

Development Plan

Mallala Council

Consolidated – 13 December 2018

Please refer to Mallala Council page at 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 Mallala Council Development Plan since the inception of the electronic Development Plan on 24 April 1997. Further information on authorised amendments prior to this date may be researched through the relevant Council, Department of Planning, Transport and Infrastructure or by viewing Gazette records.

CONSOLIDATED	AMENDMENT – [Gazetted date]
24 April 1997	Section 29(2) Amendment (<i>Country and Outer Metro EDP</i> – [24 April 1997])
22 May 1997	Shacks – (Land Division and Upgrading) PAR (Interim) (<i>Ministerial</i>) – [22 May 1997]
28 August 1997	Statewide Marine Aquaculture and Offshore Development PAR (<i>Ministerial</i>) – [5 June 1997]
25 September 1997	Flood Plain Policies PAR – [21 August 1997] Section 29(2) Amendment – [25 September 1997]
18 December 1997	Waste Disposal Depot PAR – [1 May 1997]
21 May 1998	Shacks - (Land Division and Upgrading) PAR (<i>Ministerial</i>) – [21 May 1998]
2 September 1999	Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [19 August 1999]
16 December 1999	Outer Metropolitan Adelaide Development Plans – Miscellaneous Amendments – Outer Metropolitan PAR (<i>Ministerial</i>) – [16 December 1999]
13 April 2000	Section 27(5) Amendment - Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [9 March 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) (<i>Ministerial</i>) – [31 August 2000]
27 September 2001	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) – [30 August 2001]
7 February 2002	Organic Waste Processing (Composting) PAR (Interim) (<i>Ministerial</i>) – [20 December 2001]
30 May 2002	Lewiston/Two Wells, Gawler River and Environs and Townships PAR – [30 May 2002]
30 January 2003	Organic Waste Processing (Composting) PAR (<i>Ministerial</i>) – [5 December 2002]
25 September 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003] Gawler River Flood Plain Flood Mitigation PAR – [25 September 2003]
18 August 2005	Catchment Water Resources – [18 August 2005]
18 January 2007	Bushfire Management (Part 2) PAR (<i>Ministerial</i>) – [14 December 2006]
31 January 2008	Residential Parks and Caravan and Tourist Parks DPA Interim (<i>Ministerial</i>) – [13 December 2007]
26 June 2008	Section 29(2)(b)(ii) Amendment – [26 June 2008]
18 December 2008	Residential Parks and Caravan and Tourist Parks DPA (<i>Ministerial</i>) – [11 December 2008]
14 January 2010	Bushfires (Miscellaneous Amendments) DPA (Interim) (<i>Ministerial</i>) – [10 December 2009]
31 March 2011	Bushfires (Miscellaneous Amendments) DPA (<i>Ministerial</i>) – [9 December 2010]
22 March 2012	Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) – [19 October 2011] Section 29(2)(b)(ii) Amendment – [22 March 2012]

Mallala Council
Introduction Section
Amendment Record Table

CONSOLIDATED	AMENDMENT – [Gazetted date]
10 January 2013	Termination of the Statewide Wind Farms DPA (<i>Ministerial</i>) and its removal from the Mallala (DC) Development Plan – [18 October 2012] Statewide Wind Farms DPA (<i>Ministerial</i>) – [18 October 2012] Section 29(2)(c) Amendment – [29 November 2012]
31 January 2013	Better Development Plan (BDP) and General DPA – [31 January 2013]
29 August 2013	Two Wells Residential DPA – [29 August 2013]
15 May 2014	Mallala Township (Transport, Commercial and Minor Residential Zones Boundary Adjustment) DPA – [15 May 2014] Section 29(2)(b)(ii) Amendment – [15 May 2014]
8 October 2015	Section 29(2)(b)(ii) Amendment – [8 October 2015]
21 April 2016	Existing Activity Centres Policy Review DPA (<i>Ministerial</i>) – [21 April 2016] Two Wells Town Centre DPA – [21 April 2016]
20 February 2018	Northern Food Bowl Protection Areas DPA – [20 February 2018]
6 December 2018	Section 27(5) Amendment to the Northern Food Bowl Protection Areas DPA – [22 November 2018]
13 December 2018	Editorial correction to Primary Production Zone non-complying table

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 Mallala 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 or by contacting the Department of Planning, Transport and Infrastructure at Level 5, 50 Flinders Street, Adelaide.

Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans.

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

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

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

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

What is Development?

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

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

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

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

How does the Development Plan relate to other legislation?

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

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

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

What doesn't a Development Plan do?

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

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

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

When do you use the Development Plan?

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

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

How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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

Development Plan Structure Overview

Advisory Section	Function
Table of Contents	Navigational aid to reference sections within the Development Plan by name and page number.
Amendment Record Table	Tabled information recording previously-authorized Development Plan amendments and their consolidation dates.
Introduction 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).
Strategic Setting State Strategic Setting <i>(30-Year Plan for Greater Adelaide/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
Council Preface Map	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
General Section Provisions 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"> ▪ site and design criteria ▪ access and vehicle parking requirements ▪ heritage and conservation measures ▪ environmental issues ▪ hazards ▪ infrastructure requirements ▪ land use specific requirements. They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured. Many policies include a number of subclauses. All subclauses should be met, unless otherwise stated.
Overlay Section Provisions	These policies are spatially located through the application of specific overlay mapping where there is a envisaged land use outcome or application of appropriate design requirements determined by the locality of the proposed development.

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

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

Further info

Contact the [Adelaide Plains Council](#).

Visit the Department of Planning, Transport and Infrastructure website: www.saplanningportal.sa.gov.au.

Discuss your matter with your planning consultant.

Council Strategic Setting

The Adelaide Plains Council is the western bookend of the Barossa region on the northern end of greater Adelaide covering an area of 926 square kilometres. The topography varies from gently rolling slopes and undulating plains in the east to the flood plains of the Gawler River, Light River and the low lying natural and semi-natural coastal wetlands adjacent to Gulf St Vincent. The coastal area of Mallala, known as the Samphire Coast, is an area of national and international importance renowned for its biological diversity and near pristine condition and is particularly important for the conservation of migratory shorebirds and waders. The Light River Delta is the only relatively undisturbed natural delta left on the Adelaide Plains.

Agriculture including farming, grazing, intensive animal keeping, and horticulture is the predominant land use in the district with other significant land use being salt harvesting, horse keeping, dog kennelling, grain storage, stock sale activities, and weapons testing associated with the adjoining Port Wakefield Proof Range activities.

The District has an employment base that is currently focussed on agricultural and horticultural pursuits such as stock grazing, cropping, horticulture and intensive animal keeping. Whilst secondary industry is not yet significant some engineering manufacturing of tanks and rural sheds occurs at Mallala servicing the rural region. Considerable potential for future industry exists in the area, particularly in the food value adding and transport, storage and logistics sectors but also for further growth in intensive animal keeping activities (mainly poultry) and horticulture.

There is considerable potential for a multispecies abattoir to be established in the vicinity of the livestock markets at Dublin and further expansion of the existing abattoir on Germantown Road. Future growth in horticulture will depend on the availability of water supply infrastructure particularly relating to the reuse of Adelaide's reclaimed water.

The main urban centres of Two Wells, Mallala, and Dublin have a distinct country township character and serve as central places for the rural hinterland and to an increasing extent are becoming commuter settlements influenced by accessibility to, and proximity of employment within metropolitan Adelaide. The Two Wells/Lewiston area is one of the States largest Rural Living areas and together with the township of Two Wells represents a major population centre in the northern outer metropolitan area of Adelaide.

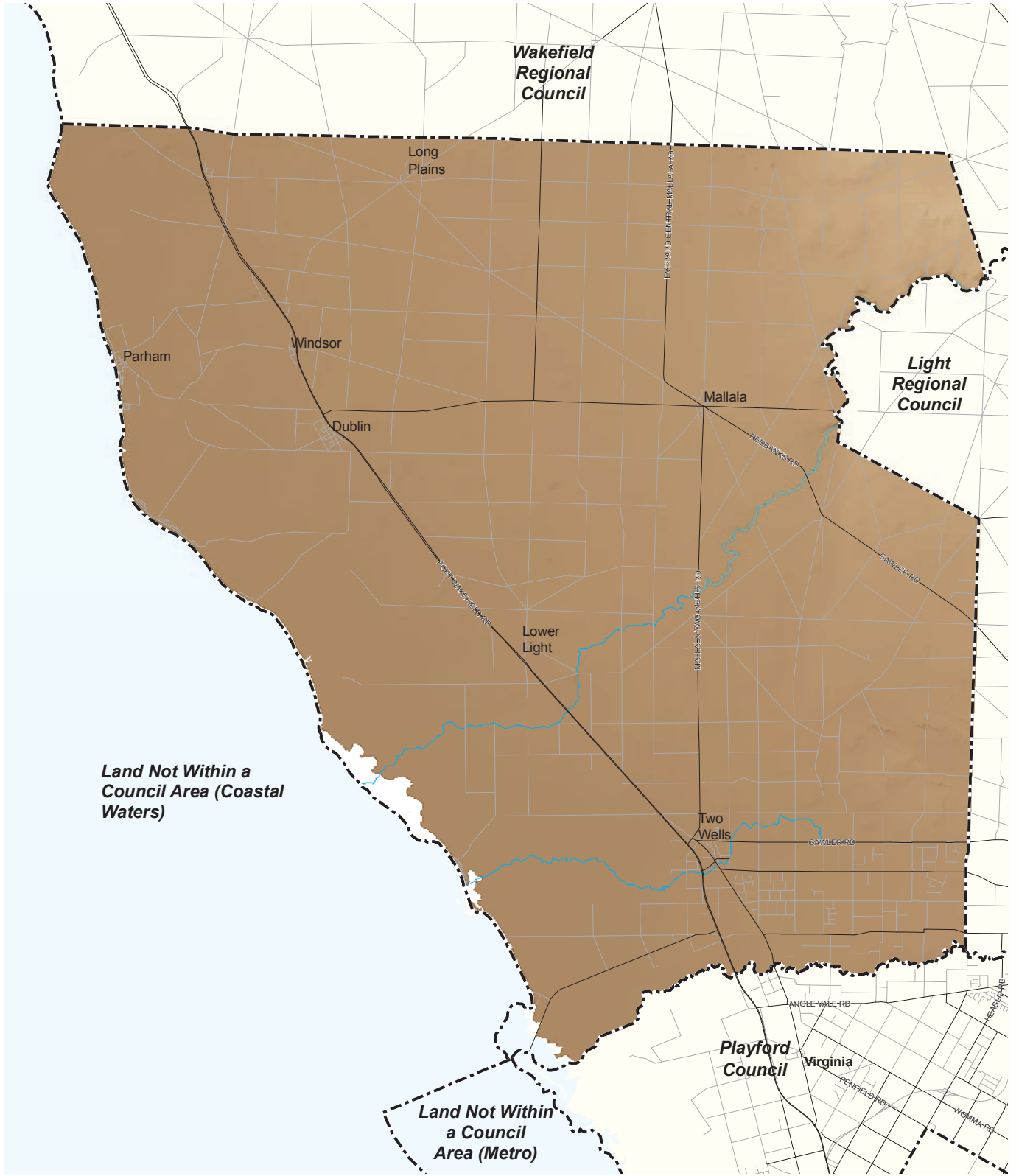
There are also several Coastal Settlements and settlements in the area with the main ones being Parham and Thompson Beach. Currently these do not provide a significant service function relying instead on the service functions provided within other townships in the District and elsewhere. The Coastal Settlements together with the settlements of Webb Beach and Middle Beach provide an important focus for the community's leisure and recreational activities. Township boundaries are under pressure for expansion and this is placing demand on town centres and retail and commercial functions, plus the provision of infrastructure and services. This in turn is placing pressure on services particularly focused on the townships of Two Wells, and Mallala.

The desired strategy for the future development of the Council area includes:

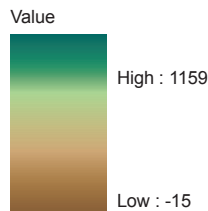
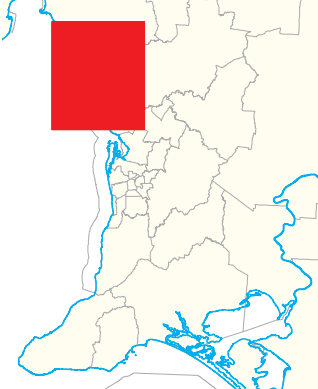
- (a) development of the townships and small settlements on a planned and co-ordinated basis with the timely development of social and physical infrastructure with the development of Two Wells, Mallala and to a lesser extent Dublin as the main service centres catering to existing and future community needs for living, business, service industry, commerce, leisure, educational and social facilities
- (b) protection of the productivity of the council area's agricultural industry particularly cereal cropping, grazing, and horticulture, with intensive animal keeping activities and industry associated with rural value adding in suitable locations
- (c) strict control of the development of rural living activities throughout the Council area within specific zones established for this purpose

- (d) limited and controlled development in the flood plain areas of the Gawler River, Light River and Templers
- (e) conservation, protection, and control of the natural and scenically attractive areas of the council including sensitive coastal ecosystems, supra-tidal and intertidal wetlands, watercourses, and areas of remnant native vegetation
- (f) provision of safe and efficient movement of traffic within townships and management of development abutting roads, particularly Port Wakefield Road.

Advisory Only



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



Council Preface Map

General Section

Advertisements

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (d) residential land.
- 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.

Safety

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

Freestanding Advertisements

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

- (b) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.
- 16 Freestanding advertisements and/or advertising hoardings for multiple-business tenancy complexes should:
- (a) incorporate the name or nature of each business or activity within the site or complex in a single advertisement
 - (b) be integrally designed and mounted below the more predominant main complex or site identity advertisement.
- 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.
- 4 Ecological sustainable development of the aquaculture industry.
- 5 Marine aquaculture development in marine waters that ensures fair and equitable sharing of marine and coastal resources and minimises conflict with water-based and land-based uses.

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 Animal keeping of large numbers of animals at high density (relative to the type) should:
 - (a) occur in sparsely populated rural areas well within the boundaries of large landholdings
 - (b) not be located on waterlogged land
 - (c) not be located on land subject to inundation.
- 3 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
 - (e) only be undertaken on areas which are filled to a height of 300 millimetres above the Australian Height Datum (AHD) height for a 1-in-100 year average return interval flood event where located within any of the Flood Hazard Risk Areas depicted on Overlay Maps - Development Constraints.
- 4 Animal exercise areas should:
 - (a) have a surfaced area that is resistant to erosion or creating dust when used
 - (b) have adequate control of surface water runoff
 - (c) be located no closer than 25 metres from a watercourse or wetland.
 - (d) not result in the loss of grass or other vegetation cover which serves to bind the soil and minimise erosion.
- 5 Animal keeping for commercial purposes such as breeding, boarding, training or racing should only occur where there is a dwelling on the allotment containing the animals and such a dwelling should be permanently occupied by the persons or persons caring for the animals.

- 6 Intensive animal keeping or dairies involving the transport and handling or sale of livestock should provide a wash down area for transport vehicles.
- 7 Piggeries, or pig keeping, and dairies should not be located within 50 metres of each other.

Horse Keeping

- 8 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.
- 9 Each stable or horse shelter should have:
 - (a) a minimum dimension of 3.7 metres by 3.7 metres per horse
 - (b) an enclosed day yard of at least 50 square metres and a maximum of 100 square metres per horse directly adjoining and accessible from the stable or horse shelter and which is covered with low erosive materials such as coarse sand or shell grit
 - (c) kick boards installed around the internal walls of stables.
- 10 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.
- 11 Except where otherwise specified by a zone or policy area, 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.
- 12 All areas accessible to horses should be separated from septic tank drainage areas.
- 13 Horse keeping where horses will be hand fed or kept on an allotment measuring less than 5 hectares in area should only occur where either (a) or (b) is achieved:
 - (a) a dwelling is erected on the same allotment which is permanently occupied
 - (b) the activity is occurring on land located within the **Primary Production Zone, Animal Husbandry Zone** or the **Horticulture Policy Area 3** or and the person(s) caring for the horse(s) permanently reside on an allotment contiguous or adjacent to the land used for horse keeping.

Dairies

- 14 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.
- 15 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

- 16 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)
 - (g) on land which does not drain well.
- 17 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.
- 18 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

- 19 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.
- 20 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.
- 21 Kennels should occur only where there is a permanently occupied dwelling on the land.

Land Based Aquaculture

- 22 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.

- 23 Land-based aquaculture ponds should be sited and designed to:
- (a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event
 - (b) prevent pond leakage that would pollute groundwater
 - (c) prevent the farmed species escaping and entering into any waters
 - (d) minimise the need for intake and discharge pipes to traverse sensitive environments.
- 24 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.
- 25 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.

Marine Based Aquaculture

- 26 Marine aquaculture and other offshore development should avoid adverse impacts on:
- (a) national parks, conservation parks and conservation reserves
 - (b) marine parks and reserves
 - (c) recreation reserves
 - (d) indigenous, non-Indigenous and natural heritage sites including shipwrecks
 - (e) sites of scientific importance including geological monuments and habitats of rare species
 - (f) mineral reserves
 - (g) areas valued for their outstanding beauty or amenity.
 - (h) remnant native vegetation, including aquatic vegetation.
- 27 Marine aquaculture and other offshore development should be ecologically sustainable and be located, designed, constructed and managed to:
- (a) minimise adverse impacts on marine habitats and ecosystems, and public access to beaches, public watercourses or the foreshore
 - (b) take into account the requirements of traditional indigenous and commercial fishing grounds
 - (c) ensure satisfactory removal and disposal of litter, disused material, debris, detritus and dead animals from the development
 - (d) prevent the build up of waste.
- 28 In marine waters, marine aquaculture (other than inter tidal aquaculture) and other offshore development should be located a minimum of 100 metres seaward of the high-water mark.
- 29 Marine aquaculture development should not significantly obstruct or adversely affect any of the following:
- (a) areas of high public use
 - (b) areas established for recreational activities
 - (c) areas of outstanding visual, environmental, commercial or tourism value

- (d) sites, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.
- 30 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.
- 31 Marine aquaculture should be developed in areas where an adequate water current exists to disperse sediments and be sited a sufficient height above the sea floor to:
 - (a) prevent the fouling of waters, publicly owned wetlands or the nearby coastline
 - (b) minimise seabed damage.
- 32 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.
- 33 Marine aquaculture development should:
 - (a) use feed hoppers that are painted in subdued colours and suspended as low as possible above the water
 - (b) position structures to protrude the minimum distance practicable above water
 - (c) avoid the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons.
- 34 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 35 Marine aquaculture access, launching and maintenance facilities should:
 - (a) where possible, use existing and established roads, tracks, ramps and paths to or from the sea
 - (b) be developed cooperatively and co-located.
- 36 Marine aquaculture and other offshore development should be located at least:
 - (a) 550 metres from a proclaimed shipwreck
 - (b) 1000 metres seaward from the boundary of any reserve under the *National Parks and Wildlife Act 1972*, unless a lesser distance is agreed with the Minister responsible for that *Act*.
- 37 Marine aquaculture development should be located so as not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping lanes or activities associated with existing jetties and wharves.
- 38 Marine aquaculture development should contribute to navigational safety by being:
 - (a) suitably marked for navigational purposes
 - (b) sited to allow an adequate distance between farms for safe navigation
 - (c) located at least 250 metres from a commercial shipping lane
 - (d) comprised of structures that are secured and/or weighted to prevent drifting from the licensed site
 - (e) able to be rehabilitated when no longer operational.

Building near Airfields

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Bulk Handling and Storage Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Centres and Retail Development

OBJECTIVES

- 1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres.
- 2 Centres that ensure rational, economic and convenient provision of goods and services and provide:
 - (a) a focus for community life
 - (b) safe, permeable, pleasant and accessible walking and cycling networks
 - (c) accessible facilities and areas for the public with special needs.
- 3 The provision of a safe pedestrian environment within centres which gives high priority to pedestrians, public and community transport.
- 4 Increased vitality and activity in centres through the introduction and integration of housing.
- 5 Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role.
- 6 Development of centres outside of Greater Adelaide in accordance with the following hierarchy:
 - (a) Regional Centre
 - (b) District Centre
 - (c) Town Centre (for smaller towns with a single centre zone)
 - (d) Local Centre (subsidiary centres for towns with a regional or district centre).
- 7 The central business district of the City of Adelaide providing the principal focus for the economic, social and political life of Greater Adelaide and the State.

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Arterial Roads

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

Retail Development

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

- 13 Bulky goods outlets located within centres zones should:
- (a) complement the overall provision of facilities
 - (b) be sited towards the periphery of those centres where the bulky goods outlet has a gross leaseable area of 500 square metres or more.

Coastal Areas

OBJECTIVES

- 1 The protection and enhancement of the natural coastal environment, including environmentally important features of coastal areas such as mangroves, wetlands, sand dunes, cliff-tops, native vegetation, wildlife habitat shore and estuarine areas.
- 2 Protection of the physical and economic resources of the coast from inappropriate development.
- 3 Preservation of areas of high landscape and amenity value including stands of vegetation, shores, exposed cliffs, headlands, islands and hill tops, and areas which form an attractive background to urban and tourist areas.
- 4 Development that maintains and/or enhances public access to coastal areas with minimal impact on the environment and amenity.
- 5 Development only undertaken on land which is not subject to or that can be protected from coastal hazards including inundation by storm tides or combined storm tides and stormwater, coastal erosion or sand drift, and probable sea level rise.
- 6 Development that can accommodate anticipated changes in sea level due to natural subsidence and probable climate change during the first 100 years of the development.
- 7 Development which will not require, now or in the future, public expenditure on protection of the development or the environment.
- 8 Development of the coastal and marine environment:
 - (a) in an ecologically sustainable way
 - (b) in a manner which recognises other users of marine and coastal areas and ensures a fair and equitable sharing of marine and coastal resources
 - (c) which conserves environmental quality, in particular water quality, and other aspects of the coastal environment including sea floor health, visual qualities, wilderness, ecosystems and biodiversity, including rare and threatened species
 - (d) which minimises conflict between water and land based uses including any of the following:
 - (i) aquaculture
 - (ii) wild fisheries
 - (iii) recreational fishing
 - (iv) passive and active recreation activities, for example, boating, skiing, sailing, swimming, diving, sightseeing and enjoyment of the coastal wilderness
 - (v) farming
 - (vi) residential, other urban development, and holiday areas
 - (vii) tourism
 - (viii) industrial development

- (ix) defined national and conservation parks, and wilderness areas
 - (x) mining and areas with significant mineral deposits
 - (e) to maintain adequate safety standards, including navigational safety
 - (f) to minimise the risk of pollution from external sources and activities
 - (g) so that onshore support facilities and activities are appropriately designed and located
 - (h) to maintain public access to the foreshore and coastal waters
 - (i) to minimise adverse impact on the visual amenity of the coastal environment, and unspoilt views adjacent to the coast
 - (j) to minimise any adverse impacts on sites of ecological, economic, cultural, heritage or scientific significance such as:
 - (i) sites of cultural and/or natural heritage significance
 - (ii) national parks, conservation parks and reserves
 - (iii) recreation reserves
 - (iv) marine parks and reserves
 - (v) sites of scientific importance
 - (vi) mineral deposits
 - (vii) areas of frequent public use
 - (viii) areas valued for their beauty or amenity
 - (ix) breeding grounds for both marine and terrestrial species
 - (x) populations of rare and threatened flora and fauna
 - (k) in a manner which recognises the social and economic benefits to the community.
- 9 Management of development in coastal areas to sustain or enhance the remaining natural coastal environment.
- 10 Low intensity recreational uses located where environmental impacts on the coast will be minimal.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be compatible with the coastal environment in terms of built-form, appearance and landscaping including the use of walls and low pitched roofs of non-reflective texture and natural earth colours.

Environmental Protection

- 2 The coast should be protected from development that would adversely affect the marine and onshore coastal environment, whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.

- 3 Development should not be located in delicate or environmentally-sensitive coastal features such as sand dunes, cliff-tops, wetlands or substantially intact strata of native vegetation.
- 4 Development should not be undertaken where it will create or aggravate coastal erosion, or where it will require coast protection works which cause or aggravate coastal erosion.
- 5 Development should be designed so that solid/fluid wastes and stormwater runoff is disposed of in a manner that will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.
- 6 Effluent disposal systems incorporating soakage trenches or similar should prevent effluent migration onto the inter-tidal zone and be sited at least 100 metres from whichever of the following requires the greater distance:
 - (a) the mean high-water mark at spring tide, adjusted for any subsidence for the first 50 years of development plus a sea level rise of 1 metre
 - (b) the nearest boundary of any erosion buffer determined in accordance with the relevant provisions in this Development Plan.
- 7 Development that proposes to include or create confined coastal waters, as well as water subject to the ebb and flow of the tide should be designed to ensure the quality of such waters is maintained at an acceptable level.
- 8 Development should be designed and sited so that it does not prevent natural landform and ecological adjustment to changing climatic conditions and sea levels and should allow for the following:
 - (a) the unrestricted landward migration of coastal wetlands
 - (b) new areas to be colonised by mangroves, samphire and wetland species
 - (c) sand dune drift
 - (d) long shore sand movement
 - (e) where appropriate, the removal of embankments that interfere with the abovementioned processes.

Maintenance of Public Access

- 9 Development should maintain or enhance public access to and along the foreshore, **except where public safety reasons require access to be restricted.**
- 10 Development should provide for a public thoroughfare between the development and any coastal reserve.
- 11 Other than small-scale infill development in a predominantly urban zone, development adjacent to the coast should not be undertaken unless it incorporates an existing or proposed public reserve, not including a road or erosion buffer, of at least 50 metres width between the development and the landward toe of the frontal dune or the top edge of an escarpment.
- 12 If an existing reserve is less than 50 metres wide, the development should incorporate an appropriate width of reserve to achieve a total 50 metres wide reserve.
- 13 Except where otherwise specified in a particular zone or policy area, buildings on land abutting coastal reserves should be setback either a distance of 8 metres from any boundary with the reserve or in line with adjacent development, whichever is the greater distance.

- 14 Development that abuts or includes a coastal reserve should be sited and designed to be compatible with the purpose, management and amenity of the reserve, as well as to prevent inappropriate access to the reserve.
- 15 Development, including marinas and aquaculture, should be located and designed to ensure convenient public access along the waterfront to beaches and coastal reserves is maintained, and where possible enhanced through the provision of one or more of the following:
 - (a) pedestrian pathways and recreation trails
 - (b) coastal reserves and lookouts
 - (c) recreational use of the water and waterfront
 - (d) safe public boating facilities at selected locations
 - (e) vehicular access to points near beaches and points of interest
 - (f) car parking.
- 16 Where a development such as a marina creates new areas of waterfront, provision should be made for public access to, and recreational use of, the waterfront and the water.
- 17 Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliff faces, should be restricted to defined pedestrian paths constructed to minimise adverse environmental impact.
- 18 Access roads to the coast and lookouts should preferably be spur roads rather than through routes, other than tourist routes where they:
 - (a) do not detract from the amenity or the environment
 - (b) are designed for slow moving traffic
 - (c) provide adequate car parking.

Hazard Risk Minimisation

- 19 Development and its site should be protected against the standard sea-flood risk level which is defined as the 1-in-100 year average return interval flood extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance to accommodate land subsidence until the year 2100.
- 20 Development including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply:
 - (a) site levels are at least 0.3 metres above the standard sea-flood risk level
 - (b) building floor levels are at least 0.55 metres above the standard sea-flood risk level
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 21 Buildings to be sited over tidal water or which are not capable of being raised or protected by flood protection measures in future, should have a floor level of at least 1.25 metres above the standard sea-flood risk level.
- 22 Development that requires protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes at the time of development, or in the future, should only be undertaken if all of the following apply:

- (a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity
 - (b) the measures do not nor will not require community resources, including land, to be committed
 - (c) the risk of failure of measures such as sand management, levee banks, flood gates, valves or stormwater pumping, is acceptable relative to the potential hazard resulting from their failure
 - (d) binding agreements are in place to cover future construction, operation, maintenance and management of the protection measures
- 23 Development should not compromise the structural integrity of any sea wall or levee bank adjacent to the foreshore, or compromise its capacity to protect against coastal flooding and erosion.

Erosion Buffers

- 24 Development should be setback a sufficient distance from the coast to provide an erosion buffer (in addition to a public reserve) which will allow for at least 100 years of coastal retreat for single buildings or small scale developments, or 200 years of coastal retreat for large scale developments (ie new townships) unless either of the following applies:
- (a) the development incorporates appropriate private coastal protection measures to protect the development and public reserve from the anticipated erosion.
 - (b) the council is committed to protecting the public reserve and development from the anticipated coastal erosion.
- 25 Where a coastal reserve exists or is to be provided it should be increased in width by the amount of any required erosion buffer. The width of an erosion buffer should be based on the following:
- (a) the susceptibility of the coast to erosion
 - (b) local coastal processes
 - (c) the effect of severe storm events
 - (d) the effect of a 0.3 metres sea level rise over the next 50 years on coastal processes and storms
 - (e) the availability of practical measures to protect the development from erosion caused by a further sea level rise of 0.7 metres per 50 years thereafter.
- 26 Development should not occur where essential services cannot be economically provided and maintained having regard to flood risk and sea level rise, or where emergency vehicle access would be prevented by a 1-in-100 year average return interval flood event, adjusted for 100 years of sea level rise.

Land Division

- 27 Land in coastal areas should only be divided if:
- (a) it or the subsequent development and use of the land will not adversely affect the management of the land, adjoining land or the coast
 - (b) sand dunes, wetlands and substantially intact strata of native vegetation are maintained or consolidated within single allotments.
- 28 Land division in coastal areas outside of designated urban or settlement zones should not increase either of the following:
- (a) the number of allotments abutting the coast or a reserve

- (b) the number of allotments, including community title allotments and those that incorporate rights of way, with direct access to the coast or a reserve.
- 29 Land should not be divided for commercial, industrial or residential purposes unless a layout can be achieved whereby roads, parking areas and development sites on each allotment are at least 0.3 metres above the standard sea-flood risk level, unless the land is, or can be provided with appropriate coastal protection measures.

Protection of Economic Resources

- 30 Development should be sited, designed and managed so as not to conflict with or jeopardise the continuance of an existing aquaculture development.

Development in Appropriate Locations

- 31 Development along the coast should be in the form of infill in existing developed areas or concentrated into appropriately chosen nodes and not be in a scattered or linear form.
- 32 Development of a kind or scale (eg commercial or large-scale retail) that does not require a coastal location and would not significantly contribute to the community's enjoyment of the coast should not be located in coastal areas.

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.
- 4 Community facilities should be grouped with and complement similar facilities, or be located in appropriate centralised, accessible locations.

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.
- 3 Development of areas or buildings, frequented by the public, sited and designed to cater for all ages and levels of mobility.

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 to neighbouring properties or drivers.
- 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.

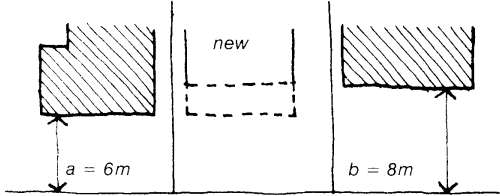
- 9 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 10 Development should provide clearly recognisable links to adjoining areas and facilities.
- 11 Development of areas or buildings open to the public should incorporate, where appropriate, toilets, infant changing facilities, seating, litter bins, telephones and community information boards.
- 12 Rest areas and seating in the public realm should:
 - (a) not interfere with the flow of pedestrian or cycle traffic
 - (b) be set back at least 1800 millimetres from the building or property line (where a straight building line provides guidance for pedestrians with low vision).
- 13 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 14 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 15 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 16 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/or landscaping.
- 17 Outdoor lighting should not result in light spillage on adjacent land.
- 18 Balconies should:
 - (a) be integrated with the overall architectural form and detail of the building
 - (b) be sited to face predominantly north, east or west to provide solar access
 - (c) have a minimum area of 2 square metres.
- 19 Buildings should be designed so that windows, doors, balconies or decks do not cause a loss of privacy to the residents of adjacent dwellings.
- 20 Sheds and garages, other than stables, kennels and animal pens, should not be of a size that will visually dominate surrounding dwellings.

Building Setbacks from Road Boundaries

- 21 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.

22 Except where specified in a particular zone, policy area or precinct, the main face of a building should be setback 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:



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

Greater than 2 metres	At least the average setback of the adjacent buildings.
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- 23 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.
- 24 Development likely to encroach within a road widening setback under the *Metropolitan Adelaide Road Widening Plan Act 1972* should be setback sufficiently from the boundary required for road widening.
- 25 Unless otherwise stated within the specific zone or policy area provisions, buildings and structures excluding advertisements and/or advertising hoardings should be setback at least:
 - (a) 50 metres from the road boundary of the Port Wakefield Road outside defined township and settlement zones
 - (b) 20 metres from the road boundary (other than the Port Wakefield Road) in any area outside of a defined township, settlement or rural living zone boundary
 - (c) 8 metres from the road boundary within the **Township Zone** or **Settlement Zone**.

Energy Efficiency

OBJECTIVES

- 1 Development designed and sited to conserve energy.
- 2 Development that provides for on-site power generation including photovoltaic cells and wind power.

PRINCIPLES OF DEVELOPMENT CONTROL

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

On-site Energy Generation

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

Forestry

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Forestry plantations should not be undertaken if they will cause or require the clearance of valued trees or substantially intact strata of vegetation, or detrimentally affect the physical environment or scenic quality of the rural landscape.
- 2 Forestry plantations should not occur:
 - (a) on land with a slope exceeding 20 degrees
 - (b) within a separation distance (which may include forestry firebreaks and vehicle access tracks) of 50 metres of either of the following:
 - (i) any dwelling including those on an adjoining allotment
 - (ii) a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.
- 3 Forestry plantations should:
 - (a) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of a major watercourse (a third order or higher watercourse), lake, reservoir, wetland and sinkhole (direct connection to aquifer)
 - (b) incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas
 - (c) retain a minimum 10 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse) and sinkhole (no-direct connection to aquifer). This separation distance should contain locally indigenous vegetation (including grasses) and unmodified topography to ensure water flow.
- 4 Forestry plantations should incorporate:
 - (a) 7 metre wide external boundary firebreaks for plantations of 40 hectares or less
 - (b) 10 metre wide external boundary firebreaks for plantations of between 40 and 100 hectares
 - (c) 20 metre wide external boundary firebreaks, or 10 metres with an additional 10 metres of fuel-reduced plantation, for plantations of 100 hectares or greater.
- 5 Forestry plantations should incorporate vehicle access tracks:
 - (a) within all firebreaks
 - (b) of a minimum width of 7 metres with a vertical clearance of 4 metres

- (c) that are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire fighting vehicles
- (d) that partition the plantation into units not exceeding 40 hectares in area.
- 6 Forestry plantations should ensure the clearances from power lines listed in the Table following are maintained when planting trees with an expected mature height of more than 6 metres:

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

Hazards

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Flooding

- 4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.

- 5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:
- (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
 - (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.
- 6 Within the **Flood Hazard Risk Areas**, as shown on the *Overlay Maps – Development Constraints*:
- (a) the finished floor level for dwellings, buildings for the keeping of animals, and gully traps should be a minimum of 300 millimetres above the height of a 1-in-100 year average return interval flood event of the Gawler River or Light River or natural surface level, whichever is greater
 - (b) the finished floor level for outbuildings should be a minimum of 150 millimetres above the height of a 1-in-100 year average return interval flood event of the Gawler River or Light River or natural surface level, whichever is greater
 - (c) allotments should contain sufficient area to accommodate the uses for which the land is intended
 - (d) filling for purposes ancillary to or associated with an approved use of land should be to a maximum of 100 millimetres above natural ground level
 - (e) filling required to raise the finished floor level of a building should not extend more than 10 metres beyond the external walls of that building
 - (f) driveways should be:
 - (i) filled to a maximum of 100 millimetres above natural ground level
 - (ii) no more than 5 metres wide.
- 7 Development, including earthworks associated with development, should not do any of the following:
- (a) impede the flow of floodwaters through the land or other surrounding land
 - (b) increase the potential hazard risk to public safety of persons during a flood event
 - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
 - (d) cause any adverse effect on the floodway function
 - (e) increase the risk of flooding of other land
 - (f) obstruct a watercourse.
- 8 Additions to dwellings located on land subject to the **Medium or High Flood Hazard Risk Areas** or inundation by a 1-in-100 year average return interval flood event should be in the form of upper level additions and should not increase the total floor area at ground level of the dwelling.
- 9 Buildings for human habitation and residential outbuildings (e.g. garages or sheds) proposed on land subject to flooding or inundation by a 1-in-100 year average return interval flood event should be designed:
- (a) to withstand forces arising from flow, debris and buoyancy pressure
 - (b) to ensure that wiring, power outlets and fixed electrical items (such as air-conditioning units) are positioned above the envisaged flood level

- 10 Residential outbuildings (e.g. garages or sheds) on land subject to flooding or inundation by a 1-in-100 year average return interval flood event should not be used for living purposes.
- 11 Development should not occur where access by emergency vehicles or essential utility service vehicles would be prevented by a 1-in-100 year average return interval flood event.
- 12 Educational establishments, child care and aged care facilities should not be located in areas that may be affected by a 1-in-100 year average return interval flood event unless public safety can be protected and safe evacuation is available if needed.
- 13 Emergency service facilities such as hospitals, fire stations, police stations and other similar types of facilities should be located above the predicted level for a 1-in-100 year average return interval flood event.

Gawler River and Light River Flood Hazard Risk Areas

The following principles of development control apply to development located within the Gawler River or Light River **Flood Hazard Risk Areas**, as shown on **Overlay Maps – Development Constraints**. These principles of development control are additional to others contained within this development plan, and shall prevail where conflict may exist.

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

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

- 15 Development outside of the **Medium** and **High Flood Hazard Risk Areas** should have all-weather vehicular access that does not require access to it by road across land within a **Medium** or **High Flood Risk Area**.
- 16 Development of a dwelling should only occur if the site is located within the **Low Flood Hazard Risk Area**.
- 17 Allotments within the **Low Flood Hazard Risk Area** should contain sufficient area to accommodate the uses for which the land is intended.
- 18 Land division should:
 - (a) not result in additional allotments created wholly within the **Medium** and **High Flood Hazard Risk Areas**
 - (b) provide public access to the banks of the river in the form of a reserve or easement necessary for public utility services or to facilitate the construction of flood protection works associated with a regional flood mitigation scheme.

- 19 Filling required to raise the finished floor level of a building should:
 - (a) not extend more than 10 metres beyond the external walls of that building
 - (b) be of good quality composition and compaction providing suitable ground stability in the event of flooding.
- 20 Filling for ancillary purposes such as driveways, access tracks and vehicle parking areas should be:
 - (a) limited to a maximum of 100 millimetres above natural ground level
 - (b) no more than 5 metres wide.

Bushfire

- 21 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*.
- 22 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.
- 23 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.
- 24 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.
- 25 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.
- 26 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.
- 27 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.
- 28 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.
- 29 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.
- 30 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

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

Acid Sulfate Soils

- 34 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) the marine and estuarine environment
 - (b) natural water bodies and wetlands
 - (c) agricultural or aquaculture activities
 - (d) buildings, structures and infrastructure
 - (e) public health.
- 35 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

- 36 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

- 37 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.

- 38 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

- 39 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.
- 40 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.
- 41 Development in areas susceptible to landslip should:
- (a) incorporate split level designs to minimise cutting into the slope
 - (b) ensure that cut and fill and heights of faces are minimised
 - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
 - (d) control any erosion that will increase the gradient of the slope and decrease stability
 - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
 - (f) provide drainage measures to ensure surface stability is not compromised
 - (g) ensure natural drainage lines are not obstructed.

Heritage Places

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A heritage place spatially located on *Overlay Maps - Heritage* and more specifically identified in [Table Mal/2 - State 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*
 - (b) the structural condition of the place represents an unacceptable risk to public or private safety.
- 2 A heritage place 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 by the Development Plan
 - (b) the structural condition of the place represents an unacceptable risk to public or private safety.
- 3 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.
- 4 Development of a State or local heritage place should be compatible with the heritage value of the place.

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

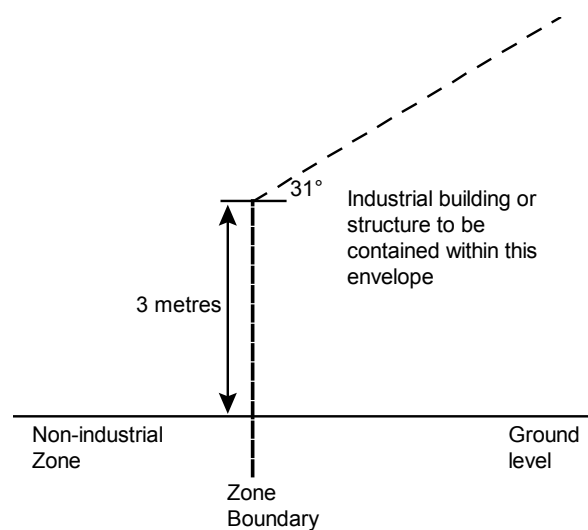
Industrial Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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



- 3 Industrial development should enable all vehicles to enter and exit the site in a forward direction.
- 4 Industrial and commercial development should provide emergency vehicle access to the rear of the site.

- 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 development should be designed and sited to ensure the layout of buildings and activities can accommodate all land use, parking and circulation requirements within the boundaries of the site.
- 7 Building facades facing a non-industrial zone, public road, or public open space should:
 - (f) use a variety of building finishes
 - (g) not consist solely of metal cladding
 - (h) contain materials of low reflectivity
 - (i) incorporate design elements to add visual interest
 - (j) avoid large expanses of blank walls.
- 8 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.
- 9 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.
- 10 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be setback in one of the following ways:
 - (a) in line and/or behind the building facade
 - (b) behind a landscaped area that softens its visual impact.
- 11 Marine aquaculture onshore storage, cooling and processing facilities should not impair the coastline and its visual amenity and should:
 - (a) be sited, designed, landscaped and developed at a scale and using external materials that minimise any adverse visual impact on the coastal landscape
 - (b) be sited and designed with appropriate vehicular access arrangement
 - (c) include appropriate waste treatment and disposal.

Agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas, *rural living and horticultural areas*

- 12 Agricultural industries, home based industries, mineral water extraction and processing plants, and wineries in rural areas should:
 - (a) use existing buildings and, in particular, buildings of heritage value, in preference to constructing new buildings
 - (b) be setback 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 advertisement area
 - (ii) is limited to one sign per establishment (for agricultural and home-based industries)
 - (iii) is not internally illuminated.
- 13 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).
- 14 **Small scale** agricultural industries (except for wineries) in rural areas should:
- (a) should include at least one of the following activities normally associated with the processing of primary produce:
 - (i) washing
 - (ii) grading
 - (iii) processing (including bottling)
 - (iv) packing or storage
 - (b) may include an associated ancillary area for the sale and/or promotion of produce (including display areas)
 - (c) should have a total combined area for one or any combination of these activities (including ancillary sales area) not exceeding 250 square metres per allotment, with a maximum building area of 150 square metres, including a maximum area of 50 square metres for ancillary sale and display of goods manufactured in the industry
 - (d) should occur only on an allotment where a habitable dwelling exists.
- 15 Agricultural industries, wineries and mineral water extraction and processing plants should not be located:
- (a) on land that is classified as being poorly drained or very poorly drained
 - (b) within 800 metres of a high water level of a public water supply reservoir

- (c) closer than 300 metres (other than a home based industry) to a dwelling or tourist accommodation that is not in the ownership of the applicant.

16 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 100 square metres per allotment with a maximum building area of 100 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.

17 Mineral water extraction and processing plants in rural areas:

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

18 Wineries in rural areas should:

- (a) include at least one of the following activities normally associated with the making of wine:
 - (i) crushing
 - (ii) fermenting
 - (iii) bottling
 - (iv) maturation/cellaring of wine

- (v) ancillary activities of administration, sale and/or promotion of wine product and restaurant
- (b) be located within the boundary of a single allotment which adjoins or is on the same allotment as a vineyard
- (c) only include a restaurant as an ancillary use to the winery
- (d) be located not closer than 300 metres to a dwelling or tourist accommodation (that is not in the ownership of the winery applicant) where the crush capacity is equal to or greater than 500 tonnes per annum.

Infrastructure

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- 12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.
- 13 Incompatible uses should not encroach upon the easements of infrastructure corridors for existing and proposed transmission lines.
- 14 In urban areas, electricity supply (except transmission lines) serving new development should be installed underground, excluding lines having a capacity greater than or equal to 33kV.
- 15 Provision should be made for new transmission and distribution substations and overhead major electricity line corridors (having a capacity greater than or equal to 33kV) in areas which have the required buffer distance to protect people and allow for adequate access.
- 16 Land division for the purpose of residential and other sensitive land uses should not occur within electricity line corridors or existing electricity easements unless the resultant allotments are large enough to enable accommodation of safe clearances and expected structures.

Interface between Land Uses

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
 - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
 - (b) noise
 - (c) vibration
 - (d) electrical interference
 - (e) light spill
 - (f) glare
 - (g) hours of operation
 - (h) traffic impacts.
- 2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.
- 3 Development adjacent to a **Residential Zone** or residential area within a **Township Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.
- 6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

Noise Generating Activities

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

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

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

- 11 Noise and vibration sensitive development located within 180 metres of a rail corridor should be sited, designed and constructed to minimise noise and vibration impacts from the operation of that rail line.

Air Quality

- 12 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.
- 13 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:
- incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere
 - 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

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

- 17 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.
- 18 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.
- 19 Development located within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:
 - (a) not prejudice the continued operation of those facilities
 - (b) be located, designed and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended hours of operation.
- 20 New primary production development (including open field and enclosed horticulture) should be sited and designed to ensure that it does not detrimentally impact upon normal day-to-day activities (including chemical spraying) of established primary production uses on adjoining land.

Land Division

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (g) any allotments will straddle more than one zone, policy area or precinct
- (h) the allotments unreasonably restrict access to publicly owned land such as recreation areas.

3 Land should not be divided where mineral extraction and associated works will be prevented or prejudiced.

Design and Layout

- 4 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.
- 5 The design of a land division should incorporate:
 - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
 - (b) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings
 - (c) safe and convenient access from each allotment to an existing or proposed road or thoroughfare
 - (d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
 - (e) suitable land set aside for useable local open space
 - (f) public utility services within road reserves and where necessary within dedicated easements
 - (g) the preservation of significant natural, cultural or landscape features including State and local heritage places
 - (h) protection for existing vegetation and drainage lines
 - (i) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development
 - (j) the preservation of significant trees.
- 6 Land division should result in allotments of a size suitable for their intended use.
- 7 Land division should facilitate optimum solar access for energy efficiency.
- 8 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown on *Bushfire Protection Area BPA Maps - Bushfire Risk* should be designed to make provisions for:
 - (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it
 - (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads
 - (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

- 9 Allotments in the form of a battleaxe configuration should:
- (a) have an area consistent with the zone or policy area requirements (excluding the area of the 'handle' of such an allotment)
 - (b) provide for an access route to a public road, with the driveway 'handle' width and length being consistent with the zone or policy area requirements
 - (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.
- 10 Allotments should have an orientation, size and configuration to encourage development that:
- (a) minimises the need for earthworks and retaining walls
 - (b) maintains natural drainage systems
 - (c) faces abutting streets and open spaces
 - (d) does not require the removal of native vegetation to facilitate that development
 - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 11 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 12 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 30 metres from the centre line of a watercourse and that incorporates land within the 1-in-100 year average return interval flood event area.
- 13 The layout of a land division should keep flood-prone land free from development.
- 14 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:
- (a) contains and retains all watercourses, drainage lines and native vegetation
 - (b) enhances amenity
 - (c) integrates with the open space system and surrounding area
 - (d) provides, where feasible, for aquifer recharge
 - (e) caters for stormwater generated from roads and car parks
 - (f) provides devices such as swales, bio-retention systems and wetlands.
- 15 Land capable of being connected to an available common effluent drainage system should not be divided unless appropriate financial and, where necessary, easement arrangements for connection are made.

Roads and Access

- 16 Road reserves should be of a width and alignment that can:
 - (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users
 - (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors
 - (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street
 - (d) accommodate street tree planting, landscaping and street furniture
 - (e) accommodate the location, construction and maintenance of stormwater drainage and public utilities
 - (f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites
 - (g) allow for the efficient movement of service and emergency vehicles.
- 17 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.
- 18 The layout of land divisions should result in roads designed and constructed to ensure:
 - (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points
 - (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians
 - (c) that existing dedicated cycling and walking routes are not compromised.
- 19 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
 - (a) the size of proposed allotments and sites and opportunities for on-site parking
 - (b) the availability and frequency of public and community transport
 - (c) on-street parking demand likely to be generated by nearby uses.
- 20 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

Land Division in Rural Areas

- 21 Rural land should not be divided if the resulting allotments would be of a size and configuration likely to impede the efficient use of rural land for any of the following:
 - (a) primary production
 - (b) value adding industries related to primary production
 - (c) protection of natural resources.

- 22 Rural land should not be divided where new allotments would result in any of the following:
- (a) fragmentation of productive primary production land
 - (b) strip development along roads or water mains
 - (c) prejudice against the proper and orderly development of townships
 - (d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks
 - (e) uneconomic costs to the community for the provision of services.
- 23 The division of land (including the rearrangement of boundaries where no additional allotments are created) within 300 metres of the boundary of the **Horticulture Policy Area 3** or approved open field horticulture development should not occur unless there is an appropriate dwelling site not less than 300 metres from the boundary of the **Horticulture Policy Area 3** or horticultural use.

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

Marinas and Maritime Structures

OBJECTIVE

- 1 The provision, in appropriate locations, of marinas, pontoons, jetties, piers, wharves and boat moorings that cater for vessels and:
 - (a) maintain public access to the waterfront
 - (b) do not compromise public safety
 - (c) preserve the structural integrity of the marine infrastructure
 - (d) minimise adverse impacts on the natural environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Marina development should include one or more of the following:
 - (a) wet and dry berthing of boats
 - (b) launching and retrieval of recreational boats and associated trailer and car parking areas
 - (c) access ramps, landings, storage and other structures associated with a marina
 - (d) clubrooms for maritime organisations.
- 2 The design of marinas, berths, channels, fairways, gangways and floating structures should comply with:
 - (a) *Australian Standard AS 3962: Guidelines for Design of Marinas*
 - (b) *Australian Standard AS 4997: Guidelines for the Design of Maritime Structures.*
- 3 Development should not obstruct or impair:
 - (a) navigation and access channels
 - (b) maintenance activities of marine infrastructure including revetment walls
 - (c) the operation of wharves.
- 4 Safe public access should be provided or maintained to:
 - (a) the waterfront
 - (b) known diving areas
 - (c) jetties, wharves and associated activities.
- 5 Marinas should be designed to:
 - (a) facilitate water circulation and exchange
 - (b) maximise the penetration of sunlight into the water.

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 **users of the land**.
- 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 Mining operations should not be opened within or in near proximity to **Township Zone, Settlement Zone or Rural Living Zone**, unless the operation does not unduly prejudice urban development and either (a) or (b) is satisfied, it is for:
 - (a) the purpose of short-term public works programmes
 - (b) short-term special public purposes.
- 5 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.
- 6 Access to land used for mining should be sited and designed to accommodate heavy-vehicle traffic and ensure the safety of all road users.

- 7 Mining operations should:
- (a) ensure that minimal damage is caused to the landscape and amenity
 - (b) minimise the area required for operations, and provide for the progressive reclamation of disturbed areas
 - (c) minimise disturbance to natural hydrological systems, particularly Gawler River and Light River
 - (d) minimise damage to cultural site/artefacts within the site and surrounding areas

Separation Treatments, Buffers and Landscaping

- 8 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.
- 9 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.
- 10 Quarry faces should be orientated away from public view.
- 11 Screening of mining areas should occur in advance of extraction commencing.
- 12 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.
- 13 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.
- 14 Borrow pits for road making materials should:
- (a) be sited so as to cause the minimum effect on their surroundings
 - (b) where adjoining public roads, be screened by tree planting or mounding wherever practicable.

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, *marine and estuarine* and underground waters.
- 3 The ecologically sustainable use of natural resources including, **but not limited to**, marine waters, groundwater, surface water and watercourses.
- 4 Natural hydrological systems and environmental flows reinstated, maintained and enhanced **while providing allowances for flood mitigation measures**.
- 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
 - (h) maintain natural water storage capacity, whether temporary or permanent.**
- 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, wetlands, estuaries and significant seagrass and mangrove communities.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.
- 5 Development should not increase salinity levels in the Gawler River.

Water Sensitive Design

- 6 Development should be designed to maximise conservation, minimise consumption and encourage reuse of water resources.
- 7 Development should not take place if it results in unsustainable use of surface or underground water resources.
- 8 Development should be sited and designed to:
 - (a) capture and reuse stormwater, where practical on site
 - (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 and/or surface waters
 - (ii) the depth and directional flow of groundwater
 - (iii) the quality and function of natural springs.
- 9 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.
- 10 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood event.
- 11 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.

- 12 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.
- 13 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.
- 14 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 15 Stormwater management systems should:
 - (a) maximise the potential for stormwater harvesting and reuse, 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.
- 16 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 17 Areas for activities such as loading and unloading, wash down of vehicles, plant or equipment or storage of waste refuse bins should be suitably paved, bunded to exclude stormwater runoff from external sources, and designed so that water that has made contact with such areas, directed to either (a) or (b):
 - (a) a sediment trap, separator or other appropriate treatment device and then to sewer
 - (b) a wastewater holding tank.
- 18 Development should prevent erosion and stormwater pollution before, during and after construction and associated works by:
 - (a) appropriate control of surface water entering or leaving the land
 - (b) installing and maintaining erosion control works and measures
 - (c) installing and maintaining sediment collection devices to prevent the export of sediment from the land
 - (d) rehabilitating disturbed areas.
- 19 A soil erosion and drainage plan should be prepared where either any of the following applies:
 - (a) there is a high risk of sediment pollution to adjoining lands or receiving water
 - (b) the total area to be distributed, or left distributed, at any one time exceeds 0.5 hectares.
- 20 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

- 21 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, maintenance purposes or flood mitigation measures.
- 22 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.
- 23 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.
- 24 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.
- 25 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.
- 26 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.
- 27 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake should only occur where it involves:
 - (a) the construction of an erosion control structure
 - (b) devices or structures used to extract or regulate water flowing in a watercourse
 - (c) devices used for scientific purposes.
- 28 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 or land uses
- (e) minimise in-stream or riparian vegetation loss
- (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)
- (g) protect ecosystems dependent on water resources
- (h) be setback a minimum of 50 metres from an effluent or waste disposal drainage field or disposal area
- (i) be setback from allotment boundaries at a distance that has regard to minimising potential contamination by spray drift from other land.

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

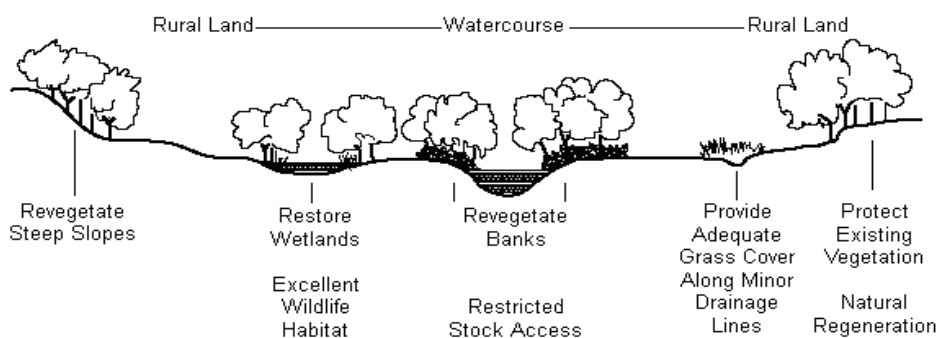
30 Development should comply with the current *Environment Protection (Water Quality) Policy*.

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

- (a) stabilising watercourse banks and reducing sediments and nutrients entering the watercourse by providing:
 - (i) a buffer comprising of local indigenous trees, shrubs and groundcovers of not less than 5 metres wide measured perpendicular from the top of the watercourse bank
 - (ii) where the height of any part of the watercourse bank exceeds 0.5 metres, an additional vegetated buffer of width not less than the height of the bank (measured from the toe of the bank to the top of the bank)
- (b) retaining and protecting existing native vegetation within 10 metres of the watercourse or wetland or within the floodplain
- (c) restricting uncontrolled stock access
- (d) enabling environmental flows required to meet the needs of the environment
- (e) being kept free of development including structures, roadways, stock crossings or other activities causing soil compaction or significant modification of the natural surface of the land.

32 Watercourses, wetlands and floodplains should be retained in their natural state:

- (a) by minimising development within the 1-in-100 year average return interval flood event area
- (b) through subdivision design, maximising the road frontage along open space areas
- (c) restoring watercourses as illustrated in the following diagram:



Biodiversity and Native Vegetation

- 33 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 34 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including marine animals and plants, and their breeding grounds and habitats.
- 35 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
 - (g) it is required to minimise or is suitable for minimising potential land use conflict (eg act as a buffer for minimising spray drift).
- 36 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.
- 37 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
 - (a) provision for linkages and wildlife corridors between significant areas of native vegetation
 - (b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff
 - (c) the amenity of the locality
 - (d) bushfire safety
 - (e) the net loss of native vegetation and other biodiversity.
- 38 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.

- 39 Development should be located and occur in a manner which:
- (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone
 - (b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels
 - (c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.
- 40 Development should promote the long-term conservation of vegetation by:
- (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies
 - (b) minimising impervious surfaces beneath the canopies of trees
 - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.
- 41 Horticulture involving the growing of olives should be located at least:
- (a) 500 metres from:
 - (i) a national park
 - (ii) a conservation park
 - (iii) a wilderness protection area
 - (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area
 - (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.
- 42 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

Soil Conservation

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

Open Space and Recreation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Urban development should include public open space and recreation areas.
- 2 Public open space and recreation areas should be of a size, dimension and location that:
 - (a) facilitate a range of formal and informal recreation activities
 - (b) provide for the movement of pedestrians, cyclists and disabled persons
 - (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, disabled access and 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) reuse of stormwater for irrigation purposes
 - (g) recreational trails where appropriate.

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

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

Orderly and Sustainable Development

OBJECTIVES

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

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 the coast, water frontages or arterial roads shown in *Overlay Maps - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 Development should be undertaken in accordance with the following Concept Plan Maps:
 - (a) [Concept Plan Map Mal/1 - Recreation Two Wells](#)
 - (b) [Concept Plan Map Mal/2 - Industry Two Wells](#)
 - (c) [Concept Plan Map Mal/3 - Mallala Residential](#)
 - (d) [Concept Plan Map Mal/4 - Two Wells Residential](#)
 - (e) [Concept Plan Map Mal/5 - Rural Living Dublin](#)
 - (f) [Concept Plan Map Mal/6 - Dublin Township](#)

- (g) [Concept Plan Map Mal/7 - Two Wells](#)
- (h) [Concept Plan Map Mal/8 – Two Wells](#)
- (i) [Concept Plan Map Mal/9 – Mallala Light Industry, Bulk Handling and Commercial](#)
- (j) [Concept Plan Map Mal/10 – Two Wells Town Centre Areas.](#)

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 (non-stakeholder) dwellings and tourist accommodation
 - (ii) setback at least 2000 metres from defined and zoned township, settlement or urban areas (including deferred urban areas)
 - (iii) regularly spaced
 - (iv) uniform in colour, size and shape and blade rotation direction
 - (v) mounted on tubular towers (as opposed to lattice towers)
 - (b) provision of vegetated buffers around substations, maintenance sheds and other ancillary structures.
- 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 habitat

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

Residential Development

OBJECTIVES

- 1 Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of the community.
- 2 An increased mix in the range and number of dwelling types available within urban boundaries to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Higher dwelling densities in areas close to centres, public and community transport and public open spaces.
- 4 The regeneration of selected areas identified at zone and/or policy area levels.
- 5 Affordable housing and housing for aged persons provided in appropriate locations.
- 6 **Adaptable dwelling types to meet the changing needs of occupants at any stage of life.**

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
 - (a) the siting and construction of a dwelling and associated ancillary outbuildings
 - (b) the provision of landscaping and private open space
 - (c) convenient and safe vehicle access and off street parking
 - (d) passive energy design.
- 2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 3 Residential allotments should be of varying sizes to encourage housing diversity.
- 4 Dwellings constituting affordable housing should be located to optimise access to shops, social services and facilities, or public transport.
- 5 **Residential development should be located in sufficient proximity, and have ready access, to community facilities.**
- 6 **Transportable buildings and buildings which are elevated on stumps, post, piers, columns or the like, should have a finished floor level of 500 millimetres above natural ground level.**
- 7 **Adaptable dwelling types should be designed to be:**
 - (a) **easy to enter**
 - (b) **easy to navigate in and around**
 - (c) **capable of easy and cost-effective adaptation, including for people with special needs, the ageing and families with young children**

- (d) responsive to the changing needs of occupants at any stage of life.
- 8 A caravan or motor vehicle van should not be located on any vacant allotment and used for human habitation unless (a) or (b) are satisfied:
- (a) it is used for a period not exceeding 12 months to enable the erection of a dwelling on the same allotment to proceed, and is removed at the expiration of that period if construction of the dwelling has not been substantially completed
 - (b) the land forms part of an existing caravan park.
- 9 Residential development should be designed in association with rain water tanks having a storage capacity of at least 10 000 litres in urban areas and 22 000 litres in rural and rural living areas, independent of fire fighting purposes.

Design and Appearance

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

Overshadowing

- 13 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:
- (a) windows of habitable rooms, particularly living areas
 - (b) ground-level private open space
 - (c) upper-level private balconies that provide the primary open space area for any dwelling
 - (d) access to solar energy.
- 14 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 5.00 pm on the 21 June.
- 15 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
- (a) half of the existing ground-level open space
 - (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).

Where overshadowing already exceeds these requirements, development should not increase the amount of overshadowing by more than 20 per cent, based on the area which is not being overshadowed.

Garages, Carports and Outbuildings

- 16 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 17 Garages and carports facing the street should not dominate the streetscape.
- 18 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

Street and Boundary Setbacks

- 19 Dwellings should be setback 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.
- 20 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.
- 21 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.
- 22 Carports and garages should be setback 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

- 23 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.

- 24 Except for detached dwellings or supported accommodation and housing for seniors, site coverage, including all roofed areas, driveways and open parking areas, should not exceed 60 per cent.

Private Open Space

- 25 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.
- 26 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.
- 27 Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:

Site area of dwelling	Minimum area of private open space	Provisions
250 square metres or greater	20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater. One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.
Less than 250 square metres	35 square metres	Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater. One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.

- 28 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:
- (a) 2.5 metres for ground level or roof-top private open space
 - (b) 2 metres for upper level balconies or terraces.

- 29 Residential flat buildings should provide an adequate communal open space area to cater for the needs of the residents.
- 30 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.
- 31 Rooftop gardens should be incorporated into residential flat buildings.

Site Facilities and Storage

- 32 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
 - (e) screened domestic storage space.

Visual Privacy

- 33 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.
- 34 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

Noise

- 35 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.
- 36 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.
- 37 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.
- 38 Dwellings sharing a common internal pedestrian entry within a residential flat building should be minimised to limit noise generation in internal access ways.
- 39 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

- 40 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.

- 41 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).
- 42 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.
- 43 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.
- 44 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.
- 45 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

Undercroft Garaging of Vehicles

- 46 Undercroft garaging of vehicles should occur only where:
- (a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties
 - (b) vehicles can safely exit from the site without compromising pedestrian safety or causing conflict with other vehicles
 - (c) driveway gradients provide for safe and functional entry and exit
 - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
 - (e) openings into undercroft garage areas are designed to integrate with the main building so as to minimise visual impact
 - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties

- (g) the overall streetscape character of the locality is not adversely impaired (eg visual impact, building bulk, front setbacks relative to adjacent development).
- 47 Buildings with four storeys or more above natural surface level should include provision for undercroft parking.
- 48 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 49 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

Dependent Accommodation

- 50 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 dependent accommodation has a floor area not exceeding 100 square metres
 - (c) adequate outdoor space of a minimum of 40 square metres is provided for the use of all occupants where located within a township and 80 square metres where located outside of a township
 - (d) adequate on-site car parking is provided by one additional car parking space being provided on the site
 - (e) the bulk and scale of the building is designed to, and comprises colours and materials that will, complement the original dwelling
 - (f) is located to the rear of the existing dwelling, and is not visible from a public road
 - (g) shares the same vehicular access as the existing dwelling.

Swimming Pools and Outdoor Spas

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

Short-Term Workers Accommodation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Siting and Visibility

OBJECTIVES

- 1 Protection of scenically attractive areas, particularly natural, rural and coastal landscapes

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to minimise its visual impact on:
 - (a) the natural, rural or heritage character of the area
 - (b) areas of high visual or scenic value, particularly rural and coastal areas
 - (c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails
 - (d) the amenity of public beaches.
- 2 Buildings should be sited in unobtrusive locations and, in particular, should:
 - (a) be grouped together
 - (b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads.
- 3 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:
 - (a) sited below the ridgeline
 - (b) sited within valleys or behind spurs
 - (c) sited in such a way as to not be visible against the skyline when viewed from public roads
 - (d) set well back from public roads, particularly when the allotment is on the high side of the road.
- 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 roof lines 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 Development should be screened through the establishment of landscaping using locally indigenous plant species:
 - (a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds
 - (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
 - (c) along the verges of new roads and access tracks to provide screening and minimise erosion.

Sloping Land

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Telecommunications Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Tourism Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Tourism Development in Association with Dwelling(s)

- 7 Tourist facilities developed on the site of a dwelling should not detrimentally affect the amenity of the residential land use and its locality.
- 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, community and private transport services for all people
 - (b) ensure a high level of safety
 - (c) effectively support the economic development of the State
 - (d) have minimal negative environmental and social impacts
 - (e) maintain options for the introduction of suitable new transport technologies.
- 2 Development that:
 - (a) provides safe and efficient movement for all motorised and non-motorised transport modes
 - (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
 - (c) provides off street parking
 - (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.
- 3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.
- 4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.
- 5 Safe and convenient freight movement throughout the State.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Movement Systems

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

- 5 Land uses that generate large numbers of visitors such as shopping centres and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage walking and cycling.
- 6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, entertainment and sporting facilities, should incorporate passenger pick-up and set down areas. The design of such areas should ensure interference to existing traffic is minimised and give priority to pedestrians, cyclists and public and community transport users.
- 7 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 8 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.
- 9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 10 Driveway cross-overs affecting pedestrian footpaths should maintain the level of the footpath.
- 11 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.
- 12 Industrial/commercial vehicle movements should be separated from passenger vehicle car parking areas.
- 13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.
- 14 All loading and unloading of goods, including temporary storage, should occur to the rear or side of the site.
- 15 Development should make provision for heavy vehicle bypass routes and improved rail crossings within and adjacent to the Mallala township.

Cycling and Walking

- 16 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, public and community transport stops and activity centres.
- 17 Shared-use paths should:
 - (a) be developed in a timely manner (e.g. at the same time as road construction or prior to opening a development to the public)
 - (b) be designed to be safe and appropriate for people using mobility aids, such as gophers and wheelchairs
 - (c) be of sufficient width to allow different users to safely use the paths at different speeds (e.g. pedestrians/cyclists/gophers)
 - (d) contain kerb ramps of similar width to the path
 - (e) be 2000 – 2500 millimetres wide where used for local access
 - (f) be 2500 – 3000 millimetres wide where used for 'arterial' access.

- 18 Pedestrian safety and way finding should be supported through measures including:
 - (a) pedestrian activated lights with longer crossing times
 - (b) tactile and audio indicators
 - (c) changes in pavement texture and luminance contrast
 - (d) island refuges with tactile indicators
 - (e) clearly recognisable and consistent directional signage.
- 19 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves and recreation areas.
- 20 New developments should give priority to and not compromise existing designated bicycle routes.
- 21 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 22 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.
- 23 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*.
- 24 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

- 25 Development should have direct access from an all weather public road.
- 26 Development should be provided with safe and convenient access which:
 - (a) avoids unreasonable interference with the flow of traffic on adjoining roads
 - (b) provides appropriate separation distances from existing roads or level crossings
 - (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
 - (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 27 Development should not restrict access to publicly owned land such as recreation areas.
- 28 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised, and where possible access points should be:
 - (a) limited to local roads
 - (b) shared between developments.

- 29 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.
- 30 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse on to or from the road.
- 31 Development with access from arterial roads or roads as shown on *Overlay Maps - Transport* should be sited to avoid the need for vehicles to reverse on to or from the road.
- 32 Driveways, access tracks and parking areas should be designed and constructed to:
 - (a) follow the natural contours of the land
 - (b) minimise excavation and/or fill
 - (c) minimise the potential for erosion from runoff
 - (d) avoid the removal of existing vegetation
 - (e) be consistent with *Australian Standard AS 2890 Parking facilities*.

Access for People with Disabilities

- 33 Development should be sited and designed to provide convenient access for people with a disability.
- 34 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

Vehicle Parking

- 35 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [Table Mal/1 - Off Street Vehicle Parking Requirements](#).
- 36 Where the parking requirements are not prescribed by [Table Mal/1 - Off Street Vehicle Parking Requirements](#), development should provide adequate off-street vehicle parking having regard to anticipated demand, availability of on-street car parking and safety.
- 37 Development should be consistent with *Australian Standard AS 2890 Parking facilities*.
- 38 Vehicle parking areas should be sited and designed in a manner that will:
 - (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
 - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
 - (c) not inhibit safe and convenient traffic circulation
 - (d) result in minimal conflict between customer and service vehicles
 - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
 - (f) minimise the number of vehicle access points to public roads
 - (g) avoid the necessity for backing onto public roads
 - (h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points

- (i) not dominate the character and appearance of a site when viewed from public roads and spaces
 - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
- 39 Development should provide priority parking areas catering for persons with prams, wheelchair and gopher users, and the like, which are:
- (a) conveniently accessible
 - (b) clearly delineated and controlled
 - (c) of sufficient width and depth to accommodate likely users
 - (d) sheltered from the weather.
- 40 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.
- 41 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.
- 42 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.
- 43 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 44 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping.
- 45 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 reuse
 - (f) treating waste to reduce the potentially degrading impacts
 - (g) disposing of waste in an environmentally sound manner.
- 2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.
- 3 Development should avoid as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).
- 4 Untreated waste should not be discharged to the environment, and in particular to any water body.
- 5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.
- 6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:
 - (a) screened and separated from adjoining areas
 - (b) located to avoid impacting on adjoining sensitive environments or land uses
 - (c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system
 - (d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

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

7 Waste from development should be disposed of at least 100 metres from any bore or well.

Wastewater

- 8 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.
- 9 Wastewater lagoons should not be sited in any of the following areas:
 - (a) within land subject to a 1-in-100 year average return interval flood event
 - (b) within 50 metres of the top of the bank of a watercourse
 - (c) within 500 metres of the coastal high water mark
 - (d) within 20 metres of a public road or road reserve
 - (e) within 200 metres of a residence built on land that is not under the same ownership as the subject land
 - (f) within an area which has sufficient space or capacity to irrigate reuse water without environmental impact
 - (g) where the base of the lagoon would be below any seasonal water table.
- 10 Artificial wetland systems for the storage of treated wastewater, such as wastewater lagoons, should be:
 - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts
 - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.
- 11 Wastewater lagoons (excluding wetlands) associated with any development should be designed and constructed to:
 - (a) prevent leakage of the effluent
 - (b) prevent overflow from the dam to the surface of the land surrounding the dam
 - (c) prevent overflow from the dam into a watercourse
 - (d) exclude clean rainfall runoff from entering the dam at any time
 - (e) have sufficient capacity to avoid the need for effluent to be irrigated onto land during wet periods of the year
 - (f) incorporate a freeboard capable of coping with all rainfall durations for 1-in-100 year average return interval flood events.
- 12 Effluent drainage or animal waste lagoons should be setback at least 800 metres from residential development, including land division proposed for residential development.

- 13 The use of treated or partially treated wastewater should not result in:
- (a) environmental nuisance or harm
 - (b) adverse impacts on public health
 - (c) adverse impacts on the amenity of a locality.
- 14 Use of treated wastewater or imported water should not result in any of the following:
- (a) a rise in groundwater level sufficient to detrimentally affect structures or ecosystems
 - (b) an affect to the natural flow of water or the quality of surface or groundwater
 - (c) an affect to the productive capacity of the land by causing nutrient accumulation, heavy metal contamination or increasing salinity, water logging, perched water tables, unlocking toxic elements in the soil or other such impacts.
- 15 Waste water (process water) should be captured and satisfy at least one of the following:
- (a) treated before being discharged to a sewer
 - (b) treated before being directed to an evaporation pond
 - (c) transported off site to a licensed liquid waste disposal facility.
- 16 Pump stations associated with Community Waste Water Management System should:
- (a) incorporate an adequate alarm system in the case of system failure
 - (b) be bunded to ensure no overflows
 - (c) be located at least 50 metres from a watercourse or 500 metres from a public water supply reservoir
 - (d) incorporate a backup power supply.

Waste Treatment Systems

- 17 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.
- 18 Industrial and commercial development should incorporate sewage disposal systems which enable the collection and reuse of treated effluent for irrigation or other suitable purposes on or off the site.
- 19 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
 - (e) soil resources.

- 20 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.
- 21 Any on-site wastewater treatment system/ reuse system or effluent drainage field should be located within the allotment of the development that it will service.
- 22 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.
- 23 Development that is connected to a septic tank or that has a low pollution potential should be located at least 50 metres from any watercourse.
- 24 Development with a high pollution potential should be located at least 100 metres from any watercourse.
- 25 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.
- 26 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works, waste or recycling depots and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:
 - (a) into any waters
 - (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
 - (i) seepage
 - (ii) infiltration
 - (iii) carriage by wind, rain, sea spray, or stormwater
 - (iv) the rising of the watertable.
- 27 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.

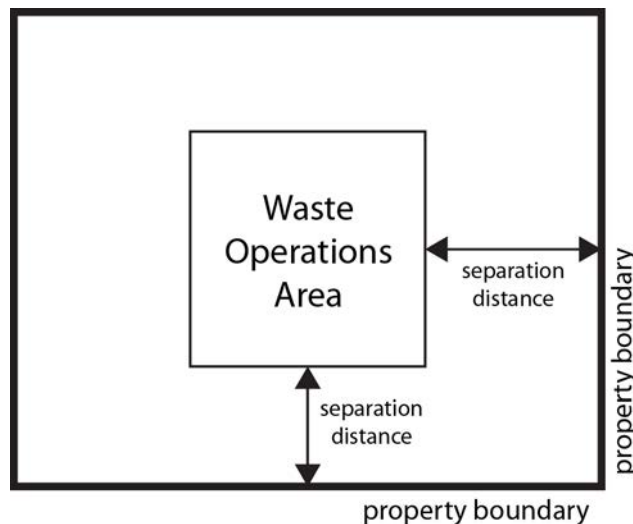
Waste Management Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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



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

- 6 Sufficient area should be provided within the waste operations area for the:
 - (a) maximum expected volume of material on the site at any one time
 - (b) containment of potential groundwater and surface water contaminants
 - (c) diversion of clean stormwater away from the waste and potentially-contaminated areas.
- 7 Processing facilities and operational areas should be screened from public view.
- 8 Waste management sites should be accessed by appropriately constructed and maintained roads.
- 9 Traffic circulation movements within any waste management site should:
 - (a) be of a dimension and constructed to support all vehicles transporting waste
 - (b) enable all vehicles to enter and exit the site in a forward direction.
- 10 Suitable access for emergency vehicles should be provided to and within waste management sites.
- 11 Chain wire mesh or pre-coated painted metal fencing to a minimum height of 2 metres should be erected on the perimeter of a waste management facility site to prevent access other than at entry points.
- 12 Plant, equipment or activities that could cause a potential hazard to the public should be enclosed by a security fence.
- 13 Litter control measures that minimise the incidence of wind blown litter should be provided.
- 14 The waste operations area of a landfill or organic waste processing facility should be sited at least:
 - (a) 3 kilometres from an airfield used by commercial aircraft to minimise the risk of bird strikes to aircraft
 - (b) 500 metres from:
 - (i) the boundaries of the landfill site
 - (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.

17 The interface between any engineered landfill liner and the natural soil should be greater than:

(a) 15 metres from unconfined aquifers bearing groundwater with less than 3000 milligrams per litre total dissolved salts

(b) 5 metres from groundwater with a water quality of 3000 to 12 000 milligrams per litre total dissolved salts

(c) 2 metres from groundwater with a water quality of greater than 12 000 milligrams per litre total dissolved salts.

18 Where required, a leachate barrier should be provided between the operational areas and underlying soil and groundwater.

19 Landfill activities that have a total storage capacity exceeding 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

Affordable Housing Overlay

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

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

INTERPRETATION

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

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development comprising 20 or more dwellings should include a minimum of 15 per cent affordable housing (as defined by the [South Australian Housing Trust Regulations as amended](#)) unless:
 - (a) located within an integrated development area as designated on the *Overlay Map(s) – Affordable Housing*
 - (b) it can be demonstrated that any shortfall in affordable housing from a preceding stage of development will be accommodated in a subsequent stage or stages.

Noise and Air Emissions Overlay

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

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

INTERPRETATION

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

OBJECTIVES

- 1 **The protection of** community health and amenity from adverse impacts of noise and air emissions.

PRINCIPLES OF DEVELOPMENT CONTROL

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

Strategic Transport Routes Overlay

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

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

INTERPRETATION

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

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Zone Section

Animal Husbandry Zone

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

OBJECTIVES

- 1 A zone for rural living including small-scale farming, horse keeping and dog kennelling, but excluding other forms of intensive animal keeping.
- 2 Minimisation of risks to safety and property of flooding from the Gawler River.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone will accommodate detached dwellings on large allotments and intensive animal husbandry pursuits, including horse keeping and dog kennelling. Small scale, low impact home based business activities associated with a dwelling on the land will operate in a manner that does not detract from the low-key rural character or adversely impact on the residential amenity. Detached dwellings will coexist with the rural activities in the area, with vegetation screening used to provide some interface treatment between uses. The scale, siting and built form including materials and colours should harmonise and be compatible with the rural character of the zone.

The zone will be developed in a way that minimises potential amenity impacts on sensitive land uses through the use of appropriate buffers. Development will be low density, with buildings and other structures clustered on each allotment, generously setback from all boundaries. The open rural character of the area will be maintained, with open informal street treatments and predominantly post wire fencing along allotment boundaries. Development within the **Gawler River Flood Plain** as shown on the relevant *Overlay Maps - Development Constraints* will be designed to minimise the effects of flooding on the property and surrounding area.

Buildings in this area will be single storey and unobtrusive in nature, and screened by low to medium scale vegetation. The building siting, roof forms and building massing will reflect the rural landscape and exercise passive solar design elements in order to be climatically responsive.

Horse keeping and dog kennelling will be ancillary to a residence on an allotment and will be the predominant activities in the area. Such activities will be developed, be of a scale, and be operated in a manner with minimal impacts from noise and odour (including animal faeces). Kennel buildings, stables and yards will be sited, orientated, or screened from adjoining dwellings and properties where appropriate. Landscaping around buildings including kennels and stables will provide important shading and screening.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - detached dwelling
 - detached dwelling addition
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - horse keeping
 - intensive animal keeping in the form of dog kennels
 - outbuilding

- farming at a small scale
- flood/stormwater management measures
- recreation area
- small-scale animal keeping at low densities (ie livestock, birds or poultry).

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Within the **High Flood Hazard Risk Area**, as shown on *Overlay Maps – Development Constraints*, buildings should not be erected except where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.
- 4 Within the **Medium Flood Hazard Risk Area**, as shown on *Overlay Maps – Development Constraints*, dwellings and other buildings used for human habitation should only be undertaken if supported by civil engineering advice.
- 5 The total combined floor area of dog kennels, sheds, stables, garages and other buildings (excluding buildings and structures used for horticulture) should not cover more than 25 percent of the total area of the allotment.
- 6 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	15 metres plus one additional metre for every additional 500 millimetres above the 3 metres wall height measured from natural ground level
Minimum setback from secondary road frontage	8 metres plus one additional metre for every additional 500 millimetres above the 3 metres wall height measured from natural ground level
Minimum setback from side boundaries	5 metres plus one additional metre for every additional 500 millimetres above the 3 metres wall height measured from natural ground level
Minimum setback from rear boundary	20 metres
Maximum building height (from natural ground level)	2 storeys

- 7 All buildings associated with a home based industry/office, sheds, (except for stables, dog kennels and animal pens), garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	300 square metres
Maximum building height (from natural ground level)	6.5 metres
Maximum vertical wall height (from natural ground level)	4.2 metres
Minimum setback from a primary road boundary where the maximum floor area is not more than 36 square metres and/or the maximum vertical wall height is no more than 2.7 metres	15 metres or the same distance as the existing associated dwelling, whichever is greater

Parameter	Value
Minimum setback from a primary road boundary where the floor area is greater than 36 square metres and/or the vertical wall height exceeds 2.7 metres	20 metres or the same distance as the existing associated dwelling, whichever is greater
Minimum setback from side road boundary	8 metres plus 3 metres for every additional 500 millimetres above the 2.7 metres vertical wall height measured from natural ground level
Minimum setback from side boundaries	5 metres plus 1 additional metre for every additional 500 millimetres+ above the 2.7 metres vertical wall height measured from natural ground level
Minimum setback from rear boundary	12 metres

8 The keeping of more than 2 horses on an allotment of less than 5 hectares should only occur where it can be demonstrated that such an activity will not have an adverse impact on the subject land and the amenity of the locality.

9 Stables should be setback within the following parameters:

Parameter	Value
Minimum setback from principal road boundary where the maximum floor area is not more than 54 square metres and/or the maximum vertical wall height is no more than 2.7 metres	15 metres or the same distance as the existing associated dwelling, whichever is the greater
Minimum setback from principal road boundary where the floor area is greater than 54 square metres and/or the vertical wall height exceeds 2.7 metres	35 metres or the same distance as an existing associated dwelling, whichever is the greater
Minimum setback from side road boundary	8 metres plus 3 additional metres for every additional 500 millimetres above the 2.7 metres vertical wall height measured from natural ground level
Side boundary setback	8 metres plus 1 additional metre for every additional 500 millimetres above the 2.7 metres vertical wall height measured from natural ground level
Minimum setback from rear boundary	12 metres

10 Dog kennels should be setback within the following parameters:

Parameter	Value
Minimum setback from principal road boundary	15 metres or the same distance as the existing dwelling, whichever is the greater
Minimum setback from side road boundary	10 metres
Side boundary setback	10 metres where the kennel is fully sealed and insulated 20 metres where the kennel opens towards a side boundary
Minimum setback from rear boundary	12 metres

11 Horticulture within structures (e.g. shade houses, glass houses, green houses, plastic houses) should only occur where all of the following are satisfied:

- (a) the total floor area of such structures on an allotment does not exceed 300 square metres in area
- (b) the produce grown is for the personal use of residents on the subject land and not for commercial production and sale unless in association with a home activity
- (c) a permanently occupied residence is located on the subject land
- (d) the structures are setback in accordance with the following table:

Location	Setback distance (metres)
Primary road frontage	20 metres or the same distance as the existing associated dwelling, whichever is the greater
Side road boundary	8 metres plus 1 additional metre for every additional 500 millimetres above the 2.7 metres wall height measured from natural ground level
Allotment side boundary	5 metres plus 1 additional metre for every additional 500 millimetres above the 2.7 metres wall height measured from natural ground level
Rear boundary	12 metres

- (e) fumigation within the structures does not take place
- (f) the external appearance of the structure(s) and the materials used are of a high standard and will not adversely affect the character and amenity of the locality.

12 Home based industry/office should only occur where all of the following are satisfied:

- (a) the allotment on which the home based industry/office is located is the principal place of residence of the operator
- (b) the allotment is not less than 1 hectare in area
- (c) the building or portion of the building used for such purposes does not occupy a floor area in excess of 100 square metres
- (d) the area for roofed or unroofed storage of materials does not exceed 20 square metres in area and is screened from public view
- (e) the total number of persons involved in the home based industry/office is limited to 3 persons of which one is the resident occupier on the subject premises
- (f) not more than one commercial vehicle of no greater than 9 tonne unladen weight is parked or stored on the subject premises or is used in the conduct of that business or industry
- (g) goods produced on the premises are not made available for public sales from the site
- (h) the home based industry/office operates only within the following hours:

Days of the week	Operating hours
Monday to Friday	Between 8.00 am to 6.00 pm
Saturday	Between 8.00 am to 12.00 noon

- (i) the home based industry/office does not require the imposition on the services provided by a public utility organisation of any demand or load greater than that which is ordinarily imposed by other users of the services in the locality.

13 A veterinary consulting room or veterinary clinic should only occur where:

- (a) the veterinary consultant resides permanently on the subject property
- (b) it is a purpose built facility which is designed so that it does not exceed the size, height, mass of a typical residential dwelling in the zone
- (c) it is designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	15 metres or the same distance as an existing or proposed dwelling
Minimum setback from secondary road frontage	10 metres
Minimum setback from side boundaries	10 metres
Minimum setback from rear boundary	12 metres
Maximum floor area	200 square metres
Maximum building height from natural ground level	8 metres from natural ground level (2 storeys)

14 The parking or storage of a commercial vehicle or similar vehicle on a site should only occur where:

- (a) the vehicle is less than 9 tonne unladen weight
- (b) the vehicle is owned and operated only by a resident of the property
- (c) the vehicle is parked in accordance with the following table:

Location	Setback distance (metres)
Principal road frontage	15 metres or the same distance as the existing associated dwelling whichever is the greater
Side road boundary	8 metres
Allotment side boundary	5 metres
Rear boundary	12 metres

- (d) driveways to the property are sealed to withstand the weight of the vehicle and minimise dust
- (e) movement of the vehicle to and from the property does not result in nuisance to adjoining neighbours as a result of noise, dust, fumes, vibration, odour or potentially hazardous loads
- (f) only minor maintenance is to be carried out on the property but not including major body work, mechanical repairs and truck washing
- (g) refrigerated trailers are not kept on the property at any time whilst the motor is in operation
- (h) vehicles only enter and exit the property in accordance with the following hours:

Days of the week	Entering and exiting hours
Monday to Saturday	Between 6.00 am to 8.00 pm
Sunday and public holidays	Between 10.30 am to 5.00 pm

- (i) the handling or trans-shipment of freight is not carried out on the property
- (j) trailers are not stored on the subject land when not coupled to the prime mover
- (k) the vehicle is screened from views from adjoining properties and the public roads by existing buildings and landscaping.

15 Advertisement and/or advertising hoarding for a veterinary consulting room or veterinary clinic should:

- (a) not exceed 3 metres in height
- (b) have a maximum advertisement area of 1.5 square metres.

Land Division

16 Land division should create allotments with:

- (a) an area of not less than 1 hectare (10 000 square metres)
- (b) a minimum frontage to a public road of not less than 50 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
Advertisement and/or advertising hoarding	Except where (a) and (b) are satisfied: (a) it is less than 2 metres in height (b) it has no more than 3 square metres total advertisement area both sides inclusive.
Amusement machine centre	
Building or structure within any of the Flood Hazard Risk Areas , as shown on <i>Overlay Maps - Development Constraints</i>	Except where it achieves one of following: (a) it facilitates the provision of public infrastructure for flood mitigation or flood management purposes (b) it is located on land within the Low or Medium Flood Hazard Risk Areas , as shown on <i>Overlay Maps - Development Constraints</i> and the total floor area of buildings or structures measures less than 25 percent of the area of the allotment (c) it involves the construction of an open sided structure.
Bus depot/ station	

Form of development	Exceptions
Caravan park	
Consulting room	Except a veterinary consulting room located outside of the Medium or High Flood Hazard Risk Areas , as shown on <i>Overlay Maps – Development Constraints</i> .
Crematorium	
Dairy	
Dwelling	Except a detached dwelling and/or group dwelling which: <ul style="list-style-type: none"> (a) is not located within the High Flood Hazard Risk Area, as shown on <i>Overlay Maps – Development Constraints</i> (b) does not require access to a dwelling by road across land within the High Flood Hazard Risk Area, as shown on <i>Overlay Maps – Development Constraints</i>.
Fence within any of the Flood Hazard Risk Areas , as shown on <i>Overlay Maps – Development Constraints</i>	Except where (a) or (b) is satisfied: <ul style="list-style-type: none"> (a) it is located within the Low Flood Hazard Risk Area and: <ul style="list-style-type: none"> (i) the fencing maintains a mesh size greater than 100 millimetres between ground level and 300 millimetres; <i>or</i> (ii) the fence is located within 10 metres of a dwelling or other building (b) it is located within the Medium or High Flood Hazard Risk Areas and: <ul style="list-style-type: none"> (i) it is a post and wire fence with a mesh size greater than 100 millimetres; <i>or</i> (ii) the fence is located within 10 metres of a dwelling or other building.
Filling and/or excavation of land within the High Flood Hazard Risk Area , as shown on <i>Overlay Maps – Development Constraints</i>	Except where it is a direct consequence of and is necessary for building work or where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.
Fuel depot	
Hospital	
Horse keeping within the High Flood Hazard Risk Area , as shown on <i>Overlay Maps – Development Constraints</i>	
Hotel	
Industry	Excluding a light industry in the form of a cottage industry / home business
Intensive animal keeping	Except for the keeping of dogs and kennels not located within the High Flood Hazard Risk Area , as shown on <i>Overlay Maps – Development Constraints</i>

Form of development	Exceptions
Land Division	Except where (a) or (b) is satisfied: (a) the land division is required for facilitating the provision of public infrastructure for flood mitigation or flood management purposes; (b) the land division results in: (i) the creation of an allotment or allotments of 40 hectares or more in size wholly located within the Medium or High Flood Hazard Risk Areas , as shown on <i>Overlay Maps – Development Constraints</i> (ii) in all other cases, results in the creation of an allotment or allotments of 1 hectare or more.
Motel	
Motor repair station	
Motor racing or testing venue	
Office	Except an office in association with a home based industry or activity
Outbuilding	Except where all of the following are satisfied: (a) it has a total building height less than 6.5 metres; (b) the total floor area of kennels, animal pens, sheds, stables, garages and other outbuildings on the allotment does not cover more than 25 per cent of the total area of the allotment.
Parking or storage of a vehicle exceeding 9 tonnes unladen weight	Except where it is for a horse float.
Petrol filling station	
Primary school	
Public service depot	
Residential park	
Residential flat building	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 80 square metres or less.
Stock sales yard	
Stock slaughter works	
Store	
Supported 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*.

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

Category 1	Category 2
Horse keeping (including stables) involving a maximum of 2 horses on an allotment of less than 5 hectares.	Horse keeping exceeding one horse per three hectares on an allotment of 5 hectares or more.
Free-range horse keeping not exceeding one horse per three hectares	Horse keeping (including stables) involving more than 2 horses on an allotment of less than 5 hectares.
Parking or storage of a commercial vehicle not exceeding 9 tonne unladen weight.	Light industry in the form of a cottage industry/home business.
The keeping of up to 9 dogs in kennel(s) on an allotment.	The keeping of between 10 and 30 dogs in kennel(s) on an allotment.

Bulk Handling Zone

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

OBJECTIVES

- 1 A zone in which agricultural and other commodities are received, stored and dispatched in bulk.
- 2 Buildings and structures screened from adjoining areas by landscaping, using locally indigenous plant species where possible.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Development within the zone will provide for the efficient use of the land adjacent major freight routes for bulk handling, storage and distribution of agricultural commodities. The facilities are integral to the rural economy and will be protected from encroachment by incompatible development or activities likely to be affected by continued operation of them. The industries will be significant contributors to local employment and the local economy.

Value-adding industries associated with bulk commodities may be developed in suitable locations. Activities that do not have specific locational requirements will be located away from key transport infrastructure, to maximise development opportunities within the zone for those activities that require direct frontage or access to roads/railway lines.

The zone will be developed in a way that minimises potential amenity impacts on sensitive land uses through the use of appropriate buffers. All development will incorporate eco-friendly and appropriate water sensitive design techniques, stormwater detention and/or retention and flood mitigation measures. Stormwater will be managed to maximise reuse opportunities.

Development will incorporate extensive landscaped areas, incorporating locally indigenous species which require minimal maintenance, to soften the appearance of the built form and screen unsightly areas.

Portions of the zone are subject to inundation by floodwaters from the Gawler and Light River. It is expected that new development will not increase the potential for blockage of floodways or alter flow paths, will not remove areas of flood storage (through filling etc) and thereby impact on localised levels and flow paths and will not increase impervious areas thereby increasing volume and peak runoff levels. Future development will have due regard to flooding from the Gawler and Light Rivers.

Precinct 1 Two Wells

Within this precinct, development comprising activities associated with the generation of emissions will be sited in a location which minimises the potential to prejudice the future development of land for urban purposes in the **Deferred Urban Zone**.

In the area close to Two Wells, vehicular access to and from Port Wakefield Road will be via Middle Beach Road.

Precinct 2 Mallala

In the area close to Mallala township, the zone may also accommodate the development of intermodal rail freight terminal facilities including covered loading/unloading areas, warehousing for the storage and handling of shipping containers and goods requiring rail and road transport, and associated ancillary offices. Vehicular access will be via a new public bypass road linking the adjacent **Light Industry Zone** with the

Mallala-Two Wells Road at its junction with Cameron Terrace South. Access points off this road will be limited in number to ensure the free flow of traffic on the bypass. New development or intensification of existing development within the zone will occur in conjunction with appropriate improvements to the road network and ARTC rail crossing on Cameron Terrace South.

Light industrial and commercial activities within this precinct will only occur where it is compatible with the bulk handling, transportation and storage of farm commodities and adjoining residential areas.

A buffer area for the establishment of dense landscaping will be provided along the common boundary with the **Residential Zone**.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development associated with the handling and storage of bulk commodities, or value-adding processing, should be undertaken in a manner that minimises adverse off-site impacts on sensitive land uses.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 1 Two Wells

- 7 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 8 No new direct vehicular ingress or egress to existing or future development should be provided from Port Wakefield Road.

Precinct 2 Mallala

- 9 Development should not be undertaken unless it is consistent with the desired character for the following precinct.
- 10 Allotments should have a minimum site area of 3000 square metres and a minimum road frontage of 30 metres.

- 11 Development within the precinct should not be undertaken unless it is consistent with [Concept Plan Map Mal/9 – Mallala Light Industry, Bulk Handling and Commercial](#).
- 12 Development within the precinct which is likely to result in increased traffic at the junction of Cameron Terrace South and Mallala-Two Wells Road should not occur until the ARTC rail crossing has been upgraded to an active crossing.
- 13 Development which is likely to result in additional traffic generation should not take place until a new public road connecting the **Light Industry Zone** with Mallala-Two Wells Road at its junction with Cameron Terrace South is constructed.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where the development satisfies all of the following: <ul style="list-style-type: none"> (a) it measures a maximum of 6 metres in height (b) it has no more than a total advertisement area, both sides inclusive, of 8 square metres.
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	
Educational establishment	
Fuel depot	
General industry	Except where: <ul style="list-style-type: none"> (a) located within Precinct 1 Two Wells (b) associated with the bulk handling activity.
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Motor repair station	
Nursing home	
Petrol filling station	
Place of worship	

Form of development	Exceptions
Pre-school	
Residential flat building	
Service trade premises	
Shop or group of shops	Except where the gross leasable floor area is 50 square metres or less.
Special industry	
Tourist accommodation	
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
	Facilities for the bulk receiving, storage and dispatch of farm commodities.

Coastal Conservation Zone

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

OBJECTIVES

- 1 To enhance and conserve the natural features of the coast, including visual amenity, landforms, fauna and flora.
- 2 Low-intensity land uses located where environmental impacts on the coast will be minimal.
- 3 Agricultural and low impact aquacultural activities carried out in a manner which conserves the coastal environment.
- 4 Continued or extension of extractive industry operations only where the impact on the environment is minimised.
- 5 The upgrading of existing dwellings to assist environmental improvements.
- 6 Restriction of extensive or intensive, near coastal, recreation and camping activities.
- 7 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone extends along approximately 47 kilometres coastline of the District Council of Mallala abutting Gulf St. Vincent coast and stretches approximately 3 kilometres inland. The zone includes the localities of Port Gawler, Middle Beach, Light Beach and Port Prime.

Part of this zone towards the northern boundary is covered by the Port Wakefield Defence Area which extends south from the Department of Defence's Port Wakefield Proof and Experimental Establishment Range into the council area. This strip of land is used regularly for defence purposes as an artillery proof range potential dangers related to these activities, together with environmental factors, make further residential development inappropriate.

The coastal areas are some of the district's most attractive features and offer tourists, holiday makers and the local community opportunities to pursue their leisure interests. These areas also provide conditions favourable for salt harvesting and contain sources of shell grit, some of which are being mined. These activities have had, and continue to have, a significant impact on the landscape.

The role of the zone is to ensure the conservation of natural heritage, coastal ecosystem, areas of native vegetation and scenic quality, and enable appropriate public access. Development within this zone is to be subservient to the conservation of the coastal environment in order to ensure that the fragile coastal environment is protected and biodiversity maintained. Parts of the zone are at risk of tidal, storm or river waters inundation, acid sulfate soils, long term coastal erosion, potential and actual sand drift hazard and ongoing sea level rises, which future development will have regards to.

The scale siting and built form should harmonise and be compatible with the coastal character of the zone. This includes using building materials, textures, colours and tones, to ensure that the natural elements of the site/locality remain dominant to any introduced elements, so as to protect the scenic quality of the coast. Road construction is to be minimal and limited to that which is required to access a car park. Access over dunes and beaches is to be pedestrian only, using boardwalks to protect sand dunes from erosion. Tourist operations, recreation, fishing, boating, oyster cultivation and other forms of marine aquaculture is to be established in such a manner as not to cause conflict between the different uses.

The zone will continue to be a predominantly natural landscape containing coastal features and habitats such as mangroves, tidal inlets, salt marshes, beaches, sand dunes and remnant stands of native vegetation. This zone has high conservation values due to its large portion of intact remnant vegetation, mangrove forests and significant plant and animal communities, and requires protection from actions such as off-road vehicle degradation, active mining tenements and/or petro chemical exploration leases.

Due to the low-lying topography and tidal conditions of the coastal land, there are many areas of particular environmental significance, especially the mangrove forests that are well established along much of the southern section of the zone. These need to be preserved due to their value as an important wildlife habitat and fish breeding ground.

As much of the land adjoining the coast is flat, swampy and subject to tidal inundation, the inland areas of this zone generally have limited agricultural productivity. Agriculture and aquacultural activities will be carried out in a manner which conserves the coastal environment and has regard to proper management practices.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - agriculture
 - aquaculture
 - conservation work
 - interpretive signage and facility
 - open space
 - recreation area
 - small scale tourism/visitor facility (excluding accommodation).
- 2 Except where replacing an existing dwelling, residential development should not occur at any of the following locations:
 - (a) Light Beach
 - (b) Middle Beach
 - (c) Port Gawler
 - (d) Port Prime.
- 3 No new loam pits should be opened in areas adjoining the Gawler River and further loam extractions should be contained within existing pits.
- 4 Development listed as non-complying is generally inappropriate.

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 be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 7 Development should be designed, located and constructed to complement and preserve the character and amenity of the coastal environment, and not be located where it will intrude unnecessarily on the skyline.
- 8 Building development, apart from that essential for shelter or public utilities, should not be undertaken within sand dunes area, wetlands, and coastal wildlife areas.

- 9 Development should:
- (a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition
 - (b) minimise vehicle access points to the area that is the subject of the development
 - (c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view
 - (d) utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape
 - (e) not be located any closer than 40 metres to the Port Gawler Conservation Park reserve boundary.
- 10 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.
- 11 Development should not be located within 100 metres of areas subject to erosion from coastal processes, including storm erosion, and flooding from a 1-in-100 year average return interval flood event including allowance for sea level rise.
- 12 Expansion of salt harvesting lagoons or further shell grit mining should:
- (a) not threaten or destroy scarce environmental resources
 - (b) result in minimal environmental damage
 - (c) not impede natural surface drainage significantly
 - (d) be capable of being properly and safely serviced by existing roads and have satisfactory access
 - (e) not compromise legitimate coastal access.

Upgrading of Dwellings

- 13 Where there is an existing dwelling on an allotment, the number of ancillary buildings should be limited to one garage or one shed
- 14 Dwellings should not exceed one-storey in height, excluding the elevation to minimise the potential for personal or property damage as a result of inundation.
- 15 Development, in the form of the alteration of, addition to, or replacement of an existing dwelling should be sited and designed to minimise obstruction to, or loss of views from, other dwellings.
- 16 The alteration of, addition to, or replacement of an existing dwelling should not occur closer to the waterfront than any part of the existing dwelling.
- 17 Garages or sheds (except for agricultural purposes) should:
- (a) be of a size and scale appropriate to an accessory use to a dwelling
 - (b) not increase the number of ancillary buildings used for storage purposes on the allotment
 - (c) be of a design and size not to impair the amenity of the area.

Land Division

- 18 Land division should only occur where either of the following applies:
- (a) it is for the purpose of creating a public reserve or public road

- (b) for a minor adjustment of allotments boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures
- (c) to improve the management of the land for the purpose of primary production.

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
Advertisement and/or advertising hoarding	Except where either (a) or (b) are satisfied: <ul style="list-style-type: none"> (a) it is associated with conservation works for tourist information purposes (b) it <ul style="list-style-type: none"> (i) measures less than 4 metres in height (ii) has no more than 4 square metres total advertisement area both sides inclusive (iii) does not flash or move.
Bus depot	
Caravan park	
Cemetery	
Community centre	
Consulting room	
Dwelling	Except where either (a) or (b) is satisfied: <ul style="list-style-type: none"> (a) a detached dwelling that will not result in more than one dwelling on an allotment (b) where used for the purposes of administering either or both of the: <ul style="list-style-type: none"> (i) <i>National Parks and Wildlife Act 1972</i> (ii) <i>Wilderness Protection Act 1992</i>.
Educational establishment	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	Except aquaculture.

Form of Development	Exceptions
Land division	Except where the land division: (a) results in allotments of 40 hectares or more; and (b) there is no increase in the number of allotments with frontage or direct access to the coast.
Marina	
Motel	
Motor repair station	
Office	Except where used for the purposes of administering either or both of the: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> .
Petrol filling station	
Public service depot	
Residential flat building	
Service trade premises	
Shop or group of shops	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Welfare institution	
Wrecking yard	

Public Notification

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

Coastal Settlement Zone

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

OBJECTIVES

- 1 The protection of the natural coastal environment from inappropriate development.
- 2 Development being designed with due regard to coastal processes and potential land degradation.
- 3 Existing dwellings and outbuildings upgraded to enhance amenity and incorporating environmental improvements.
- 4 The continued development of Parham, Webb Beach and Thompson Beach as minor townships with low-density residential and recreation uses.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone encompasses the settlements of Thompson Beach, Parham and Webb Beach and promotes pleasant, safe and convenient living in a coastal environment. The surrounding ecological systems are kept intact and large areas of indigenous vegetation and surrounding rural land dominate the settlement's scenery. The settlements are low lying and are at some risk of coastal erosion and inundation due to extreme tides and sea level rise. Development in these settlements should seek to incorporate suitable measures to prevent loss or damage.

Thompson Beach is located south-east of Dublin. This settlement was subdivided in the 1980s with limited service provision (no mains water supply). Opportunity exists for further residential development.

Parham is a small settlement located on the coast to the north-west of Dublin. The settlement is laid out upon an historic grid pattern with relatively large allotments. The township acts primarily as a holiday house/recreation area. Coastal shacks and a few basic community and recreational facilities provide an informal coastal lifestyle experience.

Webb Beach is located to the south of Parham and performs a similar function as Parham as a small holiday house/recreation area.

Future development is designed and located to have regards to the natural heritage, coastal ecosystem and areas of native vegetation as well as to tidal, storm or river waters inundation, acid sulfate soils, long term coastal erosion and ongoing sea level rises. The natural environment will continue to dominate the area with visual and physical connections between developed and natural areas. The scale and architectural character of new buildings will allow the setting to predominate.

There are clear boundaries between the urban areas and the natural landscape. Foreshore and settlement edges are controlled and readily accessible to pedestrians. Boundaries between public and private land are informal but well defined. Vehicle access to the beach is restricted and pedestrian access is via clearly defined paths that minimise erosion and vegetation disturbance.

New dwellings are single-storey detached buildings that are sensitive in scale to existing buildings, and do not dominate the natural setting. Building heights are appropriate to the predominant form and scale of development, surrounding landforms and visual setting of the settlement, particularly when viewed from the foreshore.

The built-form will provide visual interest and harmony within a coastal environment including wide verandahs, balconies, shallow roof pitch, skillion roofs and materials resistant to salt spray. The design and appearance of new buildings and alterations to existing buildings will have regard to the composition and form of existing buildings and structures and seek to enhance their appearance.

Development on each site will include comprehensive landscaping and planting of appropriate coastal species in order to enhance the seaside character and amenity of the zone and to screen buildings.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - coastal protection work
 - detached dwelling
 - detached dwelling addition
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - tourist accommodation
 - tourist/visitor facility.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Dwellings should be upgraded to assist environmental improvements, including by the provision of approved waste control systems and effluent disposal, building setbacks and site coverage requirements, and reduction of the level of hazard risk.
- 4 Where there is an existing dwelling on an allotment, ancillary buildings should be limited to one garage and one shed.
- 5 Outbuildings should only be constructed in association with an existing dwelling and should not exceed 100 square metres in total floor area.
- 6 Any business or commercial development should be very limited, of small-scale, grouped in a central location and serve the day-to-day needs of the local community and visitors.
- 7 Tourist facilities and dwellings, including holiday houses should only be provided or undertaken where development:
 - (a) is compatible with the physical environment
 - (b) has a floor level sufficiently above predicted levels from inundation by stormwater, wave surge, storm or sea level rise or from land subsidence or uplift
 - (c) will not cause a significant risk to life or property by its proximity to the proof firing range operated by the Department of Defence.

Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Development should:
 - (a) minimise vehicle access points to the area that is the subject of the development
 - (b) provide an all weather vehicle access driveway to the public road
 - (c) ensure access to the coast is sited to avoid adverse impact on the environment

- (d) be landscaped with locally indigenous species in order to enhance the amenity of the area and to screen buildings from public view.

10 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	5 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	3 metres
Minimum setback from rear boundary	10 metres
Maximum site coverage	40 per cent
Maximum building height from natural ground level	8 metres
Minimum area of private open space	80 square metres
Minimum number of on site car parking spaces	2

11 All public utilities and services should be installed underground.

Land Division

12 Land should not be divided unless:

- the resultant allotments are greater than 1200 square metres in area and have a frontage to a public road of not less than 20 metres
- is capable of safely disposing of effluent likely to be generated by the proposed use, within the boundaries of the allotment without risk to health
- would not contribute to unsightly or continuous ribbon development along roads, but would assist in consolidation of development
- would not prejudice the future orderly division of land.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where all of the following are satisfied: <ol style="list-style-type: none"> it is less than 4 metres in height it has 4 square metres total advertisement area both sides inclusive it does not flash or move.
Bus depot	

Form of development	Exceptions
Bus station	
Cemetery	
Community centre	
Consulting room	
Dog Track	
Educational establishment	
Entertainment venue	
Farming	
Farming building	
Hall	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Motor repair station	
Office	
Wastewater treatment plant	
Petrol filling station	
Public service depot	
Residential flat building	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 150 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
	Shop or group of shops with a gross leasable area of 150 square metres or less
	Tourist accommodation

Commercial Zone

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

OBJECTIVES

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

DESIRED CHARACTER

Development within the Commercial Zone should provide for a range of commercial and business uses which complement but do not supersede those provided in the Town Centre Zone. The zone will provide opportunities for businesses which, due to specific land requirements or other factors, are more appropriately located outside the Town Centre.

Development will minimize its impact on adjacent sensitive land uses through the careful design and management of building bulk and scale, service access and car parking. Landscaped areas, incorporating locally indigenous species which require minimal maintenance, will be established along the boundary of adjacent residential uses and throughout the zone to soften the appearance of the built form and screen unsightly areas.

Vehicular access will primarily be via Dublin Road and/or a new public bypass road linking Dublin Road with the adjacent Bulk Handling Zone. Access points off this road will be limited in number to ensure the free flow of traffic on the bypass. Vehicle access will not be provided to Feltwell Road. Car parking areas should be co-ordinated with neighbouring development to achieve efficient vehicle circulation and an overall reduction in paved surfaces.

Development will be designed and constructed to reduce stormwater generation and maximise reuse opportunities.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development within Mallala township should not be undertaken unless it is consistent with [Concept Plan Map Ma/9 – Mallala Light Industry, Bulk Handling and Commercial](#).
- 7 Development adjoining residential zoned land should be sited and oriented to minimise the effects of noise pollution (from car parks, trucks and reversing alarms) on nearby residents.

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	
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	
Road transport terminal	
Shop or group of shops	Except where it achieves one of the following: (a) the gross leasable area is less than 250 square metres (b) the shop is for bulky goods retailing.
Special industry	
Stadium	

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

Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
Bulky Goods Retailing	
Consulting Room	
Motor Vehicle Related Business other than Wrecking Yard	
Office	
Petrol Filling Station	
Service Trade Premises	
Shop with a gross leasable area less than 250 square metres	
Store	
Warehouse	

Community Zone

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

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Recreation Policy Area 1

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

OBJECTIVES

- 1 A policy area accommodating 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 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area comprises parklands, key community, culture, sport, entertainment, recreation and service facilities within the townships of Mallala and Two Wells.

Development will facilitate integrated recreational and community areas and facilities that accommodate a range of activities. Buildings and facilities will be designed to high architectural standards and established within a landscaped setting, including tree plantings around buildings and car parking areas.

The policy area will be developed in a way that minimises potential amenity impacts on sensitive land uses. All development will incorporate environmentally sustainable building design, eco-friendly and appropriate water sensitive design techniques, stormwater detention and/or retention and flood mitigation measures (if subject to inundation). Stormwater will be managed to maximise reuse opportunities.

Landscaping will include low maintenance, water wise native shrubs of compact and low form with native grasses and groundcovers for accent and contrast. Areas of high maintenance are to be reduced. Proposed semi mature native trees to be of consistent species and feature clean trunked form and provide shade and cooling effect on streetscape.

The Mallala township accommodates the football oval, tennis and netball courts, club rooms and playgrounds. It is intended that these existing facilities be retained and utilized for recreation, sporting and community use to cater for the needs of the local and district population.

Two Wells accommodates the Two Wells Football and Netball Club, the historic two wells, cemetery, sporting, playground and recreation areas. This policy area provides recreational facilities for local residents together with facilities for tourists and day visitors. Portions of the policy area are subject to inundation by floodwaters from the Gawler River and the Light River catchments. It is expected that new development will not increase the potential for blockage of floodways or alter flow paths, will not remove areas of flood storage (through filling etc) and thereby impact on localised levels and flow paths and will not increase impervious areas thereby increasing volume and peak runoff levels. Buildings and structures will be located and designed to prevent entry by floodwaters.

Area 6 Greenspace and Landscape Corridors and **Area 7 Cultural** shown on [Concept Plan Map Mal/10 – Two Wells Town Centre Areas](#) have been established within the Two Wells township portion of the policy area. These areas are complementary to those established in the adjoining **Town Centre Zone – Two Wells Town Centre Policy Area 5**. Designed to accommodate key land use groupings, the areas also allow a degree of flexibility necessary to encompass changed circumstances over time.

Area 6 Greenspace and Landscape Corridors

This area will provide a natural refuge from the urban fabric of the town. It will provide a buffer between Port Wakefield Road and the urban area, while also enabling footpath connections, stormwater management and habitat creation. It will also provide aesthetic value, amenity and shading.

The northern section of the area will be developed as a naturalistic open space with little built development. This area will include informal open space, tree and shrub planting, habitat corridors and wetlands. Development of the greenspace will allow permeability without any extensive restrictions on pedestrian movements.

The southern section of the area provides the key focus for formalised sport and recreation. It encompasses the football oval, tennis/netball courts, bowls rinks and associated clubrooms and car parking, children's playground and memorial area.

The Two Wells Cemetery is located in the south - eastern corner of the area. Landscaping along the common boundaries with the oval and the residential development to the south will be enhanced for screening and amenity purposes, while the open views across the cemetery from Old Port Wakefield Road will be retained both for remembrance reasons and security purposes.

Area 7 Cultural

This area will represent the origins of the town. It will provide opportunities to enhance existing historical references and create new ones where historical significance has been less apparent. Development of the area will aim to revitalise the history of the area, increasing accessibility, interpretation, landscaping amenity and parking. Footpaths and parking areas will be provided to enhance access as well as accommodating larger vehicles such as caravans and buses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - car parking
 - clubroom associated with a sports facility
 - community centre
 - community hall
 - educational establishment
 - emergency services facility
 - entertainment, cultural and exhibition facility
 - golf course
 - indoor recreation centre
 - library
 - lighting for night use of facilities
 - meeting hall
 - office associated with community or recreation facility
 - outdoor recreation area
 - playground
 - recreation activities and associated infrastructure
 - shops or groups of shops ancillary to recreation development
 - showground
 - sports ground and associated facility
 - theatre
 - special event
 - spectator and administrative facilities ancillary to recreation development
 - swimming pool.
- 2 A shop or group of shops should only be developed where:
 - (a) it is ancillary to recreation and sport development

(b) the total gross leasable area is 150 square metres or less.

- 3 Within Two Wells township area, development should be undertaken in accordance with [Concept Plan Map Mal/1 - Recreation Two Wells](#).
- 4 Within the Mallala township area, major extensions of recreation uses and associated uses should take place mainly in the eastern part of the policy area.

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 policy area.

Land Division

- 8 No additional allotments should be created wholly or partly within the policy area.
- 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.
- 10 Development of the following areas shown on [Concept Plan Map Mal/10 – Two Wells Town Centre Areas](#) should be in accordance with the following principles of development control:

(a) **Area 6 Greenspace and Landscape Corridors**

(b) **Area 7 Cultural.**

Area 6 Greenspace and Landscape Corridors

- 11 Development should not be undertaken unless it is consistent with the desired character for the area.
- 12 Development within the area should:
 - (a) provide green linkages, aesthetic value, amenity and shading
 - (b) provide greenspaces with opportunities for:
 - (i) informal pathway connections providing links
 - (ii) stormwater management and flood mitigation
 - (iii) habitat creation
 - (c) provide a cohesive hierarchy of spaces and plantings, including:
 - (i) vegetation corridors
 - (ii) structural and specimen tree planting
 - (iii) amenity landscape
 - (iv) specimen shrubs
 - (v) avenues of trees along street edges (dependent on the removal of overhead powerlines)

- (d) allow permeability without any extensive pedestrian restrictions
 - (e) provide pathways catering for walkers and cyclists
 - (f) in the southern portion of the area, provide ongoing opportunities for a variety of sports and recreation activities and associated development, including clubrooms and car parking
 - (g) result in built development of a high design standard and appearance within a landscaped setting
 - (h) limit advertisements and/or advertising hoardings to:
 - (i) less than 4 metres in height
 - (ii) no more than 4 square metres total advertisement area both sides inclusive
 - (iii) static display (i.e. do not flash or move).
- 13 Development within the cemetery should:
- (a) be limited to that which is required for:
 - (i) the management of the cemetery
 - (ii) explanation of the history of the cemetery
 - (b) provide landscaping on the northern and southern boundaries to:
 - (i) screen the cemetery from adjoining land uses
 - (ii) enhance the amenity of the area.

Area 7 Cultural

- 14 Development should not be undertaken unless it is consistent with the desired character for the area.
- 15 Development within the area should:
- (a) enhance existing historical references and create new ones where historical significance has been less apparent
 - (b) aim to:
 - (i) revitalise the history of the area
 - (ii) increase accessibility
 - (iii) increase interpretation
 - (iv) increase landscape amenity
 - (v) increase parking, particularly for larger vehicles such as buses and caravans
 - (c) respond to the existing form of the area
 - (d) use public art to reinforce the cultural and heritage value of the area
 - (e) create an indigenous landscape setting that reinforces the cultural context of the area
 - (f) provide 'access for all' paths and entry points
 - (g) design entry points that are clearly identifiable elements.

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 within the Recreation Policy Area 1	Except where all of the following are satisfied: (a) it is less than 4 metres in height (b) it has no more than 4 square metres total advertisement area both sides inclusive (c) it does not flash or move.
Auction room within the Recreation Policy Area 1	
Bus depot within the Recreation Policy Area 1	
Bus station within the Recreation Policy Area 1	
Consulting room where located within the Recreation Policy Area 1	
Crematorium where located within the Recreation Policy Area 1	
Dwelling where located in the Recreation Policy Area 1	
Farm building within the Recreation Policy Area 1	
Fuel depot	
Hospital where located within the Recreation Policy Area 1	
Horticulture	
Hotel within the Recreation Policy Area 1	
Industry	
Intensive animal keeping	
Land division where located within the Recreation Policy Area 1	Except where no additional allotments are created partly or wholly within the Recreation Policy Area 1 .
Motel where located within the Recreation Policy Area 1	
Public service depot	Except where associated with the existing public service depot located within Two Wells.
Motor repair station	

Form of development	Exceptions
Nursing home where located in the Recreation Policy Area 1	
Office where located in the Recreation Policy Area 1	Except where associated with community or recreation facilities.
Petrol filling station	
Place of worship	
Residential flat building where located within the Recreation Policy Area 1	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except within the Recreation Policy Area 1 where one of the following applies: (a) the gross leasable area is 150 square metres or less and associated with recreational activities (b) stalls or displays associated with a community market.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	Except for development associated with the existing waste transfer facility within Two Wells.
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
Any of the following, where located within the Recreation Policy Area 1 :	
<ul style="list-style-type: none"> (a) community centre (b) indoor recreation centre (c) recreation area (d) stalls or displays associated with a community market. 	

Conservation Zone

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

OBJECTIVES

- 1 The conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, faunal habitat, biodiversity and cultural values.
- 2 Provision of opportunities for the public to experience and appreciate the significance of the native vegetation and original remnant natural habitat of the area through low impact recreational activities and interpretive facilities.
- 3 A zone containing linear open space, public and private recreational facilities within a well landscaped setting along the Gawler River.
- 4 The conservation and rehabilitation of the natural features of Buckland Park Lake as a fresh water wetland and breeding habitat for a range of waterfowl within the Adelaide region.
- 5 Development associated with management initiatives aimed at restricting negative influences on the hydrology ecology and avifauna of Buckland Park Lake.
- 6 The protection of the river's ecosystem through the conservation of native vegetation and the planting of suitable native species to form a link between the coast and Buckland Park Lake.
- 7 Preservation and enhancement of the character, scenic beauty and amenity of the Gawler River and its function as a wildlife corridor.
- 8 Provision of public access to and along the length of the Gawler River.
- 9 The maintenance of existing hydraulic capacity and the establishment of flood mitigation measures.
- 10 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone contains Buckland Park Lake and the Gawler River.

Buckland Park Lake was formed following the construction of dams across several streams that formed the deltaic mouth of the Gawler River some time around 1920. The lake extends into the adjoining Playford Council area and usually forms following winter rains.

The Lake is home to a number and variety of water birds and provides a suitable breeding habitat for a wide range of birds, including migratory waders, and it is one of the most significant fresh water wetlands on the Adelaide Plains.

The University of Adelaide intends to manage and maintain the lake as an important fresh water wetland and provide educational and research opportunities for the University and the general public.

Given the environmental significance of the Lake, development will not impact on the ecology and hydrology of Buckland Park Lake or compromise its importance as a waterfowl breeding habitat.

The ecosystem of the Gawler River will be protected through the conservation of native vegetation and planting of suitable native species, to form a link between the coast and Buckland Park Lake.

Land along the Gawler River will be kept free of buildings and structures.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purpose
 - open space
 - flood mitigation measures for the Gawler River
 - scientific monitoring structures or facility
 - small-scale facility associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, camping grounds, remote shelters or huts
 - recreation facility
 - structures for conservation management purpose.
- 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 not have an adverse impact on the ecology and hydrology of Buckland Park Lake or compromise its importance as a waterfowl breeding habitat.
- 5 Development should use the following measures to avoid impacting detrimentally on the natural environment, processes and/or conservation qualities of land in the zone:
 - (a) minimising the extent of earthworks
 - (b) minimising the extent of vehicle access servicing that development
 - (c) minimising the extent of locally indigenous vegetation removal
 - (d) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines
 - (e) screening the visual impact by planting locally indigenous species having due regard to bushfire risk
 - (f) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 6 Where public access is necessary in the zone, the construction of recreational trails and appropriate fencing such as post and wire should be provided to control the movement of the public whilst minimising the impact on biodiversity.
- 7 Signage should only be installed where it is relevant to the conservation values and promotion of the objectives of the zone, and should be:
 - (a) restricted to those needed for direction, identification and interpretation
 - (b) discrete in design, colour and of a size of no more than 2 square metres.
- 8 No new loam pits should be open within the zone.

Land Division

- 9 Land division should not result in an additional number of allotments partly or wholly within the zone except for either (a) or (b):

- (a) where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.
- (b) creation of a public reserve measuring not less than 50 metres wide, measured from the centre line of the Gawler River.

10 Boundary realignments should not occur unless to assist in the management of native vegetation.

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
Advertisement and/or advertising hoarding	Except where all of the following are satisfied, it: <ul style="list-style-type: none"> (a) is in association with conservation works or tourist information purposes (b) does not flash (c) does not move (d) is not internally illuminated.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering one or more of the following: <ul style="list-style-type: none"> (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i>.
Educational establishment	
Farm building	
Farming	
Fuel depot	

Form of development	Exceptions
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	<p>Except where:</p> <ul style="list-style-type: none"> (a) no additional allotments are created partly or wholly within the zone (b) in relation to the Gawler River, it is for the purposes of either (i) or (ii): <ul style="list-style-type: none"> (i) where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes (ii) the creation of a public reserve measuring not less than 50 metres wide, measured from the centre line of the Gawler River.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i> .
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	

Form of development	Exceptions
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*.

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

DESIRED CHARACTER

This zone accommodates a restricted range of rural and associated residential uses, not prejudicial to development of the land for future urban purposes, and not detracting from the appearance and rural character of the zone or adjoining zone.

The zone is designated to retain the status quo for farming or rural living activities and to enable future infrastructure requirements to be planned for in advance of need. Accordingly, when demand is warranted to accommodate urban development a Development Plan Amendment will be undertaken to amend policies.

Buildings and structures will be of a high standard of design with regard to external appearance, building materials, colours, siting and landscaping so as to preserve and enhance the appearance and open rural character of the zone.

Development will retain existing vegetation and provide additional landscaping to screen it from view from primary or secondary roads.

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.
- 4 A detached dwelling should only occur where it is associated with the use of the land for farming or other appropriate rural activities.

Form and Character

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

Land Division

- 6 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.
- 7 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	Except where all of the following are satisfied, it: <ul style="list-style-type: none"> (a) measures less than 4 metres in height (b) has no more than 4 square metres total advertisement area both sides inclusive (c) does not flash (d) is not internally illuminated.
Amusement machine centre	
Auction room	
Bus depot	
Bus station	
Caravan park	
Commercial forestry	
Community centre	
Consulting room	Except where the gross leasable floor area is 50 square metres or less.
Crematorium	
Dairy	
Dog track	
Dwelling	Except a detached dwelling that does not result in more than one dwelling on an allotment.
Educational establishment	

Form of development	Exceptions
Fuel depot	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Primary school	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Store	
Supported accommodation	
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*.

Industry Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The zone accommodates a range of large, medium and small-scale industrial, commercial and business activities in a rural setting including e.g. manufacturing, bulk handling, warehousing, servicing, storage and distribution. The industries will be significant contributors to local employment and the local economy.

The facilities are integral to the rural economy and will be protected from encroachment by incompatible development or activities likely to be affected by continued operation of them.

The zone will be developed in a way that minimises potential amenity impacts on sensitive land uses through the use of appropriate buffers and will protect the amenity of and outlook from, the residential areas adjacent to the zone and from Port Wakefield Road. All development will incorporate environmentally sustainable building design - eco-friendly and appropriate water sensitive design techniques - stormwater detention and/or retention and flood mitigation measures. Stormwater will be managed to maximise reuse opportunities.

Development will incorporate extensive landscaped areas, incorporating locally indigenous species which require minimal maintenance, to soften the appearance of the built form and screen unsightly areas.

Portions of the zone are subject to inundation by floodwaters from the Gawler River and Light River. It is expected that new development will not increase the potential for blockage of floodways or alter flow paths, will not remove areas of flood storage (through filling etc) and thereby impact on localised levels and flow paths and will not increase impervious areas thereby increasing volume and peak runoff levels. Buildings and structures will be located and designed to prevent entry by floodwaters.

Vehicular access to and from Port Wakefield Road will be via Middle Beach Road.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - commercial
 - industry except special industry
 - plant nursery
 - service trade premises excluding premises used primarily for the sale, rental or display of motor vehicles
 - transport distribution
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development should be setback at least 20 metres from the Port Wakefield Road boundary.
- 5 Except where the site is adjacent to Port Wakefield Road, in areas where a uniform street setback pattern has not been established, buildings should be setback in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
 - (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment
 - (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment
 - (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 6 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.
- 7 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 8 Direct vehicular access to Port Wakefield Road should not occur.
- 9 Development should include a landscape buffer measuring at least 5 metres in width along Port Wakefield Road.
- 10 Advertisements and advertising hoardings should not include any of the following:
 - (a) flashing or animated signs
 - (b) bunting, streamers, flags, or wind vanes
 - (c) roof-mounted advertisements projected above the roof line
 - (d) parapet mounted advertisements projecting above the top of the parapet.
- 11 Advertisements or advertising displays should be orientated to the service roads and not Port Wakefield Road.
- 12 Within the Middle Beach Road industrial area:
 - (a) direct vehicular access points to Middle Beach Road should not occur
 - (b) development should not be of a type which requires large volumes of effluent to be treated onsite.

Land Division

- 13 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 4000 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 40 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
Advertisement and/or advertising hoarding	Except where all of the following are satisfied, it: <ul style="list-style-type: none"> (a) is less than 6 metres in height (b) has no more than 8 square metres total advertisement area both sides inclusive (c) does not flash or move.
Amusement machine centre	
Caravan park	
Cemetery	
Consulting room	
Dog track	
Dwelling	Except where: <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
Educational establishment	Except where: <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
Hall	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Office	Except where: <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
Pre-school	
Prescribed mining operations	
Place of worship	
Residential flat building	

Form of development	Exceptions
Shop or group of shops	Except where the gross leasable area is 100 square metres or less.
Stock slaughter works	
Special industry	
Tourist accommodation	

Public Notification

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

Light Industry Zone

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

OBJECTIVES

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

DESIRED CHARACTER

Development within the zone will provide for the efficient use of land within close proximity to major road and rail networks. The areas will accommodate a range of light industrial, service industrial, storage and warehouse development. Desired uses include subsidiary services associated with bulk handling activities (such as warehousing, container stripping, cleaning and repairs), workshops, transport depots, servicing plant or equipment used for agriculture, and value-adding industries associated with the local agricultural and horticultural industries (such as processing, packaging and cold storage). The industries will be significant contributors to local employment and the local economy.

Within the **Mallala Racetrack Policy Area 2** development will complement the role and activities of the adjacent **Mallala Racecourse Zone** through uses relating to the automotive and car racing industries.

The zone will be developed in a way that minimises potential amenity impacts on sensitive land uses through the use of appropriate buffers. All development will incorporate environmentally sustainable building design - eco-friendly and appropriate water sensitive design techniques, stormwater detention and/or retention and flood mitigation measures. Stormwater will be managed to maximise reuse opportunities.

Development will incorporate extensive landscaped areas, incorporating locally indigenous species which require minimal maintenance, to soften the appearance of the built form and screen unsightly areas.

Portions of the zone are subject to inundation by floodwaters from the Gawler River and Light River. It is expected that new development will not increase the potential for blockage of floodways or alter flow paths, will not remove areas of flood storage (through filling etc) and thereby impact on localised levels and flow paths and will not increase impervious areas thereby increasing volume and peak runoff levels.

Precinct 4 Mallala Light Industry

Vehicular access will not be via Feltwell Road, but via a new public bypass road linking Dublin Road with the adjacent Bulk Handling Zone. Access points off this road will be limited in number to ensure free flow of traffic on the bypass. New development or intensification of existing development within the zone should occur in conjunction with appropriate improvements to the road network and ARTC rail crossing on Cameron Terrace South.

Development will ensure the protection of the existing stand of native vegetation located within the precinct through the appropriate siting of new development and through the use of a suitable buffer.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone **except where located within the [Mallala Racetrack Policy Area 2](#)**:
 - light industry
 - service industry
 - service trade premises excluding premises used primarily for the sale, rental or display of motor vehicles
 - 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 **Direct vehicular access to Port Wakefield Road should not occur.**
- 5 Advertisements and advertising hoardings should not include any of the following:
 - (a) flashing or animated signs
 - (b) bunting, streamers, flags, wind vanes and similar
 - (c) roof-mounted advertisements projected above the roof line
 - (d) parapet mounted advertisements projecting above the top of the parapet.
- 6 **Advertisements and/or advertising hoardings should be oriented to the service roads and not Port Wakefield Road.**
- 7 **On site effluent treatment systems and septic tank vent pipes should be located at least 300 millimetres above the Australian Height Datum (AHD) height of the 1-in-100 year average return interval flood event.**
- 8 Development should be setback at least 20 metres from the boundary of:
 - (a) the **Suburban Neighbourhood Zone**
 - (b) Port Wakefield Road.
- 9 Intensive landscaping of at least 5 metres width should be established within the landscape buffer as shown on the [Concept Plan Map Mal/2 - Industry Two Wells](#).
- 10 Development should be undertaken in accordance with [Concept Plan Map Mal/2 - Industry Two Wells](#).

Land Division

- 11 Land division should create allotments which:
 - (a) are of a size and shape suitable for the intended use
 - (b) have an area of not less than 3000 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 30 metres.

PRECINCT SPECIFIC PROVISIONS

Precinct 4 Mallala Light Industry

- 12 Development should be consistent with [Concept Plan Map Mal/9 – Mallala Light Industry, Bulk Handling and Commercial.](#)
- 13 Development within the precinct which is likely to result in increased traffic at the junction of Cameron Terrace South and Mallala-Two Wells Road should not occur until the ARTC rail crossing has been upgraded to an active crossing.
- 14 No new access points should be provided on Feltwell Road.
- 15 Development which is likely to result in additional traffic generation should not take place until a new public road connecting the Bulk Handling Zone with Dublin Road is constructed.
- 16 Development within the Precinct should have:
 - (a) roadways and parking areas surfaced in a manner sufficient to control dust emissions from the site
 - (b) a buffer area for the establishment of landscaping adjacent road frontages.
- 17 Development should retain the existing native vegetation shown on [Concept Plan Map Mal/9 – Mallala Light Industry, Bulk Handling and Commercial.](#)

Mallala Racetrack 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 reinforces the role and activities of the adjacent **Mallala Racecourse Zone** through uses relating to the automotive and car racing industries.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are specifically envisaged in the policy area:
 - automotive and car racing related activity
 - light industry
 - motor repair station
 - service industry
 - store
 - warehouse.

Form and Character

- 2 Development should be setback from all road and property boundaries to ensure adequate landscaping or other screening is provided. This should include a significant landscape buffer adjacent to Aerodrome Road.

Land Division

- 3 Land division should create allotments which:
 - (a) are of a size and shape suitable for the intended use
 - (b) have an area of not less than 2000 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
 - (c) have a frontage to a public road of at least 30 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
Advertisement and/or advertising hoarding	Except where all of the following are satisfied, it: (a) is less than 6 metres in height (b) has no more than 8 square metres total advertisement area both sides inclusive (c) does not flash or move.
Amusement machine centre	
Caravan park	
Cemetery	
Community centre	
Consulting room	
Dairy	
Dog track	
Dwelling	
Educational establishment	
General industry	
Hall	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Office	Except where: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	

Form of development	Exceptions
Restaurant	
Shop or group of shops	Except where one of the following applies: (a) the gross leasable area is 100 square metres or less (b) ancillary to and in association with envisaged land uses.
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*.

Mallala Racecourse Zone

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

OBJECTIVES

- 1 A zone accommodating motor racing and associated facilities, including the storage and maintenance of racing vehicles, spectator facilities, short-term tourist accommodation and associated facilities and administrative functions.
- 2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone embraces the section north of the Mallala township along Aerodrome/Owen Road. It is specified to accommodate a motor racing or testing venue and associated facilities, including the storage and maintenance of racing vehicles, spectator facilities, short-term tourist accommodation and associated facilities and administrative functions.

Development will be low in profile and be designed to a high architectural standard, be located and designed to ensure there is no impact on the amenity of the locality and will cater for well designed and integrated landscaping, protecting surrounding residents from possible impacts associated with motor sports, provide for appropriate parking facilities and public access arrangements. Suitable external materials will be selected which minimise the visual prominence of structures.

Internal roadways, paths and driveways will be sealed in bitumen, concrete or similar impervious materials. Further development will not detrimentally impact on the Mallala township in regard to increased traffic generation.

Tourist accommodation will be located and screened with landscaping to protect guests from any potential adverse impacts from other activities within the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - motor racetrack
 - motor sport and ancillary facilities
 - short term tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character of the zone.
- 4 Internal roadways, paths and driveways should be sealed in order to minimise dust nuisance.
- 5 Development should provide effective and co-ordinated landscaping which:
 - (a) screens visually unattractive areas from general public view by a combination of mounding and dense planting

- (b) screens adjoining properties from the visual effects of motor sports activities
 - (c) screens and shades vehicle parking areas and spectator viewing areas.
- 6 No advertisement and/or advertising hoarding should be visible from public roads, other than where required for business identification purposes or those associated with the control or direction of traffic.

Land Division

- 7 Land division should only occur if no additional allotments are created wholly or partly in 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
Advertisements and/or Advertisement hoarding where located within 500 metres of the centre line of any primary arterial or secondary arterial road, tourist road or scenic road.	Except where all of the following are satisfied: <ul style="list-style-type: none"> (a) it is located within a 60 km/h or 80 km/h speed restriction (b) it has an advertisement area of 2 square metres or less (c) the message contained thereon relates entirely to a lawful use of land and it is erected on the same site as that use (d) it consists of no more than 2 advertisements and/or advertisement hoardings per site.
Community centre	
Dwelling	Except for a caretaker's residence where associated with any of the following: <ul style="list-style-type: none"> (a) tourist accommodation (b) motor sports and related activities.
Educational establishment	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Nursing home	
Pre-school	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 200 square metres or less.

Form of development	Exceptions
Stock slaughter works	
Waste reception, storage, treatment or disposal	

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 The long term continuation of primary production.
- 2 Economically productive, efficient and environmentally sustainable primary production.
- 3 Allotments of a size and configuration that promote the efficient use of land for primary production.
- 4 Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.
- 5 Accommodation of wind farms and ancillary development.
- 6 Protection of rural support infrastructure for the bulk handling, storage and transportation of farm commodities situated at Long Plains and south west of the Mallala Township.
- 7 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone covers the majority of the council area, excluding the townships and several special zones. Farming activities are characterised by irrigated horticulture to the south of the council area and livestock grazing and cereal cropping in other areas which are generally farmed on relatively large land holdings. Other land uses include intensive animal keeping, rural value adding, the livestock markets, bulk grain storage, a major landfill, composting, and bulk grain storage. This zone will continue to accommodate grazing, cropping and intensive animal keeping and actively encourage the growth of intensive horticultural (including enclosed horticulture), land-based inland aquaculture and associated value adding where able to readily access suitable fit-for-purpose water. This zone will also accommodate the development of abattoirs, meat processing, cold storage, and other forms of compatible development, which contribute to agricultural productivity and the rural character and are located outside of land subject to flooding.

A proliferation of intensive development and occupation of the zone by incompatible land uses may threaten its proper functioning and render the rural landscape susceptible to competing demands and undesirable change. To maintain the agricultural importance and stability of the zone, it is vital that the size of the land holdings is not significantly reduced (unless otherwise stated in the Policy or Precinct Areas), or dwelling densities increased. Future pressures for development in the zone will not result in the conversion of agricultural land to less productive uses.

To promote consistency with the Environment and Food Production Areas (EFPA) established under the *Planning, Development and Infrastructure Act, 2016*, as at 1 April 2017, no new allotments will be permitted to contain dwellings for residential purposes. Caretaker's / manager's residences, if associated with a genuine horticulture land use, will be assessed on their merits.

The zone abuts the townships of Two Wells, Mallala, and Dublin, and encircles the settlements of Windsor and Redbanks and it is important that farming activities including chemical spraying are managed to minimise impacts on those townships and settlements.

Rural-based activities will continue to operate and expand, provided sound management techniques can be demonstrated, and the long-term productivity of the land is ensured. Opportunities for the diversification of the rural sector will be expanded and developed in appropriate locations. Value-adding industries will be developed to complement and expand upon the existing rural activities within the region.

Although some of the land has long been cleared for agricultural production and grazing, significant tracts of native and other significant vegetation still remain. The small areas of bushland scattered throughout the district, notably those located on sand ridges in the eastern portion of the zone and the landscapes abutting and adjacent to the banks of the Light River and Gawler River, are particularly important features needing protection. These features will be preserved and further enhanced by supplementary planting.

Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) are envisaged within the zone and constitute a component of the zone's desired character.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development, or combination thereof, are envisaged in the zone:
 - bulk handling and storage facility
 - commercial forestry
 - dairy farming
 - farming
 - horticulture (including enclosed horticulture such as greenhouses)
 - land-based inland aquaculture
 - intensive animal keeping
 - tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings)
 - wind farms and ancillary development
 - wind monitoring mast and ancillary development.
- 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 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
 - (a) in visually prominent locations
 - (b) closer to roads than envisaged by generic setback policy.
- 5 A dwelling (except for a caretaker's / manager's residence) should not be developed on an allotment created after 1 April 2017.
- 6 A caretaker's / manager's residence (or a dwelling on an allotment created prior to 1 April 2017) should only be developed if:

- (a) there is an existing demonstrated connection with farming / primary production on the allotment
 - (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:
 - (i) 500 metres from an existing intensive animal keeping operation unless proposed to be used in association with that activity
 - (ii) 300 metres from a bulk handling facility unless proposed to be used in association with that activity
 - (d) it does not result in more than one dwelling per allotment
 - (e) it is setback at least 40 metres from allotment boundaries.
- 7 Tourist accommodation should not be:
- (a) 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
 - (b) located within 300 metres from a bulk handling facility.
- 8 A shop should be:
- (a) ancillary to primary production or processing uses or tourist accommodation or other tourist development
 - (b) located on the same site as the primary use.
- 9 Stock slaughter works should only occur where the site:
- (a) is located a minimum distance of 2 kilometres from any township, settlement or **Deferred Urban Zone**
 - (b) is located not less than 500 metres from a rural dwelling not associated with the development
 - (c) is setback at least 200 metres from a public road
 - (d) is not located on land affected by flooding from the Light or Gawler Rivers
 - (e) is on an allotment with frontage to a sealed road having close and safe access to an arterial road
 - (f) can be provided with the required physical infrastructure, including water supply, power and effluent treatment.
- 10 Non-agricultural related development should be limited to maximise farm and horticultural productivity.
- 11 On-site energy generation associated with an approved envisaged land use on the site is encouraged.

Form and Character

- 12 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 13 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.
- 14 Building development should be located, designed and sufficiently elevated having regard to the flood potential of the land, particularly when located in proximity to the Light River and Gawler River.

- 15 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the allotment.
- 16 Buildings should primarily be limited to farm, horticulture and animal keeping buildings, a caretaker's / manager's residence or a dwelling on allotments created prior to 1 April 2017, associated with primary production on the allotment and residential outbuildings that are:
- (a) grouped together on the allotment and setback 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.
- 17 Sheds, garages and outbuildings should be setback from allotment boundaries in accordance with the following:

Parameter	Value
Minimum setback from a primary road boundary where the floor area is 54 square metres or less and/or the vertical wall height measures no more than 2.7 metres	For an outbuilding and shed: 15 metres or the same distance of the existing associated dwelling (whichever is the greater) For a garage attached to a dwelling: behind any part of the building line of the dwelling to which it is ancillary that faces the principal street
Minimum setback from a primary road boundary where the floor area is greater than 54 square metres and/or the vertical wall height exceeds 2.7 metres	35 metres or the same distance of the existing associated dwelling (whichever is the greater)
Minimum setback from a secondary road boundary	8 metres plus 3 metres for every additional 500 millimetres above 2.7 metres of wall height measured from the natural ground level
Minimum setback from side boundary	8 metres plus 1 metre for every additional 500 millimetres above 2.7 metres of wall height measured from the natural ground level
Minimum setback from rear boundary	12 metres

Land Division

- 18 Land division, including boundary realignment, should only occur where at least one of the following applies:
- (a) it facilitates the provision of public infrastructure for flood mitigation
 - (b) it will promote economically productive, efficient and sustainable primary production
- 19 Land division within **Horticulture Policy Area 3** should only occur where all of the following are achieved:
- (a) it will not result in an allotment with an area of less than 8 hectares (or a lesser area in **Precinct 5 Horticulture**)
 - (b) it will not result in any additional allotments created wholly within the Medium or High Flood Hazard Risk Areas as shown on *Overlap Maps – Development Constraints*
 - (c) it is serviced with a guaranteed water supply of sufficient quantity and quality to sustain a genuinely commercial horticultural development.

- (d) it results in no material adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants.
- 20 Land division should only occur outside of **Horticultural Policy Area 3** where all of the following are achieved:
- (a) it will not result in an allotment with an area of less than 40 hectares
 - (b) it will not result in any additional allotments created wholly within the Medium or High Flood Hazard Risk Areas as shown on *Overlap Maps – Development Constraints*.

Horticulture Policy Area 3

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

OBJECTIVES

- 1 A policy area primarily for horticulture.
- 2 The establishment of appropriately scaled industries for washing, processing and packaging primary produce, and servicing and supporting horticulture.
- 3 **Precinct 5 Horticulture** is primarily for horticulture that facilitates allotments of 4 hectares or more.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

A threat to the long-term economic viability of the policy area is the conversion of horticultural land to residential / rural living activities. These activities are incompatible with horticulture production (e.g. due to noise, spray drift etc.) and often raise the cost of production for those remaining. Land division will only occur where the allotment is serviced with a guaranteed water supply of sufficient quantity and quality to sustain a genuinely commercial horticultural or land-based inland aquaculture development. Caretaker's / manager's residences within the policy area will only occur if they are associated with sufficient buffers (landscape and/or separation distances) from existing or approved horticulture. Caretaker's / manager's residences must be sited on land that has an existing commercial horticultural activity.

To realise the area's full potential for horticulture development will require the provision of adequate water supply, the development of sealed road linkages, plus adequate power supply.

Portions of the zone are subject to inundation by floodwaters from the Gawler River and Light River. New development will not materially increase the potential for on and off-site flooding. Buildings and structures will be located and designed to have regard to flooding. The zone will be developed in a way that minimises potential amenity impacts on sensitive land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - farming
 - horticulture (including enclosed horticulture such as greenhouses)
 - land-based inland aquaculture
 - light industry and service industry associated with the processing, packaging and distribution of produce
 - small-scale tourist development in association with wineries, farms and local heritage places
 - wind farm and ancillary development
 - wind monitoring mast and ancillary development.
- 2 Retail sales of goods produced and processed within the policy area are appropriate providing such sales remain ancillary and incidental to the principal horticultural, farming or processing use of the land.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy
- 4 The keeping of dogs and the erection of kennels should not be undertaken unless:
 - (a) dog keeping yards, kennels and associated exercise areas are more than 10 metres from any boundary of the site and 100 metres from the nearest dwelling and outside the site
 - (b) dogs are kept for the private enjoyment of the land owner or for breeding, training or showing and do not exceed 5 dogs in number
 - (c) kennels are fully insulated with appropriate materials to all roofing and walls, and with openings orientated to minimise noise impact nuisance to residential use
 - (d) no nuisance such as from noise, dust or odour is likely to be created
 - (e) the site is screened by perimeter landscaping
 - (f) an adequate exercise area is provided
 - (g) all yards are fenced and provided with secure gates.
- 5 No more than 2 horses should be kept on an allotment, provided that a properly designed and constructed stable and attached day yard is located on the land to accommodate each horse.
- 6 Stables should be setback:
 - (a) 50 metres from the nearest dwelling outside the site
 - (b) 15 metres from the principal road boundary or the same distance as the existing associated dwelling, whichever is the greater
 - (c) 10 metres setback from side road boundary and side boundaries
 - (d) 10 metres setback from rear boundary.
- 7 No new loam pits should be opened in the area adjoining the Gawler River and further loam extraction should be contained within existing pits.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 5 Horticulture

- 8 In addition to complying with relevant policy area land division policies (with the exception of minimum allotment sizes), land division is appropriate within the precinct if the resulting allotment areas are not less than 4 hectares.

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 within areas outside of Horticulture Policy Area 3	Except where all of the following are satisfied: (a) it is less than 6 metres in height (b) it has no more than 8 square metres total advertisement area both sides inclusive (c) it does not flash or move.
Advertisement and/or advertising hoarding within Horticulture Policy Area 3	Except where all of the following are satisfied: (a) it is less than 4 metres in height (b) it has no more than 4 square metres total advertisement area both sides inclusive (c) it does not flash or move.
Any form of development within the High Flood Hazard Risk Area , as shown on the <i>Overlay Maps - Development Constraints</i>	Except for: (a) buildings, structures or earthworks required as part of flood protection works associated with a regional flood mitigation scheme (b) farming (c) horticulture other than in an enclosed, artificial environment (d) recreation area.
Auction room where it is located within Horticulture Policy Area 3	
Bus depot where it is located within Horticulture Policy Area 3	
Bus station where it is located within Horticulture Policy Area 3	
Caravan park	
Community centre	
Consulting room	Except a veterinary consulting room where located within the Low Flood Hazard Risk Area , as shown on <i>Overlay Maps – Development Constraints</i> .
Dairy where it is located within Horticulture Policy Area 3	
Defence establishment	
Dog track	Except where located within Horticulture Policy Area 3 .

Form of Development	Exceptions
Dwelling where located outside of Horticulture Policy Area 3	Except where (a) and (b) are satisfied: <ul style="list-style-type: none"> (a) it is not located within the High Flood Hazard Risk Area, as shown on <i>Overlay Maps – Development Constraints</i> (b) it does not require access to it by road across land within the High Flood Hazard Risk Area, as shown on <i>Overlay Maps – Development Constraints</i>.
Dwelling where it is located within Horticulture Policy Area 3 and outside of Precinct 5 Horticulture	Except where it is a detached dwelling and all of the following applies: <ul style="list-style-type: none"> (a) it is not located within the High Flood Hazard Risk Area, as shown on <i>Overlay Maps – Development Constraints</i> (b) it does not require access to it by road across land located within the High Flood Hazard Risk Area, as shown on <i>Overlay Maps – Development Constraints</i> (c) it achieves (i) or (ii): <ul style="list-style-type: none"> (i) it is located on an allotment that was created prior to 1 April 2017 (ii) it is located on an allotment that was created after 1 April 2017 and it achieves both (A) and (B): <ul style="list-style-type: none"> (A) it is a care-taker's / manager's residence (B) the allotment is at least 8 hectares in area.
Dwelling where it is located within Precinct 5 Horticulture	Except where it is a detached dwelling and all of the following applies: <ul style="list-style-type: none"> (a) it is not located within the High Flood Hazard Risk Area, as shown on <i>Overlay Maps – Development Constraints</i> (b) it does not require access to it by road across land located within the High Flood Hazard Risk Area, as shown on <i>Overlay Maps – Development Constraints</i> (c) it achieves (i) or (ii): <ul style="list-style-type: none"> (i) it is located on an allotment that was created prior to 1 April 2017 (ii) it is located on allotment that was created after 1 April 2017 and it achieves both (A) and (B): <ul style="list-style-type: none"> (A) it is a care-taker's / manager's residence (B) the allotment is at least 4 hectares in area.
Educational establishment where it is located within one or more of the following:	<ul style="list-style-type: none"> (a) the Medium or High Flood Risk Hazard Areas, as shown on <i>Overlay Maps – Development Constraints</i>; (b) Horticulture Policy Area 3
Fence within any of the Flood Hazard Risk Areas , as shown on <i>Overlay Maps – Development Constraints</i>	Except where (a) or (b) is satisfied: <ul style="list-style-type: none"> (a) it is located within the Low Flood Hazard Risk Area and: <ul style="list-style-type: none"> (i) the fencing maintains a mesh size greater than 100 millimetres between ground level and 300 millimetres; <i>or</i> (ii) the fence is located within 10 metres of a dwelling or other building. (b) it is located within the Medium or High Flood Hazard Risk Areas and: <ul style="list-style-type: none"> (i) it is a post and wire fence with a mesh size greater than 100 millimetres; <i>or</i> (ii) the fence is located within 10 metres of a dwelling or other building.

Form of Development	Exceptions
Filling and/or excavation of land within the High Flood Hazard Risk Area , as shown on <i>Overlay Maps – Development Constraints</i>	Except where it is a direct consequence of and is necessary for building work or where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.
Fuel depot	
Horse keeping on land within the High Flood Hazard Risk Area , as shown on the <i>Overlay Maps - Development Constraints</i>	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a), (b) or (c): <ul style="list-style-type: none"> (a) at least 500 metres from all of the following: <ul style="list-style-type: none"> (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 a substantially intact stratum of native vegetation 5 hectares or less in area (c) at least 500 metres from either of the following zones: <ul style="list-style-type: none"> (i) Coastal Conservation Zone (ii) Conservation Zone.
Hospital	
Hotel	
Indoor recreation centre	
Intensive animal keeping	Except, poultry broiler sheds / hatchery and land-based inland aquaculture, where the land is located outside the High Flood Hazard Risk Area , as shown on <i>Overlay Maps – Development Constraints</i> .
Land division	Except where it will not increase the number of allotments located wholly within the Medium or High Flood Hazard Risk Areas , as shown on <i>Overlay Maps – Development Constraints</i> and one or more of the following applies: <ul style="list-style-type: none"> (a) the land division is required to facilitate the provision of public infrastructure for flood mitigation or flood management purposes (b) all allotments resulting from the division are greater than the following: <ul style="list-style-type: none"> (i) 4 hectares where they are located within Precinct 5 Horticulture (ii) 8 hectares where they are located within Horticulture Policy Area 3 (iii) 40 hectares where they are located outside Horticulture Policy Area 3.
Motel	
Motor racing or testing venue	
Motor repair station	
Nursing home	

Form of Development	Exceptions
Office	Except where it is ancillary to and in association with primary production or tourism and it achieves all of the following: <ul style="list-style-type: none"> (a) it is located outside of land identified as being subject to the Medium or High Flood Hazard Risk Areas (b) it has a gross leasable floor area of 50 square metres or less.
Petrol filling station	
Place of worship	
Prescribed mining operations	Except where located more than 250 metres from the centre line of the Gawler River or Light River.
Pre-school	
Primary school	
Racecourse	
Residential flat building	
Residential park	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it achieves all of the following: <ul style="list-style-type: none"> (a) it is located outside of land identified as being subject to the Medium or High Flood Hazard Risk Areas (b) it is ancillary to and in association with primary production (including a winery) (c) it has a gross leasable area of 80 square metres or less.
Special industry	Except where it is an organic waste processing facility located outside Horticulture Policy Area 3 or it is in association with an approved commercial horticulture activity within Horticulture Policy Area 3 , and all of the following are satisfied: <ul style="list-style-type: none"> (a) an impervious leachate barrier is provided between the operational areas and the underlying soil and groundwater on a site that is wholly or partially within a water protection area (b) the operation is located on a site with ground slopes no greater than 6 per cent (c) the operation is located a minimum distance of 100 metres from any dam, river, creek, natural watercourse, channel or bore (d) the operation is not located on land subject to a 1-in-100 year average return interval flood event, or on land located within 100 metres of the land identified as being subject to flooding in a 1-in-100 year average return interval event (e) the operation is located on land with a depth to subsurface seasonal tidal or permanent groundwater of 2 metres or greater (f) the land to be used for the operation satisfies at least one of the following: <ul style="list-style-type: none"> (i) is located at least a distance of 500 metres from the nearest sensitive receptor (ii) the operation employs an in-vessel or fully enclosed composting system where a lesser distance to the nearest sensitive receptor may be appropriate.

Form of Development	Exceptions
Stadium	
Store	Except where ancillary to and associated with an envisaged land use of the zone.
Stock slaughter works in Horticulture Policy Area 3	
Warehouse	Except where ancillary to and associated with an envisaged land use of the zone.
Waste reception, storage, treatment or disposal	<p>Except where it is an organic waste processing facility located outside of Horticulture Policy Area 3 or it is in association with an approved commercial horticulture activity within Horticulture Policy Area 3, and all of the following are satisfied:</p> <ul style="list-style-type: none"> (a) an impervious leachate barrier is provided between the operational areas and the underlying soil and groundwater on a site that is wholly or partially within a water protection area (b) the operation is located on a site with ground slopes no greater than 6 per cent (c) the operation is located a minimum distance of 100 metres from any dam, river, creek, natural watercourse, channel or bore (d) the operation is not located on land subject to a 1-in-100 year average return interval flood event, or on land located within 100 metres of the land identified as being subject to flooding in a 1-in-100 year average return interval event (e) the operation is located on land with a depth to subsurface seasonal tidal or permanent groundwater of 2 metres or greater (f) the land to be used for the operation satisfies at least one of the following: <ul style="list-style-type: none"> (i) is located at least a distance of 500 metres from the nearest sensitive receptor (ii) the operation employs an in-vessel or fully enclosed composting system where a lesser distance to the nearest sensitive receptor may be appropriate.
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
<p>Commercial Forestry except where located within Horticulture Policy Area 3.</p> <p>Farming</p> <p>Horticulture (excluding the growing of olives) where all of the following are satisfied:</p> <ul style="list-style-type: none"> (a) no dam, audible bird scaring device or frost fan will be used; or (b) if noise generating appliances are proposed (e.g. fans), the application is accompanied by a report, design and management plan prepared by a suitably qualified acoustic engineer which demonstrates that the development will meet EPA environmental noise policies; and, (c) no removal of significant vegetation is proposed; and, (d) the following separation distances are maintained between production (cultivated) areas which will be subject to regular chemical spraying and a sensitive receptor not associated with the horticulture development: <ul style="list-style-type: none"> (i) 100 metres from land-based inland aquaculture (ii) 300 metres from a dwelling (including a caretaker's / manager's residence) unrelated to the use of the subject land, or other sensitive land uses. <p>Horse keeping, including stables, involving a maximum of 2 horses on an allotment and where any associated stables are setback:</p> <ul style="list-style-type: none"> (a) 50 metres from the nearest dwelling outside the zone (b) 15 metres from the principal road boundary or the same distance as the existing associated dwelling, whichever is the greater (c) 10 metres from a secondary road frontage (d) 10 metres from side and rear boundaries. <p>Light industry and service industry which involves the processing, packaging and distribution of produce associated with the use of the subject land.</p>	<p>Bulk handling facility except where located within Horticulture Policy Area 3.</p> <p>Horticulture (excluding the growing of olives) except where it is assigned Category 1.</p> <p>Light industry and service industry which involves the processing, packaging and distribution of produce when not associated with the use of the subject land.</p> <p>Tourist accommodation</p> <p>Wind monitoring mast and ancillary development.</p> <p>Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from:</p> <ul style="list-style-type: none"> (a) an existing dwelling or tourist accommodation that is not associated with the wind farm (b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists (c) the boundaries of any Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area or Precinct or any Heritage Area (including within the area of an adjoining Development Plan).

Residential Park (Coastal) Zone

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

OBJECTIVES

- 1 A zone that primarily provides affordable housing opportunities in a landscaped village setting.
- 2 A zone accommodating low to medium-scale accommodation predominantly in the form of caravan and camping sites, cabins and transportable dwellings, surrounded by open landscaped areas.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A zone accommodating a range of affordable housing options, within a landscaped setting, that promotes community interaction through its permeable layout, the orientation of buildings, range of shared facilities and quality communal open space.

The zone accommodates a range of low to medium-scale, long-term and short-term accommodation, including camping sites, caravans cabins, and guest rooms in addition to a kiosk, educational buildings, a community meeting hall, and interpretive facilities in conjunction with a board walk over estuaries and samphire wetlands. The zone is at some risk of coastal erosion and inundation due to extreme tides and sea level rise. Development in this zone should seek to incorporate suitable measures to prevent loss or damage.

Buildings are designed and constructed to enable their relocation, are a maximum height of two storeys and generously setback from boundaries to allow for landscaped edges of the park.

New development will be sympathetic to the scale, shape, materials and colours of existing adjoining development and the surrounding natural landscape, and will be limited to enhancement of community and education facilities. Fencing in the area will be limited in extent, size, and colours so as to maintain the open and natural character of the area.

Vegetation buffers and landscaping will be important in integrating the residential park into the natural landscape providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users. The park will be enhanced through the further planting of locally indigenous bushes, trees and shrubs so as to blend with the natural coastal / estuarine environment and to soften and screen the built form when viewed from the approaches to the park.

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

No further intensification or expansion of long-term residential accommodation will be undertaken within the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - amenity block, including shower, toilet, laundry and kitchen facilities
 - cabin

- camping ground
- caravan permanently fixed to land
- educational establishment
- interpretive facility
- kiosk
- meeting room
- recreation area
- residential park.

2 Development listed as non-complying is generally inappropriate.

3 No further intensification or expansion of long-term residential accommodation should be undertaken within the zone.

Form and Character

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

5 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a residential park), community or recreational facility and toilets/amenities.

6 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.

7 At least 16 square metres of contiguous private space, which may be used as a second car parking space, should be provided on each site intended for residential accommodation.

8 Caravan, cabin and dwelling sites should be greater than 100 square metres in area.

9 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

10 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

11 Internal road surfaces should be surfaced to prevent dust becoming a nuisance.

Street and Boundary Setbacks

12 Every dwelling, annex or caravan fixed to land should be setback 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

13 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 they can be removed in the event of a hazard.

14 Development including associated roads and parking areas should be protected from coastal flooding and sea level rise by ensuring all of the following apply:

- (a) site levels are at least 3.25 metres Australian Height Datum
- (b) building floor levels are at least 3.5 metres Australian Height Datum

- (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres above those levels, plus an allowance to accommodate land subsidence at the site until the year 2100.

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisements and/or advertisement hoarding where located within 500 metres of the centre line of any primary arterial or secondary arterial road, tourist road or scenic road.	<p>Except where all of the following are satisfied:</p> <ul style="list-style-type: none"> (a) it is located within a 60 km/h or 80 km/h speed restriction (b) it has an advertisement area of 2 square metres or less (c) the message contained thereon relates entirely to a lawful use of land and it is erected on the same site as that use (d) it consists of no more than 2 advertisements and/or advertisement hoardings per site.
Amusement machine centre	
Bus depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to a residential park.
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except for a manager' residence in association with and ancillary to a residential park.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	

Form of Development	Exceptions
Hotel	
Indoor recreation centre	Except where in association with and ancillary to a residential park.
Industry	
Intensive animal keeping	
Land division which results in the creation of additional allotment(s) either wholly or partly within the zone.	Except where a lease or licence agreement is made, granted or accepted under the <i>Residential Parks Act 2007</i> .
Marina	
Motor repair station	
Nursing home	
Office	Except where in association with and ancillary to a residential park.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to a residential park.
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 a residential park.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	Except where in association with and ancillary to a residential park.
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 permanently fixed to land	
Educational establishment	
Interpretive facility	
Kiosk	
Meeting room	
Recreation area	
Residential park	
Storage area for recreation vehicle	
Swimming pool	
Transportable dwelling	

Residential Zone

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

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 Educational and community uses in appropriate locations.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone promotes pleasant, safe and convenient living environments for the residents of Mallala and Two Wells, supported by an appropriate range of recreation, education, community and aged care facilities. The zone provides for urban residential expansion, including the co-ordinated subdivision of larger allotments, rationalization of roads, economic provision of services and integrated open space system.

Future residential development will cater for a variety of needs, proceed in a staged manner to maximise efficiencies in the provision of services, and include accessible and usable public open space. Residential areas which abut agricultural, industrial or commercial areas will be designed to minimise the impacts from those areas, either through the provision of landscaped buffers, the creation of larger allotments along the interface, or some other acceptable method.

Residential development will generally consist of low density, single storey detached housing with generous boundary setbacks and areas of private open space. However, the impending introduction of a Community Wastewater Management Scheme will allow the creation of a more diverse range of allotments and dwelling types at higher densities than those that currently prevail. Development will have a high standard of design and appearance to enhance the amenity and complement the country town character of the zone.

All development will incorporate environmentally sustainable building design - eco-friendly and appropriate water sensitive design techniques - and flood mitigation measures. Where possible, stormwater detention will occur onsite and/or retention basins will be incorporated into suitably designed and accessible areas of public open space, provided such areas are useable for the majority of the year.

Portions of the zone within the Two Wells township are subject to inundation by floodwaters from the Gawler River and Light River. Provision for recreation and open space activities within areas subject to flooding is encouraged within the zone, particularly where adjacent to the river channels. It is expected that new development will not increase the potential for blockage of floodways or alter flow paths, will not remove areas of flood storage (through filling etc) and thereby impact on localised levels and flow paths and will not increase volume and peak runoff levels.

Dwellings and ancillary buildings and structures will be located and designed to prevent entry by floodwaters.

This will primarily be achieved through the raising of floor levels above the flood level, although alternative solutions may be appropriate in limited circumstances provided specific flood proofing measures are included within any design and construction.

Land division layout will also take into consideration evacuation routes for land within or adjacent to the flood plain to avoid isolating areas and placing greater demands on emergency services during flood events.

Development of various parcels of land will achieve integration with the existing areas of the townships, as well as provide for the future integration with adjoining parcels of land designated for current or future urban development.

Provision will be made for direct and convenient pedestrian and cycle connections to/from the town centre and other facilities, such as the primary school and recreational grounds. Higher density residential development and housing for the aged will be convenient to a range of town services and facilities.

Noise treatment measures will be required to ensure an appropriate interface exists between development where portions of the zone are located adjacent to land identified for industrial or agricultural uses.

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
 - non-residential use that serves the local community, for example:
 - child care facility
 - community centre
 - health and welfare service
 - open space
 - primary and secondary school
 - pre-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) primarily serves the local community
 - (b) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

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

- 7 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	5 metres plus 1 additional metre for every additional metre above the 3 metres wall height measured from natural ground level.
Minimum setback from secondary road frontage	3 metres plus 500 millimetres for every additional metre above 3 metres vertical wall height measured from natural ground level.
Minimum setback from side boundaries	1 metre plus 500 millimetres for every additional metre above 3 metres vertical wall height measured from natural ground level.
Minimum setback from rear boundary	1 metre plus 500 millimetres for every additional metre above 3 metres vertical wall height measured from natural ground level.
Maximum site coverage	50 per cent
Maximum building height from natural ground level	8 metres

- 8 Where a dwelling is connected to a Community Wastewater Management System or an urban sewer system, sufficient site area should be provided to accommodate:
- (a) an average of 80 square metres of private open space per dwelling
 - (b) 2 off street vehicle parking spaces per dwelling.

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

Parameter	Value
Maximum floor area	80 square metres
Maximum building height (measured from natural ground level)	6.5 metres
Maximum vertical wall height (measured from natural ground level)	4.2 metres
Minimum setback from side and rear boundaries	1 metre plus 1 metre for each additional 500 millimetres above 2.7 metres of vertical wall height measured from natural ground level
Minimum setback from a primary road boundary where the floor area is 54 square metres or less and/or the vertical wall height measures no more than 2.7 metres	For an outbuilding and shed: 10 metres or the same distance of the existing associated dwelling (whichever is the greater) For a garage attached to a dwelling: behind any part of the building line of the dwelling to which it is ancillary that faces the principal street
Minimum setback from a primary road boundary where the floor area is greater than 54 square metres and/or the vertical wall exceeds 2.7 metres	15 metres or the same distance of the existing associated dwelling (whichever is the greater)
Minimum setback from a secondary road boundary	3 metres plus 1 metre for every additional 500 millimetres above 2.7 metres of wall height measured from the natural ground level.

- 10 The total area of sheds, garages and domestic outbuildings on an allotment should not exceed 10 per cent of the area of the allotment or 100 square metres in floor area, whichever is the lesser area.

- 11 Garages and carports facing the street (other than an access lane way) should not exceed 50 per cent of the width of the allotment or building site frontage.
- 12 Except where a dwelling is unable to be connected to a Community Wastewater Management System or an urban sewer system, a dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	450 minimum	15
Semi-detached	300 minimum	10
Group dwelling	350 minimum	20
Residential flat building	250 average	20
Row dwelling	300 minimum	10

- 13 Where a dwelling is unable to be connected to a Community Wastewater Management System or an urban sewer system, a dwelling should have a minimum site area of 1200 square metres.
- 14 No more than 3 dogs should be kept on an allotment.
- 15 A reserve buffer measuring 10 metres wide should be provided along the boundary to the **Bulk Handling Zone**.
- 16 The following should occur in locations as shown on the [Concept Plan Map Mal/3 - Mallala Residential](#):
- (a) stormwater detention within the public reserves so as to ensure that the potential for downstream flooding of land is not increased
 - (b) new road infrastructure and upgrades.
 - (c) suitable buffer between dwellings and Primary Production areas in the form of a public roadway incorporating a public pathway and a 20 metre wide plantation of vegetation adjacent the **Primary Production Zone** boundary as part of the road reserve.
- 17 The following should occur in locations as shown on the [Concept Plan Map Mal/4 - Two Wells Residential](#):
- (a) public reserves
 - (b) new road infrastructure and upgrades.

Affordable Housing

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

Land Division

- 19 Land division should create allotments with a minimum area of 1200 square metres or greater where a dwelling is unable to be connected to a Community Wastewater Management System or an urban sewer system.
- 20 Land divisions within the Mallala township comprising more than 3 additional allotments should not take place until they can be connected to a Community Wastewater Management System.

Residential Policy Area 4

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 predominately detached dwellings.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area is located to the east of the existing Two Wells township. The policy area has historically been subject to flooding and as such development will need to incorporate flood management infrastructure to mitigate flood events including the 1-in-100 average return interval flood event. Key flood management infrastructure includes the construction of a flood management levee as identified on [Concept Plan Map Mal/7 – Two Wells](#).

The Desired Character for the policy area is a high quality residential environment accommodating low-density detached dwellings. Where allotments are not connected to a Community Wastewater Management System, land division will establish allotments of a size that is suitable for on-site treatment and disposal of effluent generated by residential development.

Land division should maximise opportunities for sustainable stormwater management, including stormwater capture, treatment and re-use, the use of detention and/or retention basins and integrating opportunities for recreation and public open space.

Opportunities for integration with existing adjacent residential areas should be maximised through techniques such as linear pedestrian and cyclist path connections and the distribution and layout of public open space.

Road and allotment layouts should maximise opportunities to create energy efficient housing through appropriate orientation and allotment shapes.

Those areas identified on [Concept Plan Map Mal/8 – Two Wells](#) have been identified as potentially being affected by land contaminating activities and therefore should not be developed until it is demonstrated that the land is suitable for its intended use.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - domestic outbuilding in association with a dwelling
 - detached dwellings
 - dwelling addition
 - small scale non-residential use that serves the local community, for example:
 - open space
 - recreation area.
- 2 Development listed as non-complying is generally inappropriate.

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

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 7 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 8 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	5.5 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	3 metres
Maximum building height (from natural ground level)	8 metres
Minimum area of private open space	80 square metres
Minimum number of on site car parking spaces (one of which should be covered)	2

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

Parameter	Value
Maximum floor area	54 square metres
Maximum building height (from natural ground level)	6.5 metres
Maximum wall height (from natural ground level)	4.2 metres
Minimum setback from side and rear boundaries	1 metres
Minimum setback from a public road or public open space area	10 metres

- 10 A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table. The minimum site area may be reduced if appropriate on site effluent management can be demonstrated or the land is connected to a Community Wastewater Management Scheme:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	1200 minimum	12

- 11 Larger allotments should be provided at the boundary of the policy area and in particular at the interface with the **Primary Production Zone**, unless it can be demonstrated that interface issues can be satisfactorily addressed.

Heritage

- 12 An Aboriginal heritage field survey should be undertaken prior to any change in use or construction works (including the construction of roads, wetlands, or other infrastructure associated with the future development of the zone) or prior to any decision on an application for land division involving the creation of additional allotments (whichever is undertaken first).

Residential Policy Area 6

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

DESIRED CHARACTER

The policy area is located immediately to the north-east of the **Town Centre Zone** in Two Wells. The desired character for the area is that of a high quality residential environment with, overtime, more medium density forms of residential development being established.

Medium density development of between 35 to 70 dwelling units per hectare will be established in the area, being typically of a low rise nature of between 2 and 3 storeys in height. Development, including aged persons' accommodation and nursing homes, will be located and designed to provide safe, convenient pedestrian and cycling access to the community, recreational and retail services in the adjoining town centre.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - affordable housing
 - aged persons' accommodation
 - detached dwelling
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling addition
 - group dwelling
 - nursing home
 - pergola in association with a dwelling
 - residential flat building (buildings between 1 and 3 storeys)
 - retirement village
 - row dwelling
 - semi-detached dwelling
 - supported accommodation.
- 2 The use and placement of outbuildings should be ancillary to and in association with residential purposes.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Medium density development should:
 - (a) achieve net residential site densities of between 35 and 70 dwelling units per hectare
 - (b) be in the form of 2 to 3 storey buildings.
- 5 Upper level balconies may extend 1 metre closer to the road boundary than the associated dwelling.
- 6 In the case of multiple dwellings on 1 site, access to parking and garaging areas from public streets should primarily be via a minimum number of common driveways.
- 7 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	4 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries	1 metre for 1 storey 1.5 metres for 2 storeys 2 metres for 3 or more storeys
Minimum setback from rear boundary	3 metres for 1 storey 4 metres for 2 storey 5 metres for 3 storey
Maximum building height (from natural ground level)	11 metres

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

Parameter	Value
Maximum floor area	54 square metres
Maximum building height	3.6 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metres
Minimum setback from a public road or public open space area	5.5 metres

Mallala Council
Zone Section
Residential Zone
Residential Policy Area 6

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

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	300 minimum	10
Semi-detached	220 minimum	9
Group dwelling	200 minimum	15
Residential flat building	200 average	15
Row dwelling	220 minimum	9

Affordable Housing

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except where all of the following are satisfied: <ol style="list-style-type: none"> it is less than 4 metres in height it has no more than 4 square metres total advertisement area both sides inclusive. it does not flash or move.
Amusement machine centre	
Auction room	
Building or structure within any of the Flood Hazard Risk Areas , as shown on <i>Overlay Maps - Development Constraints</i>	Except where it achieves one of following: <ol style="list-style-type: none"> it facilitates the provision of public infrastructure for flood mitigation or flood management purposes it is located on land within the Low or Medium Flood Hazard Risk Areas, as shown on <i>Overlay Maps – Development Constraints</i> it involves the construction of an open sided structure.
Bus depot	
Bus station	
Cemetery	
Consulting room	Except where: <ol style="list-style-type: none"> the total floor area is 150 square metres or less in Residential Policy Area 4 and Residential Policy Area 6 the total floor area is 80 square metres or less the site does not front an arterial road.
Crematorium	
Dairy	
Dog track	
Electricity substation	
Entertainment venue	
Farming	

Form of Development	Exceptions
Fence within any of the Flood Hazard Risk Areas , as shown on <i>Overlay Maps – Development Constraints</i>	Except where (a) or (b) is satisfied: (a) it is located within the Low Flood Hazard Risk Area and: (i) the fencing maintains a mesh size greater than 100 millimetres between ground level and 300 millimetres; <i>or</i> (ii) the fence is located within 10 metres of a dwelling or other building. (b) it is located within the Medium or High Flood Hazard Risk Areas and: (i) it is a post and wire fence with a mesh size greater than 100 millimetres; <i>or</i> (ii) the fence is located within 10 metres of a dwelling or other building.
Filling of land within the Gawler River Flood Plain or Light River Flood Plain , as shown on <i>Overlay Maps – Development Constraints</i>	Except where it is a direct consequence of and is necessary for building work or where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.
Fuel Depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division creating an allotment or allotments of less than 40 hectares in size wholly located within the Medium or High Flood Hazard Risk Areas as shown on <i>Overlay Maps – Development Constraints</i>	Except where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.
Motor Repair Station	
Office	Except where: (a) the total floor area is less than 50 square metres (b) in Residential Policy Area 4 the total floor area is less than 80 square metres (c) the site does not front an arterial road (d) in conjunction with a residential use of land.
Petrol filling station	
Public service depot	Except where located on the site of an existing Council public service depot.
Radio or television station	
Restaurant	

Form of Development	Exceptions
Road transport terminal	
Service trade premises	
Shop or group of shops	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	Except in Residential Policy Area 4 where development is associated with a Community Wastewater Management System/treatment plant and ancillary infrastructure or an on-site wastewater system associated with a residential dwelling.
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
Additions and alterations to the existing Council public service depot	Aged person's accommodation (2 or 3 storeys) in Residential Policy Area 6
Aged person's accommodation (1 storey) in Residential Policy Area 6	Group dwelling (3 storeys) in Residential Policy Area 6
Nursing home (1 storey) in Residential Policy Area 6	Nursing home (2 or 3 storeys) in Residential Policy Area 6
Retirement village (1 storey) in Residential Policy Area 6	Residential flat building (3 storeys) in Residential Policy Area 6
	Retirement village (2 or 3 storeys) in Residential Policy Area 6

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 Minimisation of risks to safety and property of flooding from the Gawler River, Salt Creek and the Light River.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone is located in areas abutting the townships of Mallala, Dublin and Two Wells, and localities known as Lewiston, Barabba and Fischer, which are suitable for horse keeping, but exclude significant numbers of dog kennels.

The zone provides for low density residential living consisting of detached dwellings on larger allotments and associated small scale, non-intensive rural activities and non-intensive animal keeping. To help achieve a desirable level of amenity, it is expected that the numbers of non-domestic animals, such as sheep, goats and poultry, kept on an allotment will be limited in number.

It is envisaged that properties within the zone will be well landscaped with locally indigenous plant species to promote privacy and to provide for the screening of buildings and structures from neighbouring properties and public roadways.

The zone will be developed in a way that minimises potential amenity impacts on sensitive land uses through the use of appropriate buffers and will protect the amenity of and outlook from, the residential areas adjacent to the zone and from Port Wakefield Road. All development will incorporate environmentally sustainable building design, eco-friendly and appropriate water sensitive design techniques and, if required, flood mitigation measures. Where possible, stormwater, detention and/ or retention basins will be incorporated into suitably designed and accessible areas of public open space, provided such areas are useable for the majority of the year. It is desirable that the standard of development within these areas be such as to enhance the rural character and be compatible with the residential function and semi-rural environment. The semi-rural character of the zone will be reinforced and strengthened through the design and siting of buildings and structures, open style fencing and appropriate landscaping to compliment the landform.

There will be no industrial, commercial or retail uses. Home based businesses and cottage industries are not desired in **Precinct 3 Two Wells** but may be established elsewhere in the zone.

Portions of the zone are subject to inundation by floodwaters from the Gawler River, Salt Creek and the Light River. Provision for recreation and open space activities within areas subject to flooding is encouraged within the zone. It is expected that new development will not increase the potential for blockage of floodways or alter flow paths, will not remove areas of flood storage (through filling etc) and thereby impact on localized levels and flow paths and will not increase pre-development volume and peak runoff levels.

Dwellings and ancillary buildings and structures will be located and designed to prevent entry by floodwaters. This will primarily be achieved through the raising of floor levels above the flood level, although alternative solutions may be appropriate in limited circumstances provided specific flood proofing measures are included within any design and construction.

Land division layout will also take into consideration evacuation routes for land within or adjacent to the flood plain to avoid isolating areas and placing greater demands on emergency services during flood events.

Barabba and Fischer

The small rural living settlements of Barabba and Fischer are located near the north-eastern corner and eastern boundary respectively of the council area. These settlements contain limited residential development with no support facilities of any consequence. They effectively function as small rural living localities and any further land division or expansion is undesirable given servicing limitations, impingement on land in primary production, and alternatives elsewhere in the district including those at Mallala, Dublin and the Two Wells / Lewiston area.

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
 - dwelling addition
 - farming
 - farm building
 - flood mitigation measures
 - home based industry/ office (other than in **Precinct 3 Two Wells**)
 - horse keeping and associated stables (other than in **Precinct 3 Two Wells**)
 - keeping of dogs, other livestock, birds or poultry at low densities (other than in **Precinct 3 Two Wells**)
 - public outdoor recreation activities.
- 2 Development listed as non-complying is generally inappropriate.
- 3 There should be no more than one dwelling per allotment in **Precinct 3 Two Wells**.
- 4 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 5 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.

Form and Character

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

Parameter	Value
Minimum setback from primary road frontage	15 metres plus 1 additional metre for every additional 500 millimetres above the 3 metres wall height measured from natural ground level
Minimum setback from secondary road frontage	8 metres plus 1 additional metre for every additional 500 millimetres above the 3 metres wall height measured from natural ground level
Minimum setback from side boundaries	5 metres plus 1 additional metre for every additional 500 millimetres above the 3 metres wall height measured from natural ground level

Parameter	Value
Minimum setback from rear boundary	20 metres
Maximum building height (from natural ground level)	2 Storeys

- 8 All buildings associated with a home based industry/office, sheds (except for stables, kennels and animal pens), garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	300 square metres
Maximum building height (from natural ground level)	6.5 metres
Maximum wall height (from natural ground level)	4.2 metres
Minimum setback from primary road boundary where the floor area is 36 square metres or less and/or the vertical wall height measures no more than 2.7 metres	15 metres or the same distance as the existing associated dwelling, whichever is greater
Minimum setback from primary road boundary where the floor area is greater than 36 square metres and/or the vertical wall height exceeds 2.7 metres	20 metres or the same distance as the existing associated dwelling, whichever is greater
Minimum setback from side road boundary	8 metres plus 3 additional metre for every additional 500 millimetres above the 2.7 metres wall height measured from natural ground level
Minimum setback from side boundaries	5 metres plus 1 additional metre for every additional 500 millimetres above the 2.7 metres wall height measured from natural ground level
Minimum setback from rear boundary	12 metres

- 9 Stables should be setback within the following parameters:

Parameter	Value
Minimum setback from primary road boundary for stables measuring less than 54 square metres and the vertical wall height measures no more than 2.7 metres	15 metres or the same distance as the existing associated dwelling, whichever is the greater
Minimum setback from primary road boundary for stables measuring greater than 54 square metres	35 metres or the same distance as an existing associated dwelling, whichever is the greater
Minimum setback from side road boundary	8 metres plus 3 additional metre for every additional 500 millimetres above the 2.7 metres wall height measured from natural ground level
Side boundary setback	8 metres plus 1 additional metre for every additional 500 millimetres above the 2.7 metres wall height measured from natural ground level
Minimum setback from rear boundary	12 metres

- 10 Dog kennels should be setback within the following parameters:

Parameter	Value
Minimum setback from primary road boundary	15 metres or the same distance as the existing associated dwelling, whichever is the greater
Minimum setback from side road boundary	10 metres
Side boundary setback	10 metres where the kennels is fully sealed and insulated. 20 metres where the kennel opens towards the side boundary.
Minimum setback from rear boundary	12 metres

- 11 The total combined floor area of dog kennels, sheds, stables, garages and other buildings (excluding buildings and structures used for horticulture) should not cover more than 25 percent of the total area of the allotment.
- 12 The keeping of the following animals should only be undertaken where the following parameters are satisfied:

Parameter	Value
Dogs	3 per allotment
Horses	2 per allotment
Poultry	20 per allotment

- 13 Home based industry/ office should occur where all of the following are satisfied:
- the allotment on which the home based industry/ office is located is the principal place of residence of the operator
 - the allotment is not less than 1 hectare in area
 - the building or portion of the building used for such purposes does not occupy a floor area in excess of 100 square meters
 - the area for roofed or unroofed storage of materials does not exceed 20 square meters in area and is screened from public view
 - the total number of persons involved in the home based industry/ office is limited to 3 persons of which one is the resident occupier on the subject premises
 - not more than one commercial vehicle of no greater than 9 tonne unladen weight is parked or stored on the subject premises or is used in the conduct of that business or industry
 - goods produced on the premises are not exposed, displayed or made available for public sales from the site

(h) the home based industry/ office operates only within the following hours:

Days of the Week	Operating Hours
Monday to Friday	Between 8.00 am to 6.00 pm
Saturday	Between 8.00 am to 12 noon

- (a) the conduct of that business or light industry does not detract from the resident amenity in terms of emissions of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, light spill, or electrical interference
- (b) the home based industry/ office does not require the imposition on the services provided by a public utility organisation of any demand or load greater than that which is ordinarily imposed by other users of the services in the locality.

14 The parking or storage of a commercial vehicle or similar vehicle on a site should only occur where:

- (a) the vehicle is owned and operated only by a resident of the property
- (b) the vehicle is parked in accordance with the following table:

Location	Setback distance of vehicle (metres)
Primary road frontage	15 metres or the same distance as the existing associated dwelling whichever is the greater
Side road boundary	8 metres
Allotment side boundary	5 metres
Rear boundary	12 metres

- (a) driveways to the property are sealed (either by sufficient crushed rock and aggregate, bitumen, paving, concrete or brick pavers) to withstand the weight of the vehicle and minimise mud and dust
- (b) movement of the vehicle to and from the property does not result in nuisance to adjoining neighbours as a result of noise, dust, fumes, vibration, odour or potentially hazardous loads
- (c) only minor maintenance is to be carried out on the property but not including major body work, mechanical repairs and truck washing
- (d) refrigerated trailers are not kept on the property at any time whilst the motor is in operation;
- (e) vehicles only enter and exit the property in accordance with the following hours:

Days of the Week	Operating Hours
Monday to Saturday	Between 6.00 am to 8.00 pm
Sunday and Public Holidays	Between 10.30 am to 5.00 pm

- (a) the handling trans-shipment of freight is not carried out on the property
- (b) trailers are not stored on the subject land when not coupled to the prime mover
- (c) the vehicle is screened from views adjoining properties and the public roads by existing buildings and landscaping.

- 15 The parking or storage of a commercial vehicle over 9 tonne unladen weight or similar vehicle on a site should only occur within that part bound by Buckland Park Road to the west and Meaney Drive (formerly Old Port Wakefield Road) to the east.
- 16 Horticulture within structures (eg shade houses, glass houses, green houses, plastic houses) should only occur where all of the following are satisfied:
- (a) the total floor area of such structures on an allotment do not exceed 300 square metres in area.
 - (b) the produce grown is for the personal use of residents on the subject land and not for commercial production and sale unless associated with a home activity.
 - (c) a permanently occupied residence is located on the subject land
 - (d) the structures are setback in accordance with the following table:

Location	Setback distance of vehicle (metres)
Primary road frontage	20 metres or the same distance as the existing associated dwelling whichever is the greater
Side road boundary	8 metres plus 1 additional metre for every additional 500 millimetres above the 2.7 metres wall height measured from natural ground level
Allotment side boundary	5 metres plus 1 additional metre for every additional 500 millimetres above the 2.7 metres wall height measured from natural ground level
Rear boundary	12 metres

- (e) fumigation within the structures does not take place
- (f) the external appearance of the structure(s) and the materials used are of a high standard and will not adversely affect the character and amenity of the locality.

Land Division

- 17 Other than within **Precinct 3 Two Wells**, land division should create allotments with:
- (a) an area of at least 1 hectare (10 000 square metres)
 - (b) a minimum frontage to a public road of not less than 50 metres.
- 18 No additional allotments should be created in the settlements of Barabba and Fischer.
- 19 Development in Dublin, including land division, should be undertaken in accordance with [Concept Plan Map Mal/5 – Rural Living Dublin](#).

PRECINCT SPECIFIC PROVISIONS

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

Precinct 3 Two Wells

- 20 Land division should create allotments with:
- (a) an area of at least 0.5 hectares (5 000 square meters)
 - (b) a minimum frontage to a public road of not less than 30 metres

- 21 Dwellings should be setback a minimum of 10 metres from the primary street frontage and 3 metres to the secondary street frontage. The primary street setback can be reduced to 5.5 metres at the interface of the **Residential Zone**.
- 22 All dwellings should have a finished floor level 300 millimetres above the anticipated 1-in-100 average return interval flood level based at post levee construction.
- 23 All dwellings, outbuildings and fences should be designed and sited in a manner that does not result in flood waters increasing the potential hazard risk to public safety of persons during a flood event.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where all of the following are satisfied: <ul style="list-style-type: none"> (a) it is less than 2 metres in height (b) it has no more than 3 square metres total advertisement area both sides inclusive. (c) it does not flash or move.
Amusement machine centre	
Animal pen	Except where all of the following are satisfied: <ul style="list-style-type: none"> (a) it measures less than 6.5 metres total building height (b) the total floor area of kennels, animal pens, sheds, stables, garages and other outbuildings on the allotment does not cover more than 25 per cent of the area of the allotment (c) it is not located in Precinct 3 Two Wells
Building or structure within any of the Flood Hazard Risk Areas , as shown on <i>Overlay Maps - Development Constraints</i>	Except where it achieves one of following: <ul style="list-style-type: none"> (a) it facilitates the provision of public infrastructure for flood mitigation or flood management purposes (b) it is located on land within the Low or Medium Flood Hazard Risk Areas, as shown on <i>Overlay Maps – Development Constraints</i> and the total floor area of buildings or structures measures less than 25 percent of the area of the allotment (c) it involves the construction of an open sided structure.
Bus depot / station	
Caravan park	
Consulting room	
Crematorium	
Dairy	

Form of development	Exceptions
Dwelling	<p>Except a detached dwelling which:</p> <ul style="list-style-type: none"> (a) is not located within the High Flood Hazard Risk Area, as shown on <i>Overlay Maps – Development Constraints</i> (b) does not require access to it by road across land within the High Flood Hazard Risk Area, as shown on <i>Overlay Maps – Development Constraints</i> (c) will not result in more than one dwelling per allotment in Precinct 3 Two Wells
Educational Establishment within the Medium or High Flood Hazard Risk Areas , as shown on <i>Overlay Maps – Development Constraints</i>	
Fence within any of the Flood Hazard Risk Areas , as shown on <i>Overlay Maps – Development Constraints</i>	<p>Except where (a) or (b) is satisfied:</p> <ul style="list-style-type: none"> (a) it is located within the Low Flood Hazard Risk Area and: <ul style="list-style-type: none"> (i) the fencing maintains a mesh size greater than 100 millimetres between ground level and 300 millimetres; <i>or</i> (ii) the fence is located within 10 metres of a dwelling or other building. (b) it is located within the Medium or High Flood Hazard Risk Areas and: <ul style="list-style-type: none"> (i) it is a post and wire fence with a mesh size greater than 100 millimetres; <i>or</i> (ii) the fence is located within 10 metres of a dwelling or other building.
Filling and/or excavation of land within any of the Flood Hazard Risk Areas , as shown on <i>Overlay Maps – Development Constraints</i>	<p>Except where it is a direct consequence of and is necessary for building work or where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.</p>
Fuel Depot	
Hospital	
Horse keeping within the High Flood Hazard Risk Area , as shown on <i>Overlay Maps – Development Constraints</i>	
Hotel	
Industry	<p>Except a light industry in the form of a cottage industry/home business, where located outside of Precinct 3 Two Wells.</p>
Intensive animal keeping	
Kennel	<p>Except where all of the following are satisfied:</p> <ul style="list-style-type: none"> (a) it has a total building height less than 6.5 metres (b) the total floor area of kennels, animal pens, sheds, stables, garages and other outbuildings on the allotment does not cover more than 25 per cent of the total area of the allotment (c) it is not located in Precinct 3 Two Wells.

Form of development	Exceptions
Land Division	Except where it is located outside of the settlements of Barabba and Fischer and it achieves either (a) or (b) <ul style="list-style-type: none"> (a) the land division is required for facilitating the provision of public infrastructure for flood mitigation or flood management purposes (b) the land division results in one of the following: <ul style="list-style-type: none"> (i) the creation of an allotment or allotments of 40 hectares or more in size wholly located within the Medium or High Flood Hazard Risk Areas, as shown on Overlay Maps – <i>Development Constraints</i> (ii) the creation of an allotment or allotments of 0.5 hectares or more in Precinct 3 Two Wells (iii) in all other cases, the creation of an allotment or allotments of 1 hectare or more.
Major public service depot	
Motel	
Motor Repair Station	
Motor racing or testing venue	
Office	
Outbuilding	Except where both (a) and (b) are satisfied: <ul style="list-style-type: none"> (a) it has a total building height less than 6.5 metres (b) the total floor area of kennels, animal pens, sheds, stables, garages and other outbuildings on the allotment does not cover more than 25 per cent of the total area of the allotment.
Parking or storage of a vehicle exceeding 9 tonnes unladen weight	Except where either (a) or (b) is satisfied: <ul style="list-style-type: none"> (a) it is a horse float (b) it is in that area bound by Buckland Park Road to the west and Old Port Wakefield Road to the east.
Petrol filling station	
Primary School	
Residential park	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Stock sales yard	
Stock slaughter works	
Store	
Supported accommodation	

Form of development	Exceptions
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2								
<p>Parking or storage of a commercial vehicle not exceeding 9 tonne unladen weight</p> <p>Parking or storage of a commercial vehicle exceeding 9 tonne unladen weight in that area bound by Buckland Park Road to the west and Old Port Wakefield Road to the east.</p> <p>The keeping of the following animals (except in Precinct 3 Two Wells) where the following parameters are satisfied:</p> <table border="1"> <thead> <tr> <th>Animal type</th> <th>Parameter</th> </tr> </thead> <tbody> <tr> <td>Dogs</td> <td>3 per allotment</td> </tr> <tr> <td>Horses (including stables)</td> <td>2 per allotment</td> </tr> <tr> <td>Poultry</td> <td>20 per allotment</td> </tr> </tbody> </table>	Animal type	Parameter	Dogs	3 per allotment	Horses (including stables)	2 per allotment	Poultry	20 per allotment	<p>Light industry in the form of a cottage industry/home business</p>
Animal type	Parameter								
Dogs	3 per allotment								
Horses (including stables)	2 per allotment								
Poultry	20 per allotment								

Settlement Zone

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

OBJECTIVES

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

DESIRED CHARACTER

This zone embraces the small settlements of Lower Light, Windsor, Wild Horse Plains, Long Plains and Redbanks. These settlements, especially Windsor and Long Plains, fulfil a useful settlement function within the rural district, although none have developed to a significant extent.

Opportunities are available for the provision of additional residential development and small-scale service facilities to satisfy demand of the local community and the travelling public. It is desirable that such additional development is complementary to, and does not compete with, the services and prime urban function of the major townships of Mallala and Two Wells. Future development will cater for a variety of needs, proceed in a staged manner to maximise efficiencies in the provision of services.

Residential development will generally consist of low density, single storey detached housing with generous boundary setbacks and areas of private open space. Residential areas which abut agricultural areas will be designed to minimise the impacts from those areas. Non residential development will not interfere with the residential function or semi-rural character of the settlement.

All development will incorporate environmentally sustainable building design, eco-friendly and appropriate water sensitive design techniques and stormwater detention and/or retention and flood mitigation measures (if subject to inundation by floodwaters).

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
 - recreation area
 - shop or group of shops 100 square metres or less in size
 - small scale local community and service facilities.
- 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.
- 4 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

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Local service facilities should be grouped together in proximity to existing facilities.
- 7 Buildings should not exceed 8 metres in height measured from natural ground level and be designed and sited so as to be sympathetic to the character and amenity of the locality.
- 8 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	1 metre plus 500 millimetres for every additional metre above 3 metres measured from natural ground level
Minimum setback from rear boundary	1 metre plus 500 millimetres for every additional metre above 3 metres measured from natural ground level.
Maximum site coverage	50 per cent
Maximum building height from natural ground level	8 metres
Minimum area of private open space	100 square metres
Minimum number of on site car parking spaces (one of which should be covered)	2

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

Parameter	Value
Maximum floor area	100 square metres
Maximum building height from natural ground level	6.5 metres
Maximum wall height from natural ground level	4.2 metres
Minimum setback from side and rear boundaries	1 metre plus 1 metre for each additional 500 millimetres above 2.7 metres of vertical wall height measured from natural ground level.
Minimum setback from a public road or public open space area	15 metres or the same distance as the existing associated dwelling (whichever is the greater)

- 10 The keeping of horses should only be undertaken:
 - (a) on allotments of a minimum of 2000 square metres in area
 - (b) where a stable and associated day yard is located on the land to accommodate each horse
 - (c) where no more than 2 horses are kept per allotment.
- 11 The keeping of dogs should not be undertaken unless no more than 5 dogs are kept as domestic pets only.

12 Stables and day-yards should be setback the following minimum distances:

Parameter	Value
Minimum setback from the principal road boundary	Behind the existing or proposed dwelling
Minimum setback from side road boundary	8 metres
Minimum setback from side or rear boundary	6 metres

Land Division

13 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone and should have an:

- (a) area of not less than 1200 square metres
- (b) 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
Advertisement and/or advertising hoarding	Except where all of the following are satisfied, it: <ul style="list-style-type: none"> (a) is less than 4 metres in height (b) has no more than 4 square metres total advertisement area both sides inclusive (c) does not flash or move.
Auction room	
Bus depot	
Bus station	
Crematorium	
Dairy	
Fuel depot	
General industry	
Horse keeping	Except where it involves the keeping of no more than 2 horses on an allotment of 2000 square metres or more in area.
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	

Form of Development	Exceptions
Land division	Except where (a) and (b) are achieved: (a) the allotment has a minimum area of 1200 square metres (b) the land is not located wholly within the Medium or High Flood Hazard Risk Areas , as shown on <i>Overlay Maps – Development Constraints</i> .
Motel	
Multiple dwelling	
Office	Except where the gross leasable floor area is 100 square metres or less.
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 100 square metres or less.
Special industry	
Stock sales yard	
Stock slaughter works	
Store	
Supported 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*.

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

Category 1	Category 2
<p>Horse keeping (including stables) involving:</p> <ul style="list-style-type: none"> (a) the keeping of a maximum of 2 horses on an allotment of 2000 square metres or more in area (b) stables and day-yards are setback the following distances: <ul style="list-style-type: none"> (i) behind the existing or proposed dwelling from the principal road boundary (ii) 8 metres from the side road boundary (iii) 6 metres from the side and rear boundaries. 	

Suburban Neighbourhood Zone

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

OBJECTIVES

- 1 A predominantly low and medium density residential area that comprises a range of dwelling types together with local and neighbourhood activity centres that are located within a walkable distance of most residents.
- 2 Provision of medium density residential development adjacent to activity centres, public transport stops and public open space.
- 3 Local and neighbourhood activity centres that provide a range of shopping, community, business and recreational facilities for the surrounding neighbourhood, while not eroding the role and function of the Centre (**Town Centre Zone**).
- 4 The orderly expansion or intensification of urban areas to support the effective and economic provision of public infrastructure and community services.
- 5 Sustainable development outcomes through innovation in stormwater management, waste minimisation, water conservation, energy efficiency and urban biodiversity.
- 6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone is located to the north of the existing Two Wells township. The zone has historically been subject to flooding and as such development will need to incorporate flood management infrastructure to mitigate flood events including the 1-in-100 average return interval flood event. Key flood management infrastructure includes the construction of a flood management levee to the east of Two Wells and extensive drainage swales within the zone, as identified on [Concept Plan Map Mal/7 – Two Wells](#).

The zone will be developed as low and medium density residential neighbourhood established around a central activity centre. The layout of the area will create active public spaces and provide equitable access to public open space, shops, education facilities and a range of community services.

Housing diversity is a priority for the zone and a range of affordable and social housing products will be delivered through innovative land division layout, housing design, access and parking arrangements. Housing form will be diverse and cater for different household sizes, life cycle stages and housing preferences.

The dominant character of the zone is expected to be low and medium density built forms of up to 3 storeys in height.

Densities will be low at the boundary and interface of the zone with adjoining rural land transitioning higher internal to the zone, with a particular focus adjacent to central open space areas and the activity centre.

The Two Wells Town Centre is the preferred location for development of any new retail activities that may be required to support the expanded Two Wells township. In order to support the future expansion and strengthening of the Two Wells Town Centre, retailing within the zone should be limited to that necessary to serve the day-to-day convenience needs of residents of the zone. A maximum of 500 square metres of gross leasable retail floor space is envisaged in the zone.

The activity centre will be located to encourage access via a network of pedestrian and bicycle linkages, while not compromising the establishment and growth of the existing town centre.

The activity centre will provide the greatest intensity of land use and activity in the zone and include street level uses that are primarily retail, service and community. Upper floor land uses will primarily be residential.

Active frontages within the activity centre will be achieved by a variety of design solutions including ground floor uses that have a clear street presence through setbacks that enable buildings to connect to public areas and spaces. Features and activities that attract people to activity centres are encouraged, such as frequent doors and display windows, retail shopfronts and outdoor eating or dining areas spilling out onto footpaths.

A pedestrian friendly environment will be provided through wide footpaths, colonnades, courtyards, awnings and street furniture. Public and communal spaces will encourage community interaction and no or low fencing on road frontages will promote casual surveillance. Parking areas will be sited behind buildings, where possible, to reinforce the pedestrian feel.

A distinctive urban form, adjacent to and within the activity centre, will frame squares and courtyards and reinforce the main-street theme.

In relation to the residential areas, the public realm will include unique and interesting themes achieved through landscaping, surface treatments, street furniture, building design and other elements. In most cases setbacks to local streets will be used to provide opportunities for landscaping to soften the built form. A cohesive built form will be achieved through design elements such as interesting roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the public road. Buildings will include windows and doors that overlook the street to promote community interaction and safer streets.

Street patterns and walkways will be integral to subdivision and neighbourhood design with the aim to minimise the need for local vehicle trips, reduce travel distances and promote low vehicle speeds in local streets. These networks will encourage active travel such as walking and cycling to local services and facilities.

Road infrastructure upgrades will be required to accommodate development within the zone. These include upgrades to the existing connection to Port Wakefield Road, as identified on [Concept Plan Map Mal/7 – Two Wells](#). The upgrade will be required prior to the construction of any new dwellings within the zone.

In addition, a new access as identified on [Concept Plan Map Mal/7 – Two Wells](#) will be required to Port Wakefield Road. Land division should not create more than 1500 allotments within the zone, until the new road access to Port Wakefield Road as indicated on [Concept Plan Map Mal/7 – Two Wells](#) has been constructed.

The local road network identified on [Concept Plan Map Mal/7 – Two Wells](#) will be established as the pre-eminent movement corridors through the zone and will be identifiable as landscaped boulevards. The local road network identified will connect the major features of the zone including centres, schools, key open space areas, recreation hubs and residential areas to adjoining areas.

Local roads will have a more intimate feel and support walking and cycling with lower traffic volumes and speeds, smaller street setbacks, consistent street tree planting, architectural variety, a pedestrian scale of development and quality street lighting.

Public open space will be designed as safe and attractive places for a range of recreational activities and formal sport as well as water management and environmental protection.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the area at the neighbourhood, street, site and building level. Harvested storm water will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

The western portion of the zone is located adjacent to land identified for industrial use as identified on [Concept Plan Map Mal/7 – Two Wells](#). Noise treatment measures will be required to ensure an appropriate interface between industrial and residential development.

Suitable measures may include the construction of a 2.5 metre high noise barrier along the Meaney Drive (formerly Old Port Wakefield Road) frontage and/or the restriction of the first row of dwellings adjacent to this interface to single storey, together with façade treatments to the adjacent dwellings.

Those areas identified on [Concept Plan Map Mal/8 – Two Wells](#) have been identified as potentially being affected by land contaminating activities and therefore should not be developed until it is demonstrated that the land is suitable for its intended use.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development, or any combination thereof, are envisaged in the zone:
 - affordable housing
 - aged persons accommodation
 - community centre
 - consulting room
 - dwelling
 - educational establishment
 - indoor recreation centre
 - nursing home
 - office
 - pre-school
 - primary school
 - residential flat building
 - shop or group of shops, excluding a bulky goods outlet or a retail showroom
 - supported accommodation.
- 2 Development should be in accordance with [Concept Plan Map Mal/7 – Two Wells](#).
- 3 Non-residential development should be located within the designated neighbourhood activity centre except where comprising small scale uses that:
 - (a) serve the local community
 - (b) are of a nature and scale consistent with the character of the locality
 - (c) do not compromise the capacity to achieve coordinated activity centre development
 - (d) do not detrimentally impact on the amenity of nearby residents.
- 4 Development should not be in the form of entertainment venues and/or licensed premises that provide live music.
- 5 Development listed as non-complying is generally inappropriate.

Form and Character

- 6 Development should be consistent with the desired character for the zone.
- 7 Development of two or more storeys in height should ensure that:
 - (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June

- (b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
 - (i) half of the existing ground level open space
 - (ii) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).
- 8 Dwellings within the designated activity centre, directly abutting the designated activity centre or directly abutting public open spaces greater than 2000 square metres (other than buffers at the interface of the zone and stormwater mitigation reserves) should achieve a minimum net residential site density of 15 dwellings per hectare.
- 9 Development should be 3 storeys or less except where located in a designated activity centre or adjacent to public neighbourhood open space as identified on [Concept Plan Map Mal/7 – Two Wells](#) where development should be 4 storeys or less.
- 10 The visual massing and height of buildings in activity centres should be progressively reduced at the interface with lower density and/or low rise residential development.
- 11 Garage top apartments that share the allotment and services of the main dwelling should:
 - (a) be no more than 2 storeys in height above the garage (a total of 3 storeys)
 - (b) front a street that provides rear access for vehicles
 - (c) complement the existing dwelling or mixed use building.

Dwellings and Residential Flat Buildings

Building to the Side Boundary

- 12 Walls of dwellings and residential flat buildings sited on side boundaries should be in accordance with at least one of the following:
 - (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
 - (b) constructed in accordance with any approved building envelope plan
 - (c) the exposed section of the wall is less than 8 metres in length and 3.5 metres in height.
- 13 Dwellings developed to both side boundaries, except where there is less than 25 square metres of private open space, should provide ground level access to the rear of the site via a carport, garage, access way, service lane or the like.

Setbacks from the Side Boundary

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

Wall height (measured from natural ground level)	Minimum setback from side boundaries (metres)
For any portion of the wall less than or equal to 7 metres	0.9
For any portion of the wall greater than 7 metres	2

Front Setbacks

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

Minimum setback	Value (metres)
From the primary road frontage of an arterial road	8 (or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling))
From the primary road frontage of all other roads	3 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling) 1.5 where the allotment is located adjacent to a public reserve greater than 2000 square metres, the dwelling faces that reserve and vehicle access is provided to the rear of the allotment No minimum where the land is within or directly facing a designated neighbourhood activity centre and vehicle access is provided to the rear of the allotment
From a secondary road frontage that is an arterial road	8 or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
Minimum setback to a secondary road frontage that is not an arterial road	0.9

Setbacks from Rear Boundaries

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

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

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

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

Site Area

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

Dwelling type	Minimum area (square metres)	Minimum frontage (metres)
Detached (except where constructed boundary to boundary)	250 minimum allotment area	7
Semi-detached	200 minimum allotment area	6
Row dwelling and detached dwelling constructed boundary to boundary	125 minimum allotment area	5
Group dwellings and/residential flat building (1 and 2 storey)	200 average site area per dwelling	No minimum

- 19 The minimum site area requirements specified can be reduced where the division is accompanied by a building envelope plan detailing building footprints and wall heights that demonstrates that the development contributes to the desired character of the zone and where one of the following applies:
- (a) the allotment(s) is located within 200 metres of a neighbourhood activity centre
 - (b) the development includes 15 per cent affordable housing
 - (c) the allotment(s) is directly adjacent public open space greater than 2000 square metres.

Neighbourhood Activity Centre

- 20 The designated neighbourhood activity centre should:
- (a) maximise its role as a neighbourhood focus by including a range of community facilities
 - (b) be physically connected with surrounding residential areas by:
 - (i) avoiding large expanses of vehicle parking that physically separates the activity centre from surrounding residential areas
 - (ii) including pedestrian and cycle linkages that enable residents to comfortably walk and cycle directly from residential areas to and also within activity centre facilities
 - (c) orient development towards and near to public spaces and street frontages
 - (d) incorporate, where possible, mixed use development along the edges to provide a transition from activity centre uses to residential areas
 - (e) include shelter for pedestrians along public streets and internal access ways
 - (f) ensure building façades create diversity of interest and have the appearance of an aggregation of small buildings
 - (g) ensure roof forms are varied and do not include large expanses of roofline that are visible from the public domain
 - (h) ensure buildings address the street frontage and open spaces with servicing areas generally accessed via rear lanes or internal to the centre and not visible from public streets.
- 21 The development of shops in the **Suburban Neighbourhood Zone** should be limited to that necessary to serve the day-to-day convenience needs of residents of the zone providing a total combined maximum of 500 square metres of gross leasable retail floor space.

Land Division

- 22 Land division should identify an allotment capable of accommodating a neighbourhood activity centre in the location identified on [Concept Plan Map Mal/7 – Two Wells](#).
- 23 Land division should ensure the orderly and continuous extension of the Two Wells Township.
- 24 Land division should not create more than 1500 allotments within the zone, until the new road access to Port Wakefield Road as indicated on [Concept Plan Map Mal/7 – Two Wells](#) has been constructed.

Interface

- 25 Residential development, including land division for residential purposes, should ensure the site of a dwelling will achieve the following (minimum) separation distances:
 - (a) 500 metres measured from the closest intensive animal keeping building on the poultry farm site located north of Temby Road
 - (b) 300 metres measured from an operational building and or structure on the site of the grain storage and handling handling/packaging facility west of Port Wakefield Road.

Heritage

- 26 An Aboriginal heritage field survey should be undertaken prior to any change in use or construction works (including the construction of roads, wetlands, or other infrastructure associated with the future development of the zone) or prior to any decision on an application for land division involving the creation of additional allotments (whichever is undertaken first).

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Industry	
Intensive animal keeping	
Land division where the total number of allotments created in the zone exceeds 1500	Except where a new road access onto Port Wakefield Road has been constructed in accordance with Concept Plan Map Mal/7 – Two Wells

Form of development	Exceptions
Public service depot	
Road transport terminal	
Service trade premises	
Stock slaughter works	
Warehouse	
Waste reception, storage, treatment or disposal	Except development associated with a Community Wastewater Management system/treatment plant and ancillary infrastructure

Public Notification

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

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

Category 1	Category 2
Advertisement	All forms of development not listed as category 1
Aged persons accommodation	
All forms of development that are ancillary and in association with residential development	
Community centre (except where adjacent an existing or approved dwelling)	
Consulting room (except where adjacent an existing or approved dwelling)	
Dwelling	
Educational establishment (except where adjacent an existing or approved dwelling)	
Nursing home	
Office that is ancillary and in association with a dwelling	
Office (other than where ancillary and in association with a dwelling—except where adjacent an existing or approved dwelling)	
Place of worship (except where adjacent an existing or approved dwelling)	
Personal service establishment (except where adjacent an existing or approved dwelling)	
Pre-school (except where adjacent an existing or approved dwelling)	
Primary school (except where adjacent an existing or approved dwelling)	
Residential flat building	

Category 1	Category 2
Retirement village	
Shop or group of shops with a gross leasable floor area 500 square metres or less (except where adjacent an existing or approved dwelling)	
Supported accommodation	

Town Centre Zone

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

OBJECTIVES

- 1 A centre accommodating a wide range of retail, office, consulting room, public administration community, cultural, educational, religious, residential and entertainment facilities to serve residents of the town and the surrounding rural community.
- 2 Conservation and upgrading of buildings and places of heritage significance and historic character.
- 3 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone comprises the primary location for a range of facilities comprising retailing, service, commerce, employment and public uses.

Although the zone in Mallala and Two Wells townships is well developed, its function as the principal economic and servicing base for the local and district population will be maintained and strengthened through development of vacant allotments and the viable use of existing buildings. It is desirable that new business and associated development will be contained within the zone so as to keep the zone as compact and efficient as possible, with adequate on-site car parking facilities. Future development will take place in a compact, efficient, co-ordinated and aesthetic manner, will complement the existing uses and will have regard to items of heritage significance and historic character.

New development will retain and preserve buildings of local or State heritage and the streetscape significance as well as respect and enhance the features of such buildings and items. New development will be sympathetic to the scale and form of existing buildings in the zone and not overwhelm their individual and small-scale nature. Care needs to be taken to ensure that the existing appearance and style of the built environment is retained.

The zone will be developed in a way that minimises potential amenity impacts on sensitive land uses. All development will incorporate environmentally sustainable building design, eco-friendly and appropriate water sensitive design techniques, stormwater detention and/or retention and flood mitigation measures (if subject to inundation). Stormwater will be managed to maximise reuse opportunities.

Landscaping will include low maintenance, water wise native shrubs of compact and low form with native grasses and groundcovers for accent and contrast. Areas of high maintenance are to be reduced. Proposed semi mature native trees are to be of consistent species and feature clean trunked form and provide shade and cooling effect on the streetscape.

Advertisement or advertising displays will be designed and sited having regard to the historic features of the locality, be subdued and of traditional styles and appearance.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bank
 - bulky goods outlet
 - café
 - consulting room
 - cultural centre
 - entertainment facility
 - fitness studio
 - hotel
 - medical centre
 - meeting room
 - motor repair station
 - office
 - petrol filling station
 - restaurant
 - service trade premises
 - shop
 - tourist facility.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A dwelling should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.

Form and Character

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

Land Division

- 5 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.

Two Wells Town Centre Policy Area 5

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

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area is focussed around that section of Old Port Wakefield Road known as the 'main street'.

Historically, land uses along the north-eastern side of the street have had a commercial/retail focus while the south-western side has accommodated civic, community service and open space uses.

While the anticipated residential growth of Two Wells will occur primarily to the north of Mallala Road, it is considered highly desirable that the necessary commercial, retail and community services required by this increased population be provided predominately along the main street. This will require the progressive regeneration of the street to ensure that the town is able to adapt to meet the future needs of the community.

As a whole, the policy area will provide high levels of civic and commercial functions, community engagement, landscape value and sustainability, while reinforcing the role of the town centre. Old Port Wakefield Road will remain as the 'arterial spine', with laneways, promenades and other spaces providing links, stitching both the fabric of the town together and providing accessibility and walkability. Future development will respond directly to the existing building form along the main street, the grandeur of the civic area and the modern floor area demands of the proposed commercial centre to the south-west.

New and improved pedestrian and cycle links will connect the town, strengthening permeability. Similarly, the siting of buildings and open spaces will provide a legible visual environment defined by vistas and view lines. The use of 'community land' on the south-western side of the main street will provide opportunity to improve open space quality, enhance the public realm and stormwater management while also providing for further development.

The regeneration will provide opportunity for integrated community open space, historic sites, new retail centres, commercial premises, medium density residential development and civic buildings while retaining the key character elements of the town.

Tree planting will be encouraged to create shade and amenity, particularly along the main street and within formalised parking areas and power lines will be undergrounded to achieve an uncluttered and cohesive urban realm. Water sensitive urban design measures will be required to increase stormwater management and the sustainability of vegetation.

Paving and landscape areas will be well designed using quality materials. There will be good provision of seating, particularly in areas of public congregation and these will be designed to meet age friendly requirements. The material palettes and colour schemes used in new developments will complement the heritage and historic character of the existing urban form.

Portions of the policy area are subject to inundation by floodwaters. It is expected that new development will not increase the potential for blockage of floodways or alter flow paths, will not remove areas of flood storage (through filling etc) and thereby impact on localised levels and flow paths and will not increase impervious areas thereby increasing volume and peak runoff levels. Buildings and structures will be located and designed to prevent entry by floodwaters. Until a community wastewater management system (or similar) is provided to service the policy area, development subject to inundation will need to provide an on-site, wastewater management system that is suitably sealed to prevent risk of water pollution during a time of flood.

Preliminary investigations of some lands within the policy area, suspected of being potentially contaminated, indicate that the human health risk associated with soil contamination is low. However, further investigations of sites identified as being potentially affected by land contaminating activities may be required to demonstrate that the land is suitable for the future intended use, particularly when of a more sensitive nature.

As an example, the proposed closure and redevelopment of Council's Waste Transfer Station on Wells Road may require further investigation to ensure the site is suitable for the future intended use.

A number of 'areas' have been established within the policy area (and in the adjoining **Community Zone – Recreation Policy Area 1**) to accommodate key land use groupings, while also allowing a degree of flexibility necessary to encompass changed circumstances over time. These areas are indicatively shown on [Concept Plan Map Mal/10 – Two Wells Town Centre Areas](#).

Area 1 Town Centre

This area will remain the thriving commercial and retail main street of Two Wells. Historic character buildings will be retained and enhanced with activated frontages and adaptive reuse encouraged. The combination of existing and new development will form a cohesive streetscape, with the urban fabric punctuated by laneways, open spaces and access points that maintain permeability. Parking areas will be organised to maximise access and parking provision while maintaining pedestrian access along rejuvenated side streets.

The redevelopment of vacant land will be encouraged along the main street and Applebee Road, with new development along Applebee Road creating a built form edge between commercial land uses and the residential areas beyond. The purpose and accessibility provided by Petticoat Lane will be increased to create a strong north-east south-west connection point to the main street and the rest of the town.

Area 2 Civic and Community

This area will be based around the two State heritage places, the Public Library (former Two Wells Institute) and the Court House, located on the south-western side of the main street. The area will support other civic activities and provide for the potential relocation of the Council offices from Mallala. The staged removal of detracting elements from the areas will occur, providing redevelopment opportunities, creating a higher amenity for civil and community facilities and the public realm.

The existing pattern of development will be retained and in-filled with a variety of footprints and building forms that reflect the civic nature of the buildings. Buildings will retain separation to create visual and physical permeability, with laneways penetrating the area to provide access through it. Parking and service areas will be integrated within the building form to minimise visual impact on the wider locality.

Area 3 Mixed Use

This area will build on the existing building form and intent of **Area 1 Town Centre**. It provides additional space for commercial, administrative, retail and office activities as well as for health practitioners.

Building forms will be flexible and adaptable to meet the immediate and changing needs of Two Wells, providing small scale opportunities for change in the urban fabric.

Area 4 Commercial

This area will meet the future larger scale retail and commercial requirements of the increased population. Located between the main street and Port Wakefield Road, it provides the opportunity for a contemporary new shopping centre with larger shops, a supermarket and other retail facilities that complement the function of the main street.

Strong connections between this area and **Area 1 Town Centre** will be required for both pedestrian and vehicular access, with continuous pedestrian walkways provided with high levels of shade, shelter and amenity.

Area 5 Market Place

This area will be a multi-function open space centrally located fronting the main street. It will be an area of community activity as well as accommodating weekend or weekday markets, civic gatherings, parties and other celebrations. It will allow for social congregation or individual reflection and will also act as a permeable transition between the commercial shopping centre and the main street.

The area will be provided with shade structures, seats and benches to encourage community activation. Services and facilities will also be provided to enable various temporary uses and events to be accommodated.

Area 6 Greenspace and Landscape Corridors

This area will provide a natural refuge from the urban fabric of the town. It will provide a buffer between Port Wakefield Road and the urban area, while also enabling footpath connections, stormwater management and habitat creation. It will also provide aesthetic value, amenity and shading.

The northern section of the area will be developed as a naturalistic open space with little built development. This area will include informal open space, tree and shrub planting, habitat corridors and wetlands. Development of the greenspace will allow permeability without any extensive restrictions on pedestrian movements.

The southern section of the area provides the key focus for formalised sport and recreation. It encompasses the football oval, tennis/netball courts, bowls rinks and associated clubrooms and car parking, children's playground and memorial area.

The Two Wells Cemetery is located in the south - eastern corner of the area. Landscaping along the common boundaries with the oval and the residential development to the south will be enhanced for screening and amenity purposes, while the open views across the cemetery from Old Port Wakefield Road will be retained both for remembrance reasons and security purposes.

Area 7 Cultural

This area will represent the origins of the town. It will provide opportunities to enhance existing historical references and create new ones where historical significance has been less apparent. Development of the area will aim to revitalise the history of the area, increasing accessibility, interpretation, landscaping amenity and parking. Footpaths and parking areas will be provided to enhance access as well as accommodating larger vehicles such as caravans and buses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area (in addition to those for the wider zone):
 - civic centre
 - emergency services facility
 - library
 - place of worship
 - pre-school (includes child care centre)
 - supermarket.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should be consistent with the desired character for the policy area.
- 4 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining public roads.

- 5 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.
- 6 Heritage places and buildings of historic character should be retained and enhanced for adaptive reuse.
- 7 The design of new buildings and infill development should reflect the diversity of existing building forms and styles, except where detracting elements are present.
- 8 Apartment dwellings may be located above commercial premises along the main street.
- 9 Retail and commercial frontages should be activated to create an animated and vibrant environment.
- 10 Development of the following areas shown on [Concept Plan Map Mal/10 – Two Wells Town Centre Areas](#) should be in accordance with the following principles of development control:
 - (a) **Area 1 Town Centre**
 - (b) **Area 2 Civic and Community**
 - (c) **Area 3 Mixed Use**
 - (d) **Area 4 Commercial**
 - (e) **Area 5 Market Place**
 - (f) **Area 6 Greenspace and Landscape Corridors**
 - (g) **Area 7 Cultural.**

Area 1 Town Centre

- 11 Development should not be undertaken unless it is consistent with the desired character for the area.
- 12 Development within the area should:
 - (a) provide building forms that reflect the grain and scale of existing buildings
 - (b) ensure facades have a high solid to void ratio with doorways and articulation increasing the permeability and activation of the built form
 - (c) provide for continuous veranda lines
 - (d) retain 10 – 12 metre frontages
 - (e) develop side streets and provide laneways where contiguous frontages exceed 40 metres
 - (f) establish off-street parking at the rear of new buildings in conjunction with existing parking areas
 - (g) have a diversity of roof profiles to minimise uniformity
 - (h) be limited to two storeys in height, not exceeding the height of the State heritage place (shop) at 104 Old Port Wakefield Road, Two Wells
 - (i) primarily be of solid construction (i.e. stone, brick or render finish) with stone walling to define property boundaries
 - (j) incorporate signage into the built form or roof canopy to reduce ground level clutter.

Area 2 Civic and Community

- 13 Development should not be undertaken unless it is consistent with the desired character for the area.
- 14 Development within the area should:
- (a) have buildings designed with reference to the historic character buildings along the main street to provide a cohesive streetscape that combines heritage and contemporary buildings
 - (b) have varying building footprints, scale and bulk to reflect the diversity of building functions associated with a civic and community area
 - (c) have building forms sympathetic to the historic character form and suitable offsets from heritage places
 - (d) have active frontages to both the main street and development to the west
 - (e) not exceed 20 metre frontages without significant articulation or building separation to reduce its visual mass
 - (f) not exceed a building height of 10 metres
 - (g) contain multiple roof pitches to create a fragmented roofline
 - (h) primarily be of solid construction (i.e. stone, brick or render finish)
 - (i) be of a mixture of single and double storeys that respond to the adjacent (retained) building forms
 - (j) provide legible entrances to the front and rear to provide links to adjoining areas.

Area 3 Mixed Use

- 15 Development should not be undertaken unless it is consistent with the desired character for the area.
- 16 Development within the area should:
- (a) retain buildings of historic character where able to meet the required function of the development
 - (b) provide buildings with flexibility and adaptability to meet a variety of future functions
 - (c) have a scale, built form and materiality that reflects the desired character of the main street
 - (d) provide a diversity of building forms and style
 - (e) be of single storey height centrally within the area, increasing to up to 3 storeys to the north
 - (f) provide 10-12 metre facades
 - (g) provide roof lines consistent with existing roof lines
 - (h) provide concealed parking areas from the main street
 - (i) encourage vertical mixed use development with offices and apartments above ground floor uses
 - (j) provide dual access that allows greater permeability through the building and the area.

Area 4 Commercial

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

18 Development within the area should:

- (a) provide for the establishment of large footprint developments suitable for contemporary retail operations
- (b) provide strong pedestrian and vehicular links to the Town Centre and Commercial areas
- (c) provide adequate car parking with easy access to shop frontages and walkways to encourage use and activation
- (d) have limited signage, primarily contained within the built form of the respective premises
- (e) have a built form reflecting the country town/agricultural vernacular (i.e. large 'working' buildings and barns on the edge of town)
- (f) be designed with gabled roofs and stepped facades to reduce the apparent form and scale of the commercial development with a maximum roofline height of 9 metres
- (g) harmonise with the desired character of the town and not dominate important heritage or historic character
- (h) have building facades with a high void to solid ratio, with window frontages and entrances creating active frontages
- (i) provide building overhangs and verandas of at least 3 metres width to provide amenity and shelter
- (j) provide service areas that are sited, designed and screened to minimise potential impacts on surrounding development.

Area 5 Market Place

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

20 Development within the area should:

- (a) enhance its use as a multi-function open space prominently located on the main street
- (b) support opportunities for social congregation and individual reflection
- (c) provide a permeable transition between the commercial shopping area to the west and the main street via pedestrian access and a visual connection
- (d) provide public art reflecting the history and community of the area
- (e) provide a shared use zone for vehicular and pedestrian traffic around the perimeter of the site
- (f) provide for shade structures and seating/benches to encourage community activation
- (g) provide for an overflow market area at the southern edge of the space
- (h) provide integrated service infrastructure and public facilities
- (i) encourage integration with the adjoining Commercial area through the design of parking and access areas, with shared paving areas accommodating parking, market spaces and hard standing suitable for civic functions
- (j) retain larger trees on its eastern edge , supplemented with additional tree planting to create a strong landscape setting within the centre of Two Wells.

Area 6 Greenspace and Landscape Corridors

- 21 Development should not be undertaken unless it is consistent with the desired character for the area.
- 22 Development within the area should:
- (a) provide green linkages, aesthetic value, amenity and shading
 - (b) provide greenspaces with opportunities for:
 - (i) informal pathway connections providing links
 - (ii) stormwater management and flood mitigation
 - (iii) habitat creation
 - (c) provide a cohesive hierarchy of spaces and plantings, including:
 - (i) vegetation corridors
 - (ii) structural and specimen tree planting
 - (iii) amenity landscape
 - (iv) specimen shrubs
 - (v) avenues of trees along street edges (dependent on the removal of overhead powerlines)
 - (d) allow permeability without any extensive pedestrian restrictions
 - (e) provide pathways catering for walkers and cyclists
 - (f) in the southern portion of the area, provide ongoing opportunities for a variety of sports and recreation activities and associated development, including clubrooms and car parking
 - (g) result in built development of a high design standard and appearance within a landscaped setting
 - (h) limit advertisements and/or advertising hoardings to:
 - (i) less than 4 metres in height
 - (ii) no more than 4 square metres total advertisement area both sides inclusive
 - (iii) static display (i.e. do not flash or move).
- 23 Development within the cemetery should:
- (a) be limited to that which is required for:
 - (i) the management of the cemetery
 - (ii) explanation of the history of the cemetery
 - (b) provide landscaping on the northern and southern boundaries to:
 - (i) screen the cemetery from adjoining land uses
 - (ii) enhance the amenity of the area.

Area 7 Cultural

- 24 Development should not be undertaken unless it is consistent with the desired character for the area.
- 25 Development within the area should:
- (a) enhance existing historical references and create new ones where historical significance has been less apparent
 - (b) aim to:
 - (i) revitalise the history of the area
 - (ii) increase accessibility
 - (iii) increase interpretation
 - (iv) increase landscape amenity
 - (v) increase parking, particularly for larger vehicles such as buses and caravans
 - (c) respond to the existing form of the area
 - (d) use public art to reinforce the cultural and heritage value of the area
 - (e) create an indigenous landscape setting that reinforces the cultural context of the area
 - (f) provide 'access for all' paths and entry points
 - (g) design entry points that are clearly identifiable elements.

PROCEDURAL MATTERS

Complying Development

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

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

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

- (a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- (b) the building is not a State heritage place
- (c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space
- (d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):
 - (i) all of the following:
 - (A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)
 - (B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
 - (ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development
- (e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):
 - (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road
 - (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared
- (f) off-street vehicular parking is provided in accordance with the rate(s) specified in [Table Mal/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
Advertisement and/or advertising hoarding	Except where all of the following are satisfied, it: <ul style="list-style-type: none"> (a) measures a maximum of 6 metres in height (b) has a maximum of 8 square metres total advertisement area both sides inclusive (c) does not flash or move.
Dairy	
Dwelling	Except a dwelling: <ul style="list-style-type: none"> (a) ancillary to and in association with a non-residential development (b) located on the same allotment.
Electricity substation	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Public service depot	Except where associated with the existing public service depot.
Railway yard	
Residential flat building	Except a residential flat building that is located on the same allotment and it is located behind or above non residential development.
Road transport terminal	
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except where associated with the existing waste transfer facility.
Waste water treatment plant	
Wrecking yard	

Public Notification

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

Township Zone

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

OBJECTIVES

- 1 Services and facilities grouped together to serve the local community and the visiting public.
- 2 Increased mix in the range of dwellings available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Enhancement of the main road streetscape and scenic rural setting of the township.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone embraces a mix of land uses which successfully co-exist. The rural township of Dublin functions as local service centre for the resident population and the surrounding rural areas and nearby Coastal Settlements. Abutting Port Wakefield Road, a major north-south road transport corridor, Dublin also offers services to travellers along Port Wakefield Road.

On the western side the township is surrounded by heritage listed parklands with extended stands of native vegetation. The traditional use of the parklands as an open space frame to many of the townships should continue. Changes to the Lions Park Club and Dublin streetscape entry features as well as private investment into local shops and offices are increasing the attractiveness of Dublin.

Development opportunities within the township are limited. The further consolidation of residential development through infilling and the use of existing vacant allotments is expected to continue. Limited development of local service facilities is appropriate where the location and operation of these activities will not have an adverse impact.

Development which is likely to improve the living environment and the service function of the township is encouraged provided such activities are small-scale and will not create any adverse impacts. The zone promotes pleasant, safe and convenient living environments supported by an appropriate range of recreation, community and retail facilities.

Future development will cater for a variety of needs, proceed in a staged manner to maximise efficiencies in the provision of services and will ensure the retention of the rural qualities of the town. It is desirable that such additional development is complementary to the services and prime urban function of other townships, namely Mallala and Two Wells, in the district.

Residential development will generally consist of low density, single storey detached housing with generous boundary setbacks and areas of private open space. Residential areas which abut agricultural areas will be designed to minimise the impacts from those areas.

All development will incorporate environmentally sustainable building design, eco-friendly and appropriate water sensitive design techniques - and stormwater detention and/or retention.

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 450 square metres or less
 - 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.
- 6 Local shopping, commercial and service development should only occur in those areas identified for retail/commercial development on [Concept Plan Map Mal/6 - Dublin Township](#).

Form and Character

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

Parameter	Value
Minimum setback from primary road frontage	5 metres plus an 1 metre for every additional metre above the 3 metres vertical wall height measured above natural ground level
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metre plus 500 millimetres for every additional metre above the 3 metre wall height measured from natural ground level
Minimum setback from rear boundary	1 metre plus 500 millimetres for every additional metre above the 3 metre wall height measured from natural ground level
Maximum site coverage	50 per cent
Maximum building height from natural ground level	8 metres

Parameter	Value
Minimum area of private open space	80 square metres (average)
Minimum number of on site car parking spaces (One of which should be covered)	2

- 9 Development of a business, commercial or industrial nature should be consolidated with existing facilities to establish identifiable service centres.
- 10 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	80 square metres.
Maximum building height from natural ground level	6.5 metres
Maximum wall height from natural ground level	4.2 metres
Minimum setback from a primary road boundary where the floor area is 54 square metres or less and the vertical wall height measures no more than 2.7 metres	For a freestanding outbuilding (including garage and/or shed): 10 metres or the same distance of the existing associated dwelling (whichever is the greater). For a garage attached to a dwelling: setback behind any part of the building line of the dwelling to which it is ancillary that faces the principal street.
Minimum setback from a primary road boundary where the floor area is greater than 54 square metres	15 metres or the same distance of the existing associated dwelling (whichever is the greater).
Minimum setback from a secondary road boundary	3 metres plus 1 metre for every additional 500 millimetres of vertical wall height measured from the natural ground level above 2.7 metres.
Minimum setback from side and rear boundaries	1 metre plus 1 metre for each additional 500 millimetres of vertical wall height measured from natural ground level above 2.7 metres.

- 11 Sheds, garages or domestic outbuildings should not be so large that they visually dominate or have a detrimental impact on the character and amenity of the locality and the total area on an allotment should not exceed 10 per cent of the area of the allotment or 100 square metres in floor area, whichever is the lesser area.
- 12 Garages and carports facing the street (other than an access lane way) should not exceed 50 per cent of the width of the allotment or building site frontage.
- 13 Advertisements and/or advertising hoardings should be oriented to the township service roads and not the realigned Port Wakefield Road.
- 14 Development should be undertaken in accordance with [Concept Plan Map Mal/6 - Dublin Township](#).

Land Division

- 15 Allotments should have an area of not less than 1200 square metres where the site is unable to be connected to a Community Wastewater Management System or an urban sewer system.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or Advertising Hoarding	Except where all of the following are satisfied, it: (a) is less than 6 metres in height (b) has 8 square metres total advertisement area both sides inclusive (c) does not flash or move.
Crematorium	
Dairy	
Dog track	
Farm building	
Farming	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Office	Except where the gross leasable floor area is 100 square metres or less.
Prescribed mining operations	
Railway yard	
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is less than 450 square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
The keeping of 3 dogs on an allotment	

Urban Employment Zone

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

OBJECTIVES

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

DESIRED CHARACTER

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

Desirable land uses include a wide range of activities that generate employment, focusing on industry and similar activities such as value-add food processing and manufacturing and produce processing, washing and packing that support the growth of irrigated horticulture and agriculture across the district, without detrimentally impacting upon existing industry zones.

Opportunities for the co-location of businesses should be pursued to provide for the growth of like allied industries and ensure the efficient and effective delivery of infrastructure.

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

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

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

Landscaping will be carefully integrated with built form, including car parking and outdoor storage areas ensuring that vegetation is sustainable, drought tolerant, locally indigenous and matched to the scale of development, while also providing a comfortable, pleasant and attractive environment and carefully designed to minimise opportunity for crime by ensuring passive/active surveillance and minimising places of entrapment. Landscaping will be designed with Water Sensitive Urban Design systems (e.g. swales or permeable paving) to provide evaporative cooling and shading, stormwater retention and/or detention and treatment and habitat. The extent of native vegetation in the zone is limited and its retention, whether in areas or as scattered trees, is a high priority. Where practical, the existing native vegetation will be incorporated into a development design.

Portions of the zone are subject to inundation by floodwaters from the Gawler River and Light River. It is expected that new development will not increase the potential for blockage of floodwaters or alter flow paths, will not remove areas of flood storage (through filling etc) and thereby impact on localised levels and flow paths and will not increase impervious areas thereby increasing volume and peak runoff levels. Buildings and structures will be located and designed to prevent entry by floodwaters.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development, or combination thereof, are envisaged in the zone:
 - electricity substation
 - fuel depot
 - industry (other than special industry)
 - motor repair station
 - office
 - prescribed mains
 - public service depot
 - road transport terminal
 - service trade premises
 - service industry
 - training facility
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not impede the operation of established land uses through encroachment, over development of sites or noise/emissions or any other harmful or nuisance-creating impact.
- 4 Shops or groups of shops (other than bulky good outlets and service trade premises) should serve the local workforce within the zone and have a gross leasable floor area less than 250 square metres.
- 5 Bulky goods outlets and service trade premises should not have any adverse impacts on heavy vehicle access or freight movements.
- 6 Restaurants and cafes should only be located in bulky goods outlets or service trade premises that are larger than 2000 square metres, and should have a gross leasable space in the order of 150 square metres or less.
- 7 Short term workers accommodation or other sensitive uses within the zone should be designed and located to ensure the ongoing operation of any existing activity within the zone is not impeded.
- 8 Dwellings or residential flat buildings should not be located in the zone.

- 9 Development in the form of intensive enclosed production (e.g. greenhouses), horticulture or intensive animal keeping should not be located in the zone.

Form and Character

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following parameters:

Building height (metres)	Minimum setback from the primary road frontage (metres)	Minimum setback from the secondary road frontage (metres)
6	8	3
Greater than 6	10	3

- 12 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining allotments not zoned for employment, and should be designed to minimise its effect on the amenity of the locality.
- 13 Development should control noise emissions through the use of attenuation devices and sound proofing, particularly activities requiring extended hours of operation.
- 14 The hours of operation of an activity should not detract from the amenity of any residential area.
- 15 Within 50 metres of a residential zone boundary:
- (a) non-residential development (including loading and unloading activities) should:
 - (i) demonstrate appropriate acoustic performance
 - (ii) ensure that all noise sources including machinery, loading, unloading and other service areas on allotments nearest to the residential boundary are located within the building
 - (b) development should be designed and constructed of a material to ensure noise emissions are minimised within acceptable standards.
- 16 Development should be adaptable to allow for flexibility of use over time and accommodate multiple uses and shared facilities where practical, including training areas and car parking.
- 17 Buildings should not occupy more than 50 percent of the total area of the site upon which they are located, unless it can be demonstrated that stormwater can be harvested, treated, stored and reused on the site of the development to minimise impacts on external stormwater infrastructure.
- 18 For labour intensive industries where car parking demand exceeds the rates in [Table Mal/1 – Off Street Vehicle Parking Requirements](#), the total car parking should be provided at a rate of 0.75 spaces by the number of employees.
- 19 For non-labour intensive industries, the rates in [Table Mal/1 – Off Street Vehicle Parking Requirements](#) can be varied having regard to the expected maximum staff and visitor levels.
- 20 Development should include a landscape buffer measuring at least 20 metres in width where fronting Port Wakefield Road.
- 21 Direct vehicular access to Port Wakefield Road or Limerock Road should not occur.

Land Division

22 Land division should:

- (a) create allotments that are of a size and shape suitable for the intended use
- (b) be in accordance with the following parameters (except where intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated):

Parameter	Minimum value
Allotment size	4000 square metres
Frontage width to a public road	30 metres

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement or advertising hoarding	Except where the advertisement or advertising hoarding: <ul style="list-style-type: none"> (a) does not move, rotate or incorporate flashing light(s) (b) has no part that projects above the wall or fascia where attached to a building (c) covers less than 10 per cent of the total surface area of a wall oriented to a public road or reserve (d) does not include bunting, streamers, flags or wind vanes.
Amusement machine centre	
Caravan or residential park	
Dwelling	Except for: <ul style="list-style-type: none"> (a) short term workers accommodation that is ancillary to and in association with industry (b) alterations and additions to an existing dwelling.
Intensive animal keeping	
Motel	
Nursing home	
Place of worship	
Prescribed mining operations	
Primary school	
Residential flat building	
Secondary school	

Form of Development	Exceptions
Special industry	Except for stock slaughter works.
Stadium	
Tourist accommodation	

Public Notification

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

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

Category 1	Category 2
All kinds of development except where the site of the proposed development is located within 60 metres of a Residential Zone or a Suburban Neighbourhood Zone boundary.	Development where the site of the proposed development is located within 60 metres of a Residential Zone or a Suburban Neighbourhood Zone boundary.

Table Section

Table Mal/1 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Aged accommodation	1 covered space per 10 beds plus 1 per 2 staff persons plus 1 per 5 residents (for visitors).
Amusement machine centre	1 per 20 square metres of total floor area.
Bulky goods outlet	1 per 30 square metres of total floor area.
Clubroom	1 per 15 square metres of total floor area.
Community centre	1 per 15 square metres of total floor area.
Consulting room	3 spaces for each consulting room.
Dwellings	For detached dwellings or semi detached dwellings: 1 covered space per dwelling, and 1 visitor space per 3 bedrooms For group dwellings, multiple dwellings, residential flat buildings: 1 covered space per dwelling unit, plus 1 space per 2 dwelling units for visitor parking space
Hospital	1 per 3 beds.
Hostel	1 per 3 beds.
Hotel	1 per 3 square metres of floor area used as a bar, 1 per 9 square metres of lounge, dining room or beer garden floor area; or 1 per 3 guest rooms (whichever provides the larger car parking number).
Indoor recreation centre	1 per 20 square metres of total floor area.
Industry	1 car parking space for each 50 square metres or part thereof for the first 200 square metres of total floor area, plus 1 additional car parking space for each 75 square metres or part thereof where the total floor area is more than 200 square metres and up to 2000 square metres, plus 1 additional car parking space for each 150 square metres of floor area or part thereof exceeding 2000 metres.
Motel	1 per guest room or residential unit plus 1 per 15 square metres of total floor area of restaurant (if provided).
Nursing homes	1 per 4 beds.
Office	1 per 30 square metres of total floor area with a minimum of 2 parking spaces.
Place of worship	1 per 7 seats.
Plant nursery (retail)	1 per 200 square metres of total display area or car parking equal to 8 per cent of the site (whichever provides the larger area).
Restaurant	1 per 15 square metres of total floor area.
Service trade premises	1 per 50 square metres of total floor area or display area.
Shop (excluding those listed above)	1 per 20 square metres of total floor area.
Store	1 per 150 square metres of total floor area or 1 per 3 employees (whichever provides the larger car parking number).

Mallala Council
Table Section
Table Mal/1 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Squash courts	2 per court.
Theatre	1 per 7 seats.
Warehouse	1 per 150 square metres of total floor area or 1 per 3 employees (whichever provides the larger car parking number).

Table Mal/2 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
9 Sixth Street DUBLIN	Dublin Institute	A53	T140401	CT 5801/136		12973
Near 'Kilburnie' Homestead LOWER LIGHT	Suspension Bridge over the River Light	S534		N/A		12978
Adelaide Road MALLALA	Mallala Hotel	A1	D61582	CT 5896/494		11905
Cross Roads MALLALA	Mallala Soldiers Memorial	ROAD RESERVE	H140500	N/A		12983
1 Dublin Road MALLALA	Mallala & District Museum (former Flour Mill)	A740	F175207	CT 5790/80		12981
Wasleys Road MALLALA	Mallala Station (Dwelling, Store & Cottage)	S61	H140500	CT 5422/548		12976
Wasleys Road MALLALA	Konzag Homestead Complex (including Stone and Pug Cottage, Stone Barn and Thatched Implement Shed)	A512	D50336	CT 5731/983		14216
Wasleys Road REDBANKS	Redbanks Road Bridge over the River Light [Metal Arch]	ROAD RESERVE	H140500	N/A		12977
61 Old Port Wakefield Road TWO WELLS	Two Wells Public Library (former Two Wells Institute)	S820	H140800	CT 5813/134		12537
104 Port Wakefield Road TWO WELLS	Shop	A4	D365	CT 5727/853		12984
Port Wakefield Road TWO WELLS	Two Wells Courthouse	S717	H140800	CR 5753/833		12985

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

Map Reference

[Council Index Map](#)

Zone Maps

Zone Name	Map Numbers
Animal Husbandry Zone	Mal/10, Mal/11
Bulk Handling Zone	Mal/10, Mal/15, Mal/16
Coastal Conservation Zone	Mal/2, Mal/3, Mal/4, Mal/5, Mal/6, Mal/7, Mal/8, Mal/9, Mal/22
Coastal Settlement Zone	Mal/3
Commercial Zone	Mal/16
Community Zone	Mal/16, Mal/23
Conservation Zone	Mal/9, Mal/10, Mal/11
Deferred Urban Zone	Mal/10, Mal/15, Mal/16, Mal/23
Industry Zone	Mal/8, Mal/10
Light Industry Zone	Mal/10, Mal/14, Mal/16, Mal/23
Mallala Racecourse Zone	Mal/14
Primary Production Zone	Mal/1, Mal/2, Mal/3, Mal/4, Mal/5, Mal/6, Mal/7, Mal/8, Mal/9, Mal/10, Mal/11, Mal/12, Mal/13, Mal/14, Mal/15, Mal/16, Mal/17, Mal/18, Mal/19, Mal/20, Mal/21, Mal/23
Residential Zone	Mal/15, Mal/16, Mal/23
Residential Park (Coastal) Zone	Mal/22
Rural Living Zone	Mal/4, Mal/10, Mal/11, Mal/13, Mal/15, Mal/18, Mal/23
Settlement Zone	Mal/12, Mal/17, Mal/19, Mal/20, Mal/21
Suburban Neighbourhood Zone	Mal/8, Mal/10, Mal/23
Town Centre Zone	Mal/16, Mal/23
Township Zone	Mal/4
Urban Employment Zone	Mal/1, Mal/8, Mal/24

Policy Area Maps

Policy Area Name	Map Numbers
Recreation Policy Area 1	Mal/16, Mal/23
Mallala Racetrack Policy Area 2	Mal/14
Horticulture Policy Area 3	Mal/1, Mal/6, Mal/7, Mal/8, Mal/9, Mal/10, Mal/11, Mal/23
Residential Policy Area 4	Mal/23
Two Wells Policy Area 5	Mal/23
Residential Policy Area 6	Mal/23

Precinct Maps

Precinct Name	Map Numbers
Precinct 1 Two Wells	Mal/10
Precinct 2 Mallala	Mal/15, Mal/16
Precinct 3 Two Wells	Mal/10, Mal/23
Precinct 4 Mallala Light Industry	Mal/16
Precinct 5 Horticulture	Mal/1, Mal/8, Mal/10, Mal/11

Overlay Maps

Issue	Map Numbers
Location	Mal/1, Mal/2, Mal/3, Mal/4, Mal/5, Mal/6, Mal/7, Mal/8, Mal/9, Mal/10, Mal/11, Mal/12, Mal/13, Mal/14, Mal/15, Mal/16, Mal/17, Mal/18, Mal/19, Mal/20, Mal/21, Mal/22, Mal/23
Transport	Mal/1, Mal/2, Mal/4, Mal/6, Mal/8, Mal/10, Mal/11, Mal/14, Mal/15, Mal/16, Mal/17, Mal/18, Mal/19, Mal/20, Mal/21, Mal/23
Heritage	Mal/1, Mal/4, Mal/16, Mal/23
Development Constraints	Mal/1, Mal/5, Mal/6, Mal/7, Mal/8, Mal/9, Mal/10, Mal/11, Mal/19, Mal/22, Mal/23
Natural Resources	Mal/1, Mal/2, Mal/3, Mal/4, Mal/5, Mal/6, Mal/7, Mal/8, Mal/9, Mal/22
Affordable Housing	Mal/8, Mal/10, Mal/23
Noise and Air Emissions	Mal/8, Mal/10, Mal/23
Strategic Transport Routes	Mal/8, Mal/10, Mal/23

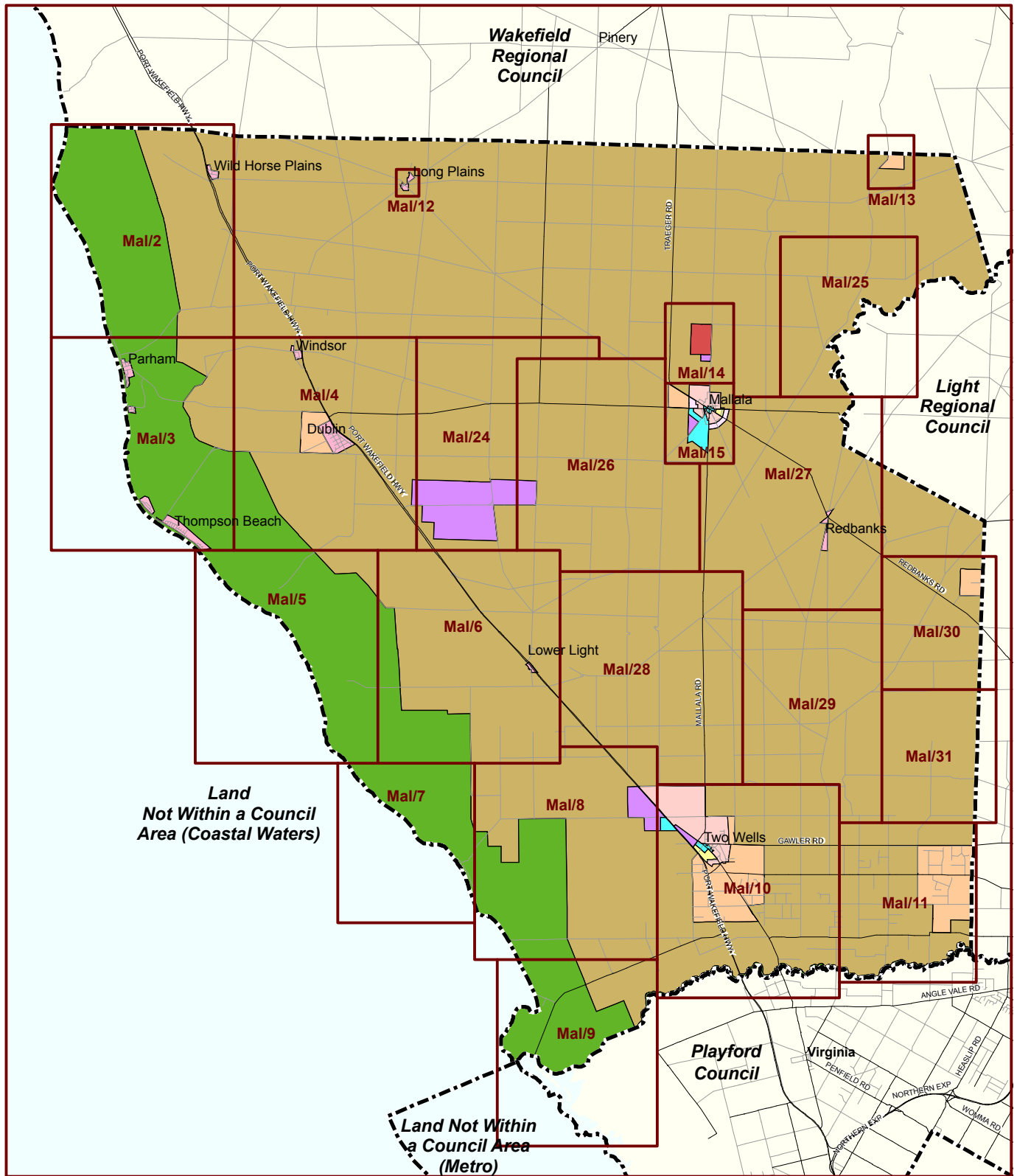
Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	Mal/1, Mal/2, Mal/3, Mal/4, Mal/5, Mal/6, Mal/7, Mal/8, Mal/9, Mal/10, Mal/11, Mal/12, Mal/13, Mal/14, Mal/15, Mal/16, Mal/17, Mal/18, Mal/19, Mal/20, Mal/21, Mal/22

Concept Plan Maps

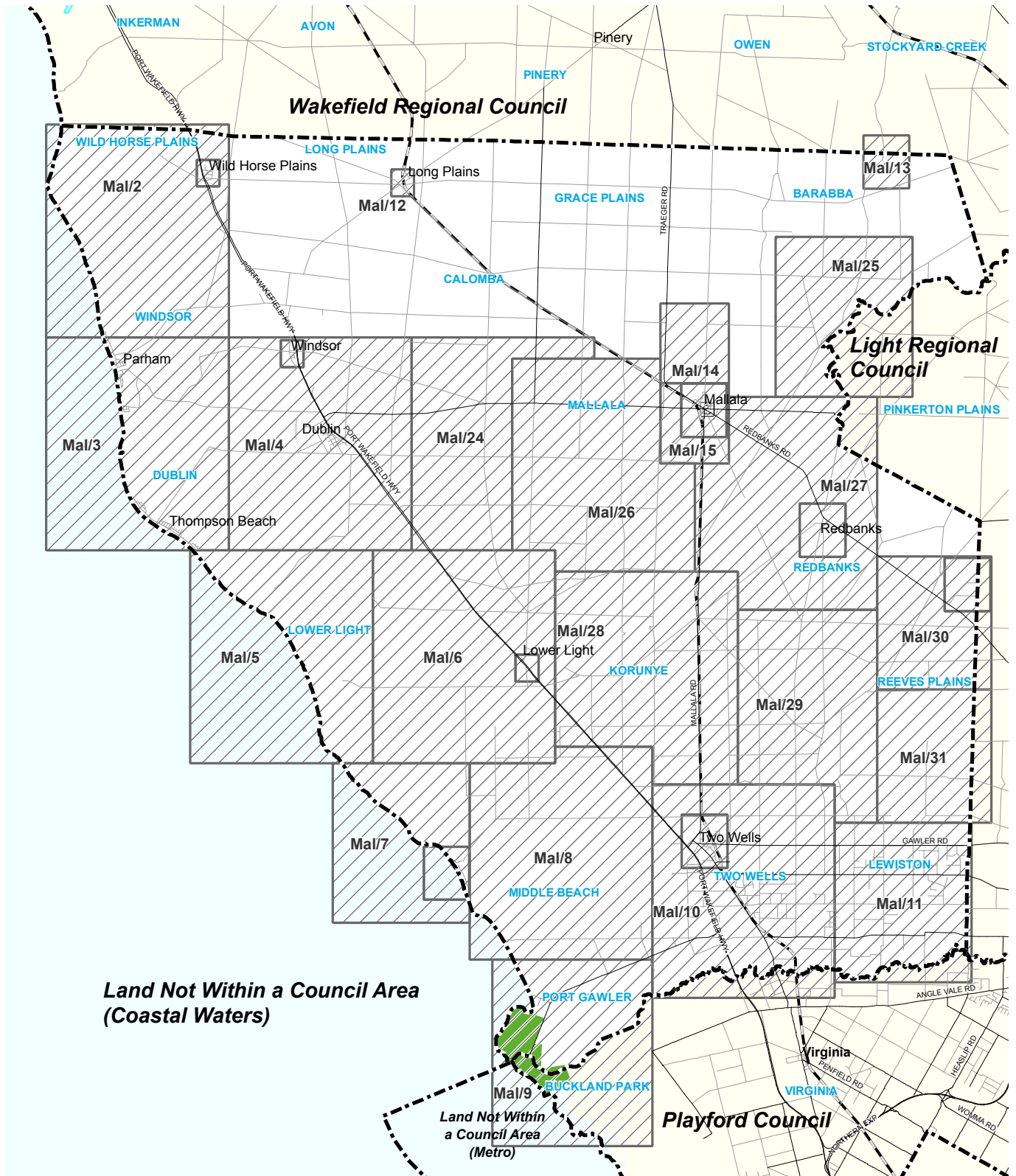
Concept Plan Title	Map Numbers
Recreation Two Wells	Concept Plan Map Mal/1
Industry Two Wells.	Concept Plan Map Mal/2
Mallala Residential	Concept Plan Map Mal/3
Two Wells Residential	Concept Plan Map Mal/4
Rural Living Dublin	Concept Plan Map Mal/5
Dublin Township	Concept Plan Map Mal/6
Two Wells	Concept Plan Map Mal/7
Two Wells	Concept Plan Map Mal/8
Mallala Light Industry, Bulk Handling and Commercial	Concept Plan Map Mal/9
Two Wells Town Centre Areas	Concept Plan Map Mal/10






Spatial Extent Maps



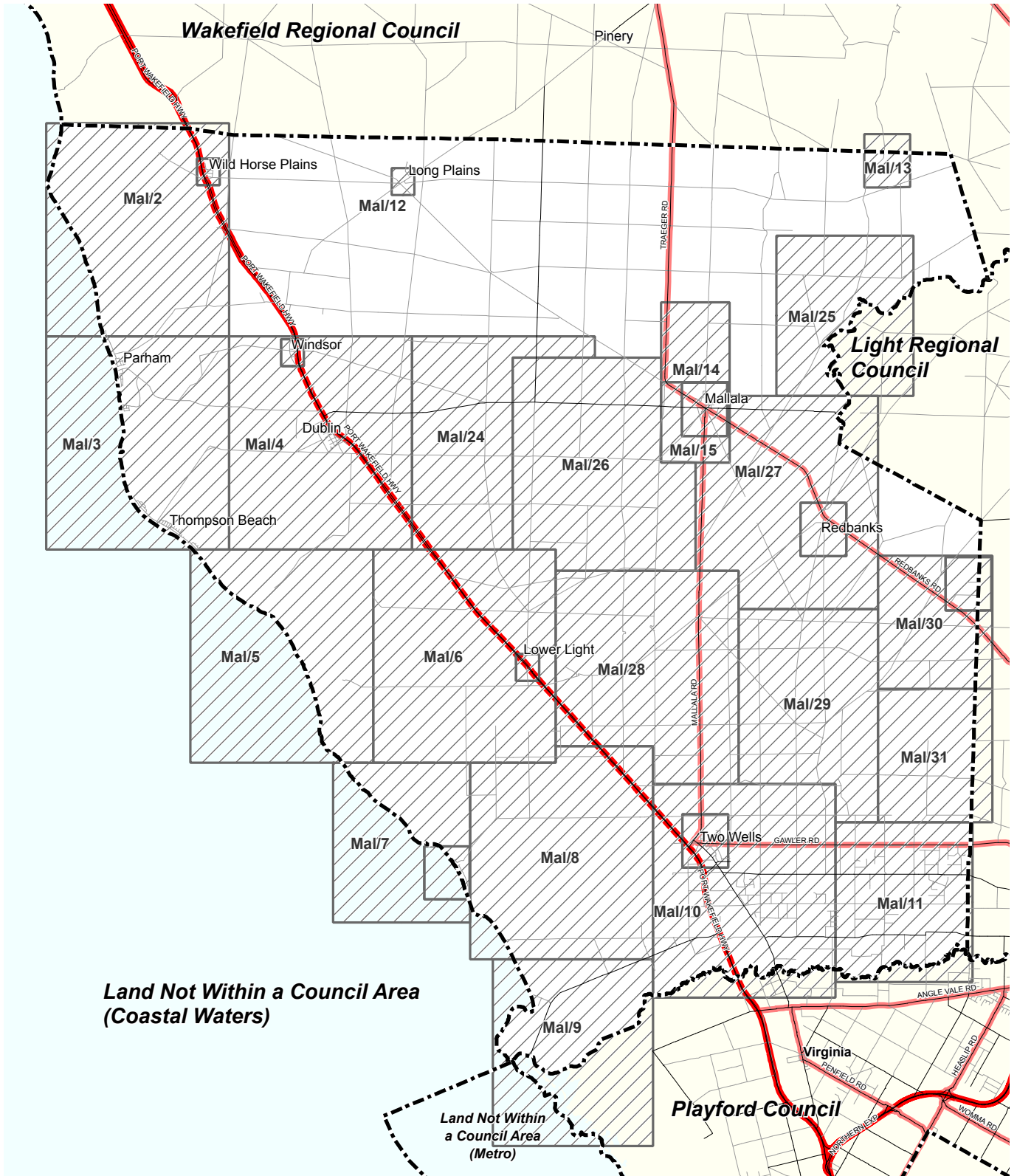
For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps Mal/1 to Map Mal/31 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the 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
-  Waterbodies
-  Development Plan Boundary

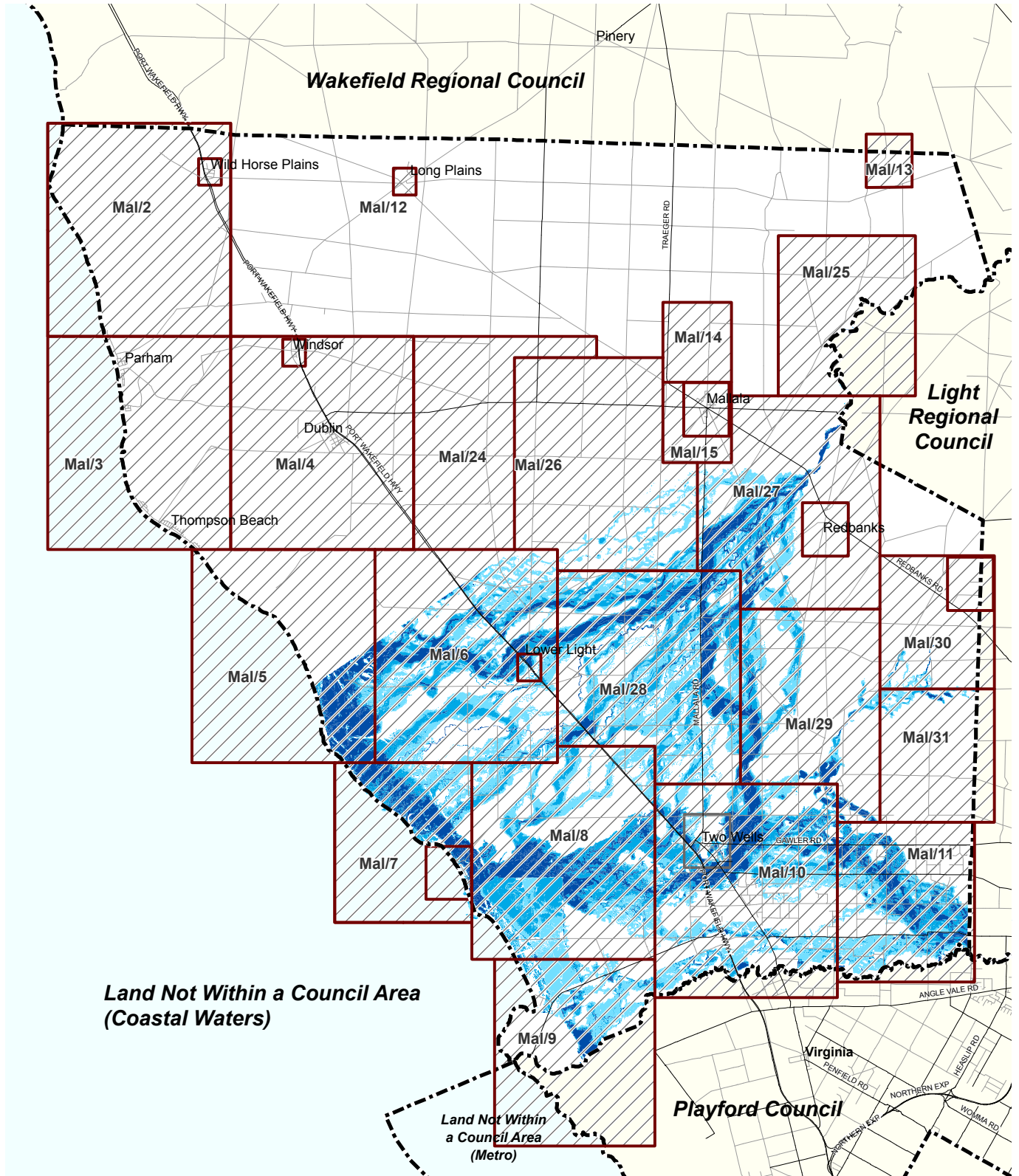
Location Map Mal/1



Overlay Map Mal/1

TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- - - - Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

Disclaimer

These maps have been prepared on the basis of survey, hydraulic and hydrologic modelling.

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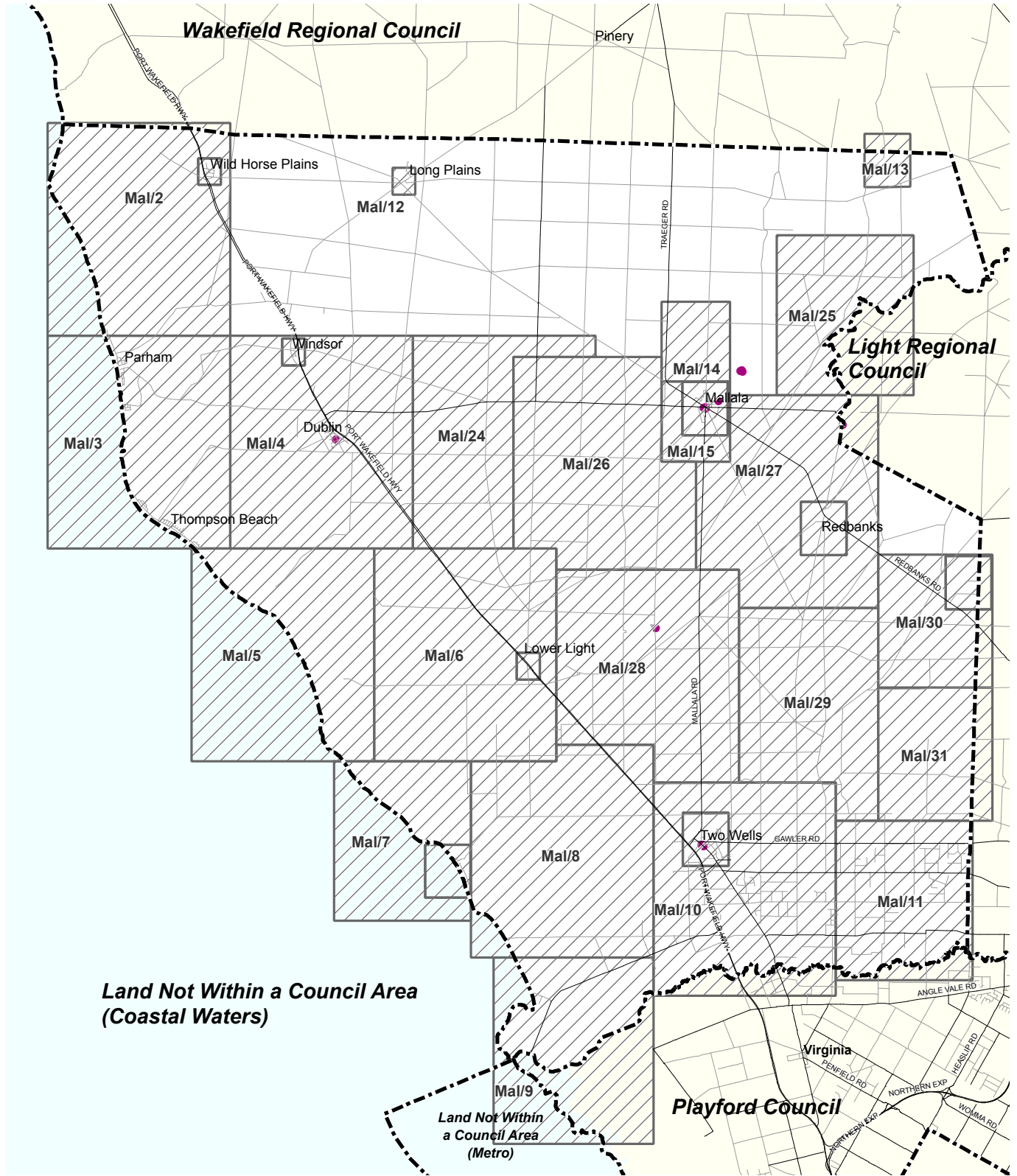


**Flood Hazard Risk Areas
(1 in 100 year ARI flood event)**

- High
- Medium
- Low

----- Development Plan Boundary

Overlay Map Mal/1 DEVELOPMENT CONSTRAINTS



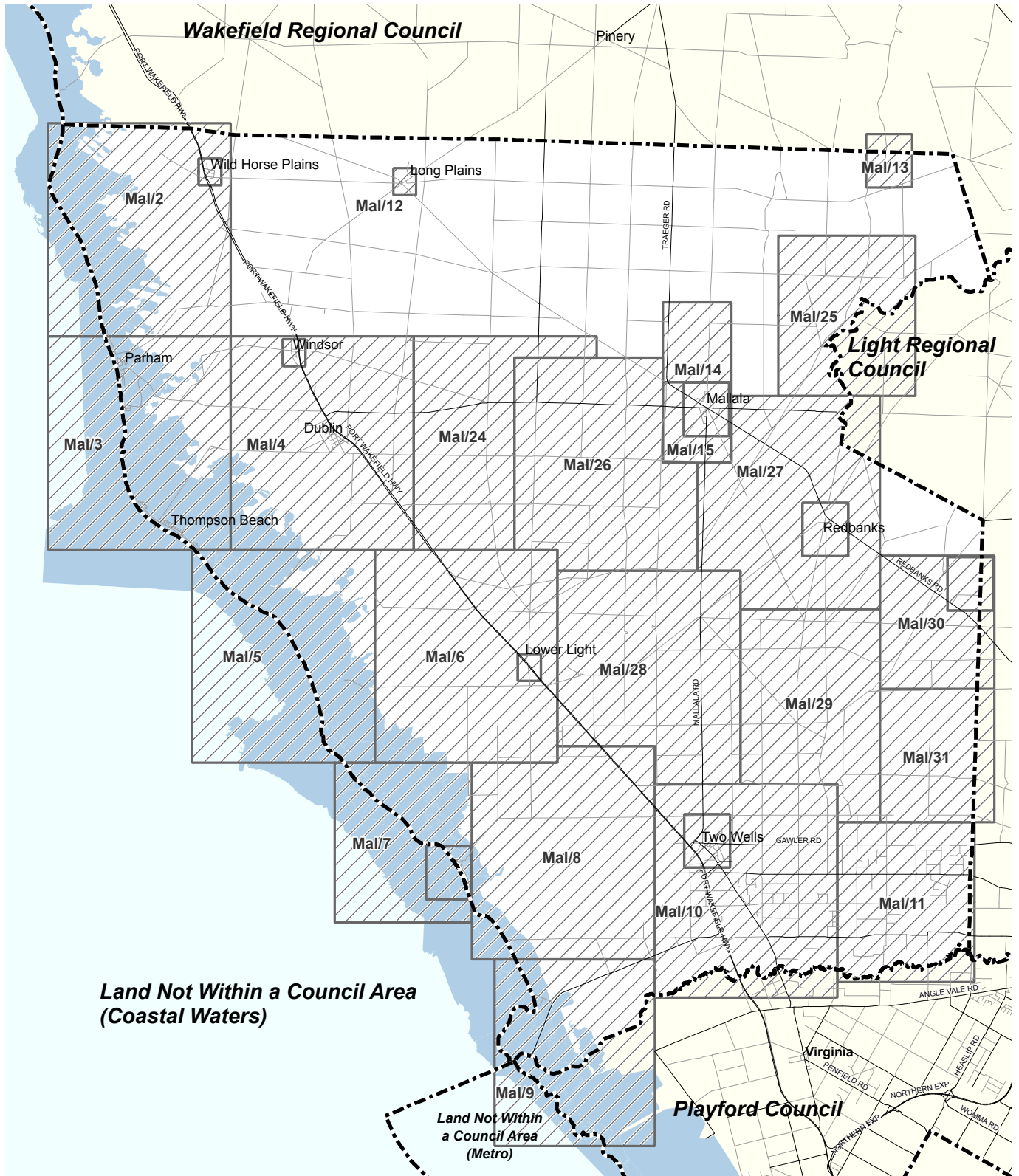
Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.



Overlay Map Mal/1

HERITAGE

- State heritage place
- - - - - Development Plan Boundary



**Land Not Within a Council Area
(Coastal Waters)**

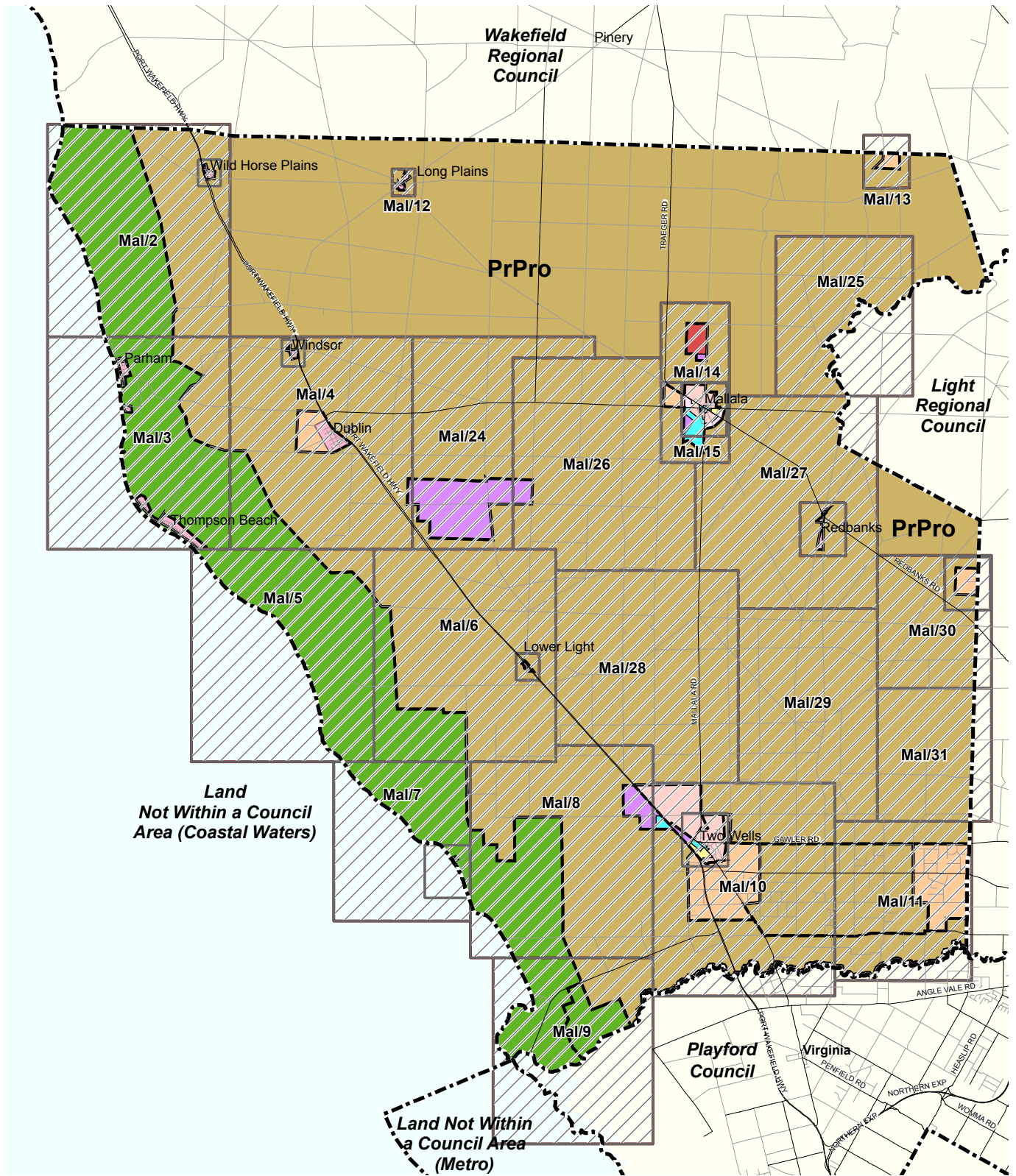
**Land Not Within a Council Area
(Metro)**



Overlay Map Mal/1

NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



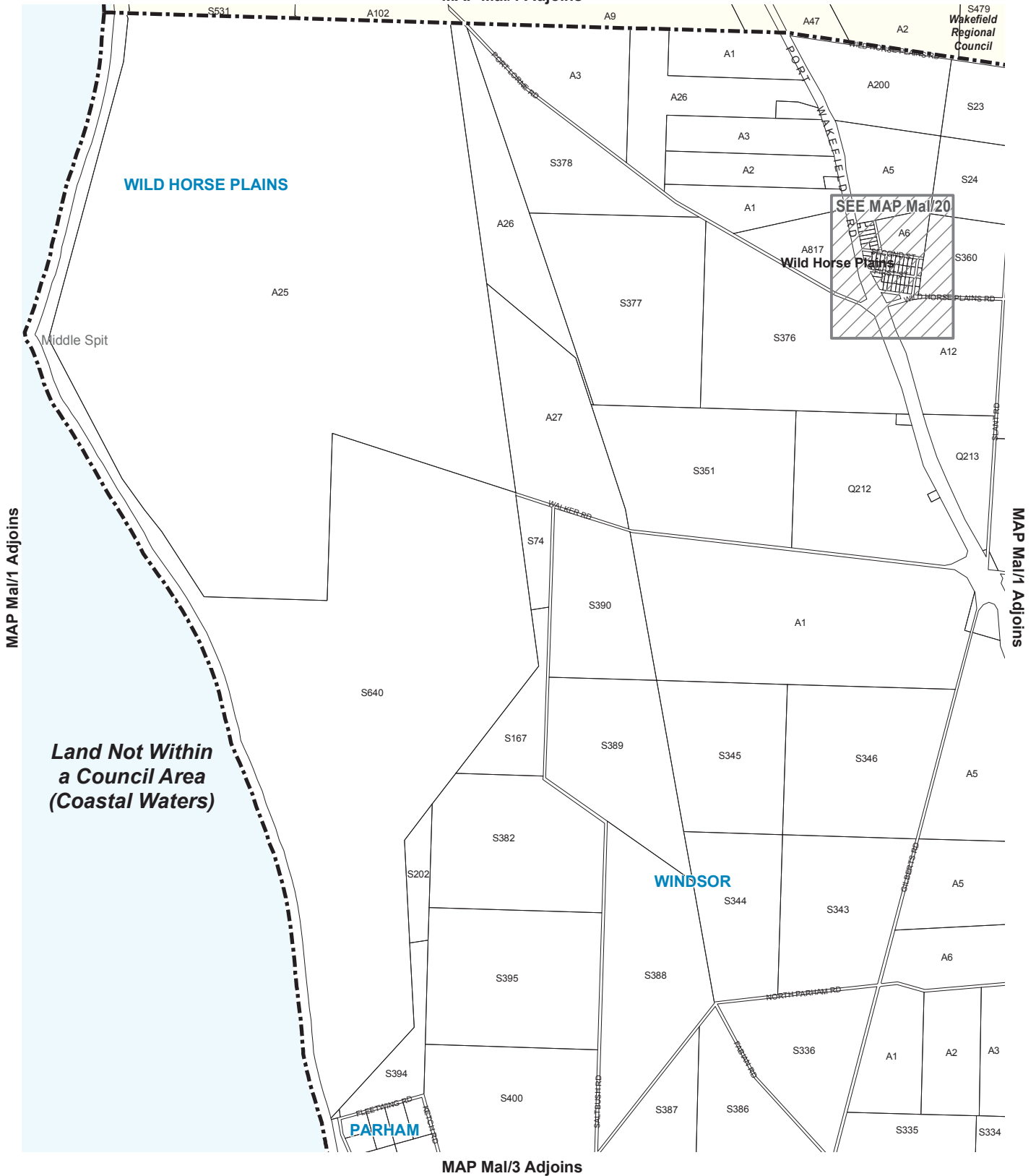
See enlargement map for accurate representation.



- Zones
- PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Mal/1

MAP Mal/1 Adjoins



Land Not Within a Council Area (Coastal Waters)

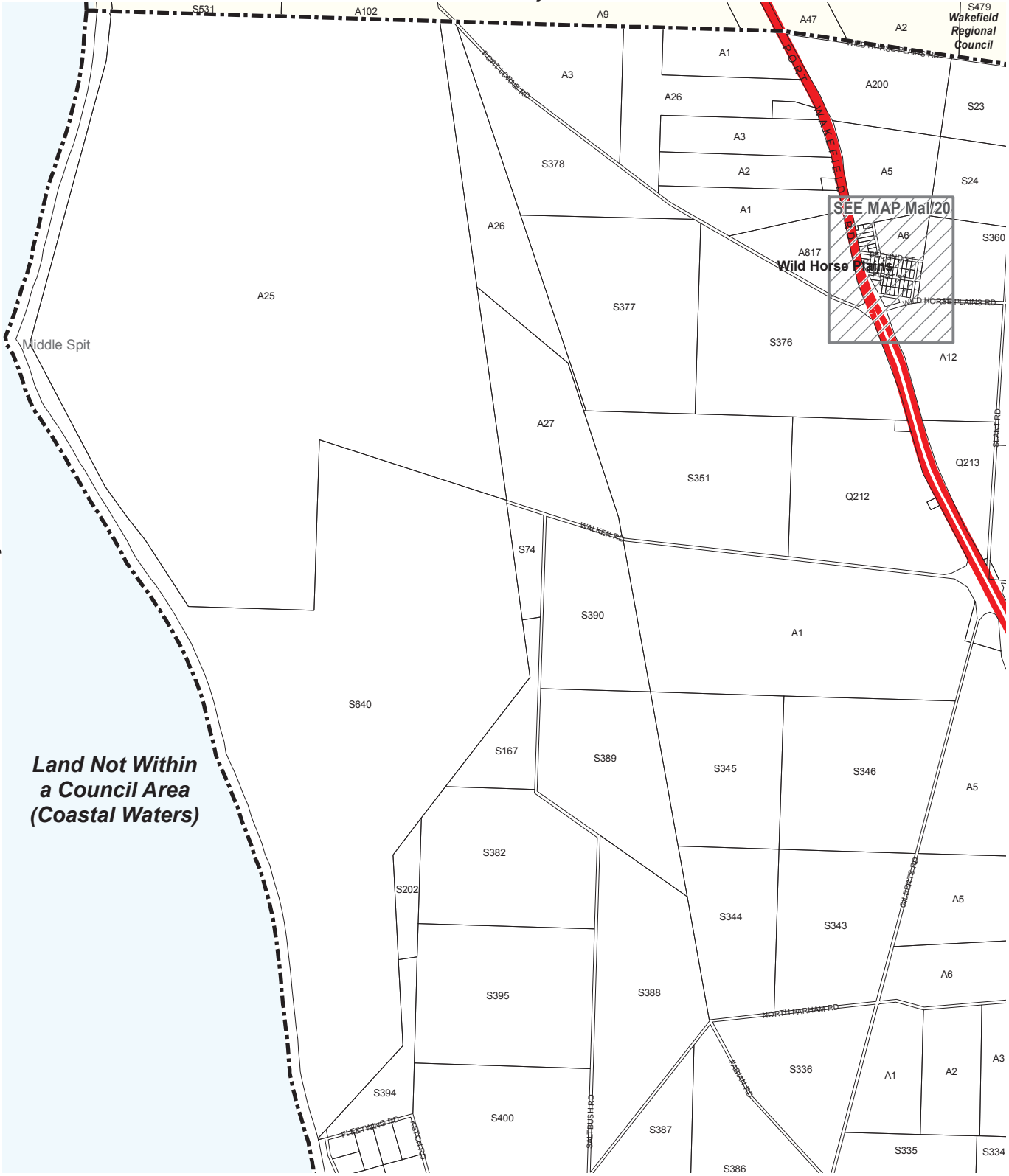


Location Map Mal/2

----- Development Plan Boundary

MAP Mal/1 Adjoins

S479
Wakefield
Regional
Council



MAP Mal/1 Adjoins

MAP Mal/1 Adjoins

**Land Not Within
a Council Area
(Coastal Waters)**

MAP Mal/3 Adjoins

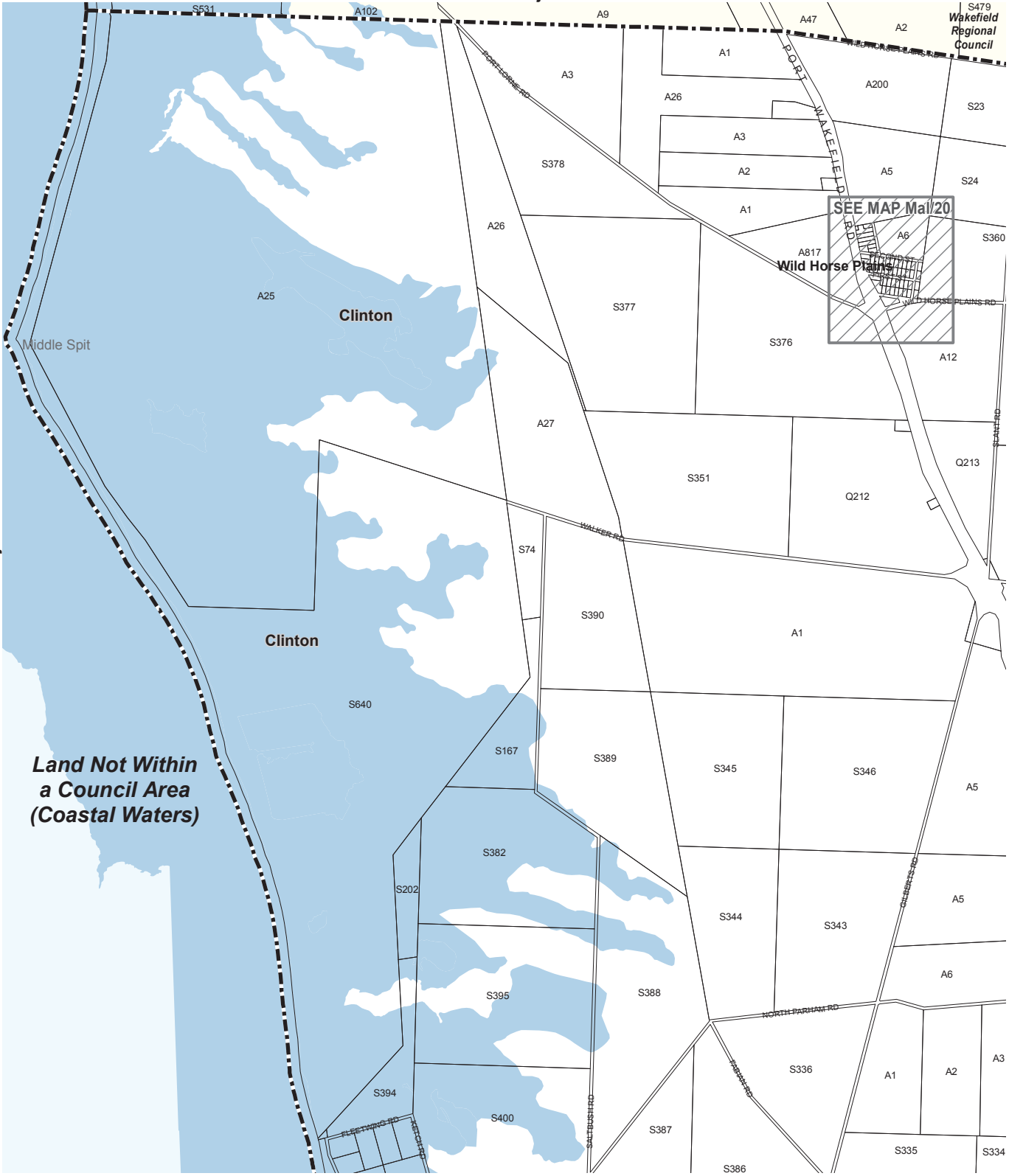


Overlay Map Mal/2 TRANSPORT

- Primary Arterial Roads
- - - - - Development Plan Boundary

MAP Mal/1 Adjoins

S479 Wakefield Regional Council



MAP Mal/1 Adjoins

MAP Mal/1 Adjoins

Land Not Within a Council Area (Coastal Waters)

MAP Mal/3 Adjoins

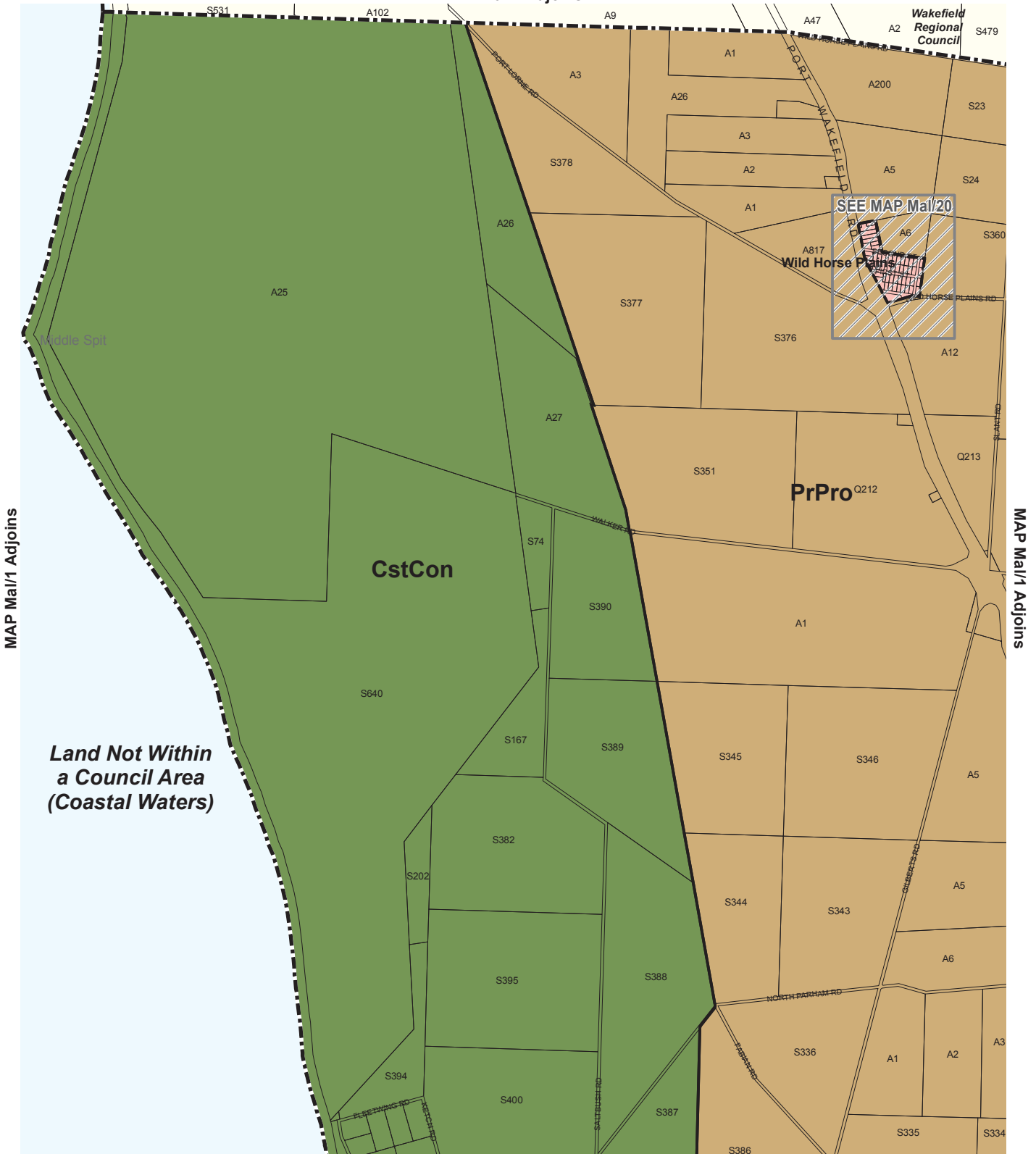


Overlay Map Mal/2 NATURAL RESOURCES

MALLALA COUNCIL
Consolidated - 13 December 2018

- Wetlands of National Importance
- Development Plan Boundary

MAP Mal/1 Adjoins

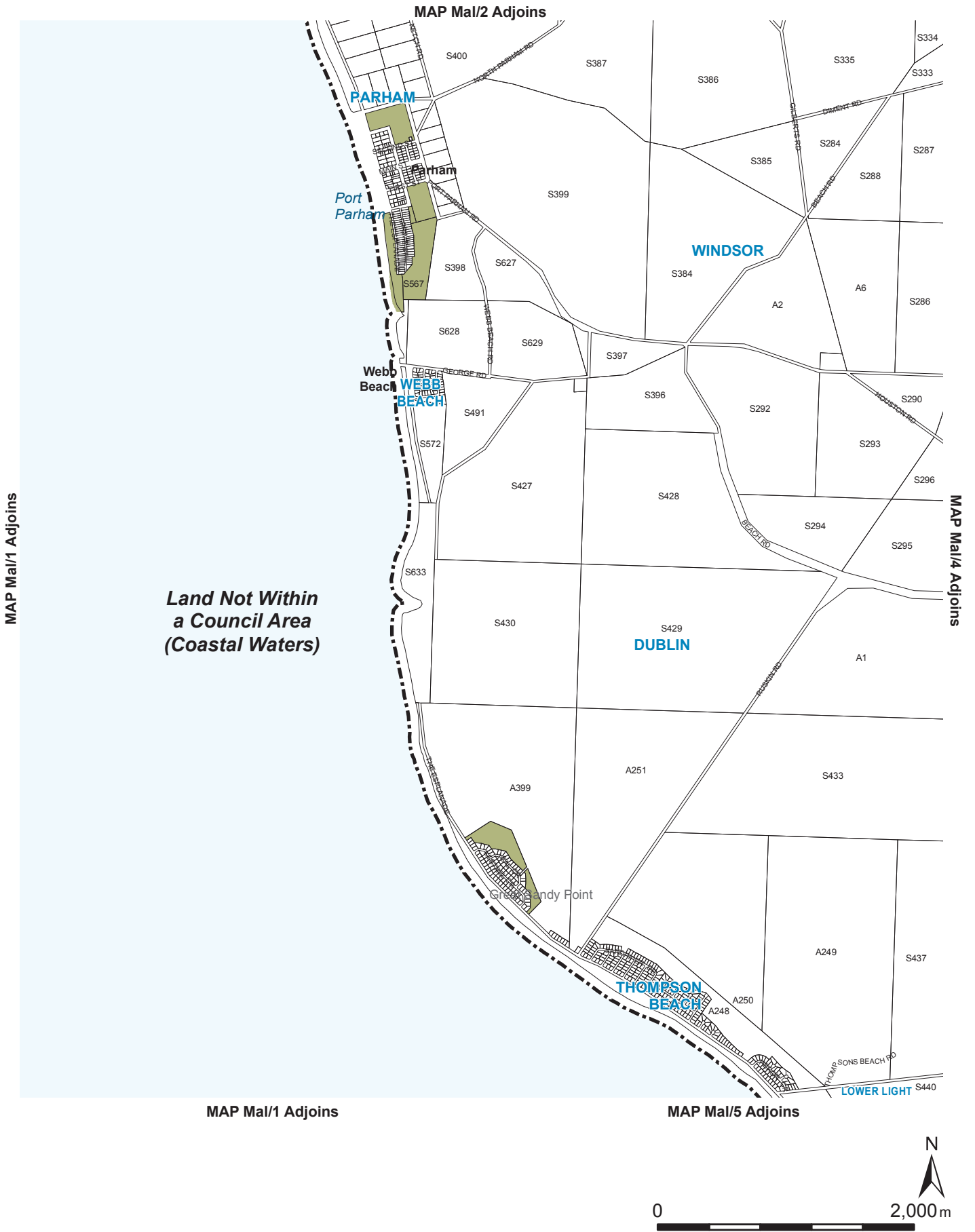


See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



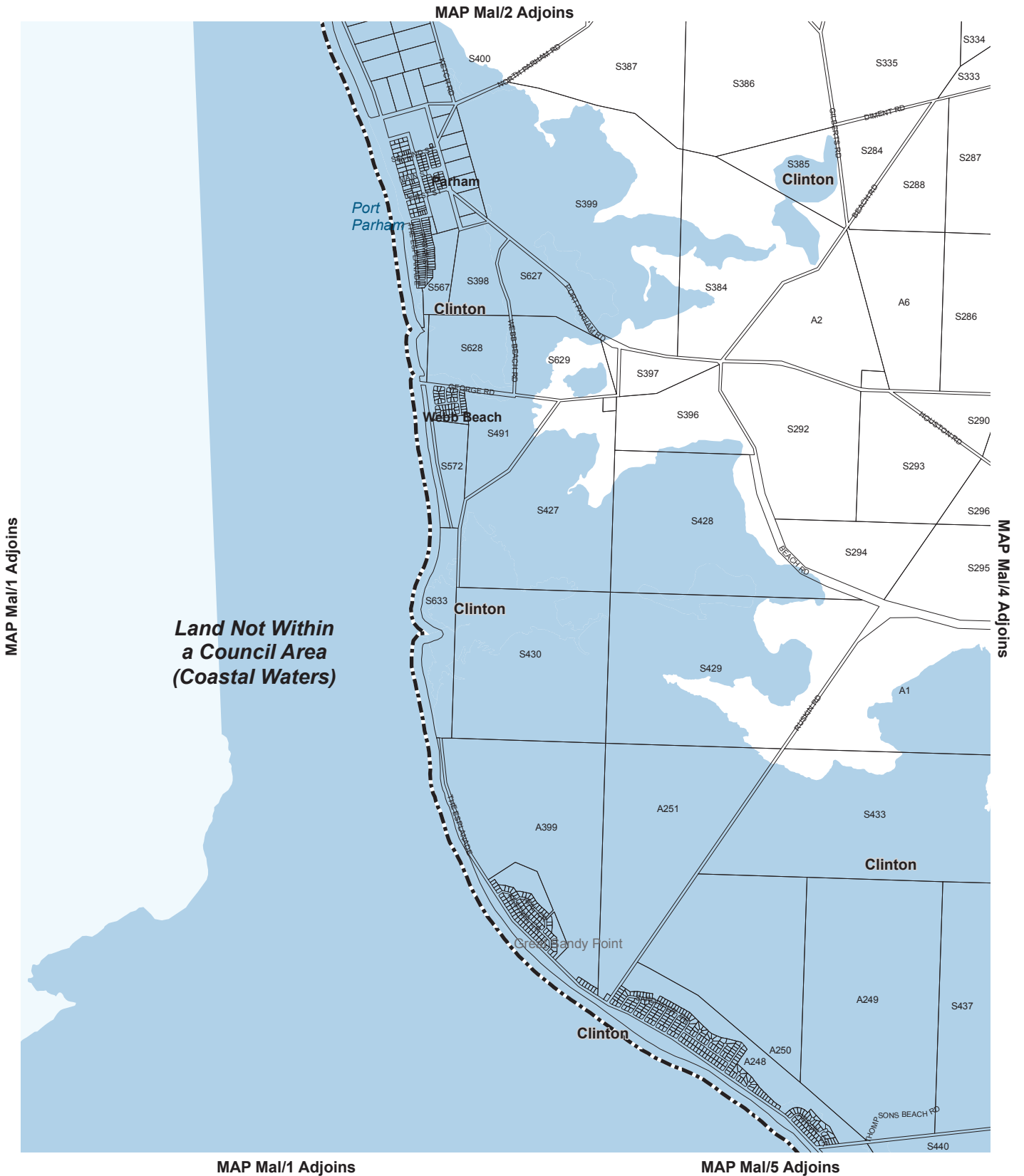
- Zones**
- CstCon Coastal Conservation
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Mal/2



Location Map Mal/3

- Local Reserves
- Development Plan Boundary



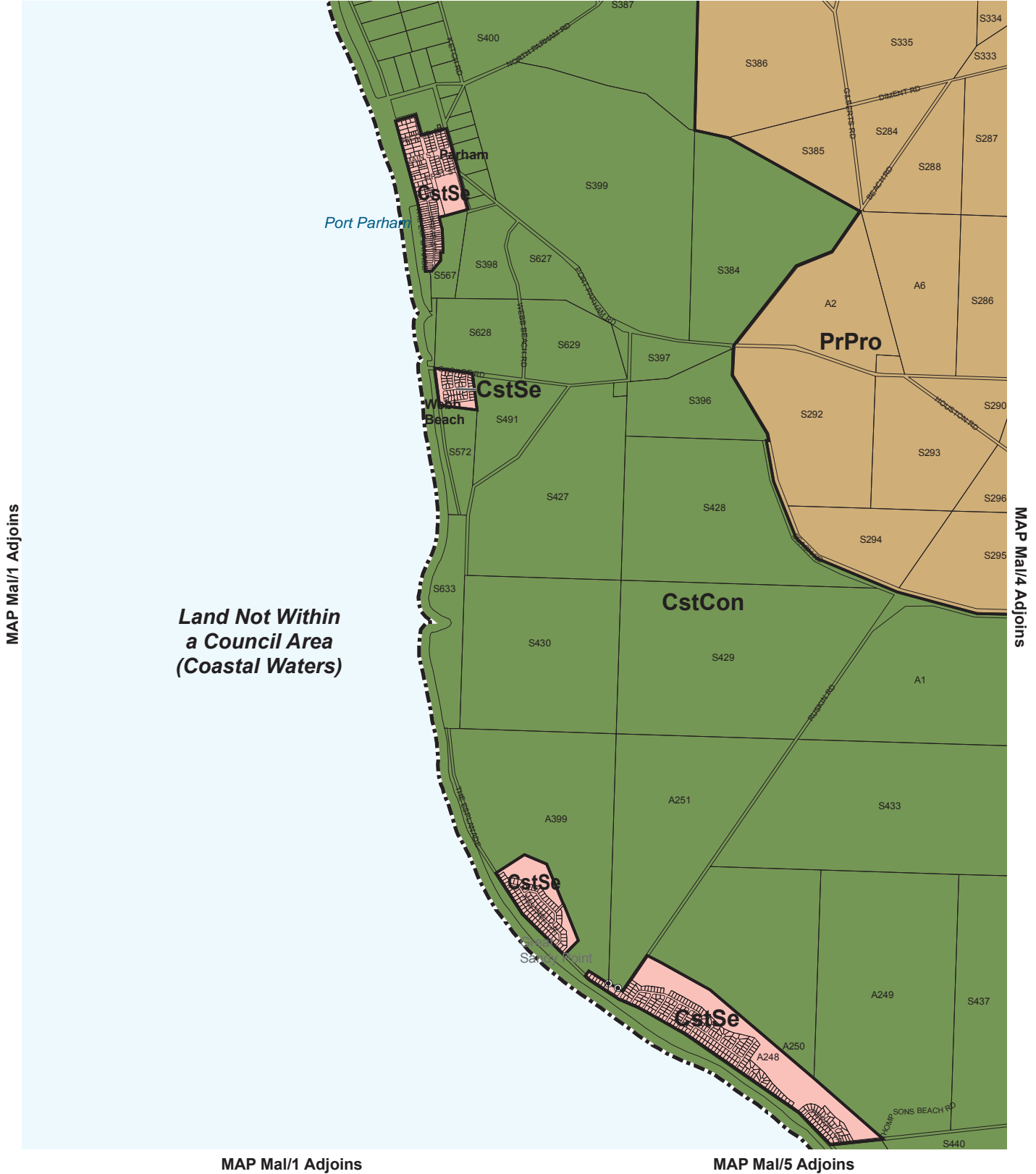
*Land Not Within
a Council Area
(Coastal Waters)*



Overlay Map Mal/3 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

MAP Mal/2 Adjoins



MAP Mal/1 Adjoins

MAP Mal/4 Adjoins

MAP Mal/1 Adjoins

MAP Mal/5 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Cnservation
 - CstSe Coastal Settlement
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

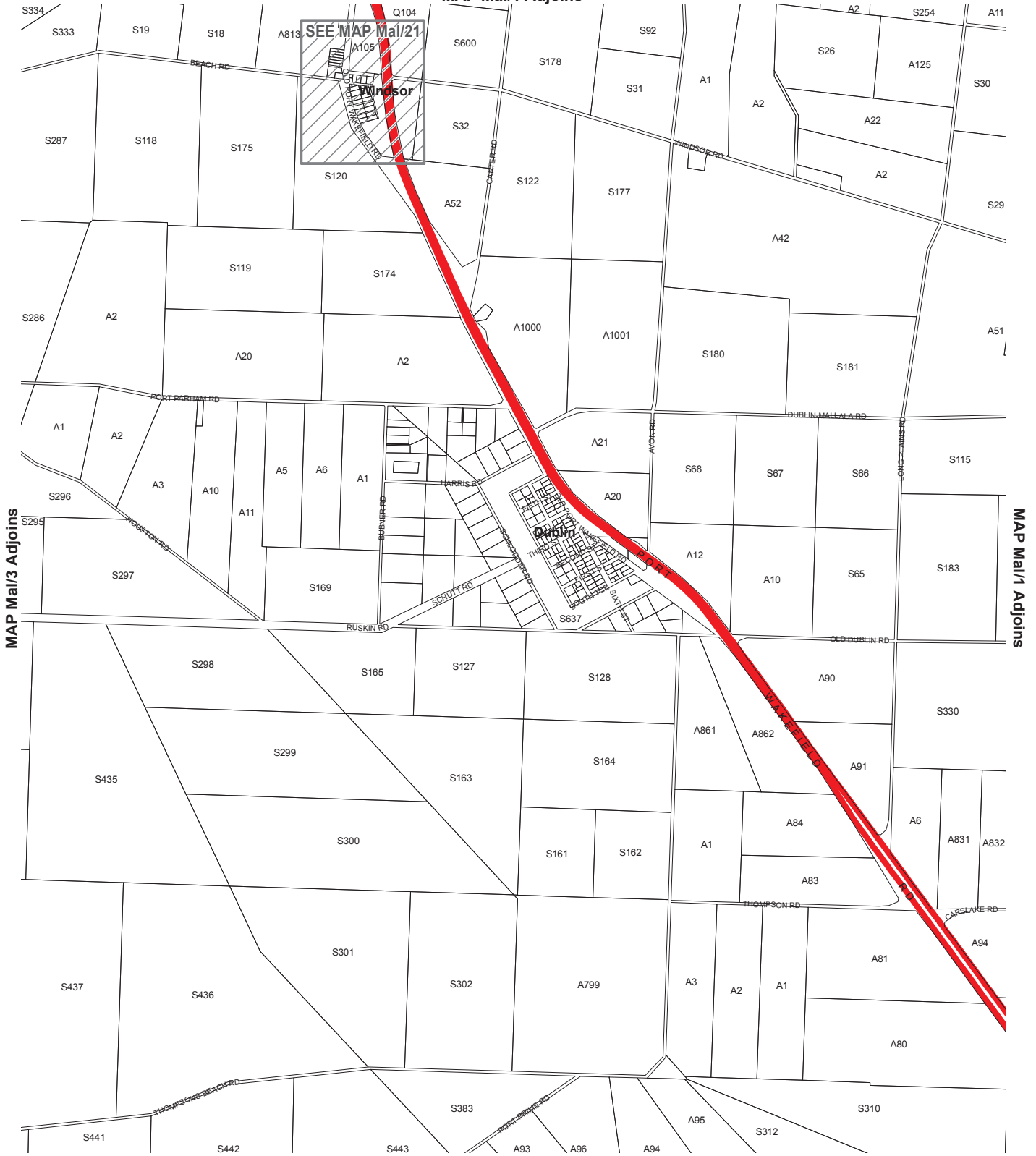
Zone Map Mal/3

MAP Mal/1 Adjoins



Location Map Mal/4

MAP Mal/1 Adjoins



MAP Mal/3 Adjoins

MAP Mal/1 Adjoins

MAP Mal/5 Adjoins

MAP Mal/6 Adjoins



Overlay Map Mal/4 TRANSPORT


 Primary Arterial Roads



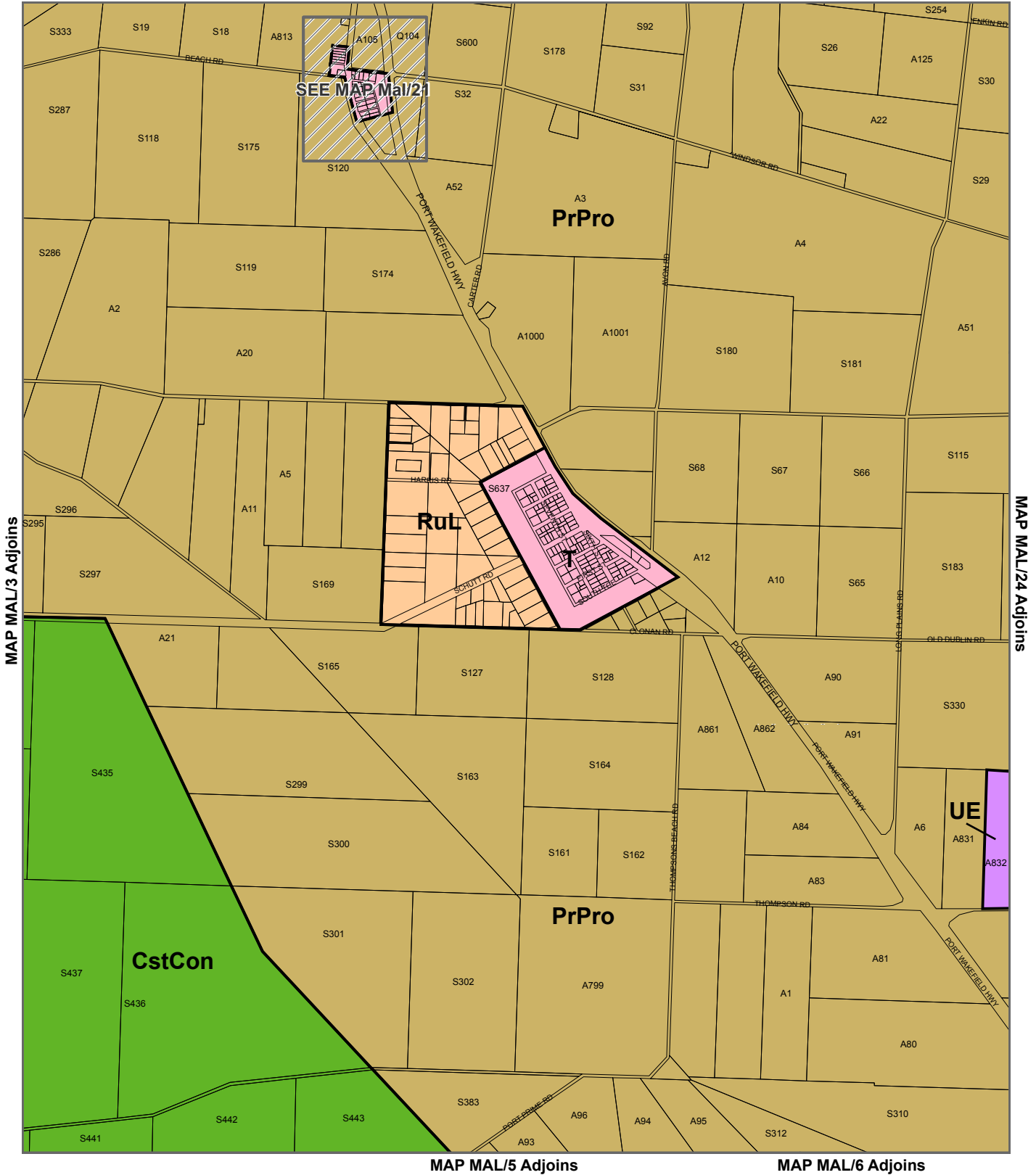
Overlay Map Mal/4

NATURAL RESOURCES

MALLALA COUNCIL
Consolidated - 13 December 2018

 Wetlands of National Importance

MAP MAL/1 Adjoins



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



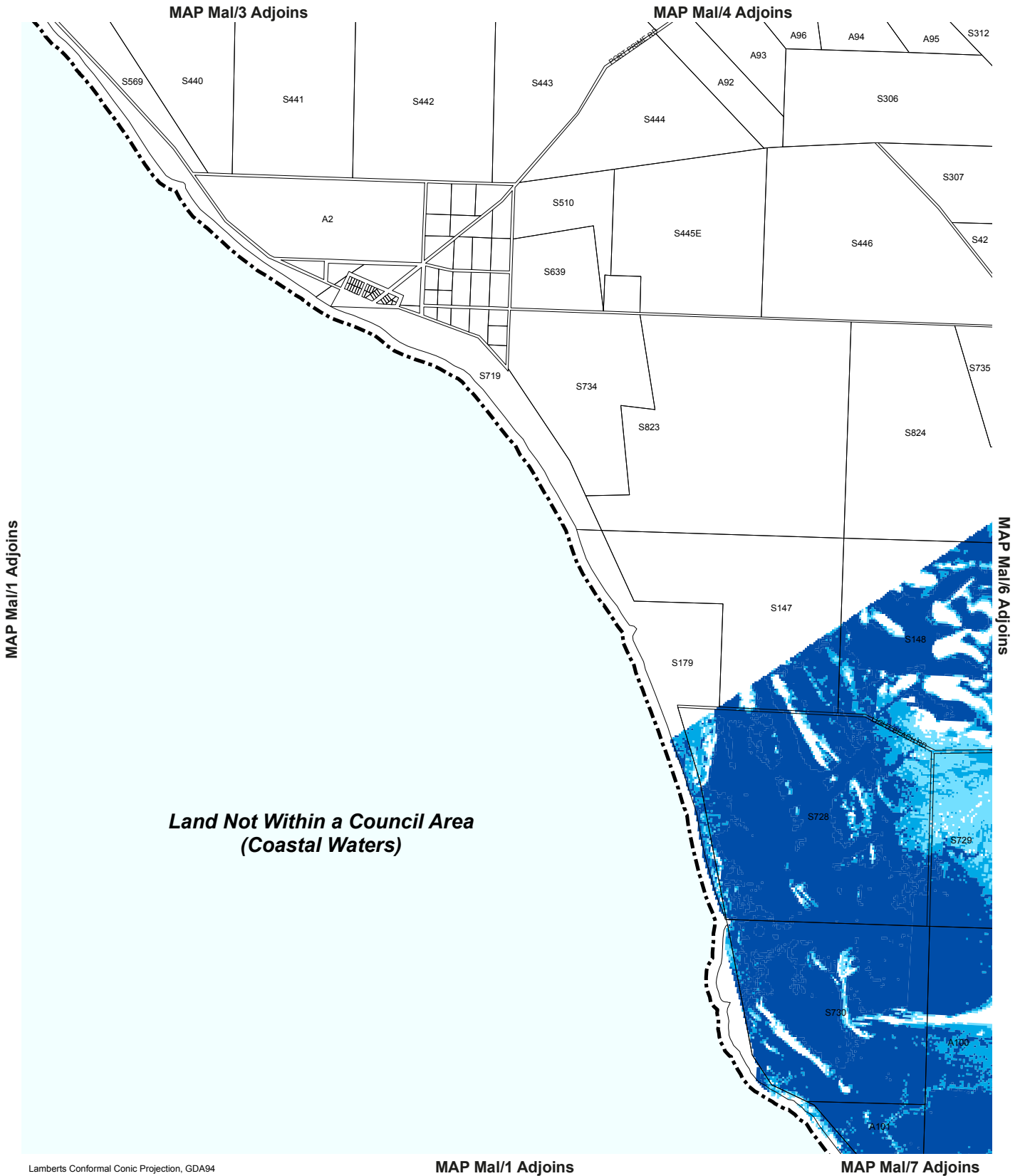
- Zones
- Township
 - RuL Rural Living
 - UE Urban Employment
 - CstCon Coastal Conservation
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Mal/4



- Local Reserves
- Waterbodies
- Development Plan Boundary

Location Map Mal/5



Lamberts Conformal Conic Projection, GDA94

Disclaimer

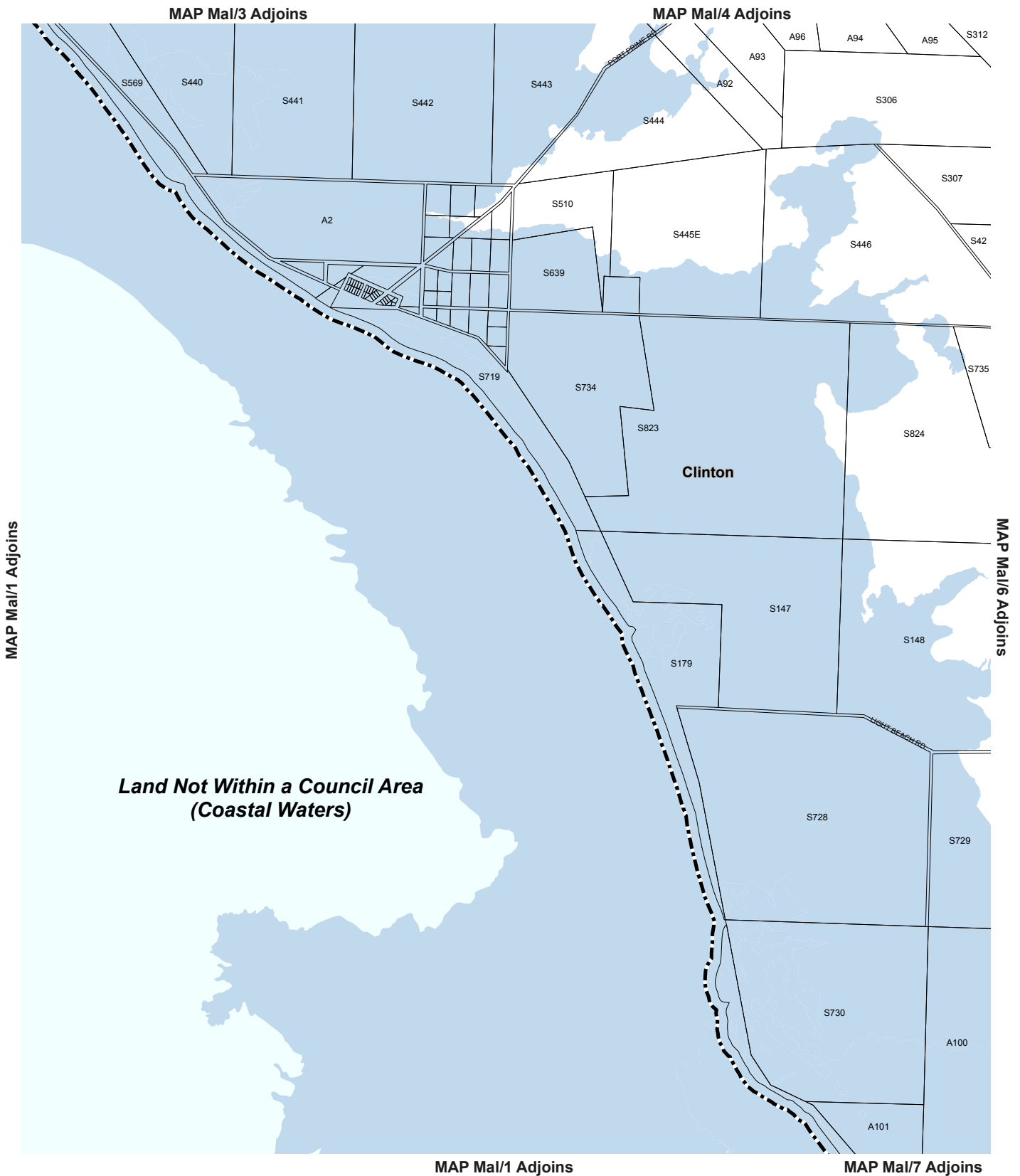
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**Flood Hazard Risk Areas
(1 in 100 year ARI flood event)**

- High
- Medium
- Low
- Development Plan Boundary

Overlay Map Mal/5 DEVELOPMENT CONSTRAINTS



*Land Not Within a Council Area
(Coastal Waters)*



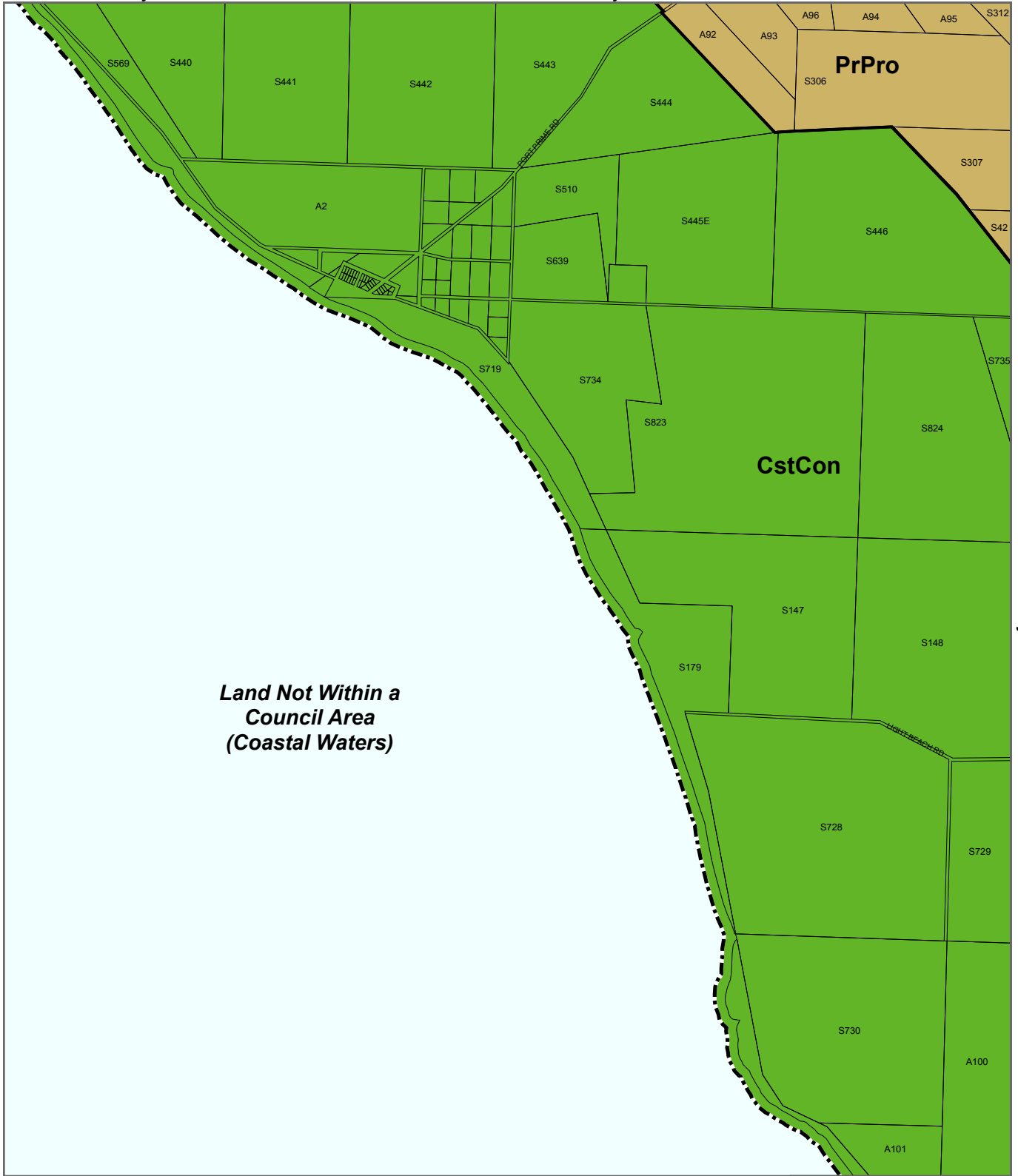
Overlay Map Mal/5 NATURAL RESOURCES

MALLALA COUNCIL
Consolidated - 13 December 2018

- Wetlands of National Importance
- Development Plan Boundary

MAP MAL/3 Adjoins

MAP MAL/4 Adjoins



Land Not Within a Council Area (Coastal Waters)

MAP MAL/7 Adjoins

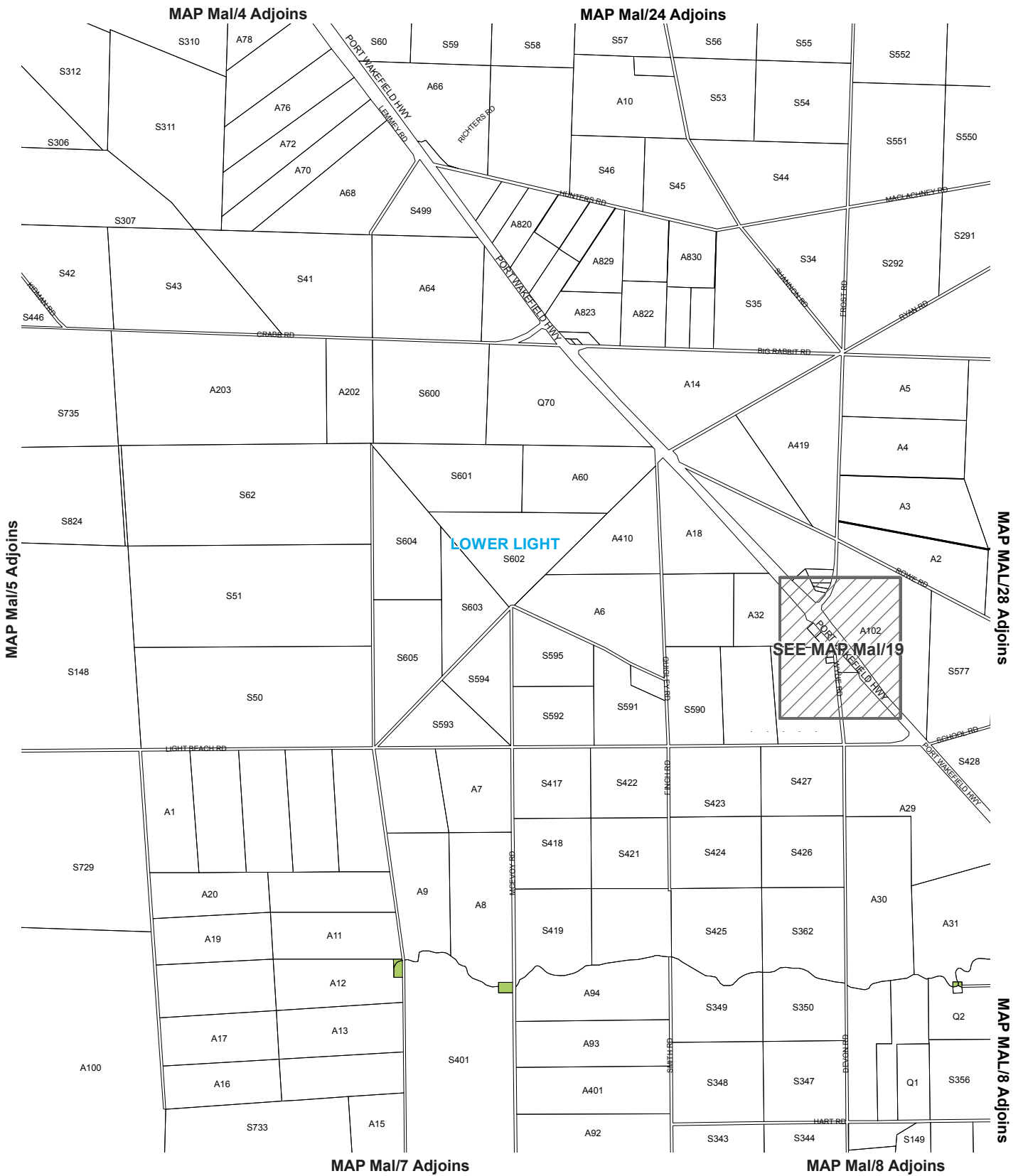
Lamberts Conformal Conic Projection, GDA94



Zones

- Coastal Conservation
- Primary Production
- Zone Boundary
- Development Plan Boundary

Zone Map Mal/5

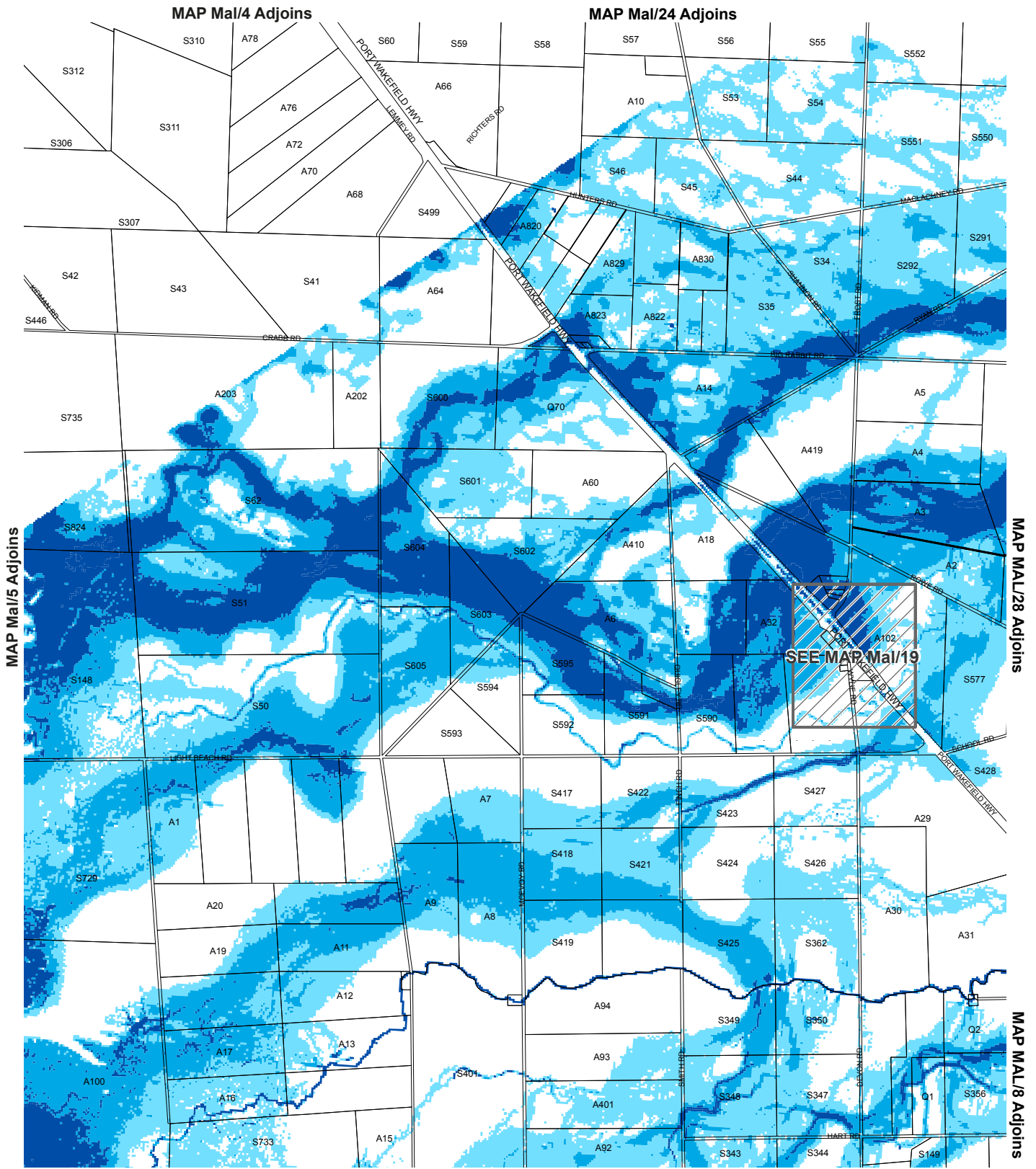


Location Map Mal/6



Primary Arterial Roads

Overlay Map Mal/6 TRANSPORT



Lamberts Conformal Conic Projection, GDA94

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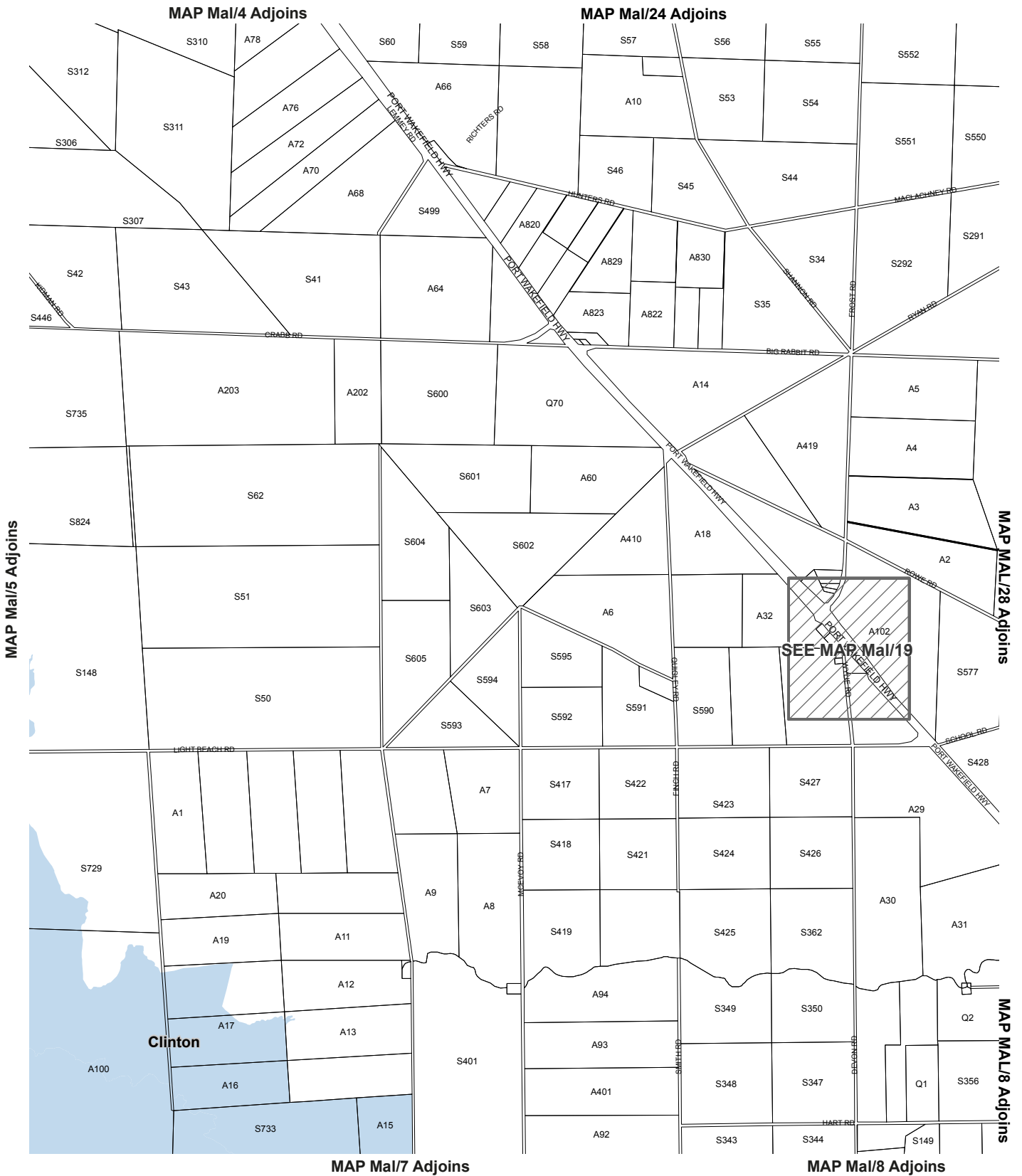


**Flood Hazard Risk Areas
(1 in 100 year ARI flood event)**

- High
- Medium
- Low
- Development Plan Boundary

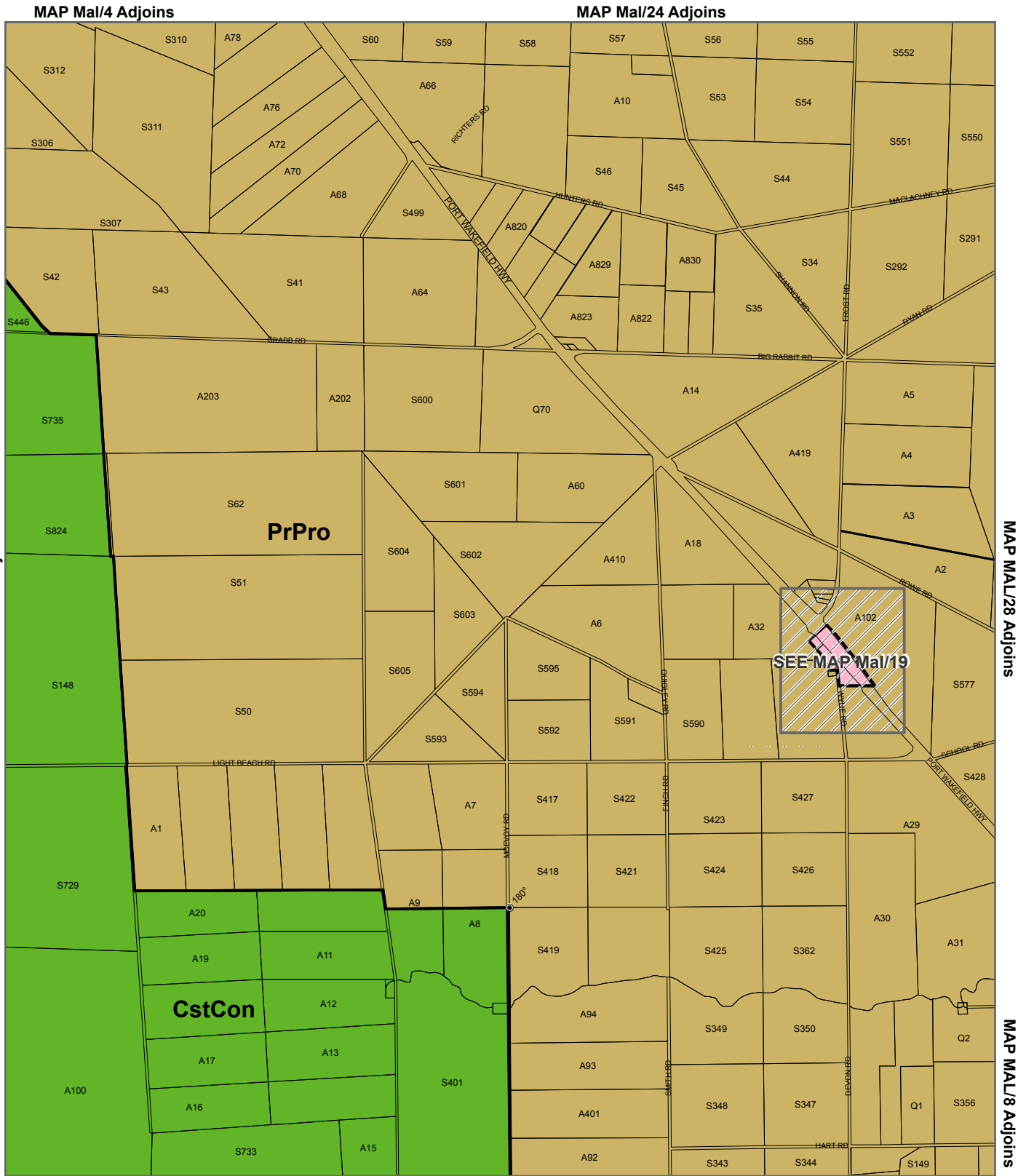
Overlay Map Mal/6

DEVELOPMENT CONSTRAINTS



- Wetlands of National Importance
- Development Plan Boundary

Overlay Map Mal/6 NATURAL RESOURCES



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

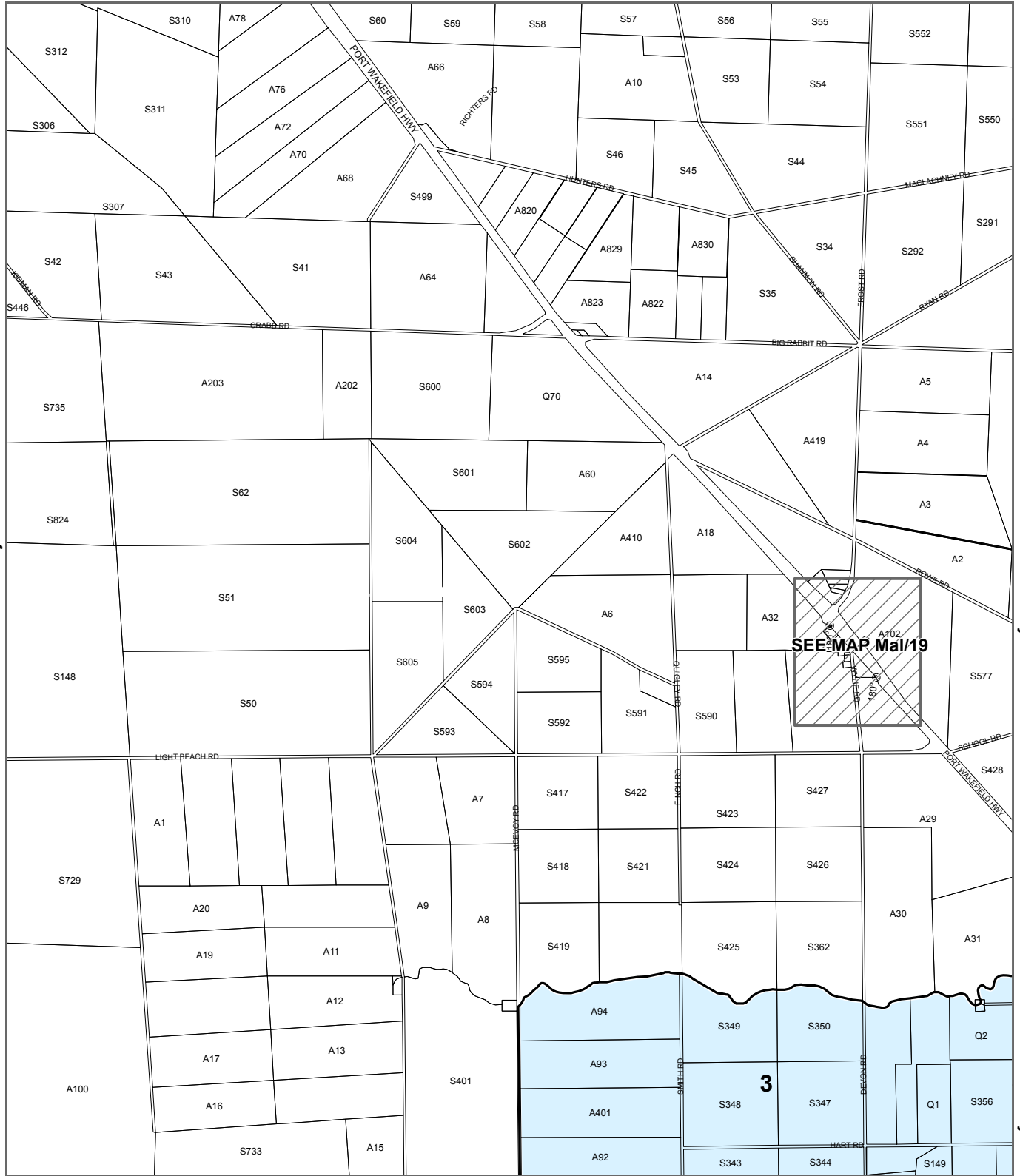


- Zones**
- CstCon Coastal Conservation
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Mal/6

MAP Mal/4 Adjoins

MAP Mal/24 Adjoins



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

Policy Area
3 Horticulture



Policy Map Mal/6

--- Development Plan Boundary
 Policy Area Boundary

MAP Mal/6 Adjoins



*Land Not Within
a Council Area
(Coastal Waters)*

SEE MAP Mal/22

Middle Beach

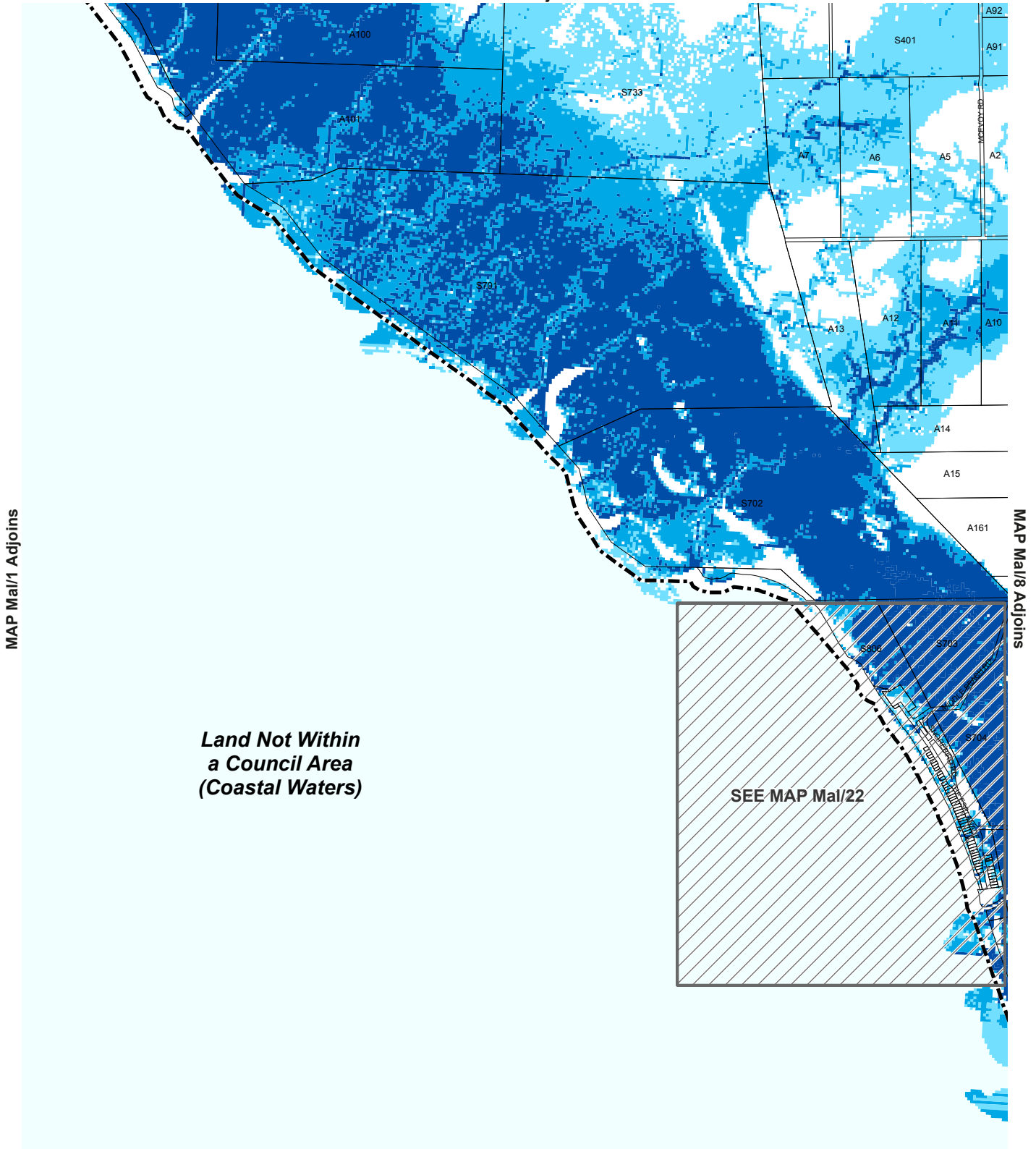
MAP Mal/1 Adjoins



Location Map Mal/7

----- Development Plan Boundary

MAP Mal/6 Adjoins



*Land Not Within
a Council Area
(Coastal Waters)*

MAP Mal/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

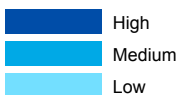
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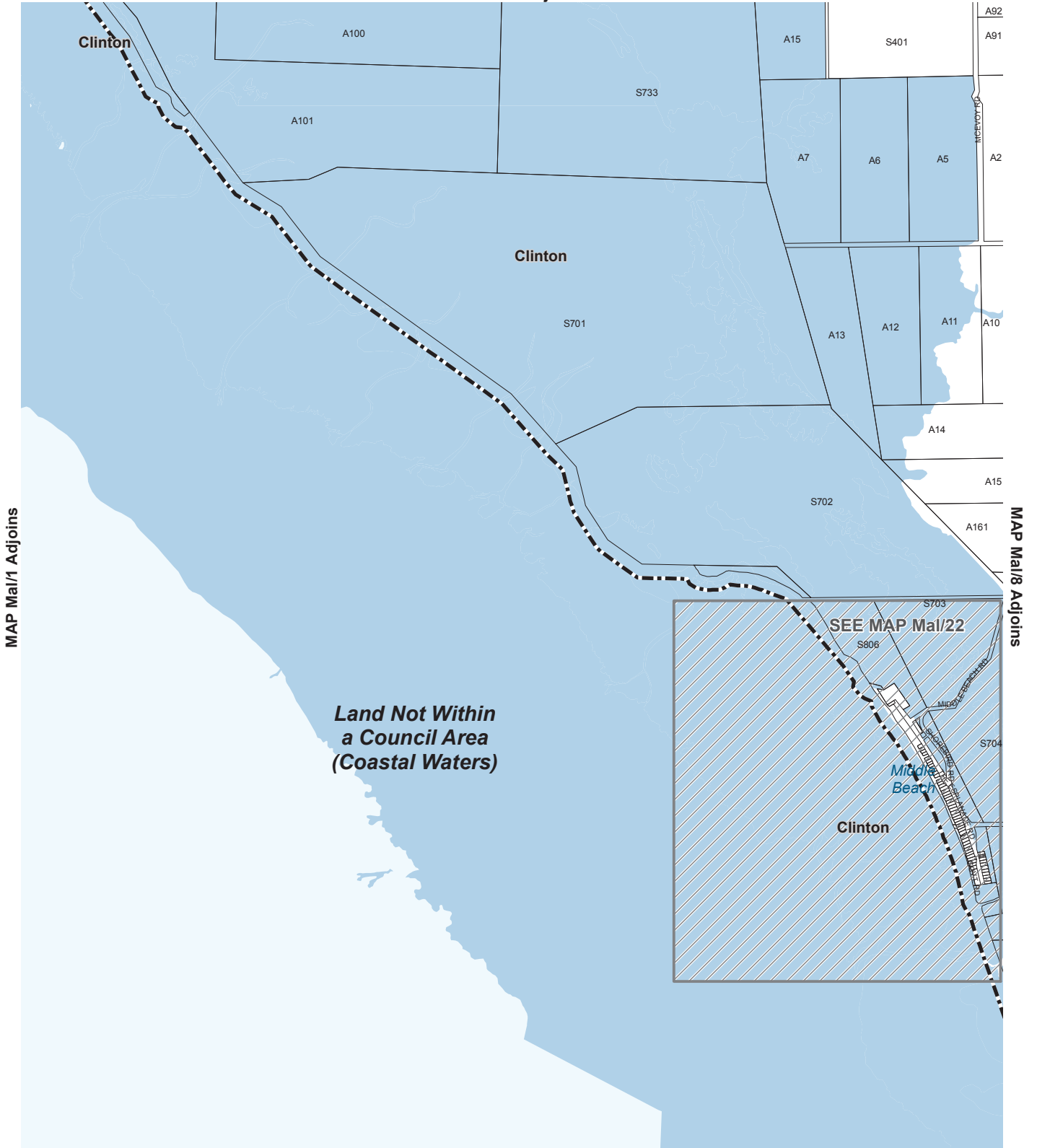
**Flood Hazard Risk Areas
(1 in 100 year ARI flood event)**



----- Development Plan Boundary

Overlay Map Mal/7 DEVELOPMENT CONSTRAINTS

MAP Mal/6 Adjoins



Land Not Within a Council Area (Coastal Waters)

SEE MAP Mal/22

Middle Beach

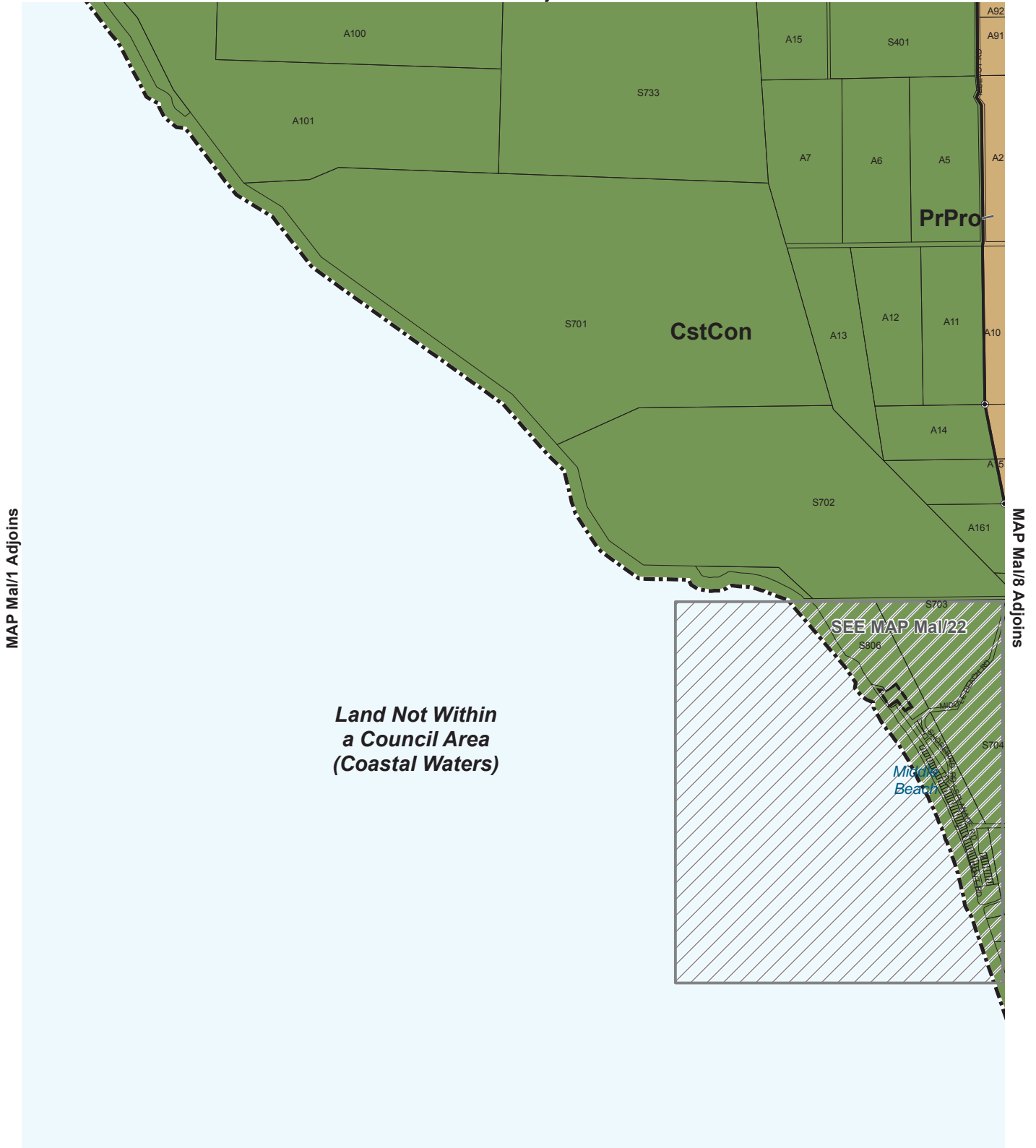
Clinton



Overlay Map Mal/7 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

MAP Mal/6 Adjoins



*Land Not Within
a Council Area
(Coastal Waters)*

SEE MAP Mal/22

Middle Beach

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

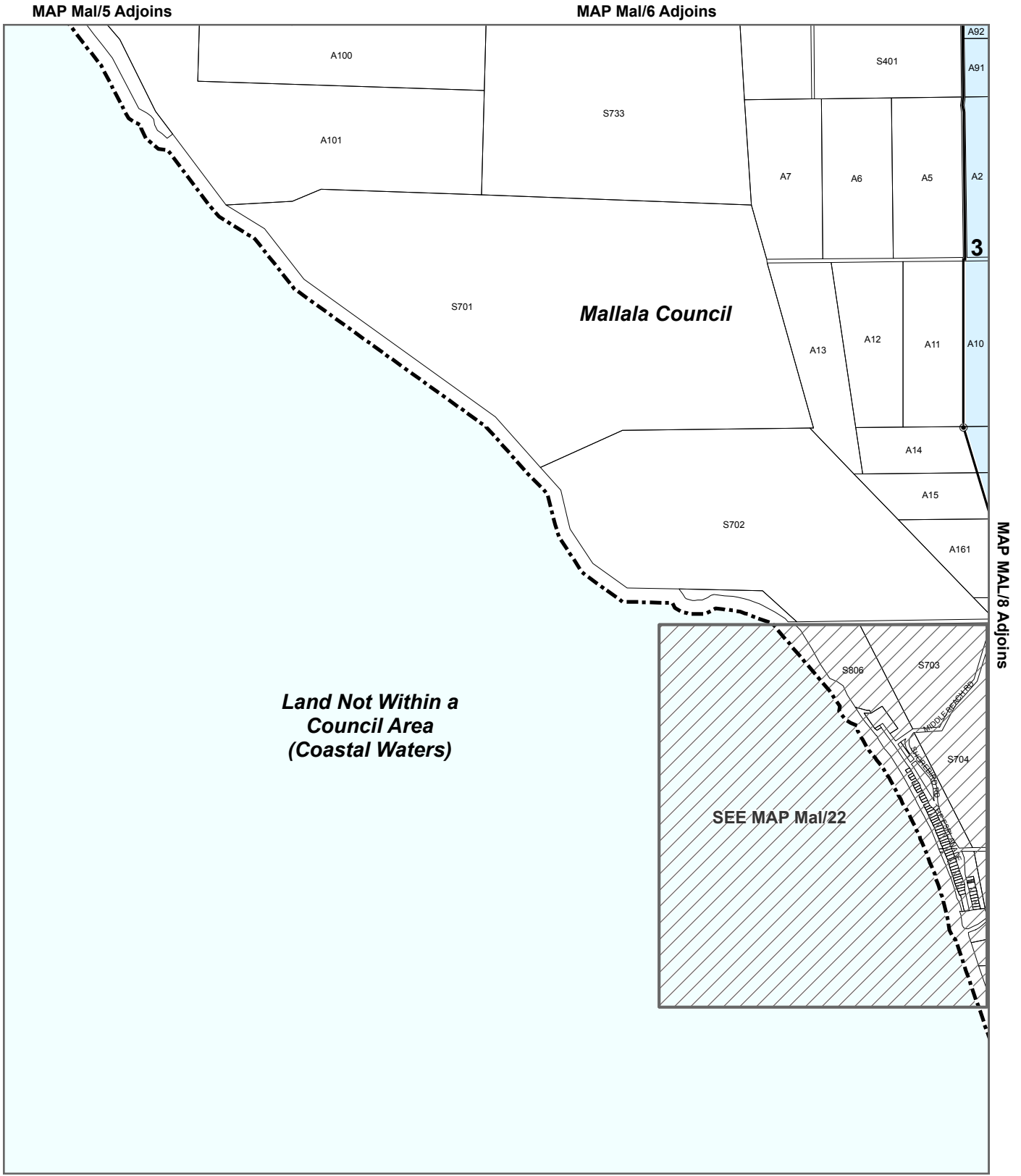
MAP Mal/1 Adjoins



Zones

- CstCon Coastal Conservation
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

Zone Map Mal/7



Land Not Within a Council Area (Coastal Waters)

SEE MAP Mal/22

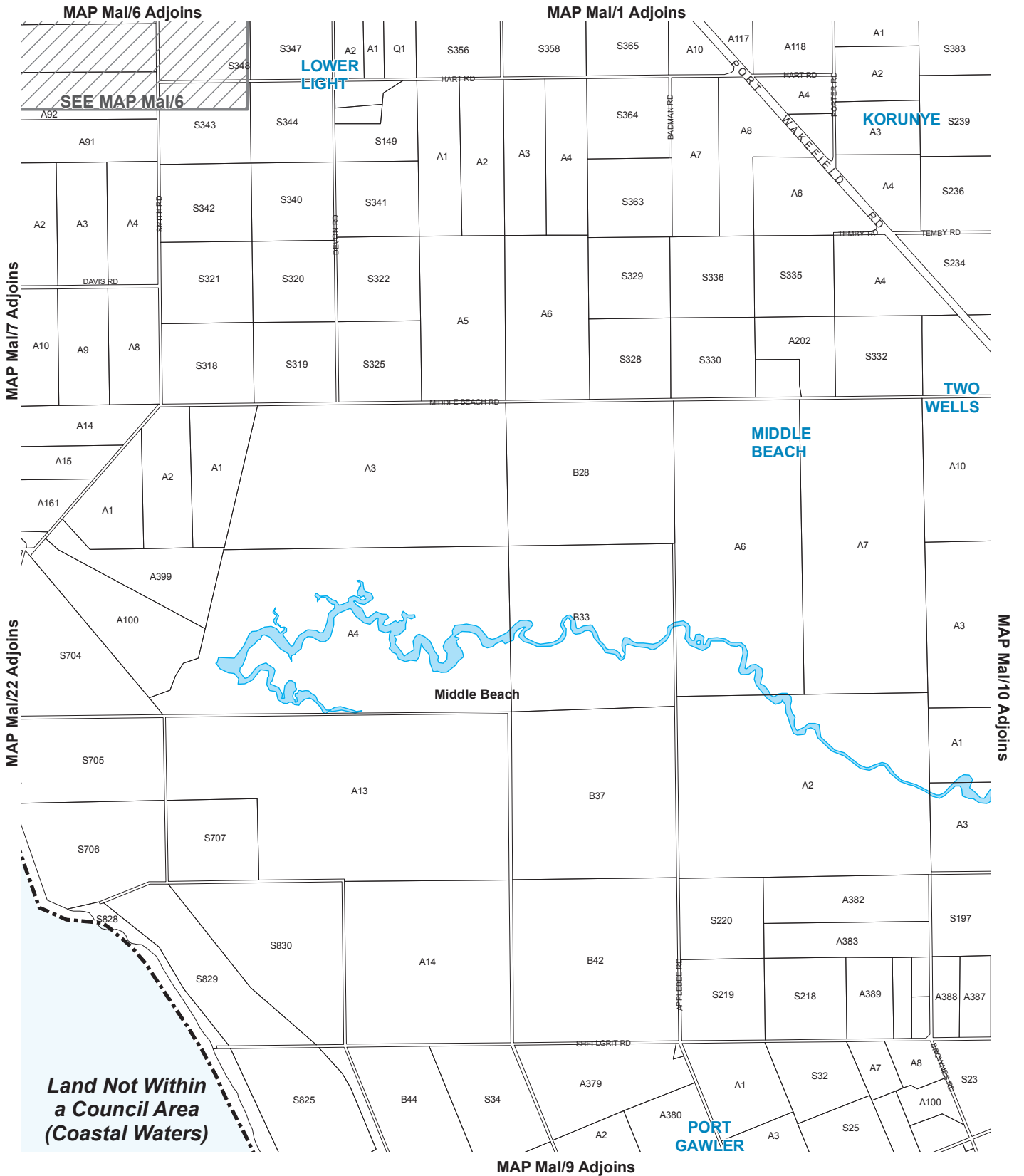
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Policy Area
3 Horticulture



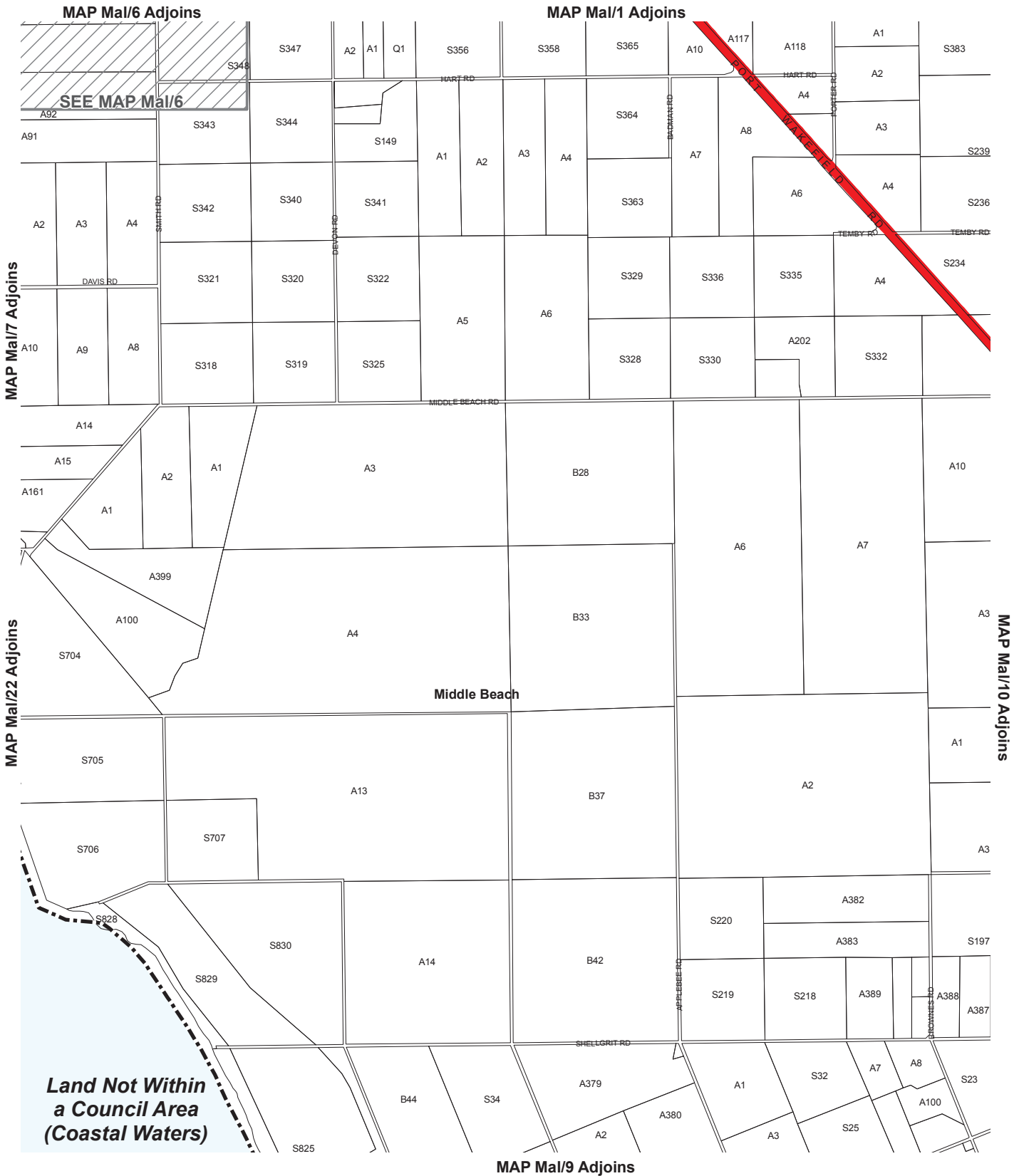
Policy Map Mal/7

- Development Plan Boundary
- Policy Area Boundary



Location Map Mal/8

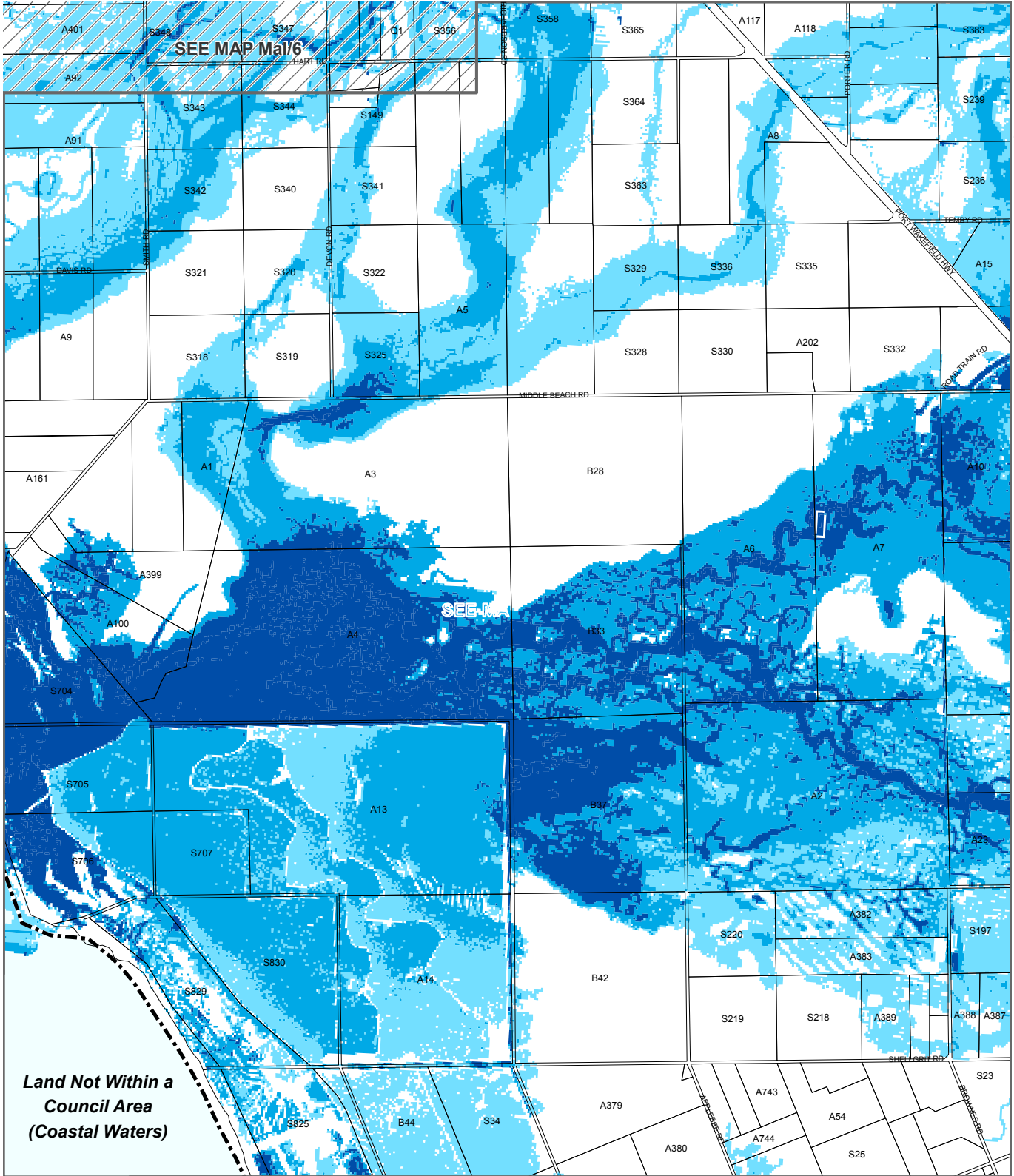
----- Development Plan Boundary



Overlay Map Mal/8 TRANSPORT

- Primary Arterial Roads
- - - - - Development Plan Boundary

MAP Mal/28 Adjoins



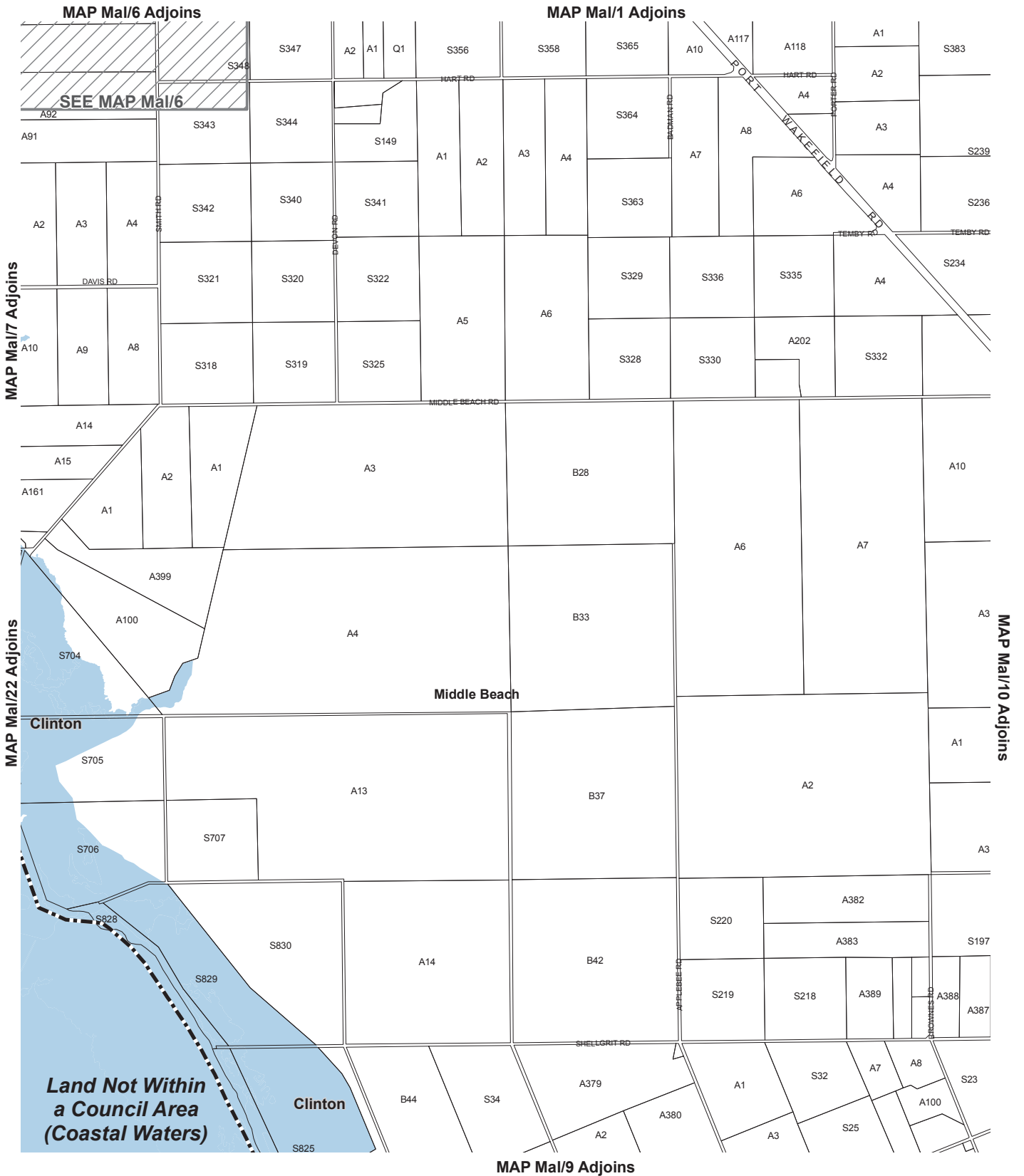
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- Flood Hazard Risk Areas**
 (1 in 100 year ARI flood event)
- High
 - Medium
 - Low
 - Development Plan Boundary

Overlay Map Mal/8

DEVELOPMENT CONSTRAINTS



Overlay Map Mal/8

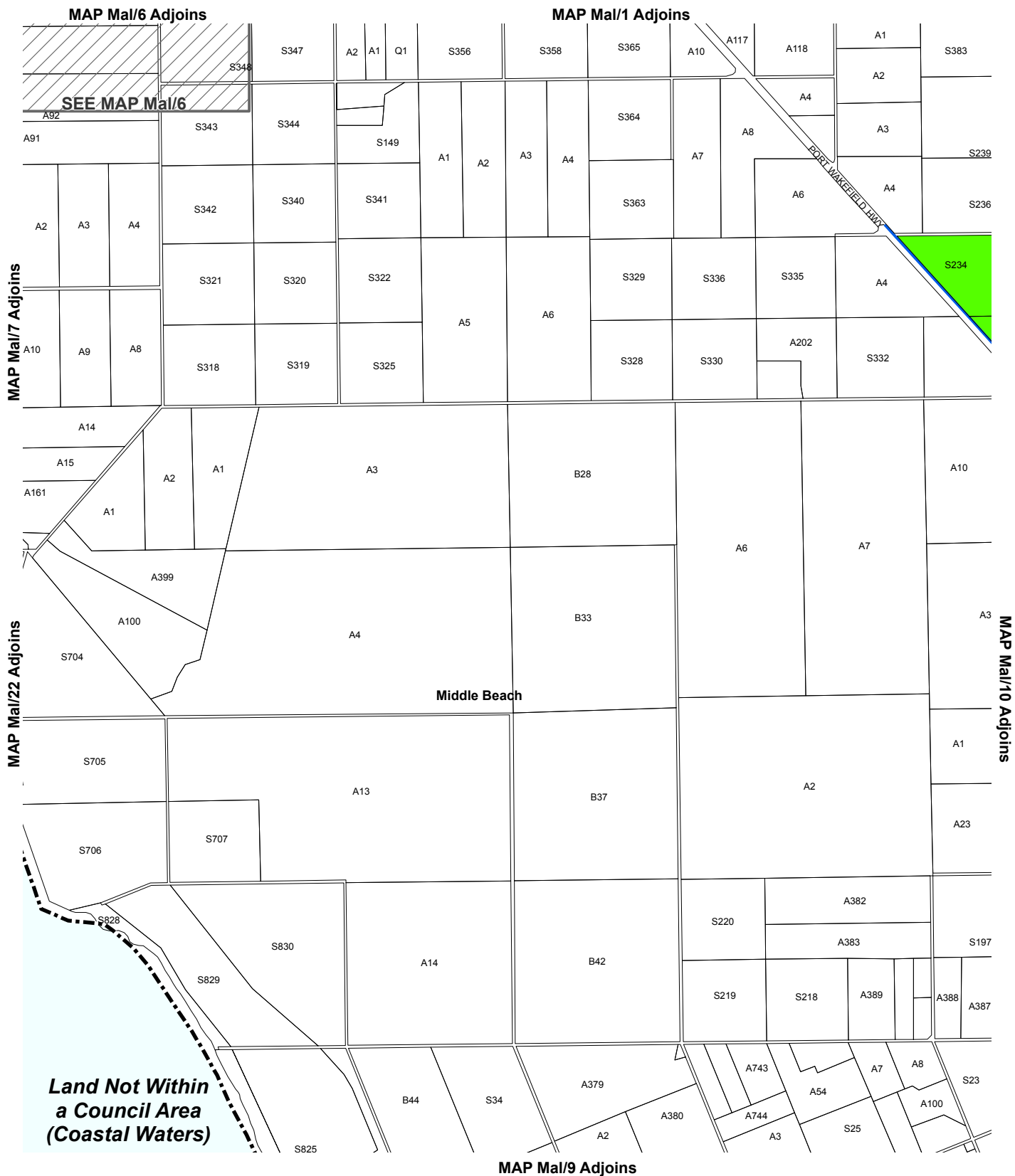
NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



Overlay Map Mal/8

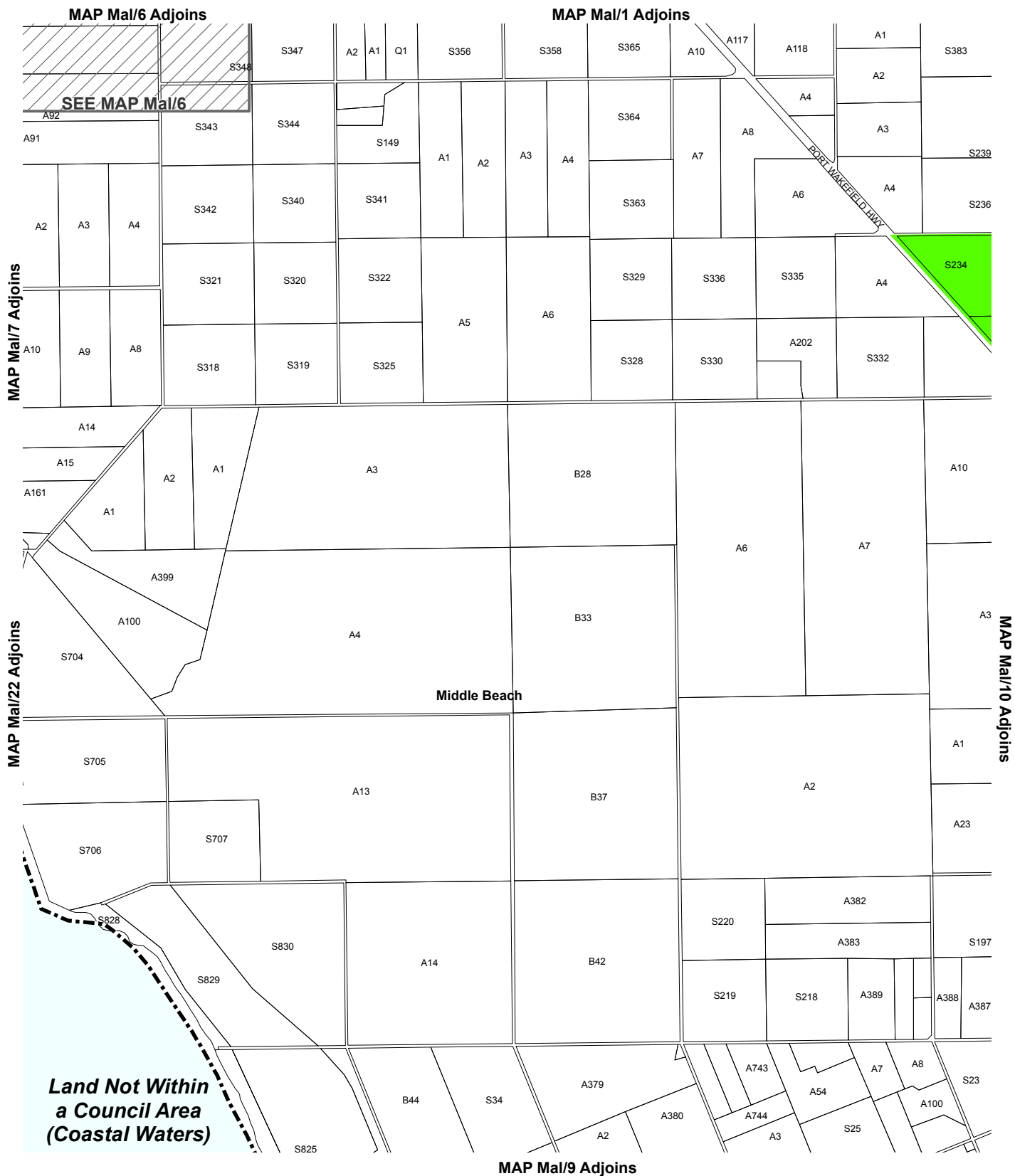
NOISE AND AIR EMISSIONS



Overlay Map Mal/8

STRATEGIC TRANSPORT ROUTES

- Strategic Transport Route
- Strategic Transport Routes Designated Area
- Development Plan Boundary



Overlay Map Mal/8

AFFORDABLE HOUSING

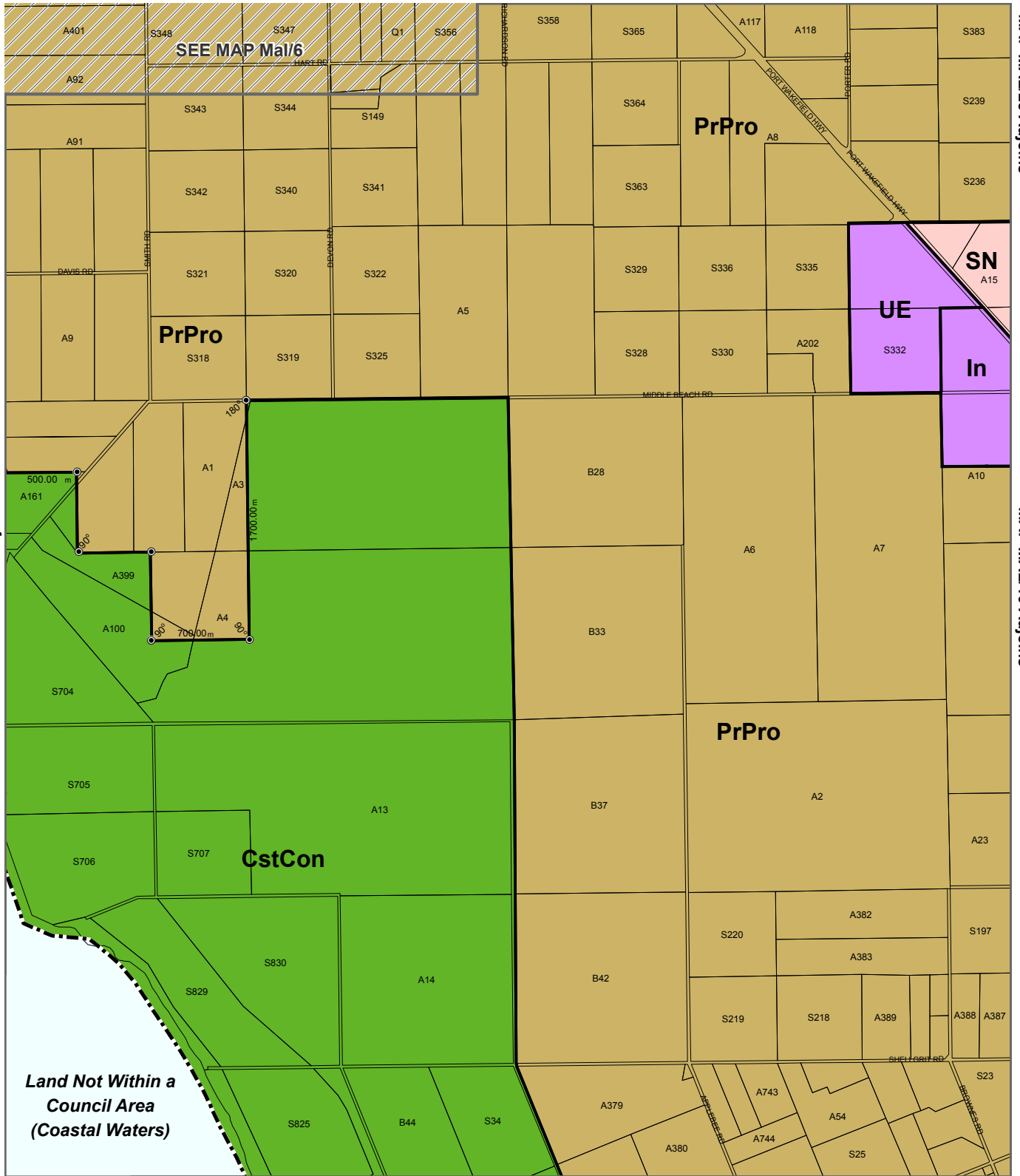
- Affordable Housing Designated Area
- Development Plan Boundary

MAP Mal/28 Adjoins

MAP MAL/28 Adjoins

MAP MAL/10 Adjoins

MAP MAL/7 Adjoins



MAP Mal/9 Adjoins

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

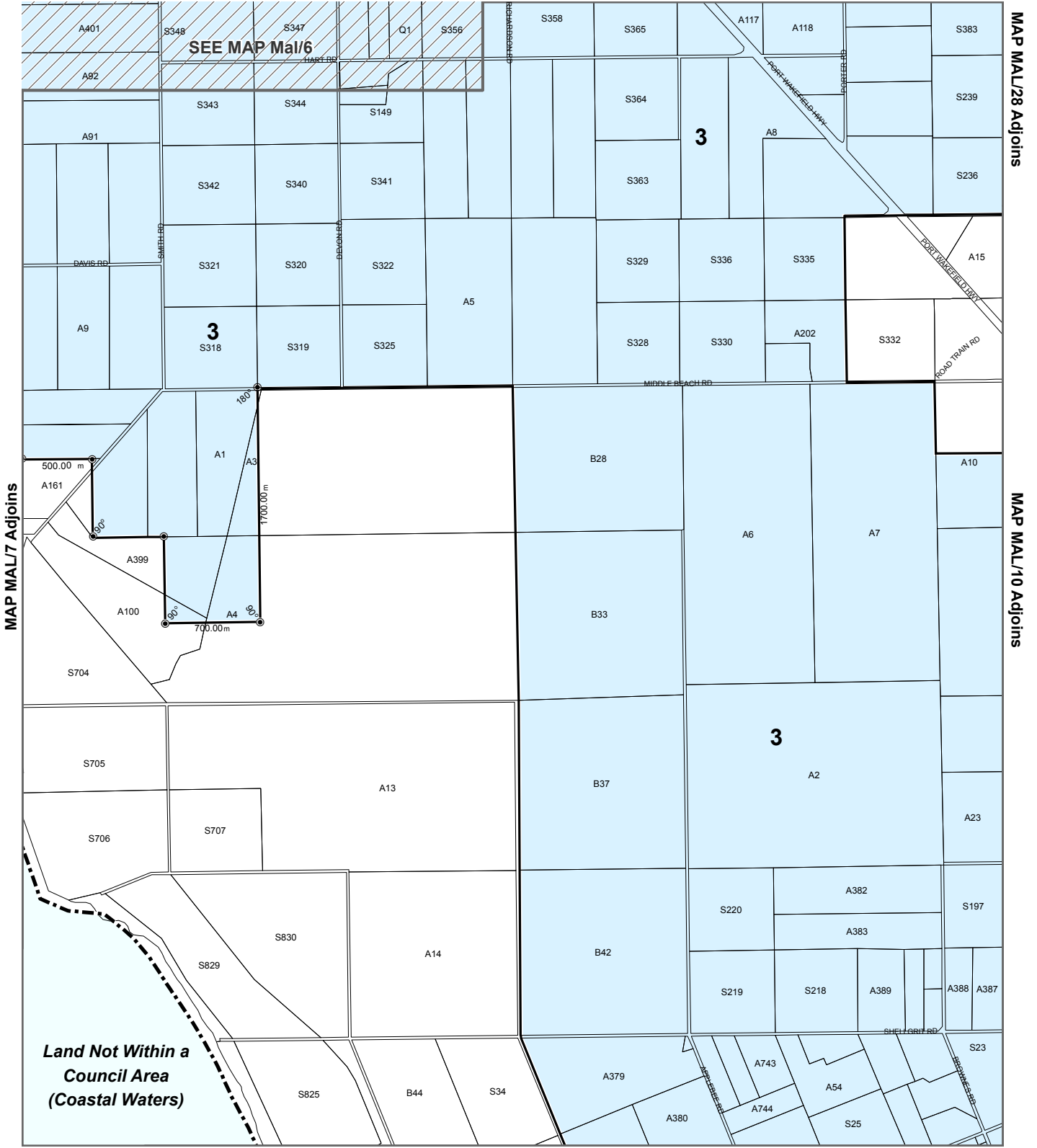


Zones

- CstCon Coastal Conservation
- In Industry
- UE Urban Employment
- PrPro Primary Production
- SN Suburban Neighbourhood
- Zone Boundary
- Development Plan Boundary

Zone Map Mal/8

MAP Mal/28 Adjoins



MAP MAL/7 Adjoins

MAP MAL/28 Adjoins

MAP MAL/10 Adjoins

MAP Mal/9 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

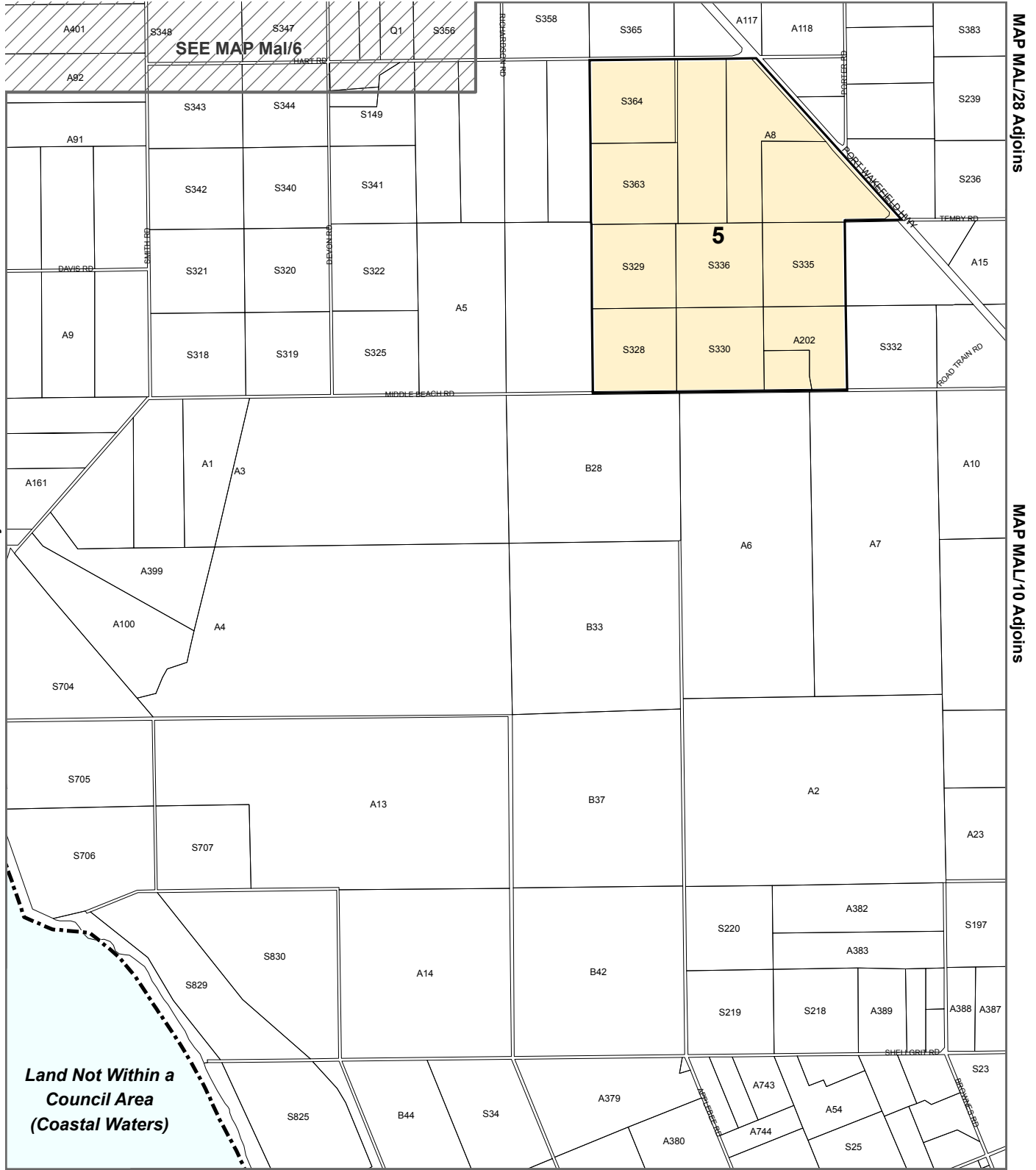
Policy Area
3 Horticulture



Policy Map Mal/8

- Development Plan Boundary
- Policy Area Boundary

MAP Mal/28 Adjoins



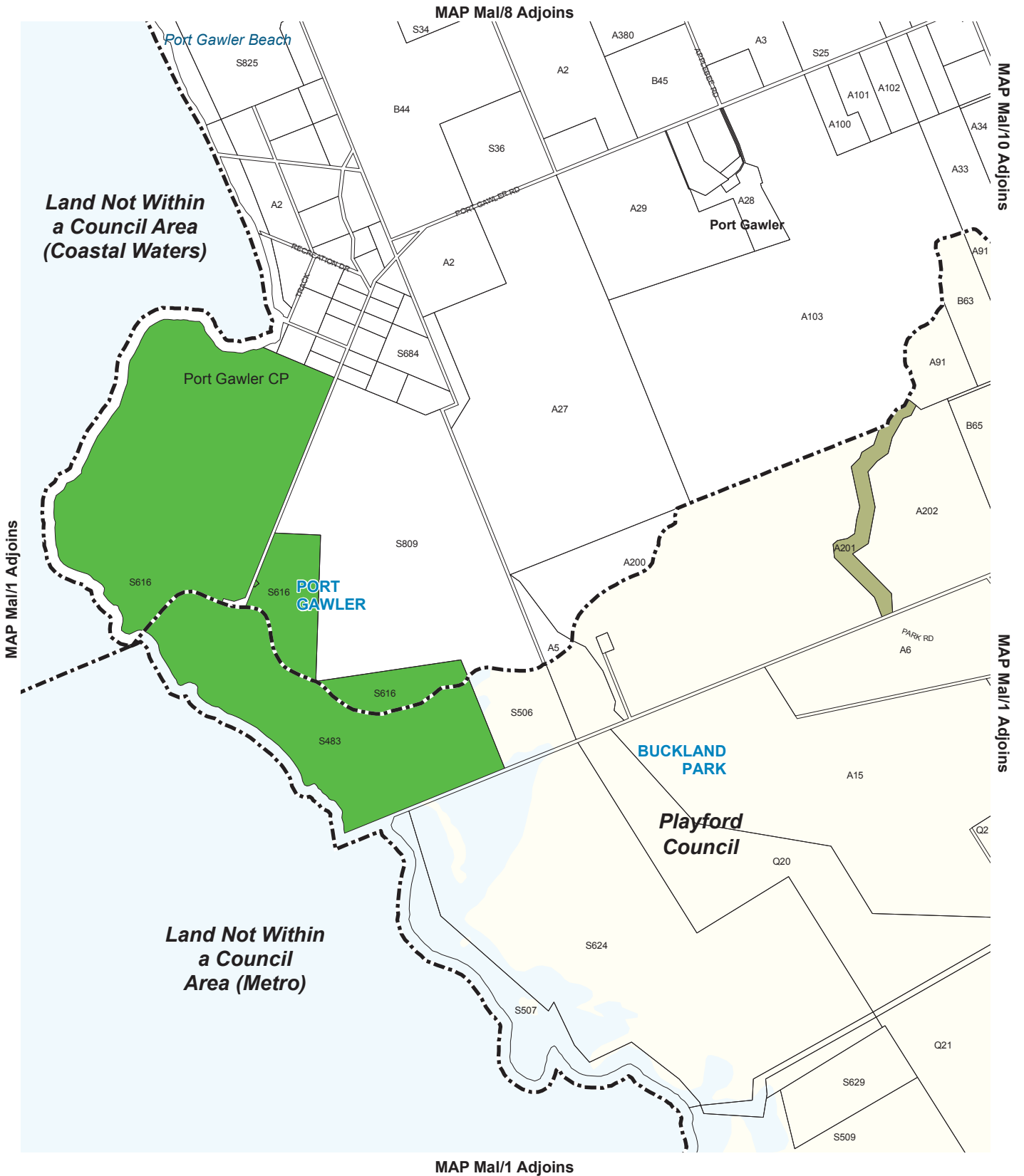
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Precinct
5 Horticulture



Precinct Map Mal/8

- Development Plan Boundary
- Precinct Boundary



Location Map Mal/9

- Local Reserves
- Conservation Park
- Development Plan Boundary

MAP Mal/8 Adjoins

MAP MAL/10 Adjoins

MAP MAL/1 Adjoins

Land Not Within a Council Area (Coastal Waters)

Land Not Within a Council Area (Metro)

Playford Council

MAP Mal/1 Adjoins

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0 2,000m

Flood Hazard Risk Areas (1 in 100 year ARI flood event)

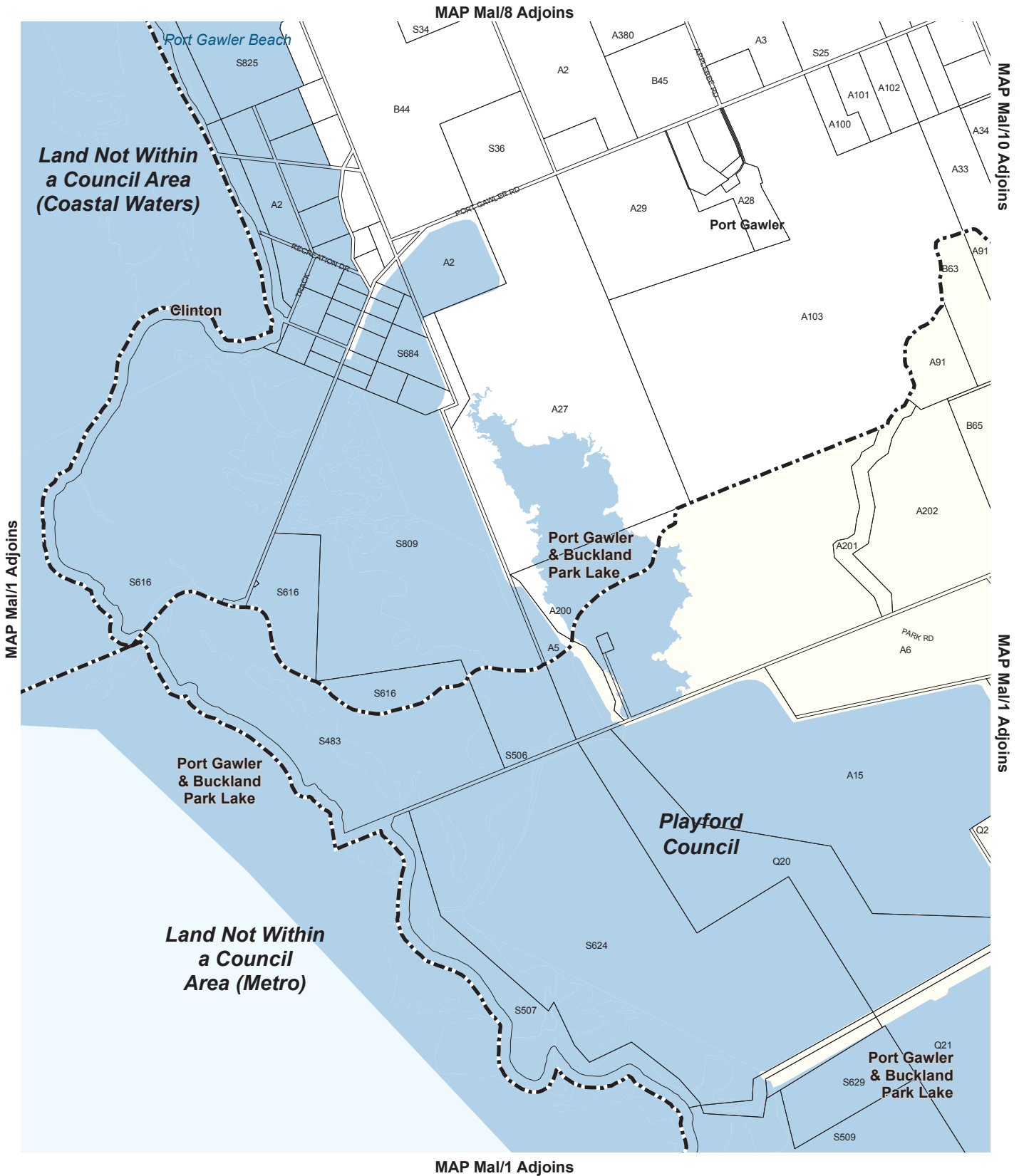
- High
- Medium
- Low
- Development Plan Boundary

Overlay Map Mal/9

DEVELOPMENT CONSTRAINTS

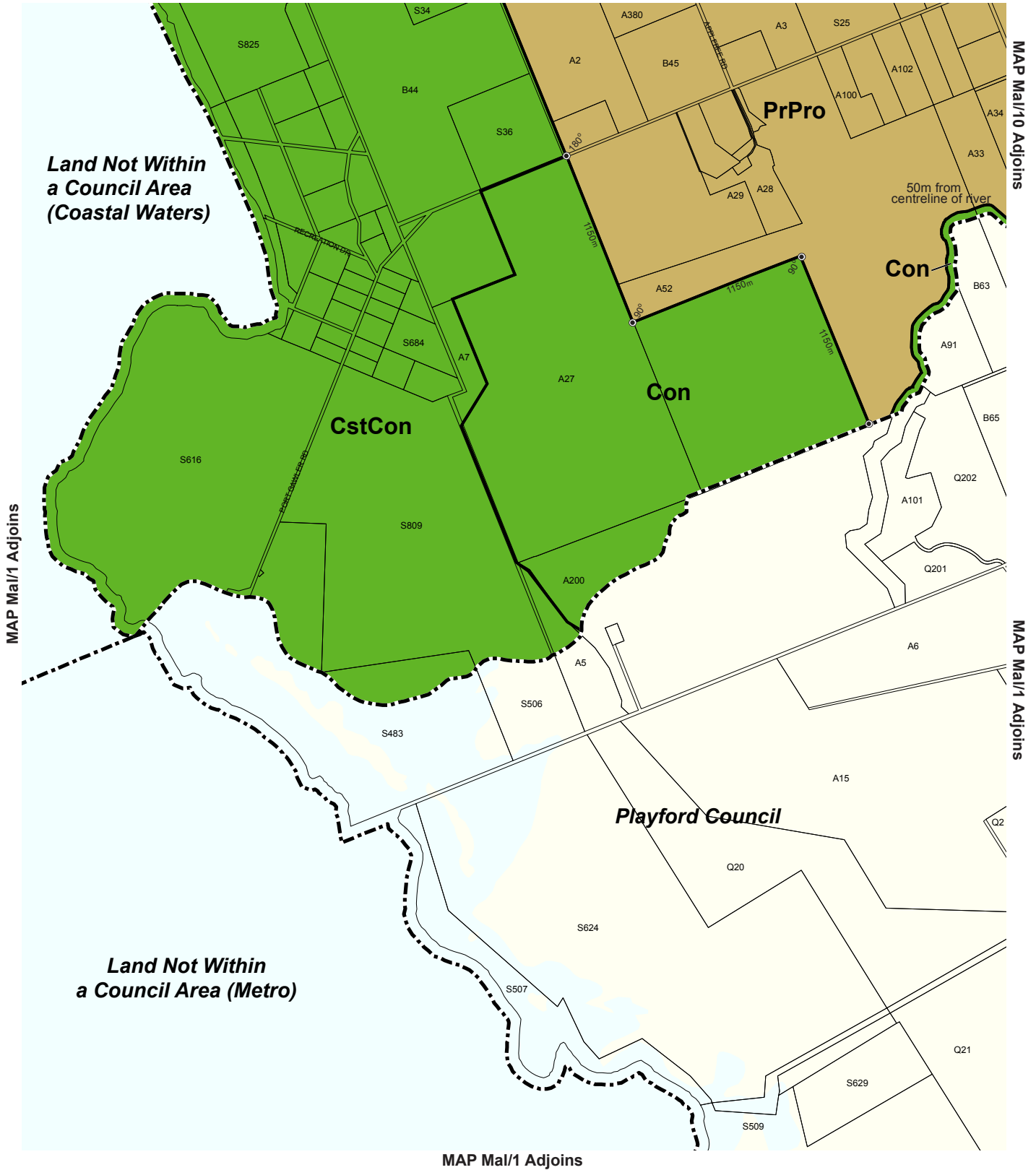
MALLALA COUNCIL

Consolidated - 13 December 2018



Overlay Map Mal/9 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Conservation
 - Con Conservation
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Mal/9

MAP Mal/8 Adjoins

MAP Mal/10 Adjoins

MAP Mal/1 Adjoins

Land Not Within a Council Area (Coastal Waters)

50m from centreline of river

Playford Council

Land Not Within a Council Area (Metro)

MAP Mal/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

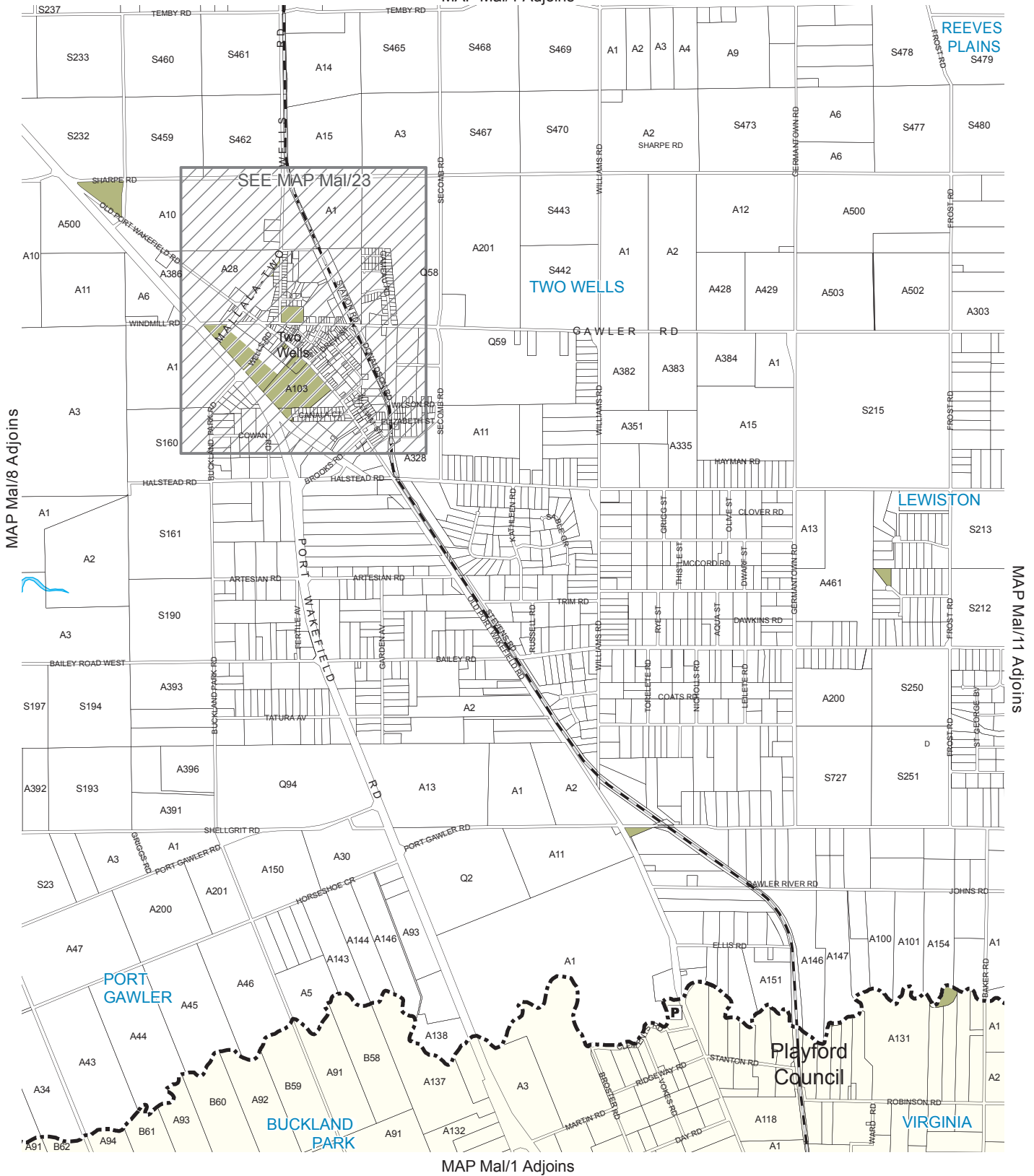
Policy Area
3 Horticulture







Policy Area Map Mal/9

-  Policy Area Boundary
-  Development Plan Boundary

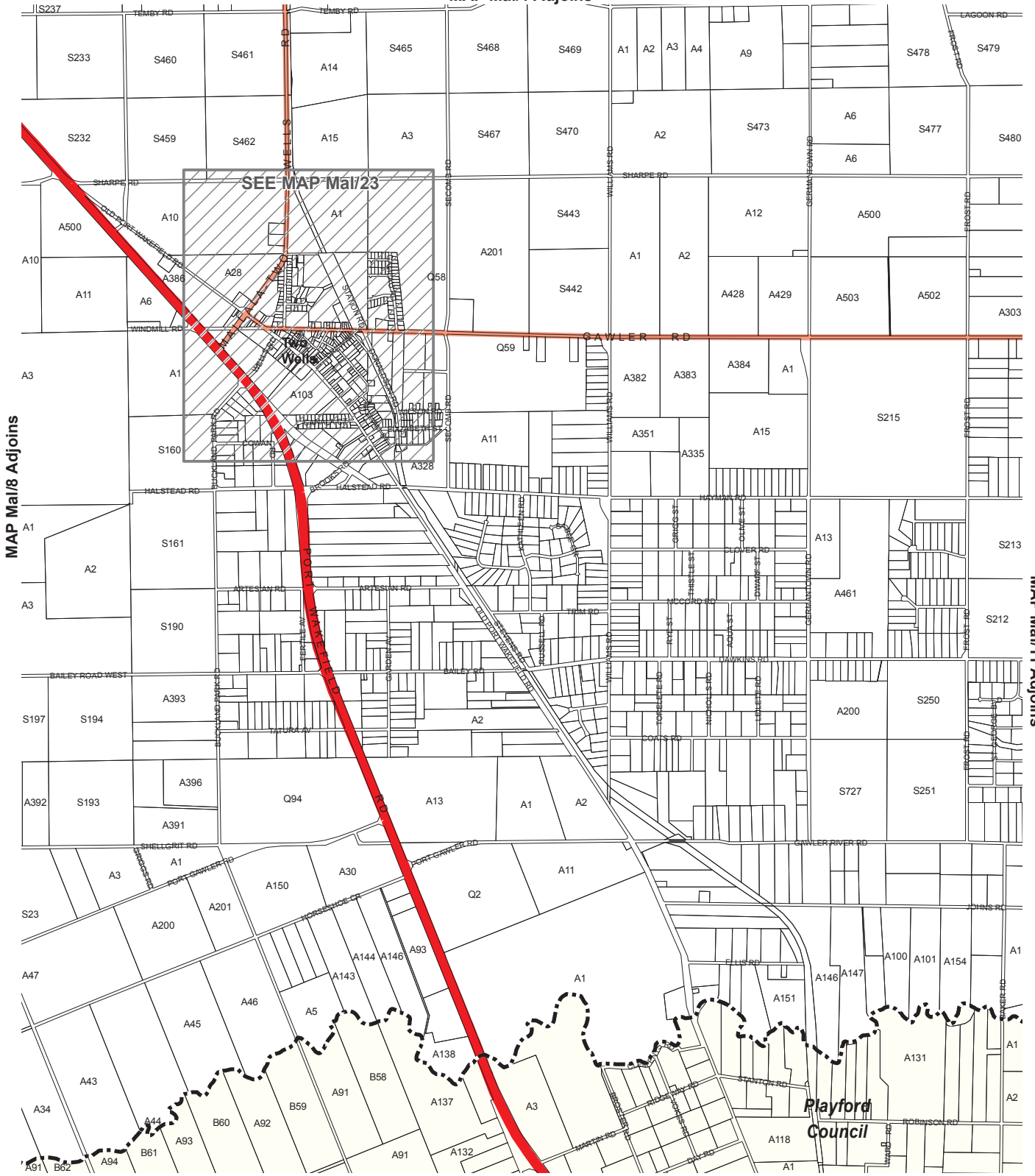
MAP Mal/1 Adjoins



-  Post Office
-  Railways
-  Local Reserves
-  Development Plan Boundary

Location Map Mal/10

MAP Ma/1 Adjoins



MAP Ma/11 Adjoins

MAP Ma/8 Adjoins

MAP Ma/1 Adjoins

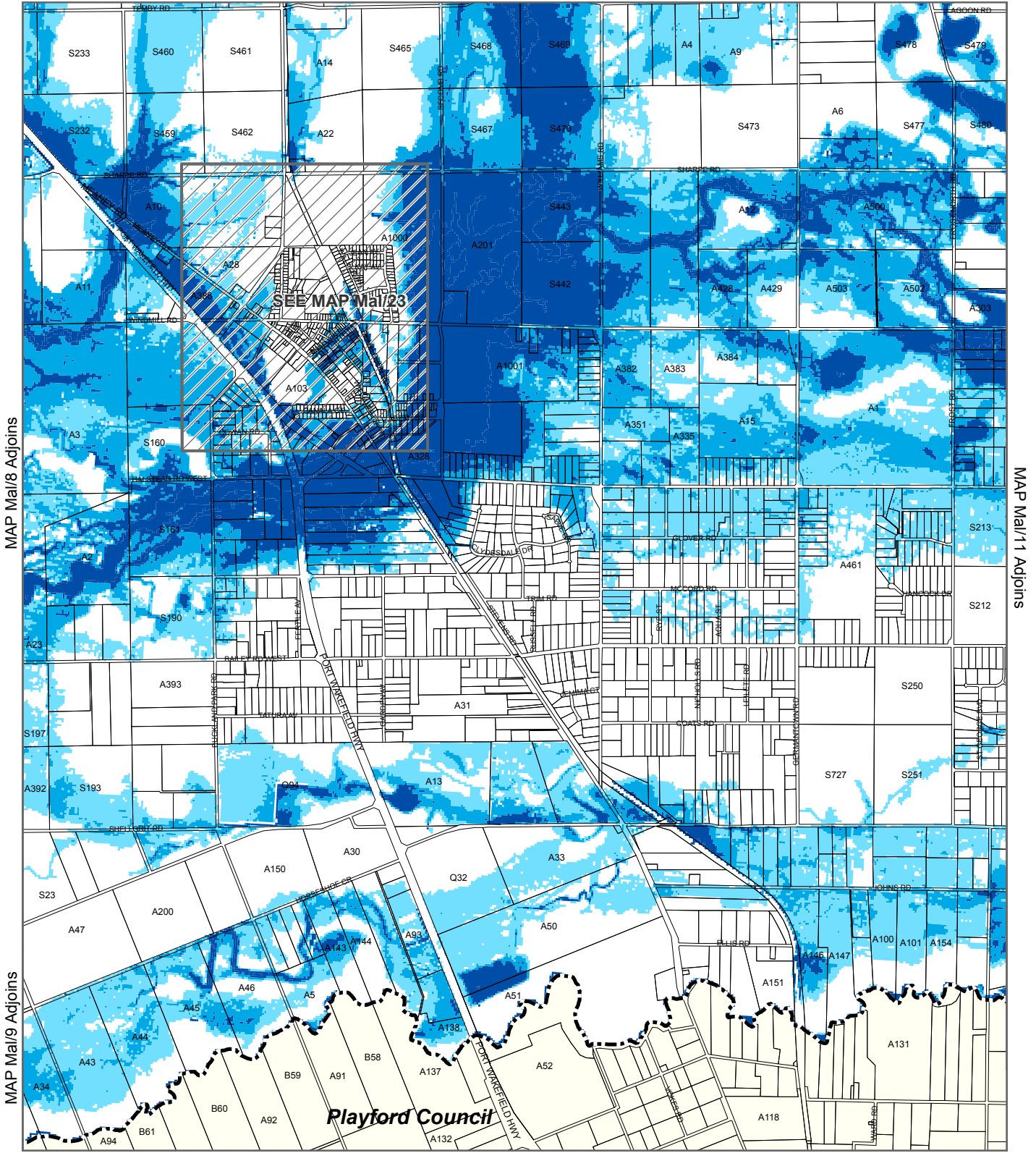


Overlay Map Ma/10 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

MAP Mal/28 Adjoins

MAP Mal/29 Adjoins



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**Flood Hazard Risk Areas
 (1 in 100 year ARI flood event)**

- High
- Medium
- Low
- Development Plan Boundary

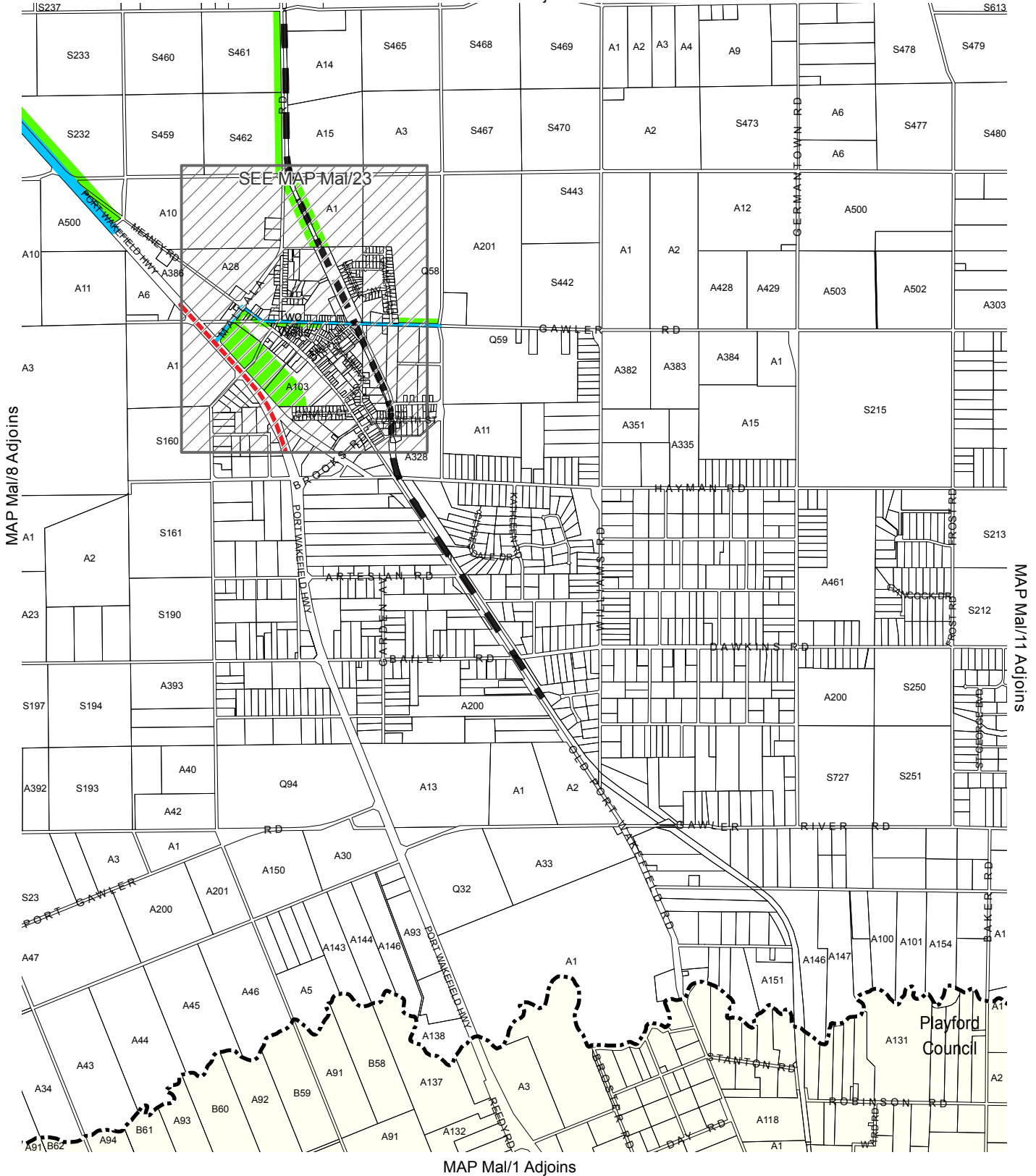


Overlay Map Mal/10 DEVELOPMENT CONSTRAINTS






MALLALA COUNCIL

Consolidated - 13 December 2018

MAP Mal/1 Adjoins



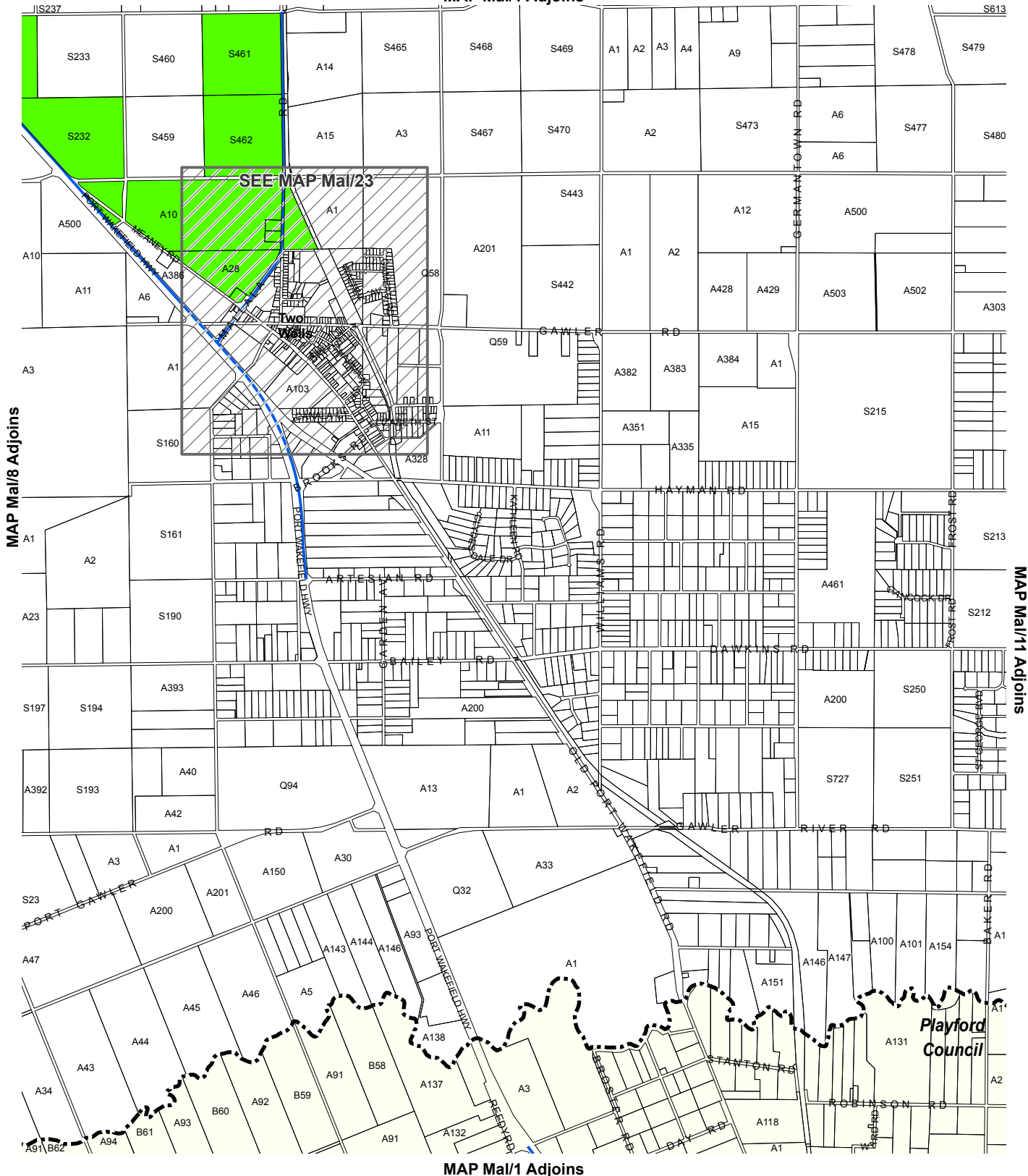
MAP Mal/1 Adjoins

-  Train Line
-  Designated Road: type A road
-  Designated Road: type R road
-  Noise and Air Emissions Designated Area
-  Development Plan Boundary



Overlay Map Mal/10 NOISE AND AIR EMISSIONS

MAP Mal/1 Adjoins



MAP Mal/1 Adjoins

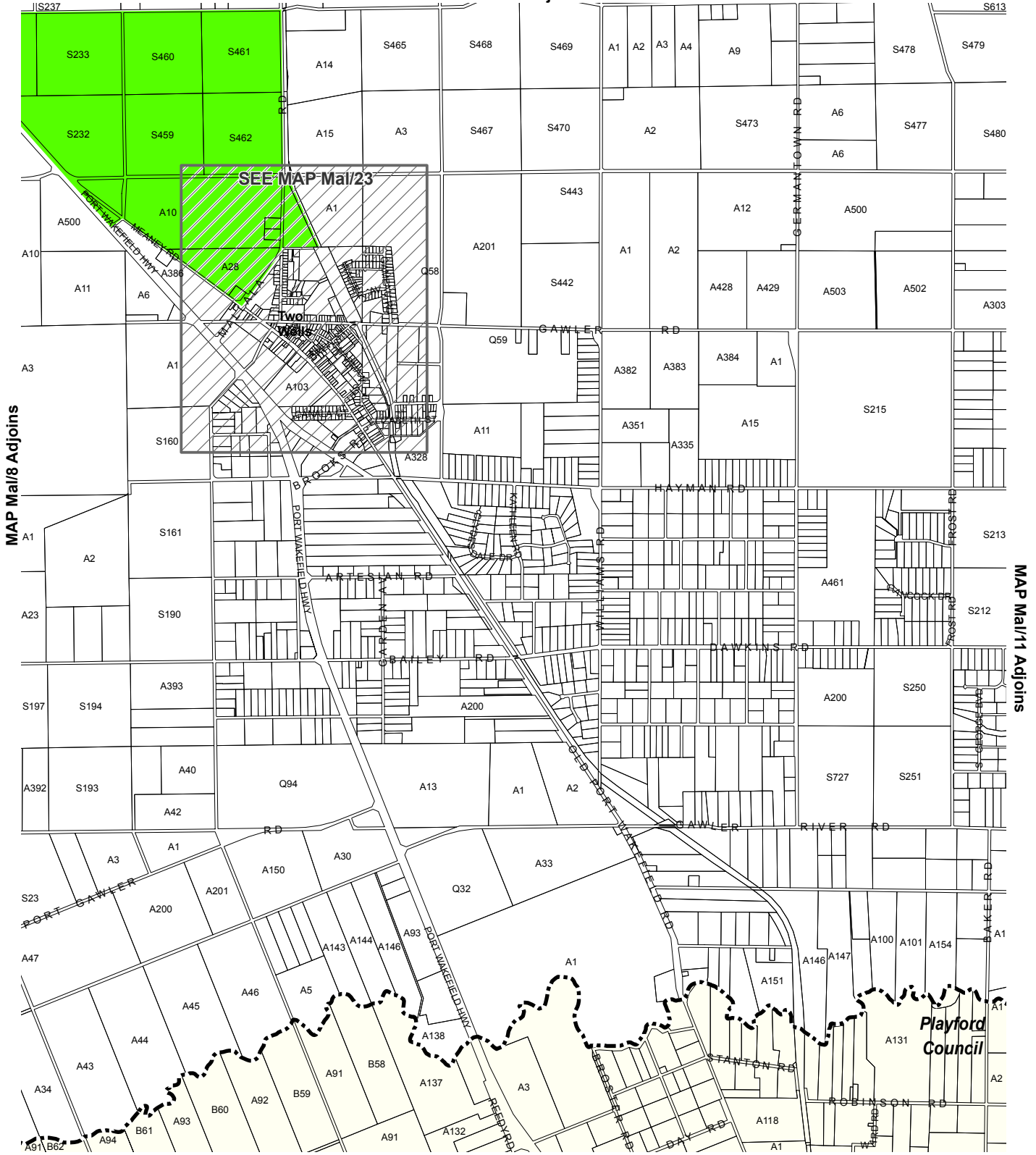


Overlay Map Mal/10

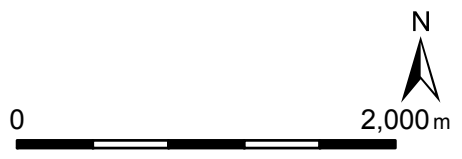
STRATEGIC TRANSPORT ROUTES

- Strategic Transport Route
- Strategic Transport Routes Designated Area
- Development Plan Boundary

MAP Mal/1 Adjoins



MAP Mal/1 Adjoins



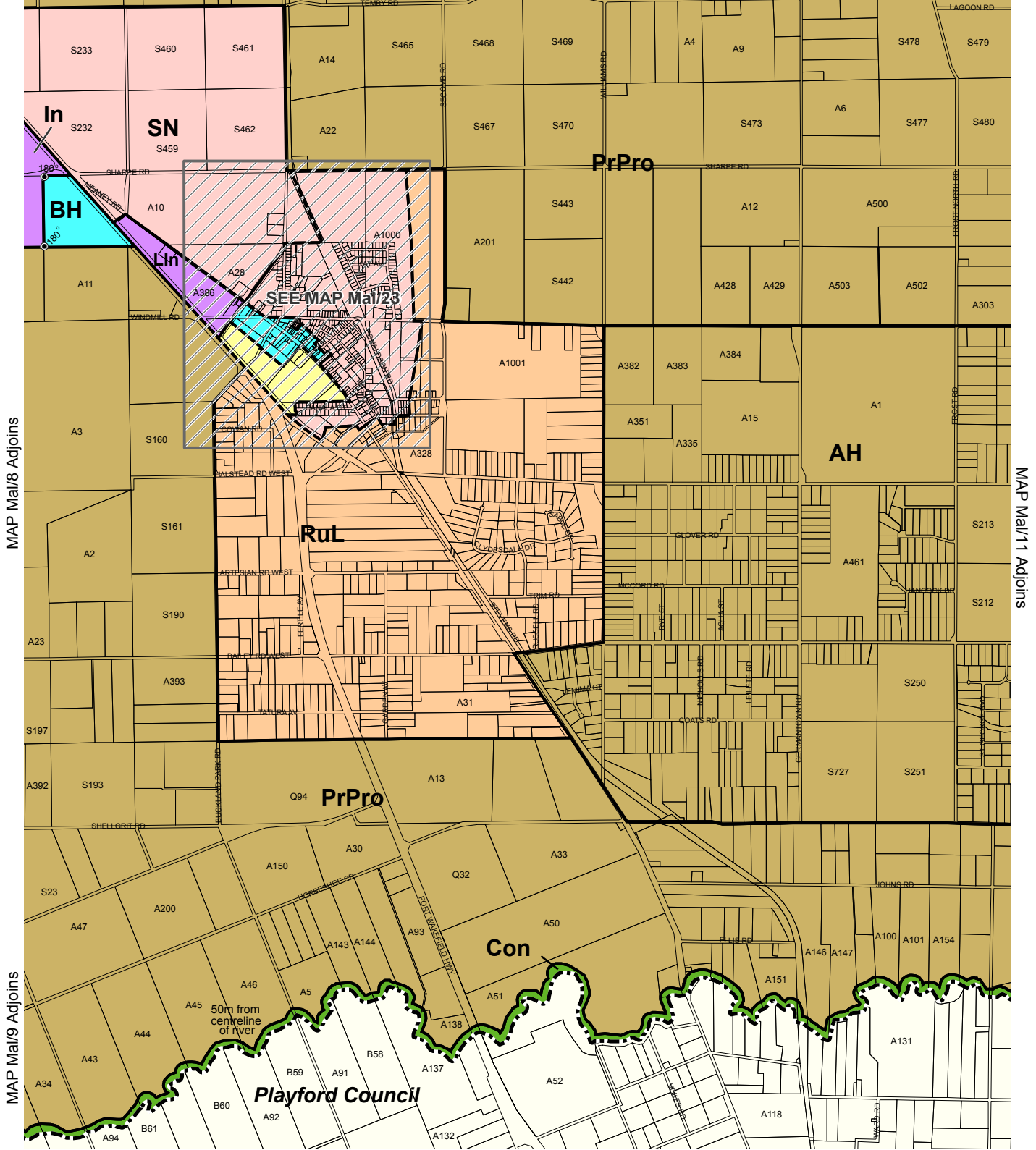
Overlay Map Mal/10

AFFORDABLE HOUSING

- Affordable Housing Designated Area
- Development Plan Boundary

MAP Mal/28 Adjoins

MAP Mal/29 Adjoins

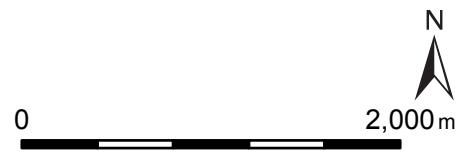


See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

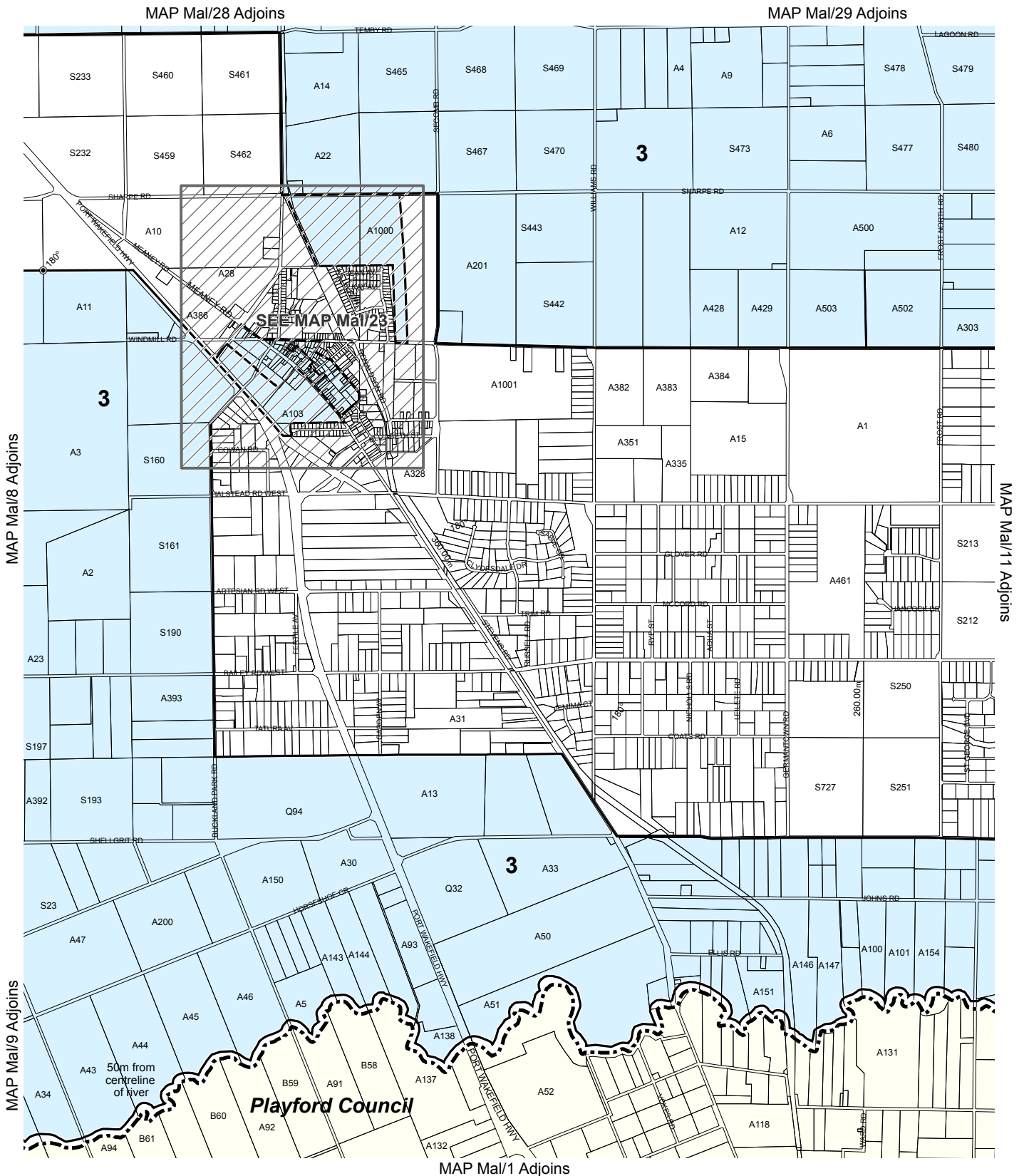
MAP Mal/1 Adjoins

Zones

- AH Animal Husbandry
- BH Bulk Handling
- Con Conservation
- In Industry
- Lin Light Industry
- PrPro Primary Production
- RuL Rural Living
- SN Suburban Neighbourhood
- Zone Boundary
- Development Plan Boundary



Zone Map Mal/10



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

Policy Area
3 Horticulture

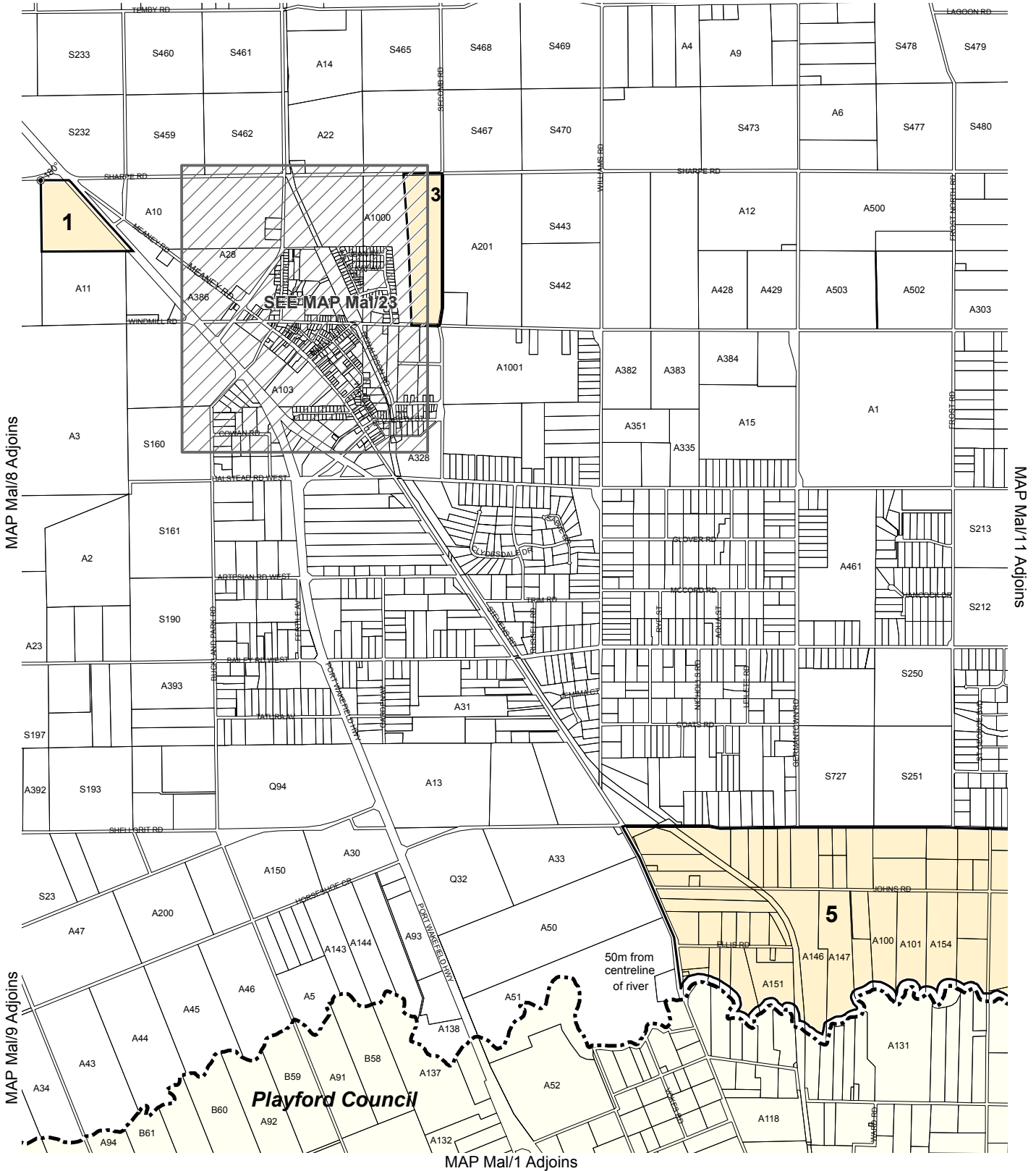


Policy Map Mal/10

- Policy Area Boundary
- Development Plan Boundary

MAP Mal/28 Adjoins

MAP Mal/29 Adjoins



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

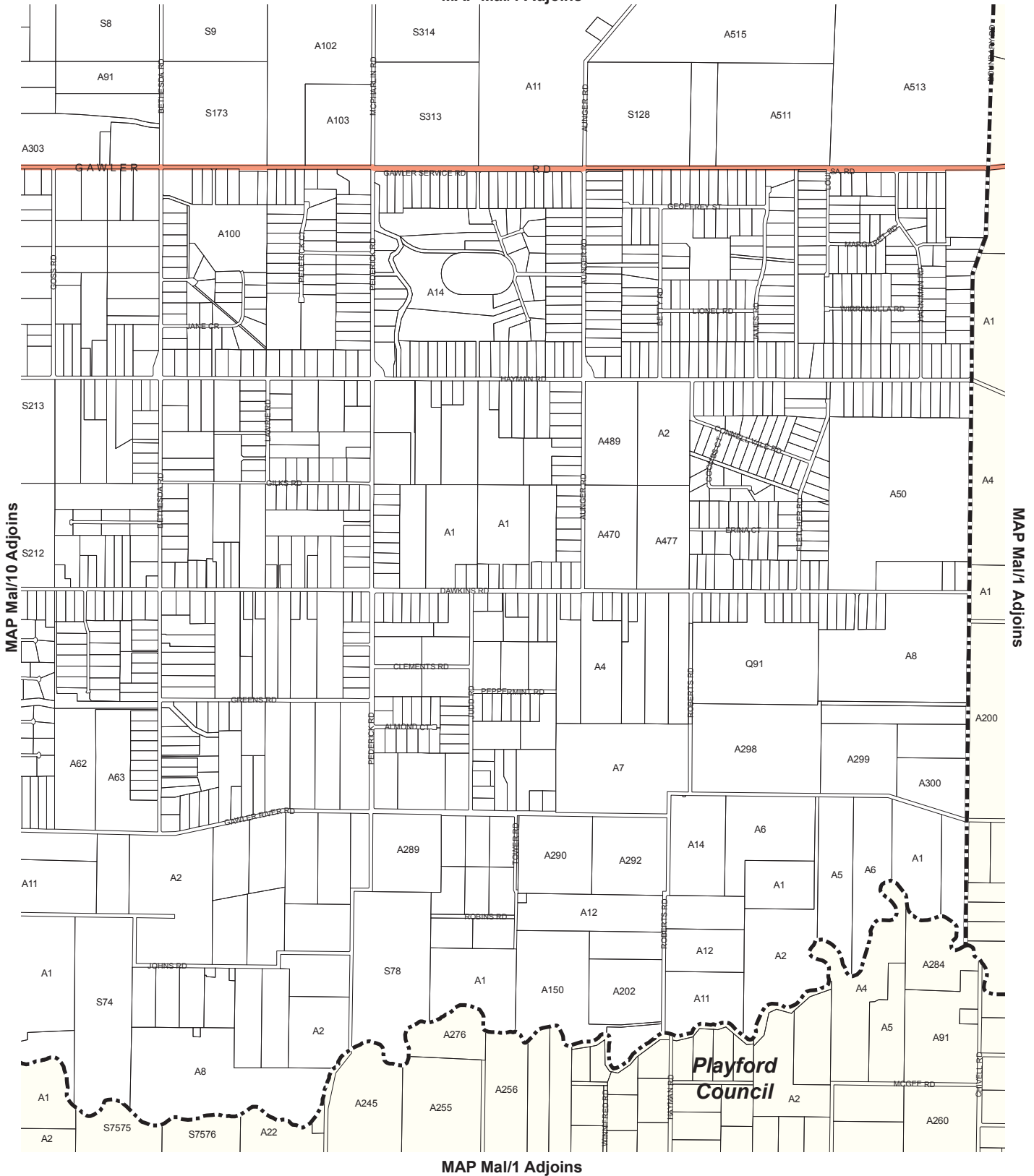
- Precinct**
- 1 Two Wells
 - 3 Two Wells
 - 5 Horticulture



Precinct Map Mal/10

- Precinct Boundary
- Development Plan Boundary

MAP Mal/1 Adjoins



MAP Mal/1 Adjoins



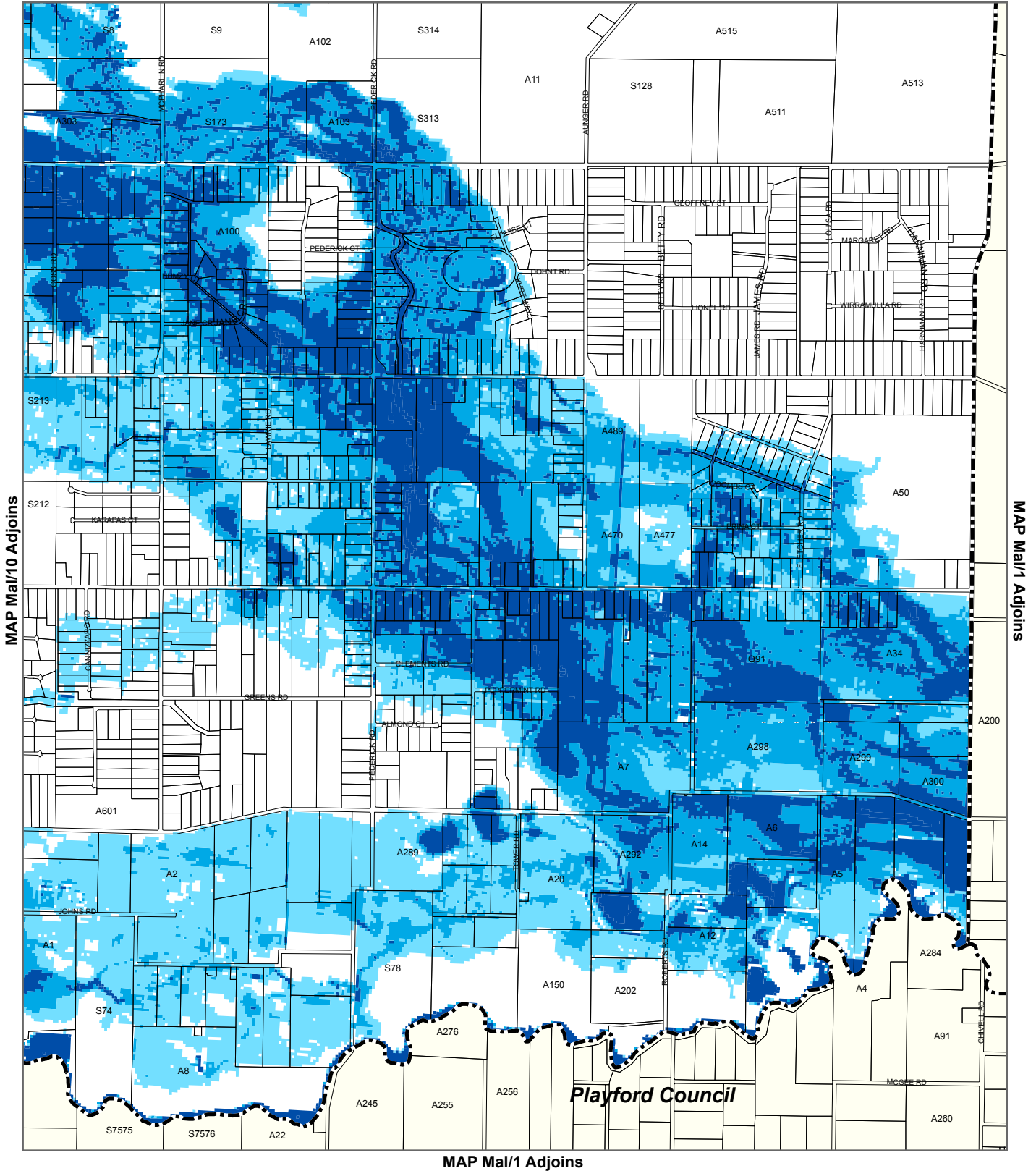
Overlay Map Mal/11

TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

Map Mal/29 Adjoins

Map Mal/31 Adjoins



Disclaimer
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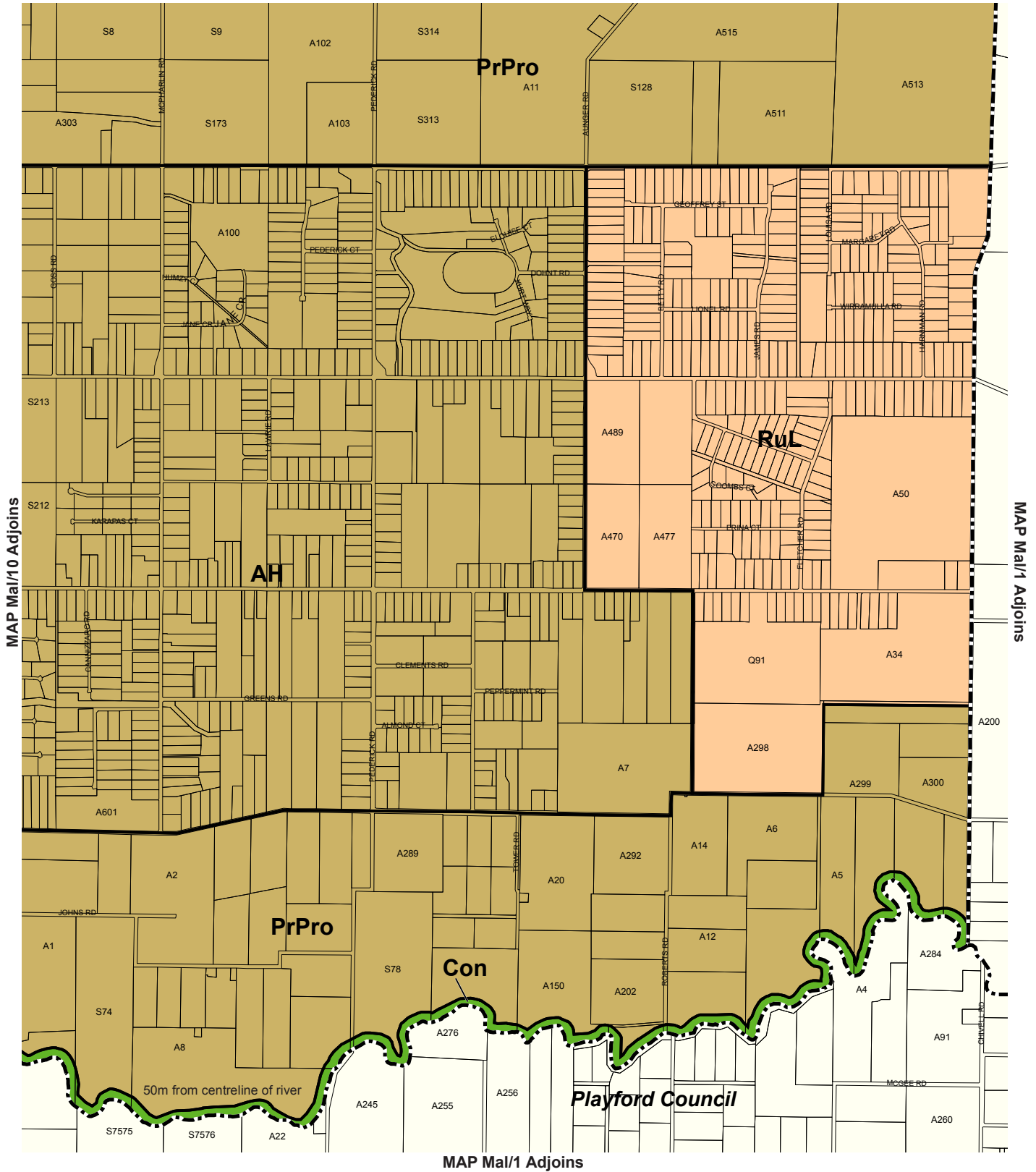


**Flood Hazard Risk Areas
 (1 in 100 year ARI flood event)**

- High
- Medium
- Low
- Development Plan Boundary

Overlay Map Mal/11 DEVELOPMENT CONSTRAINTS

MAP Mal/1 Adjoints



Lamberts Conformal Conic Projection, GDA94



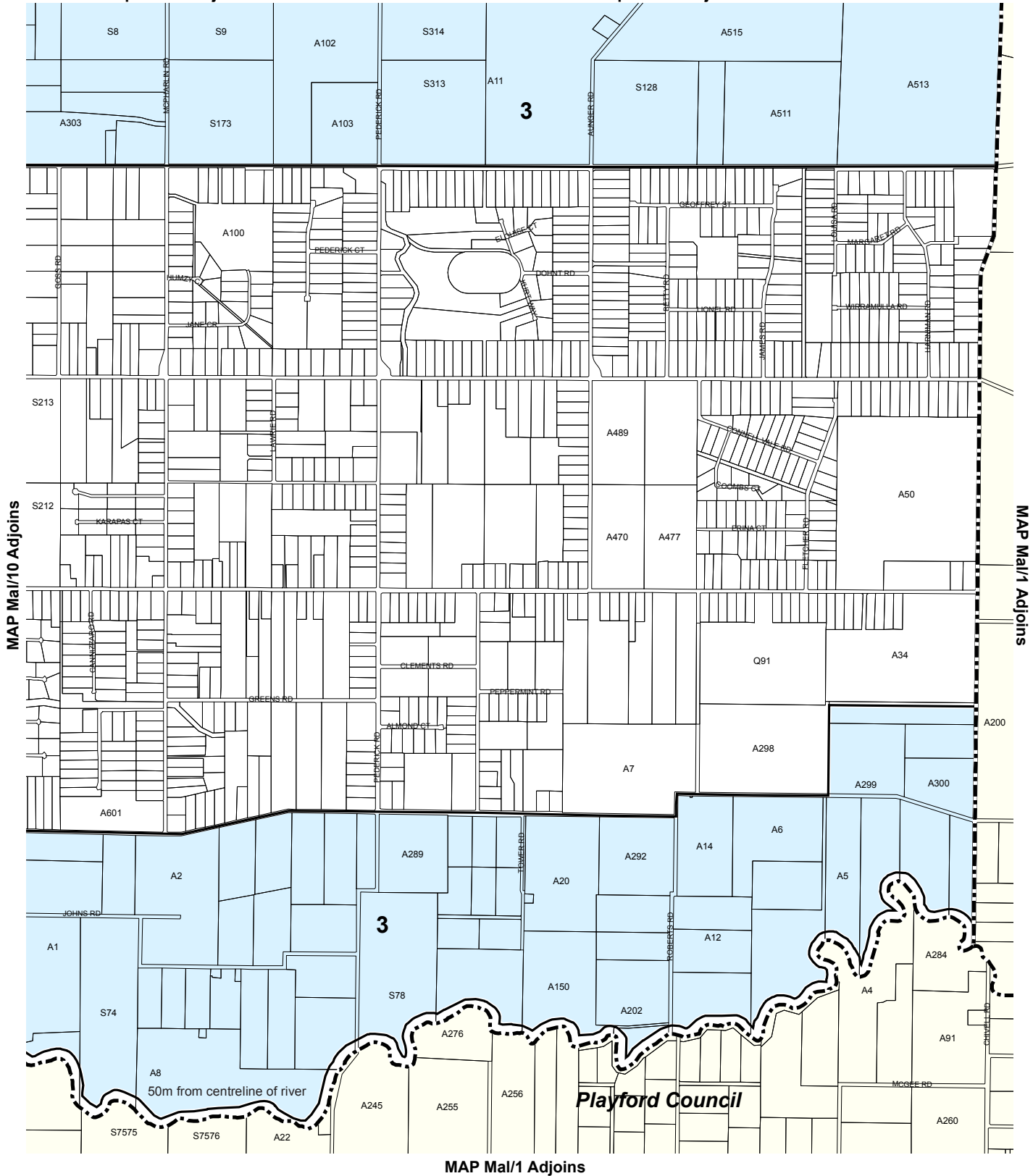
Zones

- AH Animal Husbandry
- Con Conservation
- PrPro Primary Production
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary

Zone Map Mal/11

Map Mal/29 Adjoins

Map Mal/31 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
3 Horticulture

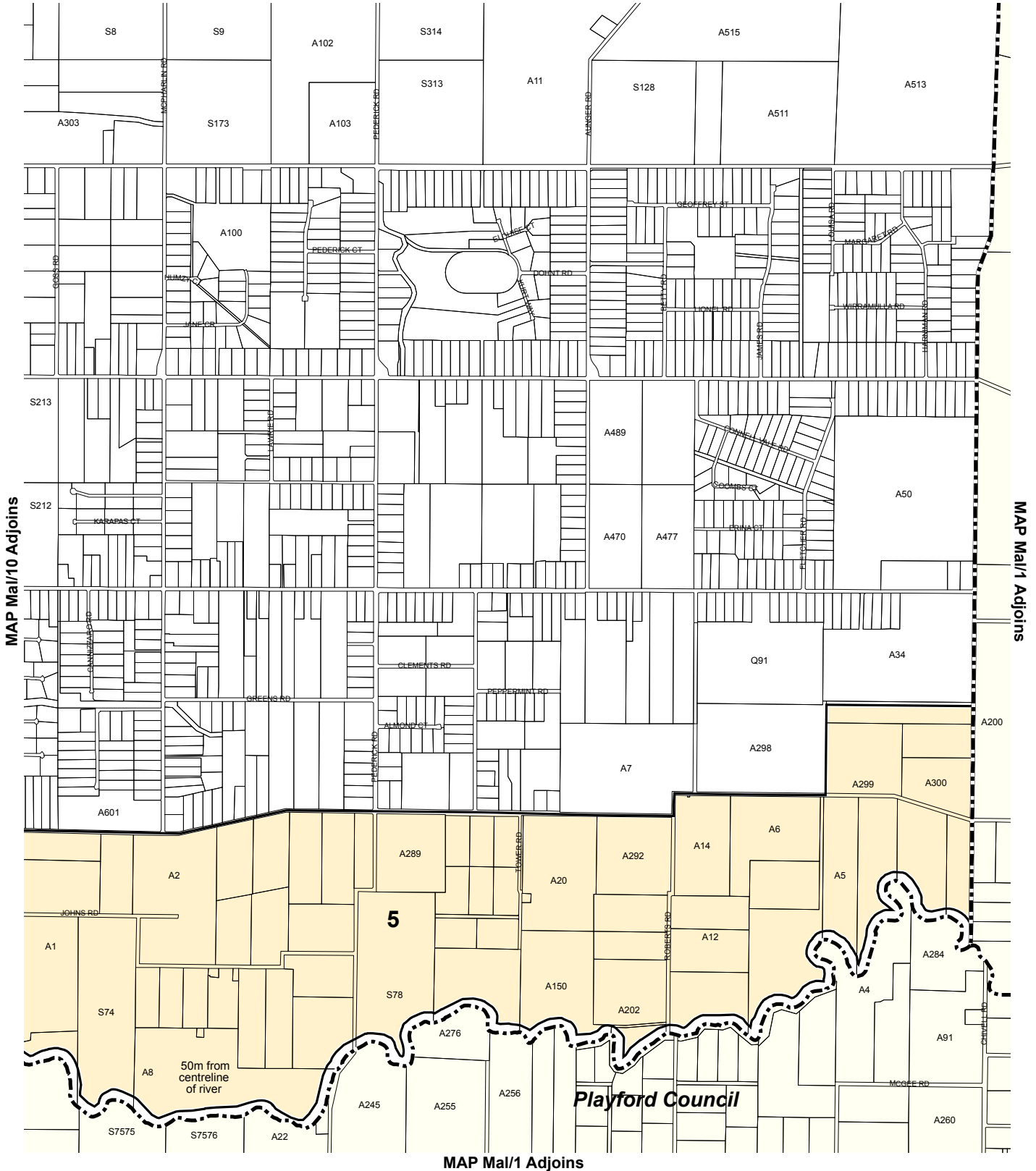


Policy Map Mal/11

- Policy Area Boundary
- Development Plan Boundary

Map Mal/29 Adjoins

Map Mal/31 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct
5 Horticulture

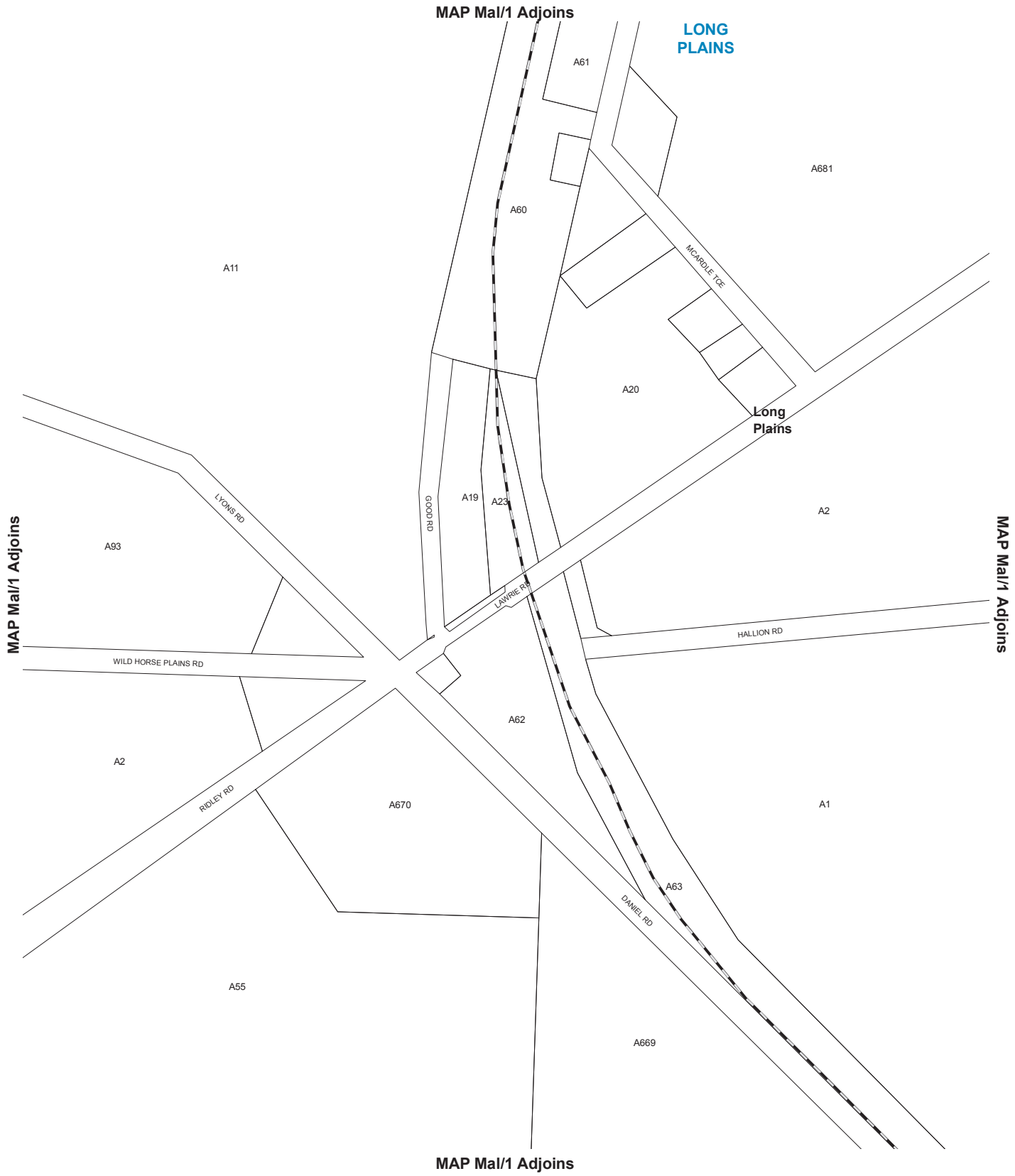


- Precinct Boundary
- Development Plan Boundary

Precinct Map Mal/11

MAP Mal/1 Adjoins

LONG PLAINS



MAP Mal/1 Adjoins

MAP Mal/1 Adjoins

MAP Mal/1 Adjoins



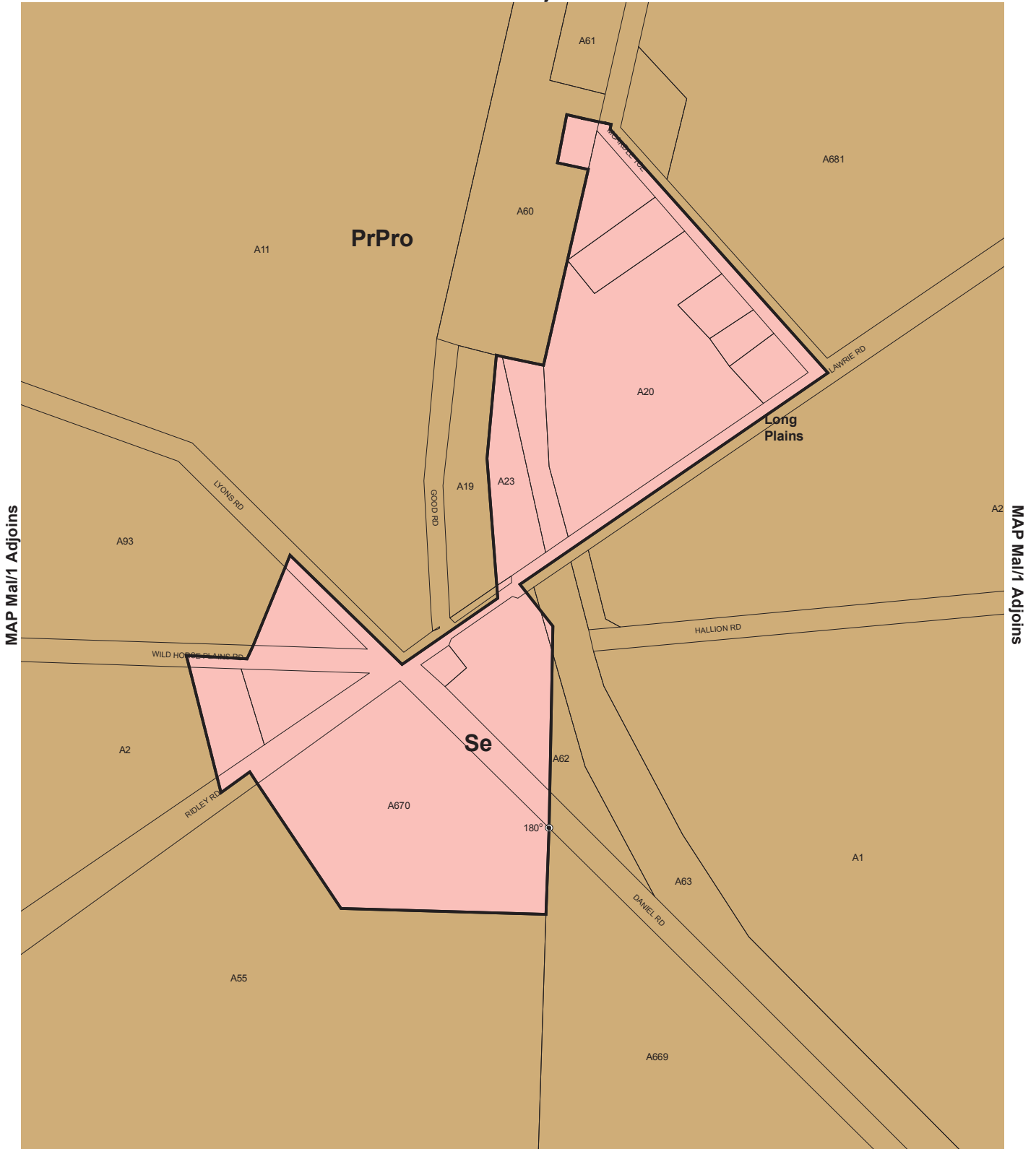
0 250m

LONG PLAINS SETTLEMENT

Location Map Mal/12

Railways

MAP Mal/1 Adjoins



MAP Mal/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



LONG PLAINS SETTLEMENT

Zone Map Mal/12

- Zones**
- PrPro Primary Production
 - Se Settlement
 - Zone Boundary

MAP Mal/1 Adjoins





MAP Mal/1 Adjoins



BARABBA

Location Map Mal/13

-  Local Reserves
-  Development Plan Boundary

Wakefield
Regional
Council

A93

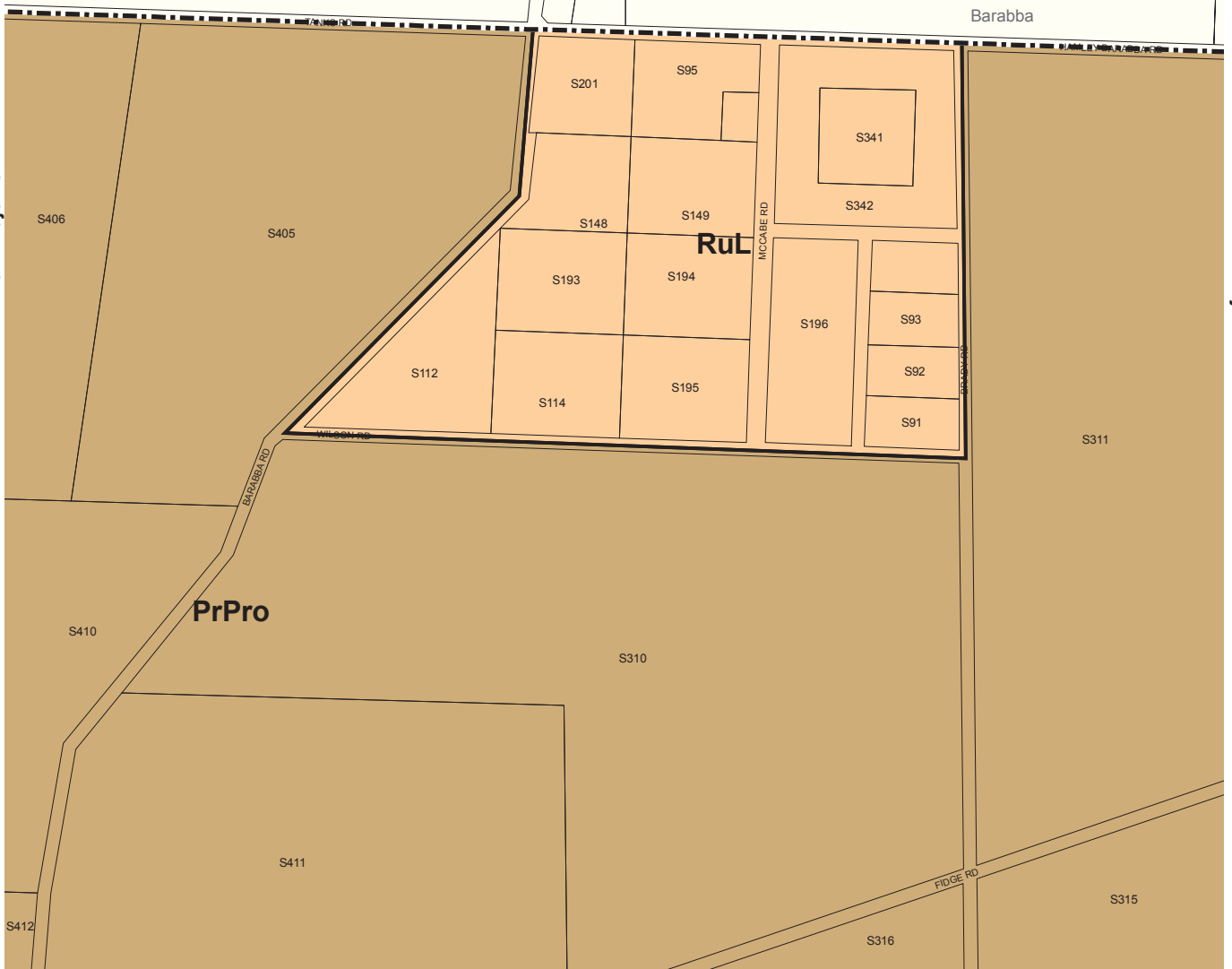
A95

STOCKYARD BARABBARD

Barabba

MAP Mal/1 Adjoins

MAP Mal/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



BARABBA

Zone Map Mal/13

Zones

PrPro Primary Production

RuL Rural Living

Zone Boundary

Development Plan Boundary

MAP Mal/1 Adjoins

MALLALA



Location Map Mal/14

—+—+—+— Railways

MAP Mal/1 Adjoins



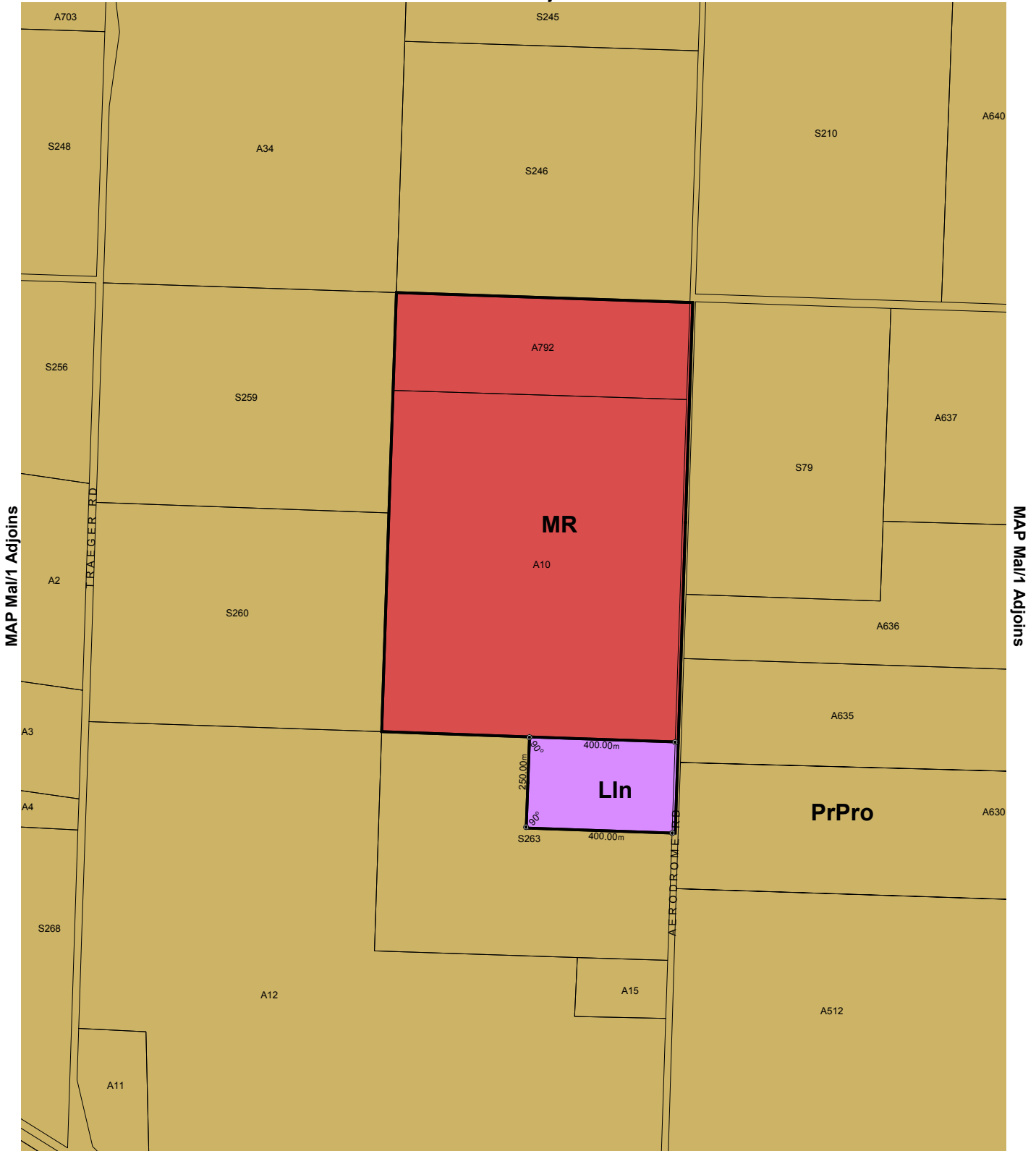
Map Mal/15 Adjoins

Map Mal/16 Adjoins



Overlay Map Mal/14 TRANSPORT

MAP Mal/1 Adjoins



Map Mal/15 Adjoins

Map Mal/16 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- LIn Light Industry
 - MR Mallala Racecourse
 - PrPro Primary Production
 - Zone Boundary

Zone Map Mal/14

MAP Mal/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

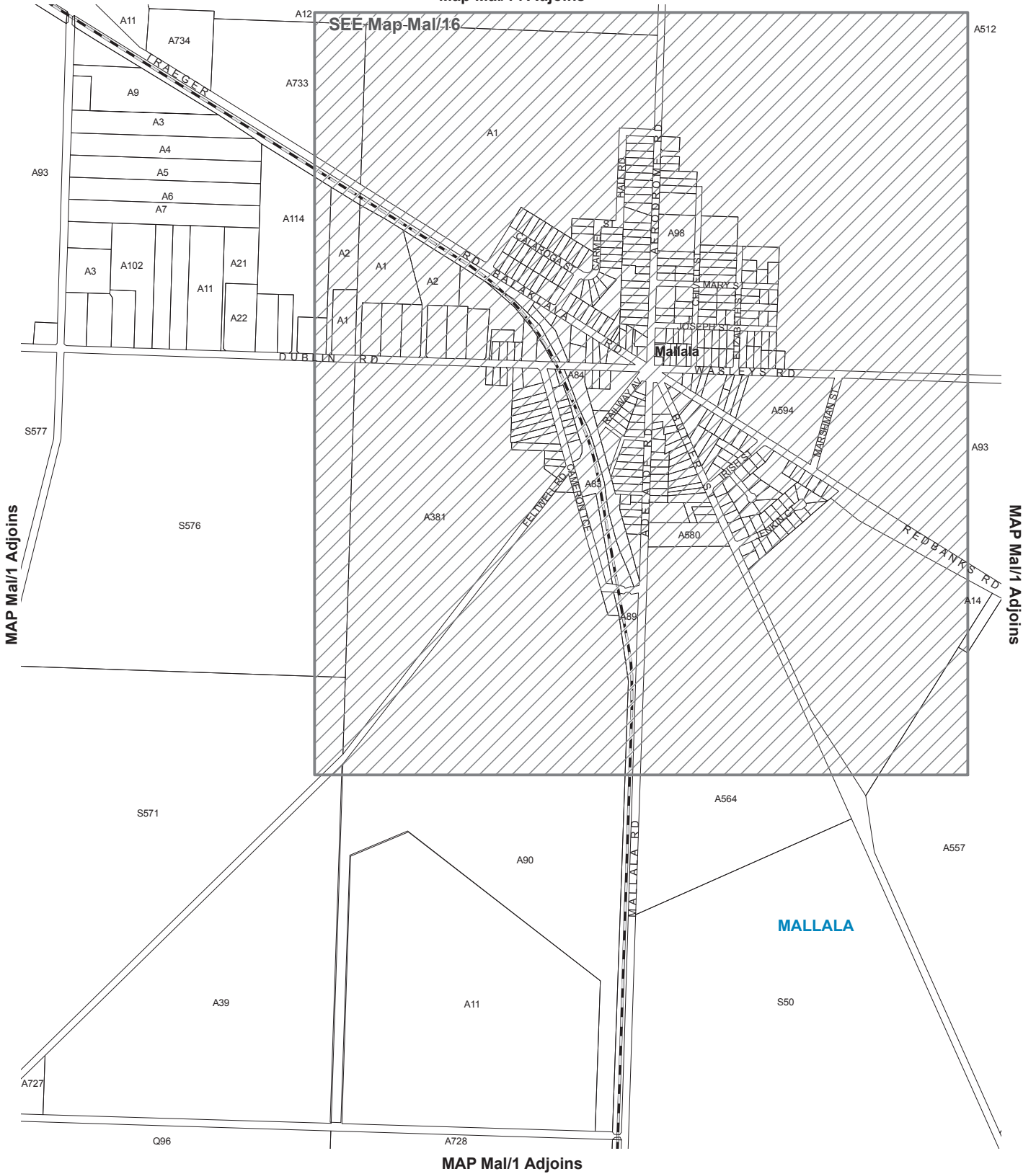
Policy Area
2 Mallala Racetrack



Policy Area Map Mal/14

 Policy Area Boundary

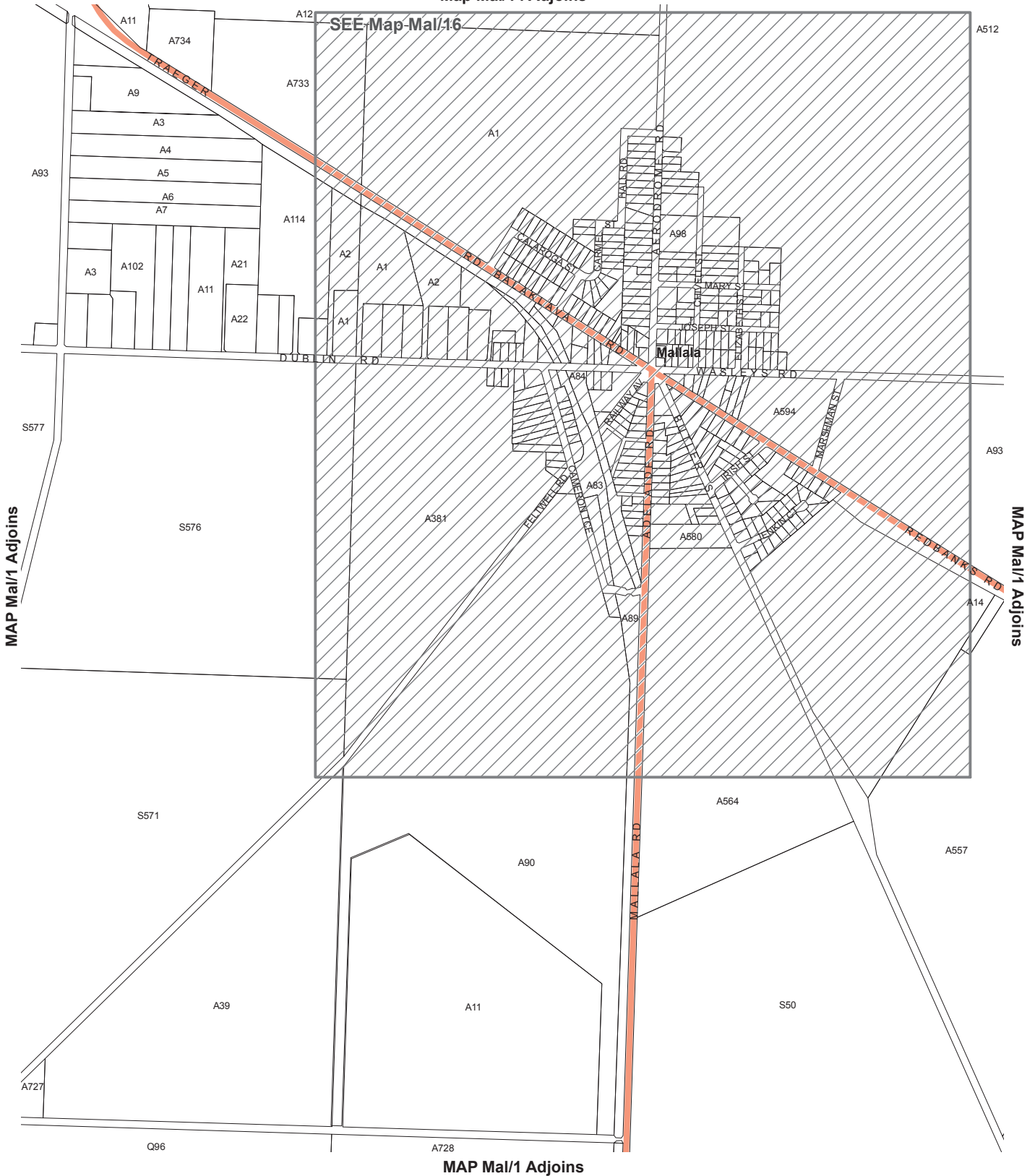
Map Mal/14 Adjoins



Location Map Mal/15

—+—+—+— Railways

Map Mal/14 Adjoins



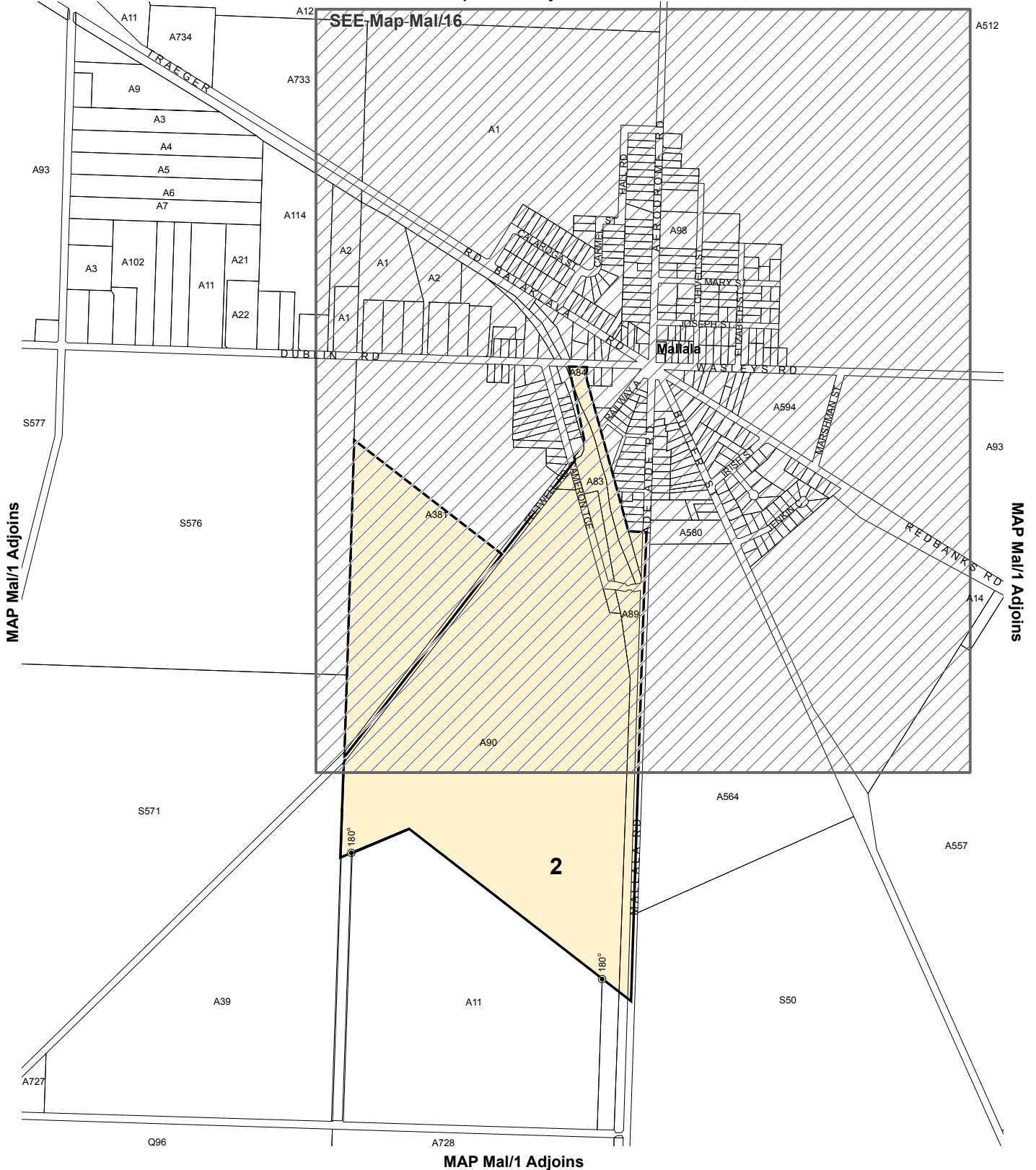
0 500m

Overlay Map Mal/15 TRANSPORT

MALLALA COUNCIL
Consolidated - 13 December 2018

 Secondary Arterial Roads

Map Mal/14 Adjoins



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

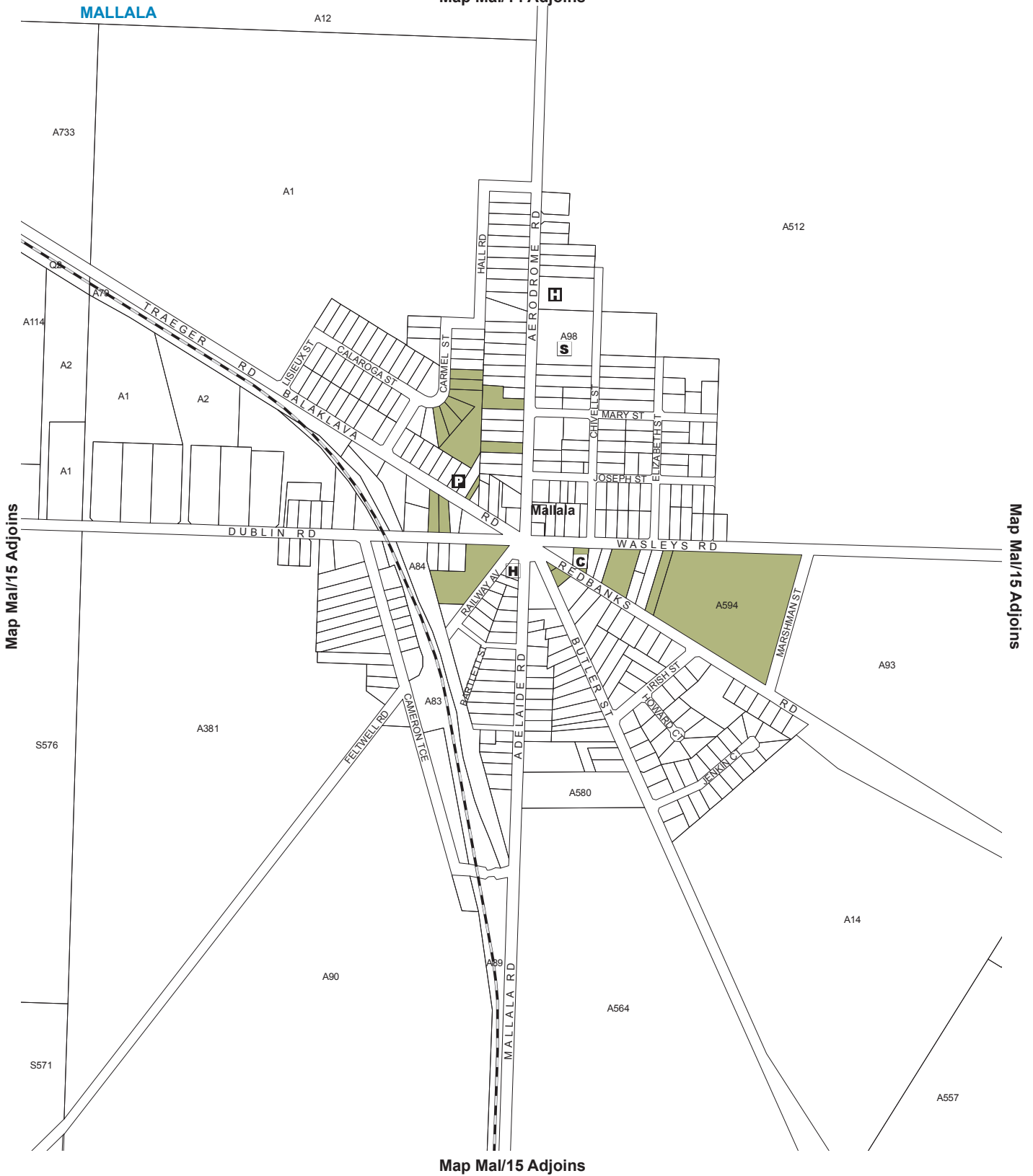
Precinct
2 Mallala



Precinct Map Mal/15

Precinct Boundary

Map Mal/14 Adjoins



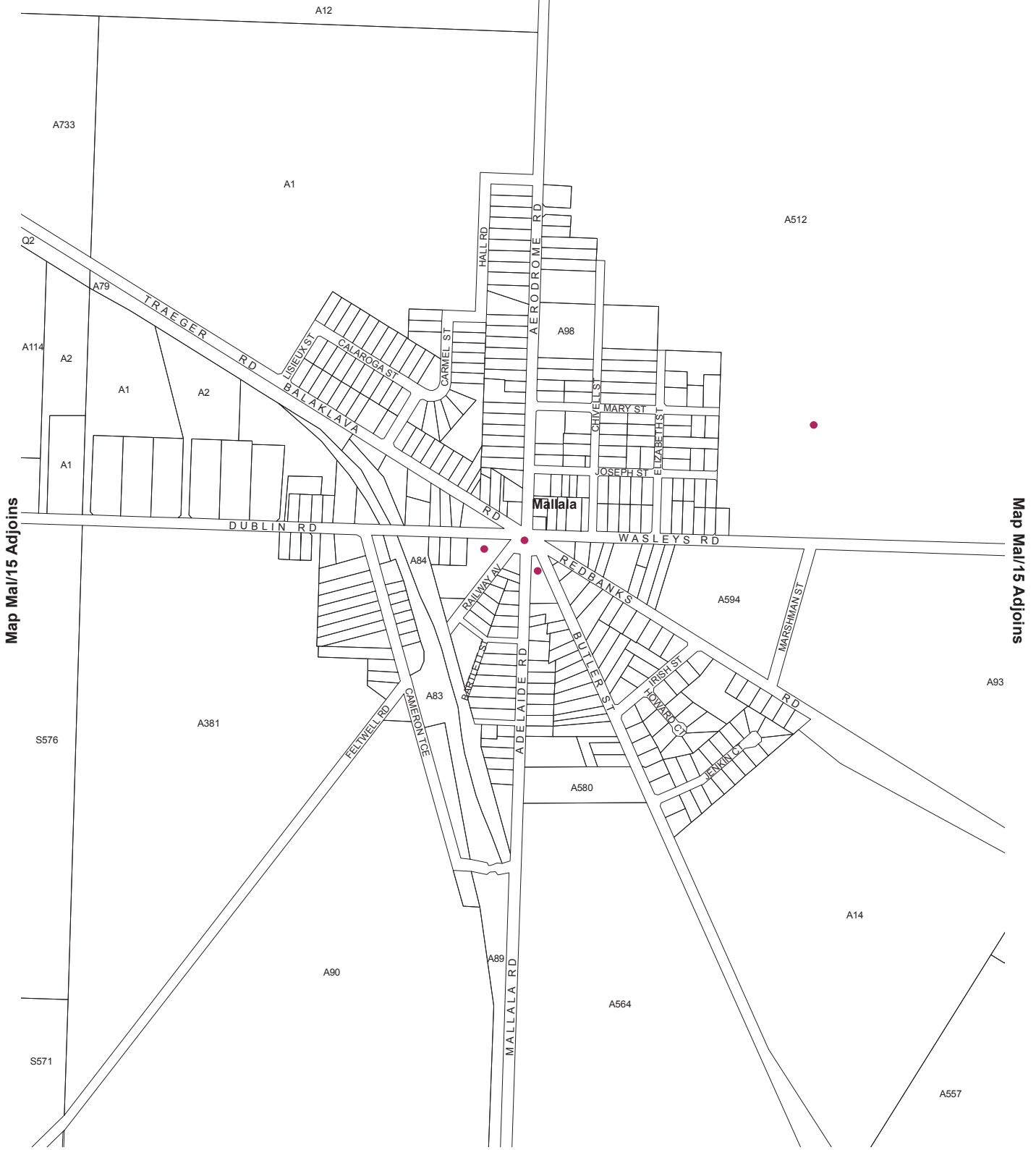
- S** School
- C** Council Office
- H** Other Health Services
- H** Hospital
- P** Police Station
- Railways
- Local Reserves



MALLALA

Location Map Mal/16

Map Mal/14 Adjoins



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

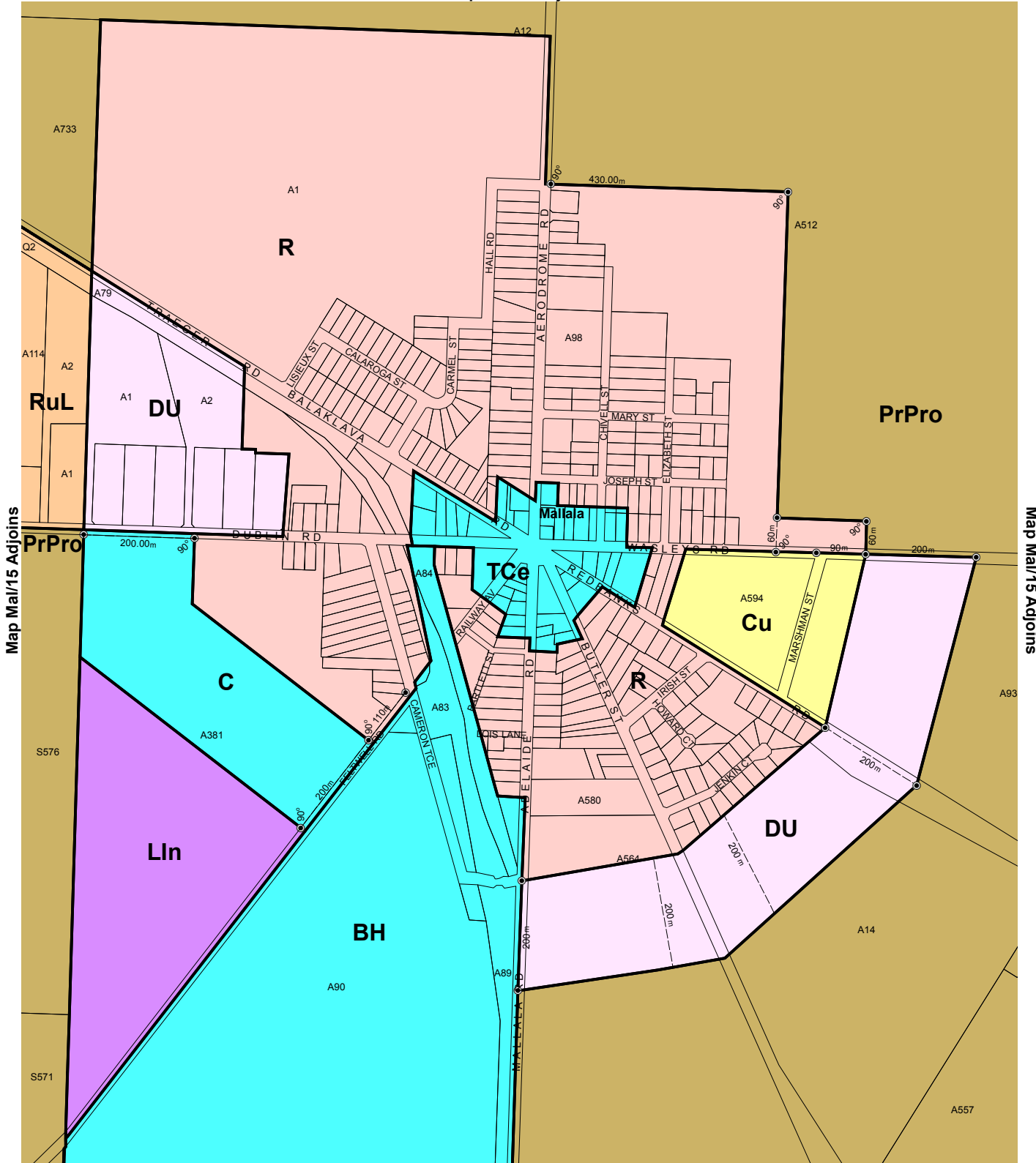


MALLALA

Overlay Map Mal/16 HERITAGE

● State heritage place

Map Mal/14 Adjoins



Map Mal/15 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

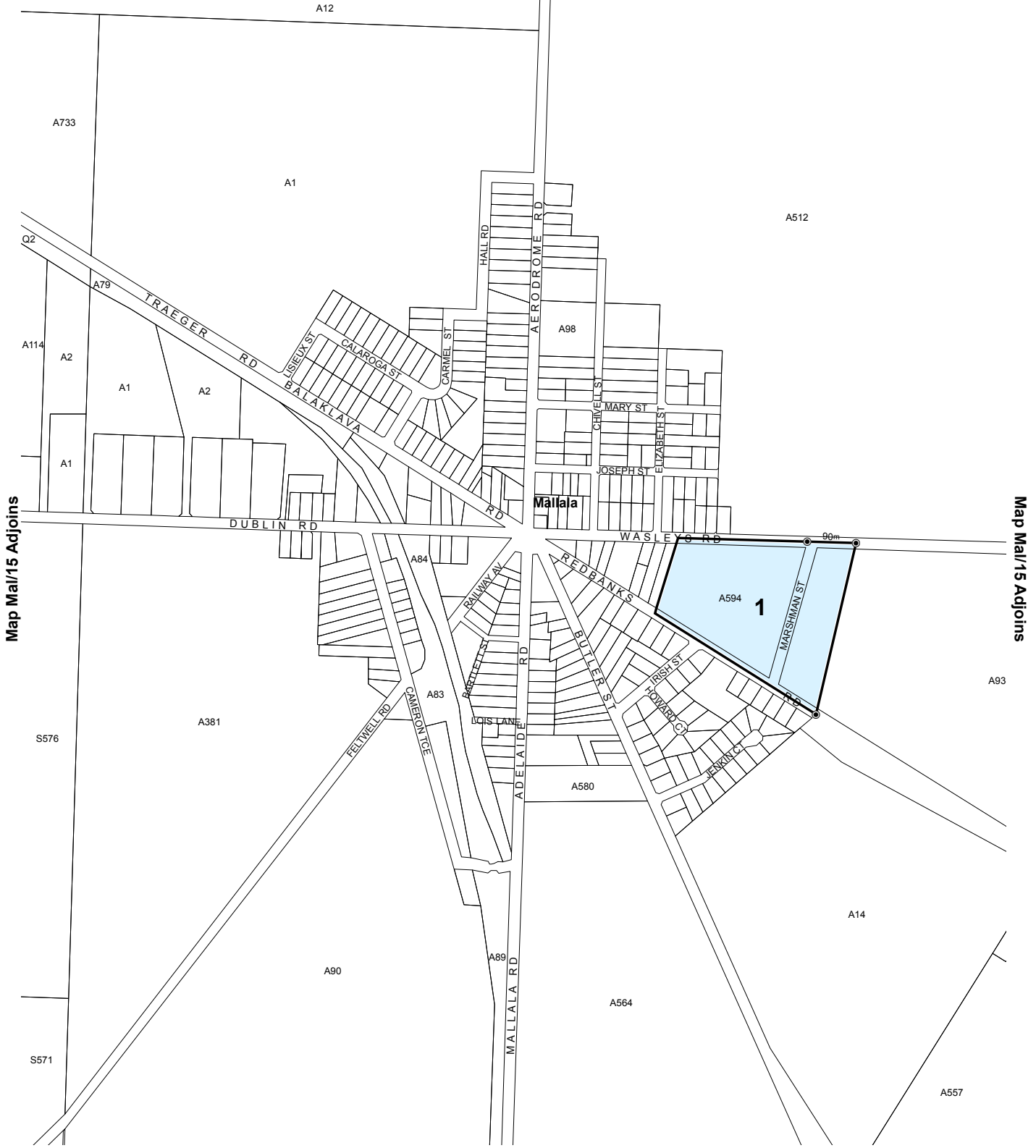
- BH** Bulk Handling
- C** Commercial
- Cu** Community
- DU** Deferred Urban
- LIn** Light Industry
- PrPro** Primary Production
- R** Residential
- RuL** Rural Living
- TCe** Town Centre
- Zone Boundary**



MALLALA

Zone Map Mal/16

Map Mal/14 Adjoins



Map Mal/15 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area
1 Recreation

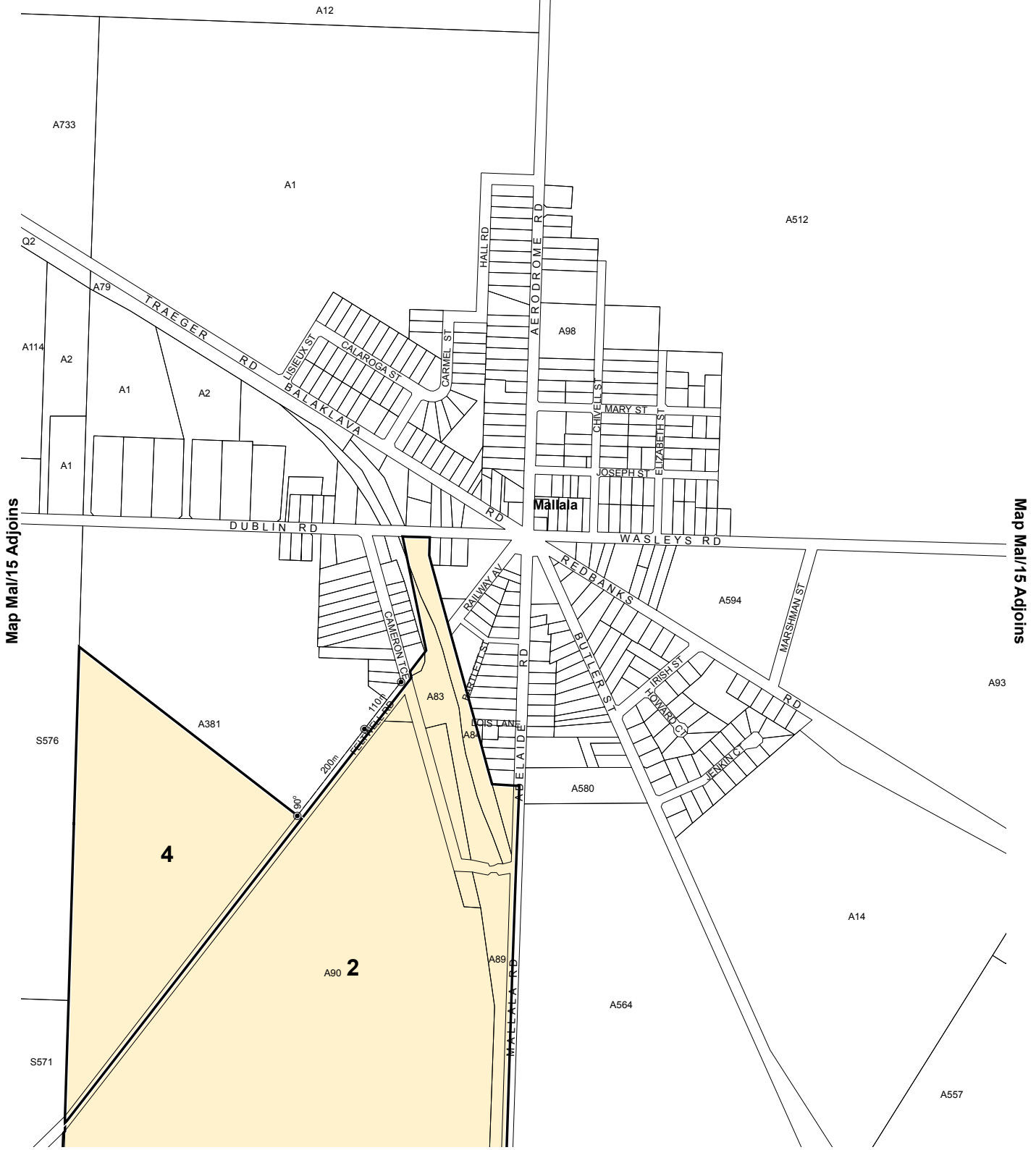


MALLALA

Policy Area Map Mal/16

 Policy Area Boundary

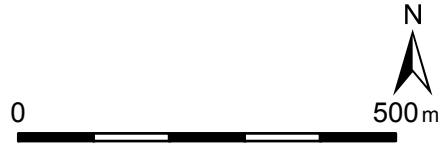
Map Mal/14 Adjoins



Map Mal/15 Adjoins


Lamberts Conformal Conic Projection, GDA94

- Precinct**
 2 Mollala
 4 Mollala Light Industry

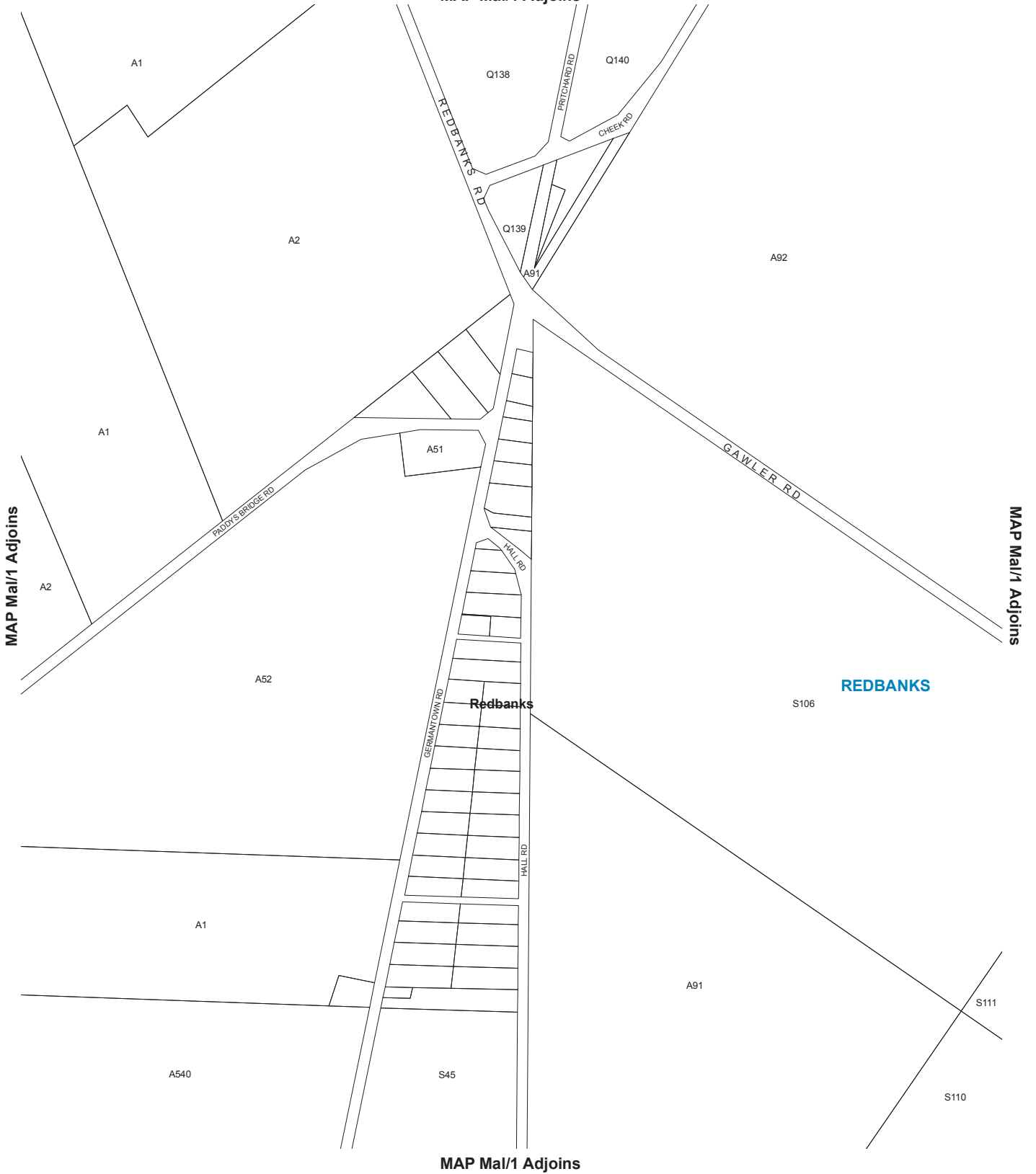


MALLALA

Precinct Map Mal/16

 Precinct Boundary

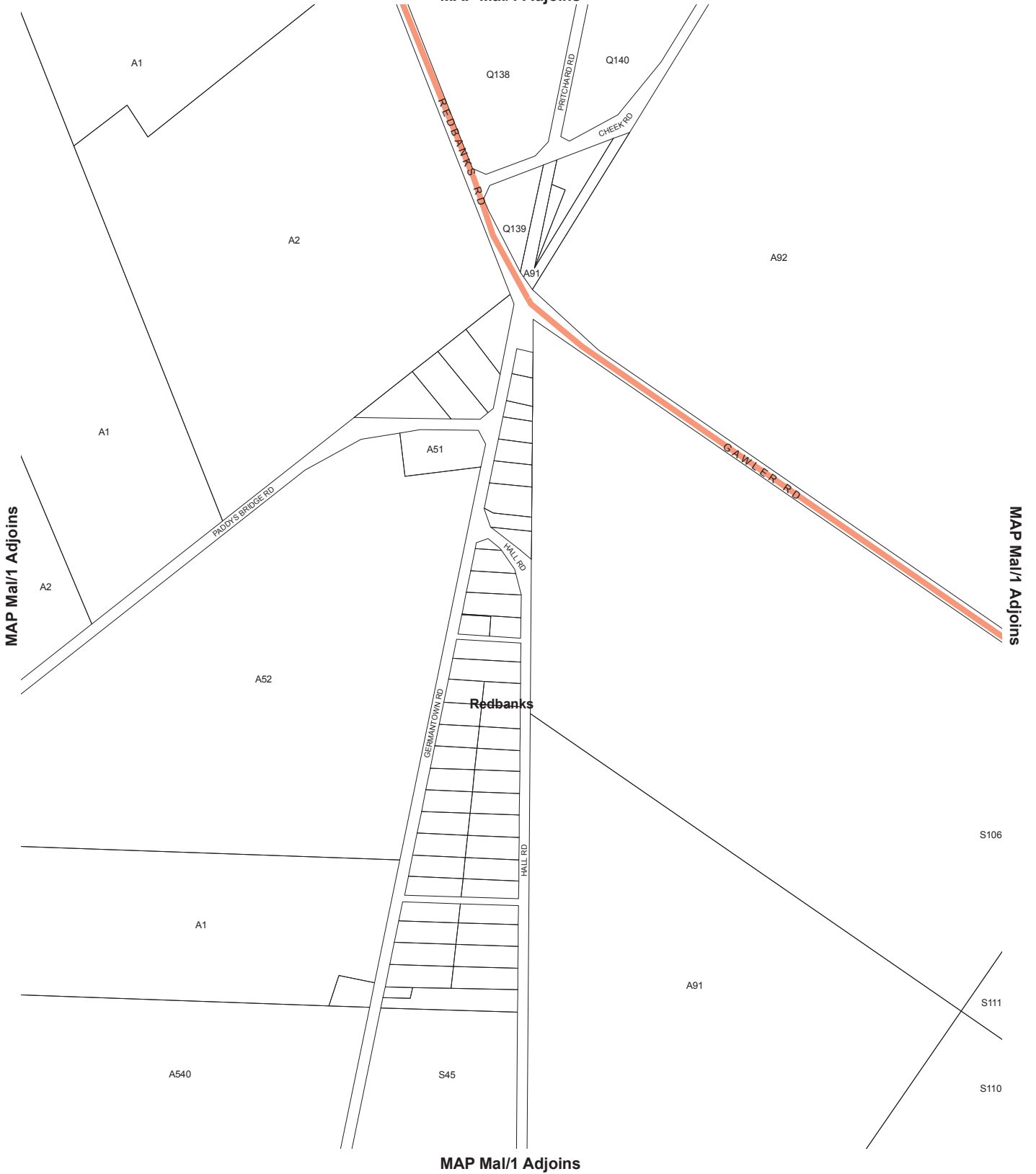
MAP Mal/1 Adjoins



REDBANKS

Location Map Mal/17

MAP Mal/1 Adjoins



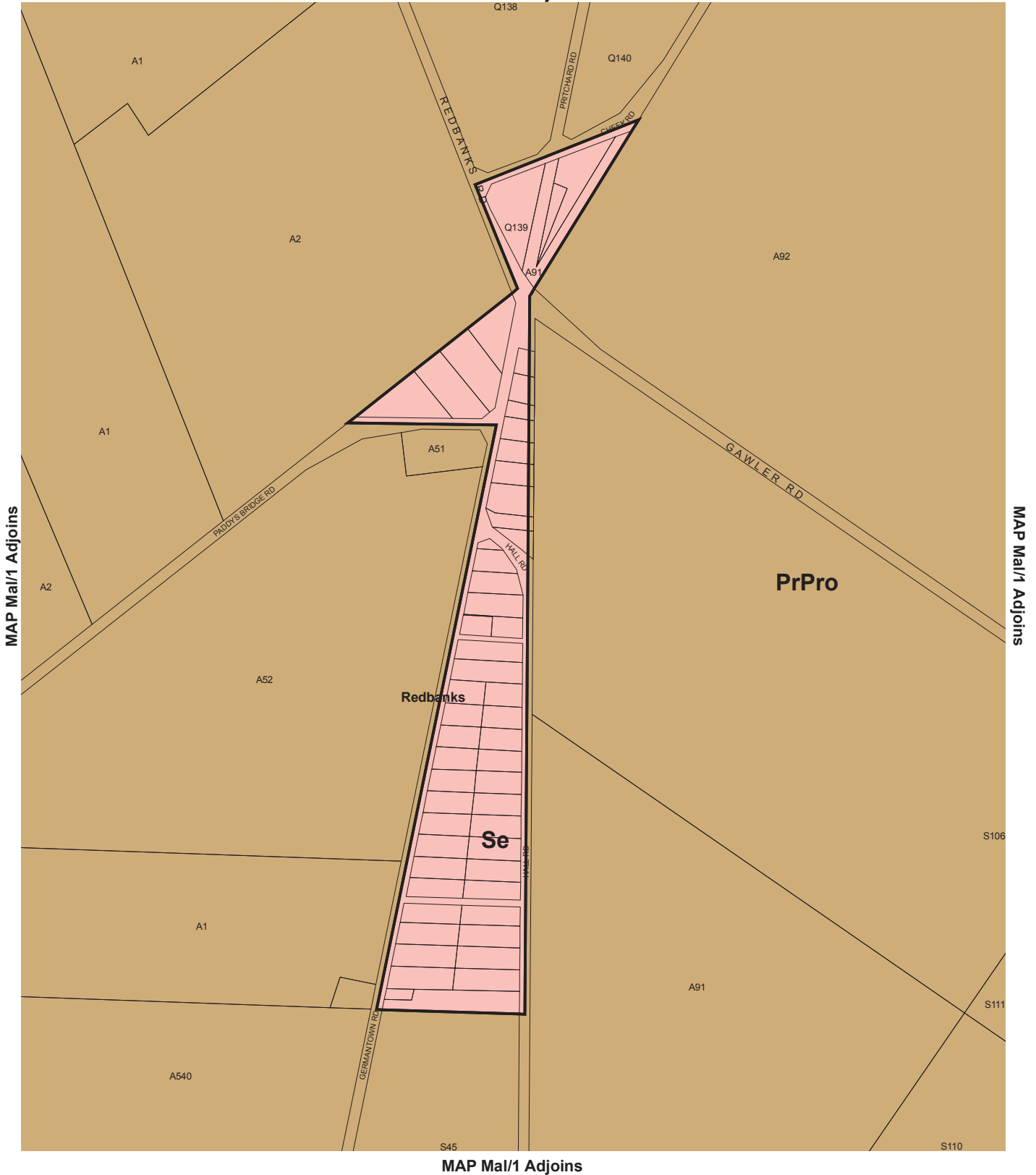
REDBANKS

Overlay Map Mal/17 TRANSPORT

MALLALA COUNCIL
Consolidated - 13 December 2018

Secondary Arterial Roads

MAP Mal/1 Adjoins



MAP Mal/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



REDBANKS

Zone Map Mal/17

- Zones**
- PrPro Primary Production
 - Se Settlement
 - Zone Boundary

MAP Mal/1 Adjoins



FISCHER

Location Map Mal/18

----- Development Plan Boundary

MAP Mal/1 Adjoins



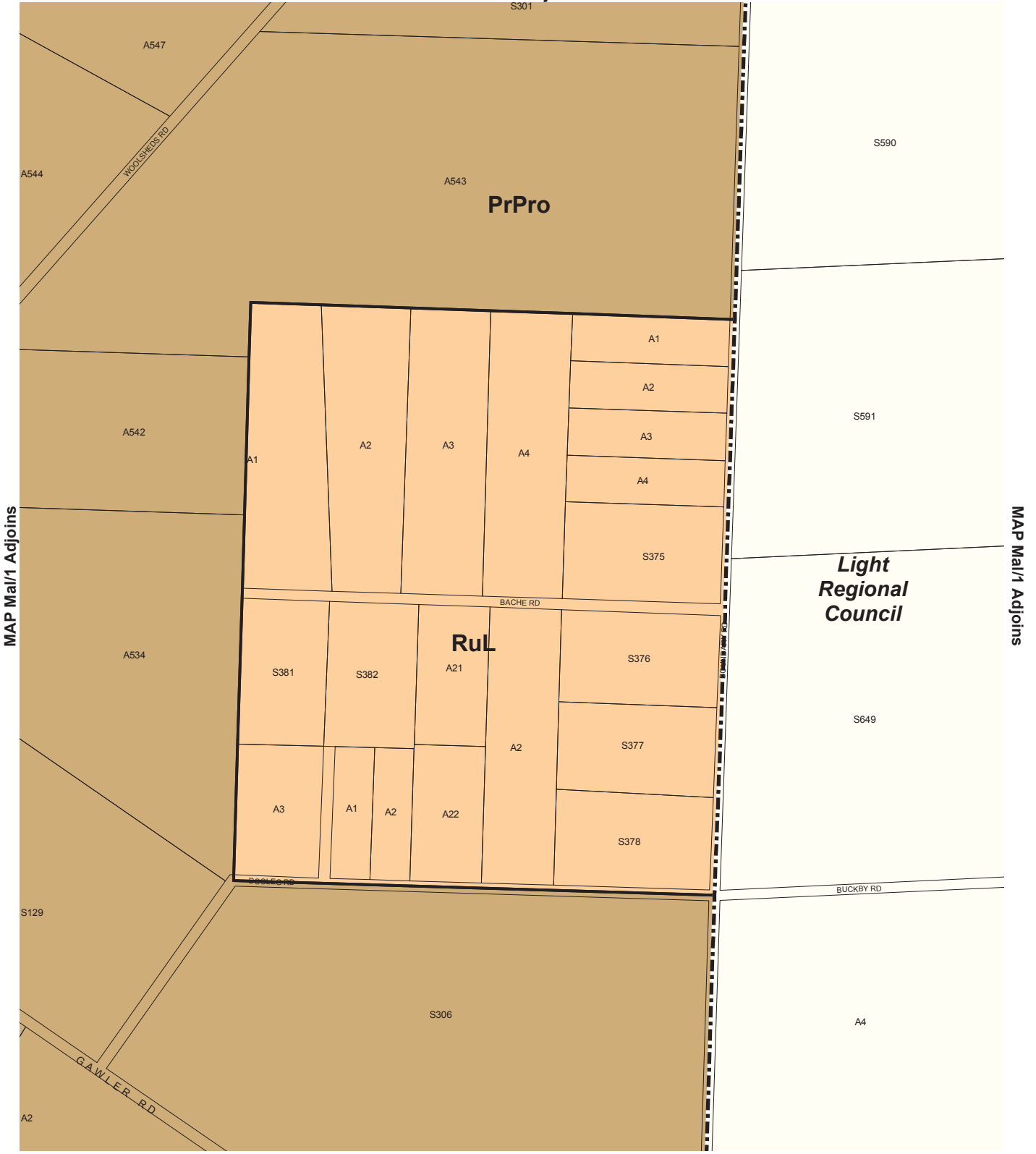
FISCHER

Overlay Map Mal/18 TRANSPORT

MALLALA COUNCIL
Consolidated - 13 December 2018

- Secondary Arterial Roads
- Development Plan Boundary

MAP Mal/1 Adjoins



MAP Mal/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



FISCHER

Zone Map Mal/18

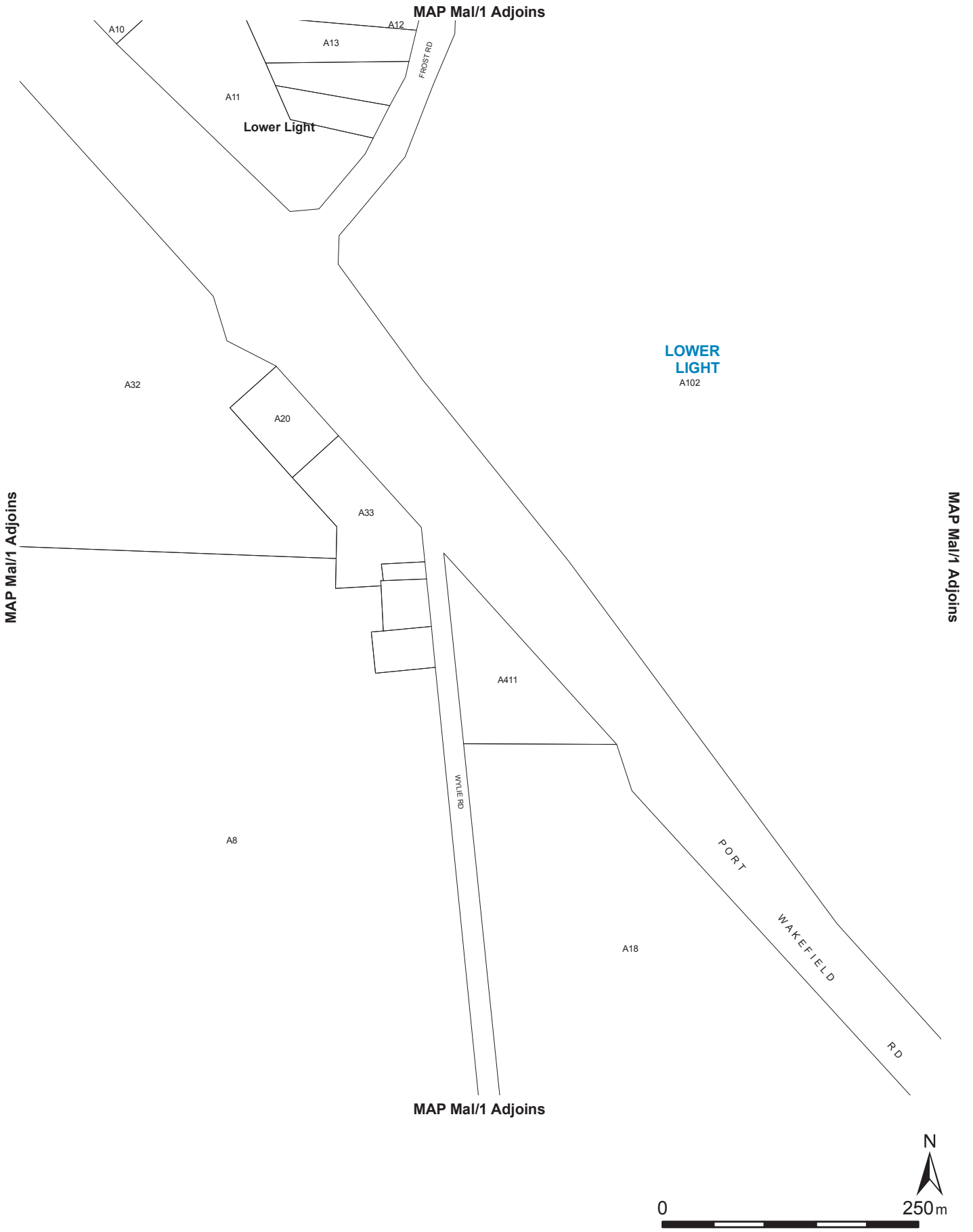
Zones

PrPro Primary Production

RuL Rural Living

Zone Boundary

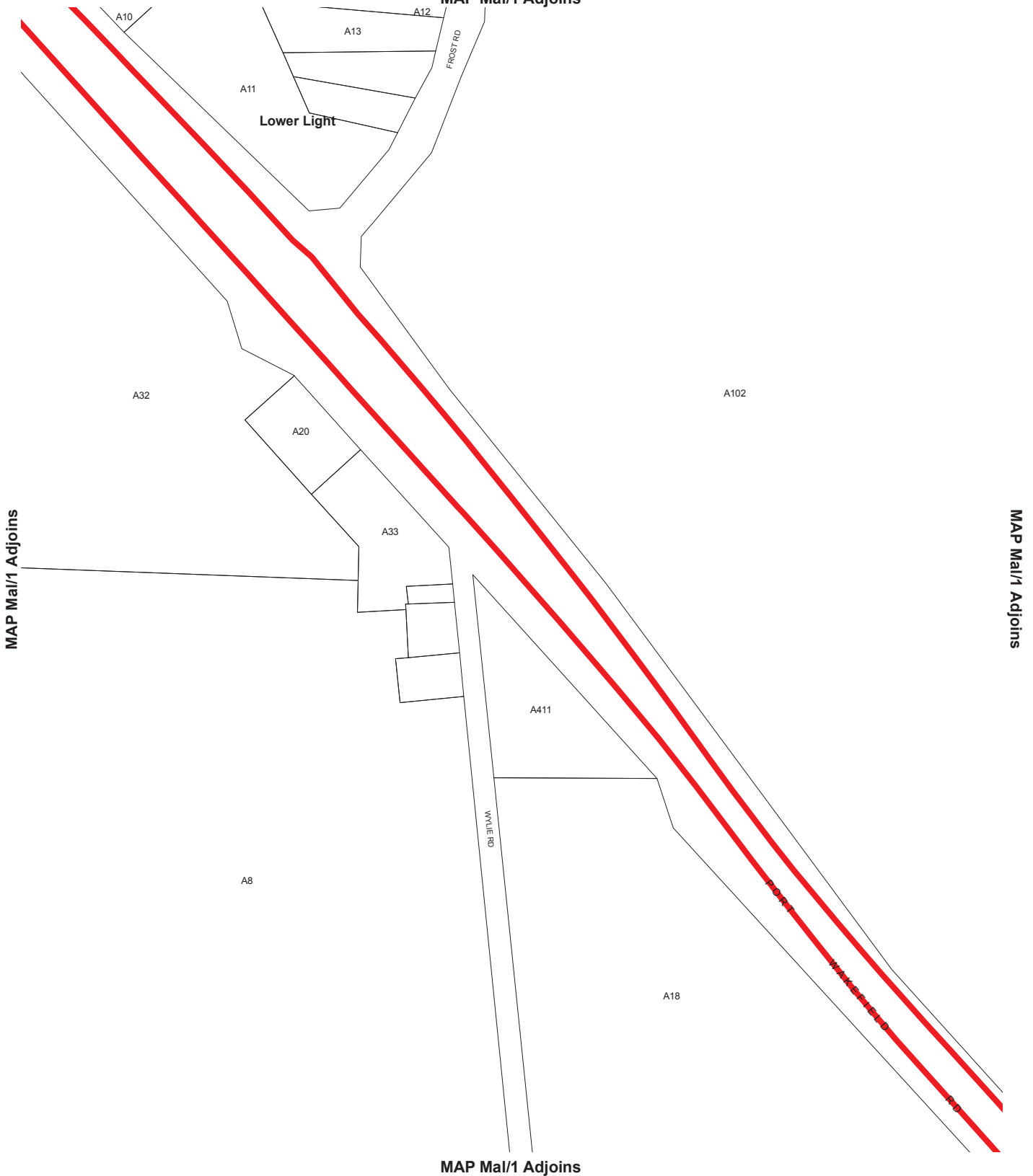
Development Plan Boundary



LOWER LIGHT

Location Map Mal/19

MAP Mal/1 Adjoins



LOWER LIGHT

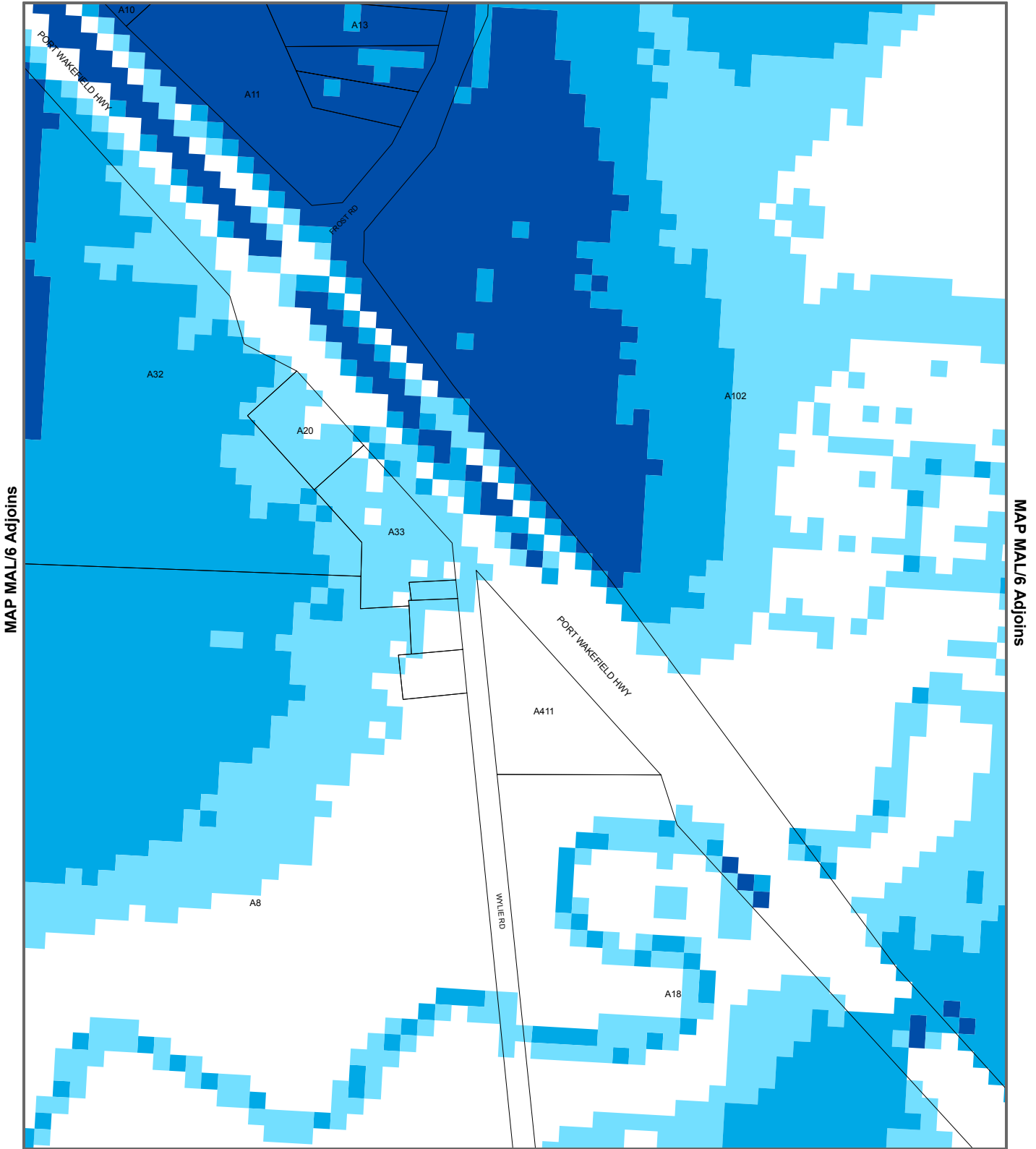
Overlay Map Mal/19

TRANSPORT

MALLALA COUNCIL
Consolidated - 13 December 2018

 Primary Arterial Roads

MAP Mal/6 Adjoins



Lamberts Conformal Conic Projection, GDA94

MAP Mal/6 Adjoins

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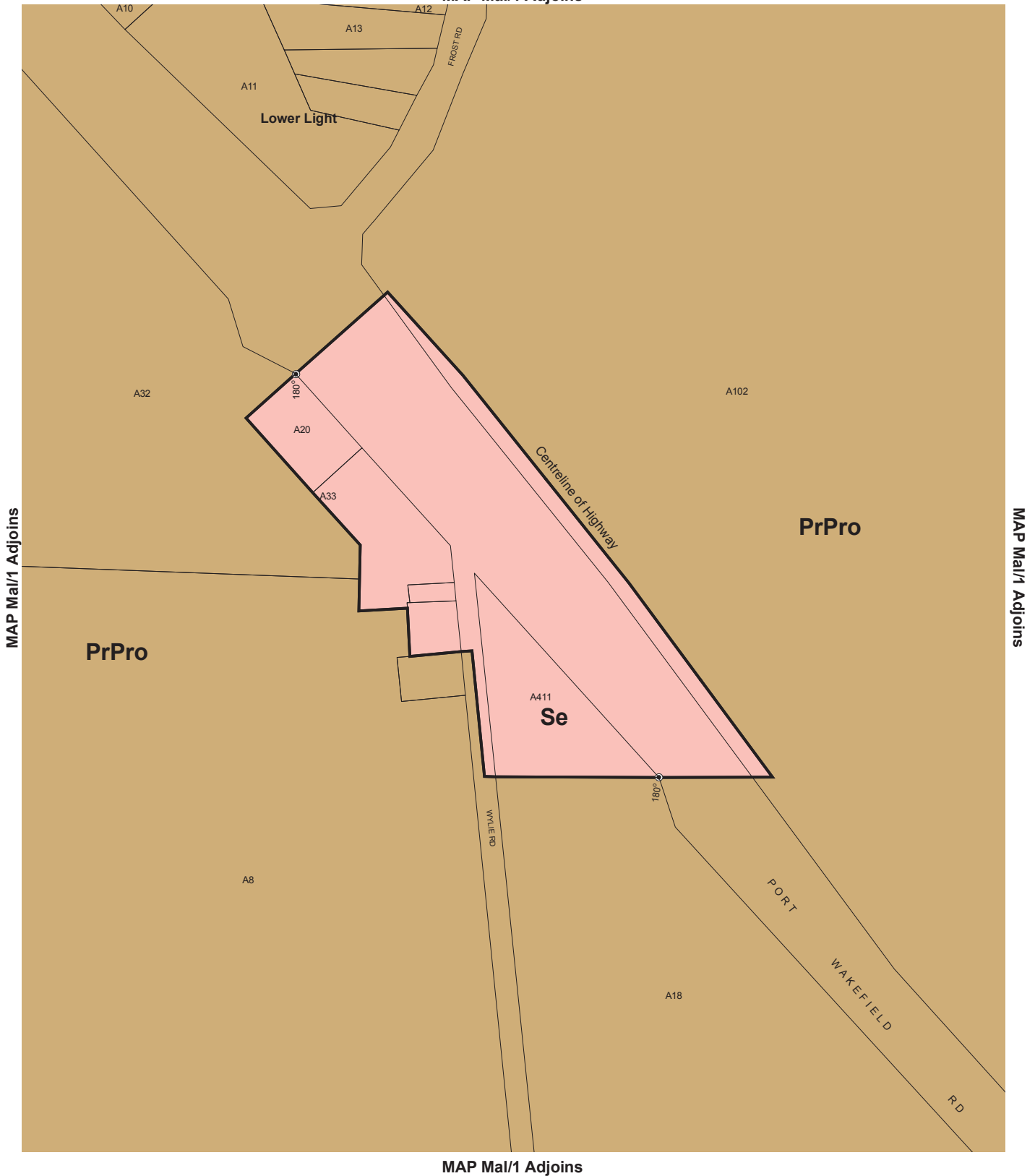
**Flood Hazard Risk Areas
(1 in 100 year ARI flood event)**

- High
- Medium
- Low
- Development Plan Boundary

LOWER LIGHT

Overlay Map Mal/19 DEVELOPMENT CONSTRAINTS

MAP Mal/1 Adjoins



MAP Mal/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



LOWER LIGHT

Zone Map Mal/19

Zones

- PrPro Primary Production
- Se Settlement
- Zone Boundary

MAP Mal/2 Adjoins



WILD HORSE PLAINS

Location Map Mal/20

MAP Mal/2 Adjoins



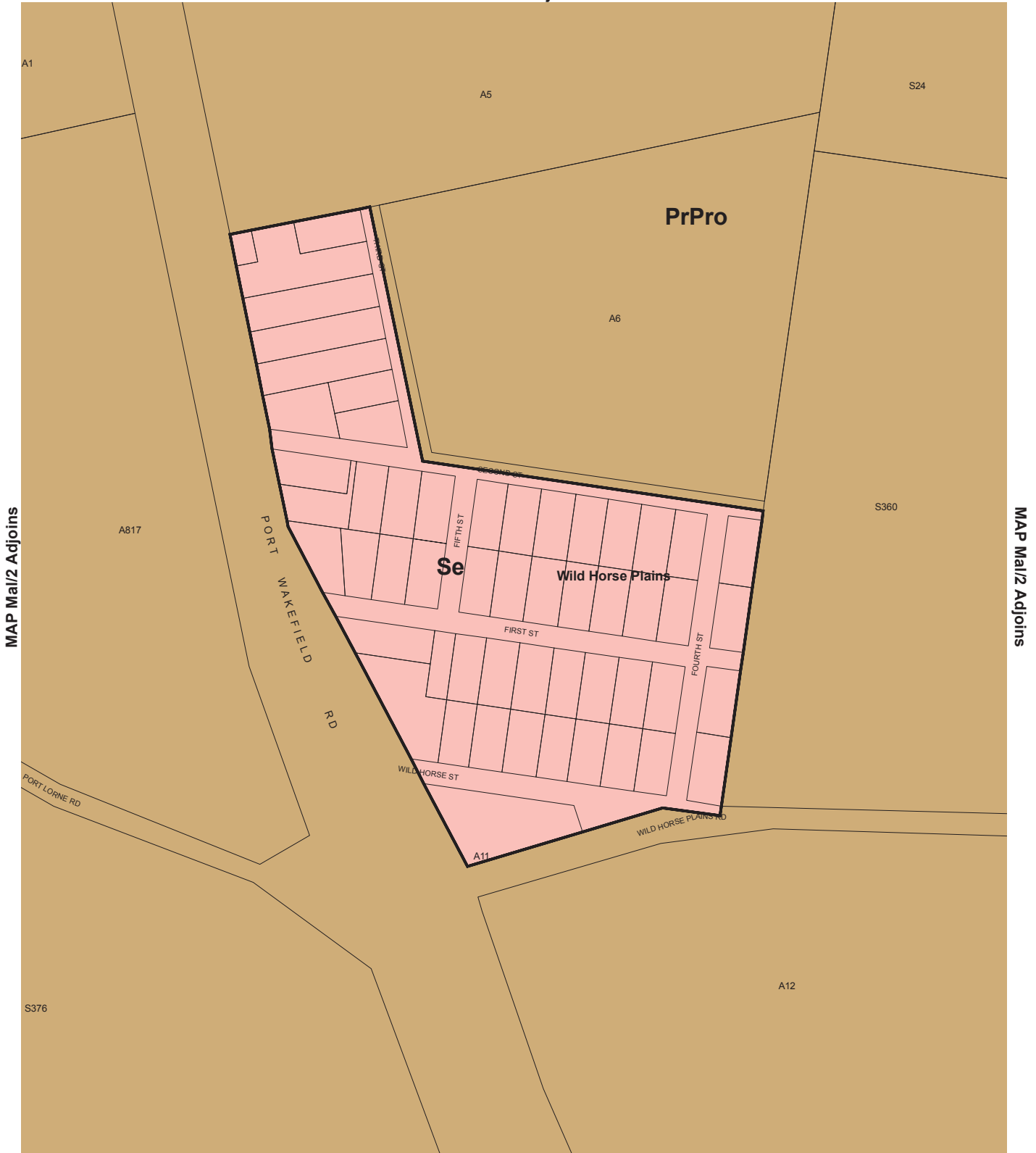
WILD HORSE PLAINS

Overlay Map Mal/20 TRANSPORT

MALLALA COUNCIL
Consolidated - 13 December 2018

 Primary Arterial Roads

MAP Mal/2 Adjoins




Lamberts Conformal Conic Projection, GDA94



WILD HORSE PLAINS

Zone Map Mal/20

- Zones**
- PrPro** Primary Production
 - Se** Settlement
 -  Zone Boundary

MAP Mal/4 Adjoins



MAP Mal/4 Adjoins

MAP Mal/4 Adjoins

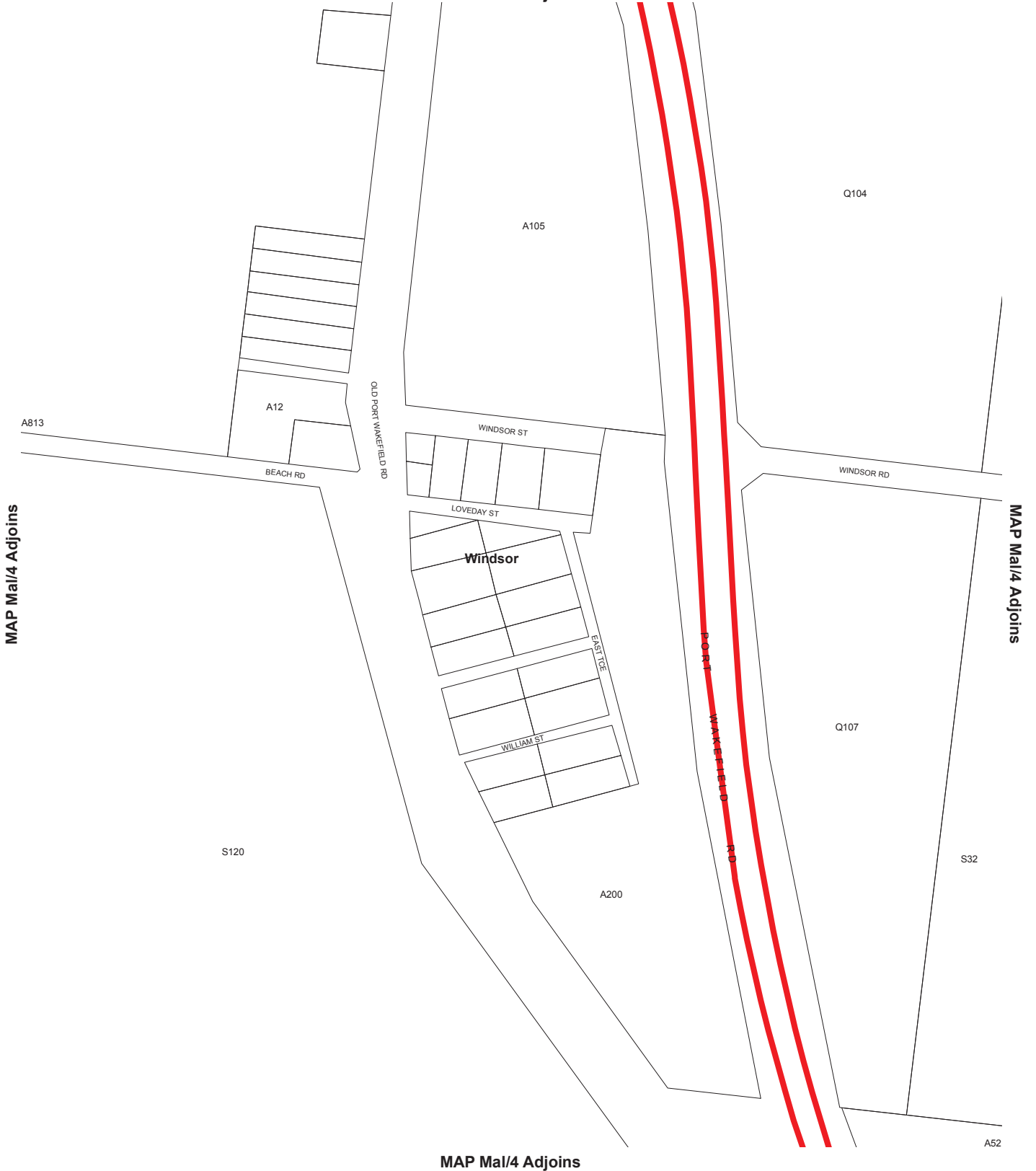
MAP Mal/4 Adjoins



WINDSOR

Location Map Mal/21

MAP Mal/4 Adjoins



MAP Mal/4 Adjoins




WINDSOR

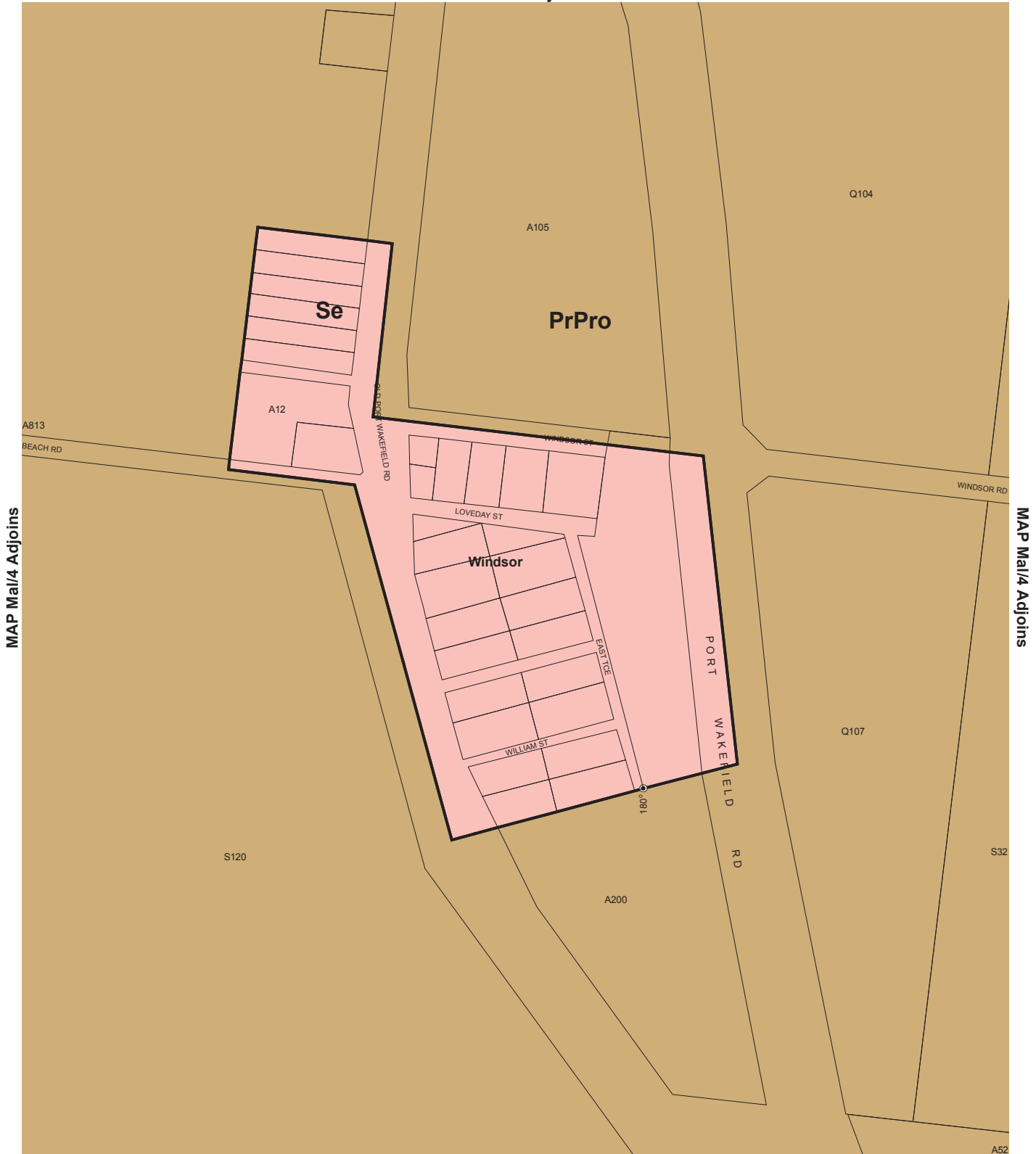
Overlay Map Mal/21

TRANSPORT

MALLALA COUNCIL
Consolidated - 13 December 2018

 Primary Arterial Roads

MAP Mal/4 Adjoins



MAP Mal/4 Adjoins

Lamberts Conformal Conic Projection, GDA94



WINDSOR

Zone Map Mal/21

- Zones**
- PrPro Primary Production
 - Se Settlement
 - Zone Boundary

MAP Mal/7 Adjoins

S806

S703

MIDDLE BEACH

S704

A555
GOVT. RD.

MIDDLE BEACH RD.

A106

SPOONBAR RD.

A100

Middle Beach

A104

S705

S800

S705

S706

MAP Mal/7 Adjoins

MAP Mal/7 Adjoins

MAP Mal/8 Adjoins



Land Not Within
a Council Area
(Coastal Waters)



0 500m

MIDDLE BEACH

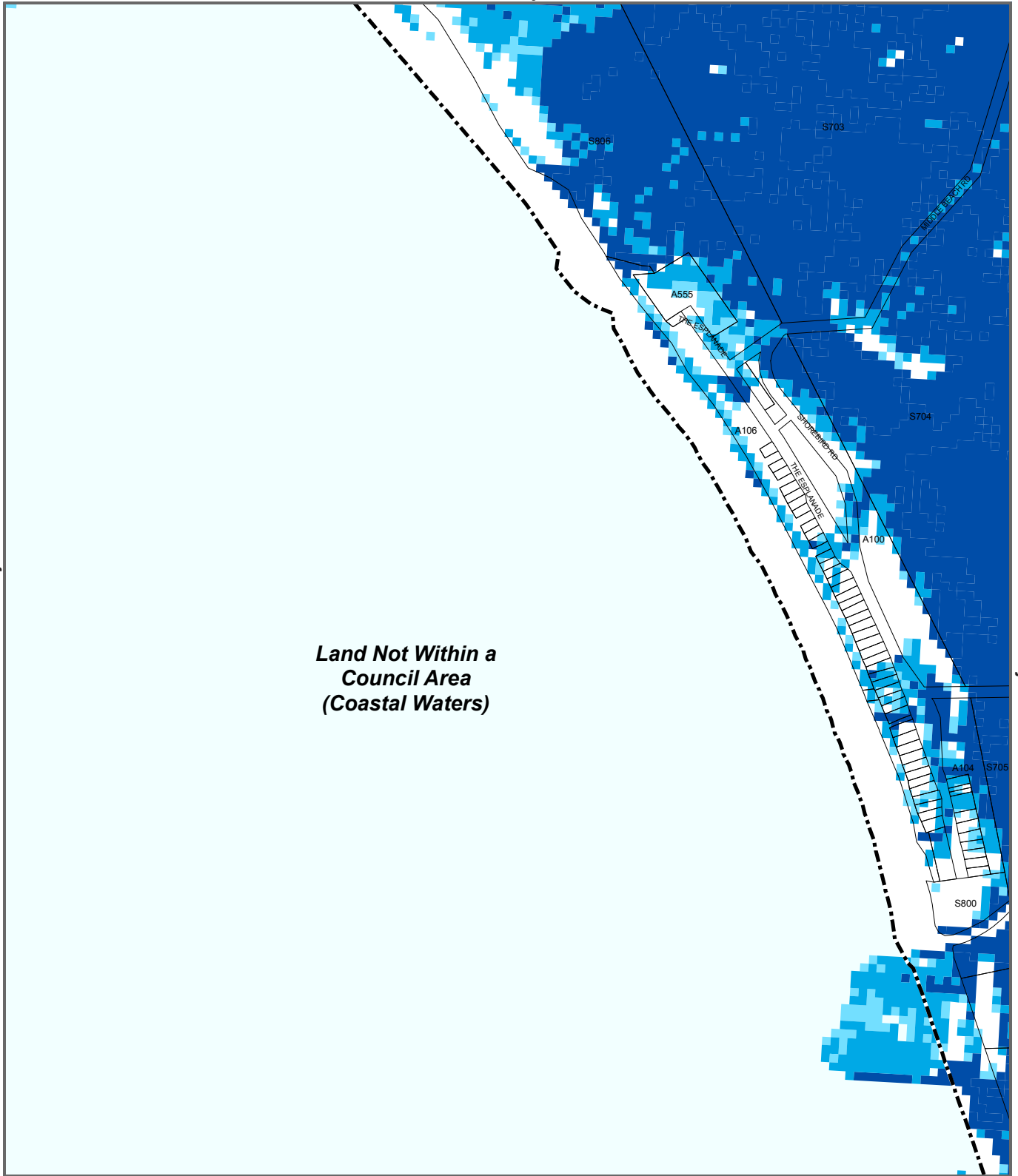
Location Map Mal/22

-  Local Reserves
-  Development Plan Boundary

MAP Mal/7 Adjoins

MAP Mal/7 Adjoins

MAP Mal/8 Adjoins



Land Not Within a Council Area (Coastal Waters)

MAP Mal/7 Adjoins

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Flood Hazard Risk Areas (1 in 100 year ARI flood event)

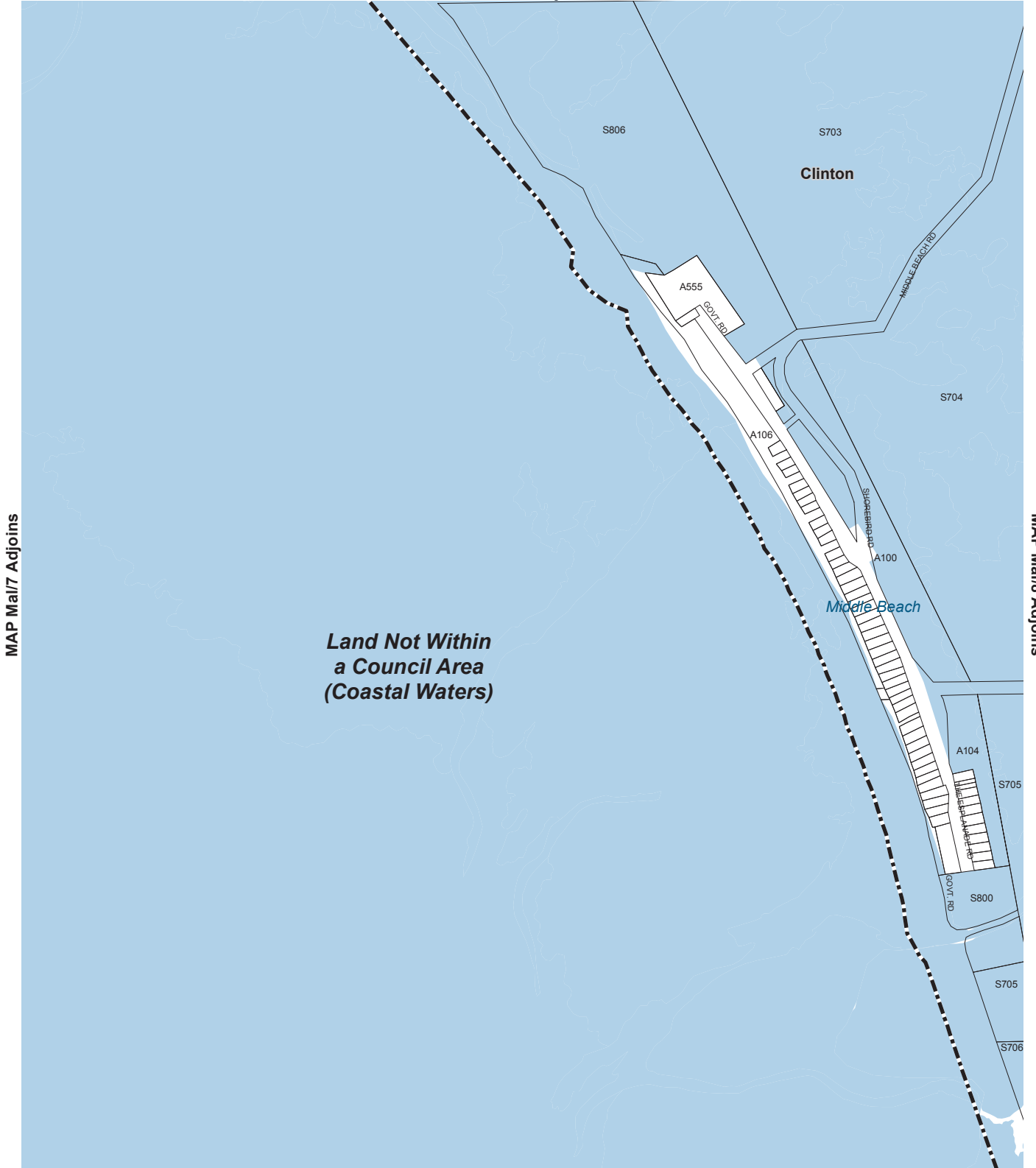
- High
- Medium
- Low
- Development Plan Boundary

MIDDLE BEACH

Overlay Map Mal/22 DEVELOPMENT CONSTRAINTS

MALLALA COUNCIL
Consolidated - 13 December 2018

MAP Mal/7 Adjoins



MAP Mal/7 Adjoins



MIDDLE BEACH

Overlay Map Mal/22

NATURAL RESOURCES

MALLALA COUNCIL
Consolidated - 13 December 2018

- Wetlands of National Importance
- Development Plan Boundary

MAP Mal/7 Adjoins

MAP Mal/7 Adjoins

MAP Mal/8 Adjoins



MAP Mal/7 Adjoins

Lamberts Conformal Conic Projection, GDA94



MIDDLE BEACH

Zone Map Mal/22

Zones

- CstCon Coastal Conservation
- RP(Cst) Residential Park (Coastal)
- Zone Boundary
- Development Plan Boundary

MAP Mal/10 Adjoins



TWO WELLS

Location Map Mal/23

- S School
- L Public Library
- H Other Health Services
- P Police Station
- Railways
- Local Reserves

MAP Mal/10 Adjoins



MAP Mal/10 Adjoins

MAP Mal/10 Adjoins

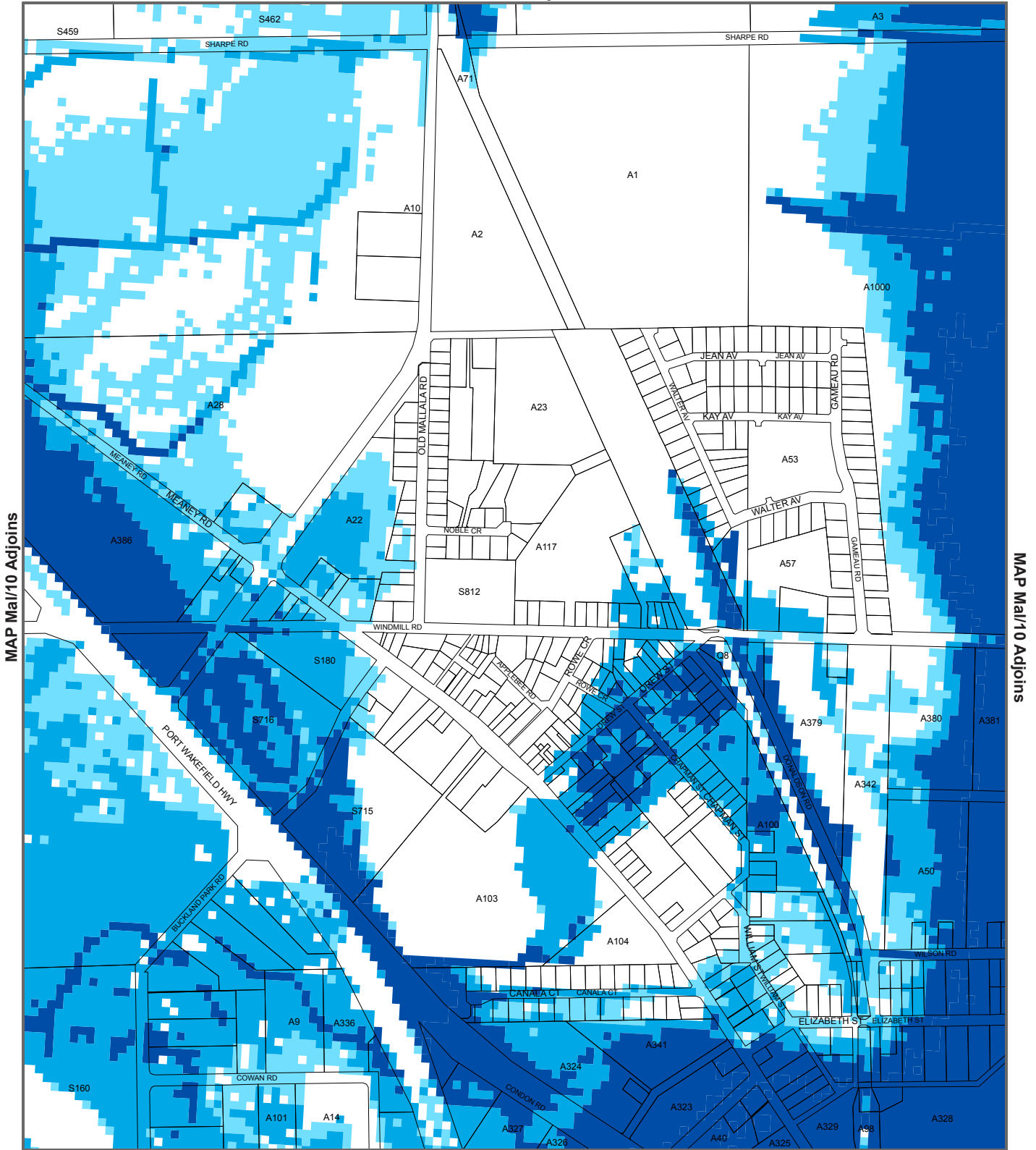


TWO WELLS

Overlay Map Mal/23 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads

MAP Mal/10 Adjoints



MAP Mal/10 Adjoints

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**Flood Hazard Risk Areas
(1 in 100 year ARI flood event)**

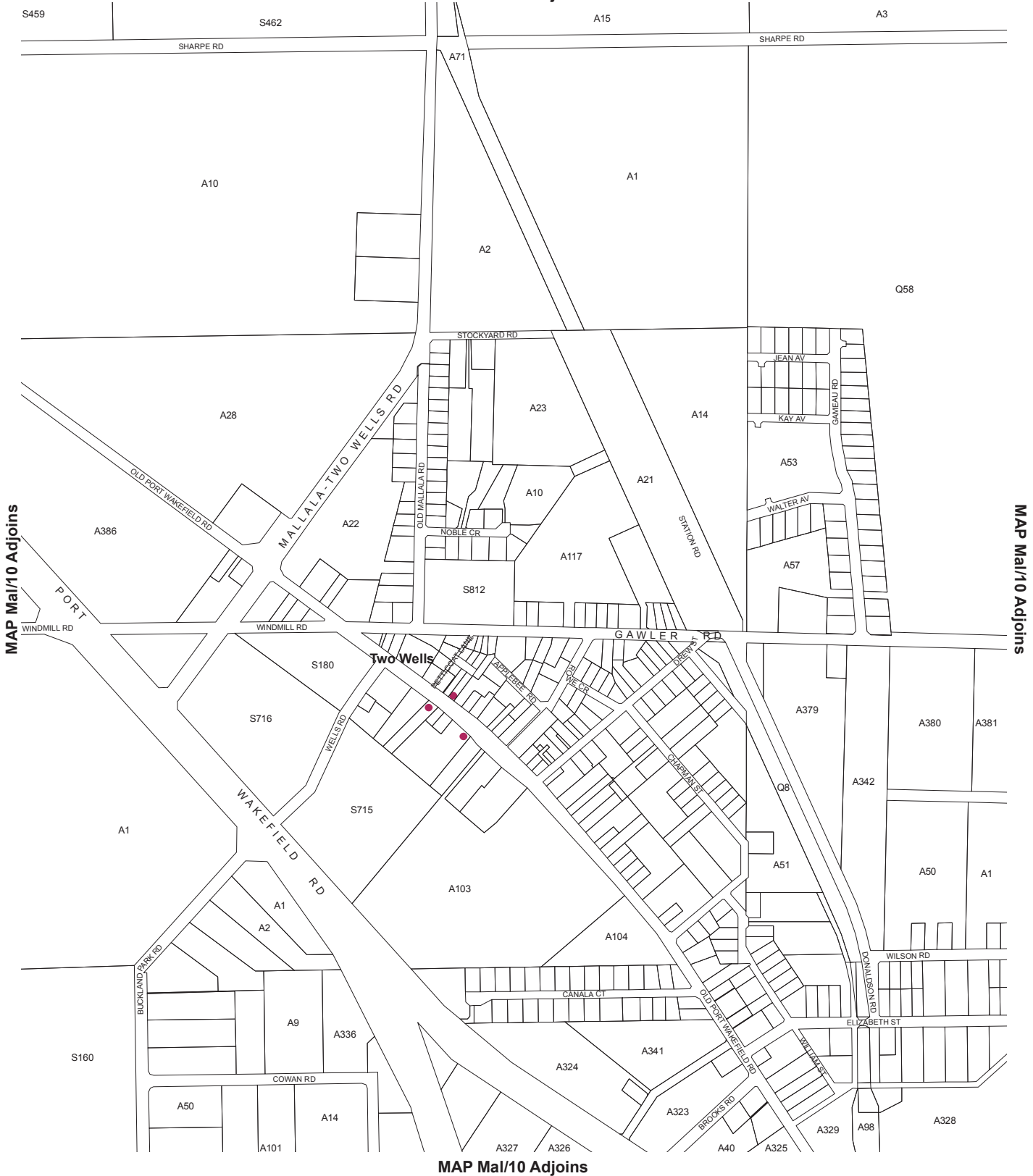
- High
- Medium
- Low
- Development Plan Boundary

TWO WELLS

Overlay Map Mal/23

DEVELOPMENT CONSTRAINTS

MAP Mal/10 Adjoins



Heritage points are indicative only.
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 Items please refer to the relevant tables within this document.



TWO WELLS
Overlay Map Mal/23
HERITAGE






● State heritage place

MAP Mal/10 Adjoins

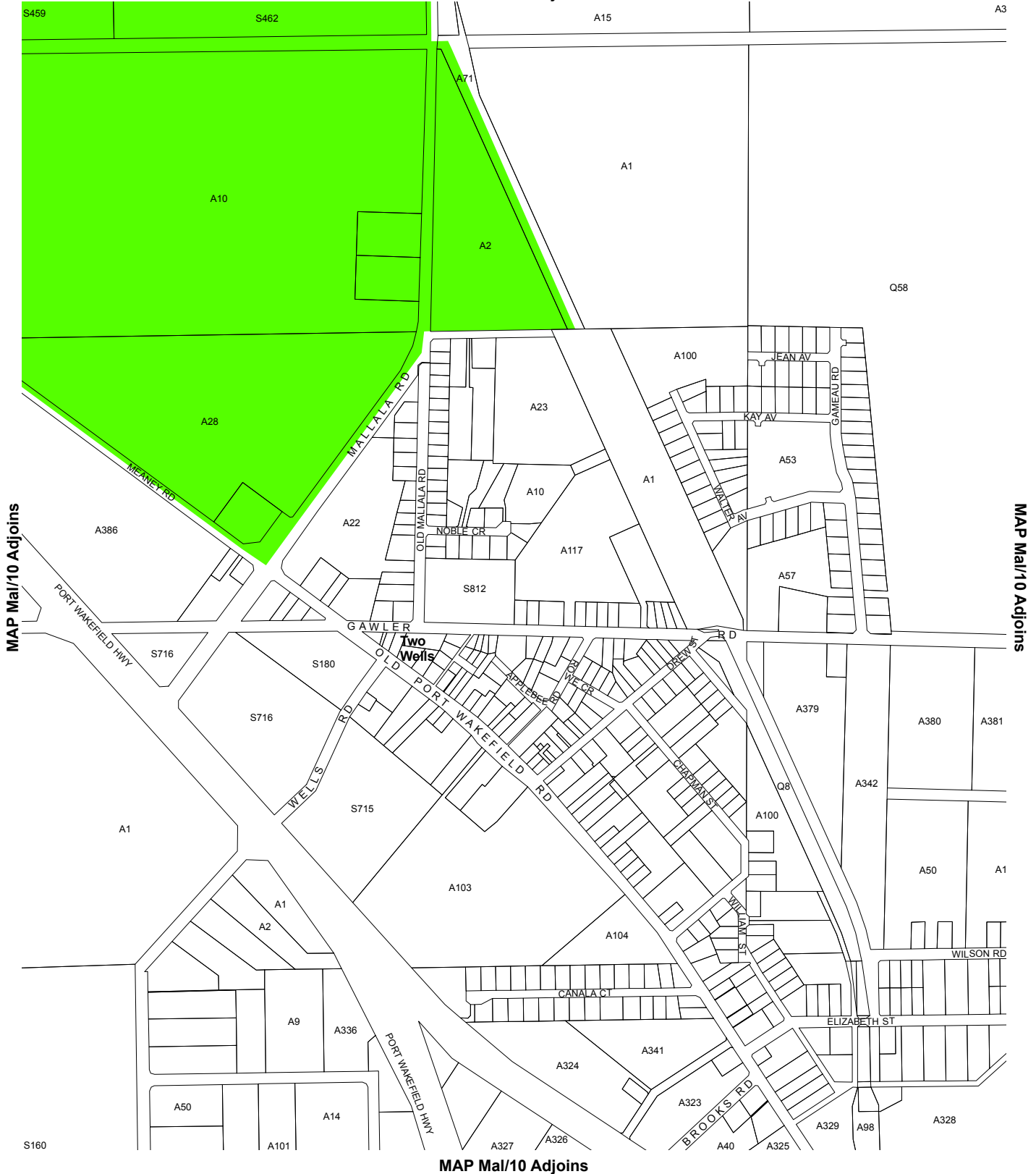


TWO WELLS

Overlay Map Mal/23 NOISE AND AIR EMISSIONS

-  Train Line
-  Designated Road: type A road
-  Designated Road: type R road
-  Noise and Air Emissions Designated Area
-  Development Plan Boundary

MAP Mal/10 Adjoins




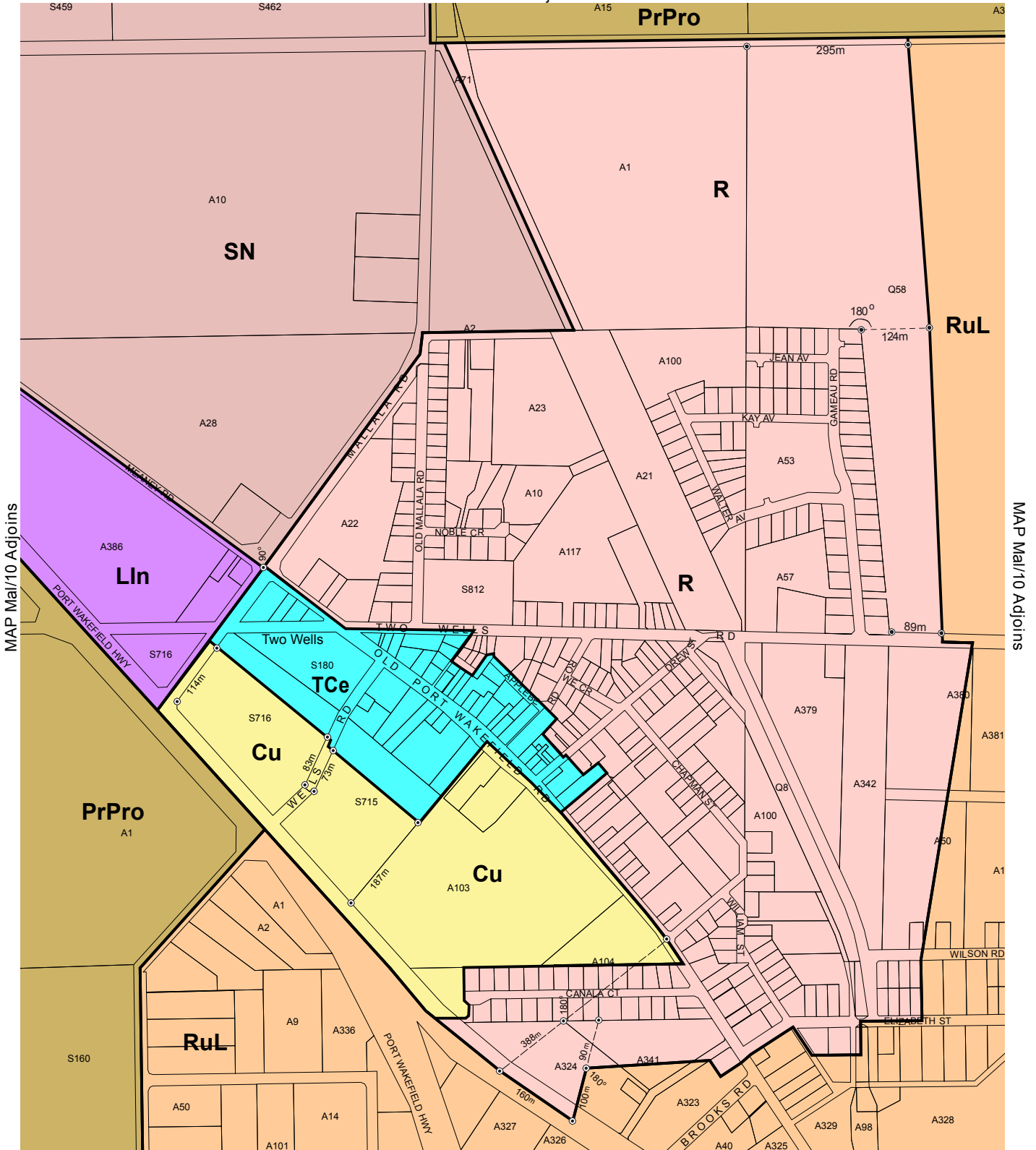
MAP Mal/10 Adjoins



TWO WELLS

Overlay Map Mal/23 AFFORDABLE HOUSING

 Affordable Housing Designated Area



Lamberts Conformal Conic Projection, GDA94

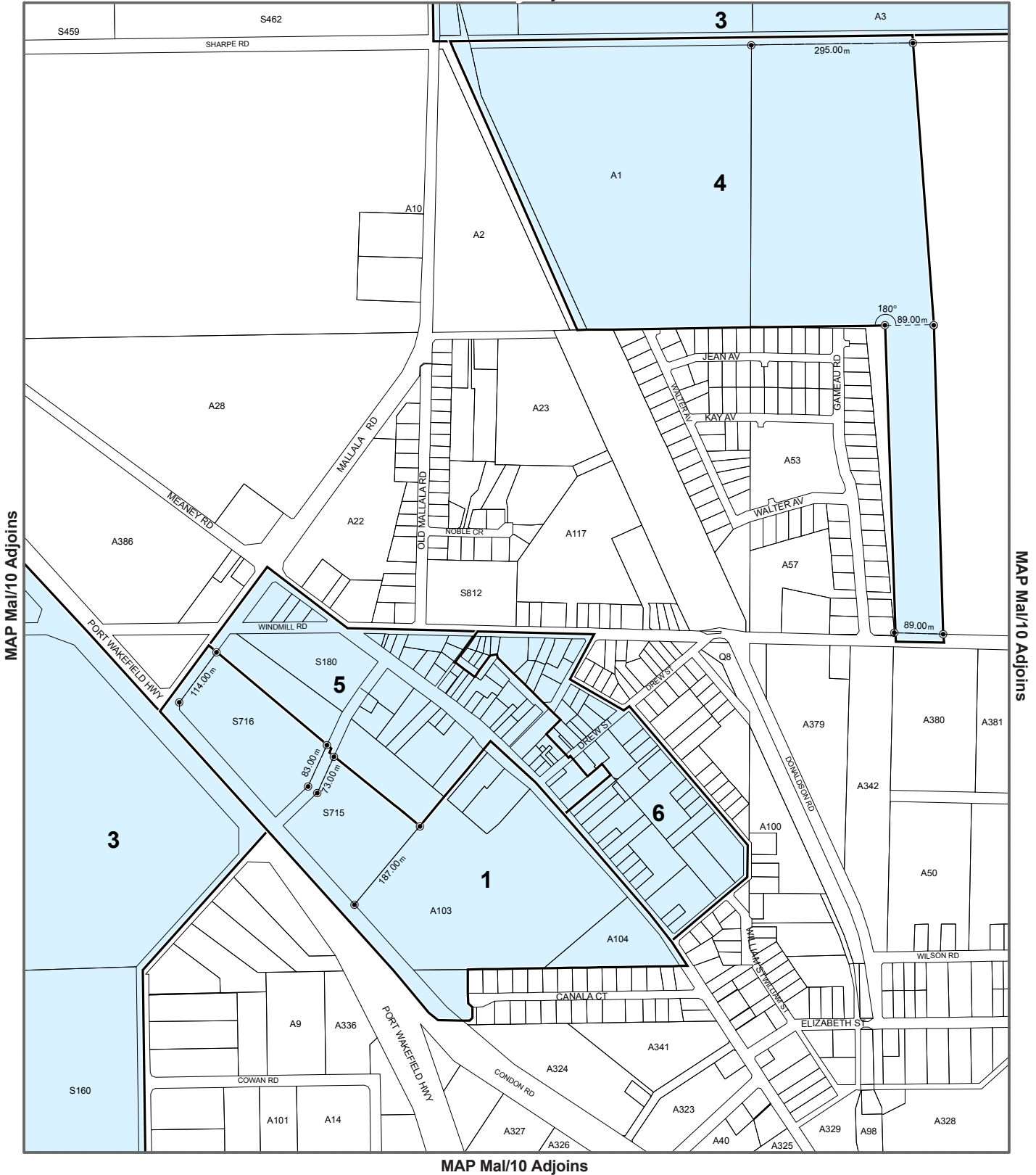
- Zones**
- Cu** Community
 - LIn** Light Industry
 - PrPro** Primary Production
 - R** Residential
 - RuL** Rural Living
 - SN** Suburban Neighbourhood
 - TCe** Town Centre
 - Zone Boundary



TWO WELLS

Zone Map Mal/23

MAP Mal/10 Adjoins



MAP Mal/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 1 Recreation
- 3 Horticulture
- 4 Residential
- 5 Two Wells Town Centre
- 6 Residential

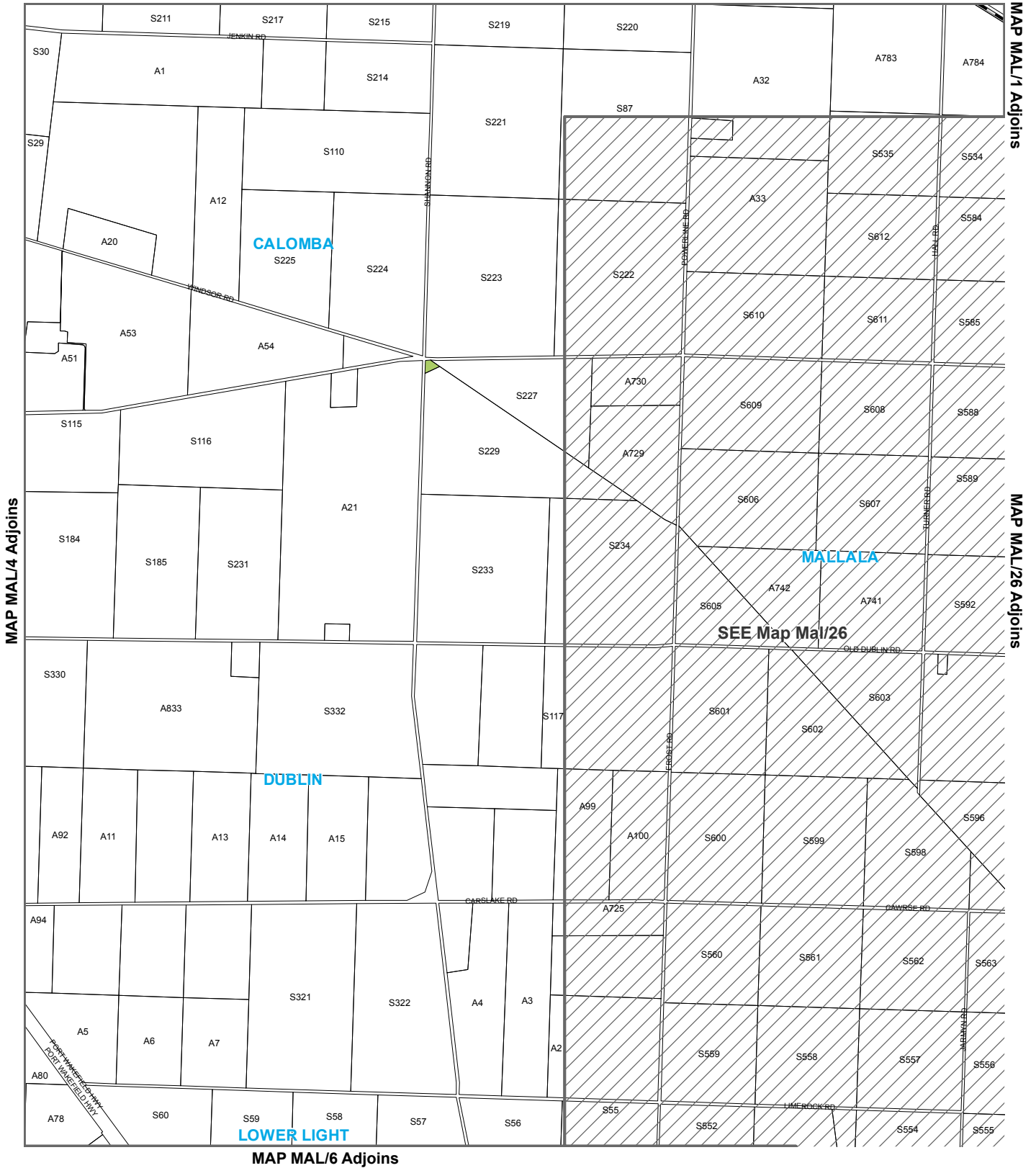


TWO WELLS

Policy Area Map Mal/23

- Development Plan Boundary
- Policy Area Boundary

MAP MAL/1 Adjoins



See enlargement map for accurate representation.



Location Map Mal/24

- Local Reserves
- Development Plan Boundary

MAP MAL/1 Adjoins



MAP MAL/6 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94



Overlay Map Mal/24 TRANSPORT

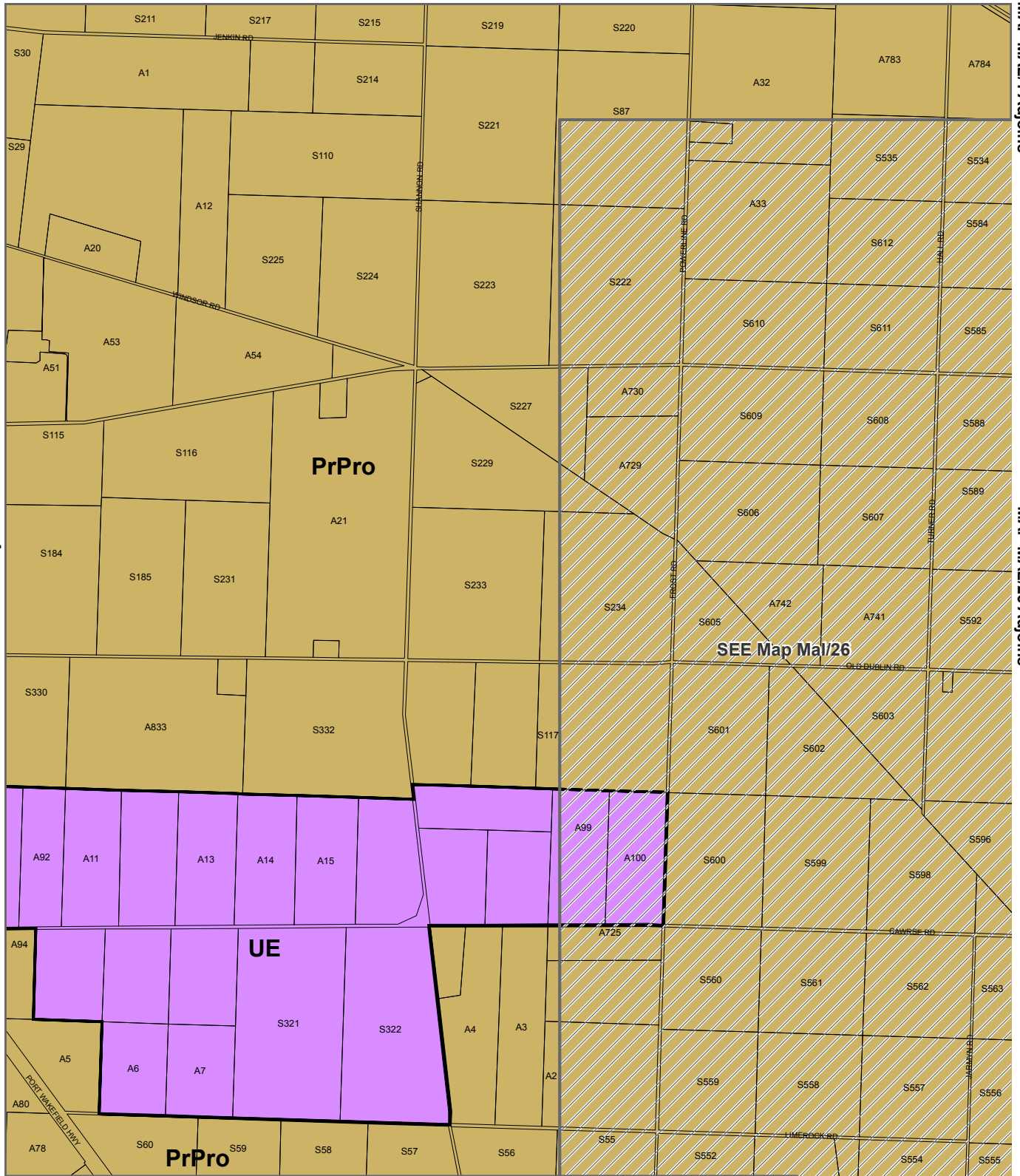
Primary Arterial Roads

MAP MAL/1 Adjoins

MAP MAL/1 Adjoins

MAP MAL/26 Adjoins

MAP MAL/4 Adjoins



MAP MAL/6 Adjoins

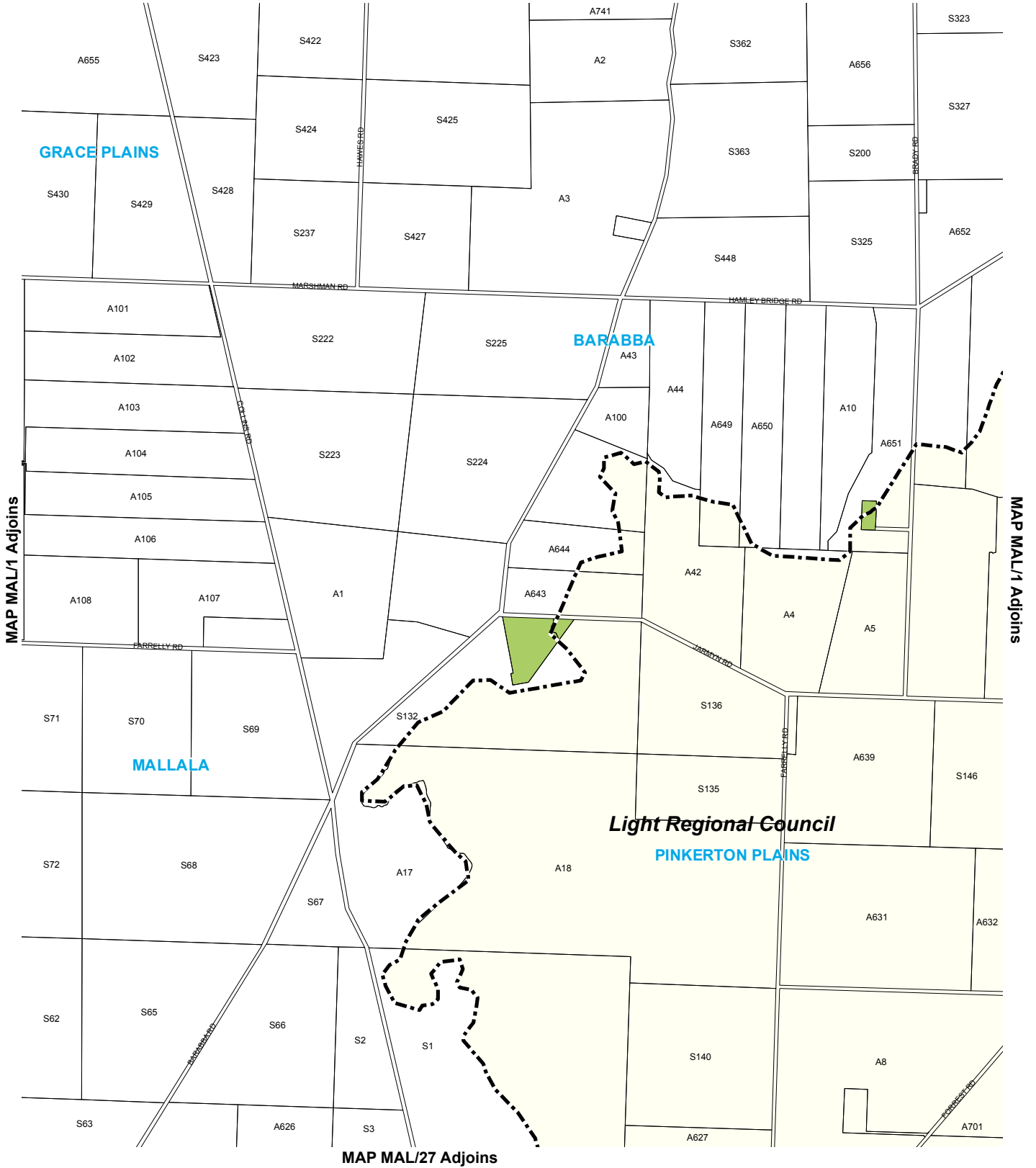
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



- Zones
- UE Urban Employment
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Mal/24

MAP MAL/1 Adjoins



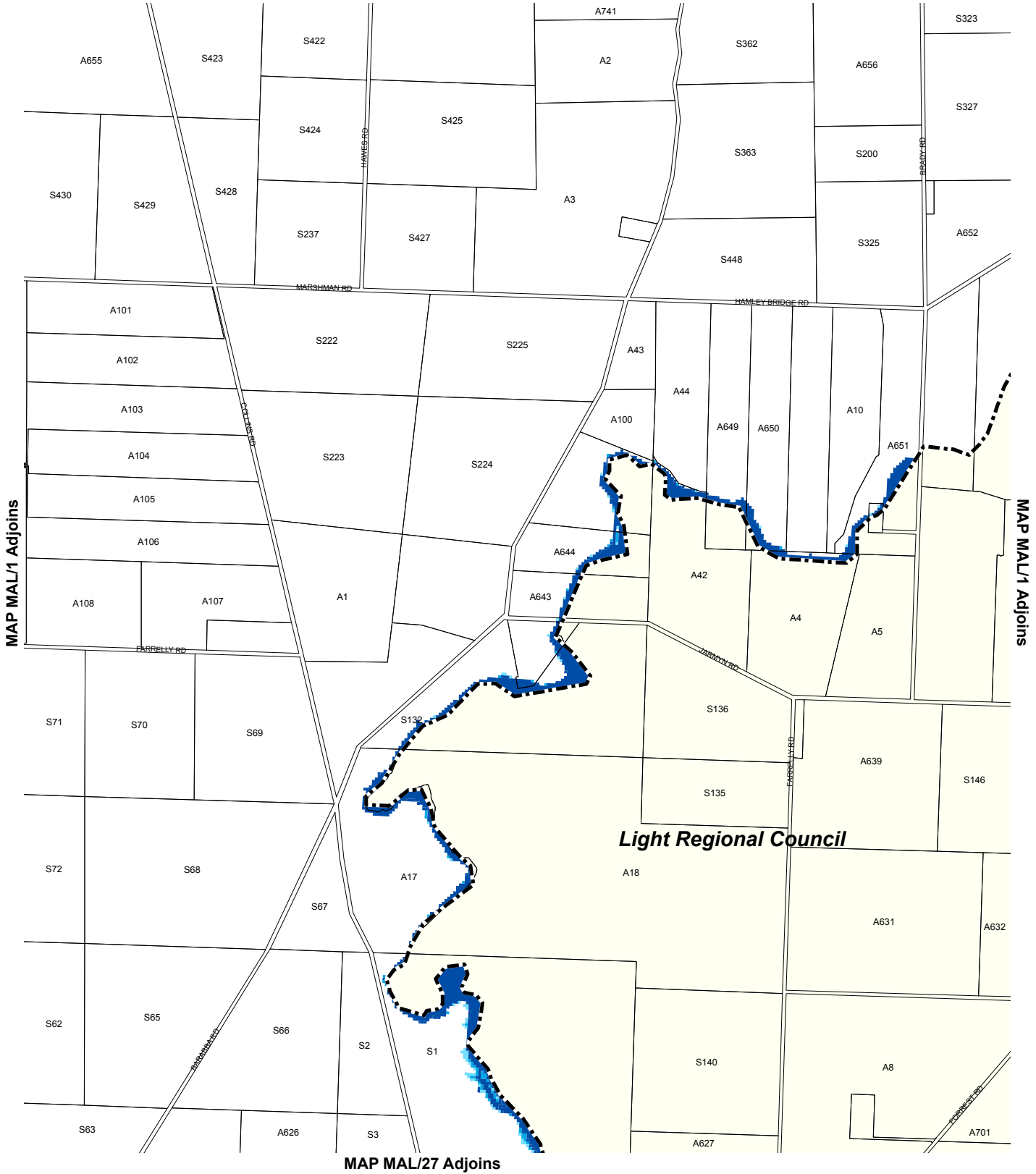
Lamberts Conformal Conic Projection, GDA94



- Local Reserves
- Railways
- Development Plan Boundary

Location Map Mal/25

MAP MAL/1 Adjoins



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 flood risk management, and they should not be relied on for any other purpose.
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 and nature of a particular flood.

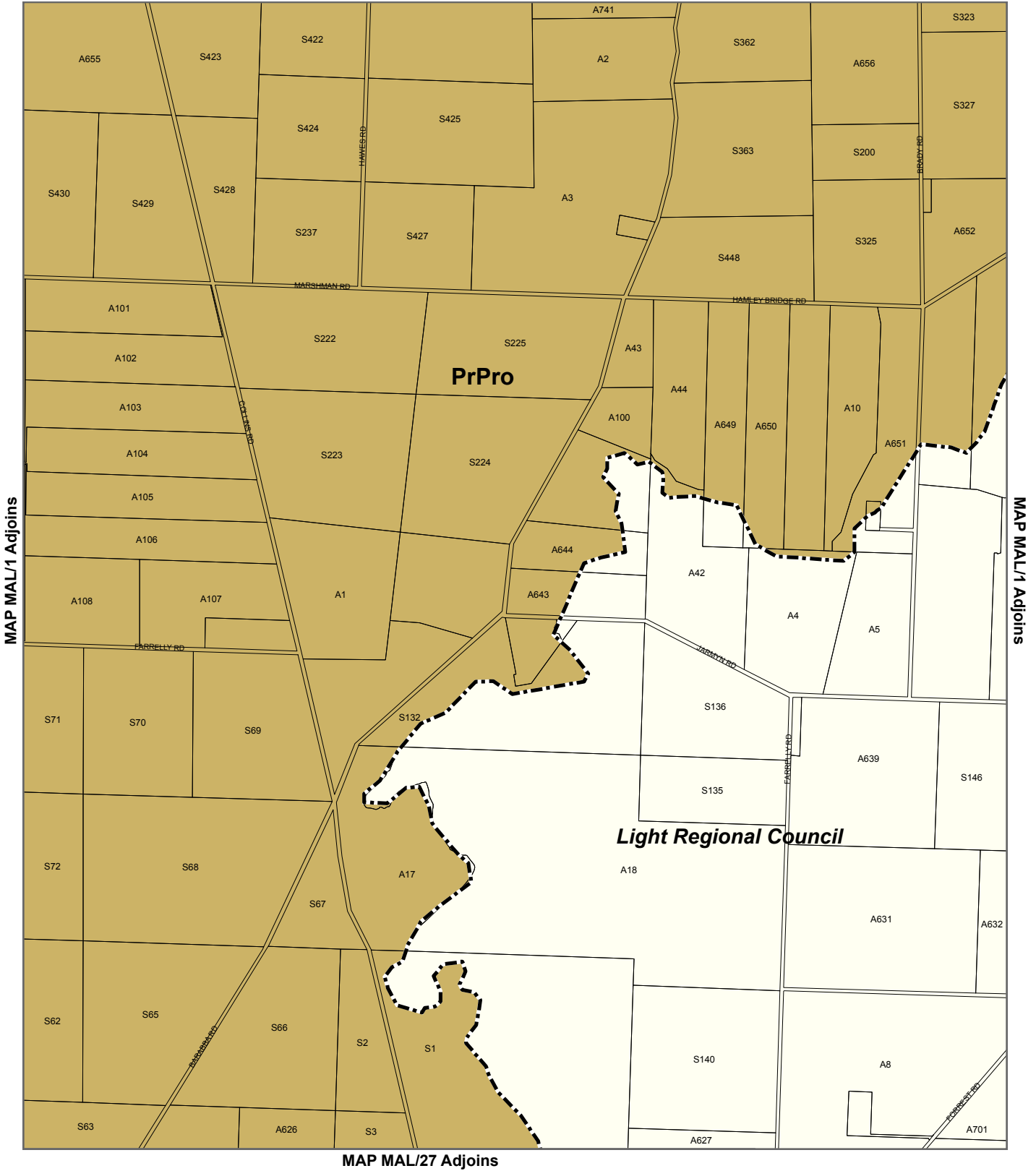
**Flood Hazard Risk Areas
 (1 in 100 year ARI flood event)**

- High
- Medium
- Low

Development Plan Boundary

Overlay Map Mal/25 DEVELOPMENT CONSTRAINTS

MAP MAL/1 Adjoins



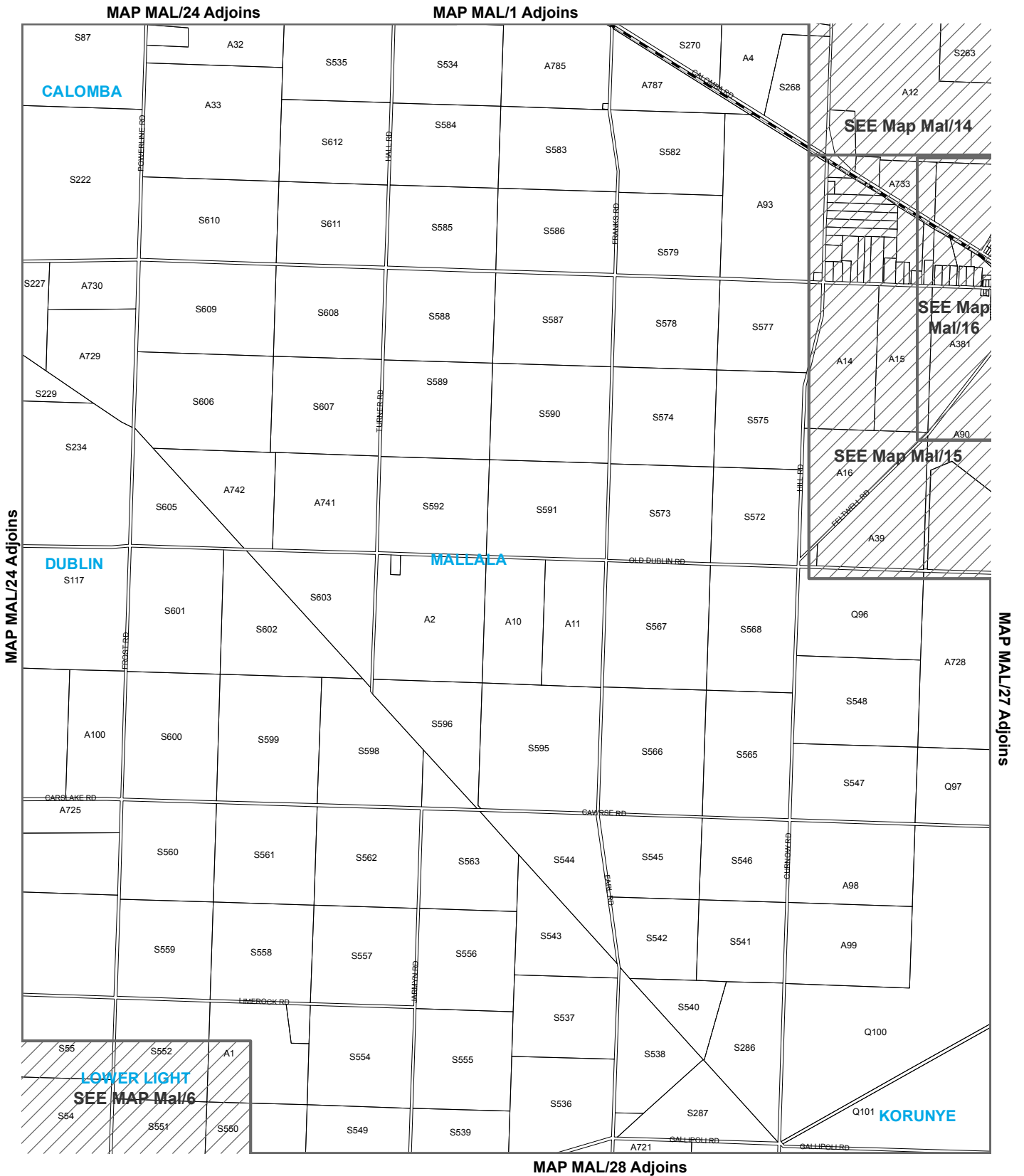
Lamberts Conformal Conic Projection, GDA94



0 2,000 m

- Zones
- PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Mal/25

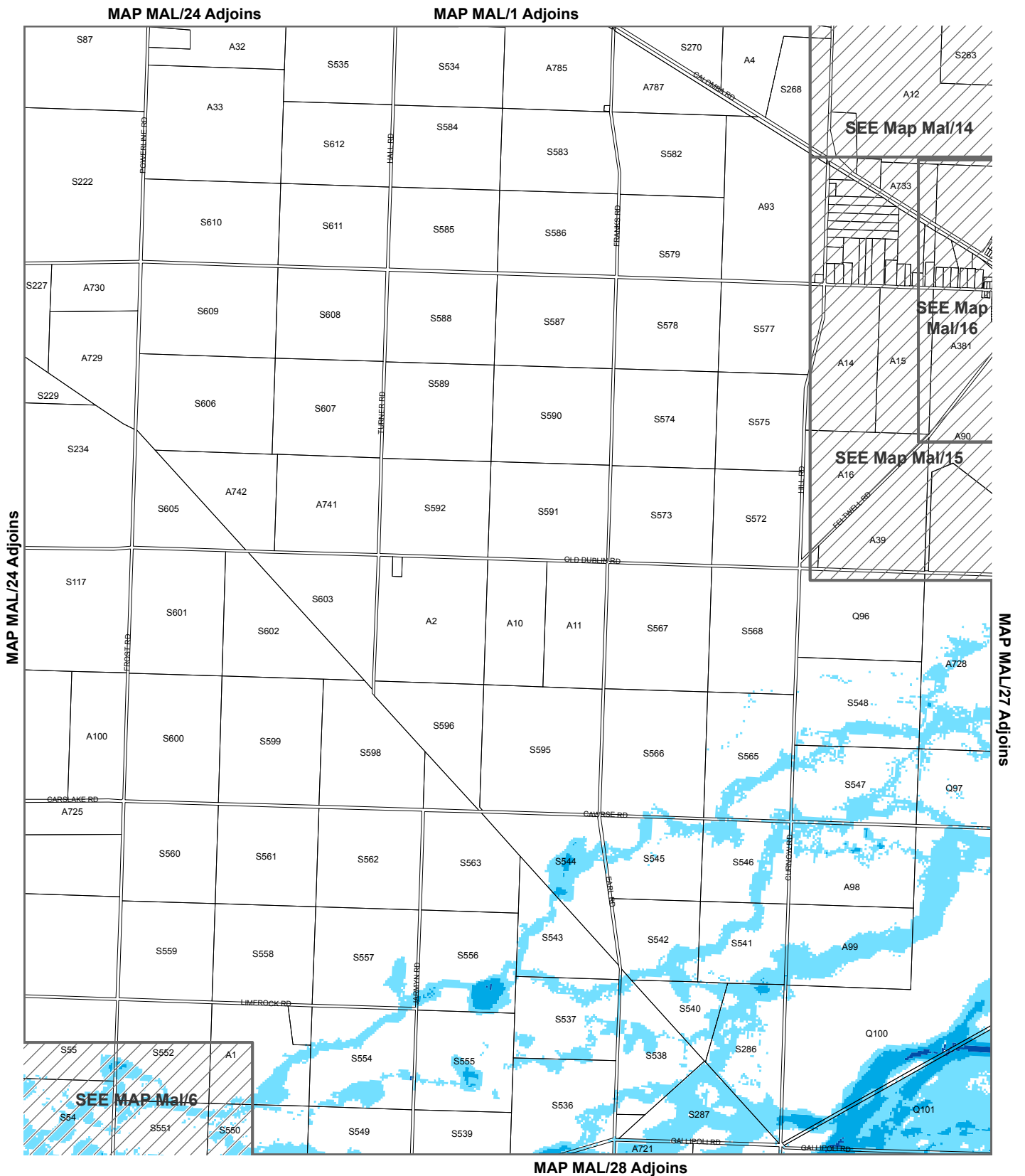


See enlargement map for accurate representation.



Location Map Mal/26

- Railways
- Development Plan Boundary



See enlargement map for accurate representation.

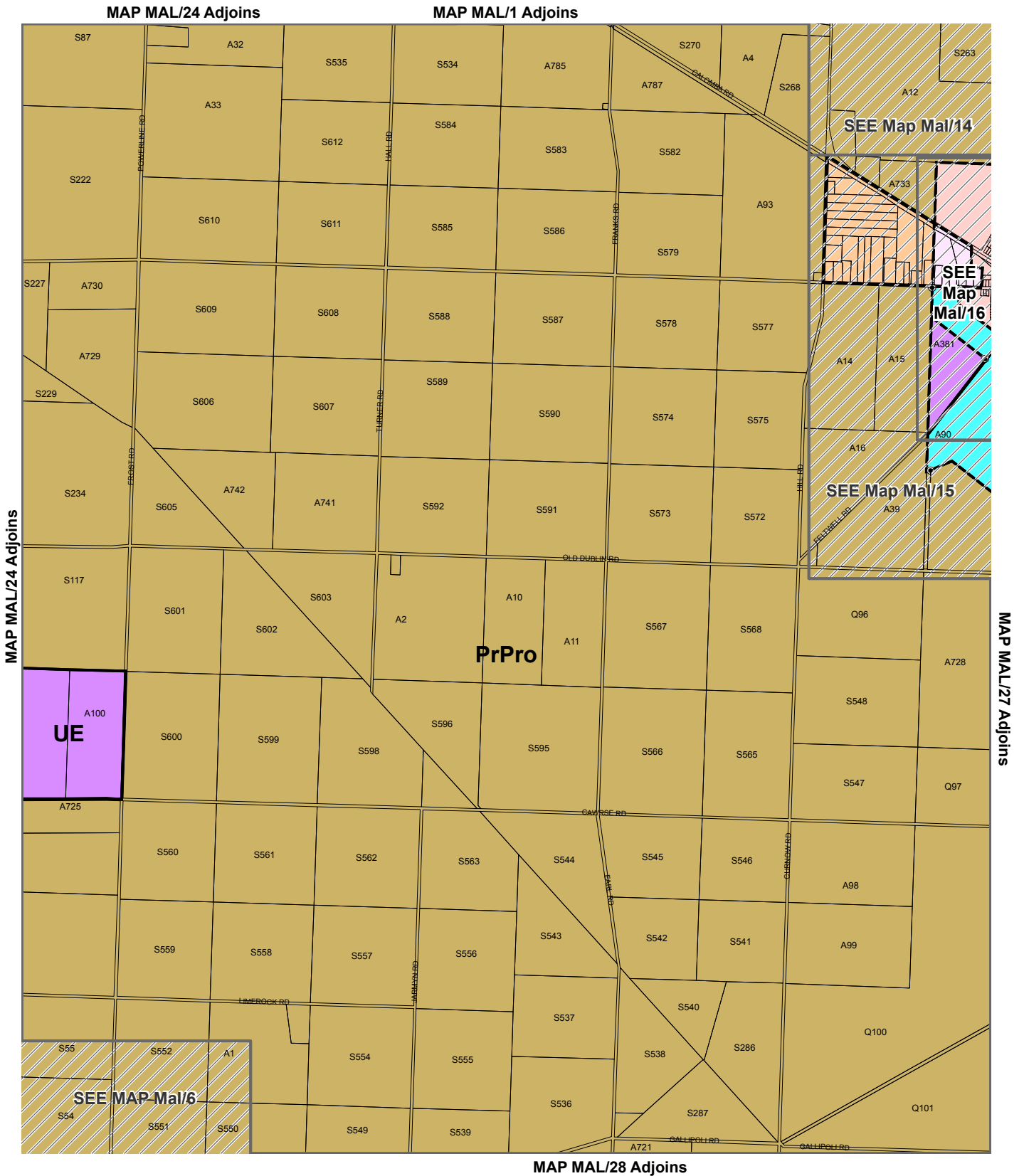
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**Flood Hazard Risk Areas
 (1 in 100 year ARI flood event)**

- High
- Medium
- Low
- Development Plan Boundary

Overlay Map Mal/26

DEVELOPMENT CONSTRAINTS

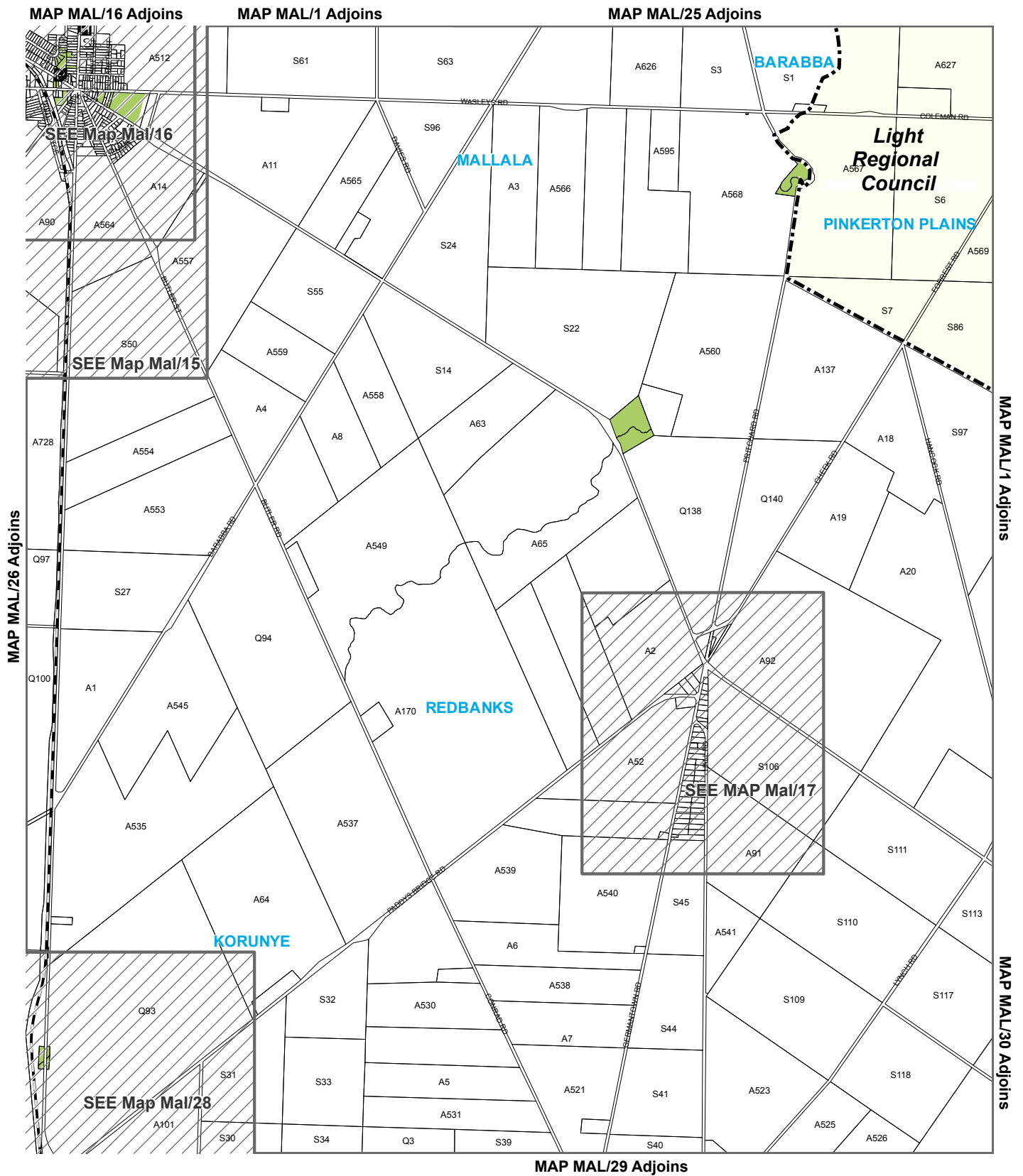


See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



- Zones
- UE Urban Employment
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Mal/26

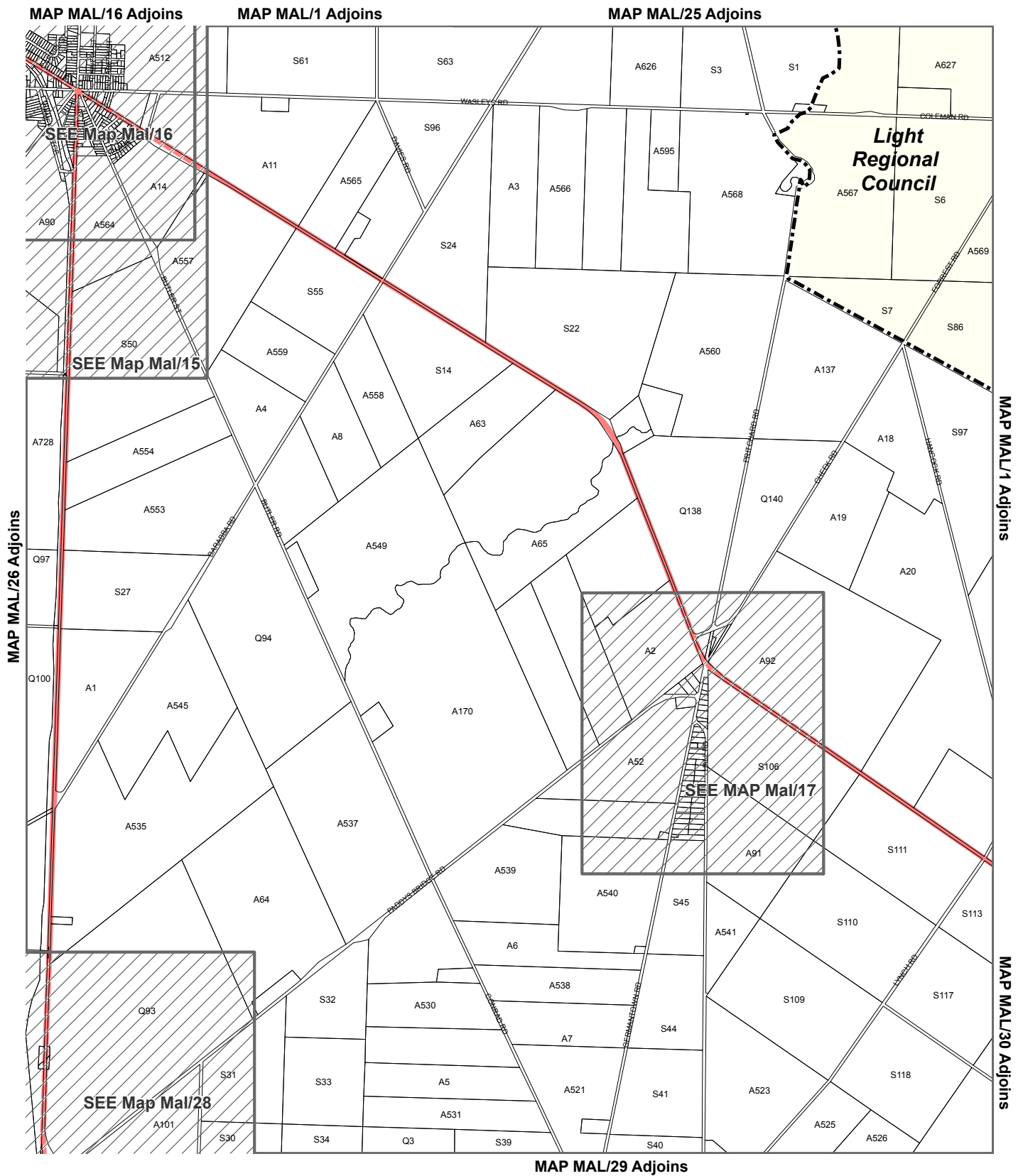


See enlargement map for accurate representation.



- Local Reserves
- Railways
- Development Plan Boundary

Location Map Mal/27



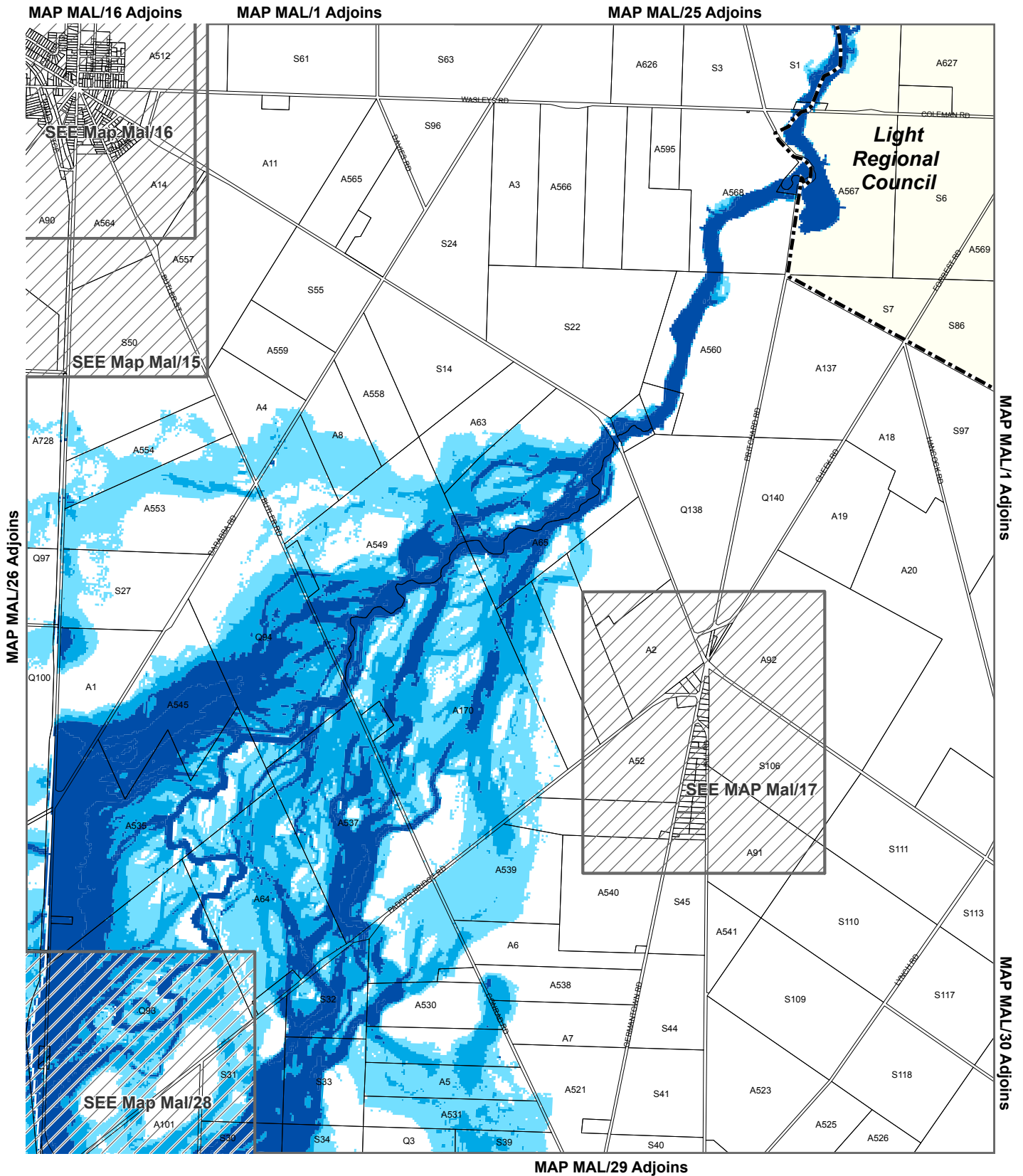
See enlargement map for accurate representation.



Overlay Map Mal/27

TRANSPORT

- Secondary Arterial Roads
- - - - - Development Plan Boundary



See enlargement map for accurate representation.

Disclaimer

These maps have been prepared on the basis of survey, hydraulic and hydrologic modelling. They are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and they should not be relied on for any other purpose. They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood.



**Flood Hazard Risk Areas
(1 in 100 year ARI flood event)**

- High
- Medium
- Low
- Development Plan Boundary

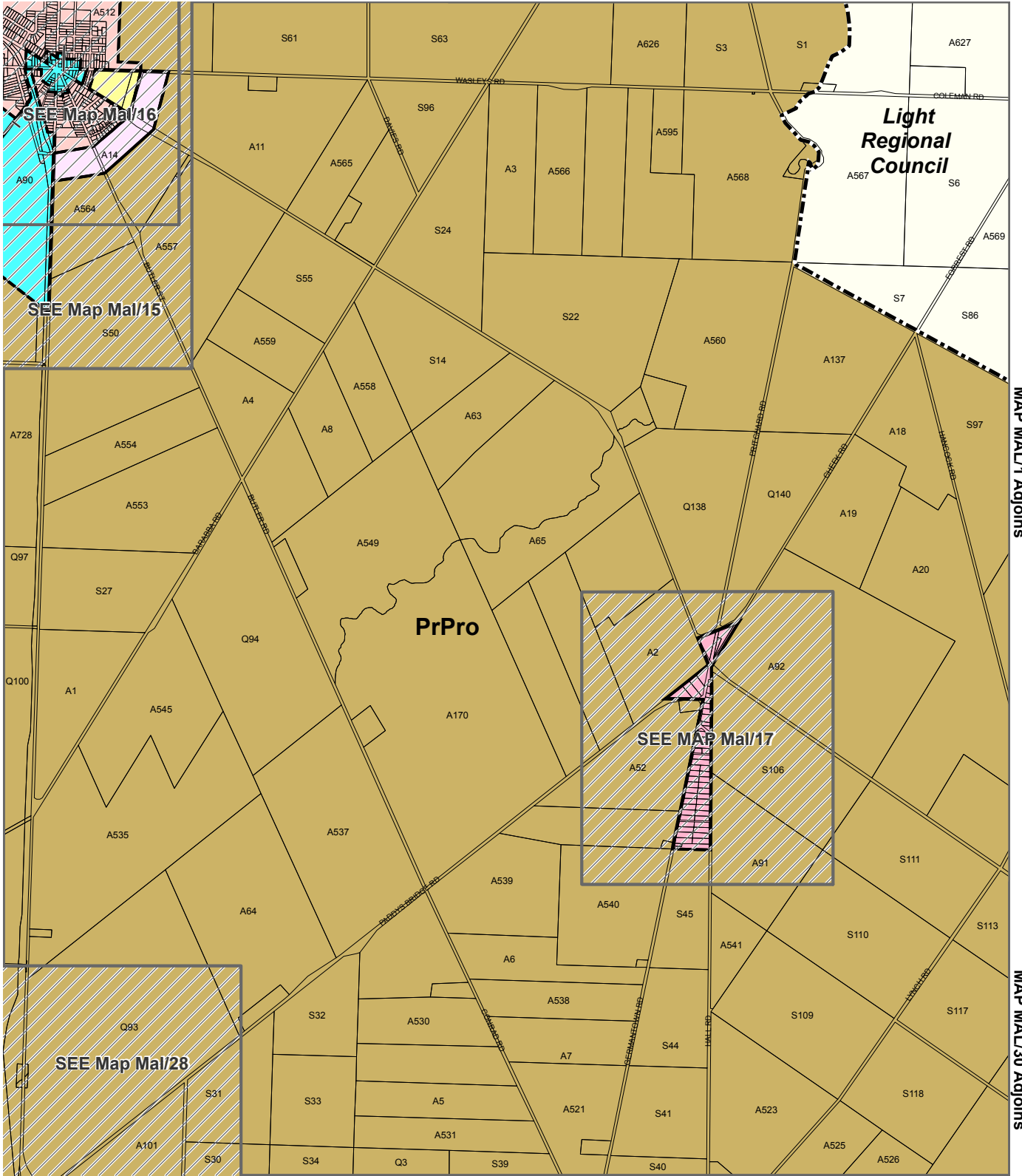
Overlay Map Mal/27

DEVELOPMENT CONSTRAINTS

MAP MAL/16 Adjoins

MAP MAL/1 Adjoins

MAP MAL/25 Adjoins



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



0 2,000m

- Zones
- PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Mal/27

MAP MAL/26 Adjoins

MAP MAL/27 Adjoins



See enlargement map for accurate representation.



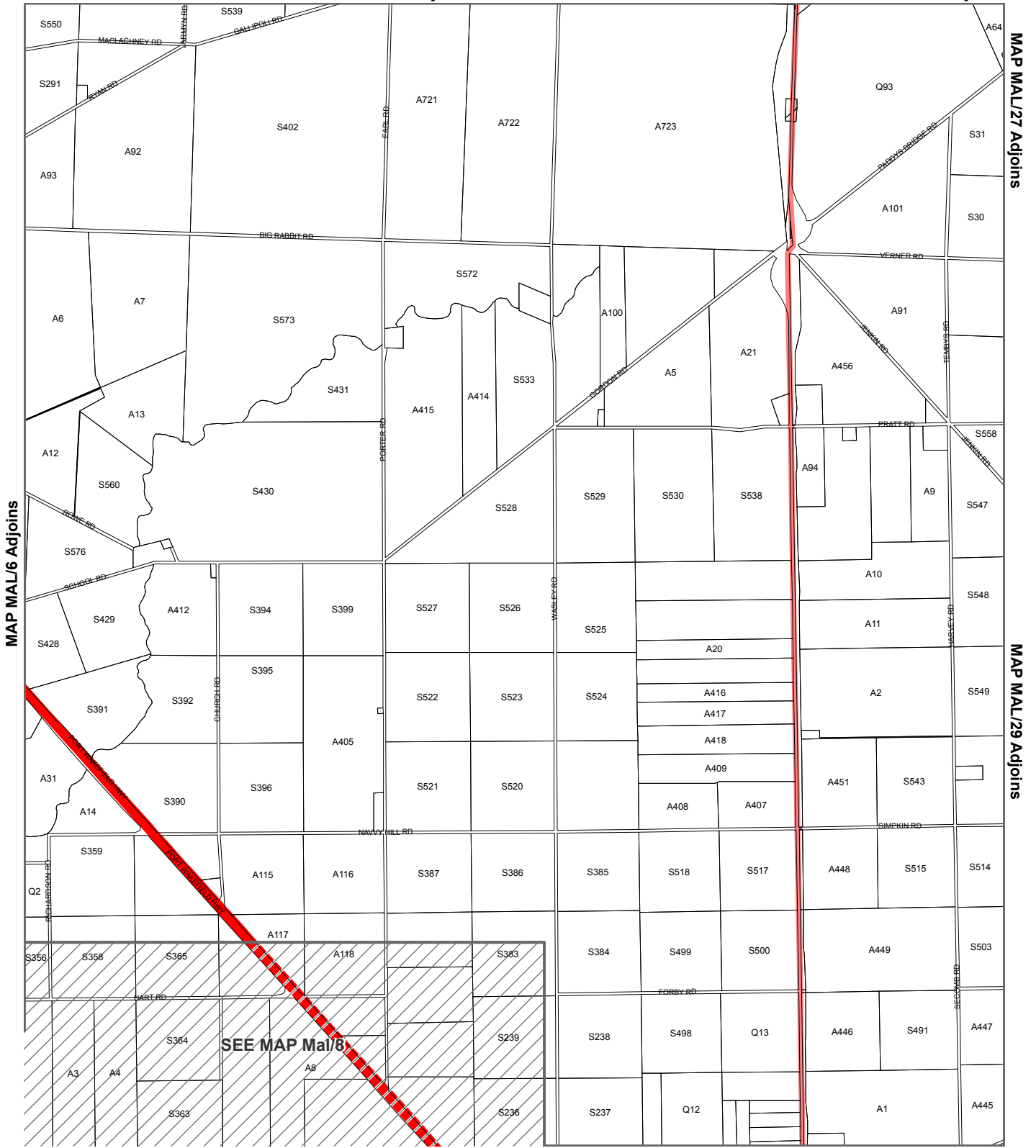
0 2,000m

Location Map Mal/28

- Local Reserves
- Railways
- Development Plan Boundary

MAP MAL/26 Adjoins

MAP MAL/27 Adjoins



SEE MAP Mal/8

See enlargement map for accurate representation.



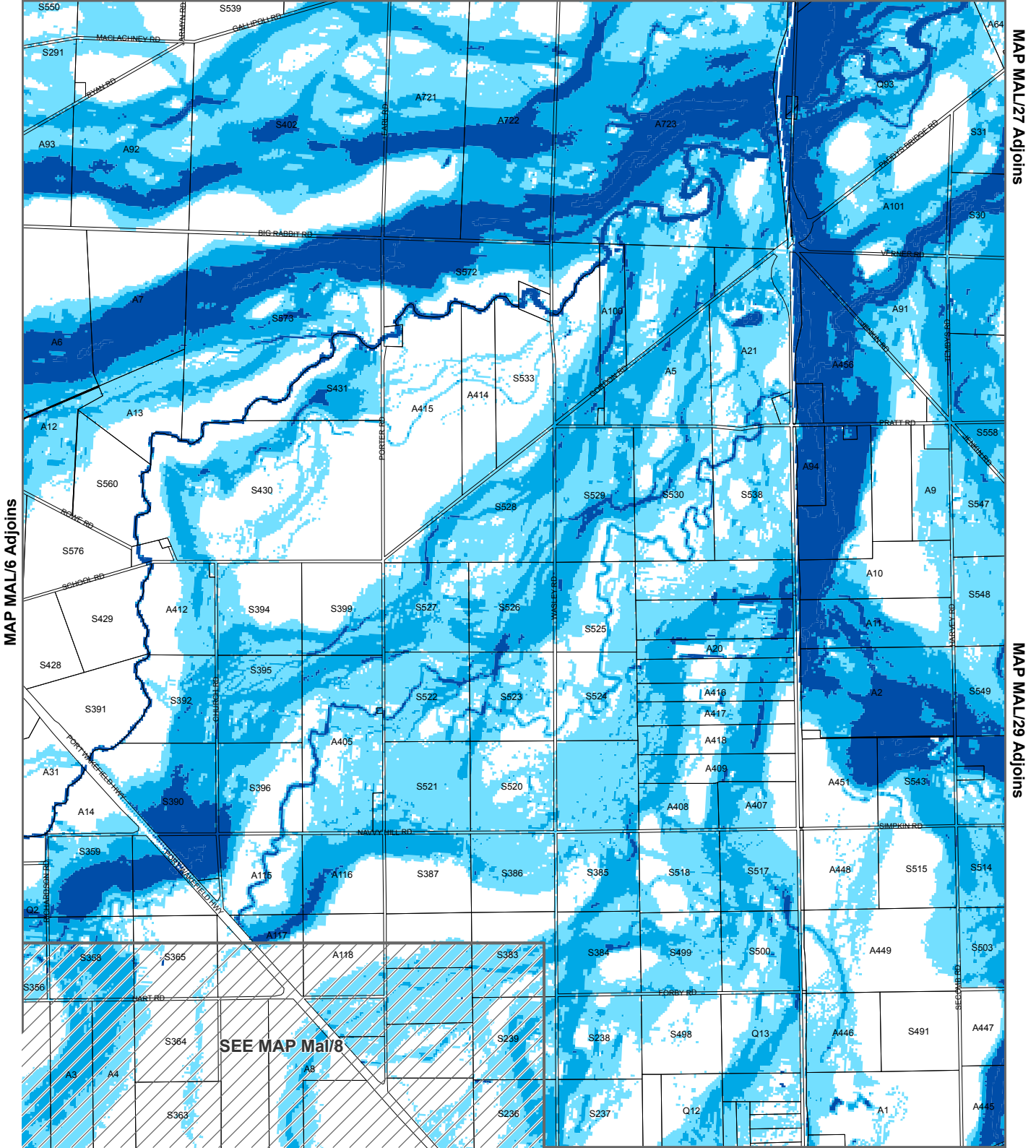
Overlay Map Mal/28

TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads
- - - - - Development Plan Boundary

MAP MAL/26 Adjoins

MAP MAL/27 Adjoins



See enlargement map for accurate representation.

Disclaimer
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Flood Hazard Risk Areas
 (1 in 100 year ARI flood event)

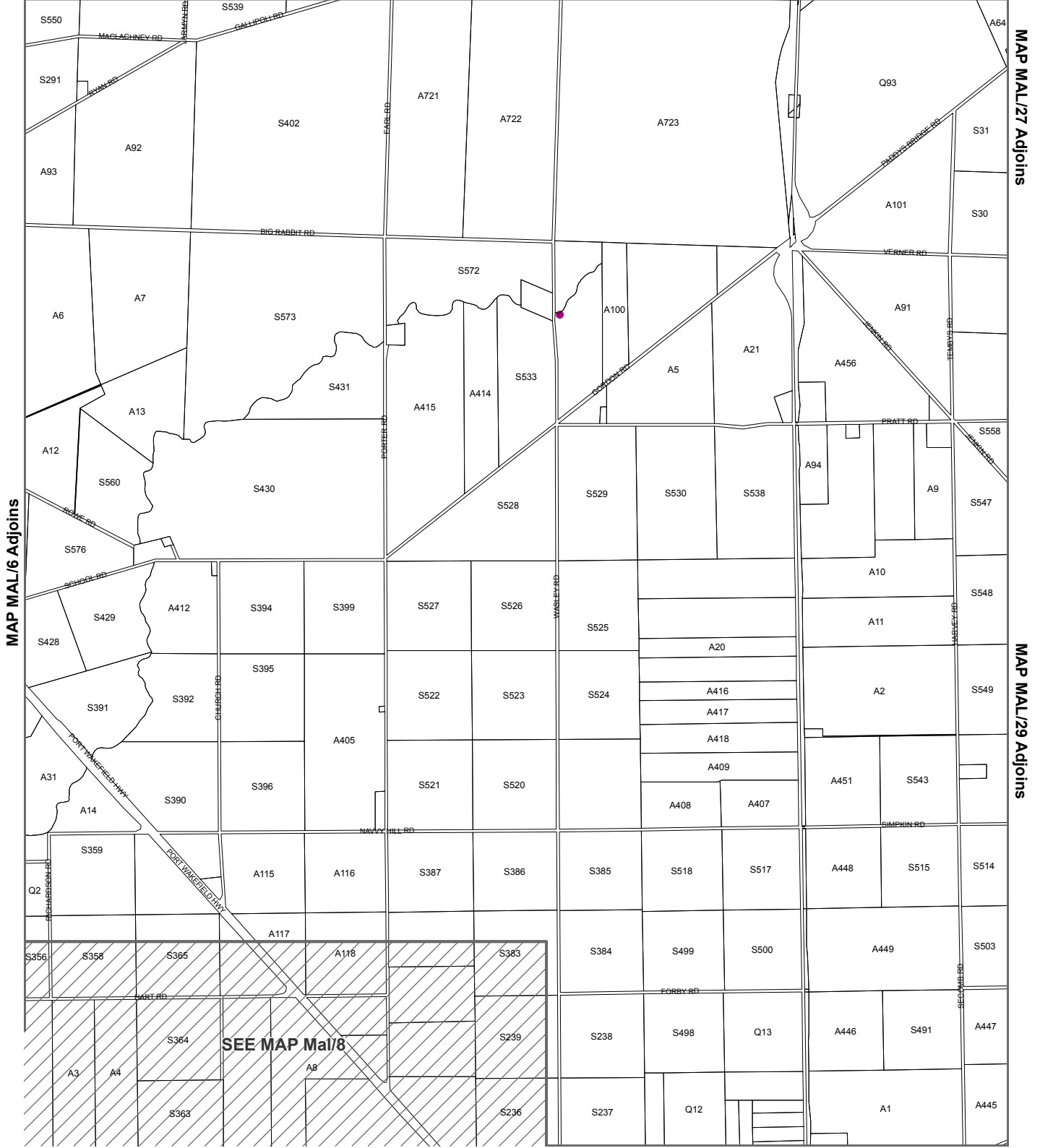
- High
- Medium
- Low
- Development Plan Boundary

Overlay Map Mal/28

DEVELOPMENT CONSTRAINTS

MAP MAL/26 Adjoins

MAP MAL/27 Adjoins



MAP MAL/8 Adjoins

MAP MAL/10 Adjoins

See enlargement map for accurate representation.

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.



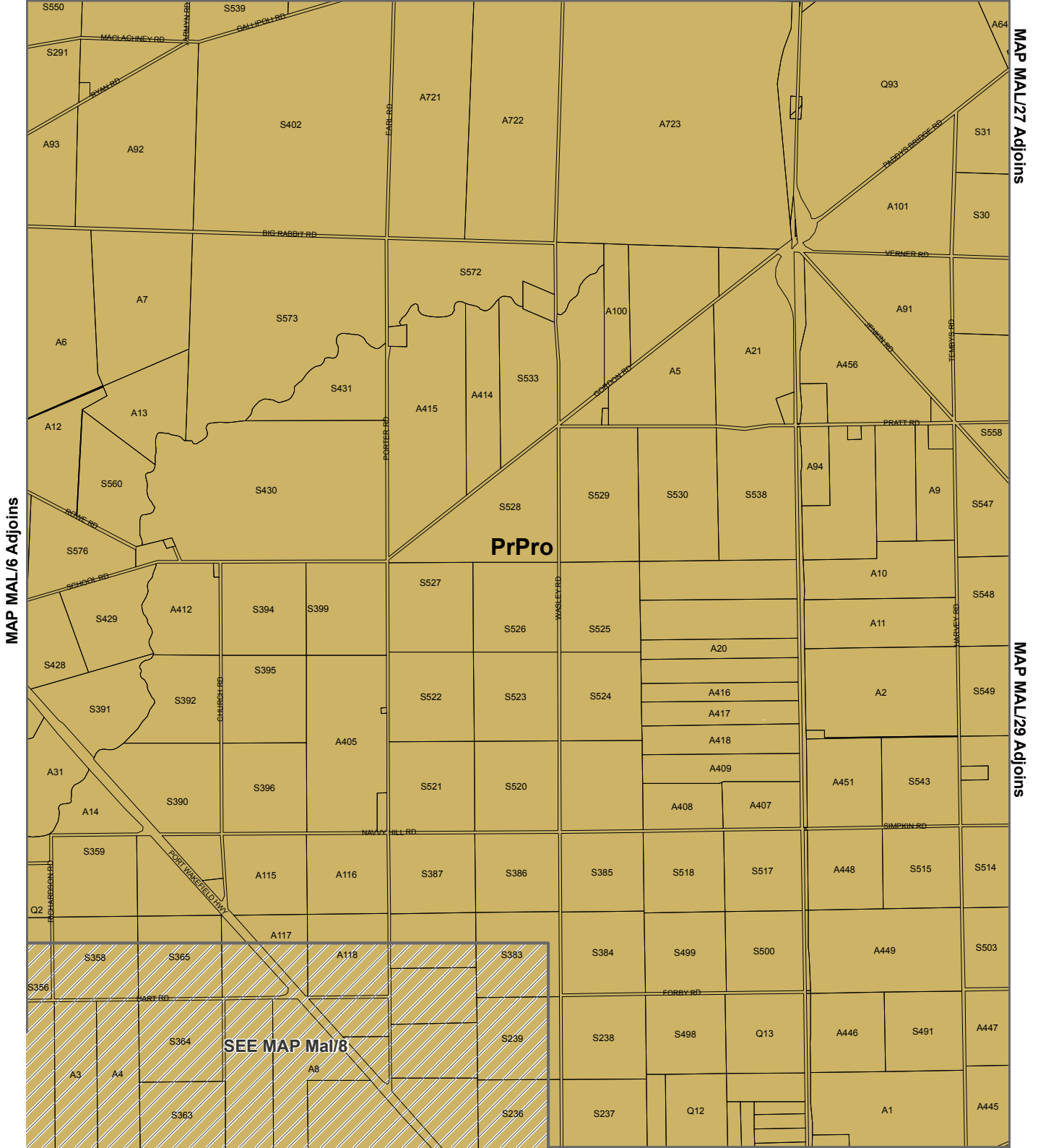
Overlay Map Mal/28

HERITAGE

● State heritage place

MAP MAL/26 Adjoins

MAP MAL/27 Adjoins



MAP MAL/8 Adjoins

MAP MAL/10 Adjoins

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

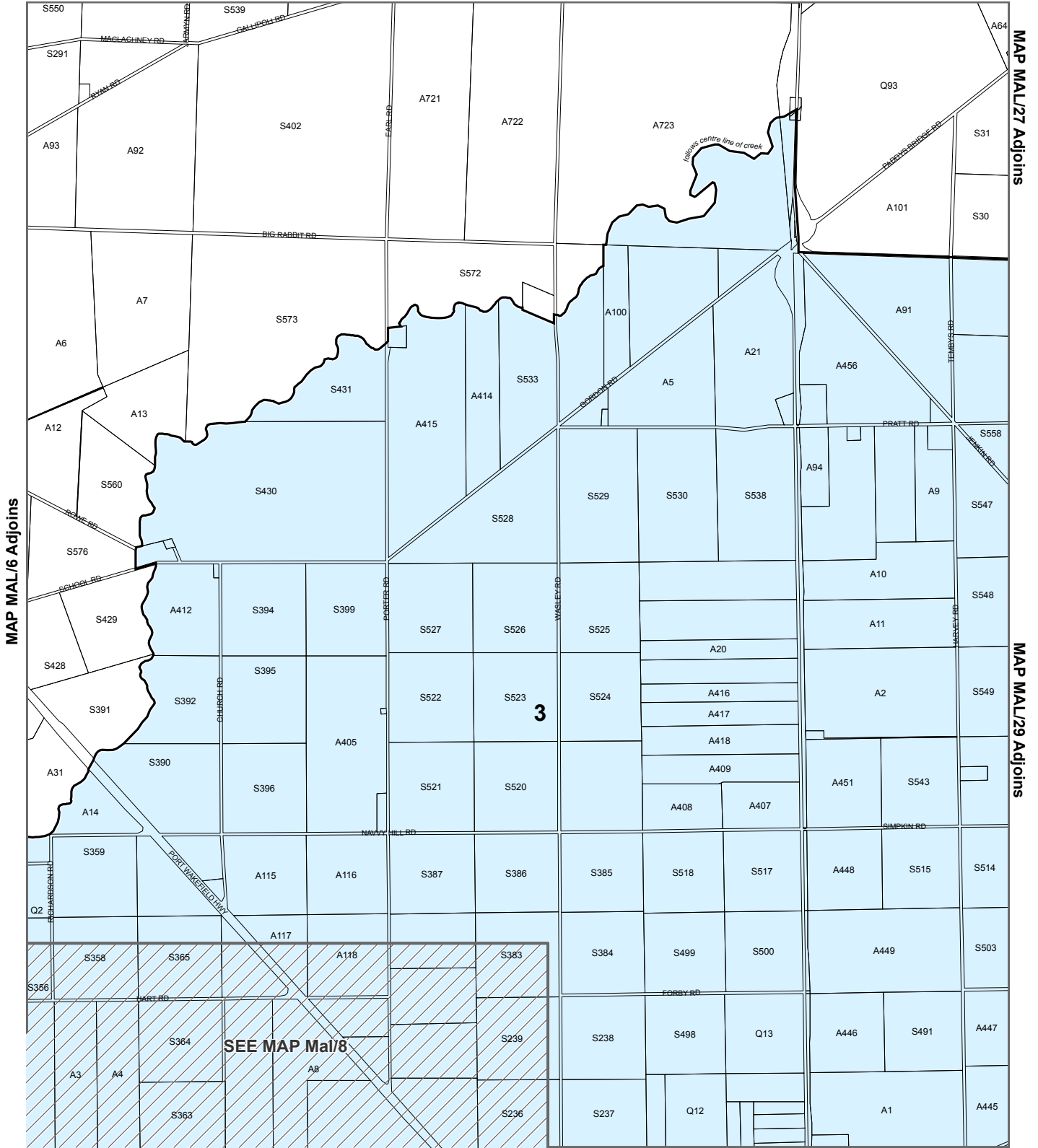


- Zones
- PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Mal/28

MAP MAL/26 Adjoins

MAP MAL/27 Adjoins





MAP MAL/8 Adjoins

MAP MAL/10 Adjoins

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

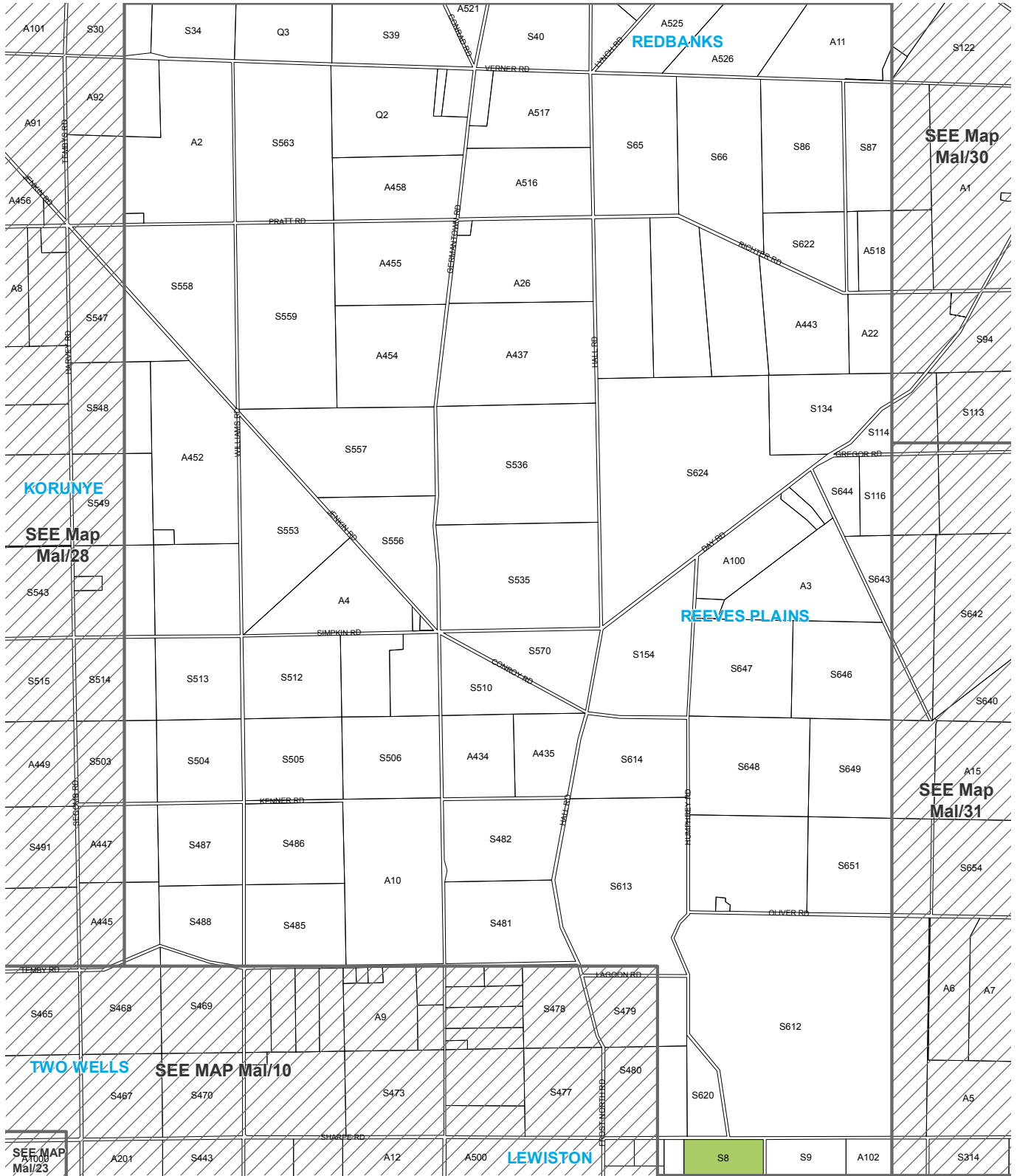
Policy Area
3 Horticulture



 Development Plan Boundary
 Policy Area Boundary

Policy Map Mal/28

MAP MAL/27 Adjoins



MAP MAL/11 Adjoins

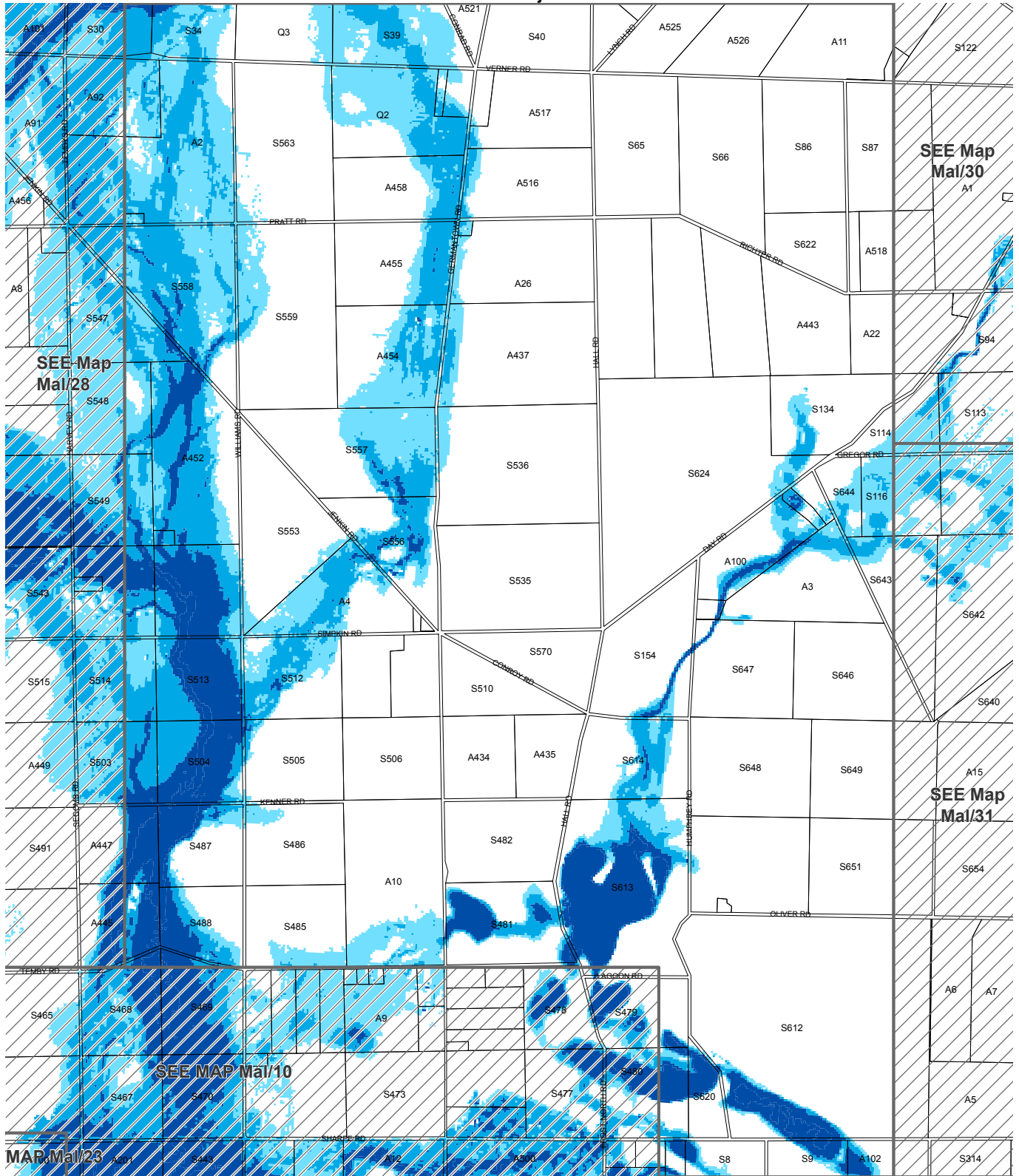
See enlargement map for accurate representation.



- Local Reserves
- Development Plan Boundary

Location Map Mal/29

MAP MAL/27 Adjoins



See enlargement map for accurate representation.

Disclaimer

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They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood.

**Flood Hazard Risk Areas
(1 in 100 year ARI flood event)**

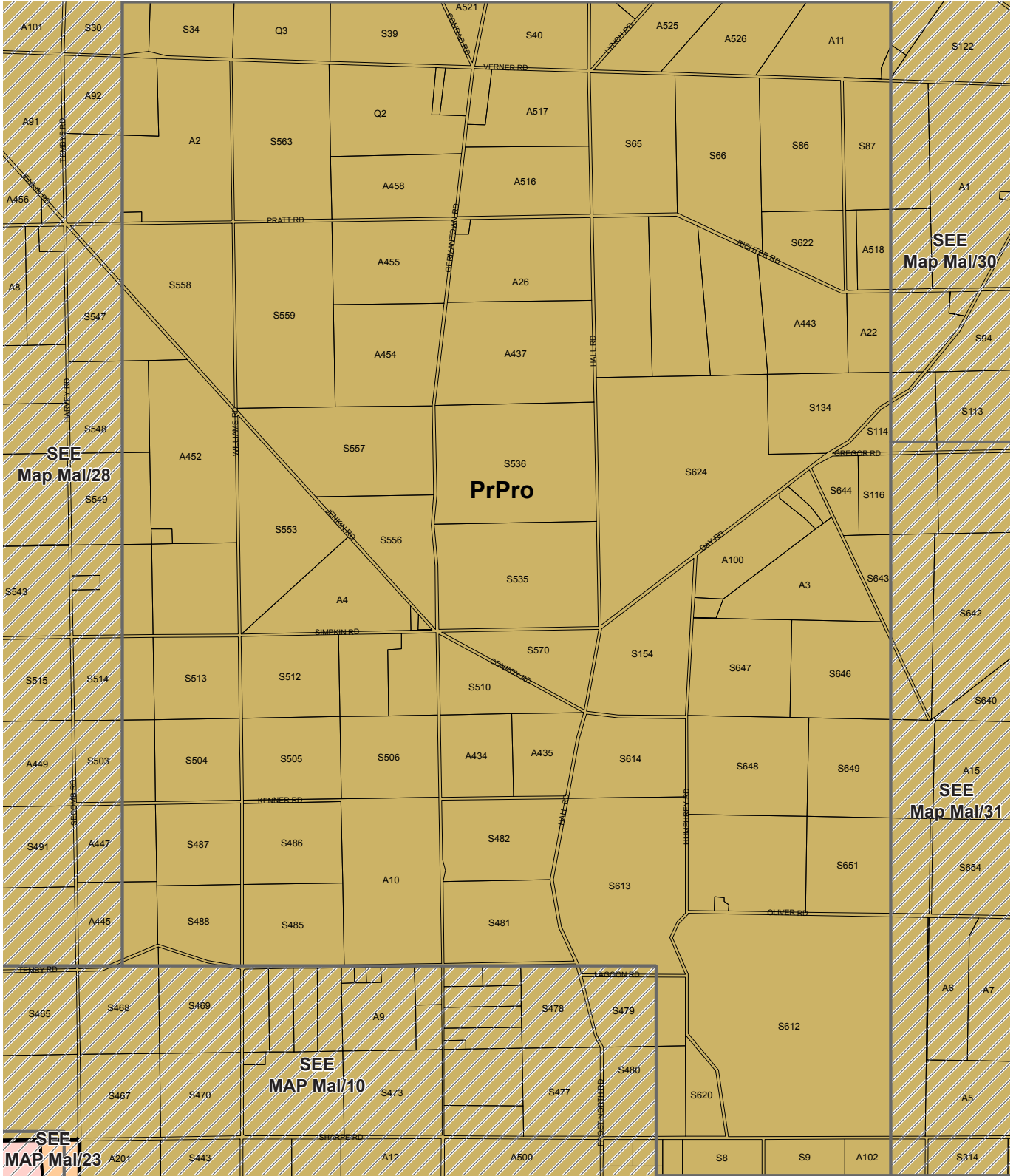
- High
- Medium
- Low
- Development Plan Boundary

MAP MAL/11 Adjoins



Overlay Map Mal/29 DEVELOPMENT CONSTRAINTS

MAP MAL/27 Adjoins



MAP MAL/11 Adjoins

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

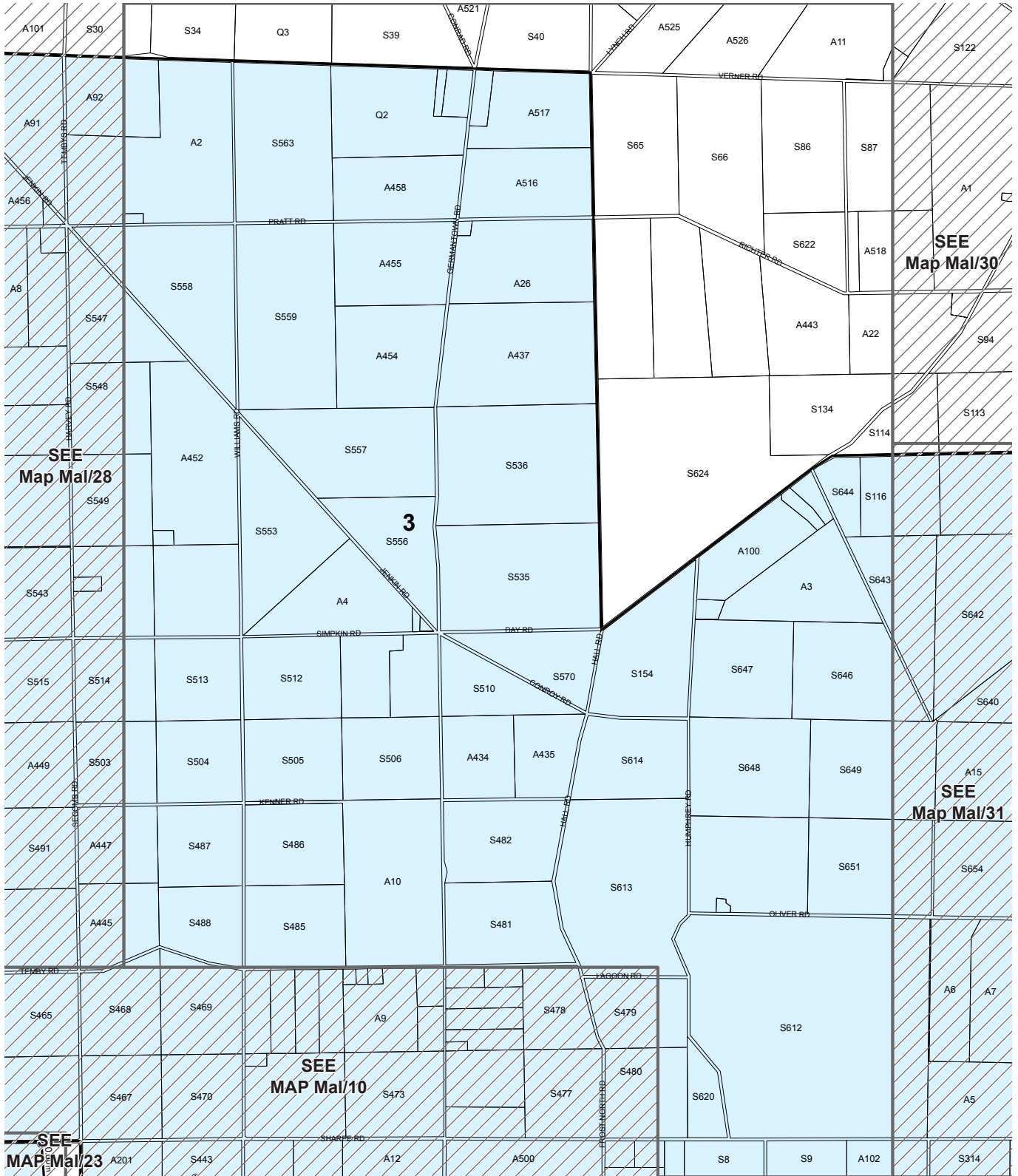


Zones

- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

Zone Map Mal/29

MAP MAL/27 Adjoins



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

Policy Area
3 Horticulture



Policy Map Mal/29

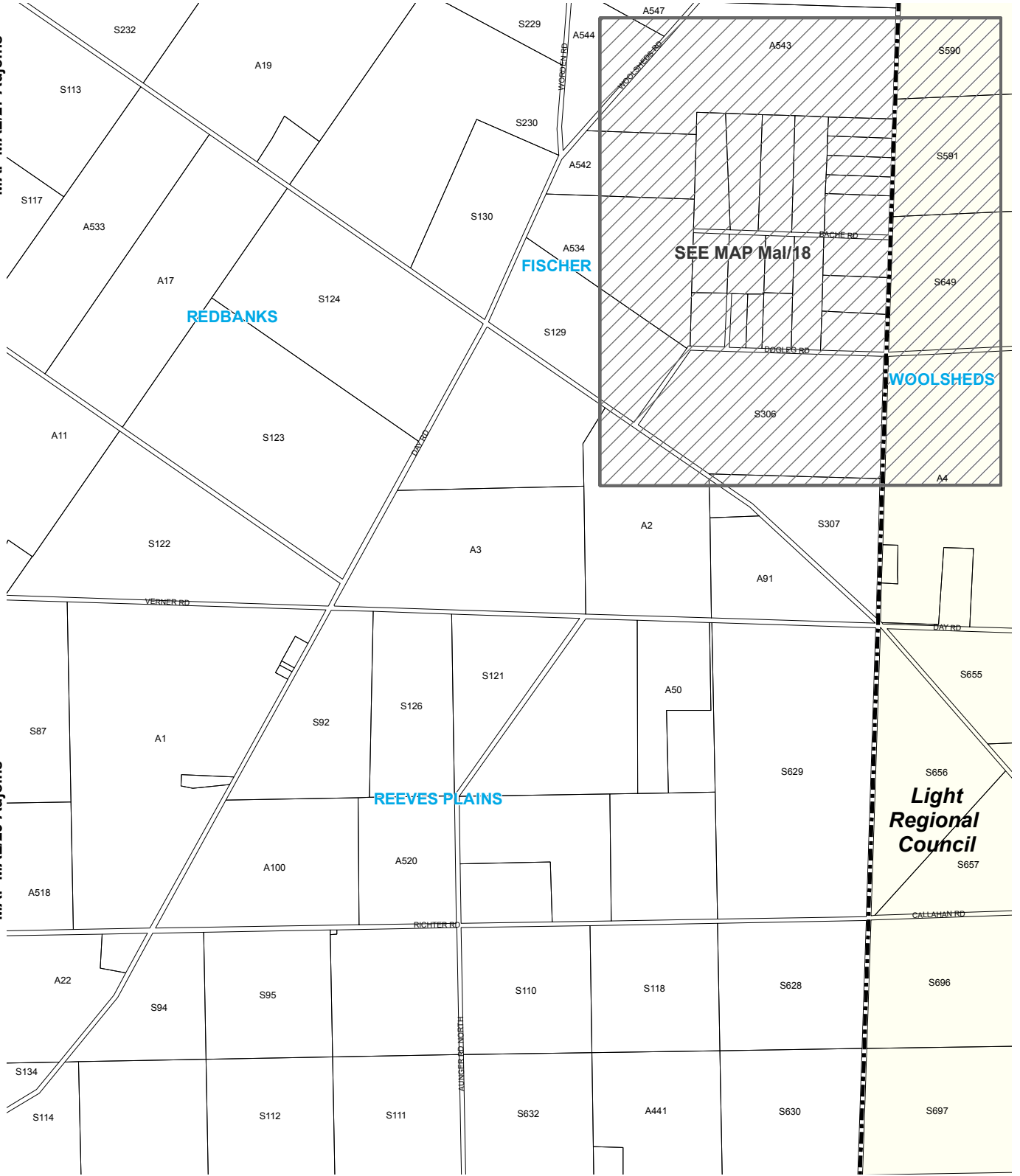
- Development Plan Boundary
- Policy Area Boundary

MAP MAL/1 Adjoins

MAP MAL/27 Adjoins

MAP MAL/29 Adjoins

MAP MAL/31 Adjoins



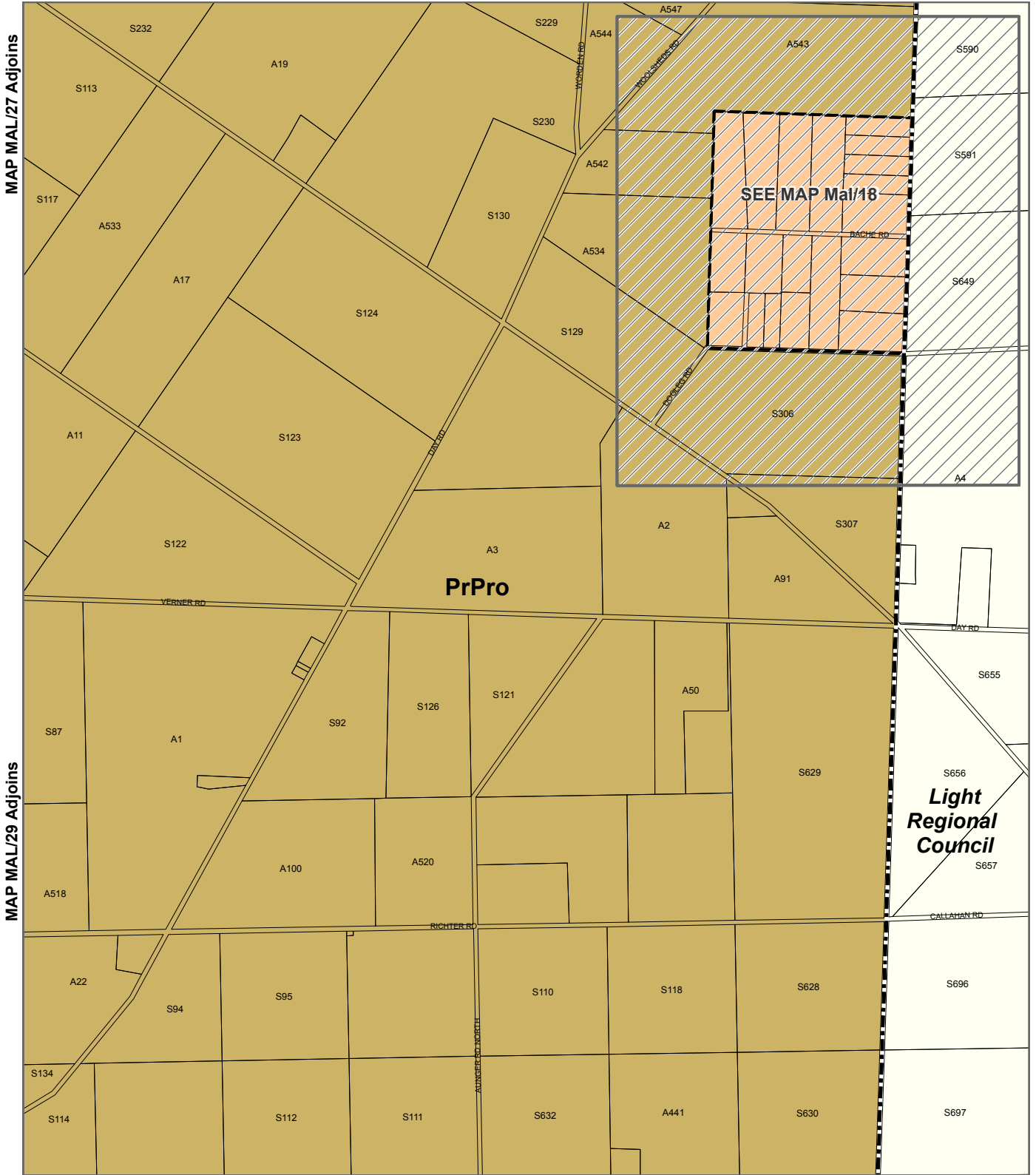
See enlargement map for accurate representation.



Location Map Mal/30

----- Development Plan Boundary

MAP MAL/1 Adjoins



MAP MAL/31 Adjoins

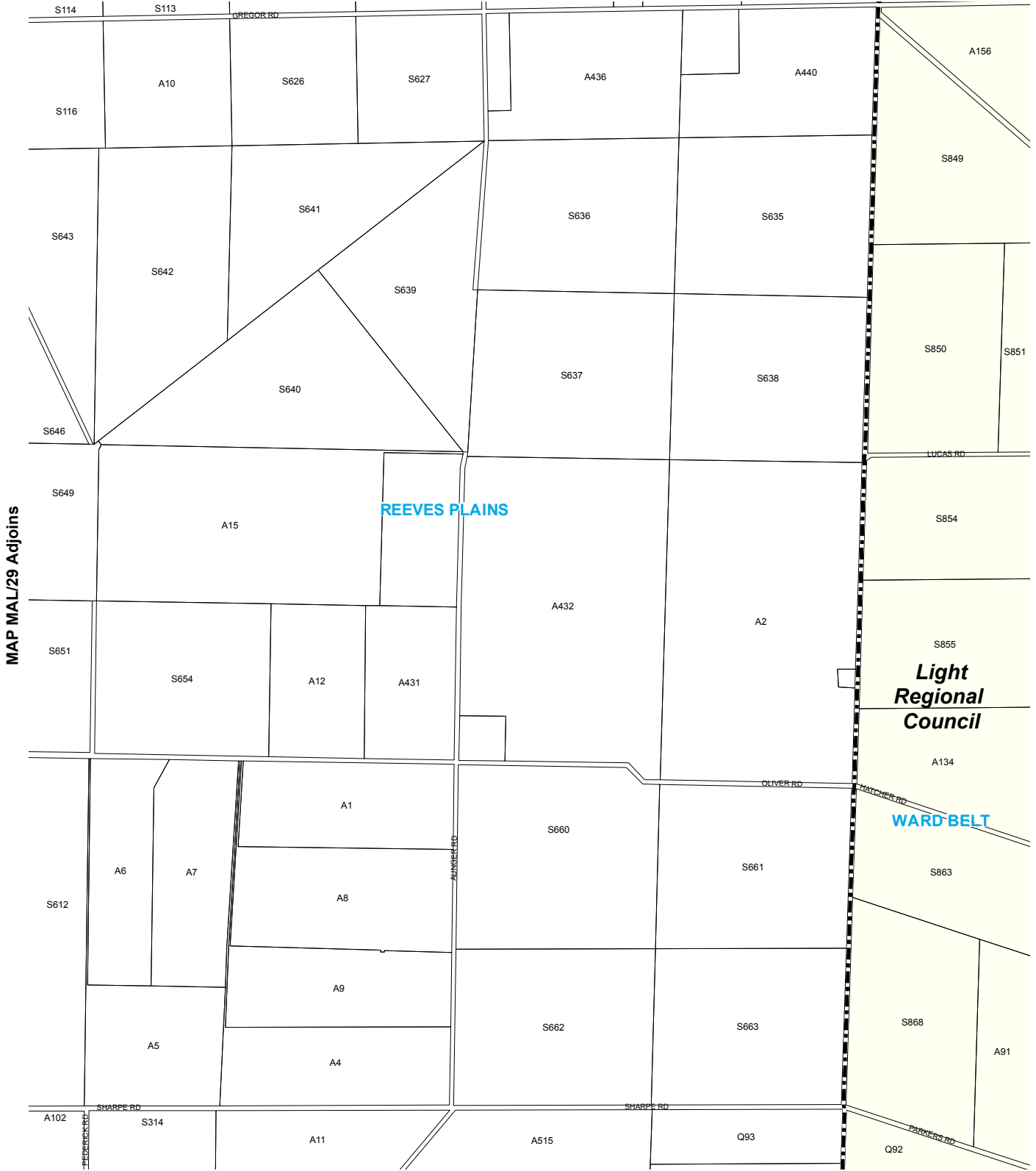
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



- Zones
- PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Mal/30

MAP MAL/30 Adjoins



MAP MAL/29 Adjoins

MAP MAL/11 Adjoins

Light Regional Council

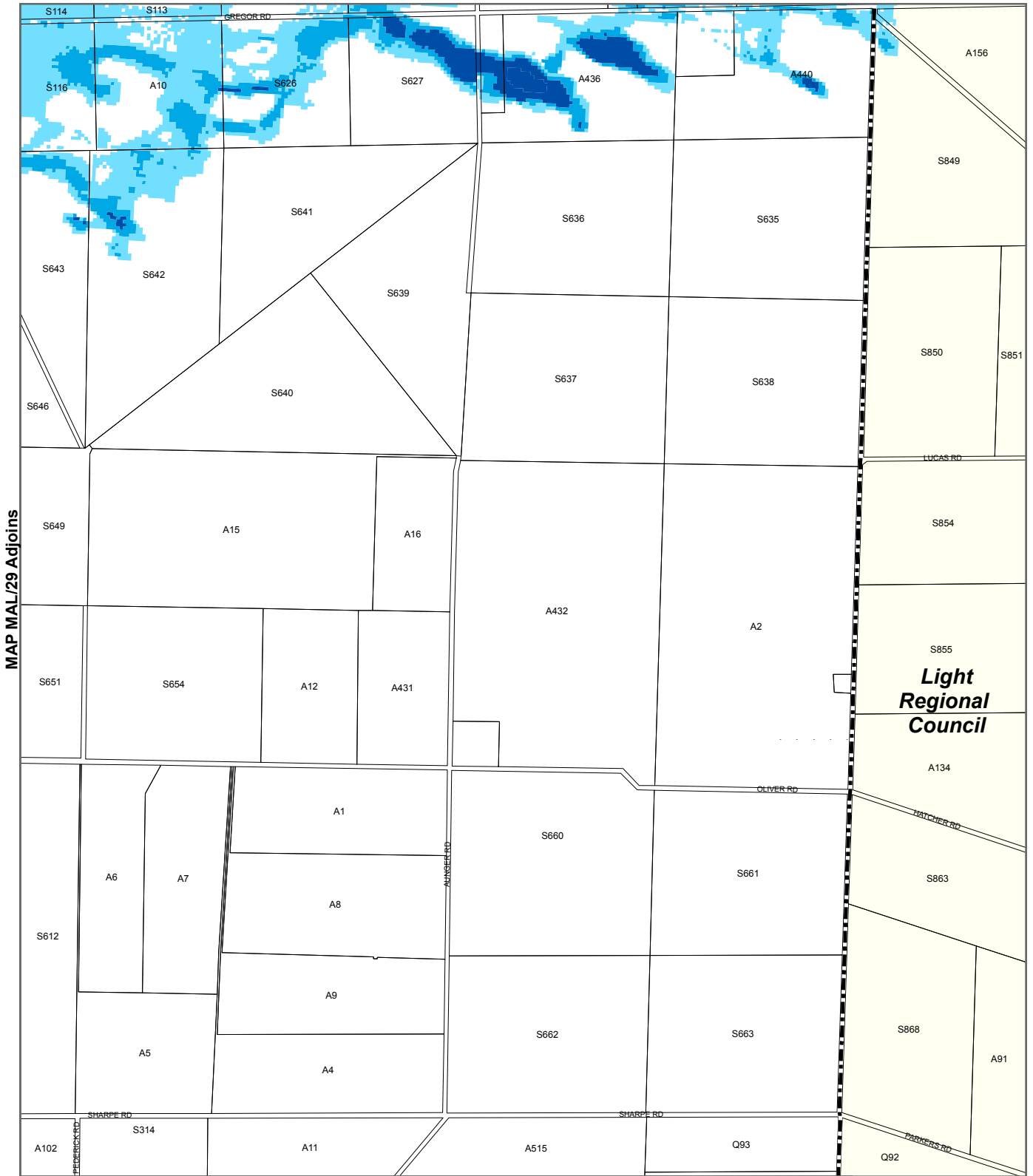
WARD BELT



Location Map Mal/31

----- Development Plan Boundary

MAP MAL/30 Adjoins



Lamberts Conformal Conic Projection, GDA94

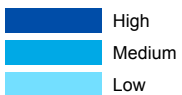
MAP MAL/11 Adjoins

Disclaimer

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**Flood Hazard Risk Areas
(1 in 100 year ARI flood event)**

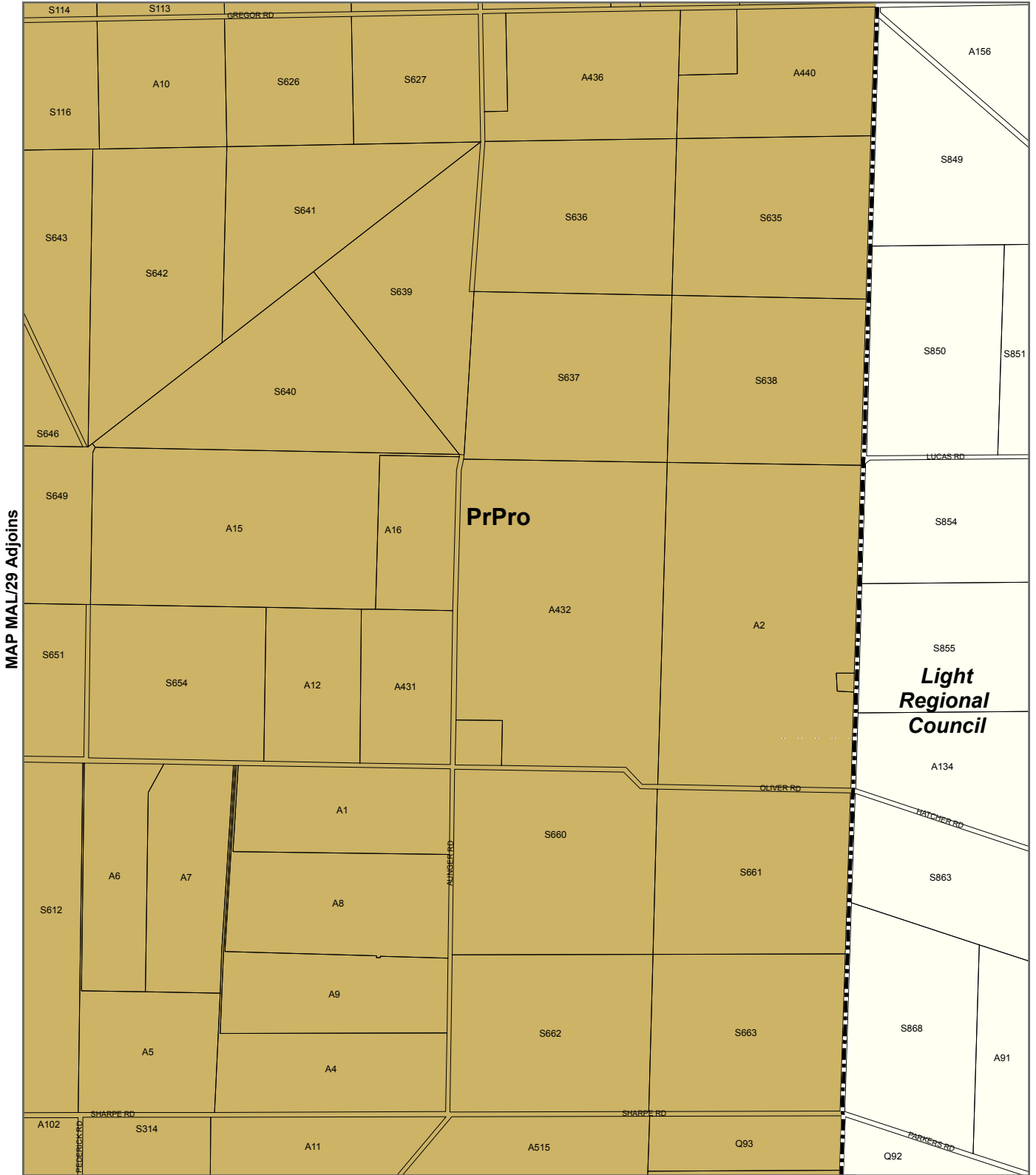


----- Development Plan Boundary

Overlay Map Mal/31 DEVELOPMENT CONSTRAINTS

MALLALA COUNCIL
Consolidated - 13 December 2018

MAP MAL/30 Adjoins



MAP MAL/29 Adjoins

MAP MAL/11 Adjoins

Lamberts Conformal Conic Projection, GDA94



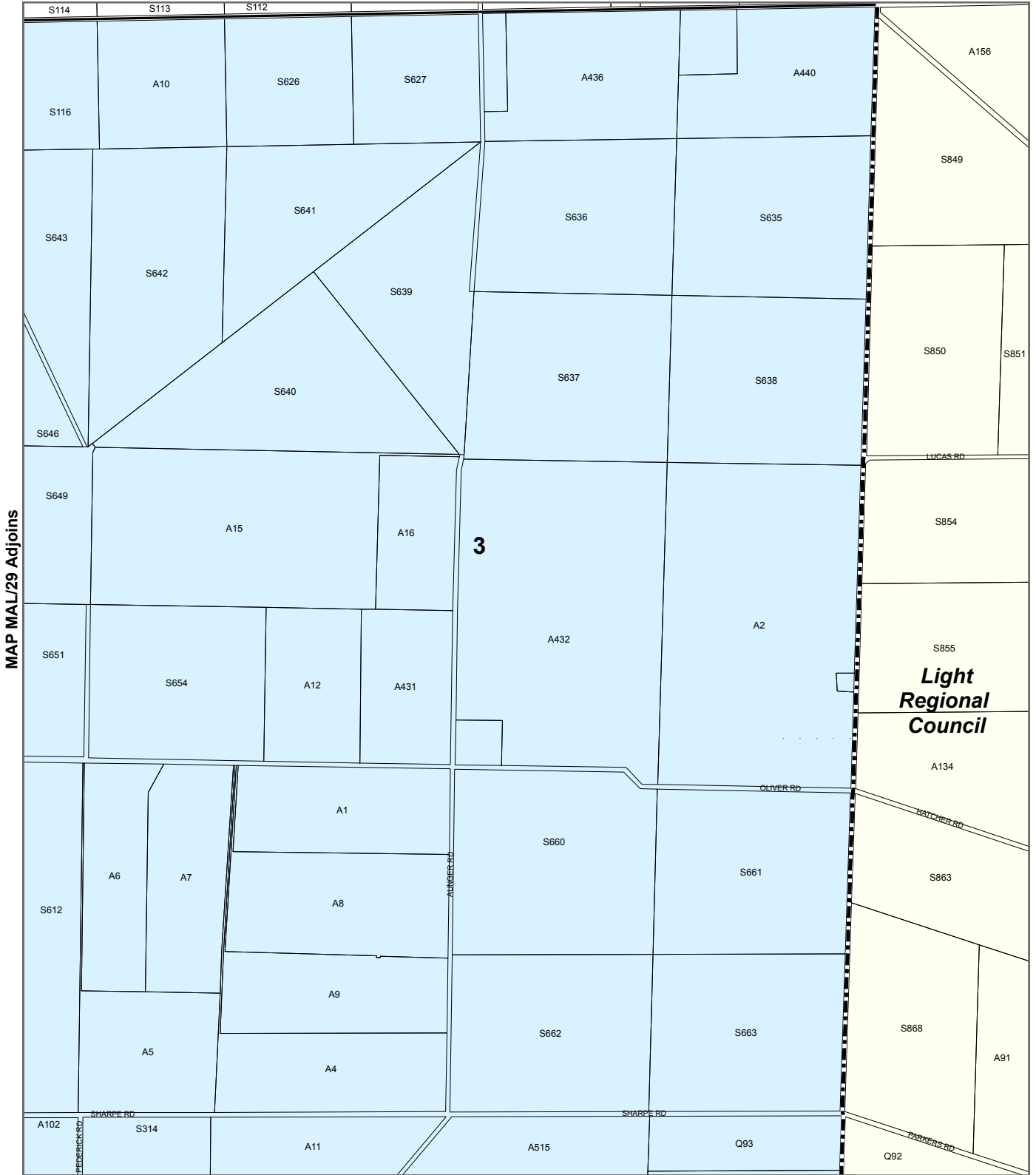
0 1,000m

Zones

- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

Zone Map Mal/31

MAP MAL/30 Adjoins



MAP MAL/11 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
3 Horticulture

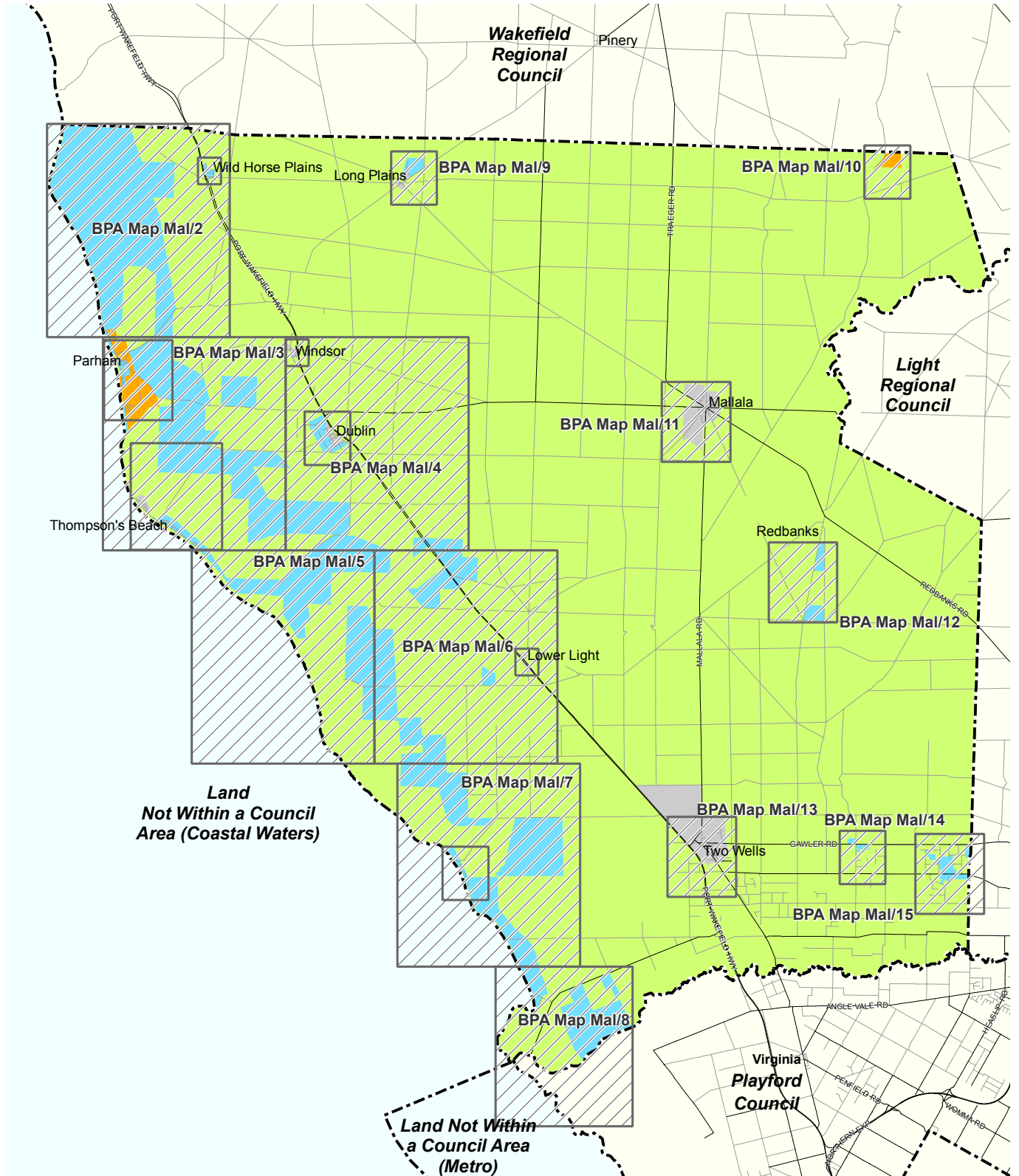


0 1,000m

Policy Map Mal/31

-  Development Plan Boundary
-  Policy Area Boundary

Bushfire Risk BPA Maps



See enlargement map for accurate representation.



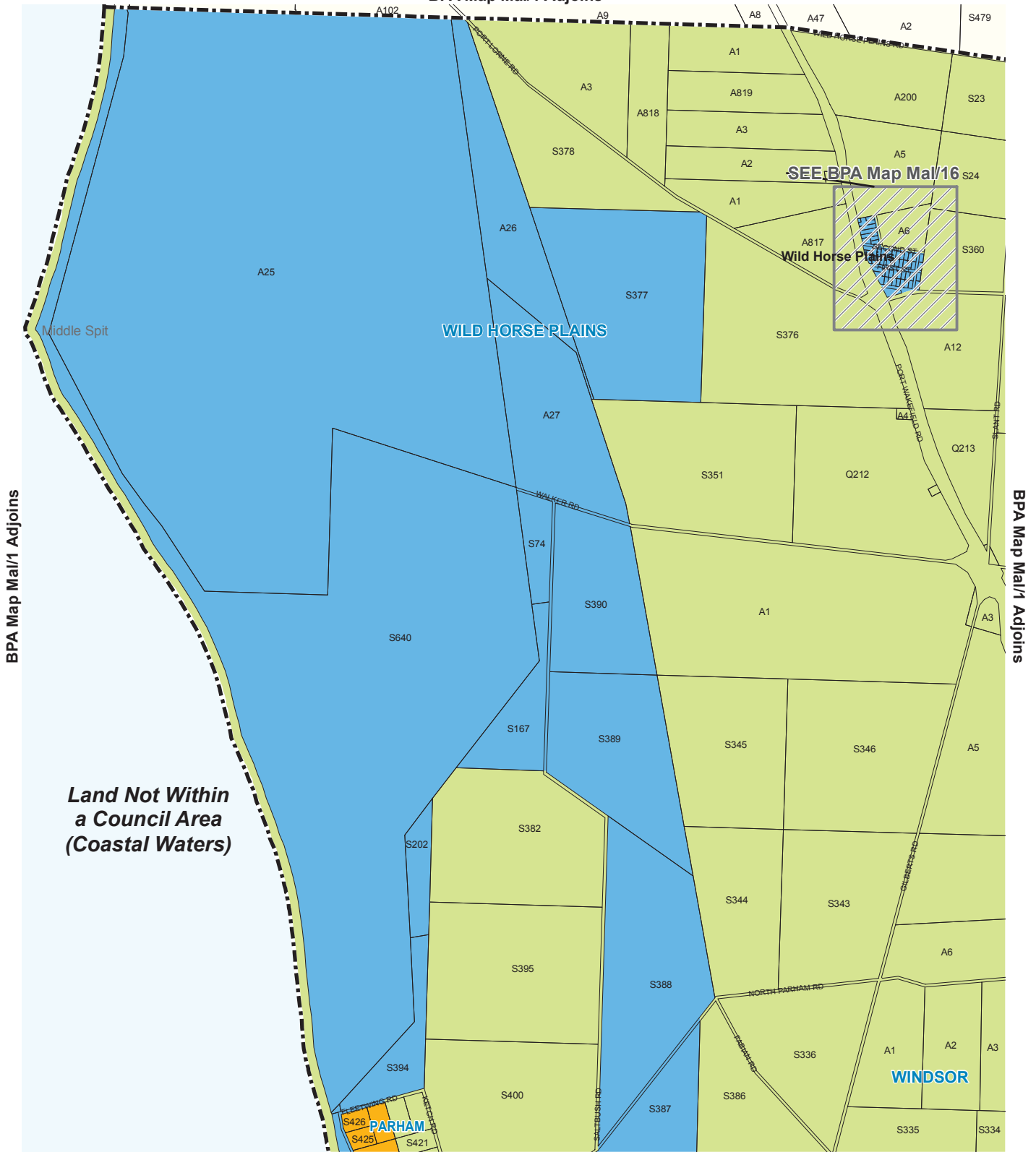
Bushfire Protection Area

BPA Map Mal/1

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Mal/1 Adjoins



Land Not Within a Council Area (Coastal Waters)

BPA Map Mal/1 Adjoins

BPA Map Mal/3 Adjoins

See enlargement map for accurate representation.

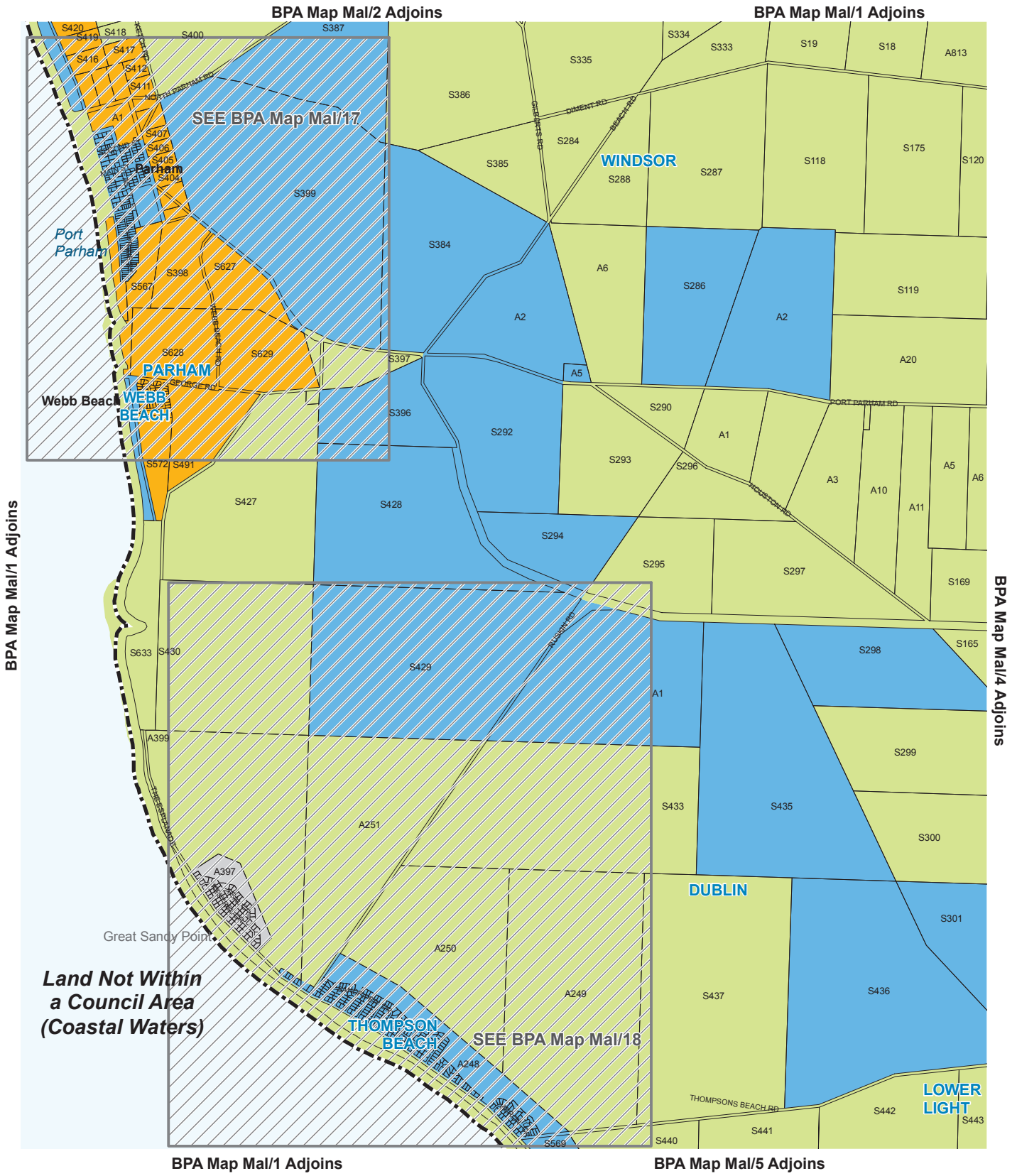


Bushfire Protection Area

BPA Map Mal/2

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary



See enlargement map for accurate representation.



Bushfire Protection Area

BPA Map Mal/3

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Mal/1 Adjoins



See enlargement map for accurate representation.

- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

Bushfire Protection Area

BPA Map Mal/4

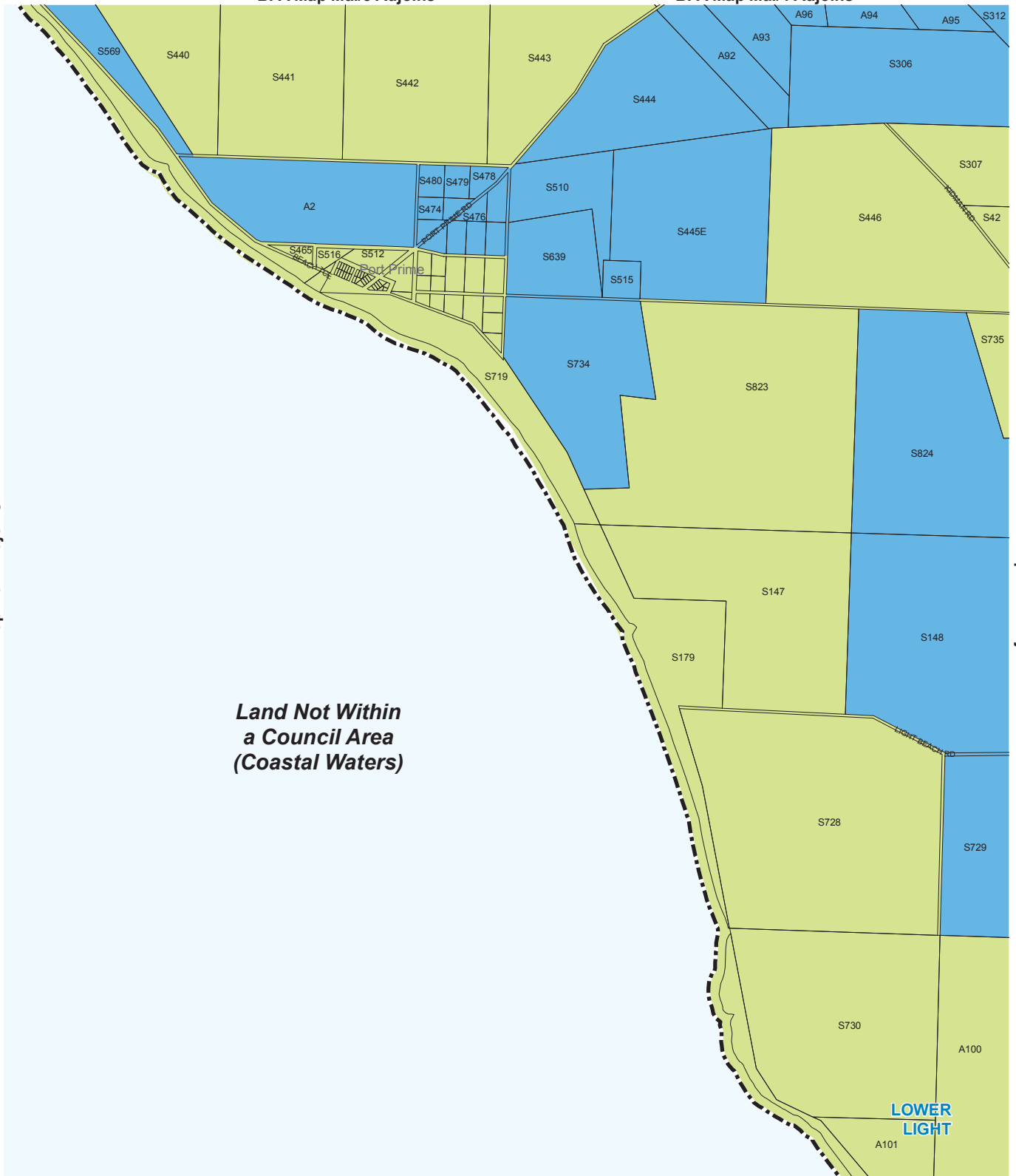
BUSHFIRE RISK

BPA Map Mal/3 Adjoins

BPA Map Mal/4 Adjoins

BPA Map Mal/1 Adjoins

BPA Map Mal/6 Adjoins



BPA Map Mal/1 Adjoins

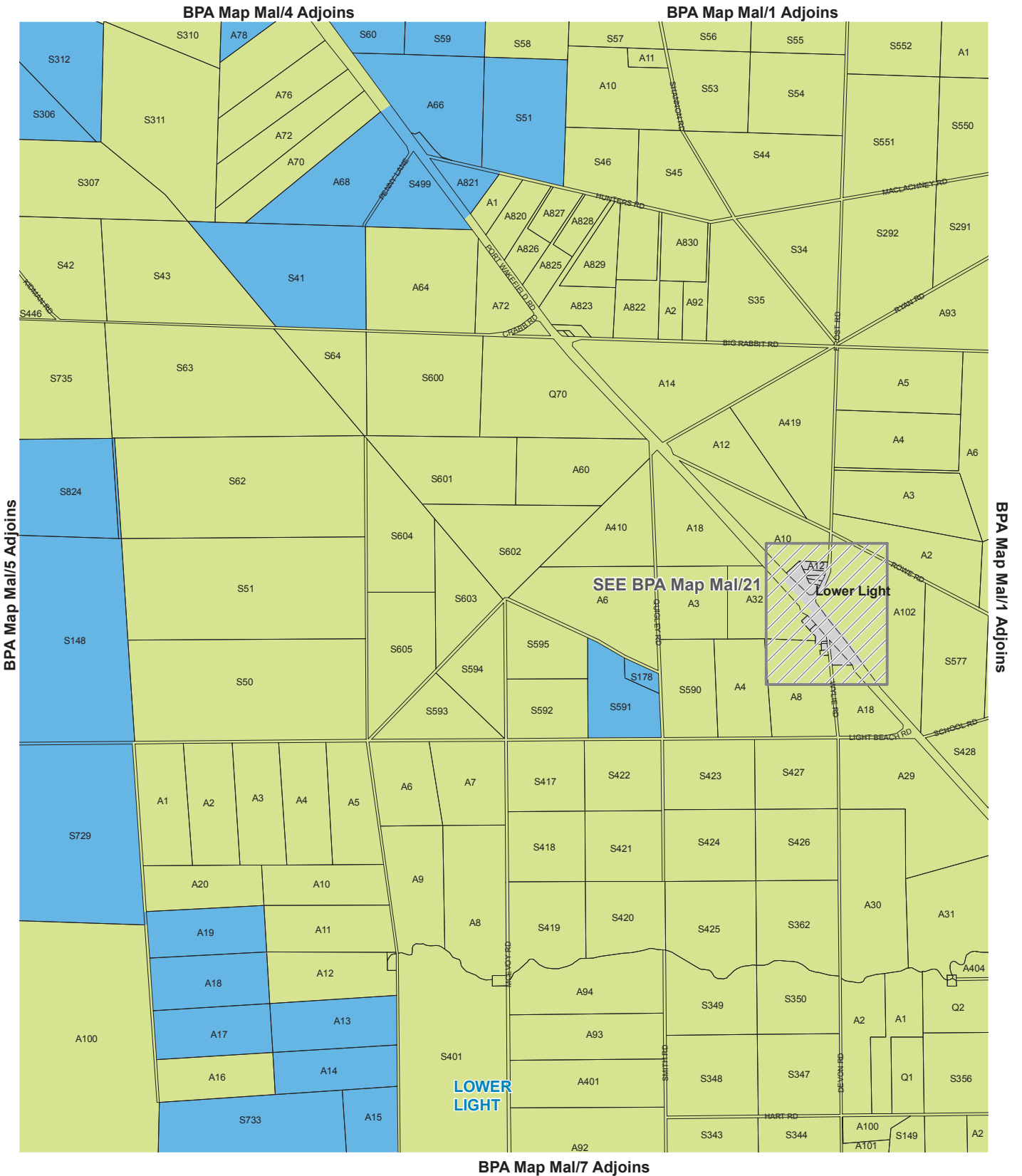


Bushfire Protection Area

BPA Map Mal/5

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary



See enlargement map for accurate representation.

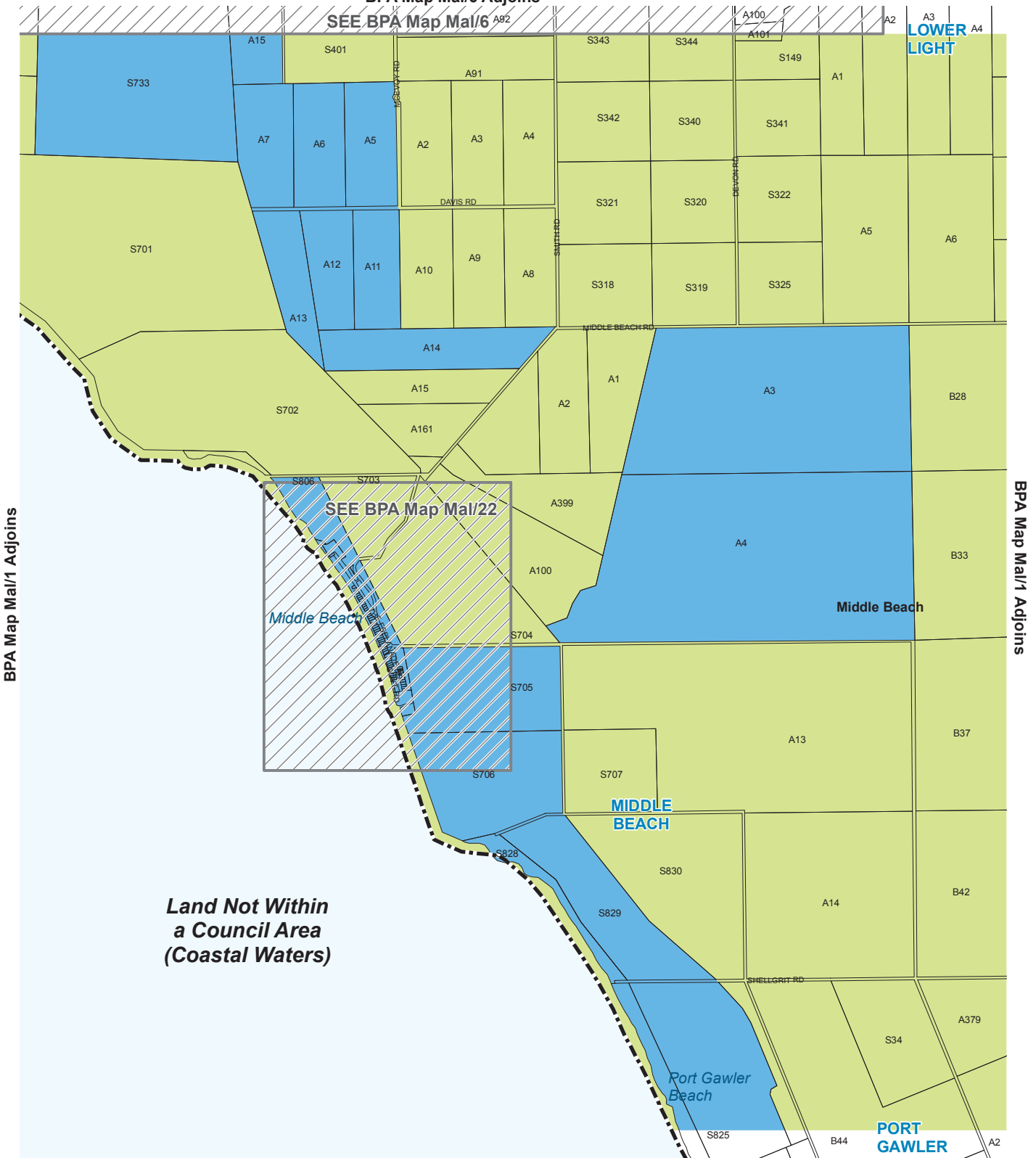


Bushfire Protection Area BPA Map Mal/6 BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Mal/6 Adjoins

SEE BPA Map Mal/6



Land Not Within
a Council Area
(Coastal Waters)

BPA Map Mal/1 Adjoins

BPA Map Mal/8 Adjoins

See enlargement map for accurate representation.

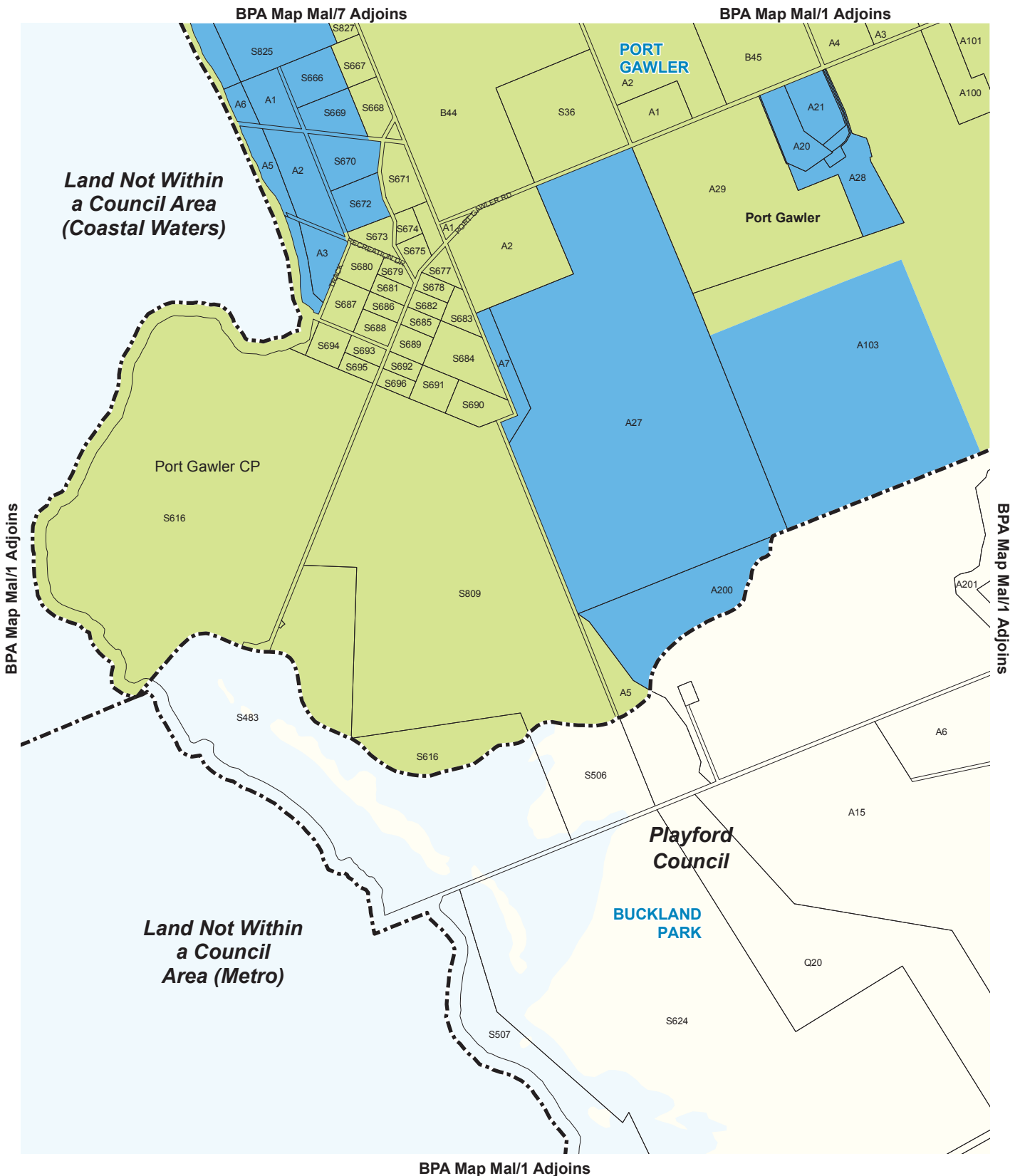


Bushfire Protection Area

BPA Map Mal/7

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary



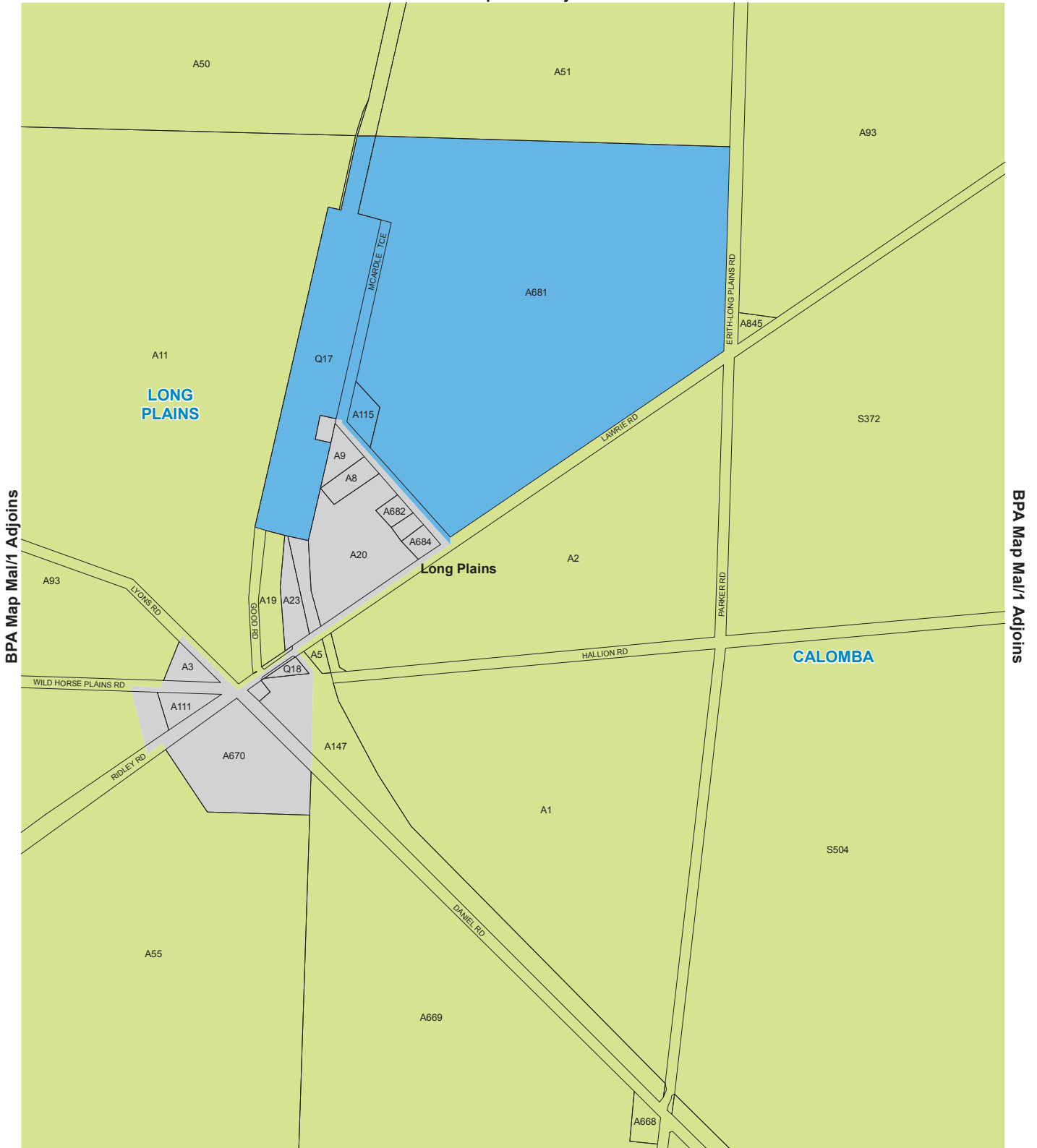
BPA Map Mal/1 Adjoins



Bushfire Protection Area BPA Map Mal/8 BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

BPA Map Mal/1 Adjoins



BPA Map Mal/1 Adjoins



Bushfire Protection Area BPA Map Mal/9 BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Mal/1 Adjoins

Wakefield
Regional
Council

A95

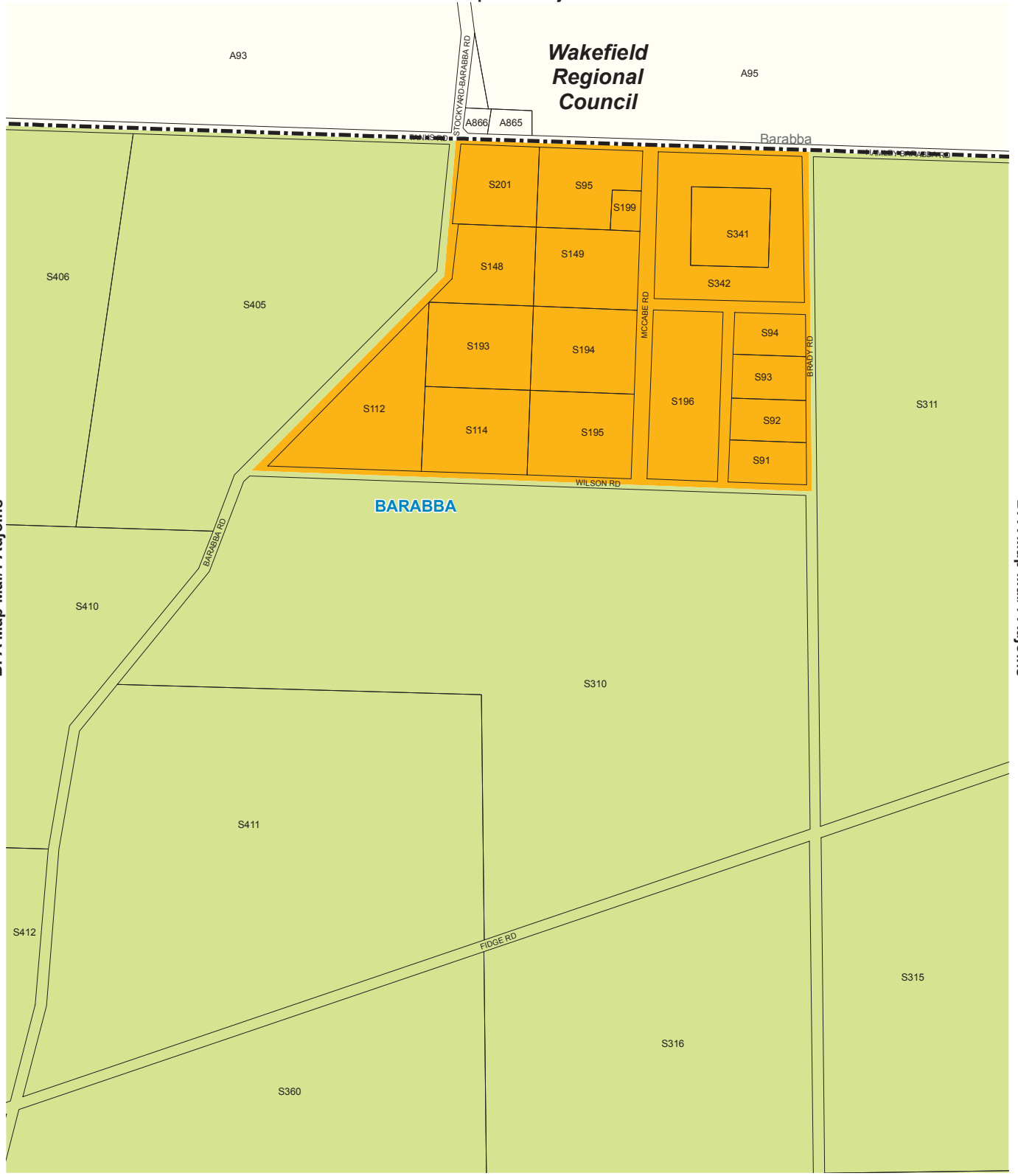
A93

STOCKYARD BARABBA RD

A866

A865

Barabba



BPA Map Mal/1 Adjoins

BPA Map Mal/1 Adjoins

BPA Map Mal/1 Adjoins



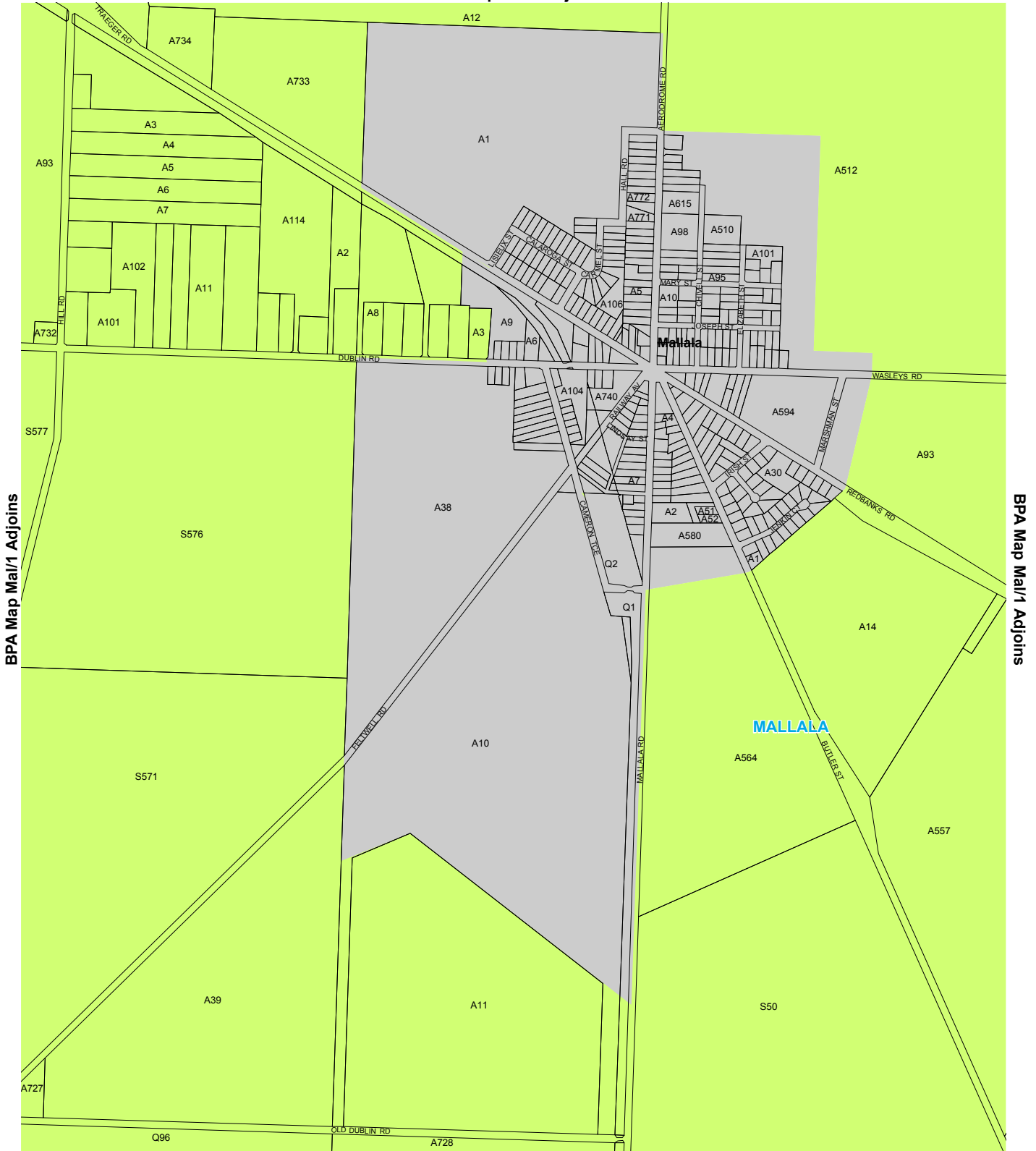
Bushfire Protection Area

BPA Map Mal/10

BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

BPA Map Mal/1 Adjoins



BPA Map Mal/1 Adjoins



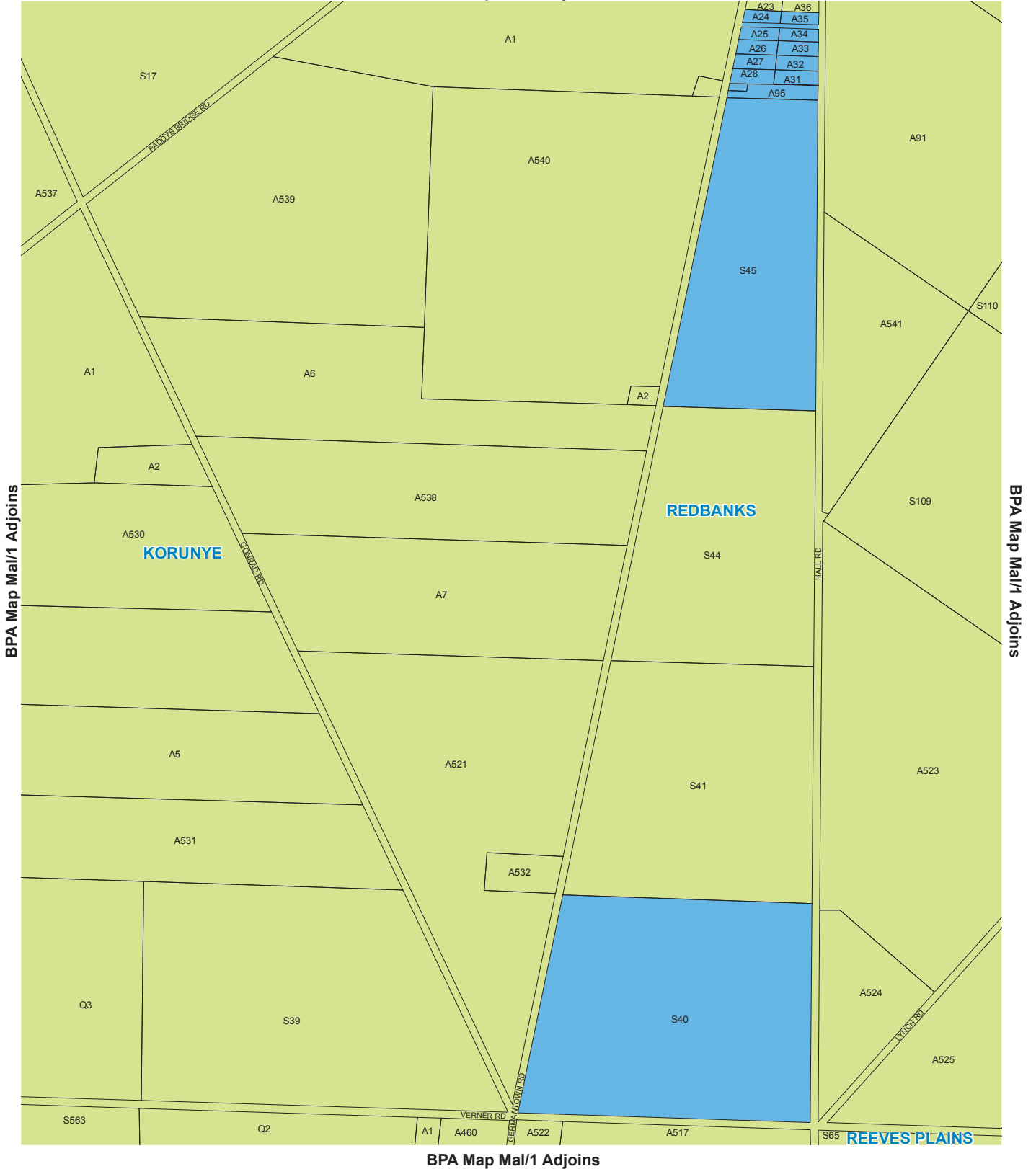
Bushfire Protection Area

BPA Map Mal/11

BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Mal/1 Adjoins



BPA Map Mal/1 Adjoins



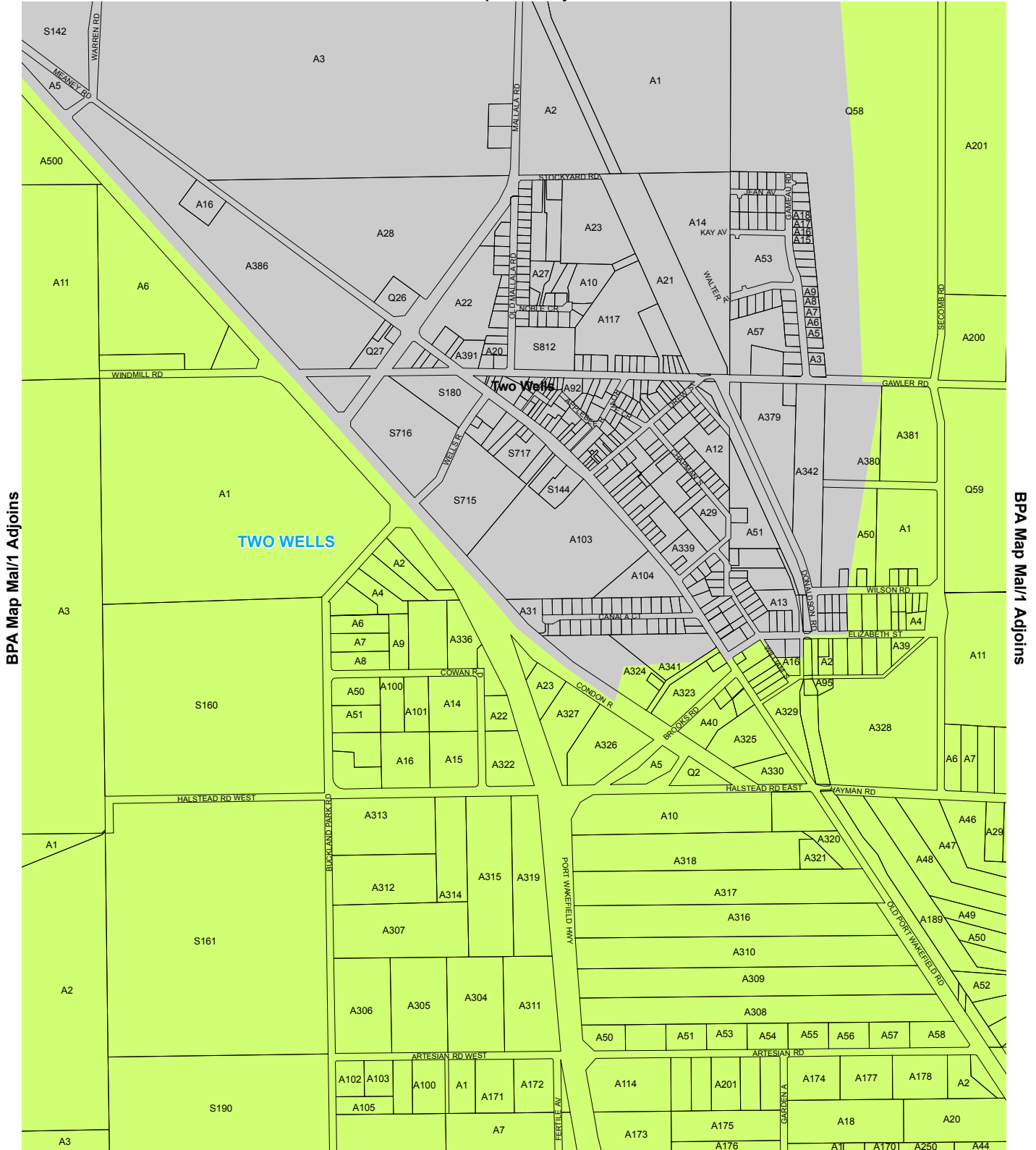
Bushfire Protection Area

BPA Map Mal/12

BUSHFIRE RISK

Medium Bushfire Risk
 General Bushfire Risk

BPA Map Mal/1 Adjoins



BPA Map Mal/1 Adjoins



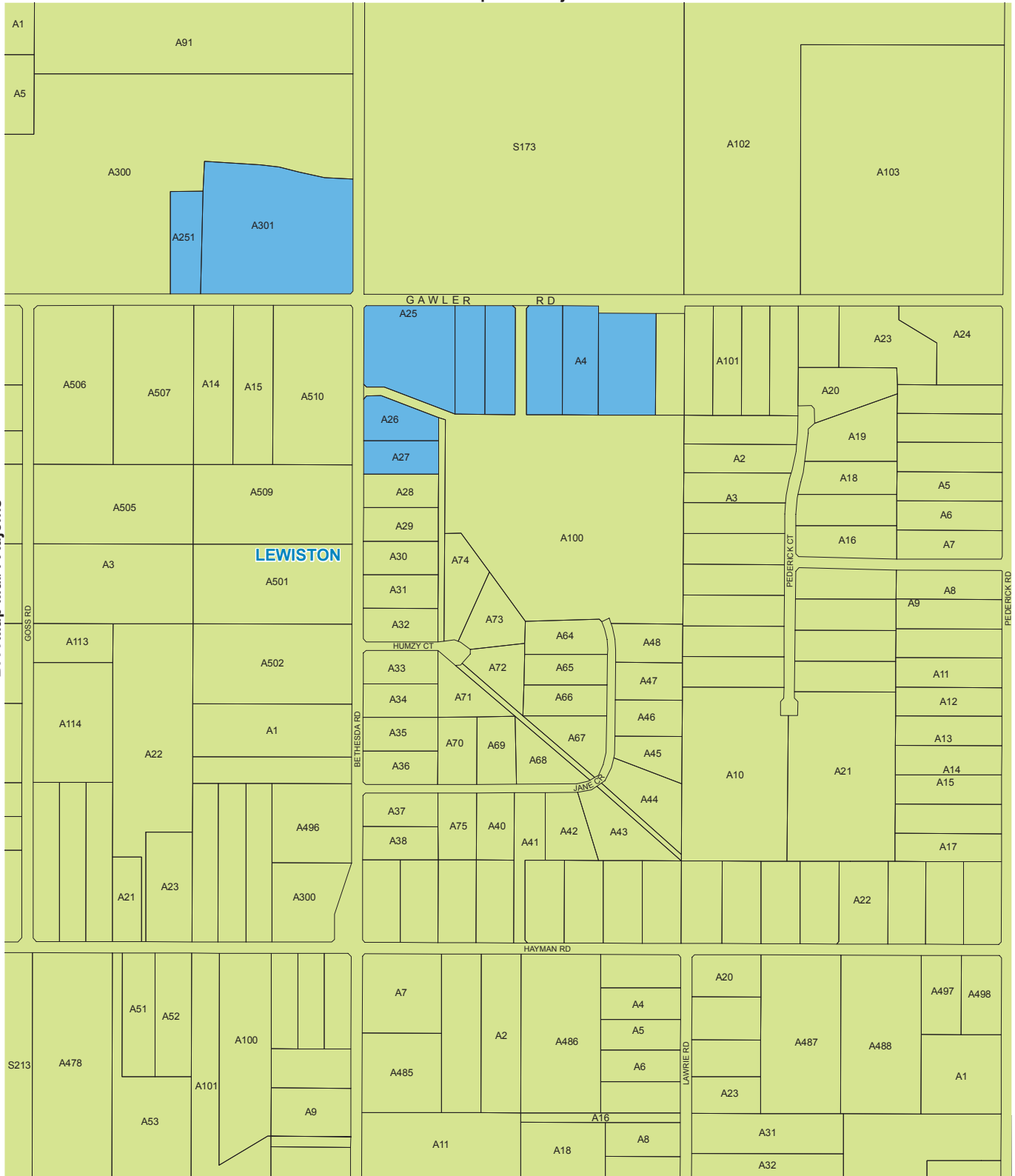
Bushfire Protection Area

BPA Map Mal/13

BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Mal/1 Adjoins



BPA Map Mal/1 Adjoins



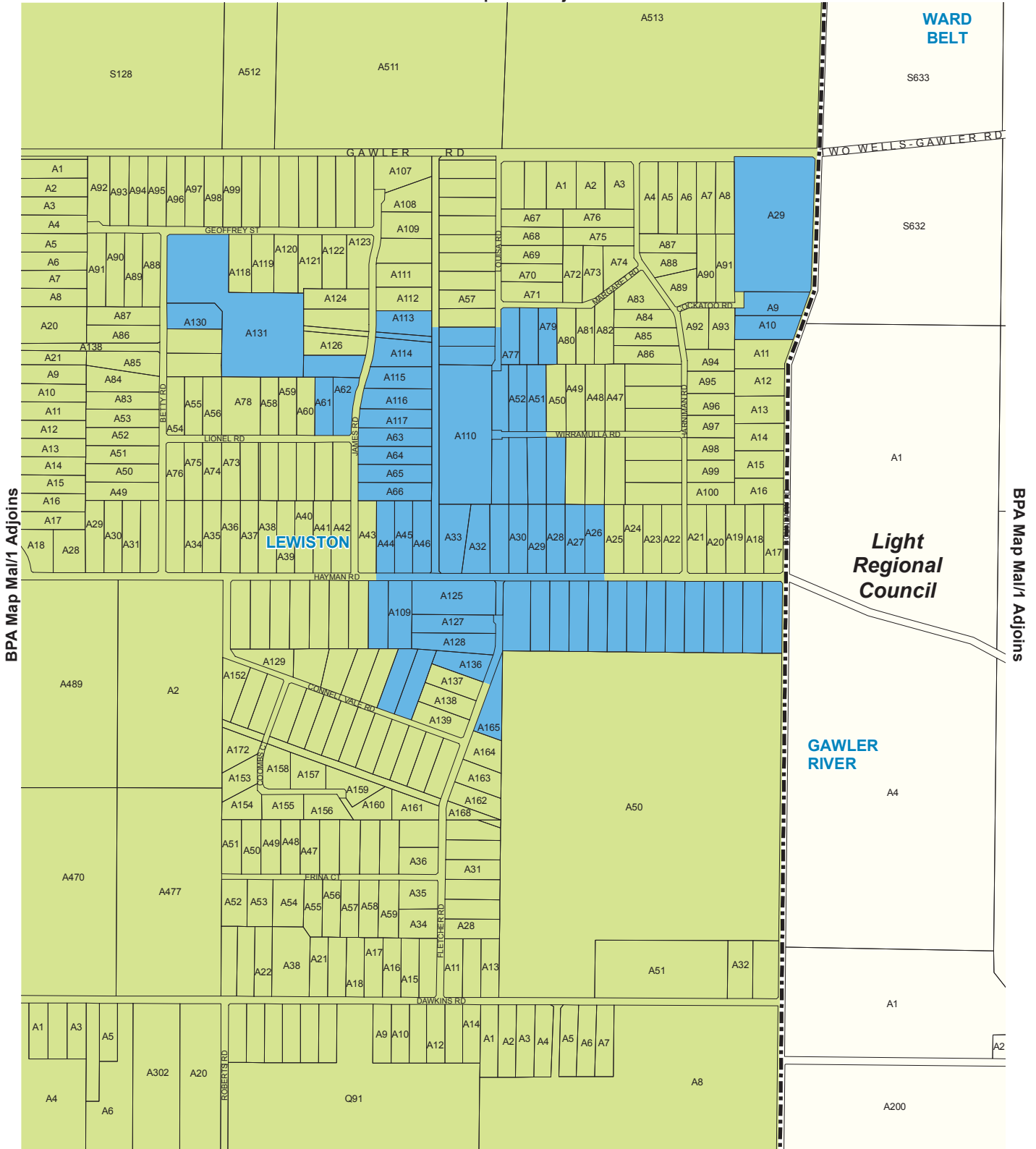
Bushfire Protection Area

BPA Map Mal/14

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk

BPA Map Mal/1 Adjoins



BPA Map Mal/1 Adjoins



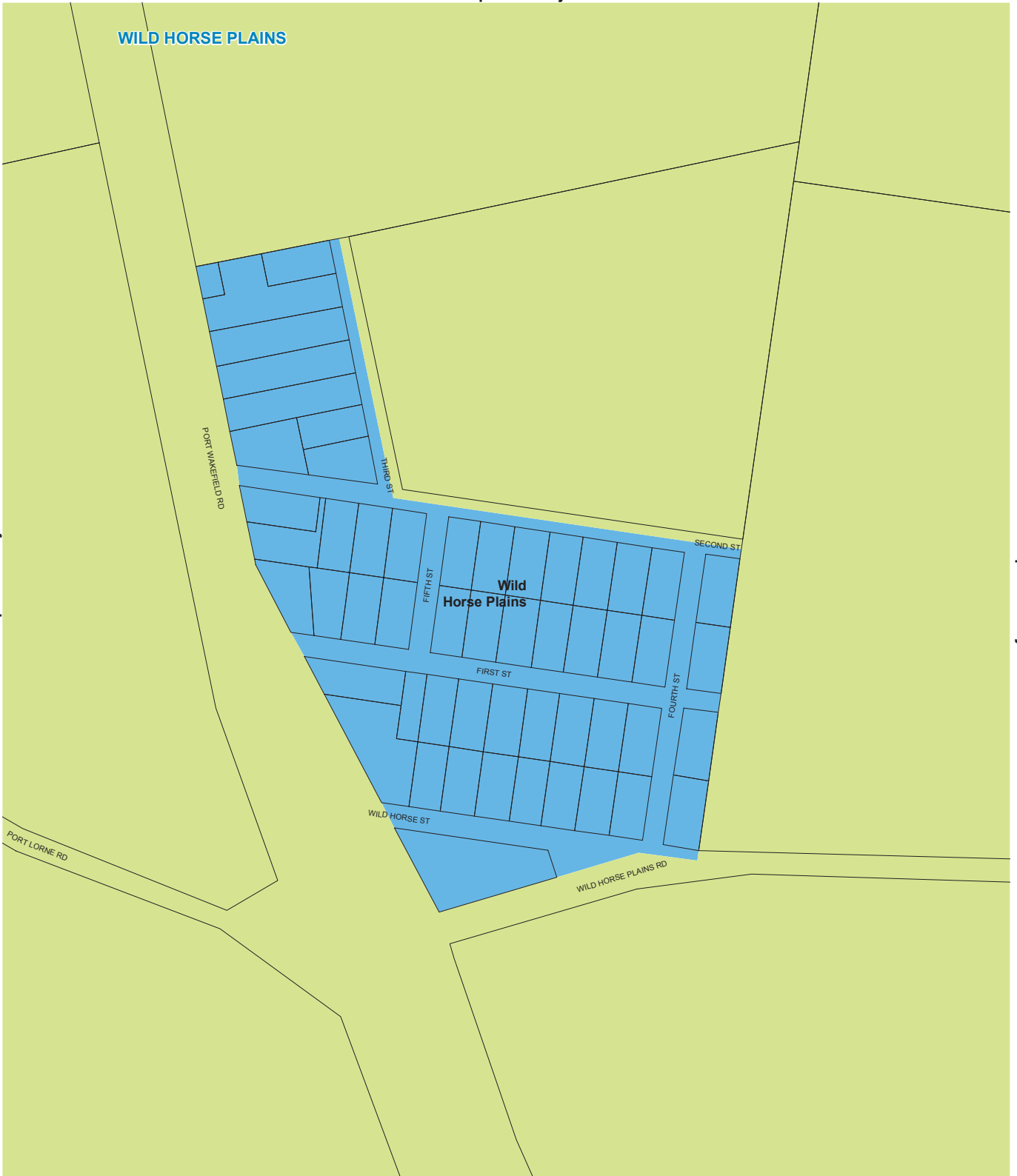
Bushfire Protection Area BPA Map Mal/15 BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

WILD HORSE PLAINS

BPA Map Mal/2 Adjoins

BPA Map Mal/2 Adjoins

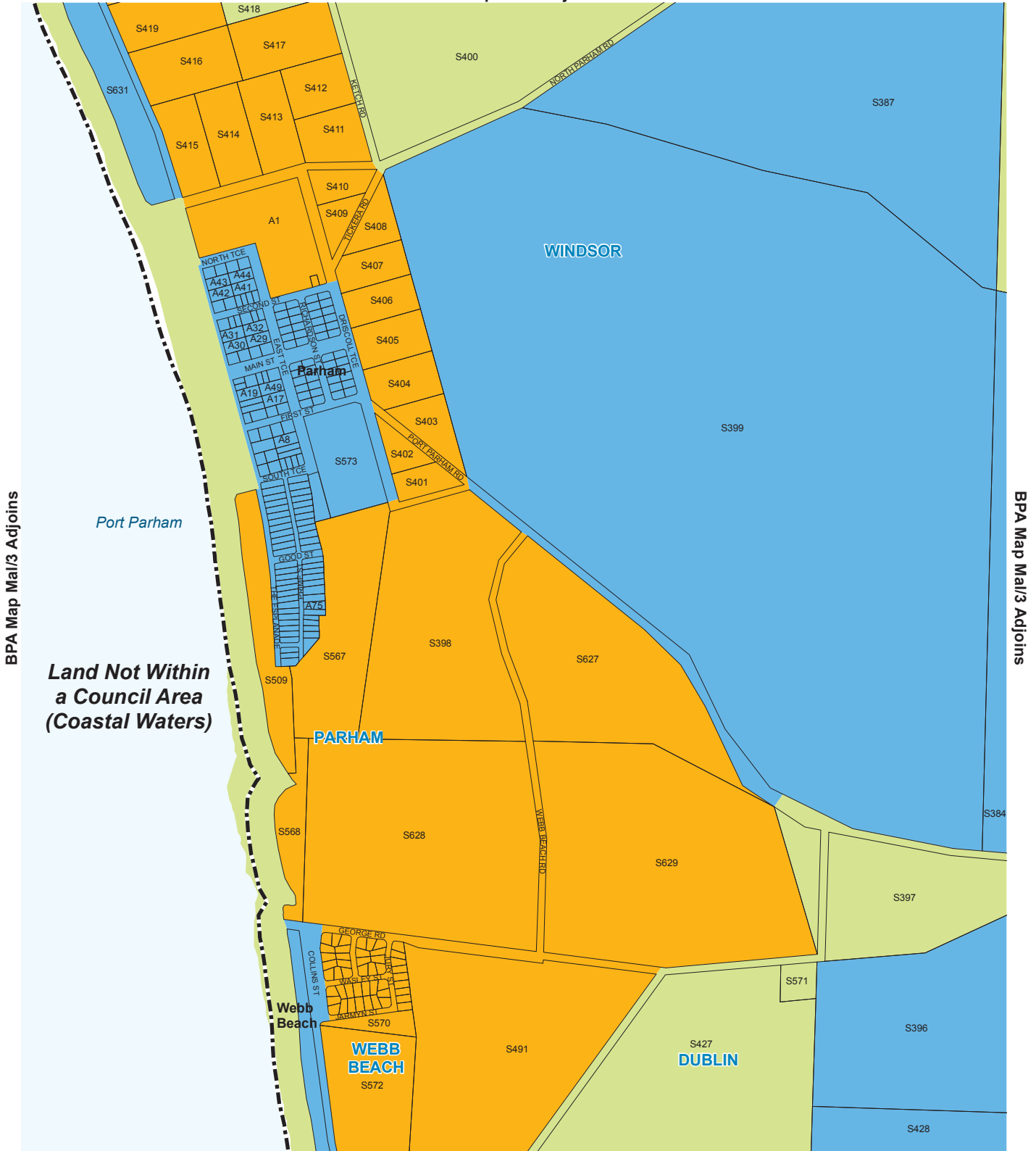


Bushfire Protection Area

BPA Map Mal/16

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk



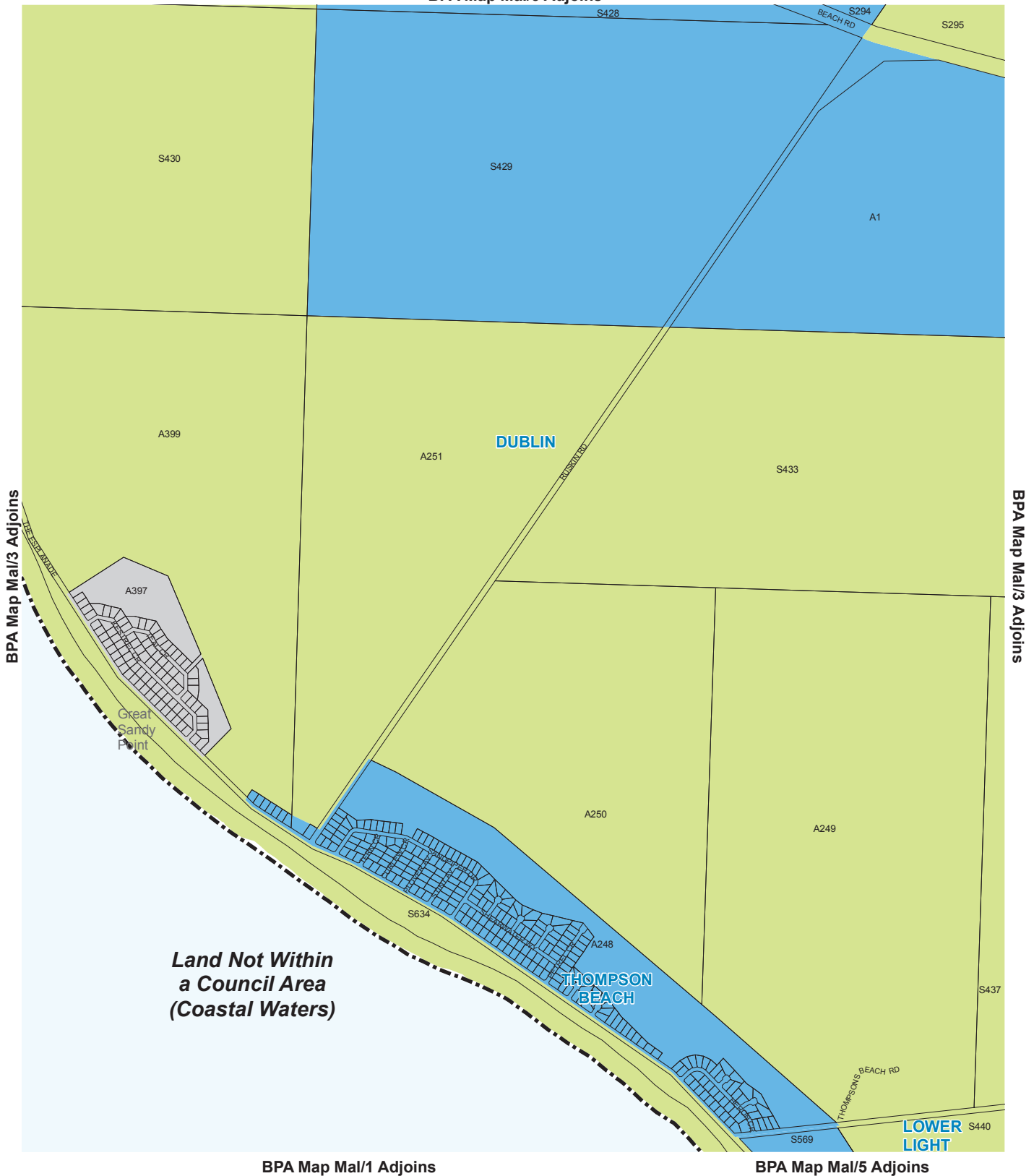
Bushfire Protection Area

BPA Map Mal/17

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

BPA Map Mal/3 Adjoins



Land Not Within a Council Area (Coastal Waters)

BPA Map Mal/1 Adjoins

BPA Map Mal/5 Adjoins



Bushfire Protection Area

BPA Map Mal/18

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

BPA Map Mal/4 Adjoins



BPA Map Mal/4 Adjoins



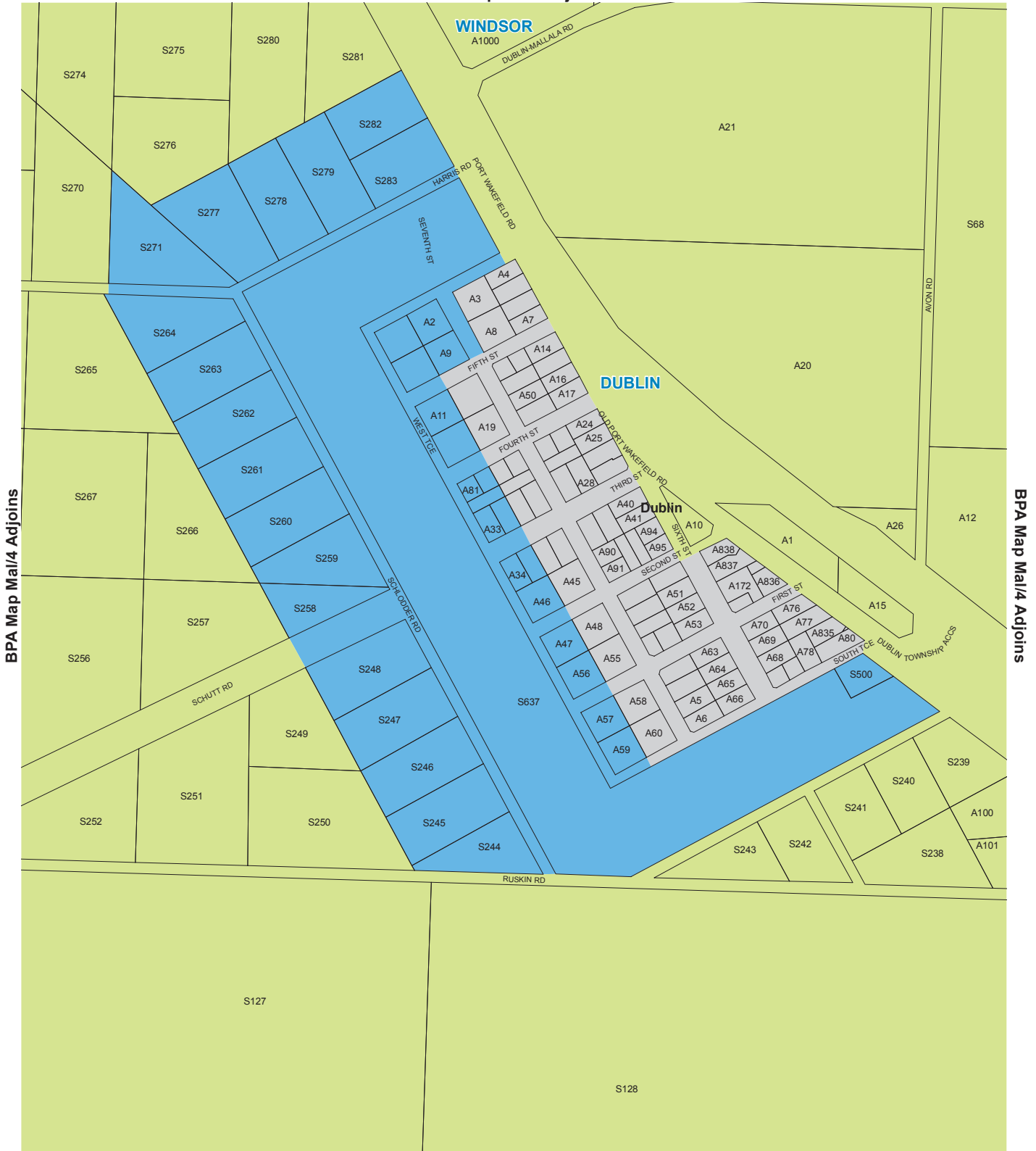
Bushfire Protection Area

BPA Map Mal/19

BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Mal/4 Adjoins



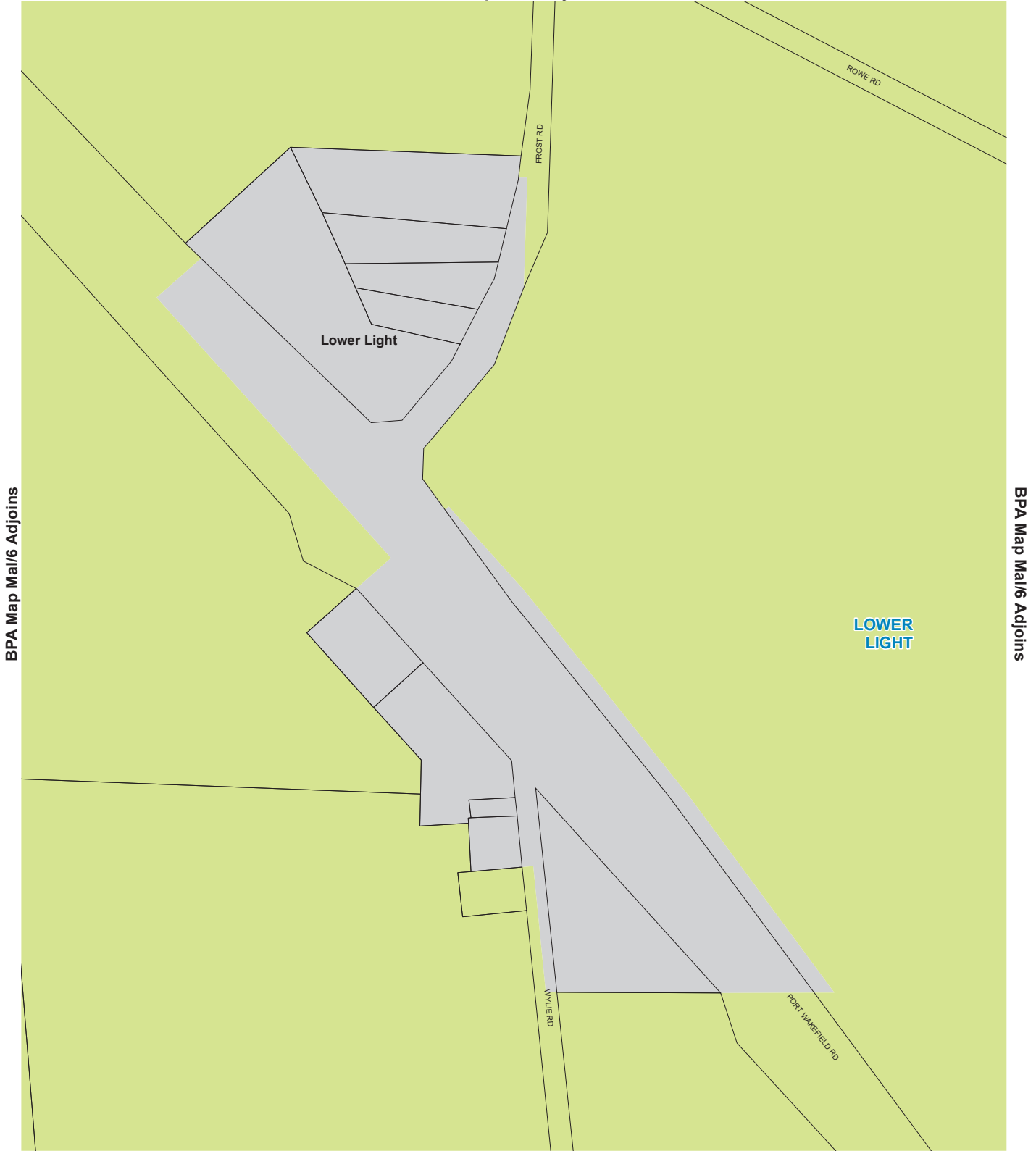
BPA Map Mal/4 Adjoins



Bushfire Protection Area BPA Map Mal/20 BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Mal/6 Adjoins



BPA Map Mal/6 Adjoins



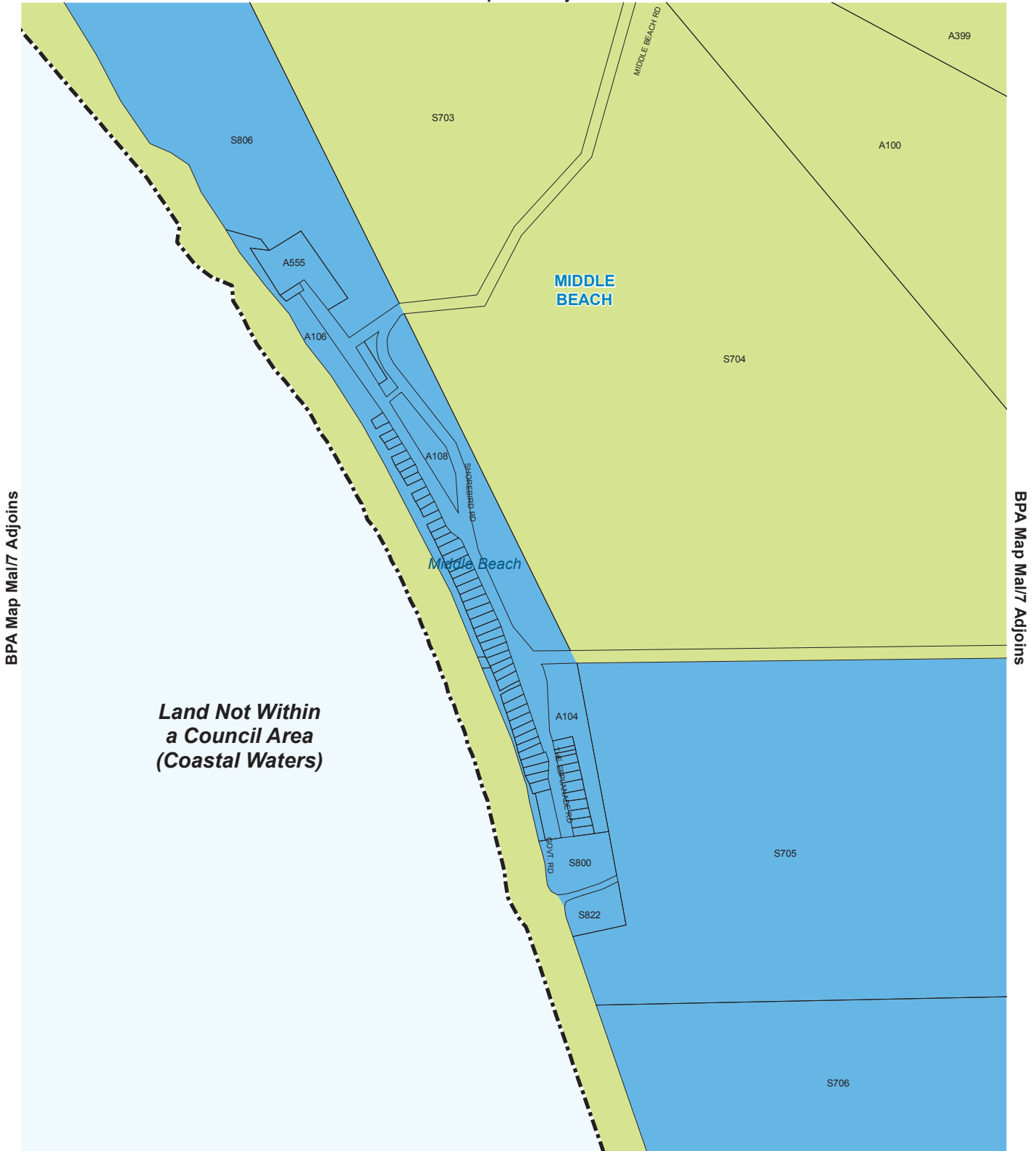
Bushfire Protection Area

BPA Map Mal/21

BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map Mal/7 Adjoins



BPA Map Mal/7 Adjoins



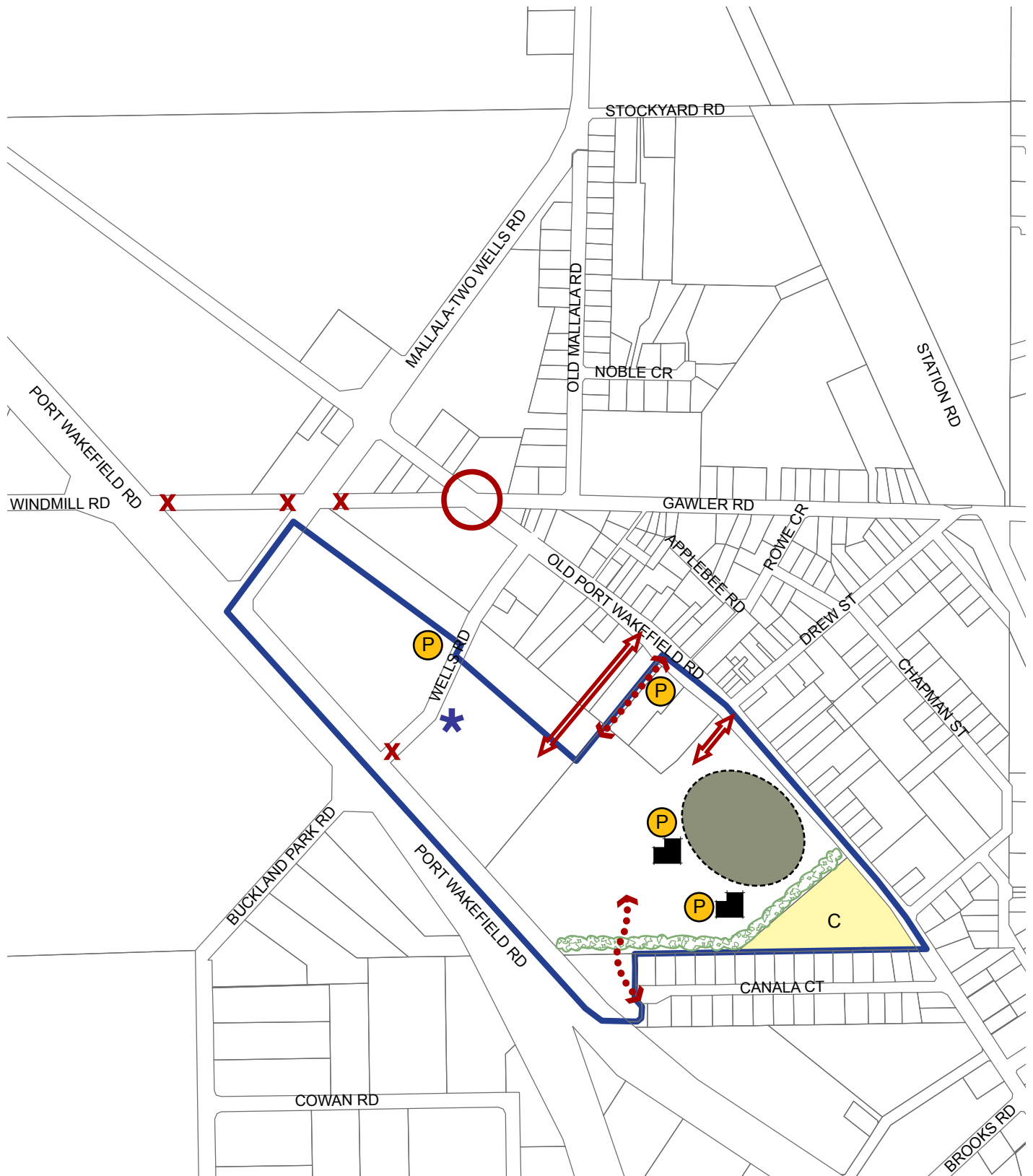
Bushfire Protection Area





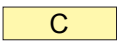






BPA Map Mal/22

BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

Concept Plan Maps



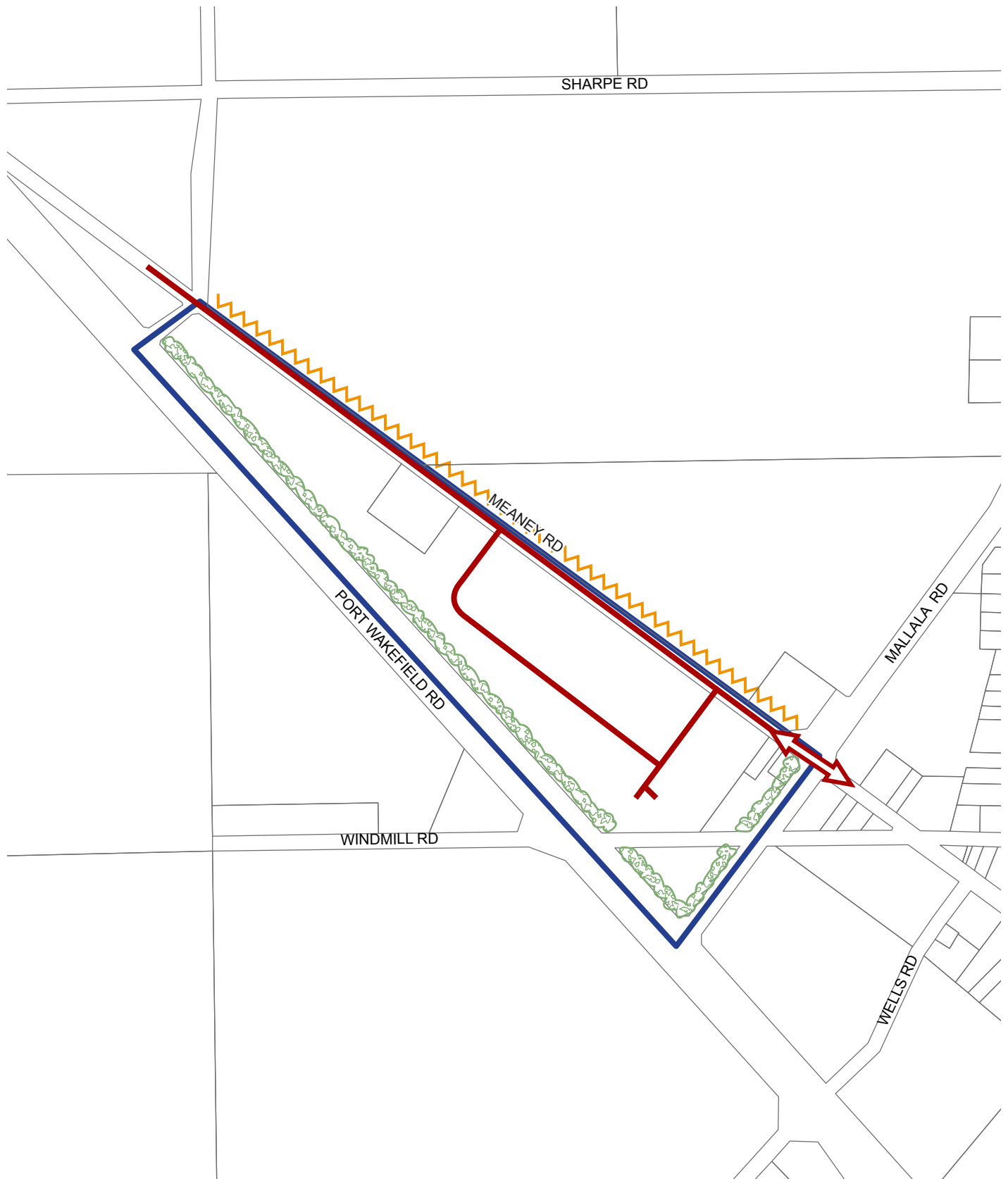
-  Landmark (Historic Two Wells)
-  Car Parking
-  Existing Community Buildings
-  Oval
-  Cemetery
-  Landscape Buffer
-  Road Closure
-  Pedestrian Access
-  Vehicular Access
-  Possible Intersection Upgrade
-  Policy Area Boundary








TWO WELLS

Concept Plan Map Ma/1

RECREATION TWO WELLS



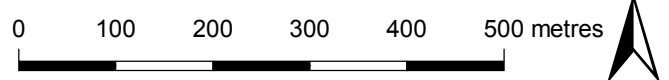
-  Interface Treatment
-  Landscape Buffer
-  Road Layout (Proposed)
-  Vehicular Access
-  Zone Boundary









TWO WELLS

Concept Plan Map Ma/2

INDUSTRY TWO WELLS

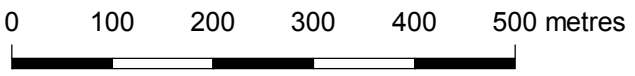




-  Rural Interface Treatment
-  Public Reserve (indicative)
-  Stormwater Retention / Detention (indicative)
-  Preferred Location for New Access Roads
-  Concept Plan Boundary
-  Railway Track

MALLALA

Concept Plan Map Ma/3

MALLALA RESIDENTIAL



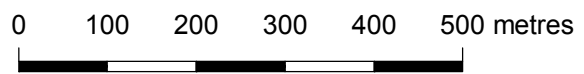
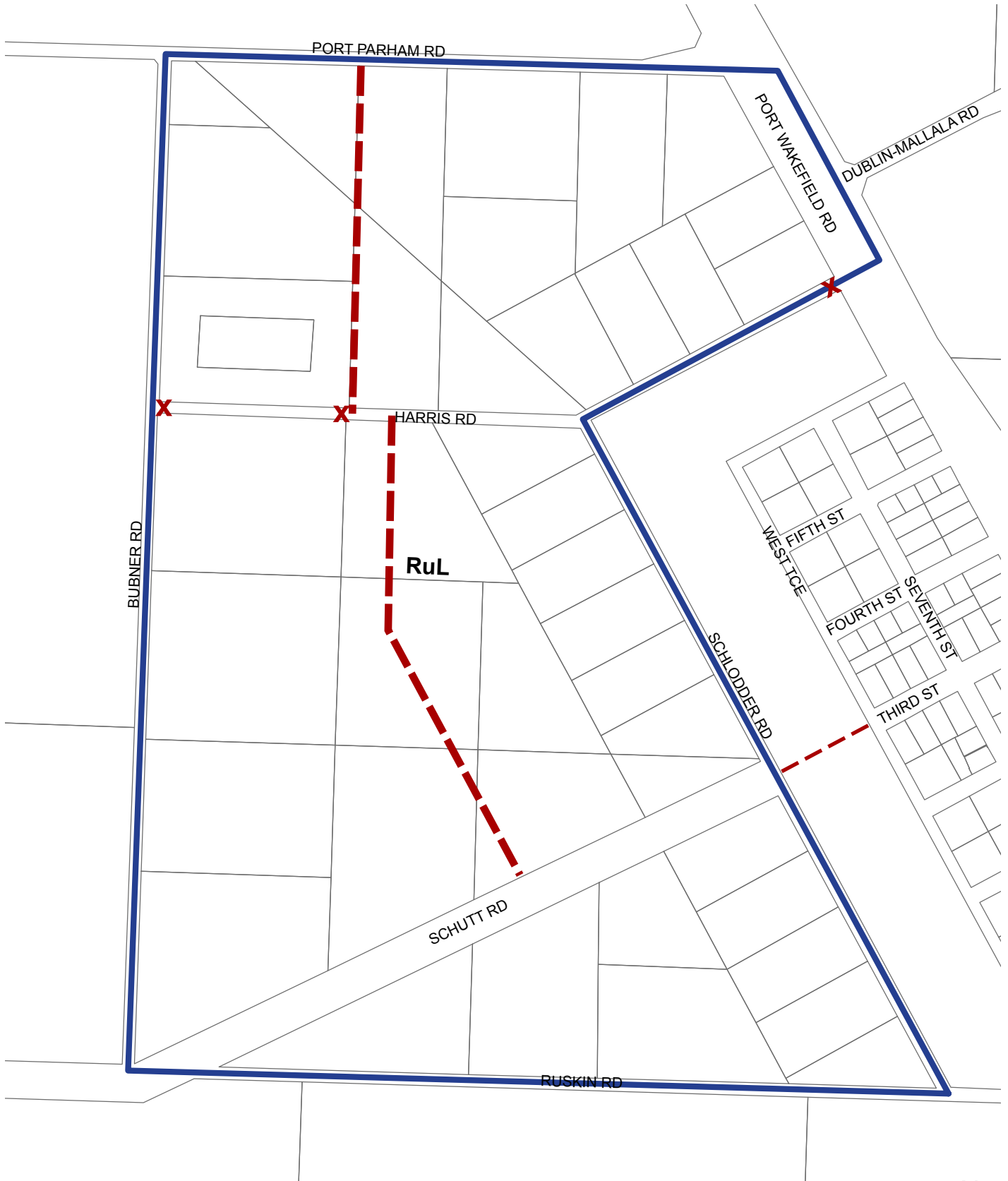
-  Public Reserve (Proposed)
-  Future Local Road or Upgrade





TWO WELLS

Concept Plan Map Ma/4

TWO WELLS RESIDENTIAL

MALLALA COUNCIL
Consolidated - 13 December 2018



-  Possible Road Connection
-  Possible Local road
-  Road Closure
-  Zone Boundary

Concept Plan Map Ma/5

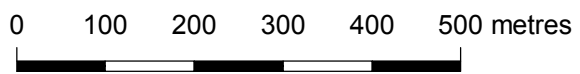
RURAL LIVING DUBLIN

DUBLIN

MALLALA COUNCIL
Consolidated - 13 December 2018



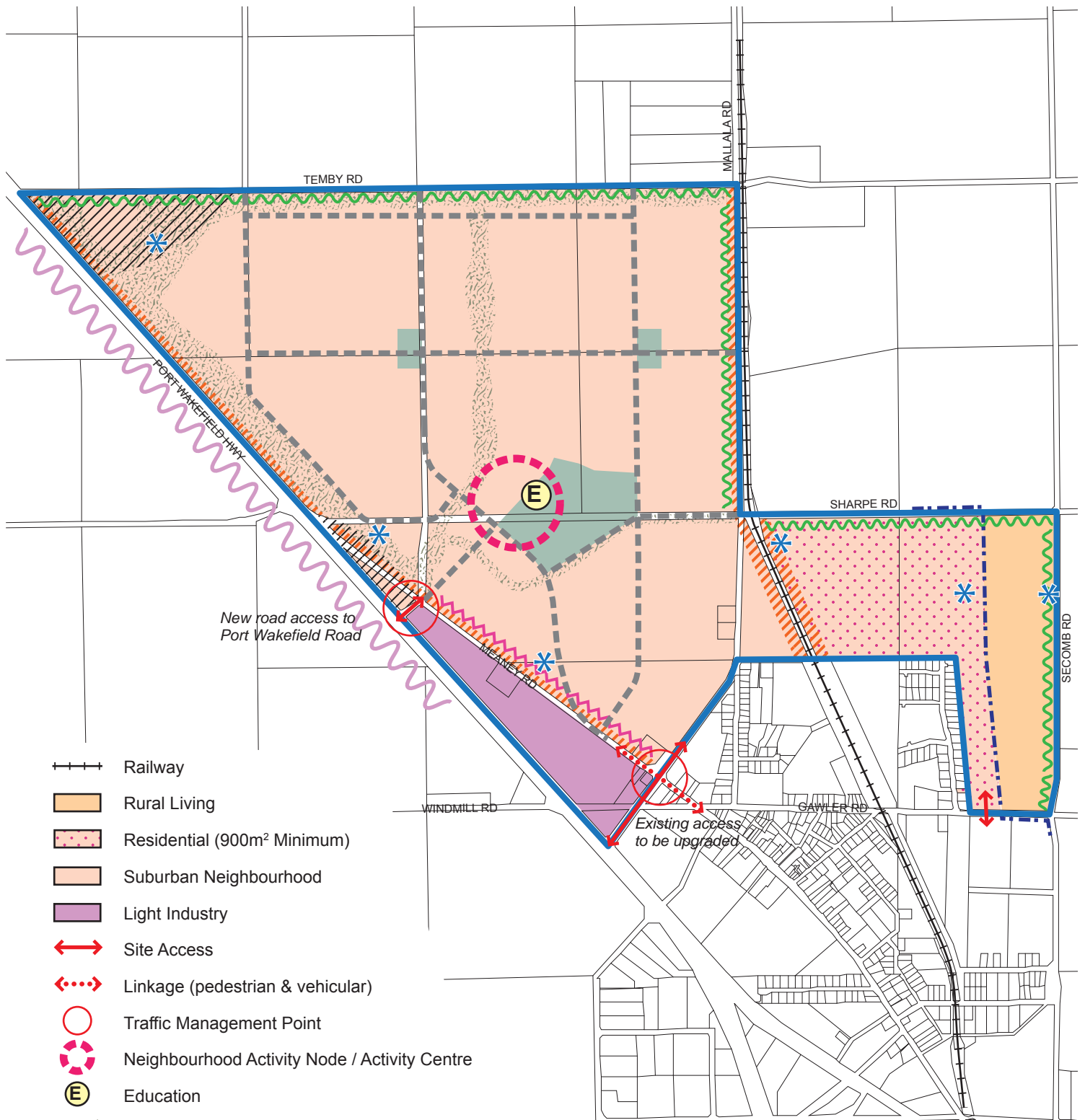
- Residential/Community
- Retail/Commercial
- Public Open Space
- Tourist Accommodation/Facilities
- Truck Park/Tourist Stop
- Landscape Buffer
- ✱ Entry Feature
- X Road Closure
- Future Road Connection
- Zone Boundary



DUBLIN

Concept Plan Map Ma/6

DUBLIN TOWNSHIP

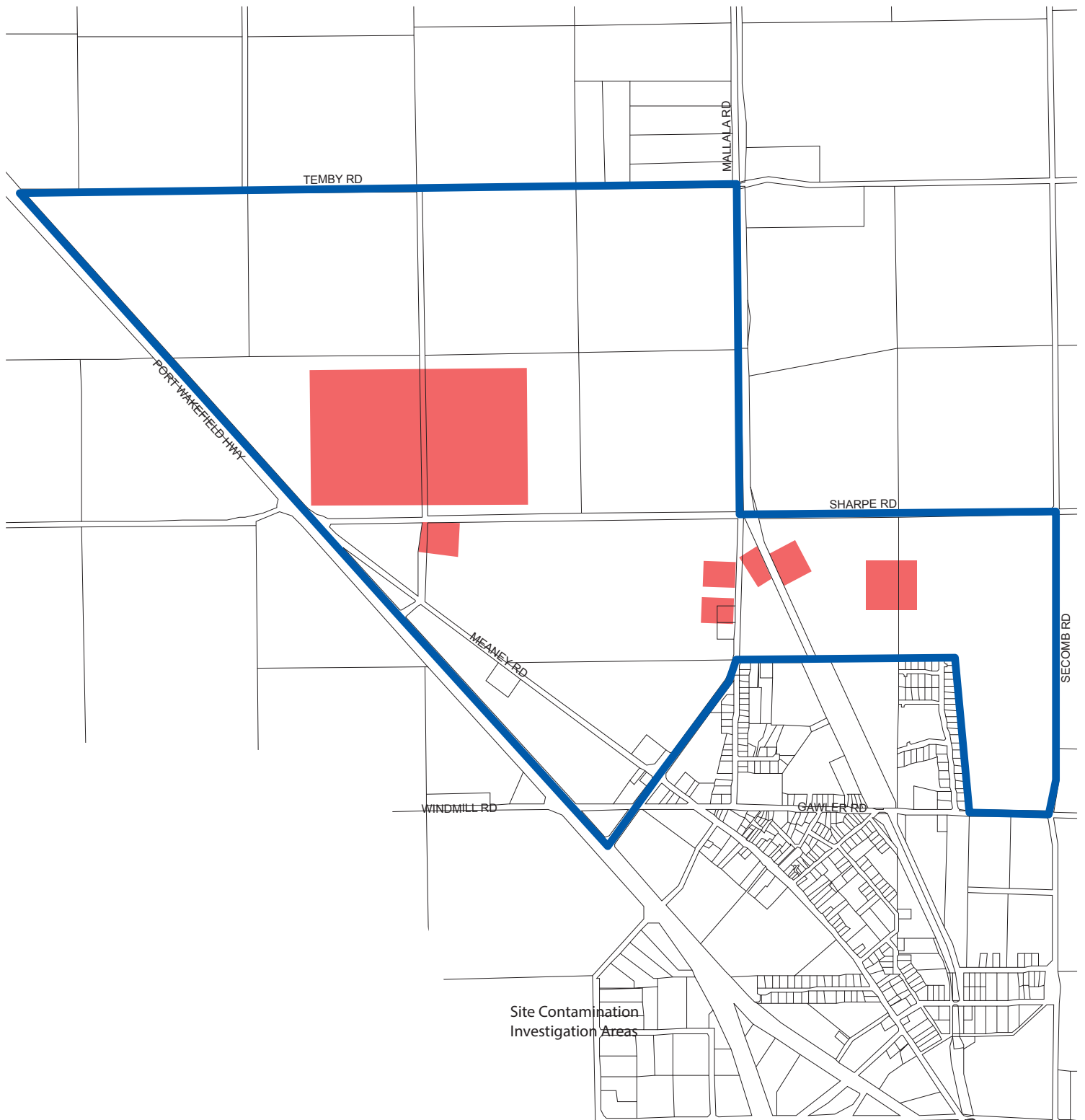


- ++++ Railway
- Orange box Rural Living
- Red dotted box Residential (900m² Minimum)
- Light brown box Suburban Neighbourhood
- Purple box Light Industry
- Red double arrow Site Access
- Red dotted arrow Linkage (pedestrian & vehicular)
- Red circle Traffic Management Point
- Red dashed circle Neighbourhood Activity Node / Activity Centre
- Yellow circle with 'E' Education
- Green wavy line Multi-functional linear open space
- Green box Neighbourhood Open Space
- Blue asterisk Wetlands
- Orange diagonal lines Noise Buffer
- Black diagonal lines Buffer to Primary Industry activity
- Pink wavy line Residential / Industrial interface
- Purple wavy line General Industry Interface
- Green wavy line Buffer Planting
- Blue dashed line Flood Protection Levee
- Grey dashed line Indicative Road Network
- Blue solid line Concept Plan Boundary

Scale 1:20,000



Concept Plan Map Mal/7 TWO WELLS



Site Contamination Investigation Areas



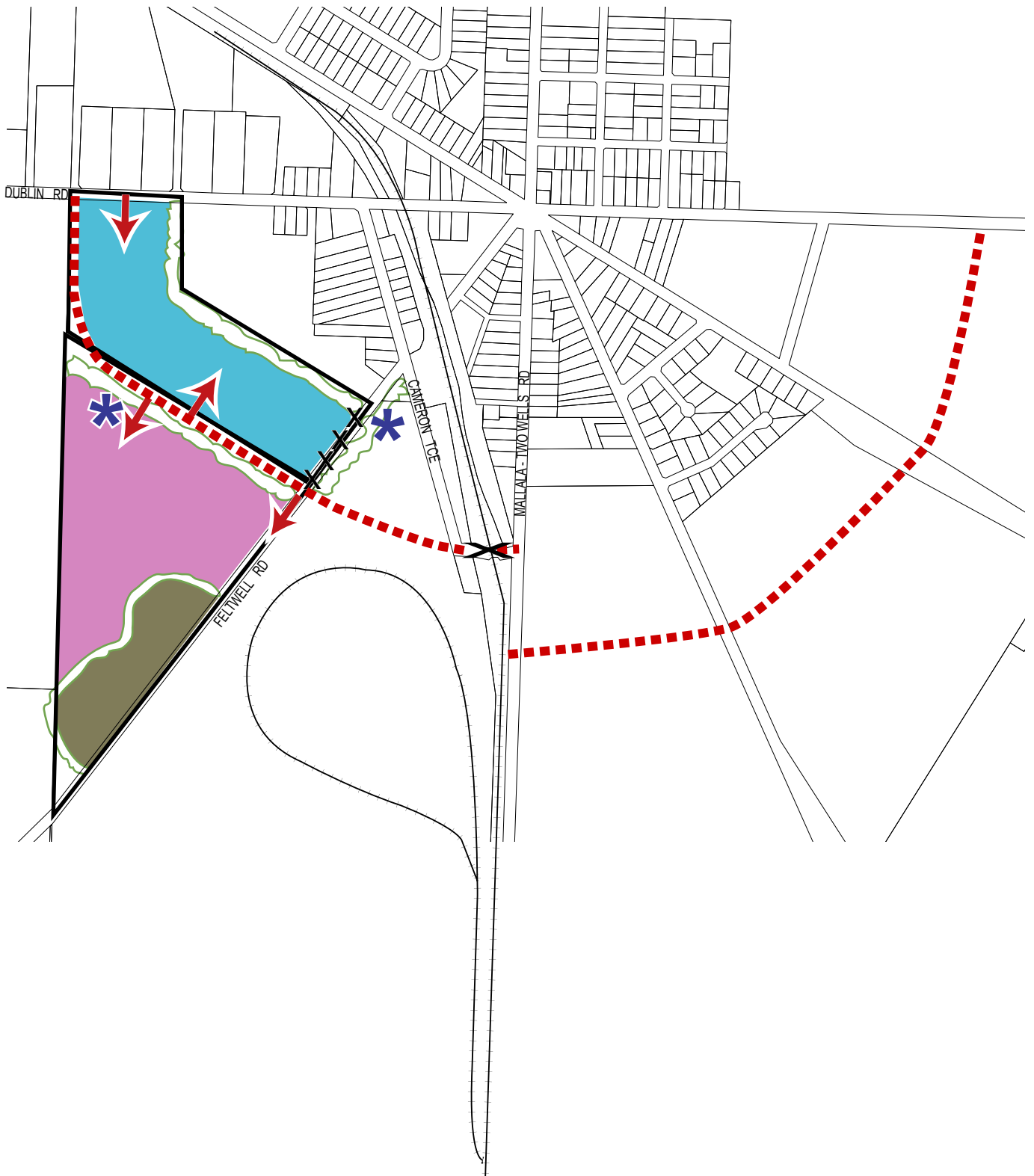
Scale 1:20,000









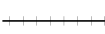




- Site Contamination Investigation Areas
- Concept Plan Boundary

Concept Plan Map Mal/8

TWO WELLS



-  Commercial
-  Light Industry
-  Native Bushland Area
-  Buffer
-  Stormwater Retention / Detention (indicative)
-  New Bypass Road
-  Preferred Location for New Access Roads
-  Proposed Road Closure
-  Railway Track
-  Active Control Railway Crossing
-  Zone Boundary

0 m 100 200 300 400 500



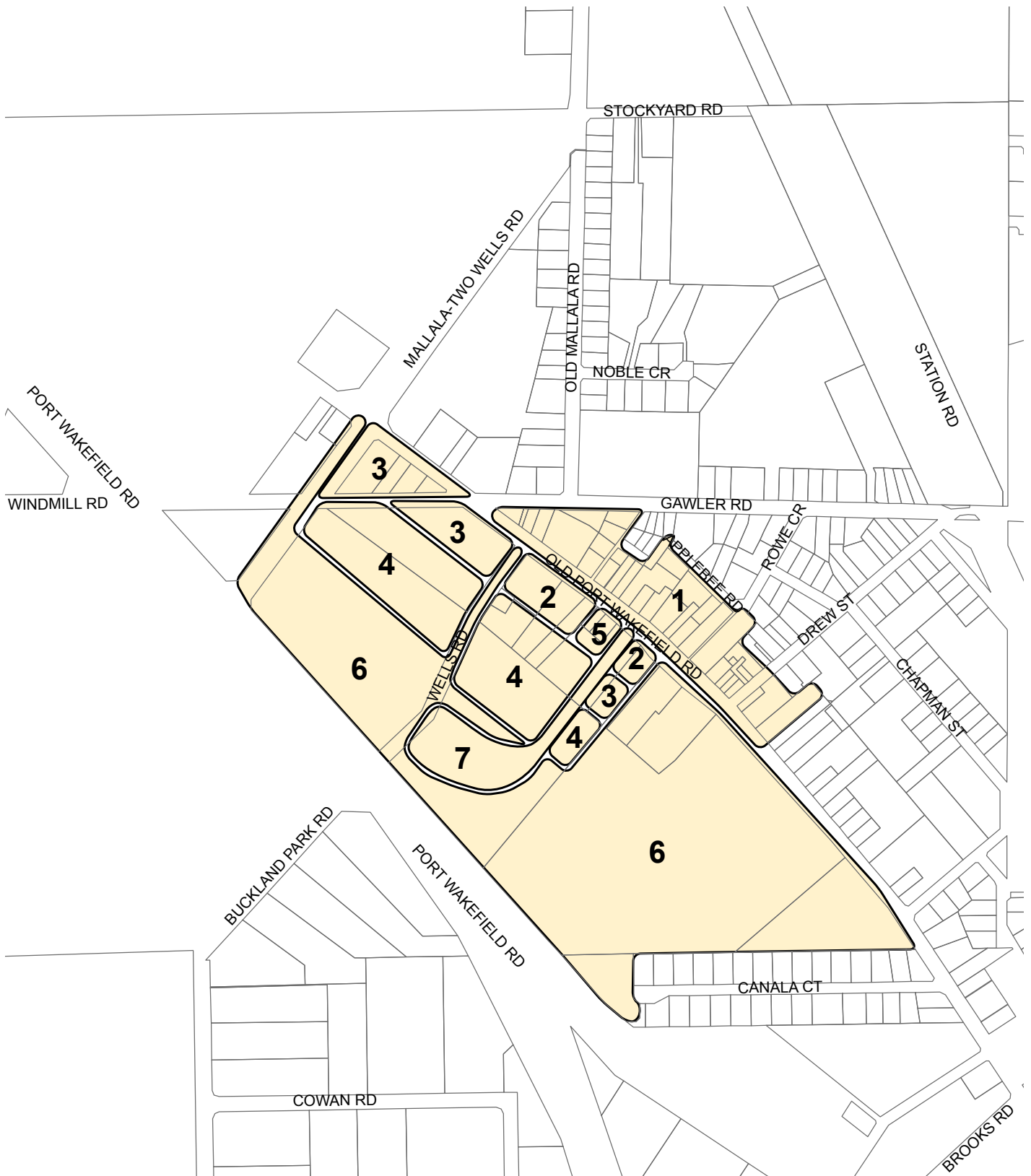
MALLALA

Concept Plan Map Mal/9

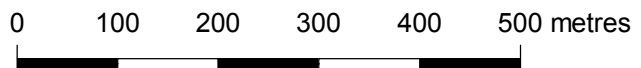
MALLALA LIGHT INDUSTRY

BULK HANDLING AND COMMERCIAL

MALLALA COUNCIL
Consolidated - 13 December 2018



Lamberts Conformal Conic Projection, GDA94



Areas

- 1 Town Centre
- 2 Civic and Community
- 3 Mixed Use
- 4 Commercial
- 5 Market Plaza
- 6 Greenspace and Landscape Corridors
- 7 Cultural

Indicative Area Boundary

TWO WELLS

Concept Plan Map Mal/10

TWO WELLS TOWN CENTRE AREAS