



Mount Barker District Council

RESPONSE TO THE DRAFT PLANNING AND DESIGN CODE FEB 2020

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Mayors Foreword

Council recognises that the Planning Reforms and the Draft Planning and Design Code are a major generational change to how our district, townships and neighbourhoods develop. For this reason, Council are supportive of the intent of the planning reforms to modernise, consolidate and streamline the planning processes within the State. Furthermore, the Mount Barker District Council is committed to working with the State Government to achieve these aims and to ensure that the 10 years of proactive policy work the Council has undertaken is retained.

The Draft Code seeks to implement a consistent State-wide approach in regards to the structure, content and understanding of development policies and provisions. In Council's opinion the Code should allow for a degree of diversity through discretionary local specific policies and the reflection of local places and context. Typically, this has occurred through the use of Desired Character Statements that detail the unique and different character, history, vales and local aspirations of communities. Council would support the reintroduction of these Statements in the Code.

I note that the first iteration of the Code was meant to be policy neutral or like for like with the provisions of the Development Plan. Therefore, it is unfortunate to see that the scope and scale of change introduced by the Planning and Design Code scope is substantial, and Council have identified fundamental changes of many established Development Plan policy directions through our review and testing. Greater detail of these changes is contained in our submission.

Council notes that the consultation version of the Draft Code is a large, complex and complicated document. This complexity was meant to be dealt with by the Planning Portal, unfortunately this was not released with the Code. This lack of ePlanning integration and the sheer size and complexity of the document has hampered Council's and the communities' ability to understand the potential impacts of the Code.

For these reasons Council is not supportive of the Draft Planning and Design Code in its current form and subsequently encourages the Commission to undertake an additional period of engagement and refinement before final implementation.

In conclusion, I would like to reiterate that Council remains committed to working with the State Planning Commission in the implementation of the new Code and planning system. Including the offer in my letter dated 23 October 2019 for Council staff to attend the DPTI offices to work collaboratively. We see value in the intent of the reforms but Council urges the Commission to work collaboratively with Council to ensure the Code reflects the values, character, history and aspirations of our communities. If this necessitates a delay to the implementation date, then Council is supportive of that. Failing that Council would appreciate a chance to review and provide feedback on an amended version of Code prior to its implementation.

1. Executive Summary

Council appreciates the significant challenge in preparing and developing the Draft Planning and Design Code for the State. Council is also supportive of the objectives of the Planning Reforms to modernise and provide a simpler, quicker and online development assessment framework.

The Mount Barker District Council has over a number of years invested significant resources in creating a development policy framework that reflects the unique challenge of being both a major growth area and a region which provides for a broad range of primary production and tourism industries. Whilst Council acknowledges the benefits of a simplified and standardised approach to development policy across the State, there remains a need to continue to recognise the importance of location specific policy.

Presently the draft Code omits many of these location specific policies with structure plans for areas of greenfield development, provisions which seek to retain a unique character or identity and policies which provide for rural enterprise, value adding and tourism in rural areas having now been removed or significantly watered down.

The existing policies are the culmination of many years of work and engagement with the District's community. The extensive consultation that has occurred during the formulation of these policies has created a level of trust and understanding amongst the community and has established expectations with regard to the protection of amenity and the environment, the appropriate requirements for infrastructure upgrades in growth areas and provision for economic growth and development.

To date engagement with the Mount Baker Council District on the changes to existing development policy proposed within the new Code has been largely ineffective. The number of sessions held with community on the Code and details conveyed within these sessions has not been sufficient to ensure that the community understands the changes proposed. Notably the engagement that has occurred to date is not consistent with the Community Engagement Charter.

The Mount Barker District Council has prepared this document to summarise the most critical issues effecting the District as a result of the proposed changes brought about by Draft Code, in a view to having the relevant parts of the Code amended to be address the issues raised. Council welcomes the opportunity to assist the State Planning Commission in amending the Code to reflect the changes recommended in this report.

2. Key Issues

Mount Barker District Council have identified a number of key issues within the Draft Planning and Development Code that are detailed and elaborated upon within subsequent sections of this correspondence.

These key issues relate to the following:

- Policy changes
- Infrastructure (in particular issues relating to waste water provisions and Development Plan Concept Plans)
- Heritage
- Resourcing (Staff resources and management)

It is Councils position that these key issues need to be more appropriately addressed as they have the potential to significantly impact upon economic growth potential, the built form of the district, the liveability of the region, community expectations and engagement with the planning system.

The table below (Table 2.1) summarises the key issues with the draft Code as they relate to the Mount Barker District.

2.1. Table – Summary of Draft Code Issues

Issue Description	Township/Area Affected	Suggested Change	Page
Policy Change			
Loss of Desired Character Statements	All of Council	Introduce Desired Character Statements into the system	8
Code Township Zone introduces land uses which are currently non-complying within the Development Plan Township Zone	Hahndorf	The Strassendorf and Hufendorf Policy Areas should be amended to a different Code Zone A residential only zone should be spatially located over the rest of the Township Zone	8
Removal of bespoke Zoning for the Cedars precinct	Hahndorf	Retention of concept plan and the creation of a sub-zone	16
Increase in building height and dwelling density in Suburban Activity Centre Zone	Mount Barker, Littlehampton, Kanmantoo, Callington, Macclesfield, Meadows and Echunga	Change the Zone to the Township Main Street Zone	18
Change of Restricted Policy Area 14 to Deferred Urban Zone reducing development potential	Mount Barker Growth Areas	Extend the Master-planned Suburban Neighbourhood Zone and create a new sub-zone	20
Removal of minimum allotment sizes required to site CWMS and/or on-site waste disposal	All of Council	Addition of minimum allotment sizes as per PDC 30 of the Residential Zone	22
Brukung Mine Zone	Brukung	Retain unique policy; this may require a new subzone	26

Peri-Urban Zone	Most of the Western Section of the Council		26
Rural Zone	Most of the Eastern Section of the Council		26
Nairne Redevelopment Subzone	Nairne	Locate the subzone over the Redevelopment Policy Area	28
Infrastructure			
Waste water connections	The entire Council area	See section 3.10 for changes to the Suburban Neighbourhood Zone	29
Council CWMS facility	Mount Barker	Reinstate Concept Plan MtB/13 which protects the CWMS facility	29 & 30
Removal of concept plans impacting the delivery of key infrastructure	Key areas within the Council including: The Growth Areas, Regional Town Centre, The Cedars, Littlehampton and Nairne	Reinstate missing Concept plans as per Council's recommendations	30
Heritage			
Heritage Statements	Whole Council	Adopted Council's Heritage Statements	30
Public notification triggers	Whole Council	Include the demolition (whether partial or total) of a Local or State Heritage Item as a Public Notification trigger.	31
Heritage design guidelines	Hahndorf	Include the Heritage Design Guidelines (tables MtB/5 and MtB/6) as part of the Code.	31
Resources			
Public notification triggers and assessment pathways	Whole of Council	Amend the Zone tables accordingly to remove the requirement for public notification and an assessment by the CAP where appropriate	32
Other			
Naming conventions	Whole of Council	Consider the impact of Zone names and change the names accordingly	33
New TNV's	Whole of Council	Review Council's Development Plan to ensure that all minimum allotment sizes, minimum frontages, maximum building heights are captured	34
Definitions	Whole of Council	Introduce a new TNV for a maximum Gross Leasable Floor Area (GLA). Introduce new definitions to ensure the smooth assessment of farming land uses	35

3. Policy Changes

3.1. Introduction

It has long been held that the intent of the first iteration of the Planning and Design Code (Code) has been to transition existing Development Plan policy to the Code in a like for like manner. This method was chosen to minimise major changes to long established policy settings that have directed the development of areas across the State.

The Mount Barker District Council has proactively reviewed and updated the planning policy contained within the Development Plan over many years. This has facilitated many positive development outcomes for the community and state while delivering significant infrastructure, quality urban environments and a strong sense of community that is showcased in our region.

However, when reading through the Code and comparing the new zones and policy to those contained in the Development Plan it can be seen that some zones and areas have experienced a significant change in policy direction; Including:

- Land uses becoming envisaged or encouraged for zones where they were previously non-complying land uses;
- Increases in numeric values (i.e. dwelling densities, gross leasable floor areas, buildings heights, etc.);
- Deletion of bespoke policy to enable specific development outcomes to occur;
- The removal of policy enabling the provision of necessary infrastructure.

The following sections detail those Zones and specific policy that, in Council's opinion, have been changed from their original intent as written in the Development Plan. The sections explore the extent of the changes, the impact those changes will have on those areas or development applications and suggest alternative solutions (i.e. a different zone or introducing new TNV's).

3.2. Desired Character Statements

Desired Character Statements help to define the historic and current character of an area while also providing key guidance for future development. These statements have been an integral assessment tool to assist Council in delivering necessary infrastructure, providing for open space, detailing future upgrades and the overall character of an area.

Council Recommendations

- That Desired Character Statements be summarised and included in the Code, much like Historic Area Statements.

3.3. Hahndorf Township Zone

Hahndorf is a unique township of State Heritage significance. The township is centred around a predominant strip of retail and commercial (non-residential) development along Mount Barker Road with the greater surrounding township consisting of low density residential development.

The current zoning has the town located within the Township Zone and further divided into three policy areas. These policy areas dividing the town between its historic areas and different land uses. As such the Zone provides an overview of how development should be undertaken leaving the policy areas to provide the bulk of the assessment tools. It is noted the Draft Code transitions the current Township zone to a Township zone, however it seems to miss the intent of the current zone and the policy areas completely. The policy areas deal with three unique areas; the Hufendorf pattern of development, the Strassendorf pattern of development and the surrounding residential land.

For this reason, there is a level of inconsistency between the envisaged land uses and character outlined within the Draft P&D Code's Township Zone with the current pattern of development of the township, the provisions of the current Township Zone and most importantly the three Policy Areas.

These inconsistencies fall into the following areas:

- **Encouragement of currently non-complying land uses;**
- **Missing TNV's (allotment sizes, building heights);**
- **Missing concept plans and State Heritage significant patterns of land division and development (Strassendorf and Hufendorf)**
- **Flooding overlays;**

Encouragement of non-complying uses:

It is extremely concerning to see the new Township Zone given explicit encouragement to non-residential land uses such as offices, shops, consulting rooms, light industry and warehouses within what is a historically low density residential area (Residential Policy Area 21). To introduce policies encouraging these non-residential land uses of up to 250m² in floor area is a dramatic departure from the current policy settings and will have an irrevocable impact on what is the premier tourist destination of the Adelaide Hills. It appears that this is a fundamental error on DPTI's behalf to understand how townships work, missing the emphasis placed on well-designed main streets to accommodate the towns commercial, civic and employment uses. Encouraging these non-residential land uses in areas located away from the towns traditional main street will result in these areas dying, an increase land use conflicts, car parking concerns and most importantly the reduction in the heritage image and charm of the State Heritage Area of Hahndorf.

Furthermore, to the above it is Council's opinion that this radical policy shift has been poorly communicated to the community.

Council Recommendations

- Land contained within Residential Policy Area 21 must be transitioned to either a new Zone that only permits residential land uses;
- Or a new subzone be created that adopts the provisions of Residential Policy Area 21.
- For Policy Areas 20 and 22 (Hufendorf and Strassendorf) the Commission should consider whether the Township Zone or the Township Main Street Zone is most appropriate.

A lack of TNV's, Concept plans and land division:

Council notes that there are no TNV's located over Hahndorf to address minimum allotment size, frontages or building heights. In regards to minimum allotment size the Township Zone (Code) is silent as the town is connected to a CWMS. The only policy guidance provided by the Zone is PO 3.1 which states that allotments should be of a suitable size and dimension to contribute to the housing pattern of the locality.

Township Zone PO 3.1

Allotments for residential purposes are of suitable size and dimension to contribute to a housing pattern consistent with the locality.

It should be noted that PDC 7 of Residential Policy Area 21 (Development Plan) specifies a minimum allotment dimensions of 800 square metres with a street frontage width of 20 metres.

Of greater concern is the lack of details regarding the Hufendorf or Strassendorf allotment pattern or reference to Council's current Concept Plan Map MtB/14. This concept plan shows that what is key to the original German development of the township is integral to the heritage listing of the township. This historic allotment pattern extends east and west of Mount Barker Road and into the residential areas of the township. Without a concept plan or description of what the Hufendorf or Strassendorf allotment pattern contains there is the potential for this key element to be misinterpreted.

Council Recommendations;

- TNV's for minimum allotment size and frontage must be introduced to cover the entirety of the township of Hahndorf. These TNV's should take guidance from PDC 7 of the Residential Policy Area 21 (Development Plan).
- Furthermore, the following written explanations/excerpts in addition to Concept Plan Map MtB/14 from Council's Development Plan be transitioned to the Code.

"A Strassendorf settlement is a village built around one main road, with only a few side streets".

"Hufendorf settlement is a nucleated village with strips of farmland extending behind each house".

From the Township Zone Desired Character Statement:

Pattern of Development

"The layout of Hahndorf is typical of Silesian traditions due to the early settlers originating from the provinces of Silesia, Brandenburg and Posen which were part of the Prussian Empire. It is the oldest surviving German settlement in South Australia and as such, presents a broad spectrum of the pioneer German way of life".

The historic character of Main Street and Victoria Street arises from the unique Hahndorf plan and development pattern. Hahndorf was planned in 1839 as a U-shaped Hufendorf settlement nucleated

village with strips of farmland extending behind each house of small farmsteads with the Lutheran church, where St. Michael's Lutheran Church now stands, as the focus. In 1849 the original settlement was extended to include the south eastern side of Main Street which then had the appearance of a Strassendorf village which is a village built around one main road, with only a few side streets. The original Hufendorf and Strassendorf allotment pattern is to remain or be restored.

Development will be contained within the existing township boundary. Retail and commercial activity will be concentrated along the Main Street.

This character is strengthened by the numerous 19th century buildings constructed originally in German and then through generational change, Australian styles. The rhythm of individual buildings and adjoining spaces, the street trees, intimate scale, and sense of enclosure gives the street an overall cohesion. There are a number of State Heritage Places along Main Street and Victoria Street, with both State and Local Heritage Places along Church and English streets many of which are located within a State Heritage Area.

While the process of residential and commercial expansion has, from the beginning, been an integral part of Hahndorf's development a balance between pressures for further commercial expansion and the need to preserve the historic elements of the township that forms the basis of the area's attraction as a tourist destination, is desirable. This can only be achieved if further development respects and upholds Hahndorf's important cultural significance by the careful choice of building materials, scale, juxtaposition and restrained advertising.

Built Form, Building Design and Character

Development that is compatible with the East German heritage is encouraged but in which development of Bavarian or other inappropriate built traditions is discouraged.

Development will be both compatible and complimentary to adjoining heritage places. Hahndorf will remain a town of detached, single storey buildings set on large allotments surrounded by vegetation. Dwellings will remain on large allotments, with generous boundary setbacks and outbuildings located to the rear. Dwellings will generally be single storey, with freestanding garages and carports located to the rear or side of dwellings. A mix of old and new buildings styles will prevail in the town, with a blend of materials that are consistent with the character.

Flooding overlays:

There appears to be no Hazards (Flooding) Overlay applied to Hahndorf. It should be noted that Hahndorf has multiple watercourses that bisect the township with multiple allotments subject to flooding. These watercourses are also shown on Concept Plan Map MtB/14. This omission from the P&D will have significant impacts to development if not captured.

Council Recommendations

- Incorporate creek line details from Concept Plan Map MtB/14 into the Hazards (Flooding) Overlay. Council is also exploring providing additional flooding information from a 2004 flood study undertaken into the Upper Onkaparinga Catchment.

Historic Area Statements:

Historic Area Statements were received by Council in the 23rd of December 2019. Quite simply, there was been insufficient time provided by the Commission for Council staff to write, review and seek Council endorsement of these Heritage Statements. As such these documents have been written by the Department and have been reviewed and critiqued by Council as part of this submission (see Section 5 for greater detail).

The matters raised above, along with additional concerns have been collated within the table in the Appendix 7.1 of this document.

Council Recommendations

- Re-written Historic Area Statements will be provided prior to the close of consultation.

3.4. Regional Town Centre Zone

The Mount Barker Regional Town Centre is the historic heart of the Adelaide Hills having grown from a small country village into the pre-eminent centre within the Adelaide Hills region. To encourage this level of development Council has embarked on a policy program seeking to increase the level of retail, commercial and social activity by making the centre more attractive to local residents and visitors to the region. This culminated in the Regional Town Centre Zone DPA (2016), which was widely consulted on and accepted by the community.

The Town Centre houses a diverse range of land uses, architectural styles and building heights. To make sense of this diversity the Regional Town Centre has used Policy Areas to group historic land uses and buildings, encourage greater residential density, allow for different commercial uses and experiences, maintain open space, encourage tourist accommodation and promote community uses.

As the Regional Town Centre Zone has been split into eight different zones (following the current Policy Areas) this section will provide commentary summarising the concerns for each Policy Area / new Zone.

Community Facilities Zone (replaces RTC Zone, Auchendarroch Community Policy Area 6 and Dunn Bickle Community Policy Area 12):

It is noted that the Community Facilities Zone is closely aligned with both the Auchendarroch Community Policy Area 6 and the Dunn Bickle Community Policy Area 12. However, there are some additional envisaged uses within the Community Facilities Zone (such as consulting rooms, offices and health care facilities) which may not be appropriate in these areas as they would have the potential to compete with the town centre from a land use hierarchy perspective.

Of particular importance, tourist accommodation is not envisaged in the Community Facilities Zone. This has the potential to unreasonably restrict the existing tourist accommodation facilities located in this area including the State Heritage listed Auchendarroch House and the Mount Barker Caravan Park is located within the Dunn Bickle Policy Area 12.

Auchendarroch Community Policy Area 6 currently has a requirement for buildings to not exceed two storeys or 8 metres in height. Unfortunately, this detail has not been carried over to the new Zone, with the only guidance for building heights being PO 2.1 which allows for medium rise buildings (up to 6 storeys).

Council Recommendations

There are a range of solutions to improve the Code and mitigate the above issues, these include:

- Consider a Zone change to the Caravan and Tourist Park Zone for the Mount Barker Caravan Park;
- Reconsider the envisaged land uses within the Community Facilities Zone removing offices, consulting rooms and health care facilities to align the Community Facilities Zone with the current (Development Plan) zoning.
- Introduce a TNV restricting the Gross Leasable Floor Area (GLA) for commercial land uses. This will resolve concerns regarding the establishment of offices, consulting rooms and health care facilities;
- Introduce a TNV over the Auchendarroch Community Policy Area 6 restricting building heights to two stories in height.

Suburban Employment Zone (replaces RTC Zone, Bulky Goods Policy Area 4)

There are some synergies between the Suburban Employment Zone and the current Bulky Goods Policy Area 4, however the proposed Suburban Employment Zone envisages more than just bulky goods outlets and service trade premises. These new land uses such as light industry, shops and offices may not be suitable for this area as they will compete with existing centre zones and dilute the current hierarchy of centres. Council are of the opinion that there is a need to consider if there's a zone that is better suited for this function or through the introduction of a sub-zone.

Additionally, when spatially locating Zones which require servicing by heavy vehicles consideration needs to be given to whether or not the existing roads are suitable for the larger vehicles.

For some reason the Suburban Employment Zone encourages the development of tourist accommodation. This seems antithetical to the aims of the Suburban Employment Zone which encourages a range of commercial and light industry land uses. Furthermore, Council believes that tourist accommodation uses should be located closer to the town centre where the main street and small scale shops/cafes are.

This zone should support other larger floor plate uses, such as gyms, that cannot be readily accommodated within the town centre.

Council Recommendations

- Council has reviewed other commercial and employment zones contained in the Draft Planning and Design and has not found a zone that is more suitable than the Suburban Employment Zone. It appears that there has been a conscious decision of DPTI and the Commission to allow zones to contain a myriad of different land uses. For this reason, Council calls upon the Commission to consider introducing a new zone that allows solely for Bulky Goods land uses.

Urban Activity Centre Zone (replaces RTC Zone, Business and Retail Core Policy Area 5):

The envisaged land uses for the Urban Activity Centre Zone are considered to be relatively consistent with the current Business and Retail Core Policy Area 5 objectives.

However, it appears that in the transition PDC's regarding building height, building design, street activity and interface were not included as assessment provisions. Nor have these requirements been captured as TNV's (building height, frontage, etc.) for this Zone. These PDC's rely on Concept Plans which detail matters such as historic buildings and areas, car parking, pedestrian access, important views, podium and tower heights. These Concept have not been retained in the transition to the Code. This includes the removal of Precinct 1 Dunn Mill.

Council Recommendations

- Retain Concept Plan Maps MtB/11, MtB/18 and MtB/19;
- Introduce TNV's for building heights that reflect requirements listed in PDC's 17-20 of the Business and Retail Core Policy Area 5;
- Transition Precinct 1 Dunn Mill to the Code and incorporate PDC's 22 to 25.

Suburban Main Street Zone (replaces RTC Zone, Gawler Street Policy Area 7):

The Gawler Street Policy Area is the traditional main street of Mount Barker housing a range of entertainment, shopping and commercial land uses. Traditionally this has seen a range of smaller retail and commercial uses that do not require large floor areas or wide shop-front exposure such as small-scale retail, cafes, restaurants, consulting rooms and offices.

In considering the Suburban Main Street Zone against this Policy Area it is considered that provisions are suitable and comparable with the intent of the current Gawler Street Policy Area 7 and the existing streetscape. However, it is noted that the zone does lack references to the historic character of the area. This could be more appropriately resolved through the inclusion of a Historic Area Overlay.

Development within this Policy Area does rely on Table MtB/5 – Heritage Design Guidelines when considering new developments in areas of historic significance. This Table and the Design Guidelines has not been transitioned to the Code, however this matter will be explored in greater detail in the Section 5 Heritage.

Council Recommendations

- Transition the requirements of Table MtB/5 – Heritage and Design Guidelines to the Code or combine into the Historic Area Statements

Suburban Business and Innovation Zone (replaces RTC Zone, Mixed Use Policy Area 11):

The Mixed Use Policy Area 11 envisages the redevelopment of the area to incorporate small scale retail and commercial land uses along with medium to high density residential development.

While portions of the Suburban Business and Innovation Zone policy closely aligns with the current Mixed Use Policy Area 11 the uses envisaged in this new Zone are not compatible with medium-high residential development as envisaged in the current Policy Area. These incompatible land uses include:

- light industry;
- motor repair station;
- service trade premises;
- store; and
- warehouse

As the Commission can appreciate it would be extremely difficult to not only located apartments on top of these land uses but also within close proximity to sensitive receivers. For this reason, Council considers that the introduction of the Small Business and Innovation Zone to this locality is fundamentally flawed.

Council Recommendations

- Council suggests a zone change to either the Housing Diversity Neighbourhood Zone or possibly the Business Neighbourhood Zone. However, it is noted that the Business Neighbourhood Zone seeks low rise development while the Mixed Use Policy Area allows for more generous building height limits. The Commission may wish to consider keeping these height limits (in PDC 7 of the Policy Area) as a TNV.
- If a Zone change is considered, then a TNV that restricts the GLA for commercial land uses should be considered to further align the Code policy to the current Policy Area.

Open Space Zone (replaces RTC Zone, Open Space and Corridor Policy Area 8):

Both the Open Space and Corridor Policy Area 8 and Open Space Zone are generally consistent with each other and considered appropriate.

Suburban Neighbourhood Zone (replaces RTC Zone, Residential Character Policy Area 10):

The Residential Character Policy Area 10 is unique in that it supports the sensitive redevelopment of established residential area in a manner that does not undermine the established historic character. In accomplishing this the policy supports group dwellings and semi-detached dwellings at low to medium densities.

There appears to be a level of inconsistency when comparing these zones/policy areas. The Suburban Neighbourhood Zone seems to support lower density development in general including a mix of dwelling types (such as row and terrace buildings) and non-residential land uses.

Furthermore, it is considered that proposed Code policies are very generic and do not take into account the number of heritage items/historic character and amenity of the area. A suggestion is that this could be better referenced in a Historic Area Overlay.

Council Recommendations

- Given the difference in the intent and policies of the Policy Area and the proposed Zone a Zone change is required. However, it is noted that the Code does not contain any Zones that are purely for residential purposes only. All residential / neighbourhood zones contained in the Code seek some amount of commercial development. As such it is considered that a new Zone or Sub-Zone be established that is solely focussed on maintaining and enhancing the residential character of a locality by encouraging residential developments and restricting or prohibiting commercial land uses.
- Introducing a new TNV restricting the GLA for non-residential land uses (shops, offices, consulting rooms, etc.) is also recommended.

Housing Diversity Neighbourhood Zone (replaces RTC Zone, Residential Infill Policy Area 9):

The intent of the Residential Infill Policy Area 9 is to encourage the development of higher density residential development. It should be noted that PDC 2 of the Policy Area states that non-residential development should not be developed in the Policy Area. The Housing Diversity Neighbourhood Zone encourages many different non-residential forms of development such as; shops, offices and educational facilities.

The setback requirements listed in the Housing Diversity Neighbourhood Zone are significantly less than those currently required in the Residential Infill Policy Area 9 (see PDC 12 of the Policy Area).

A TNV restricting building height to two stories and 9 metres has been spatially located over this Policy Area, which is supported.

Council Recommendations

- As with the Policy Area above Council suggests that a Zone be created that solely deals with residential development and does not seek to encourage commercial or other forms of non-residential development.
- As with other Policy Areas in the Regional Town Centre Zone the retention of Concept Plan MtB/19 is needed.
- Consideration should be given to how existing setbacks can be incorporated in the Zone, whether this be by new Zone policy, Sub-zones or TNV's.

Car Parking Fund:

An additional matter of importance for consideration is how Council manages the existing Car Parking Fund and associated payments/contributions. Currently the Car Parking Fund covers the entire Regional Town Centre Zone as referenced on Concept Plan Map MtB/10. However, it is not clear how this will be managed moving forward or if a new system will be introduced to manage car parking.

Council Recommendations

- Provide greater details and a clear pathway for Council's to transition their car parking funds to the PDI Act and the Code.

The matters raised above, along with additional concerns have been collated within the table within Appendix 7.2 of this document.

3.5. Rural Living Zone (Development Plan)

The current Rural Living Zone seeks to accommodate detached dwellings and ancillary small-scale rural activities, whilst maintaining an open character. The Rural Living does this through a series of Policy Areas aligning with different allotment sizes.

Under the Draft Planning and Design Code, the Rural Living Zone (Development Plan) has been split into two different Zones. Policy Areas 15, 16 and 17 (allotments 1500m², 2000m² and 3000m²) have been transitioned to the Residential Neighbourhood Zone while Policy Areas 18 and 19 (allotments between 8000 and 20000) have been transitioned to the Rural Living Zone.

The only major issue with the change of the Zone from Rural Living to Residential Neighbourhood is the loss of Principle of Development Control 3 of Policy Area 17 Allotment 3000 which restricts land division within 350 metres of the Mount Barker Community Wastewater Management Scheme effluent lagoons. This provision is re-enforced by Concept Plan MtB/13 which shows where the 350 metre separation distance extends.

PDC 3: *Land within the policy area should not be divided unless all allotments resulting from the division:*

(a) are located at least 350 metres from the Mount Barker Community Wastewater Management Scheme effluent lagoons

The preservation of this separation distance is a vital to the maintenance and operation of the effluent lagoons, including the EPA licence for their operation.

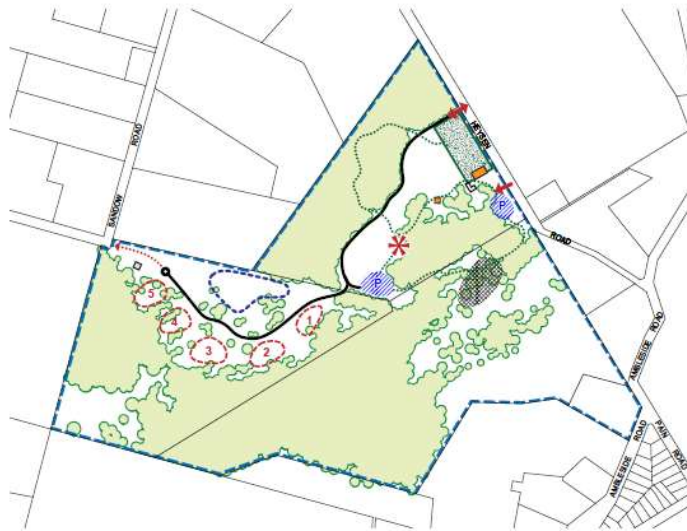
Council Recommendations

- Council strongly recommends that Concept Plan MtB/13 and PDC 3 are retained in the Code to prevent residential encroachment towards Council's CWMS lagoons and to maintain required EPA separation distances.

3.6. The Cedars Precinct

The Cedars land at Hahndorf includes historically significant buildings and gardens and is the site of the home and studio of Hans Heysen. Presently this land sits within the Primary Production Zone and is within the Hahndorf Rural Activity Policy Area 24 and The Cedars Precinct.

The Cedars Precinct aims to conserve the existing State Heritage listed buildings and their surrounds whilst also facilitating the establishment other ancillary uses in a master planned approach. The policy intends for ancillary uses such as a multipurpose gallery, restaurant and visitors centre as well as tourist accommodation site, conservation areas and parking areas. The corresponding concept plan 'Concept Plan Map MtB/21' provides a masterplan concept to the site which identifies the most appropriate location for each development element of the site.



- Subject Area
- Car parking
- Caretaker's residence
- Proposed access
- Cedars Garden
- Cedars and studio State Heritage Items
- Emergency egress
- Future gallery and function centre
- large allotments for complementary tourist development
- Revegetation and stormwater management area
- Ridge art display and outdoor workshops
- Vegetation conservation
- Walking trails



Concept Plan Map MtB/21
THE CEDARS PRECINCT

Whilst located within the Primary Production Zone, the Cedars Precinct intends for a vastly different pattern of development identifying a number of exemption to the non-complying listing and also identifying such uses as Category 1 or 2 for public notification purposes. Also there is presently no restriction on the floor area size of a shop and contemplates land divisions to create additional allotments in accordance with the concept plan.

It should be noted that the Cedars development project has received the support from all levels of Government (Federal, State and Local).

The Draft Planning and Design Code transitions all of the above policy from a Zone, Policy Area and Precinct to the Peri-Urban Zone. The purpose of the Peri-Urban Zone is to provide for a diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and scenic qualities of the landscape.

As can be seen the Cedars Precinct contains targeted policy that specifically relates to a proposed integrated development while the Peri-Urban Zone is a generic broad ranging Zone covering a large area and an equally diverse range of development. For this reason, Council considers that the transition to the Code misses the intent of the Precinct completely. This results in:

- The Peri-Urban Zone not including / referencing the Concept plan for the Cedars;
- The Peri-Urban Zone listing the following uses / types of development as Restricted Development (Restricted Development brings a greater level of public notification and third part appeal rights):
 - Shop with floor area greater than 250m²; and
 - land division;
- Public notification levels increasing for the following uses:
 - Function Centre
 - Shop with a gross leased floor area greater than 200m²
 - Tourist accommodation with a total floor area greater than 200m²
 - Workers accommodation

Council Recommendations

- Council believes that there are two options to solve this issue.
- Firstly, the option that leads to the least disruption to the Cedars land and project is to create a new Sub-zone over the Cedars site utilising all of the current Policy (including the Concept Plan) contained in the Cedars Precinct. This is seen as the best solution as the existing policy framework delivers a robust assessment framework whilst providing flexibility and certainty for the developer. As such the existing policy framework is considered best practice.
- Alternatively, the Tourism Development Zone could be spatially applied to the current Cedars precinct. However, this adoption of a new Zone would also require the Concept Plan to be retained and referenced in the Tourism Zone. The Tourism Zone provides some benefits over the proposed Peri-Urban in that land division is no longer a Restricted form of development. However, there are still some cons to this approach as it is not a like for like transition with most forms of development requiring public notification as the site of the development would be adjacent land in a different zone. Therefore, the transition would be moving to a policy framework that delivers less than the existing policy framework which is undesirable.

Additional analysis of the Peri-Urban Zone, as it relates to the Cedars Precinct is contained in the table in Appendix 7.3.

3.7. Local Centres and Neighbourhood Centres (Suburban Activity Centre Zone)

The current Local Centre Zone and Neighbourhood Centre Zone, as listed in the Development Plan, have been combined and replaced by the Suburban Activity Centre Zone in the Code.

Currently the Local Centre Zone serves as the traditional main street shopping precincts in the townships of Callington, Echunga, Littlehampton, Kanmantoo, Macclesfield, Meadows and Nairne. There is also a Local Centre Zone located on Wellington Road within Mount Barker. The Neighbourhood Centre Zone, located in Littlehampton, serves a similar main street shopping function.

As main street shopping precincts these zones have historically catered for the provision of smaller scale goods and services catering for the surrounding local communities and have not expanded to compete with the regional level centre of Mount Barker.

The core function of the Suburban Activity Centre Zone is to provide for an active retail precinct that includes neighbourhood scale shopping, business, entertainment and recreation facilities. It is a focus for business and community life and provides for most daily and weekly shopping needs of the community.

This increase in activity to neighbourhood scale and weekly shopping results in provisions calling for an increase to the intensity of land uses, additional functions and services and an increase to the numerical values compared to those listed in the Local Centre Zone and the Neighbourhood Centre Zone. This is possibly as a result of the Suburban Activity Centre Zone resulting from the combination of the Local, Neighbourhood and District Centre Zones.

For this reason, Council believes that there is a level of inconsistency between the Local Centre and Neighbourhood Centre Zones and the Suburban Activity Centre Zone. These inconsistencies fall into the following broad areas:

- ***A radical increase to building heights;***
- ***Increase to residential density;***
- ***Increase to gross leasable floor areas and new land uses;***
- ***Increase to public notification levels;***

Increase to building heights:

Building heights envisaged within the Suburban Activity Zone are medium rise which includes buildings of up to six storeys. Added to this is the 30° and 45° rules (DTS/DPF 3.2 and DTS/DPF 3.3). This is in comparison with the existing zoning which contemplates low scale development (1 and 2 storeys) compatible with surrounding residential development. As previously stated Local Centre and Neighbourhood Centre Zones are located in smaller townships. These smaller townships have historically developed over many years and each have a strong sense of identity and built form character. The potential introduction of a six storey building in the centre of Meadows, for example, is not in keeping with the character of these townships.

Increases to the heights of freestanding signs is also a concern for Council, this matter is reflected in the table in Appendix 7.4.

Council Recommendations

- The potential visual and amenity impact of a larger scale building with a smaller township should not be underestimated.

- A TNV for building heights should be introduced across Council's townships to restrict buildings to two storeys or nine metres in height.
- Additionally, a Zone change to the Township Main Street Zone is recommended, although this does bring its own issues as discussed later.

Increase to residential density:

Currently dwellings, except in conjunction with non-residential development are non-complying forms of land use within the Local Centre and Neighbourhood Centre Zones. However, the Suburban Activity Centre Zones not only encourages the construction of dwellings but seeks to encourage medium and high density development (see PO 1.4 and DTS/DPF 1.4 below).

PO 1.4

Where residential development is appropriate having regard to other performance outcomes of the zone, residential development achieves medium-to-high densities.

DTS/DPF 1.4

Residential development achieves a minimum net density of 35 dwelling units per hectare.

This density is a significantly higher rate than the low density that is encouraged for the Suburban Neighbourhood Zone (Code). To encourage this higher density residential development within small townships that lack metropolitan services (i.e. public transport, potable water, waste water, etc.) is ridiculous.

Council Recommendations

- A Zone change to the Township Main Street Zone is recommended as this Zone does not encourage medium and high density residential development. Although, as previously mentioned this Zone does bring its own issues.
- Introduce a minimum allotment size TNV to ensure that residential allotments meet the requirements of PDC 30 of the Residential Zone (Development Plan). Greater detail regarding this PDC and the need for it to be included in the Code is discussed in the Suburban Neighbourhood Zone.

Increase to gross leasable floor areas and new land uses:

The Suburban Activity Centre encourages the intensification of commercial uses by not contemplating a cap on the maximum gross leasable floor area (GLA) for shops or groups of shops. In comparison the Local Centre Zone which calls for a maximum GLA of 450m² for a shop or group of shops. This has the potential for these Zones to more readily compete with the higher order centres such as the Regional Town Centre Zone of Mount Barker. This approach diminishes the effectiveness and disrupts the order of the regions centre hierarchy.

Added to this concern regarding GLA's is the introduction of land uses which were previously listed as non-complying in the Local Centre and Neighbourhood Centre Zone. These land uses include:

Local Centre Zone and Neighbourhood Centre Zone

- Bus depot (see public transport terminal in the Code)
- Bus station (see public transport terminal in the Code)
- Service trade premises

Council Recommendations

- A zone change will not address the GLA issue as the Township Main Street Zone suffers from the same issue.

- Therefore, Council recommend that a new TNV for maximum GLA's be introduced into the Code (this solution is also discussed in the Regional Town Centre Zone).
- In regards to the encouragement/introduction of formerly non-complying land uses, Council notes that these land uses are not encouraged in the Township Main Street Zone.

The matters raised above, along with additional concerns have been collated within the table in Appendix 7.4.

3.8. Restricted Urban Policy Area

The Restricted Urban Policy Area 14 within the Residential Neighbourhood Zone is located to the South and West of Mount Barker and exists with the sole intent to maintain adequate separation distances by restricting more sensitive development (such as residential development) while the broiler sheds are still in operation. The broiler sheds are shown on Development Constraints Maps MtB/15 and MtB/20. Once the broiler sheds have been removed or cease operation (usually controlled via an LMA) residential can proceed in a similar to surrounding land located in the Residential Neighbourhood Zone. This is best demonstrated by the sub-division for the Glenlea Estate

However, the Draft Planning and Design Code appears transitions this Policy Area to the Deferred Urban Zone. Council is well aware of how a Deferred Urban Zone works as that zone is currently located at Macclesfield and Meadows. If this land (contained in the Restricted Urban Policy Area) was considered for the same purpose as the land located in the Deferred Urban Zone, then it would stand to reason that it would have been zoned for that purpose at that point in time.

The main issue that Council has with the transition from Restricted Urban Policy Area 14 to the Deferred Urban Zone is the procedural need to undertake an Amendment to change the zoning when residential development within the Growth Area moves to this locality. This is something that the current policy arrangement avoids, so for this reason, it is considered that the Deferred Urban Zone as proposed is inappropriate.

Council Recommendations

- As the land currently sits within the Mount Barker Growth Area, is currently zoned Residential Neighbourhood Zone and several land divisions have already been approved in this locality the logical solution is to extend the adjacent Master-planned Suburban Neighbourhood Zone and create a new sub-zone.
- This new sub-zone would need to closely match the current provisions of the Policy Area and allow for the eventual subdivision and residential development of the land. This would also allow an Assessment Manager to be the relevant authority (rather than SCAP) for new land division and dwellings.

For a greater in-depth analysis of this issue along with a comparison of the current and proposed policy refer to Appendix 7.5.

3.9. Master-planned Suburban Neighbourhood Zone

Through the Code it is intended to amend the existing Council's Residential Neighbourhood Zone to the Master-planned Suburban Neighbourhood Zone. The Residential Neighbourhood Zone has functioned to facilitate the urban growth of Mount Barker following the 2010 ministerial rezoning undertaken by the State Government.

Recent reviews by Council of the Residential Neighbourhood Zone have indicated that less than 10% of this growth areas have been fully developed and therefore it is imperative that there is a level of policy consistency to enable ongoing and stable growth similar to what has already occurred.

The intent behind the Residential Neighbourhood Zone is for it to become a series of interconnected neighbourhoods that are designed to promote social interaction, participation and a sense of community for all residents.

It is anticipated that the zone will accommodate at least 7000 dwellings of varying built form, density and housing preferences and style. While the dominant character is expected to be detached low to medium density housing forms of up to three storeys in height, higher density housing (including taller buildings) are envisaged within 400 metres of centres, public transport routes and areas of high public amenity including public open space.

Development within the Residential Neighbourhood Zone is underpinned by Concept Plan MtB/16 which provides a valuable structure plan for the growth areas setting out the location of Local and Neighbourhood Centres, a major connector road, areas of open space, stormwater management and key pedestrian and bicycle networks.

Most notably Council has identified the following issues within this particular proposed zoning changes:

- No provisions included with Concept Plan Map MtB/16 being a key document guiding development and infrastructure reference for the township;
- It appears that the Accepted development tables restrict certain types of development that are currently envisaged within the existing Zone;
- There are no forms of development that are 'Deemed to Satisfy' provisions due to the Code's Hazard (Medium Risk) Overlay (which relates to bushfire risk level rating); and
- Concerns regarding public notification triggers for new development within the Master-planned Suburban Neighbourhood Zone.

The absence of existing Concept Plan Map MtB/16 and all Development Plan policy that references it (namely Objectives 1, 4, Desired Character Statement references and Principles of Development Control 2, 4, 26, 40) has the potential to impact upon delivering desirable development and essential infrastructure.

Accordingly, Concept Plan Map MtB/16 and its supporting policy should be included within the Code.

It is also noted that the accepted development tables restrict certain types of development such as residential carports and outbuildings (and similar domestic structures) and this is due to the Native Vegetation Overlay. The Native Vegetation Overlay should be therefore removed to ensure this issue does not occur.

With regard to public notification any development adjacent a different zone will require public notification. This is a concern as proposed large land divisions can cover vast areas and invariably be located adjacent a different zone. Larger land divisions would facilitate the intent of the zone and yet require public notification which is considered contradictory. This notification trigger causes further concern when considering that it is not uncommon for land visions of this nature to be varied post approval and potentially these variations would also require consultation.

A potential solution would be to remove the public notification trigger from the notification table or to restrict the forms of development that will trigger this requirement.

Council Recommendations

- Add Objectives 1, 4, Desired Character Statement references and Principles of Development Control 2, 4, 26, 40 of the Residential Neighbourhood Zone to Concept Plan Map MtB/16.
- Update the Accepted Development tables to remove restrictions from carports and outbuildings (and similar domestic structures) due to the Native Vegetation Overlay.
- Update the Public Notification tables to remove the trigger for development adjacent a different zone.

3.10. Suburban Neighbourhood Zone

The Residential Zone covers a wide range of townships from the regional centre of Mount Barker to small villages such as Dawesley and Harrogate. Development within the Residential Zone is characterised by:

- Single storey detached dwellings with significant front and rear boundary setbacks and reasonable separation between the sides of dwellings;
- Development reinforcing the rural township character created by dwellings within an open space and landscaped setting which is sympathetic towards mature vegetation, water course, floodplains and natural topography;

The main challenges for development within the Residential are that townships within the Mount Barker District Council area are not connected to SA Water for potable water supply and/or sewer. Instead they dispose of their waste water either through a connection to a Community Wastewater Management System (CWMS) or through an onsite septic system. Both of these methods of waste disposal require a certain amount of land dedicate to a septic tank and (for onsite disposal) an effluent disposal area. As listed in the Desired Character Statement for the Residential Zone:

- *Development within **Mount Barker, Littlehampton, Nairne and Brukunga** is heavily influenced by the availability of mains water and a Community Wastewater Management Scheme;*
- *Development within **Callington, Kanmantoo, Dawesley and Harrogate** is heavily influenced by the availability of mains water (except for **Harrogate** which is reliant on harvesting rainwater) and the absence of a Community Wastewater Management Scheme which requires properties to provide septic tanks or other approved waste disposal system;*
- *Development within **Meadows, Macclesfield and Echunga** is heavily influenced by the absence of a mains water system requiring each property to harvest and store rainwater to meet its needs, and a Community Wastewater Management Scheme;*

To manage these issues, the Residential Zone contains a Principal of Development Control and a table (see PDC 30 below).

30 Land division to create allotments intended for detached dwellings and sites intended for group dwellings should be in accordance with the following table:

Township	Infrastructure		Minimum allotment size (excluding area of battleaxe allotment private access-way) (square metres)		
	Water Supply	Waste Disposal System	Where the slope of the subject land has a natural gradient of less than 1-in-8	Where the slope of the subject land has a natural gradient of 1-in-8 or more but less than 1-in-5	Where the slope of the subject land has a natural gradient of 1-in-5 or more
Brukung	Mains	CWMS	600	800	1200
Callington	Mains	Septic	1500	1500	1500
Echunga	Rainfall capture	CWMS	800	800	1200
Harrogate	Rainfall capture	Septic	1500	1500	1500
Kanmantoo	Mains	Septic	1500	1500	1500
Littlehampton	Mains	CWMS	600	800	1200
Macclesfield	Rainfall capture	CWMS	800	800	1200
Meadows	Rainfall capture	CWMS	800	800	1200
Mount Barker	Mains	CWMS	600	800	1200
Nairne	Mains	CWMS	600	800	1200

Unfortunately, the Draft Code does not locate TNV's for minimum allotment size for the townships listed in PDC 30 of the Residential Zone (Development Plan). These minimum allotment sizes reflect the smallest allotment that can be created to accommodate a dwelling and the necessary waste disposal system.

Council believes that provisions relating to land division contained in the Suburban Neighbourhood Zone, specifically PO 2.1, DTS/DPF 2.1, PO 2.2 and DTS/DPF 2.2 do not adequately address this issue.

To remedy this matter Council, recommend that the figures listed in the right hand side of the below table become a TNV for those townships.

Other issues arising from the transition to the Suburban Neighbourhood Zone for the Mount Barker District Council include:

- No Accepted Development due to the Native Vegetation Overlay;
- No Deemed to Satisfy carports due to the Hazard Medium Bushfire Overlay
- Shops up to 999m² are performance assessed, however DTS 1.3 states a maximum GLA of 100m² and DTS 1.4 states a maximum GLA of 200m². The Development Plan currently lists shops with a floor area > 80m² as a non-complying form of development;
- Public notification requirements such as:
 - Four or more additional allotments requiring public notification; and
 - Any development adjacent a different zone

Council believes that these issues have solutions which via amendments to the Code Tables or the introduction of new TNV's, including a TNV for GLA (discussed in greater detail in Section 7.3) can achieve a suitable outcome.

Townships within the Mount Barker District Council area are not connected to sewer systems provided by SA Water. Instead they dispose of their waste water either through a connection to a

Community Wastewater Management System (CWMS) or through an onsite septic system. Both of these methods of waste disposal require a certain amount of land dedicate to a septic tank and (for onsite disposal) an effluent disposal area. To manage this requirement, the Residential Zone contains a Principal of Development Control and a table (see PDC 30 below)

Unfortunately, the Draft Code does not locate TNV's for minimum allotment size for the townships listed in PDC 30 of the Residential Zone (Development Plan). These minimum allotment sizes reflect the smallest allotment that can be created to accommodate a dwelling and the necessary waste disposal system.

Site Dimensions and Land Division

PO 2.1

Allotments/sites created for residential purposes are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.

DTS/DPF 2.1

Where the allotment has a slope less than 12.5% (1-in-8), development accords with the following:
n) site areas (or allotment areas in the case of land division) not less than the minimum allotment size specified in the Minimum Allotment Size Technical and Numeric Variation Overlay; and
o) site frontages not less than the minimum allotment frontage specified in the Minimum Allotment Frontage Technical and Numeric Variation Overlay.

PO 2.2

Allotments/sites created for residential purposes are of suitable size and dimension to accommodate residential development that is sensitive to the topography of the locality.

DTS/DPF 2.2

Where the allotment has a slope equal to or greater than 12.5% (1-in-8), development accords with the greater of the following:

- (a) the site areas and site frontages specified in DTS/DPF 2.1; or*
- (b) the site areas and site frontages specified below:*

Development Type	Gradient	Minimum Site Area (m ²)	Minimum Frontage (m)
All Dwelling Types	> 1:8 &	1000	15
	< 1:4		
	≥ 1:4	1500	20

- Mt Barker, Littlehampton, Nairne, Brukunga 600m² min lot size 15m frontage
- Callington, Kanmantoo, Dawesley, Harrogate 1500m² min lot size 25m frontage
- Meadows, Macclesfield, Echunga 800m² min lot size 20m frontage
- Rest of zone 1500m² min lot size?

TNV's for lot sizes should follow the Residential Zone Desired Character Statement

Development within **Mount Barker, Littlehampton, Nairne** and **Brukunga** is heavily influenced by the availability of mains water and a Community Wastewater Management Scheme which permits minimum allotments of 600 square metres.

Development within **Callington, Kanmantoo, Dawesley** and **Harrogate** is heavily influenced by the availability of mains water (except for **Harrogate** which is reliant on harvesting rainwater) and the absence of a Community Wastewater Management Scheme which requires properties to provide septic tanks or other approved waste disposal system, which prohibits allotments less than 1500 square metres.

Development within **Meadows, Macclesfield** and **Echunga** is heavily influenced by the absence of a mains water system requiring each property to harvest and store rainwater to meet its needs, and a Community Wastewater Management Scheme which prohibits allotments less than 800 square metres.

Residential Zone	Suburban Neighbourhood Zone	Solutions
	No accepted development due to Native Vegetation Overlay – Carport, Outbuilding, Swimming Pool, Shade Sail, Water tank & Verandah.	Remove Native Vegetation overlay from list.
	No DTS due to Hazard (Medium Risk) Overlay.	Remove Hazard (Medium Risk) Overlay from list.
Shop over 80m ² GLA is Non-complying	Shops up to 1,000m ² performance assessed DTS 1.3 - 100m ² max GLA DTS/DPF 1.4 – 200m ² GLA when fronted to arterial/collector or adjacent a main street or Activity Centre Zone	Reduce GLA size in restricted table to 200m ² to match DTS/DPF
	Four or more additional allotments require public notification	Remove from notification table
	Any development adjacent a different zone will require public notification	Remove from notification table

Council Recommendations

- Transition the requirements of PDC 30 of the Residential Zone to a TNV for minimum allotment sizes for the townships listed in the table.
- If this does not occur Council cannot issue waste control approval for allotments smaller than those requirements.
- Add requirements for the provision of rainwater tanks for those townships not connected to mains water (as listed in PDC 30)
- Allow for carports, outbuildings, swimming pools, shade sails, water tanks and verandah's to be Accepted Development or Deemed to Satisfy Development. They are currently excluded from these assessment pathways due to the Native Vegetation Overlay and the Hazard (Medium Bushfire) Overlay.

- Add a TNV for minimum GLA for shops restricting floor areas to 80m². This will then mirror (or be like for like) the provisions of the Development Plan.
- Amend the Public Notification table removing the need to notify developments such as:
 - Four or more additional allotments requiring public notification; and
 - Any development adjacent a different zone

3.11. **Brukung Mine Zone**

The Brukung Mine was closed in the 1970s without remediation occurring, resulting in exposed minerals contributing to water contamination. For this reason, the Brukung Mine Zone was established to manage not only development within the former Brukung Mine site but to also provide for the remediation and rehabilitation of the site.

Any development undertaken in the Brukung Mine Zone will need to provide for the remediation and rehabilitation of the mine and environs through the:

- terra forming and restoration of the landscape
- treatment of contaminated water and sources of contamination
- re-vegetation of the landscape with indigenous species.

Alternatively, educational and training facilities associated with mine and mineral management and emergency services including, the Country Fire Service and SAPOL are acceptable. This issue of site contamination is treated so seriously in the Development Plan that all forms of development except for the above examples, and boundary realignment, are considered to be non-complying.

However, under the Draft Planning and Design Code the Brukung Mine Zone transitions to the Resources Extraction Zone. This Zone allows for mineral extraction whereas, as previously explained, the Brukung Mine Zone restricts development as the subject site is a former mine that was never remediated and has contamination issues. Encouraging new mining operations, offices, stores, farming or horse keeping in this environment would be unwise.

The only resolution that Council sees for this problem is for a subzone to be spatially located over the area with the provisions of the subzone mirroring those of the current Brukung Mine Zone.

Council Recommendations

- Create a new subzone, over the same area as the Brukung Mine Zone, to transition all of the provisions of the Brukung Mine Zone.
- Without this it is likely that any development in the area will exacerbate the contamination of the area.

3.12. **Peri-Urban Zone and Rural Zone**

The current Primary Production Zone has been split between the Peri-Urban Zone and the Rural Zone. This zone split follows the boundary of the Mount Lofty Ranges Watershed 3.

The Primary Production Zone comprises much of the council area and has historical uses comprising grazing, fodder production, horticulture, dairying, horse keeping, intensive animal keeping and commercial forestry. The intent of the Primary Production Zone is to ensure that

land use and activities securing the long term economic and environmental sustainability of farming and horticulture take precedence over other non- productive land uses.

The Primary Production Zone contains several Policy Areas following the broad agricultural land uses and soil types within the Mount Barker District Council. The Prime Agriculture Policy Area located around the townships of Mount Barker, Littlehampton and Nairne, comprises some of the most productive land, capable of supporting a wide range of agricultural activities. While the Broad Acre Agricultural Policy Area occupies the drier eastern part of the district and contains land used for broad-acre cropping and grazing practices.

Policy issues are the same for both the Peri-Urban Zone and the Rural Zone.

Issues:

Council supports policy within the Peri-Urban that supports existing primary production land uses and seeks to expand the economic base of the area through the encouragement of value adding industries. However, there are a number of concerns with policies within the Peri-Urban Zone.

Specifically, there are several types of land uses that are now envisaged (DTS/DPF 1.1) that were previously Non-Complying activities in the Mount Lofty Ranges Watershed Area 3. These activities include:

- Warehouse (where located within the Watershed Area 3)
- Industry (located in Watershed Area 3 - only if it's a service industry in association with processing of primary production including other requirements)

It is Council's position that the assessment pathways for these activities should not alter between the Development Plan and the Draft Planning and Design Code.

Council supports the inclusion of protective tree netting as an accepted type of development however it is noted that the Sloping Land Overlay excludes protective netting from that assessment pathway. This should not be an issue however this form of development is not referenced in the Deemed to Satisfy or Performance Assessed tables. This then forces any application for protective netting into the "All Other Code Assessed Development" category to be assessed against all Code policies and would also require public notification. This issue can be remedied by including protective tree netting in the Performance Assessed table.

Council is unsure how policies relating to the establishment of shops and function centres would work. DTS/DPF 6.1 states that:

DTS/DPF 6.1

Shop:

- (a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or value adding;*
- (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or from the region;*
- (c) have a gross leasable floor area not exceeding 100m²;*
- (d) have an area for the display of produce or goods external to a building not exceeding 25m²;*
- (e) in the form of a restaurant, do not result in more than 75 seats for customer dining purposes.*

The above provision raises many different questions for an assessment. What weight would a relevant authority place on where the produce is grown or sourced from? What happens if, once

approved, the Shop or Function cannot source local produce? How would 75 dining seats fit in a gross leasable floor area?

Similar provisions and similar questions are raised for the assessment of tourist accommodation and function centres.

Council Recommendations

- Ensure that activities that are currently non-complying in the Mount Lofty Ranges Watershed Area 3 (such as warehouse and industry) are not listed as envisaged uses for the Peri-Urban Zone.
- List protective tree netting as a Deemed to Satisfy form of development where located within the Sloping Land Overlay.
- Provide greater detail on how the assessment and establishment of shops and function centres would work. What does “primarily sourced, produced or manufactured” on the same allotment or region mean? What region would be used as the definition? Tourism Region, Planning Region, etc.?
- Provide greater clarity on how 75 seats for customer dining would work in a 100m² GLA.

3.13 Nairne Redevelopment Subzone

As can be seen from the two maps located in Appendix 7.8 the Nairne Redevelopment Subzone (Code) does not follow the boundaries of the Redevelopment Policy Area (Development Plan) and instead follows the boundaries of the Nairne Main Street Policy Area (Development Plan). This is despite DO 1 of the Nairne Redevelopment Subzone specifically referring to the former Chapmans Smallgoods factory and the Bush Timbers’ Salvage Yard, neither of which is covered by the Subzone.

Council has no concerns regarding the policies listed in the Nairne Redevelopment Subzone as they reflect the intent of the Redevelopment Policy Area.

The matters raised above, along with additional concerns have been collated within the Table 3.1 within the Appendix of this document.

Council Recommendations

- Spatially locate the Nairne Redevelopment Subzone in line with the current Redevelopment Policy Area.

4. Infrastructure

Whilst metropolitan councils are largely sewered and serviced by SA Water infrastructure, regional Councils primarily comprise of onsite disposal or a septic tank connected to a Community Wastewater Management Scheme. Current Code policy relating to 'Design in Rural Areas' has a provision for Waste Control, however within the Code's 'Design in Urban Areas' there is no such equivalent provision. Some residential areas in the Mount Barker district are directed to the 'Design in Urban Areas' rather than the design in 'Design in Rural Areas' provisions which has the potential to result in allotments or even future developments without having the necessary and relevant provisions for waste control.

This goes beyond planning and is a public health issue so therefore it is critical for the SA Portal that a wastewater application would need to be approved prior to issuing any planning/development consent.

It is noted that the portal does not manage wastewater applications so it is imperative that there is a correlation and consistency of Council mapping within the portal. It would be beneficial to have a reference to the Wastewater Code to ensure allotments are developable with provision for appropriate wastewater treatment and therefore fit for purpose. This issue has previously been raised in Section 3.10 Suburban Neighbourhood Zone which recommended that PDC 30 of the Residential Zone from Council's Development Plan be incorporated into the Code.

Wastewater disposal and development go hand in hand. This is more of a regional issue as metro-based areas are largely sewered which allows high density development to occur as is sought via the Code. It would be beneficial that if a wastewater system was required there would be some form of trigger via the SA Portal requiring a wastewater approval prior to issuing consent. It is critical the Code does not inadvertently result in land that is not fit for purpose or that cannot be appropriately serviced from a wastewater perspective.

4.1. Concept Plans

Historically Concept Plans have proved to be an important strategic tools to manage and deliver infrastructure and this has been evident throughout the ongoing growth occurring in Mount Barker. A review of the Code details that the vast majority of Councils current Concept Plans have been removed. These Concept Plans are critical to ensuring that development is undertaken in an orderly and efficient manner without imposing risks of major infrastructure costs to Council.

It is noted that on page 22 of the Guide to the Draft Planning and Design Code (released during the consultation period) lists when concept plans will and will not be transitioned to the Code. When Council reviewed the Code it appeared that only 3 concept plans were transitioned and no explanation provided by DPTI as to how or why this was the case, despite the same Guide stating that DPTI had worked closely with Council. It is interesting to note that one of the Concept plans that has been transitioned does not meet the criteria set out above as the development that it relates to has been completed. The inconsistency is concerning and the financial implications for Council could be substantial.

When applying this same criterion for retaining Concept Plans Council believes that 12 Concept Plans should be retained and transitioned to the Code.

For ease of use Council has attached a table in the appendices outlining those Concept plans that can be retained and those that can be removed along with the reasons for that decision.

Council Recommendations

- Add the 12 Concept Plans listed in Appendix 7.9 and their supporting principles to the Code.

4.2. Heritage

Council acknowledges that the lists of Local and State Heritage Items will be transitioned from the Development Plan to the Code. This includes their visual representation in online mapping to make it easier for the community and developers to see where these items are located.

Contributory Items:

Council raises concerns regarding the loss of Contributory Items and their replacement by a Historic Area Overlay and Historic Area Statements. It is difficult to understand how the community and developers will know which buildings these statements relate to or whether one of those character/heritage buildings is located adjacent an allotment. This could be resolved by identifying and displaying those buildings that retain that specific character on the online mapping tool.

Historic Area Statements:

In regards to the Historic Area Statements it is unfortunate that Council staff were not offered sufficient time to write these statements and present them to Council for endorsement. Therefore, Council's Heritage Advisor has reviewed, critiqued and re-written these statements (see Appendix for these new statements).

Assessment Pathways:

It should be noted that Assessment pathways for the demolition of State and Local heritage items have been changed for the Township Zone (covering Hahndorf) and the Regional Town Centre Zone as the demolition and total demolition of local and state heritage items is currently non-complying, these are proposed to be performance assessments (merit). It is noted that Non-complying development and restricted development are not the same thing and do not operate in the same method. While the Non-complying process acts as both an assessment pathway and a pseudo prohibited development list (prohibited in the fact that the relevant authority can give an early no to a non-complying application without undertaking a thorough assessment).

Restricted development is simply an assessment pathway and informs who the relevant authority is (in this case the State Planning Commission). Restricted development also allows for the State Planning Commission to consider information not directly related to the Code provisions.

As there is no mechanism in the Planning, Development and Infrastructure Act to provide an early no to a proposal, this issue may not be able to be remedied.

Public notification:

Currently the demolition of a State or Local Heritage Place would require category 3 public notification. Alterations, additions or the redevelopment of a State or Local Heritage Place would require category 2 public notification in the Township Zone and the Regional Town Centre Zone. For some reason the Code excludes the demolition (whether total or partial) of a State Heritage Place from public notification, but would make alterations, additions or the redevelopment of that item require public notification (as this form of the development is not listed in a Zone table). This is a perverse outcome whereby the removal of an item of State significance can be removed without consulting the community while the adaptation or restoration of the building would require that.

For this reason, Council suggests that the notification tables be amended to require the demolition (whether partial or total) of a State or Local Heritage Item requires public notification.

Design Guidelines:

Council has spent considerable time and effort compiling design guidelines to assist with the development of Local Heritage Places, properties located within Historic Conservation Areas and properties located within the Hahndorf State Heritage Area (see tables MtB/5 and MtB/6 of the Development Plan). These tables contain unique policy (green text) for the Mount Barker District Council that has helped to maintain the heritage character of our district and to lose them would see not only years of policy and assessment work but also the community feedback thrown out.

For this reason, Council recommends that these Development Plan tables be release by the Commission as a Practice Guideline.

Council Recommendations

- Allow Council's to maintain a list of buildings that display the attributes and characteristics listed in the Historic Area Statements. Without knowing which buildings display these attributes it is difficult for the community to understand which buildings these statements apply to. This will mean more enquires to Council and a greater reliance on gaining the advice of heritage consultants.
- Re-written Historic Area Statements are attached in Appendix 7.10.
- Include the demolition (whether partial or total) of a Local or State Heritage Item as a Public Notification trigger.
- Include the Heritage Design Guidelines (tables MtB/5 and MtB/6) as part of the Code.

5. Resourcing

Council has previously written to the Commission (on 1 March 2019) regarding the impact of the draft Planning, Development and Infrastructure (General) (Development Assessment Variation Regulations 2019 (Development Assessment Regulations) and draft Practice Directions. At the time Council raised concerns regarding the impact of the assignment of the Relevant Authority by the draft regulations and how this can negatively impact on Council resources, timeframes, costs (to Council and applicants) and Council resources.

At the time Council analysis showed that the, at the time current iteration of, Regulation 22 of the Draft Regulations would result in:

- A significant increase (up 700%) in the number of applications for which CAP is the relevant authority, compared to the number of applications, which are currently delegated to CAP's pursuant to each Council's delegations;
- Increased costs to both Councils and developers;
- Increased timeframes on some applications; and
- Poor planning outcomes with some applications.

It has been heartening to see that Regulation 22 has been re-written to remove these burdens from the assessment process. However, it is concerning to see a large number of omissions, errors and mistakes contained within the Performance Assessed Tables and the Notification Tables of the Code that will see development requiring public notification and therefore a requirement to be presented to the CAP.

It is acknowledged that while CAPs, as the relevant authority, can provide a delegation to an Assessment Manager pursuant to Section 100 of the *Planning, Development and Infrastructure Act* (PDI Act), this is not assured in all circumstances and is a significant risk to Councils who have well established, effective and suitable delegations. Furthermore, while an Assessment Manager can consider that a proposal is "minor" and does not warrant public notification this imposes an administrative burden on the Assessment Manager to make that decision within required timeframes and as a decision formed within the assessment of an application is open to an appeal.

Council Recommendations

- Consider the attached list of errors and omissions (in appendices) and amend the Zone tables accordingly to remove the requirement for public notification and an assessment by the CAP.

6. Other

The following section relates to general concerns with the Draft Planning and Development Code. These concerns permeate throughout the Code and the consultation process including:

- Naming conventions;
- Complexities with how the Code has been written;
- New TNV's to be added; and
- New envisaged land uses which were Non-Complying.

6.1. Naming Conventions

The new Code introduces zone names that in a rural/regional context are not familiar in the planning world. It is certainly, bewildering and out of place with established standards of zoning commonly found elsewhere and these terms will complicate matters when dealing with both local and interstate developers.

The reference to Residential focused zones as Neighbourhood Zones is confusing. The Suburban Neighbourhood Zone mistreats rural communities, which are not suburbs of metropolitan Adelaide and have no correlation with urban form in regional areas.

The Community are keen for descriptive terms which clearly define the intended character of an area and we urge a return to former naming conventions or a review of the new names to prevent confusion.

For example:

- Suburban Neighbourhood Zone is to replace Residential Zone
- Resource Extraction Zone is to replace Historic Mining Zone
- Employment Zone is to replace Industry Zone

This introduction of unfamiliar terms is confusing and will further complicate matters when dealing with the public and applicants. It is very apparent that the names have been generated with a metro-centric mindset and do not respect regional areas. Everyone can relate to the purpose of a Residential Zone.

It is suggested that the Code revert back to familiar terminology currently used in the SA Planning Library.

Council Recommendations

- Consider the impact of Zone names on people's perception of the use of that Zone and change the Zone name accordingly.
- This is especially important for the Peri-Urban Zone.

6.2. Complexity

As has been previously stated the Draft version of the Code out on public notification is not user friendly. Overall Council officers have found the Code difficult to navigate and interpret. Our review has also identified a number of errors and inconsistencies (as discussed throughout this document) and most importantly there appears to have been a lack of integration of existing local policy relevant to the Mount Barker district.

As we understand like many other Councils and agencies, our qualified and experienced staff have found the readability of the Code to be cumbersome and time consuming and this has hampered

Council to road test and more thoroughly interrogate the Code and provide further feedback beyond what has been contained in this response.

6.3. TNV

The introduction of Technical & Numeric Variations to the Code is a welcome addition as it allows for a level of flexibility to the Code when considering aspects of development that vary from Council to Council (such as allotment sizes, frontages, etc.). Council have identified several areas where TNV's have either been not spatially located even though they are mentioned in relevant Zone (in the Development Plan) or TNV's are required to restrict new requirements or limits in the Code (for example "medium rise").

These missing TNV's have been specifically mentioned in the various sections above and also in the tables in the Appendices.

One numeric value that appears to have been overlooked is Gross Leasable Floor Area (GLA's). This value appears in most residential zones, commercial/centres zones, industrial and employment zones. In most circumstances these values have been set after Council has undertaken a thorough process of community consultation. To have these values or limits dramatically increased by the State Government after this community consultation, businesses abiding by the limits and these limits being in place for lengthy periods of time is a slap in the face to the community. As such it is recommended that a TNV for GLA's be introduced to the Code to ensure that valuable policy work be retained.

Council Recommendations

- Thoroughly review Council's Development Plan to ensure that all minimum allotment sizes, minimum frontages, maximum building heights are captured by the Code.
- Introduce a new TNV for a maximum Gross Leasable Floor Area (GLA).

6.4. New envisaged land uses which were Non-Complying.

Some Code Zones introduce envisaged land uses (via DTS/DPF 1.1 of the Zone) that when cross referenced against the relevant zone in the Development Plan are listed as Non-Complying forms of development.

This is of great concern that these previously discouraged land uses will become encouraged land uses, especially when this has not been communicated to the wider community. Added to this is Council's concern that the Update Report released by DPTI states (section 8.4) that it "is proposed that envisaged land uses would be excluded from notification unless the site of the development is adjacent a different zone".

This would result in situations where formerly non-complying forms of development could be approved (whether via Deemed to Satisfy or Performance Assessed) without requiring public notification.

Appendix 7.10 provides a detailed list of those land uses which are currently non-complying but are now envisaged.

Council Recommendations

- Review Council's Development Plan to ensure that land uses which are currently non-complying do not become envisaged land uses for new Code Zones.

6.5. Definitions

Agricultural Buildings:

The definition for Agricultural buildings exclude ancillary buildings used by dairies, intensive animal husbandry and undefined animal husbandry uses, such as pump sheds, hay sheds, permanent silos, implement sheds, fire-fighting water storage tanks etc. This means that these types of applications will be undefined and require an assessment against all of the provisions of the Code while also requiring to undergo public notification. Currently minor ancillary uses/structures undergo a limited assessment process and do not require public notification.

Council Recommendations

- Include ancillary agricultural buildings that are used to support an existing agricultural purpose to be included in the definition of *Agricultural Buildings*.

Low Intensity Animal Husbandry and Intensive Animal Husbandry:

The test for a land use to be defined as intensive animal husbandry comprises two parts:

- 1: Commercial production of animals kept in enclosures or other confinement, and
- 2: The main food source is introduced from outside of the enclosure or confinement

For low intensity animal husbandry, the key determination is that the animal's main food source is obtained by grazing or foraging. As there is no definition for grazing then the differentiation between these two is not clear.

Given the above definitions, it appears that there is a gap between low intensity animal husbandry and intensive animal husbandry whereby animals that are predominantly fed by outside sources but are not kept in enclosures or other confinement (e.g. intensive dairies where grazing density far exceeds the carrying capacity of the land with imported feed distributed on a feed pad but cows still remain in small paddocks rather than being in enclosures or confinement, and potentially free range egg production, free-range pig production etc.) are not considered. This could mean that these uses will be undefined, requiring an assessment against all Code provisions and requiring public notification.

Council Recommendations

- Consider how to include free range (intensive) animal production and dairying in the definitions of the Code. This may entail a new definition to cover this type of use.

Elements excluded from definition of Intensive Primary Production land uses

The Code seeks to breakdown development into specific elements. This can be beneficial in regard to enabling certain elements to be deemed-to-satisfy and not to be included for consideration in a performance assessment (including any notification requirements). In this scenario, the non-inclusion of a fundamental element in the definition of a complex land use can result in these elements being assessed against all provisions of the Code. Examples of this can include wastewater lagoons (associated with intensive animal husbandry operations such as dairies, piggeries and cattle feedlots), feed mills, feed pads etc.

Council Recommendations

- Include ancillary uses and key infrastructure elements such as wastewater lagoons, feed mills etc. within the definition of intensive animal husbandry and dairying in the Code.

6.6. Conclusion & Recommendations

The Commission should be commended for undertaking a review of the planning system and proposing a modernisation of process and technology used. However, it is unfortunate that this good work is spoilt by the fact that the finished product (the Draft Planning and Design Code) is poorly presented, full of errors and excludes key assessment criteria. This is further compounded by the fact that what is an online planning system has been released for consultation in a paper based format. This has resulted in difficulties in reading and understanding the Code and a lack of road testing of Zones, assessment pathways and criteria.

In its current form the Mount Barker District Council cannot support the Draft Planning and Design Code, to do so would result in adverse outcomes for the community as evidenced in the sections above.

For this reason, the Mount Barker District Council recommend that the Commission delay the implementation of the Code until the Planning Portal has been thoroughly road tested, errors within the Code fixed and the correct zone and policy setting have been spatially located. Only once this has been completed would Council be in a position to support the Code.

7. Appendices

7.1. Appendix 7.1 Hahndorf Township Zone

Current Zone/Policy Area	Planning & Design Code
Township Zone	Township Zone
Policy Area 20 Hufendorf	Township Zone
Policy Area 21 Residential	Township Zone
Policy Area 22 Strassendorf	Township Zone

Township Zone (Current Development Plan)	Township Zone (Planning & Design Code)	Comment/Issue	Replacement Policy or Changes
<ul style="list-style-type: none"> Township to remain largely residential with commercial concentrated on main street Dwelling, shop, Tourist accommodation encouraged (only for Policy Areas 20 and 22) 	<ul style="list-style-type: none"> Envisages residential, community, retail, business, commercial and light industry uses and facilities to serve the local community 	<ul style="list-style-type: none"> Land uses do not entirely align with Township Zone in Current DP at a Policy Area level. In particular, light industry inappropriate for Hahndorf main street and commercial/light industry uses inappropriate for residential area (Policy Area 21) – Non-residential land uses are non-complying in Residential Policy Area 21 (i.e. the part of Hahndorf not in the main street). 	<ul style="list-style-type: none"> Township Main Street Zone of the P&D code possibly more suited to the Hahndorf Main Street. To comprise Policy Area 20 and 22. Policy Area 21 Residential will need a different Zone that restricts non-residential land uses
<ul style="list-style-type: none"> Emphasis on Hahndorf's unique historic character and its conservation 		<ul style="list-style-type: none"> Proposed Township Zone of the P&D Code provides minimal guidance in respect of preserving Hahndorf's unique historic character and the local characteristics as currently specified in Council's Development Plan 	<ul style="list-style-type: none"> To be captured in Historic Character statements

Township Zone (Current Development Plan)	Township Zone (Planning & Design Code)	Comment/Issue	Replacement Policy or Changes
<ul style="list-style-type: none"> Buildings to be generally single storey 	<ul style="list-style-type: none"> Building height is no greater than 2 building levels and 9m and wall height that is no greater than 6m (DTS/DPF 2.2) 	<ul style="list-style-type: none"> Township Zone currently envisages buildings to be generally single storey whereas the P & D Code's Township Zone allows for two storey development. This could have significant impacts on the local character where single storey built form predominates (e.g. in current Policy Area 21). In saying this, PO 2.2 of the Township Zone in the P&D Code seeks that buildings contribute to a low-rise character and complement the height of nearby buildings. This PO could aid in rejecting two storey buildings that are out of character and allow when it complements. 	<ul style="list-style-type: none"> The PO is vague in its wording as it does allow for 2 storey development, also the term "low rise" means up to and including 2 building levels It would probably come down to the Heritage Statement as to whether or not this would be allowed
<ul style="list-style-type: none"> (PDC 12) Development of land adjacent to or containing Nairne Creek should be designed and constructed to <ol style="list-style-type: none"> address the existing topography avoid the use of fill and retaining walls ensure that areas covered by the 1-100 average return 		<ul style="list-style-type: none"> No Hazards (Flooding) Overlay applied. Multiple watercourses are located throughout the Hahndorf Township with multiple allotments that are subject to flooding. This omission from the P&D will have significant impacts to development if not captured. 	<ul style="list-style-type: none"> No Flood Overlay for Hahndorf (on Code Mapping). However, Council has a GIS layer showing data from a 2004 Flood Study for the Upper Onkaparinga River. This will need to be reflected on the Code Mapping so the Overlay can be spatially located.

Township Zone (Current Development Plan)	Township Zone (Planning & Design Code)	Comment/Issue	Replacement Policy or Changes
interval flood are not developed.			
<ul style="list-style-type: none"> • Advertising to meet heritage design guidelines and strongly controlled (PDC 15) • PDC 15: The following types of signage should not occur within the zone: <ul style="list-style-type: none"> (a) above veranda end spandrels and fascia boards (b) above parapet or gable (c) bunting (d) mobile (e) roof (f) third party advertising. 		<ul style="list-style-type: none"> • No guiding policies for advertising displays within Township Zone of P&D Code 	<ul style="list-style-type: none"> • Can be dealt with at a General Development Policy level • Heritage Statements will need to cover signage and advertisements

Policy Area 20 Hufendorf (Current Development Plan)	Township Zone (Planning & Design Code)	Comment/Issue	Replacement Policy or Changes
<ul style="list-style-type: none"> • Land division to conserve/restore Hufendorf allotment pattern and character • Envisaged nucleated village character with strips of farmland 	<ul style="list-style-type: none"> • As above 	<ul style="list-style-type: none"> • Farming/horticulture not envisaged in proposed Township Zone. This is important as it is reflective of the historic Hufendorf allotment layout (allotments that provide farming 	<ul style="list-style-type: none"> • Conservation of Hufendorf allotment pattern to be captured in Historic Character Statements and Concept Plan to be included and referenced (need to read over the statements)

<p>extending behind each house;</p> <ul style="list-style-type: none"> • Commercial, residential, consulting room, motel/hotel, motor repair station and farming/horticulture envisaged • Residential buildings to be single storey appearance • Residential development to be carefully designed to not impact historic character and be sympathetic to existing 19th century residential development 		<p>extending behind each house). This has not been transferred to P&D Code</p> <ul style="list-style-type: none"> • No mention in Planning & Design Code on Hufendorf allotment pattern • No description of Hufendorf or Strassendorf allotment pattern or reference/inclusion of Concept Plan Map MtB/14 HUFENDORF & STRASSENDORF in Council's DP. This could have fundamental impacts to heritage character of Hahndorf. 	<ul style="list-style-type: none"> • Heritage Statements to be improved to reflected the Hufendorf and Strassendorf layouts • Need to consider how farming/horticultural uses can be encouraged
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Policy Area 21 Residential (Current Development Plan)	Township Zone (Planning & Design Code)	Comment/Issue	Replacement Policy or Changes
<ul style="list-style-type: none"> • Envisages single storey dwellings within a landscaped setting • No further intrusion of commercial/non-residential uses that cause interface conflicts • Hammerhead allotments discouraged • Maximum building height 9m • Minimum front setback 8 m • Minimum site area: 800m • Maximum frontage: 20m • Land division to conserve and restore Hufendorf and Strassendorf allotment patterns 	<ul style="list-style-type: none"> • Buildings are no closer to the primary street boundary than: <ul style="list-style-type: none"> ○ the average of existing buildings on adjoining sites with the same primary street frontage and, if there is only one such building, the setback of that building; or ○ 6m, if no building exists on an adjoining site with the same primary street frontage. 	<ul style="list-style-type: none"> • Township Zone Desired Outcomes (DO 1), envisaged land uses, and building heights do not align with Policy Area 21 of Council's Development Plan (single storey detached dwellings) • The P&D Code Township Zone envisages commercial land uses that is specifically discouraged in the current DP. • Inconsistent with current front setback provisions in DP which envisages 0m setback in Policy Area 22 Strassendorf and 8m in Policy Area 21 Residential. In saying this, the Code does seek for the average setback of adjoining buildings which could manage this. • Minimum Allotment Size <u>not</u> specified in a <i>Technical and Numeric Variation Overlay</i> for Hahndorf or within Township Zone. This could have fundamental impacts to the existing character. 	<ul style="list-style-type: none"> • Policy Area 21 to be changed from Township Zone to Suburban Neighbourhood Zone or similar • The Suburban Neighbourhood Zone allows for offices, shops, educational establishments and community facilities to be established. Unfortunately, there is NO Zone that is purely for residential purposes, all new Zones allow for a mix of land uses. • The closest Subzone is the Dwelling Subzone but this is located within the Conservation Zone • TNV to be applied across current Policy Area 21 Area for minimum allotment size of 800m² and minimum frontage of 20m (see PDC 7 of Residential Policy Area 21 for min lot sizes). • TNV for front setbacks needed – unsure if Heritage Statements will cover this • Concept Plan Map to be referenced and divisions sought to preserve Hufendorf and Strassendorf allotment pattern

Policy Area 21 Residential (Current Development Plan)	Township Zone (Planning & Design Code)	Comment/Issue	Replacement Policy or Changes
		<ul style="list-style-type: none"> • No reference to preserving the Hufendorf and Strassendorf allotment patterns • Minimal guiding policies for battle-axe allotments at land division stage within Township Zone of P&D Code. No battle-axe land division policies also within <i>Land Division in Urban Areas of the General Development Policies</i> (e.g. access width, driveway length, landscaping strips, fencing etc.). This could have substantial impacts to existing residential character if omitted. 	<ul style="list-style-type: none"> • It appears that Some Zones have specific land division provisions regarding battle-axe allotments (See General Neighbourhood Zone Page 462 DTS/DPF 2.1)

Policy Area 22 Strassendorf (Current Development Plan)	Township Zone (Planning & Design Code)	Comment/Issue	Replacement Policy or Changes
<ul style="list-style-type: none"> • Mix of community/tourist activities, consulting rooms, shops, restaurants, hotel, motel, motor repair station, office and dwellings envisaged • Retention of main street historic character and surrounds • High standard of outdoor advertising • Conserve/restore Strassendorf allotment pattern • Minimum road setback: 0m • Minimum side boundary setback: 1.2m • Maximum building height: two storeys 		<ul style="list-style-type: none"> • Envisaged land uses do not align (e.g. light industry inappropriate) • Inconsistent with current front setback provisions in DP which envisages <u>0m setback</u>. In saying this, the Code does seek for the average setback of adjoining buildings which could manage this. 	<ul style="list-style-type: none"> • Township Main Street Zone of the P&D code possibly more suited to the Hahndorf Main Street. Will need to request that DPTI split the Township Zone around the current Policy Areas • TNV to be applied envisaging 0m front setback

7.2. Appendix 7.2 Regional Centre Zone

Current Zone / Policy Area	Proposed Zone
RTC Zone, Auchendarroch Community Policy Area	Community Facilities Zone
RTC Zone, Dunn Bickle Community Policy Area	Community Facilities Zone
RTC Zone, Bulky Goods Policy Area	Suburban Employment Zone
RTC Zone, Business and Retail Core Policy Area	Urban Activity Centre Zone
RTC Zone, Gawler Street Policy Area	Suburban Main Street Zone
RTC Zone, Mixed Use Policy Area	Suburban Business and Innovation Zone
RTC Zone, Open Space and Corridor Policy Area	Open Space Zone
RTC Zone, Residential Character Policy Area	Suburban Neighbourhood Zone
RTC Zone, Residential Infill Policy Area	Housing Diversity Neighbourhood Zone

Community Facilities Zone (replaces RTC Zone, Auchendarroch Community Policy Area 6 and Dunn Bickle Community Policy Area 12)				
Current Auchendarroch Community Policy Area 6 Development Plan Policy	Current Dunn Bickle Community Policy Area 12 Development Plan Policy	Proposed Planning & Design Code Policy	Comment/Issue	Solutions
Supports a range of regional community, cultural, educational, entertainment, leisure, recreational and tourism related uses.	Supports community, cultural entertainment, formal and informal recreational activities	Supports a range of public and private community, educational, recreational and health care facilities.	ACPA6 and DBCPA12 generally seek similar land uses, but ACPA6 is more tourist and heritage focussed. Health care facilities not currently envisaged in ACPA6 and DBCPA12	<ul style="list-style-type: none"> It appears that none of these envisaged uses have assessment criteria (i.e. they're not mentioned in Performance Criteria)
Development envisaged: <ul style="list-style-type: none"> Community facility Educational establishment Emergency services facility Entertainment venue Indoor recreation centre 'park and ride' facility 	Development envisaged: <ul style="list-style-type: none"> Community facility Entertainment, cultural and exhibition facility Recreation facility Recreation ground 	Development envisaged: <ul style="list-style-type: none"> Consulting room Educational establishment Indoor recreation facility Office Place of worship Pre-school 	We wouldn't want to see consulting rooms or offices in this zone. This zone should purely be for community uses. Consulting rooms and offices should be encouraged more in the	<ul style="list-style-type: none"> Consulting rooms/offices - Is there a different Zone that allows for similar uses but drops out the shops and consulting rooms?

<ul style="list-style-type: none"> • Place of worship • Pre-school • Public transport interchange • Supported accommodation • Tourist accommodation (except caravan/tourist park) 	<ul style="list-style-type: none"> • Swimming pool • Tourist accommodation 	<ul style="list-style-type: none"> • Recreation area • Shop 	<p>town centre unless an office, for example, is in association with a community, educational, or recreational use.</p> <p>Shop uses also not supported in the current ACPA6.</p> <p>CF Zone does not envisage tourist accommodation. This is key to both the current ACPA6 and DBCPA12</p>	<ul style="list-style-type: none"> • No Zone in the Code allows for that • Although the Cultural Institutions Subzone (for the City Riverbank Zone) seems closest • Tourist accommodation needs to be considered as it is not listed in DTS, Performance Assessed or Restricted
<p>Conservation and enhancement of the Auchendarroch building and grounds</p>	<p>Progressive and coordinated redevelopment that maximises the range of activities accessible to the community</p>		<p>ACPA6 primarily seeks to conserve and enhance Auchendarroch House, whereas the DBCPA12 is seeking progressive redevelopment. These are somewhat at odds with each other.</p>	
<p>Shop and offices only supported where ancillary to educational, community, tourism and leisure land uses that exist or are envisaged</p>	<p>Shops should have a gross leasable floor area less than 80 square metres</p>		<p>ACPA6 only supports shops if they're ancillary to uses supported in the policy area, whereas the DBCPA12 supports any shop as long as it is less than 80 square metres.</p> <p>No PO/DTS/DPF for shops/offices in the CF Zone</p>	<ul style="list-style-type: none"> • If shops and offices are going to be part of this zone, then there needs to be specific criteria to assess these forms of development against. • Alternatively, a new sub-zone could be created
<p>Tourist accommodation is supported (hotel/motel style accommodation)</p>			<p>Tourist accommodation is not mentioned/envisaged in the CF zone</p>	<ul style="list-style-type: none"> • Tourist accommodation isn't listed as a Performance Assessed form of development so will

				default to all relevant provisions
Caravan and/or tourist park development discouraged.			Caravan/tourist park already exists in the DBCPA12.	
Concept map for to retain open area on north, east and south sides of Auchendarroch House – ‘Auchendarroch Exclusion Area’.			Is there a Concept Plan Map for this in the P&D Code?	<ul style="list-style-type: none"> • We’ve requested that this Concept Plan (Concept Plan Map MtB/10) be retained
Maximum 2 storeys/8 metres in height where adjacent the Residential Zone boundary	No height limits in this policy area, defaults to RTC Zone	<p>PO 2.1 A range of low to medium rise buildings, with the highest intensity of built form at the centre of the zone and lower scale at the peripheral zone interface.</p> <p>DTS/DPF 2.1 Building height does not exceed a maximum height specified in the Building Height Technical and Numeric Variations Overlay.</p>	Different height limits in the ACPA6 and DBCPA12. These could be addressed through the TNV Overlay.	<ul style="list-style-type: none"> • Currently no TNV for building height over Policy Area 6 or Policy Area 12 • A TNV will be required to address this criteria • Medium rise in the Code = 6 storeys
Buildings designed and sited to present well to Keith Stephenson Park	Active frontages and passive surveillance of Littlehampton Creek, trail network, railway corridor, Cameron Road, Druids Avenue		<p>ACPA6 and DBCPA12 are generally consistent in this regard.</p> <p>PO/DTS/DPF focussed mainly on interface to residential development, not on interface to open space/public areas.</p>	
	Development should have regard to existing Heritage Railway and not prejudice future use of the railway corridor The railway station (NO) but is kind of covered in			

	the Paddys Hill Heritage Statement			
	Support and facilitate the ongoing use of Dunn Oval			
	Facilitate future extension of Druids Avenue – refer Concept Map MtB/18		Is there a Concept Plan Map for this in the P&D Code?	We've requested that this Concept Plan (Concept Plan Map MtB/18) be retained
Land division only supported if of a size/configuration to support objectives of the policy area, enhance pedestrian connections and promote shared car parking areas	Land division only supported if of a size/configuration to support objectives of the policy area, enhance pedestrian connections and promote shared car parking areas		<p>ACPA6 and DBCPA12 are consistent in this regard.</p> <p>No PO/DTS/DPF for land division in the CF Zone</p>	
<p>Summary</p> <ul style="list-style-type: none"> • The Community Facilities Zone is closely aligned with both the Auchendarroch Community Policy Area 6 and the Dunn Bickle Community Policy Area 12. • There are some additional envisaged uses within the Community Facilities Zone which may not be appropriate in these areas as they may compete with the town centre. • Tourist accommodation is not envisaged in the Community Facilities Zone. Auchendarroch House have just had approval for tourist accommodation and the Mount Barker Caravan Park is located within the Dunn Bickle Policy Area 12. • Could that be spot re-zoned to accommodate the caravan park? 				

Suburban Employment Zone (replaces RTC Zone, Bulky Goods Policy Area 4)			
Current Bulky Goods Policy Area 4 Development Plan Policy	Proposed Suburban Employment Zone Planning & Design Code Policy	Comment/Issue	Solutions
Supports a range of buildings used for bulky goods outlets and service trade premises	Supports a diverse range of low impact light industrial, commercial and business activities that complement the role of other zones accommodating	BGPA4 supports those larger land uses that cannot be accommodated within the town centre.	

	significant industrial, shopping and business activities.	SE Zone supports a lot more land uses other than just bulky goods and service trade premises.	
<p>Development envisaged:</p> <ul style="list-style-type: none"> • Bulky goods outlets • Service trade premises 	<p>Development envisaged:</p> <ul style="list-style-type: none"> • Bulky goods outlet • Consulting room • Indoor recreation facility • Light industry • Office • Research facility • Service trade premises • Shop • Store • Training facility • Tourist accommodation • Retail fuel outlet • Place of worship • Motor repair station 	<p>SE Zone with shops/offices could compete with the town centre.</p> <p>Tourist accommodation is not appropriate in this area. Tourist accommodation should be located closer to the town centre where the main street and small scale shops/cafes are.</p> <p>This zone should support other larger floor plate uses, such as gyms, that cannot be readily accommodated within the town centre.</p> <p>Light industry possibly not appropriate in this area. Roads possibly not suitable for the larger vehicles, like in the dedicated current Light Industry Zone.</p> <p>Standalone offices are appropriate in the SE Zone even where not in association with bulky goods/service trade? Again, competing with the town centre. Although, it is noted that the Local Government Centre and new Offices at 2 Dutton Road exist in the area.</p>	<ul style="list-style-type: none"> • Unfortunately, there doesn't appear to be a better suited Zone
Minimum gross leasable area of 500 square metres for each individual tenancy of a bulky goods outlets or service trade premises			

<p>Service trade premises should only occur where it is primarily for the sale, rental or display of building materials, landscaping materials, garden plants, sheds, domestic garages or outbuildings and located within buildings</p>	<p>PO 1.2 Shops, other than bulky goods outlets, provide a local convenience service to meet the day to day needs of the local community and surrounding businesses as well as support the sale of products made on-site as a supplement to a business activity to enhance local job opportunities.</p>	<p>The intent of the current BGPA4 isn't to serve the 'day to day' needs. This area should not compete with the town centre.</p>	<ul style="list-style-type: none"> • Not sure how to mitigate this issue
<p>Service industry should only occur where ancillary to/in association with existing bulky goods outlet or service trade premises</p>			
<p>Shop – maximum gross leasable area of 50 square metres and located within a bulky goods outlet or service trade premises exceeding 2000 square metres</p>	<p>DTS/DPF1.2 Shop: a. with a gross leasable floor area up to 500m²; b. in the form of a bulky goods outlet; or c. ancillary to and located on the same allotment as a light industry.</p>	<p>SE Zone supports any kind of shop up to 500 square metres, over and above just bulky goods outlets and service trade premises. Is this an appropriate location for a big department store/large floor plate retail? This is a concern as we don't want the SE Zone to outcompete the town centre/main street</p>	<ul style="list-style-type: none"> • Not sure how to overcome this issue. The current choice of Zones for the Code allow for a broad range of development. However, it is important to ensure that a situation isn't created where cheaper land becomes available that facilitates commercial development and undermines the town centre
<p>Restaurant/cafe – maximum gross leasable area of 150 square metres and located within a bulky goods outlet or service trade premises exceeding 2000 square metres</p>			
<p>Office development not associated with a bulky goods outlet or service trade premises should be located on upper floor levels and other secondary locations</p>			

Consolidated and linked car parking areas			
Active frontages along the interface with Littlehampton Creek and Mount Barker Creek and pedestrian permeability/access to both Laratinga Trail and Dutton Road	PO 2.1 Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.	Consistent.	
The historic railway goods shed (Concept Plan Map MtB/10) should be used as a focus and central element in redevelopment of the land and involve the restoration/adaptation of the shed for historic railway based tourism		Is this Concept Plan included in the Planning and Design Code?	<ul style="list-style-type: none"> We've requested that this Concept Plan (Concept Plan Map MtB/18) be retained
	<p><u>Advertisements</u></p> <p>PO 6.1 Freestanding advertisements are not visually dominant within the locality.</p> <p>DTS/DPF 6.1 Freestanding advertisements:</p> <ol style="list-style-type: none"> do not exceed 4m in height above natural ground level; and do not have a face that exceeds 3m². 	What about limiting the number of signs on land with multiple tenancies?	<ul style="list-style-type: none"> Both the Deemed to Satisfy and Performance Assessed tables rely on General Development Policy – Advertisements PO 2.1 and 2.2 and DTS 2.1 and 2.2 These cover the proliferation of signage
<p>Summary</p> <ul style="list-style-type: none"> There are some synergies between the Suburban Employment Zone and the current Bulky Goods Policy Area 4, however the SE Zone envisages more than just bulky goods outlets and service trade premises which may not be suitable for this area and may compete with the (current) Light Industry Zone and town centre. Need to consider if there's a zone that is better suited for this function. Alternatively could a sub-zone be a solution? From the current list of Zones there is not a Zone that better suits the land. But this is not to say that the current Zone (Suburban Employment Zone) is fit for purpose 			

Urban Activity Centre Zone (replaces RTC Zone, Business and Retail Core Policy Area 5)			
Current Business and Retail Core Policy Area 5 Development Plan Policy	Proposed Urban Activity Centre Zone Planning & Design Code Policy	Comment/Issue	Solutions
Supports business and retail development within the Mt Barker Regional Town Centre, providing a full range and scale of retail and commercial uses including department stores, discount department stores, supermarkets, speciality shops, restaurants, cafes and offices	Supports a cohesive and legible environment supporting a broad spectrum of regional level business, shopping, entertainment and recreational facilities that can cater for large crowds, smaller social gatherings and events over extended hours	Consistent	
Co-ordinated provision of civic, institutional, educational, library, administrative, regional community and cultural facilities.			
Development envisaged: <ul style="list-style-type: none"> • civic centre • community centre • consulting rooms • department store • dwelling in association with non-residential development • entertainment venue • library • office • residential flat building in association with non-residential development • restaurant • shop • special event • supermarket 	PO 1.1 Shops, offices, entertainment, health, education and recreation related uses supplemented by other complementary businesses that provide a comprehensive range of goods and services to the region.	Consistent	

<p>Dwellings should only be established as part of a mixed use development with non-residential uses on the ground level.</p>	<p>PO 1.4 Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities and contribute to making streets and pedestrian thoroughfares pleasant and lively places</p> <p>DTS 1.4 Dwellings are located at upper levels of buildings with non-residential uses located at ground level.</p>	<p>Consistent</p>	
<p>Where podiums are required along the designated street frontages delineated as 'Base Podium and Tower' on Concept Plan Map MtB/19 they should be two storeys so as to maintain human scale.</p>			<ul style="list-style-type: none"> • We've requested that this Concept Plan (Concept Plan Map MtB/19) be retained
<p>The tower component of a building should comply with all of the following:</p> <ol style="list-style-type: none"> not extend above the two storey podium by more than 3 additional storeys be set back to ensure separation to adjacent buildings for the adequate provision of solar access, visual and acoustic privacy, outlook, air circulation and ventilation. 	<p>DTS/DPF 3.1 Building height is not greater than any maximum, or less than any minimum, specified in the Maximum Building Height Levels Technical and Numeric Variation Overlay, the Maximum Building Height Metres Technical and Numeric Variation Overlay, or the Minimum Building Height Levels Technical and Numeric Variation Overlay.</p>	<p>TNVs will apply.</p>	<ul style="list-style-type: none"> • A TNV for building height does not exist over this area
<p>Development should minimise impact and intrusion upon adjoining residential areas by</p>			

locating all delivery, servicing storage and waste collection areas so that such facilities are not visible from the adjacent residential areas, public areas and open space			
Off-street car parking areas should be in the form of multi-level, basement or under-croft structures that are integrated with buildings to maintain the continuity of built form along street frontages, pedestrian interest and activity at street level.			
Vehicle access points into off-street car parking facilities should be located along primary vehicle routes and designed to minimise the conflict with pedestrian movement.			
Vehicle access points should be minimised along streets delineated as 'Pedestrian Core (Traffic Calming)' on Concept Plan Map MtB/18			<ul style="list-style-type: none"> We've requested that this Concept Plan (Concept Plan Map MtB/18) be retained
Development located adjacent to the Mount Barker or Western Flat Creek, as shown on Concept Plan Map MtB/11, should be designed and sited to provide an attractive edge, a sense of activity and passive surveillance.			<ul style="list-style-type: none"> We've requested that this Concept Plan (Concept Plan Map MtB/11) be retained
Buildings to the west of Hutchinson Street between Albert Place and Hampden Road, as delineated as "Residential Height Interface" on			<ul style="list-style-type: none"> We've requested that this Concept Plan (Concept Plan Map MtB/19) be retained

<p>Concept Plan Map MtB/19, and adjoining the Residential Zone should be:</p> <ol style="list-style-type: none"> a. no taller than two storeys in height b. not compromise the heritage values of adjoining Local Heritage Places. 			<ul style="list-style-type: none"> • This will require a TNV to be in place to control building heights as well
<p>Buildings fronting Hampden Road east of Hutchinson Street, as delineated as “Residential Height Interface” on Concept Plan Map MtB/19, and adjoining the Residential Zone should be no taller than three storeys in height.</p>			<ul style="list-style-type: none"> • We’ve requested that this Concept Plan (Concept Plan Map MtB/19) be retained • This will require a TNV to be in place to control building heights as well
<p>Development which has frontage to Druids Avenue should be sited and designed to achieve the following:</p> <ol style="list-style-type: none"> a. to promote pedestrian permeability b. to incorporate articulation and reduce the impact of the building height, mass and proportion c. have regard to the design of buildings and materials used in the adjacent Historic Conservation Area d. to locate associated activities such as vehicular access, car parking, deliveries, service areas and outdoor storage away from the Druids Avenue frontage 			<ul style="list-style-type: none"> • This will require a TNV to control building heights

<p>e. to protect the trees constituting the historic oak avenue, including the provision of space for healthy root growth.</p>			
<p><u>Precinct 1 Dunn Mill</u></p> <ul style="list-style-type: none"> • Building height should not exceed three storeys (11 metres) and provide sufficient setbacks from State and Local heritage places so as not to compromise the setting and values of the heritage places in the area as delineated on Concept Plan Map MtB/1 • Development along the Cameron Road frontage should utilise or pay regard to materials, form, and design elements that are indicative of the period of construction of the State and Local Heritage Places as indicated on Concept Plan Map MtB/19 • Development located adjacent to and overlooking the Littlehampton Creek and the existing trail should be designed and sited to provide an attractive edge, a sense of activity and passive surveillance through the provision of public areas, private and community space. 			<ul style="list-style-type: none"> • TNV's required
<p>Summary:</p>			

- The Urban Activity Centre Zone is fairly consistent with the current Business and Retail Core Policy Area 5 objectives.
- Precinct 1 does not appear to be captured, this might require a Concept Plan Map.

Suburban Main Street Zone (replaces RTC Zone, Gawler Street Policy Area 7)			
Current Gawler Street Policy Area 7 Development Plan Policy	Proposed Suburban Main Street Zone Planning & Design Code Policy	Comment/Issue	Solutions
An entertainment, shopping and commercial main street that is supported by surrounding uses and accommodates a range of smaller retail and commercial uses that do not require large floor areas or wide shop-front exposure such as small-scale retail, cafes, restaurants, consulting rooms and offices	Supports a mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area.	Consistent	
Development envisaged: <ul style="list-style-type: none"> • civic centre • community centre • consulting room • dwelling in association with non-residential development • entertainment venue • office • restaurant • shop up to 200 square metres gross leasable area • tourist accommodation (other than at ground level) 	Development envisaged: <ul style="list-style-type: none"> • Cinema • Community facility • Consulting room • Health facility • Hotel • Indoor recreation facility • Library • Office • Place of worship • Pre-school • Restaurant • Shop • Tourist accommodation DTS/DPF 1.4 Dwellings developed in conjunction with non-residential uses that are sited:	Both generally consistent. SMS Zone does not envisage a civic centre – this is a key development for Council to pursue in this area. Would this be covered by a Community Facility? Need to ask Tom	

	<p>a. at upper levels of buildings with non-residential uses located at ground level; or</p> <p>b. behind non-residential uses on the same allotment.</p>		
The building height of development located on or adjacent to a State or Local Heritage Place should be compatible with the heritage setting.			
Development should be limited to two storeys at the Gawler Street frontage, with parapets aligning with those found within existing State and Local Heritage Places, and Contributory Items.	<p>DTS / DPF 2.4 Ground floor levels of buildings incorporate a minimum ceiling height of 3.5m.</p> <p>DTS / DPF 3.1 Building height is not greater than any maximum, or less than any minimum, specified in the Maximum Building Height Levels Technical and Numeric Variation Overlay, the Maximum Building Height Metres Technical and Numeric Variation Overlay, or the Minimum Building Height Levels Technical and Numeric Variation Overlay</p>	<p>The minimum ceiling height for ground floor might be at odds for the overall height that is currently envisaged for two-storeys This will need to be addressed through a TNV</p>	<ul style="list-style-type: none"> • There are currently No TNV's for building height
Tenancy frontages to Gawler Street for new buildings should be a width that reflects the fine grain, narrow frontages of adjacent heritage buildings.	<p>PO 2.2 Buildings preserve the main street appearance by complementing the key shop-front elements such narrow buildings and tenancy footprint with frequently repeated frontages, and clear-glazed narrow shop front displays</p>	Consistent	

	above raised display levels [base stall boards] and recessed entries.		
Pedestrian shelter and shade should be provided over footpaths through the use of structures such as awnings, canopies and verandas	PO 2.3 Pedestrian shelter and shade provided over footpaths through the use of structures such as awnings, canopies and verandas.	Consistent	
Car parking for ground floor retail and commercial uses is not required when the total floor area of the tenancy is contained entirely within the Main (Gawler) Street Policy Area 7 and: a. it involves the adaptive re-use of an existing State or Local Heritage Place or Contributory Item and the proposed development does not involve the expansion of the existing gross leasable floor area b. the tenancy has a gross leasable floor area of 150 square metres or less and the proposed development does not involve the expansion of the existing gross leasable floor area.			
No new vehicle access points should be established along Gawler Street.	PO 4.1 Development minimises the need for vehicle crossovers on the main street to reduce conflicts with pedestrians and avoid disruption to the continuity of built form.	Consistent	
	PO 1.6 Bulky goods outlets are sited and designed to achieve or maintain a	The SMS Zone should not accommodate bulky goods outlets. It wouldn't be	<ul style="list-style-type: none"> Both the Suburban Main Street Zone and the Township Main

	<p>vibrant and interesting streetscape within retail areas.</p> <p>DTS/DPF 1.6 Bulky goods outlets with a gross leasable area of 500m2 or more are located towards the periphery of the zone.</p>	<p>possible to do in Gawler Street anyway given the smaller land holdings. Not desirable development on a main street, and roads in the town centre are not suitable for larger vehicles.</p>	<p>Street Zone list Bulky Goods Outlet as a Performance Assessed type of development</p>
<p>Summary</p> <ul style="list-style-type: none"> Generally, the PO/DTS/DPF is suitable for the current Gawler Street Policy Area 7, but does lack references to the historic character of the area. This would probably be resolved through a Historic Area Overlay? 			

Suburban Business and Innovation Zone (replaces RTC Zone, Mixed Use Policy Area 11)			
Current Mixed Use Policy Area 11 Development Plan Policy	Proposed Suburban Business and Innovation Zone Planning & Design Code Policy	Comment/Issue	Solutions
<p>A policy area supporting a mix of compatible small scale retail and commercial land uses and medium-to-high density residential development, including a minimum of 15 per cent affordable housing.</p>	<p>A business and innovation precinct that includes a range of emerging businesses that have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally include medium density residential that is designed to complement, and not prejudice the operation of existing businesses.</p> <p>PO 1.1 Shops, office, consulting room, low-impact industry and other non-residential uses supported by a variety of compact, medium density housing and accommodation types.</p>	<p>Consistent</p>	

<p>Development envisaged:</p> <ul style="list-style-type: none"> • affordable housing • consulting room • dwelling in conjunction with non-residential development • office • public transport interchange • residential flat building in conjunction with non-residential development • small-scale shops • student accommodation • supported accommodation • tourist accommodation 	<p>Development envisaged:</p> <ul style="list-style-type: none"> • Consulting room • Dwelling • Institutional facility • Light industry • Motor repair station • Office • Service trade premises • Shop • Store • Warehouse 	<p>Light industry, motor repair station, service trade premises, store and warehouse are not really sensitive uses to residential, particularly if the intent is to have housing on top of these uses</p>	<ul style="list-style-type: none"> • That's a fundamental flaw of this Zone and the main reason for a request to change zones
<p>Shops should be located principally at the ground level of mixed use buildings and provide for the sale of convenience goods and a limited range of comparison goods to serve the major weekly shopping needs of residents, workers and visitors.</p>	<p>PO 1.2 Retail, business and commercial development of a scale that provides a local convenience service without undermining the vibrancy and function of zones primarily intended to accommodate such development.</p>		
<p>Shops should have a gross leasable floor area in the order of 250 square metres.</p>	<p>DTS/DPF 1.2 The gross leasable floor area of a shop, office, or consulting room does not exceed 500m2.</p>	<p>The gross leasable floor area in the SB&I Zone is double than what is currently envisaged in the MUPA11.</p>	<p>Can a TNV be introduced reducing GLA? If not then a new Zone with a smaller GLA is required</p>
<p>Development should facilitate the future provision of a connection road to Druids Avenue, as shown on Concept Plan Map MtB/18</p>		<p>Is this Concept Plan included in the Planning and Design Code?</p>	<ul style="list-style-type: none"> • We've requested that this Concept plan be retained
<p>Buildings should be developed up to a height of between 3 and 5 storeys.</p>	<p>DTS/DPF 3.1 Building height does not exceed: a. 2 building levels or 9 metres where the development is located adjoining a different zone that</p>	<p>Current MUPA11 allows for higher buildings. The DTS/DPF is good because it takes into account the height of buildings and</p>	<ul style="list-style-type: none"> • A portion of this Zone has a two storey TNV located over it (allotments fronting Railway Place)

	<p>primarily envisages residential development; or</p> <p>b. 3 building levels or 12 metres in all other cases</p>	<p>interface to adjoining residential development.</p> <p>Higher building heights (if still considered suitable) could be addressed through TNV?</p>	
Development should be designed to mitigate the impacts on noise and air quality on residential development through the careful siting of service areas and non-residential land uses.			
Development should not prejudice the redevelopment of the public transport interchange and park and ride facility within an integrated multi-storey building.		Local context, is this needed?	
Development should have regard to the existing Heritage Railway and not limit the growth or operation of this tourist activity.		Local context, is this needed?	
<p>Summary</p> <ul style="list-style-type: none"> • The Suburban Business and Innovation Zone closely aligns with the current Mixed Use Policy Area 11, however the uses envisaged in the S&BI Zone do not seem to correlate with being sensitive to the medium-high residential development envisaged. – Fundamental Flaw • Building heights in the current Mixed Use Policy Area 11 are more generous, and may be suitable to keep these higher limits through TNVs. • The Housing Diversity Neighbourhood Zone might be suitable for the current Mixed Use Policy Area 11? – Or possibly the Business Neighbourhood Zone – But that does call for a Low Rise area 			

Open Space Zone (replaces RTC Zone, Open Space and Corridor Policy Area 8)			
Current Open Space and Corridor Policy Area 8 Development Plan Policy	Proposed Open Space Zone Planning & Design Code Policy	Comment/Issue	Solutions
Open space developed for a range of formal and informal recreation	Areas of natural and landscaped open space that provide visual relief to the	Consistent	

<p>activities, conservation and revegetation in a landscaped setting where structures within the policy area are not the dominant feature of the landscape.</p>	<p>built environment for the enjoyment of the community.</p>		
<p>Development envisaged:</p> <ul style="list-style-type: none"> • recreation area • special event • community group facilities 	<p>Development envisaged:</p> <ul style="list-style-type: none"> • Open space • Outdoor sports courts • Recreation area • Sporting ovals and fields 	<p>The OS&CPA8 typically is for open space corridors along the creek and wouldn't be able to accommodate sports courts/ovals.</p>	
	<p>PO 1.3 Shops including restaurants are of a scale that is subordinate to the principal open space and recreation use of the land.</p> <p>DTS/DPF 1.3 Shop gross leasable floor area does not exceed 50m2.</p> <p>PO 1.4 Offices are of a scale that is subordinate to the principal open space use of the land.</p> <p>DTS/DPF 1.4 Office gross leasable floor area does not exceed 80m2.</p>	<p>These types of uses are unlikely to eventuate along the creek corridor, however they are small in scale and is generally supported (probably in other areas that fall within this zone)</p>	
<p>Development should only occur where it is integral to the aesthetic or recreation function of the policy area.</p>	<p>PO 2.1 Development sited unobtrusively so as not to spoil the open space character or</p>	<p>Consistent, similar intent</p>	

	interrupt views of natural or landscape features.		
Development should not be undertaken unless it is associated with community activities, recreational pursuits or the conservation and management of the creek banks and environs.			
Buildings and structures for community facilities should be: <ul style="list-style-type: none"> a. sited and designed to allow for shared use by a variety of clubs or community groups b. restricted in size and number and clustered so as not to detract from the open natural character of the policy area c. constructed of materials that blend in with the landscape. 	PO 2.3 Outbuildings are of a scale that mitigates visual impacts of buildings on natural or landscape features.	Consistent, similar intent	
Summary <ul style="list-style-type: none"> • Both the Open Space and Corridor Policy Area 8 and Open Space Zone are generally consistent with each other and considered appropriate. 			

Suburban Neighbourhood Zone (replaces RTC Zone, Residential Character Policy Area 10)			
Current Residential Character Policy Area 10 Development Plan Policy	Proposed Suburban Neighbourhood Zone Planning & Design Code Policy	Comment/Issue	Solutions
Development that supports the sensitive redevelopment of established residential areas in a manner that does not undermine the established historic character	DO 1 Low or very low-density housing that is consistent with the existing local context and development pattern. Services and community facilities will contribute to making the neighbourhood a convenient place to	The current RCPA10 allows medium density development/group dwellings, providing that it is sympathetic to the established historic character	

	<p>live without compromising residential amenity and character.</p> <p>PO 1.1 Residential development and supporting uses that provide housing and supporting services and facilities that preserve a low density residential character.</p>		
<p>Development envisaged:</p> <ul style="list-style-type: none"> Group dwelling 	<p>Development envisaged:</p> <ul style="list-style-type: none"> Community facility Dwelling Educational establishment Office Pre-school Recreation area Shop 	<p>The SN Zone envisages commercial (office/shop) uses which are not appropriate in the area.</p> <p>Pre-school, community facilities and educational establishments are unlikely to be accommodated in the area with the minor local road network and number of heritage items/historic character</p>	<p>These issues sound like a Zone change is in order. But there's no Zone that only supports residential uses</p>
<p>A detached dwelling should only occur when it is the replacement of an existing detached dwelling.</p>			
<p>Development of group dwellings should be a minimum of two storeys where:</p> <p>a. it is located on land marked 'Land Division Residential (Infill)' on Concept Plan Map MtB/19 and integrated with the adjoining Residential Infill Density Policy Area 9</p> <p>b. it is located on land to the rear of existing dwellings with frontage to Mill and Hack Streets</p>	<p>PO 4.1 Buildings contribute to a low-rise suburban character and complement the height of nearby buildings.</p> <p>DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) no greater than that specified in the Building Height Technical and Numeric Variations Overlay.</p>	<p>The TNV will need to address this.</p>	<ul style="list-style-type: none"> There's a 2 storey TNV over the area

c. the buildings can be adequately screened from view from Mill and Hack Street			
<p>Buildings that front onto the street or are visible from the streetscape will be designed and located to achieve the following:</p> <p>a. be single storey in appearance when viewed from the street, with second storeys either contained within the roof space, or located to the rear of the building</p> <p>b. front setbacks that are consistent with those which are predominant within the locality</p> <p>c. side setbacks that are consistent with those which are predominant in the locality, and reflect the pattern of buildings in the streetscape.</p>	<p>PO 4.1 Buildings contribute to a low-rise suburban character and complement the height of nearby buildings.</p> <p>DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) no greater than that specified in the Building Height Technical and Numeric Variations Overlay.</p> <p>PO 5.1 Buildings are setback from primary street boundaries to complement the existing suburban streetscape character.</p> <p>PO 8.1 Buildings are set back from side boundaries to provide:</p> <p>a. separation between dwellings in a way that complements the established character of the locality; and</p> <p>b. access to natural light and ventilation for neighbours.</p>	<p>How will a TNV be able to address this qualitative assessment?</p> <p>Front setbacks are okay, except for DTS/DPF 4.1 which envisages an 8m front setback where no buildings exist on adjoining/adjacent sites. This is unlikely to be the case though and would default with being needing to be consistent with locality.</p> <p>Side boundary setbacks okay, consistent with the locality.</p>	
Buildings located behind heritage places or contributory items and not visible from the streetscape	<p>DTS/DPF 9.1 Buildings are set back from the rear boundary at least:</p> <p>a. 3m for the first building level; and</p>	Rear boundary setbacks are consistent.	

<p>should be designed and located to achieve the following:</p> <ul style="list-style-type: none"> a. be set back no less than 1.5 metres from a communal driveway / roadway b. maximise efficiency in the use of land by allowing walls on side boundaries (providing adequate access to sunlight is available to habitable rooms and private open spaces of adjacent dwellings) c. be set back no less than 3 metres to the rear boundary. 	<ul style="list-style-type: none"> b. 5m for any second building level. 		
<p>The division of land should only occur where:</p> <ul style="list-style-type: none"> a. it will result in an allotment pattern that maintains or reinforces the historic character and intended use of the policy area b. it will not result in a hammerhead land division. 	<p>PO 2.1 Allotments/sites created for residential purposes are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.</p>	<p>Consistent</p>	
	<p>PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.</p> <p>DTS / DPF 7.2 Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments</p>	<p>Semi-detached/row/terrace dwellings are not currently envisaged in the RCPA10.</p>	<ul style="list-style-type: none"> • The Heritage Statement may take care of this?

	outside the development site at least the minimum distance identified in DTS / DPF 6.1.		
<p>Summary</p> <ul style="list-style-type: none"> • Semi-detached/row/terrace dwellings are not currently envisaged in the Residential Character Policy Area 10. Dwellings are generally envisaged to be sited to the rear of existing dwellings to maintain the character of the streetscape. But, semi-detached/row/terrace dwellings may be appropriate if designed sympathetically with the character of the area? This would be unlikely, as all dwellings in the current area are detached and built off the side boundaries, therefore row/semi-detach/terrace housing would be inconsistent with locality. • The policies are very generic and do not take into account the number of heritage items/historic character of the area. This would likely be included in a Historic Area Overlay though? • The Residential Character Policy Area 10 is unique as it allows medium density development, providing that the streetscape is maintained and/or the group dwellings are sited to the rear of an existing dwelling. The Suburban Neighbourhood Zone seems to support lower density development in general. • The Suburban Neighbourhood Zone may not be appropriate for this area. 			

Housing Diversity Neighbourhood Zone (replaces RTC Zone, Residential Infill Policy Area 9)			
Current Residential Infill Policy Area 9 Development Plan Policy	Proposed Housing Diversity Neighbourhood Zone Planning & Design Code Policy	Comment/Issue	Solutions
A policy area comprising a range of high density dwellings, including a minimum of 15 per cent affordable housing, designed to integrate with areas of open space, retail and commercial development, walking and cycling trails and public transport nodes.	Low-rise medium density housing that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.		
Development envisaged: <ul style="list-style-type: none"> • affordable housing • residential flat building • row dwelling 	Development envisaged: <ul style="list-style-type: none"> • Ancillary accommodation • Community facility • Dwelling • Educational establishment • Office • Outbuilding 	Current RIPA9 does not support commercial land uses, only residential land uses are supported. Are the commercial land uses suitable for these areas?	<ul style="list-style-type: none"> • Same issues as before – there’s no residential only Zone

	<ul style="list-style-type: none"> • Pre-school • Recreation area • Residential flat building • Retirement facility • Shop • Supported accommodation 		
Residential density that achieves gross densities between 23 and 45 dwellings per hectare (which translates as net densities of between 40 and 67 dwellings per hectares) should be in the form of two to three storey buildings.	DTS/DPF 2.1 Development achieves a net residential density of up to 70 dwellings per hectare.	This net density target is consistent	
Buildings that have frontage to Cameron Road should not exceed two storeys in height when viewed from Cameron Road	PO 3.1 Buildings contribute to a low-rise residential character and complement the height of nearby buildings. DTS/DPF 3.1 Building height (excluding garages, carports and outbuildings) does not exceed that specified in the Building Height Data Overlay.	Will the TNV address this?	<ul style="list-style-type: none"> • Two storey (9m) TNV located over both areas of this Policy Area
Development to the rear of existing buildings with frontage to Mann Street and are located on the higher parts of the land / site should not exceed two storeys in height when viewed from Mann Street.		Will the TNV address this?	<ul style="list-style-type: none"> • Two storey (9m) TNV located over both areas of this Policy Area
Development located opposite or adjacent to an adjoining Historic Conservation Area should minimise any adverse impacts on these areas through attention to the design and			

<p>siting of buildings and consideration of issues such as bulk, scale, form, external detailing, overshadowing, visual obtrusiveness, visual and aural privacy and external material selection.</p>			
<p>Buildings which adjoin the Residential Character Policy Area 10 and the adjoining Historic Conservation Area should:</p> <ol style="list-style-type: none"> a. not exceed two storeys in height when located in the area designated as Residential Height Interface as indicated on Concept Plan Map MtB/19 b. be adequately screened from view for the historic streetscapes of Kia Ora Street and Mill Street. 		<p>Is this Concept Plan included in the Planning and Design Code?</p> <p>Will the TNV address this?</p>	<ul style="list-style-type: none"> • Two storey (9m) TNV located over both areas of this Policy Area • Council has requested that Concept Plan MtB/19 be retained
<p>Dwellings, including residential flat buildings, should have a minimum setback from the road frontage in accordance with one of the following:</p> <ol style="list-style-type: none"> a. 4 metres from the primary road frontage of an arterial road b. 3 metres from the primary road frontage for all other roads or where the building façade is articulated 1.5 metres and vehicle access that achieves one of the following: <ol style="list-style-type: none"> i. can be accessed from the rear of the allotment 	<p>DTS/DPF 4.1 Buildings are setback from the primary street boundary:</p> <ol style="list-style-type: none"> a. 8m or more when the primary street boundary is an arterial road; b. 3m from any other road. <p>DTS/DPF 5.1 Buildings are set back at least 900mm from the boundary of the allotment with the secondary street frontage, or if a dwelling on any adjoining allotment is closer to the secondary street than 900 millimetres, the distance of that dwelling from the boundary with the</p>	<p>Current RIPA9 allows 4m from arterial road, HDN Zone requires a larger setback of 8m.</p> <p>Current RIPA9 allows 3m from all other roads. This is consistent with HDN Zone.</p> <p>Current RIPA9 allows 1.5m from secondary road frontage, HDN Zone allows 900mm. This is acceptable.</p>	

<p>ii. is an integrated part of the building design (basement or undercroft parking)</p> <p>c. 1.5 metres from the secondary road frontage or where the whole building façade on the secondary road frontage is articulated, zero metres.</p>	<p>secondary street (being, if relevant, the lesser of the 2 distances).</p>		
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Summary

- The current Residential Infill Policy Area 9 generally only supports higher density residential development, not commercial development. Is there an alternate zone that could replace this?
- As previously stated there doesn't appear to be a Zone that only allows for Residential Development
- The Housing Diversity Neighbourhood Zone might be suitable for the current Mixed Use Policy Area 11?

7.3. Appendix 7.3 The Cedars

Envisaged Land Uses	Complying	Merit	Non-complying	Notification
<ul style="list-style-type: none"> • Art gallery • Dwelling • Function centre • Office • Restaurant • Shop or group of shops • Studio/workshop • Tourist development. 	<p>As per Schedule 4 of the Development Regulations 2008</p>	<p>The following list of uses are merit within Precinct 2 The Cedars</p> <ul style="list-style-type: none"> • Consulting room where it is connected to a sewer or CWMS • Dwelling where it is connected to a sewer or CWMS • Entertainment venue where it is connected to a sewer or CWMS • Function Centre where it is connected to a sewer or CWMS • Helicopter landing facility • Hotel where it is connected to a sewer or CWMS • Industry except where it is a light industry or service industry in association with and ancillary to The Cedars' activities and it is connected to a sewer or CWMS • Land division except where each resultant allotment provides a suitable site for development envisaged in the Precinct which can be connected to a sewer or 	<ul style="list-style-type: none"> • Advertisement greater than 2 square metres subject to requirements • Airfield • Agricultural industry (with exceptions) • Bulk handling and storage • Bulky goods depot • Cemetery • Child Care Facility • Commercial forestry • Crematorium • Dairy • Dam • Educational establishment except where located outside of the Watershed • Equestrian centre • Excavation except in Precinct 2 The Cedars • Freight Terminal • Fuel Depot • Funeral parlour • Home based industry • Horse keeping • Horticulture • Olives • Hospital • Integrated service station • Intermodal rail freight facility 	<p>All development within Precinct 2 The Cedars (except where Category 1)</p> <p>Category 1</p> <ul style="list-style-type: none"> • Art gallery • Dwelling • Function centre • Office • Restaurant • Shop or group of shops • Solar photovoltaic panels (roof mounted or freestanding) • Studio/workshop • Tourist development (including accommodation)

		<p>Community Wastewater Management System.</p> <ul style="list-style-type: none"> • Motel except where it is connected to a sewer or CWMS • Office except in association with and ancillary to development in that precinct • Plant nursery except where it achieves all of the following: <ul style="list-style-type: none"> a) it is located at least 100 metres from any watercourse, dam, lake, wetland, bore, well, artificial channel or public stormwater drain (whether or not temporarily dry) (b) it is connected to a wastewater management system that is designed to capture and detain all runoff and drainage from the plant nursery during the winter months and extreme rainfall events prior to irrigation back onto the plant nursery or suitable seasonal wastewater irrigation area without causing pollution of surface or underground waters. • Shop or group of shops except where it is a shop (including a restaurant) 	<ul style="list-style-type: none"> • Intensive animal keeping • Mineral water extraction and processing • Motor repair station • Nursing home • Place of worship • Service trade premises 	
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		<p>and it achieves all of the following:</p> <p>(i) it is in association with and ancillary to development in Precinct 2 The Cedars</p> <p>(ii) it is connected to a sewer or CWMS</p> <ul style="list-style-type: none"> • Short term workers accommodation except where it is connected to a sewer or CWMS • Tourist accommodation except where it is connected to a sewer or CWMS • Waste reception, storage treatment or disposal except where it achieves all of the following: <p>(a) it is for a waste water treatment plant</p> <p>(b) it is ancillary to and in association with development in Precinct 2 The Cedars.</p>		
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Peri-Urban Zone

Envisaged Land Uses	Deemed to Satisfy	Performance Assessed	Restricted Development	Notification
<ul style="list-style-type: none"> • Advertisement • Agricultural building • Brewery • Carport • Cidery • Distillery 	<ul style="list-style-type: none"> • Advertisement • Agricultural building • Carport • Dwelling addition • Excavation and filling • Horse keeping 	<ul style="list-style-type: none"> • Advertisement • Agricultural building • Brewery • Cidery • Distillery • Winery 	<ul style="list-style-type: none"> • Dairy where located in the Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Intensive Animal Husbandry where located 	<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p>

<ul style="list-style-type: none"> • Demolition • Detached dwelling • Dwelling addition • Excavation and filling • Farming • Fence • Horse keeping • Horticulture • Industry • Low intensity animal husbandry • Outbuilding • Shop • Small-scale ground mounted solar power facility • Tourist accommodation • Transport distribution • Verandah • Warehouse • (x) Workers' accommodation • (y) Winery 	<ul style="list-style-type: none"> • Horticulture • Outbuilding (in the form of a garage) • Outbuilding (not being a garage) • Shop • Tourist accommodation • Verandah 	<ul style="list-style-type: none"> • Carport • Demolition • Detached dwelling • Dwelling addition • Excavation and filling • Fence • Function centre • Horse keeping • Horticulture • Industry • Store • Warehouse • Land division (in the form of a boundary realignment) • Outbuilding (in the form of a garage) • Outbuilding (not being a garage) • Shop • Small-scale ground mounted Solar Power facility • Tourist accommodation • Verandah • Workers' accommodation • All other Code Assessed Development 	<p>in the Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay</p> <ul style="list-style-type: none"> • Land Division within the Limited Land Division Overlay (Except where it involves a boundary realignment) • Landfill • Shop Except where: <ul style="list-style-type: none"> a) it is ancillary to and located on the same allotment or adjoining allotment used for primary production or value adding and offers for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or from the region; or b) it has a gross leasable floor area less than 250m²; or c) it is a restaurant. • Stock sales yard • Stock slaughter works • Special industry • Windfarm 	<ul style="list-style-type: none"> a) the site of the development is adjacent to land in a different zone b) development identified as "all other code assessed development" in Peri-Urban Zone Table 3 c) detached dwelling d) industry, storage, transport distribution and/or warehousing with a total floor area greater than 250m² e) renewable energy facilities other than a solar power facility that does not generate more than 30KW f) shop with a gross leasable area greater than 200m² g) tourist accommodation with a total floor area greater than 200m² h) wind farm i) wind monitoring mast j) workers' accommodation
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Tourism Development Zone

Envisaged Land Uses	Deemed to Satisfy	Performance Assessed	Restricted Development	Notification
<ul style="list-style-type: none"> • Advertisement • Amenity block, including shower, toilet and laundry facilities • Caravan park • Coast protection works • Dwelling ancillary to tourist accommodation • Indoor recreation facility • Office ancillary to tourist accommodation • Recreation facility • Shop • Spa pool • Swimming pool • Tourist accommodation • Tourist information centre. 	<ul style="list-style-type: none"> • Advertisement 	<ul style="list-style-type: none"> • Advertisement • Caravan and tourist park • Carport • Demolition of a State or Local Heritage Place • Demolition within an Historic Area Overlay or State Heritage Area • Detached Dwelling • Dwelling addition • Hotel • Office • Garage • Outbuilding • Verandah • Shop • Tree damaging activity • Tourist Accommodation • Tourist information centre • Tree damaging activity 	<ul style="list-style-type: none"> • Industry (light industry excluded) • Shop (greater than 500m²) – restaurant excluded 	<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <p>(a) the site of the development is adjacent land to land in a different zone</p> <p>(b) development identified as “all other code assessed development” Specific Use (Tourism Development) Zone Table 3</p> <p>(c) restaurant located within 30m of an existing dwelling on land in other ownership.</p>

7.4. Appendix 7.4 Local Centres and Neighbourhood Centre Zone

Table 1: Comparison of height policy in the Suburban Activity Centre Zone, the Local Centre and Neighbourhood Centre Zones

P&D Code Zone	Policy	TNV	Development Plan Policy
Suburban Activity Centre	<p>PO 3.1 A range of low to medium rise buildings, with the highest intensity of built form at the centre of the zone and lower scale at the peripheral zone interface. 2-6 levels</p> <p>Also 45 degree plane and 30 degree plane</p> <p>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.</p> <p>DTS 5.1 Freestanding advertisements that: a) do not exceed 8m in height; and b) do not have a sign face that exceeds 6m² per side</p>	NIL	<p><u>Neighbourhood Centre Zone</u> (located in Littlehampton) – No specific height requirements</p> <p><u>Local Centre Zone</u> (located in Mount Barker, Littlehampton, Kanmantoo, Callington, Macclesfield, Meadows and Echungu) – Desired Character Statement - Built Form Buildings and structures that adjoin residential zones will be low in scale in order to be compatible with adjacent residential development.</p> <p>Table MtB/4 – Maximum dimensions of freestanding advertisements <ul style="list-style-type: none"> • Maximum area of 5 square metres. • Maximum height of 5 metres. </p>

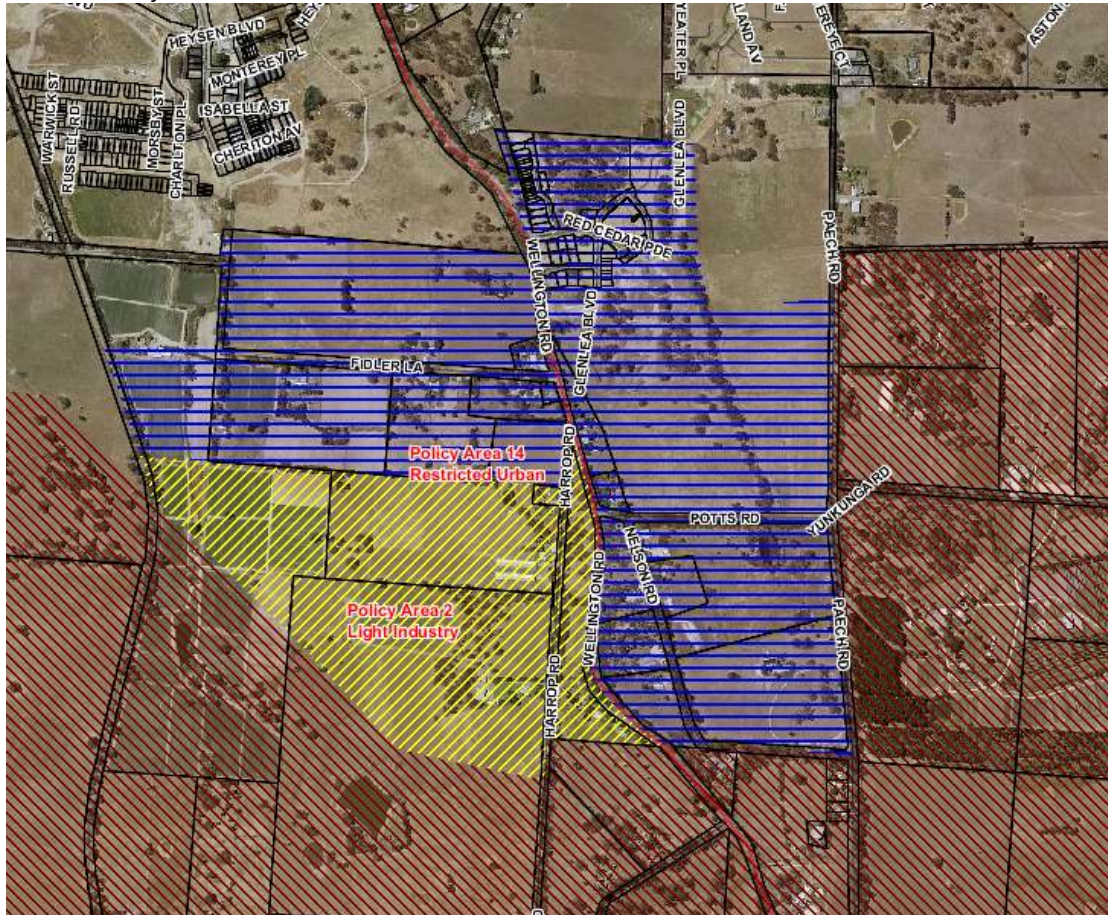
Table 2: Comparison of gross leasable floor area policy in the Suburban Activity Centre Zone and the Local Centre Zone

P&D Code Zone	Policy	TNV	Development Plan Policy
Suburban Activity Centre Zone	<p>Suburban Activity Centre Zone PO 1.1 Shops, office, entertainment, health and recreation related uses supplemented by other businesses that provide a range of goods and services to the surrounding neighbourhood and district.</p> <p>DTS/DPF 1.5 Bulky goods outlets with a gross leasable area of 500m² or more are located towards the periphery of the zone.</p>	NIL	<p>Local Centre Zone</p> <p>OBJ 1 A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the local community.</p> <p>OBJ 2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.</p> <p>Desired Character Statement Function The zone will accommodate small scale shopping and service uses which meet the day-to-day needs of residents. Development within the centres will not threaten the role of the Regional Town Centre or the Neighbourhood Centre Zones as the primary service centres within their respective townships, and will be compatible with the adjoining residential zones. The maximum gross leasable floor area of a shop or group of shops should be in the order of 450 square metres.</p> <p>PDC 1</p>

			<p>The following forms of development are envisaged in the zone:</p> <ul style="list-style-type: none">▪ shop or group of shops with a maximum gross leasable floor area in the order of 450 square metres
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7.5. Appendix 7.5 Restricted Urban Policy Area 21

Photo 1: Policy Area 14 Restricted Urban located South of Mount Barker



It should be noted that the Glenlea Estate is located within the Policy Area (as shown in the photo below).

Photo 2: Pattern of subdivision for Glenlea Estate (in teal) and the nearby broiler shed (in yellow)

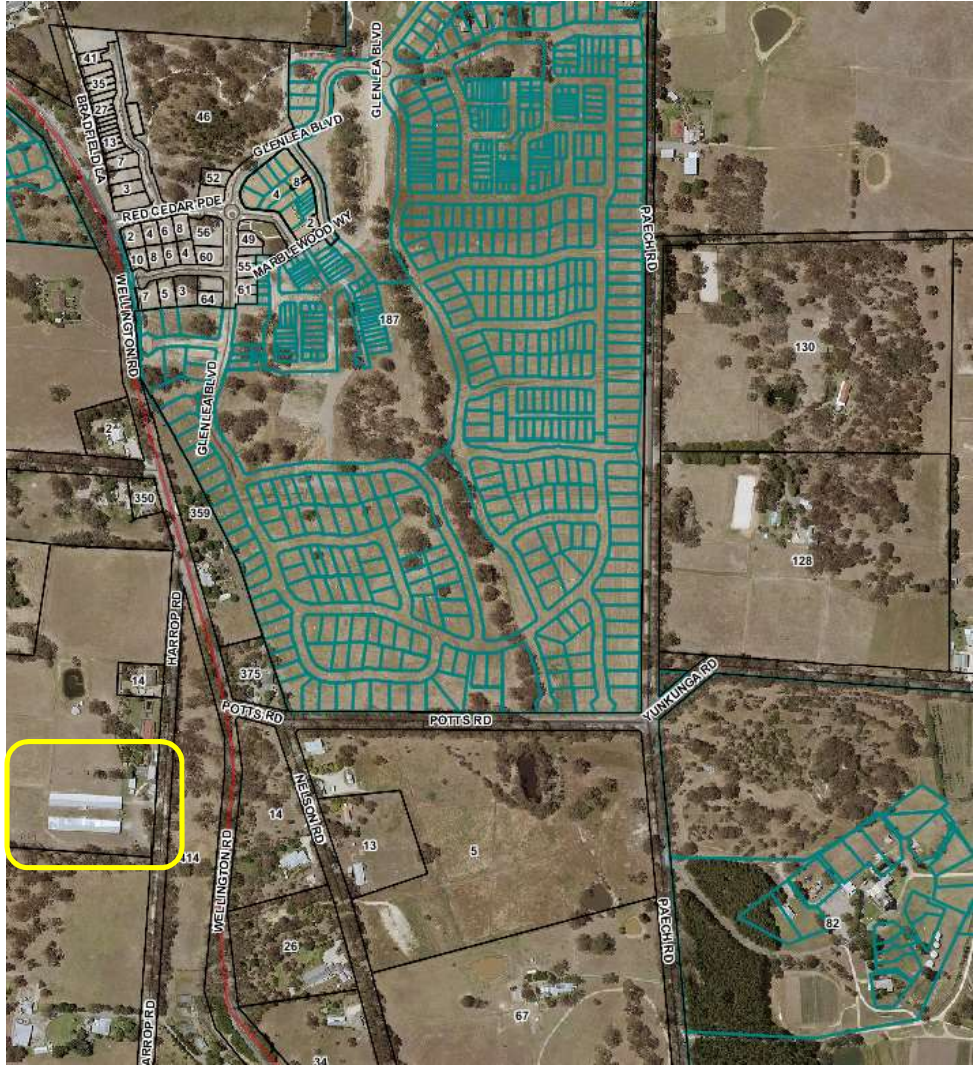


Photo 3: P&D Code Deferred Urban Zone (tan)

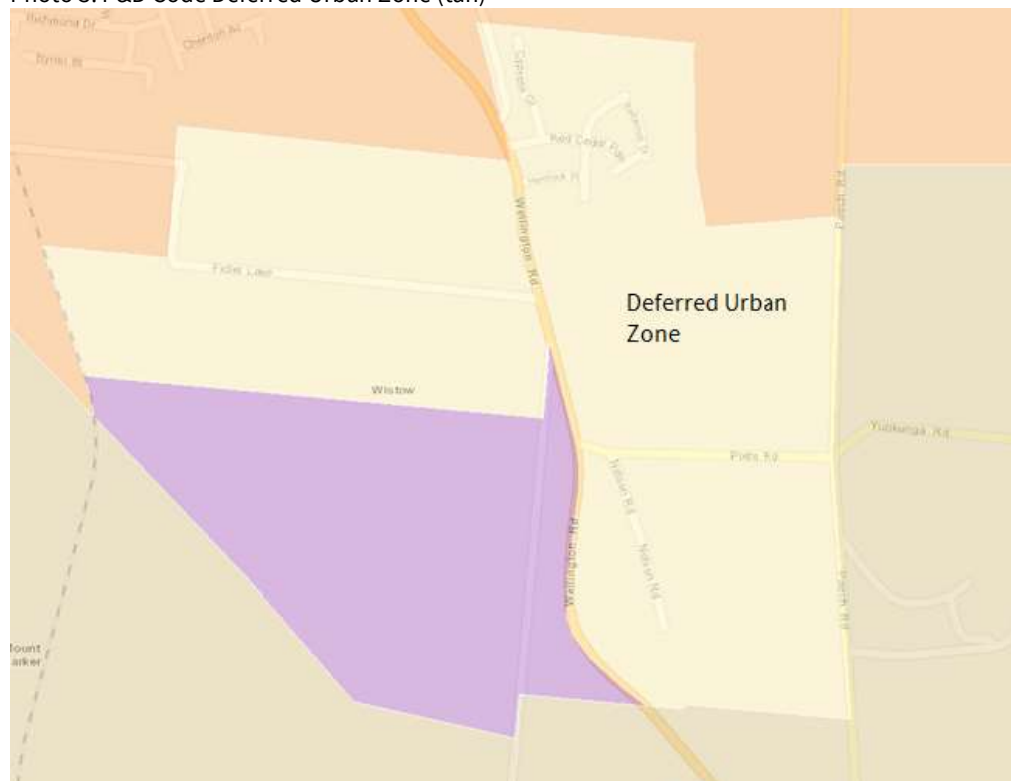


Photo 4: Policy Area 14 Restricted Urban located West of Mount Barker (broiler shed in yellow)

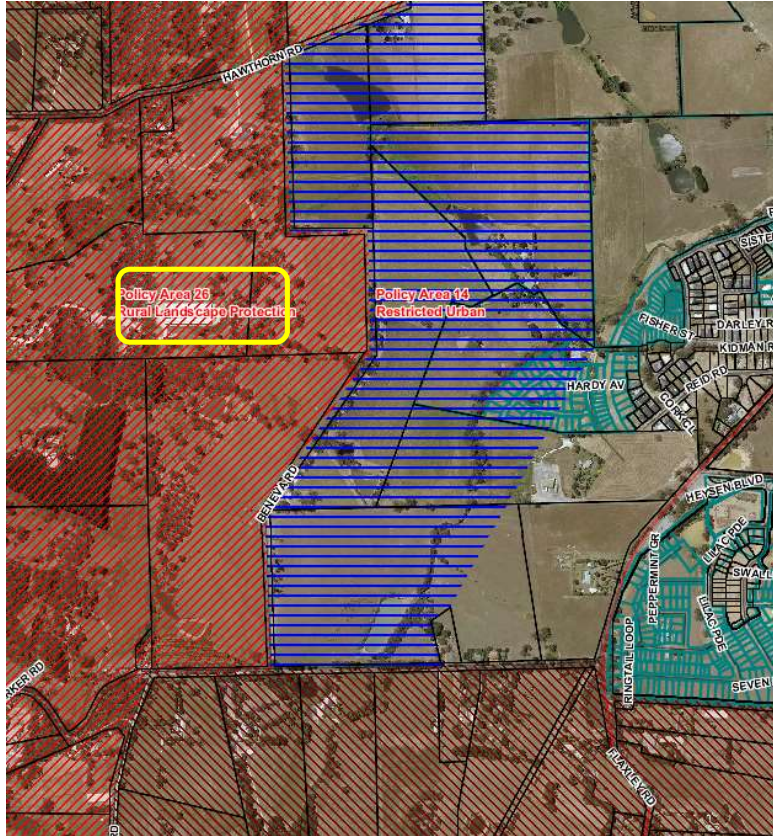
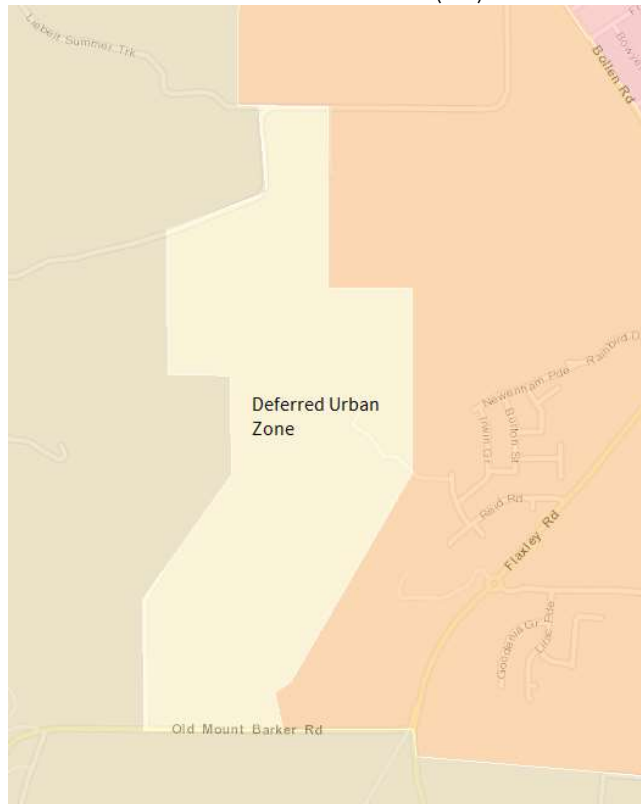


Photo 5: P&D Code Deferred Urban Zone (tan)



Comparison of Planning Policy

The purpose of the Restricted Urban Policy Area is to allow for the continuation of existing uses until the potential for impacts from nearby poultry broiler activities is removed. It should be noted the Restricted Urban Policy Area is located within the Residential Neighbourhood Zone, a Zone that encourages a range of dwelling types and neighbourhood centres (for shopping, community, business and recreational facilities).

Furthermore, Council has a Deferred Urban Zone located at Macclesfield and Meadows. If this land (contained in the Restricted Urban Policy Area) was considered for the same purpose as the land located in the Deferred Urban Zone, then it would stand to reason that it would have been zoned for that purpose.

Table 1: Comparison of existing and proposed policy

	Restricted Urban Policy Area	Deferred Urban Zone (Development Plan)	Deferred Urban Zone (Code)
Purpose	To allow for the continuation of existing uses until the potential for impacts from nearby poultry broiler activities is removed	accommodating a restricted range of rural uses (broad-acre cropping and grazing) that are not prejudicial to development of the land for urban purposes and maintain the rural appearance of the zone	To safeguard land for future urban growth
Consideration of local conditions	Objectives, desired character statement and PDC's all consider the nearby broiler sheds and relate future development to their removal	Does not consider the location of nearby intensive animal keeping uses.	Does not consider the location of nearby intensive animal keeping uses.
Non-complying* *Where applicable	Nil – relating to residential uses Dwellings and land division are merit uses	Dwellings (except for detached dwellings) Land division (except where no new allotments)	Restricted Development (assessed by SCAP) Dwellings that result in more than one dwelling on an allotment Land division (except where land is for providing public infrastructure)
Public notification	Residential uses: Cat 1: for dwellings and residential flat buildings	Residential uses: None mentioned in the Zone	Residential uses: In the context of the localities all of the

	two storeys in height or less Cat 2: Dwellings and residential flat buildings three or more storeys in height		allotments would be adjacent to land in a different zone.
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7.6. Appendix 7.6 Master planned suburban Neighbourhood Zone

Residential Neighbourhood Zone	Master-planned Suburban Neighbourhood Zone	Solutions
<ul style="list-style-type: none"> All dwelling types including RFB's are Category 1 when two-storeys in heights or less There are no triggers for Public Notification relating to any Quantitative provisions (except 3 storey's plus) 	<ul style="list-style-type: none"> Group Dwellings not mentioned – now come under “all other code assessed development” requiring notification 	<ul style="list-style-type: none"> Add Group Dwellings to the Policies for Performance Assessed Development Remove ‘part b’ from notification table
<ul style="list-style-type: none"> Retaining Walls covered by the Development Regulations – Either Cat 1 minor or Cat 3 Development Plan currently supports excavation and filling for retaining walls not exceed 1.5m in height 	<ul style="list-style-type: none"> No mention of Retaining Walls anywhere in the Code (significant ramifications to resourcing via CAP assessment and notifications) 	<ul style="list-style-type: none"> Retaining walls need to be a class of development and need to be referenced more broadly Code wide. Put notification trigger in the notification table for retaining walls that exceed 1.5m in height
<ul style="list-style-type: none"> PDC's 26 & 27 specifically relate to Local and Neighbourhood Centres and are spatially applied via Concept Plan MtB/16 Centres and Retail Development policy within the General Section of the Development Plan. PDC 40 requires land division create allotments that accommodate centre uses in locations identified within Concept Plan MtB/16. 	<ul style="list-style-type: none"> Language between the Concept Plan and PO's is inconsistent. Activity Centres Vs Local and Neighbourhood Centres. No specific Centres and Retail Development policy within the General Section (noted limited guidance within <i>Design in Urban Areas</i>). Limited guidance within the Zone regarding design and siting of buildings. 	<ul style="list-style-type: none"> PDC's 26, 27 and 40 need to be included with Concept Plan MtB/16. Create an Activity Centres General Section within the Code that provides greater guidance. Considering wording changes for consistency.
<ul style="list-style-type: none"> Affordable Housing envisaged use; three PDC's to support. Encouraged within the Zone. Regulations (2008) require referral to Minister for Housing and Urban Development when purported to be for Affordable Housing. 	<ul style="list-style-type: none"> Affordable Housing not mentioned in Zone. Affordable Housing Overlay not applicable. 	<ul style="list-style-type: none"> Apply Affordable Housing Overlay to Master-planned Suburban Neighbourhood Zone.
<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> No accepted development due to Native Vegetation Overlay – Carport, Outbuilding, Shade Sail, Water tank & Verandah. 	<ul style="list-style-type: none"> Remove Native Vegetation Overlay from list.
<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> No DTS due to Hazard (Medium Risk) Overlay. 	<ul style="list-style-type: none"> Remove Hazard (Medium Risk) Overlay from list.
<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Any development adjacent a different zone will require public notification 	<ul style="list-style-type: none"> Remove from notification table

7.7. Appendix 7.7 Suburban Neighbourhood Zone

Residential Zone	Suburban Neighbourhood Zone	Solutions
<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • No accepted development due to Native Vegetation Overlay – Carport, Outbuilding, Swimming Pool, Shade Sail, Water tank & Verandah. 	<ul style="list-style-type: none"> • Remove Native Vegetation overlay from list.
<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • No DTS due to Hazard (Medium Risk) Overlay. 	<ul style="list-style-type: none"> • Remove Hazard (Medium Risk) Overlay from list.
<ul style="list-style-type: none"> • Shop over 80m² GLA is Non-complying 	<ul style="list-style-type: none"> • Shops up to 1,000m² performance assessed • DTS 1.3 - 100m² max GLA • DTS/DPF 1.4 – 200m² GLA when fronted to arterial/collector or adjacent a main street or Activity Centre Zone 	<ul style="list-style-type: none"> • Reduce GLA size in restricted table to 200m² to match DTS/DPF
<ul style="list-style-type: none"> • Minimum lot size 600m² (other triggers that relate to waste water servicing type and gradient that increase lot sizes accordingly) 	<ul style="list-style-type: none"> • DTS/DPF 2.1 – site area and frontage in accordance with TNV? 	<ul style="list-style-type: none"> • TNV’s need to be consistent with current Development Plan policy.
<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Four or more additional allotments require public notification 	<ul style="list-style-type: none"> • Remove from notification table
<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Any development adjacent a different zone will require public notification 	<ul style="list-style-type: none"> • Remove from notification table

7.8. Appendix 7.8 Nairne Redevelopment Subzone maps

The screenshot shows a web browser window displaying a map viewer. The browser's address bar shows the URL: dpti.geohub.sa.gov.au/portal/apps/webappviewer/index.html?id=5f5fc772bf7d4c279ad9bb11c15b419. The page title is "Planning and Design Code Consultation Map Viewer".

The map displays an aerial view of a residential area in Nairne, South Australia. A large area is highlighted in light green, representing the "Nairne Redevelopment Subzone". Three specific locations are highlighted with callouts:

- Bush Timbers' Salvage yard
- Chapman's Smallgoods factory
- Nairne Redevelopment Subzone

The map interface includes a search bar at the top left with the text "Find address or place". On the right side, there is a "Layer List" panel with the following layers:

- Reference
- Overlays
- Technical & Numeric Variations
- Zones
 - Development Plan Map Index
 - Development Plan Zoning Outline
 - P&D Code Subzones - by individual subzones
 - P&D Code Zones - by individual zones
 - P&D Code Subzones
 - P&D Code Zones
 - Development Plan Zoning Categories
 - PDI Phase



7.9 Appendix 7.9 Analysis of Concept Plans


CONCEPT PLAN	ZONE	LOCATION	MOST RELEVANT DP PROVISION/S	DELIVERED?	FUNCTIONS STILL TO DELIVER	CONSISTENCY OF PROVISION VS CONCEPT PLAN	DEED IN PLACE?	WHY ENACTED?	REQUIRED?
MtB/1	Residential (DP) Suburban Neighbourhood (Code)	Hawthorn Rd, Mount Barker	Zone PDC 10	Being delivered (50% of subject area), remainder undeveloped.	Contributions to, or delivery of items including (not exhaustive): Adelaide Rd intersection upgrade Road widening of Hawthorn Rd Upgrade of Hawthorn Rd Roundabout/Creek Crossing in Thiele Rd External pedestrian and bicycle link	Inconsistency as DPC does not reference all aspects and vice versa	Only for portion of the land	Facilitated original rezoning of the land	Yes, if not then significant risk of additional financial burden on the community rather than developer UPDATE PLAN
MtB/2	Residential (DP) Suburban Neighbourhood (Code)	Megan Cct & Webber Dr, Nairne		Yes	Nil	N/A	No	Facilitated original rezoning of the land	No
MtB/3	Residential (DP) Suburban Neighbourhood (Code)	Hurling Dr, Mount Barker		Being delivered (Deed in place)	Wellington Rd roundabout Open Space and Trail Links	N/A	Yes	Facilitated original rezoning of the land	No - Deed linked to land via a LMA

MtB/4	Residential (DP) Suburban Neighbourhood (Code)	Sims Rd, Mount Barker		Yes, albeit not all items deemed necessary	Nil	N/A	No	Facilitated original rezoning of the land	No
MtB/5	Residential & Rural Living (DP) Suburban Neighbourhood, Recreation, Suburban Employment & Residential Neighbourhood (Code)	Hallett Rd, Littlehampton		Yes, albeit not all items deemed necessary	Nil	N/A	No	Facilitated original rezoning of the land	No
MtB/6	Residential (DP) Suburban Neighbourhood (Code)	Lloyd Cr, Littlehampton		Yes	Nil	N/A	No	Facilitated original rezoning of the land	No
MtB/7	Residential (DP) Suburban Neighbourhood (Code)	Gardner St, Littlehampton	Zone PDC 15	Entirely undeveloped	Contributions to, or delivery of items including (not exhaustive): Princes Hwy intersection upgrade Road widening of Gardner St Upgrade of Gardner St, including roundabouts External pedestrian and bicycle links	Inconsistency as DPC does not reference all aspects and vice versa	No	Facilitated original rezoning of the land	Yes, if not then significant risk of additional financial burden on the community rather than developer UPDATE PLAN

MtB/8	Residential & Mixed Use (DP) Suburban Neighbourhood & Mixed Use (Code)	Woodside Rd, Nairne	Residential Zone PDC 16	Undeveloped (other than Mixed Use Zone), with development authorisation over portion of the land	Contributions to, or delivery of items including (not exhaustive): Princes Hwy & Woodside Rd intersection upgrades External shared use paths	Inconsistency as DPC does not reference all aspects and vice versa	No	Facilitated original rezoning of the land	Yes, if not then significant risk of additional financial burden on the community rather than developer UPDATE PLAN
MtB/9	Residential (DP) Suburban Neighbourhood (Code)	Mill St and Nottage Rd, Meadows	Zone PDC 17	Entirely undeveloped	Contributions to, or delivery of items including (not exhaustive): Nottage Rd widening and upgrade Sewer plant provision	Inconsistency as DPC does not reference all aspects and vice versa	Yes	Facilitated original rezoning of the land	Yes, if not then significant risk of additional financial burden on the community rather than developer UPDATE PLAN
MtB/10, 11, 18, 19	Regional Town Centre (DP) Multiple Zones - Suburban Main Street, Urban Activity Centre, Suburban Neighbourhood, Community Facilities and Open Space (Code)	Mount Barker Town Centre	RTCe provisions	No	All aspects of built form, use and infrastructure delivery as per extensively investigated and endorsed Regional Town Centre DPA consolidated in December 2016	Reasonably consistent	No	Critical inclusion that is driving investment and economic activity within the most significant regional centre outside the inner-metro area	Yes, as significant risk of stalling investment and achieving civic outcomes as expected by the community UPDATE PLAN, including consolidating into 1 or 2 concept plans

MtB/12	Rural Living (DP) Rural Living (Code)	Wilhelm Rd & Alston Rd, Littlehampton		No	Envisaged lot configuration	N/A	No	Facilitated original rezoning of the land	No
MtB/13	Rural Living (DP) Residential Neighbourhood, Rural Living & Suburban Employment (Code)	Waterford Ave, Mount Barker		Almost entirely developed	Nil, only delineating separation from the effluent lagoons (being a non-complying trigger for dwellings)	N/A	No	Facilitated original rezoning of the land	Yes, as the referral to the EPA has been removed for separation to lagoons. Without this and any specific policy relating to separation distances there is a significant risk of operational impact to the waste water lagoons
MtB/14	Township (DP) Township (Code)	Hahndorf	Township provisions	Informs non- complying land division form in State Heritage Area	Future Land Division	Reasonably consistent	N/A	Critical document informing community of fundamental land division form and core to State Heritage value	Depends if the State Heritage Overlay and Historic Area Statement can suitably describe this pattern

MtB/15, 17(A), 17(B)	Primary Production (DP) Peri-Urban (Code)	District Wide		Ongoing	Protection of water resources - McLaren vale Prescribed Wells Area, Mt Lofty Ranges Watershed, Mt Lofty Water Resources, River Murray Protection Area, Murray-Darling Basin		N/A	Protection of water resources	No, provided that Water Management Overlays are enacted
MtB/16	Residential Neighbourhood (DP) Masterplanned Suburban Neighbourhood (Code)	Mount Barker	Zone provisions	Ongoing	Contributions to, or delivery of items including (not exhaustive): Heysen Blvd Connector Road Trail Links Open Space links Commercial/activity centre strategic locations	Reasonably consistent	No, separate rate applies for external infrastructure but key internal infrastructure not catered for	Facilitated original rezoning of the land and key indicator of value of each parcel (due to significant cost to developer of key infrastructure items)	Yes, if not then significant risk of key infrastructure items not being delivered UPDATE PLAN to reflect more recent and detailed Structure Plan
MtB/20	Township (DP) multiple zones (Code)	Nairne Main Street	Zone & Policy Area provisions	Ongoing	Informs public realm and key infrastructure upgrades	Reasonably consistent	No	Key to drive investment by Council and land owners	Yes, policy only endorsed in 2017 UPDATE PLAN
MtB/21	Primary Production - Precinct 2 The Cedars (DP) Peri-Urban (Code)	State Heritage Place - The Cedars (Hans Heysen)	Precinct Provisions	No	Facilitates economic development of property of key State significance including recent and future investment in function centres, land division, tourist accommodation etc.	Reasonably consistent	No	Key to drive investment by Council, State Govt, Federal Govt and land owners	Yes, and to be enhanced by Sub-zone

 Essential to be retained as Concept Plan in Code



Potential to be removed if other mechanisms for implementation of items within the Code



Not required

7.10 Appendix 7.10 Heritage

Callington Historic Area Statement (MtB1)

Eras and themes	<p>1849</p> <ul style="list-style-type: none"> • Small compact historic mining township defined by the Bremer River • Buildings and structures predominantly dating from the 19th Century reflecting mining history
Allotments and subdivision patterns	<ul style="list-style-type: none"> • Unique often unbuilt grid street layout • Regular and repeated pattern of long narrow allotments arranged to west of Bremer River
Architectural features	<ul style="list-style-type: none"> • Early stone dwellings and outbuildings, shops, hotels and churches • Compact, intact and rustic collection of small scale, single storeyed, detached and semi-detached buildings and structures dating predominantly from the 19th century • Pioneer building techniques and materials typical of a former mining settlement • Parapet walls to end gables • Symmetrical frontages and separate verandas.
Building height	<ul style="list-style-type: none"> • External wall height varies from 3 to 4 metres
Roof forms	<ul style="list-style-type: none"> • Hipped and gable roof forms with ridge typically parallel to the street • Some simple skillion roof forms set behind a parapet • Barrel vaulted roofs • Separate verandahs with concave profile
Materials	<ul style="list-style-type: none"> • Stone external walls

	<ul style="list-style-type: none">• Brick quoins• Some rendered walling• Corrugated profile sheet roofing often over original timber shingles• Painted timber window frames and doors• Painted timber verandah posts with some ornate decoration• Brick, render or stone chimneys
Fencing	<ul style="list-style-type: none">• Low stone walling to front and side boundaries• Hardwood post and wire mesh or cyclone mesh• Some timber picket fencing• Metal posts with metal rails, wire or mesh infill varieties evident within the area.
Setting and public realm features	<ul style="list-style-type: none">• Footpaths and verges unmade• Street furniture unadorned• Bridge entrance and rise from river provides sense of place

Dawesley Historic Area Statement (MtB2)

Eras and themes	1857 <ul style="list-style-type: none">• Small scale, single storeyed, detached and semi-detached built form of early European settlements• Structures reflecting early local production and value adding industries• Small cottages and outbuildings on large allotments
Allotments and subdivision patterns	<ul style="list-style-type: none">• Long narrow allotments typically orthogonal to the street;• Mostly to each side of Donald Street and Hawthorn street• Varying allotment sizes and shapes to the streets that rise from Donald including Bower and Bremer• Variety of setbacks from street frontage
Architectural features	<ul style="list-style-type: none">• Cottages• Some adaptation of early industrial or rural structures to dwellings
Building height	<ul style="list-style-type: none">• External wall height of 3.3 to 3.8m
Materials	<ul style="list-style-type: none">• Building techniques and materials including external walls of local stone, smelter slag and early manufactured bricks• Corrugated galvanised iron roofing• OG or D painted or galvanised steel Gutters
Roof forms	<ul style="list-style-type: none">• Steeply pitched (27 to 35 degrees) small span hipped and gable roofs• Separate verandahs with bullnose, concave or monopitch form• Some verandahs continuous with main roof or adopting change in pitch• Painted timber roof trim, verandah posts

Fencing	<ul style="list-style-type: none">• Unpainted hardwood timber posts with wire or wire mesh infill, low hedges or stone walling.
Setting and public realm features	<ul style="list-style-type: none">• Open landscaped/rural setting character• Unique entrance to Dawesley from Princess Highway coinciding with former post office

Druids Avenue, Mount Barker Historic Area Statement (MtB3)

Eras and themes	<p>19th - early 20th century</p> <ul style="list-style-type: none">• Buildings and structures predominantly dating from the 19th Century• Small, compact workers cottages and larger residential buildings
Allotments and subdivision patterns	<ul style="list-style-type: none">• Allotment pattern reflective of the original land division pattern
Architectural features	<ul style="list-style-type: none">• Early stone dwellings• Compact, intact collection of small scale single storeyed, detached and semi-detached buildings dating predominantly from the 19th and 20th century.• Symmetrical frontages and separate verandahs
Building height	<ul style="list-style-type: none">• External wall height varies from 3 to 4 metres
Roof Form	<ul style="list-style-type: none">• Hipped and gabled roof forms with ridge typically parallel to the street• Some parapet walling
Materials	<ul style="list-style-type: none">• Stone external walls• Brick quoins• Corrugated profile sheet roofing• Painted timber window frames and doors• Painted timber verandah posts with some ornate decoration• Brick or rendered chimneys
Fencing	<ul style="list-style-type: none">• Some timber picket fencing• Hedges• Low stone walling to front boundary

	<ul style="list-style-type: none">• Hardwood post and wire mesh or cyclone mesh
Setting and public realm features	<ul style="list-style-type: none">• Mature street trees• Street hedging• Some red brick pavers to footpath

Echunga Historic Area Statement (MtB4)

Eras and themes	1849-1940 <ul style="list-style-type: none">• Commercial buildings including single storey shops, ecclesiastical, civic, former post office and hotel• Some rural structures including outbuildings• Some former shops being converted to dwelling• Single storeyed detached and semi-detached dwellings• Small cottages on large allotments
Allotments and subdivision patterns	<ul style="list-style-type: none">• Shopfronts close to footpath• Generous setbacks to north-eastern side of Adelaide Road• Consistent, deep allotments
Architectural features	<ul style="list-style-type: none">• Verandahs and porches up to and over footpath• Small scale, single storeyed detached and semi-detached built form of early European settlements• Structures reflecting early local production• Parapets to shop fronts• Symmetrical and asymmetric frontages• Separate verandahs
Building height	<ul style="list-style-type: none">• External wall height of 3 to 4 metres for residential dwellings
Roof Form	<ul style="list-style-type: none">• Hipped and gabled roofs• Ridge typically parallel to street for residential dwellings• Parapet ends and gable roof for shops
Materials	<ul style="list-style-type: none">• Stone external walls• Brick quoins• Corrugated profile roof sheeting• Painted timber window frames and doors• Painted timber verandah posts

	<ul style="list-style-type: none">• Brick, render or stone chimneys• Fibre cement sheeting to parapets (e.g. Echunga Memorial Institute)
Fencing	<ul style="list-style-type: none">• Hardwood post and wire mesh or cyclone mesh• Some timber picket fencing• Metal posts with metal rails, wire or mesh infill varieties evident within the area
Setting and public realm features	<ul style="list-style-type: none">• Wide street• Evenly spaced deciduous street trees to north-eastern side• Verandahs and porches to footpath providing shelter for pedestrians

Exhibition Road, Mount Barker Historic Area Statement (MtB5)

Eras and themes	Eras: from mid 19 th and 20 th Century <ul style="list-style-type: none">• Public open space• Small cottages on large allotments• Small scale, single storeyed, detached built form
Allotments and subdivision patterns	<ul style="list-style-type: none">• Variety of allotment sizes and shapes to Exhibition Road• Aligning setbacks from street frontage• Wellington Road dwellings parallel to side boundary providing angled frontage
Architectural features	<ul style="list-style-type: none">• Small scale, intact, single storeyed, detached built form• Cottages• Stone dwellings• Symmetrical frontages and separate verandahs
Building height	<ul style="list-style-type: none">• External wall height varies from 3 to 4 metres
Roof Form	<ul style="list-style-type: none">• Hipped roof forms• Ridge typically parallel to the street• Separate verandahs with bullnose, concave or monopitch form• Some verandahs continuous with main roof or adopting change in pitch• Painted timber roof trim, verandah posts
Materials	<ul style="list-style-type: none">• Stone external walls• Brick quoins• Some rendered walling• Corrugated profile sheet roofing• Painted timber window frames and doors• Painted timber verandah posts with some ornate decoration

	<ul style="list-style-type: none">• Brick, render or stone chimneys
Fencing	<ul style="list-style-type: none">• Low masonry• Brush• Metal picket fence
Setting and public realm features	<ul style="list-style-type: none">• Public open space• Open interface between public and residential uses• Densely planted eucalypts and mature deciduous trees

Gawler Street Historic Area Statement (MtB6)

Eras and themes	<p>Era: from mid 19th Century</p> <ul style="list-style-type: none">• Commercial, civic and residential site• Main street of Mount Barker township• Religious and community buildings• Earliest European settlement of a township in South Australia• 1940's architecture of Bennett and Fisher
Allotments and subdivision patterns	<ul style="list-style-type: none">• Long narrow allotments typically orthogonal to the street• Varying allotments to Hutchinson Street, McLaren Street and Cameron Road• Minimal setbacks• Gradual transition from commercial to residential on Mann Street
Architectural features	<ul style="list-style-type: none">• Early brick and stone shops, hotels, civic and residential buildings• Single and double storeyed detached and semi-detached buildings and structures dating predominantly to late 19th and 20th century• Symmetrical frontages• Separate verandahs, concave, bullnose and monopitch form• Some verandahs as continuations of main roof forms• Parapet ends to gable end roofs• Parapets to shops fronts
Building height	<ul style="list-style-type: none">• External wall height varies from single to double storey (3-8 metres)
Roof Forms	<ul style="list-style-type: none">• Hipped and gable roof forms• Parapets with hipped, gable or skillion roofs behind

	<ul style="list-style-type: none"> • Separate verandahs or as continuation of the main roof
Materials	<ul style="list-style-type: none"> • Stone external walls • Brick external walls • Rendered external walls • Brick quoins • Corrugated profile sheet roofing • Painted timber window frames and doors • Painted timber verandah posts • Brick, render or stone chimneys • Large glazing to shops • OG or D painted galvanised steel gutters
Fencing	<ul style="list-style-type: none"> • No fencing
Setting and public realm features	<ul style="list-style-type: none"> • Public realm • Human scale • Pedestrian amenity • Verandahs, awnings and canopies sheltering over footpath • Entrances and windows addressing pedestrian environment • Mature avenue of deciduous street trees • Site topography with Gawler Street having gradual slope to creek; Stephen and Hutchinson Street joining at 90 degree junctions with steep slopes to south side • Adelaide Road, Mount Barker Creek and railway corridor uniquely define area • Street lights and bollards in complementary heritage style

Hack – Mill Streets, Mount Barker Historic Area Statement (MtB7)

Eras and themes	<p>Era: from 1850's to 1910 Buildings and character that represent residential land use, and streetscapes of the town's early settlement and continuing into the middle of the 20th Century.</p> <ul style="list-style-type: none">• Small scale, single storeyed, detached built form of early European settlements• Early stone cottages and interwar dwellings
Allotments and subdivision patterns	<ul style="list-style-type: none">• Part of the original subdivision of the town• Predominantly consistent setbacks• Varying allotments between 300 and 2000 square metres• Gardens settings and generous spaces between buildings
Architectural features	<ul style="list-style-type: none">• Workers cottages and villas• Single storeyed, detached built form• Varying size and style• Symmetrical early dwellings• Asymmetrical early and interwar dwelling
Building height	<ul style="list-style-type: none">• External wall height varies from 3 to 4 metres
Roof Forms	<ul style="list-style-type: none">• Typically gabled, hipped or half gabled roofs (with the exemption of one half hipped roof)• Verandahs as continuation of the main roof• Some verandahs separate to main roof• Bullnose, concave and monopitch verandahs
Materials	<ul style="list-style-type: none">• Dressed stone• Course rubble• Rendered external walls• Brick quoins• Painted timber window frames and doors

	<ul style="list-style-type: none">• Painted timber verandah posts with some ornate decoration• Brick or rendered chimneys• Corrugated profile roof sheeting
Fencing	<ul style="list-style-type: none">• Timber picket fencing• Timber post and rail• No fencing
Setting and public realm features	<ul style="list-style-type: none">• Footpaths and verges unmade

Kanmantoo Area Historic Area Statement (MtB8)

Eras and themes	<p>Eras: from 1849</p> <ul style="list-style-type: none">• Structures reflecting early local production and value adding industries• Buildings and structures predominantly dating from the 19th century reflecting mining history and early settlement
Allotments and subdivision patterns	<ul style="list-style-type: none">• Diamond grid layout• Small cottages on large allotments
Architectural features	<ul style="list-style-type: none">• Early stone dwellings, outbuildings, ecclesiastical, civic and shops• Small scale, single storeyed, detached and semi-detached buildings and structures dating predominantly from the 19th century• Parapet walls to shop fronts• Symmetrical frontages• Separate verandahs or verandahs as continuations of the main roof• Pioneer building techniques and materials typical of a former mining settlement• Some adaptation of early industrial or rural structures to dwellings
Building height	<ul style="list-style-type: none">• Single storey, 3 – 4 metres high
Roof Forms	<ul style="list-style-type: none">• Hipped and gable roof forms• Parapet ends to shop fronts• Separate verandahs or verandahs as continuations of the main roof• Concave, bullnose or monopitch profile verandahs
Materials	<ul style="list-style-type: none">• Stone external walls

	<ul style="list-style-type: none">• Some rendered walling• Corrugated profile roof sheeting• Painted timber window frames and doors• Painted timber verandah posts• Brick, render or stone chimneys
Fencing	<ul style="list-style-type: none">• No fencing
Setting and public realm features	<ul style="list-style-type: none">• Vegetated landscape setting including mature and significant trees• Views provided by significant gum tree and creek to the east, and former Black Dog Inn on Old Princes Highway, create a sense of arrival to the township• Open landscape / rural setting character• Footpaths and verges unmade

Littlehampton Historic Area Statement (MtB9)

Eras and themes	<p>Era: from 1857</p> <ul style="list-style-type: none">• Buildings and structures predominantly dating from the 19th century and early 20th century• Major service centre for rural hinterland• Buildings, structures and sites reflecting early local production and service provisions
Allotments and subdivision patterns	<ul style="list-style-type: none">• Long narrow allotments typically orthogonal to the street• Varying setbacks from street frontage• Elevated allotments to south side of Princes Highway
Architectural features	<ul style="list-style-type: none">• Early stone dwellings, outbuildings, shops, civic buildings and churches• Symmetrical or asymmetrical frontages• Single storeyed, detached built form• Early European settlements• Interwar bungalows
Building height	<ul style="list-style-type: none">• Dwelling external wall varies from 3 to 4 metres• Shops, civic and churches wall height varies
Roof forms	<ul style="list-style-type: none">• Hipped and gable roof forms• Separate verandahs with concave, bullnose or monopitch form• Verandahs as a continuation of the main roof• Some parapets to shop fronts
Materials	<ul style="list-style-type: none">• Stone external walls• Brick external walls• Some rendered walling• Brick quoins• Corrugated profile sheet roofing

	<ul style="list-style-type: none">• Painted timber window frames and doors• Painted timber verandah posts• Masonry and masonry half columns to verandahs• Brick, render or stone chimneys
Fencing	<ul style="list-style-type: none">• Hedging to street fronts• Some timber picket fencing• Rendered masonry retaining walls
Setting and public realm features	<ul style="list-style-type: none">• Mature indigenous and significant trees• Vegetated landscape• Shop verandahs providing amenity to pedestrians

Macclesfield Historic Area Statement (MtB10)

Eras and themes	<p>Era(s): from 1840's and 19th Century</p> <ul style="list-style-type: none">• Buildings, sites and structures represent the town's service provision to the local farming district• 19th century buildings associated with commercial and community services
Allotments and subdivision patterns	<ul style="list-style-type: none">• Laid out around a village green, Davenport Square by the Angas River• Regular and repeated pattern of allotments becoming denser to the northern end of Strathalbyn road
Architectural features	<ul style="list-style-type: none">• Early stone dwellings and outbuildings, shops and hotels• Small scale, single storeyed, detached buildings and structures dating predominantly from the 19th century• Parapet walls to shop fronts• Symmetrical frontages• Separate verandahs of a concave, monopitch or bullnose profile• Verandahs as a continuation of the main roof
Building height	<ul style="list-style-type: none">• Dwelling external wall height 3 – 4 metres
Materials	<ul style="list-style-type: none">• Stone external walls• Brick external walls• Brick quoins• Some rendered walling• Corrugated profile sheet roofing• Painted timber window frames and doors• Painted timber verandah posts with some ornate decoration• Brick, render or stone chimneys
Fencing	<ul style="list-style-type: none">• Timber picket fencing

	<ul style="list-style-type: none">• Low stone wall
Setting and public realm features	<ul style="list-style-type: none">• Mature street trees• Davenport square and Anglican Church provide sense of place• Views of significant buildings along Venables Street• Wide main street• Shop verandahs provide shelter amenity to pedestrians• Footpath and verge unmade to eastern side of Strathalbyn Road

Meadows Historic Area Statement (MtB11)

Eras and themes	<p>Era(s):</p> <ul style="list-style-type: none">• Unofficial subdivision in 1856• Official subdivision 1884• Buildings, structures and sites that represent the towns governmental, local production, community and commercial service provision role to the district• Buildings predominantly from the 19th century and early 20th century
Allotments and subdivision patterns	<ul style="list-style-type: none">• Linear subdivision layout orthogonal to the street• Deep allotments
Architectural features	<ul style="list-style-type: none">• Stone dwellings and shops• Brick or stone civic buildings and churches• Small scale, single storeyed, detached dwellings dating predominantly from the 19th century and early 20th century• Symmetrical 19th and early 20th century dwellings• Asymmetrical interwar dwellings and shops• Parapet ends to shop fronts
Building height	<ul style="list-style-type: none">• Dwelling external wall height varies from 3 to 4 metres
Roof Forms	<ul style="list-style-type: none">• Hipped and gable roof forms• Separate verandahs with concave, bullnose or monopitch profile• Verandahs as a continuation of the main roof
Materials	<ul style="list-style-type: none">• Stone external walls• Brick external walls• Some rendered walling• Corrugated profile sheet roofing• Painted timber window frames and doors

	<ul style="list-style-type: none">• Painted timber verandah posts• Masonry columns or half columns• Brick, render or stone chimneys
Fencing	<ul style="list-style-type: none">• Low masonry wall• Timber post and rail• Timber picket fence• No fence
Setting and public realm features	<ul style="list-style-type: none">• Memorial garden and council reserve along the creek provide sense of place• Mature deciduous street trees to both sides of road• Vegetated landscape

Nairne Historic Area Statement (MtB12)

Eras and themes	<p>Eras: from 1839</p> <ul style="list-style-type: none">• Buildings and structures predominantly dating from the late 19th century reflecting surrounding agricultural activity, mining, smelting and civic services• Predominately small scale, single storeyed detached dwellings• Buildings from the 1920s to 1960s include greater economic development and clustering's of interwar dwellings and World War Two Housing Trust dwellings.
Allotments and subdivision patterns	<ul style="list-style-type: none">• Subdivision pattern responsive to town's topography and contours of the creek• Original alignment of roads, streets and allotment layouts remain• Deep, narrow allotments
Architectural features	<ul style="list-style-type: none">• Early stone dwellings, outbuildings, shops, hotels and churches• Compact, intact and rustic collection of small scale, single storeyed, detached and semi-detached buildings and structures dating predominantly from the 19th century• Pioneer building techniques and materials typical of an early settlement• Symmetrical frontages to early buildings• Asymmetrical frontages to interwar buildings
Building height	<ul style="list-style-type: none">• Single storey dwelling external wall height varies from 3 to 4 metres
Roof forms	<ul style="list-style-type: none">• Hipped and gable roof forms• Parapet ends to shop fronts• Separate verandahs with concave, bullnose or monopitch profile

	<ul style="list-style-type: none"> • Some verandahs as continuations of the main roof
Materials	<ul style="list-style-type: none"> • Stone external walls • Brick external walls • Some rendered wallings • Brick quoins • Corrugated profile sheeting roofing • Painted timber window frames and doors • Painted timber verandah posts with some ornate decoration • Brick, render or stone chimneys
Fencing	<ul style="list-style-type: none"> • Timber picket fencing • Some timber post and rail • Hedging to street front • Low masonry walls
Setting and public realm features	<ul style="list-style-type: none"> • Verandahs, canopies and balconies provide shelter to pedestrians on Old Princes Highway • Some gravel paths to Edinborough Street • Mature street trees to Old Princes Highway

Paddys Hill, Mount Barker Historic Area Statement (MtB13)

Eras and themes	<p>Eras: 1848</p> <ul style="list-style-type: none">• Detached dwellings of early European settlements• A visual landmark of the eastern landscaped boundary of the town• Area represents religious beliefs including places of study, worship and burial in a landscaped setting
Allotments and subdivision patterns	<ul style="list-style-type: none">• Open landscape• Varying allotment sizes
Architectural features	<ul style="list-style-type: none">• Early stone dwellings• Single and double storeyed detached villas dating predominantly from the late 19th and early 20th century• Symmetrical frontages• Separate verandahs or as continuation of main roof
Building height	<ul style="list-style-type: none">• Single storeyed dwellings external wall height varies from 3 to 4 metres• Double storeyed dwellings external wall height varies from 6 to 8 metres
Roof Form	<ul style="list-style-type: none">• Hipped and gable roof forms with ridge typically parallel to the street• Verandahs with bullnose, concave or monopitch form
Materials	<ul style="list-style-type: none">• Stone external walls• Brick quoins• Corrugated profile sheet roofing• Painted timber window frames and doors• Painted timber verandah posts with some ornate decoration• Brick, render or stone chimneys

Fencing	<ul style="list-style-type: none">• Timber post and rail• Timber posts and woven wire mesh
Setting and public realm features	<ul style="list-style-type: none">• Vegetated landscape setting• Mature eucalypts along Paddys Hill Road, Springs Road, Dutton Road, Railway Place and Daddow Road

Hahndorf, North Approaches Historic Area Statement (MtB14)

Eras and themes	<p>Eras: Mid to late 19th and early 20th Century</p> <ul style="list-style-type: none">• Dwellings associated with pioneer families and development of the district• Indicative of boom period from late 1880's to early 1900's• adjacent to the Hahndorf State Heritage Area
Allotments and subdivision patterns	<ul style="list-style-type: none">• Large detached dwellings• Substantial gardens with interspersed view to the rural hinterland• Generous setbacks of building from the main road• Linear residential development along the main arterial road to Adelaide
Architectural features	<ul style="list-style-type: none">• Late 19th and early 20th century stone villas, cottages and bungalows• Some early Germanic influence buildings• Predominantly single storeyed, detached and semi-detached buildings and structures• Some double storeyed buildings• Symmetrical frontages to villas and cottages• Asymmetrical frontages to bungalows and some villas• Pioneer building techniques and materials• Parapet walls to end gables• adjacent to the Hahndorf State Heritage Area
Building height	<ul style="list-style-type: none">• External wall heights varies from 3 to 8 metres
Materials	<ul style="list-style-type: none">• Stone external walls• Some brick external walls• Some rendered walling• Corrugated profile sheet roofing• Painted timber window frames and doors

	<ul style="list-style-type: none">• Painted timber verandah posts with some ornate decoration• Brick, render or stone chimneys• adjacent to the Hahndorf State Heritage Area
Fencing	<ul style="list-style-type: none">• Timber picket fence• Hedging to street front• Low masonry• adjacent to the Hahndorf State Heritage Area
Setting and public realm features	<ul style="list-style-type: none">• Open landscaping indicative of traditional rural entrance to township• Mature deciduous street trees• Predominantly unmade verges and footpaths• Street furniture unadorned• adjacent to the Hahndorf State Heritage Area

Pine Avenue, Hahndorf Historic Area Statement (MtB15)

Eras and themes	<p>Eras: Interwar</p> <ul style="list-style-type: none">• Single storeyed, detached built form of Interwar developments• Structures reflect continuing prosperity of the town well into the mid-20th century• adjacent to the Hahndorf State Heritage Area
Allotments and subdivision patterns	<ul style="list-style-type: none">• Long allotments typically orthogonal to the street• Substantial curtilage around existing dwellings• Generous setbacks between dwellings and to the street• adjacent to the Hahndorf State Heritage Area
Architectural features	<ul style="list-style-type: none">• Late 19th century and late 20th century stone villas and bungalows• Intact collection of single storeyed, detached and semi-detached buildings• Symmetrical and asymmetric frontages• Some sun-rooms within verandah roof• Masonry columns or half columns• adjacent to the Hahndorf State Heritage Area
Building height	<ul style="list-style-type: none">• External wall height varies from 3 to 4 metres
Roof form	<ul style="list-style-type: none">• Hipped and gable roof forms• Projected front gables• Separate verandahs or as a continuation of the main roof
Materials	<ul style="list-style-type: none">• Dressed stone / ashlar• Brick quoins• Corrugated profile sheet roofing• Painted timber window frames and doors• Brick, render or stone chimneys

Fencing	<ul style="list-style-type: none">• Low masonry• Timber picket
Setting and public realm features	<ul style="list-style-type: none">• Mature deciduous street trees• Generous setbacks and street trees provide sense of second entrance into rural township• adjacent to the Hahndorf State Heritage Area

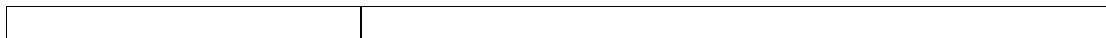
Church St, Hahndorf Historic Area Statement (MtB16)

Eras and themes	<p>Eras: from mid to late 19th Century</p> <ul style="list-style-type: none"> • Buildings and structures dating from the 19th century reflecting early settlement and prosperity post settlement • Predominantly single story, with some double storey detached built forms • Public and religious buildings • adjacent to the Hahndorf State Heritage Area
Allotments and subdivision patterns	<ul style="list-style-type: none"> • Varying allotment sizes and shapes to the main street • Minimal setback from street
Architectural features	<ul style="list-style-type: none"> • Compact, intact and rustic collection of small scale, single and double storeyed, detached buildings and structures dating predominantly from the 19th century • Germanic influence style • Symmetrical frontages and separate verandahs • Parapet walls to shop fronts • Parapet walls to end gables • adjacent to the Hahndorf State Heritage Area
Building height	<ul style="list-style-type: none"> • External wall height varies from 3 to 8 metres
Roof form	<ul style="list-style-type: none"> • Hipped and gable roof forms • Half hipped (Germanic influence) • Verandahs separate or as a continuation of main roof with concave, bullnose or monopitch profile • adjacent to the Hahndorf State Heritage Area
Materials	<ul style="list-style-type: none"> • Stone external walls • Rendered external walls • Some half-timbering / fachwerk

	<ul style="list-style-type: none">• Brick quoins• Corrugated profile roof sheeting• Painted timber window frames and doors• Painted timber verandah posts with some ornate decoration• Brick, render or stone chimneys
Fencing	<ul style="list-style-type: none">• Some low timber picket fencing
Setting and public realm features	<ul style="list-style-type: none">• Simplistic planter boxes• Street furniture unadorned• Sense of place established by mature deciduous street trees adjacent to the Hahndorf State Heritage Area

Auricht Road, Hahndorf Historic Area Statement (MtB17)

Eras and themes	Eras: from Late 19th and early to late 20th residential periods <ul style="list-style-type: none">• adjacent to the Hahndorf State Heritage Area
Allotments and subdivision patterns	<ul style="list-style-type: none">• Transition in allotments from historic main street to adjacent 20th century residential areas• Historic Strassendorf land division pattern remains evident• Regular and repeated long narrow allotments typically orthogonal to the street• Small setbacks from road
Architectural features	<ul style="list-style-type: none">• Single storey detached dwellings• Brick and stone dwellings and outbuildings
Building height	<ul style="list-style-type: none">• External wall height varies from 3 to 4 metres
Roof form	<ul style="list-style-type: none">• Hipped and gable roof forms• Verandahs separate with bullnose profile or as a continuation of the main roof
Materials	<ul style="list-style-type: none">• Stone external walls• Brick external walls• Brick quoins• Corrugated profile sheet roofing• Brick, render or stone chimneys
Fencing	<ul style="list-style-type: none">• Low masonry• Timber picket• Hedging to street front
Setting and public realm features	<ul style="list-style-type: none">• Some street trees• Footpath to eastern side only• Thoroughfare to main road• adjacent to the Hahndorf State Heritage Area



Hahndorf Rural Setting Historic Area Statement (MtB18)

Eras and themes	Eras: from Late 19 th to 20 th century <ul style="list-style-type: none">• Rural landscape• Low intensity agricultural and pastoral lands• adjacent to the Hahndorf State Heritage Area
Allotments and subdivision patterns	<ul style="list-style-type: none">• Open farmland• Allotments of varying sizes• Some Strassendorf and Hufendorf allotments
Architectural features	<ul style="list-style-type: none">• Interwar bungalows• Late 19th to 20th century cottages• Small scale, single storeyed detached buildings and structures• adjacent to the Hahndorf State Heritage Area
Building height	<ul style="list-style-type: none">• External wall height varies from 3 to 4 meters
Roof form	<ul style="list-style-type: none">• Hipped and gable roofs• Separate verandahs with bullnose, concave or monopitch form• Verandahs as a continuation of the main roof
Materials	<ul style="list-style-type: none">• Dressed stone external walls• Brick external walls• Brick quoins• Corrugated profile roof sheeting• Brick or render chimneys
Fencing	<ul style="list-style-type: none">• Hedging to street front• Timber post and rail

Setting and public realm features	<ul style="list-style-type: none">• Rural backdrop to township of Hahndorf• Open paddocks• Native vegetation• Informal landscaped appearance• adjacent to the Hahndorf State Heritage Area
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Kia-Ora Street, Mount Barker Historic Area Statement (MtB19)

Eras and themes	<p>Eras: from early 20th Century to 1950's</p> <ul style="list-style-type: none">• Interwar architecture• Small compact dwellings which reflect the continuing prosperity of the town well into the mid-20th century• Represents a period of housing and streetscaping largely intact• Stone and brick reflective of prominence of masonry and brickworks within the area
Allotments and subdivision patterns	<ul style="list-style-type: none">• Varying allotment sizes orthogonal to the street, becoming deeper towards the creek• Small front setbacks;• Reasonably consistent widths to street frontage• Unique no through road
Architectural features	<ul style="list-style-type: none">• Dressed stone and red brick construction• Single storeyed, detached dwellings• Asymmetric frontages
Building height	<ul style="list-style-type: none">• External wall height varies from 3 to 4 metres
Materials	<ul style="list-style-type: none">• Dressed stone and red brick external walls• Brick quoins• Some rendered walling• Corrugated profile roof sheeting• Tiled roofs• Painted timber window frames and doors• Some painted timber verandah posts with ornate decoration• Painted masonry columns and half columns• Brick or render chimneys

Fencing	<ul style="list-style-type: none">• Low masonry• Timber post and woven wire• No fencing
Setting and public realm features	<ul style="list-style-type: none">• Verges and footpath unmade• Compact, residential setting character

7.11 Appendix 7.11 Envisaged Uses that are Currently Non-complying:

Caravan and Tourist Park

Caravan and Tourist Park Zone

Shop* or group of shops except where it is both:

- (a) less than 150 square metres in gross floor area
- (b) in association with and ancillary to tourist accommodation.

* Not an issue

Conservation

Conservation Zone

Advertisement and/or advertising hoarding except where in association with conservation works or tourist information purposes.

Farming

Deferred Urban

*Note no list of envisaged uses so this is taken from the DTS list

Deferred Urban Zone

Land division is listed as DTS

Employment Zone

* This Zone is probably better off being a Resource Extraction (or other) Zone – land is Neutrog Facility

DO 1 A comprehensive range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the State.

Industry Zone

Industry where located within the **Kanmantoo Buffer Policy Area 1**

Shop or group of shops

Home Industry

Home Industry Zone

Consulting Room
Motor Repair Station
Office except where it is associated with a home industry
Shop or group of shops except where it is association with a home industry

Peri-Urban Zone

Primary Production Zone – Mount Lofty Ranges Watershed Area 3

Warehouse (where located within the Watershed Area 3)
Industry (located in Watershed Area 3 - only if it's a service industry in assoc. with processing of primary production + plus other requirements)

Rural Living (Policy Area 8000 and 20000 are Rural Living Zones under the Code)

* What's happened to the smaller Rural Living Policy Areas (they're now Residential Neighbourhood Zone)?

*Note no list of envisaged uses so this is taken from the DTS list and DO1/DO2

Rural Living Zone

Advertisement and/or advertising hoarding

where the development achieves at least one of (a) or (b):

- (a) is adjacent to a road with a speed limit of less than 80 km/h
- (b) has an advertisement area of 2 square metres or less and achieves all of the following:
 - (i) the message contained thereon relates entirely to a lawful use of land
 - (ii) the advertisement is erected on the same allotment as the use it seeks to advertise
 - (iii) the advertisement will not result in more than two advertisements on the allotment.

Dwelling except where it is a detached dwelling and it achieves all of the following

- (a) no habitable dwelling already exists on the same allotment
- (b) it is located at least 350 metres from the Mount Barker Community Wastewater Management Scheme Effluent Lagoons as depicted on Concept Plan Map MtB/13 - Land Division (Mount Barker)
- (c) it achieves one of the following:
 - (i) where it is located within the Allotment 3000 Policy Area 17 in that portion of the land bounded by Sydney, Timmins and Jackson Roads, Nairne and it has a maximum allotment or site area of 3000 square metres or more
 - (ii) where it is located within the Allotment 3000 Policy Area 17 outside of the portion of land bounded by Sydney, Timmins and Jackson Roads, Nairne.

Horse keeping except where it involves no more than two horses and it achieves one of the following:

- (a) the grazing area exceeds 5000 square metres and it is directly associated with stables or horse shelters and connecting holding yards
- (b) the grazing area exceeds 30 000 square metres.

Industry

Outbuilding except where the outbuilding is less than all of the following:

- (a) 90 square metres
- (b) 12 metres in length
- (c) 6 metres in width
- (d) 3 metres in height.

Office

Shop or group of shops except where the gross leasable area is less than 80 square metres.

*** Zone Contains the 1500, 2000, 3000, 8000 and 20,000

Housing Diversity Neighbourhood Zone

Residential Zone:

Community Centre (Code lists Community Facility)

Shop or group of shops except where:

- (a) the gross leasable area is less than 80 square metres
- (b) the site does not front an arterial road.

Restaurant (assuming that a restaurant is still a shop)

Urban Renewal Policy Area:

Residential Neighbourhood Zone:

While not specifically non-complying the Zone does point out areas where non-residential development can be located via a concept plan. This concept plan is missing from the Code.

Community Facilities Zone

Community Zone

Shop except where the gross leasable area is less than 50 square metres.

Recreation

Recreation Zone

NIL

Resource Extraction

Brukunga Mine Zone

All forms of development

Except education and training facilities which support the remediation and rehabilitation of the Brukunga Mine and emergency services.

Except land division in the form of a boundary realignment that satisfies the following:

- (a) no additional allotments are created
- (b) improves the management of the land to achieve the effective remediation and rehabilitation of the zone.

Suburban Activity Centre

Neighbourhood Centre Zone

Bus depot (see public transport terminal in the Code)

Bus station (see public transport terminal in the Code)

Service trade premises

Local Centre Zone

Bus depot (see public transport terminal in the Code)

Bus station (see public transport terminal in the Code)

Service Trade Premises

Suburban Employment Zone:

Light Industry Zone

Consulting Rooms

Indoor Rec

Office except where it is:

- (a) ancillary offices to a light industry, service industry, store, warehouse, service trade premises or petrol filling station land use located on the same site
- (b) no more than 10 per cent of the total floor area is dedicated to office use.

Shop except where it is ancillary to and in association with one of the following:

- (a) a manufacturing or warehousing land use and no more than 25 per cent of the total floor area of all buildings on the allotment is used for the purposes of sale and display to customers
- (b) a petrol filling station and the shop has a floor area of no more than 50 square metres.

Tourist accommodation

Place of Worship

Mixed Use Zone

Bulky Goods except where the gross leasable area is less than 250 square metres and it achieves one of the following:

- (a) it is ancillary retailing components of manufacturing or warehousing uses with no more than 25 per cent of the total floor area of buildings on the allotment used for the purposes of sale and display to customers
- (b) it is for the sale of specialty products directly associated with primary production and animal husbandry.

Consulting Room

Shop or group of shops except where the gross leasable area is less than 250 square metres and it achieves one of the following:

- (a) it is in the form of retailing which is ancillary to manufacturing or warehousing uses and no more than 25 per cent of the total floor area of all buildings on the allotment is used for the purposes of sale or display to customers
- (b) it is for the sale of specialty products directly associated with primary production or animal husbandry.

Tourist Accommodation

Bulky Goods Policy Area

Motor repair station

Master-planned Suburban Neighbourhood Zone

(Growth Area)

Residential Neighbourhood Zone

NIL

Suburban Neighbourhood

Residential Zone

Shop or group of shops except where:

- (a) the gross leasable area is less than 80 square metres
- (b) the site does not front an arterial road.

Community Centre, Hall (Code lists Community Facility)

Dwelling except where it achieves one of the following:

- (a) it is a detached dwelling or group dwelling
- (b) it is located within the Urban Renewal Policy Area 13 and within the area marked 'Subject Area' on Concept Plan Map MtB/1 - Residential (Hawthorn Road South, Mount Barker) and on Concept Plan Map MtB/3 - Residential (Hurling Drive, Mount Barker).

Office except where:

- (a) the total floor area is less than 100 square metres
- (b) the site does not front an arterial road.

Shop or group of shops except where:

- (a) the gross leasable area is less than 80 square metres
- (b) the site does not front an arterial road.

Township (Hahndorf and Nairne)

*Note no list of envisaged uses so this is taken from the DTS list and DO1/DO2

** This Zone covers the State Heritage Area of Hahndorf

Township Zone

Warehouse except within Redevelopment Policy Area 28.

Consulting room within Residential Policy Area 21

Office located within Residential Policy Area 21

Residential Policy Area

Shop or group of shops located within **Residential Policy Area 21**

Semi-detached dwelling except where located within Residential Policy Area 21 in Nairne.

Main Street (Nairne) Policy Area

Detached dwelling located within Nairne Main Street Policy Area 27