 R1038	CT 5680/629 CT 6131/303 CT 6131/303 CT 6131/305 CT 6131/305 CT 6131/305 CT 6131/305 CT 6131/305 CT 6131/305 CT 6131/305 CT 6131/305 CT 6131/305 CT 6131/305 CT 6131/305 CT 6131/304		14606
19 Murray Street ANGASTON	Former A & H Doddridge Blacksmith Shop	A2	D53589	CT 5734/134		12201
56 Murray Street ANGASTON	Masonic Hall (former Angaston Institute and IOOF Lodge)	A270	F172531	CT 5820/482	f g	12221
84 Murray Street ANGASTON	Rose Villa, Wall & Gates	A3	F160959	CT 5295/36		14536
85 Murray Street ANGASTON	Zion Lutheran Church (former Union Church)	A117, 118	F212736	CT 5569/563	a g	12225
90 Murray Street ANGASTON	Former Coach House & Stables (rear of house)	A265	F172526	CT 5751/169	b g	14683
Murray Street ANGASTON	Angaston War Memorial	A753	D1573	CT 5814/512		14535



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
23 Penrice Road ANGASTON	Former Union Chapel, Angaston (originally German Pass)	A50	D24661	CT 5787/643		14375
107 Penrice Road ANGASTON	Former Butchers Shop & Dwelling	A1	D66102	CT 5970/815		14534
102 Stott Highway ANGASTON	'Lindsay Park' Homestead Complex (including Main House, Two Outbuildings, Old Stables, Garden House, Stable Cottage, Stable/Barn, Worker's Cottage, Gatehouse and Garden)	Q100	D84534	CT 6066/740		12212
102 Stott Highway ANGASTON	Former Angas Family Chapel (former Congregational, former St Faith's Anglican)	A65	F35435	CT 5347/70		12227
2 Sturt Street ANGASTON	Angaston Town Hall	A178	F173269	CT 5555/129		12220
Tyne Street ANGASTON	Former Laucke's Flour Mill	A282	F172543	CT 5688/505	b d f	12215
184 Bethany Road BETHANY VIA TANUNDA	Bethany 'Herberge Christi' Lutheran Church	A592	F172853	CT 5812/835		12281
197 Bethany Road BETHANY VIA TANUNDA	Bethany Pioneer Cemetery	A95	F173105	CT 5366/721	a f	18154
229 Bethany Road BETHANY VIA TANUNDA	Dwelling - Keil House	A872	F172323	CT 5543/656		12740
23-29 Murray Street EDEN VALLEY	RF Hamilton Winery	A56	D28873	CT 5158/53		10337
304 Rushlea Road EDEN VALLEY	Rhine Park Homestead Complex, including homestead, cottage, former stable, shearing shed and shearers' quarters	A32 A31	D81247 D81247	CT 6037/563 CT 6037/562		14489
310 Light Pass Road LIGHT PASS VIA NURIOTPA	Dwelling ('The Willows'), including Cottage and Dairy	A254 A311	F173345 F173402	CT 5561/179 CT 5798/757		12239
407 Light Pass Road LIGHT PASS VIA NURIOTPA	Dwelling - Luhr's Cottage	A509	D28259	CT 5399/331		14117

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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
420 Light Pass Road LIGHT PASS VIA NURIROOTPA	Pastor Rechner's Cottage (associated with Strait Gate Lutheran Church)	A497	F172758	CT 5738/143	b	16344
210 Willows Road LIGHT PASS VIA NURIROOTPA	Dwelling ('Sporn Farm'), including Blacksmithy, Wheat Barn, Buggy Shed, Stable, Original House, Bake Oven, Shelter Shed and Bunk House	A1	D44802	CT 5371/64		12240
197 Barritt Road LYNDPOCH	Riverside Homestead Complex (Dwelling, Stable, Coach House & Men's Quarters)	A129 Q2	F171580 D79077	CT 5723/300 CT 6032/79		12268
50 Daly Road LYNDPOCH	Dwelling ('Hillside House') and Wine Cellars	A1	D21345	CT 5576/287	a b	12269
50 Gilbert Street LYNDPOCH	Ironstone Dwelling	A234	F171685	CT 5877/29		14589
352 Goldfields Road LYNDPOCH	Two Cottages and Cellar Room	A102	D50811	CT 5682/824		14593
184 Gruenberg Road MOCULTA	Holy Cross Lutheran Church & School (first church)	A519	F173610	CT 5835/805		12244
Shannon Road MOCULTA	Shannon Mausoleum	A540	F173631	CT 6061/324		12243
32 Truro Road MOCULTA	Dwelling	A102	F2361	CT 5511/930		14285
393 Mount Road MOUNT CRAWFORD	Mt Crawford Cemetery	A97	F216146	CT 5831/855		14324
3184 Eden Valley Road MOUNT PLEASANT	Cottage & Barn	A111	D50091	CT 5610/497		14483
27 Melrose Street MOUNT PLEASANT	Mount Pleasant Police Station & Cells	A33	F24077	CT 5449/401		14487
66-70 Murray Street NURIROOTPA	Office ('Coulthard House', former Dwelling)	A92	F170744	CT 5330/124		10088
47 Murray Street NURIROOTPA	Schaedel House and Cottage	A1	F130642	CT 5237/542	b g	12231
12-16 Tanunda Road NURIROOTPA	TST Distillery Chimney	A99	D48177	CT 5523/303		14281

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
335 Wirra Wirra Road PEWSEY VALE VIA LYNDPOCH	'Corryton Park' (previously 'Glen Para') Homestead (including main house, stables, coach house [former winery], shearing shed, outhouse, shed, bridge, garden and two rows of olive trees)	A90	D49481	CT 5570/698		10169
412 Rosedale Road ROSEDALE VIA GAWLER	Dwelling - Schusters' House	A50	D66900	CT 5945/743		14586
1857 Barossa Valley Highway ROWLAND FLAT	Dwelling - Koch House	A102	D46288	CT 5403/155		12276
Off Barossa Valley Highway ROWLAND FLAT	Menge's Island and Cave	A7	D16053	CT 5950/340	a b c d e	14532
1916-1938 Barossa Valley Way ROWLAND FLAT	Orlando Winery Complex (former Schoolroom and Teacher's Residence, Dwelling - Former Home of F.Gramp (main building only), Iron Boiler House and Chimney, Distillery, Brick Bond Store and Stone Spirit Store)	A547 A548 A549 Q200	F169486 F169487 F169488 D64629	CT 5467/869 CT 5467/934 CT 5467/932 CT 6076/18	a g	10324
2129 Barossa Valley Way ROWLAND FLAT	Jacob's Estate Bed & Breakfast (former Homestead including Main House, Kitchen Wing, Dairy/Cheese Factory and Stone Well)	A100	F18074	CT 5162/239	a g	14713
2548 Eden Valley Road SPRINGTON	Herbig Homestead Complex including house, cottage, pug & pine dwelling, chaff barn and cellar	A895	F169834	CT 5800/969		12814
Eden Valley Road SPRINGTON	Herbig Family Tree	A98	F169847	CT 5806/285		12697
291 Hamiltons Road SPRINGTON	Winery building and associated winemaking plant and machinery, Hamilton's Ewell Vineyards	A101	D43095	CT 5319/356	a b	14663

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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
49 Lablacks Road SPRINGTON	Friedensberg Lutheran Church & School	A893	F169832	CT 5664/324		13930
off Lablacks Road SPRINGTON	Friedensberg Cemetery	A893	F169832	CT 5664/324	a	19144
17-21 Duck Ponds Road STOCKWELL	1854 Flour Mill and 1942 extension (Laucke's Flour Mill)	A399	F173490	CT 5693/769		12318
Barossa Valley Way South TANUNDA	St John's Lutheran Cemetery & Chapel	A4	D56184	CT 5854/563	a b e	14830
9 Basedow Road TANUNDA	Chateau Tanunda (First Cellars, Distilling Tower, Spirit Bond Store, Galvanised Sheds & Brick Chimney)	Q91	F203905	CT 5905/4	a d e f	10325
9-13 Jane Place TANUNDA	St John's Lutheran Church, Hall and Manse	A234 A512	F211830 F171963	CT 5738/521 CT 5773/685	f g	12285
5 John Street TANUNDA	Former Shop & Dwelling	A101	F213567	CT 5643/52		14434
31 John Street TANUNDA	Dwelling - Rieschieck House	A100	D52493	CT 5708/557		10086
33 John Street TANUNDA	Dwelling	A99	D52493	CT 5708/556		10085
70 Langmeil Road TANUNDA	Dwelling - Former Traeger House	A825	F172276	CT 5672/302	a b	14657
103 Langmeil Road TANUNDA	Former Barn	A71	D19451	CT 5450/86	a d	14656
11 MacDonnell Street TANUNDA	Dwelling (former Tanunda Courthouse)	A101	D35537	CT 5133/332	a e f	12283
34 Maria Street TANUNDA	Dwelling	A539	F171990	CT 5665/970		10164
14 Murray Street TANUNDA	Shop (former Auricht's Printing Office)	A559 A559	F172010 F172010	CT 6163/752 CT 6163/753		10090
24 Murray Street TANUNDA	Dwelling	A3	F108535	CT 5194/68		10227
26 Murray Street TANUNDA	Langmeil Lutheran Church & Graveyard	A20	D59983	CT 5878/472		10168
28 Murray Street TANUNDA	Former Tanunda Institute	A99	D50561	CT 5700/992	a e f	14658
30 Murray Street TANUNDA	Lynas Ford Offices (former Alliance Hotel)	A98	D50561	CT 5700/991	a f	14659

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
47 Murray Street TANUNDA	Museum (former Tanunda Post and Telegraph Station)	A576	F172027	CT 5665/978	a e f	12287
Park Street TANUNDA	Tanunda Kegel Club (former Bowling Alley), Tanunda Oval	A99	D62253	CR 5905/680		10170
79 Fromm Square WILLIAMSTOWN	Enterprise Copper Mine & Manager's Residence	S2502	H105200	CT 5578/163		12251
43 Mine Road WILLIAMSTOWN	Forbes' Folly	A2	F156299	CT 5901/790		14591
20 Queen Street WILLIAMSTOWN	Williamstown Hotel and former Barn	A201	D81400	CT 6063/858		12258
22 Queen Street WILLIAMSTOWN	Williamstown District Soldiers Memorial Institute	A203	D81400	CT 6063/860		14590
Queen Street WILLIAMSTOWN	Williamstown South African (Boer) War Memorial			N/A		10291
65 Whispering Wall Road WILLIAMSTOWN	Whispering Wall, Barossa Reservoir	S1	H105200	CT 5822/378	e f	16929
Wilson Road WILLIAMSTOWN	Wilson Road Bridge [Timber Girder]	S369 ROAD RESERVE	H105200	N/A		12555
72 Yettie Road WILLIAMSTOWN	Dwelling - Wilksch's Cottage	A20	D15710	CT 5746/768		12823

Note: This table is an extract from the South Australian Heritage Register established under Section 13 (1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.



# **Mapping Section**

**Map Reference Tables**

**Spatial Extent Maps**

**Bushfire Risk Maps**

**Concept Plan Maps**





## Map Reference Tables

### Index Maps

#### Index Map Type

[Council Index Map](#)

### Zone Maps

Zone Name	Zone Map Numbers
Caravan and Tourist Park Zone	Baro/3, Baro/6, Baro/18, Baro/23, Baro/33, Baro/35
Commercial Zone	Baro/3, Baro/6
Community Zone	Baro/17
Deferred Urban Zone	Baro/40
District Town Centre Zone	Baro/6, Baro/12, Baro/13, Baro/16, Baro/18
Home Industry Zone	Baro/3, Baro/17
Industry (Barossa Valley Region) Zone	Baro/2, Baro/5, Baro/6, Baro/11, Baro/12,
Light Industry Zone	Baro/5, Baro/6, Baro/13, Baro/15, Baro/16, Baro/17, Baro/18
Mineral Extraction Zone	Baro/7, Baro/8, Baro/9, Baro/10, Baro/12, Baro/14, Baro/15, Baro/19
Open Space Zone	Baro/41
Primary Production Zone	Baro/1, Baro/7, Baro/8, Baro/10, Baro/11, Baro/12, Baro/13, Baro/14, Baro/15, Baro/19, Baro/20, Baro/21, Baro/22, Baro/23, Baro/24, Baro/25, Baro/26, Baro/27, Baro/28, Baro/29, Baro/32, Baro/33, Baro/34, Baro/35, Baro/36, Baro/38, Baro/39, Baro/40, Baro/41, Baro/42
Primary Production (Barossa Valley Region) Zone	Baro/1, Baro/2, Baro/3, Baro/4, Baro/5, Baro/6, Baro/7, Baro/8, Baro/9, Baro/10, Baro/11, Baro/12, Baro/16, Baro/17, Baro/18, Baro/22, Baro/23, Baro/24, Baro/27, Baro/35, Baro/37
Recreation Zone	Baro/3, Baro/5, Baro/6, Baro/18, Baro/23, Baro/27, Baro/37
Residential Zone	Baro/2, Baro/3, Baro/4, Baro/5, Baro/6, Baro/9, Baro/10, Baro/12, Baro/13, Baro/14, Baro/15, Baro/16, Baro/17, Baro/18
Residential (Gawler East) Zone	Baro/41
Rural Landscape Protection Zone	Baro/11, Baro/12, Baro/14, Baro/23, Baro/24, Baro/27, Baro/28, Baro/37
Rural Living Zone	Baro/10, Baro/12, Baro/13, Baro/14, Baro/15, Baro/16, Baro/20, Baro/21, Baro/22, Baro/23, Baro/26, Baro/27, Baro/31, Baro/35, Baro/36, Baro/37
Settlement Zone	Baro/4, Baro/18, Baro/22, Baro/24

Zone Name	Zone Map Numbers
Tourist Accommodation Zone	Baro/18
Township Zone	Baro/7, Baro/20, Baro/22, Baro/34, Baro/35, Baro/37, Baro/39, Baro/40
Watershed Protection (Mount Lofty Ranges) Zone	Baro/1, Baro/26, Baro/27, Baro/28, Baro/30, Baro/31, Baro/32, Baro/33, Baro/37, Baro/40, Baro/43

### Policy Area Maps

Policy Area Name	Policy Area Map Numbers
Beckwith Park Policy Area 1	Baro/5, Baro/6
Tanunda Historic Character Policy Area 2	Baro/16, Baro/18
Watershed Policy Area 3	Baro/31
Light Industry Policy Area 4	Baro/35, Baro/37
Lyndoch Residential Historic Character Policy Area 5	Baro/35
Recreation Policy Area 6	Baro/7, Baro/35, Baro/37, Baro/40
Residential Policy Area 7	Baro/35, Baro/37, Baro/40
Residential Mount Pleasant Policy Area 8	Baro/40
Mixed Use Policy Area 9	Baro/40
Town Centre Policy Area 10	Baro/35, Baro/37, Baro/40
Menge Road Policy Area 11	Baro/16, Baro/17, Baro 18
Residential Lyndoch Policy Area 12	Baro/35
Nuriootpa Sturt Highway Service Centre Policy Area 13	Baro/2

### Precinct Maps

Precinct Name	Precinct Map Numbers
Precinct 1 Moppa Road South Industry	Baro/2
Precinct 2 Beckwith Park General Industry	Baro/5, Baro/6
Precinct 3 Beckwith Park Mixed Use/Industry	Baro/5, Baro/6
Precinct 4 Barossa Range	Baro/1, Baro/11, Baro/12, Baro/13, Baro/14, Baro/15, Baro/24, Baro/25, Baro/28, Baro/29, Baro/36
Precinct 5 Concordia	Baro/1, Baro/21, Baro/22, Baro/23, Baro/26, Baro/41, Baro/42
Precinct 6 Moculta	Baro1, Baro/7, Baro/8, Baro/10, Baro/13, Baro/19, Baro/25, Baro/34
Precinct 7 Paper Town	Baro/24, Baro/26, Baro/38
Precinct 8 Kalimna Road	Baro/3, Baro/4

Precinct Name	Precinct Map Numbers
Precinct 9 Langmeil Road	Baro/16
Precinct 10 Low Density	Baro/6
Precinct 11 Basedow Road	Baro/18
Precinct 12 Crayford	Baro/18
Precinct 13 MacDonnell Street	Baro/18
Precinct 14 Tanunda West	Baro/16, Baro/18
Precinct 15 Tanunda North	Baro/16
Precinct 16 Altona	Baro/23
Precinct 17 Angaston East	Baro/10, Baro/13, Baro/15
Precinct 18 Angaston North	Baro/10, Baro/12, Baro/13
Precinct 19 Angaston South	Baro/14, Baro/15
Precinct 20 Angaston West	Baro/12, Baro/14, Baro/15
Precinct 21 Cockatoo Valley	Baro/22, Baro/26
Precinct 22 Cockatoo Valley South	Baro/22, Baro/26
Precinct 23 Eden Valley	Baro/20
Precinct 24 Goldfields	Baro/26
Precinct 25 Kalbeeba East	Baro/21, Baro/22
Precinct 26 Kalbeeba West	Baro/21
Precinct 27 Lorke Road	Baro/26, Baro/27
Precinct 28 Lyndoch	Baro/35
Precinct 29 Mt McKenzie	Baro/36
Precinct 30 Needles Road	Baro/26, Baro/27, Baro/37
Precinct 31 Speck Road	Baro/26
Precinct 32 Tanunda	Baro/16
Precinct 33 Williamstown East	Baro/37
Precinct 34 Williamstown North	Baro/27, Baro/37
Precinct 35 Williamstown South	Baro/37
Precinct 36 Williamstown West	Baro/37
Precinct 37 Yettie Road	Baro/26, Baro/27, Baro/37
Precinct 38 Eden Valley Character	Baro/20
Precinct 39 Springton Character	Baro/39
Precinct 40 Illaparra Winery	Baro/16, Baro/17

## Overlay Maps

Overlay Map - Type	Overlay Map Numbers
Location	Baro/1, Baro/2, Baro/3, Baro/4, Baro/5, Baro/6, Baro/7, Baro/8, Baro/9, Baro/10, Baro/11, Baro/12, Baro/13, Baro/14, Baro/15, Baro/16, Baro/17, Baro/18, Baro/19, Baro/20, Baro/21, Baro/22, Baro/23, Baro/24, Baro/25, Baro/26, Baro/27, Baro/28, Baro/29, Baro/30, Baro/31, Baro/32, Baro/33, Baro/34, Baro/35, Baro/36, Baro/37, Baro/38, Baro/39, Baro/40, Baro/41, Baro/42, Baro/43
Transport	Baro/1, Baro/2, Baro/3, Baro/4, Baro/5, Baro/6, Baro/7, Baro/12, Baro/13, Baro/15, Baro/16, Baro/17, Baro/18, Baro/20, Baro/21, Baro/22, Baro/23, Baro/24, Baro/25, Baro/26, Baro/27, Baro/29, Baro/30, Baro/31, Baro/32, Baro/33, Baro/34, Baro/35, Baro/36, Baro/37, Baro/38, Baro/39, Baro/40, Baro/42, Baro/43
Heritage and Character Preservation District	Baro/1, Baro/2, Baro/3, Baro/4, Baro/5, Baro/6, Baro/7, Baro/8, Baro/9, Baro/10, Baro/11, Baro/12, Baro/13, Baro/14, Baro/15, Baro/16, Baro/17, Baro/18, Baro/19, Baro/20, Baro/21, Baro/22, Baro/23, Baro/24, Baro/25, Baro/26, Baro/27, Baro/28, Baro/29, Baro/30, Baro/31, Baro/32, Baro/33, Baro/34, Baro/35, Baro/36, Baro/37, Baro/38, Baro/39, Baro/40, Baro/41, Baro/42, Baro/43
Development Constraints	Baro/1, Baro/16, Baro/17, Baro/18, Baro/24, Baro/26, Baro/27, Baro/28, Baro/30, Baro/31, Baro/32, Baro/33, Baro/37, Baro/40, Baro/43

## Historic Conservation Area Maps

Area Name	shown within Overlay Maps - Heritage and Character Preservation District
Angaston Centre Area 1	Baro/12, Baro/13
Angaston Residential Area 2	Baro/12, Baro/13
Bethany Area 3	Baro/18, Baro/24
Goat Square Area 4	Baro/16, Baro/18, Baro/24
Krondorf Area 5	Baro/24
Moculta Area 6	Baro/34
Mt Pleasant Area 7	Baro/40
Murray Street Tanunda Area 8	Baro/16, Baro/18, Baro/24
Stockwell Area 9	Baro/7
Williamstown Area 10	Baro/37

## Barossa Exclusion Area

Area Name	shown within Overlay Maps - Development Constraints
Barossa Exclusion Area	Baro/1, Baro/26, Baro/27, Baro/28, Baro/30, Baro/31, Bar/32, Baro/33, Baro/37

## Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	Baro/1, Baro/2, Baro/3, Baro/4, Baro/5, Baro/6, Baro/7, Baro/8, Baro/9, Baro/10, Baro/11, Baro/12, Baro/13, Baro/14, Baro/15, Baro/16, Baro/17

## Concept Plan Maps

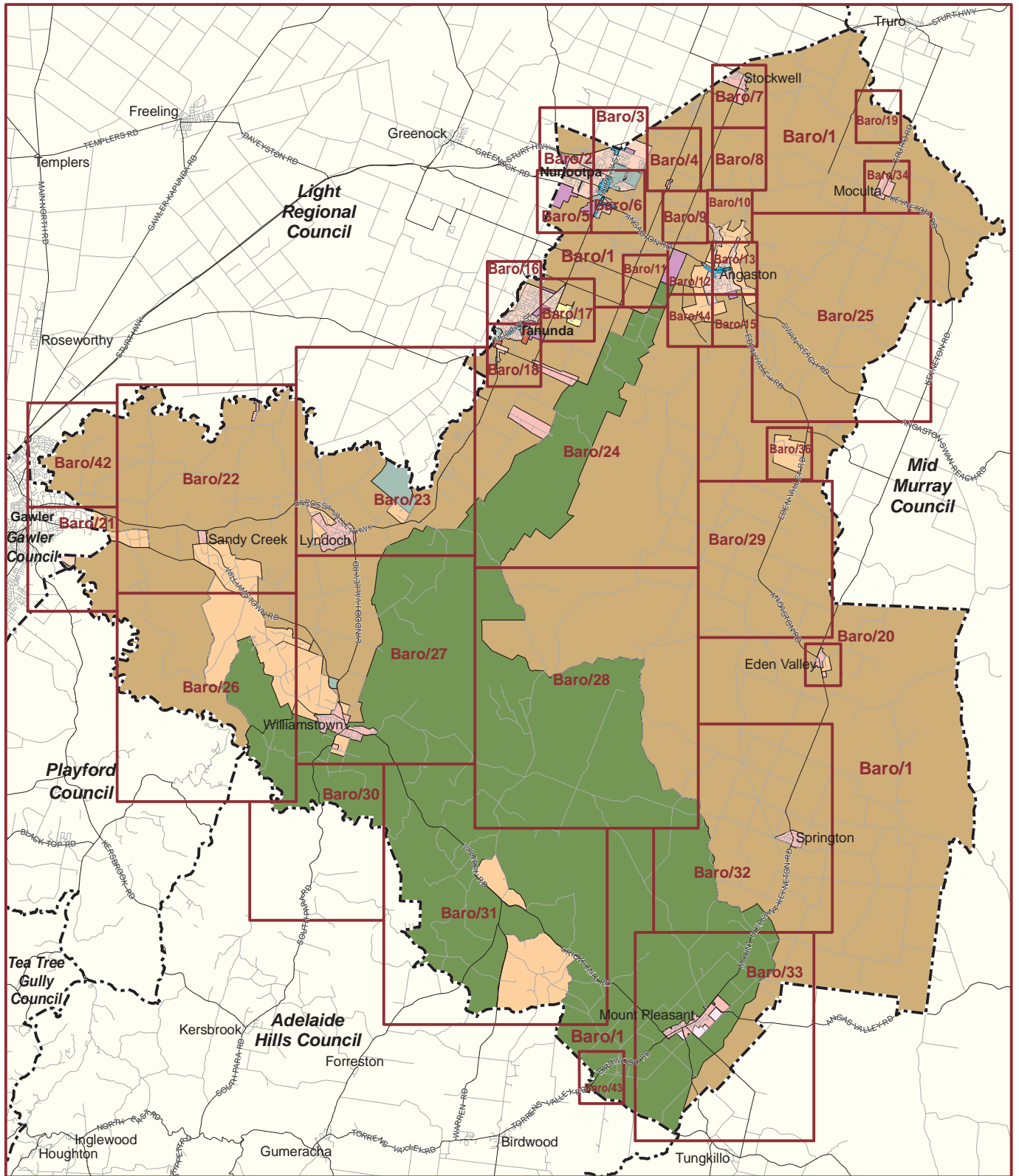
Concept Plan Title	Concept Plan Map Numbers
District Town Centre Zone (Nuriootpa)	Baro/1
Nuriootpa Township (Nuriootpa)	Baro/2
District Town Centre (Angaston)	Baro/3
Lyndoch Centre (Lyndoch)	Baro/4
Residential (Lyndoch)	Baro/5
Residential (Williamstown)	Baro/6
Township (Stockwell)	Baro/7
Rural Living (Cockatoo Valley)	Baro/8
Industry (Barossa Valley Region) (Moppa Road South)	Baro/9
Kroemer Crossing	Baro/10
Light Industry and Warehouse Area	Baro/11
Rural/Urban Interface Buffer	Baro/12
Beckwith Park General Industry Precinct (Beckwith Park)	Baro/13
Mount Pleasant	Baro/14
Gawler East	Baro/15
Tanunda Residential	Baro/16
Lyndoch Fringe	Baro/17
Nuriootpa Sturt Highway Service Centre	Baro/18



# **Spatial Extent Maps**



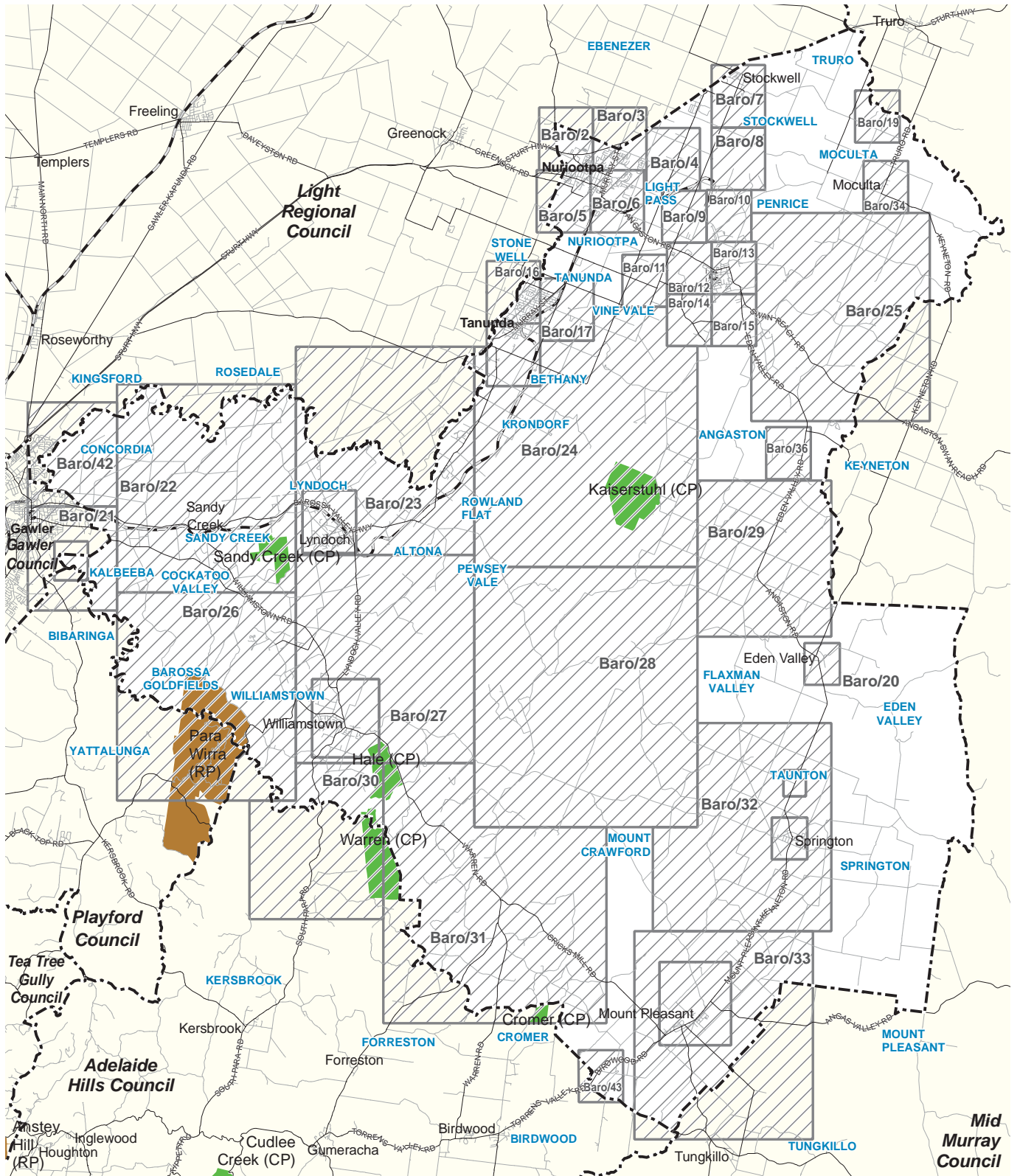




For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps Baro/1 to Map Baro/43 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the 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.



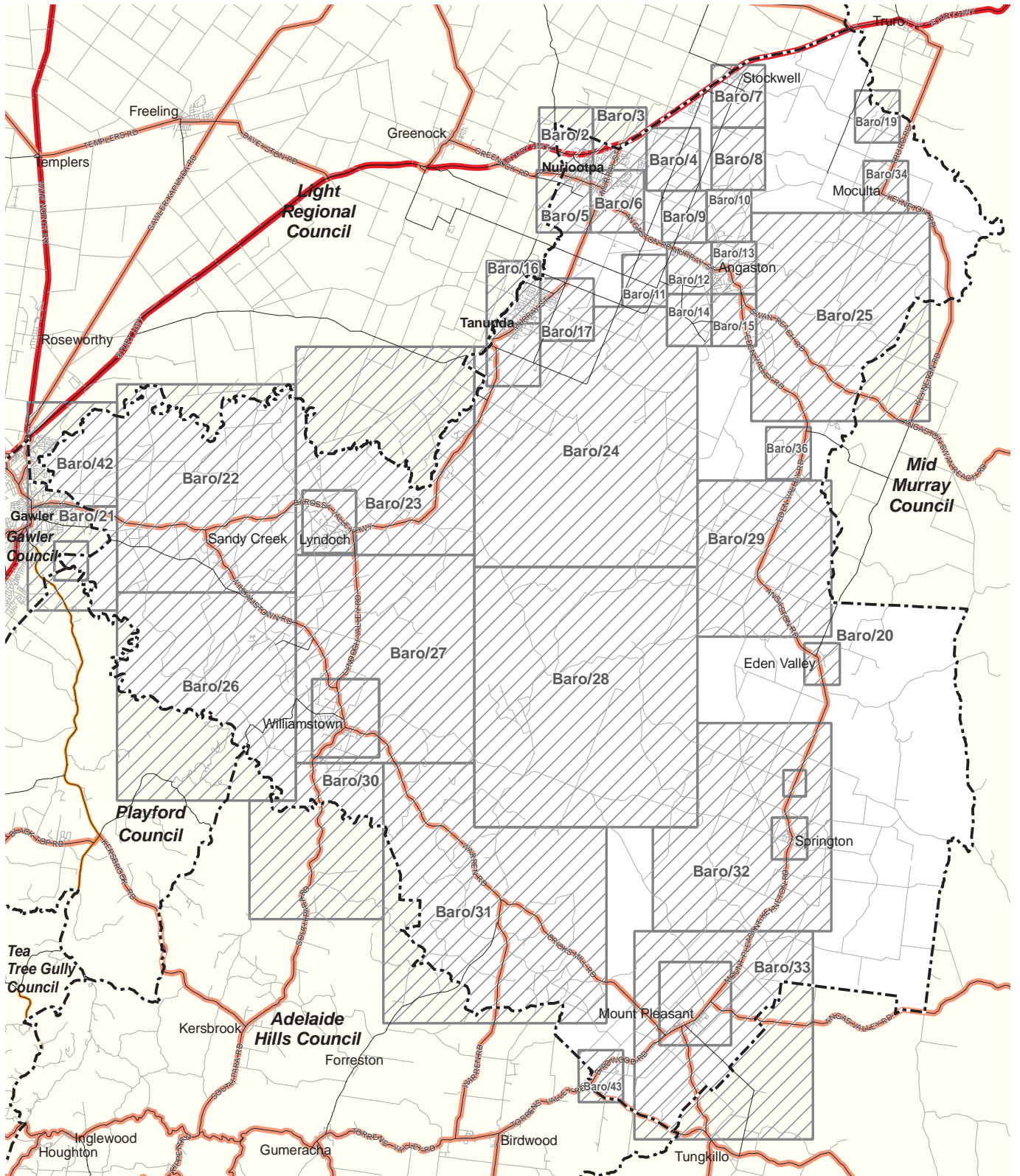
# Council Index Map



-  Council Office
-  Railways
-  Conservation Park
-  Recreation Park
-  Development Plan Boundary

# Location Map Baro/1

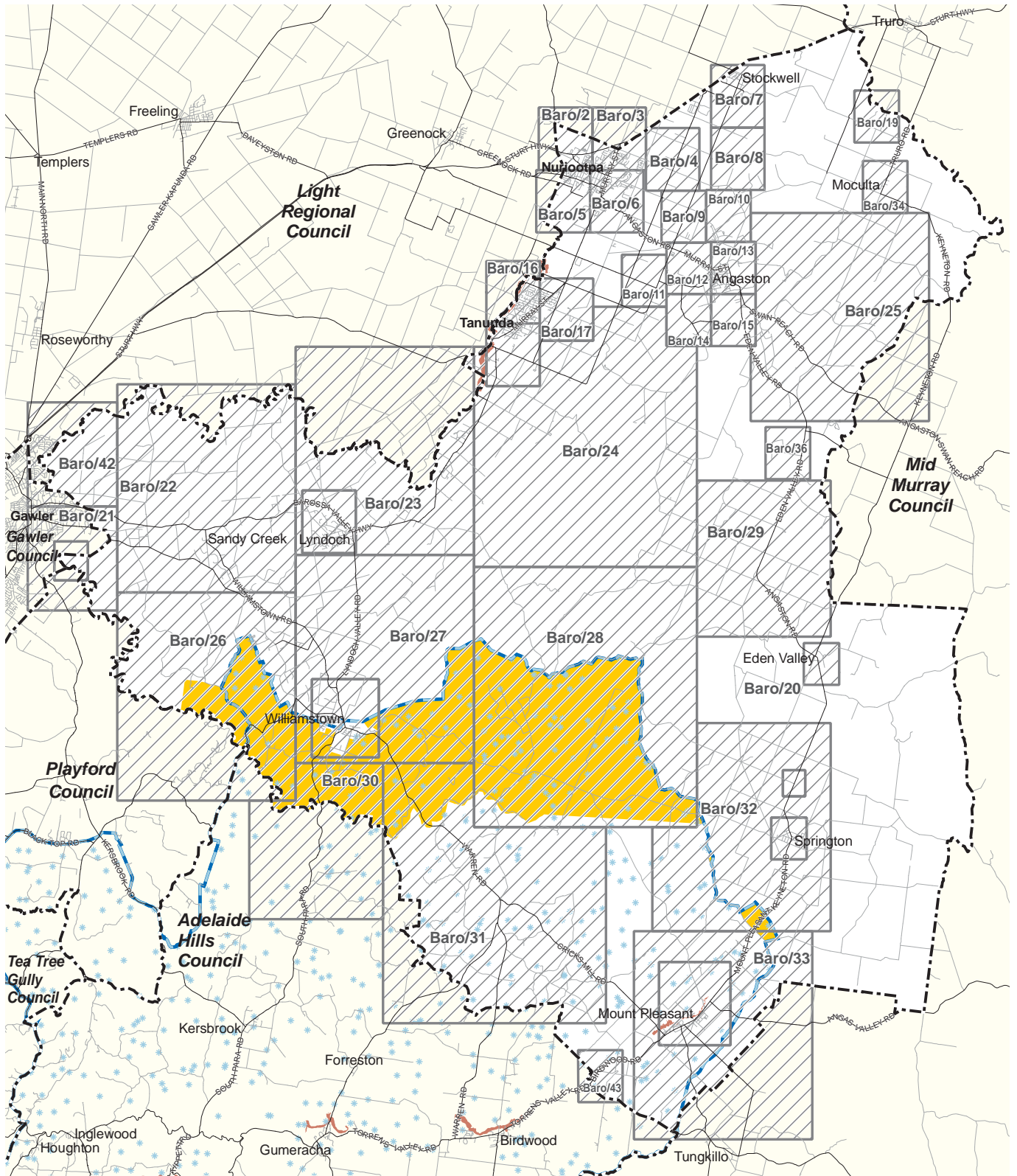








- Mount Lofty Scenic Roads
- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

# Overlay Map Baro/1

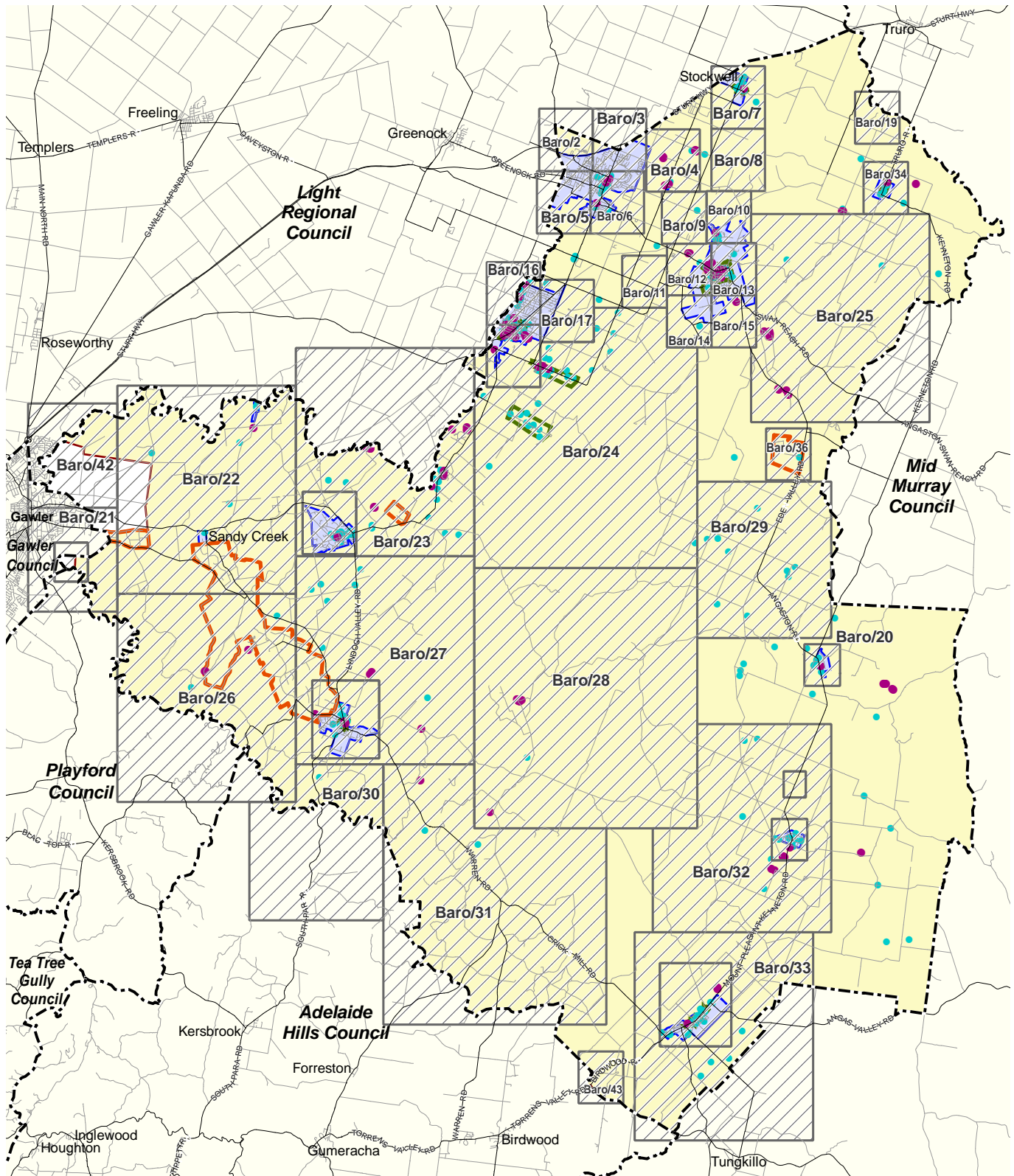
## TRANSPORT



-  Mt Lofty Watershed Boundary
-  Flood Hazard
-  Barossa Exclusion Area
-  Development Plan Boundary

# Overlay Map Baro/1

## DEVELOPMENT CONSTRAINTS



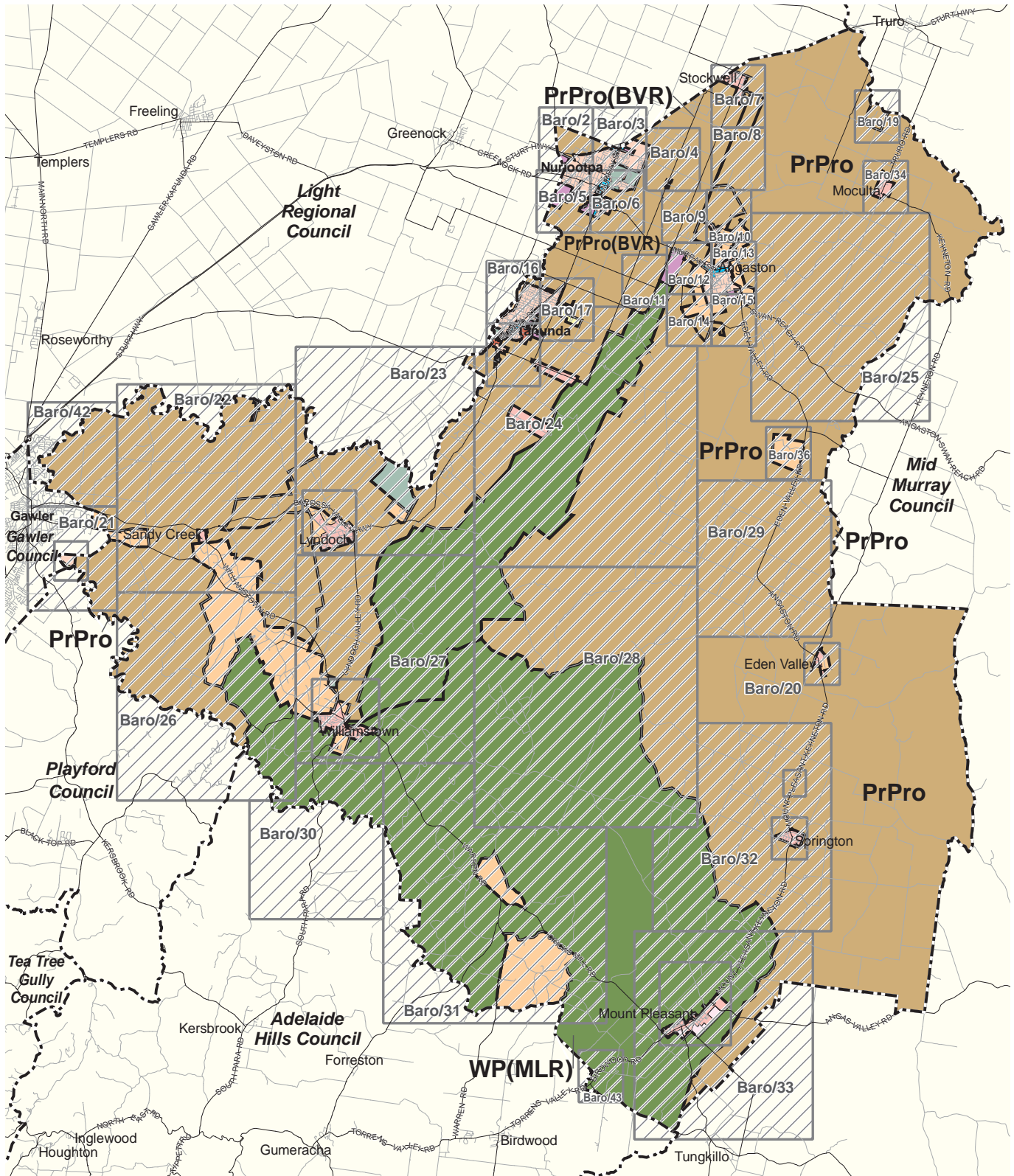
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.

- State heritage place
- Local heritage place
- Historic Conservation Area
- Designated Area
- Area Excluded from District
- Character Preservation District
- Development Plan Boundary



# Overlay Map Baro/1

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

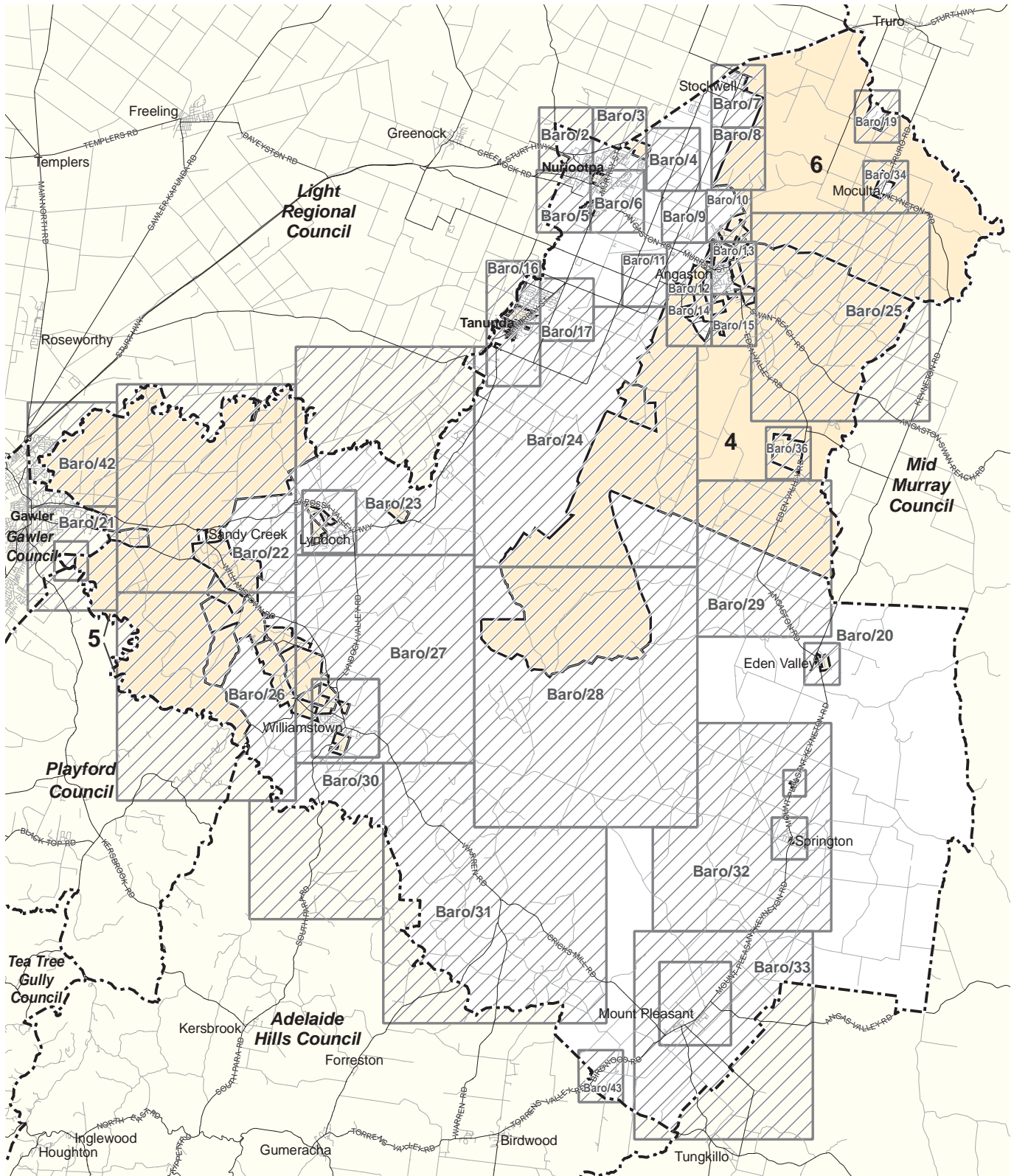


See enlargement map for accurate representation.



- Zones**
- PrPro Primary Production
  - PrPro(BVR) Primary Production (Barossa Valley Region)
  - WP(MLR) Watershed Protection (Mount Lofty Ranges)
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Baro/1



See enlargement map for accurate representation.

- Precinct Areas**  
 4 Barossa Range  
 5 Concordia  
 6 Moculta



# Precinct Map Baro/1

- Precinct Boundary
- Development Plan Boundary

MAP Baro/1 Adjoins






MAP Baro/5 Adjoins



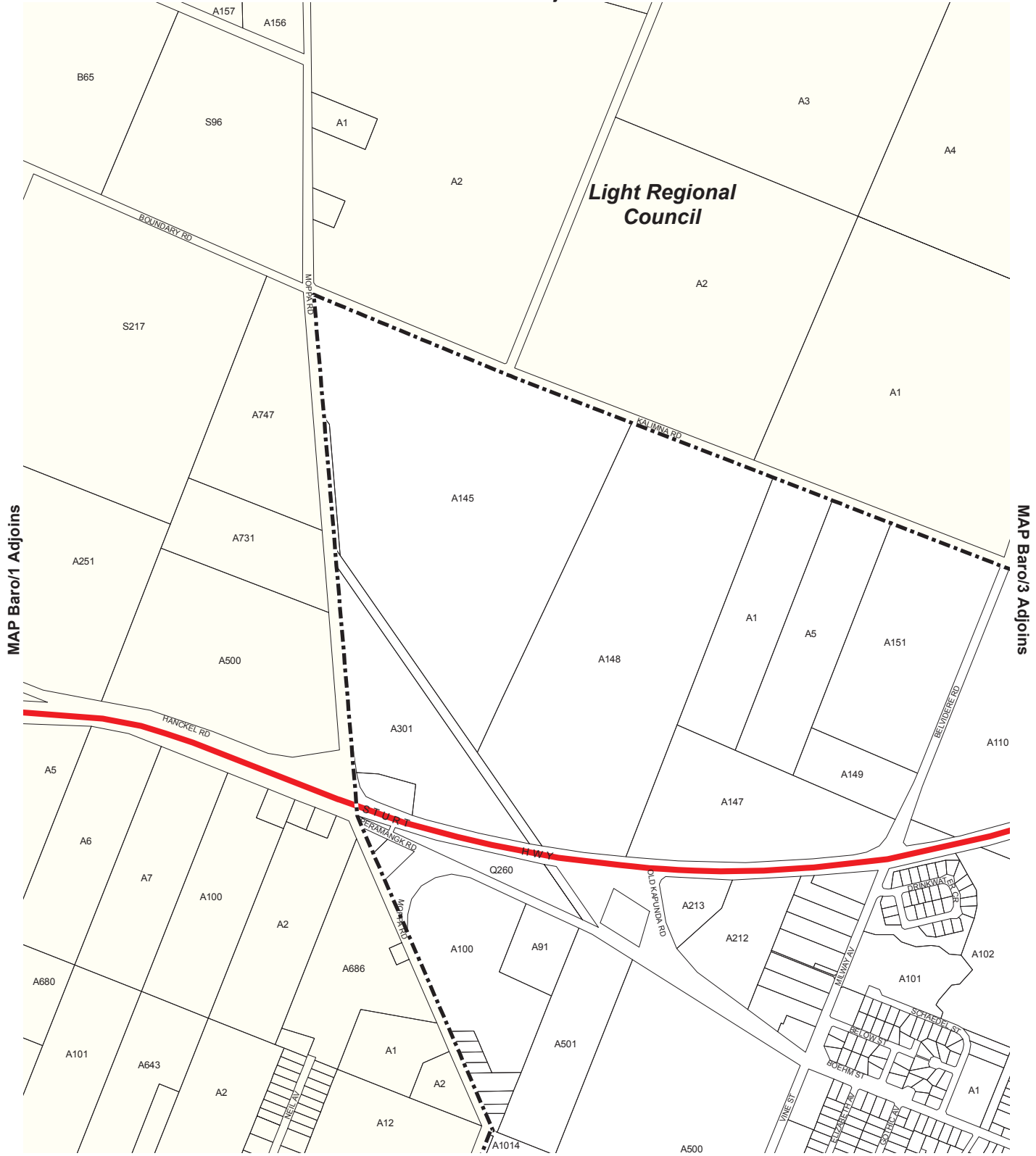
NURIOOTPA

# Location Map Baro/2

-  School
-  Local Reserves
-  Development Plan Boundary



MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

MAP Baro/3 Adjoins

MAP Baro/5 Adjoins



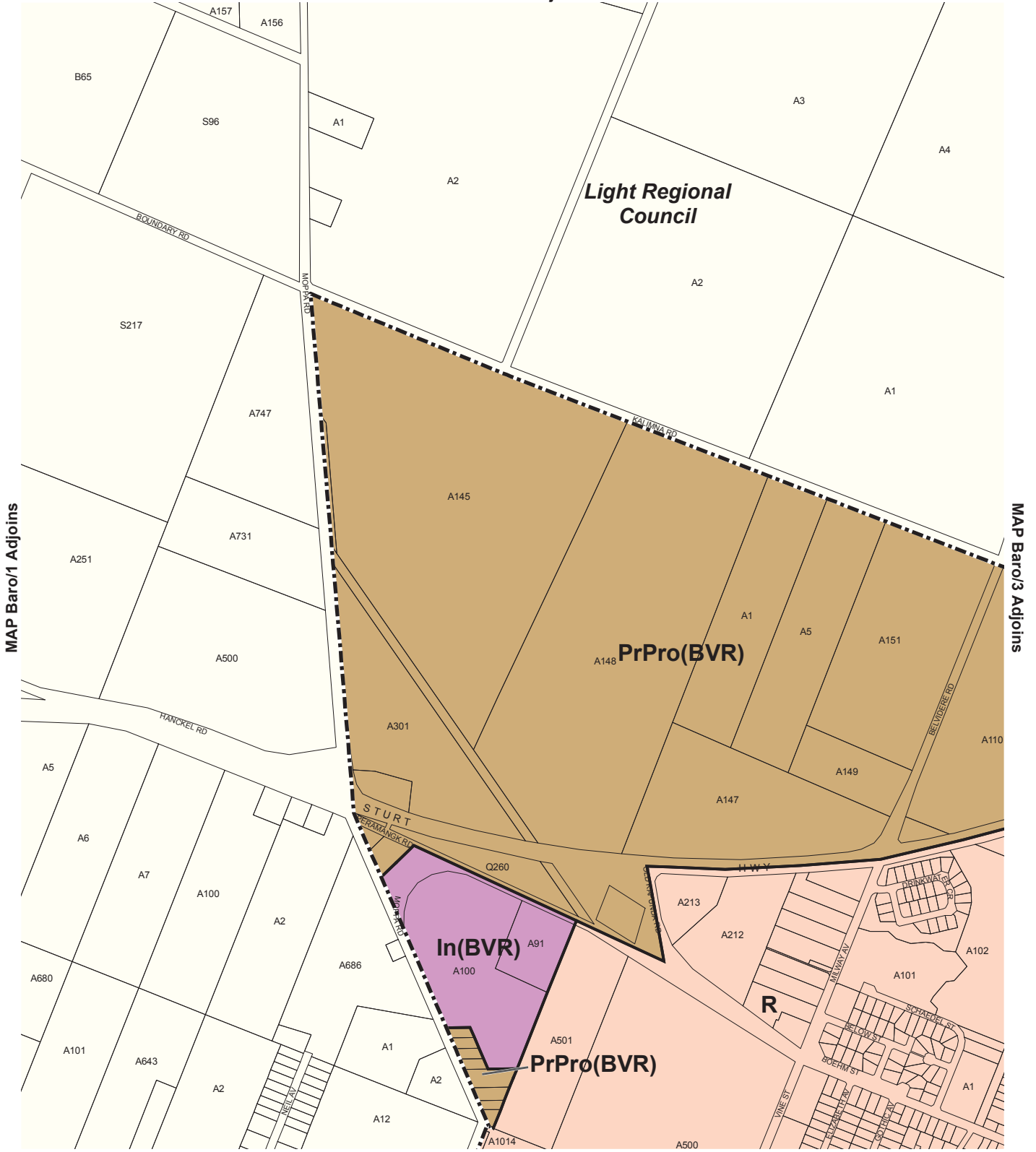
NURIOOTPA

# Overlay Map Baro/2 TRANSPORT

- Primary Arterial Roads
- - - - - Development Plan Boundary



MAP Baro/1 Adjoins



MAP Baro/5 Adjoins

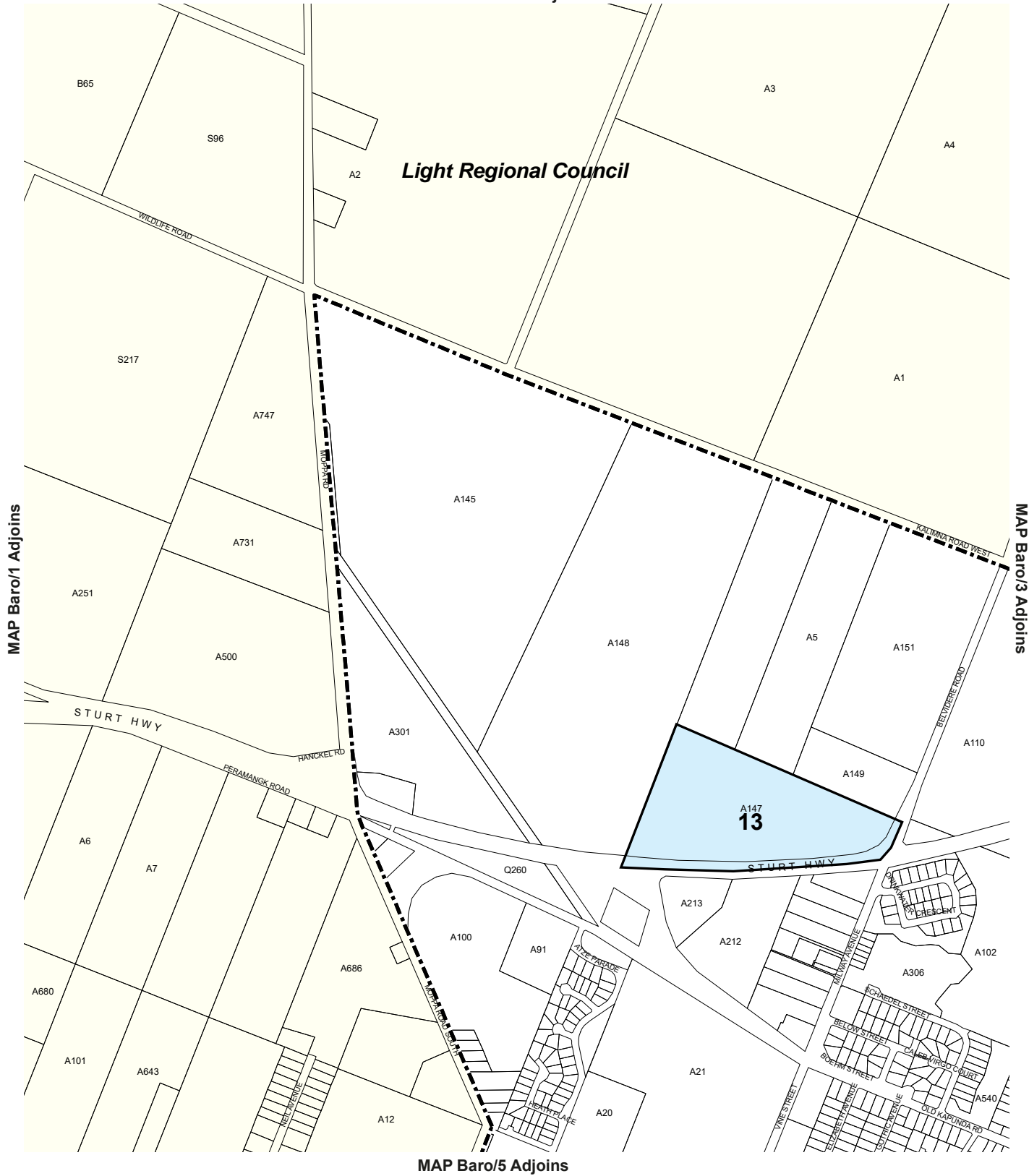
Lamberts Conformal Conic Projection, GDA94



**NURIOOTPA**

# Zone Map Baro/2

- Zones**
- In(BVR)** Industry (Barossa Valley Region)
  - PrPro(BVR)** Primary Production (Barossa Valley Region)
  - R** Residential
  - Zone Boundary
  - Development Plan Boundary



MAP Baro/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area  
13 Sturt Highway Service Centre

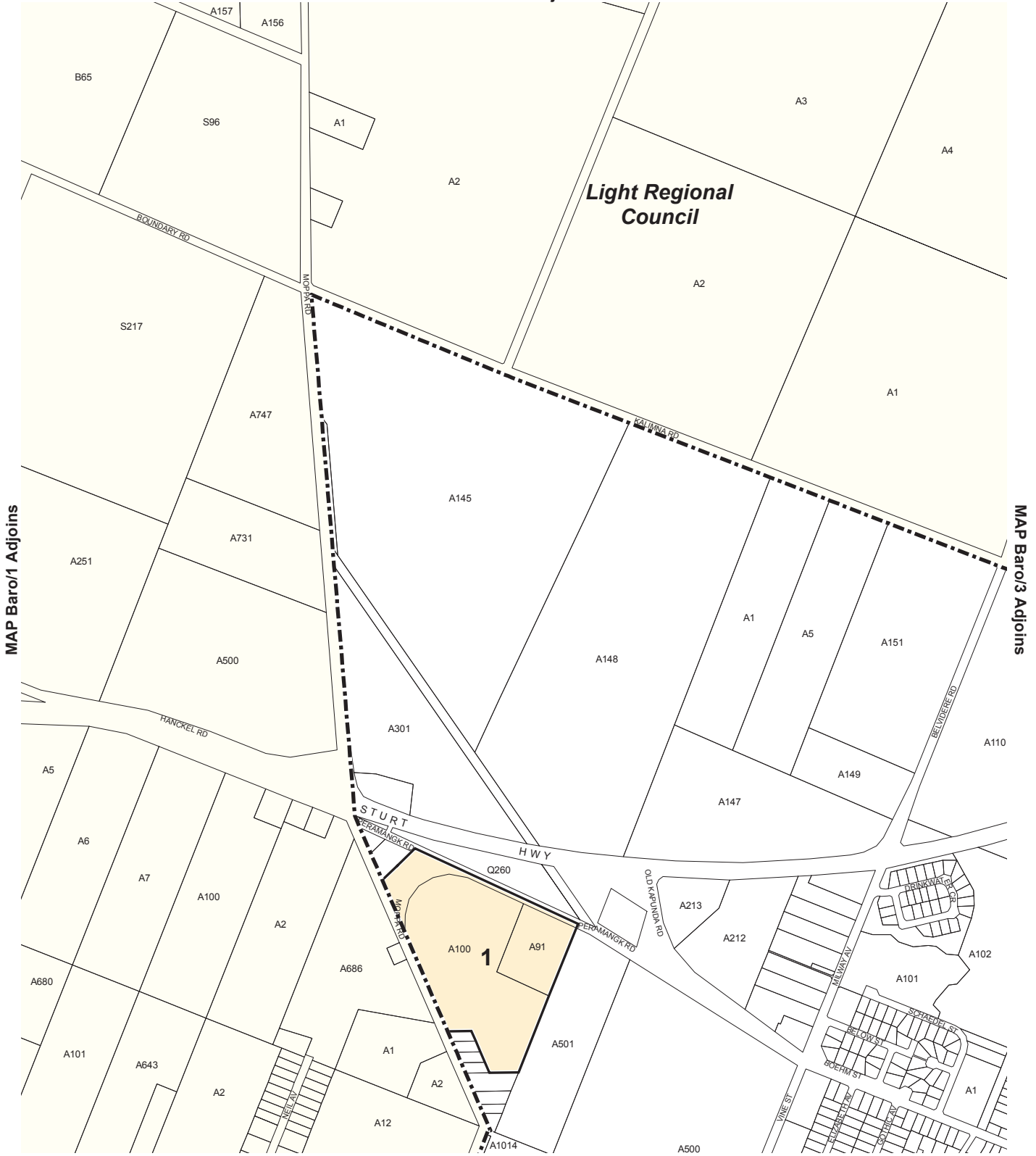


NURIOOTPA

# Policy Area Map Baro/2

-  Policy Area Boundary
-  Development Plan Boundary

MAP Baro/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**  
1 Moppa Road South Industry



**NURIOOTPA**

# Precinct Map Baro/2

- Precinct Boundary
- Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

MAP Baro/2 Adjoins

MAP Baro/4 Adjoins

MAP Baro/6 Adjoins

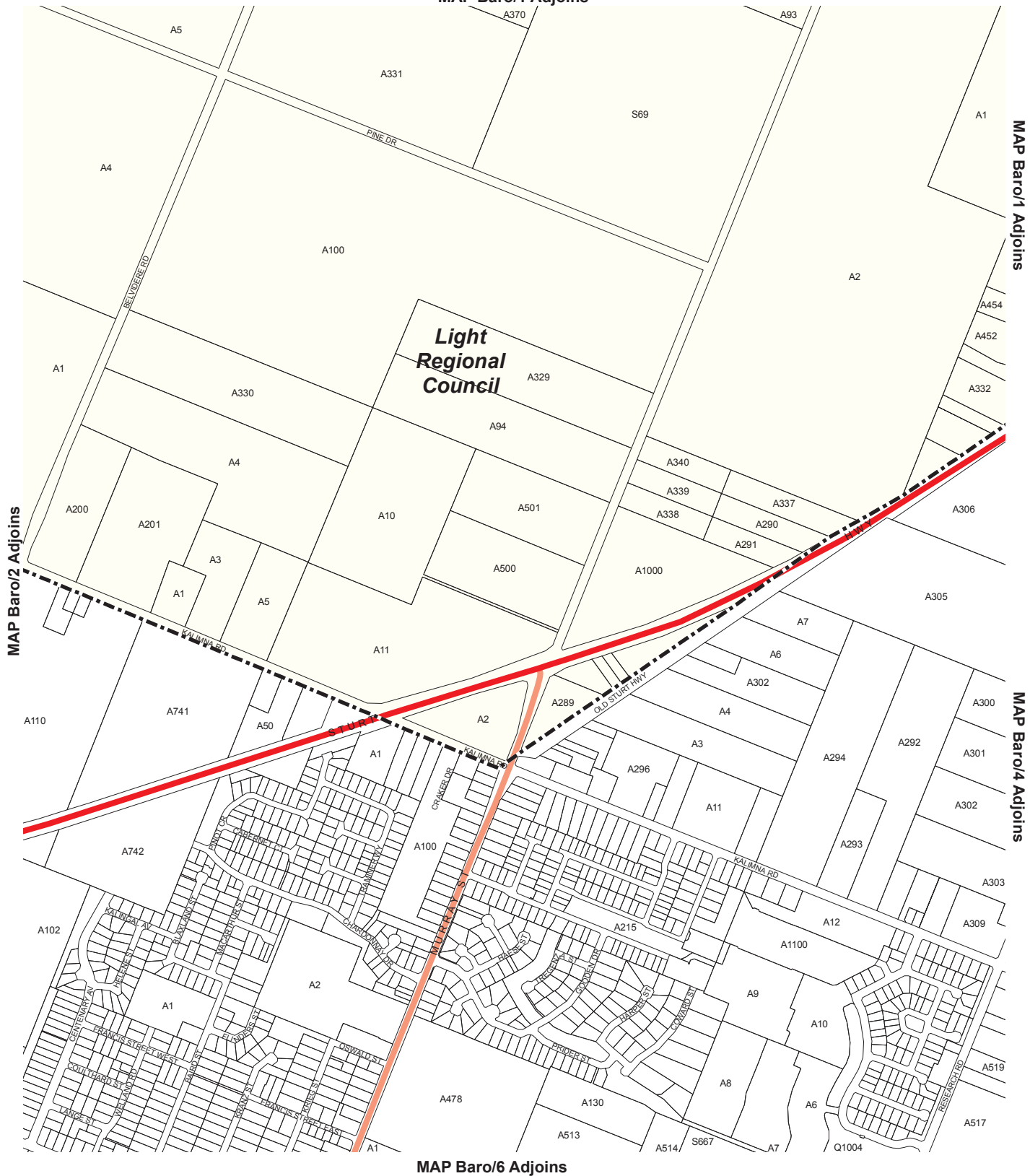


NURIOTPA

# Location Map Baro/3

- Local Reserves
- Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

MAP Baro/2 Adjoins

MAP Baro/4 Adjoins

MAP Baro/6 Adjoins



NURIOOTPA

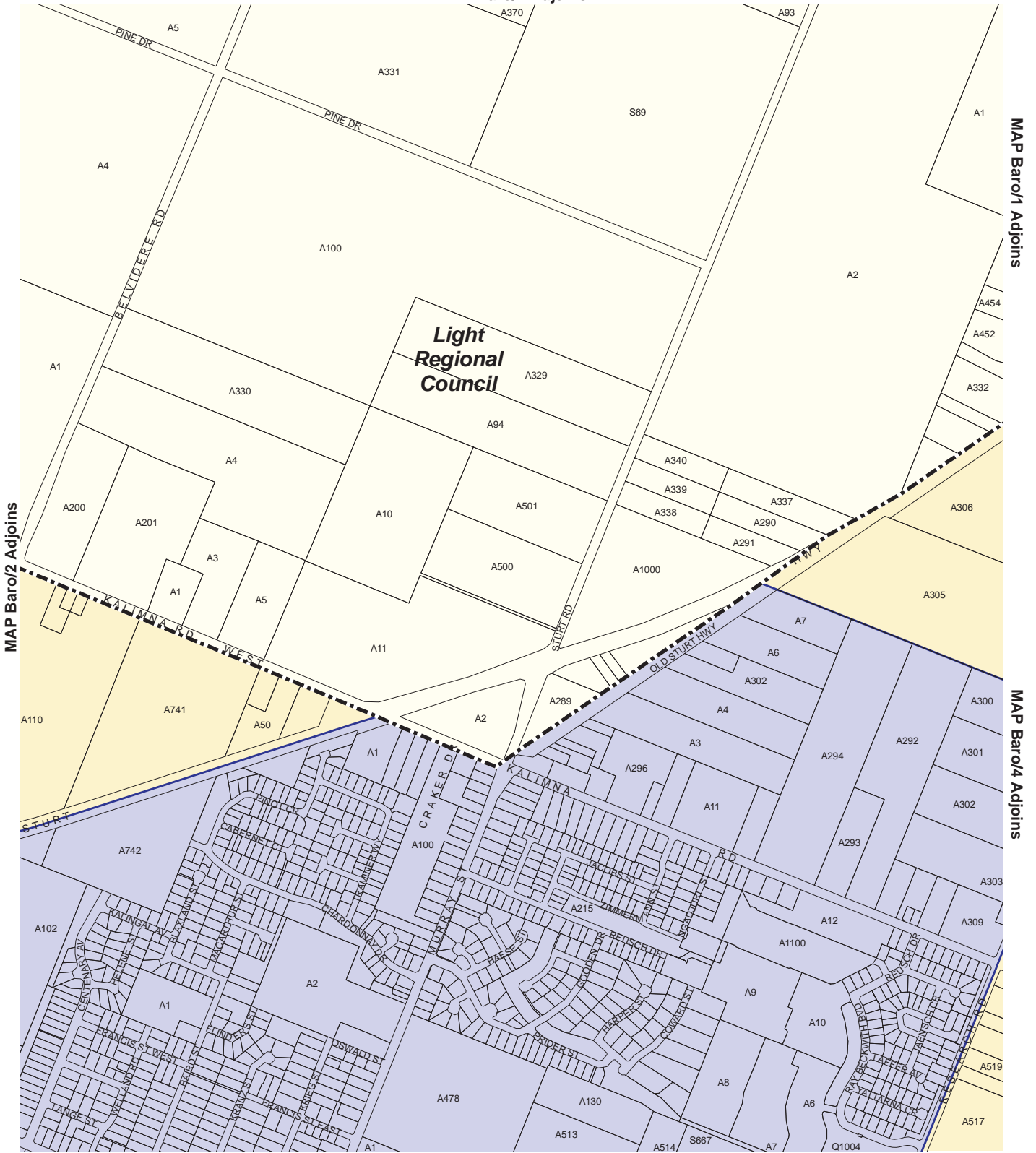
# Overlay Map Baro/3

## TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

BAROSSA COUNCIL  
Consolidated - 5 September 2019

MAP Baro/1 Adjoins



MAP Baro/6 Adjoins



NURIOOTPA

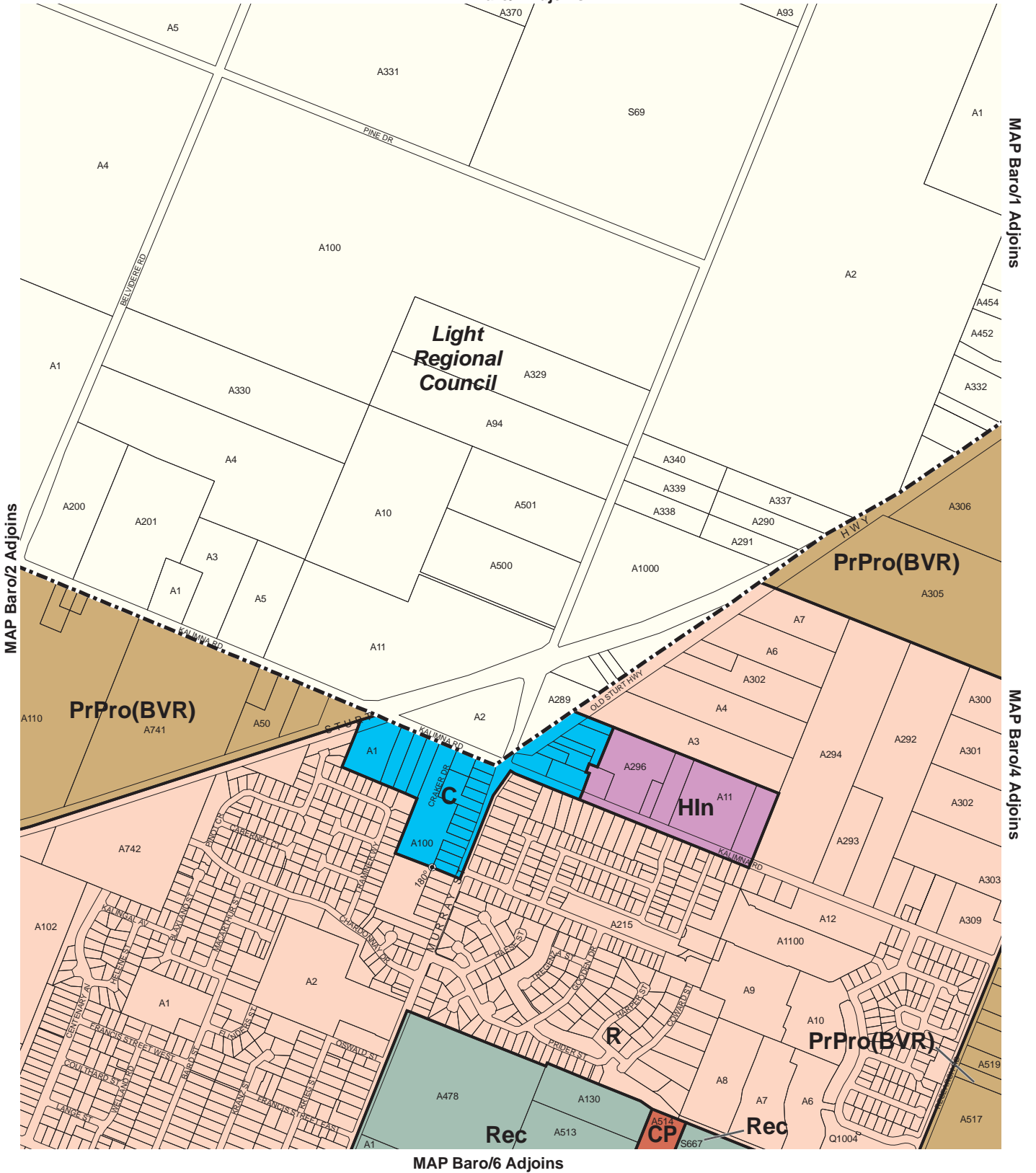
# Overlay Map Baro/3

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Area Excluded from District
- Character Preservation District
- Development Plan Boundary



MAP Baro/1 Adjoins



MAP Baro/6 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

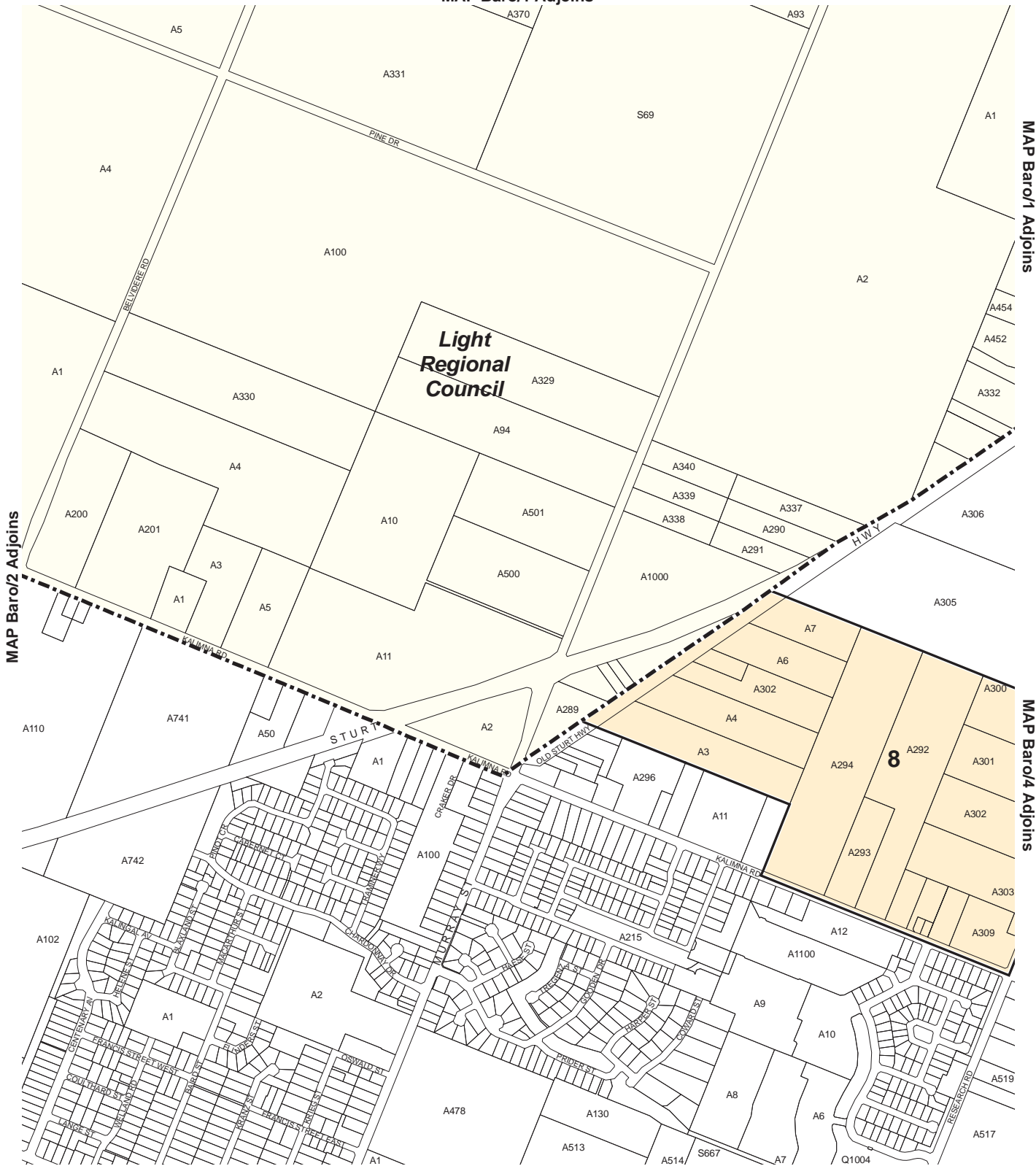
- CP Caravan and Tourist Park
- C Commercial
- HIn Home Industry
- PrPro(BVR) Primary Production (Barossa Valley Region)
- Rec Recreation
- R Residential
- Zone Boundary
- Development Plan Boundary

NURIOOTPA

# Zone Map Baro/3

**BAROSSA COUNCIL**  
Consolidated - 5 September 2019

MAP Baro/1 Adjoins



MAP Baro/6 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct  
8 Kalimna Road



NURIOOTPA

# Precinct Map Baro/3

- Precinct Boundary
- Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

MAP Baro/3 Adjoins

MAP Baro/1 Adjoins

MAP Baro/1 Adjoins

MAP Baro/9 Adjoins



0 500 m

LIGHT PASS

# Location Map Baro/4

**S** School

--- Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

MAP Baro/3 Adjoins

MAP Baro/1 Adjoins

MAP Baro/1 Adjoins

MAP Baro/9 Adjoins



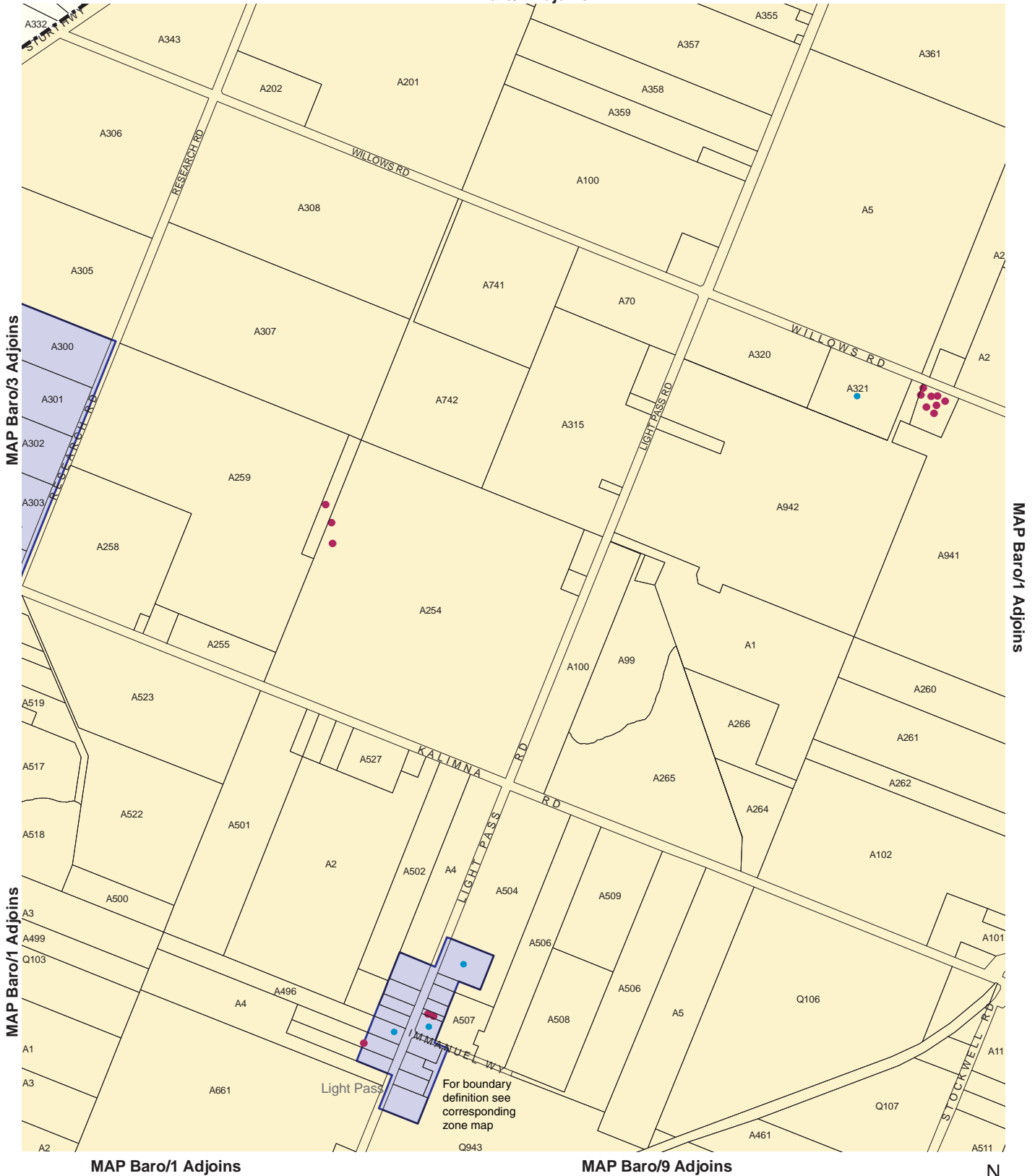
LIGHT PASS

# Overlay Map Baro/4 TRANSPORT

BAROSSA COUNCIL  
Consolidated - 5 September 2019

- Primary Arterial Roads
- Development Plan Boundary

MAP Baro/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.

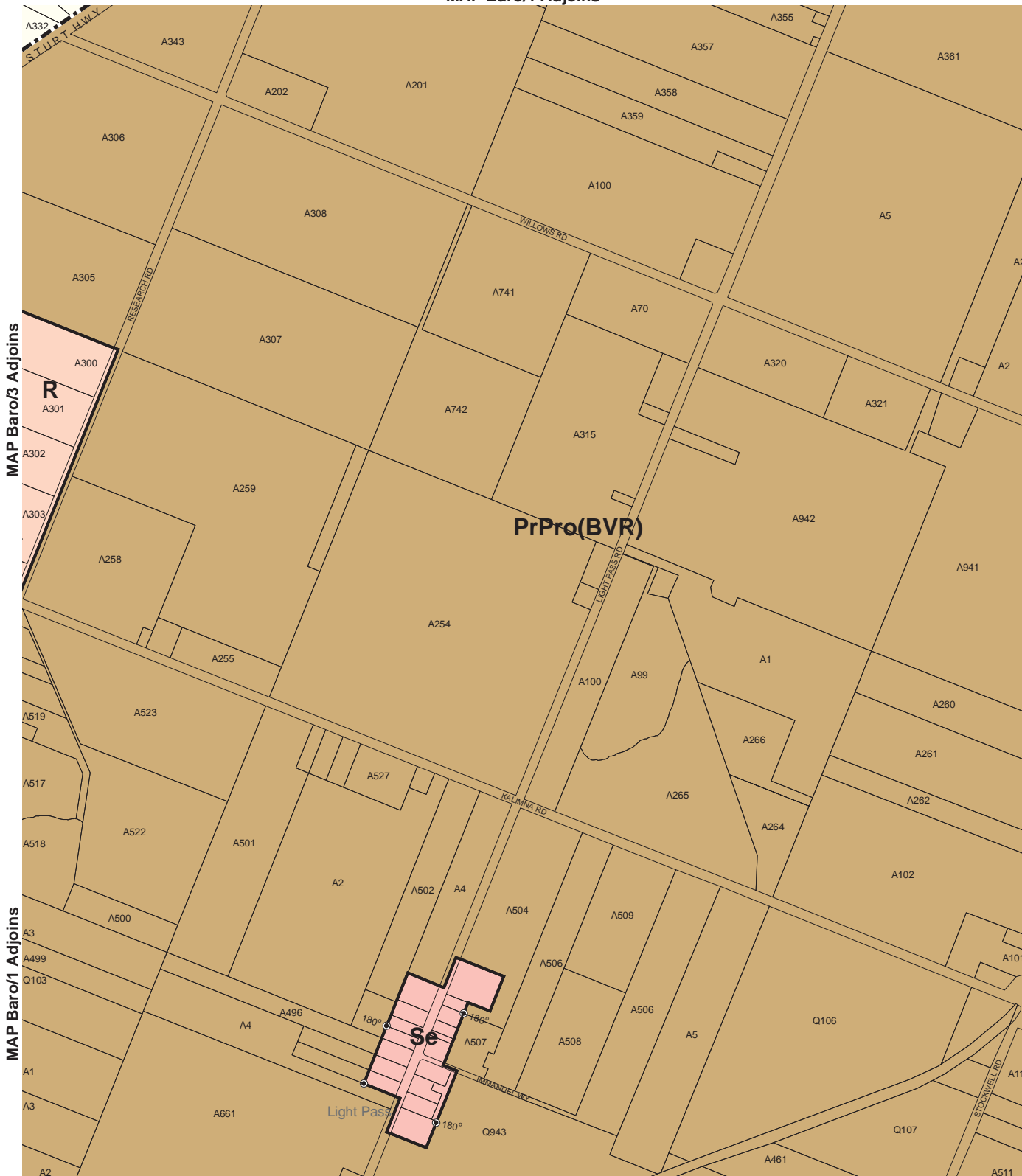


LIGHT PASS

# Overlay Map Baro/4 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

MAP Baro/9 Adjoins

Lamberts Conformal Conic Projection, GDA94



LIGHT PASS

# Zone Map Baro/4

**Zones**

- PrPro(BVR) Primary Production (Barossa Valley Region)
- R Residential
- Se Settlement
- Zone Boundary
- Development Plan Boundary

MAP Baro/1 Adjoins





Lamberts Conformal Conic Projection, GDA94

**Precinct 8** Kalimna Road

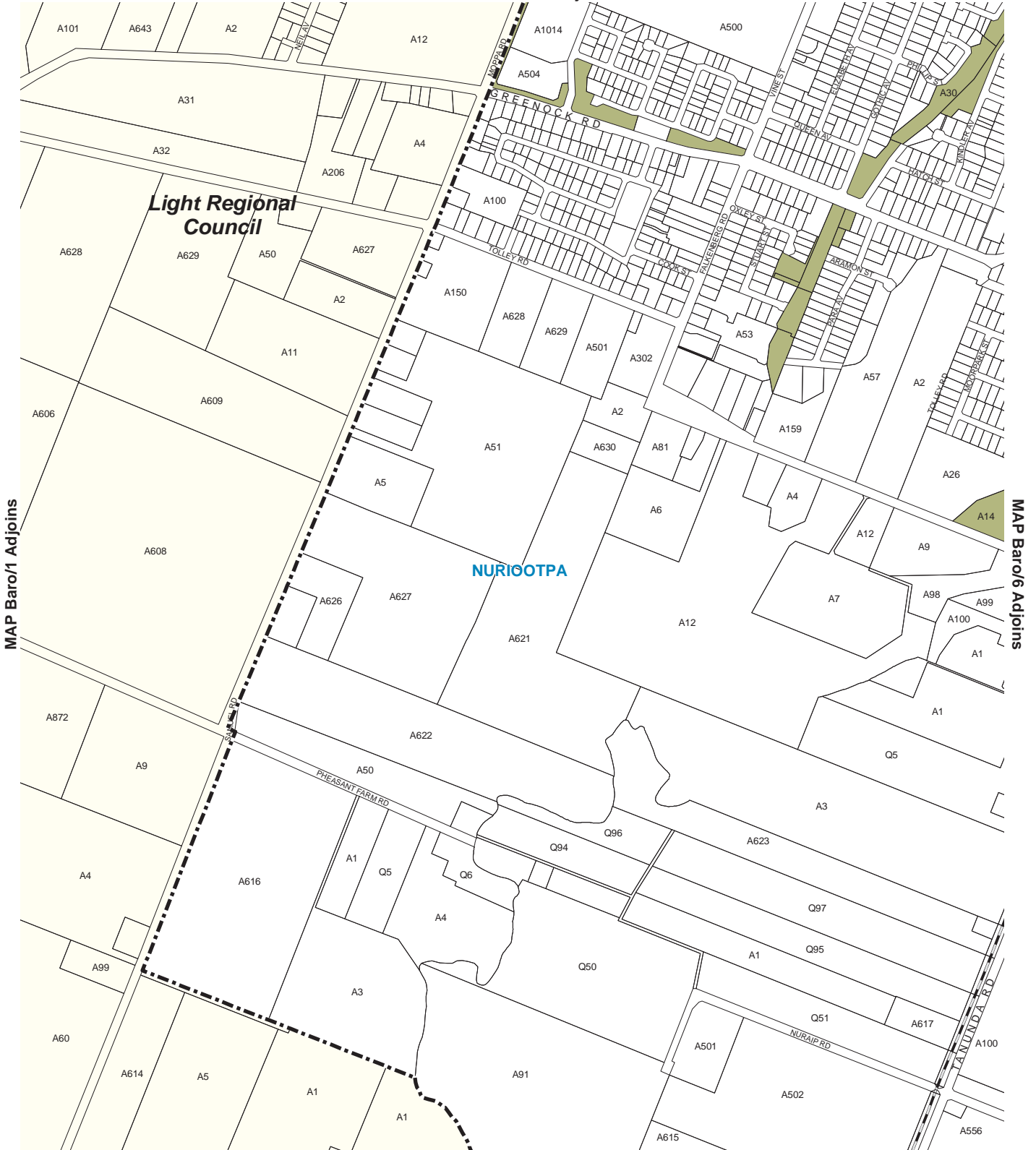


**LIGHT PASS**

# Precinct Map Baro/4

-  Precinct Boundary
-  Development Plan Boundary

MAP Baro/2 Adjoins






MAP Baro/1 Adjoins



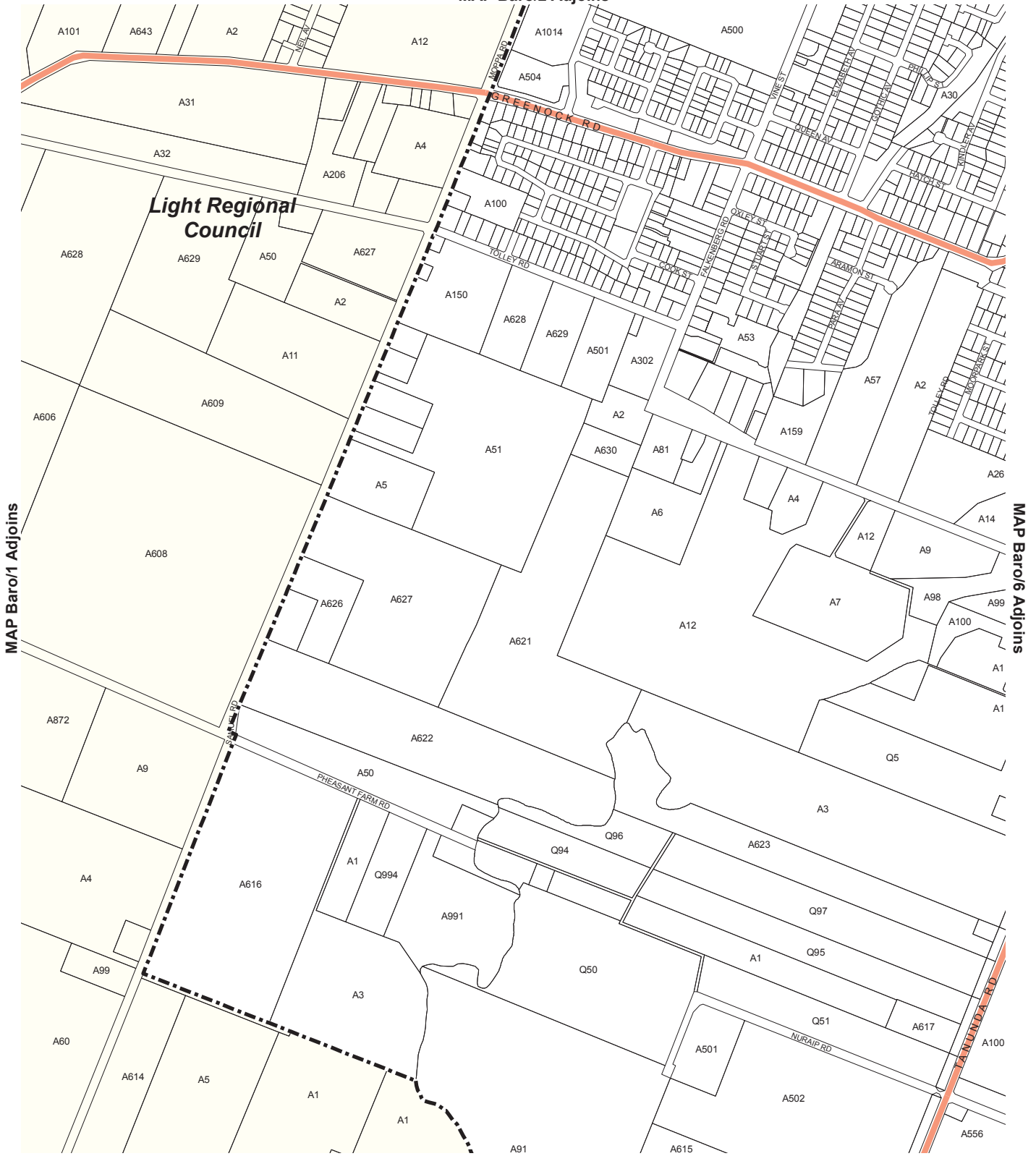
NURIOOTPA

# Location Map Baro/5

-  Railways
-  Local Reserves
-  Development Plan Boundary



MAP Baro/2 Adjoins





MAP Baro/1 Adjoins



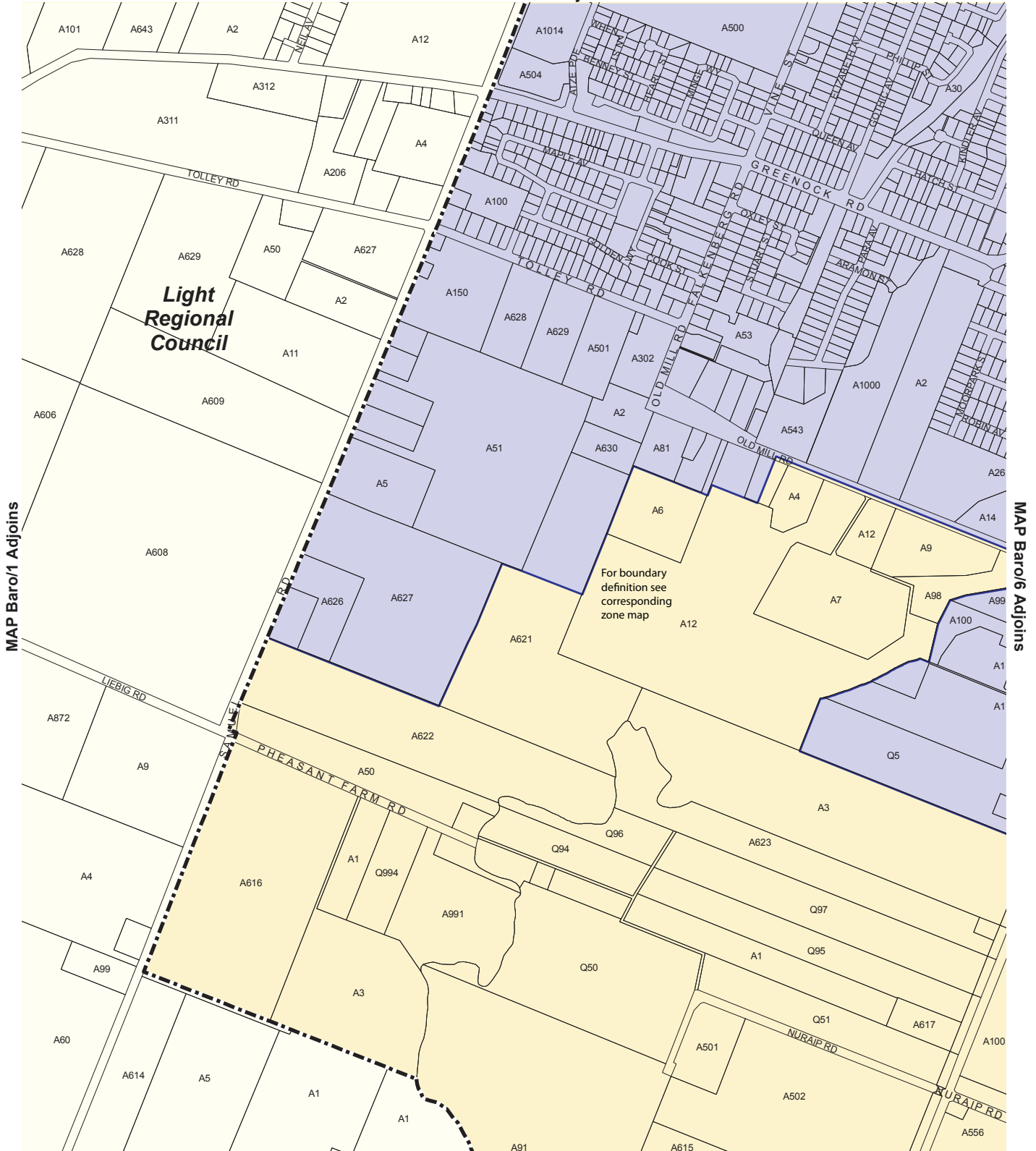
NURIOOTPA

# Overlay Map Baro/5 TRANSPORT

BAROSSA COUNCIL  
Consolidated - 5 September 2019

-  Secondary Arterial Roads
-  Development Plan Boundary

MAP Baro/2 Adjoins



MAP Baro/1 Adjoins

MAP Baro/6 Adjoins

MAP Baro/1 Adjoins

Light Regional Council

For boundary definition see corresponding zone map



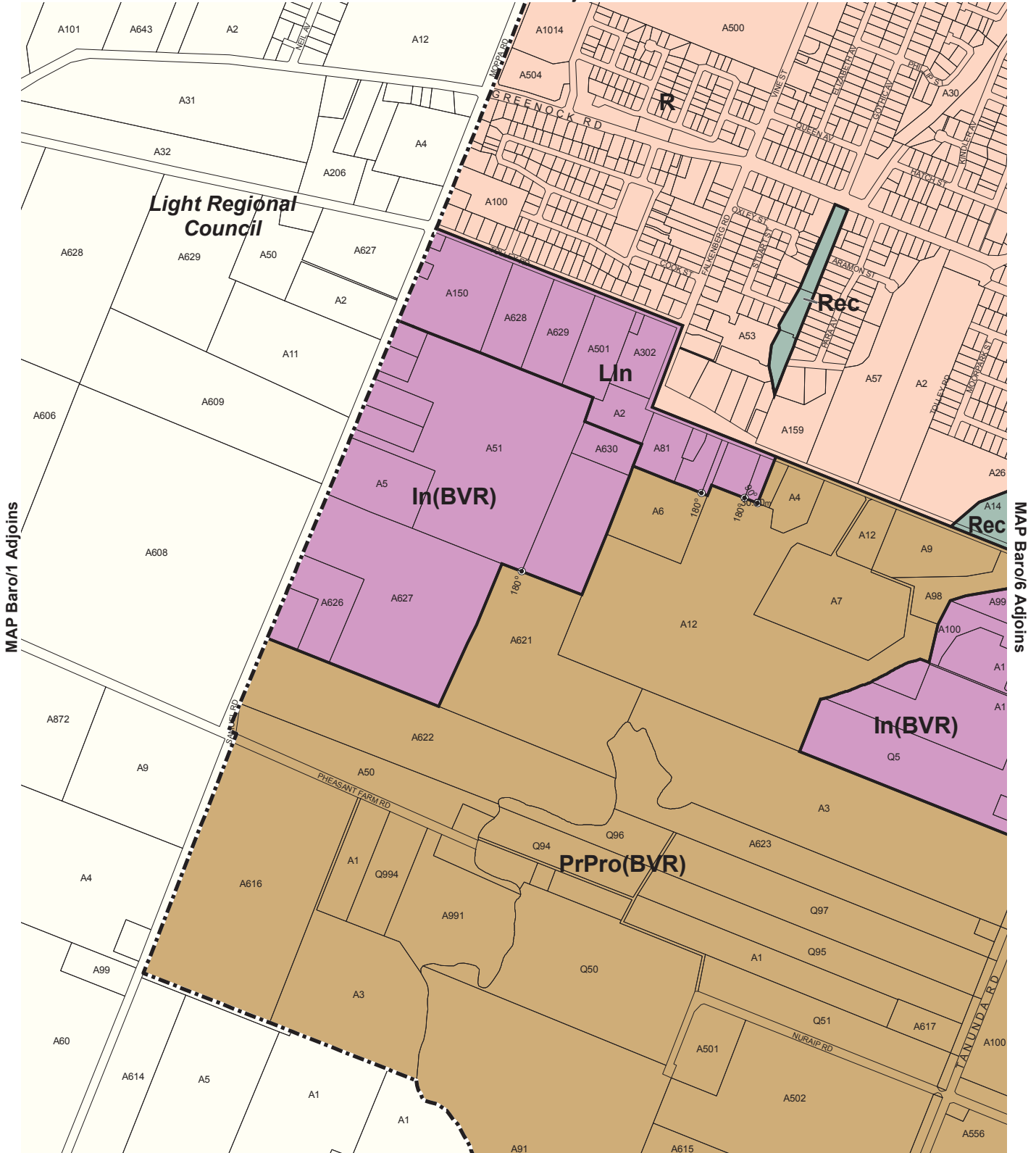
NURIOOTPA

# Overlay Map Baro/5 HERITAGE AND CHARACTER PRESERVATION DISTRICT

BAROSSA COUNCIL  
Consolidated - 5 September 2019

- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

MAP Baro/2 Adjoins



MAP Baro/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

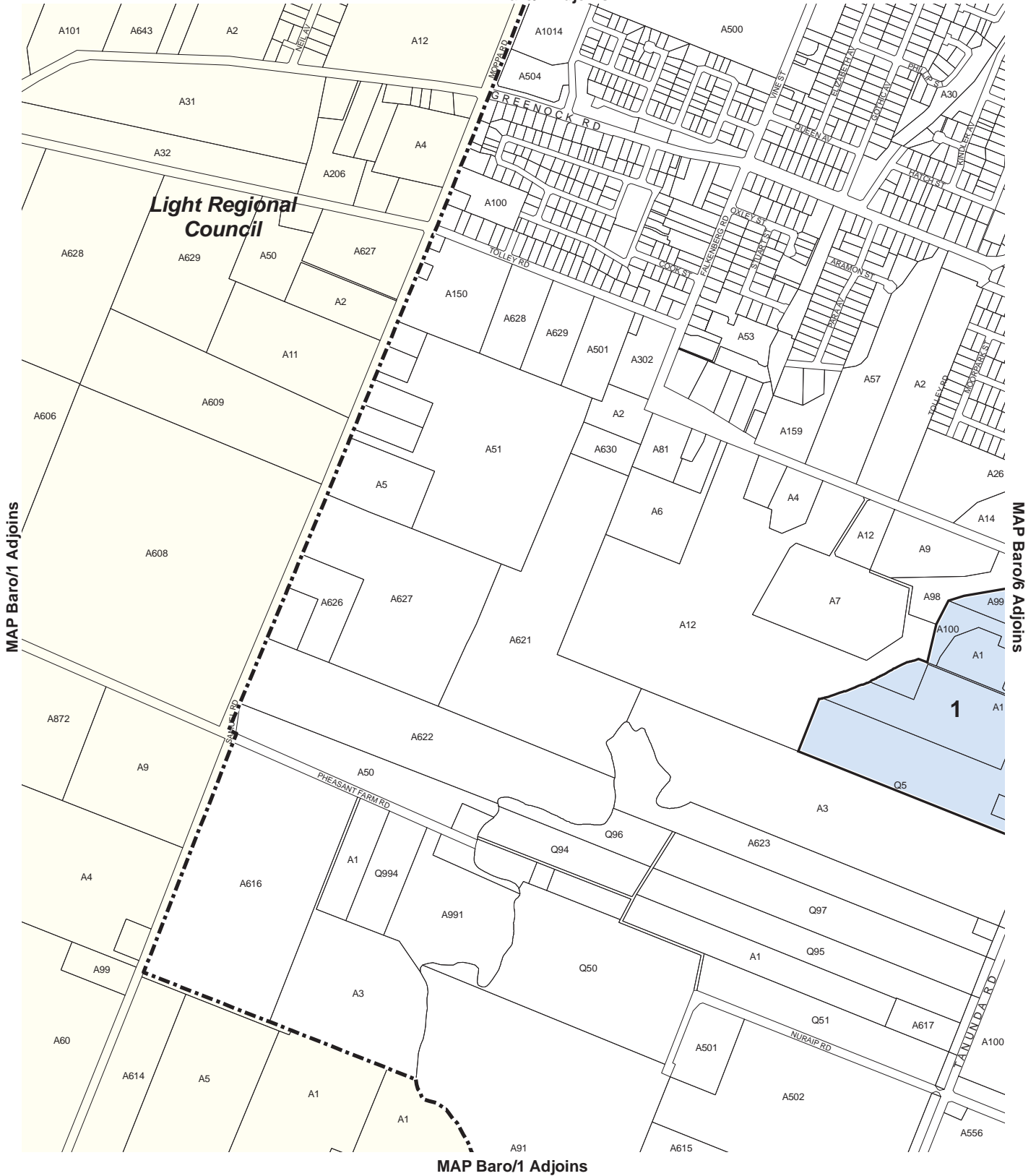


- Zones**
- In(BVR) Industry (Barossa Valley Region)
  - LIn Light Industry
  - PrPro(BVR) Primary Production (Barossa Valley Region)
  - Rec Recreation
  - R Residential
  - Zone Boundary
  - Development Plan Boundary

NURIOOTPA

# Zone Map Baro/5

MAP Baro/2 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
1 Beckwith Park

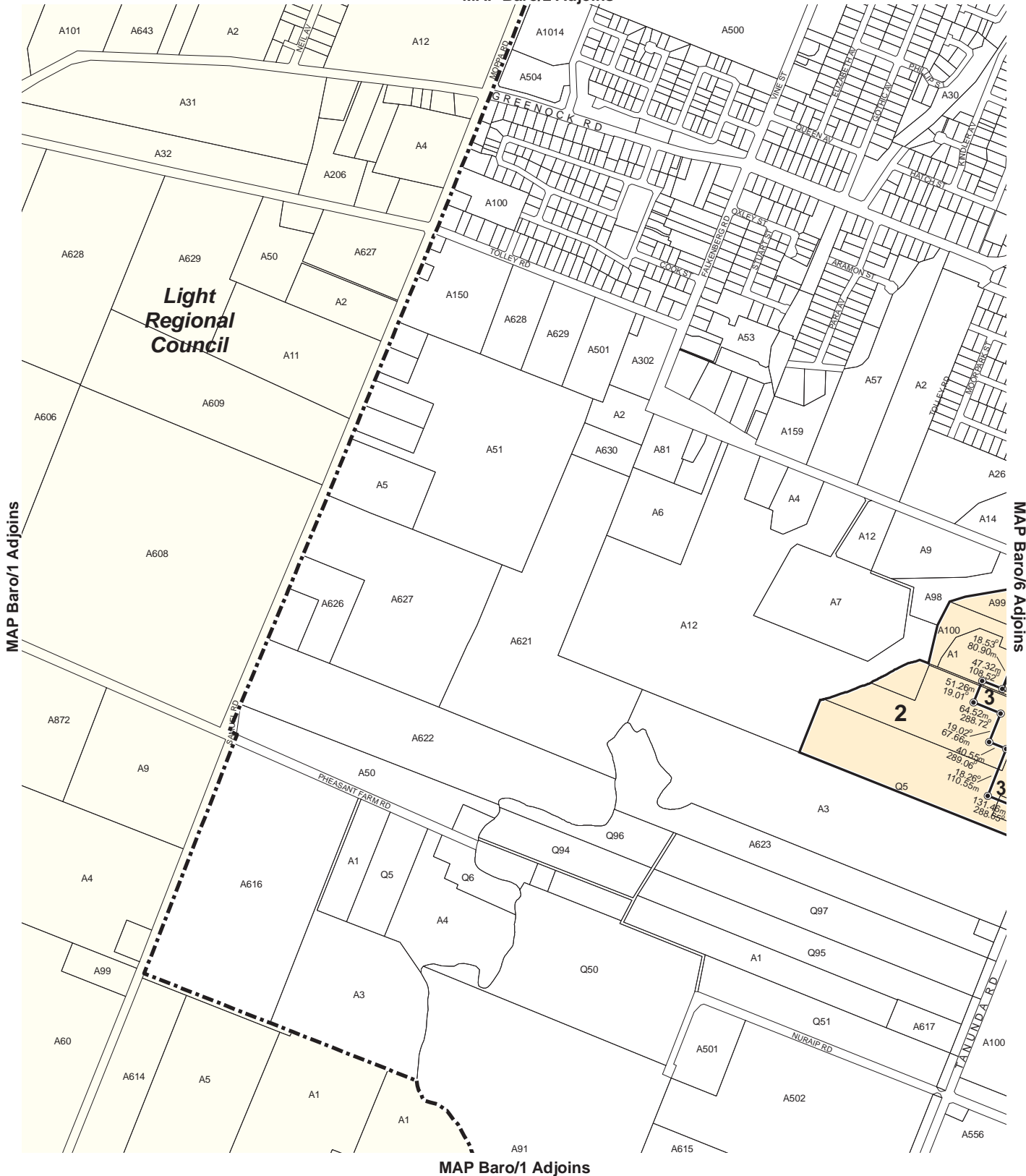


NURIOOTPA

# Policy Area Map Baro/5

- Policy Area Boundary
- Development Plan Boundary

MAP Baro/2 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 2 Beckwith Park General Industry
- 3 Beckwith Park Mixed Use/Industry



**NURIOOTPA**

# Precinct Map Baro/5

- Precinct Boundary
- Development Plan Boundary

MAP Baro/3 Adjoins











MAP Baro/1 Adjoins



0 500m

NURIOOTPA

# Location Map Baro/6

-  Council Office
-  School
-  Public Library
-  Other Health Services
-  Police Station
-  Railways
-  Local Reserves
-  Waterbodies

MAP Baro/3 Adjoins



MAP Baro/5 Adjoins

MAP Baro/1 Adjoins

MAP Baro/1 Adjoins



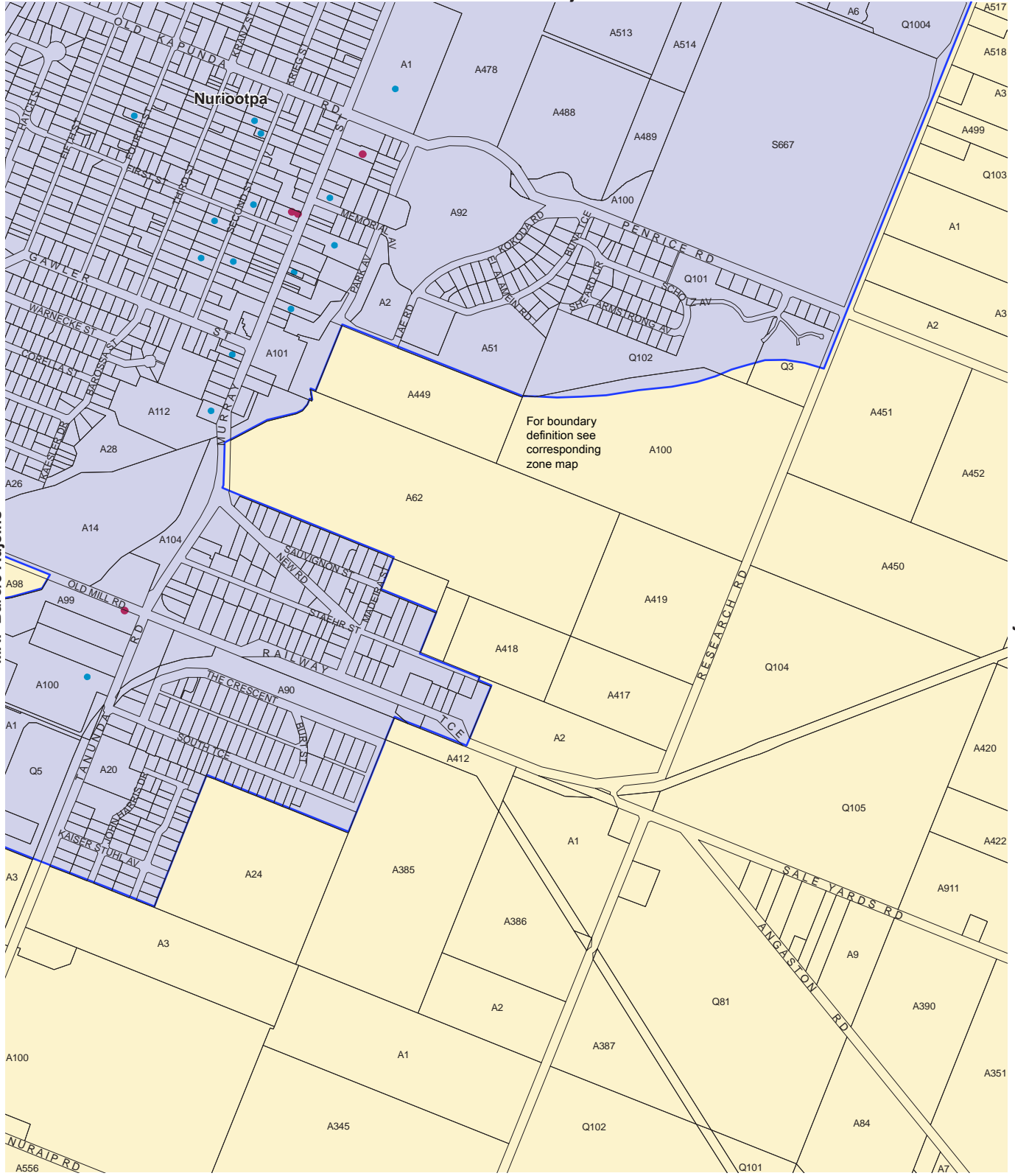
NURIOOTPA

# Overlay Map Baro/6 TRANSPORT

BAROSSA COUNCIL  
Consolidated - 5 September 2019

- 5 Allotments used for the turning of Locomotives
- Secondary Arterial Roads

MAP Baro/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.



NURIOOTPA

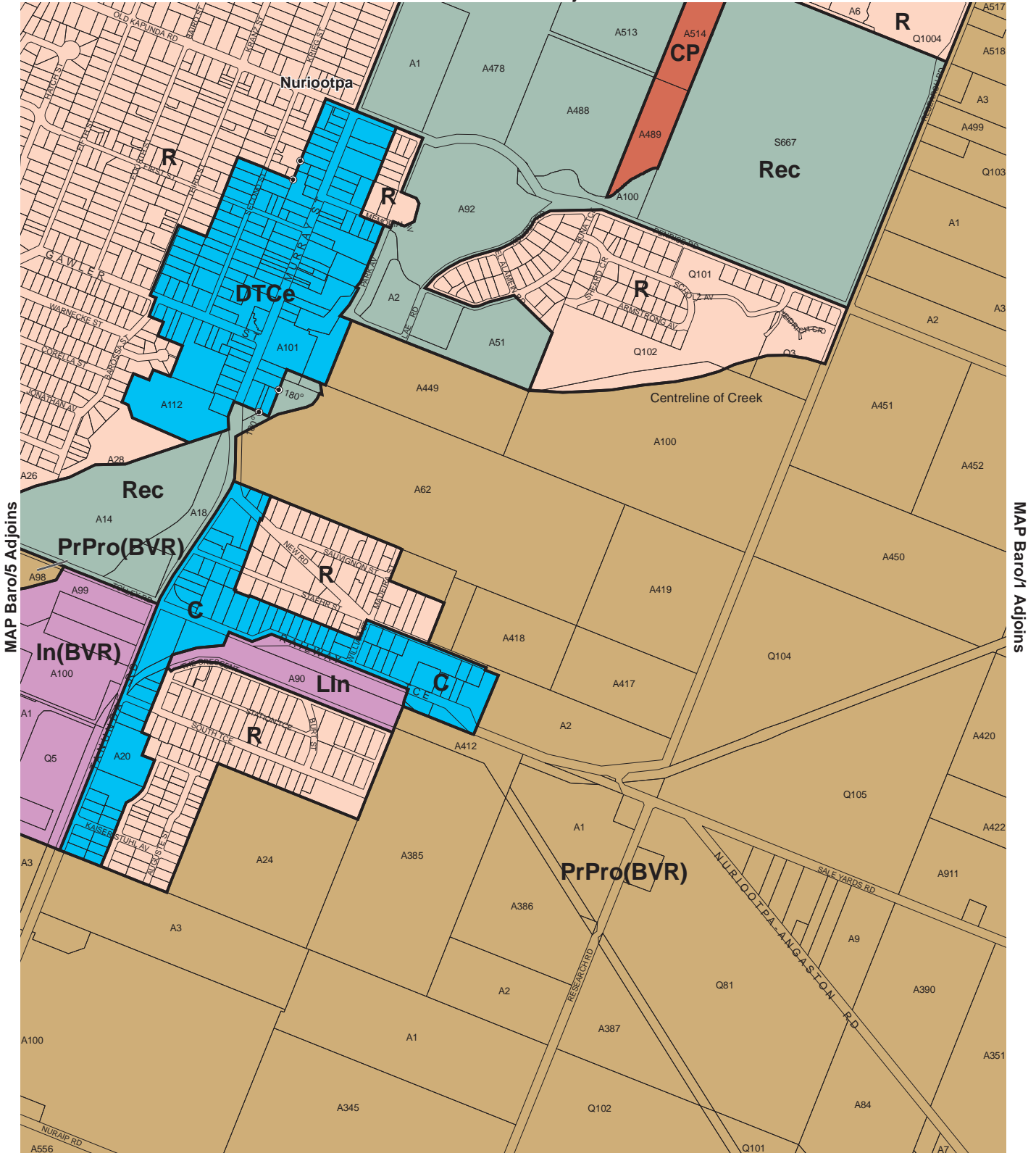
# Overlay Map Baro/6

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Area Excluded from District
- Character Preservation District



MAP Baro/3 Adjoins



MAP Baro/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- CP Caravan and Tourist Park
- C Commercial
- DTCE District Town Centre
- In(BVR) Industry (Barossa Valley Region)
- LIn Light Industry
- PrPro(BVR) Primary Production (Barossa Valley Region)
- Rec Recreation
- R Residential
- Zone Boundary

NURIOOTPA

# Zone Map Baro/6

MAP Baro/3 Adjoins



MAP Baro/5 Adjoins

MAP Baro/1 Adjoins

MAP Baro/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
**1 Beckwith Park**

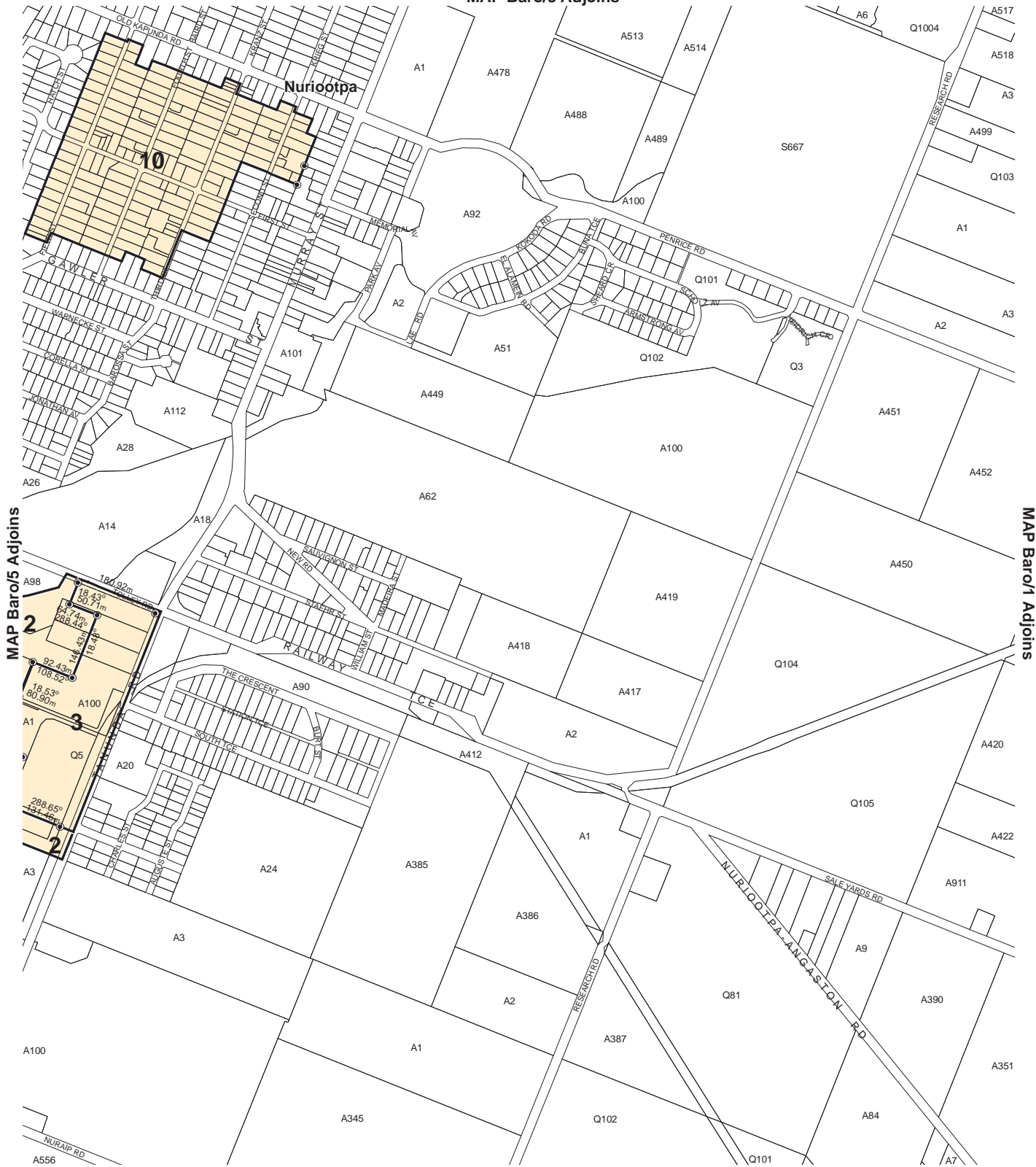


**NURIOOTPA**

# Policy Area Map Baro/6

 Policy Area Boundary

MAP Baro/3 Adjoins



MAP Baro/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 10 Low Density
- 2 Beckwith Park General Industry
- 3 Beckwith Park Mixed Use/Industry



**NURIOOTPA**

# Precinct Map Baro/6

Precinct Boundary

MAP Baro/1 Adjoins

EBENEZER

Light Regional Council

Stockwell

STOCKWELL

MAP Baro/1 Adjoins

MAP Baro/1 Adjoins



MAP Baro/8 Adjoins



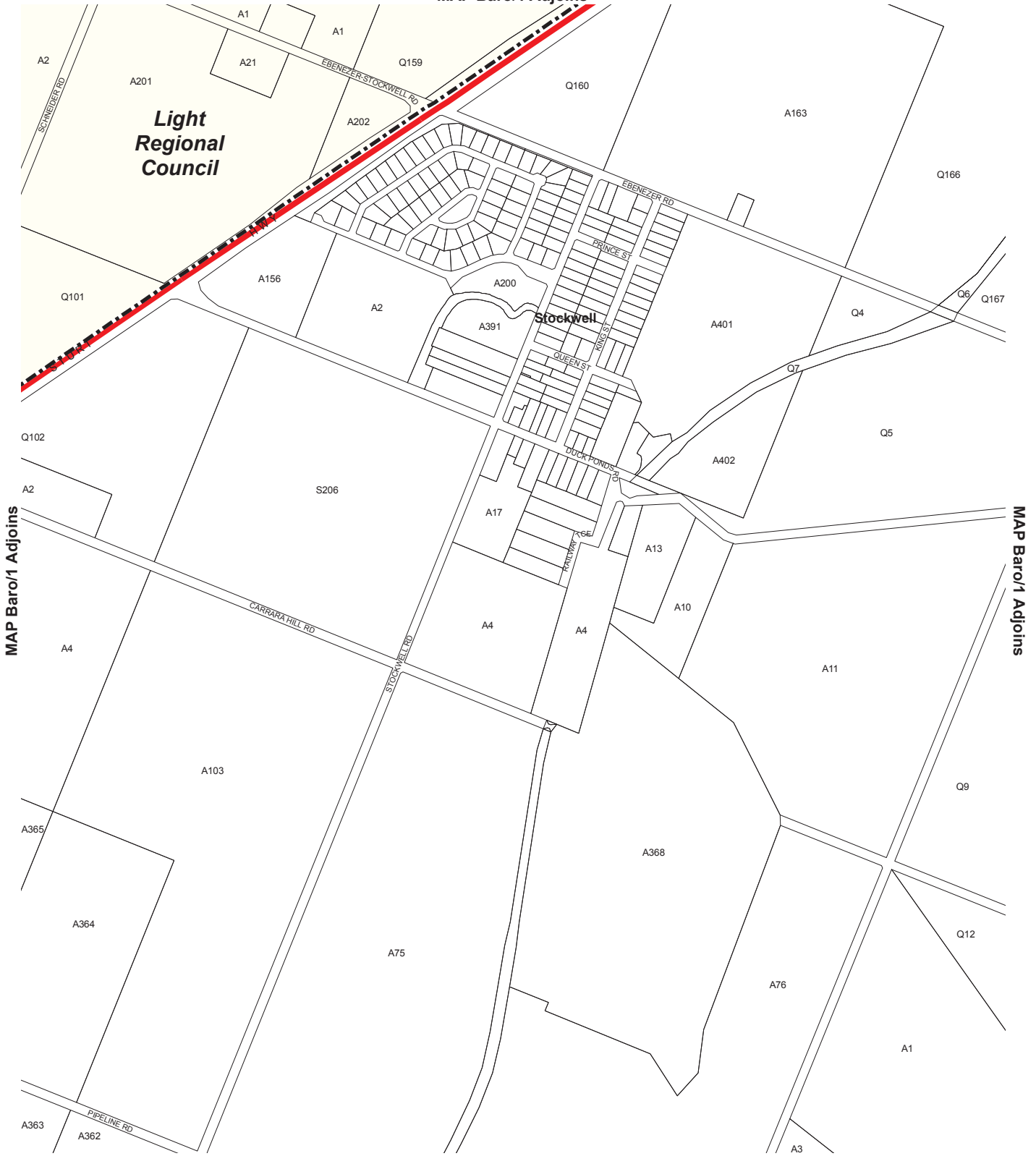
0 500m

STOCKWELL

# Location Map Baro/7

-  Local Reserves
-  Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/8 Adjoins

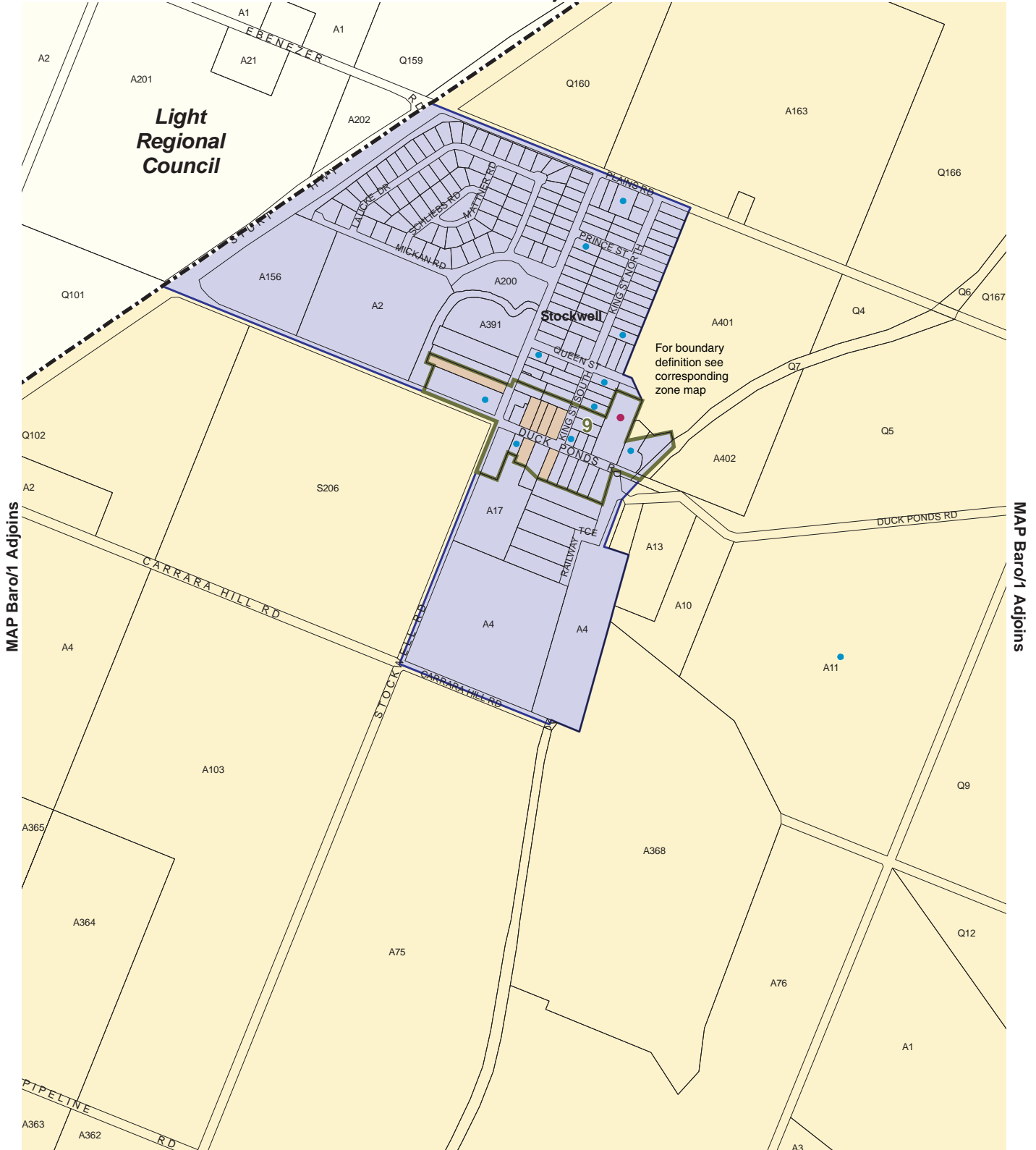


STOCKWELL

# Overlay Map Baro/7 TRANSPORT

- Primary Arterial Roads
- Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/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.



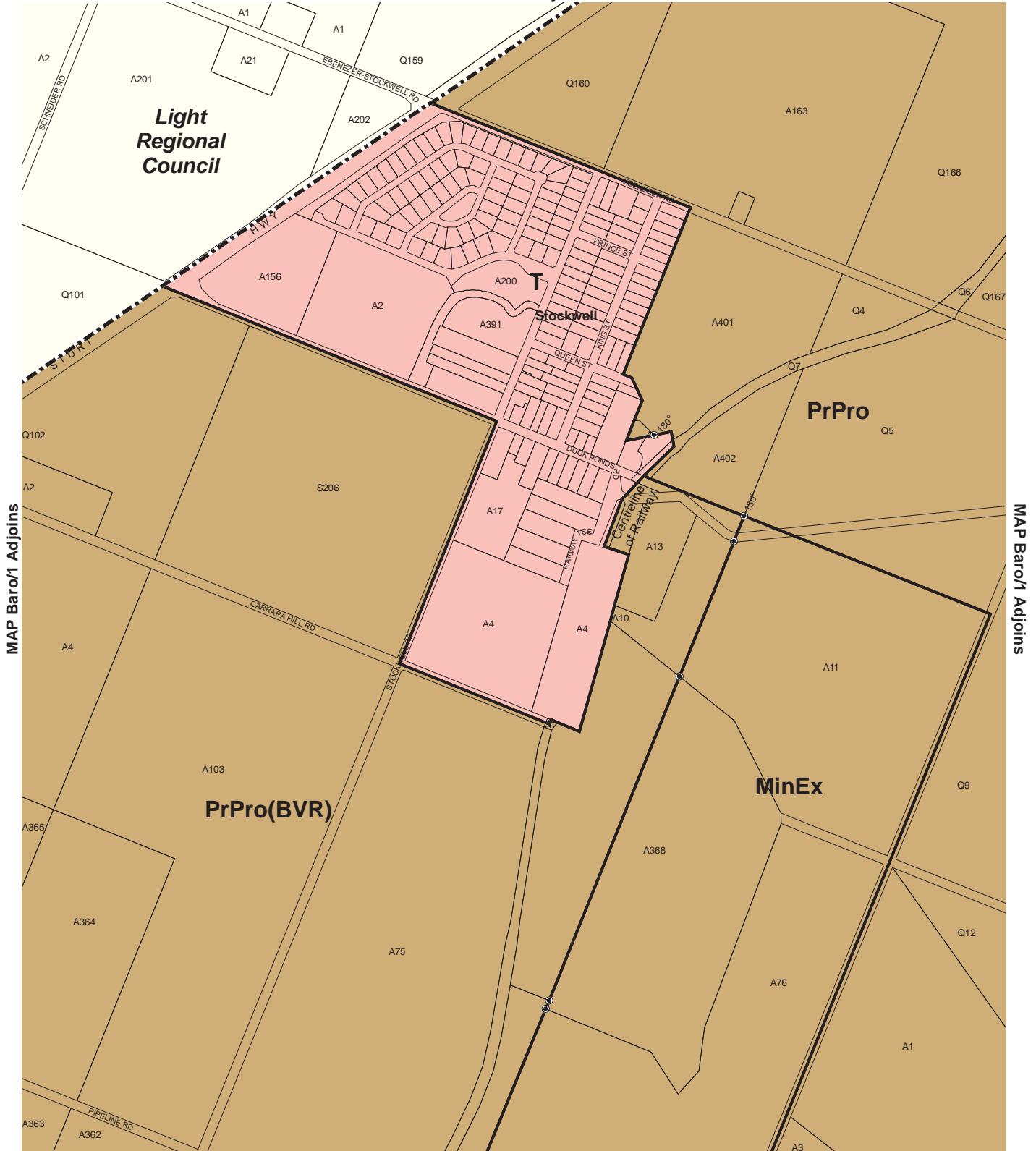
Historic Conservation Area  
9 Stockwell

- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item
- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

STOCKWELL

# Overlay Map Baro/7 HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Baro/1 Adjoins



MAP Baro/8 Adjoins

Lamberts Conformal Conic Projection, GDA94



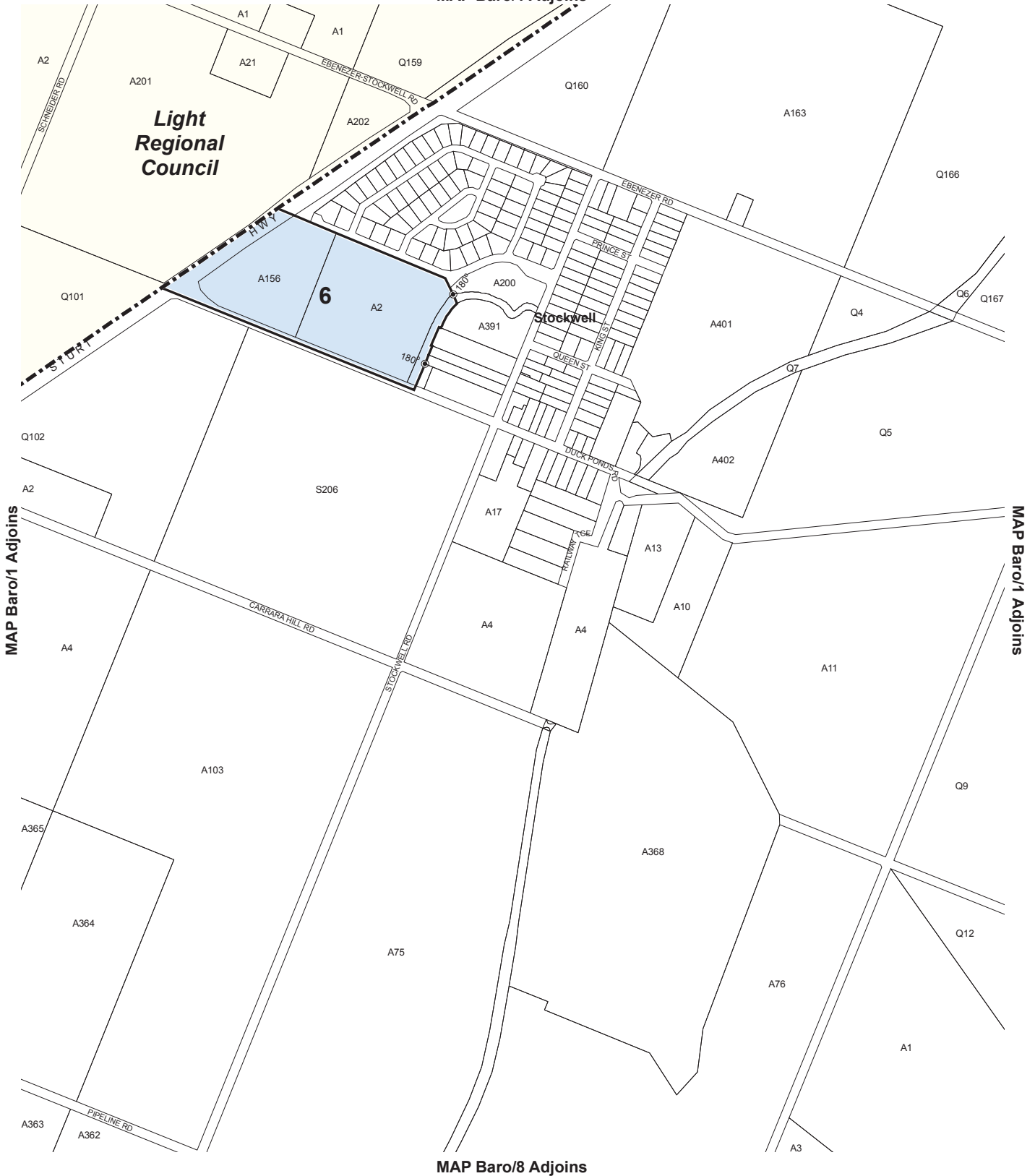
STOCKWELL

# Zone Map Baro/7

### Zones

- MinEx Mineral Extraction
- PrPro Primary Production
- PrPro(BVR) Primary Production (Barossa Valley Region)
- T Township
- Zone Boundary
- Development Plan Boundary

MAP Baro/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
6 Recreation



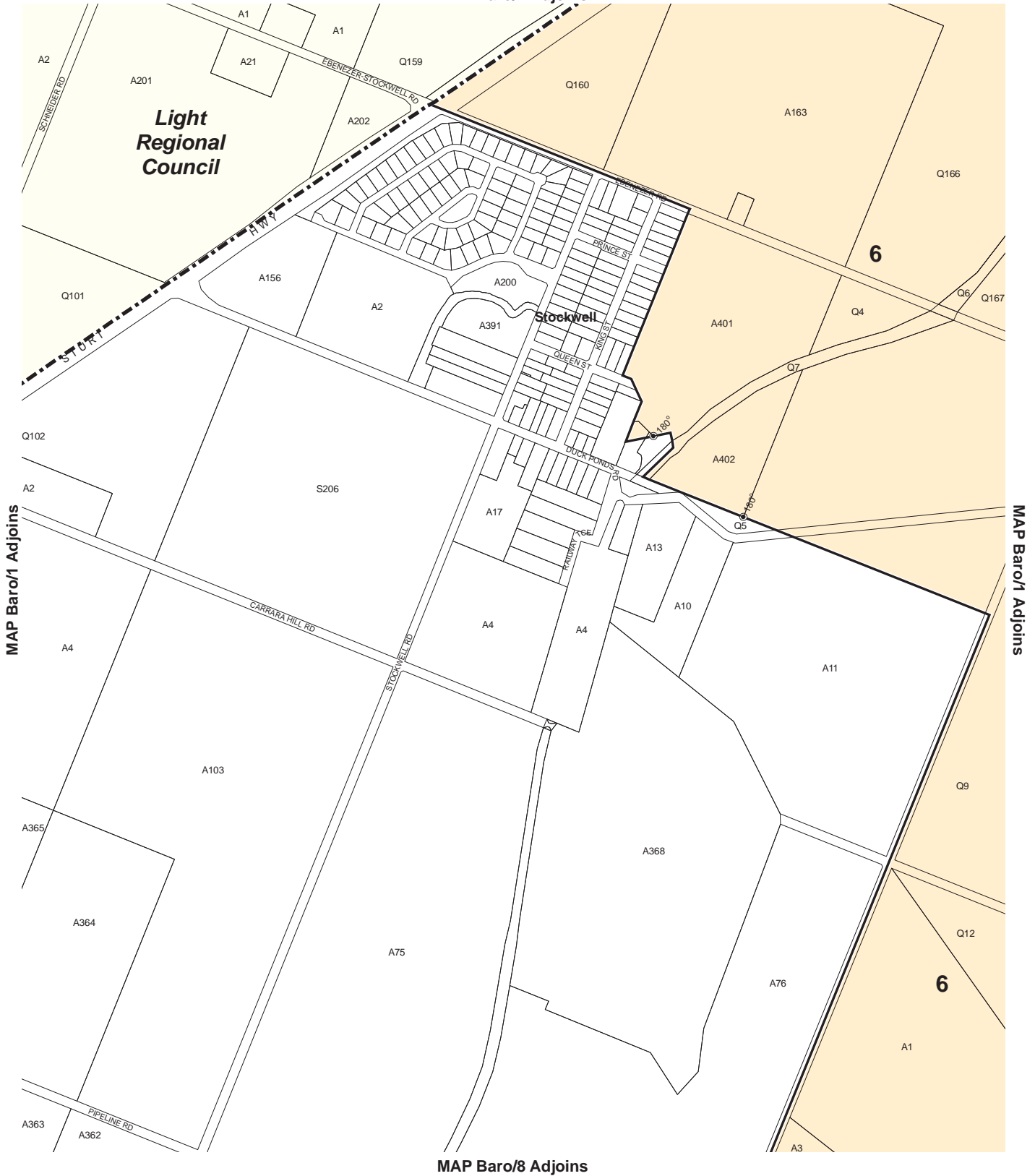
STOCKWELL

# Policy Area Map Baro/7

- Policy Area Boundary
- Development Plan Boundary



MAP Baro/1 Adjoins





Lamberts Conformal Conic Projection, GDA94

Precinct  
6 Mocolta



STOCKWELL

# Precinct Map Baro/7

-  Precinct Boundary
-  Development Plan Boundary



# Location Map Baro/8

MAP Baro/7 Adjoins



MAP Baro/10 Adjoins

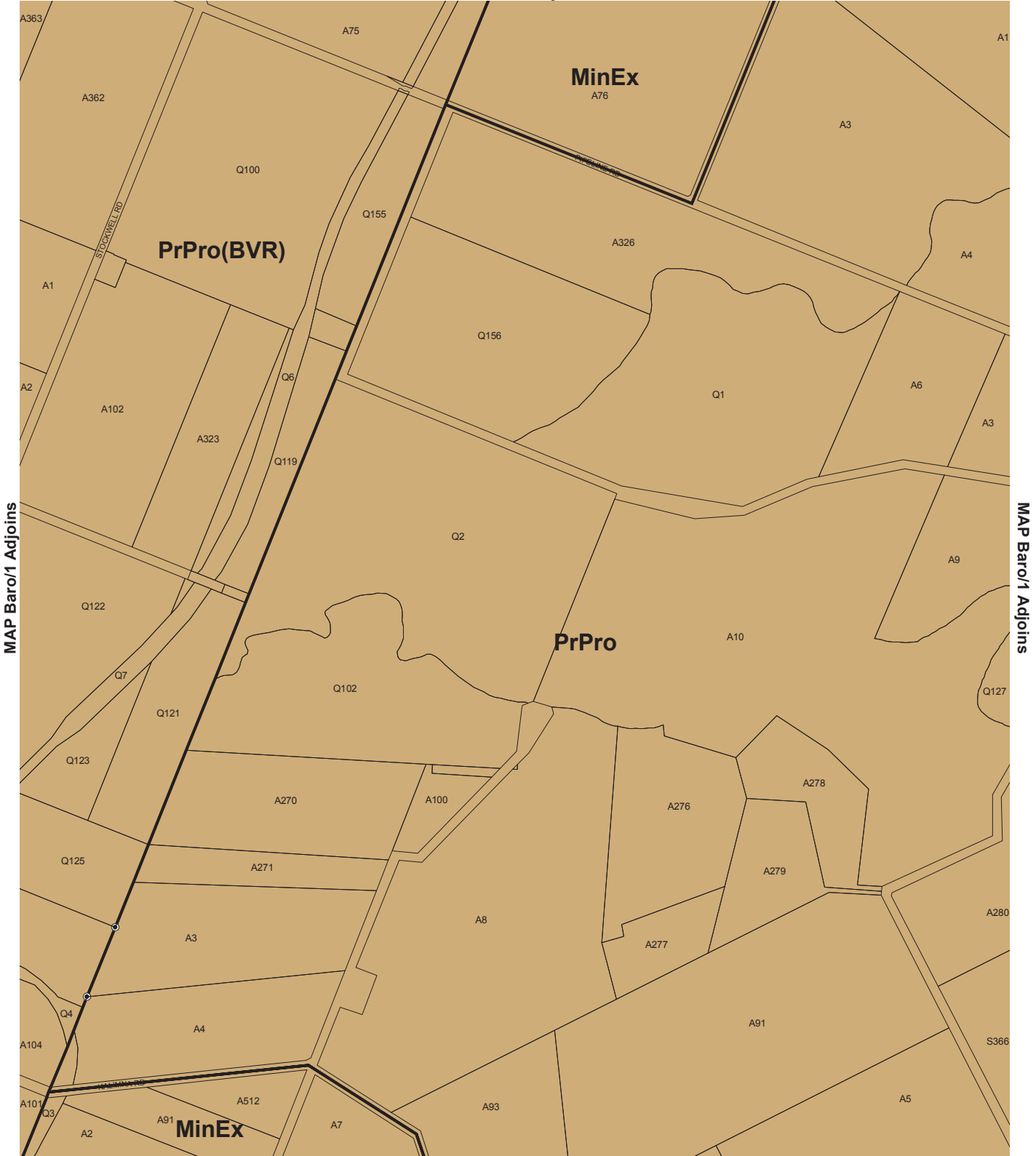
MAP Baro/1 Adjoins



# Overlay Map Baro/8

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

Character Preservation District



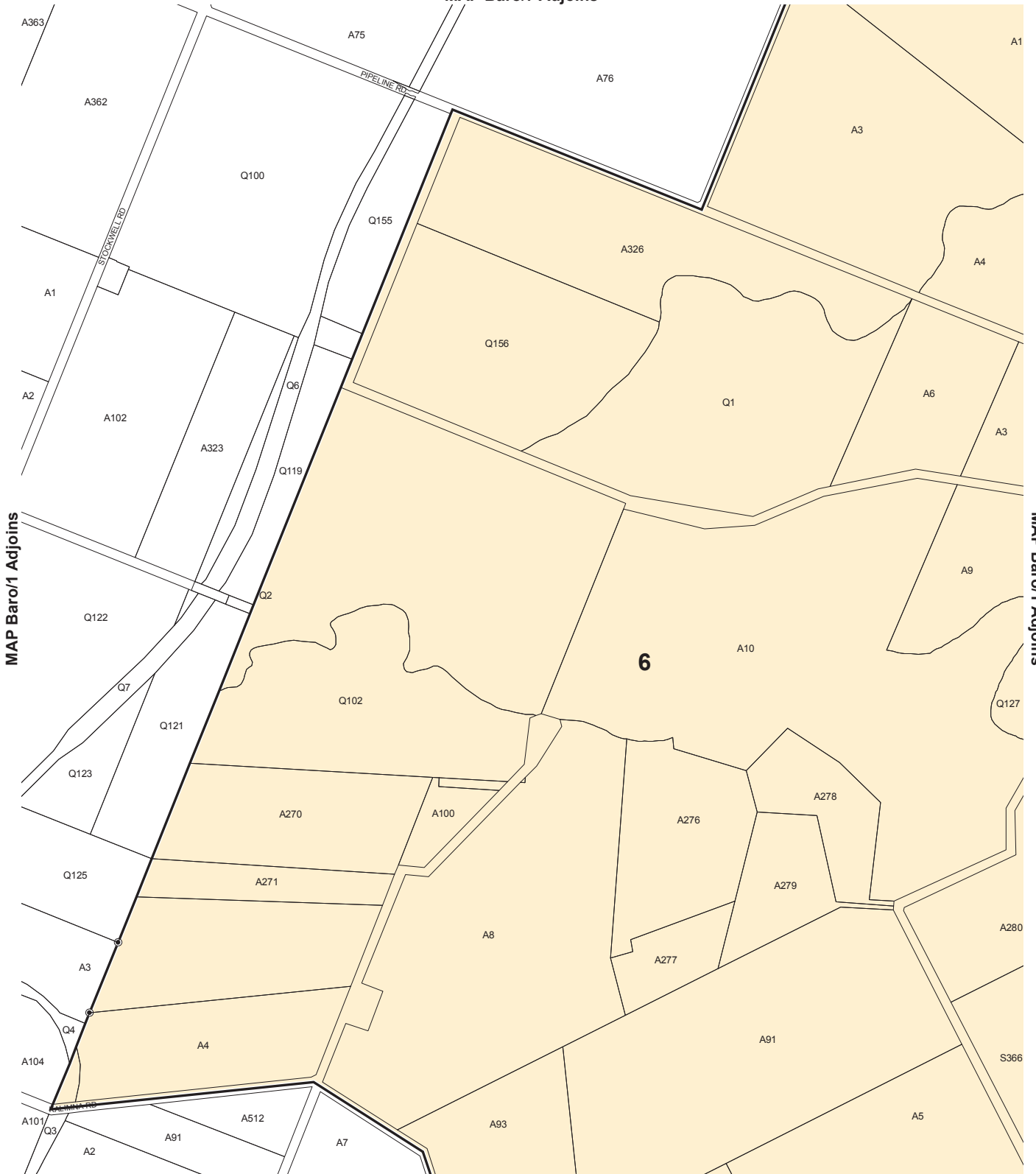
Lamberts Conformal Conic Projection, GDA94



- Zones**
- MinEx Mineral Extraction
  - PrPro Primary Production
  - PrPro(BVR) Primary Production (Barossa Valley Region)
  - Zone Boundary

# Zone Map Baro/8

MAP Baro/7 Adjoins



MAP Baro/10 Adjoins

MAP Baro/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct  
6 Moolta



# Precinct Map Baro/8

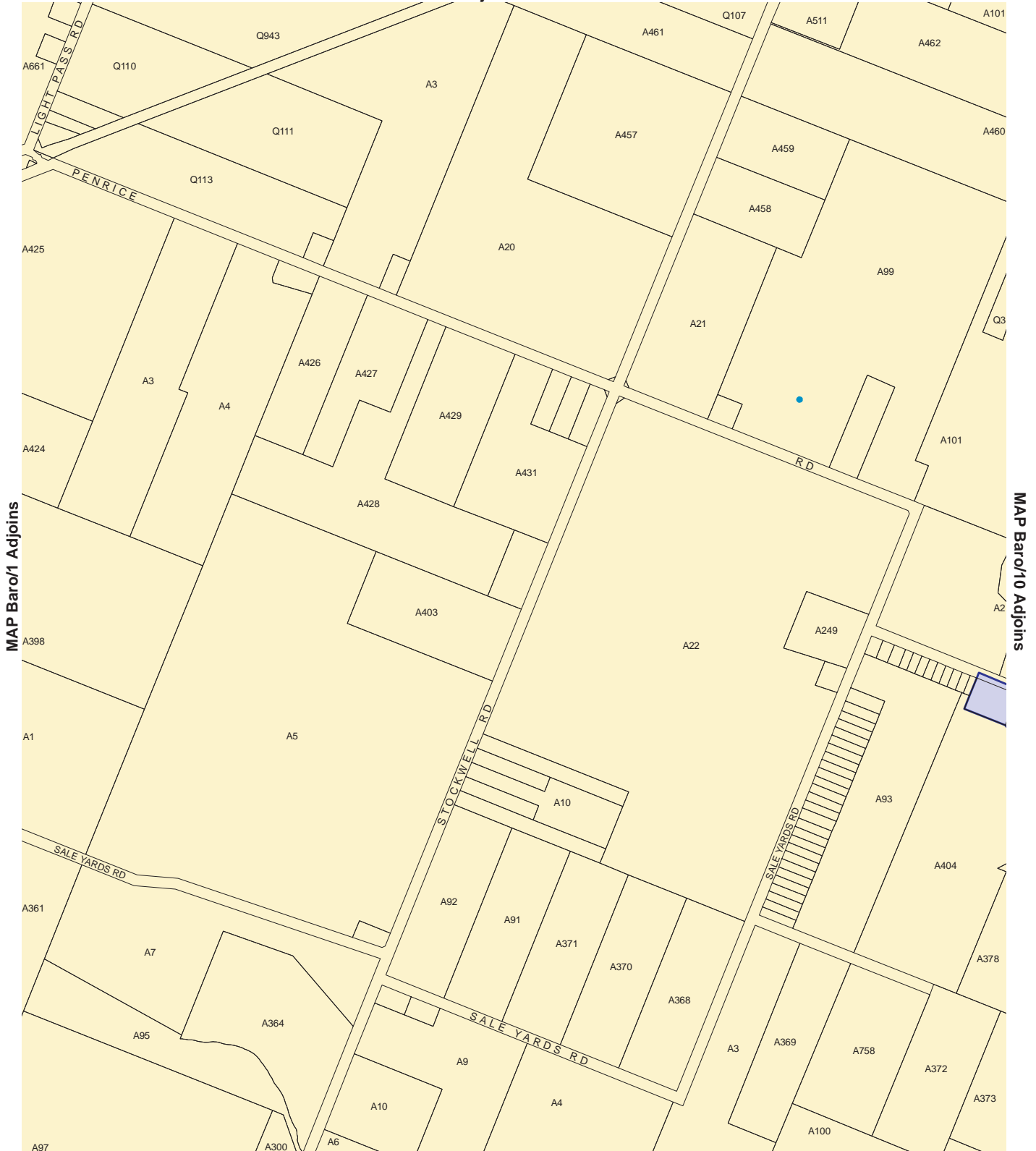
 Precinct Boundary



ANGASTON

# Location Map Baro/9

MAP Baro/4 Adjoins



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



ANGASTON

# Overlay Map Baro/9 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Area Excluded from District
- Character Preservation District

MAP Baro/4 Adjoins



MAP Baro/12 Adjoins

Lamberts Conformal Conic Projection, GDA94



ANGASTON

# Zone Map Baro/9

Zones

- MinEx Mineral Extraction
- PrPro(BVR) Primary Production (Barossa Valley Region)
- R Residential
- Zone Boundary



MAP Baro/8 Adjoins



MAP Baro/9 Adjoins

MAP Baro/1 Adjoins

MAP Baro/25 Adjoins

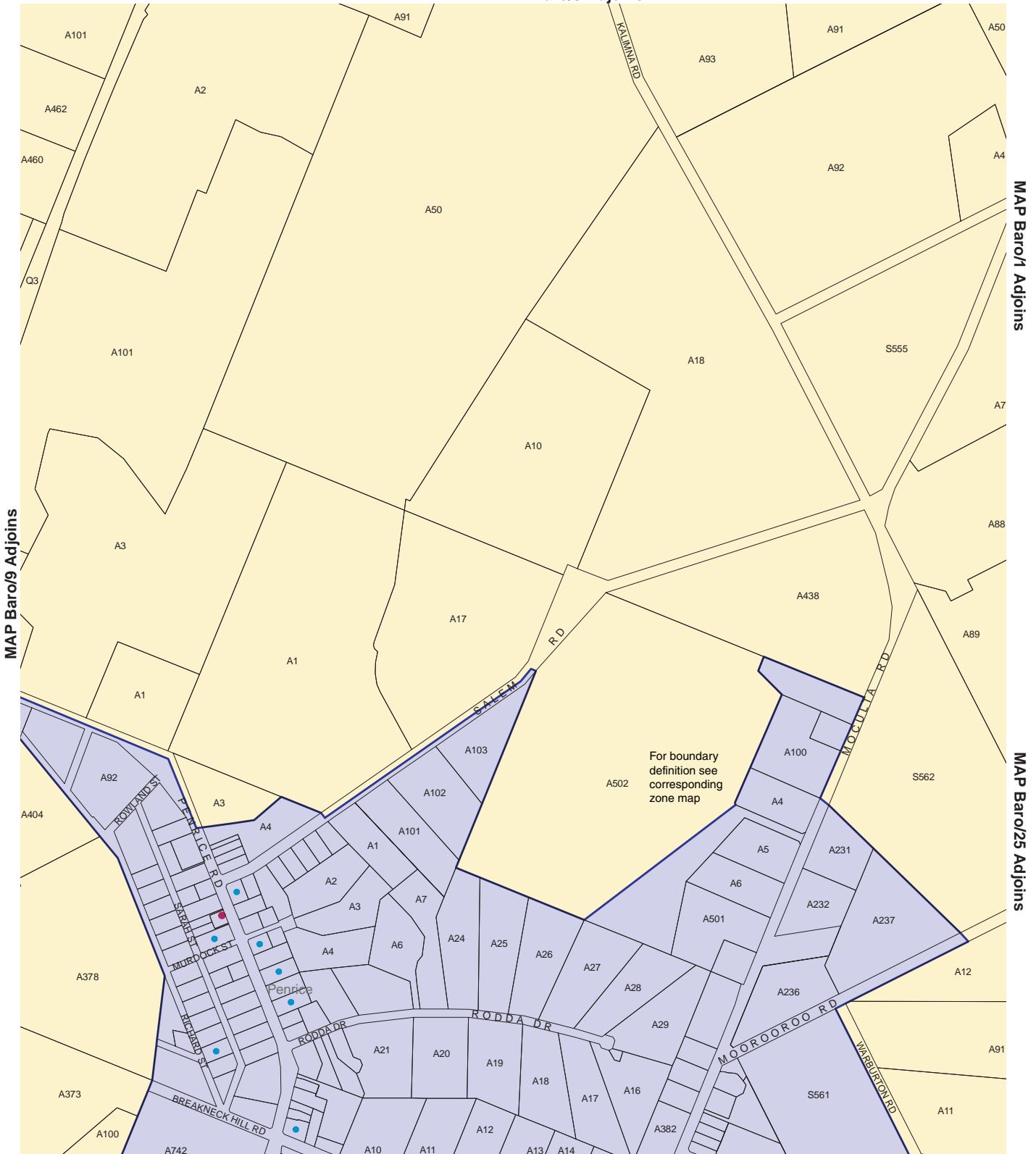
MAP Baro/13 Adjoins



ANGASTON

# Location Map Baro/10

MAP Baro/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.

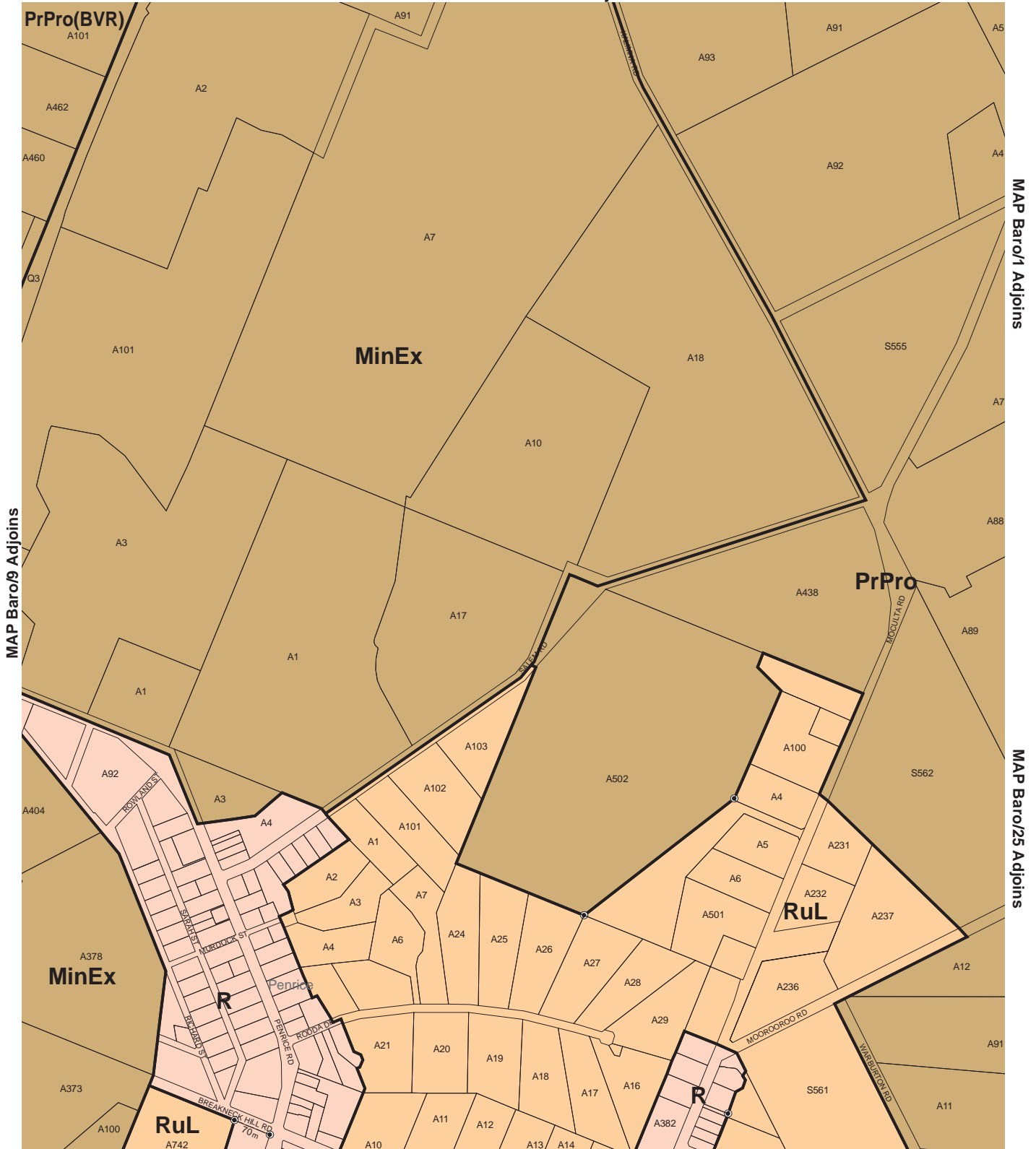


ANGASTON

# Overlay Map Baro/10 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Area Excluded from District
- Character Preservation District

MAP Baro/8 Adjoins



Lamberts Conformal Conic Projection, GDA94



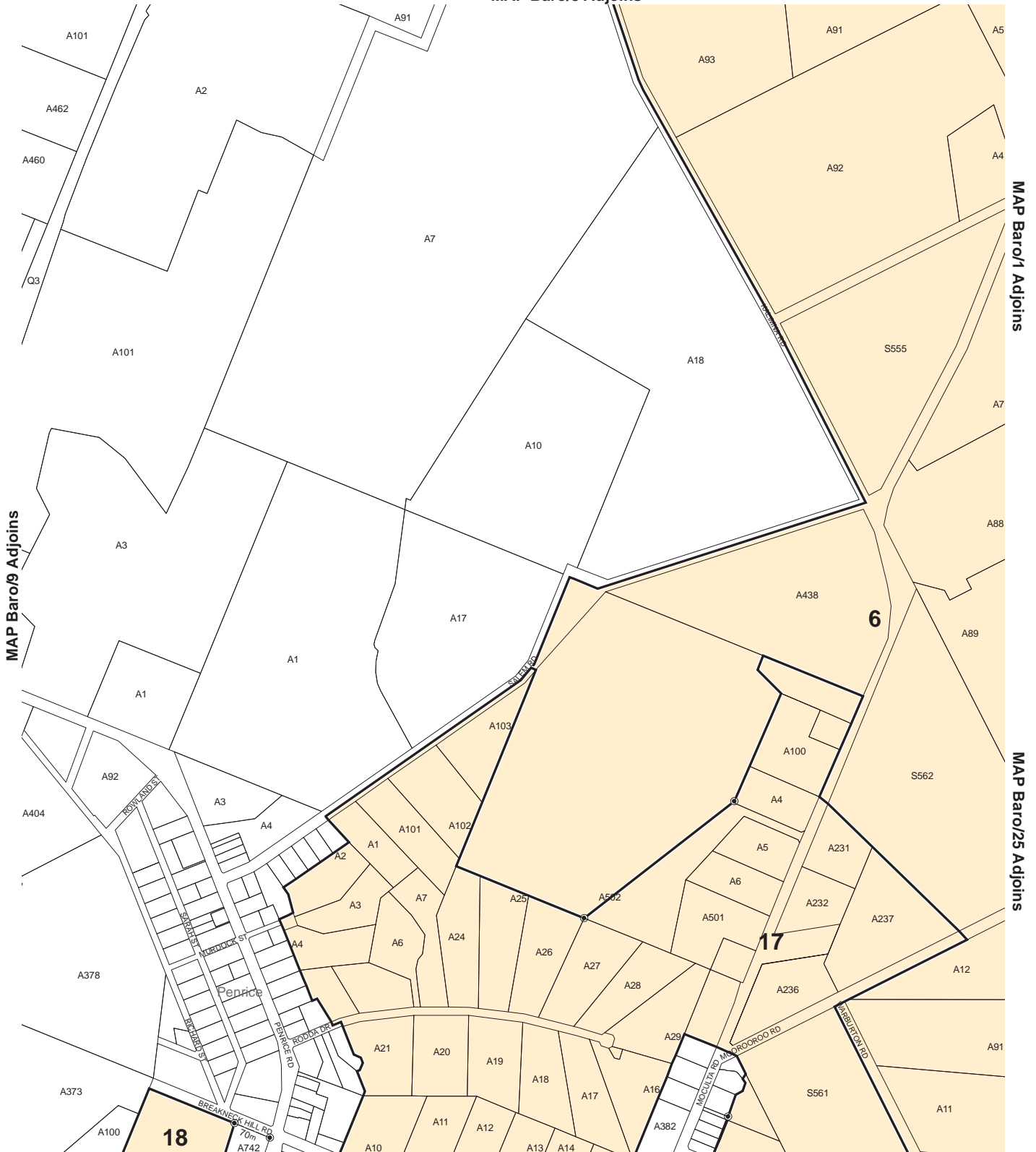
ANGASTON

# Zone Map Baro/10

**Zones**

- MinEx Mineral Extraction
- PrPro Primary Production
- PrPro(BVR) Primary Production (Barossa Valley Region)
- R Residential
- RuL Rural Living
- Zone Boundary

MAP Baro/8 Adjoins



MAP Baro/13 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 17 Angaston East  
 18 Angaston North  
 6 Moculta



ANGASTON

# Precinct Map Baro/10

 Precinct Boundary

MAP Baro/1 Adjoins



ANGASTON

# Location Map Baro/11

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

MAP Baro/12 Adjoins

MAP Baro/4 Adjoins


MAP Baro/24 Adjoins



ANGASTON

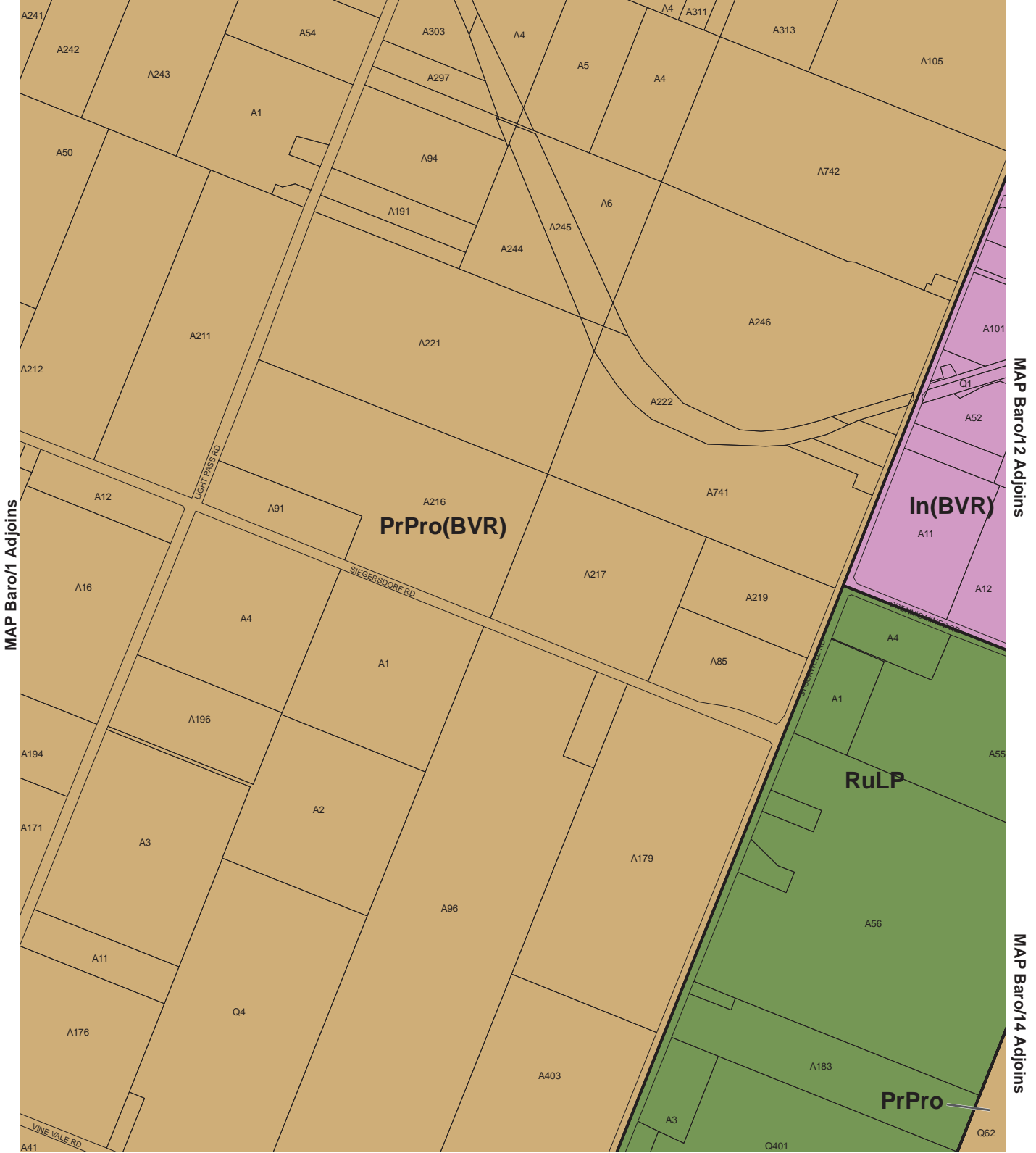
# Overlay Map Baro/11

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

 Character Preservation District

**BAROSSA COUNCIL**  
Consolidated - 5 September 2019

MAP Baro/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



ANGASTON

# Zone Map Baro/11

- Zones**
- In(BVR) Industry (Barossa Valley Region)
  - PrPro Primary Production
  - PrPro(BVR) Primary Production (Barossa Valley Region)
  - RuLP Rural Landscape Protection
  - Zone Boundary







# Location Map Baro/12

ANGASTON

- Railways
- Local Reserves

MAP Baro/9 Adjoins

MAP Baro/11 Adjoins

MAP Baro/11 Adjoins

MAP Baro/13 Adjoins

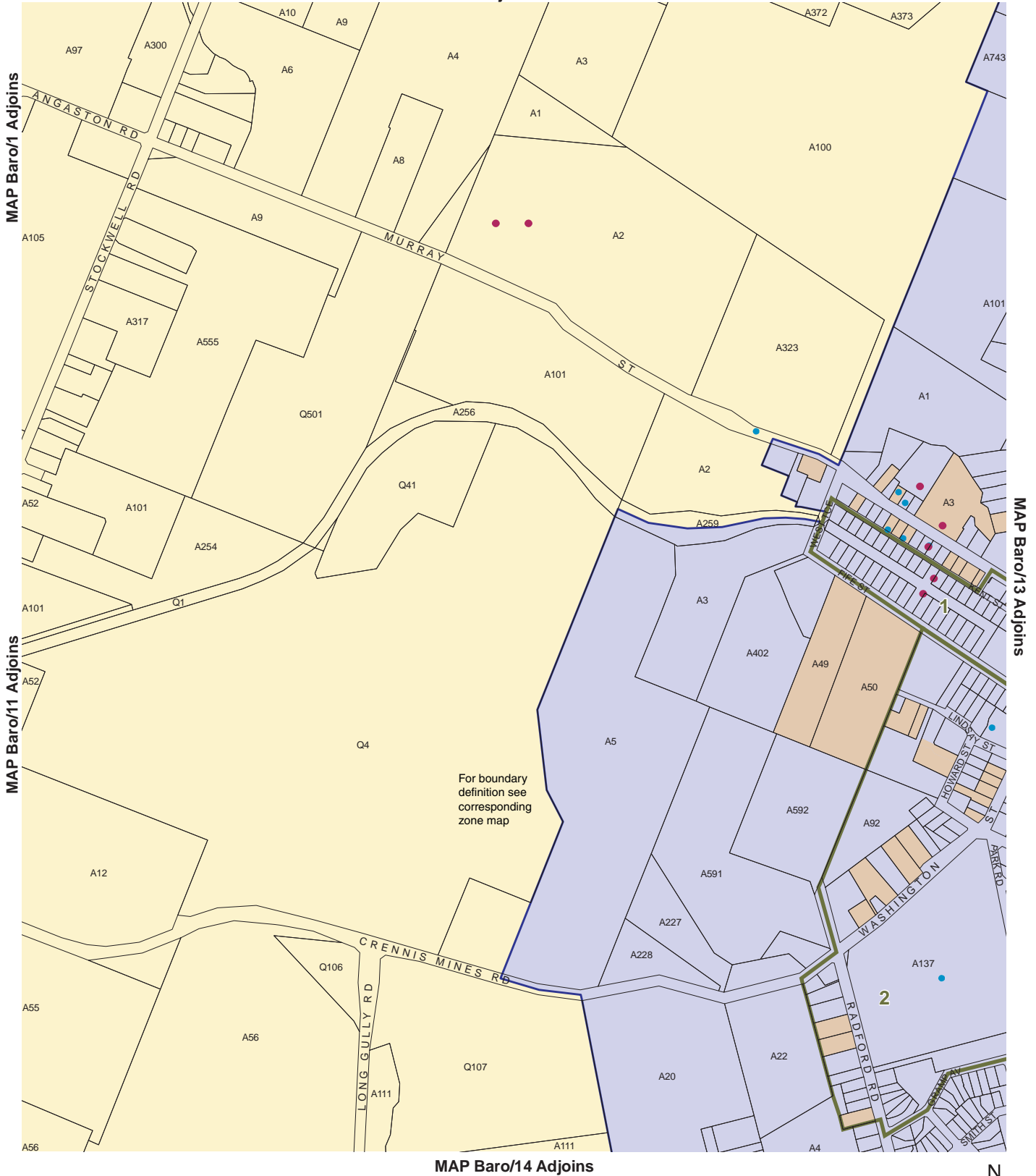
MAP Baro/14 Adjoins



ANGASTON

# Overlay Map Baro/12 TRANSPORT

MAP Baro/9 Adjoins



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

Historic Conservation Area

- 1 Angaston Centre
- 2 Angaston Residential

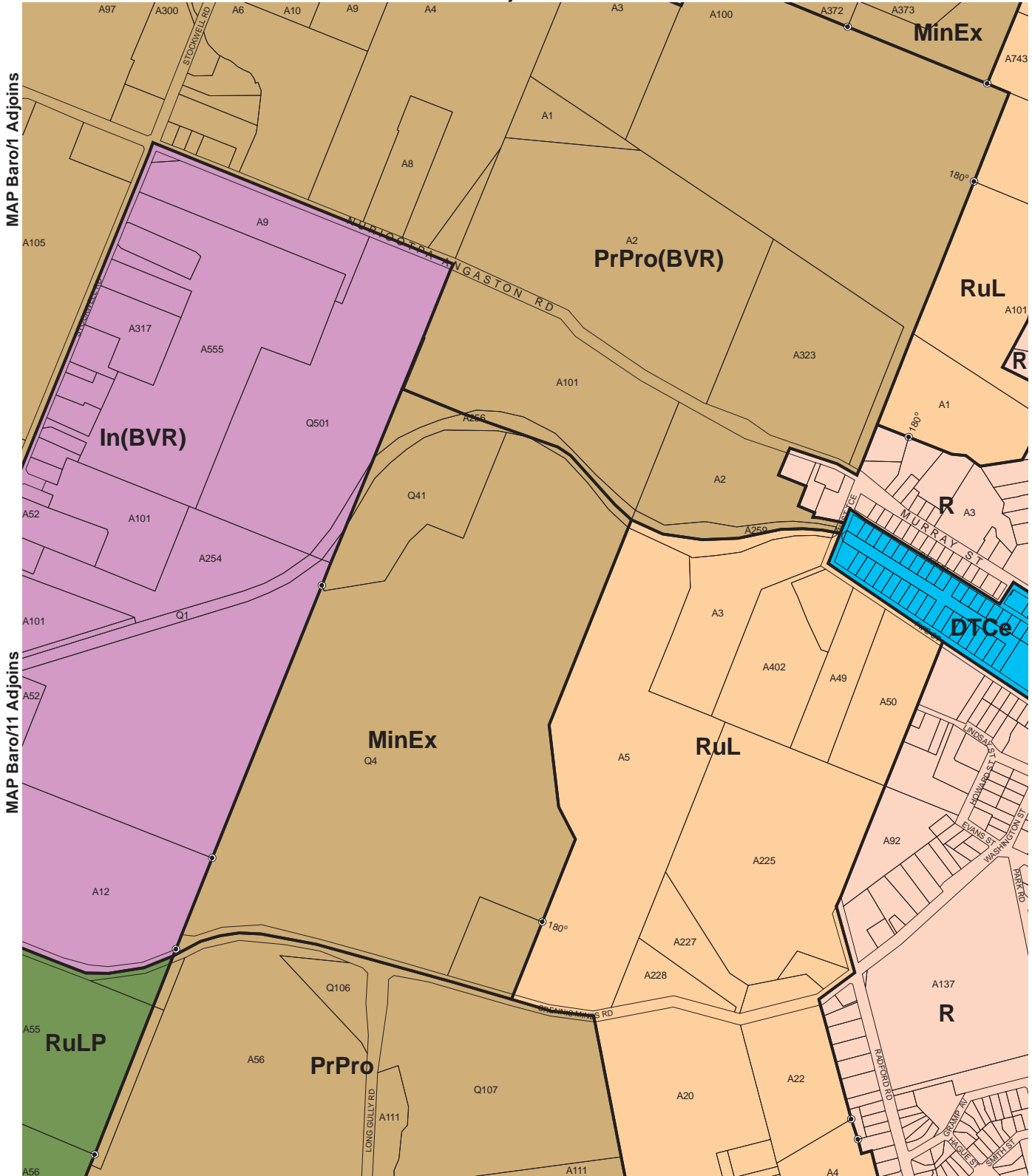
- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item
- Area Excluded from District
- Character Preservation District



ANGASTON

# Overlay Map Baro/12 HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Baro/9 Adjoins



MAP Baro/14 Adjoins

Lamberts Conformal Conic Projection, GDA94

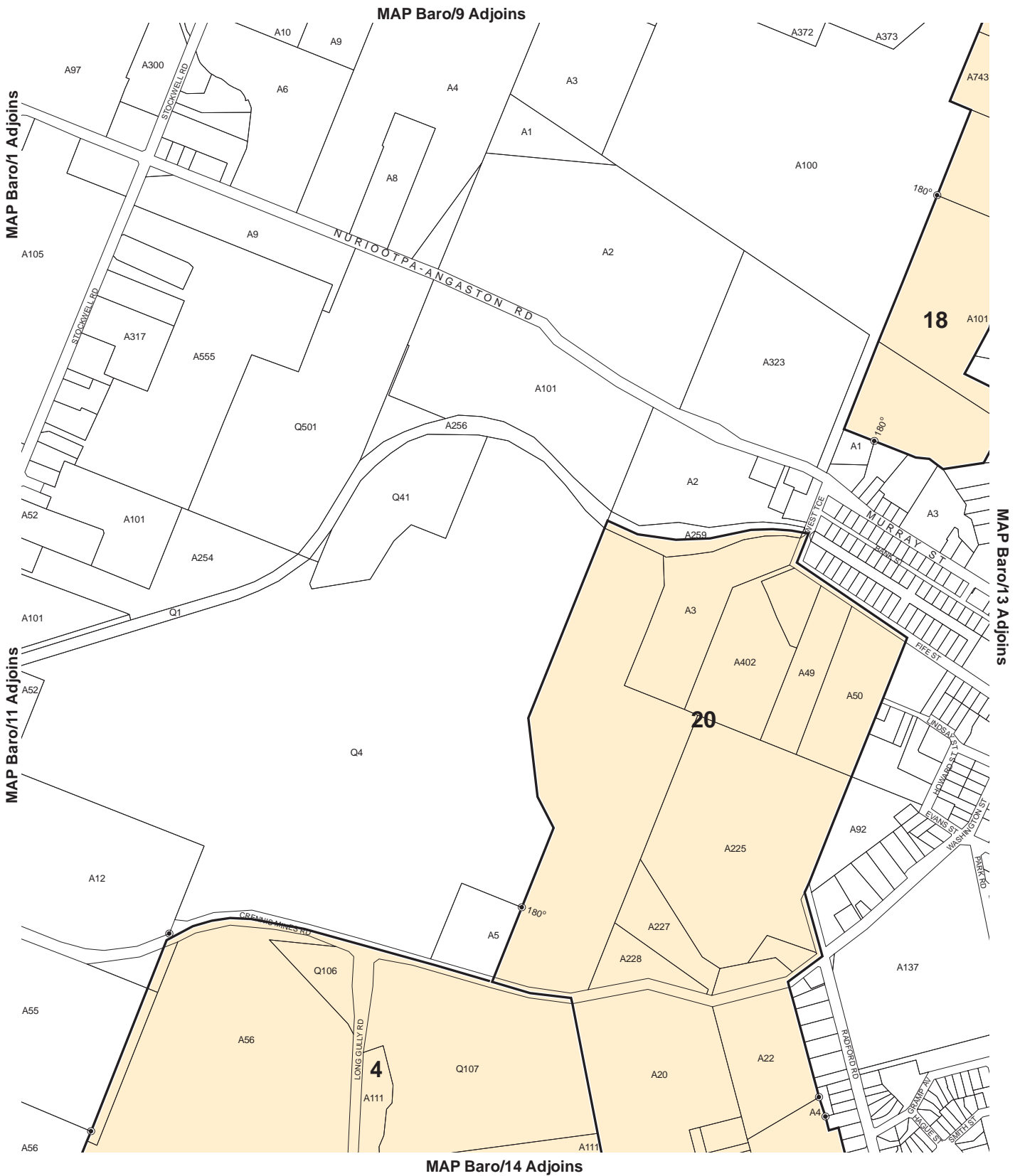
Zones

- DTCE District Town Centre
- In(BVR) Industry (Barossa Valley Region)
- MinEx Mineral Extraction
- PrPro Primary Production
- PrPro(BVR) Primary Production (Barossa Valley Region)
- R Residential
- RuLP Rural Landscape Protection
- RuL Rural Living
- Zone Boundary



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# Zone Map Baro/12



Lamberts Conformal Conic Projection, GDA94

- Precinct**  
**18** Angaston North  
**20** Angaston West  
**4** Barossa Range



**ANGASTON**

# Precinct Map Baro/12

 Precinct Boundary

MAP Baro/10 Adjoins



MAP Baro/15 Adjoins

- S** School
- L** Public Library
- H** Other Health Services
- H** Hospital
- Railways
- Local Reserves



ANGASTON

# Location Map Baro/13

MAP Baro/10 Adjoins



MAP Baro/12 Adjoins


MAP Baro/25 Adjoins

MAP Baro/15 Adjoins

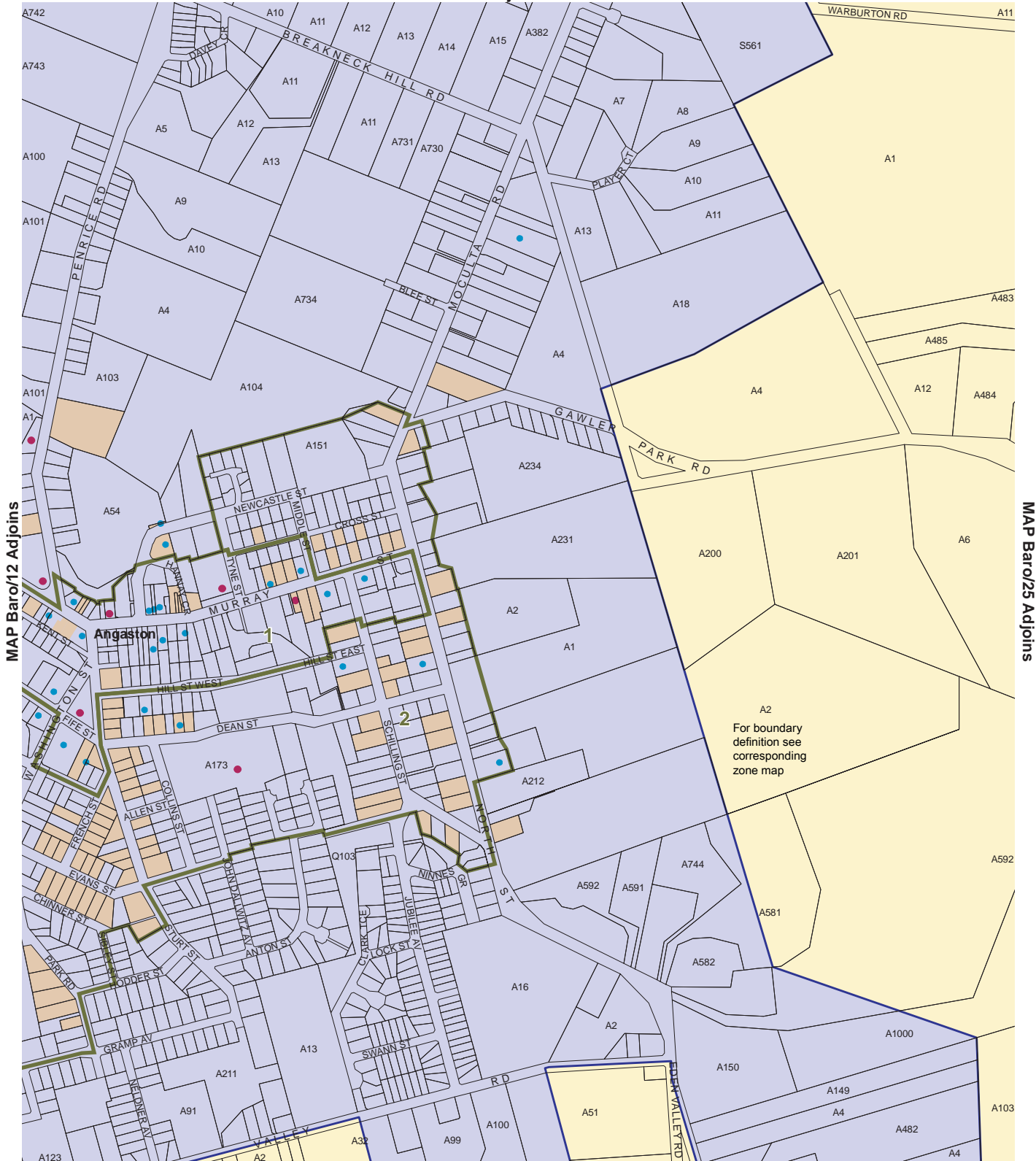


ANGASTON

# Overlay Map Baro/13 TRANSPORT

 Secondary Arterial Roads

MAP Baro/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.

Historic Conservation Area

- 1 Angaston Centre
- 2 Angaston Residential

- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item
- Area Excluded from District
- Character Preservation District



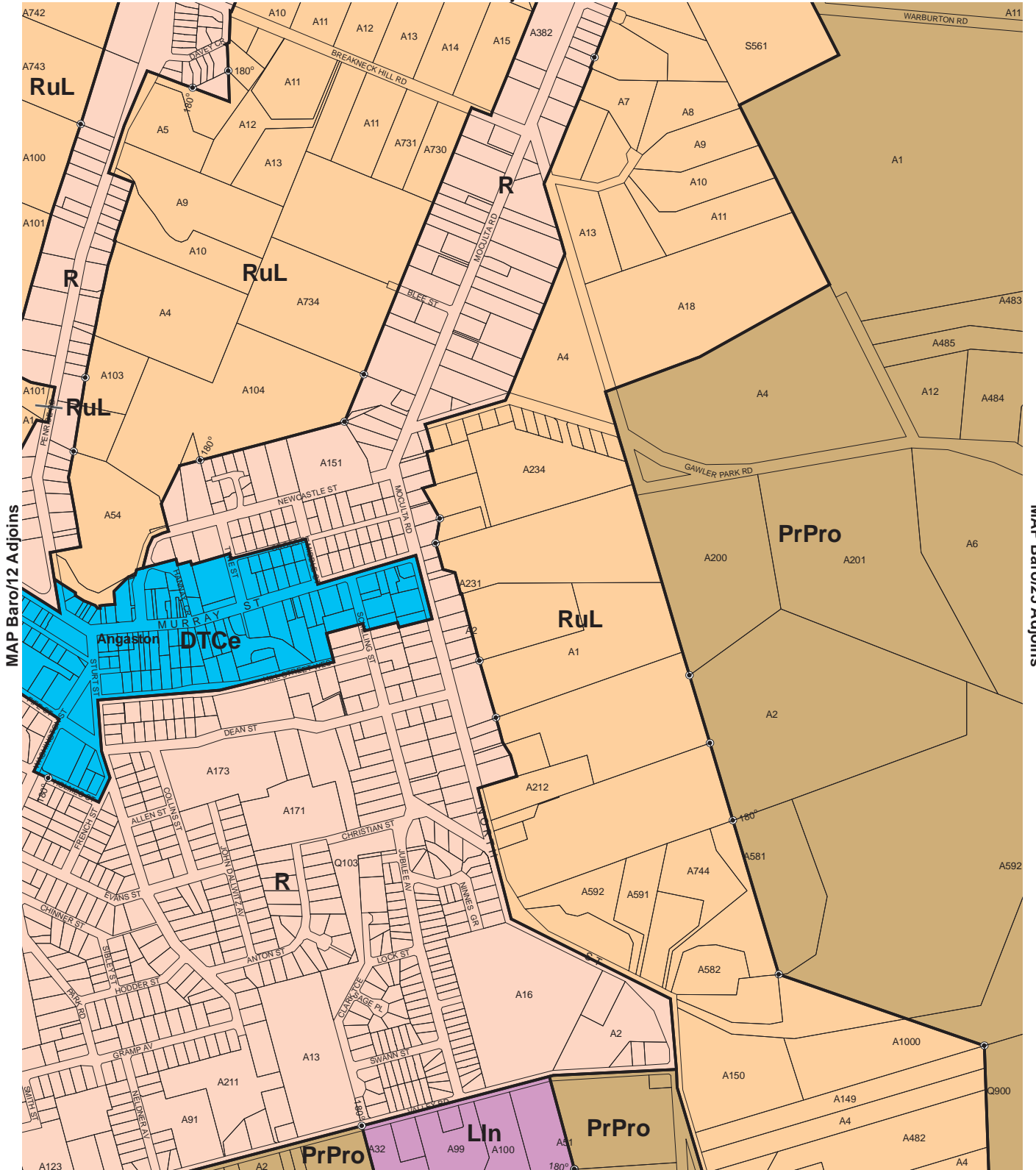
ANGASTON

# Overlay Map Baro/13

## HERITAGE AND CHARACTER PRESERVATION DISTRICT



MAP Baro/10 Adjoins



Lamberts Conformal Conic Projection, GDA94

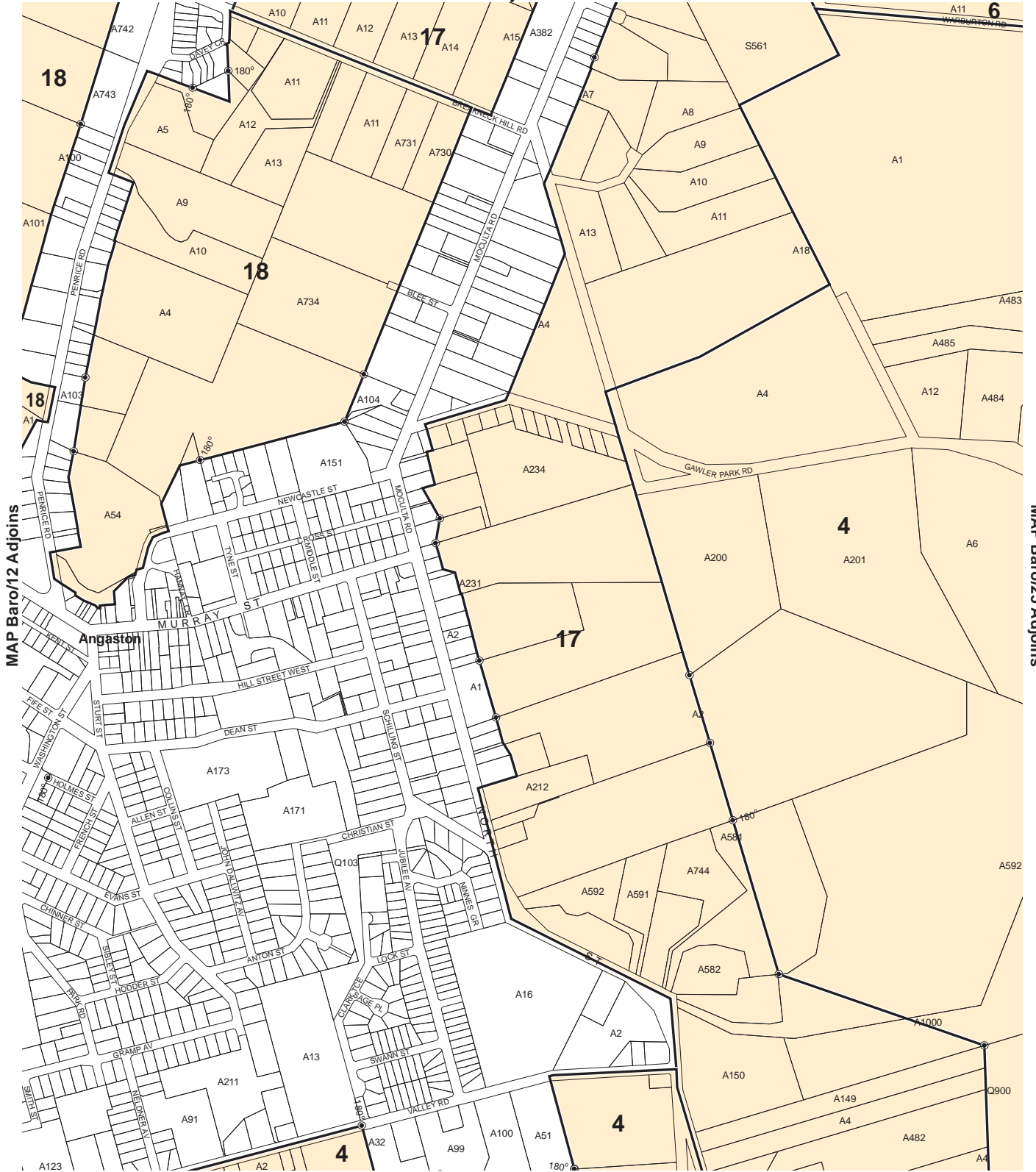


ANGASTON

# Zone Map Baro/13

- Zones**
- DTc District Town Centre
  - LIn Light Industry
  - PrPro Primary Production
  - R Residential
  - RuL Rural Living
  - Zone Boundary

MAP Baro/10 Adjoins



MAP Baro/12 Adjoins

MAP Baro/25 Adjoins

MAP Baro/15 Adjoins

Lamberts Conformal Conic Projection, GDA94


**Precinct**

- 17 Angaston East
- 18 Angaston North
- 4 Barossa Range
- 6 Moculta



ANGASTON

# Precinct Map Baro/13

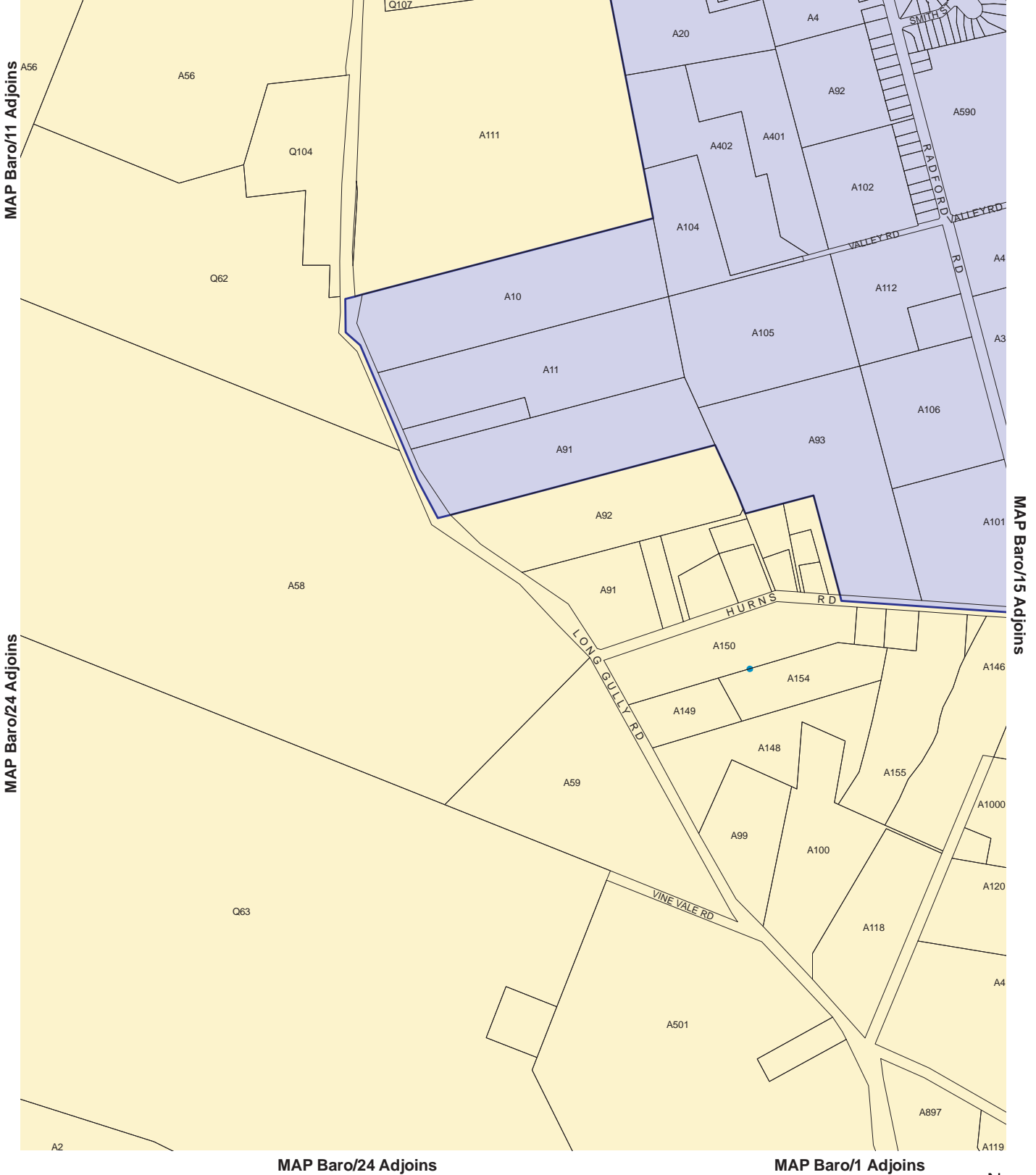
 Precinct Boundary



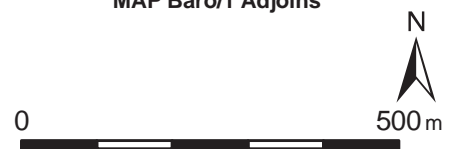
ANGASTON

# Location Map Baro/14

MAP Baro/12 Adjoins



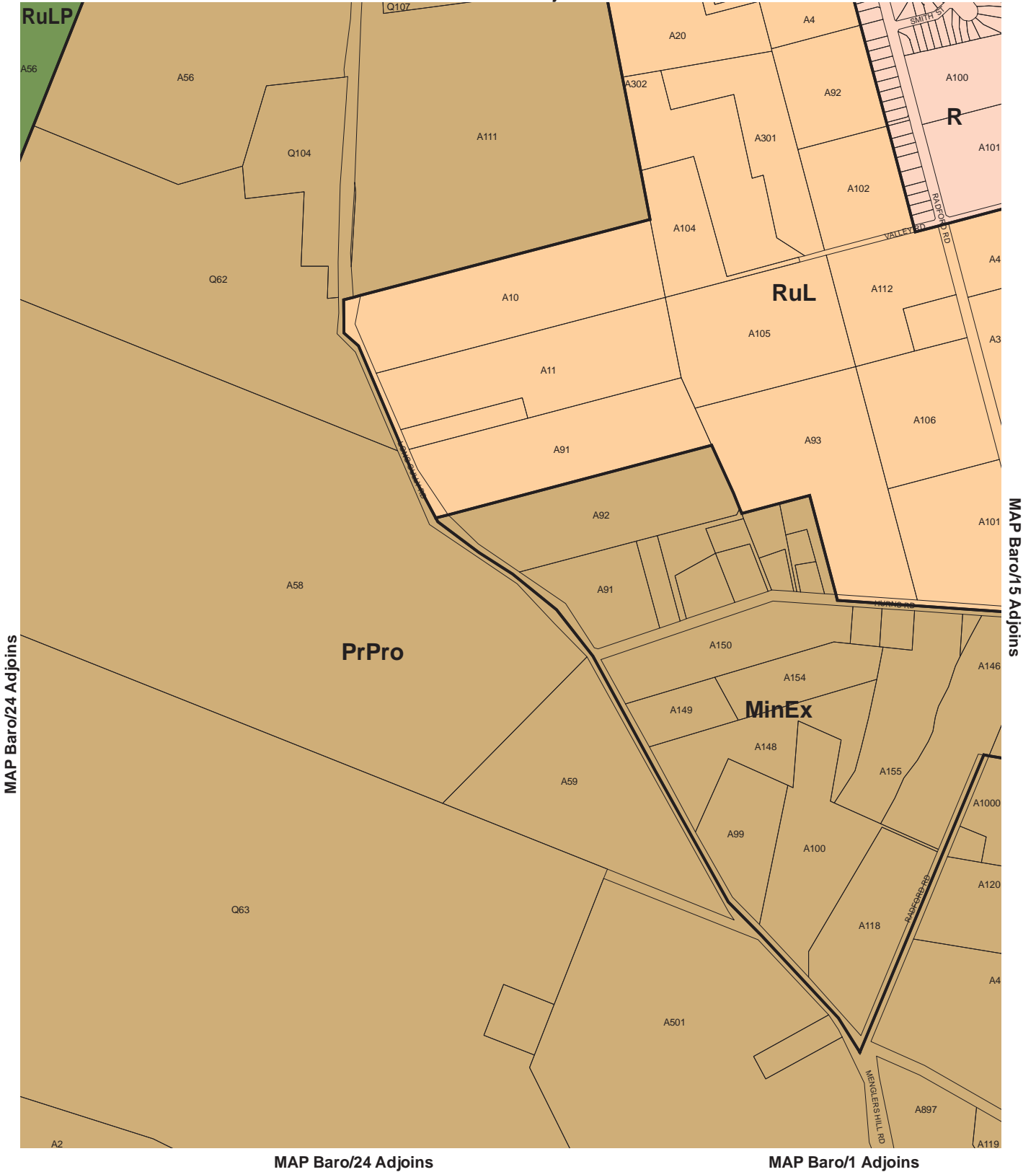
Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory  
Items please refer to the relevant tables within this document.



ANGASTON  
**Overlay Map Baro/14**  
**HERITAGE AND CHARACTER**  
**PRESERVATION DISTRICT**

- Local heritage place
- Area Excluded from District
- Character Preservation District

MAP Baro/12 Adjoins



Lamberts Conformal Conic Projection, GDA94

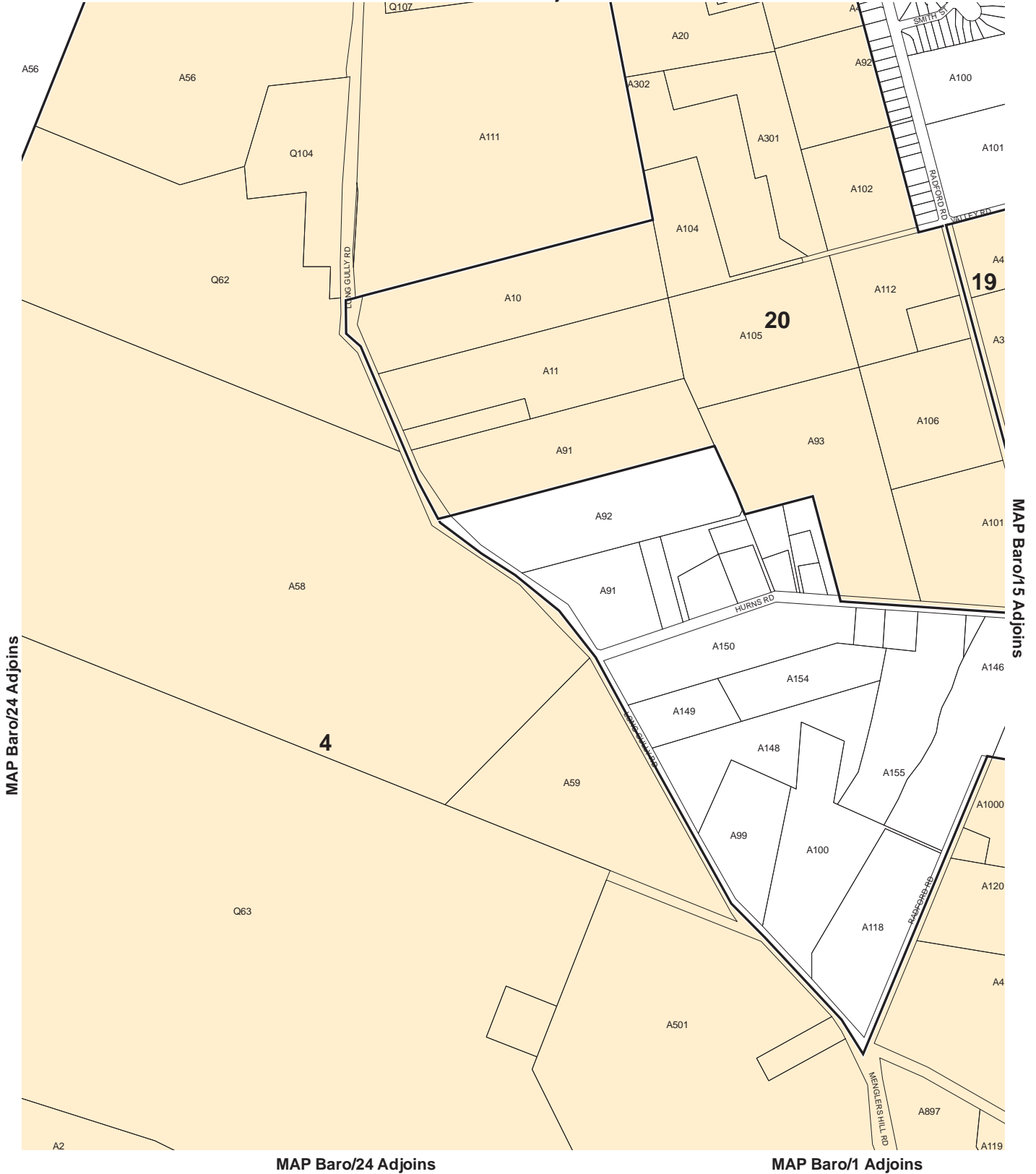


- Zones**
- MinEx Mineral Extraction
  - PrPro Primary Production
  - R Residential
  - RuLP Rural Landscape Protection
  - RuL Rural Living
  - Zone Boundary

ANGASTON

# Zone Map Baro/14

MAP Baro/12 Adjoins



MAP Baro/24 Adjoins

MAP Baro/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 19 Angaston South
- 20 Angaston West
- 4 Barossa Range



ANGASTON

# Precinct Map Baro/14

Precinct Boundary

**MAP Baro/13 Adjoins**



**ANGASTON**

# Location Map Baro/15

MAP Baro/13 Adjoins



MAP Baro/14 Adjoins

MAP Baro/25 Adjoins

MAP Baro/1 Adjoins

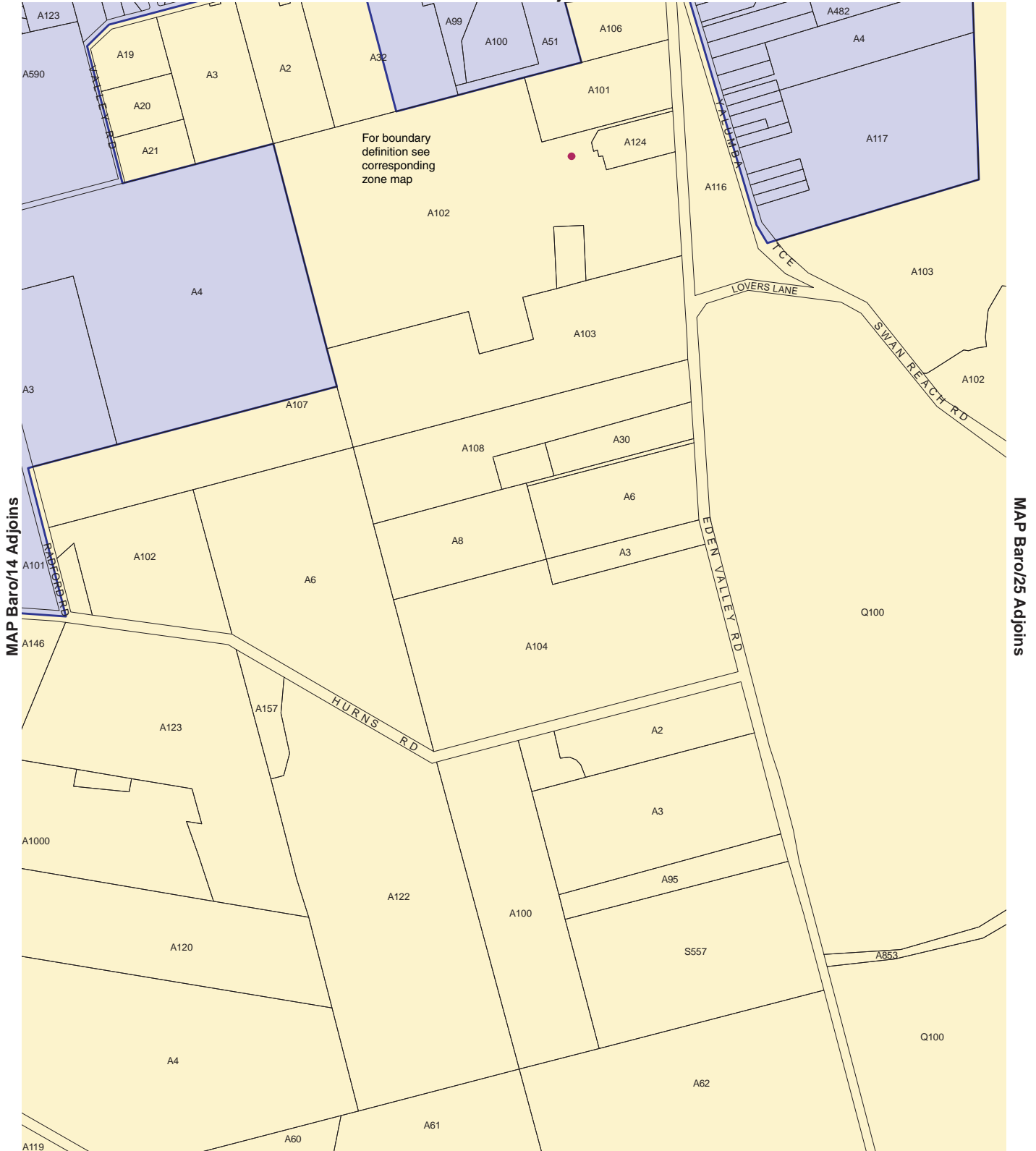


ANGASTON

# Overlay Map Baro/15 TRANSPORT



MAP Baro/13 Adjoins



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

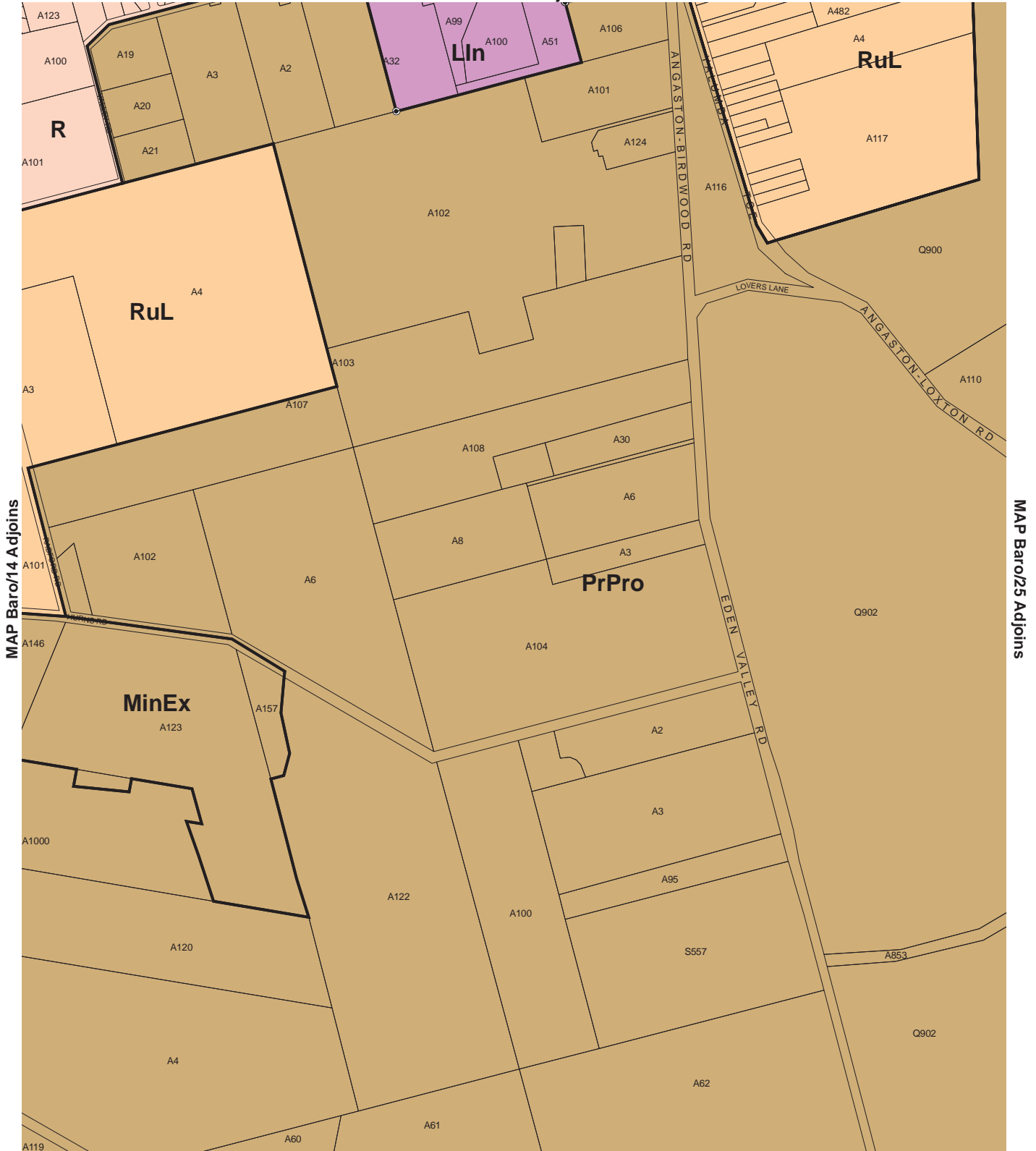


ANGASTON

# Overlay Map Baro/15 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Area Excluded from District
- Character Preservation District

MAP Baro/13 Adjoins



MAP Baro/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



ANGASTON

# Zone Map Baro/15

- Zones**
- Light Industry
  - Mineral Extraction
  - Primary Production
  - Residential
  - Rural Living
  - Zone Boundary

MAP Baro/13 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 17 Angaston East
- 19 Angaston South
- 20 Angaston West
- 4 Barossa Range

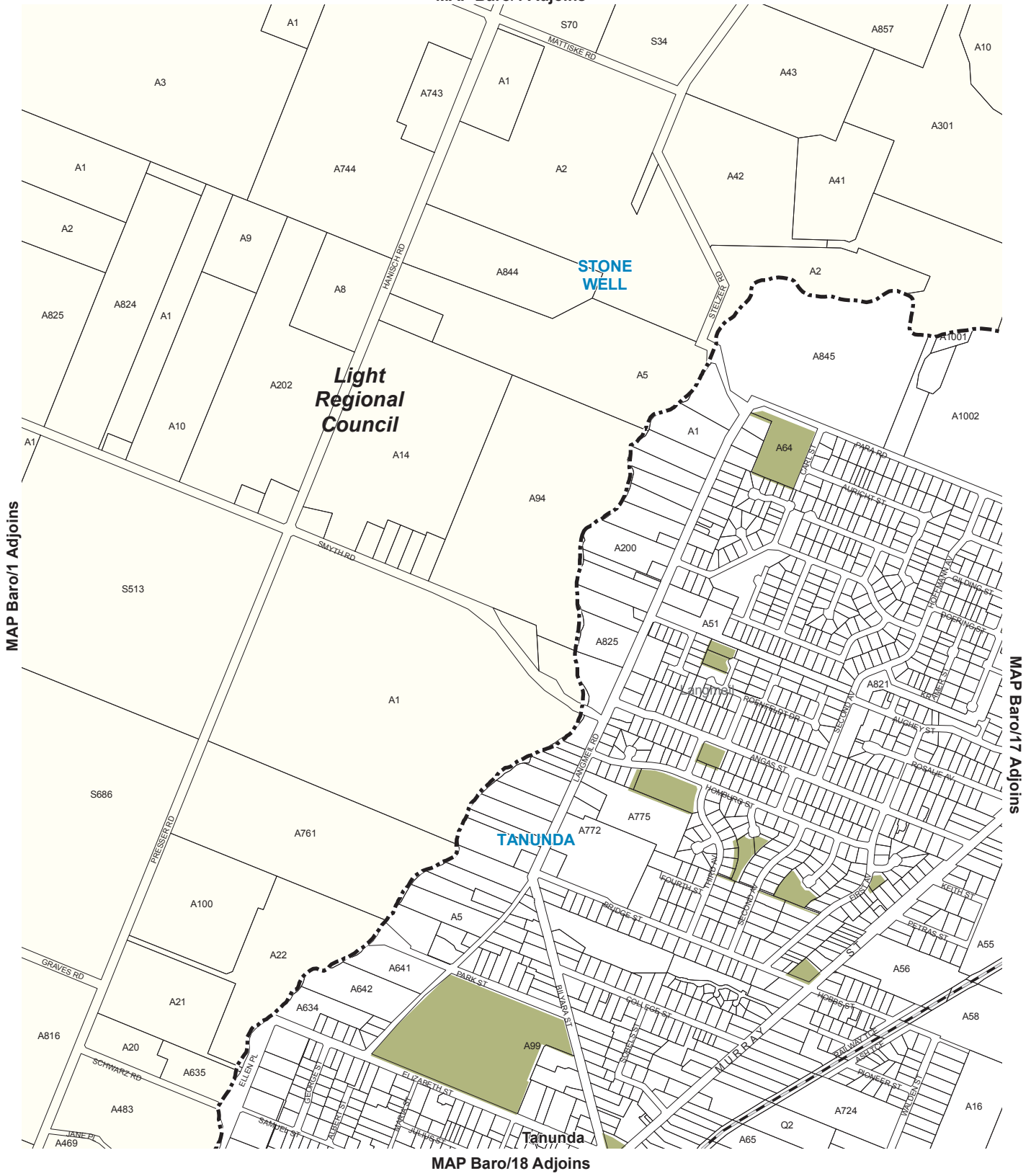


ANGASTON




# Precinct Map Baro/15

 Precinct Boundary

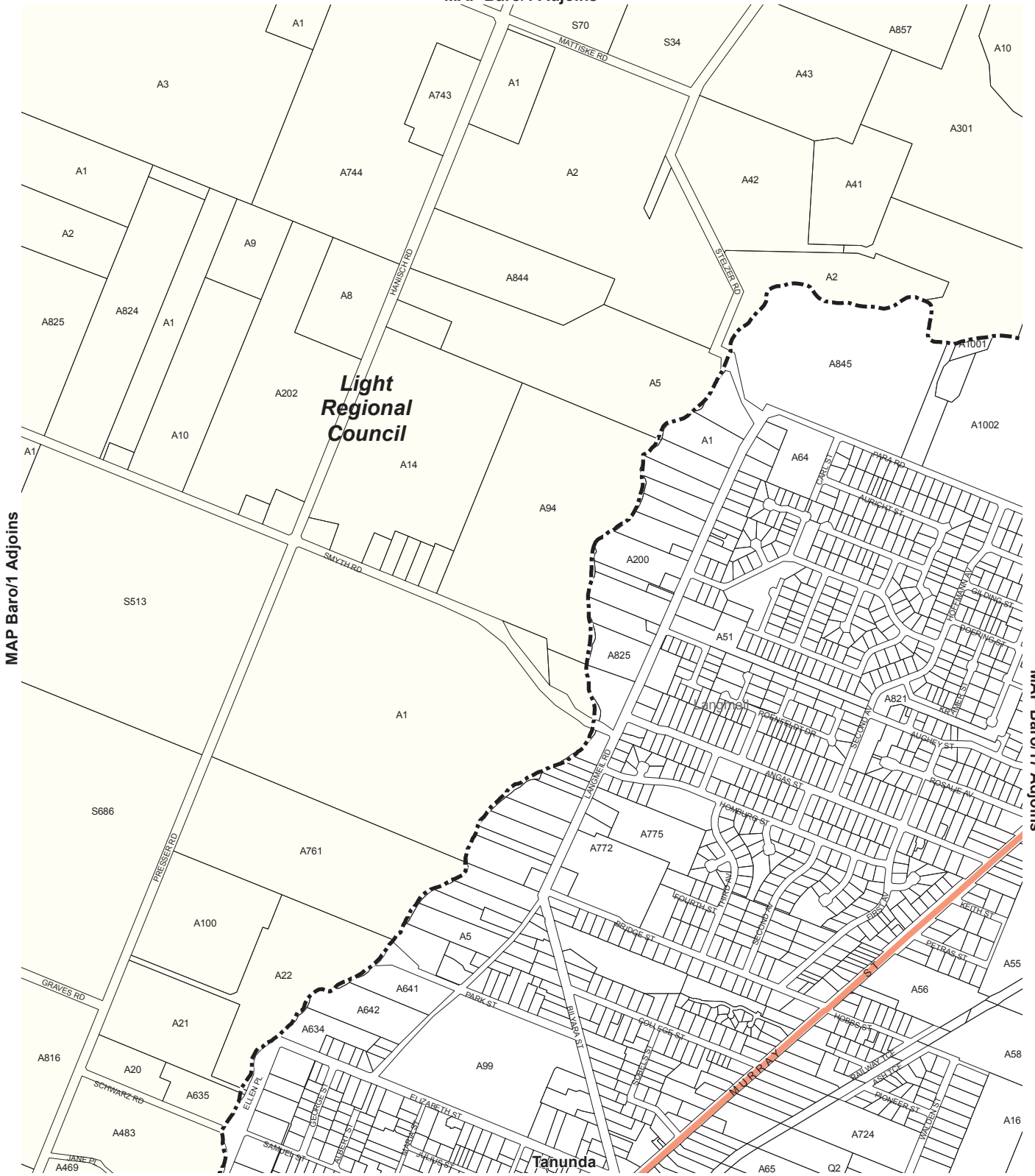
MAP Baro/1 Adjoins



# Location Map Baro/16

-  Railways
-  Local Reserves
-  Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

MAP Baro/17 Adjoins

MAP Baro/18 Adjoins

Tanunda

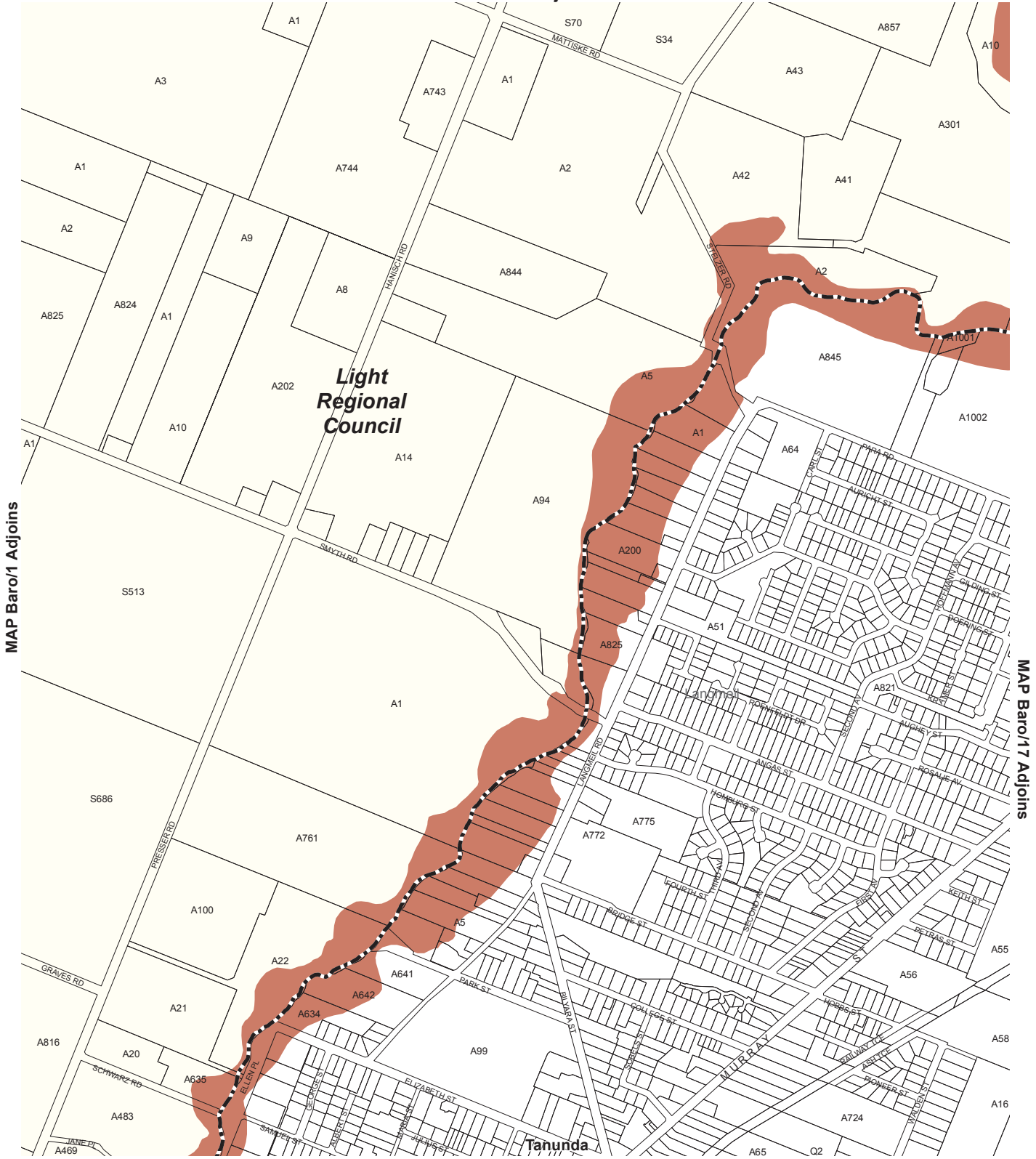


TANUNDA

# Overlay Map Baro/16 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

MAP Baro/17 Adjoins

MAP Baro/18 Adjoins

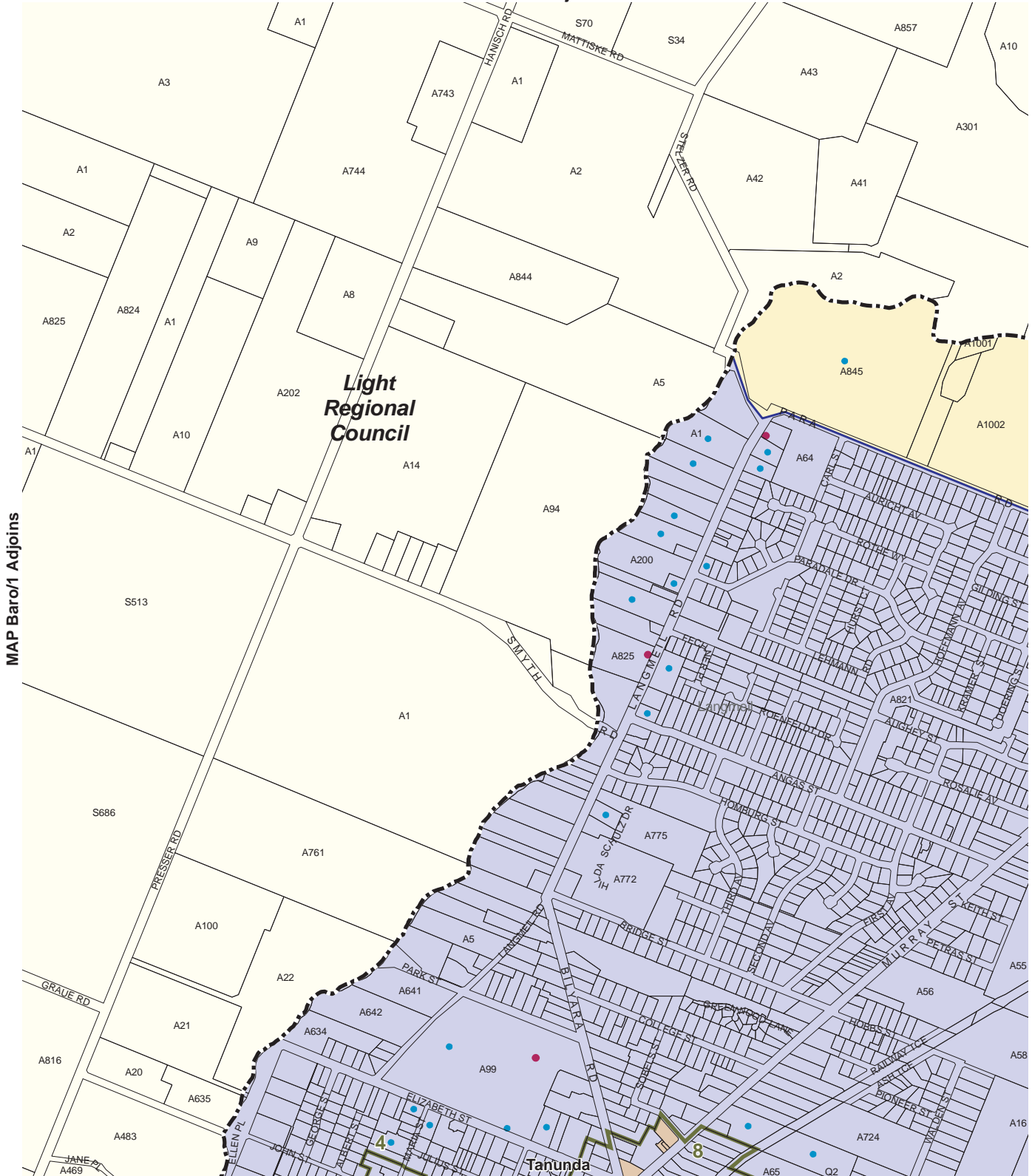


TANUNDA

# Overlay Map Baro/16 DEVELOPMENT CONSTRAINTS

- Flood Hazard
- Development Plan Boundary

MAP Baro/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.

Historic Conservation Area

- 4 Goat Square
- 8 Murray Street Tanunda

- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item
- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

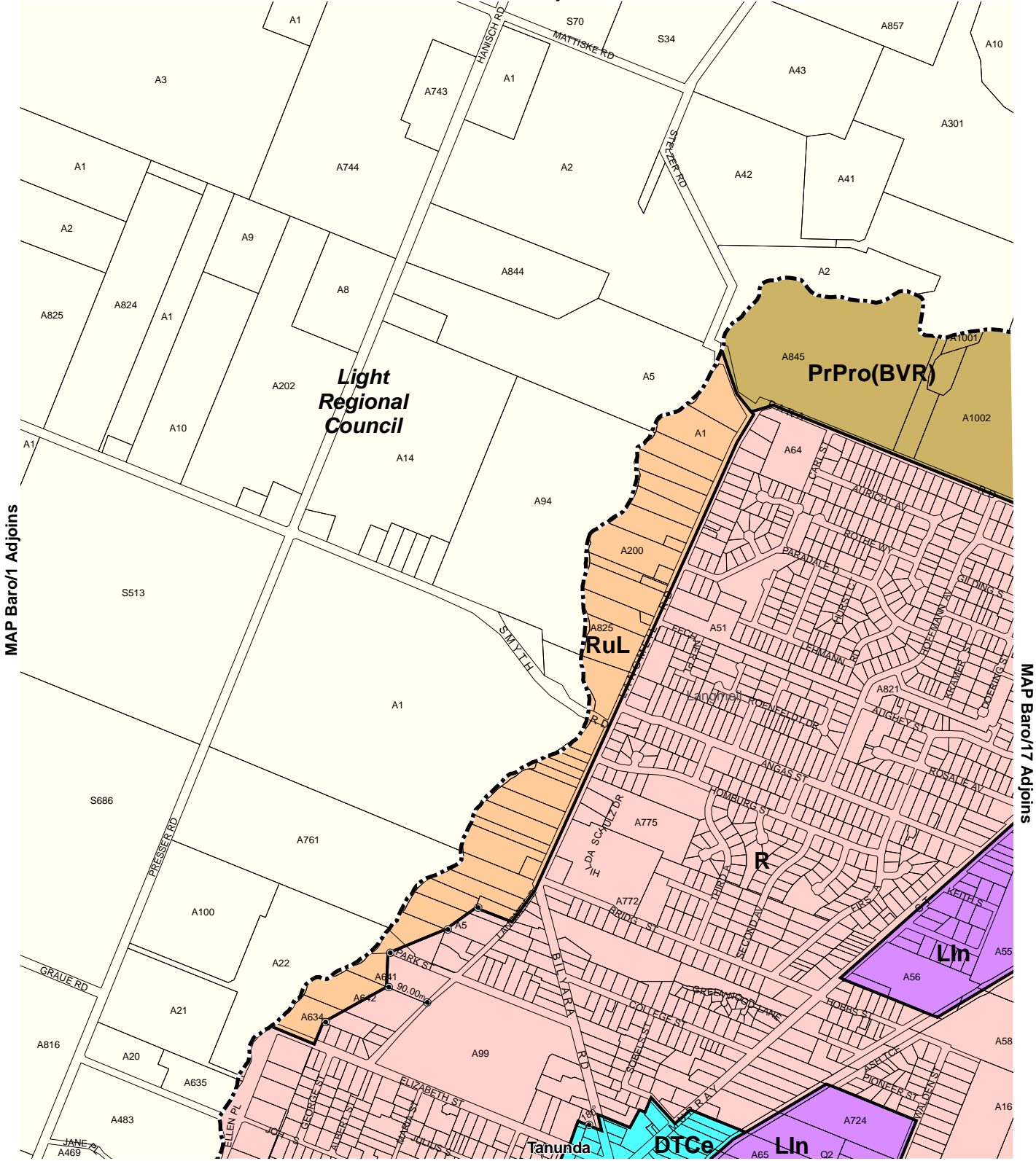


TANUNDA

# Overlay Map Baro/16

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Baro/1 Adjoins



MAP Baro/18 Adjoins

Lamberts Conformal Conic Projection, GDA94



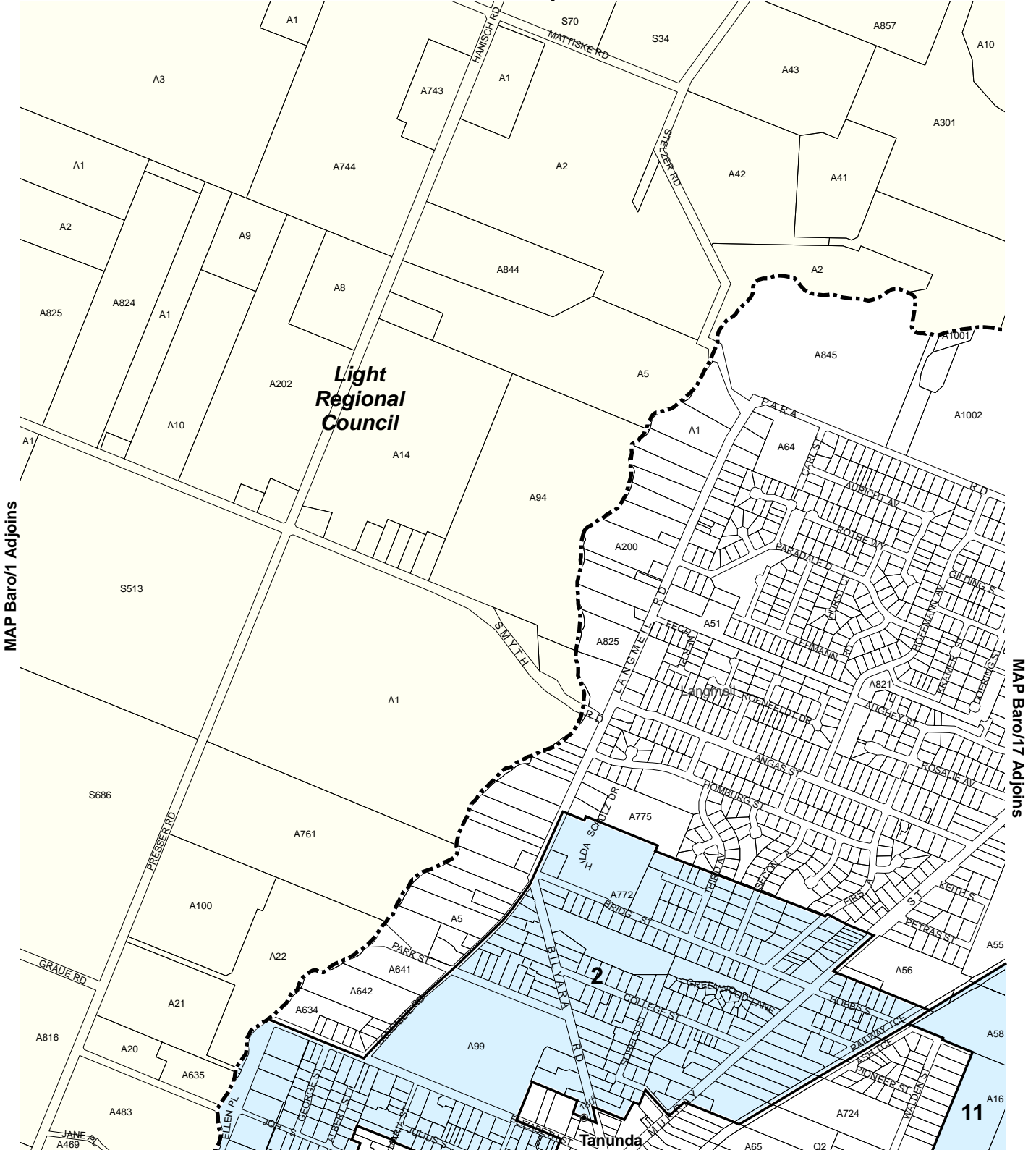
- Zones**
- DTCe District Town Centre
  - LIn Light Industry
  - PrPro(BVR) Primary Production (Barossa Valley Region)
  - R Residential
  - RuL Rural Living
  - Zone Boundary
  - Development Plan Boundary

TANUNDA

# Zone Map Baro/16



MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

MAP Baro/17 Adjoins

MAP Baro/18 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 2 Tanunda Historic Character
- 11 Menge Road

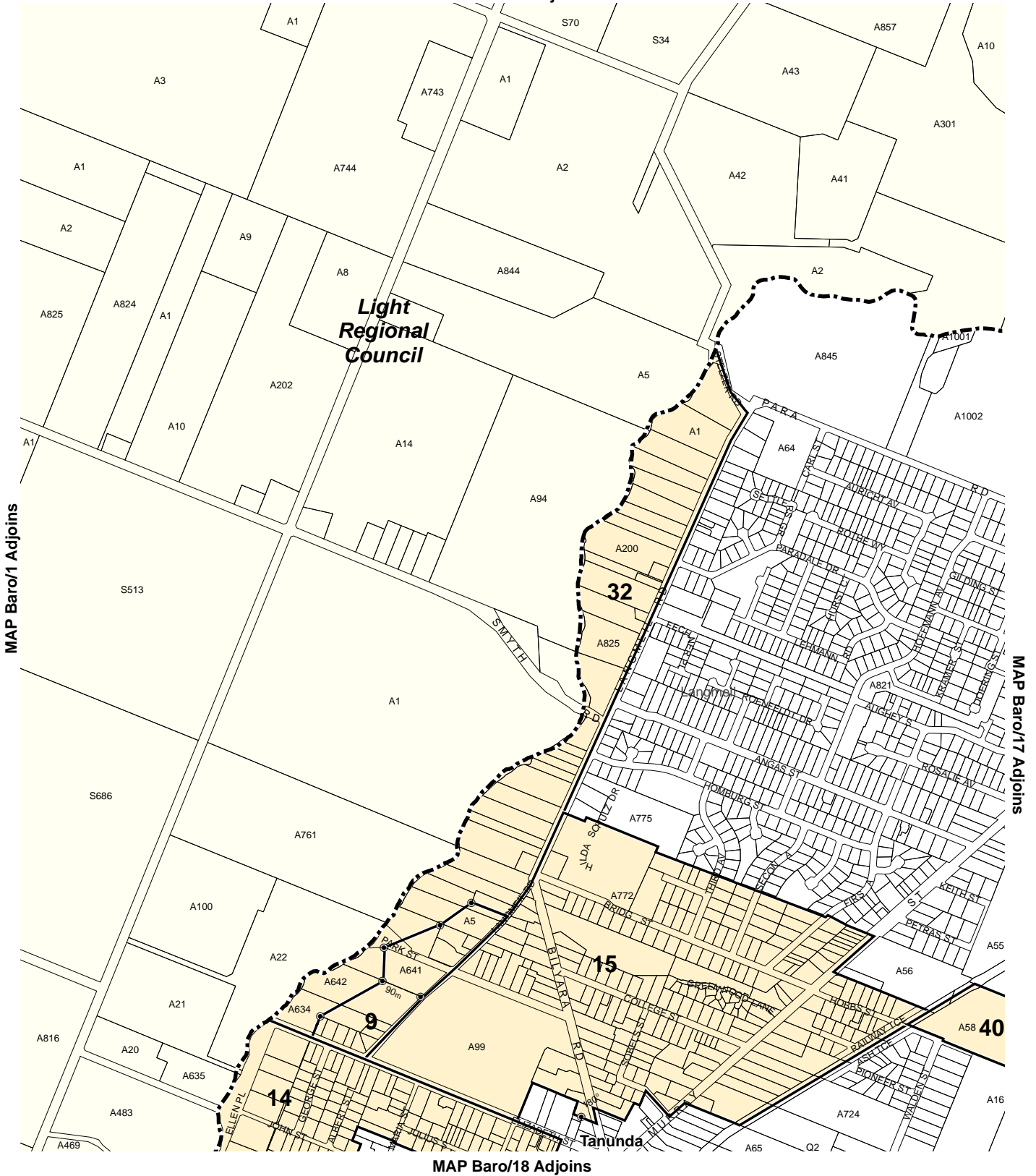


TANUNDA

# Policy Area Map Baro/16

- Policy Area Boundary
- Development Plan Boundary

MAP Baro/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 14 Tanunda West
- 15 Tanunda North
- 32 Tanunda
- 40 Illaparra Winery
- 9 Langmeil Road



TANUNDA

# Precinct Map Baro/16

- Precinct Boundary
- Development Plan Boundary



TANUNDA

VINE VALE

BETHANY



TANUNDA

# Location Map Baro/17

- School
- Railways
- Local Reserves
- Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/16 Adjoins

MAP Baro/1 Adjoins

MAP Baro/24 Adjoins

MAP Baro/18 Adjoins

MAP Baro/24 Adjoins



TANUNDA

# Overlay Map Baro/17 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/24 Adjoins

MAP Baro/1 Adjoins

MAP Baro/24 Adjoins

MAP Baro/16 Adjoins

MAP Baro/18 Adjoins



0 500m

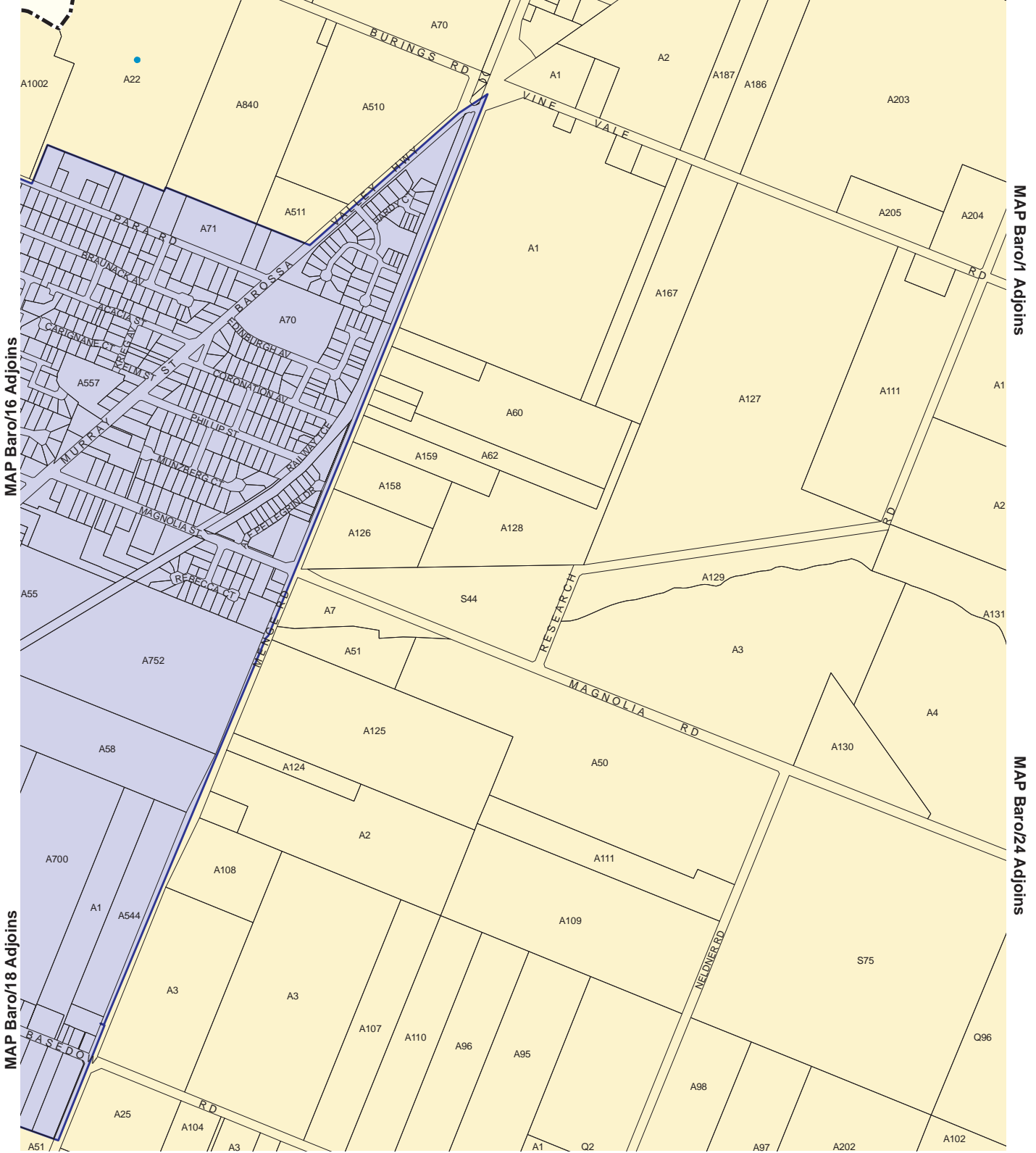
TANUNDA

# Overlay Map Baro/17 DEVELOPMENT CONSTRAINTS

BAROSSA COUNCIL  
Consolidated - 5 September 2019

- Flood Hazard
- Development Plan Boundary

MAP Baro/1 Adjoins



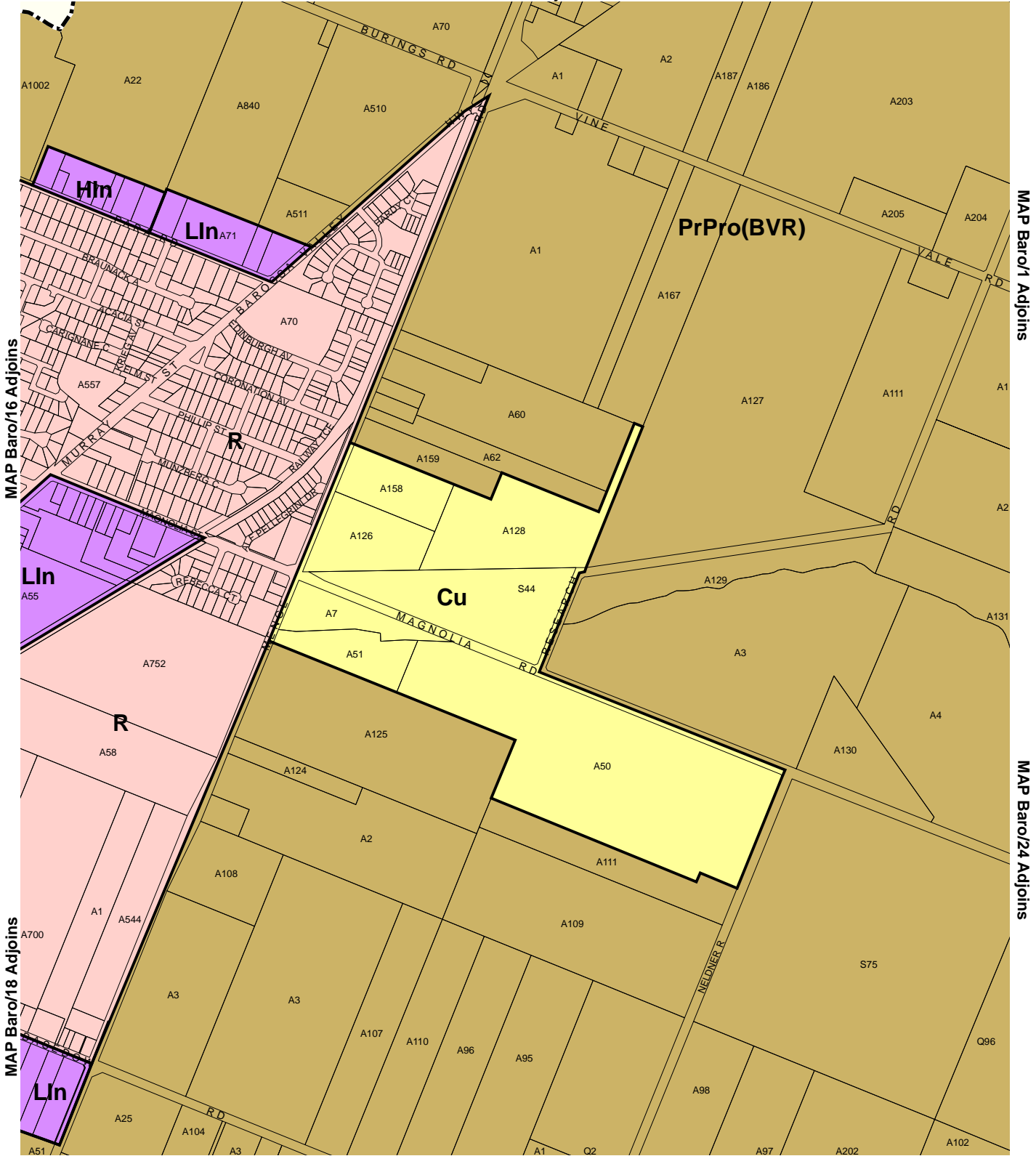
Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.



- Local heritage place
- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

# TANUNDA Overlay Map Baro/17 HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Baro/1 Adjoins



MAP Baro/24 Adjoins

Lamberts Conformal Conic Projection, GDA94

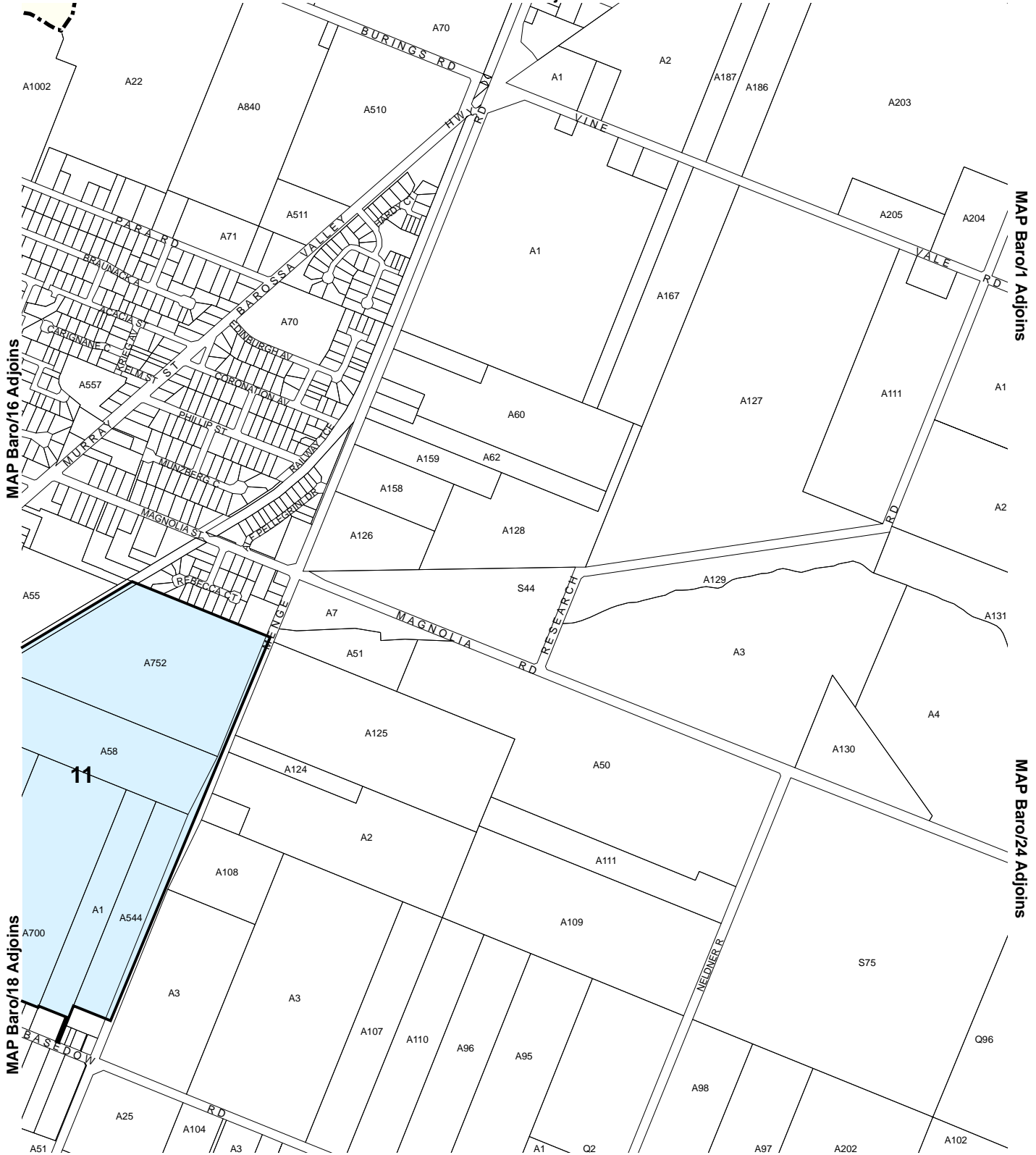


- Zones**
- Cu Community
  - HIn Home Industry
  - LIn Light Industry
  - PrPro(BVR) Primary Production (Barossa Valley Region)
  - R Residential
  - Zone Boundary
  - Development Plan Boundary

TANUNDA

# Zone Map Baro/17

MAP Baro/1 Adjoins



MAP Baro/16 Adjoins

MAP Baro/1 Adjoins

MAP Baro/24 Adjoins

MAP Baro/18 Adjoins

MAP Baro/24 Adjoins

Lamberts Conformal Conic Projection, GDA94



Policy Area  
11 Munge Road

TANUNDA

# Policy Area Map Baro/17

- Policy Area Boundary
- Development Plan Boundary



MAP Baro/1 Adjoins



MAP Baro/16 Adjoins

MAP Baro/1 Adjoins

MAP Baro/24 Adjoins

MAP Baro/18 Adjoins

MAP Baro/24 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
40 Illaparra Winery



TANUNDA

# Precinct Map Baro/17

-  Precinct Boundary
-  Development Plan Boundary

MAP Baro/16 Adjoins

TANUNDA

MAP Baro/17 Adjoins

MAP Baro/1 Adjoins

Light Regional Council

MAP Baro/24 Adjoins







MAP Baro/24 Adjoins

MAP Baro/24 Adjoins

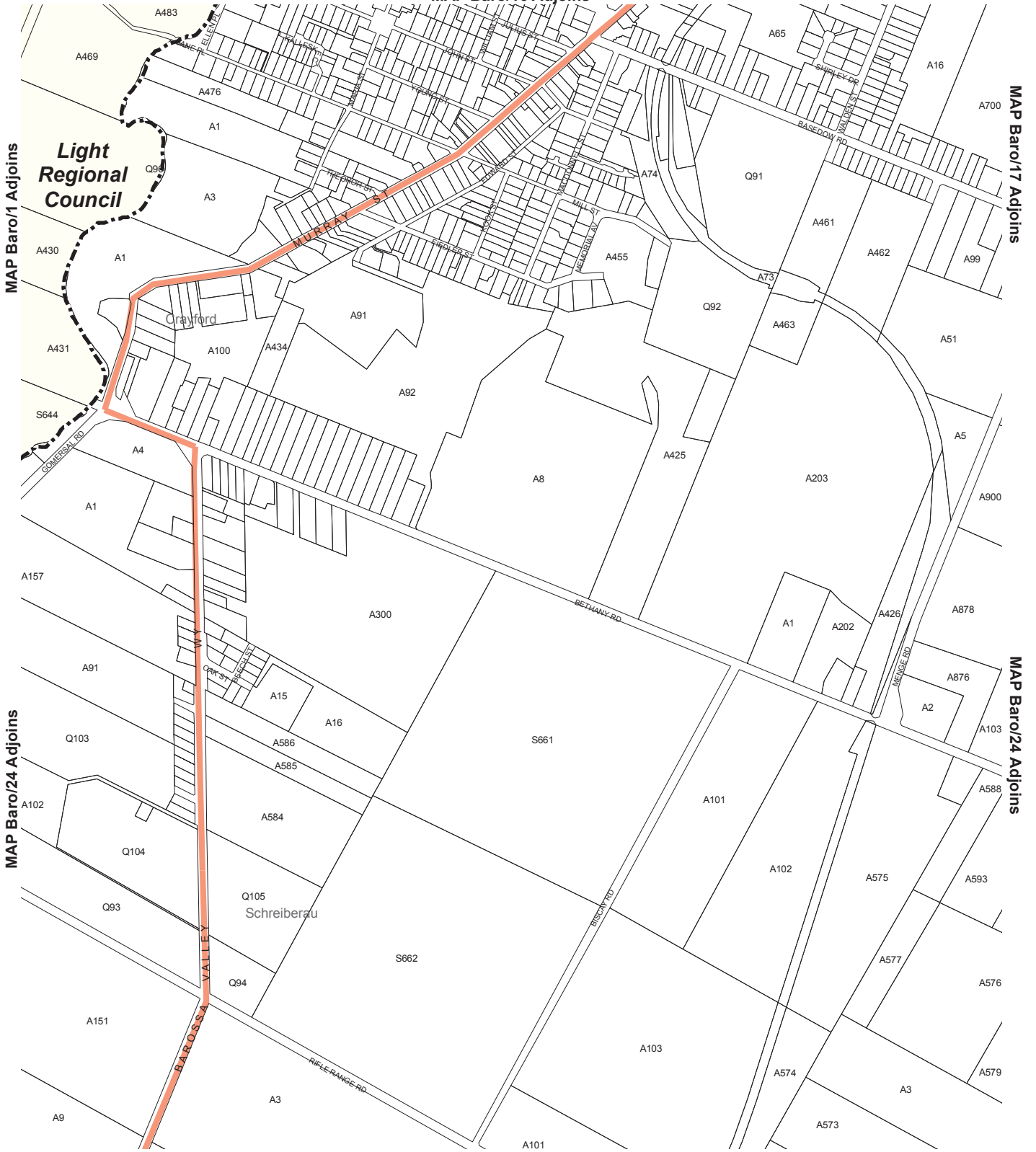


TANUNDA

# Location Map Baro/18

-  School
-  Public Library
-  Hospital
-  Railways
-  Local Reserves
-  Development Plan Boundary

MAP Baro/16 Adjoins



MAP Baro/1 Adjoins

MAP Baro/17 Adjoins

MAP Baro/24 Adjoins

MAP Baro/24 Adjoins

Light Regional Council

Crayford



Schreiberau

MAP Baro/24 Adjoins



TANUNDA

# Overlay Map Baro/18 TRANSPORT

-  Secondary Arterial Roads
-  Development Plan Boundary

MAP Baro/16 Adjoins



MAP Baro/1 Adjoins

MAP Baro/17 Adjoins

MAP Baro/24 Adjoins

MAP Baro/24 Adjoins

MAP Baro/24 Adjoins



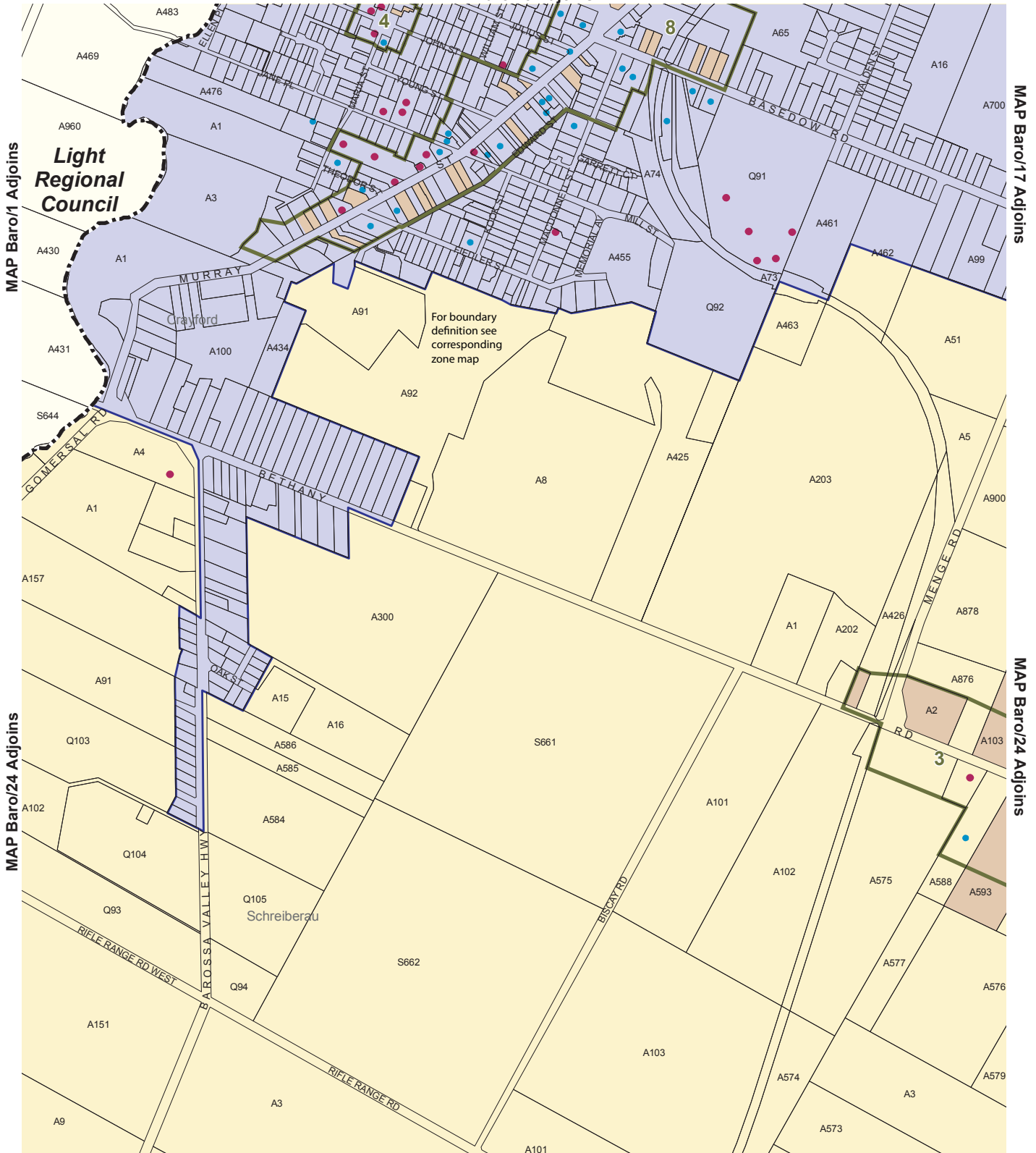
TANUNDA

# Overlay Map Baro/18 DEVELOPMENT CONSTRAINTS

BAROSSA COUNCIL  
Consolidated - 5 September 2019

- Flood Hazard
- Development Plan Boundary

MAP Baro/16 Adjoins



MAP Baro/24 Adjoins

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

Historic Conservation Area

- 3 Bethany
- 4 Goat Square
- 8 Murray Street Tanunda

- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item
- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

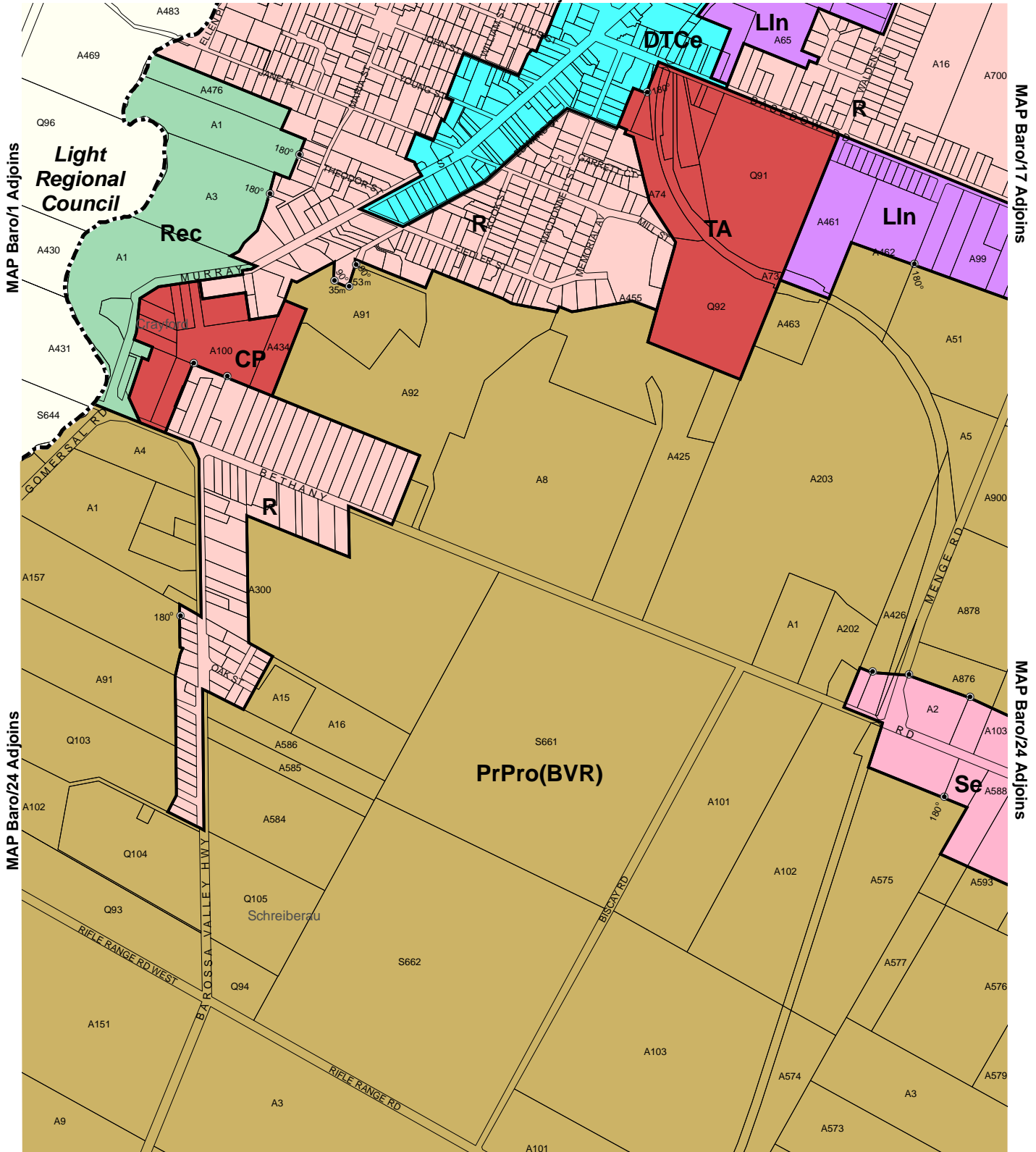


TANUNDA

# Overlay Map Baro/18

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Baro/16 Adjoins



MAP Baro/24 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Zones**

- CP Caravan and Tourist Park
- DTCE District Town Centre
- LIn Light Industry
- PrPro(BVR) Primary Production (Barossa Valley Region)
- Rec Recreation
- R Residential
- Se Settlement
- TA Tourist Accommodation
- Zone Boundary
- Development Plan Boundary



TANUNDA

# Zone Map Baro/18

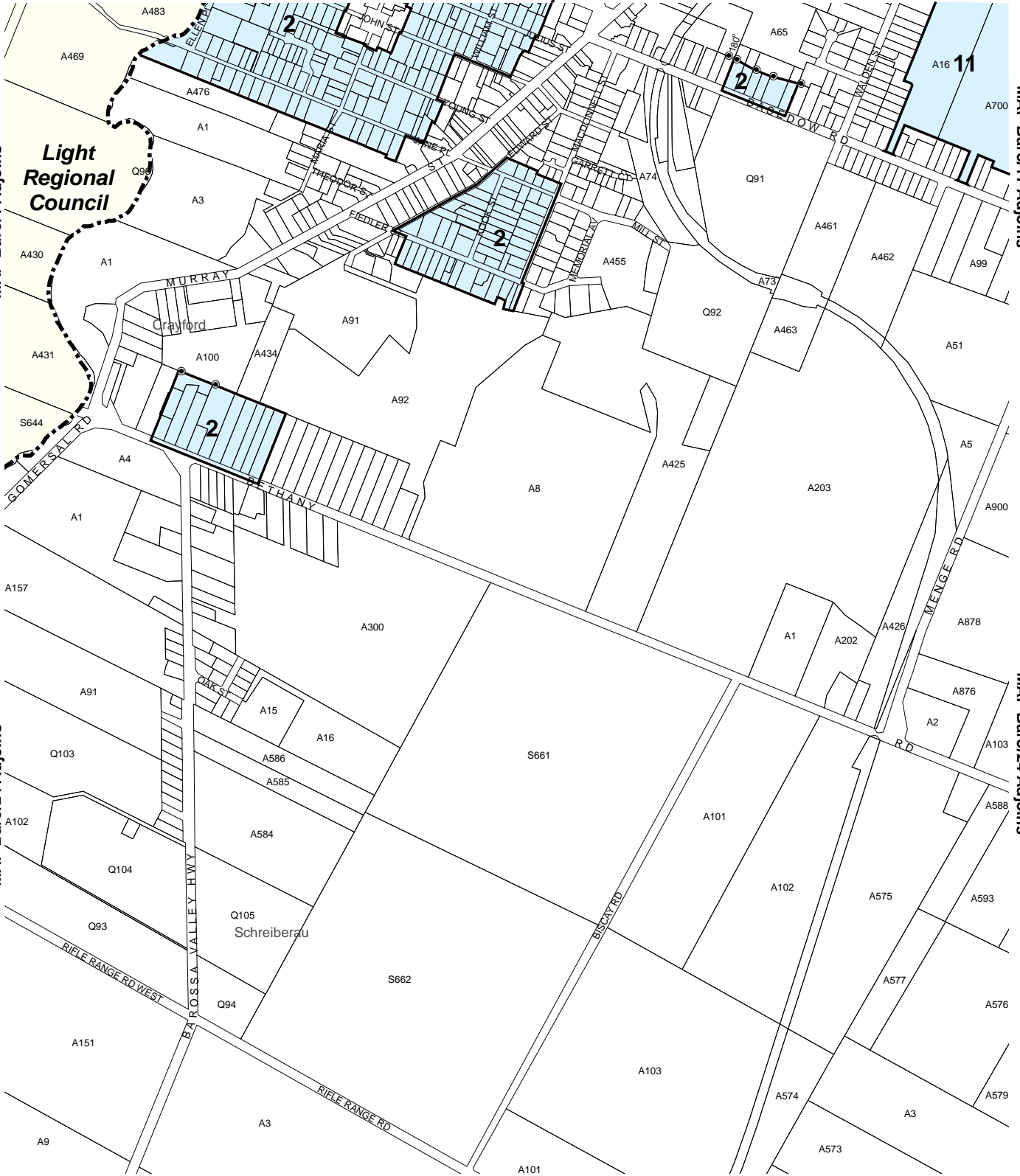
MAP Baro/16 Adjoins

MAP Baro/17 Adjoins

MAP Baro/24 Adjoins

MAP Baro/1 Adjoins

MAP Baro/24 Adjoins





Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
2 Tanunda Historic Character  
11 Menge Road

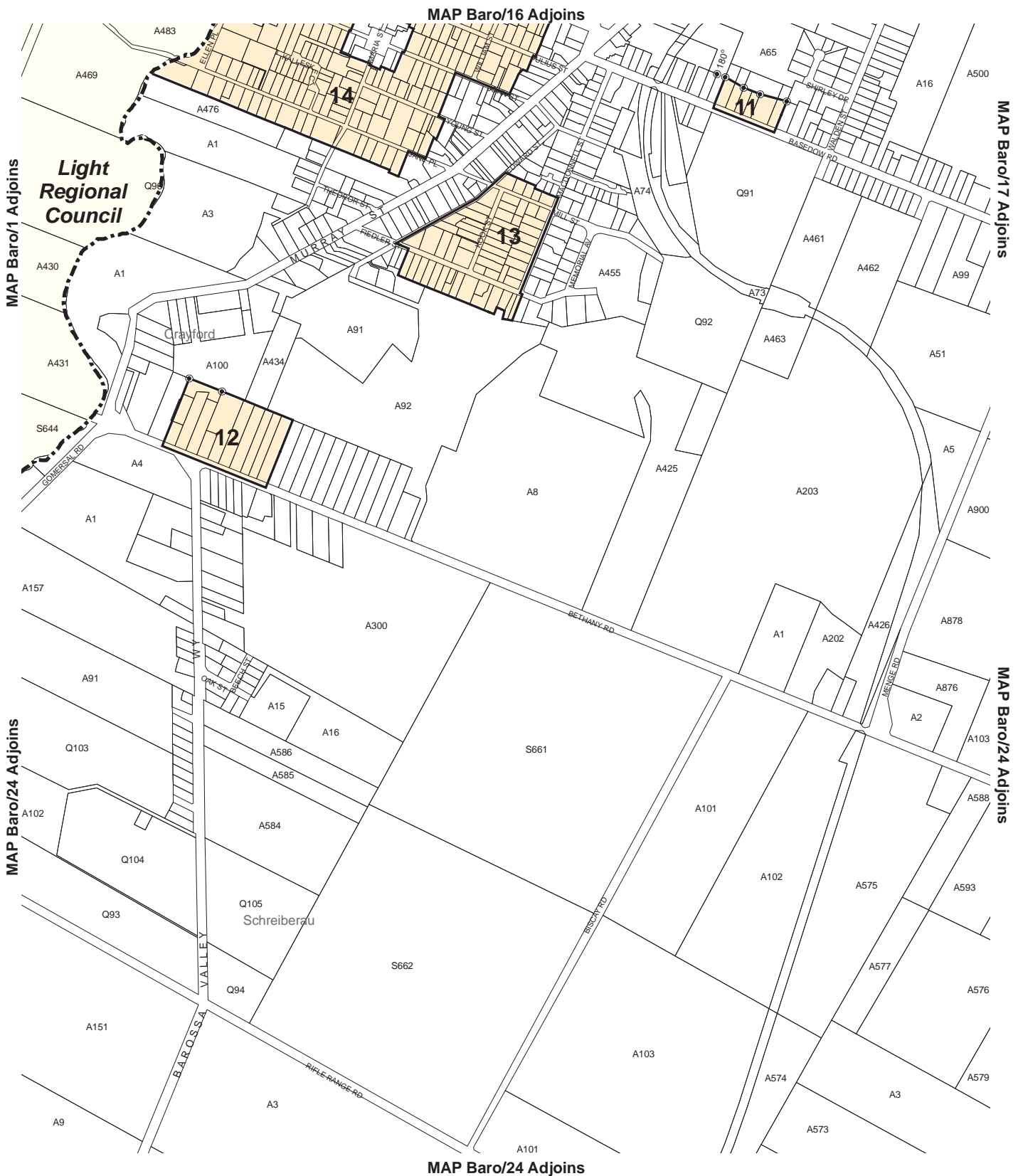


TANUNDA

# Policy Area Map Baro/18

 Policy Area Boundary  
 Development Plan Boundary

BAROSSA COUNCIL  
Consolidated - 5 September 2019



Lamberts Conformal Conic Projection, GDA94

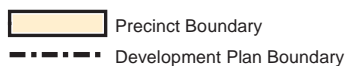
**Precinct**

- 11 Basedow Road
- 12 Crayford
- 13 MacDonnell Street
- 14 Tanunda West

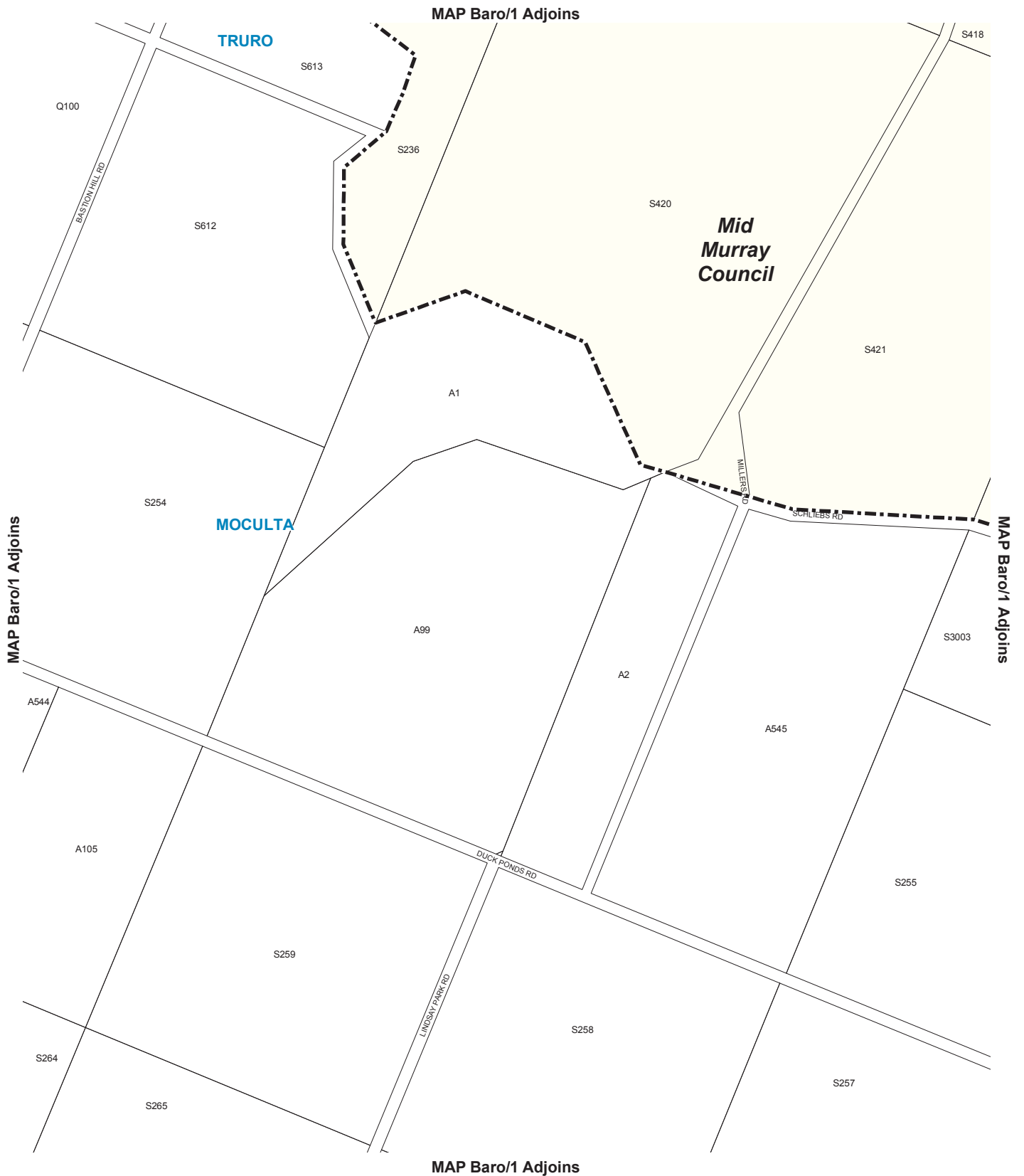


TANUNDA

**Precinct Map Baro/18**



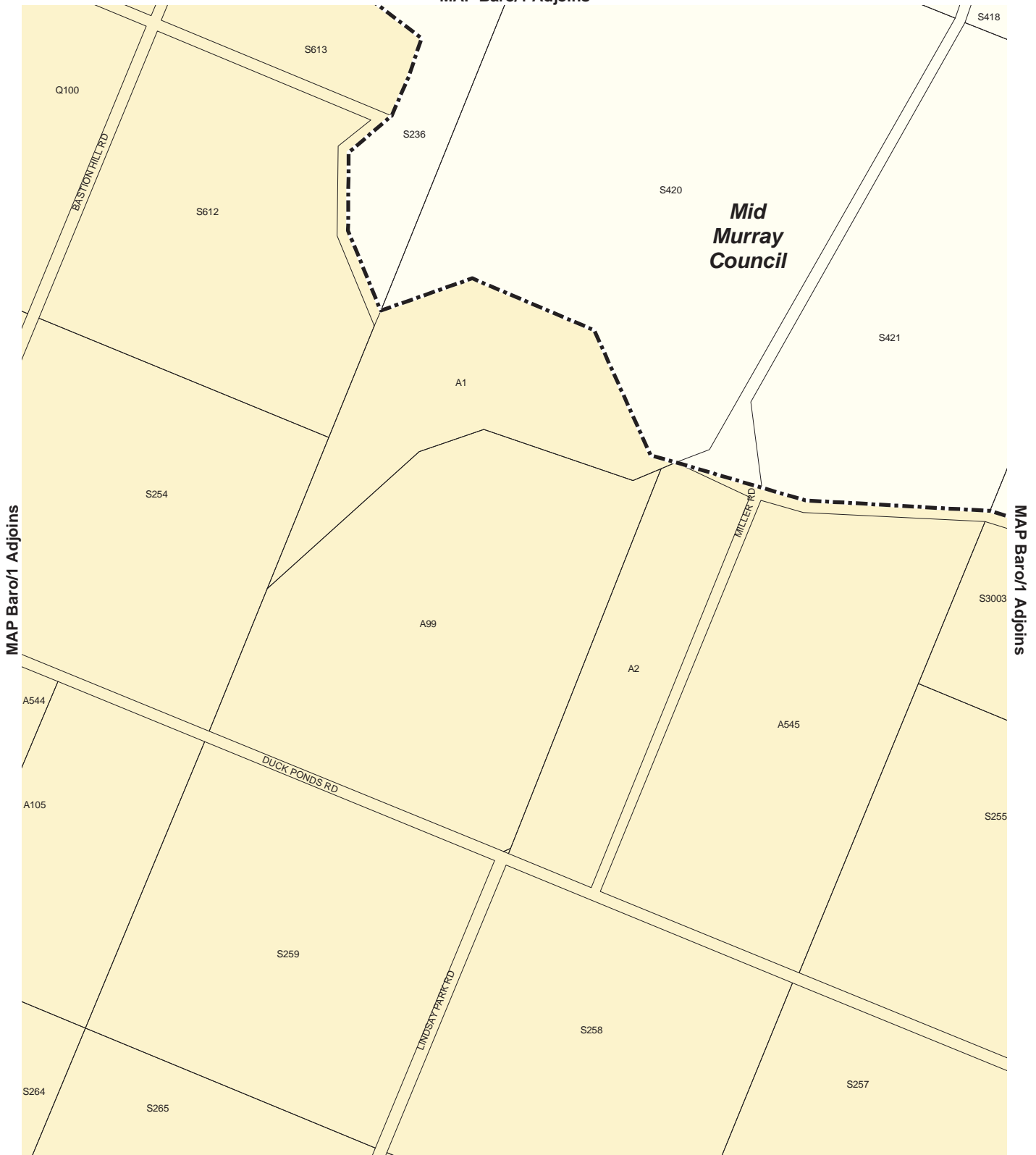




# Location Map Baro/19

----- Development Plan Boundary

MAP Baro/1 Adjoins



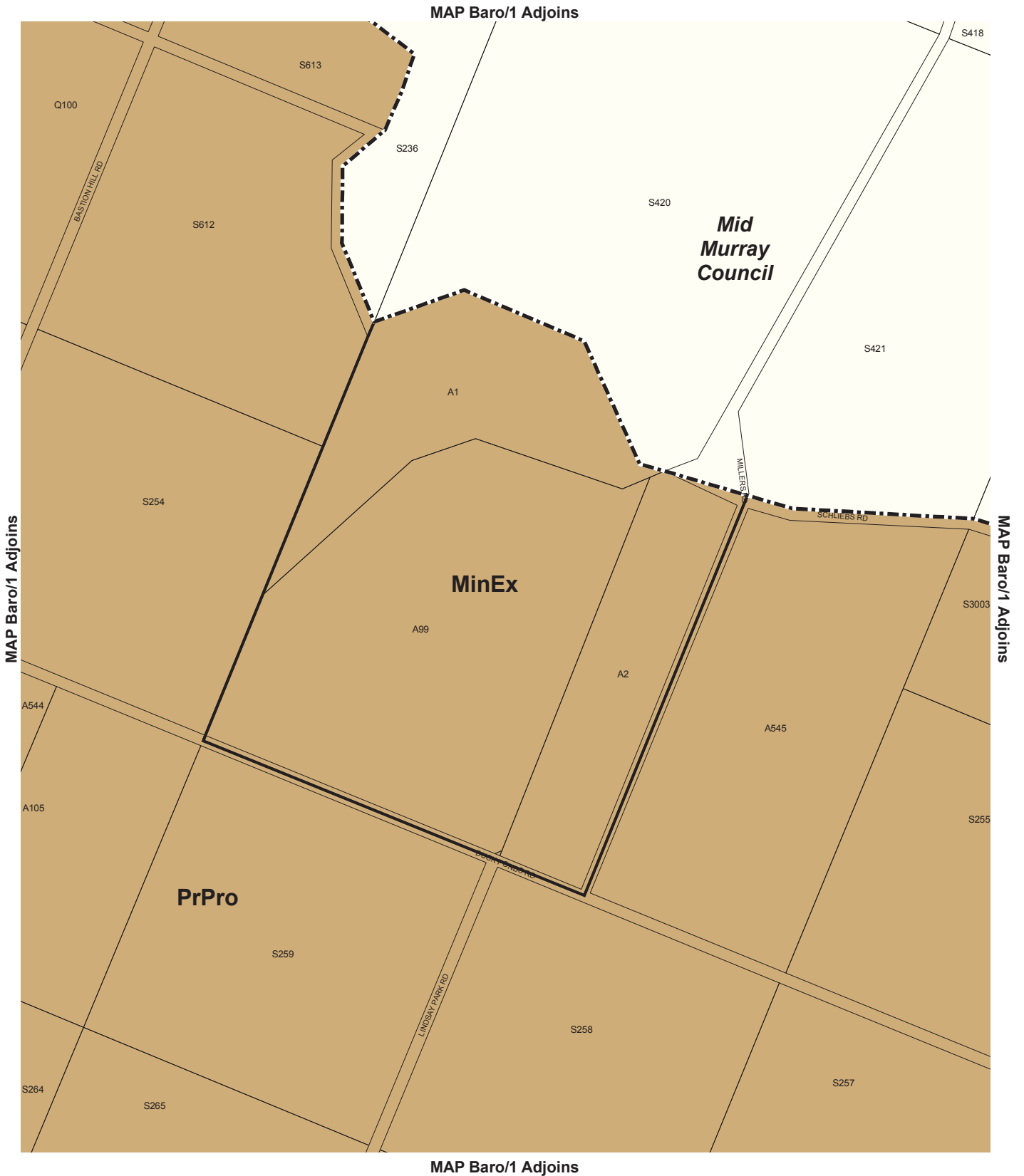
MAP Baro/1 Adjoins



# Overlay Map Baro/19

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Character Preservation District
- Development Plan Boundary



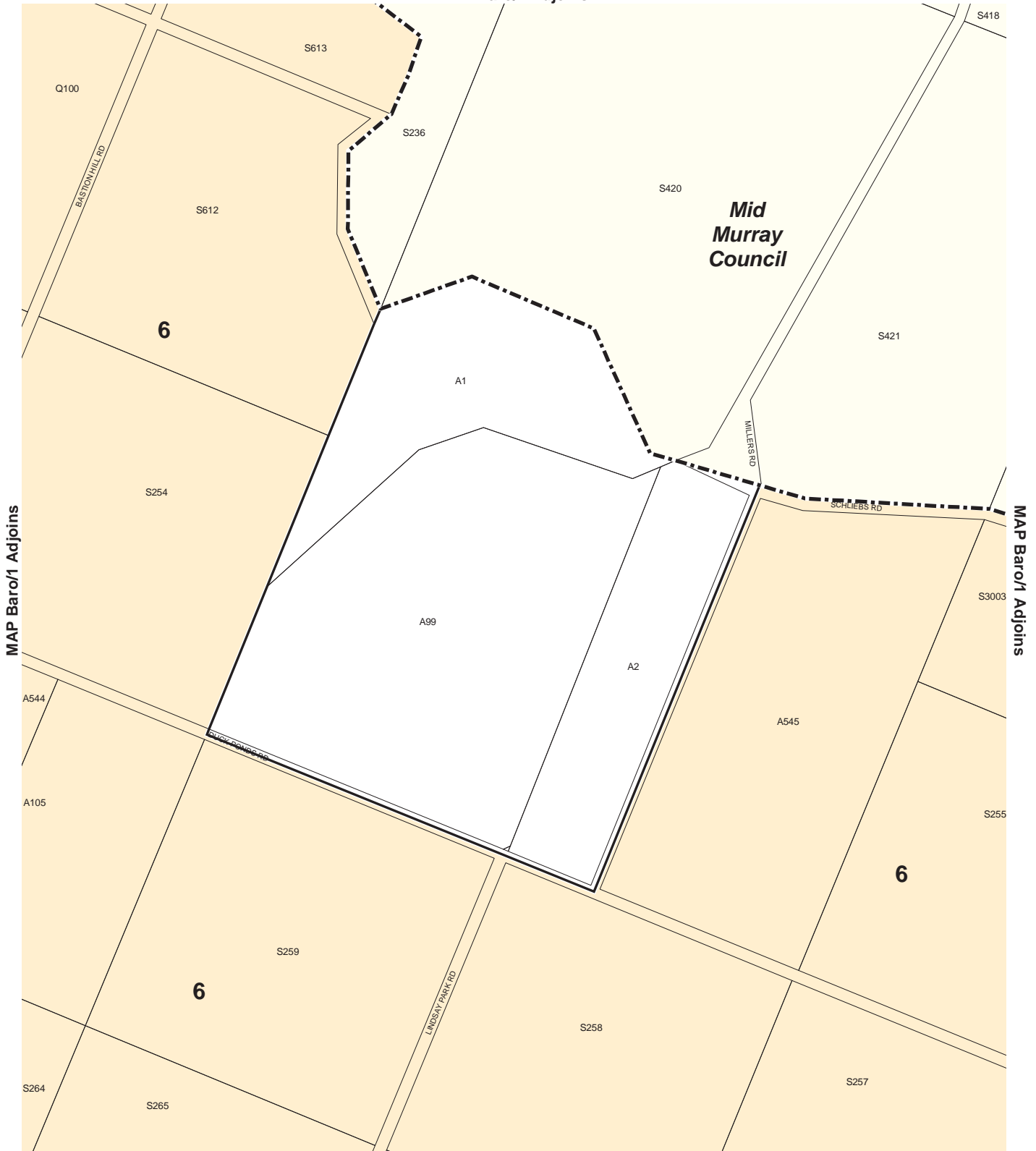
Lamberts Conformal Conic Projection, GDA94



- Zones**
- MinEx Mineral Extraction
  - PrPro Primary Production
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Baro/19

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

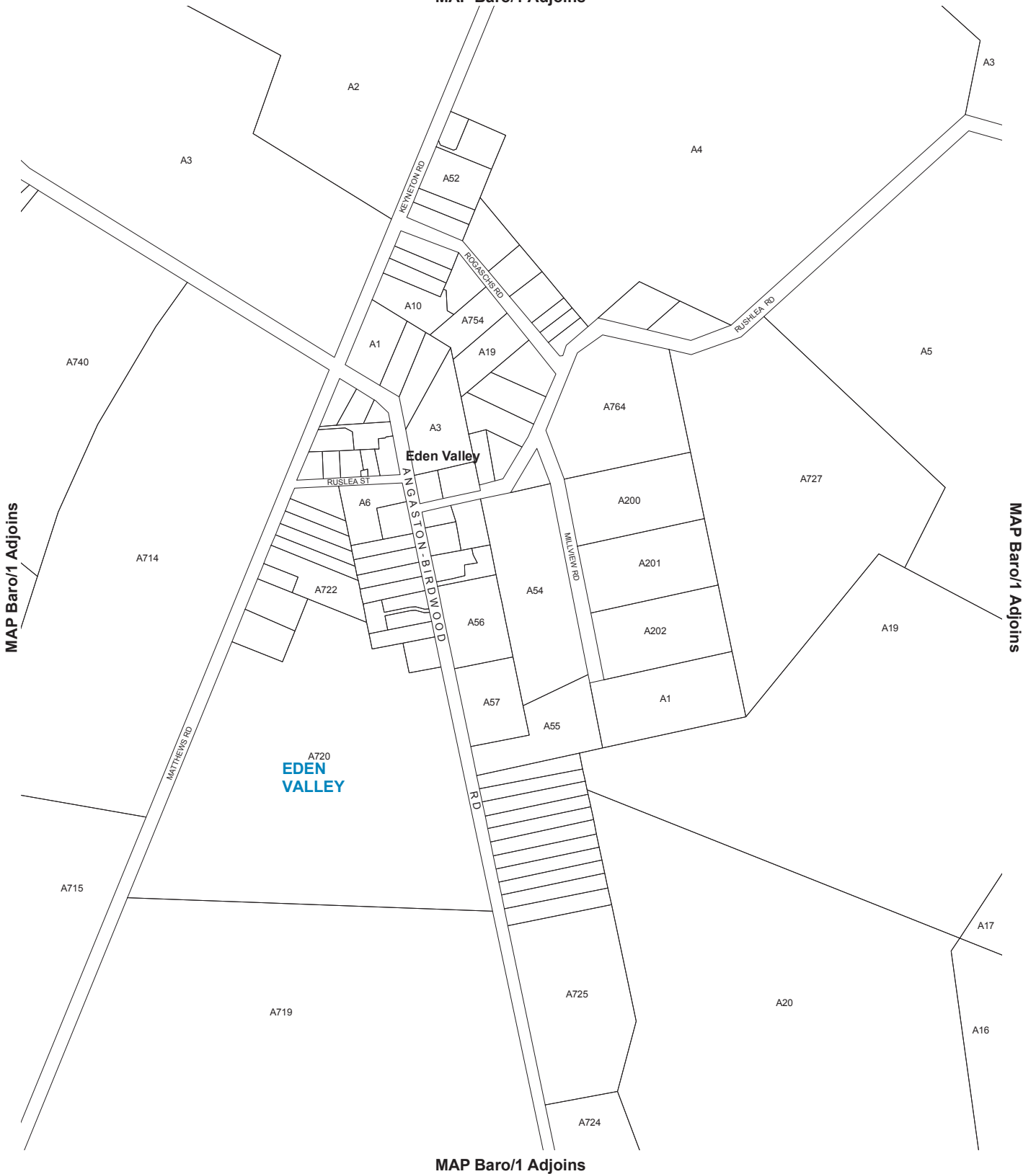
Precinct  
6 Mocolta



# Precinct Map Baro/19

- Precinct Boundary
- Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins



EDEN VALLEY

# Location Map Baro/20

MAP Baro/1 Adjoins



0 250m

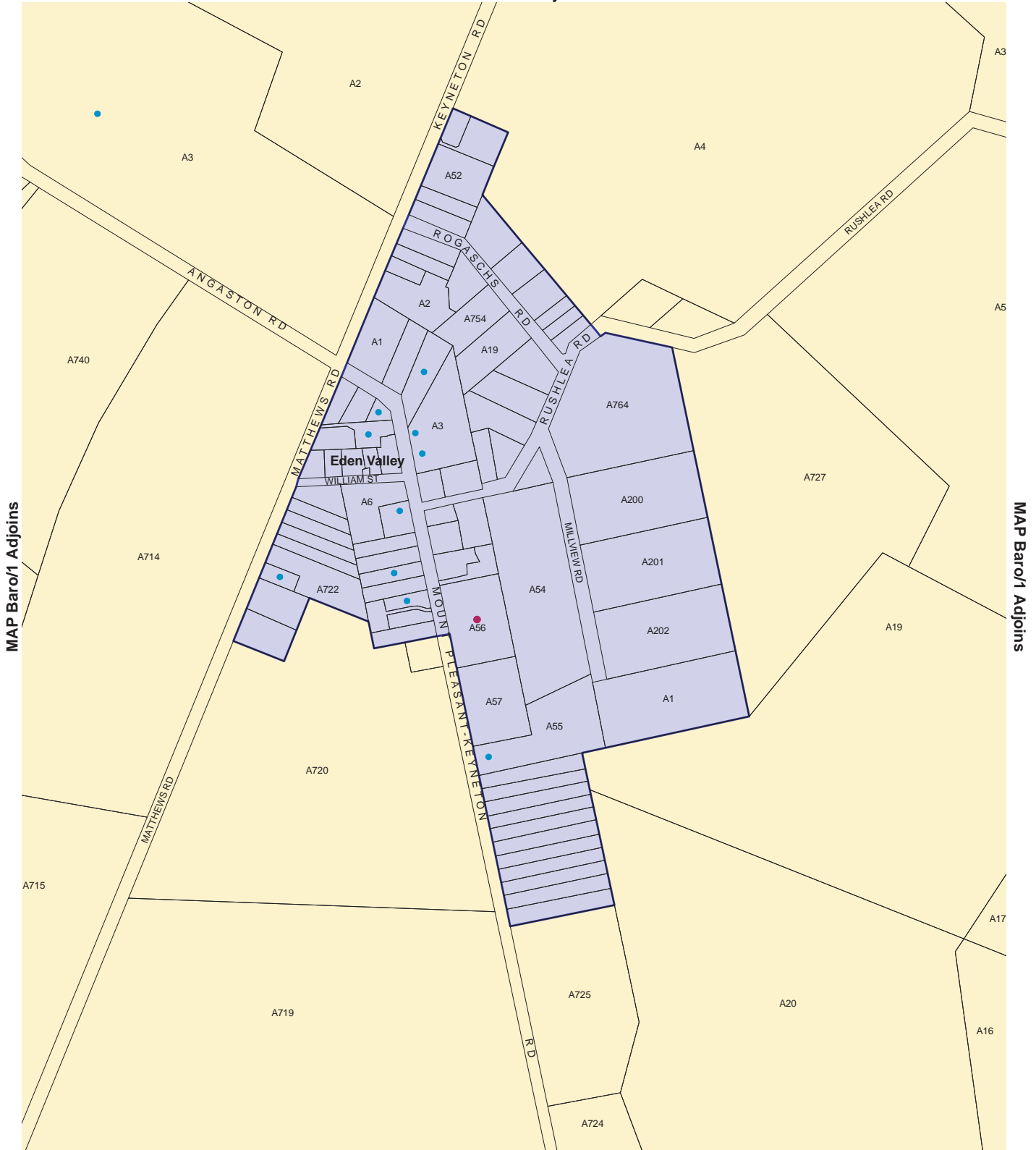
EDEN VALLEY

# Overlay Map Baro/20 TRANSPORT

BAROSSA COUNCIL  
Consolidated - 5 September 2019

Secondary Arterial Roads

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

Heritage points are indicative only.  
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Items please refer to the relevant tables within this document.

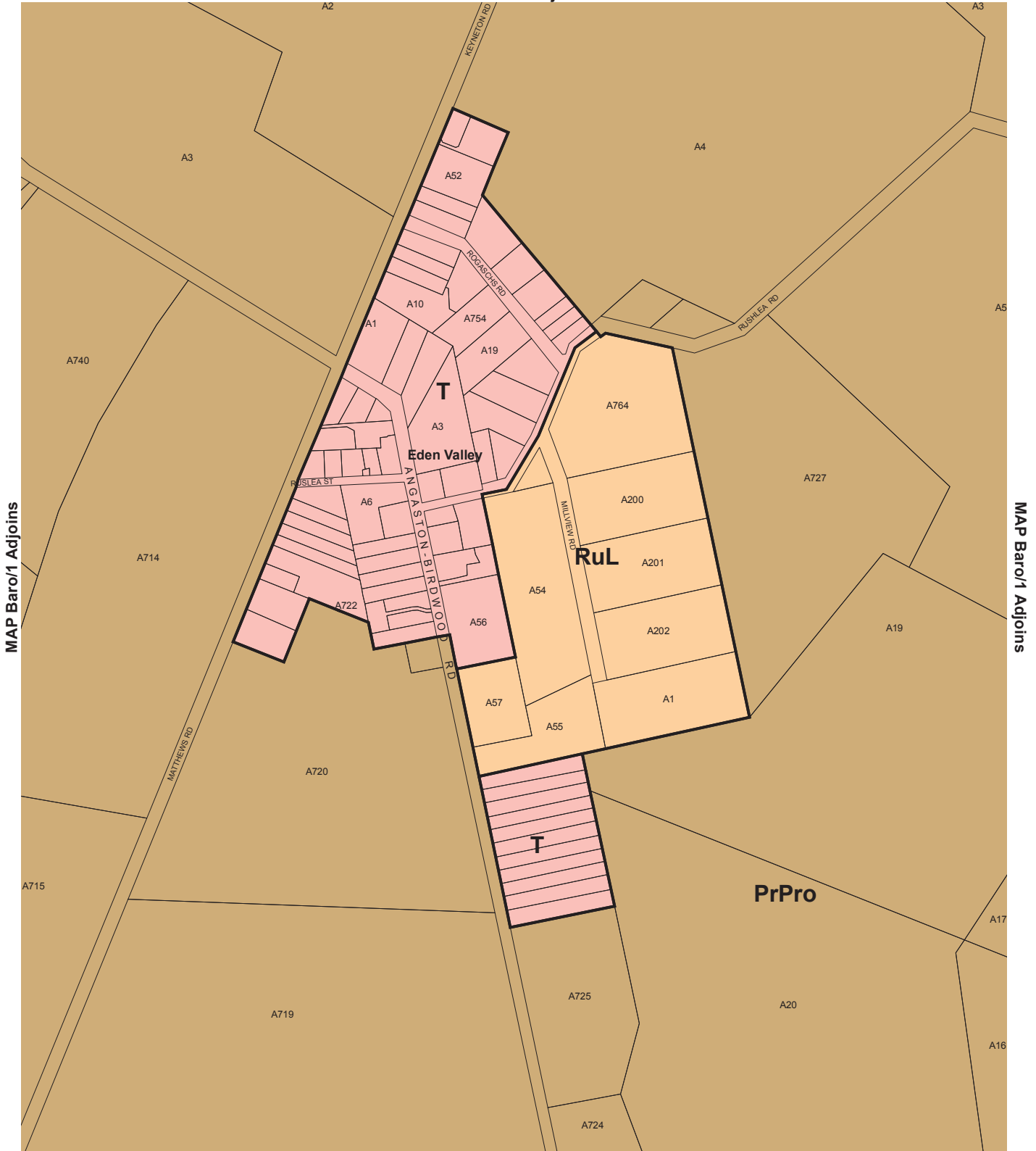


EDEN VALLEY

# Overlay Map Baro/20 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Area Excluded from District
- Character Preservation District

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



EDEN VALLEY

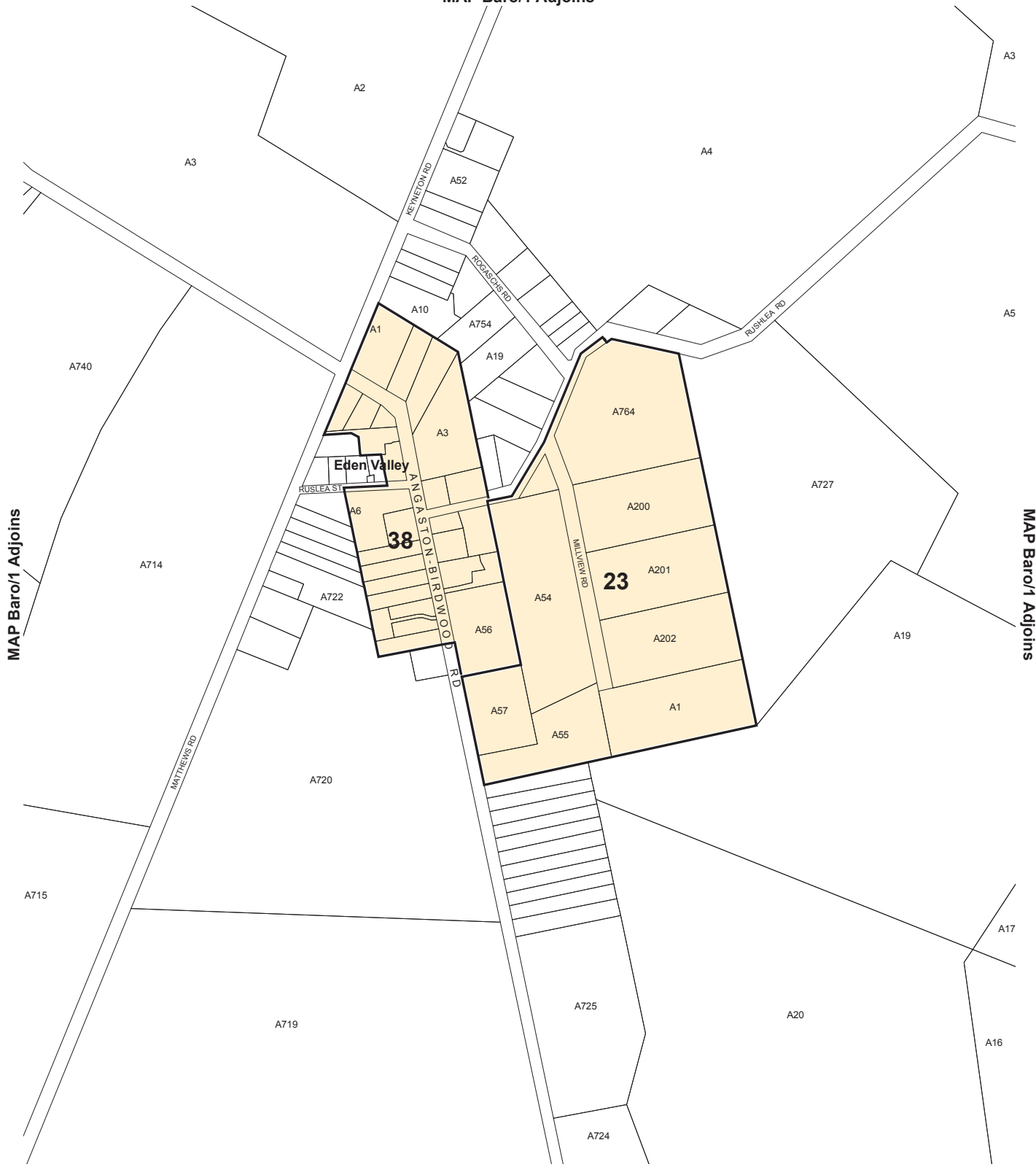
# Zone Map Baro/20

Zones

- PrPro Primary Production
- RuL Rural Living
- T Township
- Zone Boundary



MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

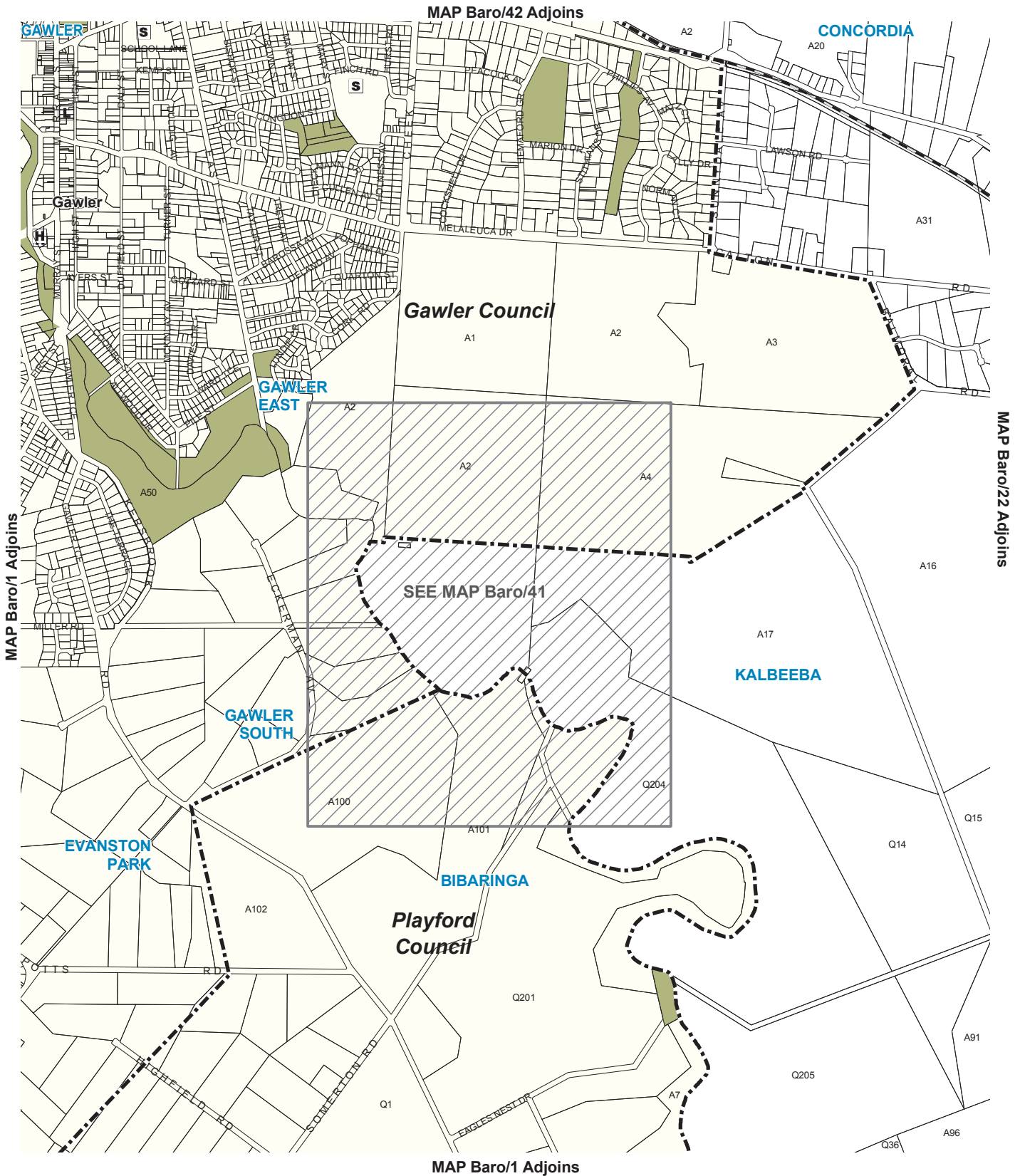
- Precinct**
- 23** Eden Valley
- 38** Eden Valley Character



EDEN VALLEY

# Precinct Map Baro/20

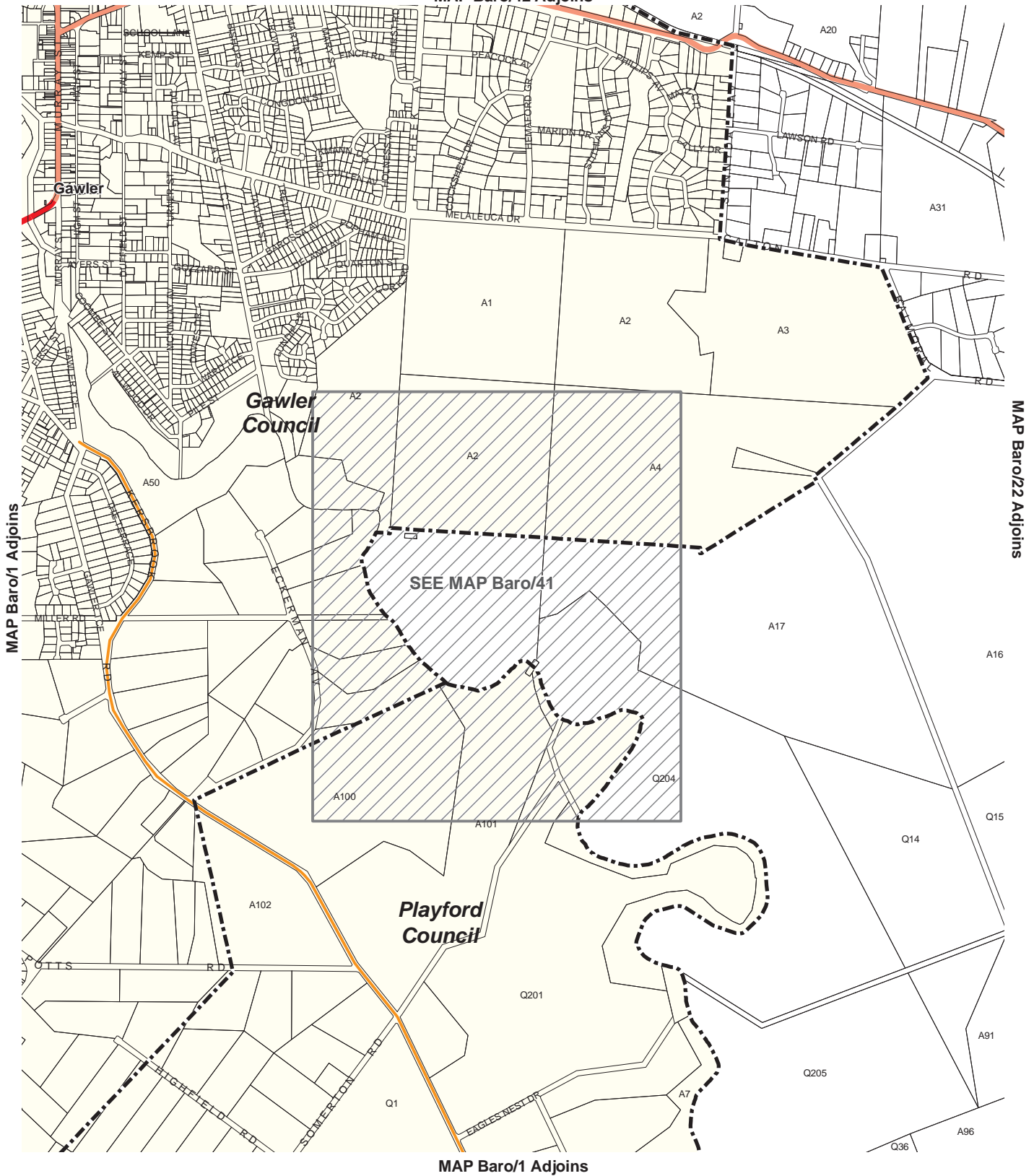
 Precinct Boundary



# Location Map Baro/21

- S** School
- L** Public Library
- C** Council Office
- H** Other Health Services
- Railways
- Local Reserves
- Development Plan Boundary

MAP Baro/42 Adjoins

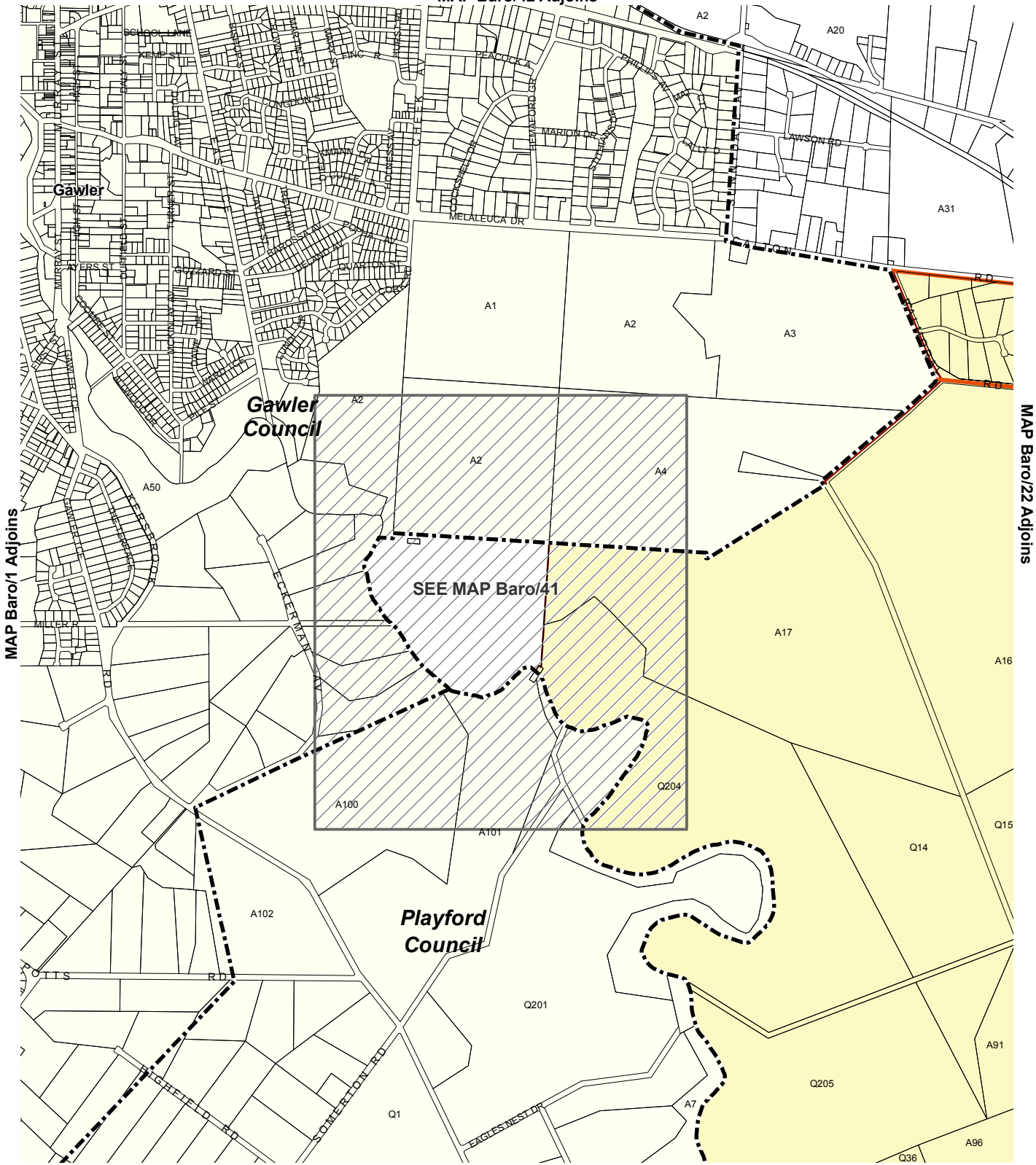


- Mount Lofty Scenic Roads
- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

# Overlay Map Baro/21

## TRANSPORT

MAP Baro/42 Adjoins



MAP Baro/1 Adjoins

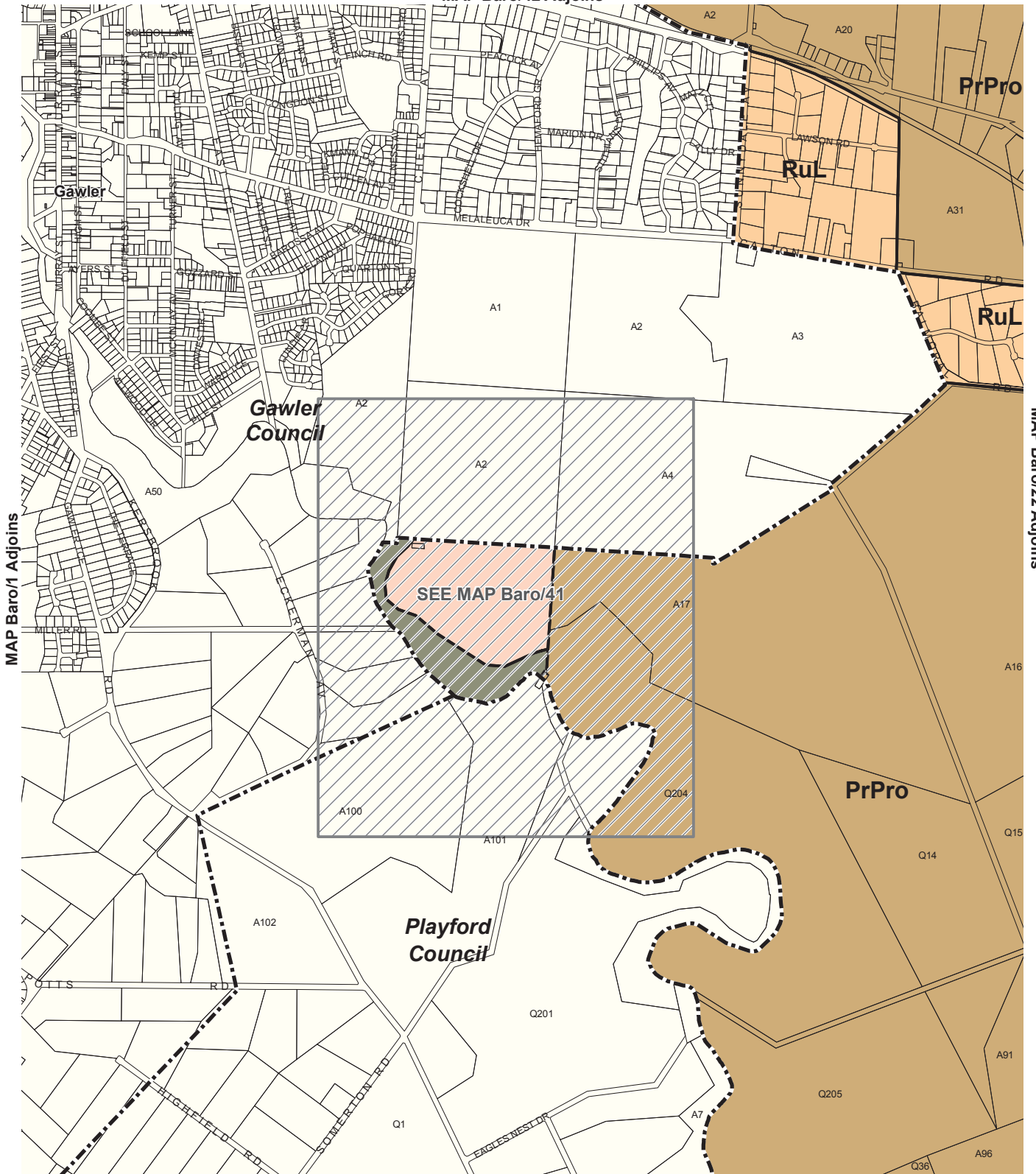


- Designated Area
- Character Preservation District
- Development Plan Boundary

# Overlay Map Baro/21

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Baro/42 Adjoins



MAP Baro/1 Adjoins

MAP Baro/22 Adjoins

MAP Baro/1 Adjoins

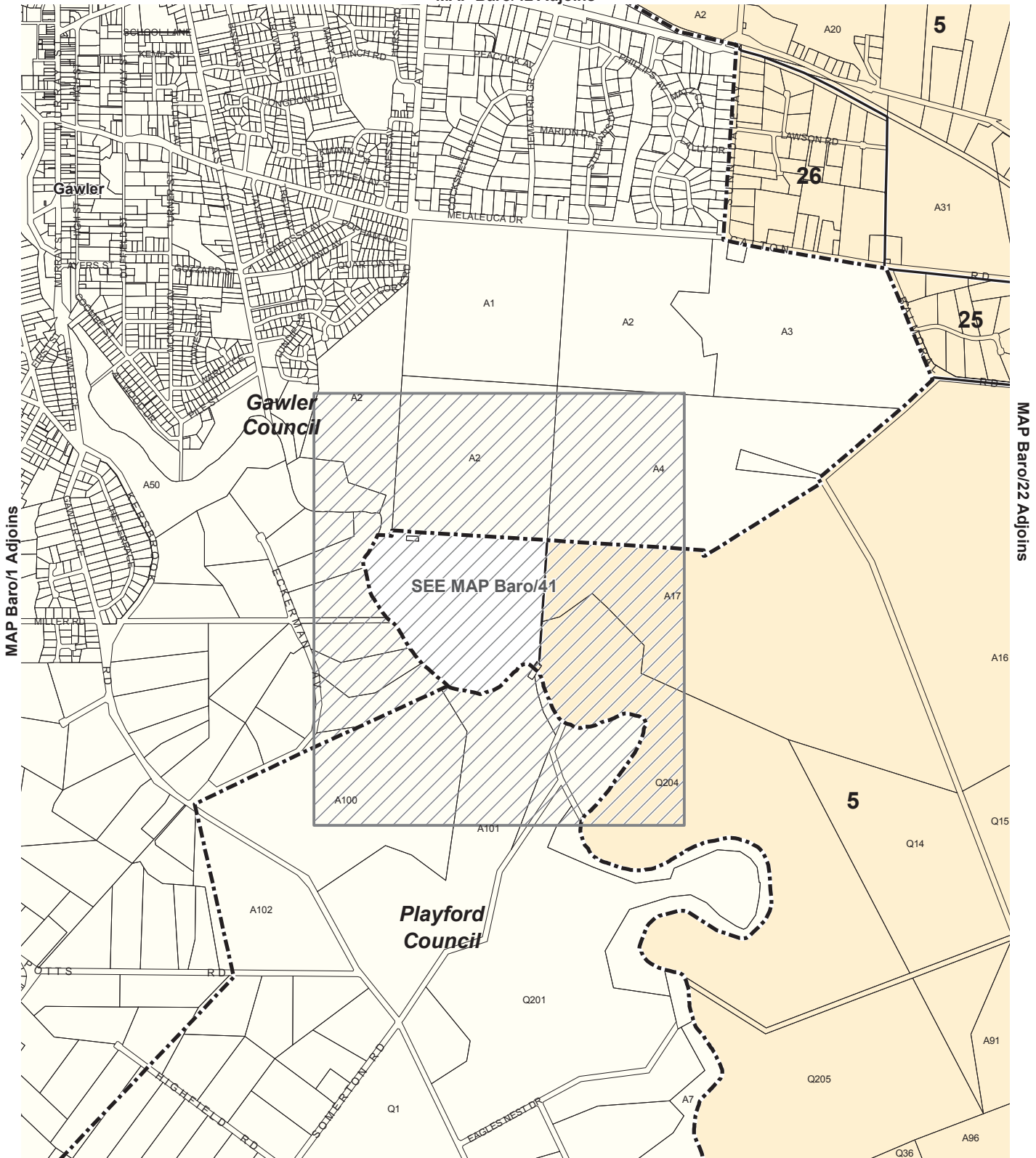
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



# Zone Map Baro/21

- Zones**
- PrPro Primary Production
  - RuL Rural Living
  - Zone Boundary
  - Development Plan Boundary

MAP Baro/42 Adjoins



MAP Baro/1 Adjoins

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

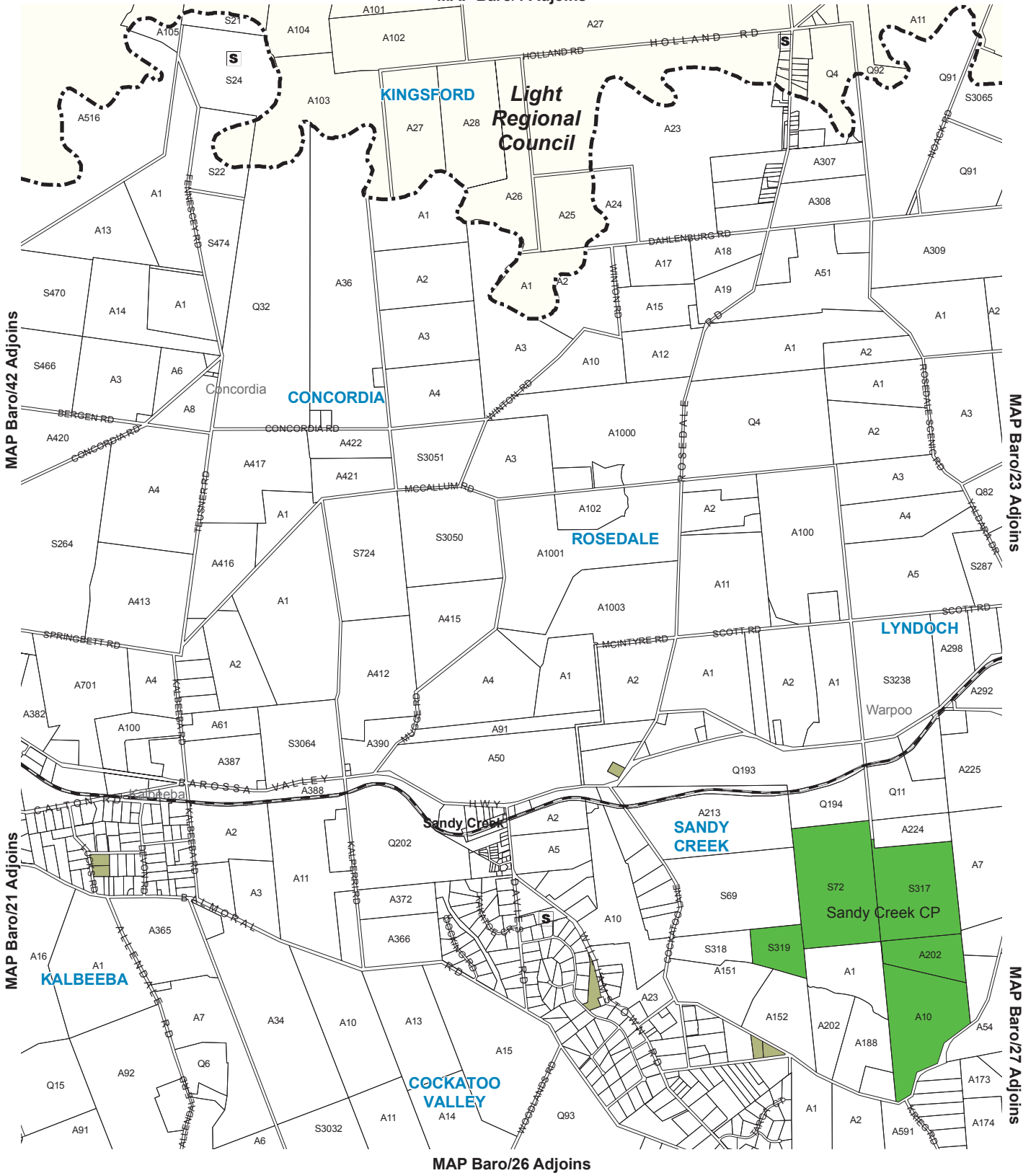
- Precinct**
- 25 Kalbeeba East
  - 26 Kalbeeba West
  - 5 Concordia



# Precinct Map Baro/21

- Precinct Boundary
- Development Plan Boundary

MAP Baro/1 Adjoins



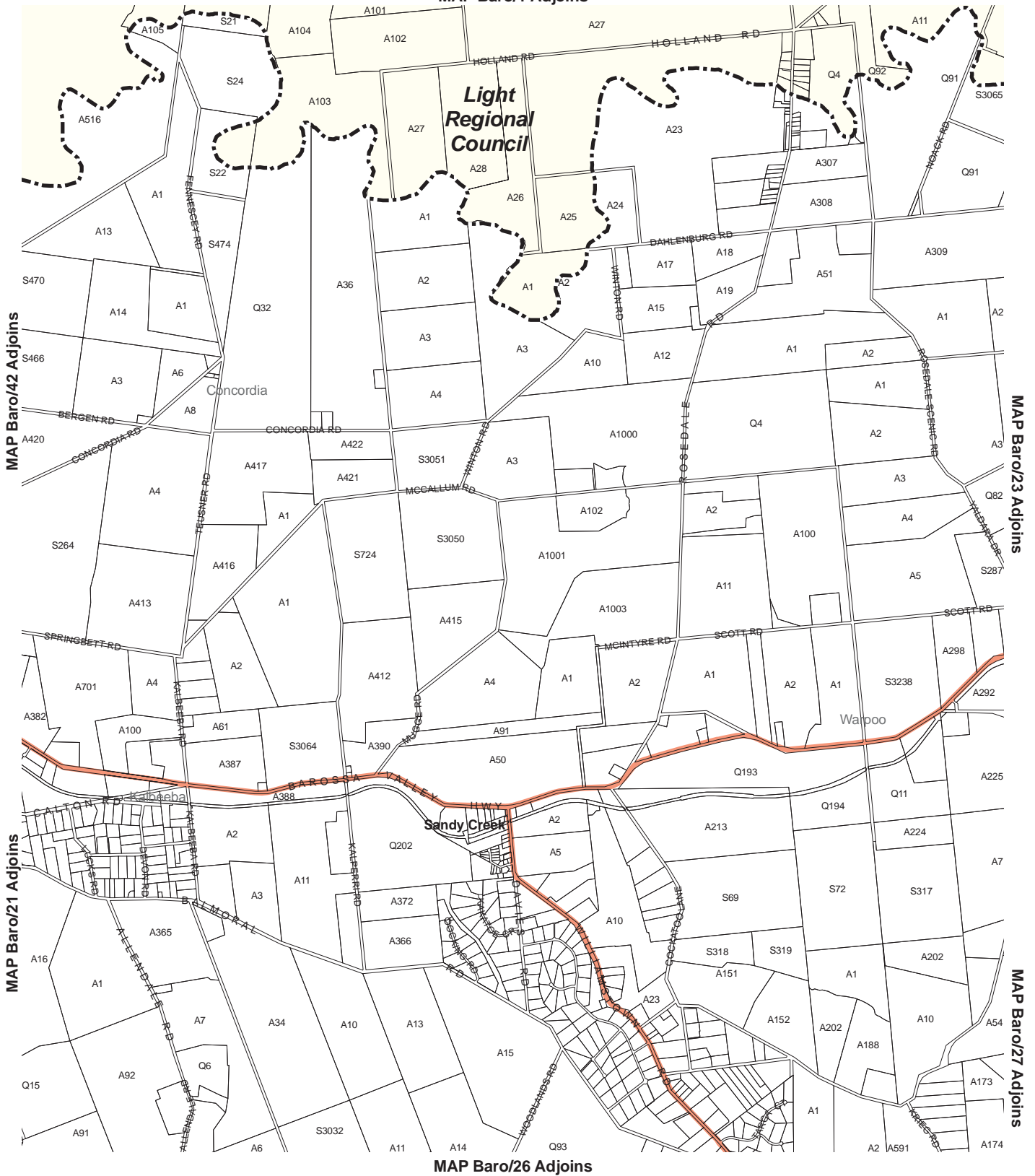
MAP Baro/26 Adjoins



- S School
- Railways
- Local Reserves
- Conservation Park
- Development Plan Boundary

# Location Map Baro/22

MAP Baro/1 Adjoins



MAP Baro/26 Adjoins



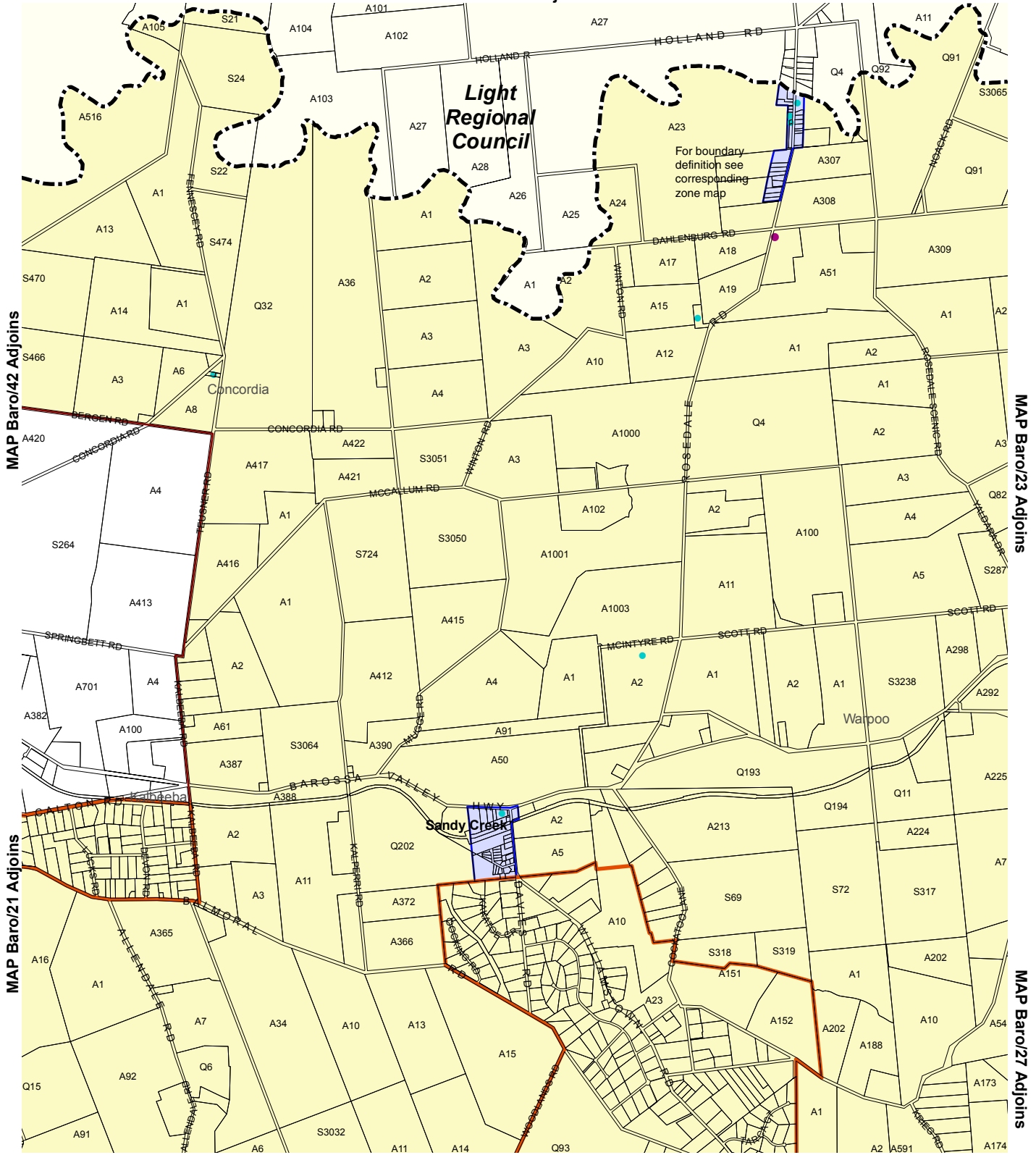
# Overlay Map Baro/22

## TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary



MAP Baro/1 Adjoins



MAP Baro/26 Adjoins

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

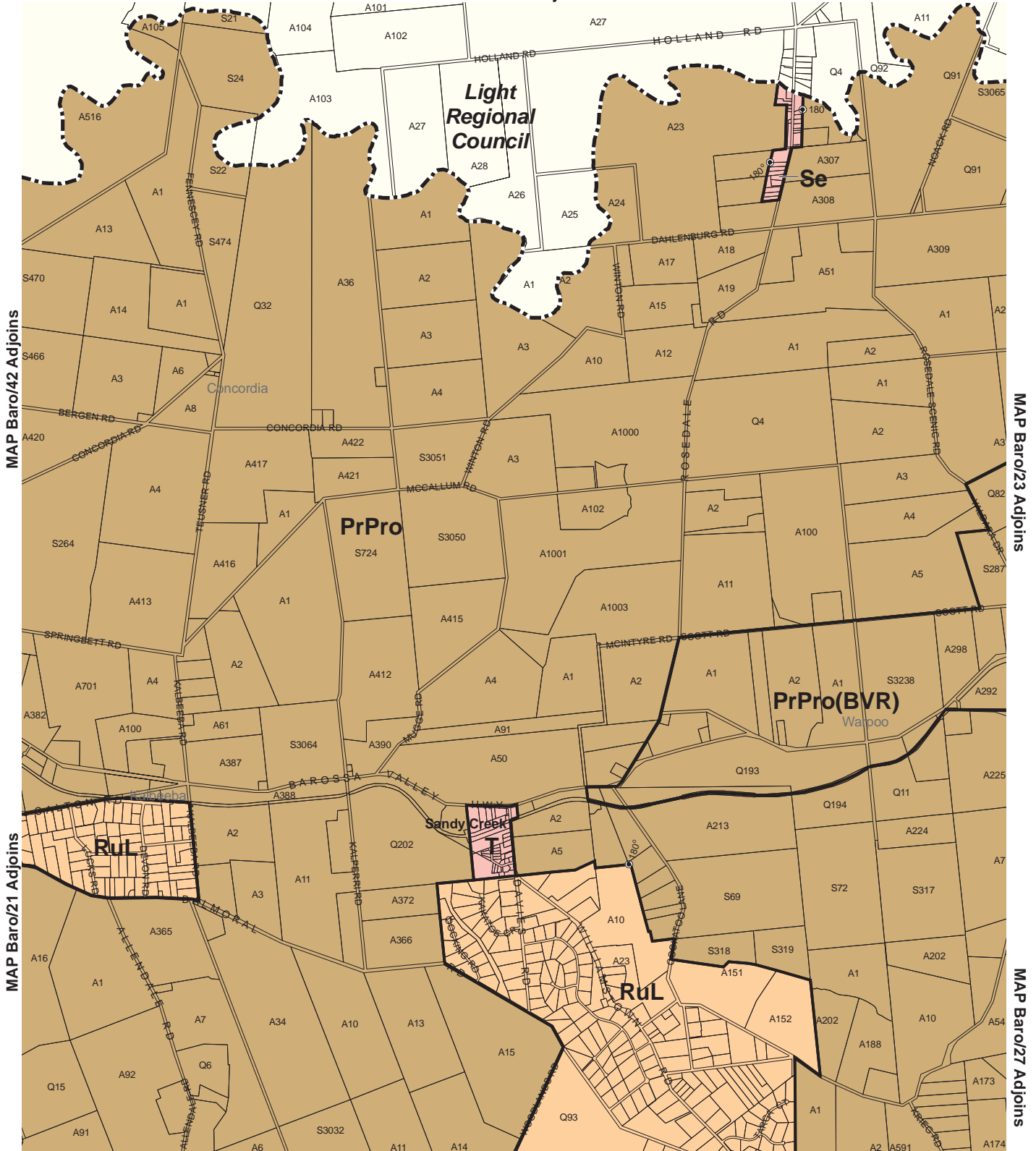


- State heritage place
- Local heritage place
- ▭ Designated Area
- ▭ Area Excluded from District
- ▭ Character Preservation District
- Development Plan Boundary

# Overlay Map Baro/22

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Baro/1 Adjoins



MAP Baro/26 Adjoins

Lamberts Conformal Conic Projection, GDA94

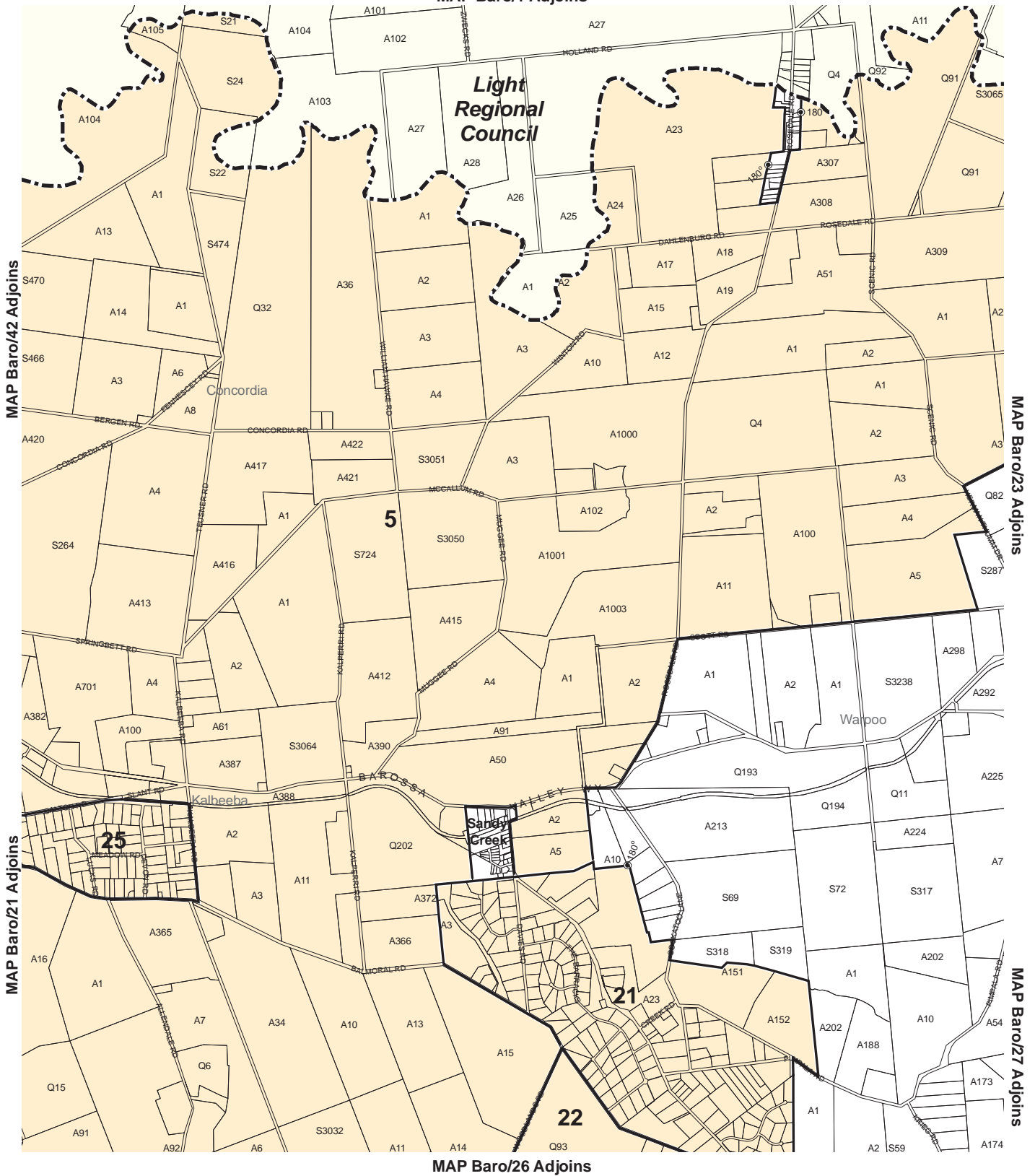


Zones

- PrPro Primary Production
- PrPro(BVR) Primary Production (Barossa Valley Region)
- RuL Rural Living
- Se Settlement
- T Township
- Zone Boundary
- Development Plan Boundary

# Zone Map Baro/22

MAP Baro/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

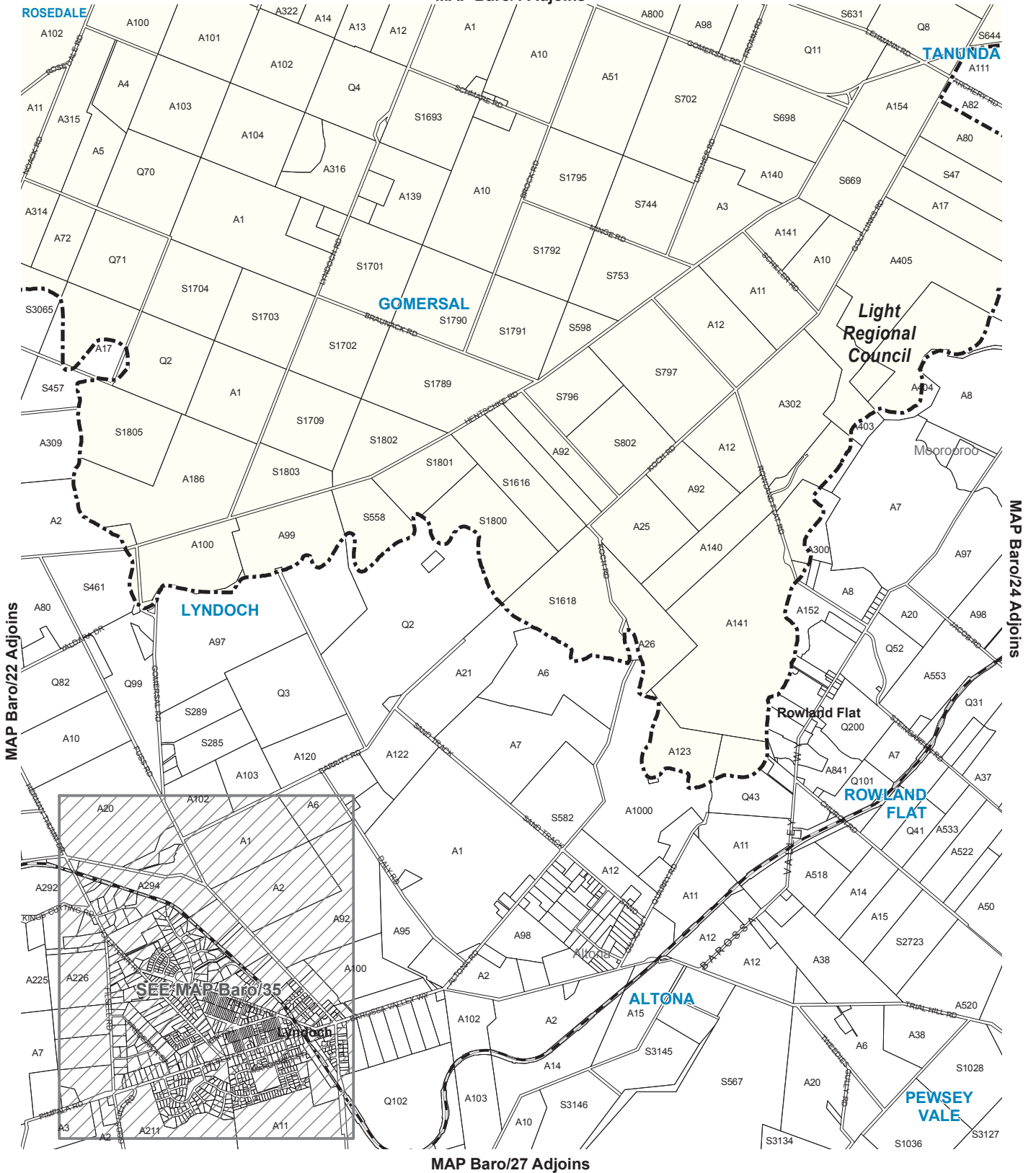
- 21 Cockatoo Valley
- 22 Cockatoo Valley South
- 25 Kalbeeba East
- 5 Concordia



# Precinct Map Baro/22

- Precinct Boundary
- Development Plan Boundary

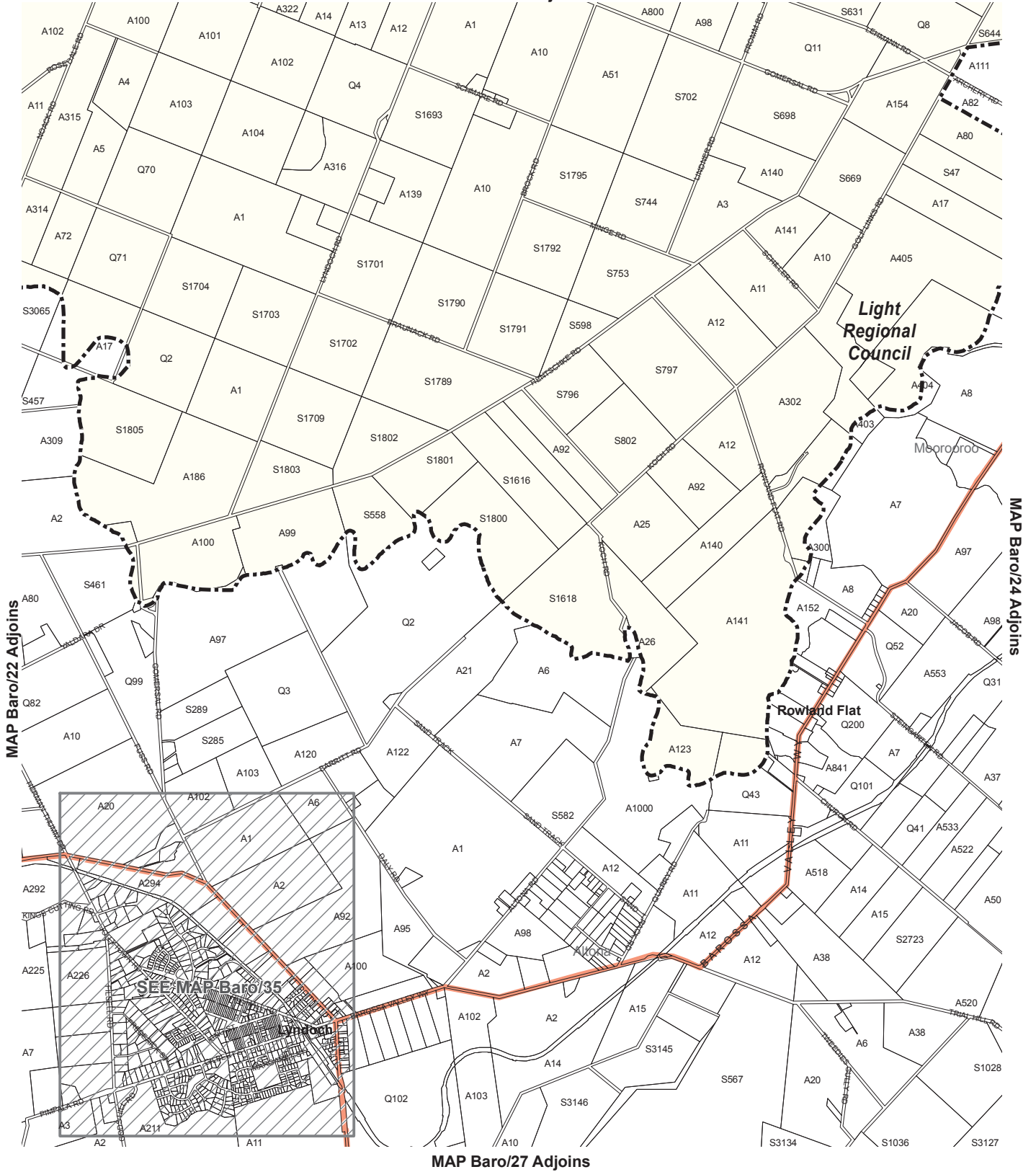
MAP Baro/1 Adjoins



# Location Map Baro/23

- Railways
- Development Plan Boundary



### MAP Baro/1 Adjoins



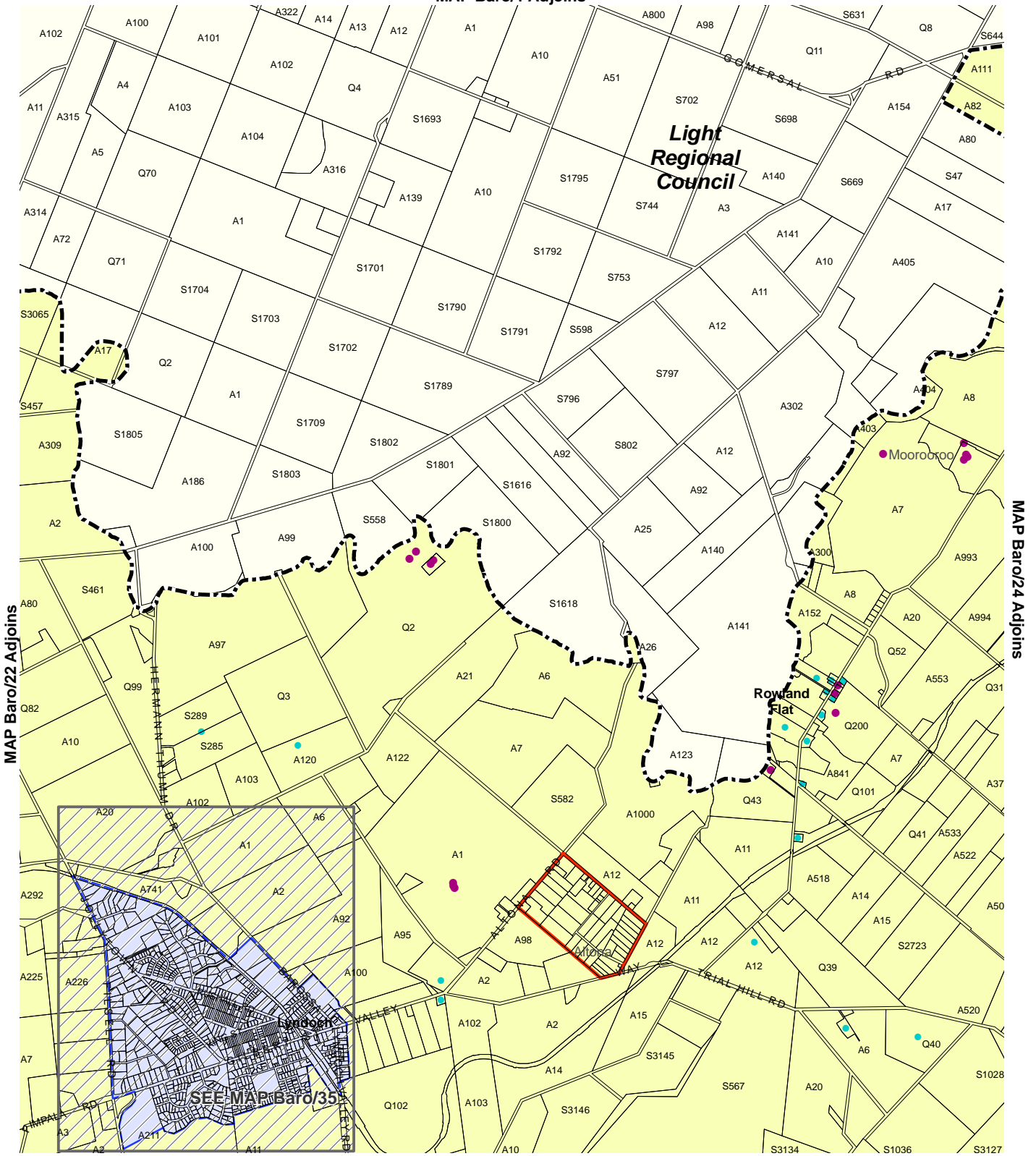
### MAP Baro/27 Adjoins



# Overlay Map Baro/23 TRANSPORT

-  Secondary Arterial Roads
-  Development Plan Boundary

MAP Baro/1 Adjoins



Heritage points are indicative only.  
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 Items please refer to the relevant tables within this document.

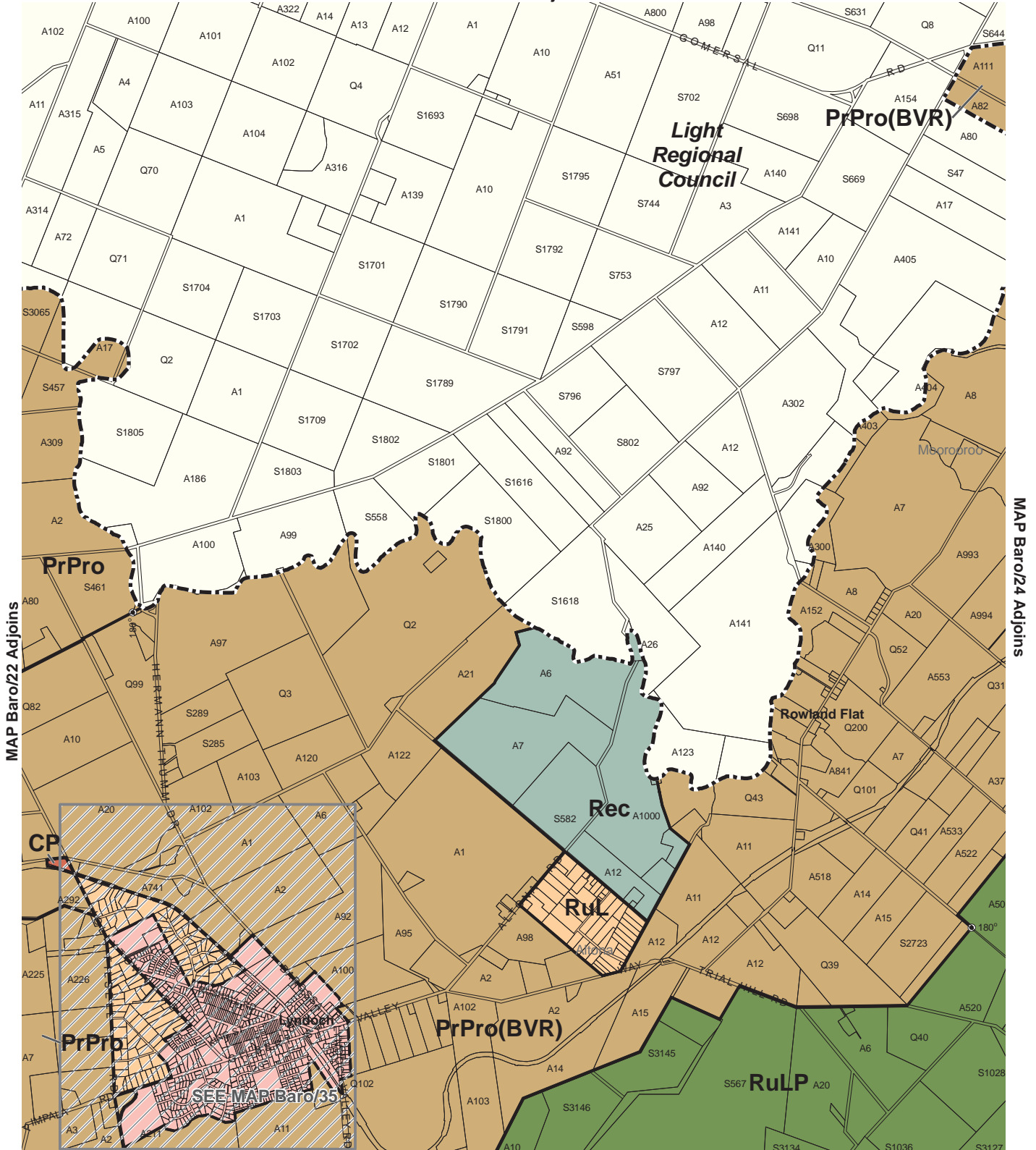


- State heritage place
- Local heritage place
- Designated Area
- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

# Overlay Map Baro/23

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Baro/1 Adjoins



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

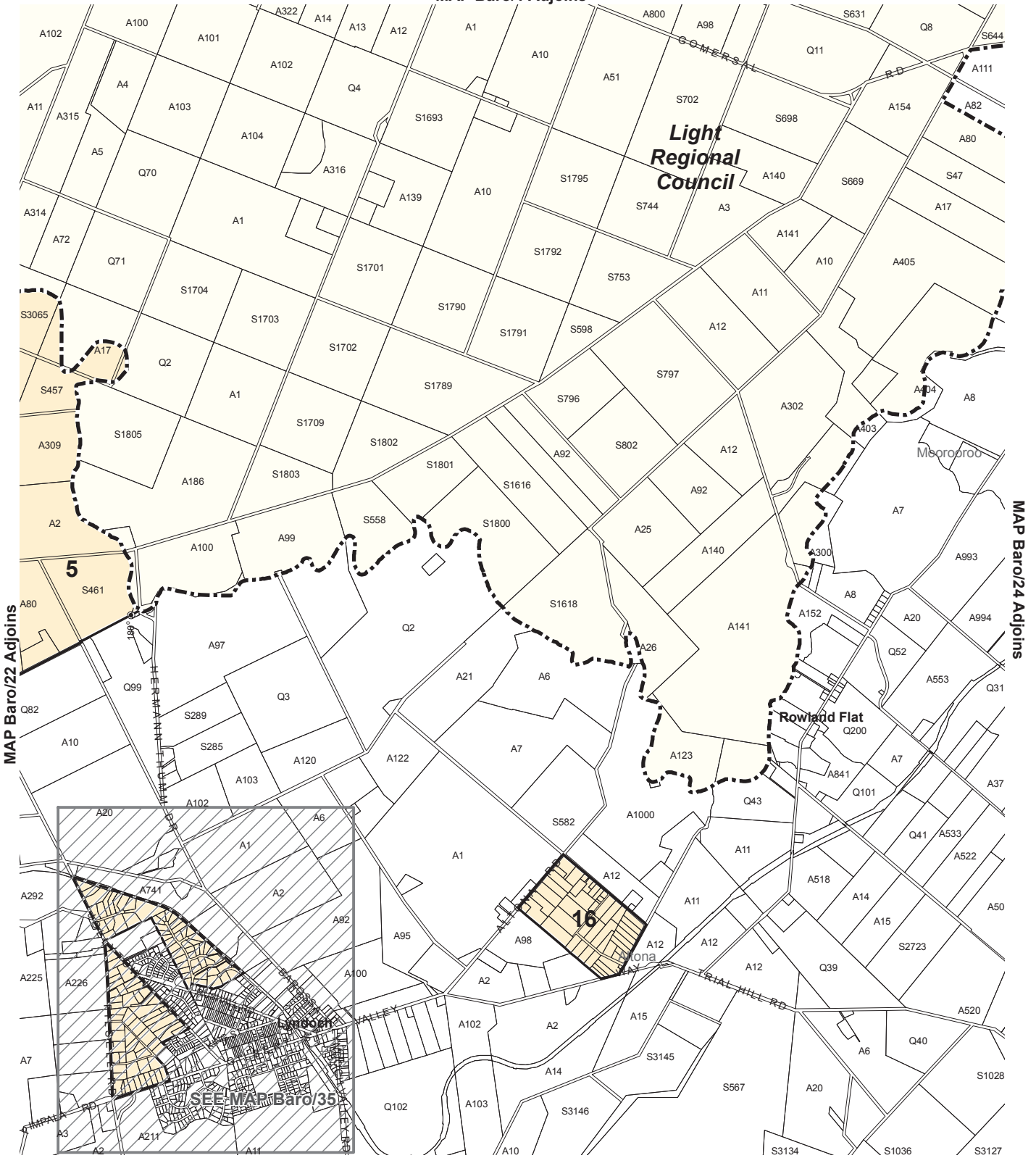
Zones

- CP Caravan and Tourist Park
- PrPro Primary Production
- PrPro(BVR) Primary Production (Barossa Valley Region)
- Rec Recreation
- RuLP Rural Landscape Protection
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary



# Zone Map Baro/23

MAP Baro/1 Adjoins



Light  
Regional  
Council

Rowland Flat

MAP Baro/27 Adjoins

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

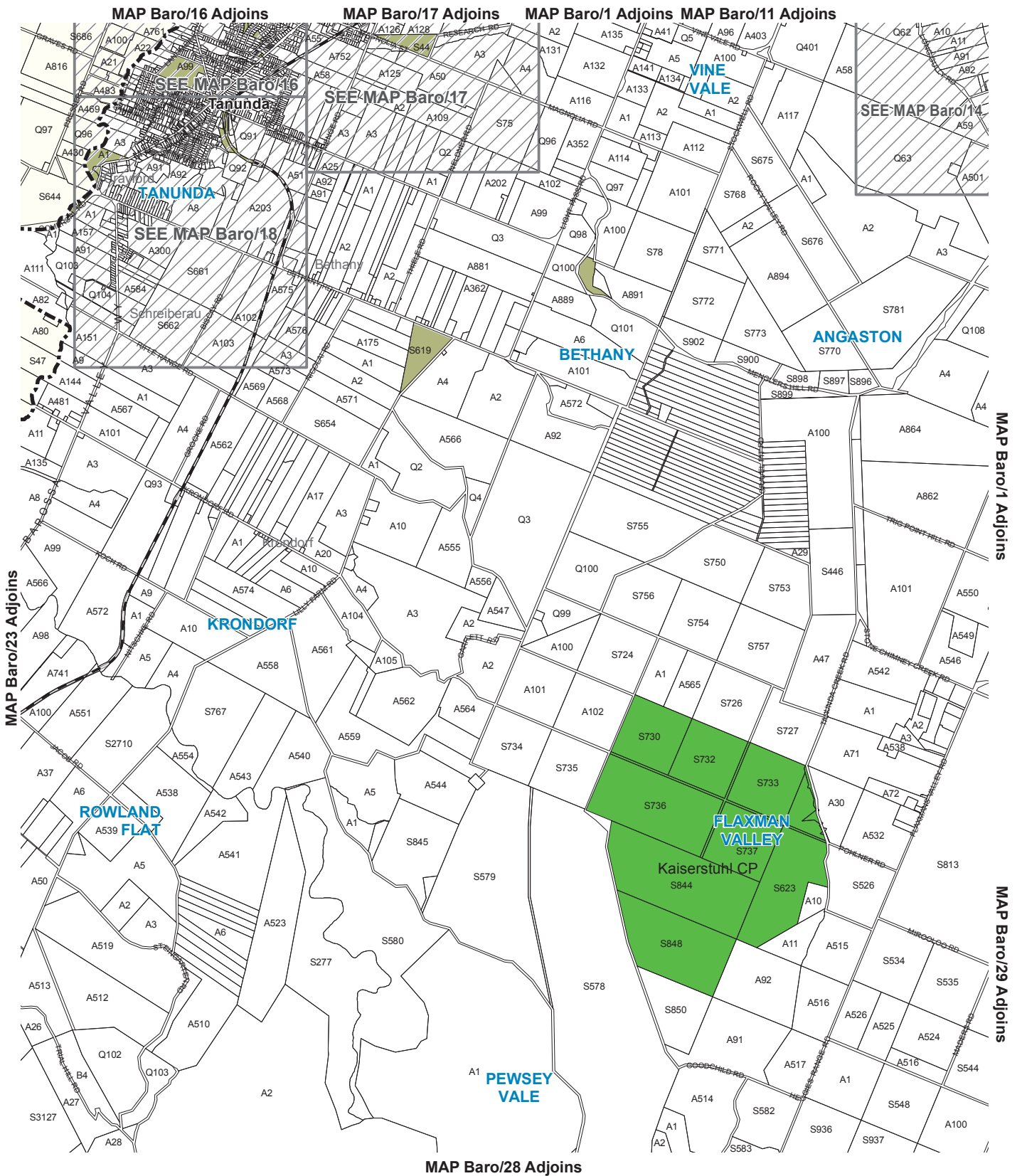
- Precinct**  
 16 Altona  
 5 Concordia







# Precinct Map Baro/23

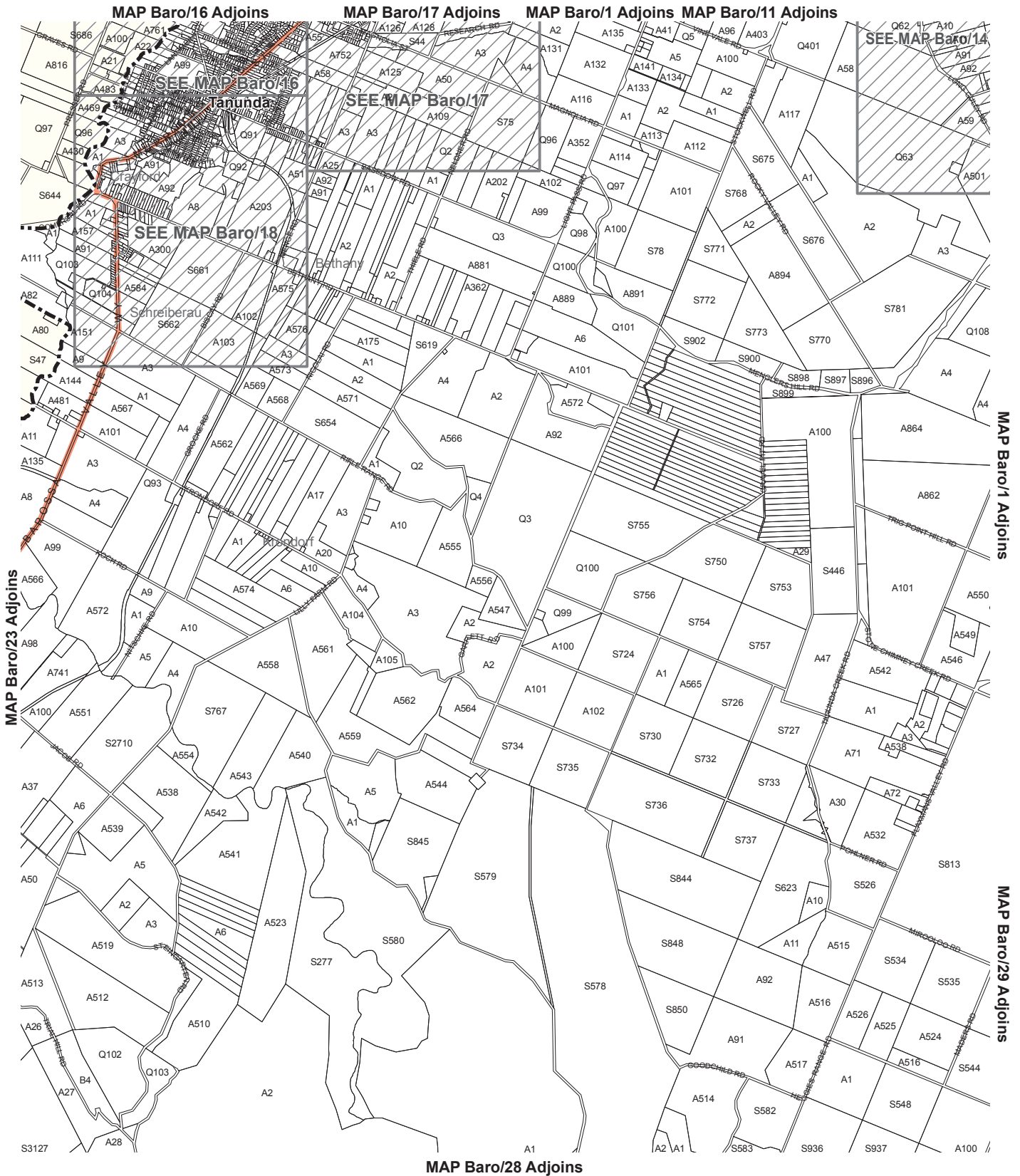
- Precinct Boundary
- Development Plan Boundary





# Location Map Baro/24

-  Railways
-  Local Reserves
-  Conservation Park
-  Development Plan Boundary



# Overlay Map Baro/24 TRANSPORT

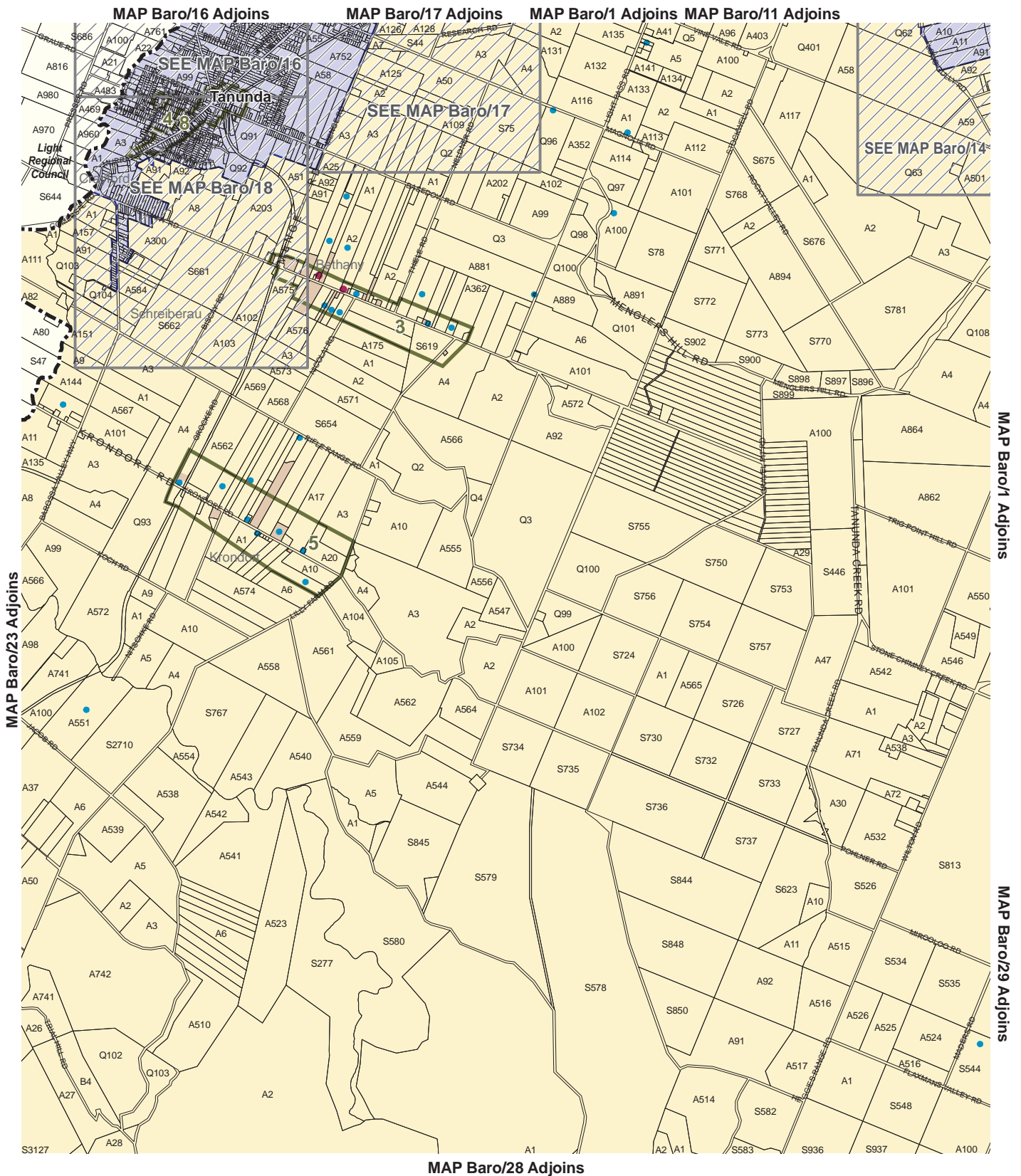
- Secondary Arterial Roads
- - - - - Development Plan Boundary



# Overlay Map Baro/24

## DEVELOPMENT CONSTRAINTS

- Flood Hazard
- 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.

**Historic Conservation Area**

- 3 Bethany
- 4 Goat Square
- 5 Krondorf
- 8 Murray Street Tanunda

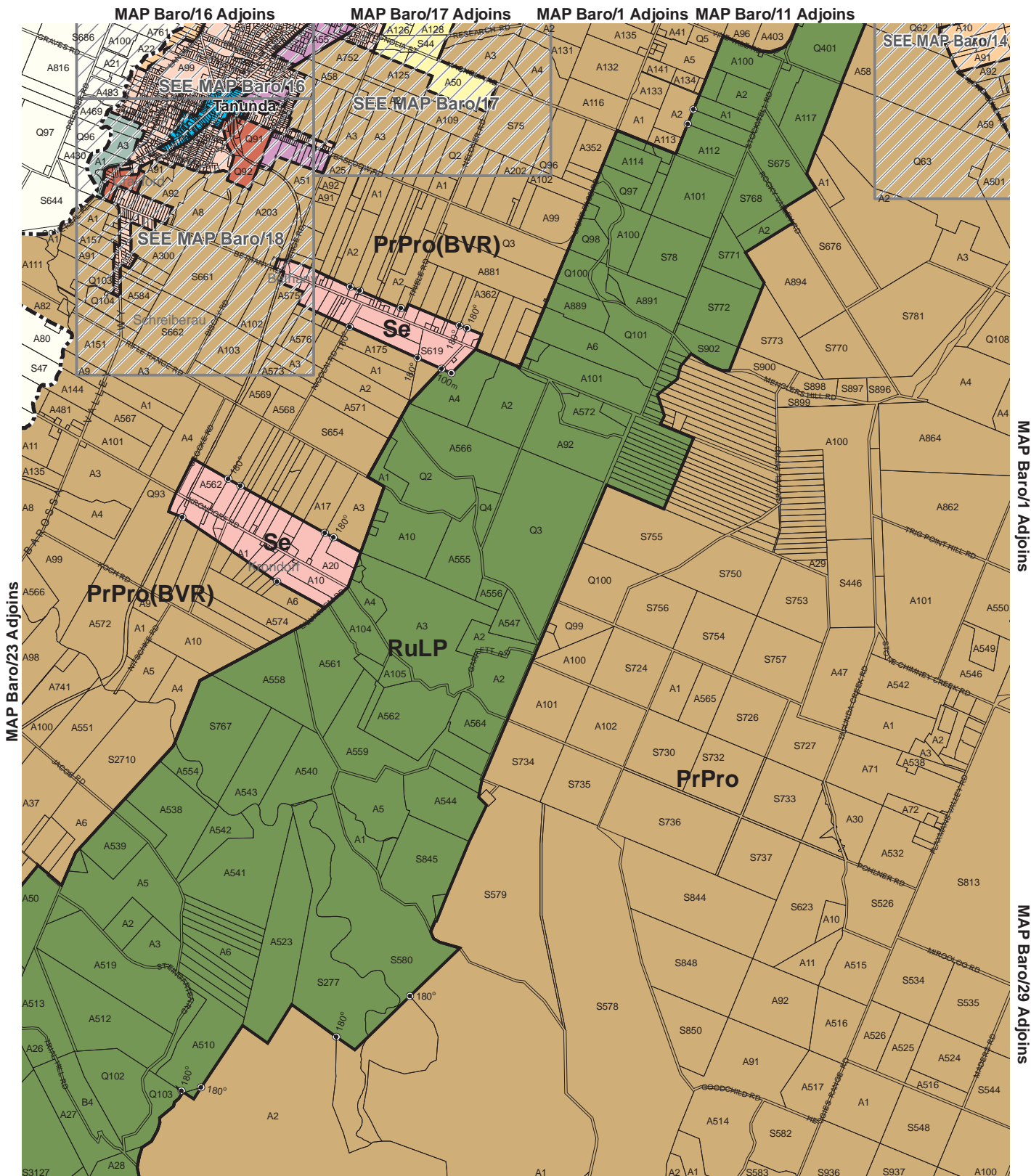
- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item
- Character Preservation District
- Development Plan Boundary

0



# Overlay Map Baro/24

## HERITAGE AND CHARACTER PRESERVATION DISTRICT



MAP Baro/28 Adjoins

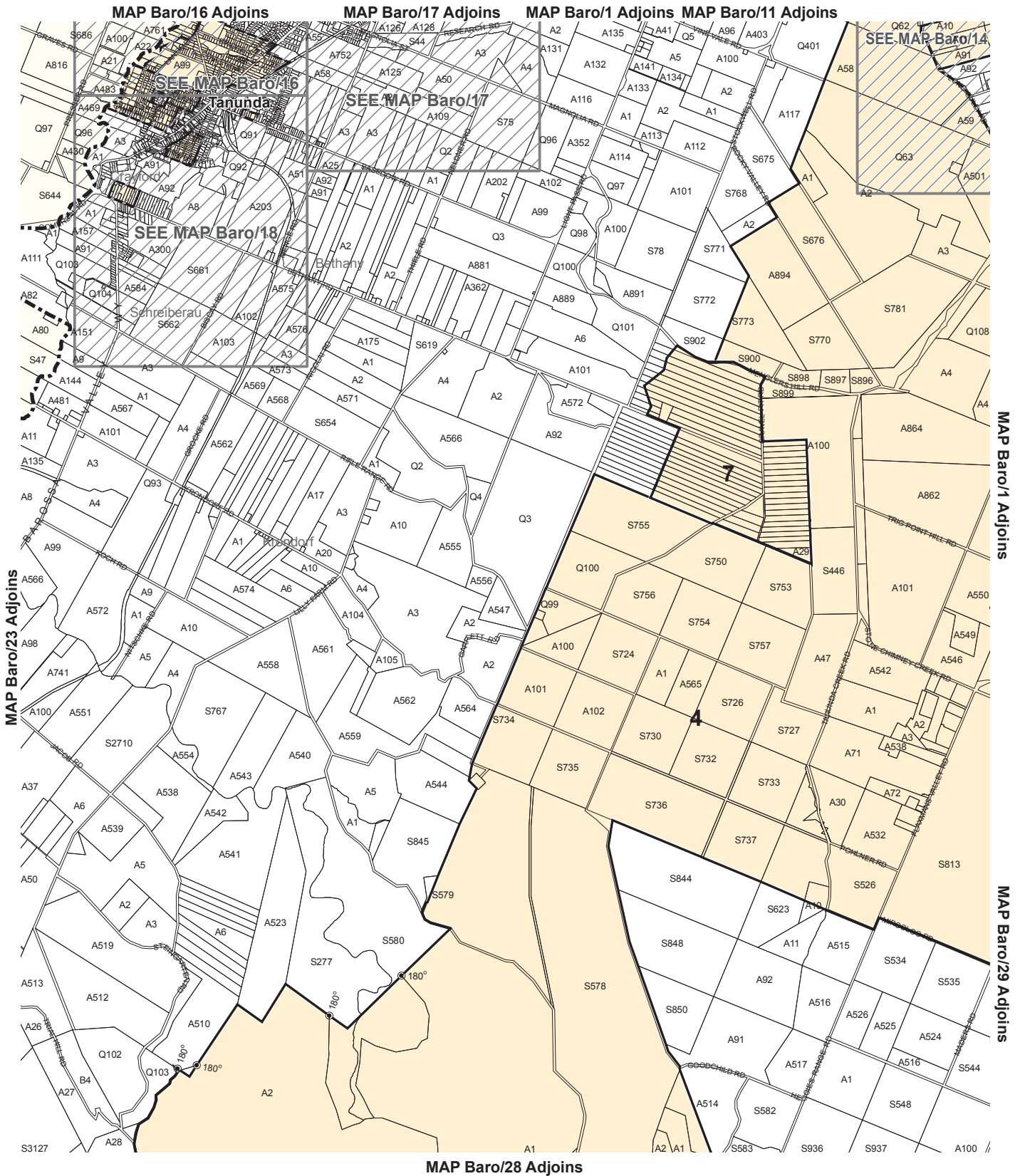
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



**Zones**

- PrPro Primary Production
- PrPro(BVR) Primary Production (Barossa Valley Region)
- RuLP Rural Landscape Protection
- Se Settlement
- Zone Boundary
- Development Plan Boundary

# Zone Map Baro/24



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

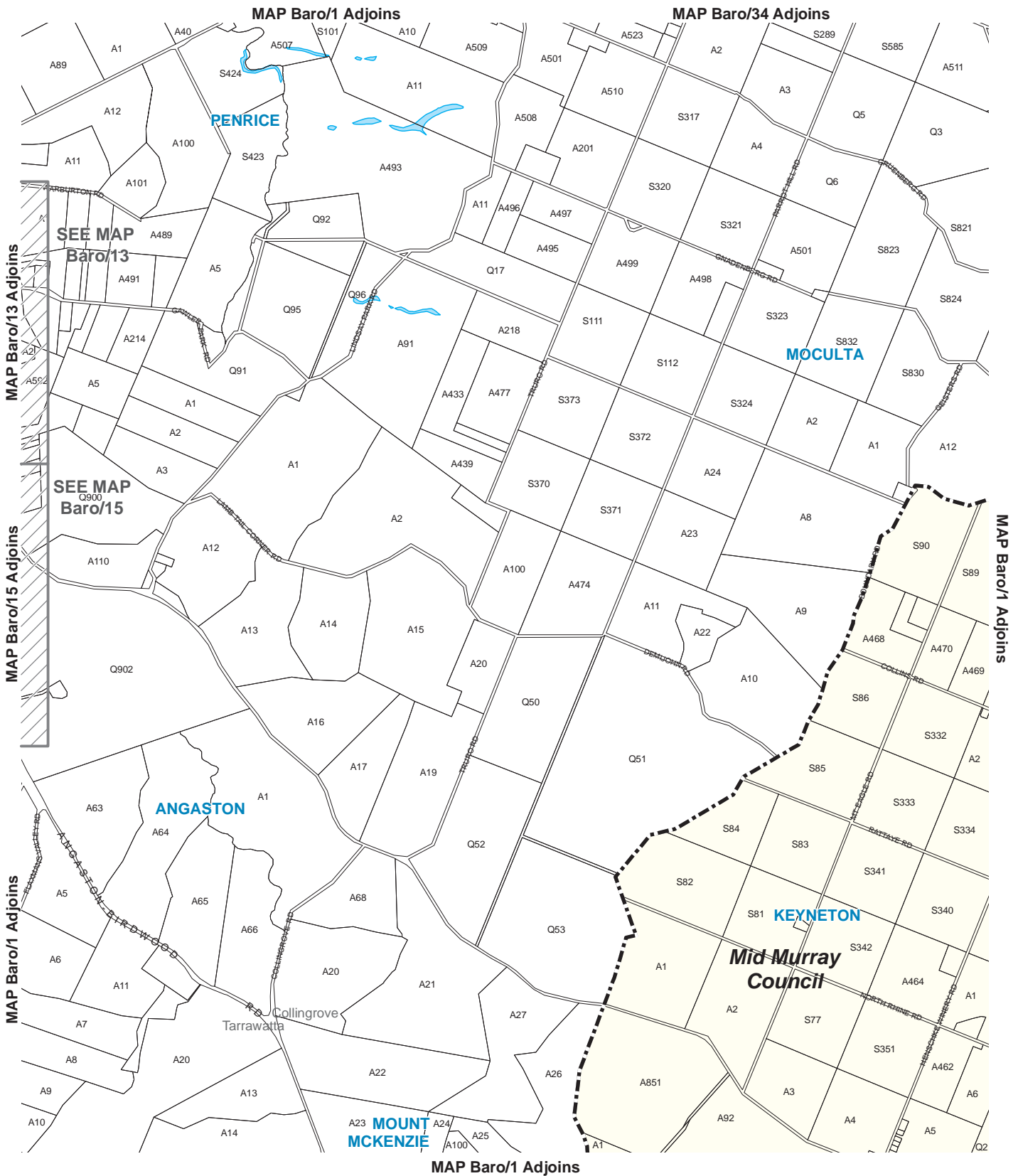
- Precinct**
- 4 Barossa Range
  - 7 Paper Town

MAP Baro/28 Adjoins



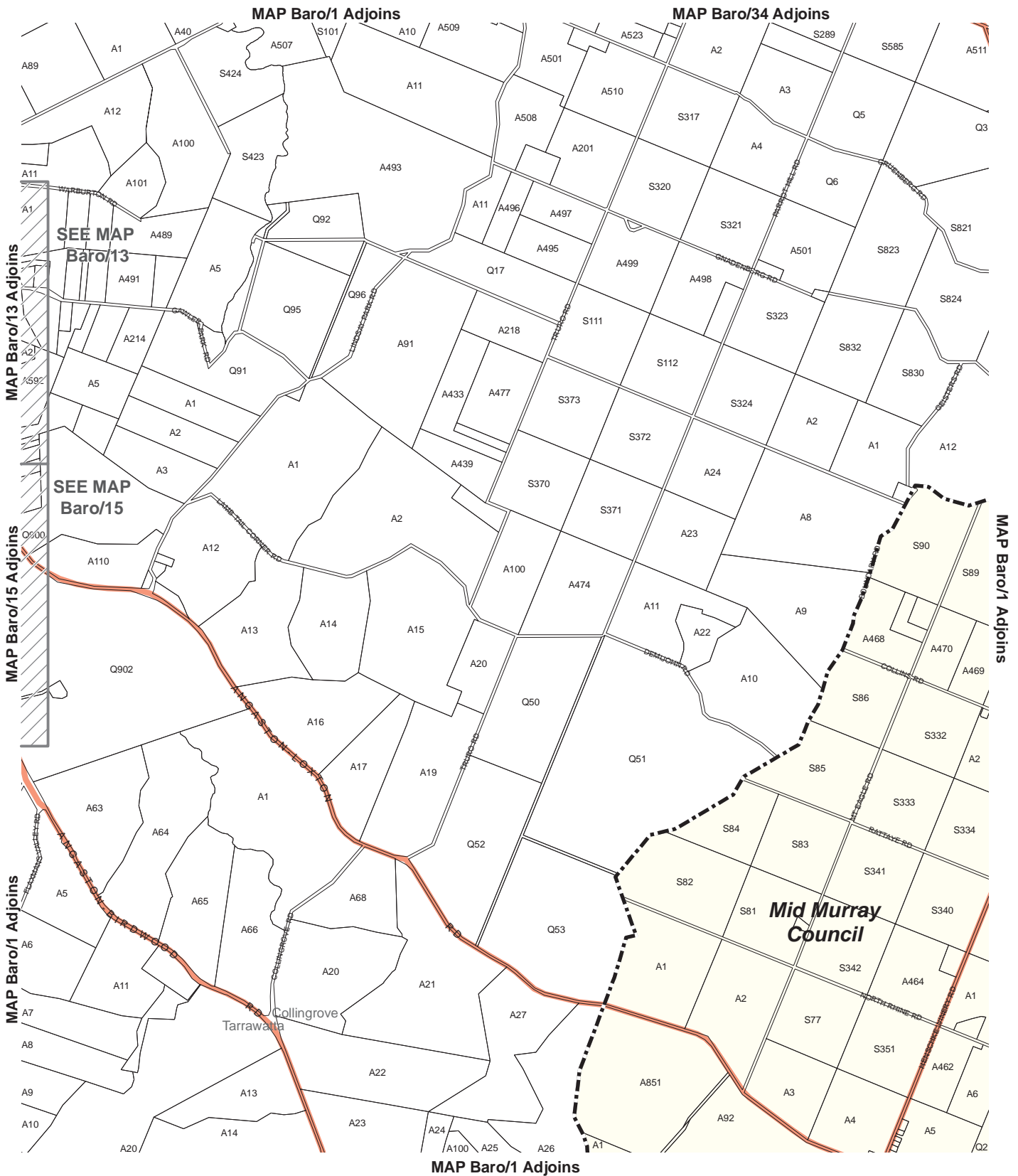
# Precinct Map Baro/24

- Precinct Boundary
- Development Plan Boundary



# Location Map Baro/25

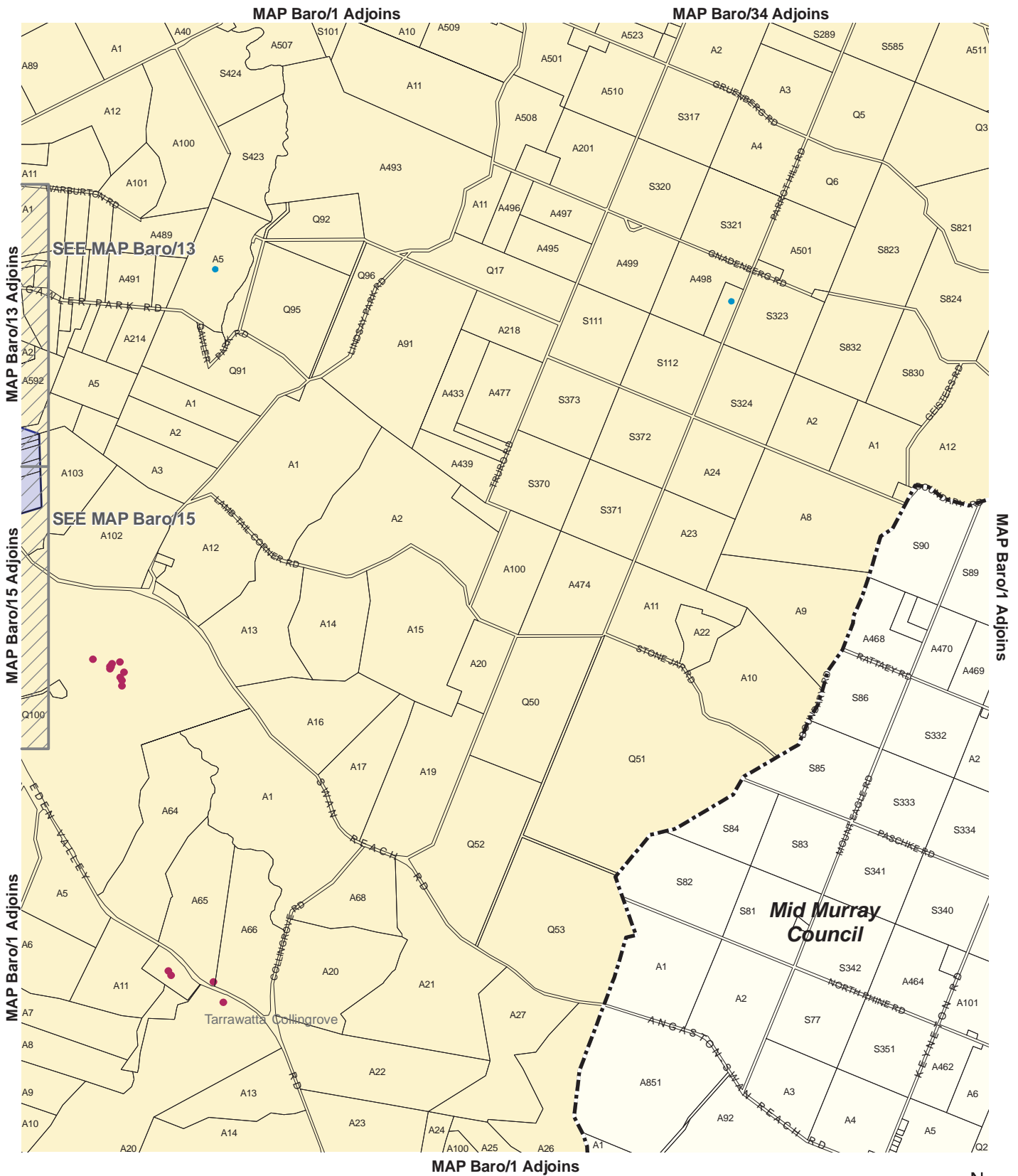
----- Development Plan Boundary



# Overlay Map Baro/25 TRANSPORT

- 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.

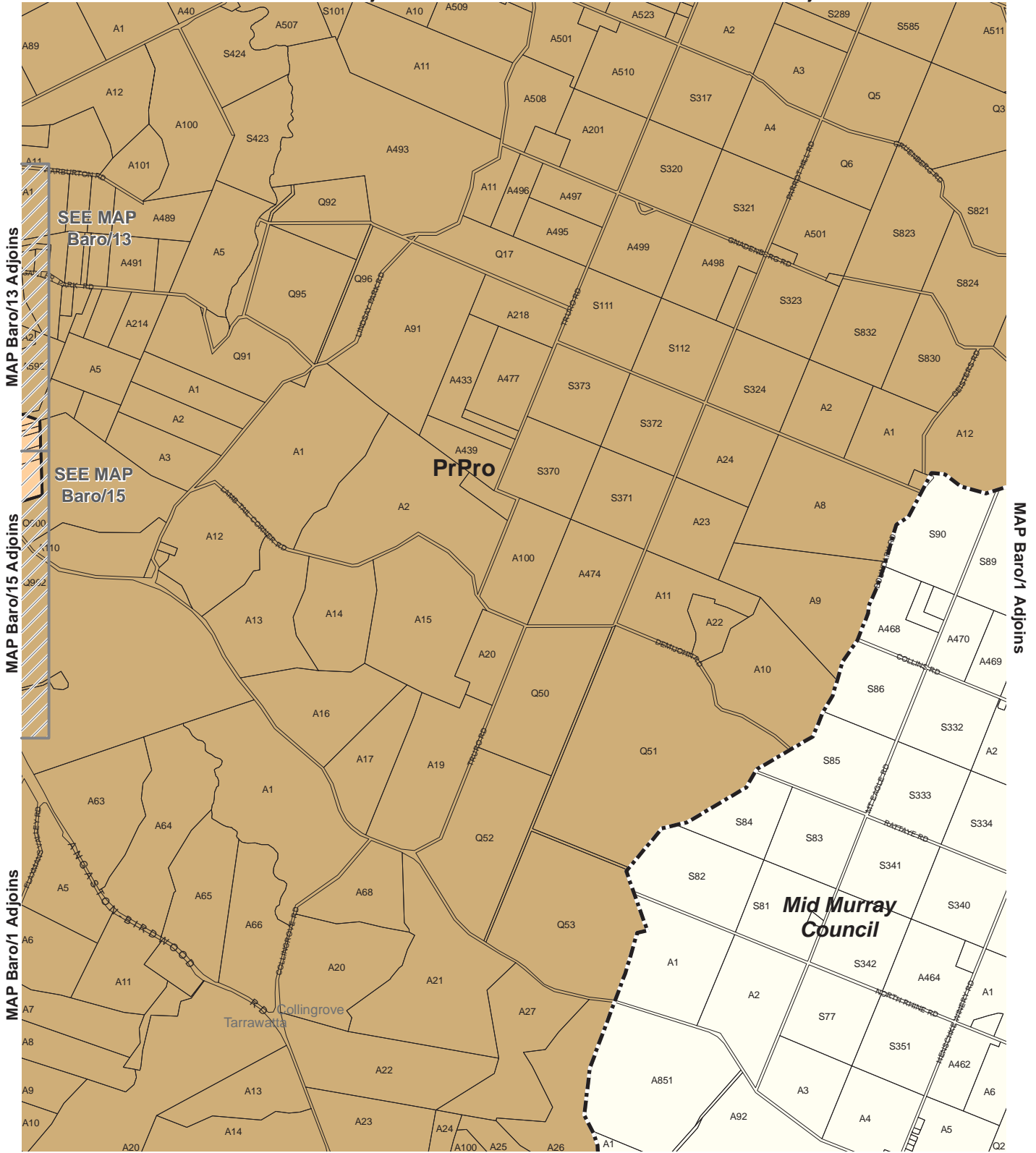


# Overlay Map Baro/25 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

MAP Baro/1 Adjoins

MAP Baro/34 Adjoins



Lamberts Conformal Conic Projection, GDA94



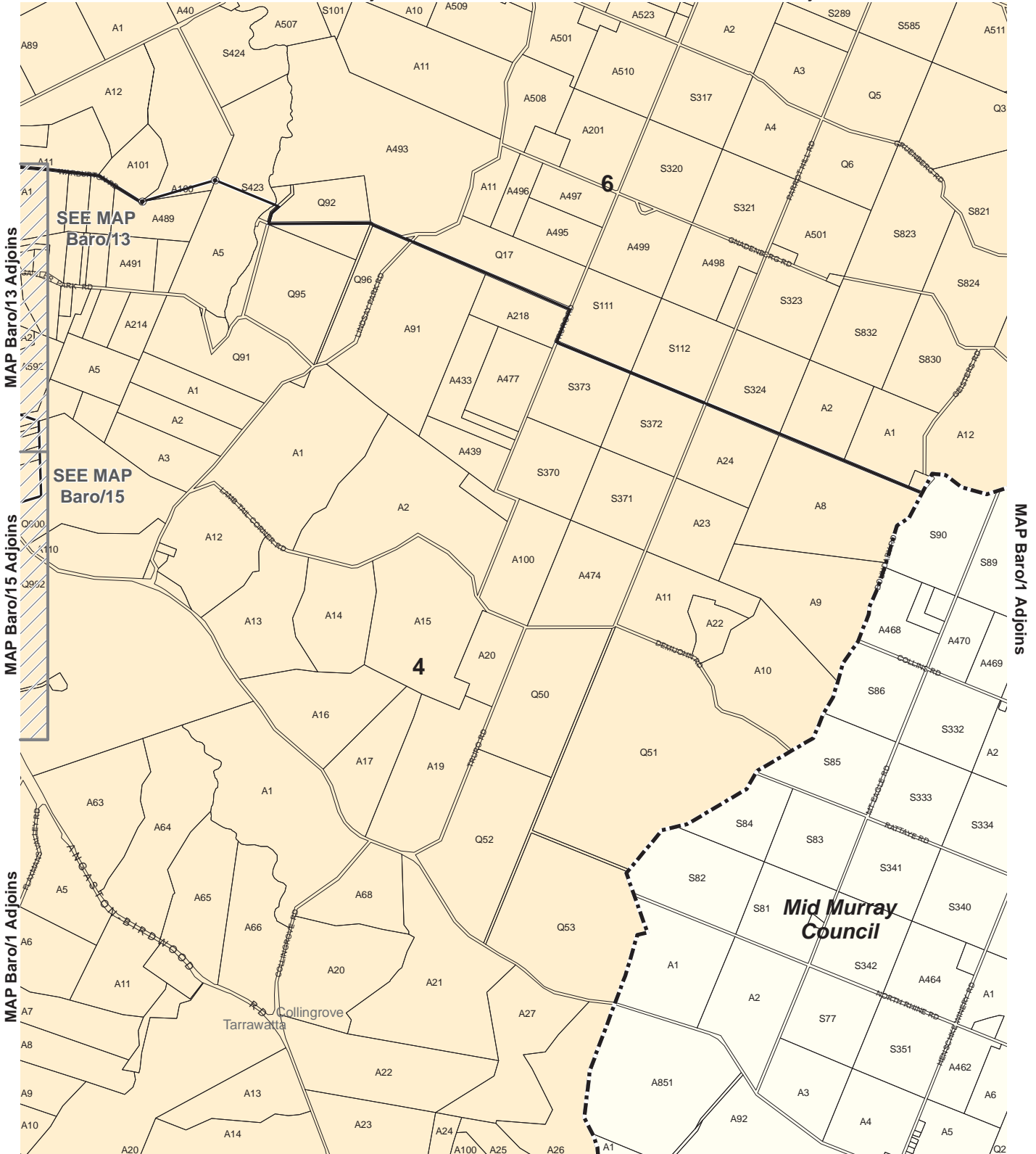
# Zone Map Baro/25

### Zones

- Primary Production
- Zone Boundary
- Development Plan Boundary

MAP Baro/1 Adjoins

MAP Baro/34 Adjoins



Lamberts Conformal Conic Projection, GDA94

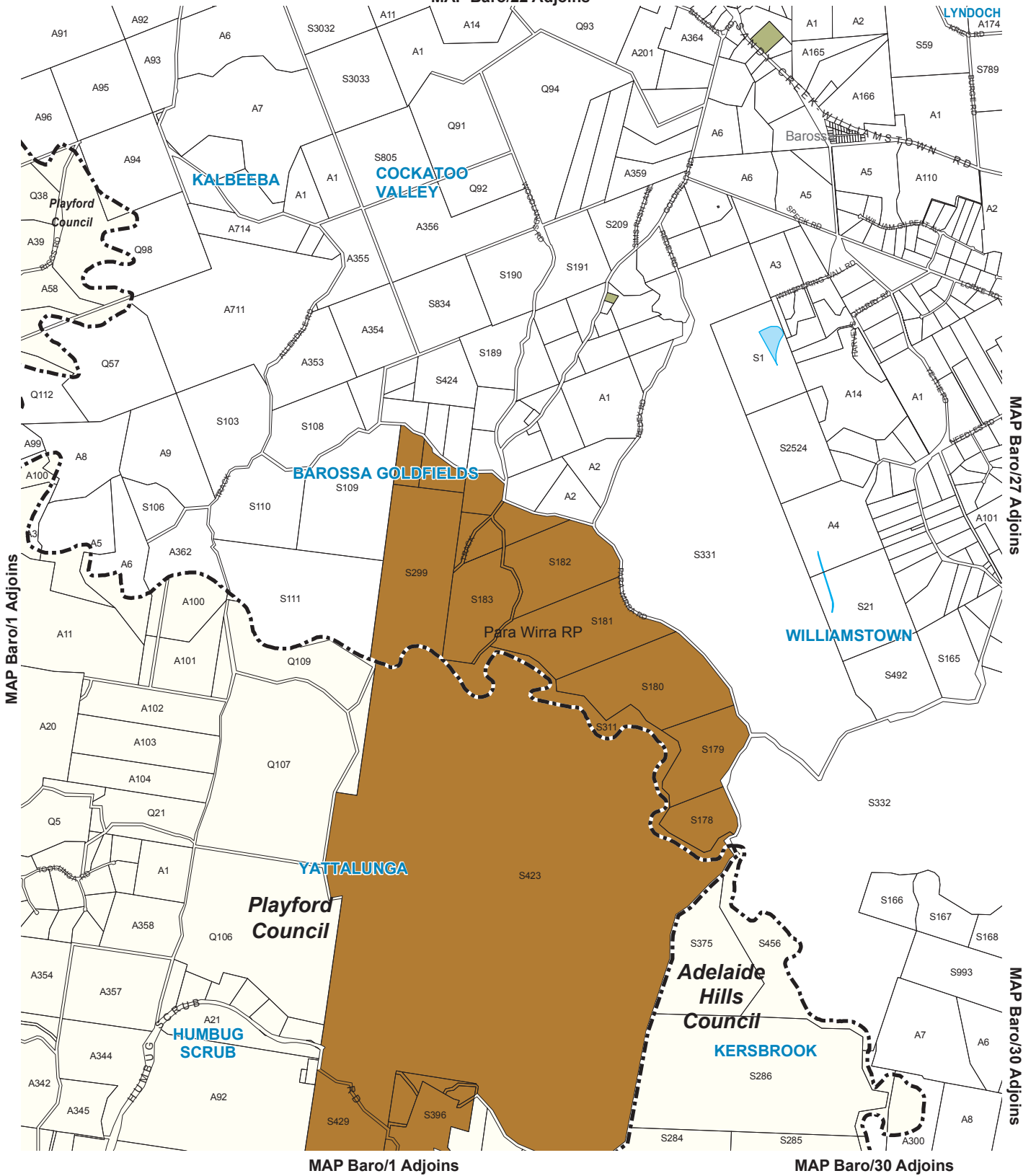
- Precinct
- 4 Barossa Range
- 6 Moculta



# Precinct Map Baro/25

- Precinct Boundary
- Development Plan Boundary

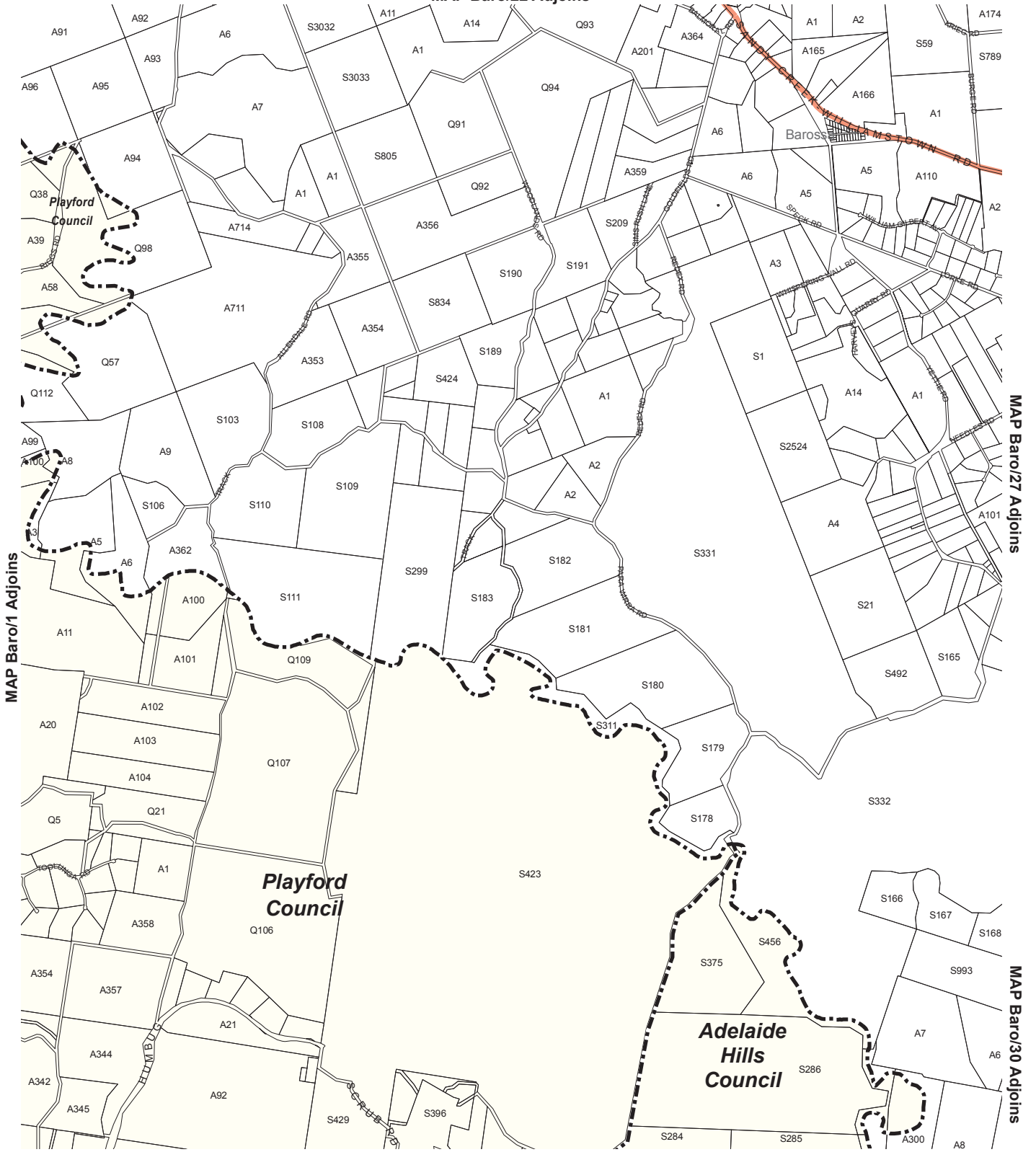
MAP Baro/22 Adjoins



# Location Map Baro/26

- Local Reserves
- Recreation Park
- Development Plan Boundary

MAP Baro/22 Adjoins

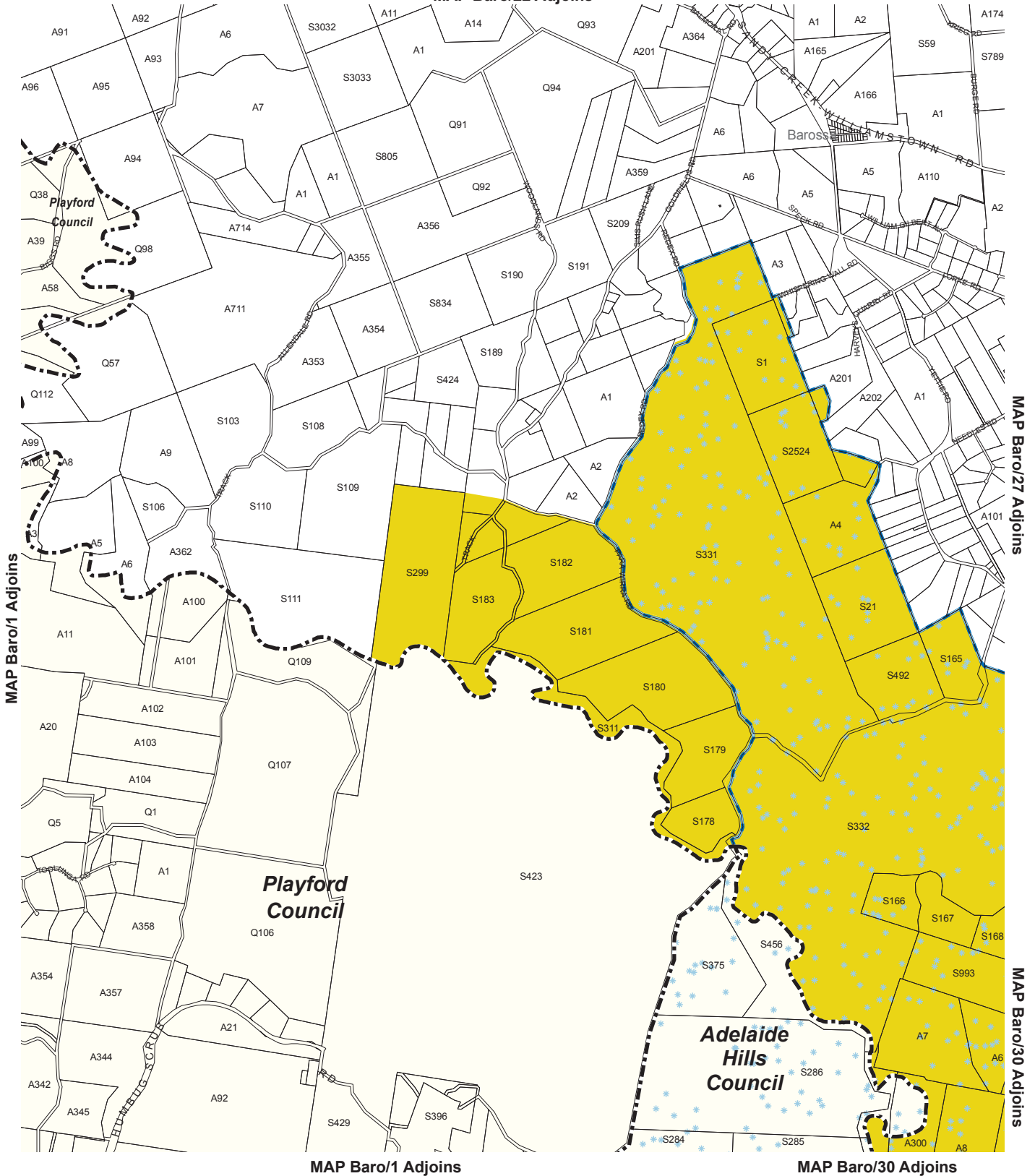


# Overlay Map Baro/26

## TRANSPORT




- Secondary Arterial Roads
- Development Plan Boundary

MAP Baro/22 Adjoins

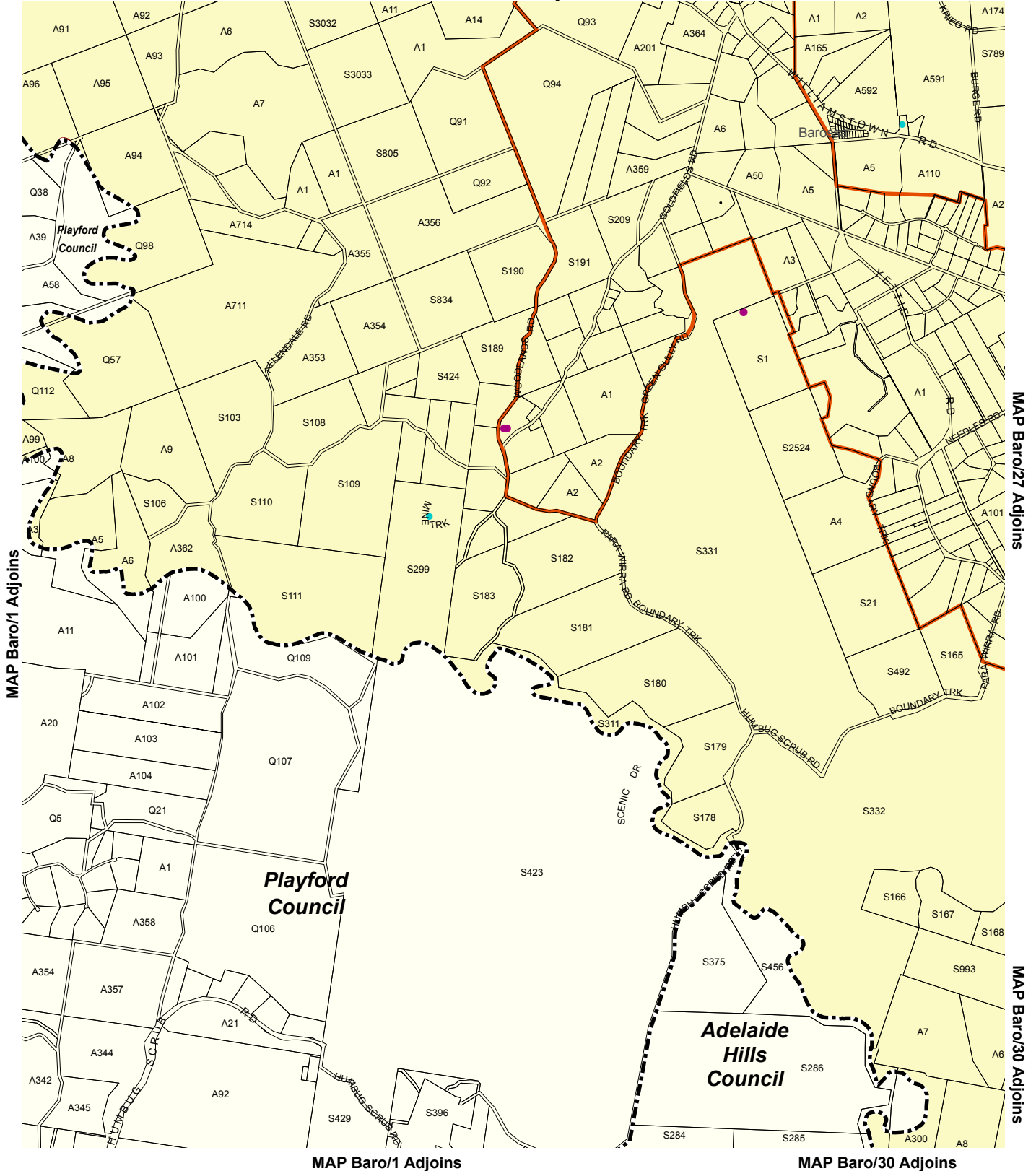


# Overlay Map Baro/26

## DEVELOPMENT CONSTRAINTS

-  Mt Lofty Watershed Boundary
-  Barossa Exclusion Area
-  Development Plan Boundary

MAP Baro/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.

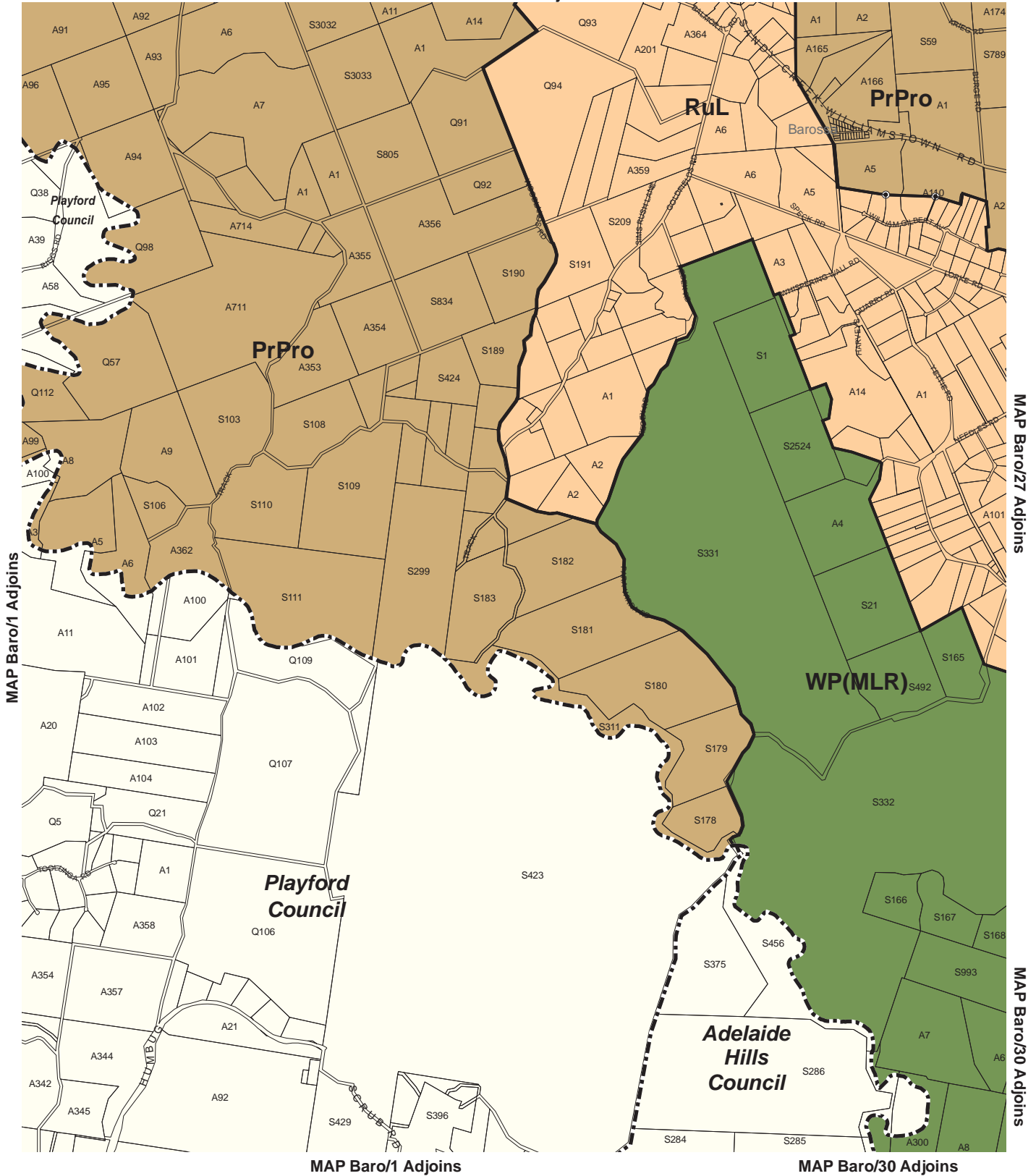


- State heritage place
- Local heritage place
- Designated Area
- Character Preservation District
- Development Plan Boundary

# Overlay Map Baro/26

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Baro/22 Adjoins



Lamberts Conformal Conic Projection, GDA94

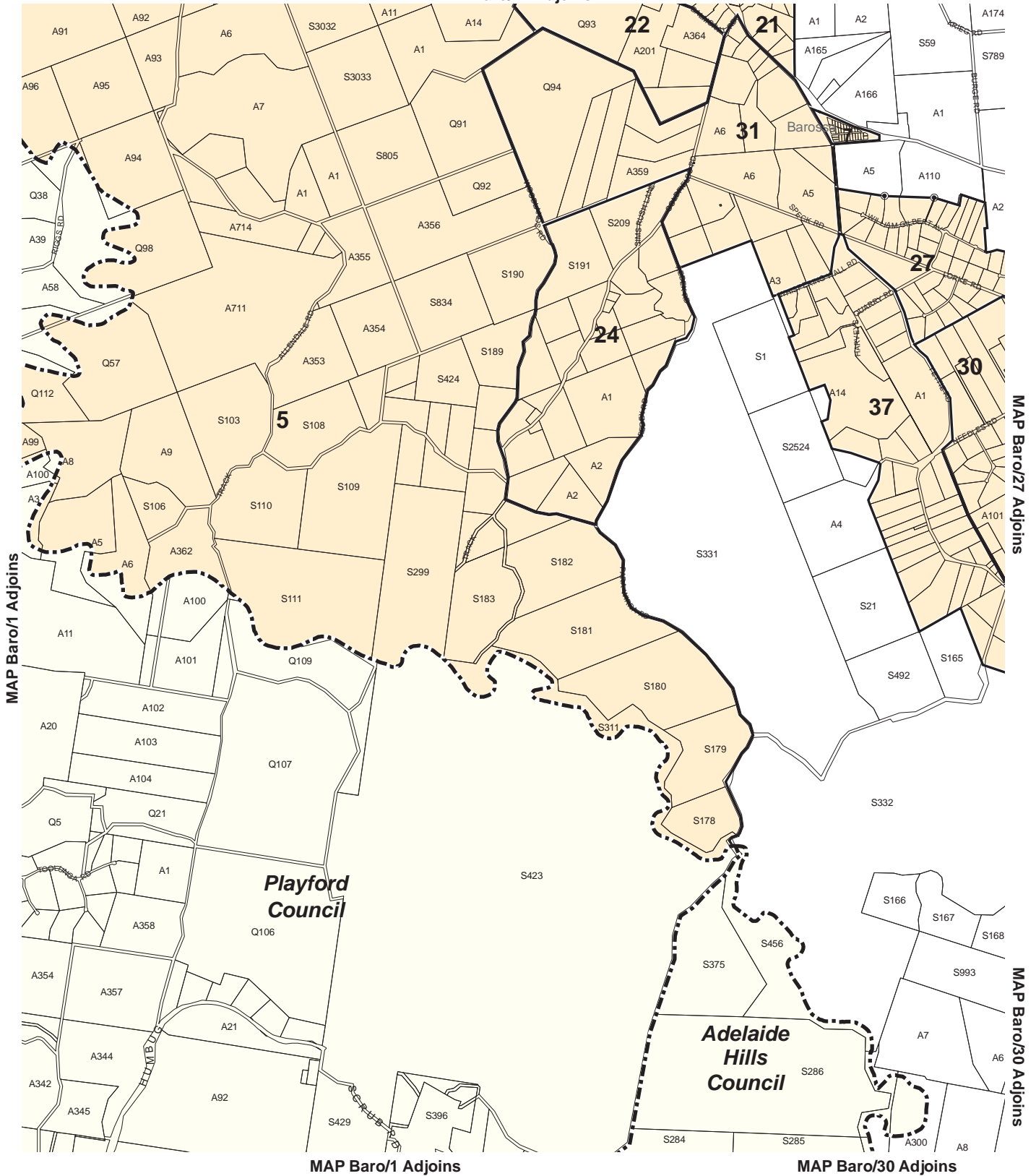


- Zones**
- PrPro Primary Production
  - RuL Rural Living
  - WP(MLR) Watershed Protection (Mount Lofty Ranges)
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Baro/26



MAP Baro/22 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 21 Cockatoo Valley
- 22 Cockatoo Valley South
- 24 Goldfields
- 27 Lorke Road
- 30 Needles Road
- 31 Speck Road
- 37 Yettie Road
- 5 Concordia
- 7 Paper Town



# Precinct Map Baro/26

- Precinct Boundary
- Development Plan Boundary

MAP Baro/23 Adjoins



# Location Map Baro/27

MAP Baro/23 Adjoins



SEE MAP Baro/37

Williamstown

MAP Baro/30 Adjoins

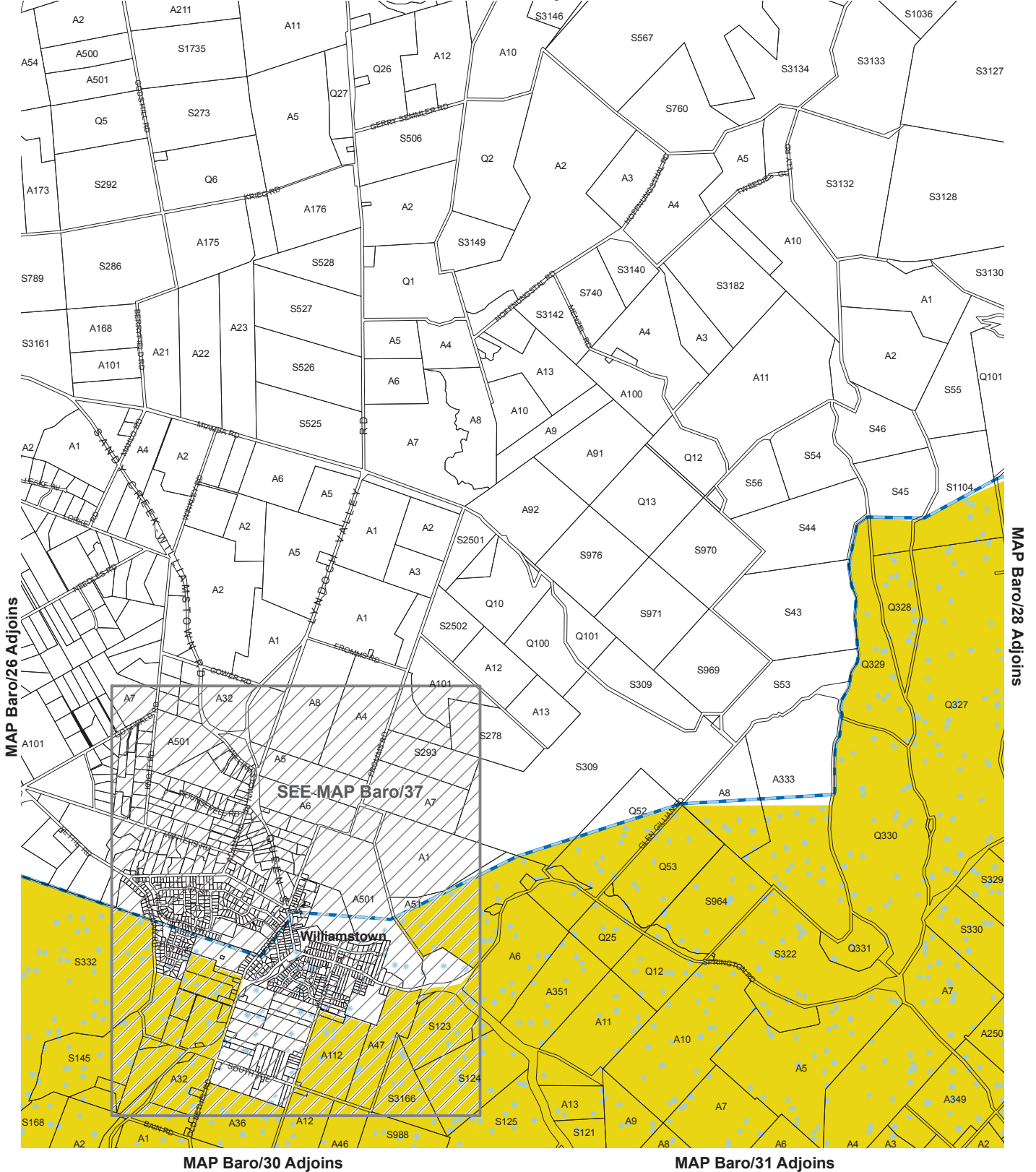
MAP Baro/31 Adjoins



# Overlay Map Baro/27 TRANSPORT

Secondary Arterial Roads

MAP Baro/23 Adjoins





MAP Baro/30 Adjoins

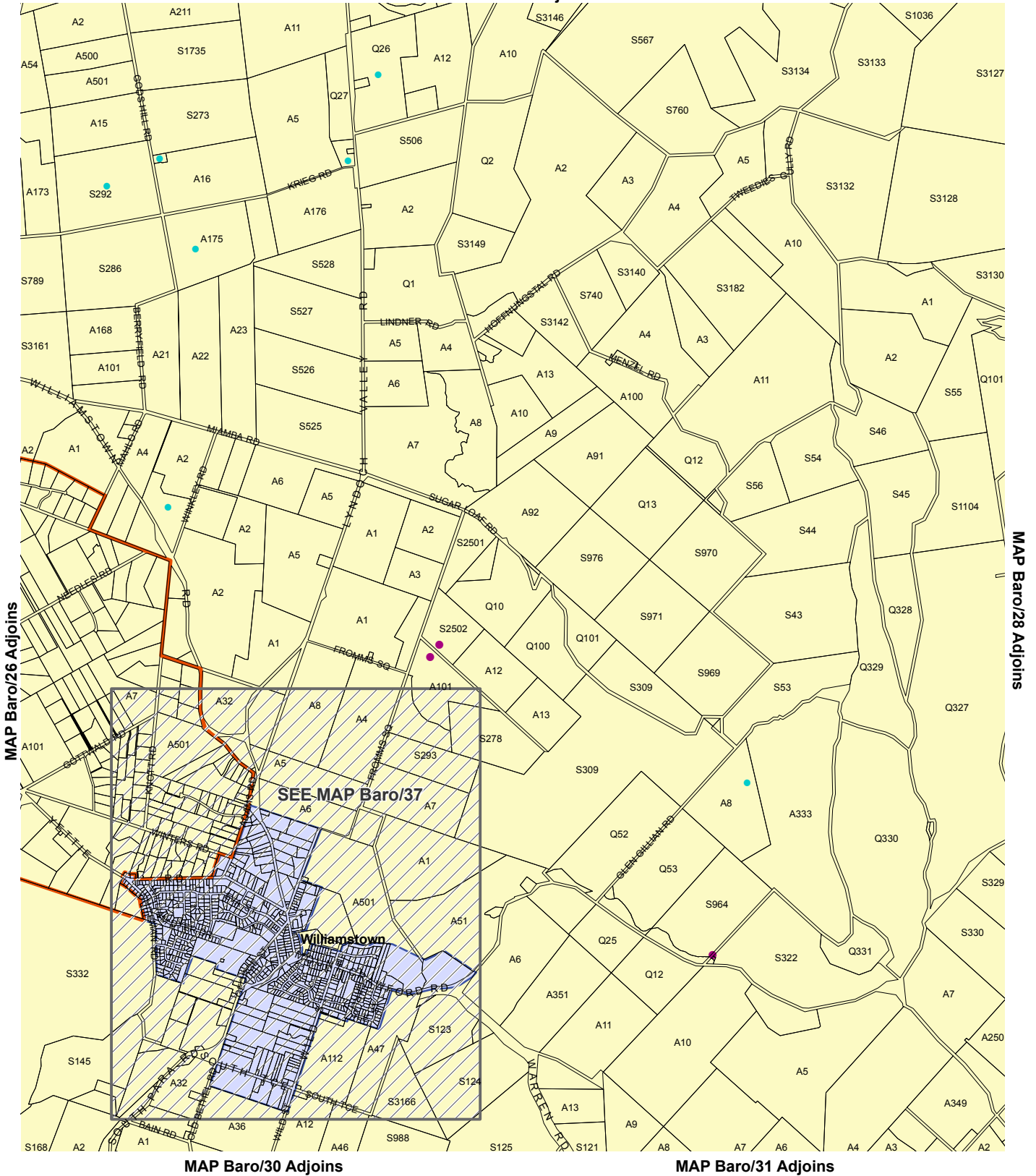
MAP Baro/31 Adjoins



# Overlay Map Baro/27 DEVELOPMENT CONSTRAINTS

-  Mt Lofty Watershed Boundary
-  Barossa Exclusion Area

MAP Baro/23 Adjoins



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

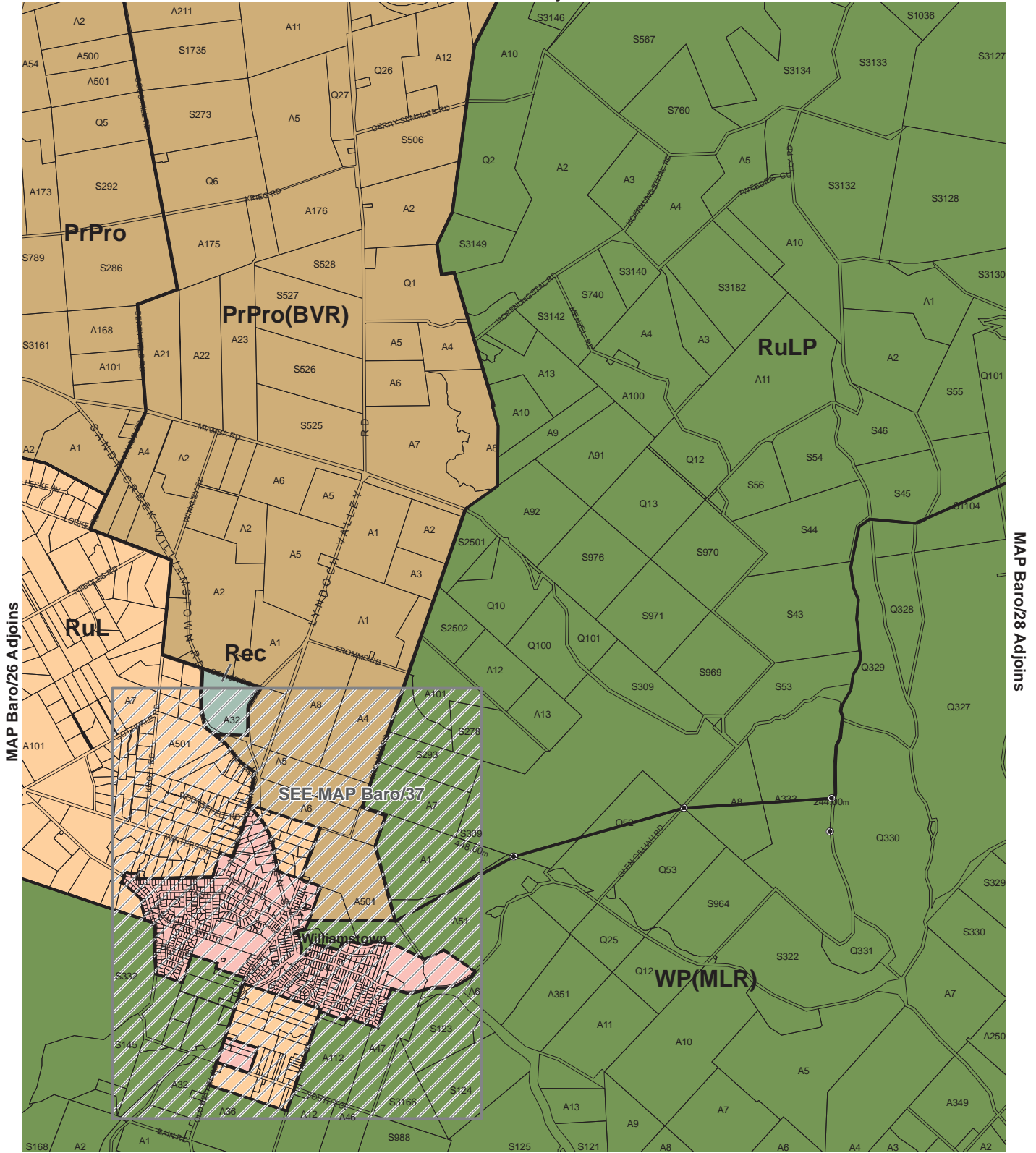


- State heritage place
- Local heritage place
- Designated Area
- Area Excluded from District
- Character Preservation District

# Overlay Map Baro/27

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Baro/23 Adjoins



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

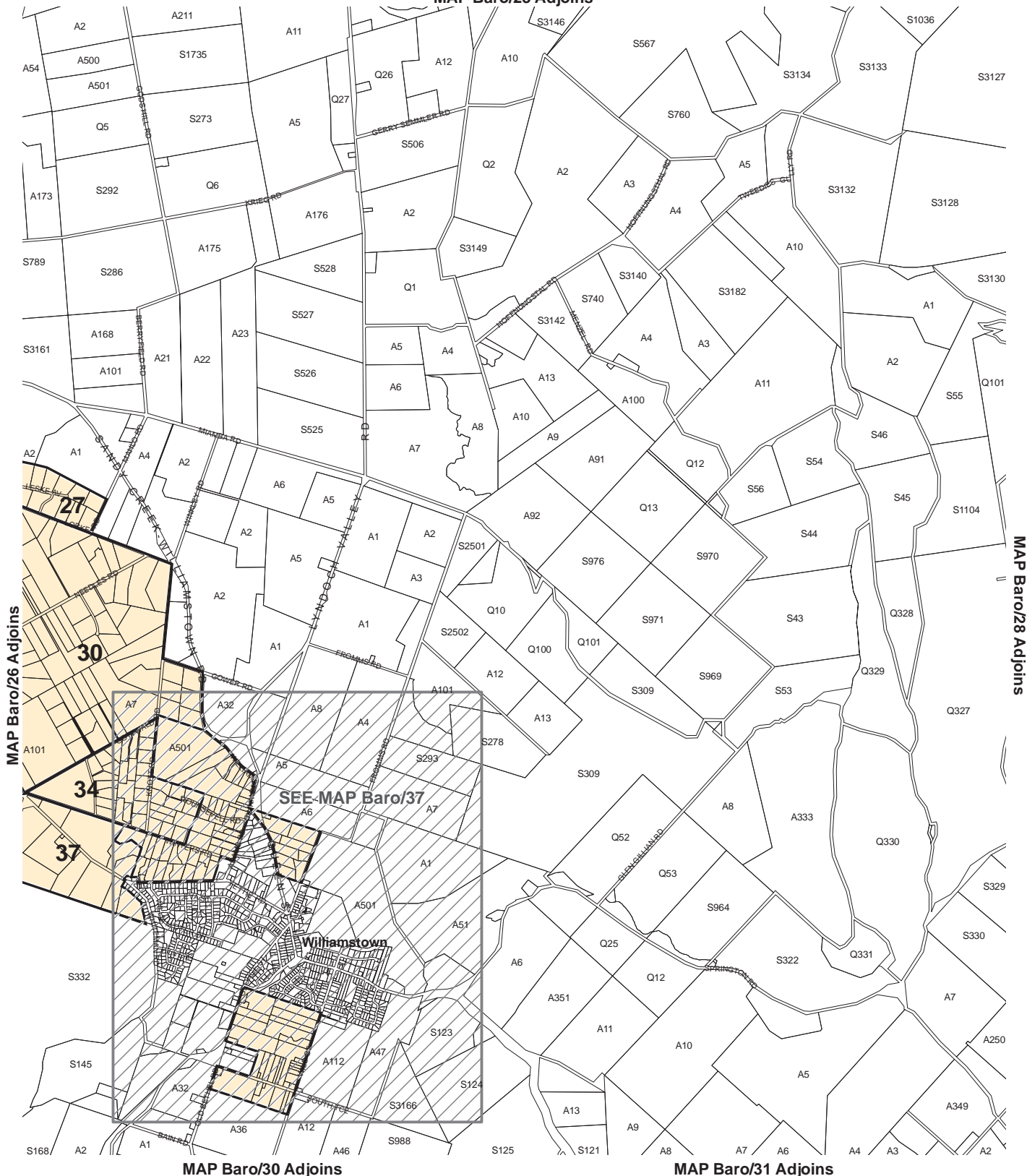


Zones

- PrPro Primary Production
- PrPro(BVR) Primary Production (Barossa Valley Region)
- Rec Recreation
- RuLP Rural Landscape Protection
- RuL Rural Living
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary

# Zone Map Baro/27

MAP Baro/23 Adjoins



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

**Precinct**

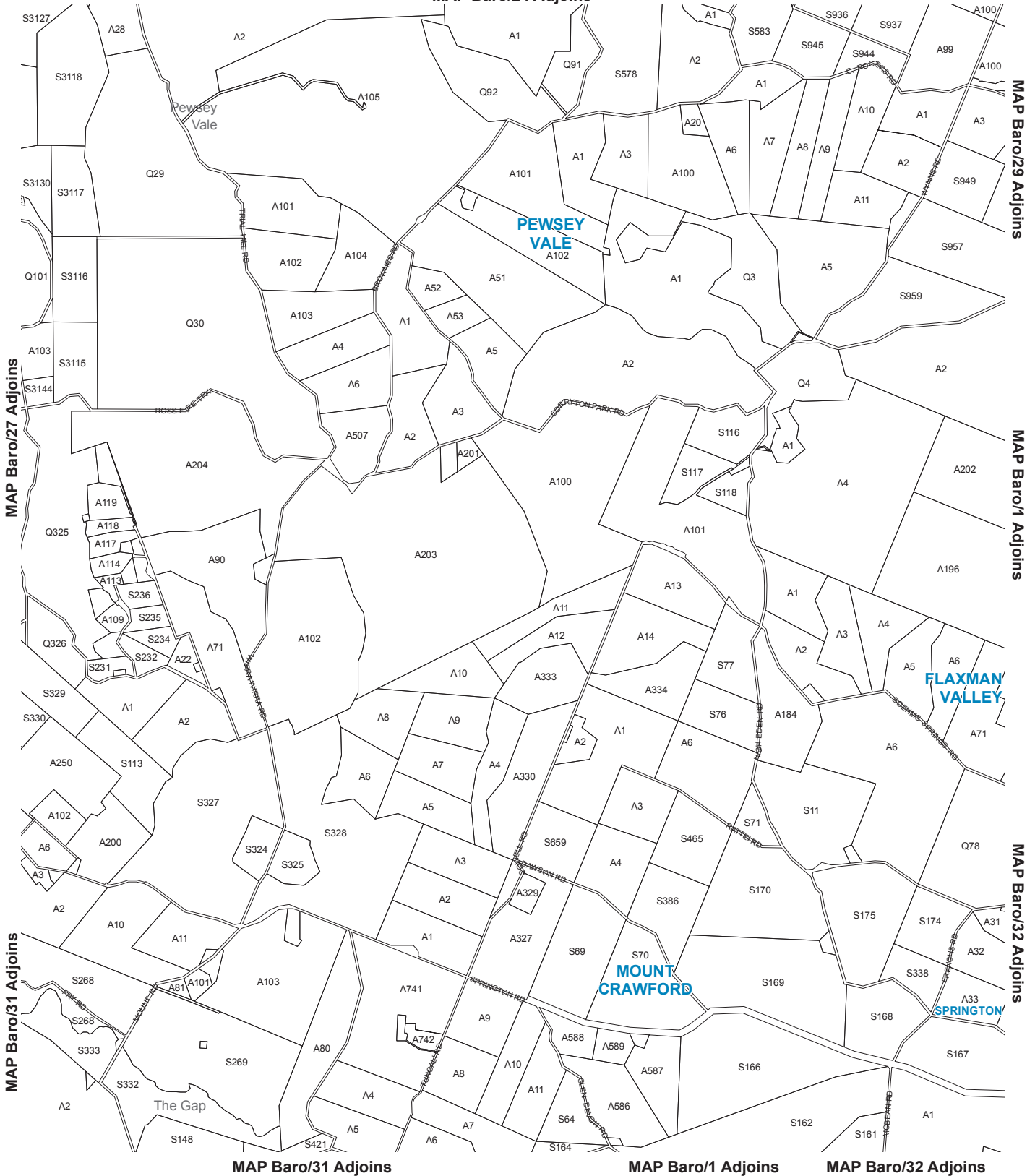
- 27 Lorke Road
- 30 Needles Road
- 34 Williamstown North
- 37 Yettie Road



# Precinct Map Baro/27

Precinct Boundary

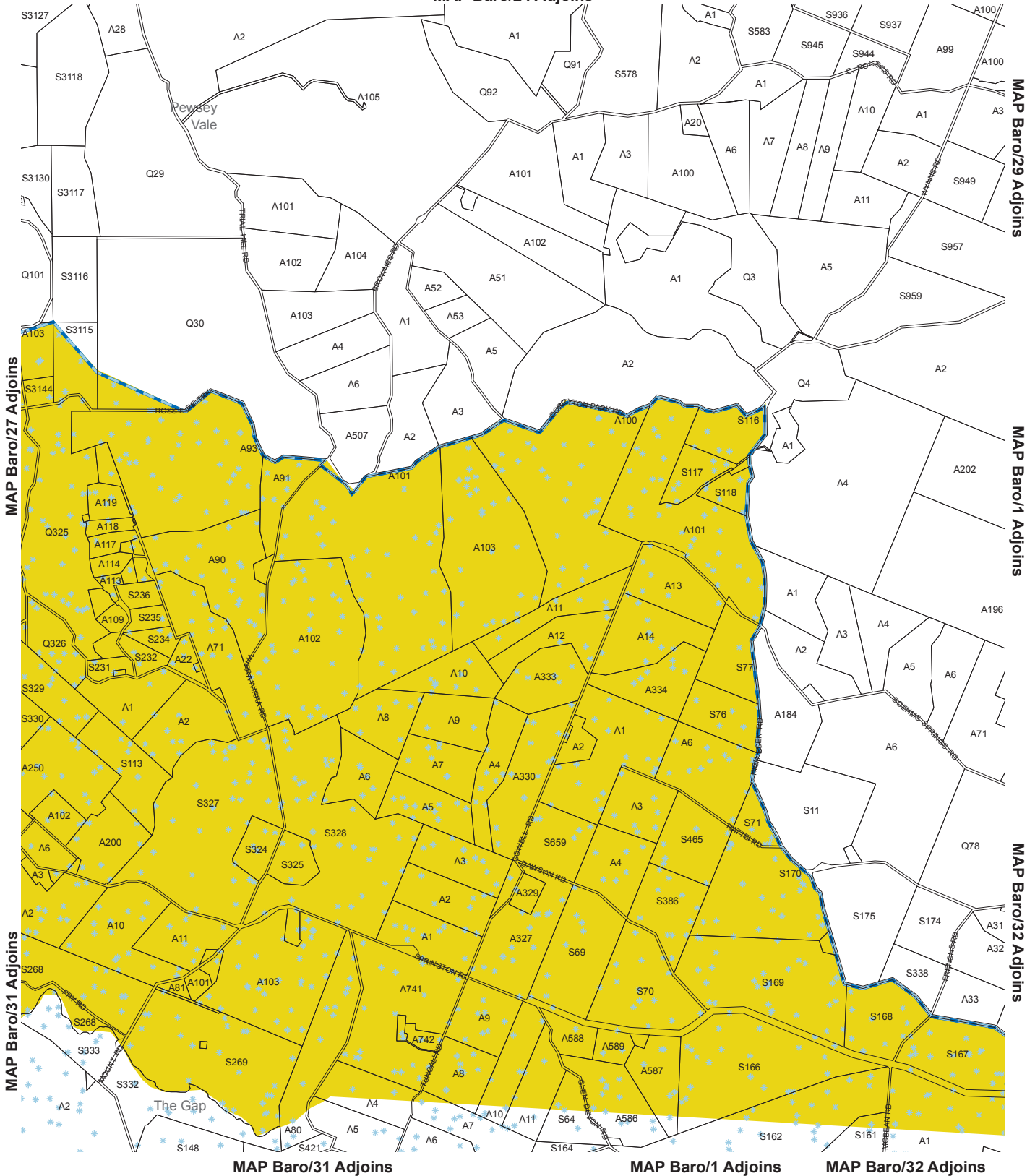
MAP Baro/24 Adjoins



# Location Map Baro/28



MAP Baro/24 Adjoins





0



5 km

# Overlay Map Baro/28

## DEVELOPMENT CONSTRAINTS

-  Mt Lofty Watershed Boundary
-  Barossa Exclusion Area

**MAP Baro/24 Adjoins**



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

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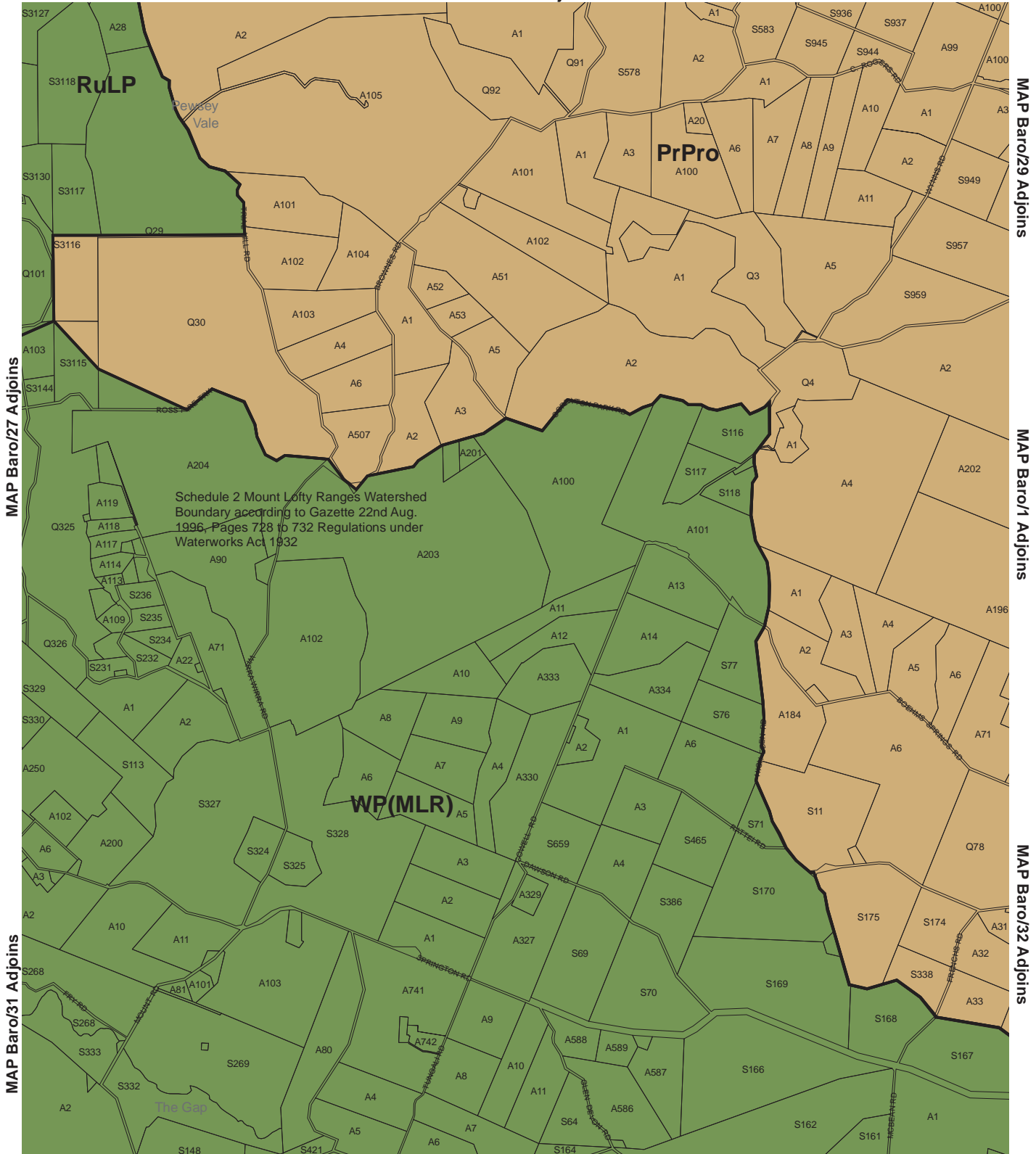


# Overlay Map Baro/28

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Character Preservation District

MAP Baro/24 Adjoins



MAP Baro/31 Adjoins

MAP Baro/1 Adjoins

MAP Baro/32 Adjoins

Lamberts Conformal Conic Projection, GDA94

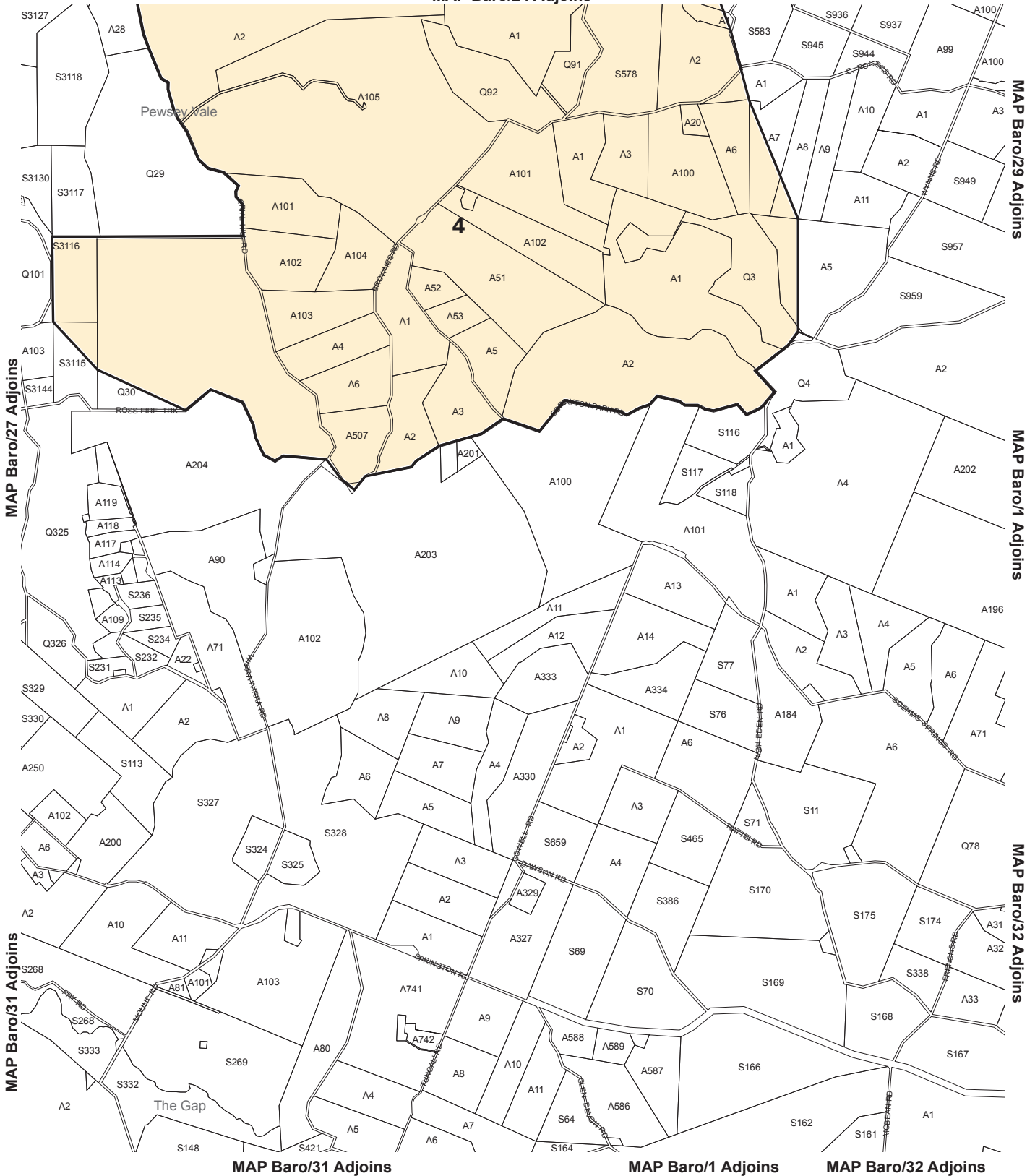
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# Zone Map Baro/28

- Zones**
- PrPro Primary Production
  - RuLP Rural Landscape Protection
  - WP(MLR) Watershed Protection (Mount Lofty Ranges)
  - Zone Boundary

MAP Baro/24 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
4 Barossa Range



# Precinct Map Baro/28

Precinct Boundary

**MAP Baro/1 Adjoins  
ANGASTON**



MAP Baro/24 Adjoins

MAP Baro/28 Adjoins

MAP Baro/1 Adjoins

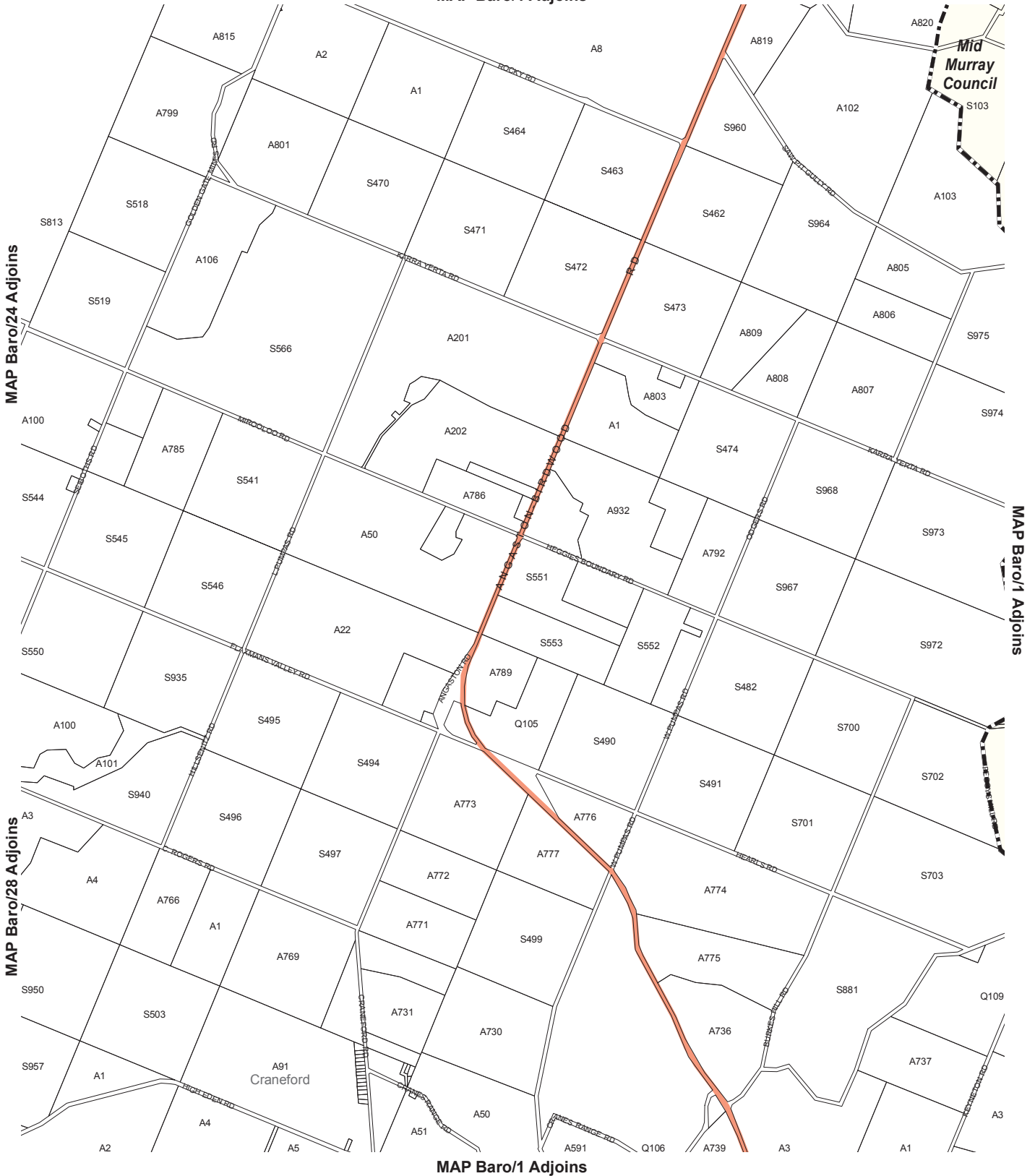
MAP Baro/1 Adjoins



# Location Map Baro/29

----- Development Plan Boundary

MAP Baro/1 Adjoins

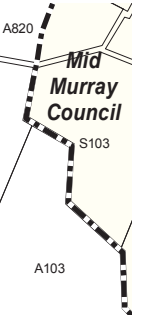


MAP Baro/24 Adjoins

MAP Baro/28 Adjoins

MAP Baro/1 Adjoins

MAP Baro/1 Adjoins



Mid Murray Council



# Overlay Map Baro/29 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP Baro/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 Baro/29 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District
- Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



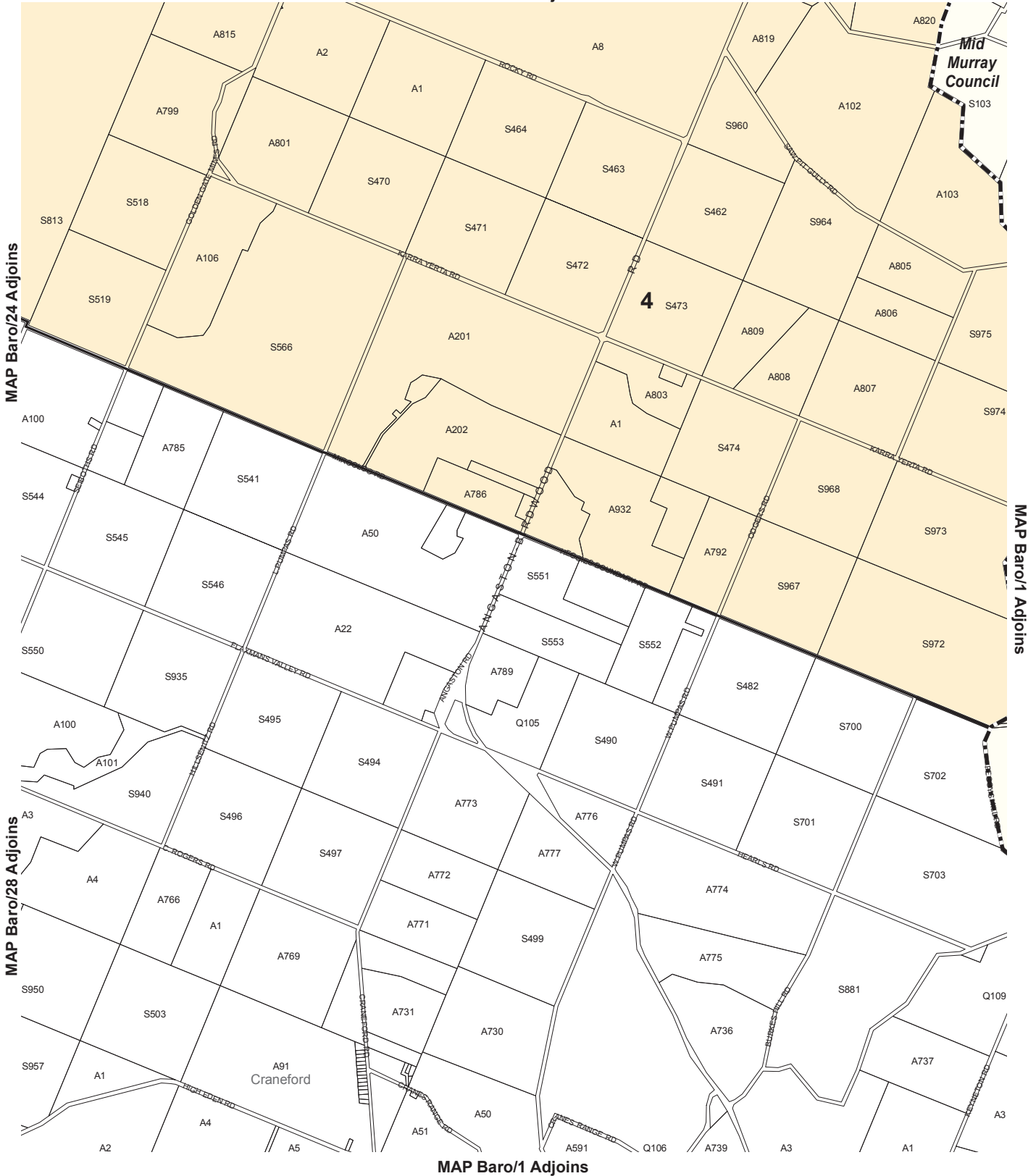
# Zone Map Baro/29

Zones

- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

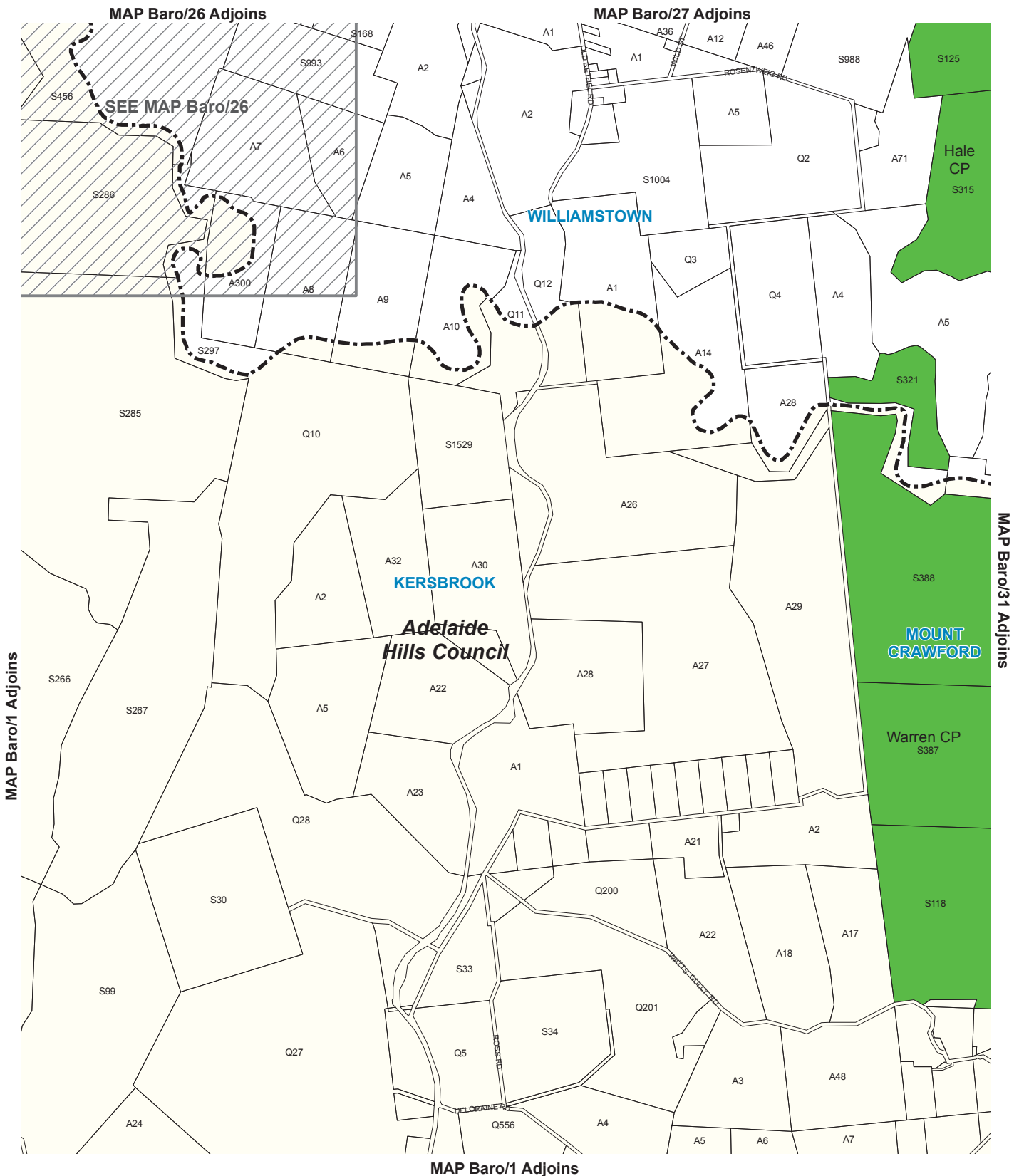


MAP Baro/1 Adjoins



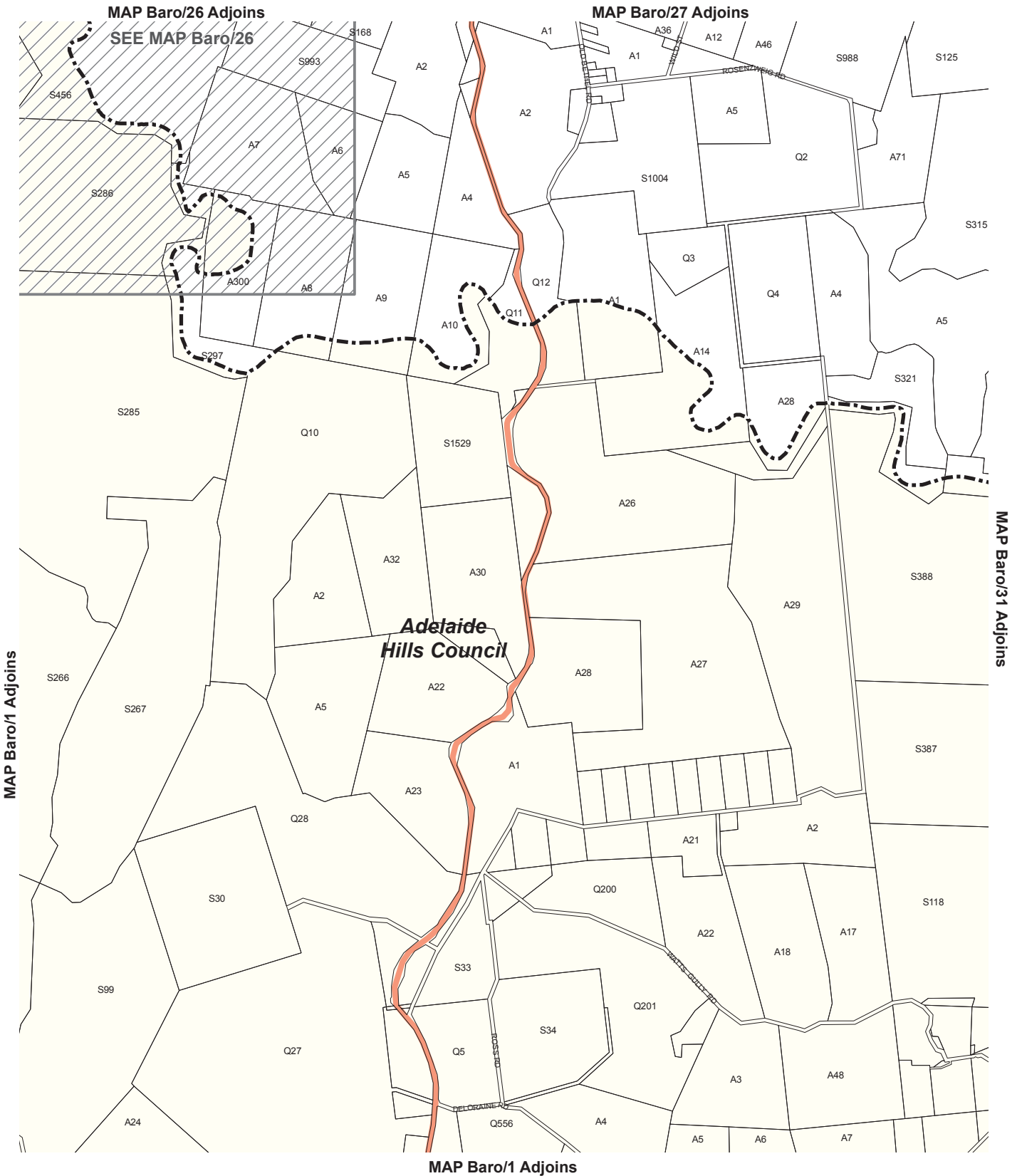
# Precinct Map Baro/29

- Precinct Boundary
- Development Plan Boundary



# Location Map Baro/30

- Conservation Park
- Development Plan Boundary



# Overlay Map Baro/30

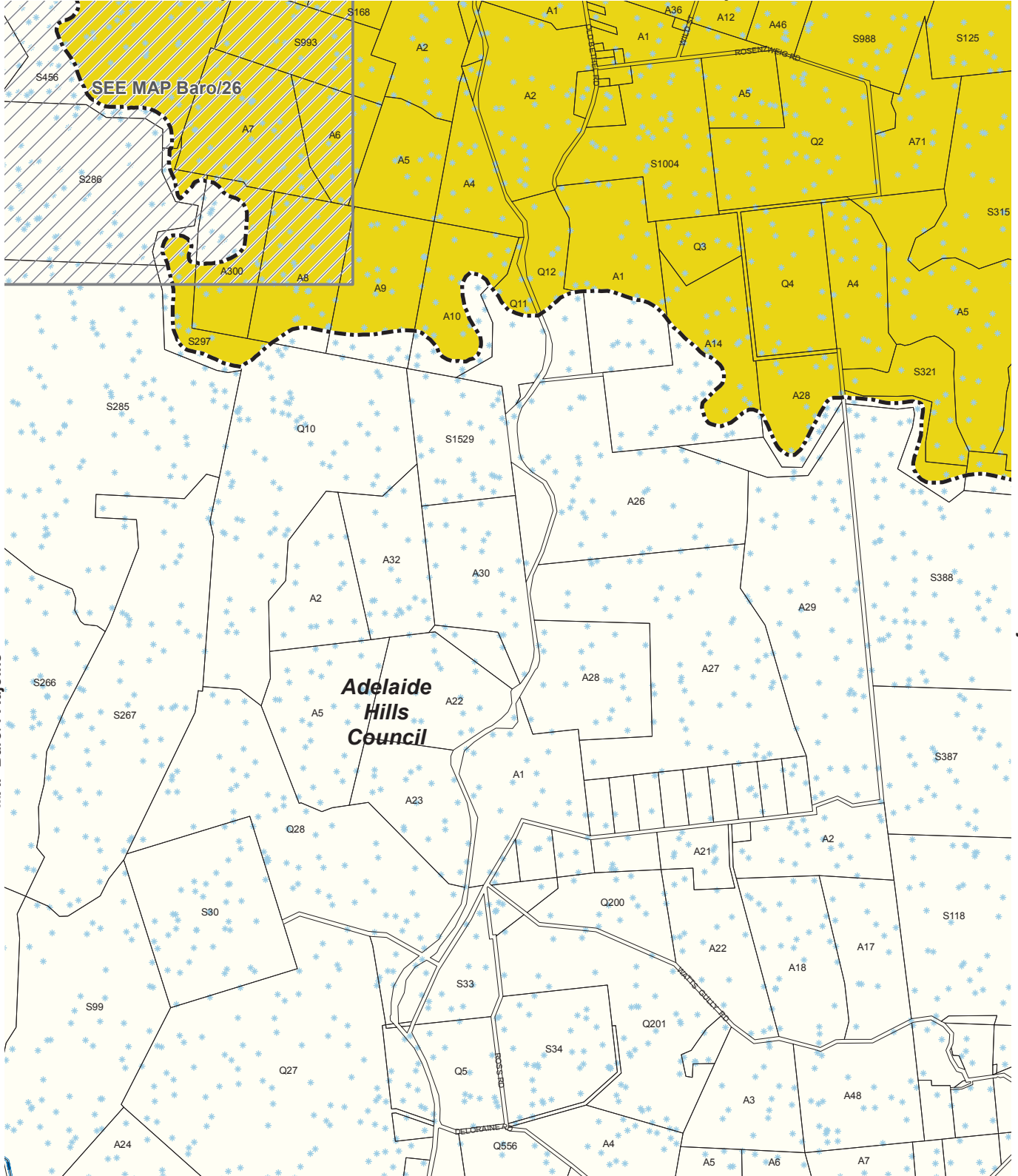
## TRANSPORT



- Secondary Arterial Roads
- Development Plan Boundary

MAP Baro/26 Adjoins

MAP Baro/27 Adjoins






MAP Baro/1 Adjoins

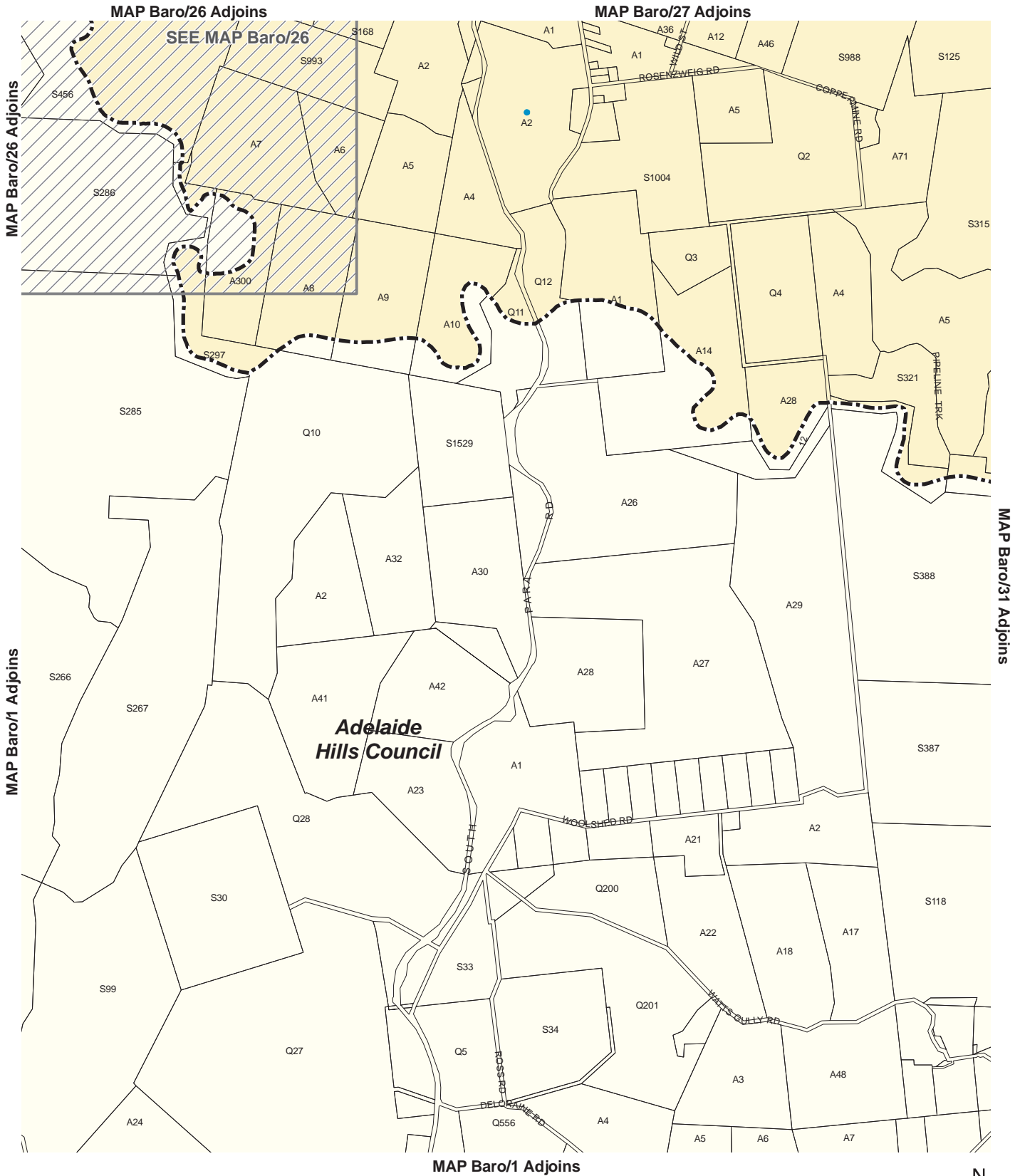


# Overlay Map Baro/30

## DEVELOPMENT CONSTRAINTS

-  Mt Lofty Watershed Boundary
-  Barossa Exclusion Area
-  Development Plan Boundary

**BAROSSA COUNCIL**  
Consolidated - 5 September 2019

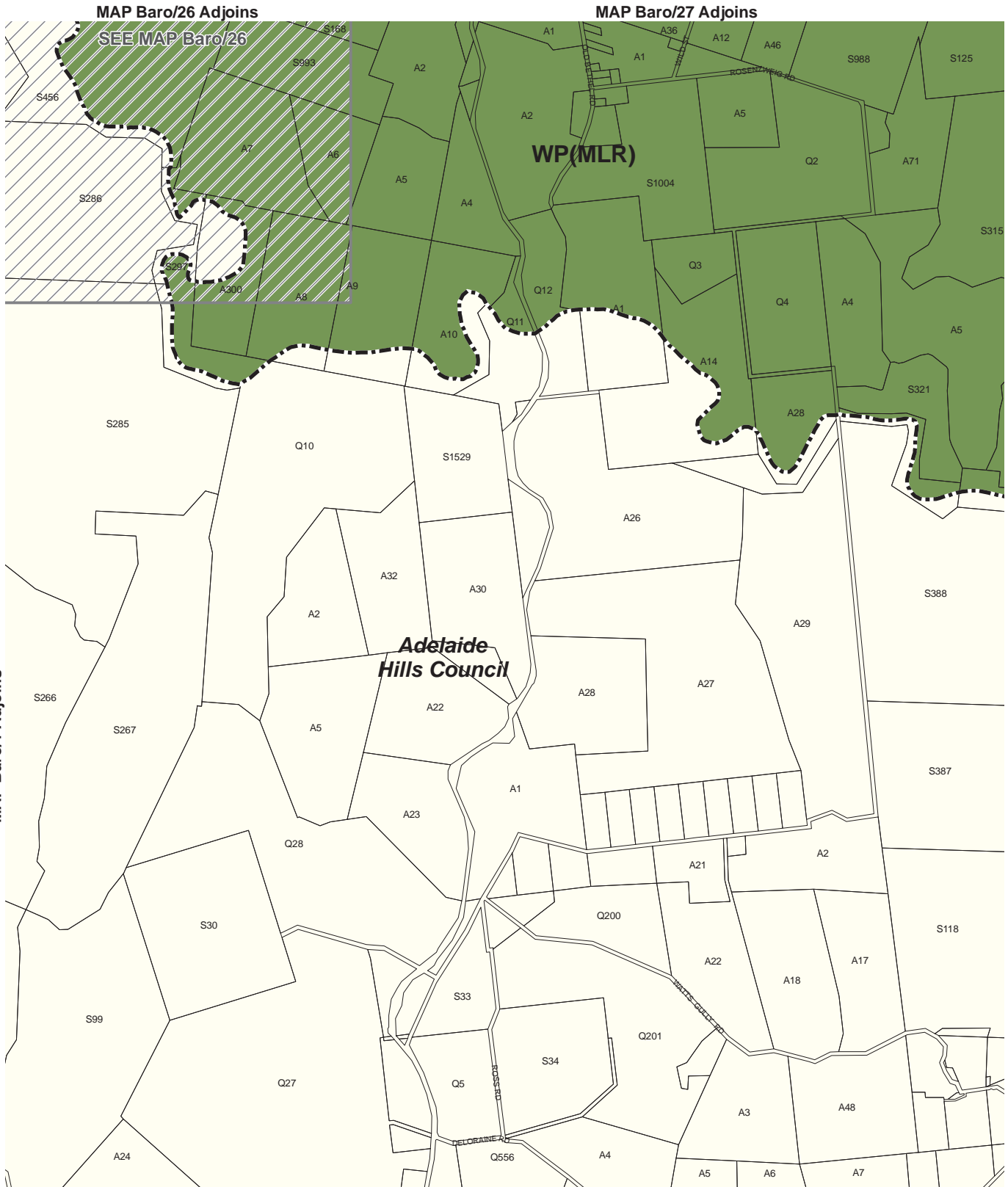


Heritage points are indicative only.  
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 Items please refer to the relevant tables within this document.



# Overlay Map Baro/30 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Character Preservation District
- Development Plan Boundary

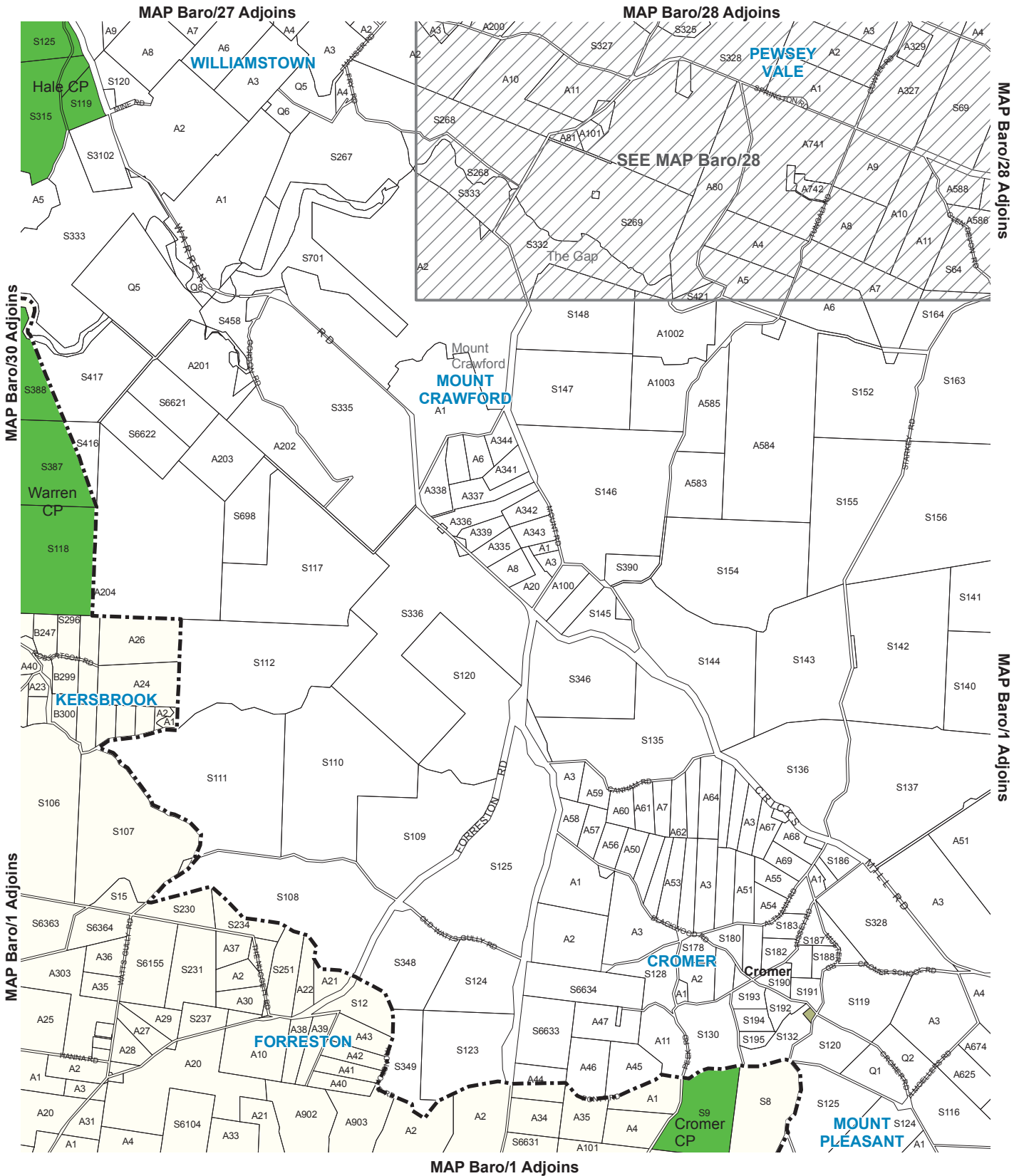


See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94



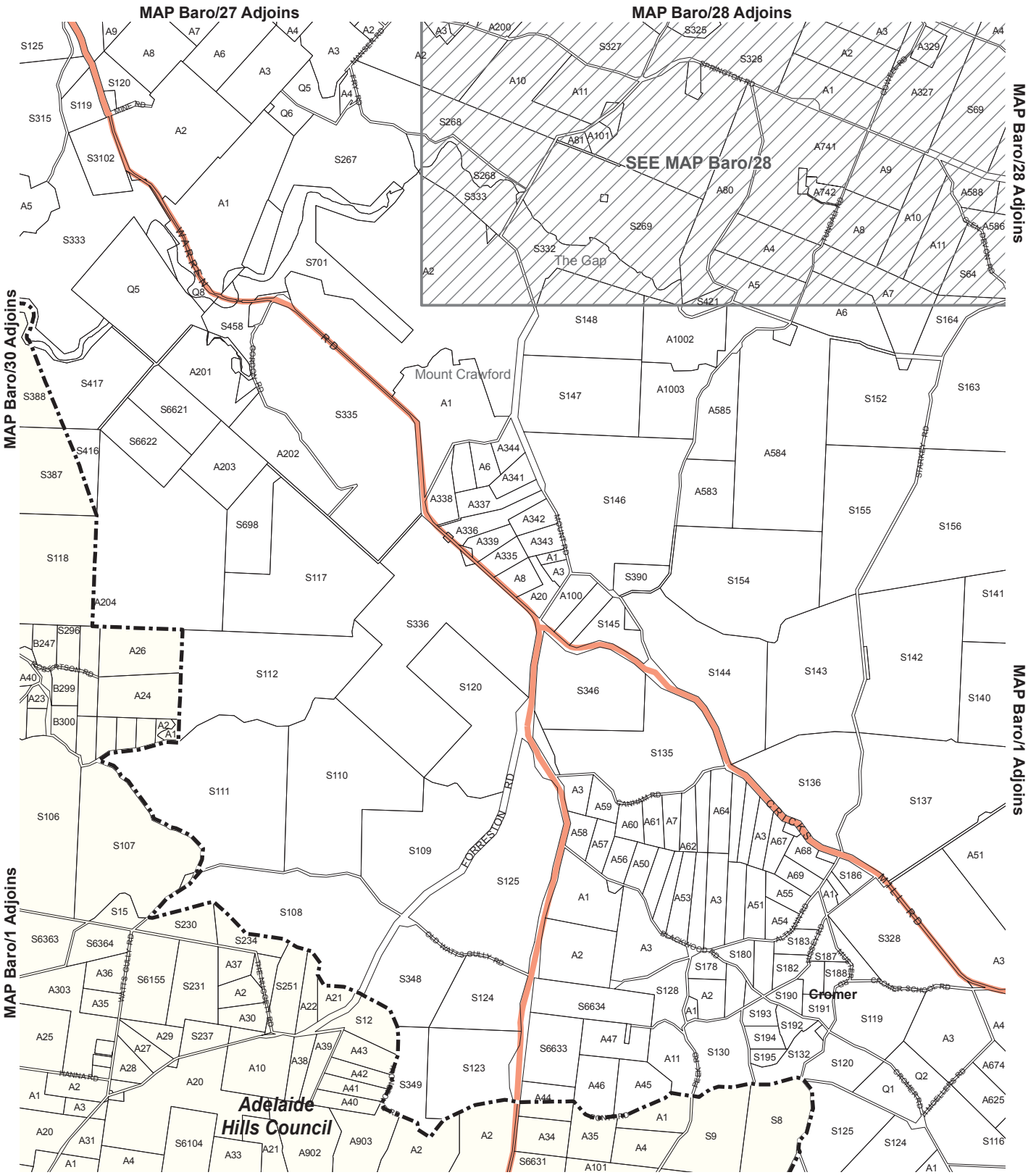
# Zone Map Baro/30

- Zones**
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
  - Zone Boundary
  - Development Plan Boundary



# Location Map Baro/31

- Local Reserves
- Conservation Park
- Development Plan Boundary



# Overlay Map Baro/31

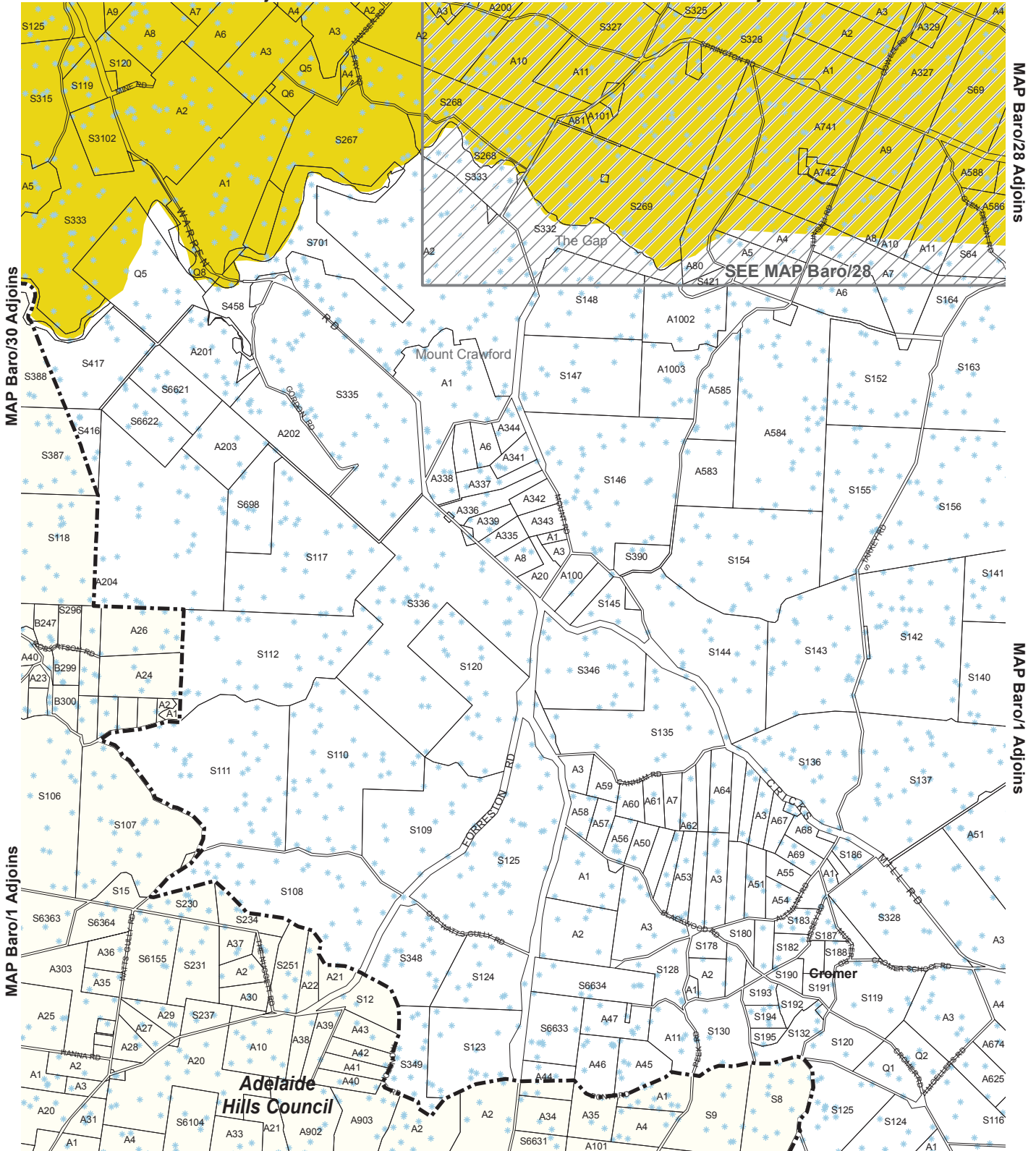
## TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary



MAP Baro/27 Adjoins

MAP Baro/28 Adjoins






MAP Baro/1 Adjoins



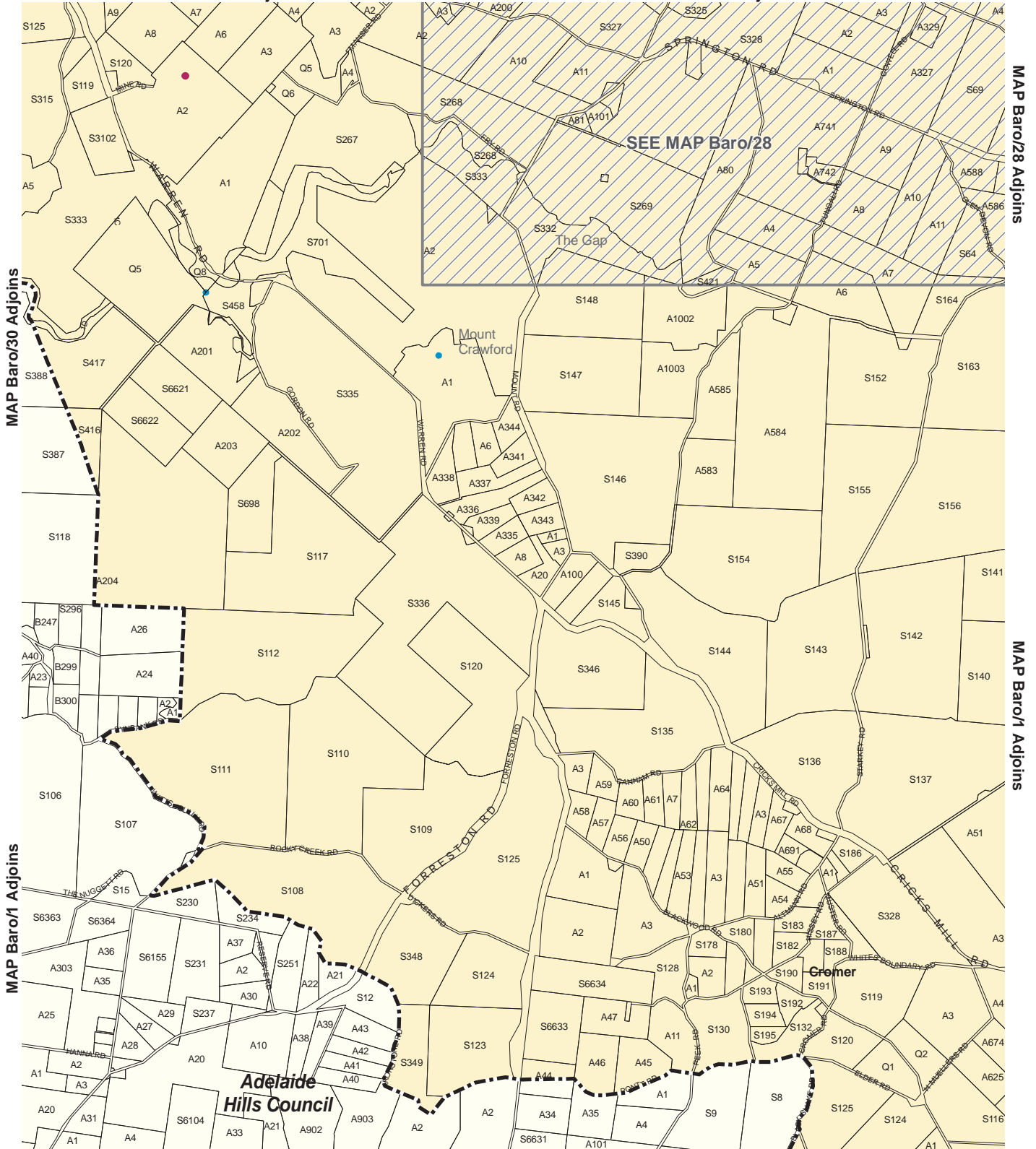
# Overlay Map Baro/31

## DEVELOPMENT CONSTRAINTS

-  Mt Lofty Watershed Boundary
-  Barossa Exclusion Area
-  Development Plan Boundary

MAP Baro/27 Adjoins

MAP Baro/28 Adjoins



MAP Baro/1 Adjoins

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Items please refer to the relevant tables within this document.

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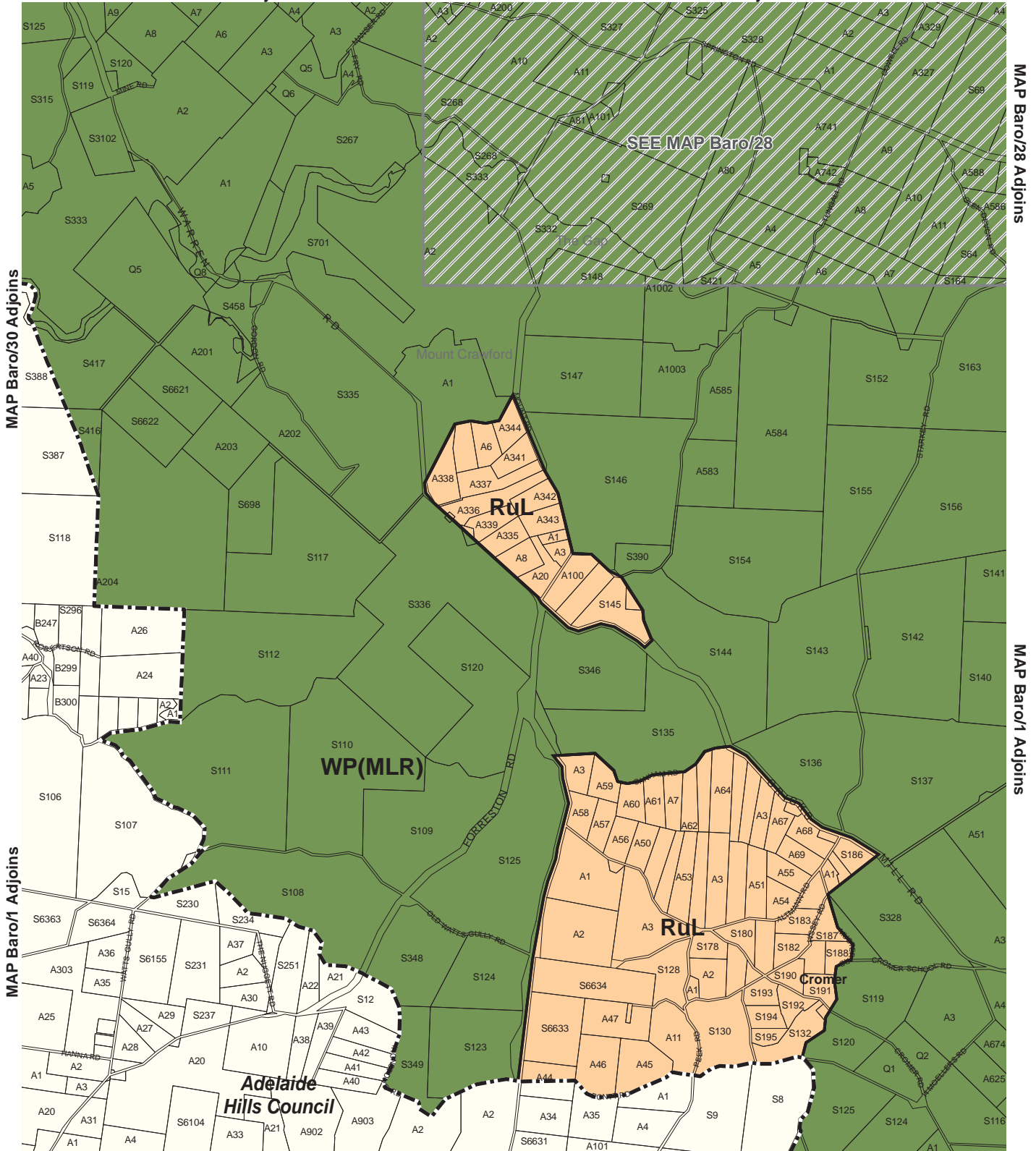


# Overlay Map Baro/31 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Character Preservation District
- Development Plan Boundary

MAP Baro/27 Adjoins

MAP Baro/28 Adjoins



MAP Baro/1 Adjoins

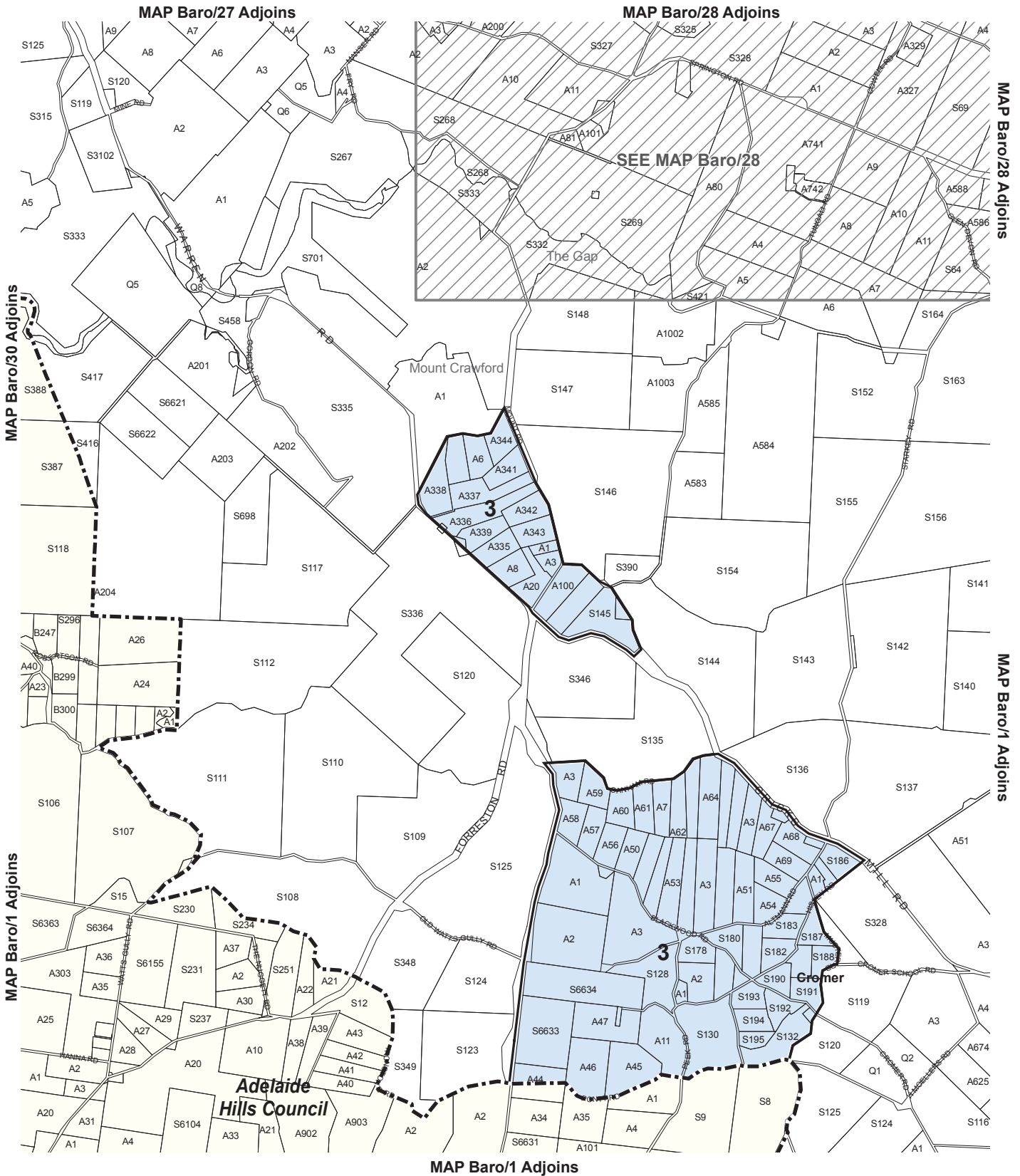
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



**Zones**

- RuL Rural Living
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary
- Development Plan Boundary

# Zone Map Baro/31



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

**Policy Area**  
 3 Watershed

MAP Baro/1 Adjoins

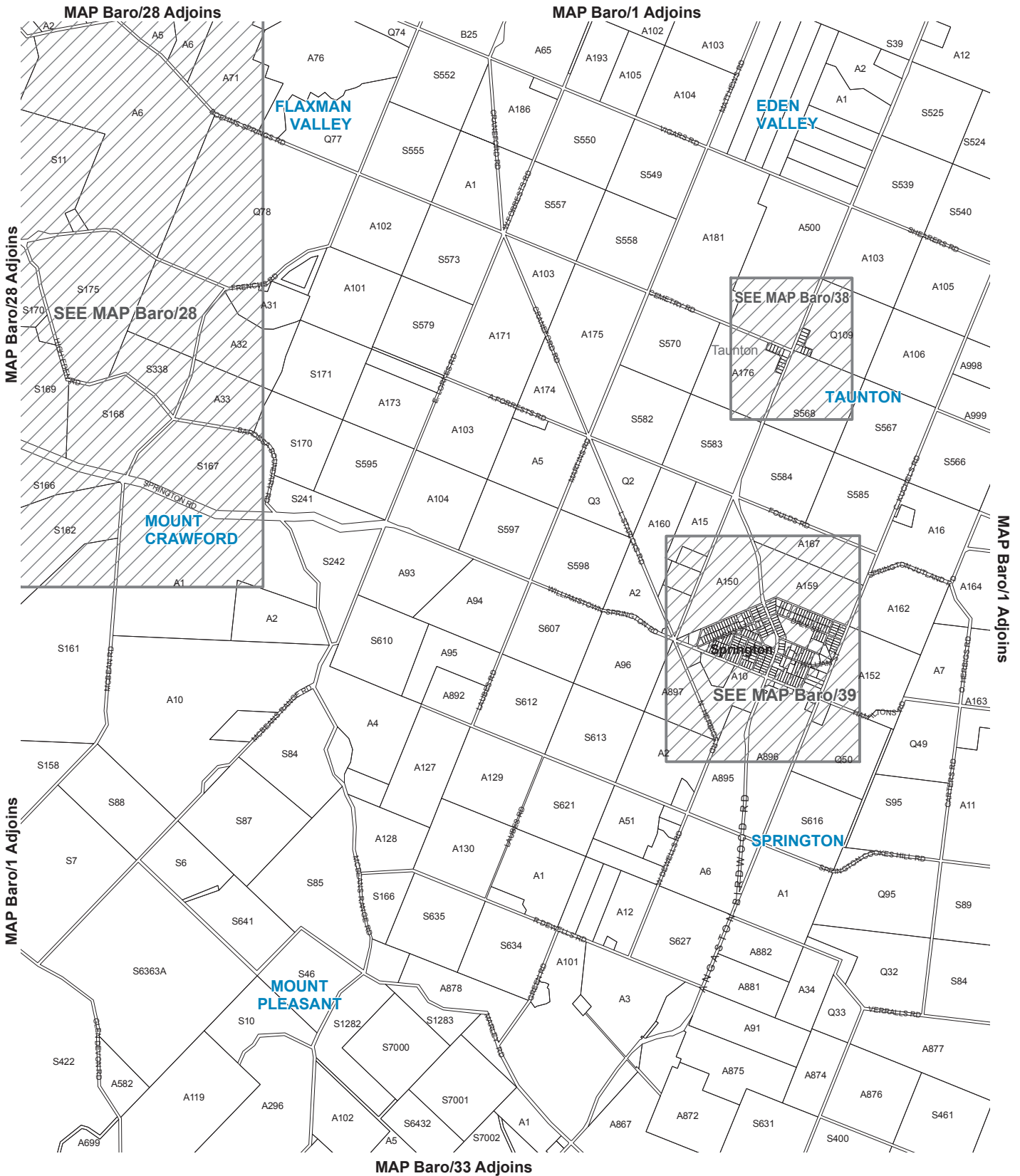
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5km

# Policy Area Map Baro/31

- Policy Area Boundary
- Development Plan Boundary

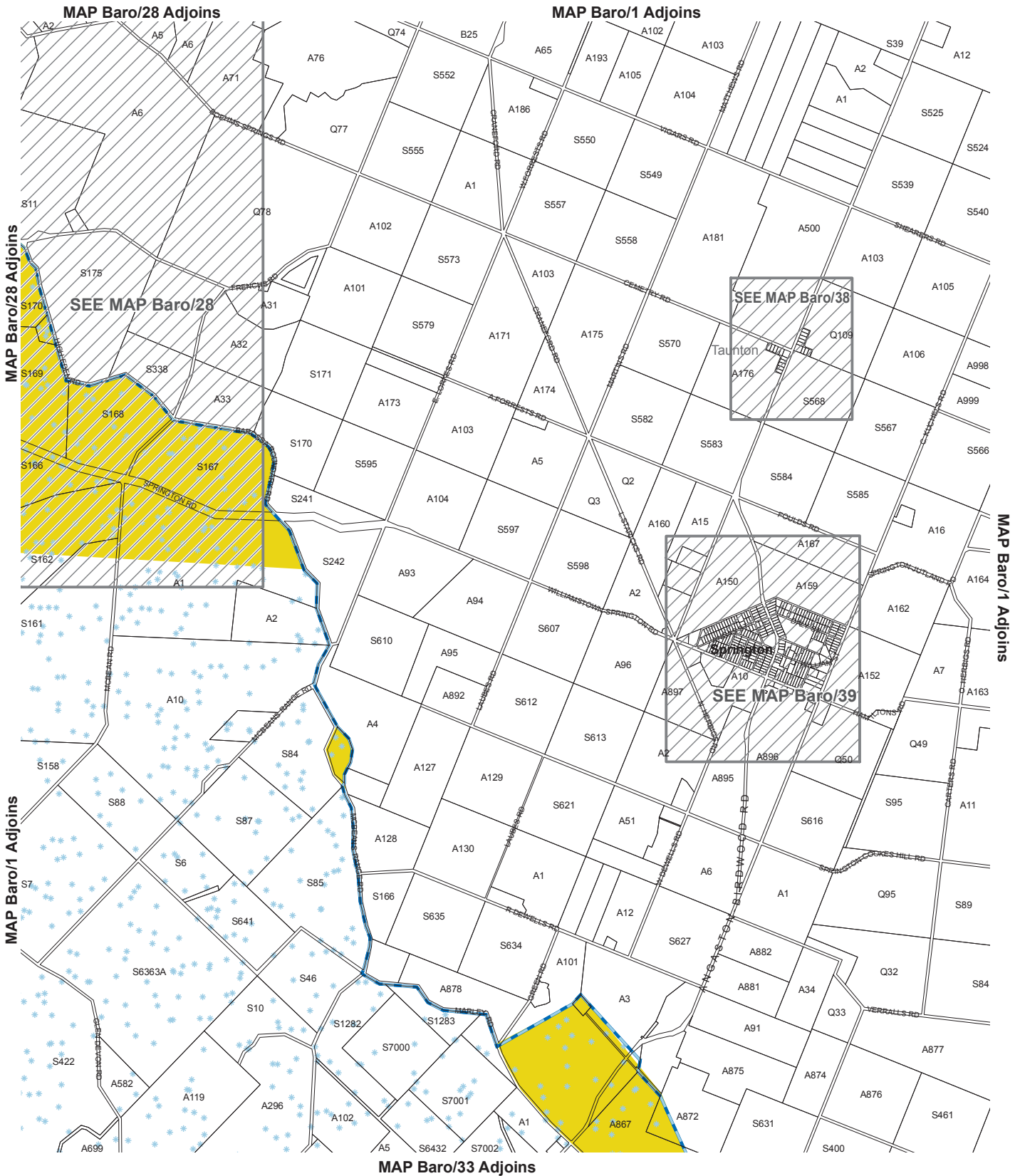


# Location Map Baro/32





# Overlay Map Baro/32 TRANSPORT

 Secondary Arterial Roads



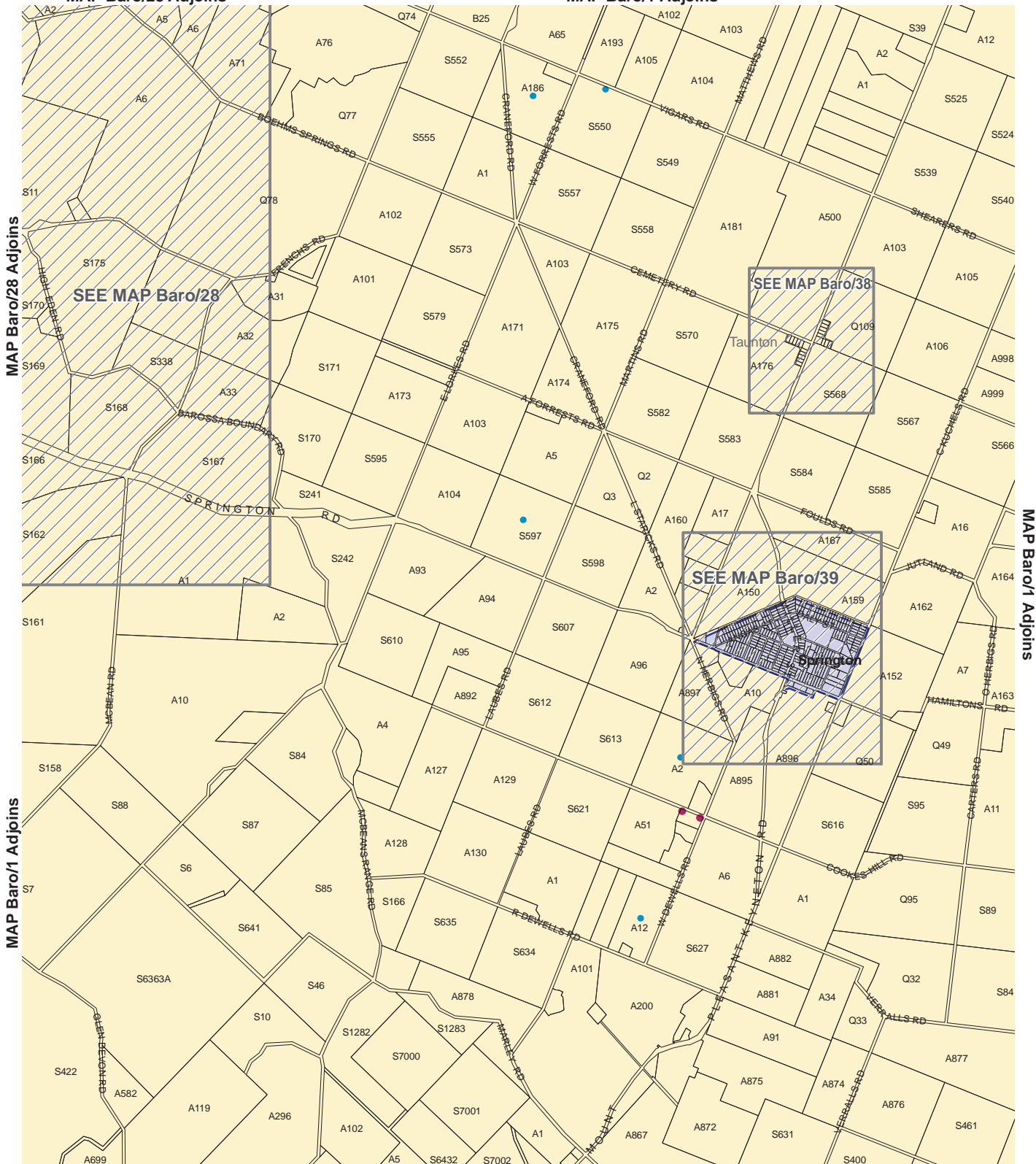
# Overlay Map Baro/32 DEVELOPMENT CONSTRAINTS

 Mt Lofty Watershed Boundary  
 Barossa Exclusion Area

**BAROSSA COUNCIL**  
 Consolidated - 5 September 2019

MAP Baro/28 Adjoins

MAP Baro/1 Adjoins



MAP Baro/33 Adjoins

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 Items please refer to the relevant tables within this document.



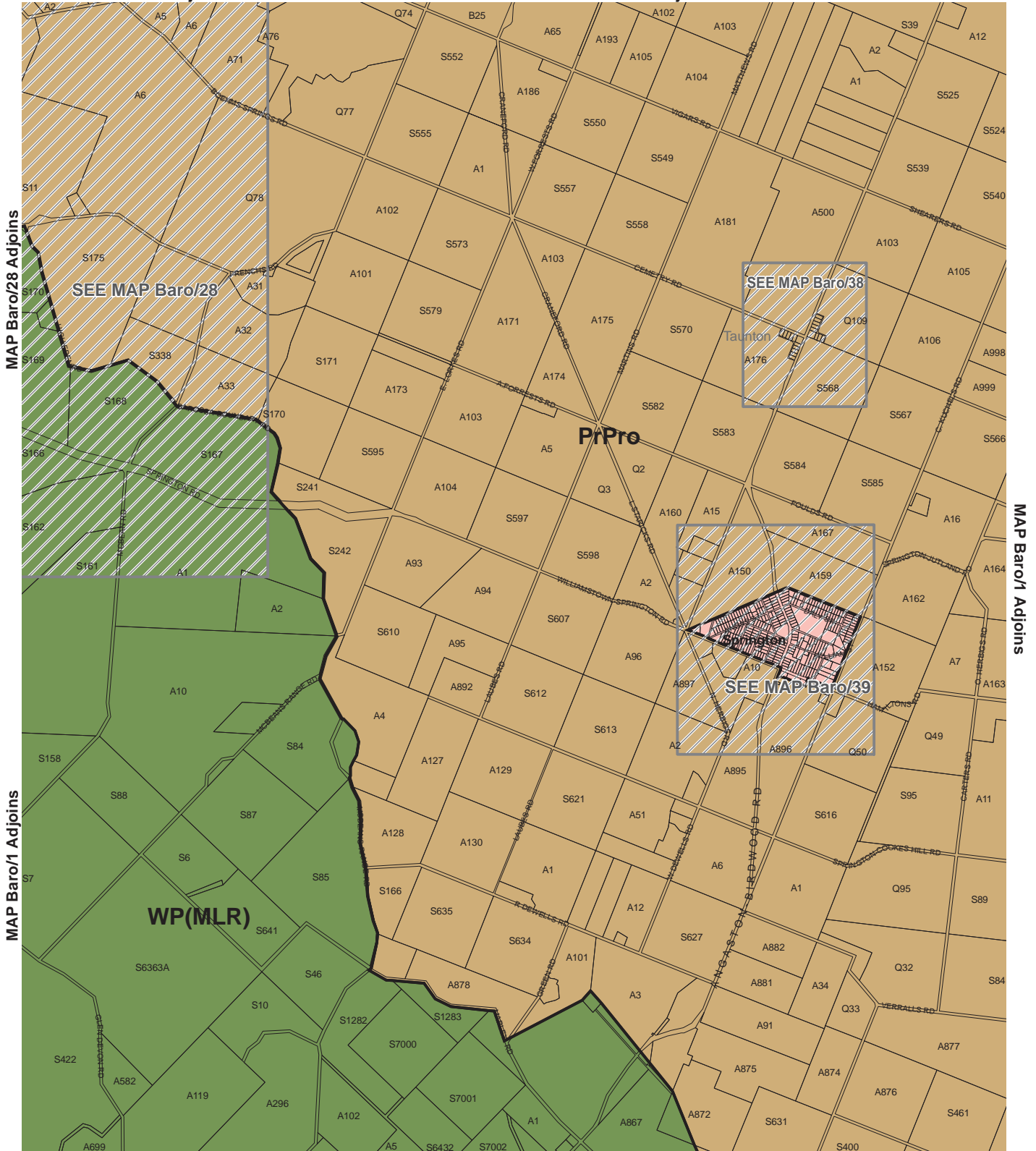
# Overlay Map Baro/32 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Character Preservation District



MAP Baro/28 Adjoins

MAP Baro/1 Adjoins



MAP Baro/33 Adjoins

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



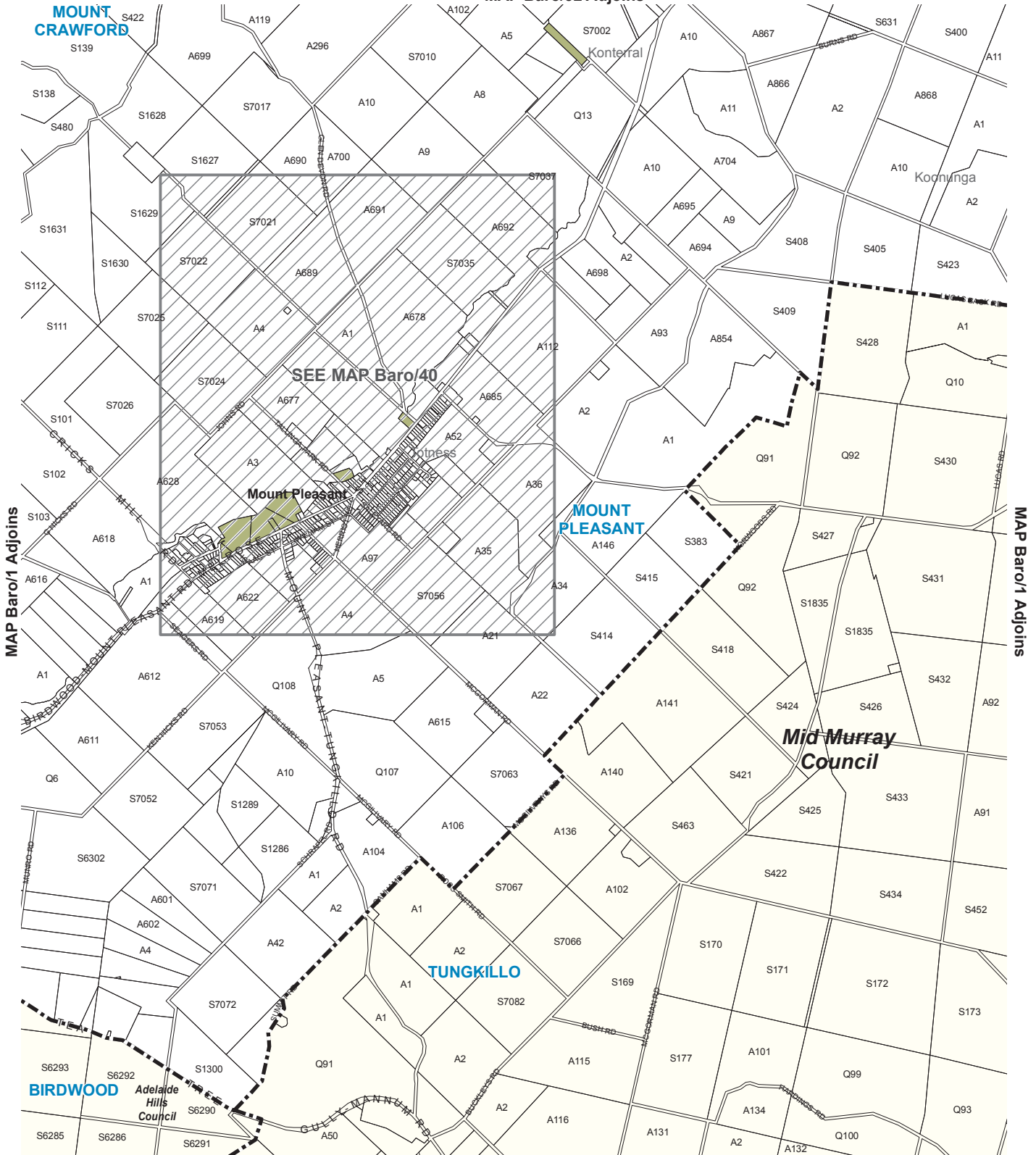
# Zone Map Baro/32

### Zones

- PrPro Primary Production
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary

MAP Baro/32 Adjoins

**MOUNT CRAWFORD**



MAP Baro/1 Adjoins

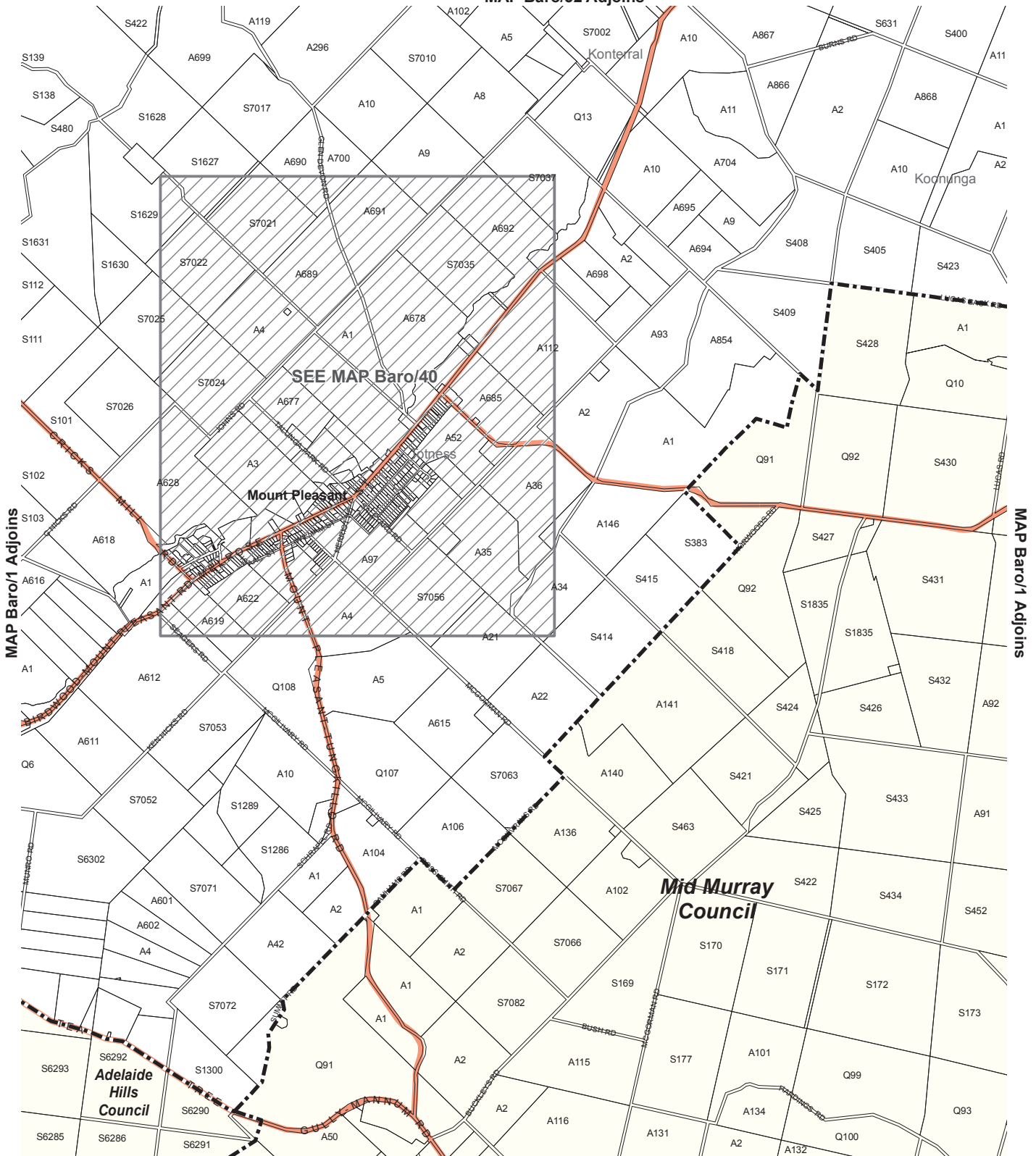


0 2,000m

# Location Map Baro/33

- Local Reserves
- Development Plan Boundary

MAP Baro/32 Adjoins



MAP Baro/1 Adjoins

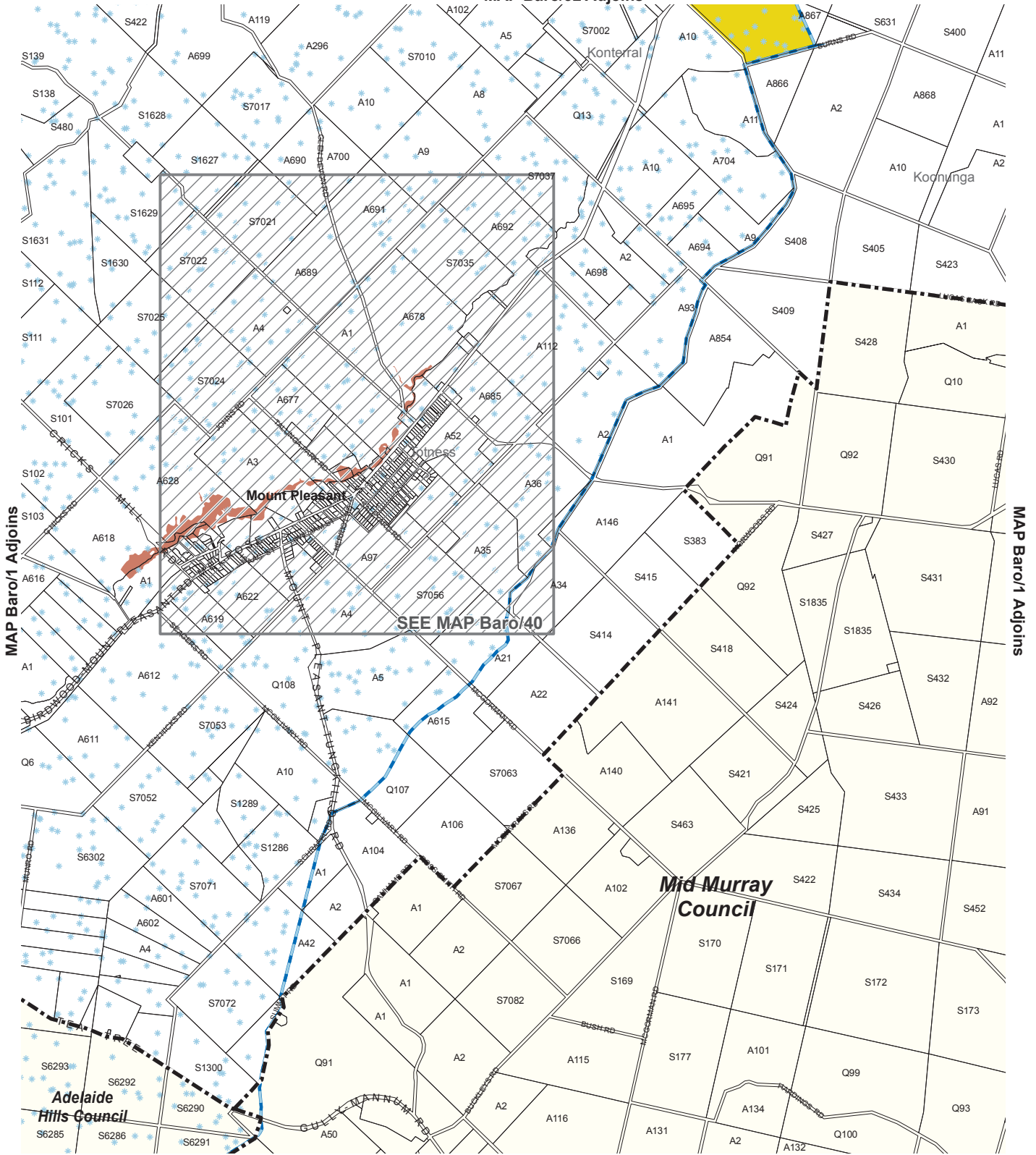


# Overlay Map Baro/33





## TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP Baro/32 Adjoins



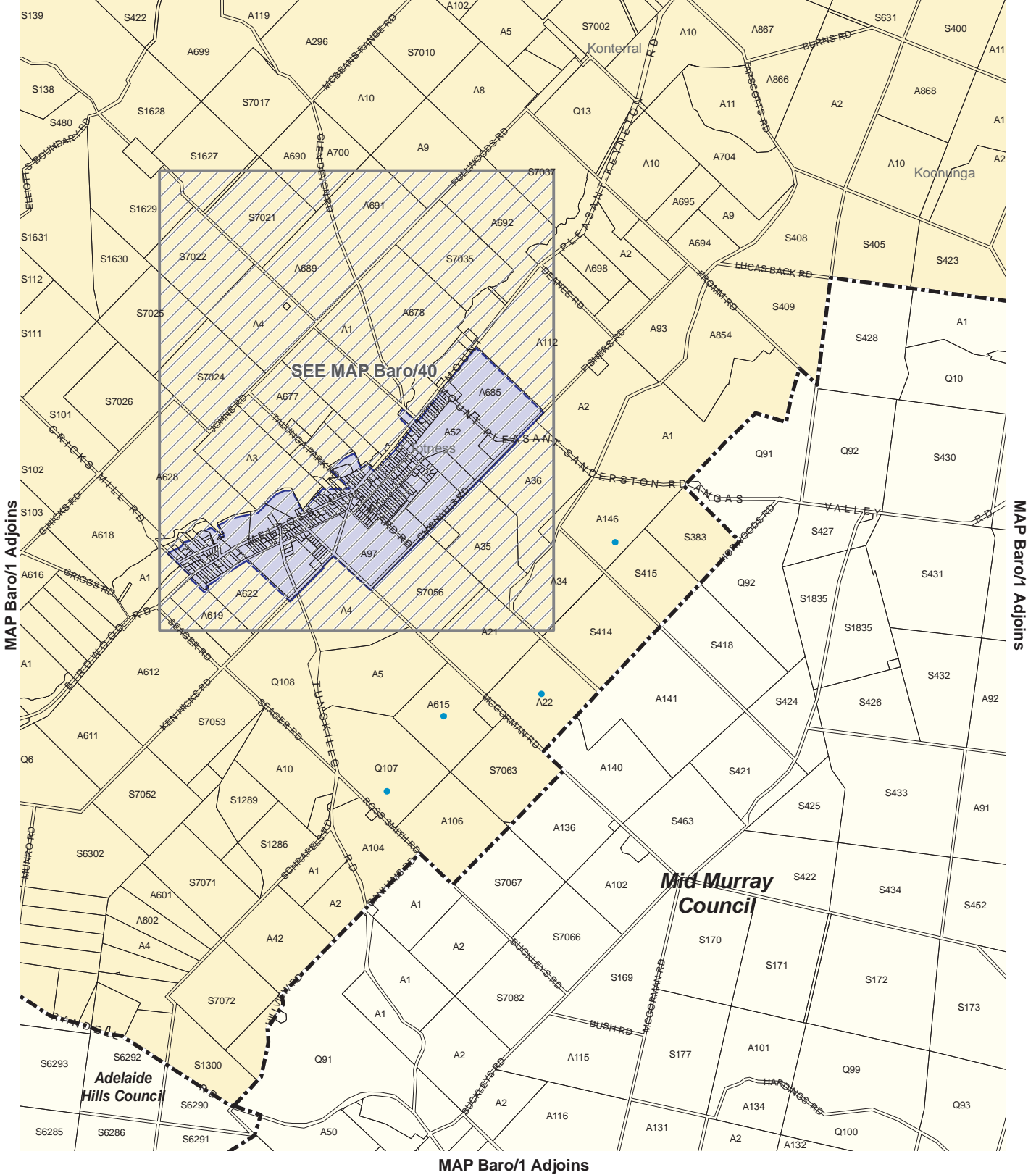
MAP Baro/1 Adjoins

-  Mt Lofty Watershed Boundary
-  Flood Hazard
-  Barossa Exclusion Area
-  Development Plan Boundary

# Overlay Map Baro/33

## DEVELOPMENT CONSTRAINTS

MAP Baro/32 Adjoins



Heritage points are indicative only.  
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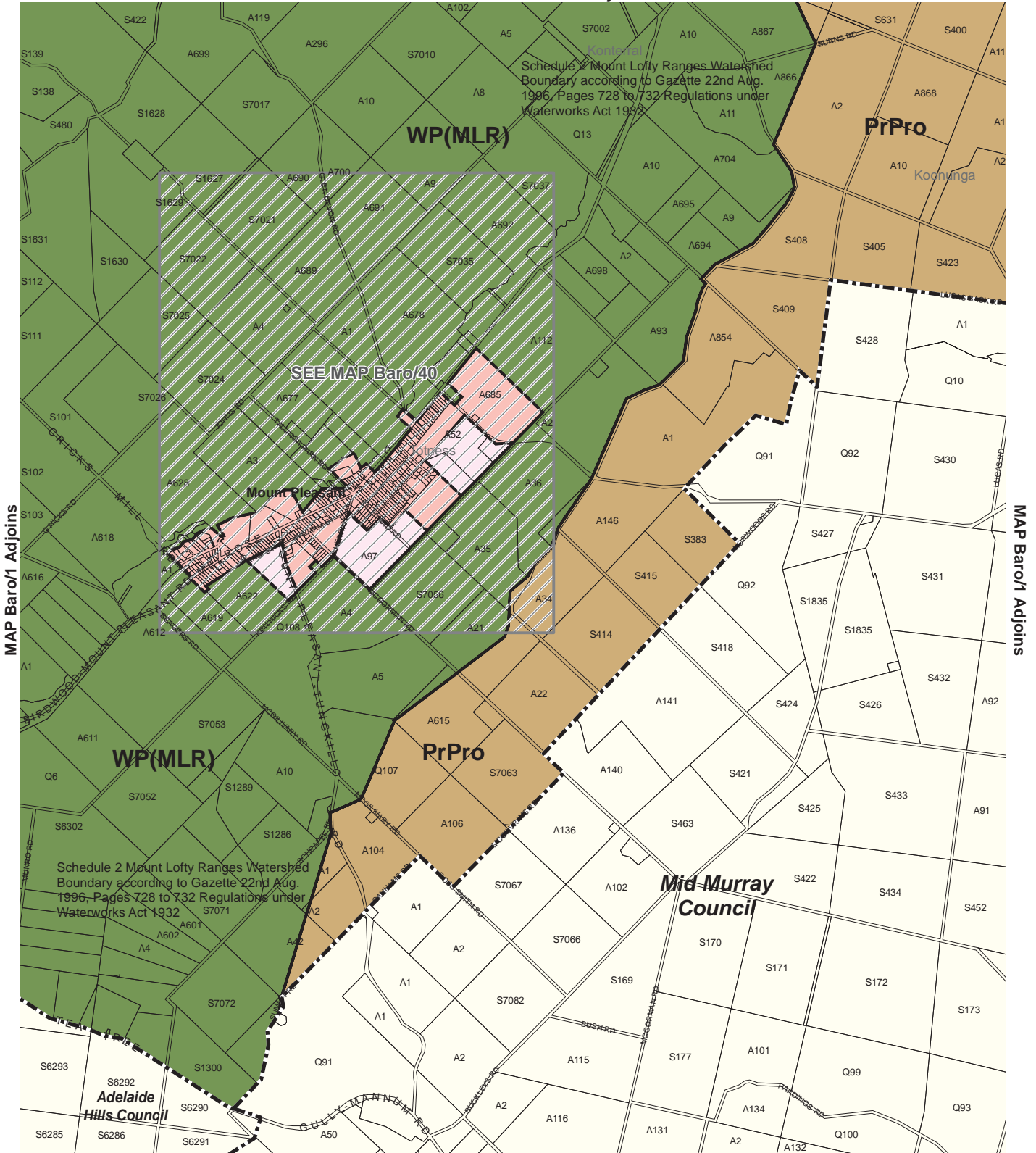


# Overlay Map Baro/33

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Character Preservation District
- Development Plan Boundary

MAP Baro/32 Adjoins



MAP Baro/1 Adjoins

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



# Zone Map Baro/33

- Zones**
- PrPro Primary Production
  - WP(MLR) Watershed Protection (Mount Lofty Ranges)
  - Zone Boundary
  - Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/25 Adjoins



MOCULTA

# Location Map Baro/34

 Local Reserves

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

MAP Baro/1 Adjoins

MAP Baro/25 Adjoins

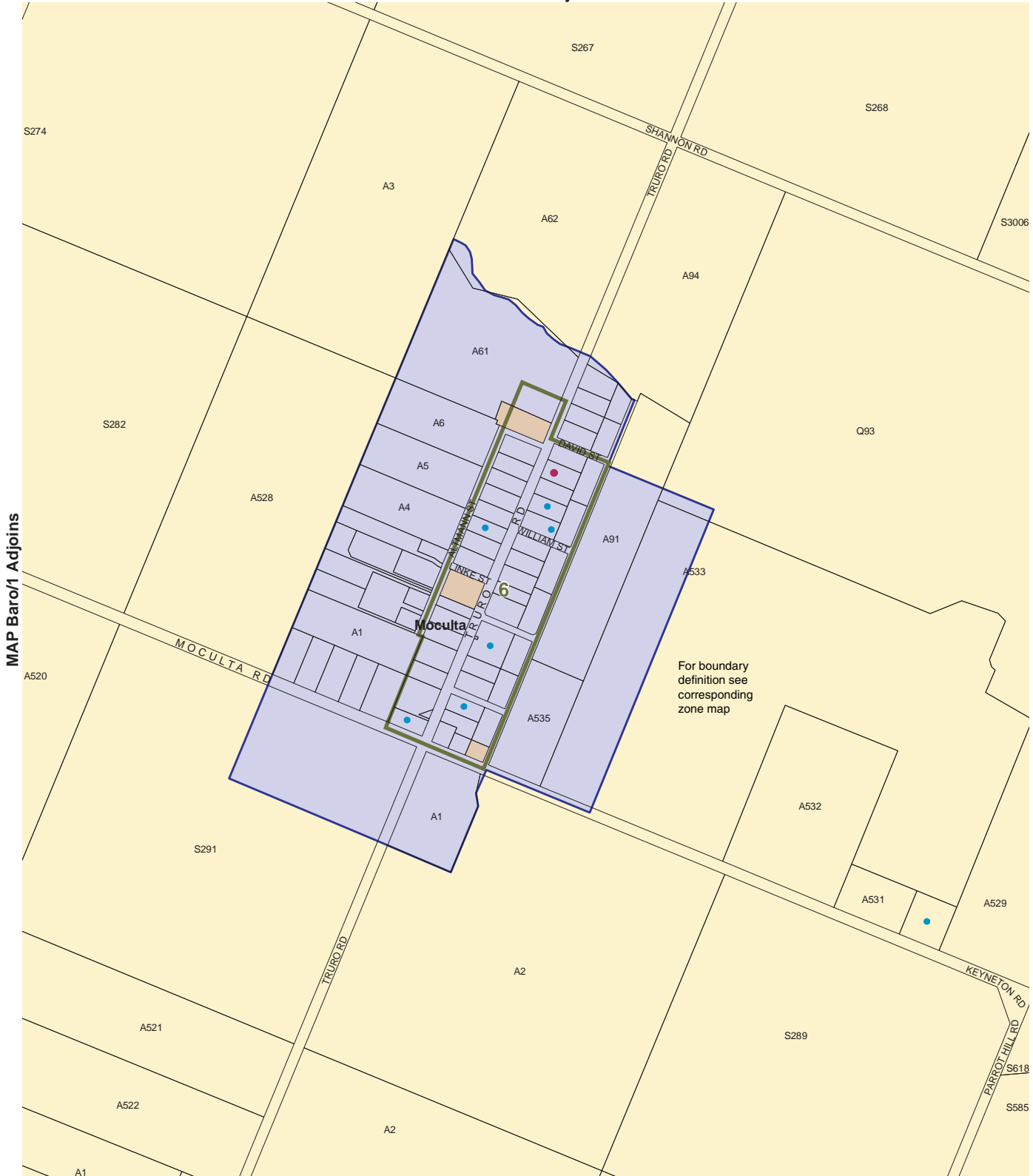


MOCULTA

# Overlay Map Baro/34 TRANSPORT



MAP Baro/1 Adjoins



MAP Baro/25 Adjoins

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

Historic Conservation Area  
6 Mocluta



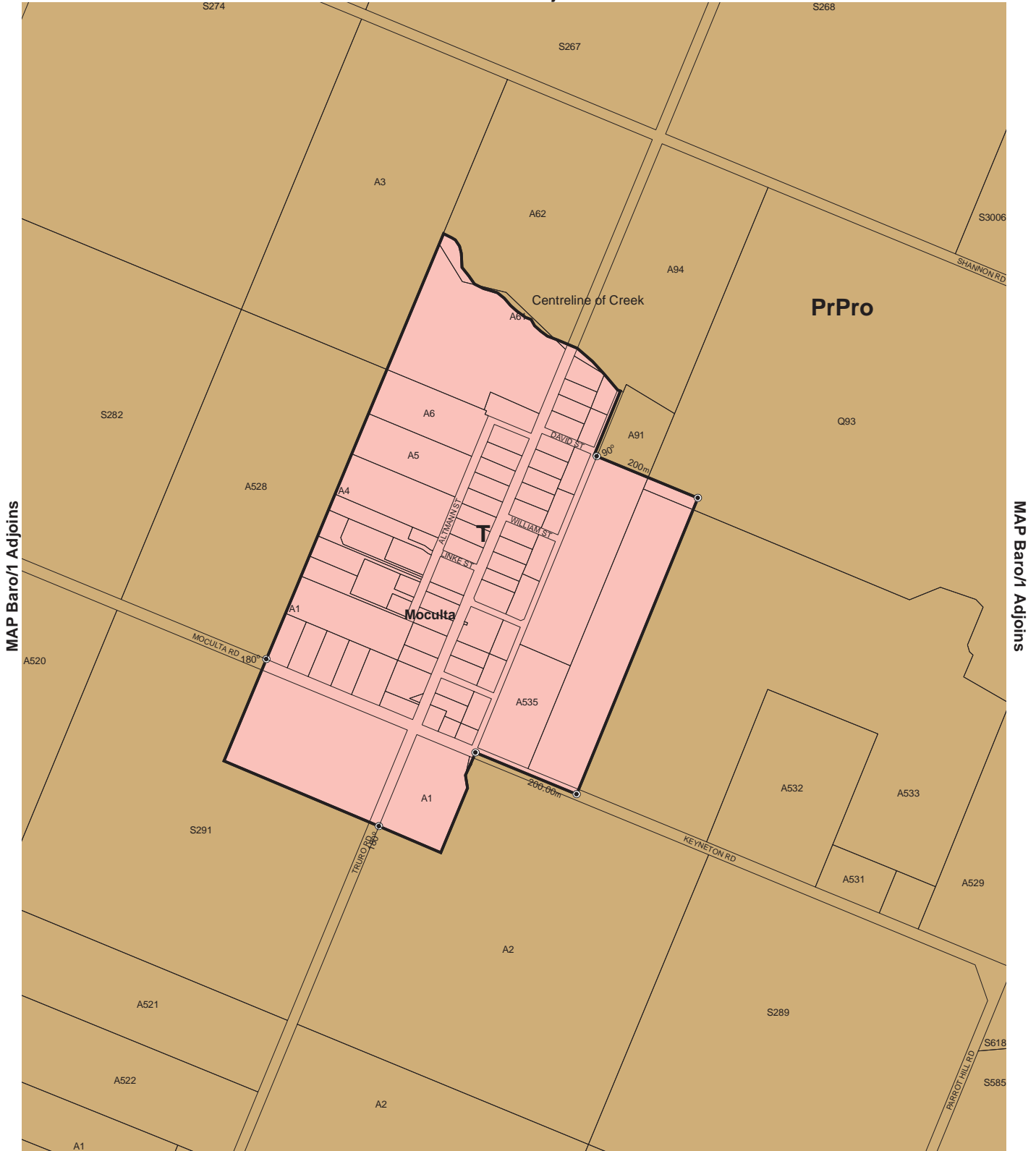
MOCULTA

- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item
- Area Excluded from District
- Character Preservation District

# Overlay Map Baro/34

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Baro/1 Adjoins



MAP Baro/25 Adjoins

Lamberts Conformal Conic Projection, GDA94

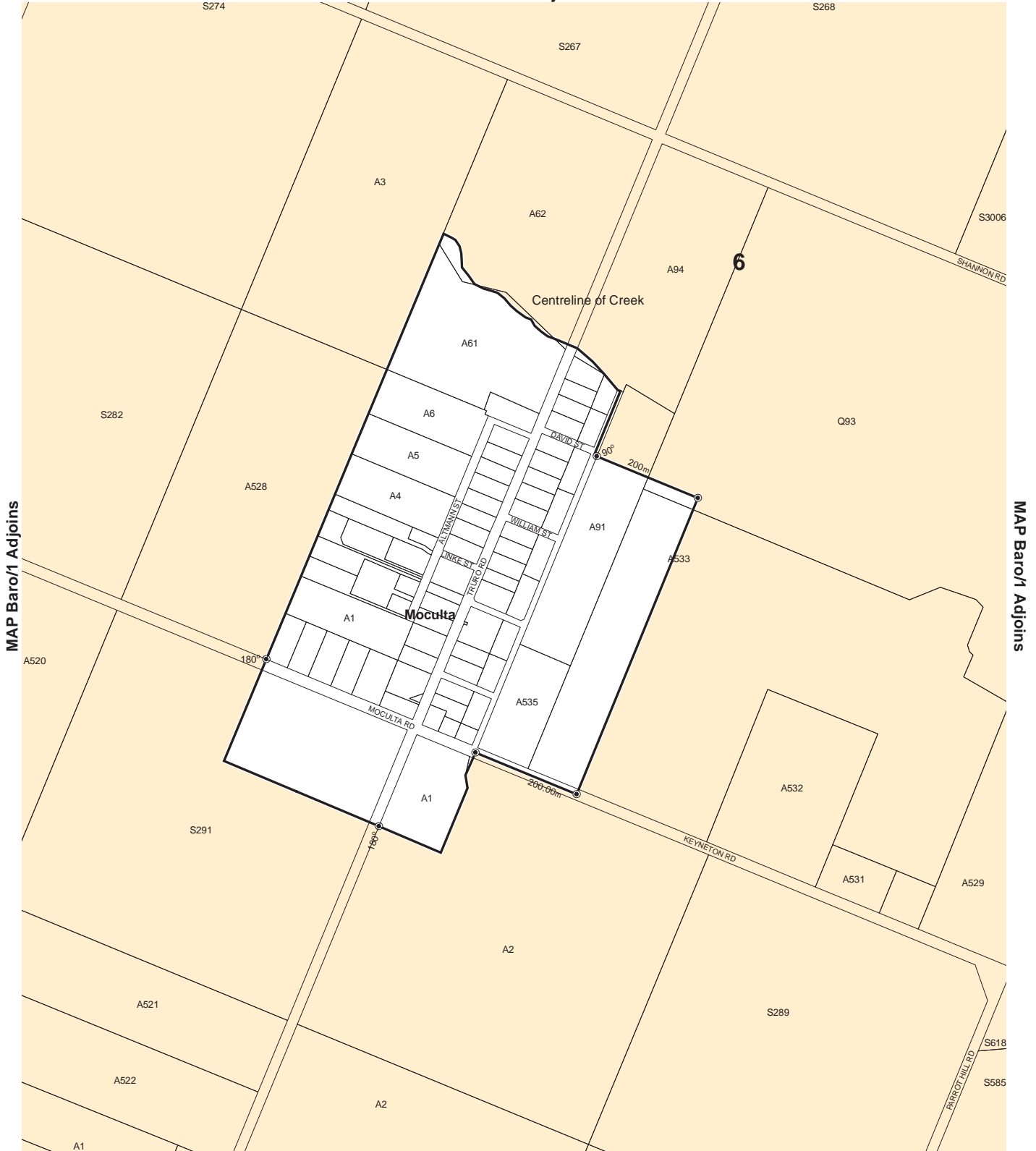


MOCULTA

# Zone Map Baro/34

- Zones**
- PrPro Primary Production
  - T Township
  - Zone Boundary

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

MAP Baro/1 Adjoins

MAP Baro/25 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct  
6 Mocolta



MOCULTA

# Precinct Map Baro/34

 Precinct Boundary

MAP Baro/23 Adjoins



MAP Baro/23 Adjoins



LYNDOCH

# Location Map Baro/35

- S School
- L Public Library
- Railways
- Local Reserves

MAP Baro/23 Adjoins



MAP Baro/23 Adjoins

MAP Baro/23 Adjoins

MAP Baro/23 Adjoins

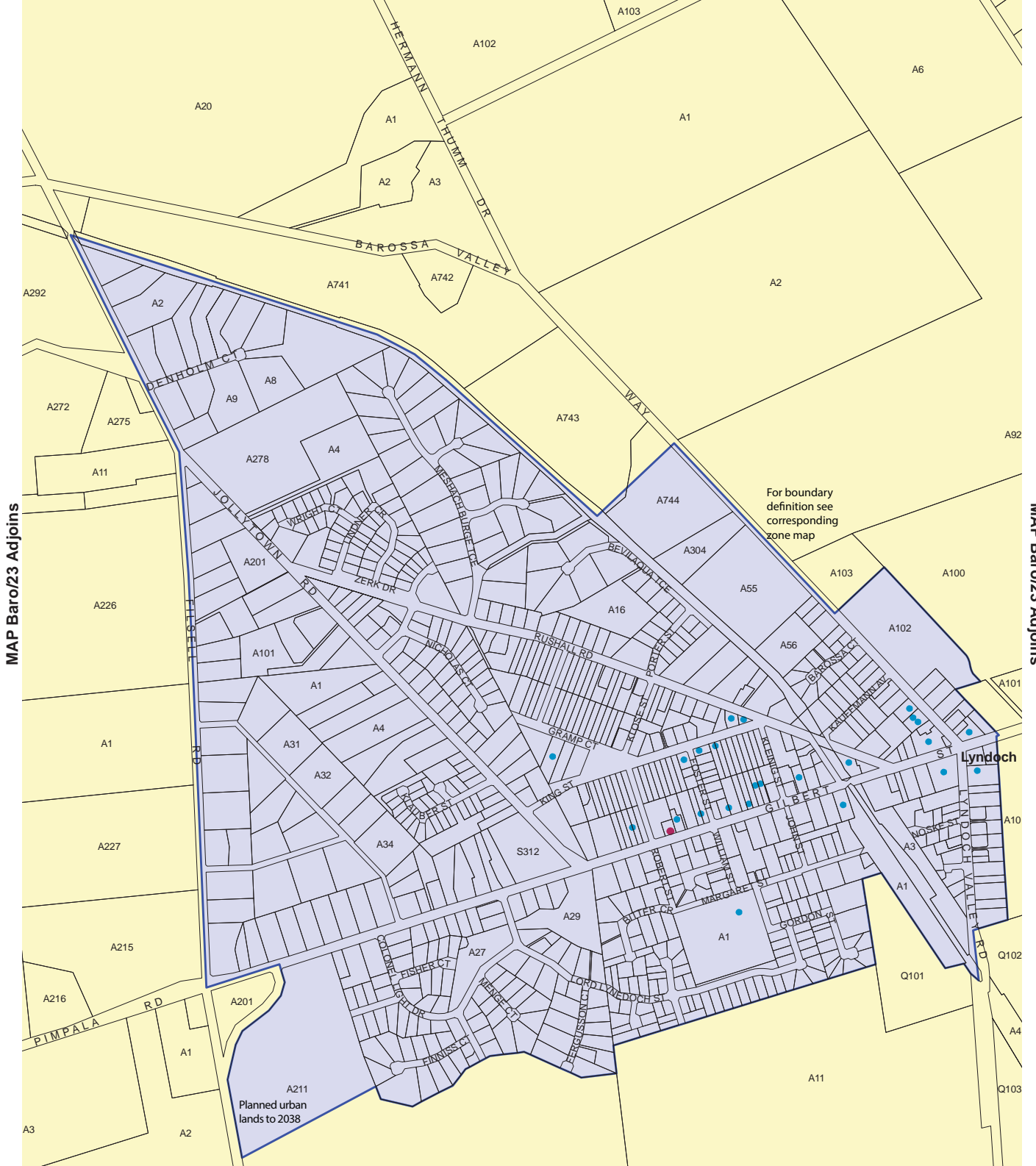


LYNDOCH

# Overlay Map Baro/35 TRANSPORT

Secondary Arterial Roads

MAP Baro/23 Adjoins



MAP Baro/23 Adjoins

MAP Baro/23 Adjoins

For boundary definition see corresponding zone map

MAP Baro/27 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.

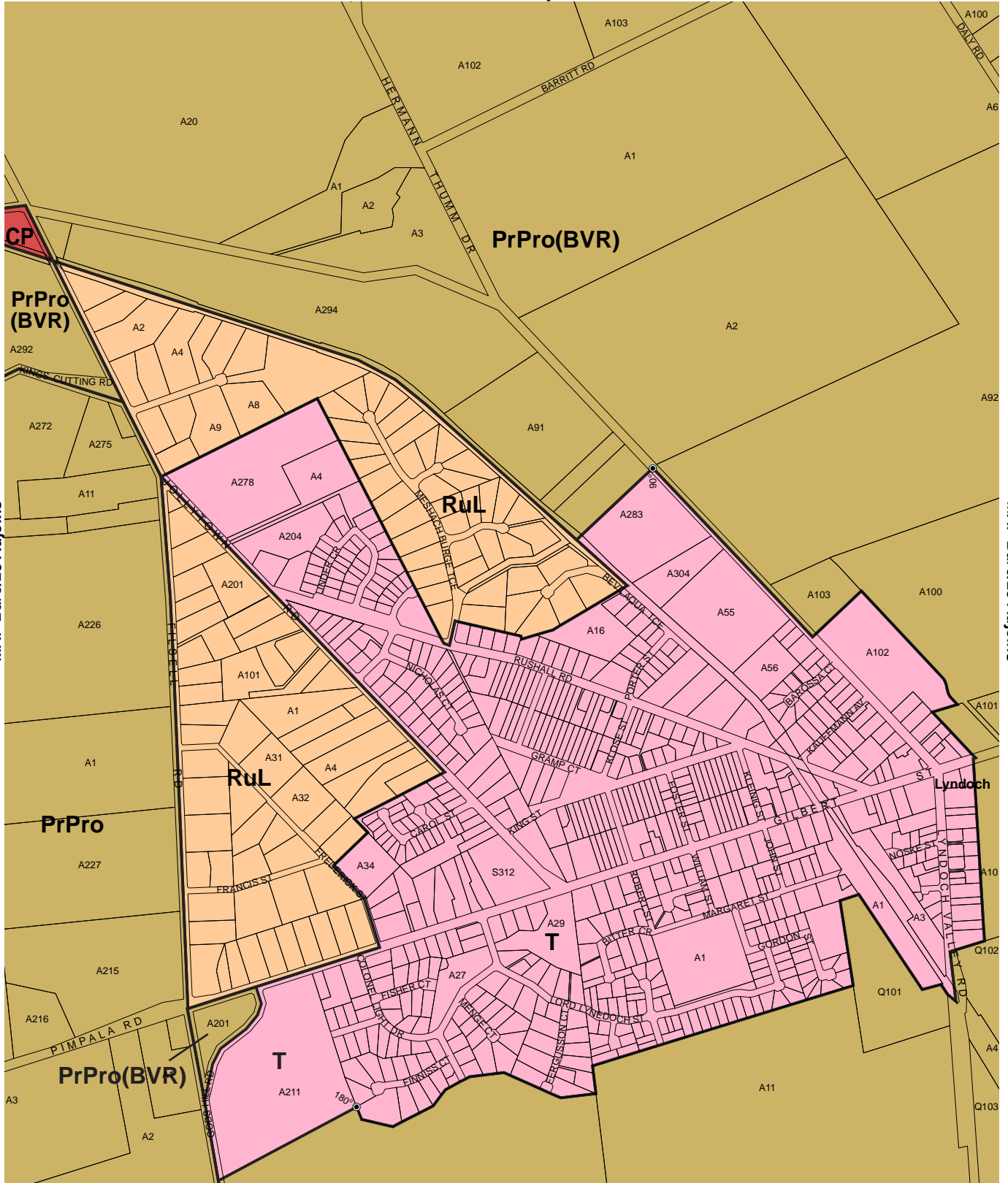


LYNDOCH

# Overlay Map Baro/35 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Area Excluded from District
- Character Preservation District

MAP Baro/23 Adjoins



MAP Baro/23 Adjoins

Lamberts Conformal Conic Projection, GDA94

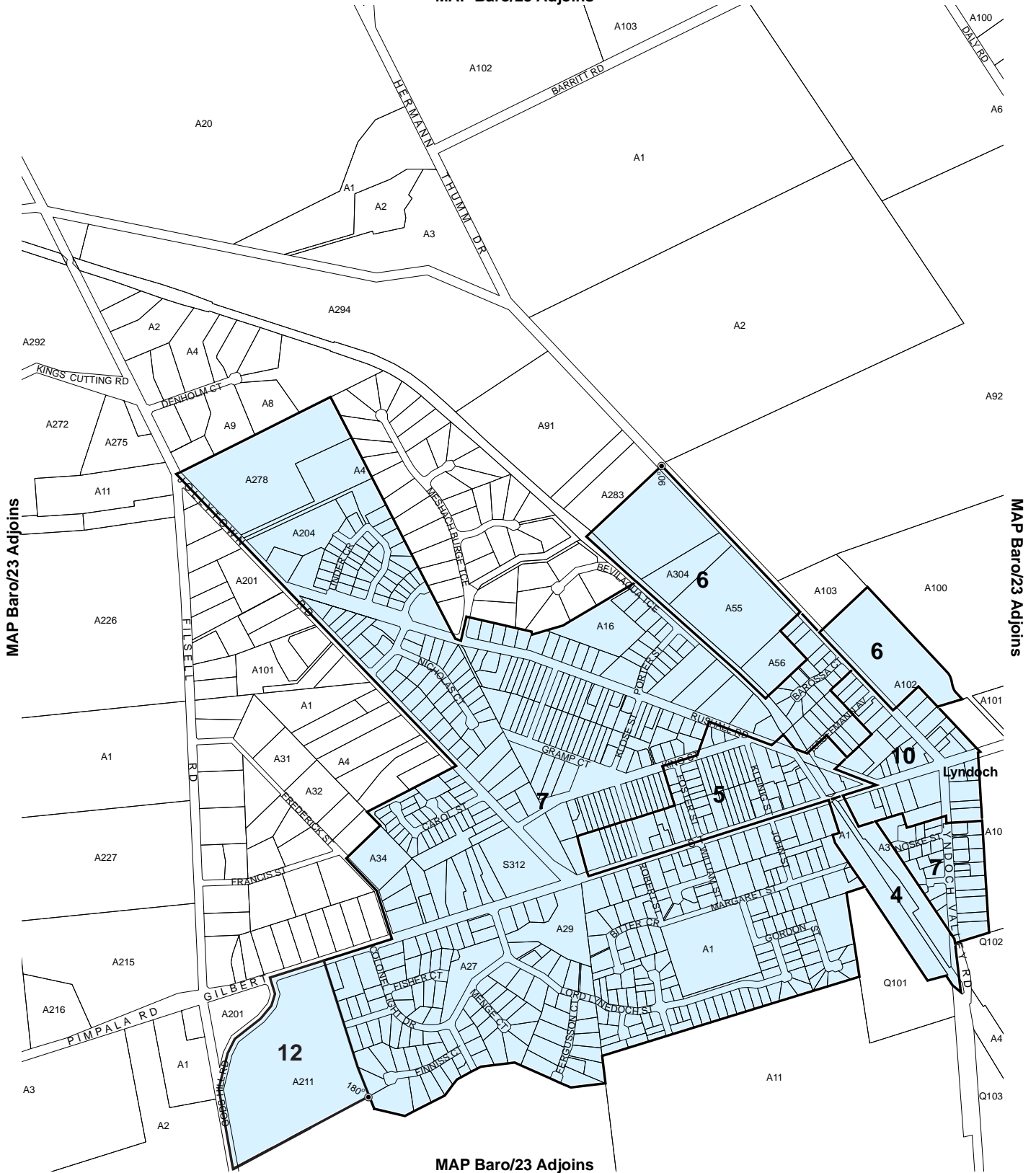


LYNDOCH

# Zone Map Baro/35

- Zones**
- CP Caravan and Tourist Park
  - PrPro Primary Production
  - PrPro(BVR) Primary Production (Barossa Valley Region)
  - RuL Rural Living
  - T Township
  - Zone Boundary

MAP Baro/23 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 10 Town Centre
- 4 Light Industry
- 5 Lyndoch Residential Historic Character
- 6 Recreation
- 7 Residential
- 12 Residential Lyndoch



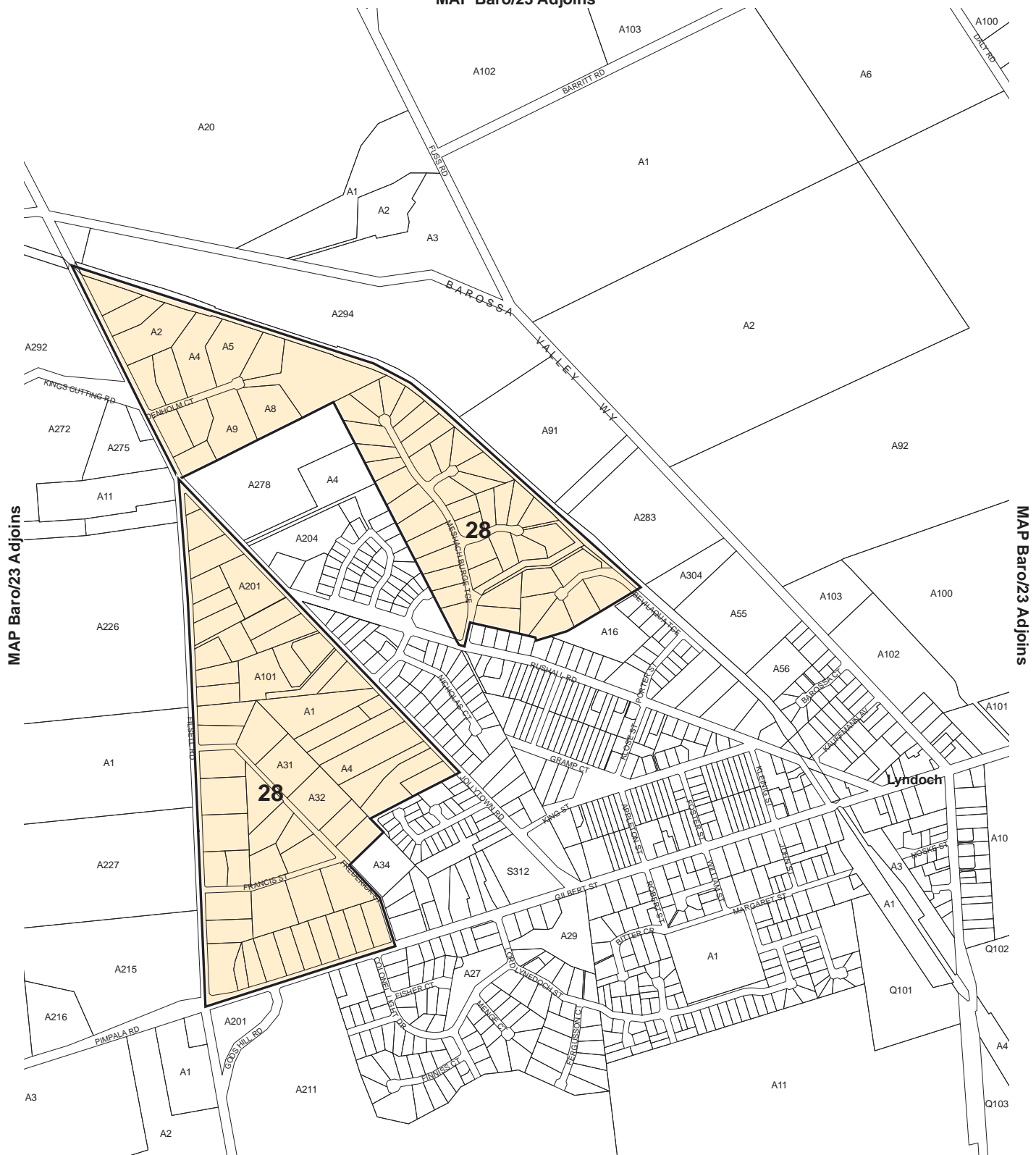
LYNDOCH

# Policy Area Map Baro/35

Policy Area Boundary



MAP Baro/23 Adjoins



MAP Baro/23 Adjoins

MAP Baro/23 Adjoins

MAP Baro/23 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct  
28 Lyndoch



LYNDOCH

# Precinct Map Baro/35

 Precinct Boundary

### MAP Baro/1 Adjoins



### MAP Baro/1 Adjoins

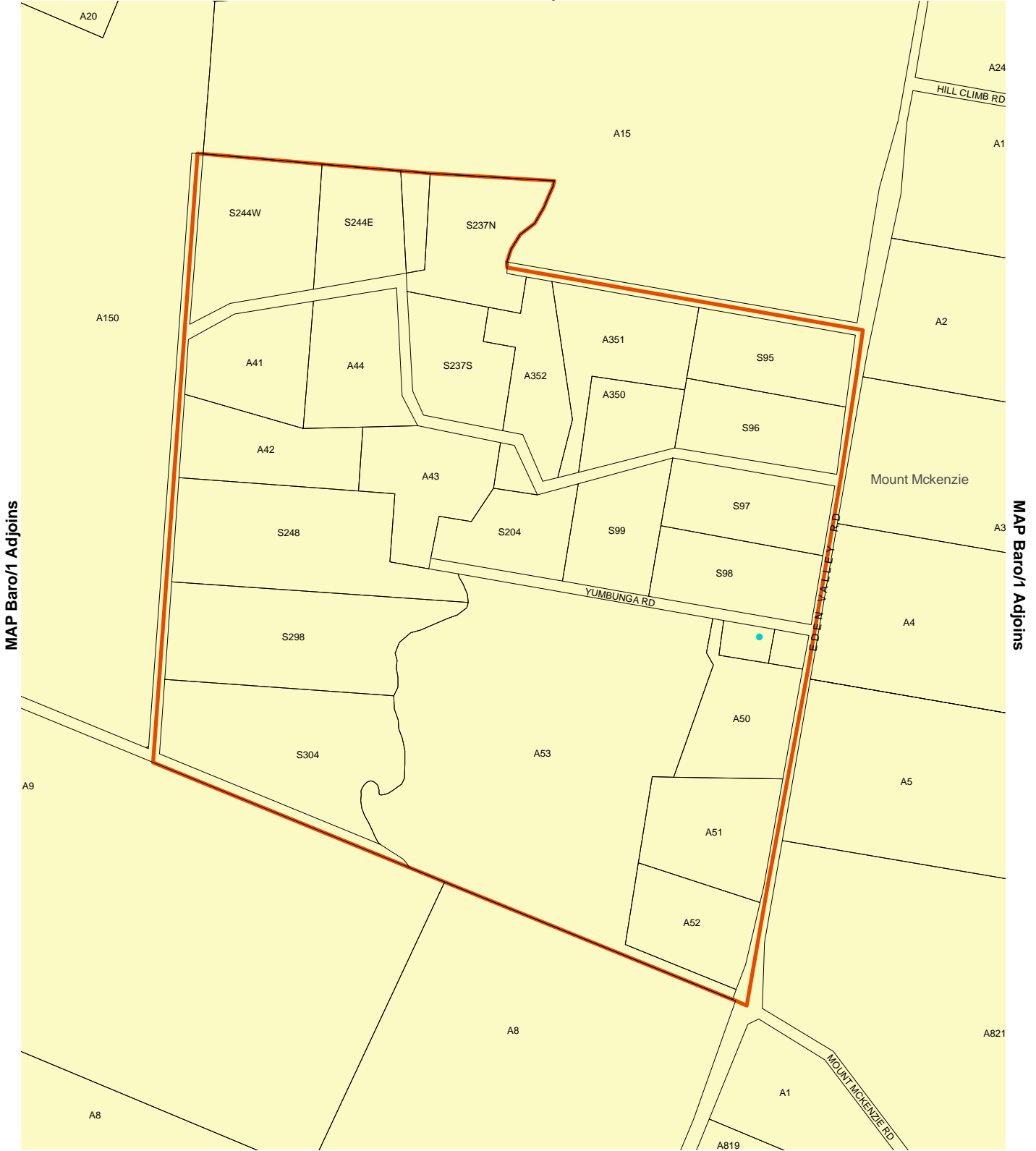
# Location Map Baro/36

MAP Baro/1 Adjoins



# Overlay Map Baro/36 TRANSPORT

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

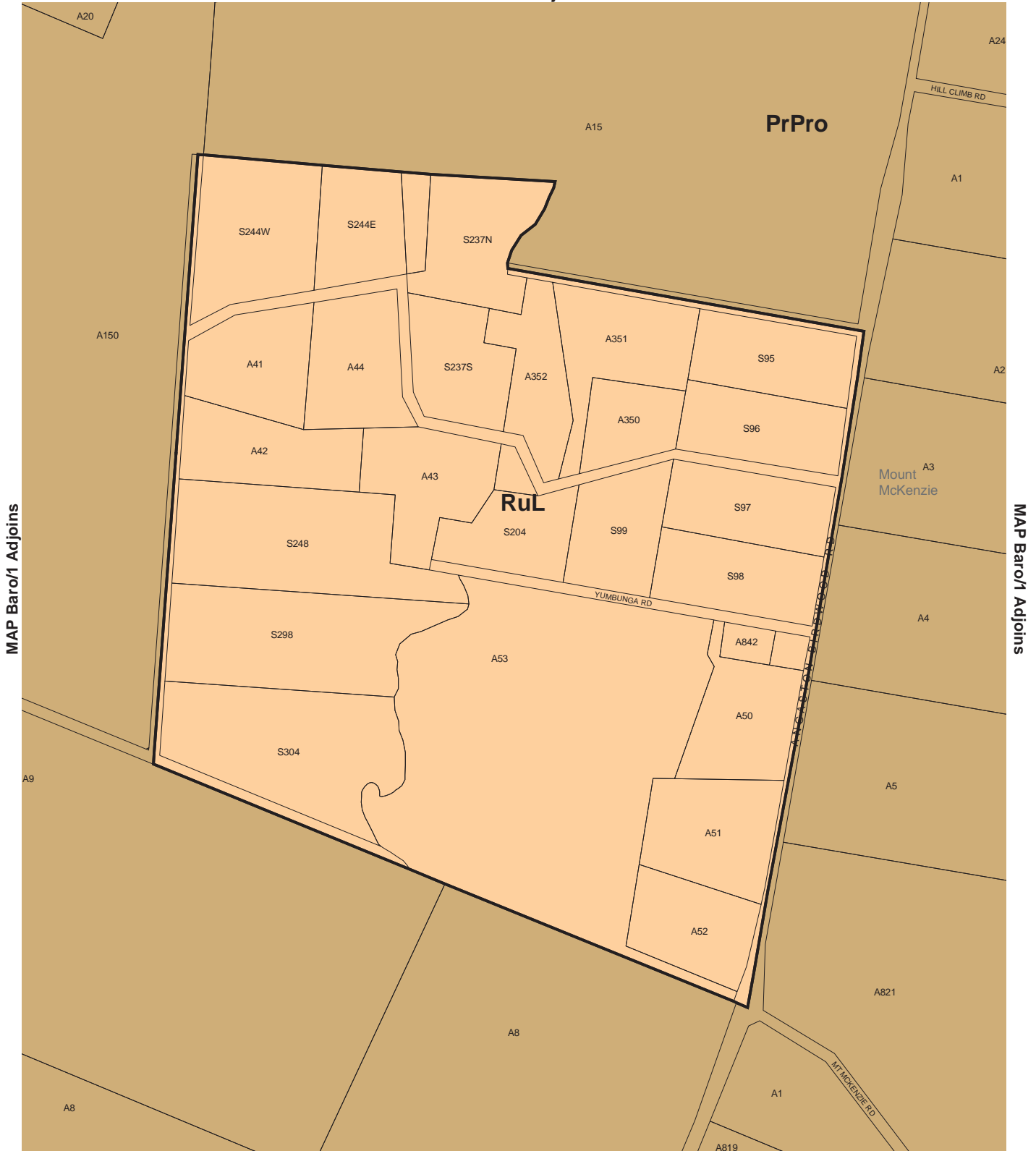
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Baro/36 HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Local heritage place
- Designated Area
- Character Preservation District

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



# Zone Map Baro/36

- Zones**
- PrPro Primary Production
  - RuL Rural Living
  - Zone Boundary

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 29 Mt McKenzie  
 4 Barossa Range



# Precinct Map Baro/36

 Precinct Boundary

MAP Baro/27 Adjoins



MAP Baro/27 Adjoins



WILLIAMSTOWN

# Location Map Baro/37

- School
- Police Station
- Local Reserves
- Conservation Park

MAP Baro/27 Adjoins




MAP Baro/27 Adjoins



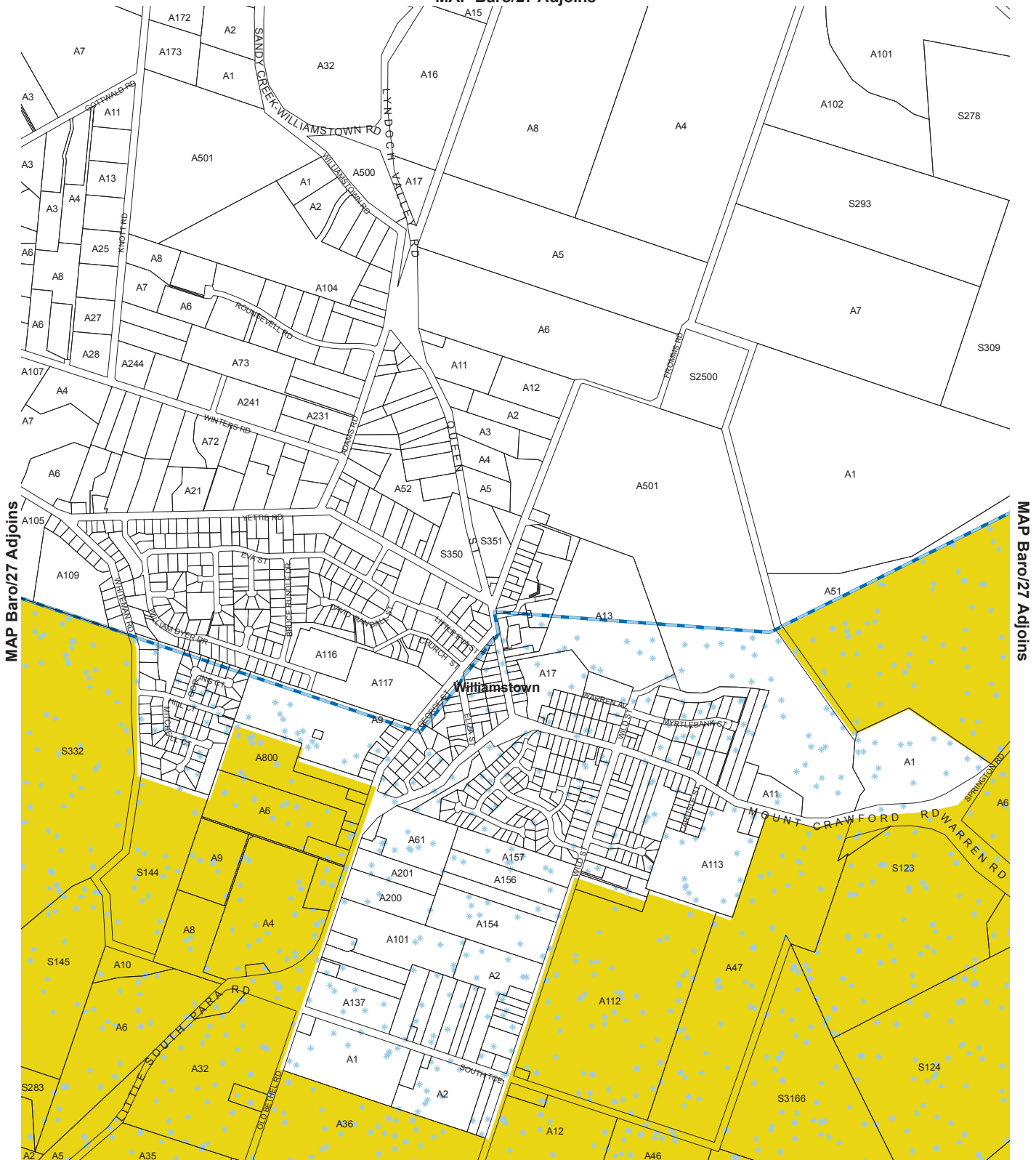
WILLIAMSTOWN

# Overlay Map Baro/37 TRANSPORT

 Secondary Arterial Roads



MAP Baro/27 Adjoins





MAP Baro/27 Adjoins

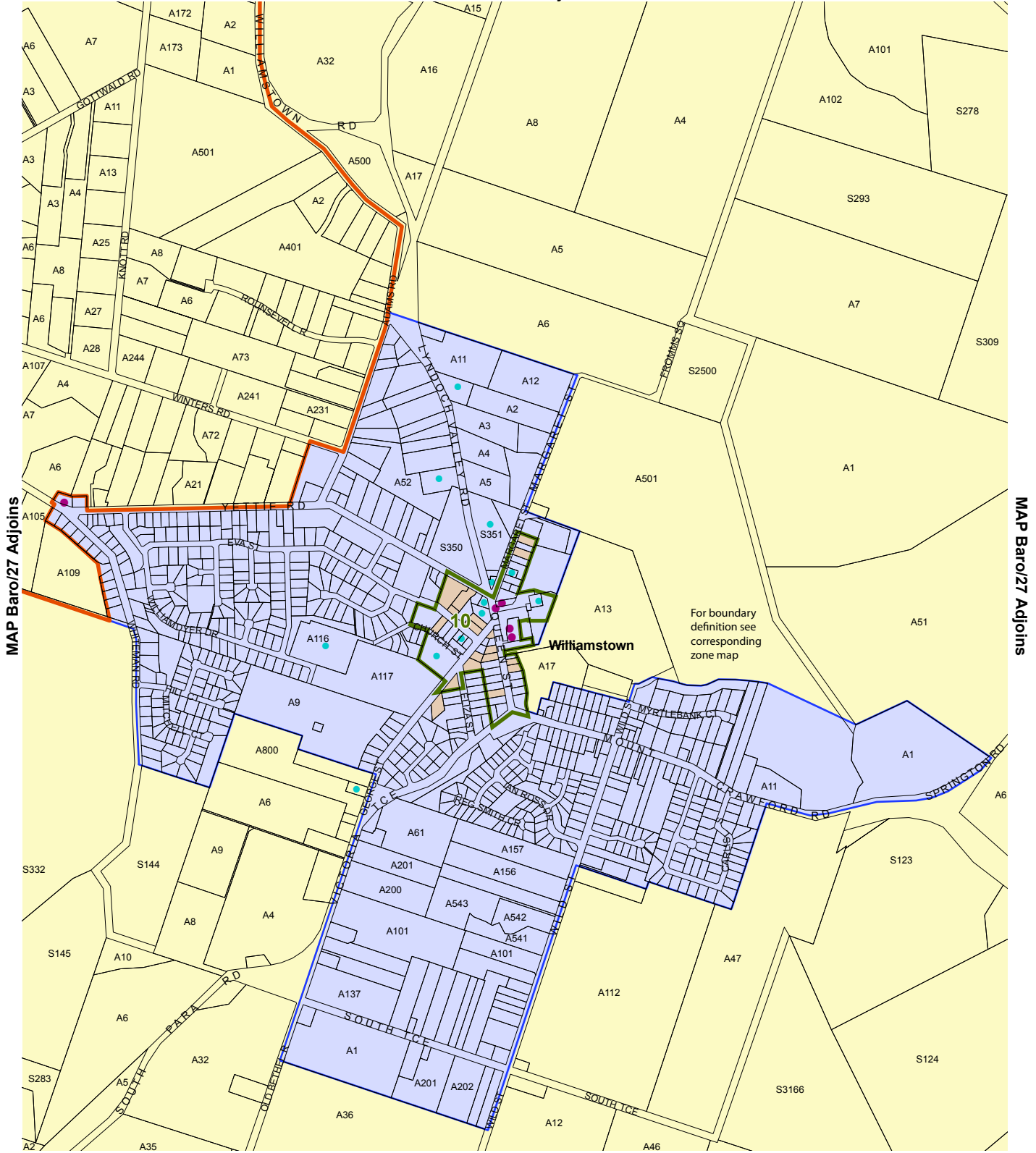


WILLIAMSTOWN

# Overlay Map Baro/37 DEVELOPMENT CONSTRAINTS

-  Mt Lofty Watershed Boundary
-  Barossa Exclusion Area

MAP Baro/27 Adjoins



MAP Baro/27 Adjoins

Heritage points are indicative only.  
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Historic Conservation Area  
 10 Williamstown

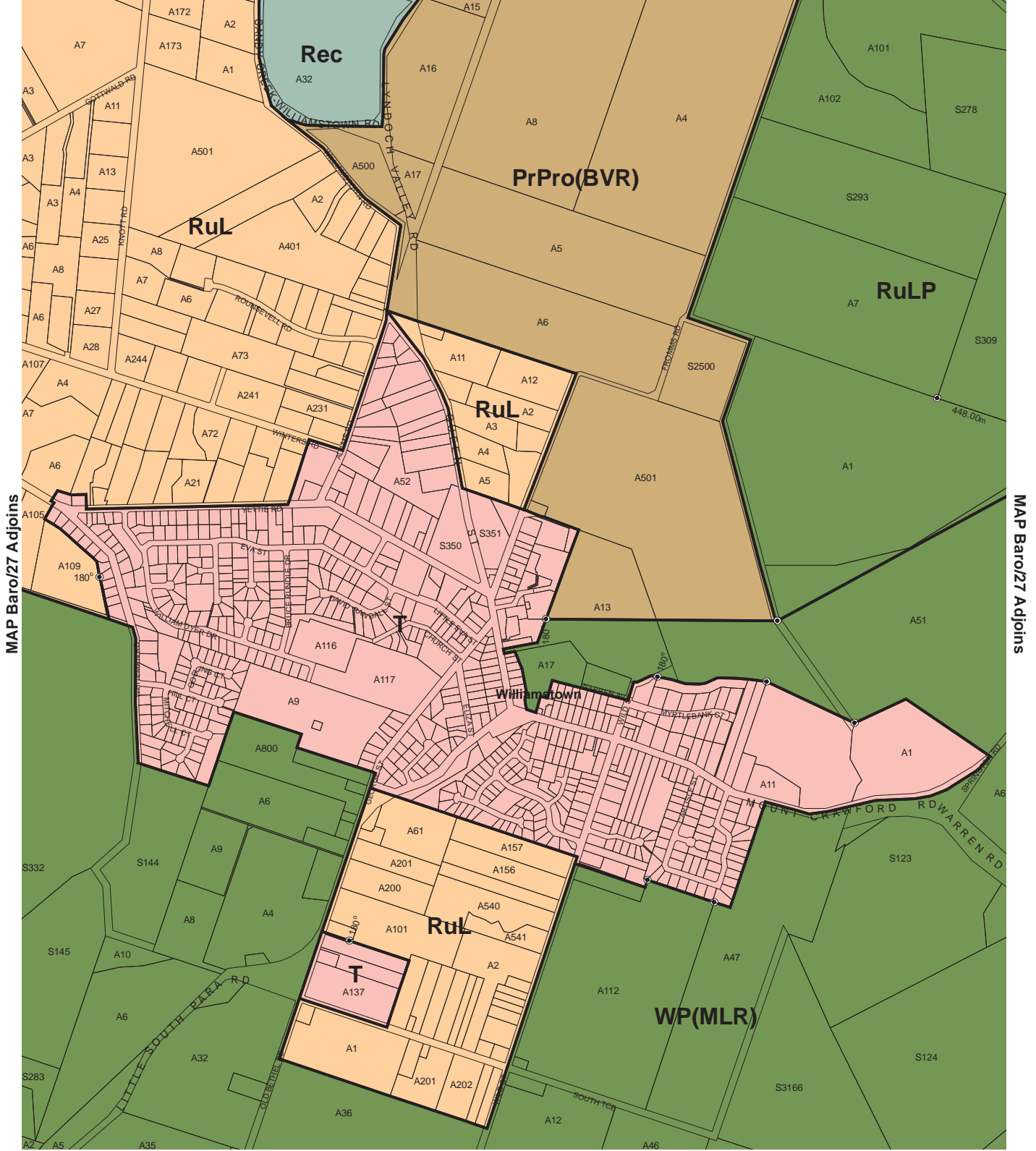
- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item
- Designated Area
- Area Excluded from District
- Character Preservation District



WILLIAMSTOWN

# Overlay Map Baro/37 HERITAGE AND CHARACTER PRESERVATION DISTRICT

MAP Baro/27 Adjoins



MAP Baro/27 Adjoins

Lamberts Conformal Conic Projection, GDA94



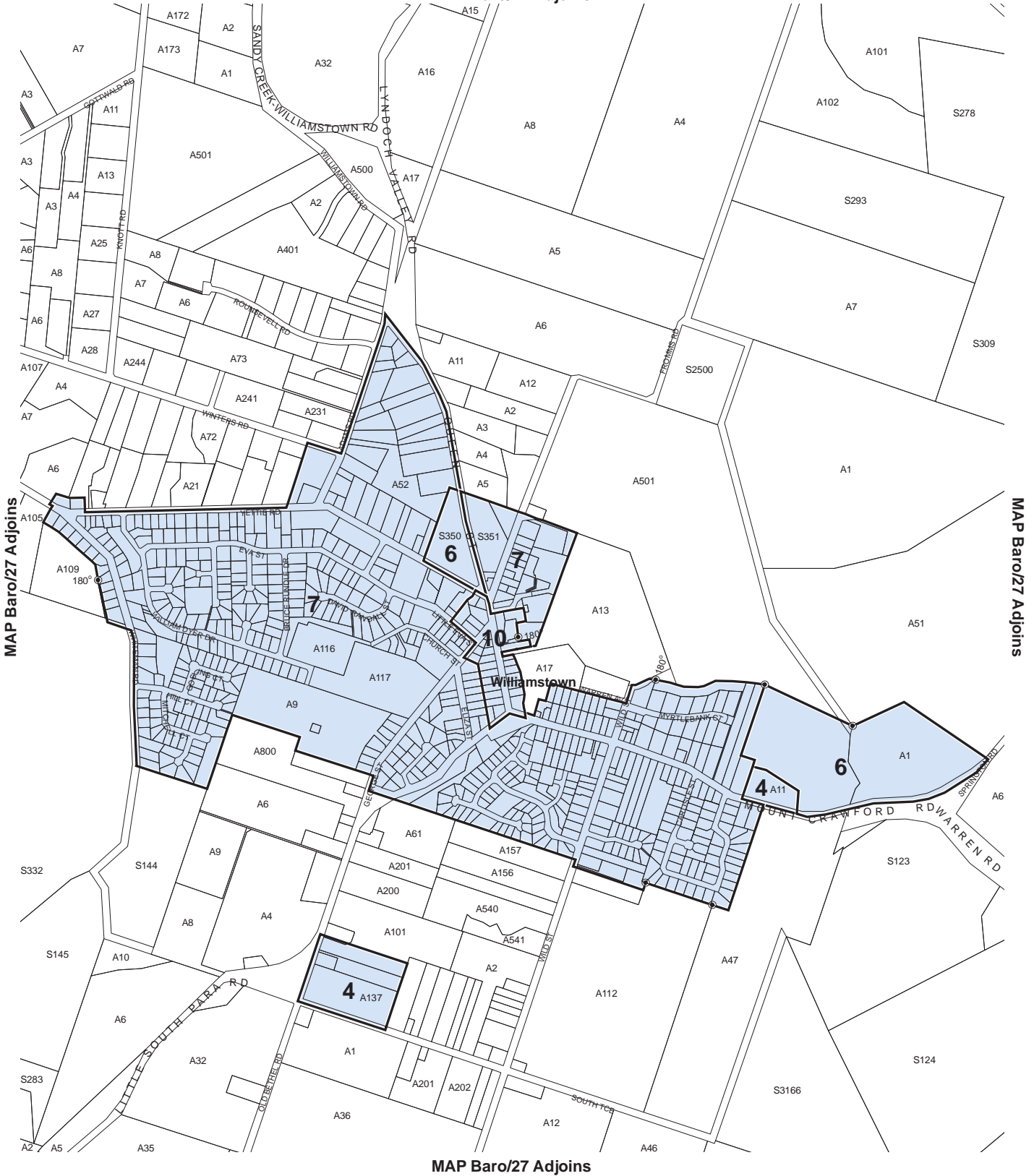
Zones

- PrPro(BVR) Primary Production (Barossa Valley Region)
- Rec Recreation
- RuLP Rural Landscape Protection
- RuL Rural Living
- T Township
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
- Zone Boundary

WILLIAMSTOWN

# Zone Map Baro/37

MAP Baro/27 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 10 Town Centre
- 4 Light Industry
- 6 Recreation
- 7 Residential

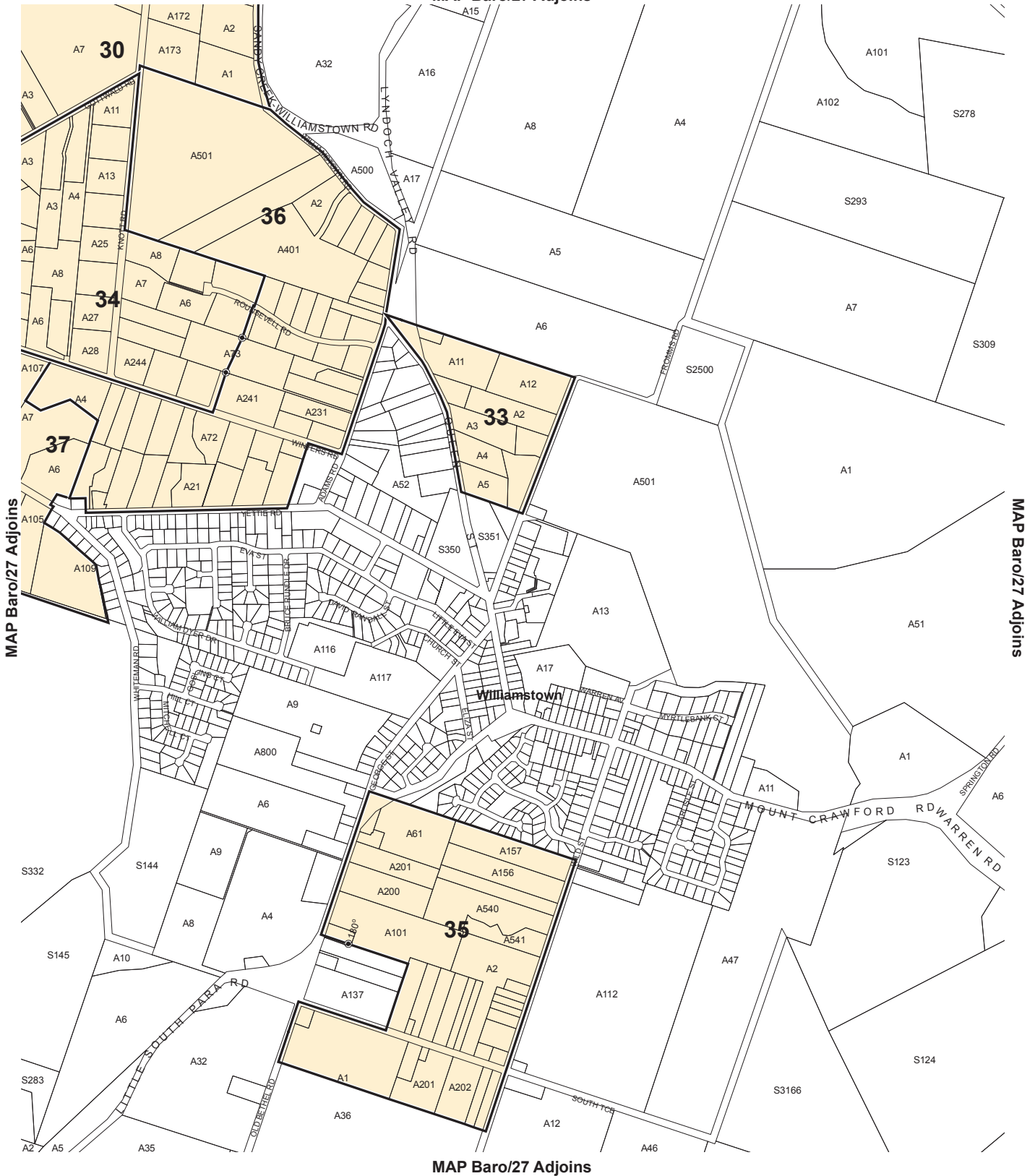


WILLIAMSTOWN

Policy Area Map Baro/37

Policy Area Boundary

MAP Baro/27 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 30 Needles Road
- 33 Williamstown East
- 34 Williamstown North
- 35 Williamstown South
- 36 Williamstown West
- 37 Yettie Road

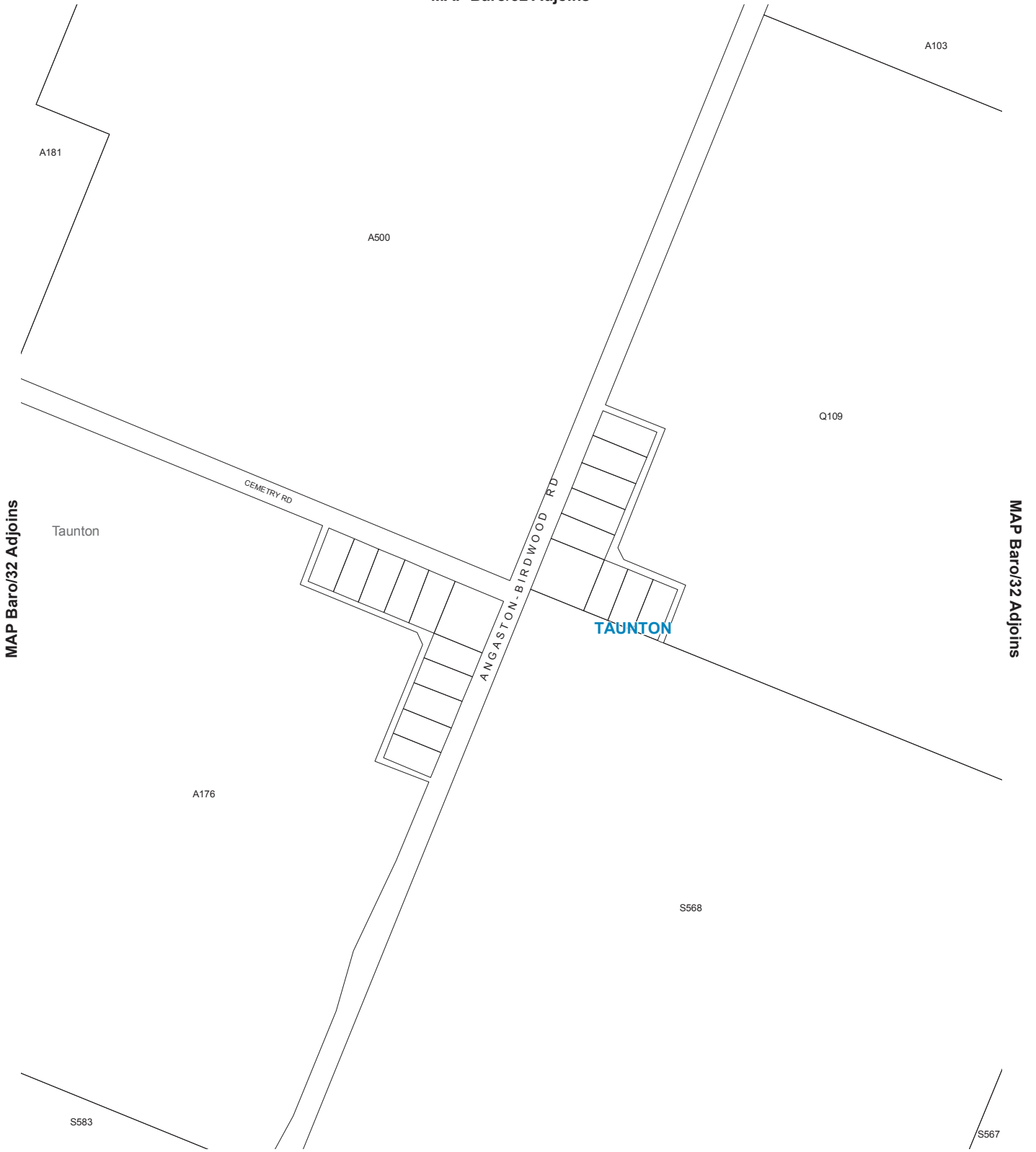


**WILLIAMSTOWN**

# Precinct Map Baro/37

 Precinct Boundary

MAP Baro/32 Adjoins



MAP Baro/32 Adjoins



TAUNTON

# Location Map Baro/38

MAP Baro/32 Adjoins



MAP Baro/32 Adjoins



TAUNTON

# Overlay Map Baro/38 TRANSPORT

 Secondary Arterial Roads

MAP Baro/32 Adjoins



MAP Baro/32 Adjoins



TAUNTON

# Overlay Map Baro/38

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

 Character Preservation District



MAP Baro/32 Adjoins



MAP Baro/32 Adjoins

Lamberts Conformal Conic Projection, GDA94



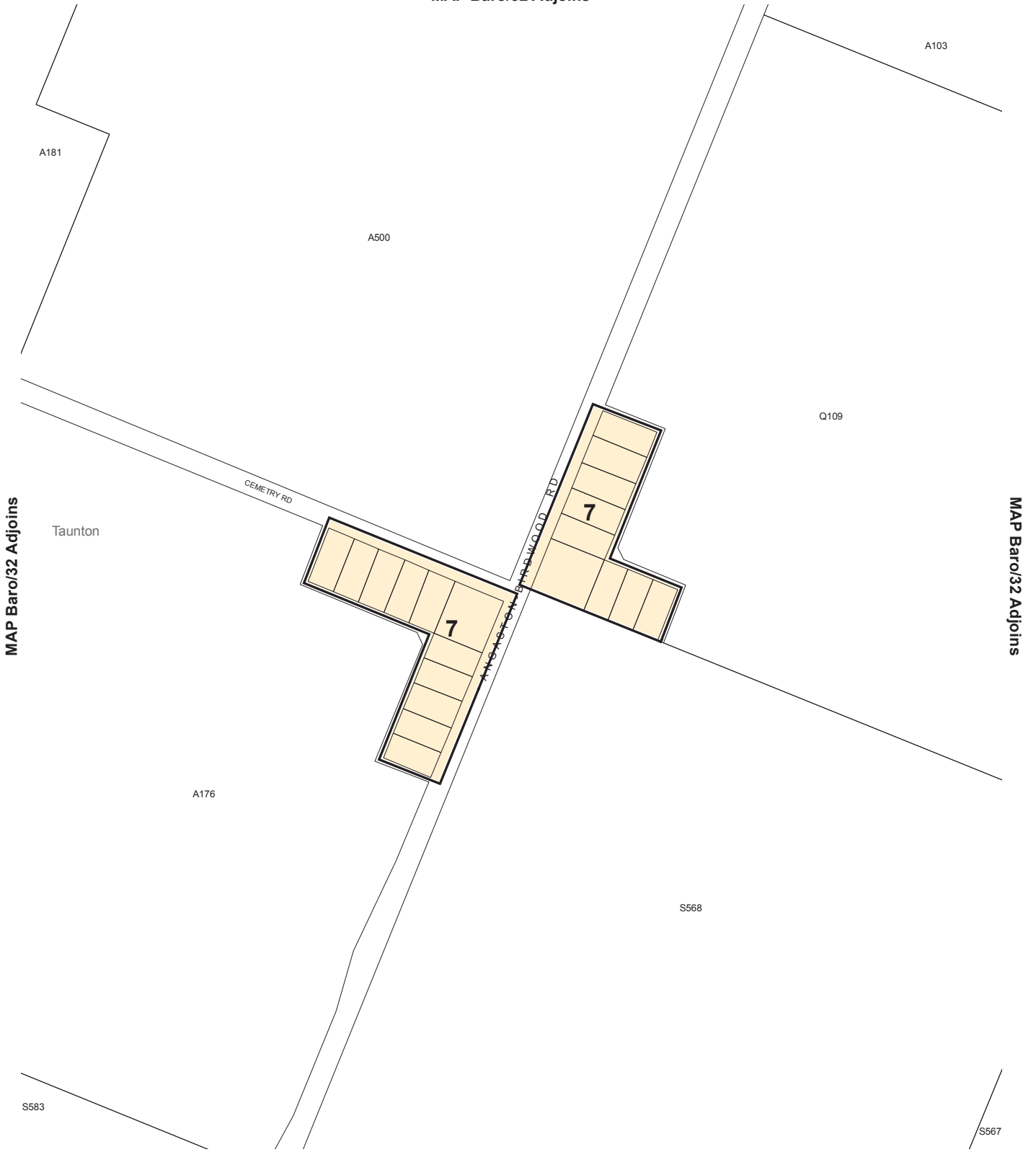
TAUNTON

# Zone Map Baro/38

Zones

- PrPro Primary Production
- Zone Boundary

MAP Baro/32 Adjoins



MAP Baro/32 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct  
7 Paper Town



TAUNTON

# Precinct Map Baro/38

 Precinct Boundary

MAP Baro/32 Adjoins

TAUNTON

FOULDS RD S585



MAP Baro/32 Adjoins

MAP Baro/32 Adjoins

MAP Baro/32 Adjoins



0 250m

SPRINGTON

# Location Map Baro/39



School



Local Reserves

MAP Baro/32 Adjoins



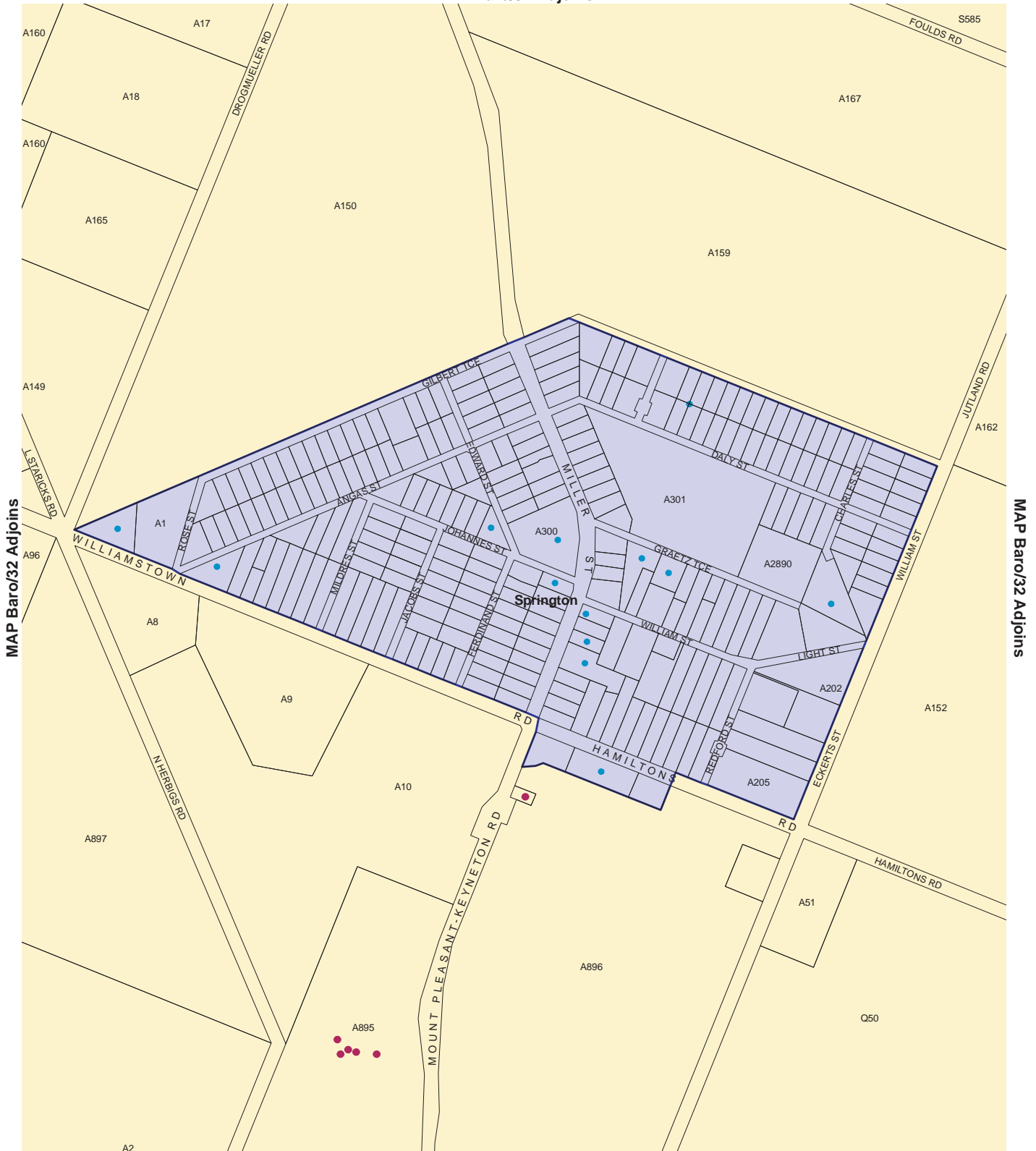
MAP Baro/32 Adjoins



SPRINGTON

# Overlay Map Baro/39 TRANSPORT

MAP Baro/32 Adjoins



MAP Baro/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.



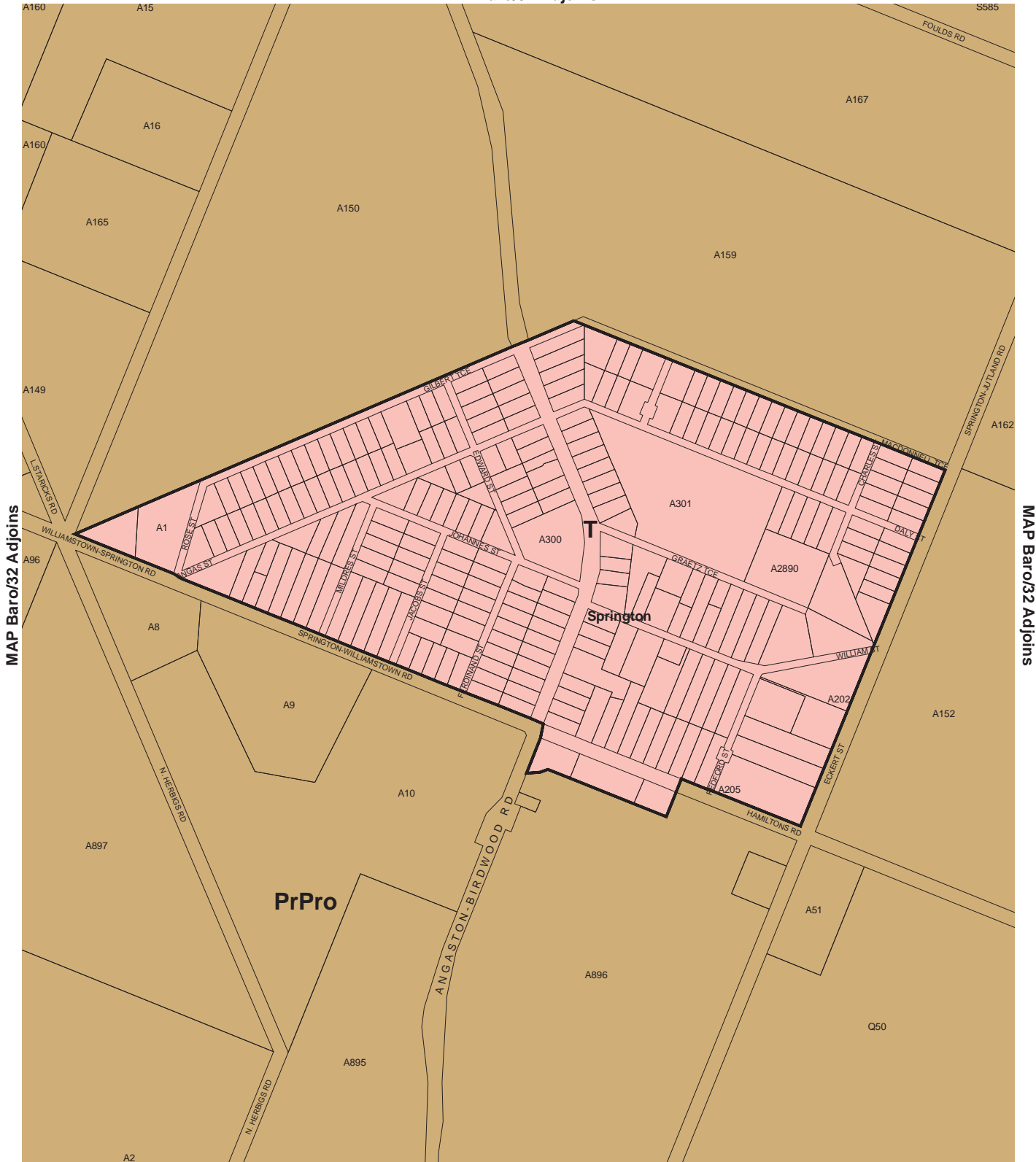
SPRINGTON

# Overlay Map Baro/39

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- State heritage place
- Local heritage place
- Area Excluded from District
- Character Preservation District

MAP Baro/32 Adjoins



MAP Baro/32 Adjoins

Lamberts Conformal Conic Projection, GDA94



SPRINGTON

# Zone Map Baro/39

- Zones**
- PrPro Primary Production
  - T Township
  - Zone Boundary

MAP Baro/32 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**  
**39** Springton Character

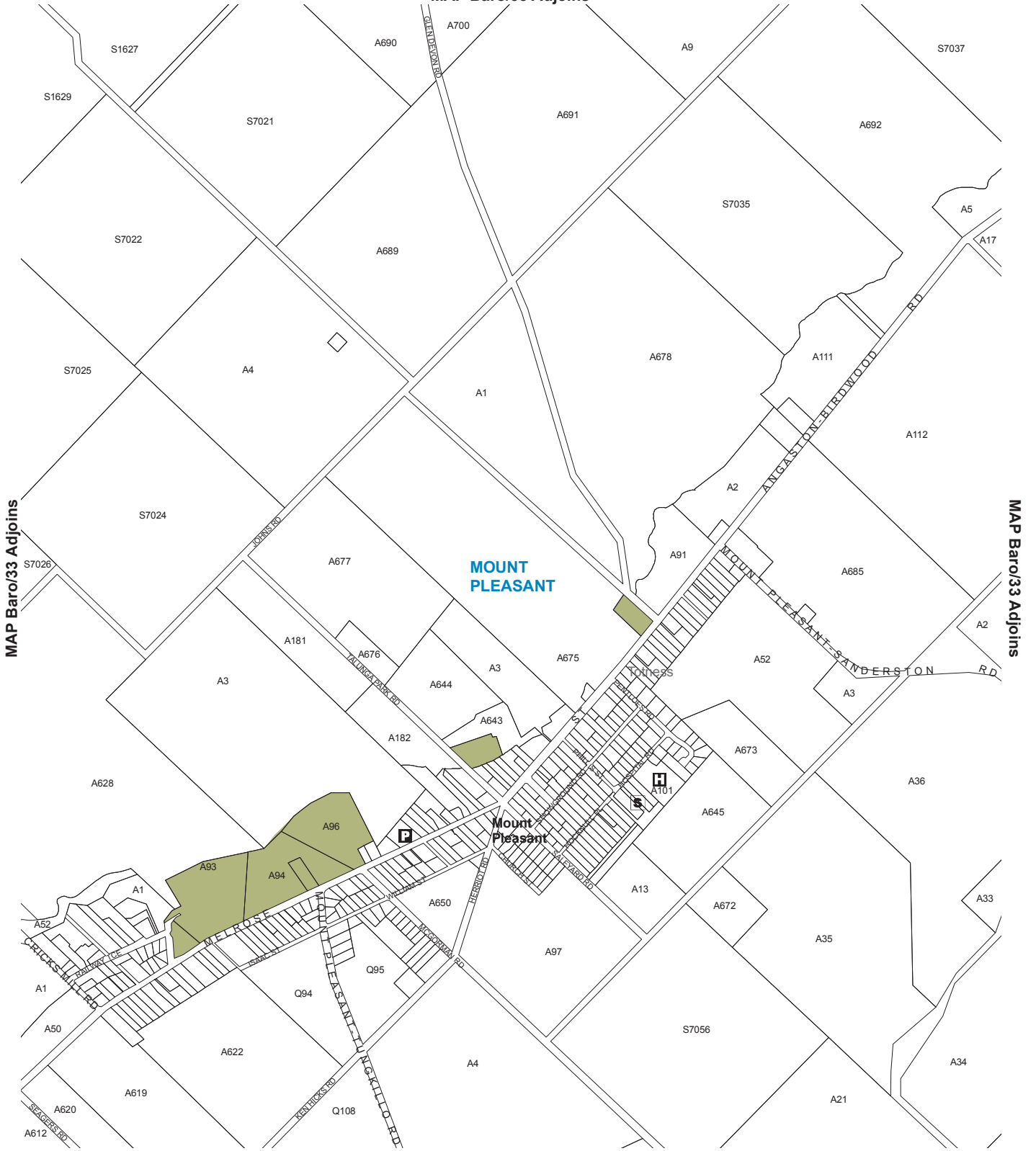


**SPRINGTON**

# Precinct Map Baro/39

 Precinct Boundary





MAP Baro/33 Adjoins



MAP Baro/33 Adjoins

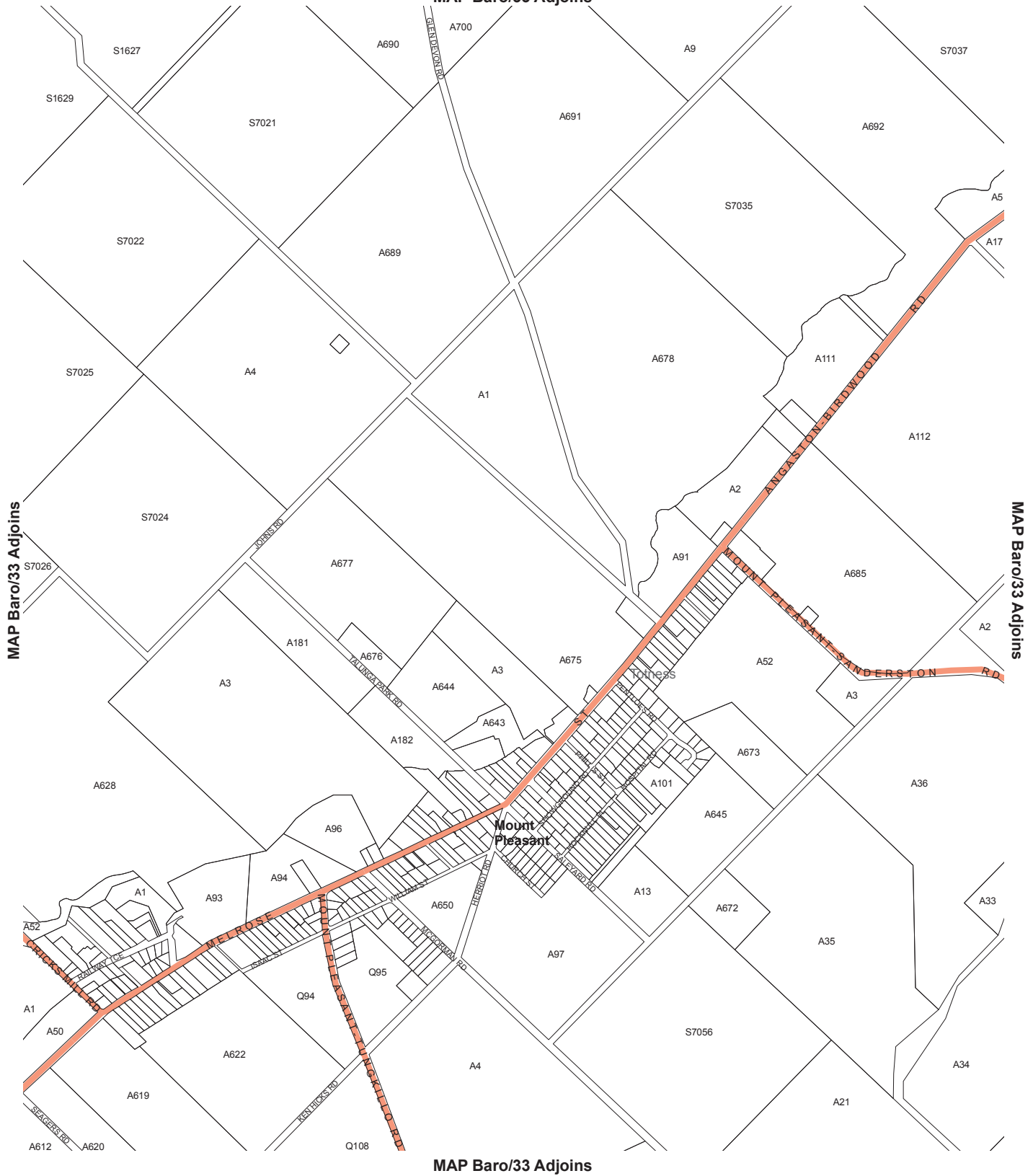


# Location Map Baro/40

-  School
-  Hospital
-  Police Station
-  Local Reserves




MAP Baro/33 Adjoins



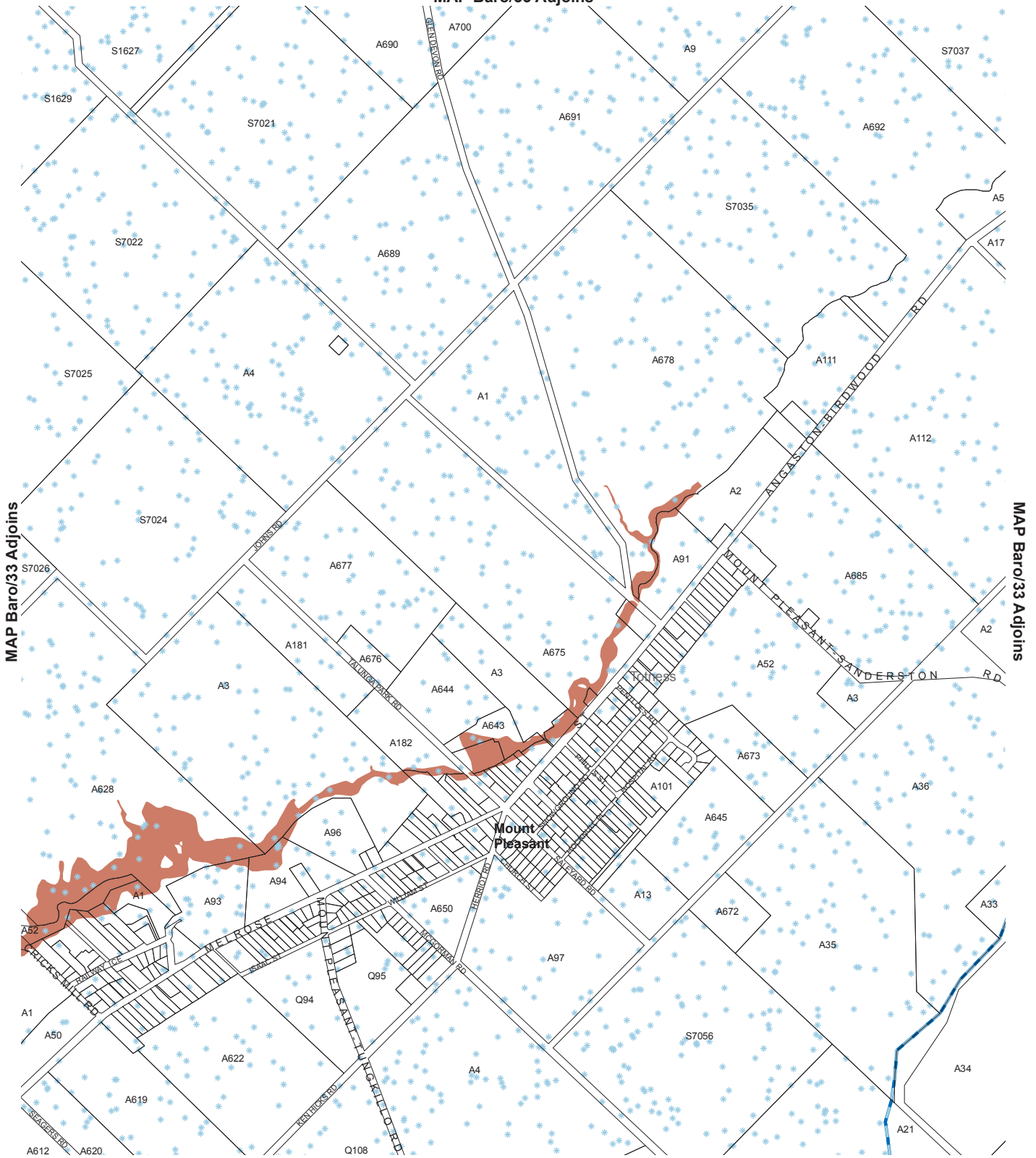
**MOUNT PLEASANT**

# Overlay Map Baro/40

# TRANSPORT

 Secondary Arterial Roads

MAP Baro/33 Adjoins





MAP Baro/33 Adjoins

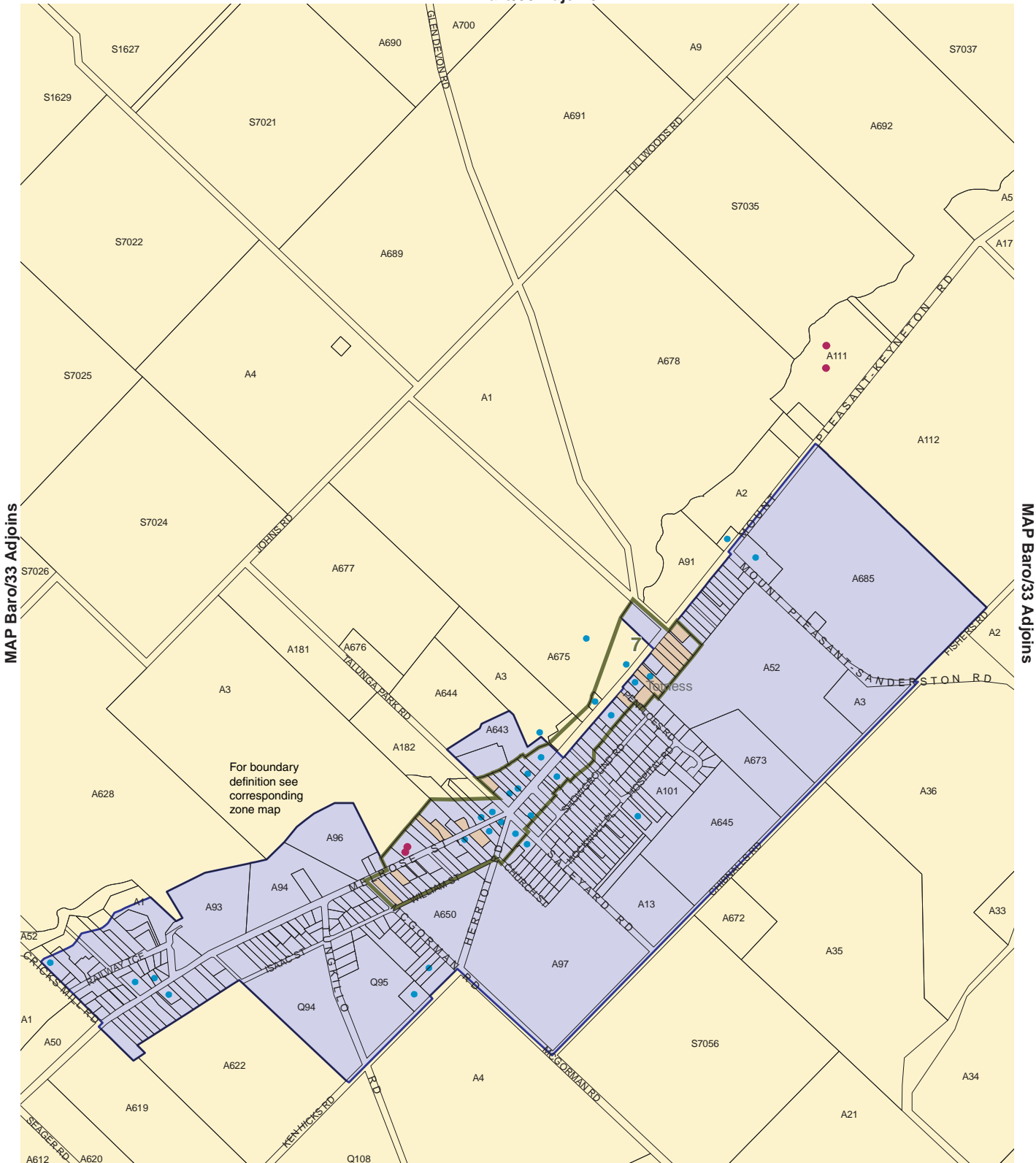


MOUNT PLEASANT

# Overlay Map Baro/40 DEVELOPMENT CONSTRAINTS

-  Mt Lofty Watershed Boundary
-  Flood Hazard

**MAP Baro/33 Adjoins**



**MAP Baro/33 Adjoins**

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

Historic Conservation Area  
7 Mt Pleasant

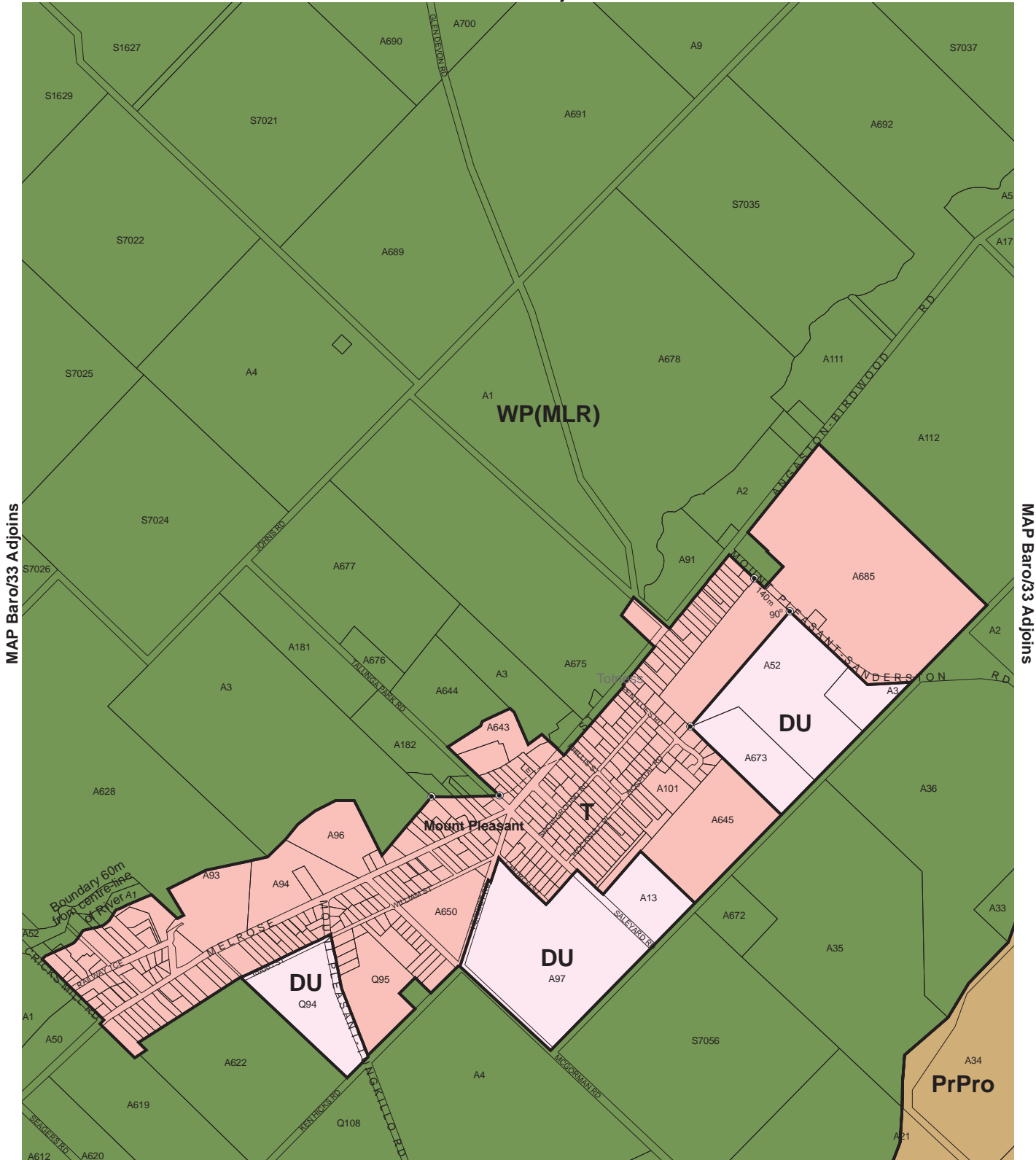
- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item
- Area Excluded from District
- Character Preservation District



**MOUNT PLEASANT**

**Overlay Map Baro/40  
HERITAGE AND CHARACTER  
PRESERVATION DISTRICT**

MAP Baro/33 Adjoins



MAP Baro/33 Adjoins

Lamberts Conformal Conic Projection, GDA94

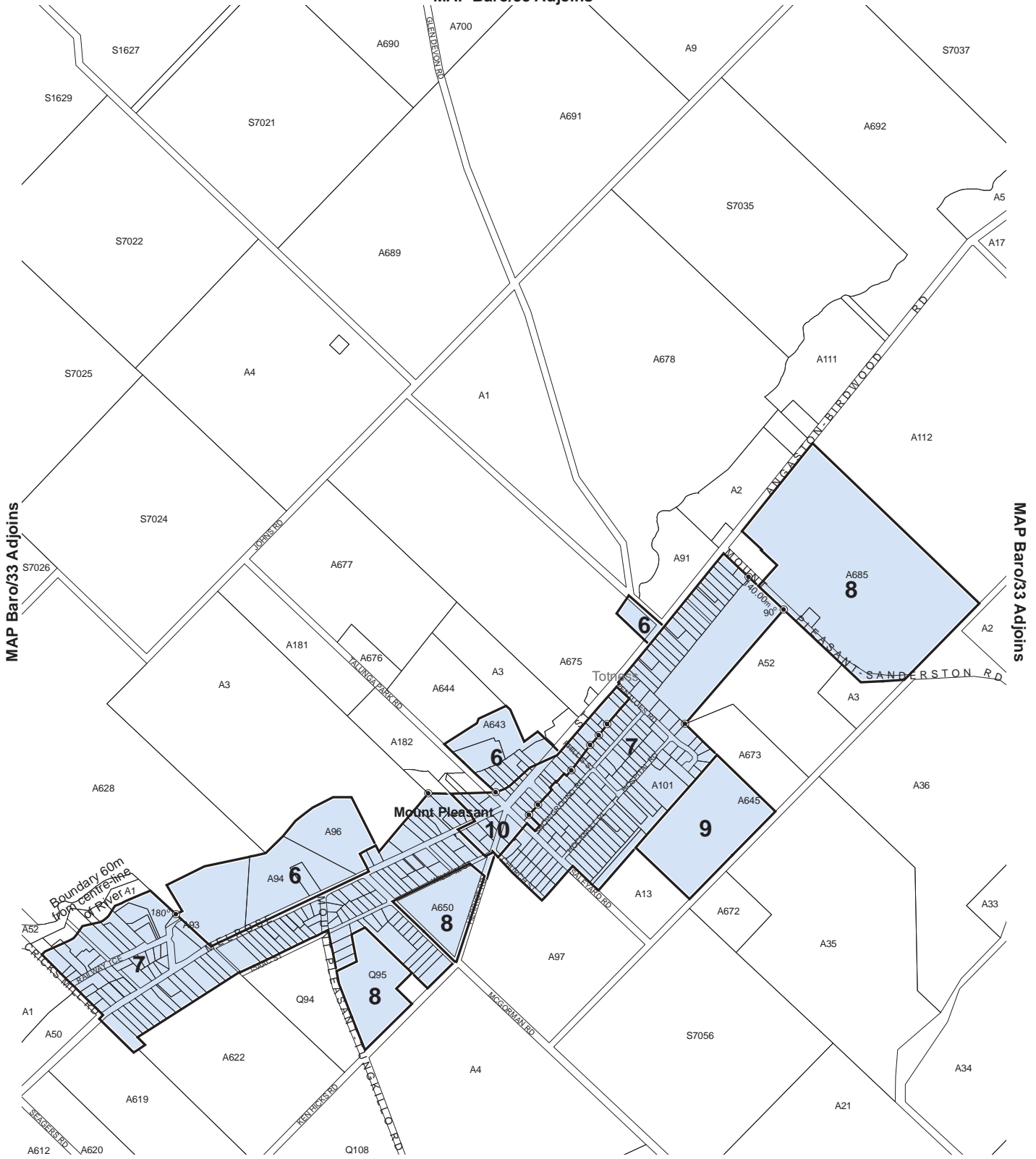


MOUNT PLEASANT

# Zone Map Baro/40

- Zones**
- DU  Deferred Urban
  - PrPro  Primary Production
  - T  Township
  - WP(MLR)  Watershed Protection (Mount Lofty Ranges)
  - Zone Boundary

MAP Baro/33 Adjoins



MAP Baro/33 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 10 Town Centre
- 6 Recreation
- 7 Residential
- 8 Residential Mount Pleasant
- 9 Mixed Use

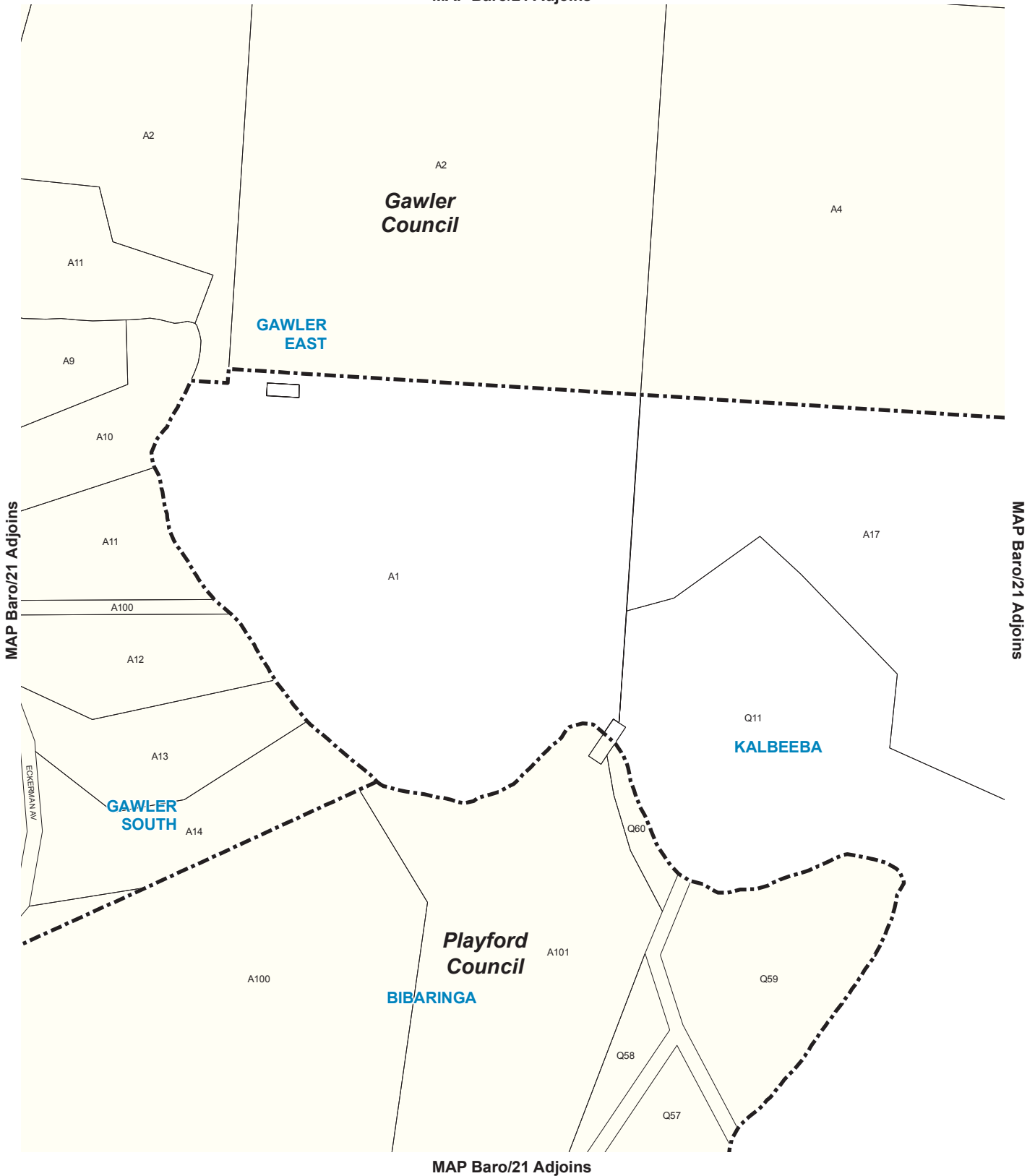


**MOUNT PLEASANT**

# Policy Area Map Baro/40

Policy Area Boundary

MAP Baro/21 Adjoins



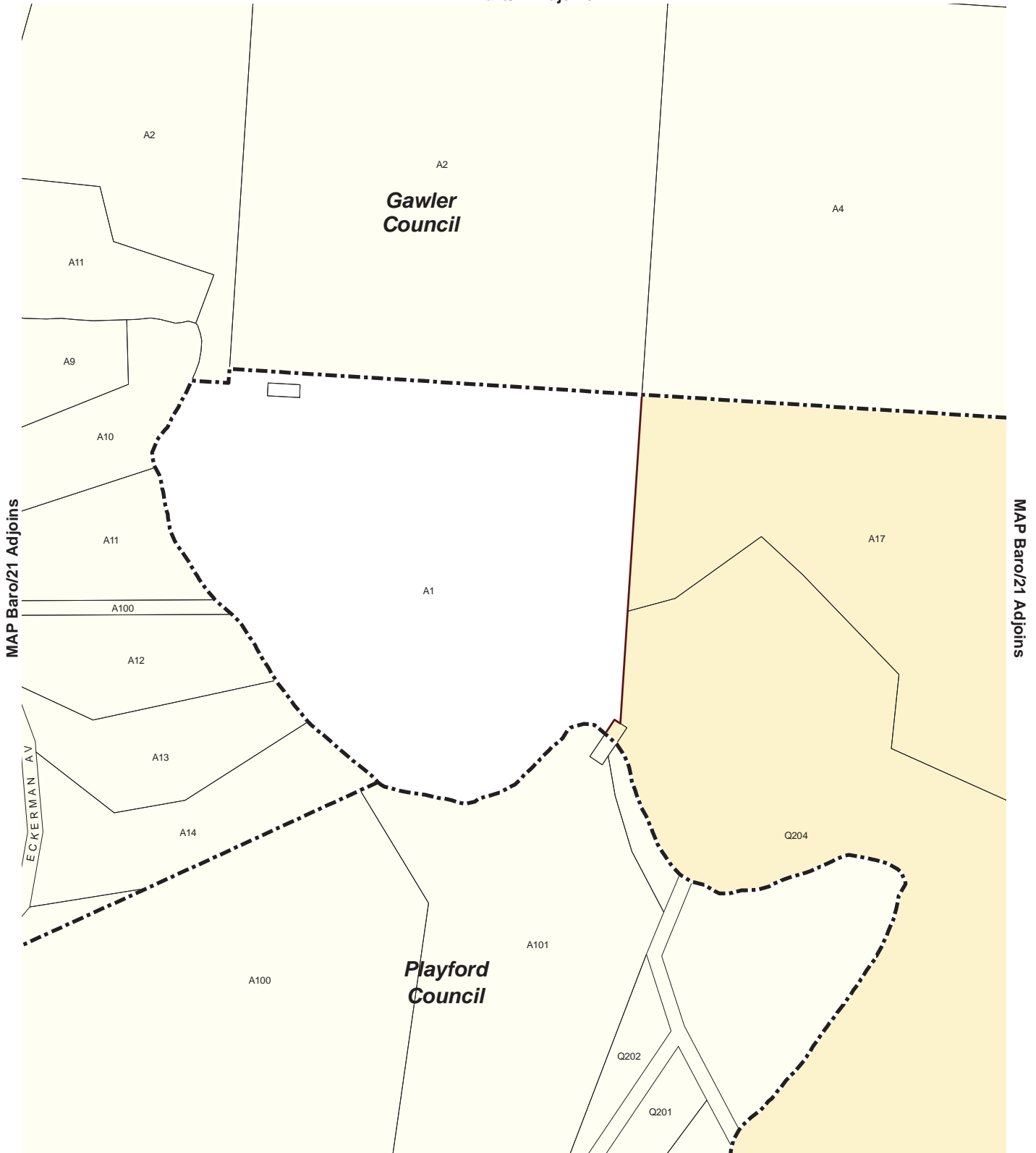
MAP Baro/21 Adjoins



GAWLER EAST

# Location Map Baro/41

--- Development Plan Boundary



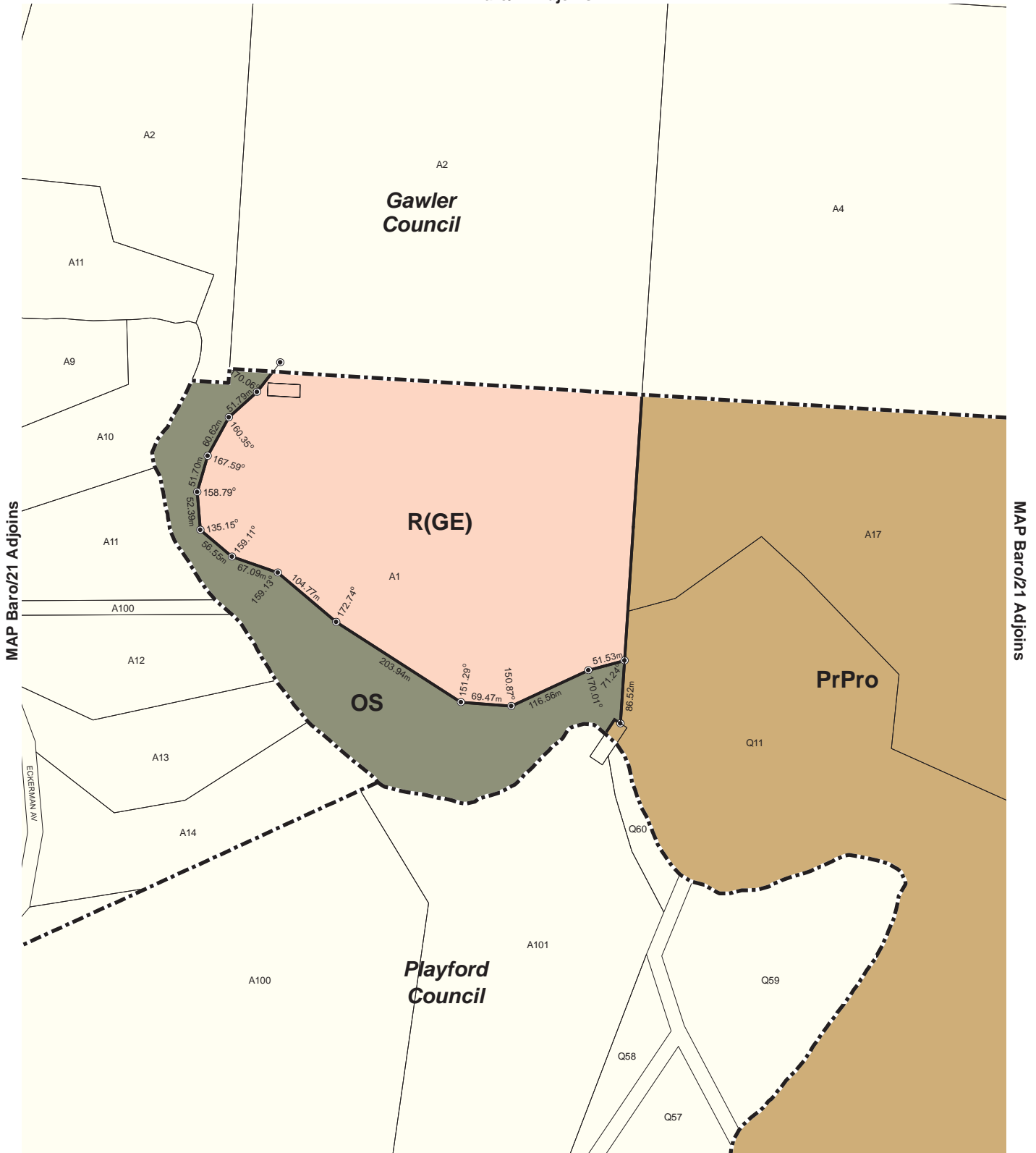
GAWLER EAST

# Overlay Map Baro/41

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Character Preservation District
- Development Plan Boundary

MAP Baro/21 Adjoins



MAP Baro/21 Adjoins

Lamberts Conformal Conic Projection, GDA94

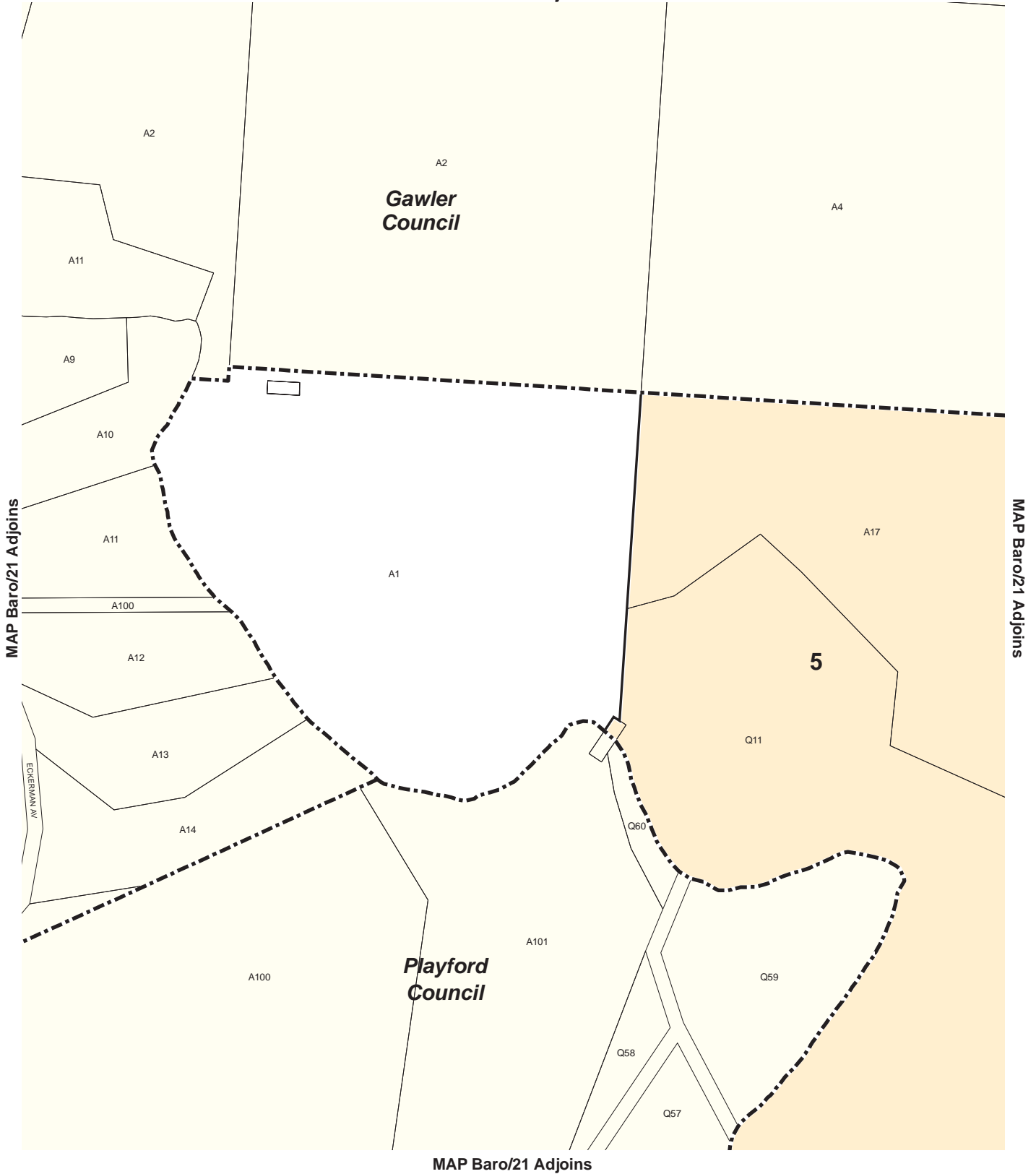


GAWLER EAST

# Zone Map Baro/41

- Zones**
- OS Open Space
  - PrPro Primary Production
  - R(GE) Residential (Gawler East)
  - Zone Boundary
  - Development Plan Boundary





Lamberts Conformal Conic Projection, GDA94

**Precinct**  
**5** Concordia

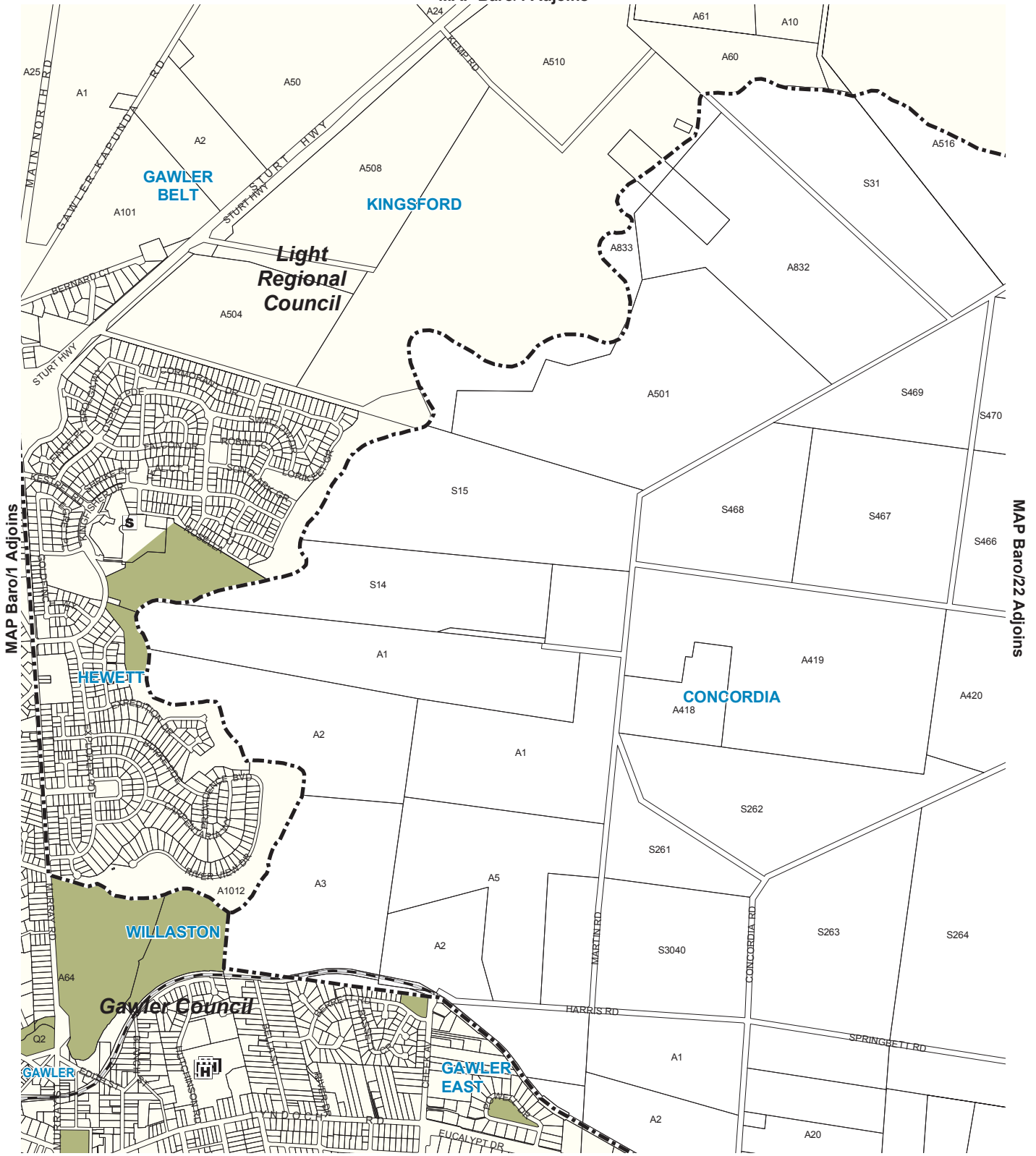


**GAWLER EAST**

# Precinct Map Baro/41

- Precinct Boundary
- Development Plan Boundary

MAP Baro/1 Adjoins



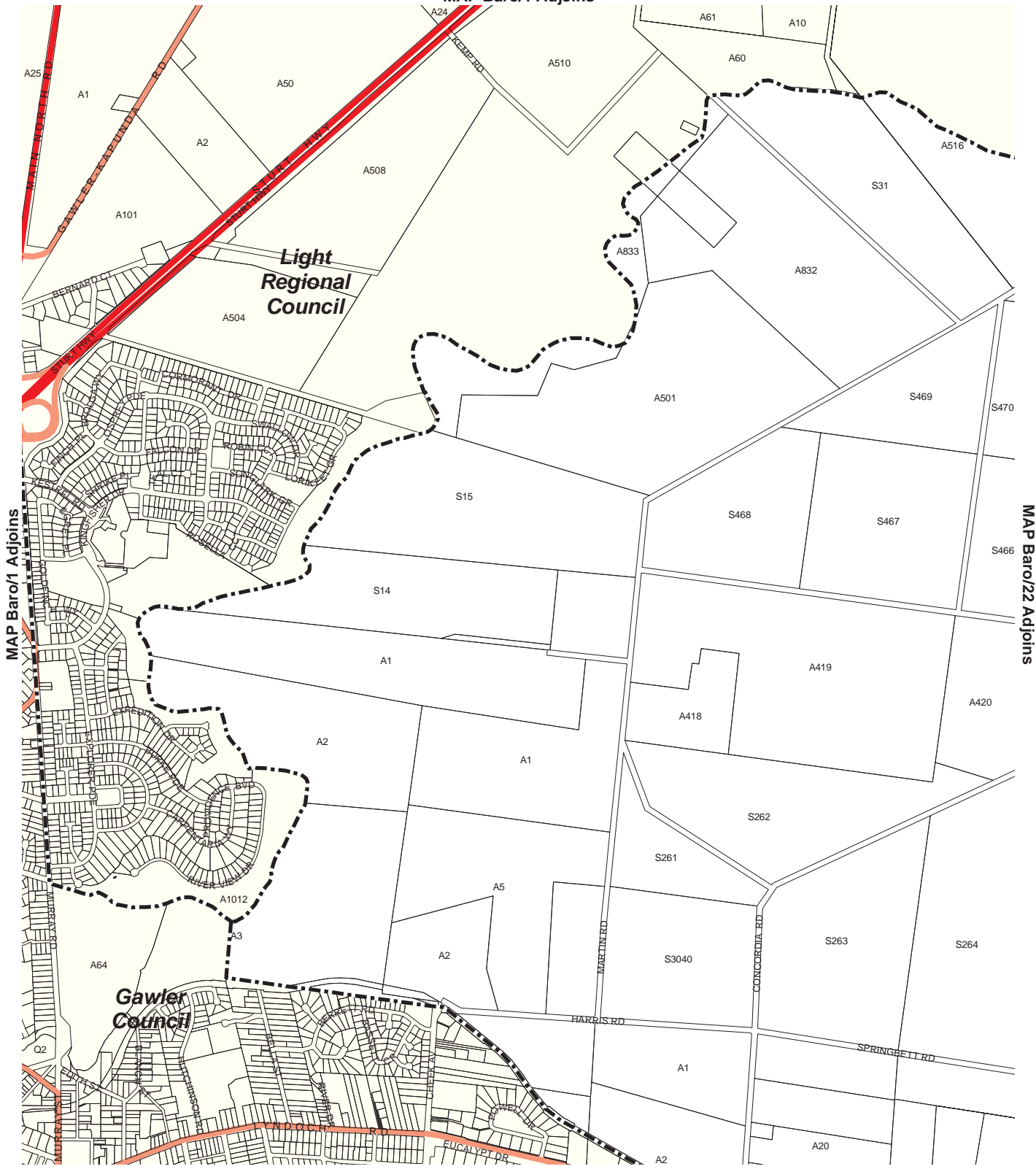
MAP Baro/21 Adjoins



- S** School
- H** Other Health Services
- H** Hospital
- Railways
- Local Reserves
- Development Plan Boundary

# Location Map Baro/42

MAP Baro/1 Adjoins



MAP Baro/22 Adjoins

MAP Baro/21 Adjoins

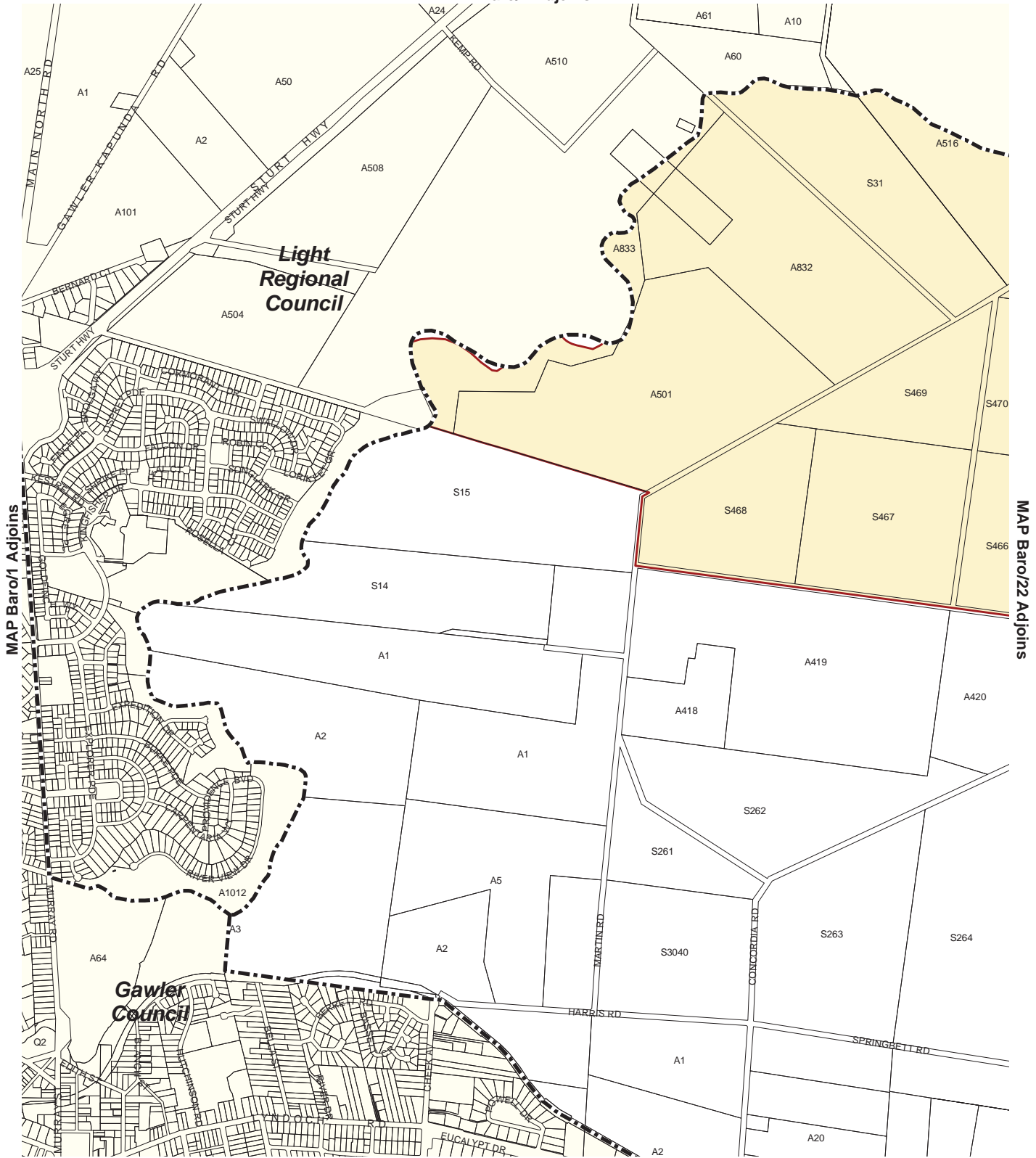


# Overlay Map Baro/42

## TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/21 Adjoins

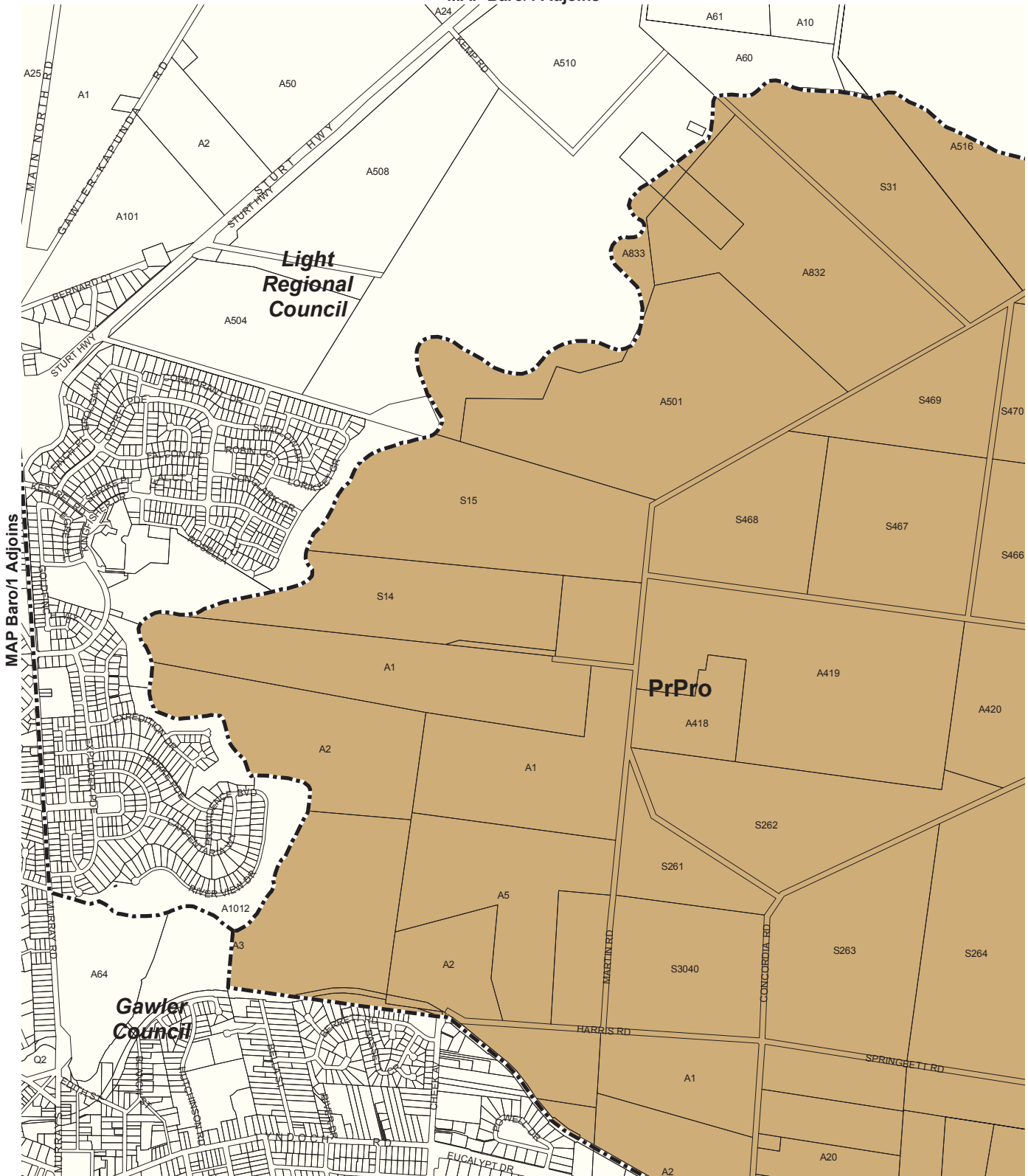


# Overlay Map Baro/42

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Character Preservation District
- Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

MAP Baro/22 Adjoins

MAP Baro/21 Adjoins

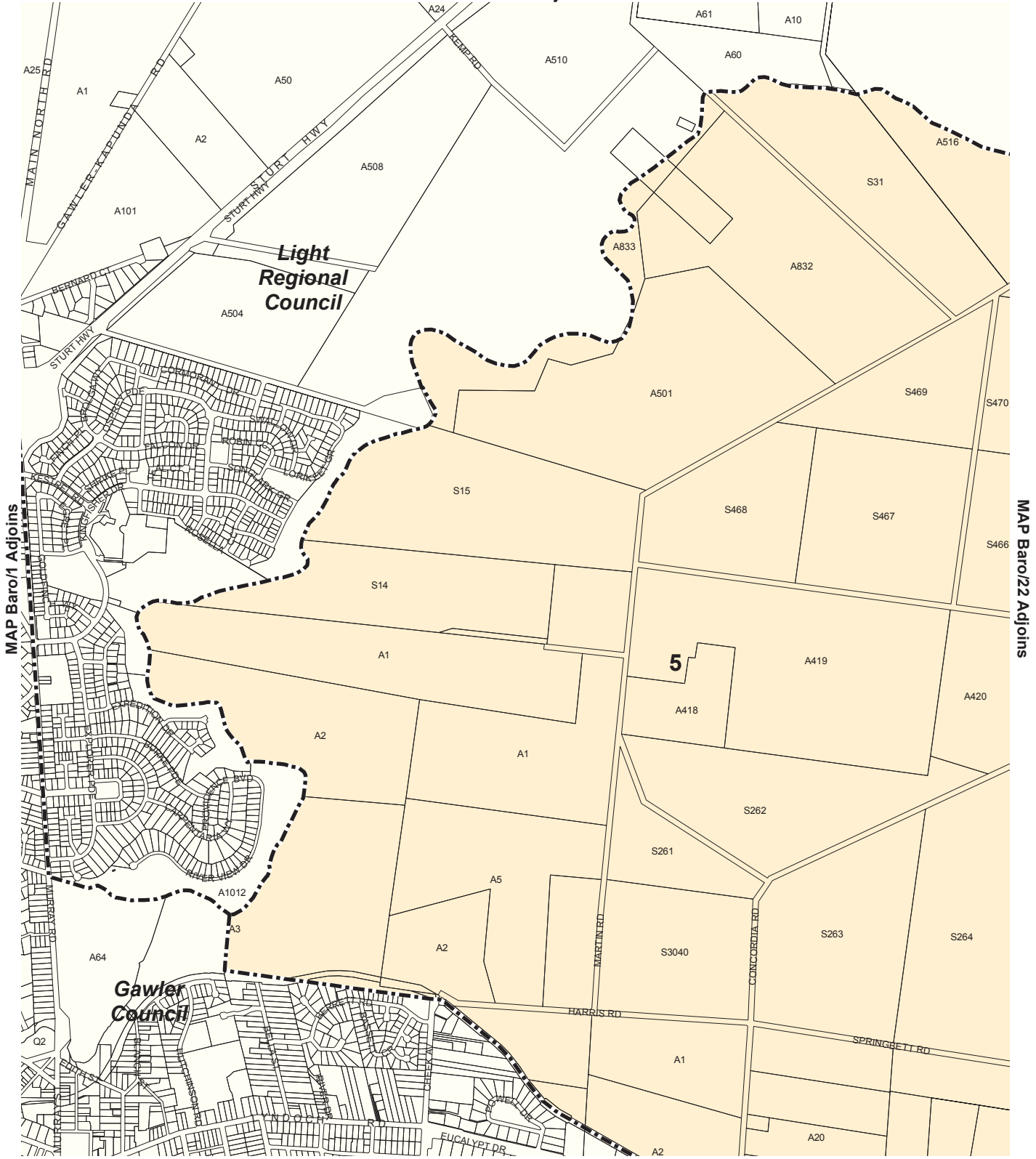
Lamberts Conformal Conic Projection, GDA94



# Zone Map Baro/42

- Zones**
- PrPro Primary Production
  - Zone Boundary
  - Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

MAP Baro/22 Adjoins

MAP Baro/21 Adjoins

Lamberts Conformal Conic Projection, GDA94

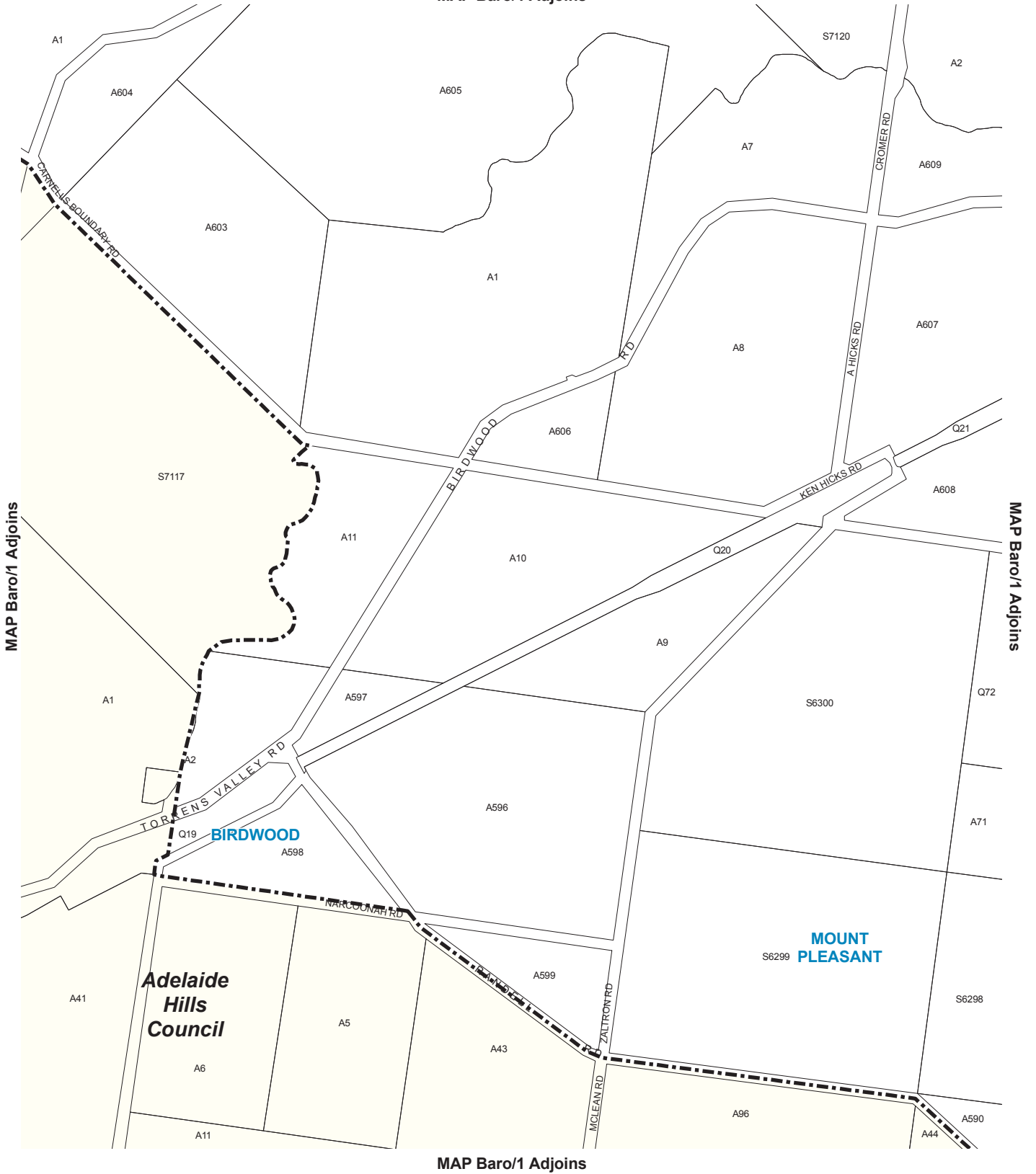
Precinct  
5 Concordia



# Precinct Map Baro/42

- Precinct Boundary
- Development Plan Boundary

MAP Baro/1 Adjoins

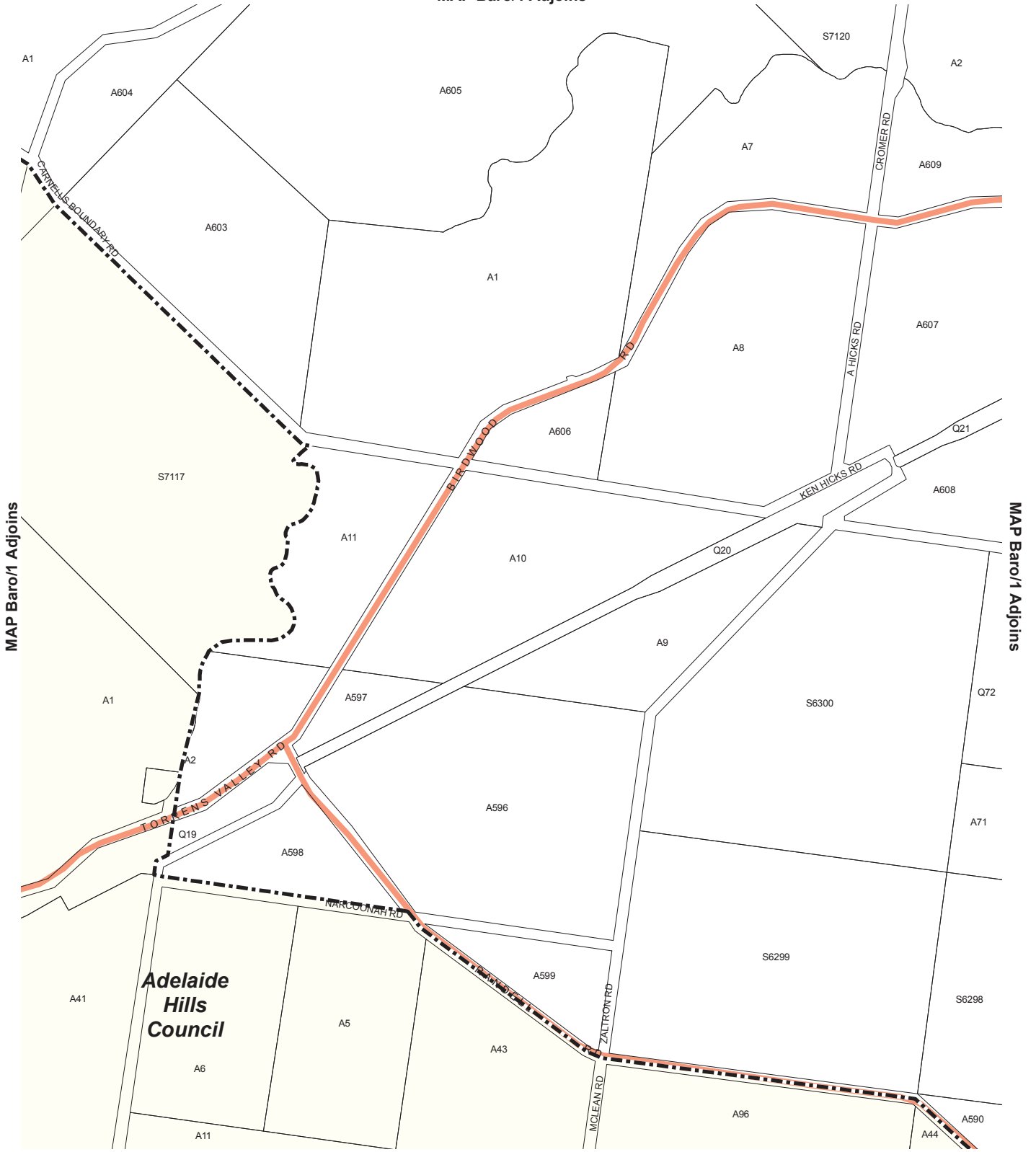


----- Development Plan Boundary

# Location Map Baro/43





MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

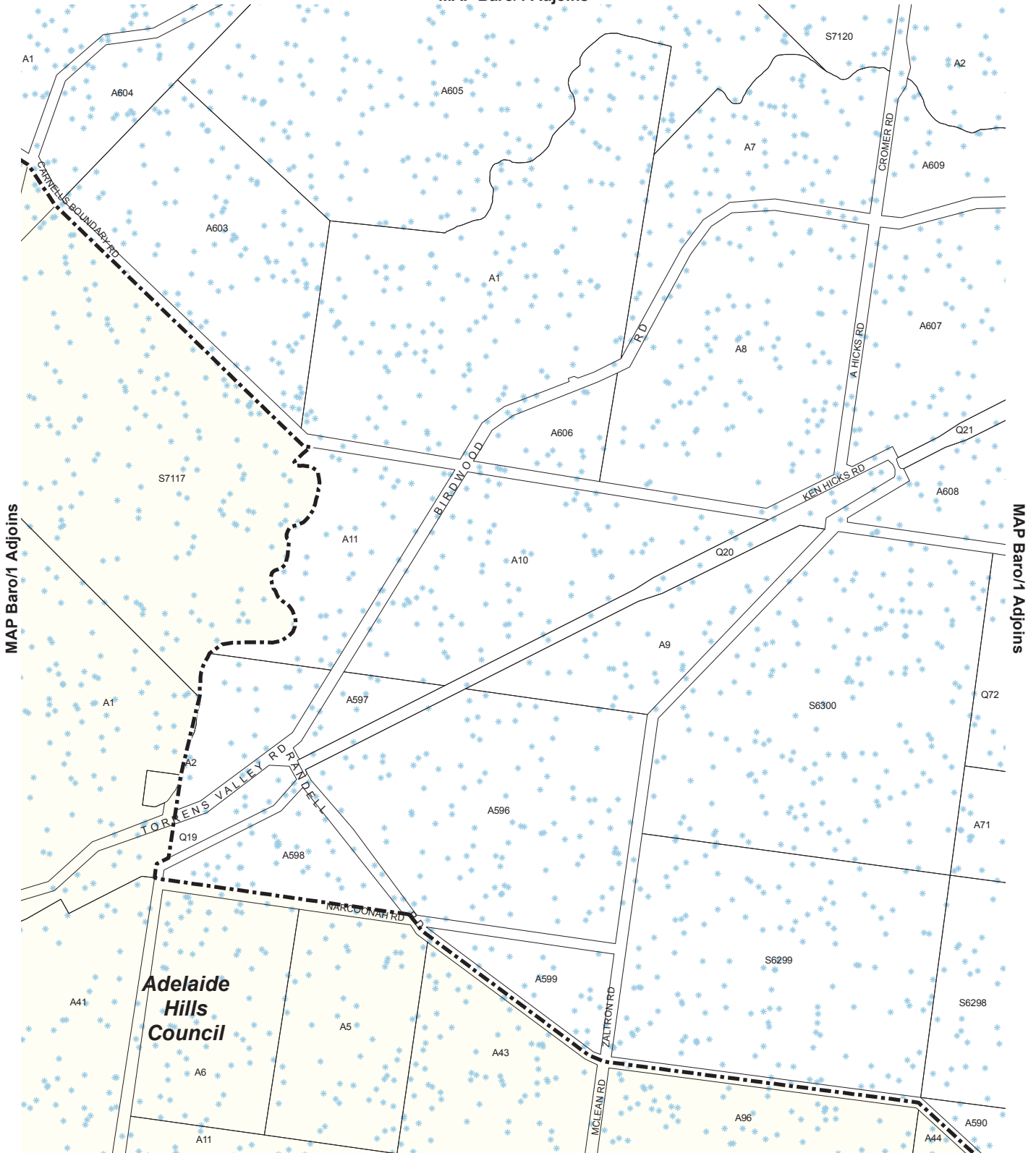


# Overlay Map Baro/43 TRANSPORT

-  Secondary Arterial Roads
-  Development Plan Boundary



MAP Baro/1 Adjoins



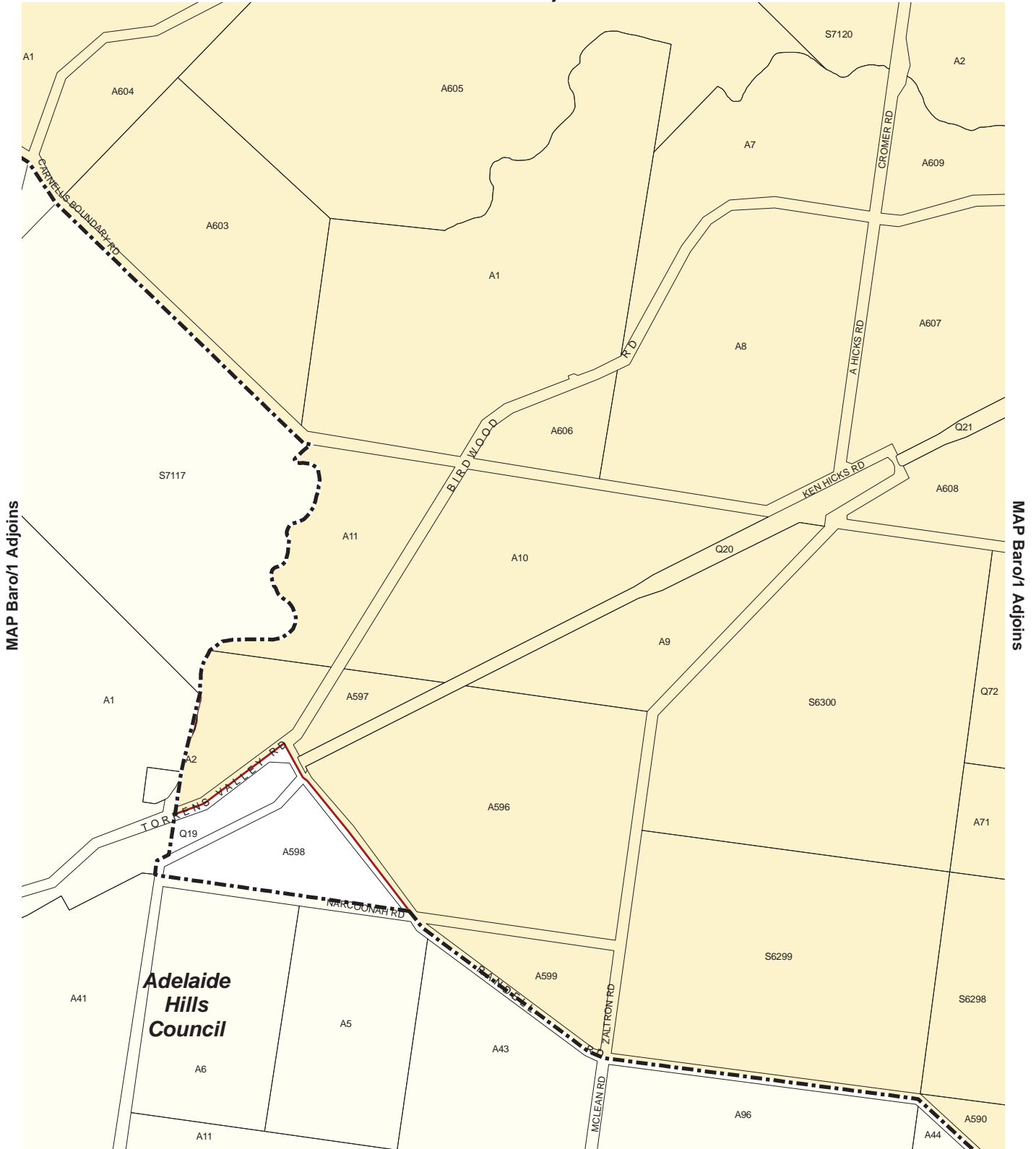
MAP Baro/1 Adjoins



# Overlay Map Baro/43 DEVELOPMENT CONSTRAINTS

-  Mt Lofty Watershed Boundary
-  Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins



# Overlay Map Baro/43

## HERITAGE AND CHARACTER PRESERVATION DISTRICT

- Character Preservation District
- Development Plan Boundary

MAP Baro/1 Adjoins



MAP Baro/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



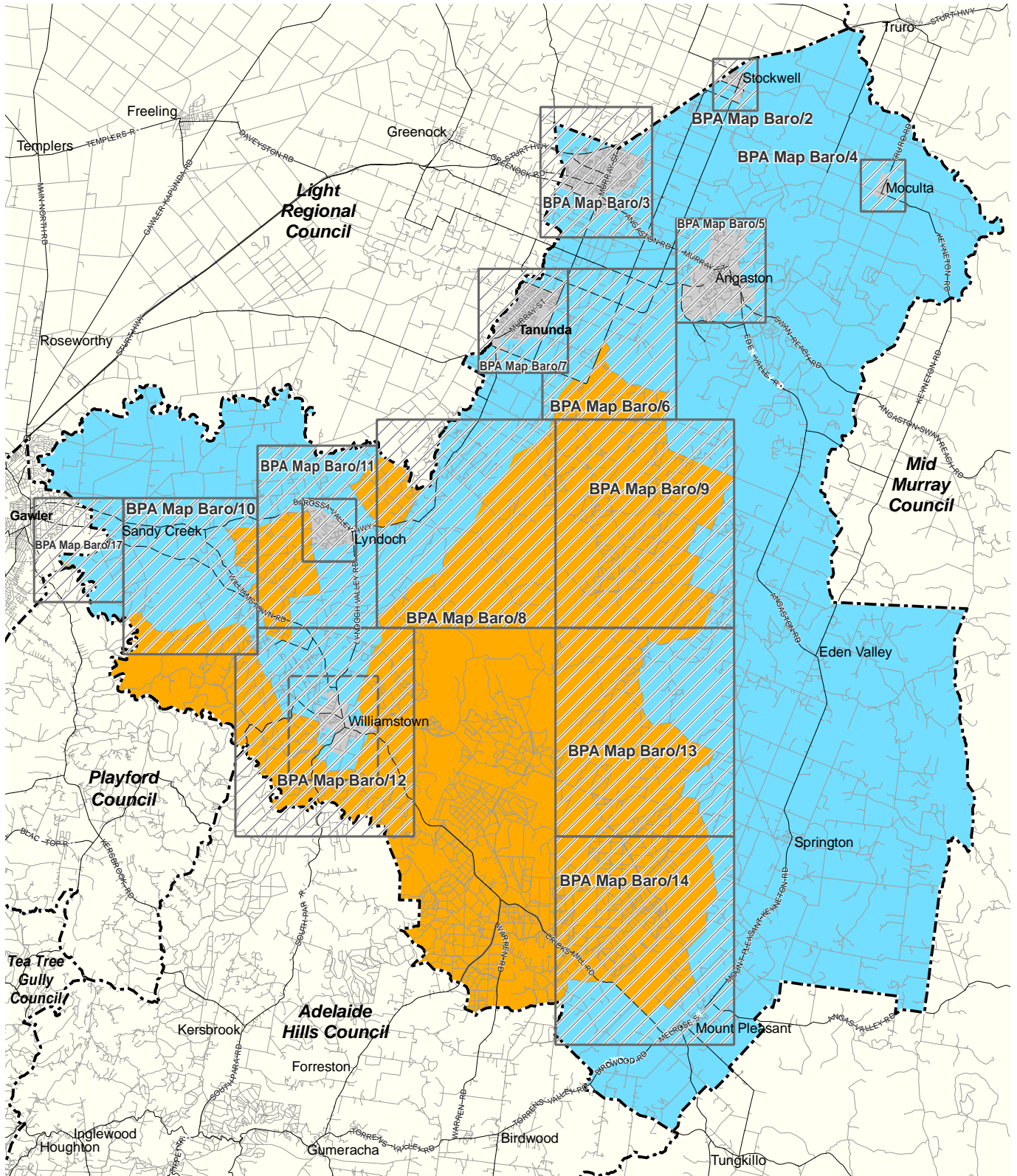
# Zone Map Baro/43

- Zones**
- WP(MLR) Watershed Protection (Mount Lofty Ranges)
  - Zone Boundary
  - Development Plan Boundary



# **Bushfire Risk BPA Maps**





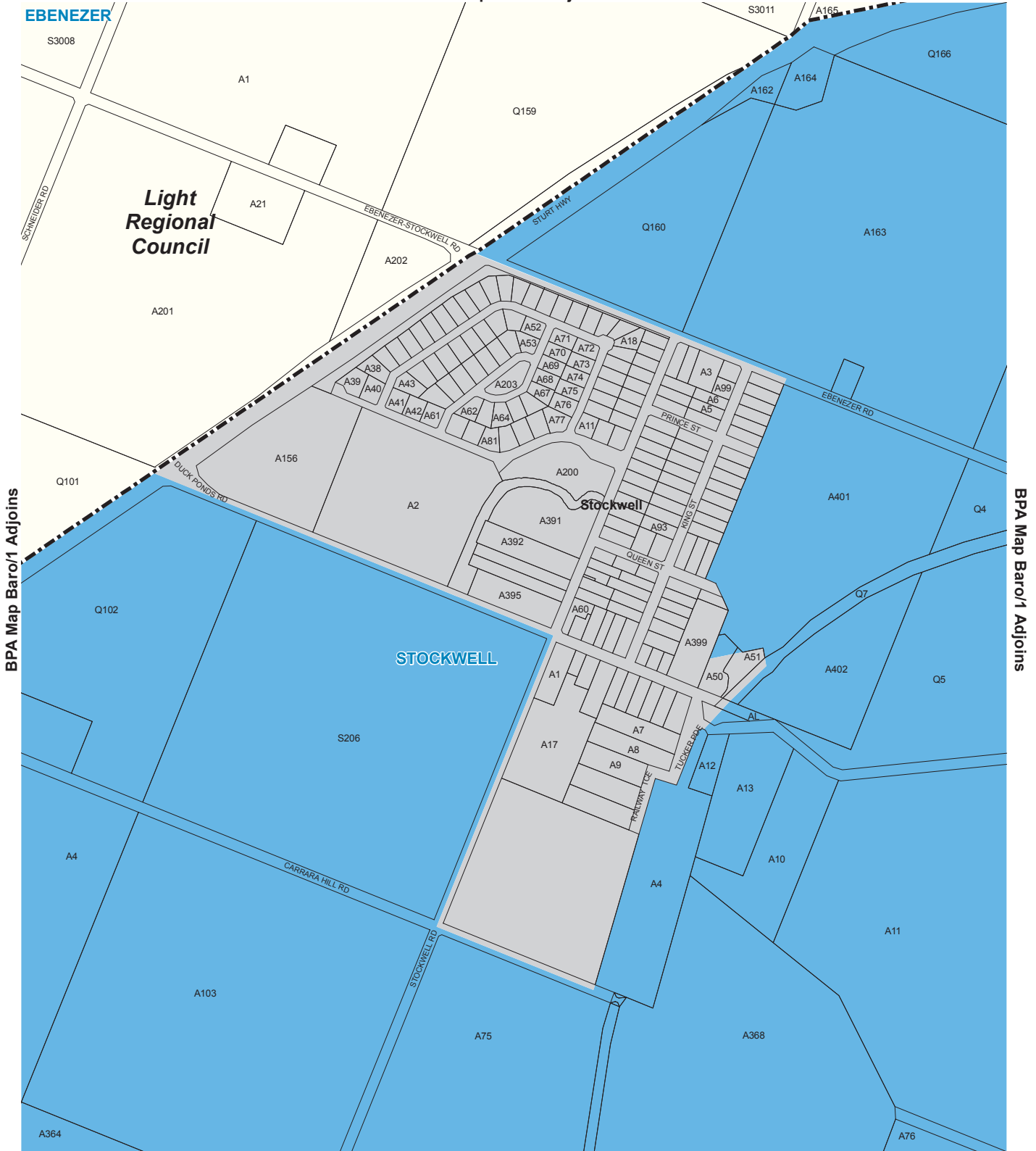
See enlargement map for accurate representation.



# Bushfire Protection Area BPA Map Baro/1 BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Baro/1 Adjoins



BPA Map Baro/1 Adjoins



# Bushfire Protection Area

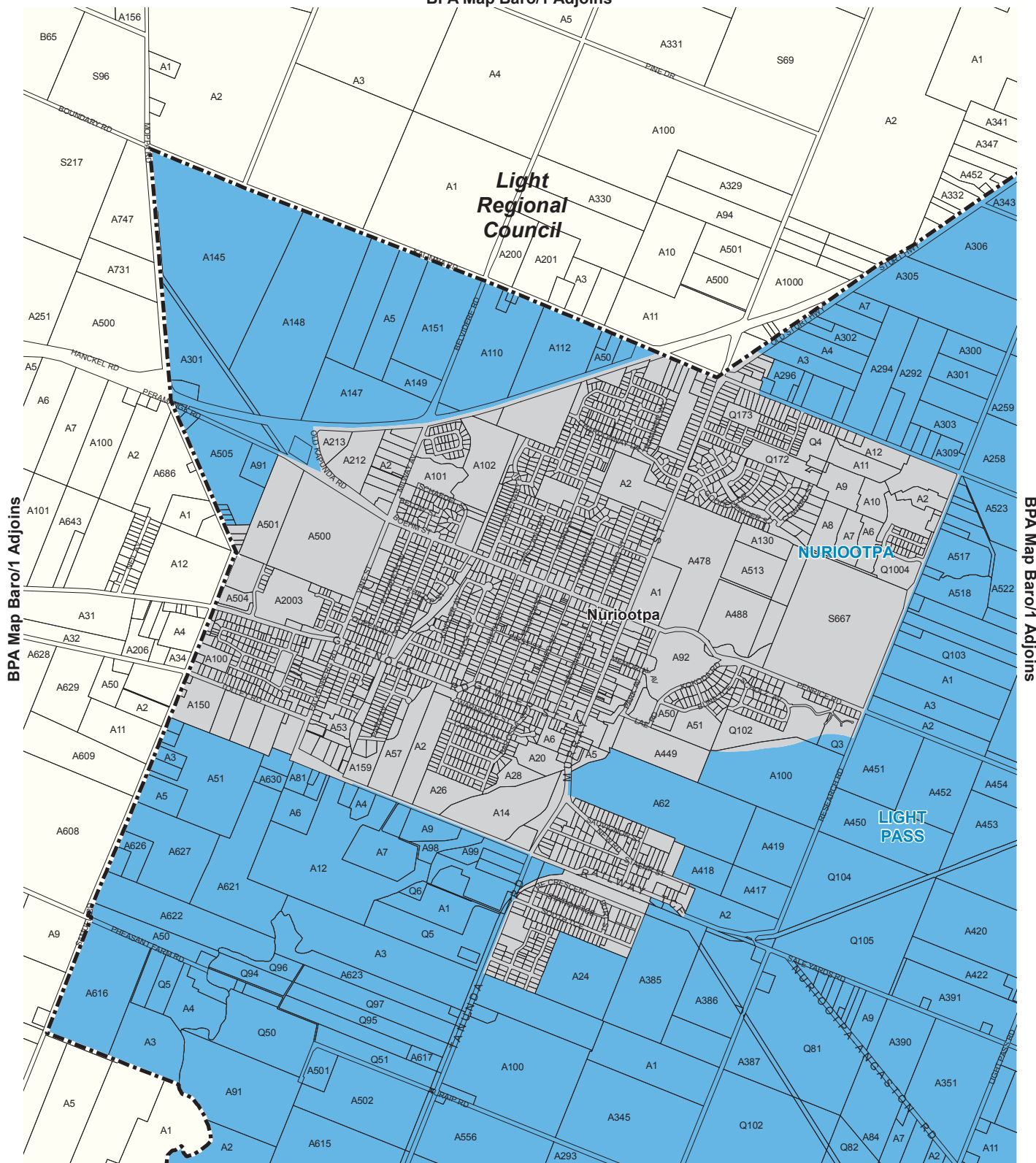
## BPA Map Baro/2

### BUSHFIRE RISK

- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary



BPA Map Baro/1 Adjoins



BPA Map Baro/1 Adjoins

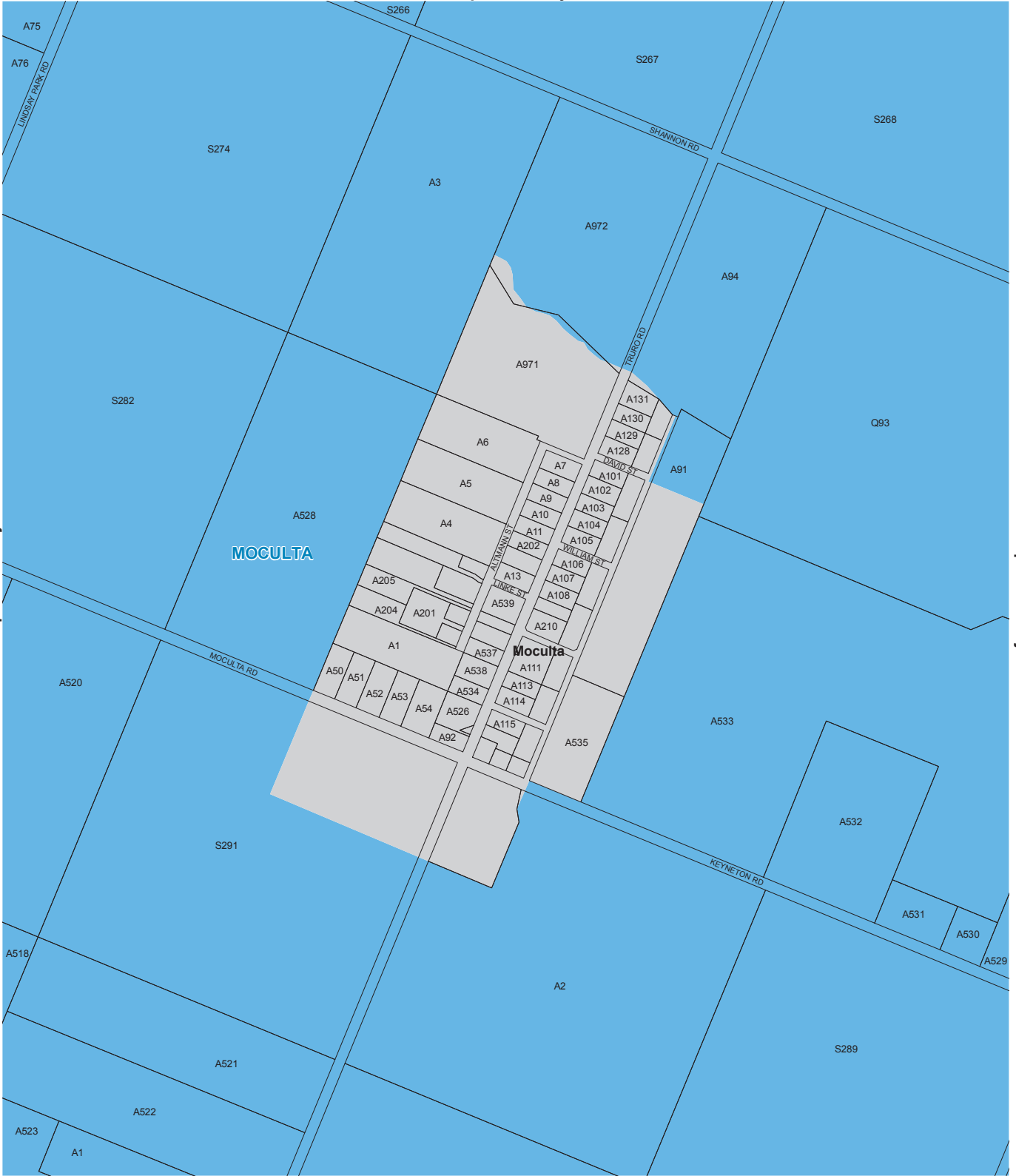


0 1,000m

# Bushfire Protection Area BPA Map Baro/3 BUSHFIRE RISK

- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Baro/1 Adjoins



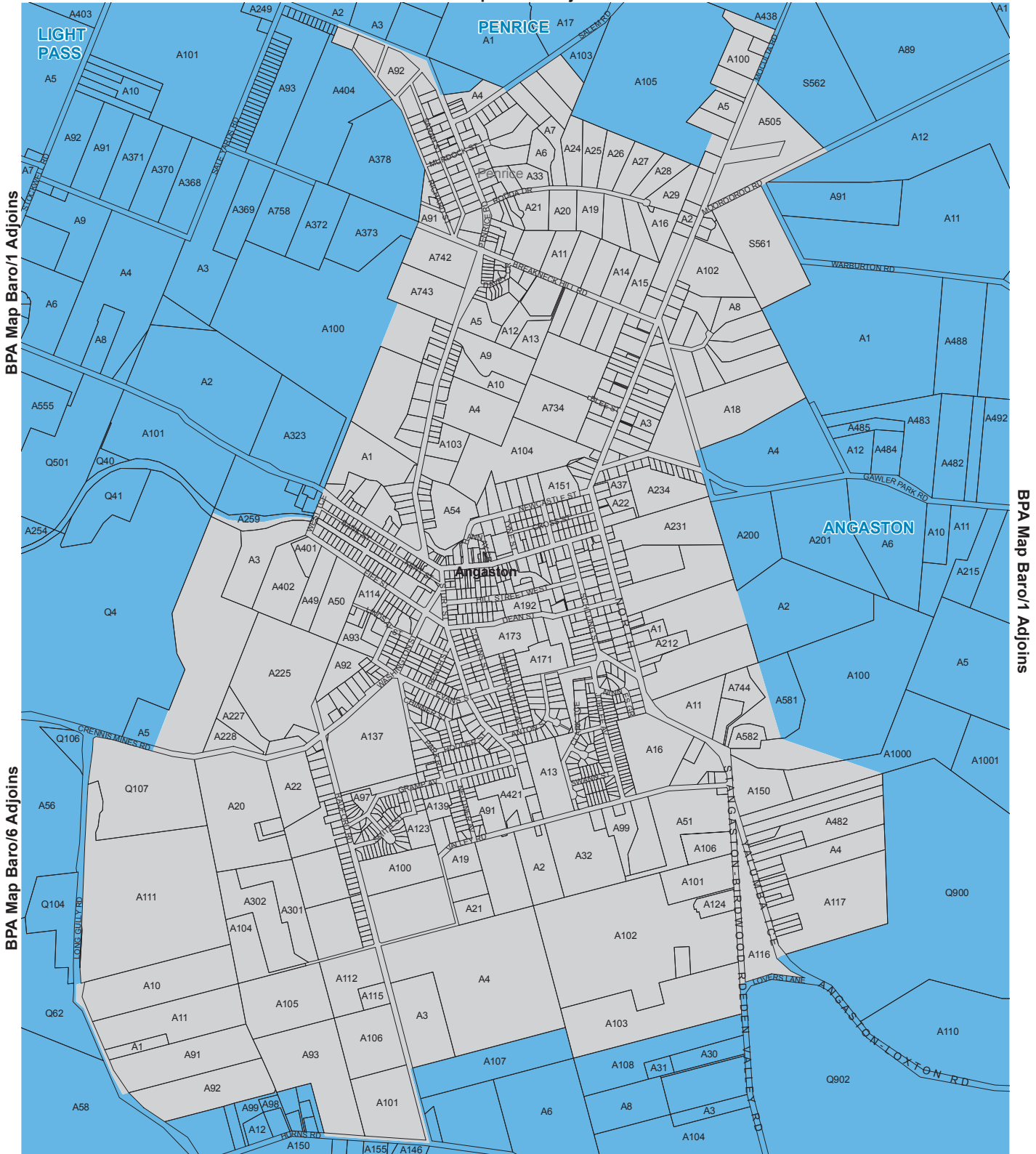
BPA Map Baro/1 Adjoins



# Bushfire Protection Area BPA Map Baro/4 BUSHFIRE RISK

	Medium Bushfire Risk
	Excluded area from bushfire protection planning provisions

BPA Map Baro/1 Adjoins



BPA Map Baro/1 Adjoins



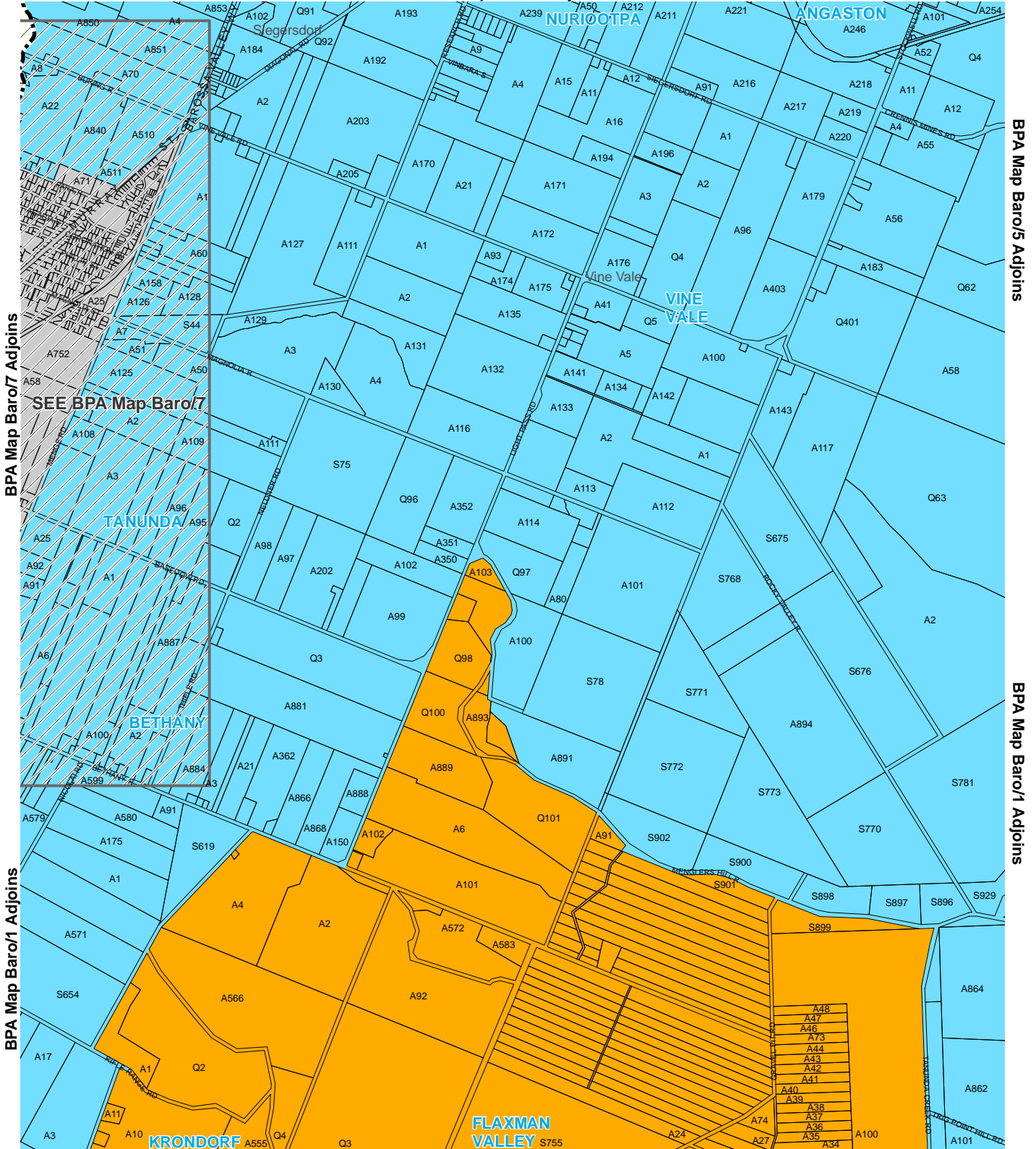
# Bushfire Protection Area

## BPA Map Baro/5

### BUSHFIRE RISK

- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Baro/1 Adjoins



BPA Map Baro/9 Adjoins

See enlargement map for accurate representation.



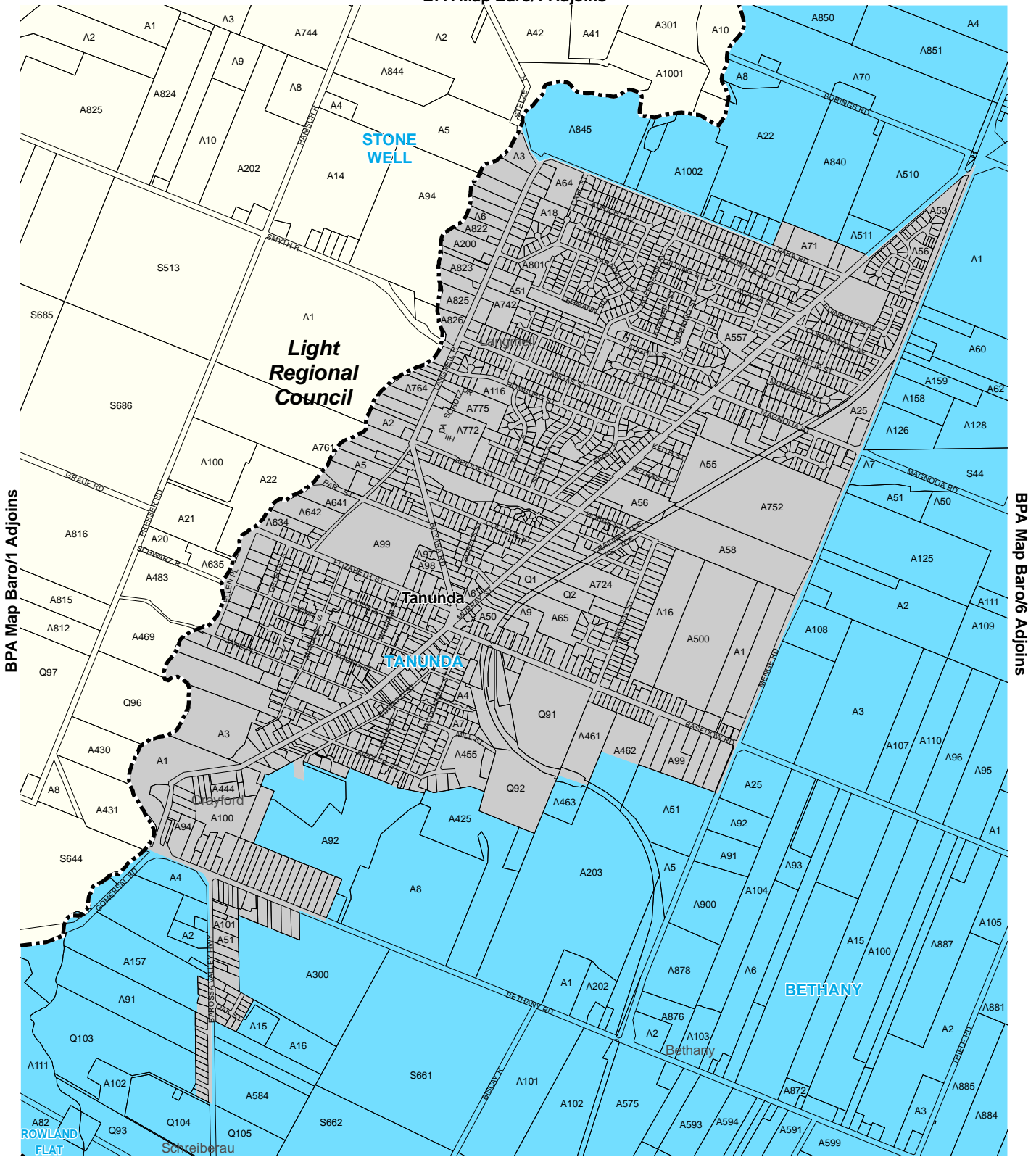
# Bushfire Protection Area

## BPA Map Baro/6

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Development Plan Boundary

BPA Map Baro/1 Adjoins



BPA Map Baro/1 Adjoins

BPA Map Baro/6 Adjoins



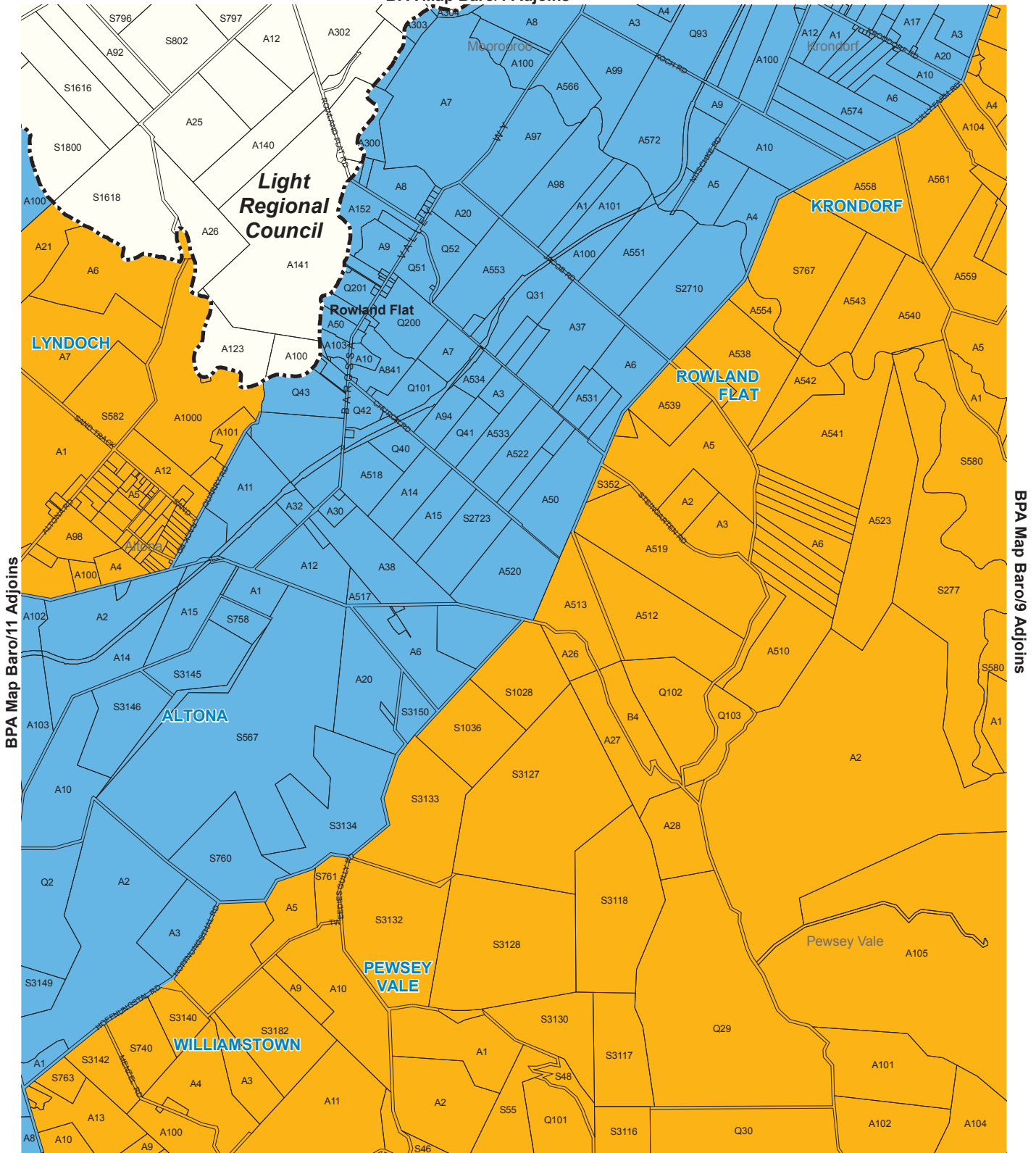
# Bushfire Protection Area

## BPA Map Baro/7

### BUSHFIRE RISK

- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Baro/1 Adjoins



BPA Map Baro/12 Adjoins

BPA Map Baro/1 Adjoins



# Bushfire Protection Area

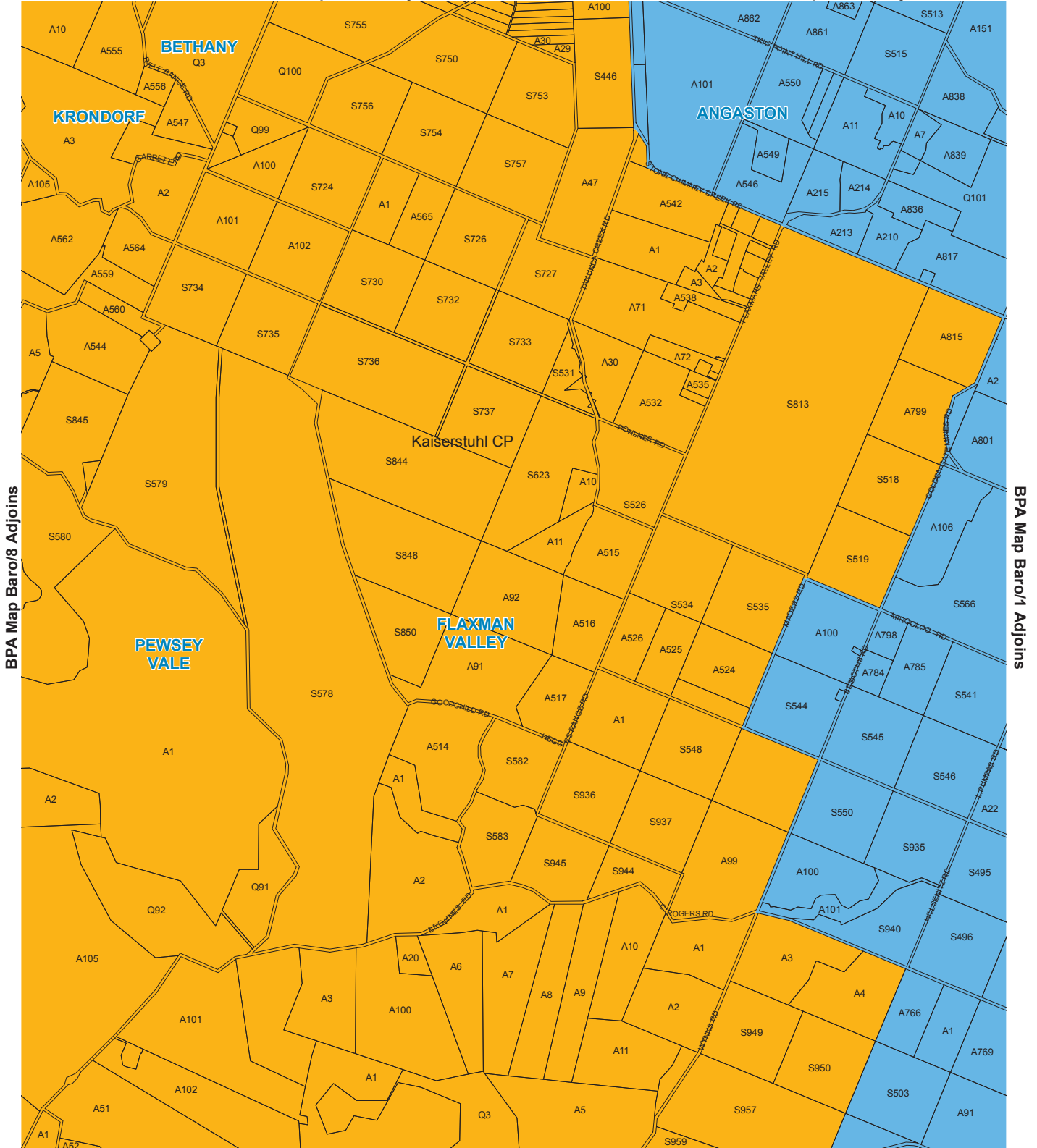
## BPA Map Baro/8

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Development Plan Boundary

BPA Map Baro/6 Adjoins

BPA Map Baro/1 Adjoins



BPA Map Baro/13 Adjoins



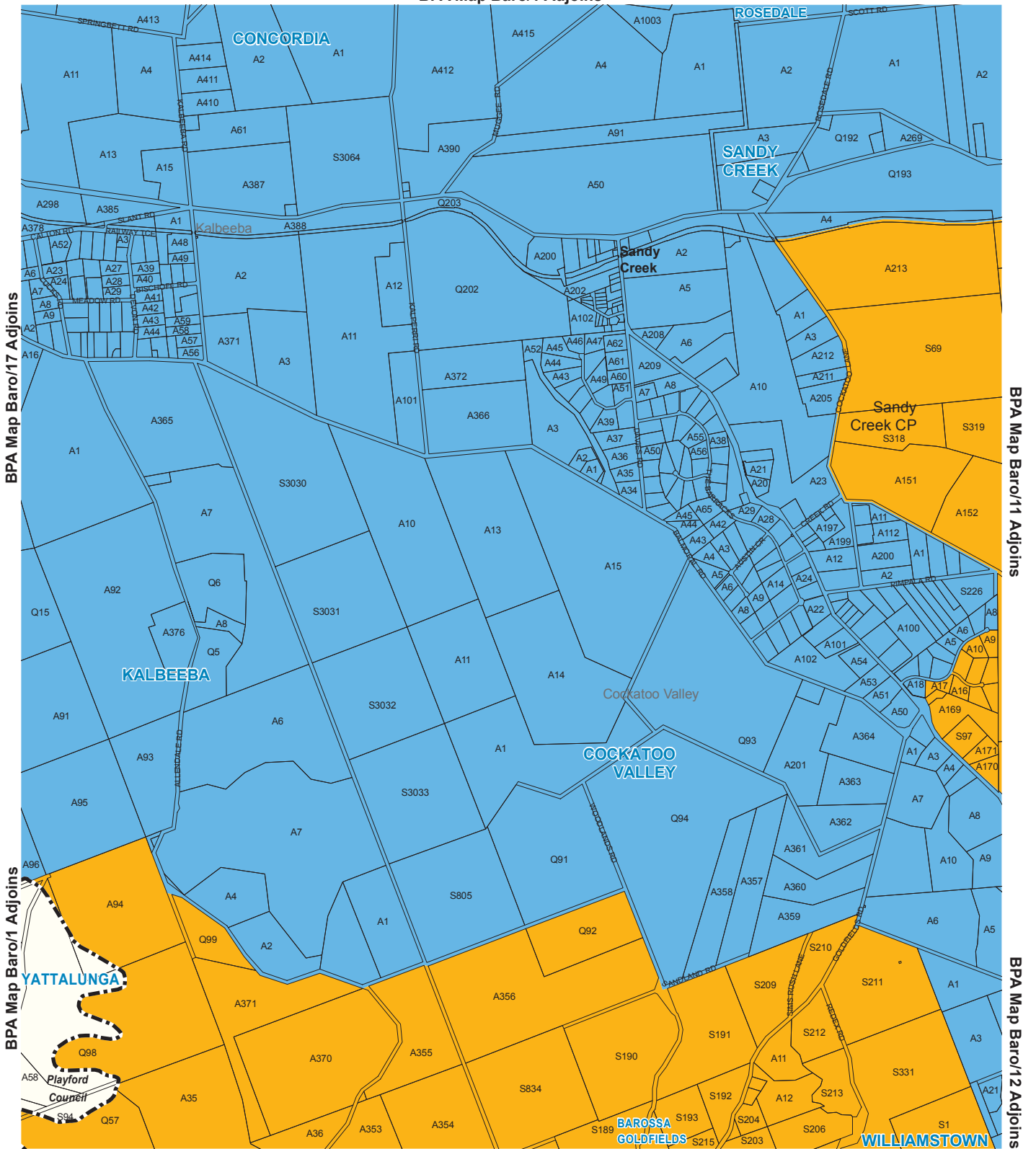
# Bushfire Protection Area

## BPA Map Baro/9

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk

BPA Map Baro/1 Adjoins



BPA Map Baro/1 Adjoins



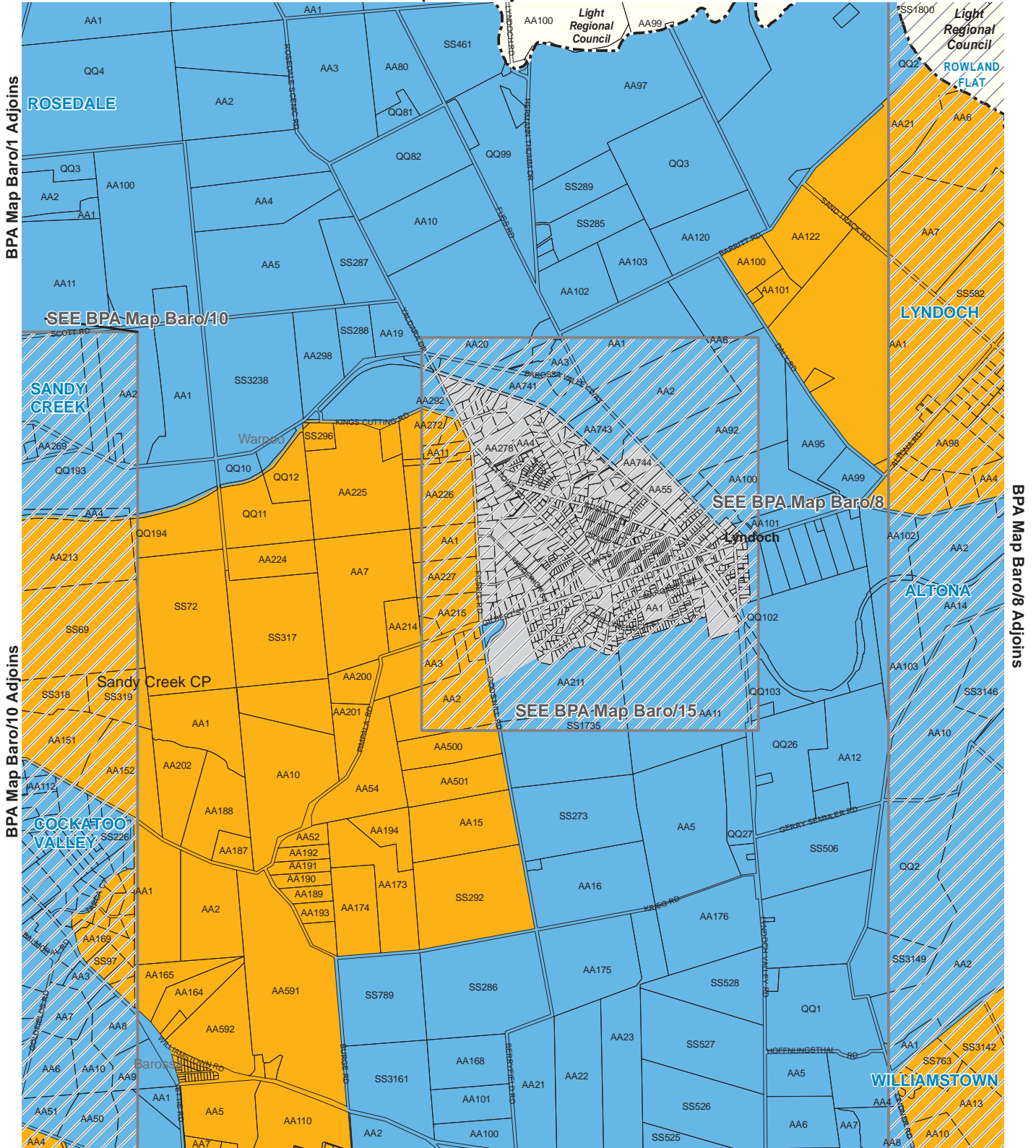
0 2,000 m

# Bushfire Protection Area BPA Map Baro/10 BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Development Plan Boundary



BPA Map Baro/1 Adjoins



BPA Map Baro/12 Adjoins

See enlargement map for accurate representation.



# Bushfire Protection Area

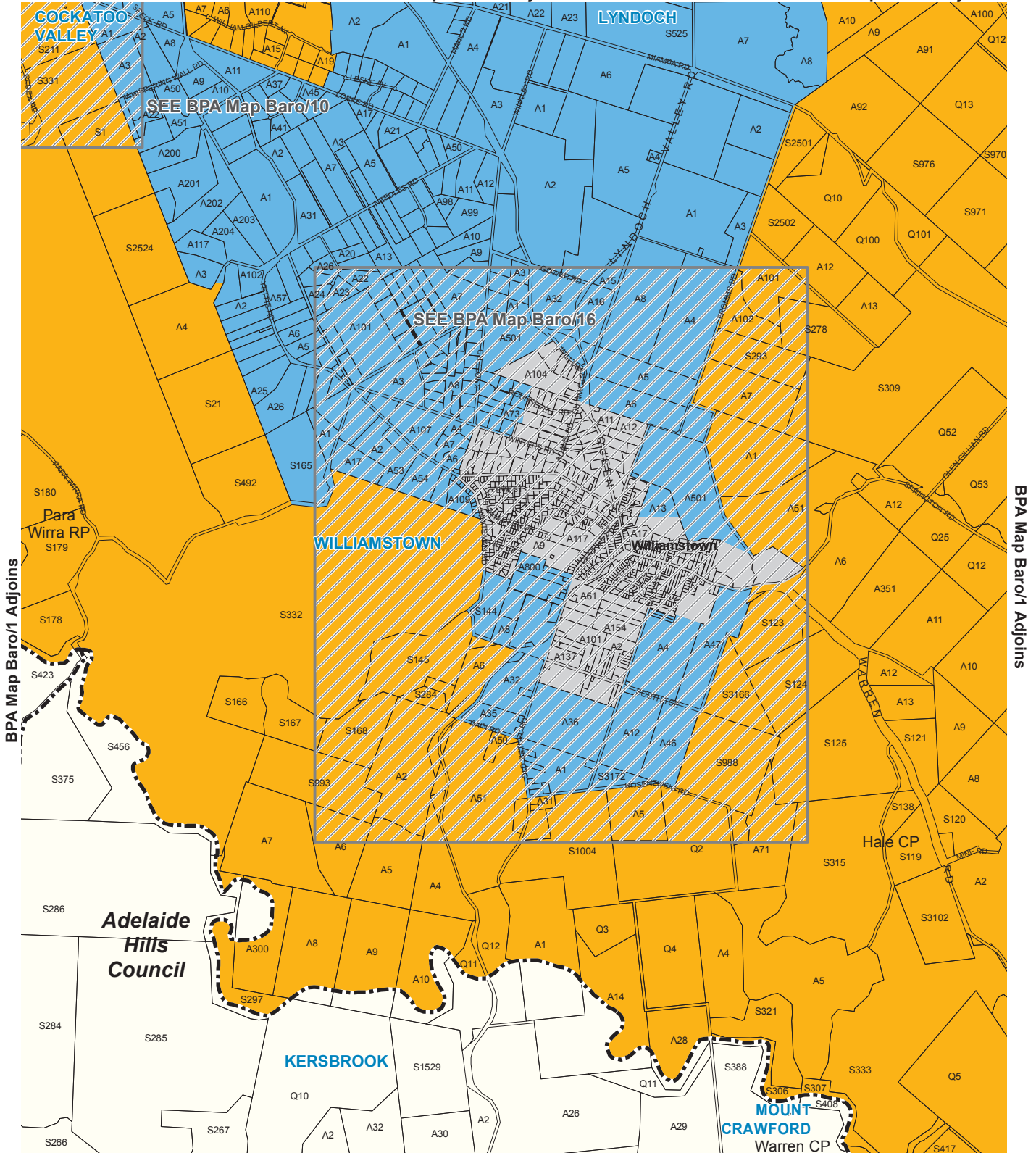
## BPA Map Baro/11

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Development Plan Boundary

BPA Map Baro/11 Adjoins

BPA Map Baro/8 Adjoins



See enlargement map for accurate representation.



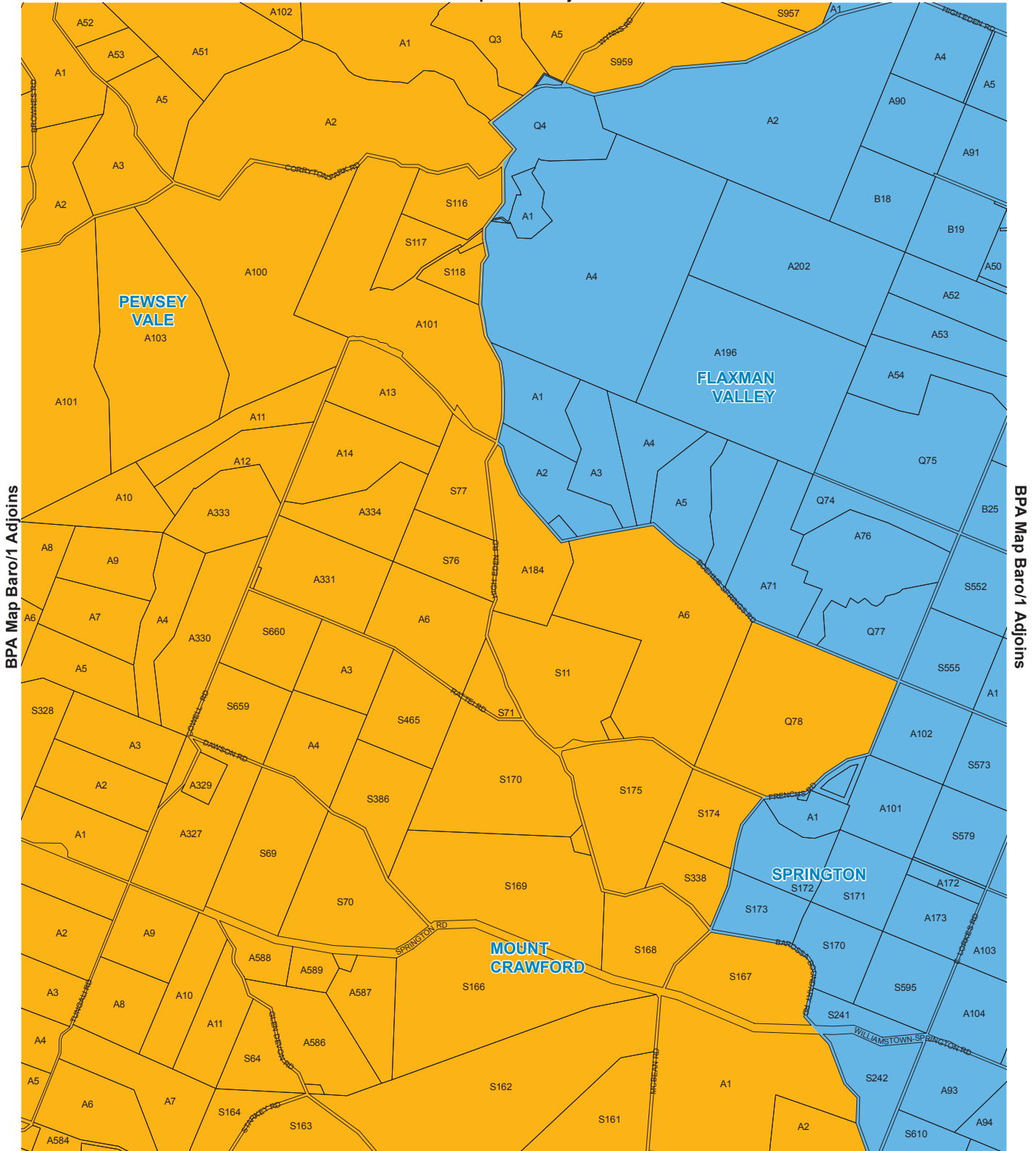
# Bushfire Protection Area

## BPA Map Baro/12

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Baro/9 Adjoins



BPA Map Baro/14 Adjoins



# Bushfire Protection Area

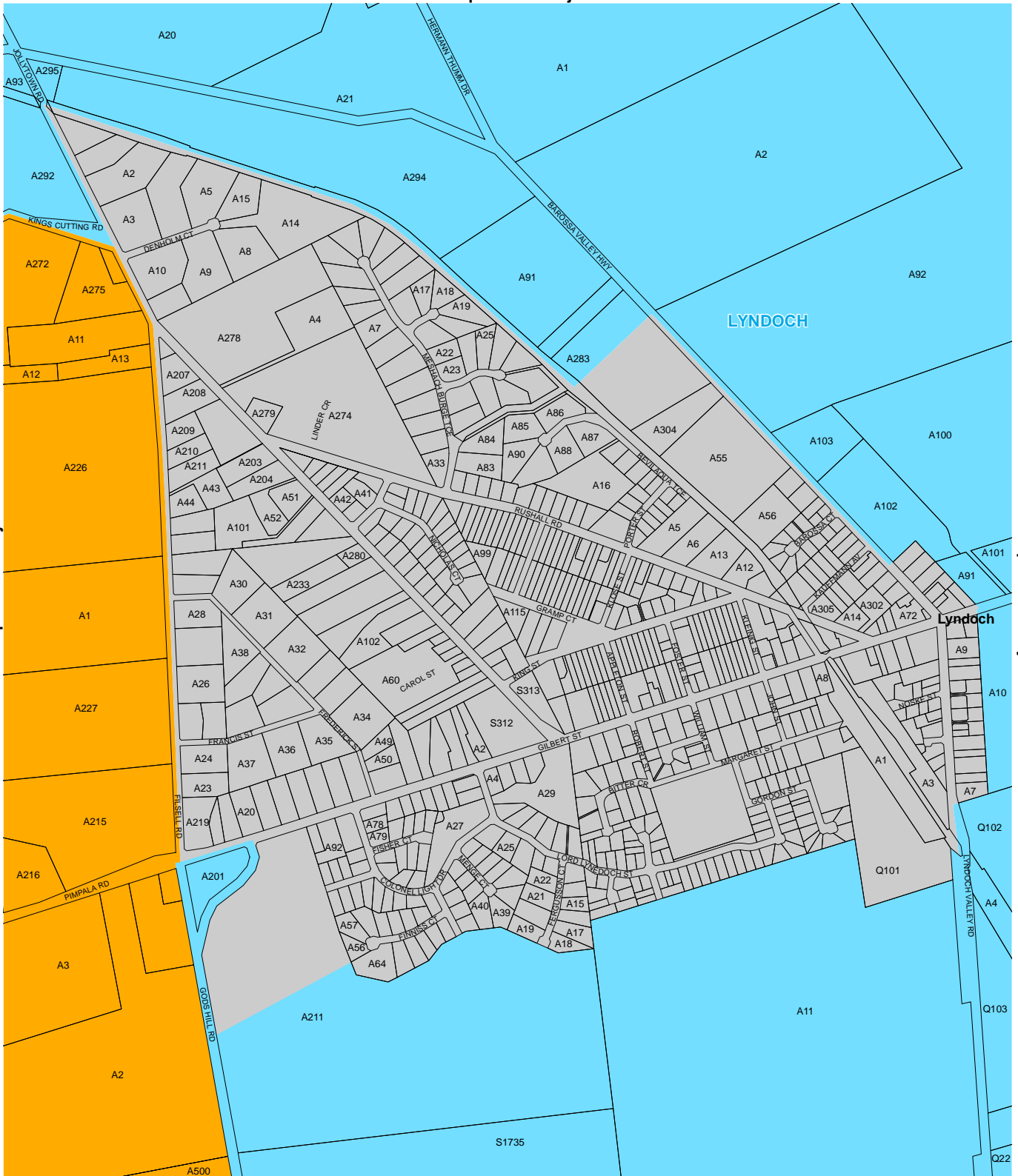
## BPA Map Baro/13

### BUSHFIRE RISK

High Bushfire Risk  
 Medium Bushfire Risk



BPA Map Baro/11 Adjoints



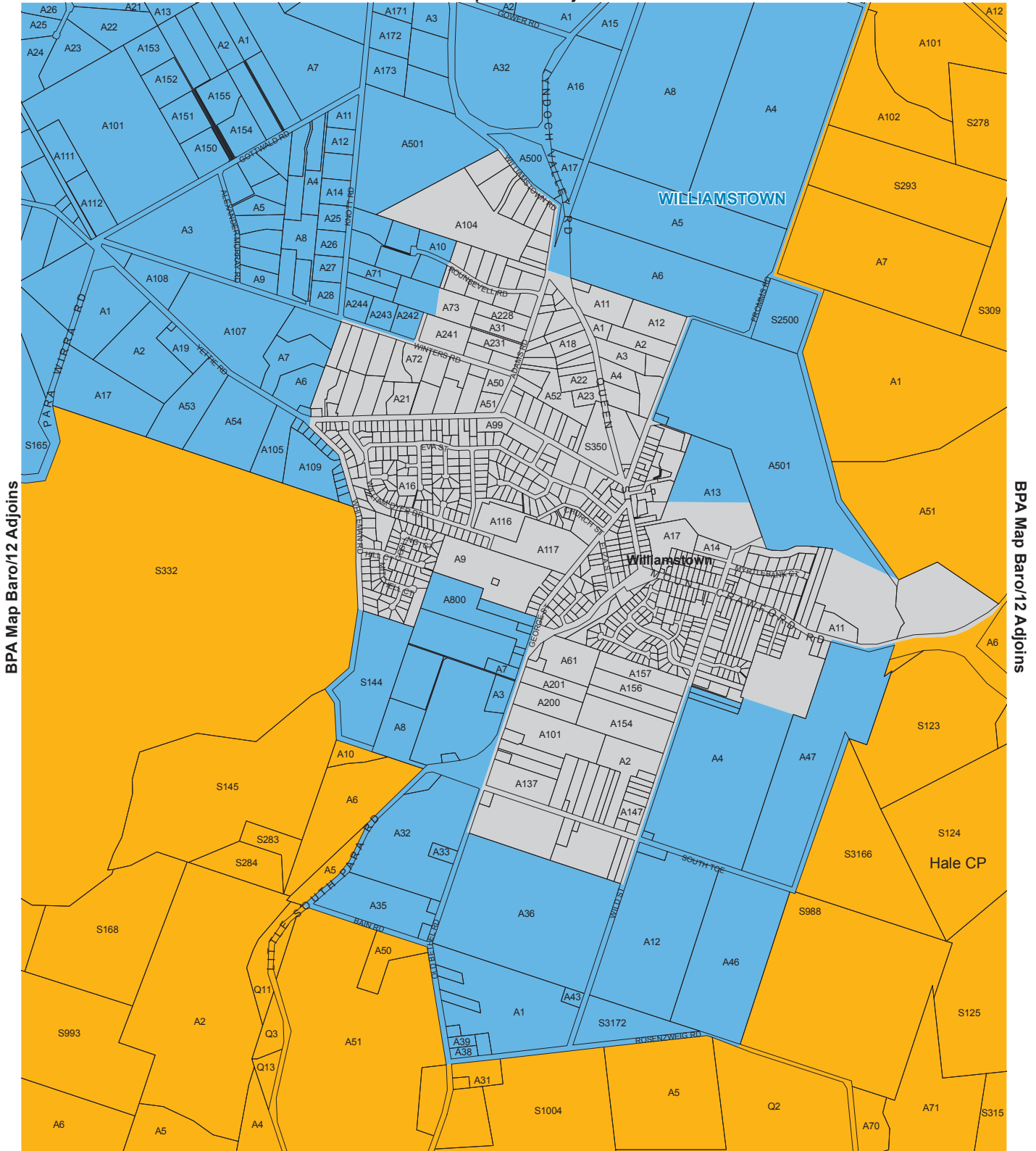
BPA Map Baro/11 Adjoints



# Bushfire Protection Area BPA Map Baro/15 **BUSHFIRE RISK**

- High Bushfire Risk
- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Baro/12 Adjoins



BPA Map Baro/12 Adjoins



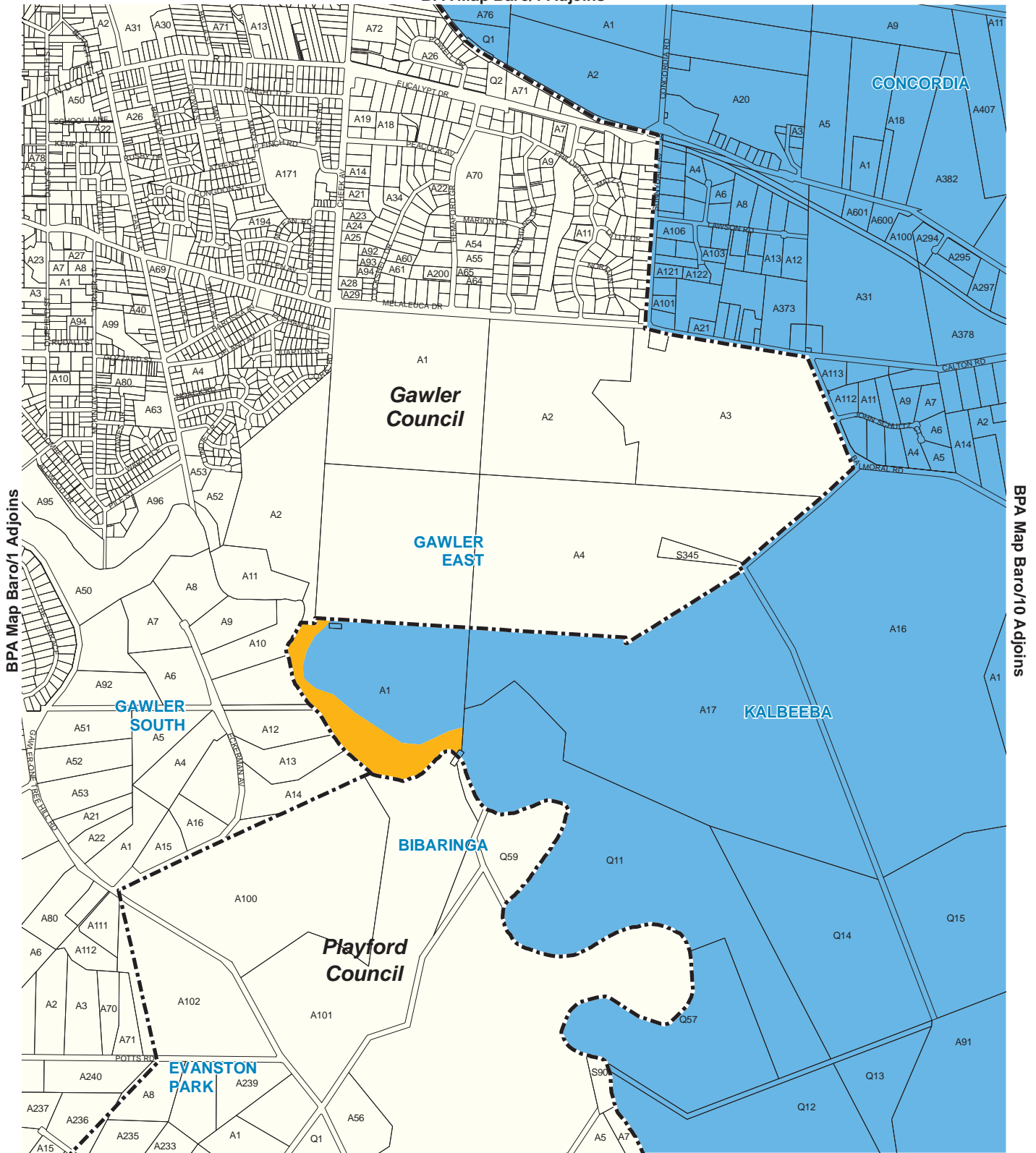
# Bushfire Protection Area

## BPA Map Baro/16

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Baro/1 Adjoins



BPA Map Baro/1 Adjoins

**NOTE:** The boundaries of areas of high bushfire risk identified by this map align with the boundaries of the Open Space Zone shown on Zone Map Baro/41.



# Bushfire Protection Area

## BPA Map Baro/17

### BUSHFIRE RISK

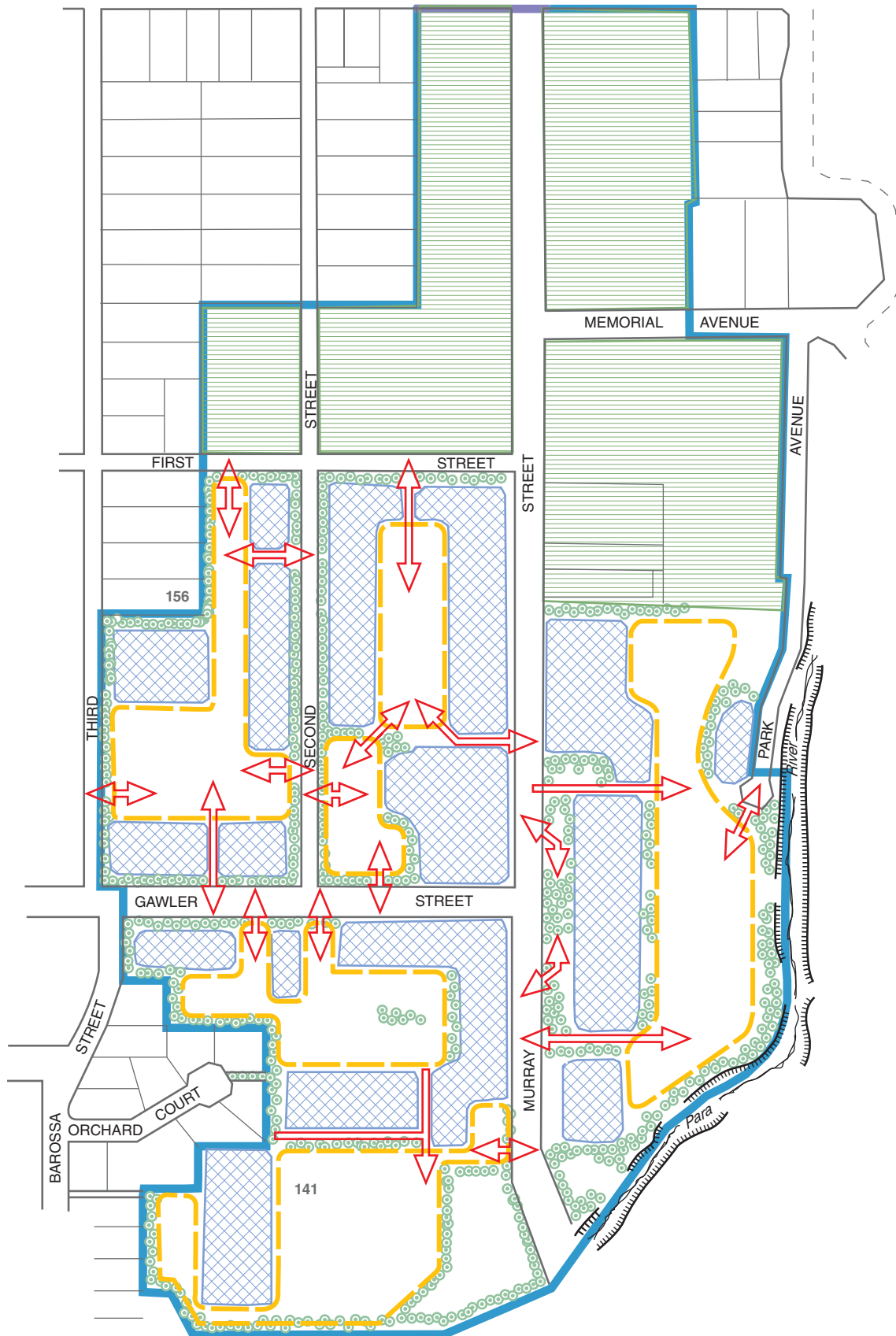
- High Bushfire Risk
- Medium Bushfire Risk
- Development Plan Boundary










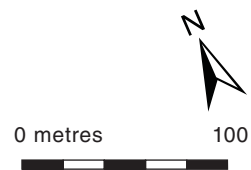


# **Concept Plan Maps**





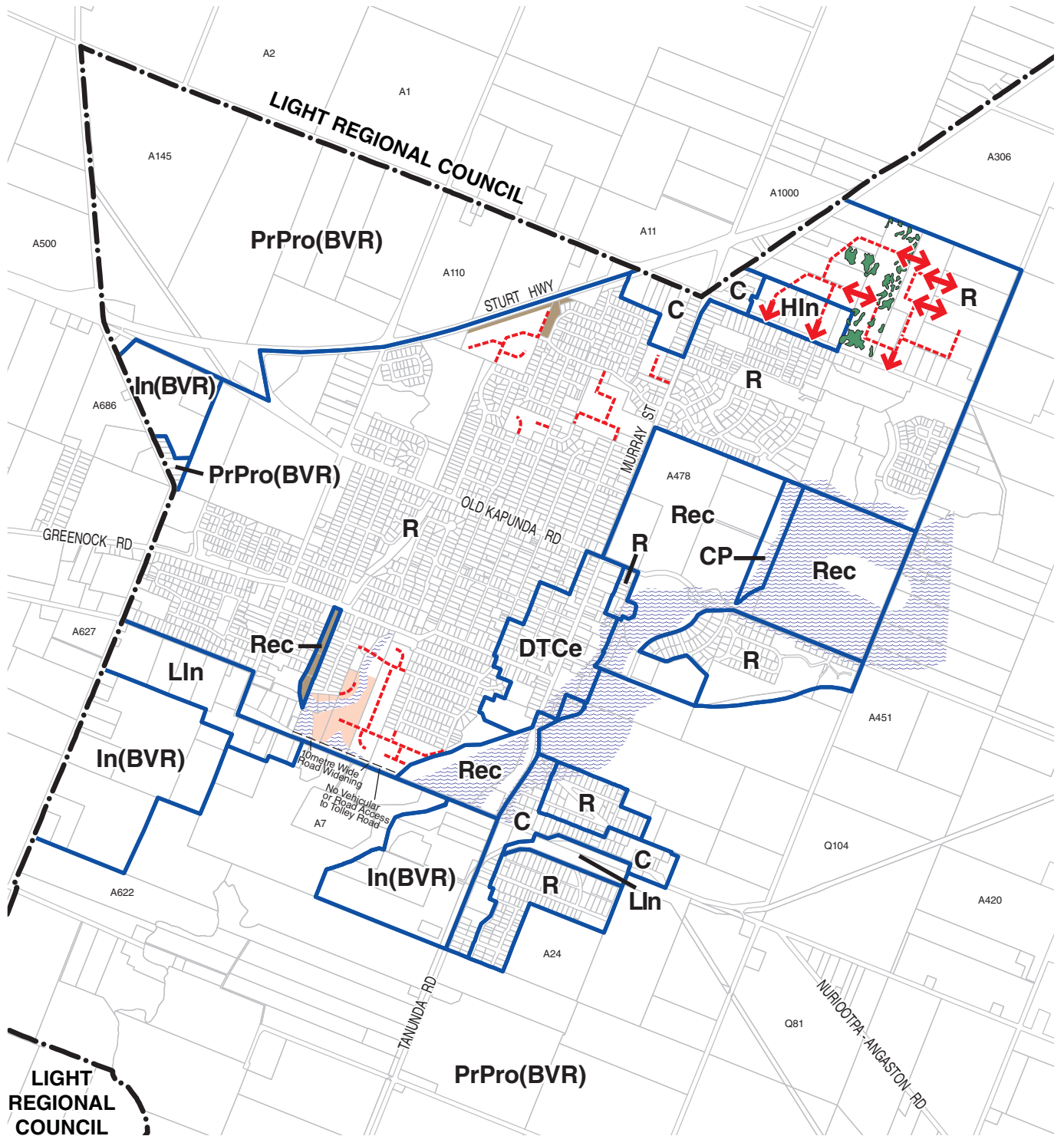
-  Concept Plan Boundary
-  Existing Allotment Boundary
-  Proposed Vehicular Access
-  Proposed Parking Area
-  Proposed Landscaping
-  Area 1 - Proposed Town Centre Building Mass
-  Area 2











NURIOOTPA

# Concept Plan Map Baro/1

## DISTRICT TOWN CENTRE ZONE



-  Proposed Open Space
-  Area Subject to Flooding
-  Area of Low Density Residential Development
-  Trees
-  Road Links
-  Possible Road Links
-  Zone Boundary
-  Development Plan Boundary



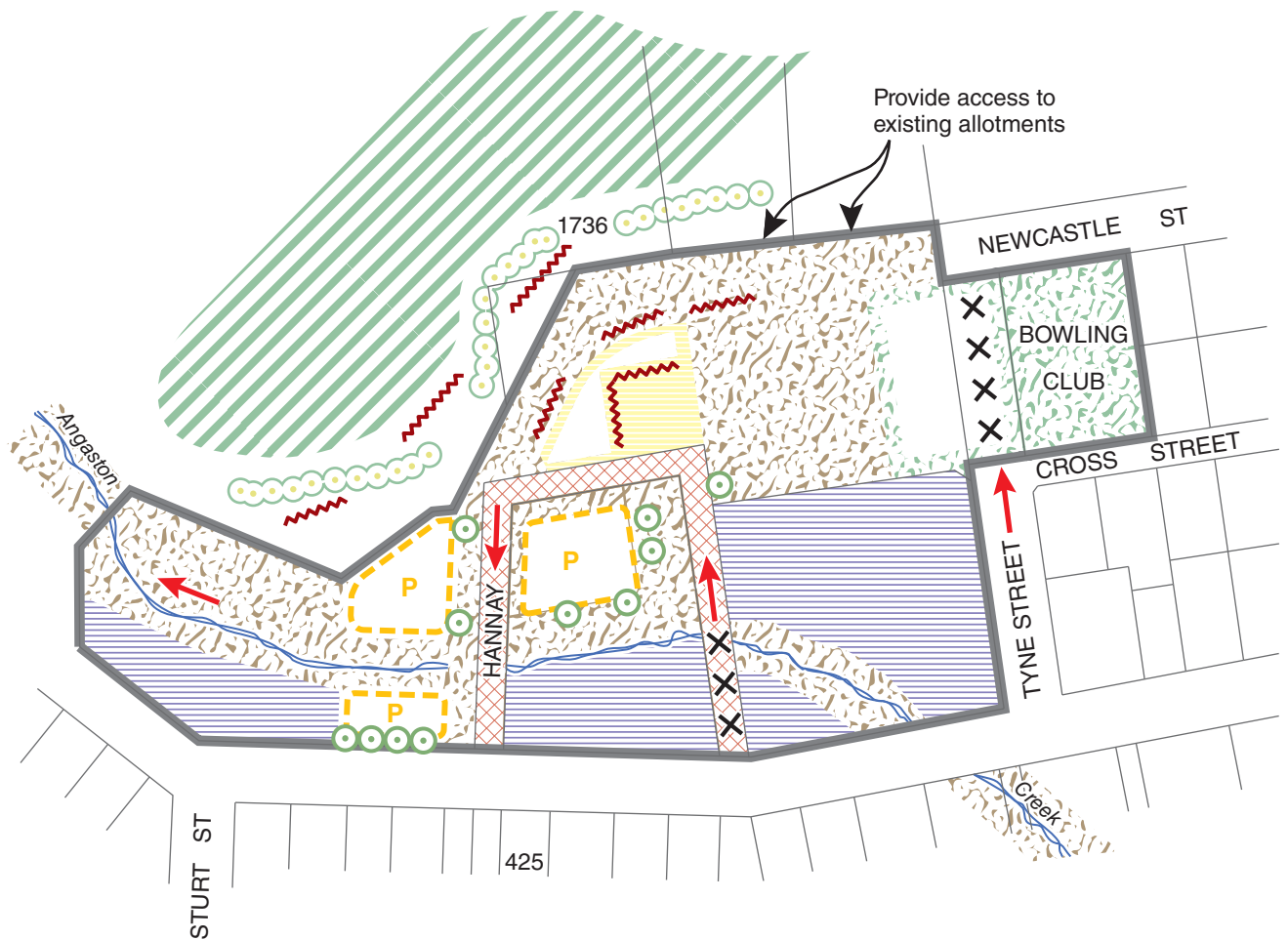
0 250 500 750 1000 1250 Metres













NURIOOTPA

# Concept Plan Map Baro/2

## NURIOOTPA TOWNSHIP

BAROSSA COUNCIL  
Consolidated - 5 September 2019



-  Proposed Town Centre Building Mass
-  Proposed Reserve
-  Proposed Road Closure (Pedestrian Access)
-  Recreation
-  Future Recreation
-  Cemetery
-  Future Cemetery
-  Proposed Parking Area
-  Stone Walls (Indicative)
-  Pedestrian Linkages
-  Landscaping / Public Seating
-  Brick Paved (Clay)
-  Significant Treed Hillside and Rural Backdrop
-  Concept Plan Boundary

0metres      50      100      150      200



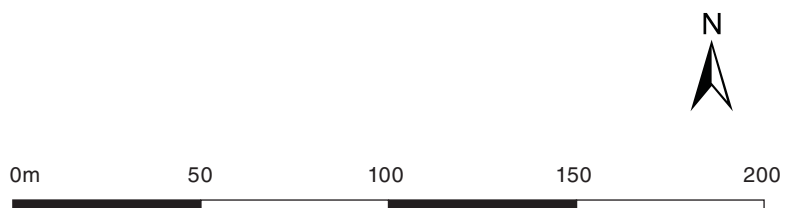
ANGASTON

# Concept Plan Map Baro/3

## DISTRICT TOWN CENTRE



-  Existing Building Envelope
-  Proposed Retail / Community
-  Proposed Residential
-  Public Open Space / Gardens
-  Pedestrian Link
-  Parking
-  Vehicular Link
-  Concept Plan Boundary







LYNDOCH

# Concept Plan Map Baro/4

## LYNDOCH CENTRE







-  Proposed Road
-  Existing Allotment Boundaries
-  Potential New Allotment Boundaries
-  Existing Building Envelopes

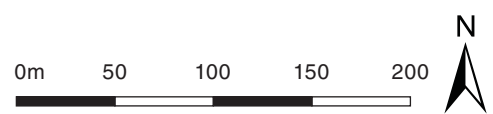


LYNDOCH

# Concept Plan Map Baro/5 RESIDENTIAL



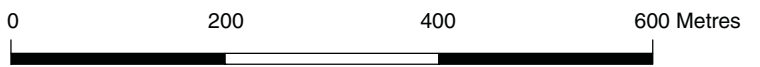
-  Proposed Road
-  Existing Allotment Boundaries
-  Potential New Allotment Boundaries
-  Existing Building Envelopes



WILLIAMSTOWN

# Concept Plan Map Baro/6 RESIDENTIAL





- Local Reserve
- Area Subject to Flooding  
(from information available)
- Concept Plan Boundary
- Development Plan Boundary

STOCKWELL

# Concept Plan Map Baro/7 TOWNSHIP



- Primary Production - Mining
- Rural Living
- Stage 1 Road
- Stage 2 Road
- Road Closure
- Watercourse
- Concept Plan Boundary



COCKATOO VALLEY

# Concept Plan Map Baro/8

## RURAL LIVING

BAROSSA COUNCIL  
Consolidated - 5 September 2019



- Residential Interface
- Landscaping
- 50m Separation Area
- Major Access
- Minor Access
- Concept Plan Boundary
- Development Plan Boundary

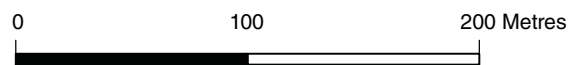
MOPPA ROAD SOUTH

# Concept Plan Map Baro/9

## INDUSTRY (BAROSSA VALLEY REGION)

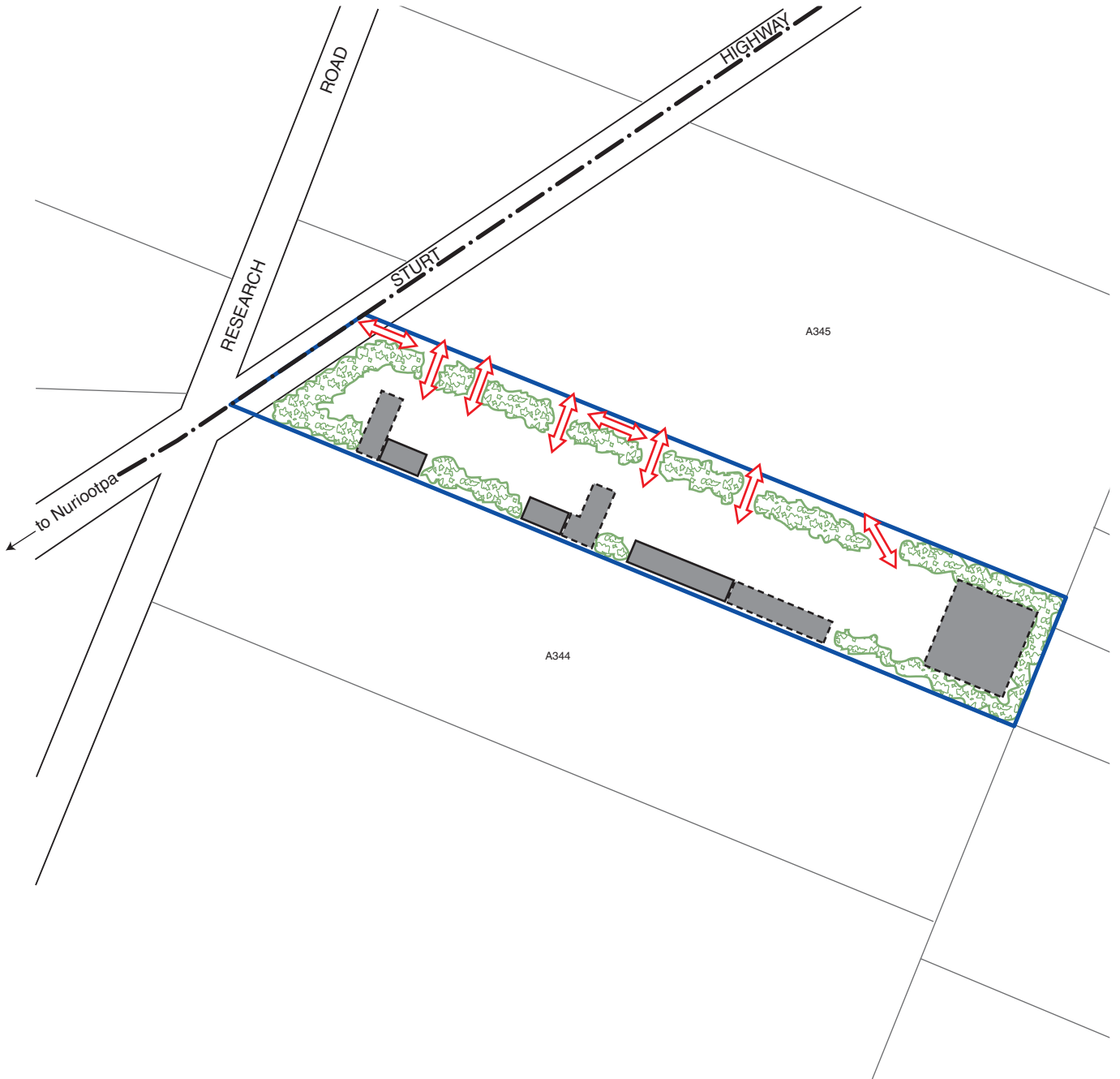








— Concept Plan Boundary

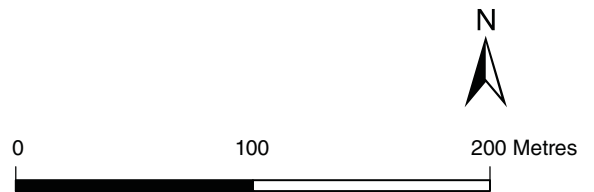


# Concept Plan Map Baro/10

## KROEMER CROSSING

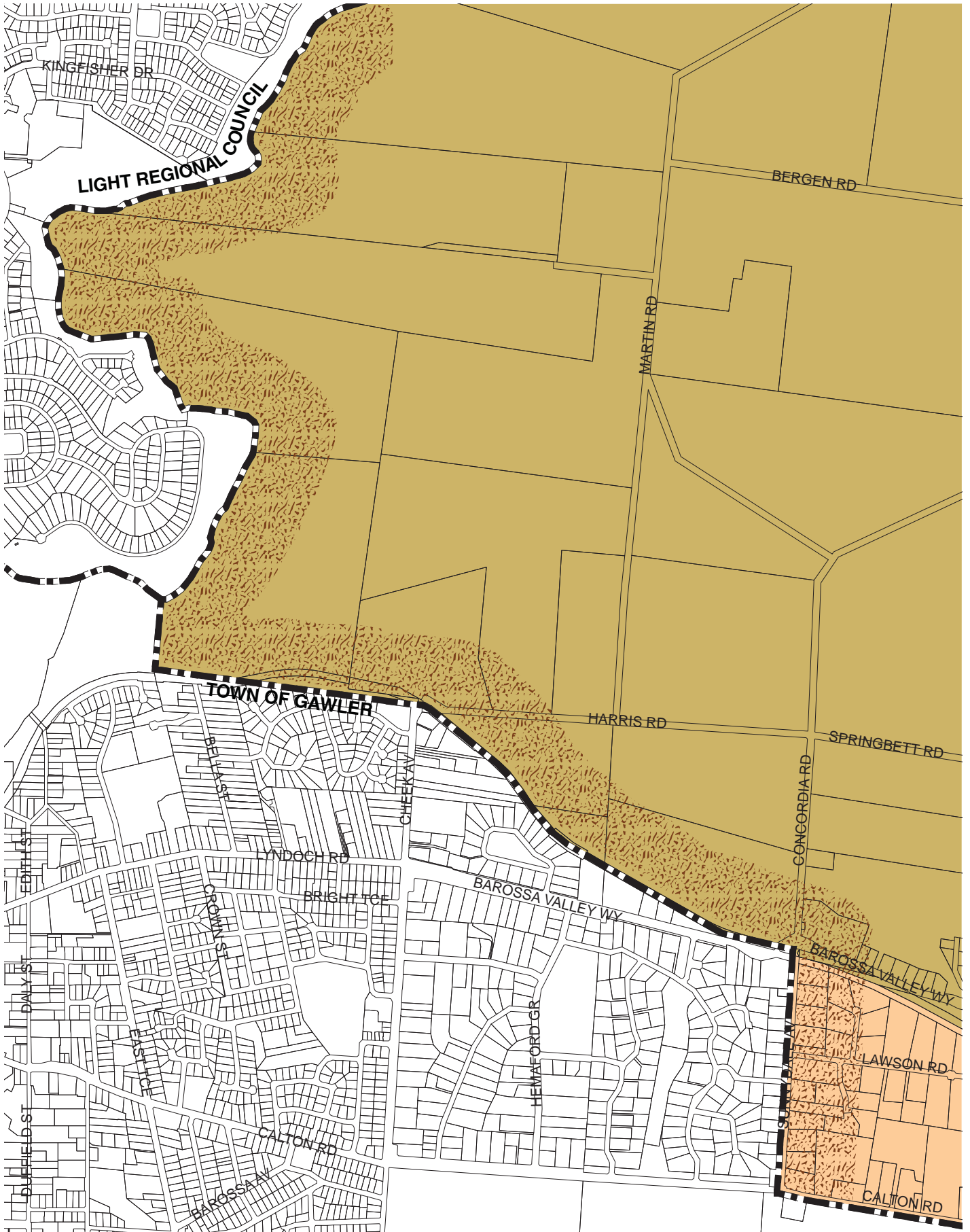






-  Landscaping (eg Allocasuarina verticillata or Casuarina glauca)
-  Existing Buildings
-  Future Building Area
-  Access
-  Concept Plan Boundary
-  Development Plan Boundary



# Concept Plan Map Baro/11

## LIGHT INDUSTRY AND WAREHOUSE AREA

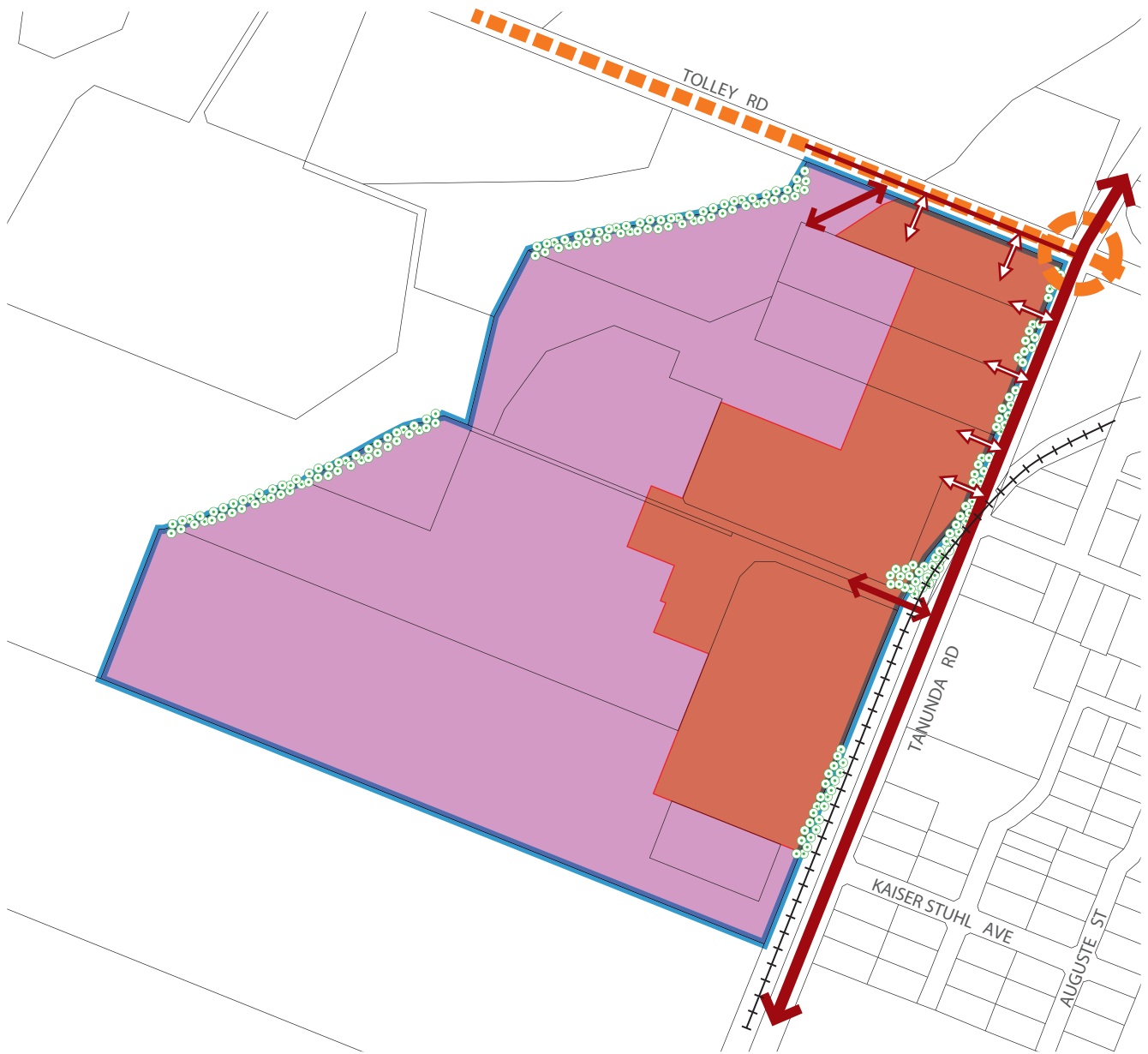













-  Primary Production
-  Rural Living
-  Rural/Urban Interface 200m Buffer
-  Development Plan Boundary

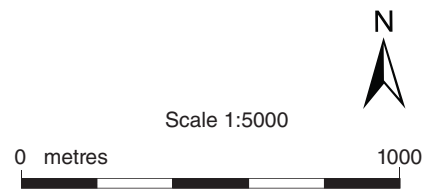


# Concept Plan Map Baro/12

## RURAL/URBAN INTERFACE BUFFER



-  Concept plan boundary
-  Precinct 2: General Industry
-  Precinct 3: Mixed Use / Industry
-  Landscape buffer
-  Secondary arterial road
-  Local road
-  Proposed road improvement
-  Proposed intersection improvement
-  Preferred primary access points
-  Secondary access points
-  Rail corridor



BECKWITH PARK

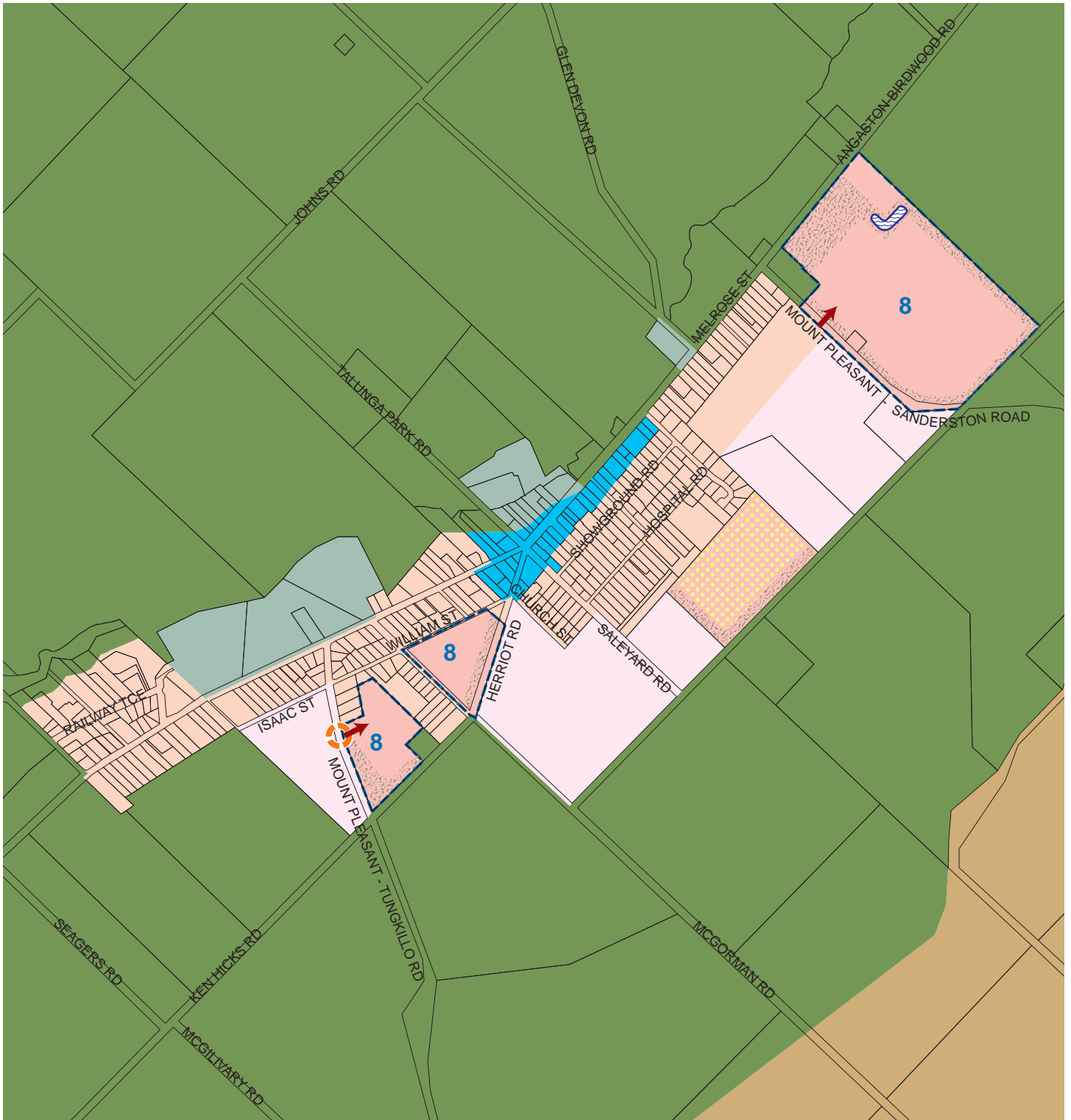
# Concept Plan Map Baro/13

## BECKWITH PARK

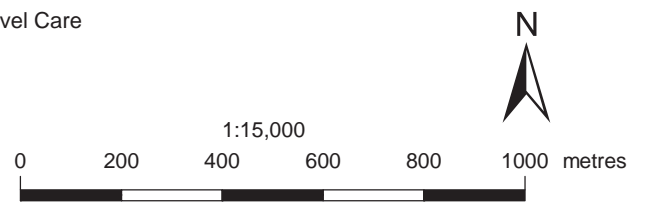
### GENERAL INDUSTRY PRECINCT

BAROSSA COUNCIL

Consolidated - 5 September 2019



- Residential Policy Area
- Potential School / Hospital Expansion and Health / Education / High-Level Care
- Vegetation buffer
- Detention basin
- Vehicular access
- Traffic management point
- Commercial
- Country Township
- Deferred Urban
- Watershed Protection (Mount Lofty Ranges)
- Primary Production
- Recreation
- Residential











MOUNT PLEASANT

# Concept Plan Map Baro/14

## MOUNT PLEASANT





-  Major Transmission Infrastructure (132kV)  
Corridor (30Metres)
-  Major Transmission Infrastructure (275kV)  
Corridor (50Metres)
-  Gas Pipelines
-  Proposed Vehicle Access
-  Open Space
-  Primary Production
-  Residential
-  Development Plan Boundary



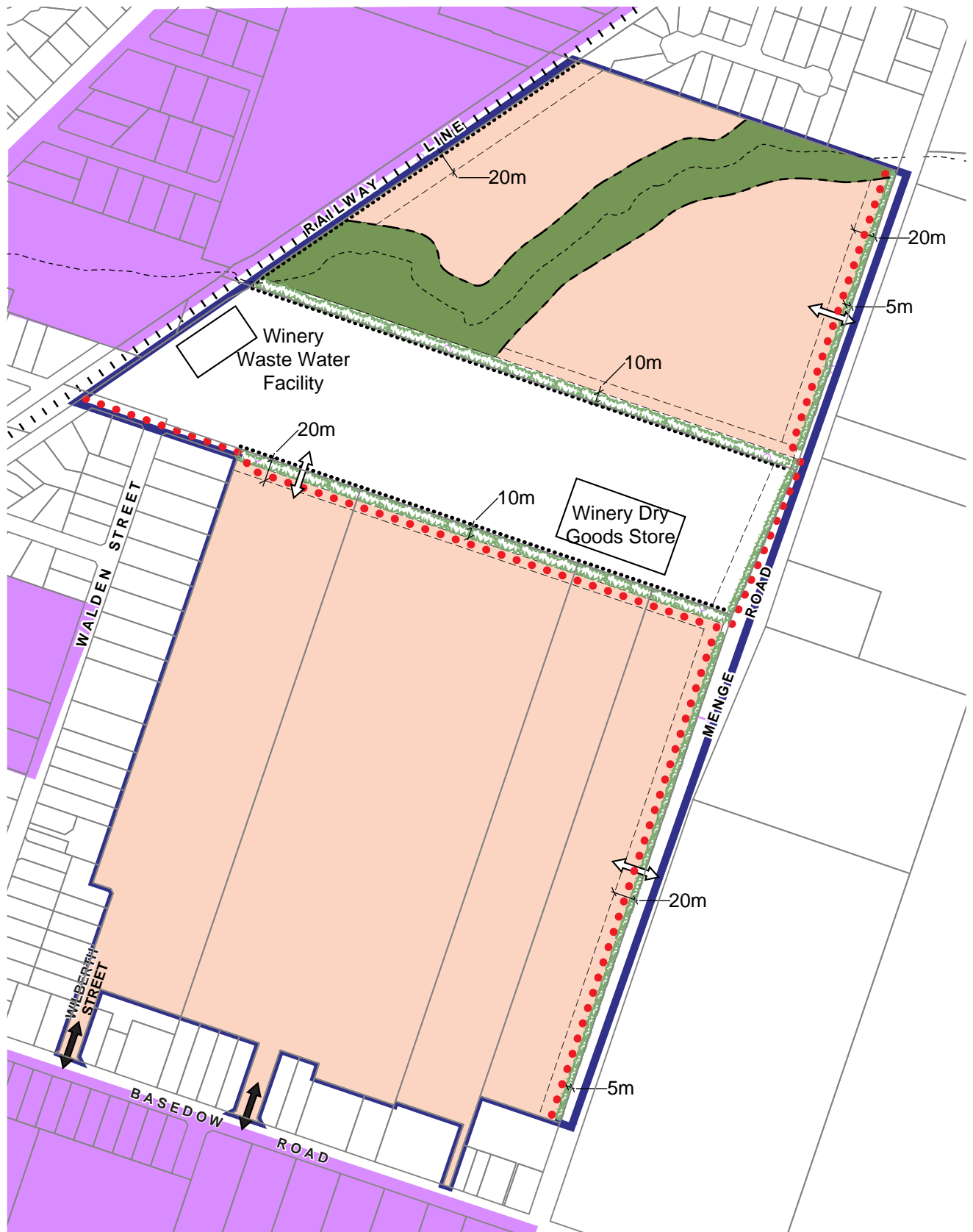
GAWLER EAST

# Concept Plan Map Baro/15

## GAWLER EAST

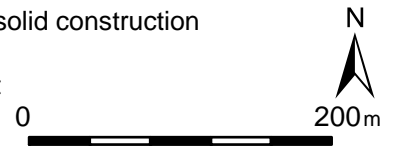
BAROSSA COUNCIL

Consolidated - 5 September 2019



- Watercourse
- - - - - Watercourse Buffer (25m)
- ↔ Access Point
- ↔ Future Access Point
- ▬ Concept Plan Boundary
- ⋯⋯⋯ Railway Corridor
- Setback to Dwelling
- 🌿 Landscape Buffer











- ⋯⋯⋯ Fence 2.0m minimum height of solid construction
- Pedestrian / Cycle Link
- ▭ Future Residential Development
- ▭ Environmental Constraint
- ▭ Light Industry



TANUNDA

# Concept Plan Map Baro/16 RESIDENTIAL



-  5m vegetation buffer
-  30m vegetation buffer
-  Proposed road
-  Concept Plan Boundary
-  Major site access
-  Minor site access
-  Open Space
-  Stormwater detention
-  Swale
-  Residential development



# Concept Plan Map Baro/17

## LYNDOCH FRINGE



- Access
- Vehicle Links
- Wine Industry Area
- Highway Service Centre Area
- Landscape Buffer

# Concept Plan Map Baro/18

## STURT HIGHWAY SERVICE CENTRE