Development Plan

Mount Barker District Council

Consolidated – 8 August 2017

Please refer to the Mount Barker District Council page at www.sa.gov.au/developmentplans to see any amendments not consolidated.

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Introduction
Section

Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Mount Barker District Council Development Plan since the inception of the electronic Development Plan on 24 April 1997. Further information on authorised amendments prior to this date may be researched through the relevant Council, Department of Planning, Transport and Infrastructure or by viewing Gazette records.

CONSOLIDATED	AMENDMENT – [Gazetted date]
24 April 1997	Historic (Conservation – Auchendarroch) Zone PAR – [13 March 1997] Section 29(2) Amendment *(Country and Outer Metro EDP)* – [24 April 1997]
25 September 1997	Section 29(2) Amendment – [25 September 1997]
18 December 1997	Rural Living Review PAR – [27 November 1997]
29 January 1998	Consolidated Development Plan PAR – [18 December 1997] Mount Barker and Narine Townships – Interim Local Heritage Places PAR (Interim) – [29 January 1998]
24 December 1998	Mount Barker and Nairne Townships Interim Local Heritage Place PAR – [24 December 1998]
16 September 1999	Waste Disposal (Landfill) PAR (*Ministerial)* – [19 August 1999]
16 December 1999	Mount Barker Creek and Environs PAR – [16 December 1999] Section 29(2) Amendment – [16 December 1999]
3 February 2000	Rural Living (Sydney and Timmins Roads, Nairne) Zone PAR (Interim) – [3 February 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR *(Ministerial)* (Interim) – [31 August 2000]
12 October 2000	Small Scale Tourist Accommodation in Rural Areas of the Mount Lofty Ranges PAR *(Ministerial)* – [21 September 2000] Small Scale Rural/Agricultural and Home Based Industries PAR *(Ministerial)* – [21 September 2000]
1 February 2001	Rural Living (Sydney and Timmins Roads, Nairne) PAR – [1 February 2001]
12 July 2001	Mount Lofty Ranges Watershed Amendment PAR *(Ministerial)* – [28 June 2001]
18 October 2001	Telecommunications Facilities State-wide Policy Framework PAR *(Ministerial)* – [30 August 2001] Bushfire Management PAR *(Ministerial)* – [6 September 2001] Mount Barker and Littlehampton Townships Centres PAR – [12 October 2001]
14 February 2002	Organic Waste Processing (Composting) PAR *(Ministerial)* (Interim) – [20 December 2001] Section 29(2)(b) Amendment – [7 February 2002]
30 January 2003	Organic Waste Processing (Composting) PAR *(Ministerial)* – [5 December 2002]
15 January 2004	Wind Farms PAR *(Ministerial)* – [24 July 2003] Kanmantoo and Callington Industry PAR *(Ministerial)* – [15 January 2004] Section 29(2) Amendment – [15 January 2004]
15 July 2004	Littlehampton Concept Plan PAR (Interim) – [15 July 2004]
13 January 2005	Mount Barker Regional Town Centre Car Parking and Urban Design (Interim) – [13 January 2005]
31 March 2005	Littlehampton Concept Plan PAR – [31 March 2005]
17 November 2005	Onkaparinga Catchment PAR – [10 November 2005]
12 January 2006	Mount Barker Regional Town Centre Car Parking and Urban Design PAR – [12 January 2006]
22 June 2006	Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR *(Ministerial)* – [8 June 2006]
26 October 2006	District Wide Heritage PAR – [12 October 2006]
1 March 2007	Section 27(5) Amendment - Mount Lofty Ranges Watershed Wineries and Ancillary Development PAR *(Ministerial)* – [25 January 2007] District Wide Residential PAR – [22 February 2007]

CONSOLIDATED	AMENDMENT – [Gazetted date]
18 October 2007	District Wide Heritage PAR – [11 October 2007] Section 29 Amendment – [18 October 2007]
21 February 2008	Bushfire Management (Part 3) PAR *(Ministerial)* – [29 November 2007] Section 29(2)(b)(ii) Amendment – [6 December 2007] Residential Parks and Caravan and Tourist Parks DPA *(Ministerial)* (Interim) – [13 December 2007] Editorial Correction – Policy Area Naming Consistency
20 March 2008	Section 29(2)(b)(ii) Amendment – [20 March 2008]
2 May 2008	Commercial Forestry DPA *(Ministerial)* (Interim) – [21 February 2008] Significant Trees DPA (Interim) – [2 May 2008]
30 April 2009	Residential Parks and Caravan and Tourist Parks DPA *(Ministerial)* – [11 December 2008] Cessation of Interim Operation of the 'Commercial Forestry DPA' on 21 February 2009 and its removal from the Mount Barker (DC) Development Plan – [5 March 2009] Significant Trees DPA – [30 April 2009] Industry Policy DPA – [30 April 2009]
7 January 2010	Bushfires (Miscellaneous Amendments) DPA *(Ministerial)* (Interim) – [10 December 2009]
10 June 2010	Statewide Bulky Goods DPA *(Ministerial)* (Interim) – [1 June 2010]
16 December 2010	Bushfires (Miscellaneous Amendments) DPA *(Ministerial)* – [9 December 2010] Mount Barker Urban Growth DPA *(Ministerial)* – [16 December 2010]
7 June 2012	Statewide Bulky Goods DPA *(Ministerial)* – [13 January 2011] Statewide Wind Farms DPA (Interim) *(Ministerial)* – [19 October 2011] Regulated Trees DPA (Interim) *(Ministerial)* – [17 November 2011]
24 October 2013	Termination of the Statewide Wind Farms DPA *(Ministerial)* and its removal from the Mount Barker (DC) Development Plan – [18 October 2012] Statewide Wind Farms DPA *(Ministerial)* – [18 October 2012] Regulated Trees DPA *(Ministerial)* – [15 November 2012] Section 29(2)(c) Amendment – [29 November 2012] Better Development Plan (BDP) and General Conversion DPA – [24 October 2013]
24 November 2016	Existing Activity Centres Policy Review DPA *(Ministerial)* – [21 April 2016] Editorial correction to Table MtB/8 - Local Heritage Places and Overlay Map MtB/11 – Heritage Integrated Water Management Regional DPA – [24 November 2016]
8 December 2016	Regional Town Centre DPA – [8 December 2016]
16 May 2017	Section 29(2)(b)(ii) Amendment – [15 March 2017] Nairne and Environs DPA – [16 May 2017]
8 August 2017	Rural (Primary Production Protection) DPA – [8 August 2017]

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

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

Introduction to the Development Plan

Welcome to the Development Plan for the Mount Barker District Council.

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

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

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website www.sa.gov.au or by contacting the Department of Planning, Transport and Infrastructure at Level 5, 50 Flinders Street, Adelaide, SA 5000.

Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans.

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

The State Government's broad vision for sustainable land use and the built development of the state is outlined in the **Planning Strategy**. The relevant volume of the Planning Strategy for this Development Plan is The 30-Year Plan for Greater Adelaide (February 2010).

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

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

What is Development?

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

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

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

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

How does the Development Plan relate to other legislation?

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

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

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

What doesn't a Development Plan do?

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

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

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

When do you use the Development Plan?

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

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

How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

(a) Black text is used to identify all standard policy that forms the basis of all council Development Plans.

(b) Green text is used to identify additional council-specific policy or variables that have been included in the Development Plan to reflect local circumstances.

(c) Blue text illustrates hyperlinks to maps, overlays and tables in the Development Plan. These hyperlinks are operational only when viewing electronic versions of the Development Plan.

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Development Plan Structure Overview

Advisory Section	Function
Table of Contents	Navigational aid to reference sections within the Development Plan by name and page number.
Amendment Record Table	Tabled information recording previously-authorised Development Plan amendments and their consolidation dates.
Introduction Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? How to read the Development Plan?	A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).
Strategic Setting State Strategic Setting *(30-Year Plan for Greater Adelaide/Regional Planning Strategy)* Council Strategic Setting *(Council Strategy)*``	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
Council Preface Map	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.

Assessment Section	Function
General Provisions Objectives Principles of Development Control	These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as: ▪ site and design criteria ▪ access and vehicle parking requirements ▪ heritage and conservation measures ▪ environmental issues ▪ hazards ▪ infrastructure requirements ▪ land use specific requirements. They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.
Zone Provisions	These policies give greater certainty and direction about where certain forms of developments should be located. Maps are referenced within zones that show where land uses are suitable to be located. Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.

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

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Assessment Section	Function
Extent Map Series Location Maps	Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location. *Note: the entire council area will always be represented as the first map in the extent map series and will commence as map 1.*
Overlay Maps	Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example: ▪ Transport ▪ Development Constraints ▪ Heritage ▪ Natural Resources. *Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.*
Zone Maps	Used to determine which zone applies to which land.
Policy Area Maps	Used to depict the presence and location of any applicable policy area.
Precinct Maps	Used to depict the presence and location of any applicable precincts.
Bushfire Maps *(where applicable)* Bushfire Protection Area BPA Maps - Bushfire Risk	Bushfire Protection Area - BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires.
Concept Plan Maps	Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed. Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.

Further info

Contact the Mount Barker District Council.

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

Discuss your matter with your planning consultant.

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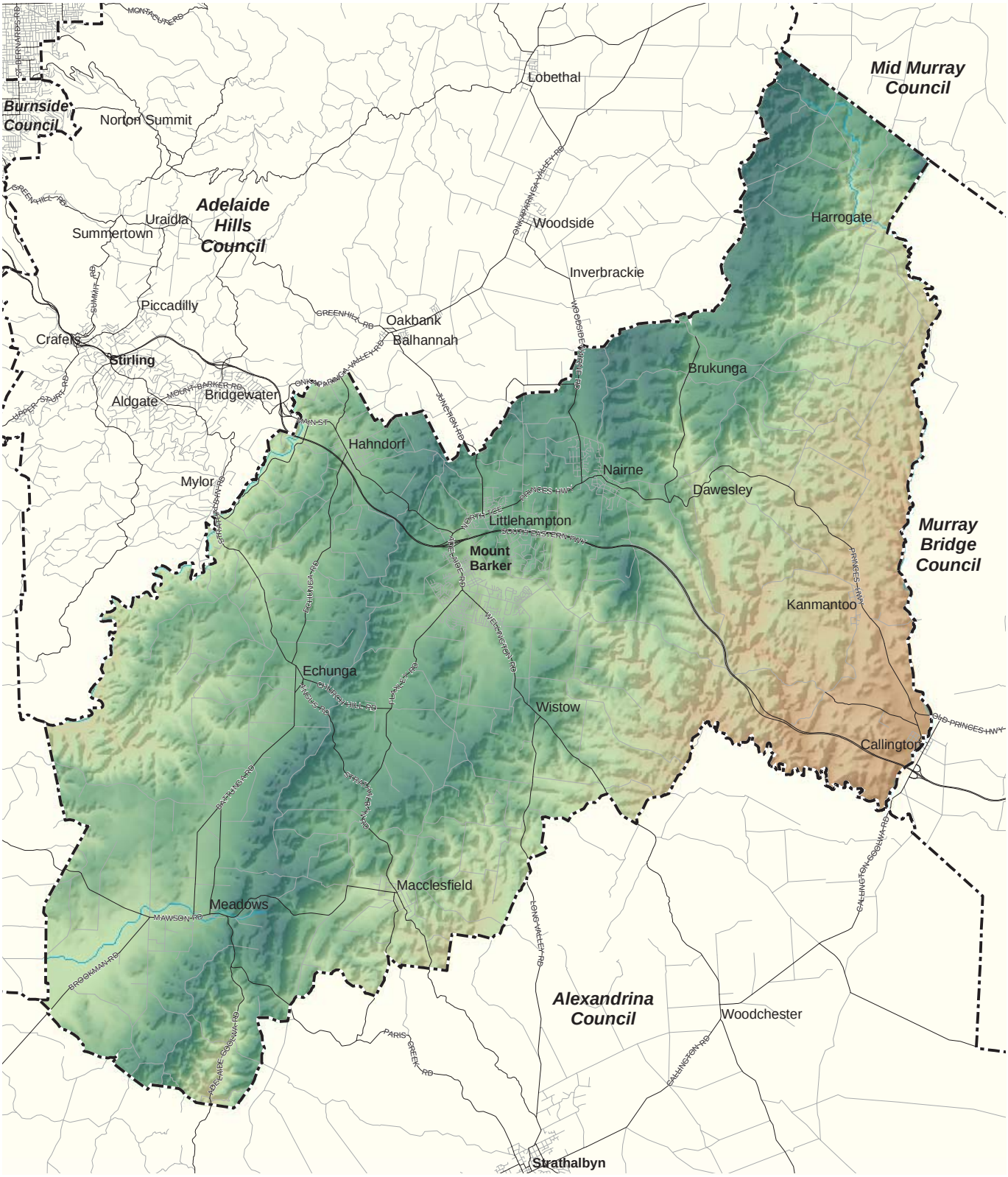


To identify the precise location of the Development Plan boundary refer to Council Index Map then select the relevant map number.

Altitude

High : 1159

Low : -15

N

0 15 km

Council Preface Map

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

General Section

Advertisements

OBJECTIVES

1 Urban and rural landscapes that are not disfigured by advertisements and/or advertising hoardings.

2 Advertisements and/or advertising hoardings that do not create a hazard.

3 Advertisements and/or advertising hoardings designed to enhance the appearance of the building and locality.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Advertising and/or advertising hoardings should have regard to the design guidelines contained in *Table MtB/4 - Design Guidelines for Advertisements*.

2 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:

(a) consistent with the predominant character of the urban or rural landscape

(b) in harmony with any buildings or sites of historic significance or heritage value in the area

(c) co-ordinated with and complement the architectural form and design of the building they are to be located on.

3 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:

(a) clutter

(b) disorder

(c) untidiness of buildings and their surrounds.

4 Buildings occupied by a number of tenants should exhibit co-ordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.

5 The content of advertisements should be limited to information relating to the legitimate use of the associated land.

6 Advertisements and/or advertising hoardings should:

(a) be completely contained within the boundaries of the subject allotment

(b) be sited to avoid damage to, or pruning or lopping of, on-site landscaping or street trees

(c) not obscure views to vistas or objects of high amenity value.

7 Advertisements and/or advertising hoardings should not be erected on:

(a) a public footpath or veranda post

(b) a road, median strip or traffic island

(c) a vehicle adapted and exhibited primarily as an advertisement

(d) residential land, unless erected to fulfil a statutory requirement or as a complying type of advertisement or advertising hoarding associated with the residential use of the land.

8 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building, unless the advertisement or advertising hoarding is appropriately designed to form an integrated and complementary extension of the existing building.

9 Advertisements and/or advertising hoardings erected on a veranda or that project from a building wall should:

(a) have a clearance over a footway to allow for safe and convenient pedestrian access

(b) where erected on the side of a veranda, not exceed the width of the veranda or project from the veranda

(c) where erected on the front of a veranda, not exceed the length of the veranda or project from the veranda

(d) where projecting from a wall, have the edge of the advertisement or advertising hoarding abutting the surface of the wall.

10 Advertisements should be designed to conceal their supporting advertising hoarding from view.

11 Advertisements should convey the owner/occupier and/or generic type of business, merchandise or services using simple, clear and concise language, symbols, print style and layout and a small number of colours.

12 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.

13 Interpretive signs should be constructed, designed and located so as to complement the features of the surrounding area, enhance visitor's understanding of the region and facilitate access to sites in a manner that minimises impacts on the environment.

14 Outside of townships and country settlements advertisements other than traffic signs, tourist signs or advertisements on an existing tourist information bay display board, should not be erected in road reserves.

15 Advertisements and/or advertising hoardings should only be displayed within rural zones where:

(a) the advertisement area does not exceed 2 square metres in area

(b) it is not externally or internally illuminated

(c) it relates to a lawful use of land

(d) no more than one advertisement is erected on the same property.

Safety

16 Advertisements and/or advertising hoardings should not create a hazard by:

(a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver’s perception of the road or persons or objects on the road

(b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals

(c) distracting drivers from the primary driving task at a location where the demands on driver concentration are high

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

Freestanding Advertisements

17 Freestanding advertisements and/or advertising hoardings should be:

(a) limited to only one primary advertisement per site or complex

(b) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.

18 Freestanding advertisements and/or advertising hoardings for multiple-business tenancy complexes should:

(a) incorporate the name or nature of each business or activity within the site or complex in a single advertisement

(b) be integrally designed and mounted below the more predominant main complex or site identity advertisement.

19 Portable, easel or A-frame advertisements should be displayed only where:

(a) no other appropriate opportunity exists for an adequate co-ordinated and permanently erected advertisement and/or advertising hoarding

(b) they do not obstruct or compromise the safety of pedestrians or vehicle movement

(c) there is no unnecessary duplication or proliferation of advertising information

(d) there is no damage to, or removal of, any landscaping on the site.

20 Portable, easel or A-frame advertisements associated with a development should be displayed only during the hours the development is open for trading.

Flags, Bunting and Streamers

21 Advertisements and/or advertising hoardings incorporating any flags, bunting, streamers, or suspended objects should:

(a) be placed or arranged to complement and accord with the scale of the associated development

(b) other than flags, not be positioned higher than the building they are attached or related to

(c) not be displayed in residential areas.

Advertising along Arterial Roads

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

Animal Keeping

OBJECTIVES

1 Animals not kept at a density beyond the carrying capacity of the land or water.

2 Animal keeping development sited and designed to avoid adverse effects on surrounding development.

3 Intensive animal keeping protected from encroachment by incompatible development.

4 Ecological sustainable development of the land based aquaculture industry.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Animal keeping and associated activities should not create adverse impacts on the environment or the amenity of the locality.

2 Storage facilities for manure, used litter and other wastes should be designed and sited:

(a) to be vermin proof

(b) with an impervious base

(c) to ensure that all clean rainfall runoff is excluded from the storage area

(d) outside the 1-in-100 year average return interval flood event area.

3 The keeping or stabling of horses or other animals should incorporate:

(a) double fencing of property boundaries and be planted with landscaping to form effective wind breaks/shelter belts

(b) the provision of sanitary measures

(c) measures to protect areas of native vegetation from degradation.

Horse Keeping

4 Horse keeping and associated activities (including stables, horse shelters, holding yards and paddocks) should only occur where:

(a) the slope of all of the land on which the activity is located is less than 1-in-20

(b) the activity is located further than 25 metres from the bank of any watercourse

(c) buildings and yards associated with horse keeping are located further than 50 metres from the bank of any watercourse

(d) located outside the 1-in-100 year average return interval flood event area of any watercourse

(e) there is no damage or loss of native vegetation

(f) the average annual rainfall is less than 1000 millimetres.

5 Horse keeping and associated activities (including activities in stables, holding yards and paddocks) should not impact on the quality of surface or groundwater by:

(a) providing for the storage of waste within a dry enclosed space until removed from the land

(b) directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.

6 Stables, horse shelters or associated yards should be sited at least 30 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.

7 Horse exercise and holding yards should:

(a) provide a surfaced area with a compact rubble base, with a minimum gradient of 1-in-100, and include a suitable loose surface such as sand, shell grit or pine bark

(b) be located no closer than 50 metres from a watercourse or wetland.

8 All areas accessible to horses should be separated from septic tank drainage areas.

9 Stables and horse shelters should:

(a) have at least three enclosed side walls

(b) have minimum dimensions of 3.7 metres by 3.7 metres

(c) include a floor that is constructed of 100 millimetre thick concrete that has a minimum gradient of 1-in-100 (1 per cent) to ensure that no urine can pool

(d) be internally constructed of concrete or hardwood timber lined to a minimum height of 1.3 metres, with either timber or metal construction up to the roof above that height

(e) have a fixed roof with a minimum height of 2.75 metres

(f) include 1 square metre of ventilation area for each 13 square metres of stable or horse shelter floor area; the vents should be located 2.1 metres above the stable or horse shelter floor

(g) accommodate a maximum of one horse per stable (or horse shelter)

(h) provide direct connecting access from the stable or horse shelter to a holding yard that has an area of between 50 to 100 square metres per horse.

10 Stables, horse shelters and associated holding yards should be protected from stormwater intrusion by way of a gravel drain located around the perimeter of the stable, horse shelter and associated holding yard.

Dairies

11 Dairies and associated wastewater lagoons and liquid/solid waste storage and disposal areas should be located at a distance from nearby dwellings, public roads and outside the 1-in-100 year average return interval flood event area of any watercourse to avoid adverse impacts or nuisance by noise, smell or pollution on nearby sensitive receptors such as dwellings.

12 To avoid adverse impacts or nuisance by noise, smell or pollution on nearby and neighbouring properties, dairies and associated wastewater lagoons and liquid/solid waste storage and disposal areas should be:

(a) located at least a minimum distance of 200 metres from any dwelling not on the land

(b) located at least a minimum of 100 metres from water supply bore, wetlands, the bank of a watercourse and/or wetlands

(c) outside the 1-in-100 year average return interval flood event area of any watercourse.

13 Dairies should include a lagoon for the storage or treatment of milking shed effluent which should be located:

(a) at least 20 metres from a public road

(b) at least 200 metres from any dwelling not located on the land

(c) outside any 1-in-100 year average return interval flood event area of any watercourse

(d) at least a minimum of 50 metres from any of the following:

(i) a water supply bore

(ii) wetlands

(iii) the bank of a watercourse

(e) outside an area where the base of the lagoon is below any seasonal water table.

14 Dairies should include a solid separation pit(s) for the storage or disposal of milking shed solids which should be located:

(a) at least 50 metres from any dwelling not located on the land

(b) at least a minimum of 25 metres from any of the following:

(i) a water supply bore

(ii) wetlands

(iii) the bank of a watercourse

(c) outside any 1-in-10 year average return interval flood event area of any watercourse.

Intensive Animal Keeping

15 Intensive animal keeping operations and their associated components, including holding yards, temporary feeding areas, movement lanes and similar, should not be located on land within any of the following areas:

(a) 800 metres of a public water supply reservoir

(b) the 1-in-100 year average return interval flood event area of any watercourse

(c) 200 metres of the bank of a major watercourse (third order or higher stream)

(d) 100 metres of the bank of any other watercourse, bore or well used for domestic or stock water supplies

(e) 2000 metres of a defined and zoned township, settlement or urban area (except for land based aquaculture)

(f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility).

16 Intensive animal keeping operations in uncovered situations should incorporate:

(a) a controlled drainage system which:

(i) diverts runoff from external areas, and

(ii) directs surface runoff into an effluent management system that has sufficient capacity to hold run off from the controlled drainage area

(b) pen floors which:

(i) ensure that effluent does not infiltrate and contaminate groundwater or soil, and

(ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent

(c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.

17 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be sited, designed, constructed and managed and sited to avoid adverse odour impacts on nearby sensitive land uses.

Kennels

18 Kennels and exercise yards should not be located on land within 500 metres of a:

(a) defined and zoned township, settlement or urban area

(b) residence on a neighbouring property.

19 The floor of kennels should be constructed of concrete or similar impervious material and be designed to allow for adequate drainage when kennels are cleaned.

20 Kennels and exercise yards should be designed and sited to minimise noise nuisance to neighbours through:

(a) orienting their openings away from sensitive land uses such as dwellings

(b) siting them as far as practicable from allotment boundaries and not within 10 metres of an allotment boundary.

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

Land Based Aquaculture

22 Land-based aquaculture and associated components should not be located on land within 500 metres of a defined and zoned township, settlement or urban area.

23 Buildings associated with land-based aquaculture should provide enclosed storage areas to accommodate all equipment associated with aquaculture operations in a manner which is integrated with the use of the land.

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

25 Land-based aquaculture ponds should be sited and designed to:

(a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event

(b) prevent pond leakage that would pollute groundwater

(c) prevent any overflow that would enable the species being farmed to enter any watercourse or drainage line

(d) minimise the need for intake and discharge pipes to traverse sensitive environments

(e) incorporate a freeboard of 600 millimetres and spillway capable of coping with a 1-in-25 year average return interval flood event

(f) provide a minimum buffer of 1 metre between the bottom of the pond and the maximum seasonal water table

(g) prevent excessive levels of silt or sediment entering watercourses during pond construction, or any phase of operations.

26 Buildings associated with land-based aquaculture should provide enclosed storage areas to accommodate all equipment associated with aquaculture operations in a manner which is integrated with the use of the land.

Bulk Handling and Storage Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Facilities for the handling, storage and dispatch of commodities in bulk should be:

(a) located in bulk handling, industry or primary production type zones

(b) sited, designed and operated to minimise risks of contamination to the environment and adverse impacts on nearby sensitive land uses and from surrounding land uses.

2 Development of facilities for the handling, transportation and storage of bulk commodities should have:

(a) areas set aside on the site of the development for the marshalling and manoeuvring of vehicles attending the site

(b) roadways and parking areas surfaced in a manner sufficient to control dust emissions from the site

(c) vehicle circulation between activity areas contained within the site and without the need to use public roads

(d) landscaping, using locally indigenous plant species wherever practical, established within the site for the purpose of providing shade and shelter, and to assist with screening and dust filtration

(e) a buffer area for the establishment of dense landscaping adjacent road frontages

(f) security fencing around the perimeter of the site.

3 Temporary bunkers for storage should not compromise the efficient circulation and parking of vehicles within the site.

4 Access to and from the site should be designed to allow simultaneous movement of vehicles entering and exiting in a forward direction to minimise interference to other traffic using adjacent public roads.

Centres and Retail Development

OBJECTIVES

1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres.

2 Centres that ensure rational, economic and convenient provision of goods and services and provide:

(a) a focus for community life

(b) safe, permeable, pleasant and accessible walking and cycling networks.

3 The provision of a safe pedestrian environment within centres which gives high priority to pedestrians and public transport.

4 Increased vitality and activity in centres through the introduction and integration of medium to high density housing.

5 Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role.

6 The hierarchy of centres is as follows:

- Regional Town Centre
- Neighbourhood Centre
- Local Centre.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development within centres should:

(a) integrate facilities within the zone

(b) allow for the multiple use of facilities and the sharing of utility spaces

(c) allow for the staging of development within the centre

(d) be integrated with public and community transport.

2 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.

3 Development within centres should provide:

(a) public spaces such as malls, plazas and courtyards

(b) street furniture, including lighting, signs, litter bins, seats and bollards, that is sited and designed to complement the desired character

(c) unobtrusive facilities for the storage and removal of waste materials

(d) public facilities including toilets, infant changing facilities for parents, seating, litter bins, telephones and community information boards

(e) access for public transport and sheltered waiting areas for passengers

(f) lighting for pedestrian paths, buildings and associated areas

(g) a single landscaping theme

(h) safe and secure bicycle parking.

4 A single architectural theme should be established within centres through:

(a) constructing additions or other buildings in a style complementary to the existing shopping complex

(b) renovating the existing shopping complex to complement new additions and other buildings within the centre

(c) employing a signage theme.

5 The design of undercroft or semi-basement car parking areas should not detract from the visual quality and amenity of adjacent pedestrian paths, streets or public spaces.

6 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than 1 metre.

Arterial Roads

7 Centres should develop on one side of an arterial road or in one quadrant of an arterial road intersection.

8 Centre development straddling an arterial road should:

(a) concentrate on one side of the arterial road or one quadrant of the arterial road intersection

(b) minimise the need for pedestrian and vehicular movement from one part of the centre to another across the arterial road.

Retail Development

9 A shop or group of shops with a gross leaseable area of greater than 80 square metres should be located within a centre zone (except within the **Residential Neighbourhood Zone**).

10 A shop or group of shops with a gross leasable area of 80 square metres or less should only occur outside of a centre where it achieves one of the following:

(a) where it is for the sale of goods manufactured or produced on the same site as the shop

(b) where the shop is required to service an isolated local community and such a facility is not reasonably accessible within the locality or area.

11 A shop or group of shops with a gross leasable area of less than 250 square metres should not be located on arterial roads unless within a centre zone.

12 A shop or group of shops located outside of zones that allow for retail development should:

(a) be of a size and type that will not hinder the development, function or viability of any centre zone

(b) not demonstrably lead to the physical deterioration of any designated centre

(c) be developed taking into consideration its effect on adjacent development.

13 Bulky goods outlets should only be located in centre zones and bulky goods zones.

14 Bulky goods outlets located within centres zones should:

(a) complement the overall provision of facilities

(b) be sited towards the periphery of those centres.

Community Facilities

OBJECTIVES

1 Location of community facilities including social, health, welfare, education and recreation facilities where they are conveniently accessible to the population they serve.

2 The proper provision of public and community facilities including the reservation of suitable land in advance of need.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Community facilities should be sited and developed to be accessible by pedestrians, cyclists and public and community transport.

2 Community facilities should be integrated in their design to promote efficient land use.

3 Design of community facilities should encourage flexible and adaptable use of open space and facilities for a range of uses over time.

Crime Prevention

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.

2 Buildings should be designed to overlook public and communal streets, pedestrian/cyclist paths, vehicle parking areas and public open space to allow casual surveillance.

3 Development should provide a robust environment that is resistant to vandalism and graffiti.

4 Development should provide lighting in frequently used public spaces including those:

(a) along dedicated cyclist and pedestrian pathways, laneways and access routes

(b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.

5 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.

6 Landscaping should be used to assist in discouraging crime by:

(a) screen planting areas susceptible to vandalism

(b) planting trees or ground covers, rather than shrubs, alongside footpaths

(c) planting vegetation other than ground covers a minimum distance of 2 metres from footpaths to reduce concealment opportunities.

7 Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.

8 Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.

9 Public toilets should be located, sited and designed:

(a) to promote the visibility of people entering and exiting the facility (eg by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance)

(b) near public and community transport links and pedestrian and cyclist networks to maximise visibility.

10 Development should avoid pedestrian entrapment spots and movement predictors (eg routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

Design and Appearance

OBJECTIVES

1 Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.

2 Roads, open spaces, buildings and land uses laid out and linked so that they are easy to understand and navigate.

PRINCIPLES OF DEVELOPMENT CONTROL

1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.

2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.

3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:

(a) articulation

(b) colour and detailing

(c) small vertical and horizontal components

(d) design and placing of windows

(e) variations to facades.

4 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise:

(a) the visual impact of the building as viewed from adjoining properties

(b) overshadowing of adjoining properties and allow adequate sun light to neighbouring buildings.

5 Building form should not unreasonably restrict existing views available from neighbouring properties and public spaces.

6 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building with brickwork or timber, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.

7 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare.

8 Structures located on the roofs of buildings to house plant and equipment should form an integral part of the building design in relation to external finishes, shaping and colours.

9 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.

10 Development should provide clearly recognisable links to adjoining areas and facilities.

11 Development should utilise materials which are sympathetic with the natural features of the site.

12 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.

13 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.

14 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.

15 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/or landscaping.

16 Outdoor lighting should not result in light spillage on adjacent land.

17 Balconies should:

(a) be integrated with the overall architectural form and detail of the building

(b) be sited to face predominantly north, east or west to provide solar access

(c) have a minimum area of 2 square metres.

Building Setbacks from Road Boundaries

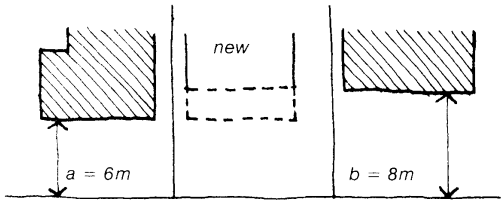
18 The setback of buildings from public roads should:

(a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality

(b) contribute positively to the streetscape character of the locality

(c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.

19 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:  *When b - a≤ 2, setback of new dwelling = a or b*
Greater than 2 metres	At least the average setback of the adjacent buildings.

20 Except where specified in a particular zone, policy area, or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in *Table MtB/1 - Building Setbacks from Road Boundaries*.

21 Except where specified in a zone, policy area or precinct, or *Table MtB/1 - Building Setbacks from Road Boundaries*, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

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

Energy Efficiency

OBJECTIVES

1 Development designed and sited to conserve energy, and minimise reliance on non-renewable energy sources.

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

3 Building design and material selection should maximise thermal performance, comfort and energy efficiency.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should provide for efficient solar access to buildings and open space all year around.

2 Buildings should be sited and designed:

(a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings

(b) so that open spaces associated with the main activity areas face north for exposure to winter sun.

On-site Energy Generation

3 Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:

(a) taking into account overshadowing from neighbouring buildings

(b) designing roof orientation and pitches to maximise exposure to direct sunlight.

4 Public infrastructure, including lighting and telephones, should be designed to generate and use renewable energy.

5 Shops, commercial and industrial development with a gross leasable area greater than 500 square metres should install solar collectors to minimise the dependency on fossil fuels.

Forestry

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Forestry plantations should not be undertaken if they will cause or require the clearance of valued trees or substantially intact strata of vegetation, or detrimentally affect the physical environment or scenic quality of the rural landscape.

2 Forestry plantations should not occur:

(a) on land with a slope exceeding 20 degrees

(b) within a separation distance (which may include forestry firebreaks and vehicle access tracks) of 50 metres of either of the following:

(i) any dwelling including those on an adjoining allotment

(ii) a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.

3 Forestry plantations should:

(a) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of a major watercourse (a third order or higher watercourse)

(b) incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas

(c) retain a minimum 5 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse). This separation distance should contain locally indigenous vegetation (including grasses) and unmodified topography to ensure water flow.

4 Forestry plantations should incorporate:

(a) 7 metre wide external boundary firebreaks for plantations of 40 hectares or less

(b) 10 metre wide external boundary firebreaks for plantations of between 40 and 100 hectares

(c) 20 metre wide external boundary firebreaks, or 10 metres with an additional 10 metres of fuel-reduced plantation, for plantations of 100 hectares or greater.

5 Forestry plantations should incorporate vehicle access tracks:

(a) within all firebreaks

(b) of a minimum width of 7 metres with a vertical clearance of 4 metres

(c) that are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles

(d) that partition the plantation into units not exceeding 40 hectares in area.

6 Forestry plantations should ensure the clearances from power lines listed in the following table are maintained when planting trees with an expected mature height of more than 6 metres:

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

Hazards

OBJECTIVES

1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.

2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.

3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.

4 Development located and designed to minimise the risks to safety and property from flooding.

5 Development located to minimise the threat and impact of bushfires on life and property.

6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.

7 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulfate soils.

8 Protection of human health and the environment wherever site contamination has been identified or suspected to have occurred.

9 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.

10 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

11 Remediation of adverse impacts (including land contamination) of existing or past industrial/agricultural activities.

PRINCIPLES OF DEVELOPMENT CONTROL

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

2 Development located on land subject to hazards as shown on the *Overlay Maps - Development Constraints* should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.

3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

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

5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:

(a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event

(b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.

6 Buildings intended for human habitation should not be constructed within the 1-in-100 year average return interval flood plain.

7 Development, including earthworks associated with development, should not do any of the following:

(a) impede the flow of floodwaters through the land or other surrounding land

(b) increase the potential hazard risk to public safety of persons during a flood event

(c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood

(d) cause any adverse effect on the floodway function

(e) increase the risk of flooding of other land

(f) obstruct a watercourse.

Bushfire

8 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the *Bushfire Protection Area BPA Maps - Bushfire Risk*.

9 Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.

10 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:

(a) vegetation cover comprising trees and/or shrubs

(b) poor access

(c) rugged terrain

(d) inability to provide an adequate building protection zone

(e) inability to provide an adequate supply of water for fire-fighting purposes.

11 Residential, tourist accommodation and other habitable buildings should:

(a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect

(b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation

(c) have a dedicated and accessible water supply available at all times for fire fighting.

12 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.

13 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.

14 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.

15 Where land division does occur it should be designed to:

(a) minimise the danger to residents, other occupants of buildings and fire fighting personnel

(b) minimise the extent of damage to buildings and other property during a bushfire

(c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire

(d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

16 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:

(a) facilitate safe and effective operational use for fire-fighting and other emergency vehicles and residents

(b) provide for two-way vehicular access between areas of fire risk and the nearest public road.

17 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

18 Development should not increase the potential for, or result in an increase in, soil and water salinity.

19 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.

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

Acid Sulfate Soils

21 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:

(a) natural water bodies and wetlands

(b) agricultural or aquaculture activities

(c) buildings, structures and infrastructure

(d) public health.

22 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

Site Contamination

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

Containment of Chemical and Hazardous Materials

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

25 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:

(a) discharge of polluted water from the site

(b) contamination of land

(c) airborne migration of pollutants

(d) potential interface impacts with sensitive land uses.

26 Bunding for the purposes of stormwater and pollution prevention should:

(a) be designed and constructed to enable sufficient cleaning

(b) incorporate appropriate signage to indicate the chemical types held within the storage area

(c) be designed and located to be secured from public access

(d) have a capacity which:

(i) takes into account the volume displaced by containers stored within the bunded compound

(ii) is a minimum of 120 per cent of the volume of the largest vessel it contains, or

(iii) where many small containers are stored, be capable of holding 25 per cent of the total volume stored within the bund

(e) incorporate walls and floors which are of impervious construction to retain the materials being stored (with no external valves or taps)

(f) incorporate a waste retaining sump, holding tank or pumping sump either within or draining the bunded compound/area and of sufficient size to contain any spills and wash down material.

27 Chemicals and materials used in industrial operations and related activities should be stored and handled on site in a manner which adequately guards against pollution of watercourses, hazard from spills and exposure to the elements.

28 Chemical loading and unloading areas should be designed and constructed to prevent the entry of external stormwater, to contain any spilt materials and 'wash down' likely to pollute stormwater, with removal of split materials off-site to a licensed waste depot by a licensed waste carrier.

29 Hazardous substances, dangerous substances and fuels should be stored and handled:

(a) only if the operator has an emergency spill contingency plan

(b) in designated areas that provide emergency site access and protection measures

(c) in designated areas that avoid an interface with sensitive land uses (eg residential, schools or food processing industrial uses)

(d) separately in covered, bunded areas or, if not under cover, in airtight containers within bunded areas, so that there is no airborne or waterborne migration from the designated storage areas.

Landslip

30 Land identified as being at risk from landslip should not be developed.

31 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.

32 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.

33 Development in areas susceptible to landslip should:

(a) incorporate split level designs to minimise cutting into the slope

(b) ensure that cut and fill and heights of faces are minimised

(c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades

(d) control any erosion that will increase the gradient of the slope and decrease stability

(e) ensure the siting and operation of an effluent drainage field does not contribute to landslip

(f) provide drainage measures to ensure surface stability is not compromised

(g) ensure natural drainage lines are not obstructed.

Heritage Places

OBJECTIVES

1 The conservation of State and Local Heritage Places.

2 The continued use, or adaptive re-use of State and Local Heritage Places that supports the conservation of their cultural significance.

3 Conservation of the setting of State and Local Heritage Places.

4 The conservation of places of historic or cultural significance to the Peramangk people.

PRINCIPLES OF DEVELOPMENT CONTROL

1 A heritage place spatially located on *Overlay Maps - Heritage* and more specifically identified in *Table MtB/9 - State Heritage Places* *or in* *Table MtB/8 - Local Heritage Places* should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:

(a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the *Table(s)*

(b) the structural condition of the place represents an unacceptable risk to public or private safety.

2 Development of a Local Heritage Place should be undertaken, in accordance with the Design Guidelines contained *in* *Table MtB/5 - Heritage Design Guidelines.*

3 Development of a State or Local Heritage Place should retain those elements contributing to its heritage value, which may include (but not be limited to):

(a) principal elevations

(b) important vistas and views to and from the place

(c) setting and setbacks

(d) building materials

(e) outbuildings and walls

(f) trees and other landscaping elements

(g) access conditions (driveway form/width/material)

(h) architectural treatments

(i) the use of the place.

4 Development of a State or Local Heritage Place should be compatible with the heritage value of the place.

5 Original unpainted plaster, brickwork, stonework, or other masonry of existing State or Local Heritage Places should be preserved, unpainted.

6 New buildings should not be placed or erected between the front street boundary and the façade of existing State or local heritage places.

7 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:

(a) scale and bulk

(b) width of frontage

(c) boundary setback patterns

(d) proportion and composition of design elements such as rooflines, openings, fenestration, fencing and landscaping

(e) colour and texture of external materials.

8 The introduction of advertisements and signage to a State or local heritage place should:

(a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias and infill end panels and windows

(b) not conceal or obstruct historical detailing of the heritage place

(c) not project beyond the silhouette or skyline of the heritage place

(d) not form a dominant element of the place.

9 The division of land adjacent to or containing a State or local heritage place should occur only where it will:

(a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area

(b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally

(c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place

(d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality

(e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.

10 Trees and vegetation designated as local heritage places in *Table MtB/8 - Local Heritage Places* should only be pruned or removed in any of the following circumstances:

(a) where the tree or vegetation is, or has the potential to be, a danger to life or property

(b) it is demonstrated that all reasonable alternative development options and design solutions have been considered

(c) where a tree or vegetation unreasonably obstructs access by pedestrians or vehicles

(d) where the removal of the tree or vegetation is necessary to prevent damage to, and enhance, a building of local or state heritage significance.

11 Trees or groups of trees that contribute to the historic and visual setting of a state or local heritage place should be preserved and protected against disfigurement. If it is necessary to fell these trees, replanting should proceed.

Historic Conservation Area

Refer to the *Map Reference Tables* for a list of *Overlay Map(s) - Heritage* that identify the Historic Conservation Areas.

OBJECTIVES

1 The conservation of areas of historical significance.

2 Development that promotes, conserves and enhances the cultural significance and historic character of identified places and areas.

3 Development that complements the historic significance of the area.

4 The retention and conservation of places such as land, buildings, structures and landscape elements that contribute positively to the historic character of the area.

5 Development that contributes to desired character of the Historic Conservation Areas.

DESIRED CHARACTER

The Historic Conservation Area is comprised of distinct and unique historic areas representing the early European (including East German and English) urban built form and land use settlement patterns of the District, including Callington, Dawesley, Echunga, Hahndorf, Kanmantoo, Littlehampton, Macclesfield, Meadows, Mount Barker and Nairne.

Four of these Historic Conservation Areas are located within the township of Hahndorf and abut the Hahndorf State Heritage Area. Within the Mount Barker Township there are five Historic Conservation Areas, including the Gawler Street Historic Conservation Area which is located within the **Regional Town Centre Zone**.

Many of the buildings and structures date from the period of initial European settlement between 1837 to the late 1860s, including early structures of pise and timber to stone and brick which are evidence of the diversity of ethnic and social backgrounds, and early occupations, trades, services and social activities. The area contains Local Heritage Places and Contributory Items which should be retained, preserved and their continued economic use/habitation encouraged. Adaptation, alterations and additions to Local Heritage Places and Contributory Items should not detract from the context, setting, form of place and presence to the street or vista; and retain existing style and period of buildings.

Development should respond to the unique historic context of each Historic Conservation Area, including the cultural and ethnic attributes, by appropriate architectural design, colours and building materials. In addition, signage, fencing, car parking design and layout, land use changes, land division and infill development should positively contribute to the quality of the historic environment.

The historic plantings, rural landscapes with significant trees, rural fencing and hedges within the policy area should be retained and valued as an inherent part of the historic context. Placement of infrastructure, seating, structures and the retention of space should be considered with the aim of protecting the cultural and historic significance of a place.

The desired character of each area which follows; articulates the policy to ensure the management of heritage characteristics including; land use, settlement pattern, landscaping and built form, associated with each area and intended to be the basis of what the future character of the Historic Conservation Areas will provide for future generations.

Callington Area 1

Function

Callington is a small historic mining township on the banks of the Bremer River, having been first surveyed in 1849 after the discovery of copper in 1847. The Callington Historic Conservation Area will preserve the historic mining and town centre sites and structures that represent the town's early settlement. Development of the mine area should incorporate an interpretative function and preserve the mining complex. Development including retail, office, commercial, residential and community uses should where possible utilise existing historic building stock.

Patterns of Development

The area predominantly comprises buildings and structures associated with the business and community activities of the town. The Montefiore Street precinct will offer a blend of residential, community and commercial uses which are complementary to existing development in their design, style and siting. Subdivision, unless it preserves the visual setting of buildings and maintains the subdivisional grid layout which values access to the Bremer River is discouraged.

Public Realm

The area is extensively part of the public realm and will reinforce the subtle, open landscaped and unobtrusive, human scale design of early European settlements in a rural setting. Advertising signage, including commercial, sign writing and public street signs, will be of a style and location which do not visually overwhelm street views or detract from the overall character of the area. Fencing will maintain a low scale, utilising post and wire mesh or cyclone mesh with creepers for side and rear property boundaries. Front fencing should emphasise the picket, stone walling timber or metal posts with metal rails, wire or mesh infill varieties evident within the area. Footpaths, verges and street furniture should maintain unadorned and in ornate styles.

Built Form, Building Design and Character

The township provides a compact, intact and rustic collection of buildings and structures dating predominantly from the 19th century which display pioneer building techniques and materials typical of a former mining settlement. The area will reinforce the small scale, single storeyed, detached built form of early European settlements including the use of simple roof form and symmetrical verandas within the streetscape. Carports and sheds will be located at the side or rear of buildings, and be recessed from the building frontage to maintain streetscape character.

Dawesley Area 2

Function

Following the construction of smelter works in 1855 to process copper ore mined from Kanmantoo, Dawesley was established in 1857 with cottages on large allotments for workers. The Dawlsey Historic Conservation Area will preserve the historic sites and structures that represent the local production and value adding industries of the town's early settlement.

Patterns of Development

The area predominantly comprises buildings and structures that were associated with local rural production and processing which now offer residential uses that are complementary to existing historical development in their design, style and siting. Subdivision, unless it preserves the visual setting of buildings and does not compromise the linear subdivisional layout is discouraged.

Public Realm

The area will preserve the open landscaped/rural setting character through the use of indigenous plantings with minimal or low scale fencing in the form of timber posts with wire mesh infill, low hedges or stone walling.

Built Form, Building Design and Character

The township provides a collection of buildings and structures representative of late 19th century colonial architecture which displays building techniques and materials typical of the time, including local stone, smelter slag and early manufactured bricks. The area will reinforce the small scale, single storeyed, detached built form of early European settlements; while second storey built form may be incorporated within the roof space or located to the rear of a single storey building with a depth of at least 5 metres. Development should maintain the set back, scale and simplicity of built form prevailing within the immediate vicinity. Carports and garaging should be recessed back from the main frontage to maintain streetscape character.

Materials will complement heritage buildings through the use of timber window frames and joinery, verandas constructed of simple non-continuous raked or concave corrugated galvanised iron roofing and timber, and the use of half round or small profile ogee guttering.

Druids Avenue, Mount Barker Area 3

Function

The Druids Avenue, Mount Barker Historic Conservation Area will preserve the historic sites and structures that represent the former town boundary and northern gateway where both landscape features and built form combine to provide a coherent, historic setting. Development including flexibility in land use should prevail where the continued use and retention of listed buildings is under consideration.

Patterns of Development

The area comprises workers' cottages and larger residential buildings dating from the 19th and early 20th centuries and contained on allotments reflective of the original land division pattern. Subdivision, unless it preserves the visual setting of buildings, ratio of open space to built form, streetscape character and does not compromise the original land division pattern is discouraged.

Public Realm

The area will preserve the vegetated streetscape settings including the visual qualities of mature street trees, street hedging and original entry gates. Existing trees or groups of trees that contribute to the historic and visual setting of the area should be retained unless they pose an immediate threat to the safety of people and fabric of Local Heritage Places or Contributory Items.

Built Form, Building Design and Character

The area will reinforce the small scale, single storeyed, detached built form of early European settlements. Development should maintain the existing pattern of development, including addressing the street through siting of buildings and the provision of traditional style fencing, walling or landscaping to define the property edge. Development should maintain the existing pattern of landscaping and spatial relationships of listed buildings with regard design, style and public space. Outbuildings should be small scale and located to the rear of allotments.

Buildings should be constructed with smooth rendered finish to exterior walls, avoiding exposed modern bricks, or exposed brick/stone veneer, and integrate gable roof form with skillion additions to the rear.

Echunga Area 4

Function

Echunga was established in 1849 along the main road to Victoria, where it prospered through transport related activities including the servicing of horses associated with coaching and the provision of stables. The Echunga Historic Conservation Area will preserve the historic sites and structures that represent the town's service provision role to the rural hinterland.

Patterns of Development

The area predominantly comprises buildings and structures associated with the provision of commercial and community services, including free standing cottages and residences attached to shops. Subdivision, unless it preserves the visual setting of buildings and the quality of landscape can be maintained is discouraged.

Public Realm

The area will preserve the rural landscape settings including the visual qualities of dominant mature indigenous trees and verge planting on the approaches to the township. Non-residential development should maintain the character of the street in their design, style and siting, including siting shops close to pavement, provision of main street verandas and porches, and avoid signage that obstructs views of either buildings and/or vistas.

Built Form, Building Design and Character

The area will reinforce the small scale, single storeyed, detached built form of early European settlements; while second storey built form may be incorporated within the roof space or located to the rear of a single storey building with a depth of at least 5 metres. Alterations, additions, infill and detached development should maintain the prevailing set back, scale and simplicity of built form. Carports and garaging should be recessed back from the main frontage to maintain streetscape character.

Materials will continue the tonal and textural qualities of existing heritage buildings through the use of timber window frames and joinery, the use of stone, smooth rendering or timber framing with exterior corrugated galvanised iron cladding; and verandas constructed of simple non-continuous raked or concave corrugated galvanised iron roofing and timber posts, and the use of half round or small profile ogee guttering.

Exhibition Road, Mount Barker Area 5

Function

The Exhibition Road, Mount Barker Historic Conservation Area will preserve the historic sites, structures and open space that represent a social record of the community and public events and activities celebrated within the precinct. The core of this area is the 1868 Exhibition grounds which continue to host community events but also record memorials which attest to the local social history.

Patterns of Development

The area predominantly comprises public open space and facilities including the 1908 original High School building, flanked by residential styles and allotment sizes distinctive of the late 19th and early 20th Centuries. Subdivision, unless it preserves the siting of dwellings and their visual setting and vegetated quality is discouraged. Infill development and areas of increased densities should be sited so as to maintain existing streetscape qualities with regard design, siting, style and addressing of the street.

Public Realm

The area will preserve the public open space of the Exhibition grounds and the open interface between the public space and residential uses; this includes retention of stands of densely planted eucalypts and mature deciduous trees. Fencing will complement the heritage character, through the use of square timber posts and wire, hedges, simple pickets, or cyclone mesh, and for rear and side boundaries, corrugated profile fencing.

Built Form, Building Design and Character

The area will reinforce the small scale, single storeyed, detached built form. Development adjacent to Local Heritage Places should be set back further, while development adjacent Contributory Items should have the same or greater setback.

Buildings should incorporate simple detailing and proportions, including; rendered masonry walls, simple gable roofing of similar pitch and proportions to Local Heritage Places and Contributory Items. Roofing should be of heritage corrugated iron, and either unpainted galvanised or light to mid grey Colorbond.

Gawler Street Area 6

Function

The Gawler Street Historic Conservation Area will preserve commercial, civic and residential sites and structures that constitute the original centre and main street of Mount Barker township, including the earliest constructed religious and community buildings. The area, which contains a significant representation of State Heritage and Local Heritage Places remain a geographic connection of the components of the **Regional Town Centre Zone** and should continue as the vibrant and historic core of the town through the retention of heritage places.

Patterns of Development

The area predominantly comprises buildings and public space associated with the business and community activities of the town centre characterised by a strong grid pattern, which should be reinforced and defined through a continuous edge of buildings that address and enclose the street, with minimal setbacks. The eastern end of Mann Street which contains a number of existing residences, commercial premises and consulting rooms, will offer a gradual transition from residential to commercial if they are complementary to existing historical development in their design.

Public Realm

The area is extensively part of the public realm through the pedestrian orientation and human scale design of early European settlements, and pedestrian amenity and safety is a primary objectives. This includes the safety, amenity and engagement of pedestrians and; design, frontage and siting which reinforces the strong grid patterns and addresses the street. Street frontages should incorporate activities, entrances and windows at street level to address the pedestrian environment, and architectural devices such as verandas, awnings, canopies and balconies to maximise pedestrian amenity and safety. Open space, plantings and community facilities will also be preserved to reinforce the town's historical natural landscaped setting and continue the principles of pedestrian orientation.

Creating a pedestrian friendly environment through public realm improvements (e.g. improved footpaths, road crossings, street lighting and street landscaping) and the careful design of buildings particularly along street frontages, will make a significant contribution to retaining character of the area and achieving its function as part of the **Regional Town Centre Zone**.

Scenic Prominence

The views from the area along Western Flat Creek through the landscaped park, towards the backdrop hill south west of Auchendarroch House inclusive of tiered plantings of conifers and deciduous trees, and along the Mount Barker Creek and through the railway corridor all contribute to the character of the area and should be retained.

Built Form, Building Design and Character

The area will reinforce the unique architectural character and design and earliest historical European settlement of the township through the preservation of heritage places and expecting new development to be consistent with the character, style and heritage of the area.

Hack – Mill Streets, Mount Barker Area 7

Function

The Hack- Mill Streets, Mount Barker Historic Conservation Area will conserve the 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.

Patterns of Development

Part of the original subdivision of the town, the area comprises residential worker's cottages and villas dating from the 1850s to late nineteenth century, and into the first decade 20th century. These dwellings vary in size and style depending upon the period of construction.

The use of dressed stone and coursed rubble varies in the construction of the dwellings depending on the type, period of construction and social status attributed to the building. Additionally the front, side and rear setbacks vary depending on the period of construction and the type of dwelling and as such there is no uniform setback to the street.

The use of stone in building construction is not evident in the dwellings constructed after the middle of the 20th Century. Dwellings constructed in the 20th Century include examples of interwar housing styles. Single storey detached dwellings predominate with allotment sizes varying between 300 and 2000 square metres.

It is envisaged that land division, will only occur where it is to the rear of allotments located on the northern side of Mill Street or within the **Residential Character Policy Area 10**, as indicated on *Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape*. It is essential that land division is undertaken in a manner that reinforces the current streetscape and character.

It is expected that where additional dwellings are provided to the rear of existing or new buildings fronting the street within the **Residential Character Policy Area 10**, as indicated on *Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape*, development will be in the form of group dwellings utilising the existing driveway.

Public Realm

Front fencing will be of low masonry construction, timber picket, rural style post and rail or post and wire fencing. Side fencing will be of a height and materials that are in keeping with *Table MtB/5 -Heritage Design Guidelines*. Where driveways service more than one dwelling, it is envisaged that fencing will only occur along one side of the driveway in front of the building façade, so as to maintain the pattern of single detached dwellings when viewed from the street.

Built Form, Building Design and Character

A key priority for the area's character is for development to reinforce the small scale, single storeyed, detached built form when visible from the street. Development of non-contributory sites and buildings will maintain or contribute to the existing pattern of development within the street.

Development will be reflective of the character of the area set by the Local Heritage Places and contributory items, the existing pattern and scale of dwellings as well as how they address the street. Local Heritage Places and Contributory Items will be retained and not demolished.

Garages attached to the side of a dwelling are not encouraged. They are to be separated and substantially set back from the front façade, or to the rear of the building, and be of a size and scale that is sympathetic to the period of construction. Carports are to be located at the side or rear of buildings, be designed and constructed utilising materials and form sympathetic to the period of construction. Outbuildings will be small in scale and located to the rear of the allotment.

Buildings visible to the streetscape will be constructed with either a smooth rendered finish to exterior walls or use materials that are indicative of the period of significance and will avoid the use of exposed modern bricks or exposed brick/stone veneer. The roofs of dwellings will be in the form of integrated gable roofs with skillion additions to the rear.

Kanmantoo Area 8

Function

Kanmantoo was laid out by the South Australian Company in 1849, in response to the discovery of copper in 1845 and illustrates settlers' early efforts to capitalise on mineral resources. The Kanmantoo Historic Conservation Area will preserve the historic mining and town centre sites and structures that represent the town's early settlement.

Patterns of Development

The area comprises buildings and structures associated with local rural production and the provision of commercial and community services, including hotels, churches and school. The area will offer residential and local centre uses which are complementary to existing historical development in their design, style and siting. Subdivision, unless it preserves the visual setting of buildings, the quality of the vegetated and open landscape, and does not compromise the subdivisional diamond grid layout is discouraged.

Public Realm

The area will preserve the vegetated landscape settings including the visual qualities of dominant mature and significant trees, and significant views along Princes Highway and North Road. In particular, the sense of arrival from the north to the township provided by the view of a significant gum tree and creek to the east and the former Black Dog Inn should be maintained. Revegetation of degraded areas and landscaping should occur with appropriate indigenous species, including both native plants and understorey species. Advertising signage, including commercial, sign writing and public street signs, should maintain the character of the street in their design, style and siting and avoid visually overwhelm street views.

Built Form, Building Design and Character

The area will reinforce the small scale, single storeyed, detached built form of early European settlements. Development should maintain the existing pattern of development, including; prevailing set back, scale and simplicity of built form. Addition and infill development should be set back further than neighbouring Local Heritage Places and Contributory Items, with carports, garaging and outbuildings setback from the main frontage and located to the rear of the allotment.

Materials will continue the tonal and textural qualities of existing heritage buildings with similar style and patterns of windows and opening, and masonry of either traditional stone or smooth rendered finish to exterior walls. Roof forms should be simple gable of similar scale, pitch and proportions to those existing, with roofing materials similar in style to existing Local Heritage Places and preferably heritage corrugated or unpainted galvanised iron.

Littlehampton Area 9

Function

Littlehampton was founded in 1857 and soon become a major service centre for a rural hinterland. The Littlehampton Historic Conservation Area will preserve the historic sites and structures that represent the town's local production, value adding and service provision role to the district. Development including retail, office, commercial, residential and community uses should where possible utilise existing historic building stock.

Patterns of Development

The area predominantly comprises buildings and structures associated with local rural production, the provision of commercial and community services and 19th century colonial cottages set high above the footpath. The area will offer residential and local centre uses which are complementary to existing historical development in their design, style and siting. Subdivision, unless it preserves the visual setting of buildings, the quality of the vegetated and open landscape, and does not compromise the linear subdivisional layout is discouraged.

Public Realm

The area will preserve the vegetated landscape settings including the visual qualities of mature indigenous and significant trees, particularly within the railway corridor. Development should retain significant trees and not obstruct or impair views and street vistas. Fencing should be low in style including pickets, post and wire, brush and the use of boundary hedges. Advertising signage, including commercial, sign writing and public street signs, should maintain the character of the street in their design, style and siting and avoid visually overwhelming street views.

Built Form, Building Design and Character

The area will reinforce the small scale, single storeyed, built form of early European settlements. Development should maintain the existing pattern of development, including the prevailing siting pattern and addressing the street. Addition and infill development should be set back further than neighbouring Local Heritage Places and Contributory Items, with carports, garaging and outbuildings recessed from the main frontage and located to the rear of the allotment.

Materials will continue the tonal and textural qualities of existing heritage buildings with similar style and patterns of windows and opening, and masonry comprising bricks of a compatible colour to the historic Littlehampton red brick, stone or smooth rendered finish to exterior walls. Bricks of light shade/brown, beige or cream are inappropriate. Roof forms should maintain a simple gable of similar scale, pitch and proportions to those existing; with roofing materials preferably unpainted galvanised corrugated iron.

Macclesfield Area 10

Function

Macclesfield was established in the early 1840s by G F Davenport, and laid out around a village green, named Davenport Square by the Angas River. The Macclesfield Historic Conservation Area will preserve the historic sites and structures that represent the town's service provision role to the farming district. Development including retail, office, commercial, residential and community uses should where possible utilise existing historic building stock.

Patterns of Development

The area comprises a large number of 19th century buildings and structures associated with the provision of commercial and community services, that will offer residential and local centre uses which are complementary to existing historical pattern of development in their design, style and siting. Subdivision, unless it preserves the visual setting of buildings is discouraged.

Public Realm

The area will preserve the vegetated landscape settings including the visual qualities of dominant mature and significant trees in particularly along the Angas River and surrounding the grassed open space of Davenport Square. The area will also preserve significant views including, the approaches to the town from the north with a vista of Davenport Square and the Anglican Church, and from the south with views of significant buildings along Venables St. Advertising signage, including commercial, sign writing and public street signs, should maintain the character of the street in their design, style and siting and avoid visually overwhelming street views.

Built Form, Building Design and Character

The area will reinforce the small scale, single storeyed, built form of early European settlements. Development should maintain the existing pattern of development, including the prevailing siting pattern and addressing the street. Addition and infill development should be set back further than neighbouring Local Heritage Places or Contributory Items, with carports, garaging and outbuildings recessed from the main frontage and located to the rear of the allotment.

Materials will continue the tonal and textural qualities of existing heritage buildings with similar style and patterns of windows and opening, and masonry comprising local stone or smooth rendered finish to exterior walls. Roof forms should maintain a simple gable of similar scale and proportions to those existing; with roofing materials preferably unpainted galvanised corrugated iron.

Meadows Area 11

Function

An earlier unofficial subdivision known as Eden Bridge had taken place in 1856, but in 1884 Meadows was officially subdivided. The Meadows Historic Conservation Area will preserve the historic sites and structures that represent the town's governmental, local production and community and commercial service provision role to the district. Development including retail, office, commercial, residential and community uses should where possible utilise existing historic building stock.

Patterns of Development

The area predominantly comprises buildings and structures associated with the provision of civic, commercial and community services that will offer local centre and residential uses which are complementary to existing historical pattern of development in their design, style and siting. Subdivision, unless it preserves the visual setting of buildings, ratio of open space to built form and does not compromise the linear subdivisional layout is discouraged.

Public Realm

The area will preserve the vegetated landscape settings including the visual qualities of dominant mature and significant trees and views, including the memorial garden and council reserve along the creek. Fencing should be minimal and of traditional materials including; corrugated galvanised iron, low hedges, metal post and rail fences, or square timber posts with wire cyclone mesh infill.

Built Form, Building Design and Character

The area will reinforce the small scale, single storeyed, built form of early European settlements. Development should maintain the existing pattern of development, including the prevailing siting pattern and addressing the street. Addition and infill development should be set back further than neighbouring Local Heritage Places or Contributory Items, with carports, garaging and outbuildings recessed from the main frontage and located to the rear of the allotment.

Nairne Area 12

Function

The township of Nairne was surveyed in 1839 and was the first rural town to be officially registered in the Colony of South Australia. The original survey plan included areas for a market place, Post Office and churches. Important surviving features from the original plan include the alignment of the original roads, street and overall allotment layout. The historical subdivisional grid pattern is responsive to the town's topography and contours of the creek, and reinforced by the later introduction of the railway corridor.

It is expected that development which increases the economic activity and vibrancy of the main street will also conserve and contribute to the historic significance and character of the Historic Conservation (Area). Development including retail, office, commercial, residential and community will utilise existing historic building stock.

Patterns of Development

The pattern of development in the Area is determined primarily by the original land division layout, along with the initial and subsequent periods of economic development within the township and wider district. The greatest numbers of buildings within the Area originate from the first forty years of settlement of the district and the town's development. In this period economic activity was largely driven by the surrounding agricultural activity as well as mining and smelting in nearby Dawesley and Kanmantoo.

The greatest concentration of the combination of commercial, industrial and residential buildings from the 1840s to the late 1870s is located along the central part of Main Road (or Old Princes Highway), between Church and Bridge Streets. Solely residential buildings from this period are concentrated along the northern side of Edinborough Street.

The period from 1880 until 1920 saw the second major period of economic development and population increase. This included the arrival of the railway and the commencement of the Chapman's Smallgoods factory in 1899.

This period of development saw the construction of public buildings such as the Post Office, Police Station, Nairne Institute and the Soldiers Memorial Hall (originally the Oddfellows Lodge). Development of both commercial and residential buildings added to the infilling of the central part of Main Road. The architectural styles, including proportion and ornamentation of the late Victorian and early Edwardian era buildings distinguish them from the earlier period buildings.

The period of the 1920s to the 1960s witnessed the greatest expansion of the town in terms of economic development including the significant enlargement of the Chapmans' Smallgoods factory. This is observable through the introduction of the service station in the main street and the clustering of interwar dwellings and post WW2 Housing Trust dwellings at either ends of Main Road

Subdivision will be discouraged, unless it preserves the visual setting and historic significance of buildings, the quality of the vegetated and open landscape, and does not compromise the historic pattern of development that is determined by the original survey plan.

Built Form, Building Design and Character

In order to maintain the historic sequence of buildings and building styles in the Area it is necessary that development takes cues from, and makes references to the design, bulk, scale and proportion of those buildings nearby. This includes the use of simple traditional roof forms and pitch, with corrugated galvanised iron.

In terms of built form with frontage to, and visible from the public realm, it is essential that building materials will have historical precedent such as timber, stone, brick, rendered brick, and where appropriate incorporate rendered or brick dressings. It will be important that existing masonry is not painted and that the use of modern bricks and stone veneer is avoided.

To reinforce the historic commercial core of the main street buildings will have zero setback from the front boundary. This will allow for the provision of verandahs and where appropriate, balconies, to extend out over the footpath. Verandahs are to be simple, with non-continuous raked or concave corrugated galvanised iron roofs, timber posts and no detailing. Where historic dwellings dominate, setbacks from both the front and side boundaries will be compatible with existing and prevalent setbacks and curtilage.

Carports and sheds will be located at the rear of buildings to maintain the historic streetscape, be designed and constructed utilising materials and form which are sympathetic to the period of construction. Outbuildings should generally be small in scale and located to the rear of the allotment.

Public Realm

Fencing will maintain a low scale, utilising post and wire mesh with creepers for side and rear property boundaries. Front fencing should emphasise the picket, stone walling, timber or metal posts with metal rails, wire or mesh infill varieties evident within the area. Footpaths, verges and street furniture should maintain unadorned and simple styles. Advertising signage, including commercial, sign writing and public street signs, will be of a style and location which do not visually overwhelm street views or detract from the overall character of the area.

Paddys Hill, Mount Barker Area 13

Function

Associated with early settlement, the railway and the site of the first Catholic religious practices held in 1848, the Paddys Hill, Mount Barker Historic Conservation Area will preserve the sites, structures, open space and landscape, which represent a social record of the community and create a visual landmark of the eastern landscaped boundary of the town.

Patterns of Development

The area predominantly comprises representation of religious beliefs including places of study, worship and burial, in an open, hilled and wooded landscape setting, reflective of the earliest settlement of the township. Subdivision, unless it preserves the siting of dwellings, their visual setting and the vegetated open landscape is discouraged.

Public Realm

The area will preserve the vegetated landscape setting including the hillside as an open space and the visual qualities of dominant mature indigenous trees, significant trees and views; including mature eucalypts along Paddys Hill Road, Springs Road, Dutton Road, Railway Place and Daddow Road and hillside trees. The cemeteries should be maintained and headstones conserved. Development will require a visual analysis of their impact upon the landscape qualities to determine their desirability as a positive contribution to the character of the area. Fencing will maintain the rural character of the area through the use of simple post and wire, and/or hedging to define property boundaries.

Built Form, Building Design and Character

The area will reinforce the detached built form within landscaped settings. Development should maintain the existing pattern and scale of development, with new additions and infill development setback the same or greater than neighbouring Local Heritage Places or Contributory Items. Outbuildings, carports and garages should be setback from the main frontage or located behind dwellings.

Buildings should be constructed with smooth rendered finish to exterior walls, avoiding exposed modern bricks, or exposed brick/stone veneer.

Hahndorf, North Approaches Area 14

Function

The Hahndorf, North Approaches Historic Conservation Area will preserve the mid to late 19th and early 20th Century development of the town, maintaining the rural character and historic entrance into the Main Street of Hahndorf and the State Heritage Area. The area will also maintain the existing pattern and density of residential development that marks the transition from the historic main street to the rural hinterland.

The area is significant in that it comprises dwellings associated with the pioneer families and descendants associated with the continuing development of the district. It is indicative of the boom period from the late 1880's into the early 20th century, where development expanded outside of the original township subdivision.

Patterns of Development

The area contains dwellings representative of the late 19th and early 20th centuries with the former Storch house and stables functioning as a visually prominent site. The pattern of development is predominately influenced by large detached dwellings, substantial gardens and interspersed with views to the rural hinterland. The generous setback of buildings from the main road is reflective of the pattern of development becoming more pronounced on approach to River Road.

Public Realm

The area is extensively part of the public realm and will reinforce an open landscaped and unobtrusive character, indicative of the traditional rural entrance to historic townships of the Adelaide Hills. Advertising signage, including commercial, sign writing and public street signs should be limited, both in number and size so as not to detract from the overall semi-rural character of the area.

Fencing reflects forms being of a low scale. Rear and side property boundaries should be of post and wire or cyclone mesh construction and adorned with creepers. Front fencing should be of low masonry construction, timber picket, or rural style post and rail or post and wire fencing. Footpaths, verges and street furniture should maintain unadorned and simple styles.

Built Form, Building Design and Character

The area provides an example of historic linear residential development along the main arterial road to Adelaide. The area will reinforce the use of masonry as the dominant building material, with built form, scale and roof forms that are indicative of later 19th and early 20th century villas and bungalows. Symmetrical verandas are an integral feature of the building façade in the area.

Carports and sheds will be located at the side or rear of buildings, be designed and constructed utilising materials and form sympathetic to the period of construction. Carports where attached to the dwelling should be substantially recessed from the building frontage to maintain streetscape character.

Pine Avenue. Hahndorf Area 15

Function

The Pine Avenue, Hahndorf Historic Conservation Area will conserve the form of residential development in the township that was predominately constructed in the interwar and immediately post World War 2 period. The Pine Avenue area contributes to the historic entry for the adjoining State Heritage Area and is of importance in that it is indicative of the continuing prosperity of the town well into the mid-20th Century and represents a period of housing development that is still largely intact. The character of the precinct is influenced by the significant number of dwellings constructed utilising ashlar or dressed masonry on multiple façades.

Patterns of Development

Single storey detached dwellings on large allotments in the order of 1,000 to 1500 square metres, with by substantial front, side and rear setbacks is the dominate urban pattern of the area. The extensive use of dressed stone in the construction of many of the dwellings in the area is indicative of the continuation of stone masonry in the district including a period generally known for architectural and building material austerity. The use of ashlar or dressed stone in this area is mirrored in the masonry extensions to the Hahndorf Institute during the 1950s.

The eastern side of the road has a greater diversity of dwelling styles, ranging from the late 19th century through to dwellings constructed in the late 20th century. The landmark sites on Pine Avenue are opposite each other on the southern side of the intersection with Auricht Road and are 19th and 20th Century traditional rural town doctor's residence and surgery.

Land division, including hammer head allotments, and demolition of buildings that contribute to the character of the area should not be undertaken.

Public Realm

The generous setbacks between dwellings and to the street will be preserved as it is complementary to the well established street tree plantings, contributing to the existing character indicative of a secondary entrance to a rural township.

Front fencing should be of low masonry construction, timber picket, or rural style post and rail or post and wire fencing in keeping with the period from the early 20th Century to the 1950s. Victorian style of iron and masonry fencing are not suitable. Footpaths, verges and street furniture should maintain unadorned and plain styles.

Advertising signage, including commercial, sign writing and public street signs should be limited, both in number and size so as not to detract from the overall character of the area and commensurate with a residential area. Advertising signage at the northern commercial end of Pine Avenue on the eastern side of Auricht Road should be in keeping with *Table Mt B/6 -Heritage Design Guidelines for Hahndorf State Heritage Area*.

Built Form, Building Design and Character

The approach is an excellent example of historic linear residential development along the main arterial road to Echunga. Development should maintain the existing pattern of land division along with the substantial curtilage around existing dwellings

The area will reinforce the use of dressed masonry predominate as a building material along with roof forms that are indicative of villas and bungalows from early 20th century to 1950's. Buildings should be single storey and incorporate simple detailing and proportions, along with front and return verandas as an integral feature of the building façade. Sun-rooms incorporated within the veranda roof are a distinctive feature generally located on the northern face of the dwelling.

Carports and sheds will be located at the side or rear of buildings, be designed and constructed utilising materials and form sympathetic to the period of construction. Carports, where attached to the dwelling, should be substantially recessed from the building frontage to maintain streetscape character. Where garages attached to the side of a dwelling they should be substantially set back from the front façade and be of a size and scale that is sympathetic to the period of construction. Outbuildings should be small in scale and located to the rear of the allotment.

Church St, Hahndorf Area 16

Function

The Church Street, Hahndorf Historic Conservation Area seeks to preserve the mid to late 19th Century development of the town, maintaining the historic backdrop for the adjoining State Heritage Area located along, and adjacent to main street. This area reflects the prosperous post settlement phase of the of the town's growth, the sequential development of Hahndorf beyond the original division and development of the Hufendorf allotments.

Patterns of Development

This precinct is sympathetic with the adjoining State Heritage Area fronting Church Street and contains dwellings representative of the mid to late 19th Century along with a number of public and religious buildings providing landmark sites. These include the St Michaels Lutheran School and Church, the Hahndorf Primary School and St Pauls Anglican Church. While extensive land division has occurred in the area, further land division and development that diminishes the pattern and character determined by the 1857 allotment configuration is discouraged.

Public Realm

Fencing will maintain a low scale, utilising post and wire mesh with creepers for side and rear property boundaries. Front fencing should emphasise the picket, stone walling timber or metal posts with metal rails, wire or mesh infill varieties evident within the area. Footpaths, verges and street furniture should maintain unadorned and in ornate styles. Advertising signage, including commercial, sign writing and public street signs, will be of a style and location which do not visually overwhelm street views or detract from the overall character of the area.

Built Form, Building Design and Character

The area, while comprising dwellings dating from various periods of the 20th Century, provides a relatively intact and rustic collection of buildings and structures dating from the 19th century. These display the style, techniques and materials from the German (Silesian), English and later colonial Australian vernacular traditions.

Reinforcement of the small scale, detached built form particular to the 19th Century development of German settlements in the Adelaide Hills is envisaged. This includes the use of simple traditional roof forms and pitch, with symmetrical verandas, and often characterised by minimal front setbacks to the street. Where a second storey is proposed it is to be located within the roof, such as a loft. Carports and sheds will be located to the rear of buildings, and be visibly detached from the dwelling so as to maintain a streetscape character reflective of form evident prior to the introduction of the motor vehicle.

Auricht Road, Hahndorf Area 17

Function

The Auricht Road Historic Conservation Area will preserve the southern backdrop to the Main Street of Hahndorf and the State Heritage Area. The area will also maintain the existing pattern and density of residential development that marks the transition from the historic main street to the adjacent 20th Century residential areas. It also contains that part of the traditional historic Strassendorf land division pattern outside of the State Heritage Area. It is limited to the eastern side of Auricht Road.

The area is adjacent to a number of State Heritage places and abuts the State Heritage Area, with State and Local Heritage places representing land mark sites at either end of the area. Land division, including hammerhead allotments should not be undertaken where it fails to conserve and restore the Strassendorf allotment patterns and sizes as shown on *Concept Plan Map MtB/14 - Hufendorf & Strassendorf (Hahndorf)*.

Patterns of Development

The area contains dwellings representative of the late 19th and early to late 20th residential periods interspersed with several motels, a small supermarket, telecommunication infrastructure and a portion of the Hahndorf Pioneer Park.

Residential development in the area is characterised by single story detached dwellings with small setbacks to the street. North of Pine Avenue these single storey dwellings provide an unobtrusive backdrop to the State Heritage Area, even where they are significantly elevated above the main street due the prevailing topography.

Public Realm

The area is extensively part of the public realm given the number of pedestrian thoroughfares from Auricht Road to the main street and will reinforce a well treed and unobtrusive character, Advertising signage, including commercial, sign writing and public street signs should be limited, both in number and size so as not to detract from the predominately residential character of the area.

Front fencing should be of low masonry construction, timber picket, or rural style post and rail or post and wire fencing. Footpaths, verges and street furniture should maintain unadorned and in ornate styles. Side and rear fencing should be of a height and materials that are in keeping with *Table Mt B/6 - Heritage Design Guidelines for Hahndorf State Heritage Area*.

Built Form, Building Design and Character

Development should be sympathetic to bulk, form, scale, materials and period of adjacent buildings, and should be considerate of any impact on the State Heritage Area

Carports and sheds will be located at the side or rear of buildings, be designed and constructed utilising materials and form sympathetic to the period of dwelling construction. Carports where attached to the dwelling should be substantially recessed from the building frontage to maintain streetscape character.

Hahndorf Rural Setting Area 18

Function

The policy area will preserve the rural backdrop surrounding the township of Hahndorf and maintain the hillsides, open paddocks, stands of trees and housing, in an informal, landscaped appearance which counterbalances the character of Hahndorf township's Main Street.

Patterns of Development

The open farmland on both sides of the township is an important characteristic of the township and it's retention as such is of high importance.

Public Realm

Development will maintain and enhance the rural landscape views from the township of Hahndorf and the South Eastern Freeway.

It is envisaged that development will be comprised of low-intensity agricultural, and pastoral activities that maintain the pleasant rural backdrop to the township of Hahndorf.

Built Form, Building Design and Character

Development will be sympathetic to the Strassendorf and Hufendorf policy areas with regard; scale, form, siting and the use of compatible materials.

Development within and adjacent to the Hahndorf State Heritage Area as indicated on Overlay Map MtB/27 – Heritage and Overlay Map MtB/28 – Heritage will be developed in a manner that is consistent with the Design Guidelines for the Hahndorf State Heritage Area set out in *Table MtB/6 - Heritage Design Guidelines for Hahndorf State Heritage Area*.

Kia-Ora Street, Mount Barker Area 19

Function

The Kia-Ora Street, Mount Barker Historic Conservation Area will preserve the historic sites and structures that represent the residential land use, and sub-divisional pattern of the town's history into the middle of the 20th Century.

Patterns of Development

The area is characterised by predominately single storey detached dwellings on varied allotments of between 600 and almost 3000 square metres, with most allotment sizes ranging between 600 and 1000 square metres. The streetscape is characterised by small front setbacks and variations in side and rear setbacks. The narrowness of the street and the reduced front setbacks along Kia-Ora Street encourage and favour pedestrian use.

The extensive use of dressed stone and red brick in the construction of many of the dwellings in the area is indicative of the continuation of stone masonry in the district and the importance of the Littlehampton Brick Company. The area will reinforce the predominately small scale, single storeyed, detached built form and a key priority for this area's character will be the retention of the existing pattern of development.

The Kia-Ora Street Historic Conservation Area will conserve the residential development of the town predominately in the interwar period. The area is significant in that it is indicative of the continuing prosperity of the town well into the mid-20th Century and represents a period of housing development and streetscape that is still largely and significantly intact.

Land division will not result in hammer head allotments and buildings that contribute to the character of the area will not be demolished.

Public Realm

Development within the area will preserve the varied side setbacks that exist between dwellings as well as the reduced front setbacks. These setbacks in combination with the width of the existing street, contribute to the existing lane-way character.

Front fencing will be in the form of low masonry construction, timber picket or post and wire fencing in keeping with the period of construction from the early 20th Century to the 1950s. Victorian style iron and masonry fencing is not appropriate. Footpaths, verges and street furniture will maintain the unadorned and plain styles that exist in the area.

Advertising signage, including sign writing and public street signs will be limited, both in number and size. Advertising will be commensurate with the residential area and not detract from the overall character of the area. Advertising signage at the Mann Street end of Kia-Ora Street will be in keeping with *Table MtB/5 - Heritage Design Guidelines*.

Built Form, Building Design and Character

The area provides an example of inner township residential development along a small side street within close proximity to the main street of Mount Barker. Development will maintain the existing pattern of land division along with the substantial curtilage around dwellings.

The area will reinforce the use of dressed masonry and red brick as the primary building materials along with roof forms that are indicative of villas and bungalows from early 20th century to 1940's. Buildings will be single storey and incorporate simple detailing and proportions, along with front and return verandas, which form an integral feature of the building façade.

Carports will be located at the side or rear of buildings and be designed and constructed utilising materials and a built form that is sympathetic to the period of construction. Carports where attached to the dwelling will be substantially recessed from the building frontage to maintain streetscape character. Outbuildings will be small in scale and located to the rear of the allotment.

Where garages are proposed they will be substantially set back from the dwelling. A garage will only be attached to a dwelling where the size, scale, location and materials used are in keeping with the main building, and it can be demonstrated that an historical precedent exists within the Kia-Ora Street, **Mount Barker Area 19**.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should not be undertaken unless it is consistent with the desired character for the Historic Conservation Areas.

2 Development within the Historic Conservation Areas should be carried out, where applicable, in accordance with the design guidelines contained in *Table MtB/5 - Heritage Design Guidelines*.

3 Places such as land, buildings, structures and landscape elements that contribute to the historic character of the area identified on the *Overlay Maps - Heritage* and more specifically identified in the respective *Table MtB/7 - Contributory Items*, should be retained and conserved.

4 State and Local Heritage Places identified in *Table MtB/9 - State Heritage Places* and in *Table MtB/8 - Local Heritage Places*, and Contributory Items identified in *Table MtB/7 - Contributory Items* should:

(a) be used for purposes which will support their maintenance and restoration

(b) be developed and used in a manner which does not interfere with their structural integrity

(c) only be altered or converted in such a way as to protect or enhance the design or condition which gives the place or items its heritage significance and which ensures the architectural integrity and prominence of the original street presentation of the place or item is maintained or reinstated

(d) by utilising contemporary architectural design and detailing which complements the external materials and finishes, colours, scale, built form, building height, roof shape and pitch.

5 Development of a contributory item should:

(a) not compromise its value to the historic significance of the area

(b) retain its present integrity or restore its original design features

(c) maintain or enhance the prominence of the original street facade

(d) ensure additions are screened by, and/or located to the rear of the building

(e) ensure original unpainted plaster, brickwork, stonework, or other masonry is preserved, unpainted.

6 New buildings should not be placed or erected between the front street boundary and the façade of contributory items.

7 Buildings and structures should not be demolished in whole or in part, unless they are:

(a) structurally unsafe and/or unsound and cannot reasonably be rehabilitated

(b) inconsistent with the desired character for the Historic Conservation Area

(c) associated with a proposed development that supports the desired character for the Historic Conservation Area.

8 Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:

(a) scale and bulk

(b) width of frontage

(c) boundary setback patterns

(d) proportion and composition of design elements such as roof lines, pitches, openings, fencing and landscaping

(e) colour and texture of external materials

(f) visual interest.

9 Development within a Historic Conservation Area should only occur:

(a) for dwellings where one of the following applies:

(i) the land is vacant and zoned for residential use

(ii) it is proposed to replace a building that does not contribute to the historic character of the Historic Conservation Area

(iii) it renovates an existing dwelling or building.

(b) for historical main streets and commercial areas in accordance with the following:

(i) be of a high quality design that reinforces the siting and alignment patterns prevailing in the streetscape

(ii) locate car parking to the rear of existing buildings where such a built form already exists or is desirable

(iii) be undertaken to street alignment with, where appropriate, verandas constructed over the footpath on main street frontages

10 New residential development should include landscaped front garden areas that complement the desired character.

11 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.

12 Second storey additions to single storey dwellings should achieve one or more of the following:

(a) a sympathetic two storey addition that uses existing roof space or incorporates minor extensions to the roof space at the rear of the dwelling

(b) a second storey within the roof space, where the overall building height, scale and form is compatible with existing single storey development in the locality

(c) second storey windows having a total length less than 30 per cent of the total roof length along each elevation.

13 Front fences and gates should:

(a) reflect and conserve the traditional period, style and form of the associated building

(b) generally be of low timber pickets, low pier and plinth masonry, wrought iron, post and rail or wire mesh, hedging, or rendered masonry

(c) be no more than 1.2 metres in height.

14 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.

15 Advertisements and/or advertising hoardings associated with places and areas of heritage significance should:

(a) be of a size, colour, shape and materials that enhances the character of the locality

(b) not dominate or detract from the prominence of any place and/or area of historic significance.

16 Development should respect the existing topography and the relationship of sites to street levels and to adjoining land and not involve substantial cut and/or fill or sites.

17 The division of land should only occur where it is contemplated by the desired character statements and where it will:

(a) result in an allotment pattern that maintains or reinforces the desired character of the Historic Conservation Area

(b) create allotments of a size and dimension that will provide for the siting and setback of subsequent new development from property boundaries so that new development does not overshadow, dominate, encroach upon or otherwise detrimentally affect the setting of existing buildings

(c) provide an area for landscaping that complements the landscape character of the Historic Conservation Area.

18 The creation of new sites through land division and/or amalgamation should only occur where it facilitates appropriate infill development and such development is complementary with adjoining development of historic character and significance.

Industrial Development

OBJECTIVES

1 Industrial, warehouse, storage, commercial and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.

2 The development of small scale agricultural industries, wineries, mineral water extraction and processing plants, and home based industries in rural areas.

3 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.

4 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.

5 Compatibility between industrial uses within industrial zones.

6 The improved amenity of industrial areas.

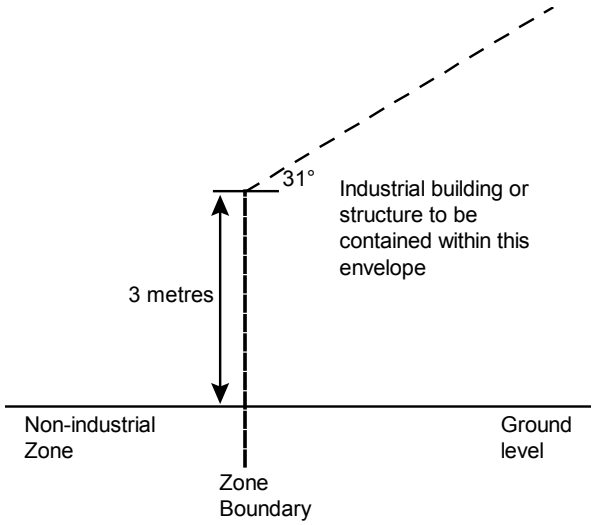
7 Minimisation of industrial or commercial traffic in residential areas.

8 Protection and enhancement of visual amenity, and a high standard of design through the use of landscaping, fencing, setbacks and facade articulation; particularly adjacent to arterial roads and sensitive land uses in non-industrial zones.

PRINCIPLES OF DEVELOPMENT CONTROL

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

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



3 No buildings, storage of materials, unloading, loading or on-site distribution should occur within 25 metres of the nearest bank of any creek or natural watercourse or be sited in a floodplain.

4 Industrial buildings should:

(a) be designed to minimise their visibility above ridgelines

(b) not exceed 10 metres in height above natural ground surface level

(c) have a clearance of not less than three metres for access purposes, between any structure and one side boundary of the site

(d) exhibit a high standard of design where prominently visible from a public road

(e) have a maximum unarticulated length of 20 metres to the street frontage or adjacent to significant public open space

(f) incorporate elements of human-scale design, such as punctuation by windows, canopies, verandas or wall off-sets, along street frontages and areas that are prominently visible from public open space

(g) have painted exterior surfaces

(h) position any structure which protrudes beyond the roof silhouette so it does not negatively impact on the amenity of non-industrial land uses.

5 Industrial development should enable all vehicles to enter and exit the site in a forward direction, where practical.

6 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.

7 Building facades facing a non-industrial zone, public road, or public open space should:

(a) use a variety of building finishes

(b) not consist solely of metal cladding

(c) contain materials of low reflectivity

(d) incorporate design elements to add visual interest

(e) avoid large expanses of blank walls.

8 Industrial development should minimise significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.

9 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.

10 Fencing should complement the architectural form of buildings on the site by:

(a) providing an unobstructed view between public roads and the main facade of buildings in order to encourage natural surveillance

(b) being set back in line with or being the building's main facade

(c) incorporate colour coated wire mesh fences adjacent to public roads and set behind a landscaped area to soften its visual impact.

11 Industrial development should have on-site stormwater harvesting through installation of rainwater tanks and supporting pipe work for re-use, in accordance with the following requirements:

(a) a minimum of 45 000 litres for a roof catchment of 250 square metres or less

(b) a minimum of 90 000 litres for a roof catchment of greater than 250 square metres.

12 Industrial development should be adequately separated from adjoining land uses where the development is likely to cause significant adverse impact on adjoining land uses.

13 Industrial development, including land division for industrial allotments, should be designed and developed to minimise any potentially adverse impacts due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts by:

(a) the establishment of landscaped buffers between industrial and non-industrial areas of suitable width and utilising indigenous species

(b) the layout of roads to separate industrial and non-industrial traffic

(c) facing allotments away from non-industrial areas and the creation of larger allotments adjacent to non-industrial areas

(d) orientating buildings so that industrial activities face away from non-industrial land uses

(e) incorporating sound attenuation techniques into the building design and layout

(f) the area and dimensions of the industrial allotment being sufficient to achieve a minimum building set back of 40 metres from zone boundaries.

14 Outdoor storage or placement of materials and products should adhere to the following criteria:

(a) if the area used for storage or placement of materials is to primarily serve as display areas to customers, no more than 50 per cent of the frontage of allotment should be used for this purpose

(b) if the area used for the storage or placement of materials does not primarily serve as a display areas the following criteria applies:

(i) if materials do not exceed 1.8 metres in height (or are not stacked higher than 1.8 metres), then outdoor storage should be screened from the public by a solid fence of at least 1.8 metres in height and appropriate landscaping

(ii) if materials have a height between 1.8 metres to 2 metres (or are stacked between 1.8 metres to 2 metres in height), then outdoors storage should not occur within the setback area adjacent to a public road, and should be screened from public view by an appropriate combination of solid fencing 2 metres in height and landscaping

(iii) there should be no outdoor storage of goods with a height in excess of 2 metres (or stacked height exceeding 2 metres) that can be viewed from a public road or adjacent non-industrial land use.

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

15 Agricultural industries, home based industries, mineral water extraction and processing plants, and wineries in rural areas should:

(a) use existing buildings and, in particular, buildings of heritage value, in preference to constructing new buildings

(b) (except for wineries in the **Mount Lofty Ranges Watershed Area Overlay**) be set back at least 50 metres from:

(i) any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 government standard topographic map

(ii) a dam or reservoir that collects water flowing in a watercourse

(iii) a lake or wetland through which water flows

(iv) a channel into which water has been diverted

(v) a known spring

(vi) sink hole

(c) be located within the boundary of a single allotment, including any ancillary uses

(d) not result in more than one industry located on an allotment

(e) include a sign that facilitates access to the site that is sited and designed to complement the features of the surrounding area and which:

(i) does not exceed 2 square metres in area

(ii) is limited to one sign per establishment (for agricultural and home-based industries)

(iii) is not internally illuminated.

16 Agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas should not:

(a) necessitate significant upgrading of public infrastructure including roads and other utilities

(b) generate traffic beyond the capacity of roads necessary to service the development

(c) result in traffic and/or traffic volumes that would be likely to adversely alter the character and amenity of the locality

(d) be located on land with a slope greater than 20 per cent (1-in-5).

17 Agricultural industries (except for wineries) in rural areas should be small scale, and:

(a) should include at least one of the following activities normally associated with the processing of primary produce:

(i) washing

(ii) grading

(iii) processing (including bottling)

(iv) packing or storage

(b) may include an associated ancillary area for the sale and/or promotion of produce (including display areas)

(c) should have a total combined area for one or any combination of these activities (including ancillary sales area) not exceeding 250 square metres per allotment, with a maximum building area of 150 square metres, including a maximum area of 50 square metres for ancillary sale and display of goods manufactured in the industry

(d) should process primary produce that is grown within the Mount Lofty Ranges Region

(e) should occur only on an allotment where a habitable dwelling exists.

18 Agricultural Industries, wineries (except wineries in the **Mount Lofty Ranges Watershed Area Overlay**) and mineral water extraction and processing plants should not be located:

(a) on land that is classified as being poorly drained or very poorly drained

(b) within 800 metres of a high water level of a public water supply reservoir

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

19 Home-based industries in rural areas:

(a) should include at least one of the following activities:

(i) arts

(ii) crafts

(iii) tourist

(iv) heritage related activities

(b) may include an ancillary area for the sale or promotion of goods manufactured in the industry (including display areas)

(c) should have a total combined area for one or any combination of these activities (including ancillary sales/promotion area) not exceeding 80 square metres per allotment with a maximum building area of 80 square metres, including a maximum area of 30 square metres for sale of goods made on the allotment by the industry

(d) should not be located further than 50 metres from a habitable dwelling occupied by the proprietor of the industry on the allotment.

20 Mineral water extraction and processing plants in rural areas:

(a) should include at least one of the following activities normally associated with the extraction and processing of mineral water:

(i) extraction

(ii) bottling

(iii) packaging

(iv) storage

(v) distribution

(b) may include ancillary activities of administration and sale and/or promotion of mineral water product

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

21 Wineries in rural areas should:

(a) include at least one of the following activities normally associated with the making of wine:

(i) crushing

(ii) fermenting

(iii) bottling

(iv) maturation/cellaring of wine

(v) ancillary activities of administration, sale and/or promotion of wine product and restaurant

(b) be located within the boundary of a single allotment which adjoins or is on the same allotment as a vineyard

(c) process primary produce that is primarily sourced within the Mount Lofty Ranges Region

(d) only include a restaurant as an ancillary use to the winery

(e) be located not closer than 300 metres to a dwelling or tourist accommodation (that is not in the ownership of the winery applicant) where the crush capacity is equal to or greater than 500 tonnes per annum.

Infrastructure

OBJECTIVES

1 Infrastructure provided in an economical and environmentally sensitive manner.

2 Infrastructure, including social infrastructure, provided in advance of need.

3 Suitable land for infrastructure identified and set aside in advance of need.

4 The visual impact of infrastructure facilities minimised.

5 The efficient and cost-effective use of existing infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should not occur without the provision of adequate utilities and services, including:

(a) electricity supply

(b) water supply

(c) drainage and stormwater systems

(d) waste disposal

(e) effluent disposal systems

(f) formed all-weather public roads

(g) telecommunications services

(h) social infrastructure, community services and facilities.

2 Development should only occur only where it provides, or has access to, relevant easements for the supply of infrastructure.

3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.

4 Development should not take place until adequate and co-ordinated drainage of the land is assured.

5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.

6 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.

7 Except where specified in a particular zone, urban development should not be dependent on an indirect water supply.

8 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.

9 In urban areas, electricity supply (except transmission lines) serving new development should be installed underground.

10 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.

11 Utility buildings and structures should be grouped with non-residential development where possible.

12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.

13 Development including land division, should be undertaken in accordance with:

(a) *Concept Plan Map MtB/8 – Nairne West*

(b) *Concept Plan Map MtB/20 – Nairne Main Street*.

Interface between Land Uses

OBJECTIVES

1 Development located and designed to minimise adverse impact and conflict between land uses.

2 Protect community health and amenity from adverse impacts of development.

3 Protect desired land uses from the encroachment of incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:

(a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants

(b) noise

(c) vibration

(d) electrical interference

(e) light spill

(f) glare

(g) hours of operation

(h) traffic impacts.

2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.

3 Development adjacent to a **Residential Zone** or residential area within a **Township Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.

4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.

5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.

6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

7 Outdoor lighting should be designed and installed so that it does not overspill or intrude on sensitive land uses (e.g. residential) or detrimentally impact on road safety in the locality, so that it complies with relevant *Australian Standards AS 4282-1997: Control of the obtrusive effects of outdoor lighting*.

Noise Generating Activities

8 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant *Environment Protection (Noise) Policy* criteria when assessed at the nearest existing noise sensitive premises.

9 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.

10 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.

11 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

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

Air Quality

12 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.

13 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:

(a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere

(b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.

Rural Interface

14 The potential for adverse impacts resulting from rural development should be minimised by:

(a) not locating horticulture or intensive animal keeping on land adjacent to townships

(b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.

15 Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.

16 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.

17 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.

18 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.

19 Development located within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:

(a) not prejudice the continued operation of those facilities

(b) be located, designed and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended hours of operation.

20 Residential development should be located or incorporate measures such that the effects of chemical spray drift and dust are minimised.

21 Landscaped buffers located adjacent to a township should be designed taking into account the nature, source and frequency of potential adverse impacts, prevailing winds in the locality, topography of the area, existing vegetation and bushfire risk, and the presence of potentially sensitive adjacent uses.

22 Development should reduce conflict between residential uses, townships and rural uses by the provision of a vegetated buffer which satisfies all of the following:

(a) which contains random plantings comprising a combination of fast and slow growing hardy local indigenous species spaced to cater for mature size

(b) with species selected with foliage from the base to the crown with long, thin and rough foliage to facilitate the more efficient capture of spray droplets

(c) which is provided with a suitable watering system and access tracks either side for fire protection and access.

Wastewater Management Scheme

23 Dwellings, residential subdivision and sensitive land uses should be located at a distance from a Wastewater Management Scheme treatment facility, including associated lagoons, in accordance with relevant EPA *Evaluation distances for effective air quality and noise management*.

Land Division

OBJECTIVES

1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing under utilised infrastructure and facilities.

2 Land division that creates allotments appropriate for the intended use.

3 Land division layout that is optimal for energy efficient building orientation.

4 Land division that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.

5 Land division restricted in rural areas to ensure the efficient use of rural land for primary production and avoidance of uneconomic infrastructure provision.

PRINCIPLES OF DEVELOPMENT CONTROL

1 When land is divided:

(a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner

(b) a sufficient water supply should be made available for each allotment

(c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health

(d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.

2 Land should not be divided if any of the following apply:

(a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use

(b) any allotment will not have a frontage to one of the following:

(i) an existing road

(ii) a proposed public road

(iii) access to a public road via an internal roadway in a plan of community division

(c) the intended use of the land is likely to require excessive cut and/or fill

(d) it is likely to lead to undue erosion of the subject land or land within the locality

(e) the township wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development

(f) the area is unsewered and cannot accommodate an appropriate onsite wastewater disposal system within the allotment that complies with (or can comply with) the relevant public and environmental health legislation applying to the intended use(s)

(g) any allotments will straddle more than one zone or policy area.

(h) the allotment layout and location of allotment boundaries require the removal of existing significant vegetation.

3 Any plan of land division within close proximity of native trees should demonstrate that future buildings and structures can be sited on non-vegetated parts of land and that the resultant buildings will not compromise the long term health of native trees.

4 The division of land for residential use in residential zones should result in an orderly, compact and contiguous extension of existing residential development.

Design and Layout

5 Land divisions should be designed to ensure that areas of native vegetation and wetlands:

(a) are not fragmented or reduced in size

(b) do not need to be cleared as a consequence of subsequent development.

6 The design of a land division should incorporate:

(a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities

(b) safe and convenient access from each allotment to an existing or proposed public road or thoroughfare

(c) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones

(d) suitable land set aside for useable local open space

(e) public utility services within road reserves and where necessary within dedicated easements

(f) the preservation of significant natural, cultural or landscape features including State and local heritage places

(g) protection for existing vegetation and drainage lines

(h) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development

(i) the preservation of significant trees.

7 Where the division of land includes new roads, reserves or buffer areas landscaping should be provided and incorporate vegetation that is complementary to the local environment and be of low water dependent species.

8 Land division should facilitate optimum solar access for energy efficiency.

9 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown on *Bushfire Protection Area BPA Maps - Bushfire Risk* should be designed to make provisions for:

(a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it

(b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads

(c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

10 Allotments in the form of a battleaxe configuration should only occur where there is no other alternative vehicle access, to the rear allotment, and the resulting allotments can achieve all of the following:

(a) have an area that complies with the minimum allotment size required to accommodate a detached dwelling in the relevant zone or policy area (excluding the area of the 'handle' of such an allotment)

(b) provide for an access onto a public road, with the driveway 'handle' being not less than 6 metres in width nor more than 50 metres in length

(c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction

(d) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape

(e) be avoided where their creation would be incompatible with the prevailing pattern of development.

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

(a) minimises the need for earthworks and retaining walls

(b) maintains natural drainage systems

(c) faces abutting streets and open spaces

(d) does not require the removal of native vegetation to facilitate that development

(e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.

12 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.

13 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 20 metres wide from the top of the bank of a watercourse and that incorporates land within the 1-in-100 year average return interval flood event area.

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

15 Land division should not be undertaken within the 1-in-100 year average return interval flood plain other than where:

(a) the allotment is only partly located within the 1-in-100-year average return interval flood plain

(b) the allotment has a minimum area of 1200 square metres

(c) the division provides a safe and convenient house site outside of the 1-in-100 year average return interval flood plain

(d) a safe and convenient all weather access to the house site is provided

(e) there is sufficient land above the 1-in-100 year average return interval flood to permit the safe disposal of effluent within the boundaries of the allotment or if a common effluent connection is available; the safe operation of a septic tank.

16 Land division design should incorporate stormwater management design and practices which address the manner by which stormwater enters the land, is conveyed through the land, is stored, detained, filtered and reused, together with the effect the land division will have on the water cycle and the down stream drainage system including:

(a) all stormwater drainage pipes, reserves and easements shall be designed to adequately carry stormwater flows

(b) any overland stormwater flows within reserves shall be safely conveyed through to an approved disposal point without the risk of that flow entering allotments other than a reserve

(c) any stormwater or wastewater easements required as a result of the land division or development to be vested to the relevant authority.

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

(a) contains and retains all watercourses, drainage lines and native vegetation

(b) enhances amenity

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

Roads and Access

18 Road reserves should be of a width and alignment that can:

(a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users

(b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors

(c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street

(d) accommodate street tree planting, landscaping and street furniture

(e) accommodate the location, construction and maintenance of stormwater drainage and public utilities

(f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites

(g) allow for the efficient movement of service and emergency vehicles

19 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.

20 The layout of land divisions should result in roads designed and constructed to ensure:

(a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points

(b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians

(c) that existing dedicated cycling and walking routes are not compromised

(d) a grid pattern conducive to cycling and walking.

21 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account:

(a) the size of proposed allotments and sites and opportunities for on-site parking

(b) the availability and frequency of public transport

(c) on-street parking demand likely to be generated by nearby uses.

22 The design of the land division should provide space for at least 0.5 car parking spaces per allotment.

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

24 The arrangement of roads, allotments, reserves and open space should enable the provision of a storm drainage system that:

(a) retains and protects natural watercourses, drainage lines and vegetation including prevention of the channelization of existing watercourses

(b) incorporates retention and/or detention devices necessary to maintain the volume and rate of runoff from newly developed areas at levels as near as possible to those which existed prior to urban development

(c) provides, where feasible, for aquifer recharge

(d) enhances residential amenity

(e) integrates with the open space system and surrounding area

(f) directs stormwater generated from roads and car parks through natural stormwater treatment devices such as swales, bio-retention systems and wetlands.

Land Division in Rural Areas

25 Rural land should not be divided (except in **Precinct 2 The Cedars**) if the resulting allotments would be of a size and configuration likely to impede the efficient use of rural land for any of the following:

(a) primary production

(b) value adding industries related to primary production

(c) protection of natural resources.

26 Rural land should not be divided (except in **Precinct 2 The Cedars**) where new allotments would result in any of the following:

(a) fragmentation of productive primary production land

(b) strip development along roads or water mains

(c) prejudice against the proper and orderly development of townships

(d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks.

Landscaping, Fences and Walls

OBJECTIVES

1 The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.

2 Functional fences and walls that enhance the attractiveness of development.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:

(a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)

(b) enhance the appearance of road frontages

(c) screen service yards, loading areas and outdoor storage areas

(d) minimise maintenance and watering requirements

(e) enhance and define outdoor spaces, including car parking areas

(f) maximise shade and shelter

(g) assist in climate control within and around buildings

(h) minimise heat absorption and reflection

(i) maintain privacy

(j) maximise stormwater re-use

(k) complement existing vegetation, including native vegetation.

(l) contribute to the viability of ecosystems and species

(m) promote water and biodiversity conservation

(n) minimise the impacts of chemical spay drift and dust transference.

2 Industrial development should provide at least 10 per cent of the site area as landscaped area with a minimum dimension at the street frontage of 2 metres in any one direction.

3 Landscaping should:

(a) include the planting of locally indigenous species where appropriate

(b) be oriented towards the street frontage

(c) result in the appropriate clearance from powerlines and other infrastructure being maintained.

4 Landscaping should not:

(a) unreasonably restrict solar access to adjoining development

(b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding

(c) introduce pest plants

(d) increase the risk of bushfire

(e) remove opportunities for passive surveillance

(f) increase leaf fall in watercourses

(g) increase the risk of weed invasion.

5 Where supplementary watering is necessary for landscaped areas, water efficient irrigation systems should be used.

6 Fences and walls, including retaining walls, should:

(a) not result in damage to neighbouring trees

(b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality

(c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance

(d) incorporate articulation or other detailing where there is a large expanse of wall facing the street

(e) assist in highlighting building entrances

(f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites

(g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land

(h) be constructed of non-flammable materials.

7 Fencing should be open in form to allow cross ventilation and access to sunlight.

Medium and High Rise Development (3 or More Storeys)

OBJECTIVES

1 Medium and high rise development that provides housing choice and employment opportunities.

2 Residential development that provides a high standard of amenity and adaptability for a variety of accommodation and living needs.

3 Commercial, office and retail development that is designed to create a strong visual connection to the public realm and that contributes to the vitality of the locality.

4 Buildings designed and sited to be energy and water efficient.

PRINCIPLES OF DEVELOPMENT CONTROL

Design and Appearance

1 Buildings should:

(a) achieve a human scale at ground level through the use of elements such as canopies, verandas or building projections

(b) provide shelter over the footpath where minimal setbacks are desirable

(c) ensure walls on the boundary that are visible from public land include visually interesting treatments to break up large blank facades.

2 The ground floor level of buildings (including the foyer areas of residential buildings) should be designed to enable surveillance from public land to the inside of the building at night.

3 Entrances to multi-storey buildings should:

(a) be oriented towards the street

(b) be clearly identifiable

(c) provide shelter, a sense of personal address and transitional space around the entry

(d) provide separate access for residential and non-residential land uses.

Visual Privacy

4 The visual privacy of ground floor dwellings within multi-storey buildings should be protected through the use of design features such as the elevation of ground floors above street level, setbacks from street and the location of verandas, windows porticos or the like.

Building Separation and Outlook

5 Residential buildings (or the residential floors of mixed use buildings) should:

(a) have adequate separation between habitable room windows and balconies from other buildings to provide visual and acoustic privacy for dwelling occupants and allow the infiltration of daylight into interior and outdoor spaces

(b) ensure living rooms have, at a minimum, a satisfactory short range visual outlook to public or communal space.

Dwelling Configuration

6 Buildings comprising more than 20 dwellings should provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling.

7 Dwellings with 3 or more bedrooms located on the ground floor of medium and high rise buildings should, where possible, have the windows of habitable rooms overlooking internal courtyard space or other public space.

Adaptability

8 Multi-storey buildings should include a variety of internal designs that will facilitate adaptive reuse.

Environmental

9 Multi-storey buildings should:

(a) minimise detrimental micro-climatic and solar access impacts on adjacent land or buildings, including effects of patterns of wind, temperature, daylight, sunlight, glare and shadow

(b) incorporate roof designs that enable the provision of rain water tanks (where they are not provided elsewhere), photovoltaic cells and other features that enhance sustainability.

10 Green roofs (which can be a substitute for private or communal open space provided they can be accessed by occupants of the building) are encouraged on all new residential, commercial or mixed use buildings.

11 Development of 5 or more storeys, or 21 metres or more in building height (excluding the rooftop location of mechanical plant and equipment), should be designed to minimise the risk of wind tunnelling effects on adjacent streets by adopting one or more of the following:

(a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street

(b) substantial verandas around a building to deflect downward travelling wind flows over pedestrian areas

(c) the placement of buildings and use of setbacks to deflect the wind at ground level.

Site Facilities and Storage

12 Dwellings should provide a covered storage area of not less than 8 cubic metres in one or more of the following areas:

(a) in the dwelling (but not including a habitable room)

(b) in a garage, carport or outbuilding

(c) within an on-site communal facility.

13 Development should provide a dedicated area for the on-site collection and sorting of recyclable materials and refuse.

14 Development with a gross floor area of 2000 square metres or more should provide for the communal storage and management of waste.

Mineral Extraction

OBJECTIVES

1 Development of mining activities in a way that contributes to the sustainable growth of the industry.

2 Protection of mineral deposits against intrusion by inappropriate forms of development.

3 Areas with scenic or conservation significance protected from undue damage arising from mining operations.

4 Mining operations undertaken with minimal adverse impacts on the environment and on the health and amenity of adjacent land uses.

5 Minimisation of the impacts from mining activities upon the existing groundwater level and the quality of groundwater resources.

6 Mining operations that make adequate provision for site rehabilitation.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Known reserves of economically-viable mineral deposits should be kept free of development that may inhibit their future exploitation.

2 Development in proximity to mining operations should not be undertaken where it may be exposed to adverse impacts resulting from mining activities.

3 Mining in scenic and native vegetation areas should only be undertaken if:

(a) the proposed location is the best site in regard to minimising loss of amenity, degradation of the landscape and loss of native vegetation

(b) there are a limited number of known reserves of the minerals in the area or elsewhere in the State

(c) the extraction and transportation of materials from alternative sites to principal centres of consumption carry significantly higher costs

(d) the site is capable of restoration with locally indigenous plant species to counter the long-term impact on the landscape and biodiversity.

4 Stormwater and/or wastewater from land used for mining should be diverted into a silt retention structure so that it can be reused on-site for purposes such as truck wash-down, dust control, washing of equipment and landscape irrigation or for disposal off-site in an environmentally responsible manner.

5 Access to land used for mining should be sited and designed to accommodate heavy-vehicle traffic and ensure the safety of all road users.

6 Mining operations should:

(a) ensure that minimal damage is caused to the landscape

(b) minimise the area required for operations, and provide for the progressive reclamation of disturbed areas

(c) minimise disturbance to natural hydrological systems.

Separation Treatments, Buffers and Landscaping

7 Mining development should be sited, designed and sequenced to protect the amenity of surrounding land uses from environmental nuisance such as dust or vibration emanating from mining operations.

8 Mining operations that are likely to impact upon the amenity of the locality should incorporate a separation distance and/or mounding/vegetation between the mining operations (including stockpiles) and adjoining allotments to help minimise exposure to those potential impacts.

9 Quarry faces should be orientated away from public view.

10 Screening of mining areas should occur in advance of extraction commencing.

11 An area of densely vegetated and/or mounded land should be established around the perimeter of mining sites in order to screen excavated land and mineral processing facilities from all of the following:

(a) residential areas

(b) tourist areas

(c) tourist routes

(d) scenic routes

(e) public roads.

12 Screen planting around mining operations should incorporate a mixture of trees and shrubs that:

(a) contribute to an attractive landscape

(b) suit local soil and climatic conditions

(c) are fast growing and/or have a long life expectancy

(d) are locally indigenous species.

13 Borrow pits for road making materials should:

(a) be sited so as to cause the minimum effect on their surroundings

(b) not be located on land visible from arterial or scenic roads.

Natural Resources

OBJECTIVES

1 Retention, protection and restoration of the natural resources and environment.

2 Protection of the quality and quantity of South Australia's surface waters, including inland and underground waters.

3 The ecologically sustainable use of natural resources including soil and water resources (including underground water, surface water and watercourses as defined in the current *Environment Protection (Water Quality) Policy)*.

4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.

5 Development consistent with the principles of water sensitive design.

6 Development sited and designed to:

(a) protect natural ecological systems

(b) achieve the sustainable use of water

(c) protect water quality, including receiving waters

(d) reduce runoff and peak flows and prevent the risk of downstream flooding

(e) minimise demand on reticulated water supplies

(f) maximise the harvest and use of stormwater

(g) protect stormwater from pollution sources.

7 Storage and use of stormwater which avoids adverse impact on public health and safety.

8 Native flora, fauna and ecosystems protected, retained, conserved and restored.

9 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.

10 Minimal disturbance and modification of the natural landform.

11 Protection of the physical, chemical and biological quality of soil resources.

12 Protection of areas prone to erosion or other land degradation processes from inappropriate development.

13 Protection of the scenic qualities of natural and rural landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.

2 Development should prevent erosion and stormwater pollution before, during and after construction and associated works by:

(a) minimising the extent of land clearance

(b) appropriate control of surface water entering or leaving the land

(c) installing and maintaining erosion control works and measures

(d) installing and maintaining sediment collection devices to prevent the export of sediment from the land

(e) rehabilitating disturbed areas on completion of construction.

3 Development located adjacent to the **Conservation Zone** and / or areas of high biodiversity value should incorporate an effective landscaped buffer which responds to local climatic and topographical conditions.

4 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.

5 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks and wetlands.

6 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

7 Land uses (including horticulture, farming, extractive industry, mineral water extraction and wineries) which are reliant on an additional groundwater allocation should not be undertaken or extended in the McLaren Vale Prescribed Wells Area as shown on *Concept Plan Map MtB/15 - McLaren Vale Prescribed Wells Area*.

Water Sensitive Design

8 Development should be designed to maximise conservation, minimise consumption and encourage re-use of water resources.

9 Development should not take place if it results in unsustainable use of surface or underground water resources.

10 Development should be sited and designed to:

(a) capture and re-use stormwater, where practical

(b) minimise surface water runoff

(c) prevent soil erosion and water pollution

(d) protect and enhance natural water flows

(e) protect water quality by providing adequate separation distances from watercourses and other water bodies

(f) not contribute to an increase in salinity levels

(g) avoid the water logging of soil or the release of toxic elements

(h) maintain natural hydrological systems and not adversely affect:

(i) the quantity and quality of groundwater

(ii) the depth and directional flow of groundwater

(iii) the quality and function of natural springs.

11 Water discharged from a development site should:

(a) be of a physical, chemical and biological condition equivalent to or better than its pre-developed state

(b) not exceed the rate of discharge from the site as it existed in pre-development conditions.

12 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.

13 Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.

14 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.

15 Development should include stormwater management systems designed to achieve the following stormwater runoff outcomes:

(a) for up to but not including the 5 year average return interval flood event:

(i) pre-development peak flows should not be exceeded

(ii) the time to peak should match that of the pre-development case, as far as practical, provided this does not exacerbate downstream flooding

(iii) runoff should be contained within designed flow paths that avoid unplanned nuisance flooding

(b) for the 5 year to up to and including the 100 year average annual return interval flood event:

(i) flooding of residential, commercial, institutional, recreation and industrial buildings should be avoided

(ii) the time to peak and the peak flow should match that of the pre-development case, as far as practical (provided this does not exacerbate downstream flooding), unless catchment wide benefits can be demonstrated.

16 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.

17 Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.

18 Development should include stormwater management systems designed to achieve the following stormwater runoff outcomes (compared to untreated stormwater runoff):

(a) 80 per cent reduction in average annual total suspended solids

(b) 60 per cent reduction in average annual total phosphorus

(c) 45 per cent reduction in average annual total nitrogen.

19 Development likely to result in significant risk of export of litter, oil or grease should include stormwater management systems designed to achieve the following gross pollutant outcomes:

(a) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff

(b) no visible oils/grease for flows up to the 1-in-3 month average return interval flood peak flow.

20 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.

21 Stormwater management systems should:

(a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source

(b) utilise, but not be limited to, one or more of the following harvesting methods:

(i) the collection of roof water in tanks

(ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks

(iii) the incorporation of detention and retention facilities

(iv) aquifer recharge.

22 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.

23 Detention basins should be designed and constructed to allow sediments to settle, prior to discharge.

24 Where large roof catchments are proposed, stormwater management systems should direct roof stormwater overflow into one of the following, a:

(a) soakage trench

(b) retention/overflow well

(c) sump.

25 Development should incorporate Water Sensitive Urban Design solutions and discharge water in accordance with one of the following:

(a) into grass swales, vegetation or garden strips

(b) into stone filled trenches either open to a surface or underground absorption field.

26 Artificial wetland systems, including detention and retention basins, should be sited and designed to:

(a) ensure public health and safety is protected

(b) minimise potential public health risks arising from the breeding of mosquitoes.

27 The use of stormwater, treated wastewater or imported water should not result in:

(a) environmental nuisance or harm

(b) adverse impacts on public health

(c) adverse impacts on the amenity of a locality

(d) cause a rise in groundwater level sufficient to detrimentally affect structures or ecosystems

(e) adversely affect one of the following:

(i) the natural flow of water or the quality of surface or groundwater

(ii) the productive capacity of the land by causing nutrient accumulation, heavy metal contamination or increasing salinity, water logging, perched water tables, unlocking toxic elements in the soil or other such impacts.

Water Catchment Areas

28 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.

29 The collection or diversion of water flowing in a watercourse or over land should not adversely affect downstream water dependent ecosystems by causing inappropriate levels of reduced stream flow duration, lengthened periods of no or low flow, or other such impacts.

30 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.

31 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.

32 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.

33 Development, except where it is located within a 1-in-100 year average return interval flood area, should be located at least 20 metres from the top of existing banks on each side of any watercourse and should be:

(a) fenced to exclude livestock

(b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land

(c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter run-off so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.

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

(a) stabilising watercourse banks and reducing sediments and nutrients entering the watercourse by providing:

(i) a buffer comprised of local indigenous trees ,shrubs and groundcovers of not less than 10 metres wide measured perpendicular from the top of the bank

(ii) where the height of any part of the watercourse bank exceeds 0.5 metres from the floor of the channel, an additional vegetated buffer width of not less than the height of the watercourse bank (measured from the toe of the bank to the top of the bank)

(b) retaining and protecting existing native vegetation within 20 metres of the watercourse or wetland or within the floodplain

(c) enabling environmental flows required to meet the needs of the environment.

35 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:

(a) adversely affect the migration of aquatic biota

(b) adversely affect the natural flow regime

(c) cause or contribute to water pollution

(d) result in watercourse or bank erosion

(e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse

(f) increase the risk of flooding (upstream or downstream).

36 The design, construction and location of levees, weirs and retaining walls, bridges and culverts should:

(a) provide for the needs of ecosystems

(b) not cause or increase the risk of flooding

(c) not cause or increase watercourse erosion.

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

(a) occur off watercourse

(b) not take place in ecologically sensitive areas or on erosion-prone sites

(c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota

(d) not negatively affect downstream users

(e) minimise in-stream or riparian vegetation loss

(f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities, sediment basins and indigenous aquatic vegetation)

(g) protect ecosystems dependent on water resources

(h) ensure water capture is within sustainable limits.

38 The location and construction of dams that constitute development should:

(a) not result in the loss of soil from the land through soil erosion and silting

(b) not result in silts or sediments entering the watercourse

(c) not contribute to salinity

(d) not result in the removal or destruction of native riparian vegetation

(e) exclude stock and provide alternative watering points

(f) be set back a minimum of 50 metres from an effluent or waste disposal drainage field or disposal area

(g) provide spillways designed to allow passage of high flows without causing structural damage to the dam or soil erosion within the spillway or spillway discharge area

(h) be set back from allotment boundaries at a distance that has regard to:

(i) minimising potential contamination by spray drift from other land

(ii) minimising any potential for detrimental visual impact.

39 Dams should:

(a) have an irregular edge to minimise soil erosion

(b) have a variety of depths to increase habitat for a variety of plants and animals

(c) where necessary include a silt trap (one tenth the capacity of the dam) upstream of the dam to trap incoming silt and nutrients.

40 Development resulting in the deposition or placing of an object or solid material in a watercourse, wetlands or floodplain should only occur where it involves:

(a) the construction of an erosion control structure (such as, but not limited to, a rock chute or rip rap)

(b) devices or structures used to extract or regulate water flowing in a watercourse (such as, but not limited to, diversion weirs)

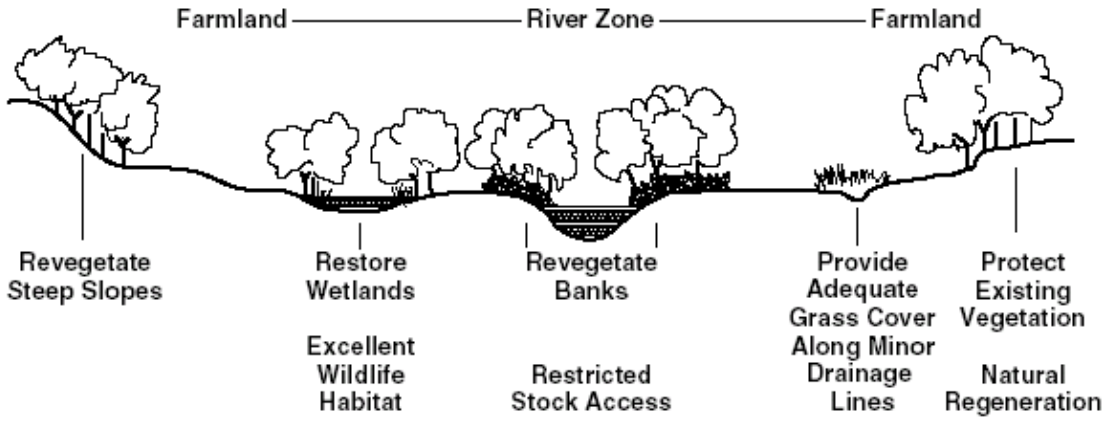
(c) devices used for scientific purposes (such as, but not limited to, flow measuring devices)

(d) the rehabilitation of watercourses.

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

(a) the control of development and activities within the area of the 1-in-100 year average return interval flood inundation area, including the placement of fill, excavation, building work, structures and fences, the storage of materials, the intensive keeping of animals, the piping of watercourses

(b) the restoration of watercourses as illustrated in diagram below:



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

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

44 Development within the Water Management Areas designated on *Concept Plan Map MtB/17(A) - Development Constraints - Water Management Areas* and *Concept Plan Map MtB/17(B) - Development Constraints - Water Management Areas* should not adversely affect the quality or quantity of the water resource.

Biodiversity and Native Vegetation

45 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.

46 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna.

47 The provision of services, including power, water, effluent and waste disposal, access roads and tracks should be sited on areas already cleared of native vegetation.

48 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:

(a) provides an important habitat for wildlife or shade and shelter for livestock

(b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities

(c) provides an important seed bank for locally indigenous vegetation

(d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views

(e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture

(f) is growing in, or is characteristically associated with a wetland environment.

49 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:

(a) erosion or sediment within water catchments

(b) decreased soil stability

(c) soil or land slip

(d) deterioration in the quality of water in a watercourse or surface water runoff

(e) a local or regional salinity problem

(f) the occurrence or intensity of local or regional flooding.

50 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:

(a) provision for linkages and wildlife corridors between significant areas of native vegetation

(b) erosion along watercourses and the filtering of suspended solids and nutrients from run-off

(c) the amenity of the locality

(d) bushfire safety

(e) the net loss of native vegetation and other biodiversity.

51 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.

52 Development should be located and occur in a manner which:

(a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone

(b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels

(c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.

53 Development should promote the long-term conservation of vegetation by:

(a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies

(b) minimising impervious surfaces beneath the canopies of trees

(c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.

54 Horticulture involving the growing of olives should be located at least:

(a) 500 metres from:

(i) a national park

(ii) a conservation park

(iii) a wilderness protection area

(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area

(b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.

55 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

Soil Conservation

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

57 Development should be designed and sited to prevent erosion.

58 Development should be designed in a manner that will minimise the deterioration of soil quality and maximise the retention of top soil.

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

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

Open Space and Recreation

OBJECTIVES

1 The creation of a network of linked parks, reserves and recreation areas at regional and local levels.

2 Pleasant, functional and accessible open spaces providing a range of physical environments.

3 A wide range of settings for active and passive recreational opportunities.

4 The provision of open space in the following hierarchy:

- State
- Regional
- District
- Neighbourhood
- Local.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Urban development should include public open space and recreation areas.

2 Public open space and recreation areas should be of a size, dimension and location that:

(a) facilitate a range of formal and informal recreation activities

(b) provide for the movement of pedestrians and cyclists

(c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites of natural or cultural value

(d) link habitats, wildlife corridors, public open spaces and existing recreation facilities

(e) enable effective stormwater management

(f) provides for the planting and retention of large trees and vegetation.

3 Open space should be designed to incorporate:

(a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes

(b) park furniture, shaded areas and resting places to enhance pedestrian comfort

(c) safe crossing points where pedestrian routes intersect the road network

(d) easily identified access points

(e) frontage to abutting public roads to optimise pedestrian access and visibility

(f) re-use of stormwater for irrigation purposes.

4 Where practical, access points to regional parks should be located close to public transport.

5 District parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.

6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.

7 Local parks should generally be a minimum of 0.2 hectares in size, and should be centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.

8 No more than 20 per cent of land allocated as public open space should:

(a) have a slope in excess of 1-in-4

(b) comprise creeks or other drainage areas.

9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.

10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.

11 Development in open space should:

(a) be clustered where practical to ensure that the majority of the site remains open

(b) where practical, be developed for multi-purpose use

(c) be constructed to minimise the extent of hard paved areas.

12 Open spaces and recreation areas should be located and designed to maximise safety and security by:

(a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance

(b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced

(c) locating play equipment where it can be informally observed by nearby residents and users during times of use

(d) clearly defining the perimeters of play areas

(e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks

(f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.

13 Pedestrian access to public open space should be optimised by maximising the frontage of the open space to abutting public roads.

14 Landscaping associated with open space and recreation areas should:

(a) not compromise the drainage function of any drainage channel

(b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas

(c) maximise opportunities for informal surveillance throughout the park

(d) enhance the visual amenity of the area and complement existing buildings

(e) be designed and selected to minimise maintenance costs

(f) provide habitat for local fauna.

15 Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.

16 Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.

17 Public open space and recreation areas should not be used for open stormwater drainage, permanent storage or temporary detention of stormwater, unless it can be clearly demonstrated that it provides quality environmental and amenity benefits to the locality.

Orderly and Sustainable Development

OBJECTIVES

1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.

2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.

3 Development that does not jeopardise the continuance of adjoining authorised land uses.

4 Development that does not prejudice the achievement of the provisions of the Development Plan.

5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.

6 Urban development located only in zones designated for such development.

7 Urban development contained within existing townships and settlements and located only in zones designated for such development.

8 The retention of rural areas for primary production and conservation purposes.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should not prejudice the development of a zone for its intended purpose.

2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.

3 Development should be consistent with the desired character statements for the zones, policy areas and precincts.

4 The economic base of the region should be expanded in a sustainable manner.

5 Urban development should form a compact extension to an existing built-up area.

6 Ribbon development should not occur along the coast, water frontages or arterial roads shown in *Overlay Maps - Transport*.

7 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.

8 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.

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

10 Within the Mount Lofty Ranges Watershed Protection Area, development outsides townships should only be connected to an existing common effluent drainage or sewerage scheme in exceptional circumstances (eg where the relevant Minister insists upon a connection to overcome a major pollution problem).

11 Development including the division of land and dwellings should not be undertaken unless a water supply is, or will be made available to the development, which is of an adequate quality and quantity to satisfy the anticipated occupancy demands.

12 Development should not place demand on existing services or infrastructure to the detriment of other users or to a level that exceeds the capacity of the services.

13 Development should be undertaken in accordance with the following Concept Plan Maps:

(a) *Concept Plan Map MtB/1 - Residential*

(b) *Concept Plan Map MtB/2 - Residential (Woodside-Nairne Road, Nairne)*

(c) *Concept Plan Map MtB/3 - Residential (Hurling Drive, Mount Barker)*

(d) *Concept Plan Map MtB/4 - Residential (Sims Road, Mount Barker)*

(e) *Concept Plan Map MtB/5 - Residential (Hallett Road, Littlehampton)*

(f) *Concept Plan Map MtB/6 - Residential (Gum Tree Drive, Littlehampton)*

(g) *Concept Plan Map MtB/7 - Residential (Gardner Street, Littlehampton)*

(h) *Concept Plan Map MtB/8 - Nairne West*

(i) *Concept Plan Map MtB/9 - Residential (Meadows)*

(j) *Concept Plan Map MtB/10 - Regional Town Centre*

(k) *Concept Plan Map MtB/11 - Regional Town Centre Public Realm*

(l) *Concept Plan Map MtB/12 - Rural Living (Littlehampton)*

(m) *Concept Plan Map MtB/13 - Land Division (Mount Barker)*

(n) *Concept Plan Map MtB/14 - Hufendorf & Strassendorf (Hahndorf)*

(o) *Concept Plan Map MtB/15 - McLaren Vale Prescribed Wells Area*

(p) *Concept Plan Map MtB/16 - Mount Barker and Littlehampton*

(q) *Concept Plan Map MtB/17(A) - Development Constraints - Water Management Areas*

(r) *Concept Plan Map MtB/17(B) - Development Constraints - Water Management Areas*

(s) *Concept Plan Map MtB/18 - Regional Town Centre Movement and Access*

(t) *Concept Plan Map MtB/19 - Regional Town Centre Interface, Podium and Streetscape*

(u) *Concept Plan Map MtB/20 - Nairne Main Street*

(v) *Concept Plan Map MtB/21 - The Cedars Precinct (Hahndorf)*.

Regulated Trees

OBJECTIVES

1 The conservation of regulated trees that provide important aesthetic and/or environmental benefit.

2 Development in balance with preserving regulated trees that demonstrate one or more of the following attributes:

(a) significantly contributes to the character or visual amenity of the locality

(b) indigenous to the locality

(c) a rare or endangered species

(d) an important habitat for native fauna.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should have minimum adverse effects on regulated trees.

2 A regulated tree should not be removed or damaged other than where it can be demonstrated that one or more of the following apply:

(a) the tree is diseased and its life expectancy is short

(b) the tree represents an material risk to public or private safety

(c) the tree is causing damage to a building

(d) development that is reasonable and expected would not otherwise be possible

(e) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree.

3 Tree damaging activity other than removal should seek to maintain the health, aesthetic appearance and structural integrity of the tree.

Renewable Energy Facilities

OBJECTIVES

1 Development of renewable energy facilities that benefit the environment, the community and the state.

2 The development of renewable energy facilities, such as wind farms and ancillary development, in areas that provide opportunity to harvest natural resources for the efficient generation of electricity.

3 Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts on the natural environment and other land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Renewable energy facilities, including wind farms and ancillary development, should be:

(a) located in areas that maximize efficient generation and supply of electricity; and

(b) designed and sited so as not to impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips.

Wind Farms and Ancillary Development

2 The visual impacts of wind farms and ancillary development (such as substations, maintenance sheds, access roads and wind monitoring masts) should be managed through:

(a) wind turbine generators being:

(i) setback at least 1000 metres from non-associated (non-stakeholder) dwellings and tourist accommodation

(ii) setback at least 2000 metres from defined and zoned township, settlement or urban areas (including deferred urban areas)

(iii) regularly spaced

(iv) uniform in colour, size and shape and blade rotation direction

(v) mounted on tubular towers (as opposed to lattice towers)

(b) provision of vegetated buffers around substations, maintenance sheds and other ancillary structures.

3 Wind farms and ancillary development should avoid or minimise the following impacts on nearby property owners/occupiers, road users and wildlife:

(a) shadowing, flickering, reflection or glint

(b) excessive noise

(c) interference with television and radio signals and geographic positioning systems

(d) interference with low altitude aircraft movements associated with agriculture

(e) modification of vegetation, soils and habitats

(f) striking of birds and bats.

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

Residential Development

OBJECTIVES

1 Safe, convenient, pleasant and healthy-living environments that meet the full range of needs and preferences of the community.

2 An increased mix in the range and number of dwelling types available within urban boundaries to cater for changing demographics, particularly smaller household sizes, housing for seniors and supported accommodation.

3 Higher dwelling densities in areas close to centres, public and community transport and public open spaces.

4 The regeneration of selected areas identified at zone and/or policy area levels.

5 Affordable housing and housing for seniors provided in appropriate locations.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:

(a) the siting and construction of a dwelling and associated ancillary outbuildings

(b) the provision of landscaping and private open space

(c) convenient and safe vehicle access and off street parking

(d) passive energy design

(e) the water supply requirements of the site

(f) an adequate area for supply of water for fire fighting purposes.

2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.

3 Residential allotments should be of varying sizes to encourage housing diversity.

4 Dwellings constituting affordable housing and housing for seniors should be located to optimise access to shops, social services and facilities, or public transport.

5 Residential development involving more than one dwelling on an allotment should not be undertaken in areas serviced by a Community Wastewater Management Scheme unless the capacity of the scheme is adequate to service the proposed development.

6 Unless otherwise specified within a zone or policy area, development should not exceed 9 metres in total building height (measured from natural ground level to the highest point of the building).

7 Dwellings without mains water supply should:

(a) be sited, designed and constructed so as to provide sufficient area for the purposes of rainwater capture and storage

(b) provide sufficient water storage capacity in order to meet potable domestic and ancillary water requirements compatible with the following table:

Township	Minimum roof catchment (square metres)	Minimum tank capacity (litres)
Echunga	375	90 000
Harrogate	375	90 000
Macclesfield	375	90 000
Meadows	250	45 000

Design and Appearance

8 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.

9 Where a dwelling has two street frontages, the dwelling should address both street frontages and include design features that present an articulated frontage to both streets, while maintaining the privacy of the occupiers of the dwelling.

10 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.

11 Dwellings should incorporate verandas and/or eaves to maximise energy efficiency and thermal comfort.

12 The design of residential flat buildings should:

(a) define individual dwellings in the external appearance of the building

(b) provide transitional space around the entry

(c) ensure building entrances provide shelter, are visible and easily identifiable from the street.

13 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:

(a) windows of habitable rooms, particularly living areas

(b) ground-level private open space

(c) upper-level private balconies that provide the primary open space area for any dwelling

(d) access to solar energy.

14 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least three hours of direct sunlight over a portion of their surface between 9.00 am and 5.00 pm on the 21 June.

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

(a) half of the existing ground-level open space

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

16 Buildings should be sited with respect to property boundaries so as to:

(a) maintain the amenity of adjoining dwellings in terms of noise, privacy and sunlight

(b) provide adequate levels of daylight to habitable rooms within the dwellings

(c) minimise the impact of bulk and scale of development on adjoining properties

(d) create space between buildings for landscaping and to prevent a continuous facade of built-form viewed from the street

(e) provide reasonable outdoor access between the front and rear yard of dwellings

(f) minimise impacts of overlooking from upper storeys of dwellings.

17 Private open space may be substituted for the equivalent area of communal open space where:

(a) at least 50 per cent of the communal open space is visually screened from public areas of the development

(b) ground floor communal space is overlooked by habitable rooms to facilitate passive surveillance

(c) it contains landscaping and facilities that are functional, attractive and encourage recreational use.

Communal Open Space

18 Communal open space should be shared by all occupants and residents of the building, not be publicly accessible and exclude:

(a) private open space

(b) public rights of way

(c) private streets

(d) parking areas and driveways

(e) service and storage areas

(f) narrow or inaccessible strips of land.

19 Communal open space should:

(a) form a contiguous area

(b) be of a size that is commensurate with the number of dwellings

(c) have a northerly aspect to maximise solar access during winter months

(d) comprise adequate landscaping, screening and visual amenity while maintaining winter solar access

(e) be of a size and shape that is suitable for activities such as a community garden and passive or formal recreation.

20 Communal open space should only be located on elevated gardens or roof tops where the area and overall design is useful for the recreation and amenity needs of residents and where it is designed to:

(a) address acoustic, safety, security and wind effects

(b) minimise overlooking into habitable room windows or onto the useable private open space of other dwellings

(c) facilitate landscaping and food production

(d) be integrated into the overall design and composition of buildings, including the installation of any balustrades, screening or shading devices.

21 Roof top communal open space should be accessed from within the building or included as an integral part of the building's design and not accessible from the public realm.

22 Multi-storey development should complement the height, scale, siting and character of the locality.

23 Residential buildings and outbuildings should be clad in materials that:

(a) are consistent with the prevailing or desired character for that area

(b) minimise glare and reflection

(c) blend with the natural environment and minimise the visual obtrusiveness of buildings and structures.

Garages, Carports and Outbuildings

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

25 Garages and carports facing the street should:

(a) not dominate the streetscape

(b) be ancillary to the main dwelling in terms of size and scale

(c) be located adjacent to and behind the main facade of the dwelling.

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

27 Freestanding domestic outbuildings, garages and carports constructed:

(a) within 3 metres of a side or rear boundary should result in:

(i) walls not exceeding 3 metres in height above natural ground level

(ii) walls not exceeding 9 metres in length

(iii) the maximum building height not exceeding 3.5 metres

(b) on a side or rear boundary should result in:

(i) a difference in floor level not exceeding 300 millimetres above or below natural ground level

(ii) boundary walls not exceeding a total of 9 metres in length on any common boundary, provided the total length of existing and proposed boundary walls does not exceed 30 per cent of the total common boundary length

(iii) wall heights (measured above natural ground level at the common boundary) not exceeding 2.4 metres on the boundary elevation

(iv) a maximum building height of 3.5 metres.

28 Carports and garages should be set back from road and building frontages so as to:

(a) contribute to the desired character of the area

(b) not adversely impact on the safety of road users

(c) provide safe entry and exit

(d) not dominate the appearance of dwellings from the street.

Street and Boundary Setbacks

29 Unless otherwise specified within a zone or policy area, dwellings proposed in established areas should have a primary street frontage setback, side and rear setbacks in accordance with any consistent and existing setback distances in the streetscape which contribute to the existing character of the immediate locality.

30 Where established street and boundary setbacks do not exist, dwellings (but excluding outbuildings and the common walls of residential flat buildings, row dwellings and semi-detached dwellings) should be sited in accordance with the minimum specified setbacks:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	For allotments with primary street frontage of less than 18 metres: ▪ 1 metre (for ground floor components) ▪ 2 metres (for two storey components) ▪ 2 metres plus the increase in wall height over 6 metres (for components over two storeys) For allotments with primary street frontages of between 18 to 25 metres: ▪ 1 metre (for ground floor component) ▪ 2 metres (for two storey components) ▪ 2 metres plus the increase in wall height over 6 metres (for components over two storeys) For allotments with primary street frontages of greater than 25 metres: ▪ 2 metres plus the increase in wall height over 6 metres
Minimum setback from rear boundary	For allotments with a depth of less than 20 metres: ▪ 3 metres (for ground floor components) ▪ 8 metres (for components over the ground floor level) For allotments with a depth of 20 to 30 metres: ▪ 5 metres (for ground floor components) ▪ 8 metres (for components above the ground floor level) For allotments with a depth of greater than 30 metres: ▪ 7 metres (for ground floor components) ▪ 10 metres (for components above the ground floor level)

31 The minimum site area and frontage to a road or private access way should be in accordance with the table below in the following circumstances:

(a) the site is within the **Urban Renewal Policy Area 13**

(b) the site is immediately adjacent to shops, community facilities, and schools

(c) the site is immediately adjacent to areas of public open space exceeding 2000 square metres on land within the designated 'Subject Areas' in *Concept Plan Map MtB/ 1- Residential (Hawthorn Road South, Mount Barker)* and *Concept Plan Map MtB/3 - Residential (Hurling drive, Mount Barker)*

Type of dwelling	Area (square metres)	Frontage to a Road or Private Access Way (metres)
Detached	400	12
Semi-detached	300	9
Row	250	7
Group	400	12
Residential flat building	250	16
Multiple	600	15
Supported accommodation	225	7

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

(a) contribute to the desired character of the area

(b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.

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

(a) minimise the visual impact of buildings from adjoining properties

(b) minimise the overshadowing of adjoining properties.

34 Dwellings constructed on a side boundary should:

(a) not abut the length of the side boundary for more than 9 metres

(b) not exceed single storey

(c) be setback at least 1 metre from the opposite side boundary.

Site Coverage

35 Site coverage should be limited to ensure sufficient space is provided for:

(a) pedestrian and vehicle access and vehicle parking

(b) domestic storage

(c) outdoor clothes drying

(d) a rainwater tank

(e) private open space and landscaping

(f) front, side and rear boundary setbacks that contribute to the desired character of the area

(g) convenient storage of household waste and recycling receptacles.

36 Unless otherwise specified within a zone or policy area, site coverage (that proportion of the land covered by the footprint of all roofed buildings, including the dwelling, garage and carport and freestanding residential outbuildings, but excluding rain water tanks and unroofed pergolas) should not exceed the following:

Parameters	Maximum site coverage
For allotments that are less than 250 square metres	50 per cent
For allotments from 250 to less than 800 square metres	40 per cent
For allotments from 800 to 1200 square metres	35 per cent
For allotments greater than 1200 square metres	25 per cent

Private Open Space

37 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:

(a) to be accessed directly from the internal living areas of the dwelling

(b) generally at ground level to the side or rear of a dwelling and screened for privacy

(c) to take advantage of but not adversely affect natural features of the site

(d) to minimise overlooking from adjacent buildings

(e) to achieve separation from bedroom windows on adjoining sites

(f) to have a northerly aspect to provide for comfortable year-round use

(g) to not be significantly shaded during winter by the associated dwelling or adjacent development

(h) to be shaded in summer.

38 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

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

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

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

40 Roofed structures should cover no more than 30 per cent of the total area of usable private open space.

41 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:

(a) 2.5 metres for ground level or roof-top private open space

(b) 2 metres for upper level balconies or terraces.

42 Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be sited adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the dwelling's living space.

43 Rooftop gardens should be incorporated into residential flat buildings.

Site Facilities and Storage

44 Site facilities for group dwellings, residential parks and residential flat buildings should include:

(a) mail box facilities sited close to the major pedestrian entrance to the site

(b) bicycle parking for residents and visitors

(c) household waste and recyclable material storage areas away from dwellings

(d) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character for dwellings which do not incorporate ground level private open space.

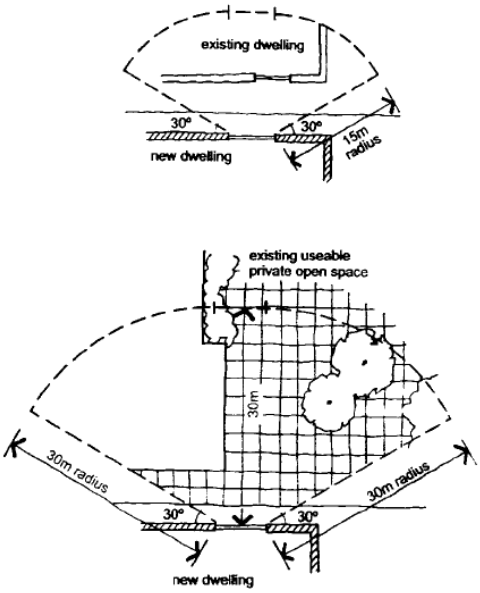
Visual Privacy

45 Except for buildings of 3 or more storeys, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.5 metres or permanent screens having a height of 1.5 metres above finished floor level.

46 Permanently fixed external screening devices should be designed and coloured to blend in with the associated building.

47 Upper level windows, balconies, terraces and decks should not directly overlook more than 50 per cent of the adjacent private open space.

48 Direct overlooking from upper level habitable areas should restrict views within a horizontal distance of 15 metres to adjacent windows and 30 metres to outdoor areas beyond a 30 degree angle from the plane of the wall as shown in following diagram:



Area likely to be primarily affected by overlooking from upper level windows

Noise

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

50 Residential development close to high noise sources and activities (eg major roads, railway lines, industry, horticulture, farming, and mines) should be sited, designed and constructed so that:

(a) intrusion of noise into dwellings will not significantly reduce the amenity of occupants

(b) the room layout within buildings reduces the impact of noise on the rooms which are most sensitive to noise (eg bedrooms and living rooms)

(c) it accords with:

(i) *Australian Standard AS 3671: Acoustics - Road traffic noise intrusion, building siting and construction*

(ii) *Australian Standard AS 2107: Acoustics - Recommended Design sound levels and reverberation times for building interiors.*

51 Residential development on sites abutting established collector or higher order roads and railway lines should include fencing and walls that will supplement the noise control provided by noise attenuation construction methods.

52 The number of dwellings sharing a common internal pedestrian entry within a residential flat building should be minimised to limit noise generation in internal access ways.

53 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:

(a) active communal recreation areas, parking areas and vehicle access ways

(b) service equipment areas and fixed noise sources on the same or adjacent sites.

Car Parking and Access

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

55 On-site parking should be provided having regard to:

(a) the number, nature and size of proposed dwellings

(b) proximity to centre facilities, public transport within walking distance of the dwellings

(c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons

(d) availability of on-street car parking

(e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).

56 Parking areas servicing more than one dwelling should be of a size and location to:

(a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely

(b) provide adequate space for vehicles to manoeuvre between the street and the parking area

(c) reinforce or contribute to attractive streetscapes.

57 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:

(a) serve users efficiently and safely

(b) not dominate internal site layout

(c) be clearly defined as visitor spaces not specifically associated with any particular dwelling

(d) ensure they are not sited behind locked garages and are accessible to visitors at all times.

58 The design and location of private access ways to more than one dwelling should comply with the following criteria:

(a) efficiently, conveniently and safely serve users, including pedestrians, cyclists and motorists

(b) the design of private access way should not require future occupants to walk more than 50 metres before entering the public road network unless the private access way has been designed to accommodate waste disposal vehicles

(c) where dwellings would be prominently visible from the interconnecting public road network, the rear or sides of the dwellings should not face the public road network

(d) access for fire-fighting and emergency vehicles and all necessary services and utilities should be adequately accommodated

(e) common mail boxes should be located adjacent to the road reserve on common property and should be constructed in a manner that:

(i) is consistent with the design elements of the proposed dwellings

(ii) does not restrict driver visibility

(iii) incorporates a mail collection standing area for residents vehicles where required

(f) the private access way incorporates minimum landscaping strips of 1 metre in width on at least one side of the access way

(g) where five or more dwellings are accessed by the private access way or have the potential to be accessed, the planting of trees on one side and the establishment of a footpath along the other side of the access way should occur

(h) the public streetscape character is enhanced through:

(i) fencing not located forward of the main face of adjoining buildings

(ii) the provision of an adequate separation distance between driveways or access ways of adjoining land to ensure driveways do not dominate the streetscape

(iii) adequate access way lighting is provided.

59 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.

60 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

Undercroft Garaging of Vehicles

61 Undercroft garaging of vehicles should occur only where:

(a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties

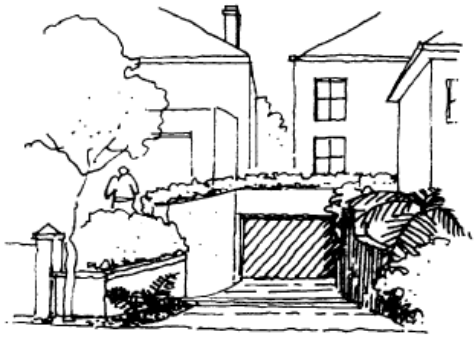
(b) vehicles can safely exit from the site without compromising pedestrian safety or causing conflict with other vehicles

(c) driveway gradients provide for safe and functional entry and exit

(d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath

(e) openings into undercroft garage areas are designed to integrate with the main building so as to minimise visual impact

(f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties as shown on the figure below:



Landscaping, low walls and mounding to improve presentation of undercroft garage entries

(g) the overall streetscape character of the locality is not adversely impaired (eg visual impact, building bulk, front setbacks relative to adjacent development).

62 Buildings with four storeys or more above natural surface level should include provision for undercroft parking.

63 Semi-basement or undercroft car parking should be suitably integrated with building form.

64 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

Dependent Accommodation

65 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:

(a) the site is of adequate size and configuration

(b) the accommodation has a small floor area relative to the associated main dwelling

(c) adequate outdoor space

(d) adequate on-site car parking is provided by one additional car parking space being provided on the site

(e) the building is designed to, and comprises colours and materials that will, complement the original dwelling

(f) the building is attached to the associated main dwelling.

Swimming Pools and Outdoor Spas

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

67 Swimming pools and outdoor spas (pools /spas) should be designed and located so as to protect the privacy and amenity of adjoining residents and should achieve all of the following:

(a) be located at least 1.5 metres for in-ground or 5 metres for above-ground pools/spas from any adjoining property boundary

(b) have a finished height above natural ground level not exceeding 0.5 metres for in-ground or 1.5 metres for above-ground pools/spas.

68 Associated decks and paved areas adjacent to a pool/spa should achieve all of the following:

(a) be located at least 1 metre from any property boundary

(b) have a finished height above natural ground level not exceeding 0.5 metres within 5 metres of a property boundary or 1 metre elsewhere on the land.

69 Ancillary pool or spa equipment should be located within a sound-attenuated enclosure which is located at least 5 metres from a habitable room window in an adjoining property.

Short-Term Workers Accommodation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Accommodation intended to be occupied on a temporary basis by persons engaged in employment relating to the production or processing of primary produce including minerals should be located within existing townships or within primary production areas, where it directly supports and is ancillary to legitimate primary production activities or related industries.

2 Buildings used for short-term workers accommodation should:

(a) be designed and constructed to enhance their appearance

(b) provide for the addition of a carport, verandas or pergolas as an integral part of the building

(c) where located outside of townships, not jeopardise the continuation of primary production on adjoining land or elsewhere in the zone

(d) be supplied with service infrastructure such as power, water, and effluent disposal sufficient to satisfy the living requirements of workers.

3 Short-term workers accommodation should not be adapted or used for permanent occupancy.

4 A common amenities building should be provided for temporary forms of short-term accommodation such as caravan and camping sites.

Significant Trees

OBJECTIVES

1 The conservation of significant trees, in Metropolitan Adelaide, that provide important aesthetic and environmental benefit.

2 The conservation of significant trees should occur in balance with achieving appropriate development, while avoiding the indiscriminate and inappropriate removal of significant trees.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should preserve the following attributes where a significant tree demonstrates at least one of the following attributes:

(a) it makes an important contribution to the character or amenity of the local area

(b) it is indigenous to the local area

(c) its species is listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species

(d) it represents an important habitat for native fauna

(e) it is part of a wildlife corridor of a remnant area of native vegetation

(f) it is important to the maintenance of biodiversity in the local environment

(g) it forms a notable visual element to the landscape of the local area.

2 Development should be undertaken so that it has a minimum adverse effect on the health of a significant tree.

3 Development should be designed and undertaken to retain and protect significant trees.

4 Significant trees should be preserved, and tree-damaging activity should not be undertaken, unless:

(a) in the case of tree removal, where at least one of the following apply:

(i) the tree is diseased and its life expectancy is short

(ii) the tree represents an unacceptable risk to public or private safety

(iii) the tree is within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a Bushfire Prone Area

(b) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value

(c) all other reasonable remedial treatments and measures have been determined to be ineffective

(d) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

(e) in any other case, any of the following circumstances apply:

(i) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree

(ii) the work is required due to unacceptable risk to public or private safety

(iii) the tree is within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a Bushfire Prone Area

(iv) the tree is shown to be causing or threatening to cause damage to a substantial building or structure of value

(v) the aesthetic appearance and structural integrity of the tree is maintained

(vi) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

5 Development involving ground work activities such as excavation, filling, and sealing of surrounding surfaces (whether such work takes place on the site of a significant tree or otherwise) should only be undertaken where the aesthetic appearance, health and integrity of a significant tree, including its root system, will not be adversely affected.

6 Where development is to take place in respect of, or in close proximity to a significant tree (whether such development takes place in the site of the tree or otherwise) that tree should be protected by appropriate measures during the course of the development, to prevent any disturbance to:

(a) the root plate including compaction, excavation, filling

(b) the main canopy causing damages to branches.

7 A tree protection zone should be erected for the protection of a significant tree during the construction and development activity should:

(a) consist of solid, chain mesh, steel or similar fabrication with posts erected at maximum intervals of 3 metre

(b) incorporate on all sides a clearly legible sign displaying the words 'Tree Protection Zone'

(c) be a minimum of 1.8 metres high

(d) be fixed in place to prevent unauthorised movement

(e) provide enclosure and protection to the root plate and main canopy.

8 Land should not be divided or developed where the division or development would be likely to result in a substantial tree-damaging activity occurring to a significant tree.

9 Land division should create allotments:

(a) capable of accommodating a dwelling and private open space external to the root plate and main canopy of any significant tree located on the proposed allotment

(b) which contain significant tree(s) in their entirety, including the root plate and main canopy.

10 The division of land containing multiple significant trees should, where appropriate, be allocated as a functional publicly accessible reserve to provide for their on-going management and retention.

Siting and Visibility

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be sited and designed to minimise its visual impact on:

(a) the natural, rural or heritage character of the area

(b) areas of high visual or scenic value, particularly rural areas

(c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails.

2 Buildings should be sited in unobtrusive locations and, in particular, should:

(a) be grouped together

(b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads and especially from the *South Eastern Freeway* as shown on *Overlay Maps - Transport.*

3 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:

(a) sited below the ridgeline

(b) sited within valleys or behind spurs

(c) sited in such a way as to not be visible against the skyline when viewed from public roads, and especially from the *South Eastern Freeway* as shown on *Overlay Maps - Transport*

(d) set well back from public roads, particularly when the allotment is on the high side of the road, or adjacent to the *South Eastern Freeway* as shown on *Overlay Maps - Transport.*

4 Development should take place in a manner which will not visibly interfere with the:

(a) existing character of key landmarks, such as the Mount Barker Summit and significant public open space

(b) rural character of main road approaches to townships

(c) ridgelines of land that can be prominently viewed from public roads and significant public open space.

5 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:

(a) the profile of buildings should be low and the rooflines should complement the natural form of the land

(b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land

(c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.

6 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.

7 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.

8 Driveways and access tracks should be designed and surfaced to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.

9 Development should be screened through the establishment of landscaping using locally indigenous plant species:

(a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds

(b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads

(c) along the verges of new roads and access tracks to provide screening and minimise erosion.

10 Facilities for the storage and removal of waste should not be obtrusive or have an untidy appearance when viewed from adjoining roads or allotments.

11 Development, including subdivision should avoid a layout that would encourage the rear of dwellings and solid fencing to front arterial roads, including the main approaches to townships.

Sloping Land

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

2 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:

(a) minimises their visual impact

(b) reduces the bulk of the buildings and structures

(c) minimises the extent of cut and/or fill

(d) minimises the need for, and the height of, retaining walls

(e) does not cause or contribute to instability of any embankment or cutting

(f) avoids the silting of watercourses

(g) protects development and its surrounds from erosion caused by water run-off.

3 Driveways and access tracks across sloping land should be accessible and have a safe, all-weather trafficable surface.

4 Development sites should not be at risk of landslip.

5 Development on steep land should include site drainage systems to minimise erosion and avoid adverse impacts on slope stability.

6 Steep sloping sites in unsewered areas should not be developed unless the physical characteristics of the allotments enable the proper siting and operation of an effluent drainage field suitable for the development intended.

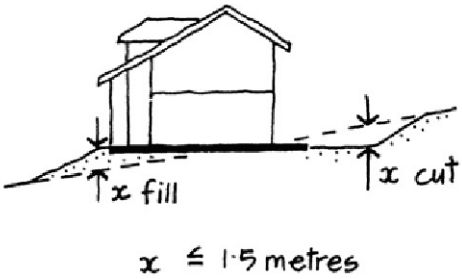
7 The cutting and/or filling of land should:

(a) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment

(b) only be undertaken if the resultant slope can be stabilised to prevent erosion

(c) result in stable batter slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area

(d) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres at any point relative to the natural ground level so as to preserve the natural form of the land and the native vegetation (refer to the following diagram):



Supported Accommodation and Housing for Seniors

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Supported accommodation and housing for seniors (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) should be:

(a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport.

(b) located where on-site movement of residents is not unduly restricted by the slope of the land

(c) sited and designed to promote interaction with other sections of the community, without compromising privacy

(d) of a scale and appearance that reflects the residential style and character of the locality

(e) provided with public and private open space and landscaping.

2 Supported accommodation and housing for seniors should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:

(a) internal communal areas and private spaces

(b) useable recreation areas for residents and visitors, including visiting children

(c) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry

(d) storage areas for items such as boats, trailers and caravans

(e) mail boxes and waste disposal areas within easy walking distance of all units.

3 Access roads within supported accommodation and housing for seniors developments should:

(a) not have steep gradients

(b) provide convenient access for emergency vehicles, visitors and residents

(c) provide space for manoeuvring cars and community buses

(d) include kerb ramps at pedestrian crossing points

(e) have level-surface passenger loading areas.

4 Car parking associated with supported accommodation and housing for seniors should:

(a) be conveniently located on site within easy walking distance of resident units

(b) be adequate for residents, service providers and visitors

(c) include covered and secure parking for residents' vehicles

(d) have slip-resistant surfaces with gradients not steeper than 1-in-40

(e) allow ease of vehicle manoeuvrability

(f) be designed to allow the full opening of all vehicle doors

(g) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise

(h) be appropriately lit to enable safe and easy movement to and from vehicles.

Supported Accommodation

5 Supported accommodation should include:

(a) ground-level access or lifted access to all units

(b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs

(c) adequate living space allowing for the use of wheelchairs with an attendant

(d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.

6 Car parking associated with supported accommodation should:

(a) have adequate identifiable provisions for staff

(b) include private parking spaces for independent living units

(c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.

Telecommunications Facilities

OBJECTIVES

1 Telecommunications facilities provided to deliver communication services to the community.

2 Telecommunications facilities sited and designed to minimise visual impact on the amenity of the local environment.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Telecommunications facilities should:

(a) be located in a co-ordinated manner to deliver communication services efficiently

(b) use materials and finishes that minimise visual impact

(c) have antennae located as close as practical to the support structure

(d) be located primarily in industrial, commercial, business, office, centre and rural zones

(e) where technically feasible, be co-located with other telecommunications facilities

(f) incorporate landscaping to screen the development, particularly equipment shelters and huts

(g) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points and significant vistas.

2 Telecommunications facilities in areas of high visitation and community use should use innovative design techniques (eg sculpture and other artworks) where possible and where the resulting design would positively contribute to the character of the area.

3 Telecommunications facilities should be located in residential zones only if sited and designed to minimise visual impact by:

(a) using existing buildings and vegetation for screening

(b) incorporating the facility within an existing structure that may serve another purpose

(c) taking into account the size, scale, context and characteristics of existing structures, landforms and vegetation so as to complement the local environment.

4 Telecommunications facilities should not have a direct or significant effect on the amenity, character and settings of Historic Conservation Areas, Local Heritage Places, State Heritage Places or State Heritage Areas.

Tourism Development

OBJECTIVES

1 Environmentally sustainable and innovative tourism development.

2 Tourism development that assists in the conservation, interpretation and public appreciation of significant natural and cultural features including State or local heritage places.

3 Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.

4 Tourism development that protects areas of exceptional natural value, allows for appropriate levels of visitation, and demonstrates an environmental analysis and design response which enhances environmental values.

5 Tourism development in rural areas that does not adversely affect the use of agricultural land for primary production.

6 Tourism development that contributes to local communities by adding vitality to neighbouring townships, regions and settlements.

7 Increased opportunities for visitors to stay overnight.

8 Ensure new development, together with associated bushfire management minimise the threat and impact of bushfires on life and property while protecting the environment.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Tourism development should have a functional or locational link with its natural, cultural or historical setting.

2 Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.

3 Tourism development should ensure that its scale, form and location will not overwhelm, over commercialise or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.

4 Tourism development should, where appropriate, add to the range of services and accommodation types available in an area.

5 Any upgrading of infrastructure to serve tourism development should be consistent with the landscape and the intrinsic natural values of the land and the basis of its appeal.

6 Major tourism developments should generally be located within designated areas and existing townships, towns or cities.

Tourism Development in Association with Dwelling(s)

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

8 Car parking for tourist accommodation associated with a dwelling should be provided at the rate of one space for each guest room or suite of rooms, and ensure that:

(a) parking areas are attractively developed and landscaped, or screen fenced, and do not dominate the street frontage

(b) the bedrooms of residential neighbours are suitably shielded from noise and headlight glare associated with guest vehicle movements

(c) a domestic character is retained through the scale and appearance of landscaping and paving materials that provide a suitable all-weather surface.

Tourism Development Outside Townships

9 Tourist developments should demonstrate excellence in design to minimise potential impacts or intrusion on primary production activities and on areas of high conservation, landscape and cultural value.

10 Tourism developments in rural areas should be sited and designed to minimise impacts and have a functional or locational link with either of the following:

(a) the surrounding agricultural production or processing

(b) the natural, cultural or historical setting of the area.

11 Tourism developments in rural areas should primarily be developed in association with one or more of the following:

(a) agricultural, horticultural, viticultural or winery development

(b) heritage places and areas

(c) public open space and reserves

(d) walking and cycling trails

(e) interpretive infrastructure and signs.

12 Where appropriate, tourism developments in areas outside townships should:

(a) adapt and upgrade existing buildings of heritage value

(b) seek to improve conditions in disturbed or degraded areas on the site

(c) be staged in a co-ordinated manner to ensure consistency in appearance, building themes, materials, and links between buildings, vehicle parking and ancillary uses on the site

(d) limit ancillary uses such as recreation, leisure, conference/meeting rooms and dining facilities to the requirements of guests staying at the facility and not generate additional visitors (except in **Precinct 2 The Cedars**).

13 Advertisements associated with tourism developments should:

(a) not exceed 0.5 square metres in area for each display

(b) be limited to no more than two per site

(c) be located on the same site as the tourist development

(d) not be internally illuminated.

14 Tourism development in rural areas should occur only where it:

(a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)

(b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the primary purpose of the zone and/or policy area

(c) is not located within 500 metres of any allotment within the **Industry Zone**.

15 Tourism development, particularly in remote areas should be designed to minimise energy and water demands and incorporate alternative, sustainable technologies that use renewable energy sources and/or treat and reuse stormwater and wastewater to minimise reliance on mains services.

16 Natural features, signs and walkways should be used to manage and minimise potential risks of visitors damaging areas of cultural or natural significance, fragile areas, and areas of highest environmental value.

17 The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.

Residential Parks and Caravan and Tourist Parks

18 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.

19 Residential parks and Caravan and Tourist parks should be designed to:

(a) minimise potential conflicts between long-term residents and short-term tourists

(b) protect the privacy and amenity of occupants through landscaping and fencing

(c) minimise traffic speeds and provide a safe environment for pedestrians

(d) include centrally located recreation areas

(e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site

(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.

20 Visitor car parking should be provided at the rate of:

(a) one space per 10 sites to be used for accommodation for parks with less than 100 sites

(b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.

21 On-site visitor parking in Caravan and Tourist parks should:

(a) be designed and located to be accessible to visitors at all times

(b) not dominate the internal site layout

(c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.

22 Long-term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.

23 A minimum of 12.5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.

24 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

Transportation and Access

OBJECTIVES

1 A comprehensive, integrated, affordable and efficient air, rail, road, cycle and pedestrian transport system that will:

(a) provide equitable access to a range of public, community and private transport services for all people

(b) ensure a high level of safety

(c) effectively support the economic development of the State

(d) have minimal negative environmental and social impacts

(e) maintain options for the introduction of suitable new transport technologies.

2 Development that:

(a) provides safe and efficient movement for all transport modes

(b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles

(c) provides off-street parking

(d) is appropriately located so that it supports and makes best use of existing transport facilities and networks

(e) provides convenient and safe access to public transport stops.

3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.

4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks that are connected to the public transport network.

5 Safe and convenient freight and people movement throughout the State.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Movement Systems

2 Development should be integrated with existing transport networks, particularly major rail, road and public transport corridors as shown on Location Maps and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport network.

3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.

4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

5 Land uses that generate large numbers of visitors such as shopping centres, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by the public transport network and encourage walking and cycling.

6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, and entertainment and sporting facilities should incorporate passenger pick-up and set-down areas. The design of such areas should minimise interference to existing traffic and give priority to pedestrians, cyclists and public and community transport users.

7 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.

8 Development should provide safe and convenient access for all anticipated modes of transport.

9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.

10 All road junctions should be at, or as close as possible to 90 degrees.

11 The road network in new residential areas should be designed and constructed to cater for bus routes with convenient connection to adjoining public transport routes (including anticipated future routes) which allow for ease of movement of buses between areas and facilitate linkages between activity centres within and external to the newly developed areas.

12 Roads in new residential areas should enable buses to safely and conveniently cross major roads when travelling between residential areas.

13 Driveway crossovers affecting pedestrian footpaths should maintain the level and surface colour of the footpath.

14 Driveway crossovers should be separated and the number minimised to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

15 Access and car parking for residential development located within centres should be separated from areas serving the other centre facilities.

16 Development should be designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses.

17 Industrial/commercial vehicle movements should be separated from passenger vehicle car parking areas.

18 Development should provide for the on-site loading, unloading and turning of all traffic likely to be generated.

19 Development should make provision on site for locating loading and storage areas at the rear or side of the site to contribute to attractive streetscapes.

Cycling and Walking

20 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.

21 Development should provide access, and accommodate multiple route options, for pedestrians and cyclists by enhancing and integrating with open space networks, recreational trails, parks, public spaces, reserves, and sport and recreation areas.

22 Cycling and pedestrian networks should be well lit and designed to enable high usage cycle or shared paths and junctions that allow users to pass safely in both directions.

23 New developments should give priority to and not compromise existing designated bicycle routes.

24 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.

25 Development should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:

(a) showers, changing facilities and secure lockers

(b) signage indicating the location of bicycle facilities

(c) bicycle parking facilities provided at the rate set out in *Table MtB/3 - Off Street Bicycle Parking Requirements*.

26 On-site secure bicycle parking facilities should be:

(a) located in a prominent place

(b) located at ground floor level

(c) located undercover

(d) located where surveillance is possible

(e) well lit and well signed

(f) close to well used entrances

(g) accessible by cycling along a safe, well lit route.

27 Pedestrian and cycling facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guides*.

28 Bicycle parking facilities should be provided in association with major shopping centres, supermarkets and major retail outlets and in close proximity to key community services including public transport interchanges and park-and-ride facilities.

Access

29 Development should have direct access from an all-weather public road.

30 Development should be provided with safe and convenient access which:

(a) avoids unreasonable interference with the flow of traffic on adjoining roads

(b) provides appropriate separation distances from existing roads or level crossings

(c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision

(d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.

31 Development should not restrict access to publicly owned land such as recreation areas.

32 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised and, where possible, access points should be:

(a) limited to local roads (including rear lane access)

(b) shared between developments.

33 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse onto or from the road.

34 Development with access from arterial roads or roads as shown on *Overlay Maps – Transport* should be sited to avoid the need for vehicles to reverse onto or from the road.

35 Structures such as canopies and balconies that encroach onto the footpath of an arterial road should not cause visual or physical obstruction to:

(a) signalised intersections

(b) heavy vehicles

(c) street lighting

(d) overhead electricity lines

(e) street trees

(f) bus stops.

36 Driveways, access tracks and parking areas should be designed and constructed to:

(a) follow the natural contours of the land

(b) minimise excavation and/or fill

(c) minimise the potential for erosion from surface runoff

(d) avoid the removal of existing vegetation

(e) be consistent with *Australian Standard AS: 2890 - Parking facilities*.

37 Private access ways to more than one dwelling should be at least 6 metres wide at the property boundary and extending into the property for a distance of 6 metres and then taper to a minimum pavement width of 5 metres.

Access for People with Disabilities

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

Vehicle Parking

39 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with *Table MtB/2 - Off Street Vehicle Parking Requirements*.

40 Development located within the **Regional Town Centre Zone**, **Neighbourhood Centre Zone**, **Local Centre Zone, Hufendorf Policy Area 20**, **Strassendorf Policy Area 22** or a centre designated on *Concept Plan Map MtB/16 - Mount Barker and Littlehampton* should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with *Table MtB/2 - Off Street Vehicle Parking Requirements* unless one of the following conditions are met:

(a) an agreement is reached between the Council and the applicant for a reduced number of parking spaces

(b) it can be demonstrated that the car parking shortfall will be provided on an alternative site, which achieves all of the following:

(i) it is adjacent to the primary site

(ii) it is easily accessible and available for vehicle parking at the appropriate times of day

(iii) the parking area will be secured with registered and binding agreements by way of rights of way and/or easements that are registered on the respective certificates of title for all associated land parcels

(c) it can be demonstrated that the car parking is to be provided within a shared car parking facility, which is shared by adjoining businesses and achieves all of the following:

(i) the number of parking spaces provided in the shared parking facility will meet the anticipated demand for all associated business in accordance with *Table MtB/2 - Off Street Vehicle Parking Requirements*

(ii) the parking area will be secured with registered and binding agreements by way of rights of way and/or easements registered on the respective certificates of title for the land parcels

(d) the development is located within the area marked 'Area within which Carpark Fund applies' as shown on *Concept Plan Map MtB/10 - Regional Town Centre* and a financial contribution is paid into the Council Car Parking Fund specified by the Council, in accordance with the gazetted rate per car park, for any under-provision of on-site car parking.

41 Development should be consistent with *Australian Standard AS: 2890 - Parking facilities*.

42 Vehicle parking areas should be sited and designed to:

(a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development

(b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network

(c) not inhibit safe and convenient traffic circulation

(d) result in minimal conflict between customer and service vehicles

(e) avoid the necessity to use public roads when moving from one part of a parking area to another

(f) minimise the number of vehicle access points onto public roads

(g) avoid the need for vehicles to reverse onto public roads

(h) where practical, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points

(i) not dominate the character and appearance of a site when viewed from public roads and spaces

(j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas

(k) include infrastructure such as underground cabling and connections to power infrastructure that will enable the recharging of electric vehicles

(l) where appropriate, provide for trolley collection areas.

43 Where vehicle parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to users.

44 Vehicle parking areas that are likely to be used during non-daylight hours should provide floodlit entry and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the parking area.

45 Vehicle parking areas should be sealed or paved to minimise dust and mud nuisance.

46 To assist with stormwater detention and reduce heat loads in summer, outdoor vehicle parking areas should include landscaping.

47 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.

48 On-site visitor parking spaces should be sited and designed to:

(a) not dominate internal site layout

(b) be clearly defined as visitor spaces not specifically associated with any particular dwelling

(c) be accessible to visitors at all times.

Vehicle Parking for Residential Development

49 On-site vehicle parking should be provided having regard to:

(a) the number, nature and size of proposed dwellings

(b) proximity to centre facilities, public and community transport within walking distance of the dwellings

(c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.

50 Vehicle parking areas servicing more than one dwelling should be of a size and location to:

(a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely

(b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area

(c) reinforce or contribute to attractive streetscapes.

51 The provision of ground level vehicle parking areas, including garages and carports (other than where located along a rear lane access way), should:

(a) not face the primary street frontage

(b) be located to the rear of buildings with access from a shared internal laneway

(c) ensure vehicle park entries are recessed at least 0.5 metres behind the main face of the building.

Vehicle Parking for Mixed Use and Corridor Zones

52 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand.

53 Loading areas and designated parking spaces for service vehicles should:

(a) be provided within the boundary of the site

(b) not be located in areas where there is parking provided for any other purpose.

54 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:

(a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages

(b) complement the surrounding built form in terms of height, massing and scale

(c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality.

55 In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.

Undercroft and Below Ground Garaging and Parking of Vehicles

56 Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:

(a) the overall height and bulk of the undercroft structure does not adversely impact on streetscape character of the locality or the amenity of adjacent properties

(b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles

(c) driveway gradients provide for safe and functional entry and exit

(d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath

(e) openings to undercroft areas are integrated with the main building so as to minimise visual impact

(f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties

(g) the overall streetscape character of the locality is not adversely impaired (e.g. visual impact, building bulk, front setbacks relative to adjacent development)

(h) the height of the car park ceiling does not exceed 1 metre above the finished ground level.

57 In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

Waste

OBJECTIVES

1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, reuses waste, recycles waste for reuse, treats waste and disposes of waste in an environmentally sound manner.

2 Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:

(a) avoiding the production of waste

(b) minimising waste production

(c) reusing waste

(d) recycling waste

(e) recovering part of the waste for re-use

(f) treating waste to reduce the potentially degrading impacts

(g) disposing of waste in an environmentally sound manner.

2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.

3 Development should avoid as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).

4 Untreated waste should not be discharged to the environment, and in particular to any water body.

5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.

6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:

(a) screened and separated from adjoining areas

(b) located to avoid impacting on adjoining sensitive environments or land uses

(c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system

(d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

(e) protected from wind and stormwater and sealed to prevent leakage and minimise the emission of odours

(f) stored in such a manner that ensures that all waste is contained within the boundaries of the site until disposed of in an appropriate manner.

Wastewater

7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.

8 Wastewater lagoons should not be sited in any of the following areas:

(a) within land subject to a 1-in-100 year average return interval flood event

(b) within 50 metres of the top of the bank of a watercourse

(c) where the base of the lagoon would be below any seasonal water table.

9 Waste water disposal systems should be designed and sited so that:

(a) no part of a septic tank effluent disposal area or any other waste water disposal area (eg irrigated area) is located within 50 metres of a watercourse identified as a blue line on a current series 1:50 000 government standard topographic map or within 50 metres of any readily identifiable watercourses not depicted on a current 1:50 000 government standard topographic map

(b) no part of a waste water disposal area is located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres.

10 Waste water from industrial development should be treated to a level, which is acceptable to the relevant authority responsible for Community Wastewater Management Scheme of the SA Water Sewer System, prior to entering the system.

11 Where appropriate, stormwater, and/or waste water should be re-used for such purposes such as vehicular / plant wash-down, control of dust, washing or equipment and landscape irrigation.

12 Horticulture and / or intensive animal keeping development should seek to make use of waste water generated by SA Water, Community and privately-run Waste Water Management Systems.

13 Vehicle, plant or equipment washing/cleaning activities should be undertaken within an area that is:

(a) designed to contain the wastewater likely to pollute stormwater

(b) bunded and roofed to exclude the entry of external surface stormwater runoff

(c) paved with an impervious material, such as concrete to facilitate wastewater collection

(d) of sufficient size to prevent ‘splash-out’ or ‘over-spray’ of wash/wastewater from the washing/cleaning area

(e) designed to drain to either a treatment device (such as sediment traps and coalescing plate oil separator) with a subsequent disposal to a sewer, Community or private Wastewater Management Scheme (with the approval of the relevant State or Local Government authority), or a holding tank prior to regular removal, off-site to a licensed waste depot by a licensed waste carrier.

14 Areas for activities such as commercial car parking, loading and unloading, wash down of vehicles, storage of plant or equipment, or storage of waste refuse bins should be suitably paved, bunded to exclude stormwater run-off from external sources, and designed so that water that has made contact with such areas is either:

(a) directed to a sediment trap, separator or other appropriate treatment device and then to sewer

(b) directed to a wastewater holding tank.

15 Artificial wetland system for the storage of treated wastewater, such as wastewater lagoons, should be:

(a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts.

(b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

Waste Treatment Systems

16 Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.

17 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:

(a) the quality of surface and groundwater resources

(b) public health

(c) the amenity of a locality

(d) sensitive land uses.

18 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.

19 Any on-site wastewater treatment system/ re-use system or effluent drainage field should be located within the allotment of the development that it will service.

20 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.

21 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.

22 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:

(a) into any waters

(b) onto land in a place where it is reasonably likely to enter any waters by processes such as:

(i) seepage

(ii) infiltration

(iii) carriage by wind, rain, sea spray, or stormwater

(iv) the rising of the watertable.

23 Winery waste management systems should be designed to ensure:

(a) surface runoff does not occur from the wastewater irrigation area at any time

(b) wastewater is not irrigated onto waterlogged areas, land within 50 metres of a creek, or swamp or domestic or stock water bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer

(c) wastewater is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land

(d) wastewater is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the wastewater

(e) stormwater run-off from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods

(f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.

Waste Management Facilities

OBJECTIVES

1 The orderly and economic development of waste management facilities in appropriate locations.

2 Minimisation of human and environmental health impacts from the location and operation of waste management facilities.

3 Protection of waste management facilities from incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Waste management facilities should be located and designed to minimise adverse impacts on both the site and surrounding areas from the generation of surface water and groundwater pollution, traffic, noise, odours, dust, vermin, weeds, litter, gas and visual impact.

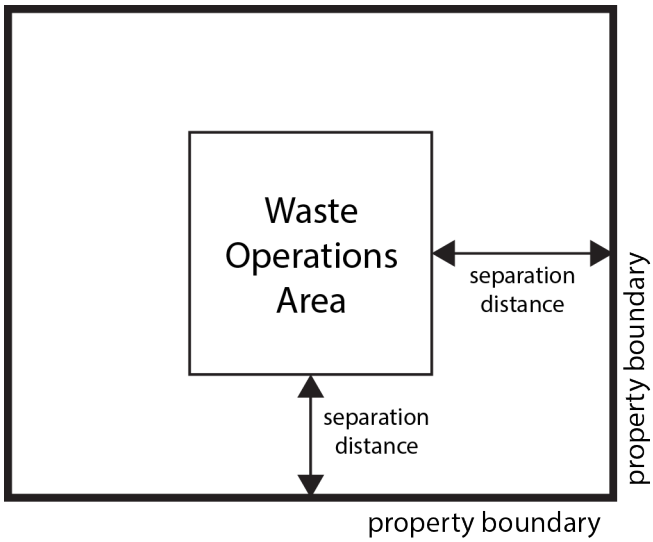
2 Waste management facilities in the form of land fill and organic processing facilities should not be located in existing or future township, living, residential, centre, office, business, institutional or environmental protection, conservation, landscape, water protection and open space areas.

3 Waste management facilities should not be located where access to the facility requires, or is likely to involve, the use of non-arterial roads in adjacent residential areas.

4 Waste management facilities should:

(a) be appropriately separated from sensitive land uses and environmentally-sensitive areas

(b) incorporate the separation distance between the waste operations area (including all closed, operating and future cells) and sensitive uses within the development site as illustrated in the figure below:



(c) not incorporate other land uses and activities within the separation distance unless they are compatible with both a waste management facility and any adjacent land uses.

5 Separation and/or noise attenuation should be used to ensure noise generation associated with the waste management operation does not unreasonably interfere with the amenity of sensitive land uses.

6 Sufficient area should be provided within the waste operations area for the:

(a) maximum expected volume of material on the site at any one time

(b) containment of potential groundwater and surface water contaminants

(c) diversion of clean stormwater away from the waste and potentially-contaminated areas.

7 Processing facilities and operational areas should be screened from public view.

8 Waste management sites should be accessed by appropriately constructed and maintained roads.

9 Traffic circulation movements within any waste management site should:

(a) be of a dimension and constructed to support all vehicles transporting waste

(b) enable all vehicles to enter and exit the site in a forward direction.

10 Suitable access for emergency vehicles should be provided to and within waste management sites.

11 Chain wire mesh or pre-coated painted metal fencing to a minimum height of 2 metres should be erected on the perimeter of a waste management facility site to prevent access other than at entry points.

12 Plant, equipment or activities that could cause a potential hazard to the public should be enclosed by a security fence.

13 Litter control measures that minimise the incidence of wind blown litter should be provided.

14 The waste operations area of a landfill or organic waste processing facility should be sited at least:

(a) 3 kilometres from an airfield used by commercial aircraft to minimise the risk of bird strikes to aircraft

(b) 500 metres from:

(i) the boundaries of the allotment

(ii) the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation in the case of an organic waste processing facility for the composting of waste

(c) 250 metres from a public open space reserve, forest reserve, national park, conservation zone or policy area

(d) 100 metres from:

(i) the nearest surface water (whether permanent or intermittent)

(ii) a 1-in-100 year average return interval flood event area.

15 The waste operations area of a landfill should not be located on land:

(a) that is subject to land slipping

(b) with ground slopes greater than 10 per cent, except where the site incorporates a disused quarry.

16 The waste operations area of an organic waste processing facility should not be located on land:

(a) that is subject to land slipping

(b) with ground slopes greater than 6 per cent

(c) where the interface of the engineered landfill liner and natural soils would be within any of the following:

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

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

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

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

18 Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should make sustainable use of landfill gas emissions. For smaller landfill activities, if the sustainable use of the landfill gas emissions is not practical or feasible, flaring should be used to avoid gases being vented directly to the air.

Overlay
Section

Affordable Housing Overlay

Refer to the *Map Reference Tables* for a list of maps that relate to this overlay.

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

INTERPRETATION

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

OBJECTIVES

1 Affordable housing that is integrated into residential and mixed use development.

2 Development that comprises a range of affordable dwelling types that caters for a variety of household structures.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development comprising 20 or more dwellings should include a minimum of 15 per cent affordable housing (as defined by the South Australian Housing Trust Regulations as amended) unless:

(a) located within an integrated development area as designated on the *Overlay Map(s) - Affordable Housing*

(b) it can be demonstrated that any shortfall in affordable housing from a preceding stage of development will be accommodated in a subsequent stage or stages.

Noise and Air Emissions Overlay

Refer to the *Map Reference Tables* for a list of maps that relate to this overlay.

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

INTERPRETATION

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

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

1 Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources should:

(a) shield sensitive uses and areas through one or more of the following measures:

(i) placing buildings containing less sensitive uses between the emission source and sensitive land uses and areas

(ii) within individual buildings, place rooms more sensitive to air quality and noise impacts (e.g. bedrooms) further away from the emission source

(iii) erecting noise attenuation barriers provided the requirements for safety, urban design and access can be met

(b) use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants provided wind impacts on pedestrian amenity are acceptable

(c) locate ground level private open space, communal open space and outdoor play areas within educational establishments (including childcare centres) away from the emission source.

Mount Lofty Ranges Watershed Area Overlay

Refer to the *Map Reference Tables* for a list of the maps that relate to this Overlay.

INTERPRETATION

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

OBJECTIVES

1 Provision of a safe drinking water supply to Adelaide by improving the quality and quantity of water harvested from the Mount Lofty Ranges Watershed.

2 Protection of unused catchments in the Mount Lofty Ranges Watershed from inappropriate development which may jeopardize their future use for water supply.

3 Development liable to contribute to the pollution or reduction of surface and / or underground water resources discouraged in the Mount Lofty Ranges Watershed.

4 The protection of catchments from development that could lead to pollution of water resources or land degradation.

5 Extensive areas of native vegetation to safeguard the catchment and recharge characteristics of the water resource.

6 Development that contributes to the desired character of the Mount Lofty Ranges Watershed Area Overlay.

DESIRED CHARACTER

The Mount Lofty Ranges Watershed Area (including **Watershed Area 1**, **Watershed Area 2** and **Watershed Area 3**) is shown on *Overlay Map(s) – Mount Lofty Ranges Watershed Area.*

The Mount Lofty Ranges Watershed is of critical importance to Adelaide's public water supply system. It contains catchment areas for existing as well as proposed reservoirs serving metropolitan Adelaide and the surrounding areas. Most interstate capital city water supply catchments are predominantly protected native forest set aside for public water supply. In contrast, Adelaide's Mt Lofty Ranges Watershed is a multi-use catchment, which is largely in private ownership and subject to a diverse range of land uses.

The maintenance and enhancement of water quality and prevention of pollution are of the highest priority in the Mount Lofty Ranges Watershed. Control of development including land use activities in the Mount Lofty Ranges Watershed is necessary to ensure a continued economic supply of safe drinking water.

Given the multi-use nature of the water supply catchments, a balance between best practice watershed protection and development is required. To facilitate this the Mount Lofty Ranges Watershed has been divided into the following areas:

Watershed Area 1

Watershed Area 1 incorporates those catchments that discharge directly into reservoirs or weirs where water is taken into a water treatment plant. Water pollution from these catchment areas can be washed into water storages and pass quickly into the distribution system without detention and natural treatment. As a result, land use activities in these catchment areas are far more likely to result in degradation of water quality than in other areas of the Watershed. Development in this area of the Watershed should have a beneficial effect on water quality.

Watershed Area 2

Watershed Area 2 incorporates catchment areas within 2 kilometres of secondary reservoirs/weirs (i.e. those that have further downstream reservoirs/weirs), within 100 metres of rivers that are used to convey pumped River Murray water into downstream reservoirs, and land in flood prone and high runoff areas. Development in this area should have a neutral or beneficial effect on water quality.

Watershed Area 3

Watershed Area 3 includes all remaining parts of the Mount Lofty Ranges Watershed, including catchments set aside for future reservoirs. In these areas it is acknowledged that water supply catchment functions co-exist with agricultural, residential, commercial and industrial uses. Development should have negligible adverse, neutral or beneficial impact on water quality.

Throughout all areas of the Mount Lofty Ranges Watershed a balanced focus on the protection and enhancement of ecosystems including the expansion of natural landscapes and bushland remnants, increasing native vegetation cover and rural landscapes comprising large land holdings and low intensity uses is encouraged.

Through the conservation of existing stands of native vegetation, the establishment of additional locally indigenous vegetation (other than commercial forestry) and the protection of existing watercourses from further degradation, development will contribute to the improvement of the water catchment.

PRINCIPLES OF DEVELOPMENT CONTROL

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

Land Use

General

2 Development in **Watershed Area 1** should:

(a) not result in an increase in nutrient, sediment, pathogen, pesticide or salinity levels in water draining from the site compared with existing uses

(b) result in a reduction in the level of at least one of the following pollutants in water draining from the site compared with existing uses

(i) nutrients

(ii) sediments

(iii) pathogens

(iv) pesticides

(v) salinity.

3 Development in **Watershed Area 2** should not result in an increase in nutrient, sediment, pathogen, pesticide or salinity levels in water draining from the site compared with existing uses.

4 Development in **Watershed Area 3** should result in a negligible increase, no increase, or reduction in nutrient, sediment, pathogen, pesticide or salinity levels in water draining from the site compared with existing uses.

5 Development should not produce strong organic, chemical or other intractable wastes other than where the risk to water supply is negligible with appropriate management, design and siting.

6 Development which produces large amounts of wastewater should not be established unless it can be connected to an approved community wastewater management system other than where the risk to water supply is negligible with appropriate management, design and siting.

7 Development should have adequate provision to control any stormwater overflow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.

8 Development should be designed and sited to avoid the removal of native vegetation.

9 Where removal of native vegetation is necessary it should be minimal and should only occur where it will not result in undue risk of land or water degradation.

10 Development should include revegetation with locally indigenous species to increase the native vegetation cover.

11 Development should be consistent with the relevant Water Allocation Plan prepared under the Natural *Resources Management Act, 2004*.

Form and Character

12 Development should be consistent with the desired character of the Mount Lofty Ranges Watershed Overlay.

Land Division

13 Land division should only occur if no additional allotments are created wholly or partly in the Mount Lofty Ranges Watershed and where one or more of the following applies:

(a) the proposal is for a minor readjustment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures.

(b) the proposal is to alter the boundaries of an allotment in order to improve the management of the land for the purpose of primary production and/or the conservation of natural features.

14 Land should not be divided, nor allotment boundaries rearranged when the proposal is likely to result in an increased risk of pollution of surface or underground water.

15 The realignment of boundaries should not result in the creation of development potential for a dwelling and associated wastewater management system, where no potential currently exists.

Zone
Section

Brukunga Mine Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone accommodating the remediation and rehabilitation of the Brukunga Mine and environs.

2 The prevention of contamination and the treatment of contaminated water and sources of contamination.

3 Prevention of development likely to be incompatible with the remediation and rehabilitation of the Brukunga Mine.

4 Education and training facilities which support the remediation and rehabilitation of the Brukunga Mine and emergency services.

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

DESIRED CHARACTER

Function

The Brukunga Mine which is recognised as an activity of major environmental significance, was closed in the 1970s without remediation occurring, resulting in exposed minerals contributing to water contamination. The site is also used for educational and training purposes associated with mine and mineral management and emergency services including, the Country Fire Service and SAPOL.

Development will 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.

Development will also provide for educational and training facilities supportive of sustainable mine management and emergency services including the Country Fire Service and SAPOL.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- the management of the abandoned Brukunga Mine site and associated acid neutralisation plant situated adjacent to Dawesley Creek in the Mount Lofty Ranges.

2 Development listed as non-complying is generally inappropriate.

3 Development should not be undertaken if it will be prejudicial to the remediation and rehabilitation of the Brukunga Mine and environs.

Form and Character

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

5 Buildings and structures should be appropriately located to minimise hazards and appropriately set back and screened from public roads and property boundaries.

6 The undertaking of remediation and rehabilitation activities should be adequately screened and buffered to avoid exposure and nuisance of any emissions upon land uses undertaken in adjoining zones.

7 Water used, captured or treated on site should be adequately stored, bunded and reclaimed in order to avoid contamination of water sources off site, until adequate remediation and rehabilitation has been undertaken which ensures such water will not have any undesirable health or environmental impacts.

Land Division

8 Land division should not occur unless it is in the form of an alteration to the boundaries of an allotment and no additional allotments are created in the zone; and the alteration of allotment boundaries improves the management of the land to achieve the effective remediation and rehabilitation of the zone.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
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.

Public Notification

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

Caravan and Tourist Park Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone primarily for short-term tourist accommodation and associated facilities.

2 A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, serviced apartments and transportable dwellings surrounded by open landscaped areas.

3 Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.

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

DESIRED CHARACTER

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- amenity block, including shower, toilet and laundry facilities
- cabin
- caravan park
- caravan permanently fixed to land
- camping ground
- recreation area including tennis court, basketball court, playground
- swimming pool/spa
- tourist park and other forms of tourist accommodation.

2 Development listed as non-complying is generally inappropriate.

Form and Character

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

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

5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.

6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.

7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

Car Parking and Access

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

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

Street and Boundary Setbacks

10 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:

(a) 1 metre from an internal road

(b) 6 metres from a public road

(c) 2 metres from the boundary of the caravan park or camping ground.

Natural Hazards

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

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Amusement machine centre	
Bus depot	
Cemetery	
Commercial forestry	

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

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

Public Notification

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

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

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

Community Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone accommodating community, educational, recreational and health care facilities for the general public's benefit.

2 Development that is integrated in function and provides a co-ordinated base to promote efficient service delivery.

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

DESIRED CHARACTER

Function

The zone will accommodate community, educational, recreational and health care facilities for the general public's benefit.

In certain locations the zone comprises areas for open space and passive recreation activities in conjunction with community and Council infrastructure and activities. Additionally these areas may provide corridors for pedestrian and cycle connectivity linking surrounding urban areas as well as environmental improvement through improved revegetation and watercourse management.

Patterns of Development and Public Realm

Development should reflect the community and public benefit of the zone, through:

- attractive and articulated building facades
- orientation of buildings and activities towards public roads and public spaces and away from adjoining residential activities
- buildings with street frontages that incorporate activities, entrances and windows at street level
- associated facilities, such as service entries and off-street car parking, which are located to the rear of and screened by buildings.

Built Form, Building Design and Character

Where development interfaces with adjoining residential development:

- it should include design treatments to mitigate emissions and impacts upon residential development
- vehicle loading, parking areas and access points and storage areas should be located to rear to avoid having a negative impact on adjoining residential uses in the locality.

Where development abuts open space it should reinforce and enhance the natural setting through the retention of existing native vegetation and planting of local terrestrial and riparian native species (unless the open space is developed for other recreational purposes).

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- cemetery
- community centre
- conservation work
- consulting room
- educational establishment
- entertainment, cultural and exhibition facility
- emergency services facility
- hall
- health facility
- hospital
- library
- office associated with community service
- place of worship
- public service depot
- recreation area
- theatre.

2 Development listed as non-complying is generally inappropriate.

3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community, educational, cultural and exhibition uses.

Form and Character

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

5 Built-form should be:

(a) set well back from public roads

(b) clustered, where practicable, to ensure that the majority of any site remains open in appearance

(c) designed and constructed of materials and colours which will complement a natural park setting

(d) screened or softened in appearance by landscaping including the planting of perimeter landscape buffer areas around buildings and car parks.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Dwelling	Except a detached dwelling where it is used in association with a community service facility.
Fuel depot	
Horticulture	
Hotel	
Industry	
Intensive animal keeping	
Motor repair station	
Petrol filling station	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 50 square metres.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	Demolition, alterations and/or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*.

Conservation Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

INTERPRETATION

The Mount Lofty Ranges Watershed Overlay (MLRW Overlay) is applicable to some areas of the Conservation Zone. The Objectives and Principles of Development Control for the MLRW Overlay are expressed in the Overlay section and in cases of apparent conflict, take precedence over zone policies.

The non-complying provisions of the MLRW Overlay do not apply to the **Conservation Zone**.

OBJECTIVES

1 The conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, faunal habitat, biodiversity and cultural values.

2 Provision of opportunities for the public to experience and appreciate the significance of the native vegetation and original remnant natural habitat of the area through low impact recreational activities and interpretive facilities.

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

DESIRED CHARACTER

The zone incorporates areas of environmental significance, both in terms of biodiversity and habitat, including places of geological, historical and indigenous cultural significance, where land management practices are supportive of conservation measures. It includes the Totness Recreation Park, the Summit Conservation Reserve, remnant native vegetation on SA Water and Forestry SA land at Mount Bold and Kuitpo, and several other scattered Council reserves.

It is envisaged that development is restricted to that which both supports and is directly linked to the conservation and enhancement of the natural environment and natural ecological processes. Given the sensitive nature of these areas, buildings, structures and access, including vehicular parking are required to be sited in locations that are clear of native vegetation.

Jupiter Creek Gold Diggings

Aside from containing the evidence of 19th Century gold mining, the site contains both remnant and regrowth Eucalyptus forest and woodlands. These woodlands and forest are undifferentiated by Eucalyptus species, with the grassy understorey associated with the Manna Gum and the shrubby understorey associated with the Messmate Stringybark. Together with associated fauna they contribute significantly to the natural assets of the state. The site is also listed as a state Heritage Place and is located within proximity to both the Mount Bold native forests and the Stringybark Conservation Reserve.

Kuitpo native forests and woodlands

A small part of Forestry SA's lands at Kuitpo lie in the Mount Barker district. They include Native Forest Reserves which contain some of the last remnant areas of native forest and woodland, and a significant number of state listed threatened species. Together with their associated fauna they contribute significantly to the natural assets of the state, and they are protected and actively managed by Forestry SA to conserve and enhance their plant and animal communities.

Mount Barker Summit Conservation Reserve and Emerald Quarry

The Summit Conservation Reserve was established in 1989.

The park contains a number of plant, fauna and bird species of conservation significance. The reserve is of heritage significance to the Peramangk and Kaurna peoples and is also Local Heritage listed for its important role in European occupation, being used as a survey point and landmark for settlers. Due to its topography, the Summit also serves as a telecommunications facility.

The Emerald Quarry is located on the northern side of Mount Barker Summit, visible from the South-eastern Freeway. It lies on the Nairne Fault Line, and is of both geological and indigenous significance, in addition to containing indigenous native vegetation.

Excavation in the past has exposed steeply dipping panes of quartzite which extends in a north-south ridge through the adjacent Mount Barker Summit Reserve, immediately to the south. As part of the prominent ridge forming Mount Barker Summit it has long held significance for the indigenous people of the area.

Whilst somewhat degraded, particularly at the northern end, the southern parts of the site contain remnant woodland vegetation adjacent to the Mount Barker Summit Reserve, and indigenous vegetation is regenerating on the upper benches of the quarry itself.

Mount Bold native forests

The native forests east of the Mount Bold Reservoir contain some of the most significant native vegetation in the council area, mostly intact condition. Over the five years from 2005 to 2010 SA Water has restored native vegetation over 450 hectares in the Mt Bold and Clarendon Weir catchment, including land in Mount Barker. The revegetation areas have been planted with local native flora from locally collected seed. To encourage increased diversity, the project has also included planting understorey shrub and groundcover species to better mimic the ecology of neighbouring remnant bushland.

Quarry Road Reserve - Flaxley

This reserve contains the threatened species *Dianella longifolia* var. *grandis* and other listed species in blue gum woodland. It has attracted funding from the SAMDB NRM Board in recent years for weed control to reduce the threat to the native and threatened vegetation. It also contains a watercourse, part of the Angas River catchment, in which has been identified mountain galaxias, *Galaxias olidus,* a freshwater fish that is listed as vulnerable in the Adelaide, Mount Lofty Ranges region.

Stone Reserve, Meadows

This reserve is located immediately east of Meadows and comprises 3 hectares of Pink Gum Low Woodland, with Kangaroo thorn, Golden wattle, native currant, Small Irongrass and Wire Rapier-sedge understorey.

There is a total of 82 species, 54 of which are native, with 1 species listed as State & Regionally Rare (Pink Gum) and 2 Regionally Uncommon (Small Irongrass and Wire Rapier-sedge), and Regionally Rare (Native currant).

Stringybark Conservation Reserve, Jupiter Creek

The majority of vegetation is not indigenous, However 115 plant species have been recorded, including eight which are of conservation significance which are to be preserved. The Western Grey Kangaroos, numerous birds, termite mounds (which attract Echidnas) and possums are known to reside within the reserve.

Survey Hill Reserve, Prospect Hill

The reserve is valued for its indigenous vegetation and heritage significance. The area has 65 recorded indigenous flora species, including pink gums, blue gums and manna gums. Wildlife found here includes Western Grey Kangaroos, birdlife, termite mounds (which attract Echidnas) and possums.

Totness Recreation Park

The Totness Recreation Park was constituted in 1972 and subsequently divided by the construction of the South Eastern Freeway into a northern and southern portion. These two areas are linked by a storm water pipe under the South Eastern Freeway. The northern portion contains a former railway dam.

The park provides good examples of native flora and fauna in the Central Mount Lofty Ranges, including some threatened species.

Yantaringa Reserve - Hahndorf

Although the reserve has been significantly modified, it exhibits remnant native vegetation, including a diverse understory in good condition. There are two main vegetation associations, Messmate Stringybark and Blue Gum open forest, and Messmate Stringybark, Brown Stringybark and pink gum open forest. There are six plant species of conservation significance including the Candle Bark which is rare in the region and South Australia.

Function

In the zone, development is to be limited to that which supports the conservation of native fauna and flora.

Pattern of Development

Development is to reinforce the conservation values of the zone and where possible add to these values through:

- the retention, protection and extension of adjacent native vegetation areas
- indigenous and riparian re-vegetation and rehabilitation
- preserving natural and historic features
- protecting Aboriginal cultural heritage and places of significance to the Peramangk peoples
- supporting the maintenance of the zone, including weed management, together with minimisation of conflict with adjoining land uses
- upgrading existing built form and structures
- sensitively designed built form including vehicle parking areas and public toilets
- clear delineation of pedestrian linkages and designated tracks and walkways
- providing access to panoramic views.

Built Form

It is envisaged that structures are associated with existing clusters of buildings and will be of complementary scale and massing to those buildings, while also being of appropriate dimensions to serve their intended function. Development will be located and designed to blend with the existing landscape with appropriate earthworks and building design to suit the natural landform. It is desirable that other structures are designed and constructed so that they blend with, and do not detract from the scenic qualities and conservation function of the zone. Buildings will be constructed using materials and low-light reflective natural colours that blend with the rural landscape.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purposes
- scientific monitoring structures or facilities
- small-scale facility associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, camping grounds, remote shelters or huts
- structures for conservation management purposes.

2 Development listed as non-complying is generally inappropriate.

Form and Character

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

4 Development should be undertaken in a manner which minimises the effect on natural landscape features, flora and fauna and their habitat corridors, land adjoining water, scenic routes or scenically attractive areas.

5 Development should use the following measures to avoid impacting detrimentally on the natural environment, processes and/or conservation qualities of land in the zone:

(a) minimising the extent of earthworks

(b) minimising the extent of vehicle access servicing that development

(c) minimising the extent of locally indigenous vegetation removal

(d) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines

(e) screening the visual impact by planting locally indigenous species having due regard to bushfire risk

(f) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.

6 Where public access is necessary in the zone, the construction of recreational trails and appropriate fencing such as post and wire should be provided to control the movement of the public whilst minimising the impact on biodiversity.

7 Signage should only be installed where it is relevant to the conservation values and promotion of the objectives of the zone, and should be:

(a) restricted to those needed for direction, identification and interpretation

(b) discrete in design, colour and of a size of no more than 2 square metres.

Land Division

8 Land division should not result in an additional number of allotments partly or wholly within the zone.

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

PROCEDURAL MATTERS

Complying Development

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

No other forms of development are complying in the zone.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where in association with conservation works or tourist information purposes.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering one or more of the following: (a) *National Parks and Wildlife Act 1972* (b) *Wilderness Protection Act 1992*.
Educational establishment	
Farm building	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the *National Parks and Wildlife Act 1972.*
Petrol filling station	

Form of development	Exceptions
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	Demolition, alterations and/or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*.

Deferred Urban Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone accommodating a restricted range of rural uses that are not prejudicial to development of the land for urban purposes and maintain the rural appearance of the zone.

2 A zone comprising land to be used primarily for broad-acre cropping and grazing purposes until required for future urban expansion.

3 Prevention of development likely to be incompatible with long-term urban development, or likely to be detrimental to the orderly and efficient servicing and conversion of the land for urban use.

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

DESIRED CHARACTER

Function

The zone will be used for primary production and the planning of infrastructure requirements, in advance of compact and orderly urban expansion. Development which inhibits the continuation of primary production land uses or the future provision of residential land use should not occur.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- farming.

2 Development listed as non-complying is generally inappropriate.

3 Development should not be undertaken if it will be prejudicial to the orderly and economic development of future urban land uses within the zone.

4 A detached dwelling should only be developed if:

(a) the location of the dwelling will not inhibit the continuation of farming

(b) it is located more than 500 metres from an existing intensive animal keeping operation

(c) it does not result in more than one dwelling per allotment.

Form and Character

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

Land Division

6 Land division should not occur unless it is in the form of an alteration to the boundaries of an allotment and no additional allotments are created in the zone.

7 The alteration of allotment boundaries should only occur in order to achieve one or more of the following:

(a) correct an anomaly in the placement of allotment boundaries with respect to the location of existing buildings or structures

(b) improve the management of the land for the purpose of primary production

(c) enable the provision of public infrastructure.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Auction room	
Bus station	
Camping area	
Caravan park	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that does not result in more than one dwelling on an allotment.
Educational establishment	
Electricity generating station	
Emergency services facility	
Entertainment venue	
Fuel depot	
Hall	

Form of development	Exceptions
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Plant nursery	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stock sales yard	
Showground	
Stock slaughter works	
Store	
Tourist accommodation	
Transport depot	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	Demolition, alterations and/or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*.

Home Industry Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone accommodating small-scale service and light industries where people live and work on the same site.

2 The harvesting and storage of sufficient water to fully cater for the land use.

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

DESIRED CHARACTER

Function

The zone in Macclesfield will provide for small-scale service and light industries where people live and work on the same site and which is compatible with the undulating terrain and conservation of the Angas River tributary and pockets of relatively dense vegetation.

Pattern of Development and Built Form

Development will be characterised by dwellings in association with home industrial activities, on generous-sized allotments. Development will retain the attractive, semi-rural setting through minimising removal of vegetation, adhering to a very low residential density and maintaining a spatial separation of built form along streetscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- detached dwelling in association with a small-scale light or service industry
- light industry
- service industry
- shop ancillary to a small-scale light or service industry.

2 Development listed as non-complying is generally inappropriate.

3 A home industry should operate on allotments on which there is an occupied detached dwelling.

Form and Character

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

5 Only one dwelling should be established on an allotment.

6 Home industries should comply with the following:

(a) an additional on-site car parking space should be provided for every non-resident person involved in the production and/or supply of the industry or business

(b) other than persons resident on the site, no more than three persons should be involved in any industry or business

(c) no building or activity associated with the home industry should be sited closer to any street alignment than the existing or approved dwelling

7 Industrial buildings or activities should not be the visually dominant form when viewed from a public road or set forward of a State Heritage Place or Local Heritage Place on an abutting allotment.

8 No more than two commercial vehicles should be used in association with any industry or business and no vehicle should exceed 4 tonnes tare weight.

9 The total area used in association with the home industry (including the storage of materials) should not be greater than 100 square metres with no more than 20 per cent of the area used for the sale or display of products.

10 Buildings should be setback in accordance with the following distances:

(a) for buildings up to 6 metres in height; 8 metres from the primary street alignment and 3 metres from any secondary street alignment

(b) for buildings exceeding 6 metres in wall height; 8 metres form the primary street alignment and 5 metres from any secondary street alignment.

11 Built form should cover no more than 40 per cent of the allotment.

12 Residential development should achieve the following design standards:

(a) have at least 100 square metres of private open space that has a minimum dimension of 5 metres, is located to the side or rear of the dwelling and is screened from public view

(b) incorporate landscaping to the front of properties to improve the amenity of the streetscape

(c) have a minimum of two car parking spaces with one of those spaces provided undercover.

13 Industrial land use should only operate between the hours of 8.00 am and 5.30 pm, Monday to Saturday.

14 Dwellings, outbuildings and industrial activities without mains water supply, should have a combined minimum roof catchment area of 375 square metres and be connected to a rainwater tank or tanks with a minimum capacity of 90 000 litres.

Land Division

15 Land division should create allotments with an area of at least 1500 square metres.

16 Land division should not separate an existing dwelling from an industrial or commercial development on the same allotment.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Caravan park	
Consulting room	
Dairy	
Dwelling	Except a detached dwelling.
Educational establishment	
Extractive industry	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motor repair station	
Nursing home	
Office	Except where it is associated with a home industry.
Petrol filling station	
Place of worship	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where it is association with a home industry.
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except where in the form of a recycling collection depot.
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	Demolition, alterations and/or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*.

Industry Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone accommodating industrial development that is compatible with mining activities and the adjoining rural environment.

2 A zone in which stormwater is carefully managed to prevent pollution of surrounding watercourses.

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

DESIRED CHARACTER

Function

The zone contains land and buildings previously associated with the old Kanmantoo mining operation. The land and buildings are well suited to industrial uses, provided that the impacts of such uses are managed having regard to the surrounding environment.

Development should be compatible with other land uses within the zone, with the adjacent mining activities and with land uses in the adjoining **Primary Production (Mount Lofty Ranges) Zone**. Development should prevent the pollution and contamination of surface and ground water sources.

Pattern of Development

Servicing to the land is of a relatively high standard despite its rural location. However, the road infrastructure may require up-grading to accommodate any uses that generate higher levels of heavy vehicle traffic. The zone includes a private road that was constructed by the operators of the mine to provide direct access to Princes Highway.

Prevention of soil erosion and good stormwater management practices are a key issue for this land given its proximity to the nearby watercourse. In addition, land contamination may be an issue for portions of the zone. Appropriate site investigations and testing, relative to the nature of the operation, will be required to ensure that development does not pose a risk to public and environmental health.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- industry
- transport distribution
- warehouse.

2 Development listed as non-complying is generally inappropriate.

Form and Character

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

4 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):

(a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment

(b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment

(c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.

5 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.

6 Development should provide direct access onto the sealed portion of Éclair Mine Road or Mine Road and avoid the use of surrounding unsealed roads.

7 Development should provide a 10 metre wide landscaped buffer along the frontage of Éclair Mine Road or Mine Road to minimise visual impact.

8 Development should be designed and sited to minimise negative impacts using measures such as:

(a) establishing landscaped buffers between the proposed development and sensitive uses

(b) incorporating sound attenuation into site and building design including the use of mounding or professionally designed solid structures to address noise impacts

(c) orientating buildings to act as buffers between the source of the impact and sensitive uses

(d) using appropriate technology to mitigate impacts on sensitive uses

(e) confining the hours of operation to times which are least likely to create nuisance

(f) siting development and activities more than 10 metres from the boundary of the allotment generally to the west of Éclair Mine Road or Mine Road (excluding the boundary abutting Mineral Lease 5776).

9 Development should be designed to maximise the reuse of stormwater and/or waste water for purposes such as truck wash-down, control of dust, washing of equipment, and landscape irrigation.

10 All stormwater and waste water (including sewage) must be stored on-site and either treated or disposed of in a manner that:

(a) prevents the pollution of surface or ground water

(b) minimises soil erosion

(c) does not pose a risk to public health and safety

(d) does not cause a nuisance in terms of odour.

11 Site drainage should prevent the direct flow of stormwater into the adjacent watercourse by providing on-site stormwater detention, retention and use (including the collection and storing of water from roofs, storage areas and car parks) in appropriate devices.

12 Advertisements should conform to the following:

(a) be discreet, small in size and in colours that blend with the locality

(b) should not appear above skylines or stand out from their surroundings when viewed from a distance.

Kanmantoo Buffer Policy Area 1

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 A policy area that provides a vegetated buffer between the **Industry Zone** and the adjacent **Primary Production (Mount Lofty Ranges) Zone**.

2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Re-vegetation in the policy area will include plantings that are of indigenous provenance, comprising both tree and understorey species. Plantings should be undertaken so as to protect and restore the area.

Plantings are to be undertaken in a manner that will reinforce and encourage collaborative civic activities.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 Land located within the policy area should:

(a) be used for buffer purposes

(b) not include industrial activities

(c) be re-vegetated with species indigenous to the locality.

2 Development listed as non-complying is generally inappropriate.

Form and Character

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

PROCEDURAL MATTERS

Complying Development

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

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

Form of Development	Conditions for complying development
Builders yard Light industry where it is located outside of the **Kanmantoo Buffer Policy Area 1** Service trade premises Store Timber yard Warehouse.	1 Rainfall run-off from the whole of the site is directed to an appropriate storage device via purpose designed and built traps for litter, sediment, grease, oil and other substances capable of polluting stormwater; and a high flow by-pass is provided in conjunction with the traps, to enable water from extreme rainfall events to discharge direct to stormwater swales. 2 Swales are designed (in combination with roads and other paved surface areas) to: (a) detain the whole run-off from a 1-in-10 year average return interval rainfall event flow (b) retain a 1-in-100 year average return interval storm event for a period of one hour. 3 Chemicals and materials are stored and loaded/unloaded in roofed and bunded areas which drain to a holding tank prior to regular removal off-site to a licensed waste depot by a licensed waste transporter. 4 A landscaped area of not less than 2 metres in width is provided where the site adjoins the **Primary Production (Mount Lofty Ranges) Zone** using species which will achieve a minimum height of 3 metres.

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Camping area	
Caravan park	
Community centre	
Consulting room	
Dwelling	
Educational establishment	Except where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.

Form of development	Exceptions
Horticulture	
Hospital	
Hotel	
Industry where located within the **Kanmantoo Buffer Policy Area 1**	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Pre-school	
Place of worship	
Recreation area	
Residential flat building	
Shop or group of shops	
Tourist accommodation	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot

Public Notification

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

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

Category 1	Category 2
Advertisements Builders yard Land division Light industry where it is located outside of the Kanmantoo Buffer Policy Area 1 Service trade premises Store Timber yard Warehouse	Demolition, alterations and/or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*.

Light Industry Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone accommodating light industry, service industry, store and warehouse land uses with ancillary commercial land uses.

2 Development which is compatible with existing land uses and designed and located to minimise the impact of the development on adjacent non-industrial activities.

3 The establishment of land uses that have low external impacts with respect to noise, air emissions, waste water and visually.

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

DESIRED CHARACTER

General

The zone contains a diverse range of development, the majority of which is concentrated within the localities of Mount Barker and Totness. Parts of this zone are within close proximity to dwellings. The siting, design and height of buildings and land use activities will need to be considered in conjunction with the topography and natural features of the land and the visual impact upon public thoroughfares and adjacent non-industrial zones.

Development will seek to contribute to a pleasant environment for workers and visitors to the zone, through the provision of attractive streetscapes and landscaping. The built form will incorporate elements of human-scale through articulated facades and offices and public entrances addressing the principal street frontages.

The functionality of car parking and vehicle loading will focus vehicle movements through appropriately designed ingress and egress points and appropriate sealing and line-marking. Car parking areas, expanses of sealed ground and the outdoor storage of materials will be obscured from public roads by attractive landscaping incorporating low water dependent species. The desired character statement of each area articulates policy including; land use, pattern of development and built form and character, to ensure the management of interface issues.

Callington

Function

Containing a range of land uses and built form, the Callington **Light Industry Zone** will provide for industrial uses permitted within the zone which are built in sympathy with adjoining land uses.

Pattern of Development

Built form and noise generating activities will be sited as far as possible from neighbouring allotments. Subdivision will result in larger allotments to facilitate this desired character.

Built Form and Character

Development will increase local amenity through a combination of dense plantings of low water dependent vegetation and the establishment of built form with a low profile away from the road edge.

Echunga

Function and Built Form

Located within the Mount Lofty Ranges Watershed and within the township, the Echunga **Light Industry Zone** will provide for low impacting industrial uses permitted within the zone which maintain the small to medium scale of built form and are built in sympathy with adjoining land uses.

Littlehampton

Function

Dominated by the brickworks and former quarry, the Littlehampton **Light Industry Zone** will provide for industrial uses permitted within the zone which are built in sympathy with adjoining land uses.

Pattern of Development

The zone will preserve existing native vegetation and will retain a landscaped buffer along Hallett Road. The placement of built form and noise generating activities will be sited as far as possible from non-industrial zones and land uses.

Built Form and Character

Development will increase local amenity through landscaping and open space to minimise the over development of allotments, the articulation of built form, and the reduction in the outdoor storage of materials visible from public roads, especially where visible from Princes Highway and more specifically land at the intersection of Childs Road and Hallett Road.

MOUNT BARKER

Function

There are two separate areas of land zoned for light industry in Mount Barker township. One is located within the built up area of the township on either side of Alexandrina Road which is serviced, relatively flat, outside the flood plain and largely free of native vegetation.

The second area is located adjacent to Wellington Road. This land is also relatively flat and bounded by a corridor containing high voltage powerlines along its southern boundary. Access arrangements to the area should be located and designed with the view to supporting heavy vehicles movements to a Freeway interchange (when constructed) at Bald Hills Road via a major local road network.

Both of these industrial areas provide opportunities to promote light industrial and service trade activities within a rapidly growing town. Business activities, other than light industrial and service trade uses (excluding service trade premises located within Totness), that are encouraged within other parts of the Mount Barker township should be discouraged within this zone to ensure the town provides a diverse range of employment opportunities within the town's limits.

Pattern of Development

Built form and noise generating activities will be sited as far as possible from non-industrial zones and land uses.

Built Form and Character

Development will increase local amenity through landscaping and open space to minimise the over development of allotments, the articulation of built form, and the reduction in the outdoor storage of materials visible from public roads.

Nairne

Function

There are two light industry zones within the Nairne Township. The **Light Industry Zone** located at the eastern end of Nairne township is dominated by the former Chapman's factory, Nairne creek and is included within the **Historic Conservation Area**, as shown on *Overlay Map(s) - Heritage*. The **Light Industry Zone** located at the western end of Nairne township is located on land which is relatively flat, outside the flood plain and largely free of native vegetation. Both zones will provide for industrial uses permitted within the zone which are built in sympathy with adjoining land uses.

Pattern of Development

Noise generating activities will be sited as far as possible from non-industrial zones. Development within the eastern part of the **Light Industry Zone** will enhance the gateway entrance to Nairne through the preservation and reuse of the exterior façade to the Chapman's Factory complex, as well as provide built form which is sympathetic to the town's character in its design, appearance and scale and minimises pollutants entering the Nairne Creek. Development within the western part of the **Light Industry Zone** will be landscaped and screened to improve the aesthetics of industrial development when viewed from Princes Highway at the town's western gateway entrance.

Built Form and Character

Development will increase local amenity through landscaping and open space to minimise the over development of allotments, the articulation of built form, and the reduction in the outdoor storage of materials that can be seen from public roads, especially where visible from Princes Highway. Development will minimise the potential for pollutants to directly and indirectly enter the Nairne Creek.

Totness

Function

Located along Mount Barker Road, the main tourist link between Littlehampton, Mount Barker and Hahndorf, the Totness **Light Industry Zone** will provide for industrial uses permitted within the zone which are built to present an attractive edge to Mount Barker Road and Adelaide Road.

Historically service trade activities have concentrated within Totness and are expected to remain within this locality to service community needs.

Pattern of Development

The placement of built form and noise generating activities will be sited as far as possible from nonindustrial zones. Allotments close to ridgelines visible from the South Eastern Freeway and Mount Barker Road will be developed with low-profile built form and boundary landscaping to minimize visibility and achieve attractive gateway entrances to Mount Barker and Littlehampton townships.

Built Form and Character

Development will increase local amenity through landscaping and articulation of built form as well as being designed to present an attractive edge to Mount Barker Road and Adelaide Road, through uncluttered advertising, substantial landscaping and a reduction in outdoor storage adjacent to the road frontage.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- light industry
- service industry
- service trade premises within the Totness **Light Industrial Zone**
- store
- warehouse.

2 Development listed as non-complying is generally inappropriate.

3 Shop or retail development should not hinder the function of any centre zone, and should:

(a) be comprised of 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) ensure petrol filling stations, including an ancillary shop floor area, do not exceed 50 square metres.

4 Office development should be an ancillary activity to a use promoted by the objectives of the zone and area and should not comprise more than 10 per cent of the total floor area of buildings on the allotment.

5 Shops (including bulky goods outlets), offices and consulting rooms should not occur unless it can be demonstrated that they are ancillary to intended land uses desired in the zone or policy area and do not detract from the intended function of a centre zone.

Form and Character

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

7 The external colours of buildings should comprise natural, earthen colours such as beige, grey, brown and green.

8 Built form should not protrude above ridge-lines and be sited in a way so as not to be visible from the South Eastern Freeway.

9 Building setbacks should be in accordance with *Table MtB/1 Building Setbacks from Road Boundaries*.

10 Development adjoining a non-industrial zone, including land division, should incorporate a buffer with a minimum width of 40 metres measured from the zone boundary. Other than where it is located within the **Light Industry Policy Area 2**, this buffer should incorporate a 20 metre wide landscaped strip along the zone boundary that includes the planting of trees and shrubs to provide adequate protection for adjoining land uses.

11 Advertisements and advertising hoardings should not include any of the following:

(a) flashing or animated signs

(b) bunting, streamers, flags, wind vanes and similar

(c) roof-mounted advertisements projected above the roofline

(d) parapet-mounted advertisements projecting above the top of the parapet.

12 Advertisements should be designed in accordance with *Table MtB/4 - Design Guidelines for Advertisements*.

Land Division

13 New allotments or site areas should have a minimum of 1500 square metres.

14 Allotments or site areas of less than 1500 square metres should only occur where allotment boundaries correlate with the development of cohesive and integrated multiple tenancy site areas and common landscaping, parking, access and manoeuvring areas.

Light Industry Policy Area 2

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

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

DESIRED CHARACTER

Within the policy area, development along Wellington Road will be distinctive and of high architectural standard and landscape quality to enhance the gateway significance of the site and maintain an attractive entrance into the Mount Barker township.

Landscaping will also be provided to screen development from land in adjacent zones.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- light industry
- service industry
- store
- warehouse.

Form and Character

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

3 Development should:

(a) incorporate a landscaped strip at least 5 metres wide:

(i) fronting an arterial

(ii) along any boundary adjoining land in a different zone or a road separating such zones

(b) ensure buildings and structures are sited and designed to create an attractive entrance statement to the Mount Barker township.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dairy	
Dwelling	
Educational establishment	
General industry	Except where it is located at a distance greater than 100 metres of non-industrial zone boundary.
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Intensive animal keeping	
Motel	
Motor racing	
Nursing home	
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.
Place of worship	
Pre-school	
Residential flat building	
Restaurant	

Form of development	Exceptions
Shop or group of shops	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.
Special industry	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Waste reception, storage, treatment or disposal other than in the form of a recycling collection depot	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	Demolition, alterations and/or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*.

Local Centre Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the local community.

2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.

3 A centre accommodating residential development in conjunction with non-residential development.

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

DESIRED CHARACTER

The zone distributed across the Callington, Echunga, Littlehampton, Kanmantoo, Macclesfield, Meadows and Nairne townships and the Wellington Road area within Mount Barker.

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.

Pattern of Development and Public Realm

The size of allotments should accommodate appropriate landscaping, car parking, vehicle access, noise attenuation, waste collection and other requirements as identified.

Built Form

Buildings and structures that adjoin residential zones will be low in scale in order to be compatible with adjacent residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- advertisement
- community facility
- consulting room
- office
- office and dwelling
- shop or group of shops with a maximum gross leasable floor area in the order of 450 square metres
- shop and dwelling.

2 Development listed as non-complying is generally inappropriate.

3 Residential development and development comprising a variety of residential and non-residential uses should only be undertaken if such development does not prejudice the operation of existing or future retail activity within the zone.

Form and Character

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

5 Dwellings should be located only behind or above non-residential uses on the same allotment.

Land Division

6 Land division should result in allotments that will achieve all of the following:

(a) a size and shape suitable for the intended use of the land

(b) where an allotment is to be created without connection to mains water supply, a sufficient catchment to harvest and store the water necessary to meet the needs of the intended land use

(c) where an allotment is to be created without connection to sewer or a Community Wastewater Management Scheme, a sufficient area for an approved waste disposal system.

PROCEDURAL MATTERS

Complying Development

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

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

1 Advertisements and/or advertising hoardings that comply with the conditions contained in *Table MtB/4 - Design Guidelines for Advertisements* except for State and Local Heritage Places and where located within a **Historic Conservation Area**.

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

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table MtB/2 - Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Non-complying Development

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

Form of development	Exceptions
Bus depot	
Bus station	
Camping area	
Caravan park	
Commercial forestry	
Dwelling	Except where in conjunction with a non-residential development.
Farming	
Farm building	
Fuel depot	
Horse keeping	
Horticulture	
Industry	

Form of development	Exceptions
Intensive animal keeping	
Motor repair station	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	Demolition, alterations and/or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*. Total demolition and removal of a contributory item identified in *Table MtB/7 - Contributory Items*.

Mixed Use Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A functional and diverse zone accommodating a mix of commercial, community, light industrial, residential, office and small-scale shop land uses.

2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.

3 The maintenance of an attractive northern entrance to the Meadows town centre.

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

DESIRED CHARACTER

Function

The zone will establish a wide range of light and service industrial activities, compatible with one another, thereby creating an attractive and active locality. It will be important that the zone will provide ongoing opportunities for local employment, home-based industry and commercial ventures, catering for local needs and passing traffic. Retailing in the zone will be limited to that which is ancillary to the activity on site, and will not displace retailing in the traditional main streets of Nairne and Meadows.

Enterprises which service the needs of the rural hinterland are envisaged.

Pattern of Development / Built Form

Meadows

The zone will provide for low impacting light industrial uses with associated detached dwellings. It is expected that non-residential development will be of a moderate scale and intensity resulting in a visually unobtrusive built form. It is essential that development does not result in uses that undermine the traditional role of Mawson Road as the main street.

Development will reinforce the linear pattern of growth along Battunga Road and the scenic and northern gateway entrance. Built form will be generally small scale with well-vegetated curtilage, including maintaining the predominance of dwellings as part of the streetscape. It is important that the existing character of the northern entrance is maintained through discrete placement in the outdoor storage of materials and limited advertising.

Nairne

The zone is highly visible from both the northern and western approaches to Nairne. The land is flat to gently-sloping with the lowest point adjacent to the railway corridor. It will be important that development will be landscaped and screened to maintain and enhance the vista from the Old Princes Highway and the visual amenity from the Woodside Road. It is essential that new built form incorporates a diverse palate of materials and presents articulated facades to the street frontage. Advertising is to be discrete and not dominate facades when viewed from the public realm.

Development will contribute to a pleasant urban environment through the provision of a high level of design quality and landscaping. Vehicular access to the zone will be via one access point on Woodside Road, and buffers will be established along residential interfaces, and the railway line in accordance with *Concept Plan Map MtB/8 – Nairne West*.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- community facility
- community centre
- light industry
- service industry
- service trade premises
- store
- warehouse.

2 Shop or retail development should not hinder the function of Main Road (or Old Princes Highway), Nairne or Mawson Road, Meadows and should be restricted to the sale of specialty products directly associated with light and service industry, primary production and animal husbandry.

3 A dwelling should only be established where it is ancillary to and in association with a non-residential land use, and result in no more than one dwelling being located on an allotment.

4 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community, including agriculturally-based industries that process local produce.

5 Development listed as non-complying is generally inappropriate.

Form and Character

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

7 Where a dwelling and a non-residential use are to co-exist on the same allotment:

(a) the operator of the non-residential use should also be one of the persons residing or intending to reside in the dwelling

(b) the dwelling should be the visually dominant built form when viewed from the road and set forward of the non-residential building.

8 Residential development should:

(a) have at least 100 square metres of private open space that:

(i) has a minimum dimension of 5 metres

(ii) is located to the side or rear of the dwelling

(iii) is accessible from one of the living areas of the dwelling

(b) incorporate landscaped front yards, particularly where allotments are adjacent to Woodside Road, Nairne or Battunga Road, Meadows

(c) have a minimum of two car parking spaces with one of those spaces provided undercover

(d) where safe, share the same ingress/egress point and driveway of the non-residential use and allow for vehicles to exit the allotment in a forward manner

(e) not restrict operations of adjoining existing lawfully established development that has the potential to create noise or nuisance

(f) incorporate buffer features where adjacent to non-residential uses on abutting allotments, such as the use of appropriate:

(i) setbacks

(ii) building orientation

(iii) landscaping

(iv) continuous fencing

(v) screened or obscured building openings, or other noise attenuation measures.

9 Non-residential development that is visually prominent from Battunga Road should:

(a) on an allotment where a dwelling already exists, maintain the existing dwelling's facade or incorporate alterations or additions that have a dwelling-like appearance in their shape, form, scale and materials

(b) in the case of new built form, adopt a setback from Battunga Road at least equal to that of existing dwellings in the immediate locality and be designed to complement adjacent dwellings in terms of bulk, scale and external materials

(c) incorporate attractive landscaping adjacent to the edge of the Battunga Road reserve (except for the positioning of ingress/egress points) with the landscaping bed being at least 3 metres wide

(d) screen car parking areas visible from Battunga Road with an appropriate combination of landscaping and fencing.

10 The bulk and scale of development should be compatible with adjoining land uses.

11 Allotments should have a maximum site coverage of no more than 40 per cent.

12 Non-residential buildings and domestic structures should:

(a) not be situated within 600 millimetres of the allotment boundary

(b) be no more than 5 metres in height

(c) be sited outside the 1-in-100-year average return flood event area

(d) have external cladding of low reflective materials.

13 Dwellings and/or associated light industry or commercial activities in Meadows should have a combined minimum roof catchment of 250 square metres and be connected to a rainwater tank or tanks with a minimum capacity of 45 000 litres.

14 Outbuildings should:

(a) be ancillary to the residential use of the land

(b) not exceed 100 square metres.

15 The operation of non-residential uses, including the freight loading and deliveries should be restricted to the hours between 8.00 am to 6.00 pm during Monday to Saturday and should be restricted to the hours between 10.00 am to 6.00 pm on Sunday.

16 Car parking areas should be provided at the rear or side of premises.

17 Advertisements and advertising hoardings should not include any of the following:

(a) flashing or animated signs

(b) bunting, streamers, flags, or wind vanes

(c) roof-mounted advertisements projected above the roofline

(d) parapet-mounted advertisements projecting above the top of the parapet.

18 Advertisements should be designed in accordance with *Table MtB/4 - Design Guidelines for Advertisements*.

Land Division

19 Allotments should have a minimum area of 1500 square metres.

20 Land division creating allotments known as 'hammerhead' or 'battle-axe' should not occur.

21 Land division should not separate an existing dwelling from an existing commercial or industrial use.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Aged care facility	
Bulky goods outlet	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.
Caravan park	
Consulting room	

Form of development	Exceptions
Dwelling	Except where it is a detached dwelling and achieves one of the following, (a) or (b): (a) it is located within Meadows and it achieves all of the following: (i) it is ancillary to and in association with a light or service industry located on the same allotment (ii) the allotment contains no existing dwelling and has no valid planning consent for a dwelling (iii) the allotment has a maximum area of at least 1500 square metres (b) it is located within Nairne and does not have a frontage to Woodside Road.
Extractive industry	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Land division creating “battle-axe” or hammerhead allotments	
Nursing home	
Prescribed mining operations	
Road transport terminal	
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.
Special industry	
Stock sales yard	
Stock slaughter works	
Timber yard	
Tourist accommodation	
Waste reception, storage, treatment or disposal	Except where in the form of a recycling collection depot.
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	Alterations and / or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*.
	Home-based Industry
	Light industry
	Service industry
	Store
	Warehouse

Neighbourhood Centre Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A centre providing a range of shopping, community, business, and recreational facilities for the surrounding neighbourhood.

2 A centre that provides the main focus of business and community life outside a district centre, and provides for the more frequent and regularly recurring needs of a community.

3 A centre accommodating residential development in conjunction with non-residential development.

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

DESIRED CHARACTER

Function

The zone will accommodate small scale retail and service uses for the day-today needs of residents.

Development of these centres will not threaten the function of the Regional Town Centre as the primary service area in the District and will be compatible with the adjoining Residential Zone.

Pattern of Development and Public Realm

The size of allotments will accommodate appropriate landscaping, car parking, vehicle access, noise attenuation, waste collection and other requirements as identified.

Built Form

Buildings and structures will be low in scale in order to be compatible with the development in the adjoining **Residential Zone**.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

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

- shop
- supermarket.

2 Development listed as non-complying is generally inappropriate.

3 Residential development and development comprising a variety of residential and non-residential uses should only be undertaken if such development does not prejudice the operation of existing or future retail activity within the zone.

Form and Character

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

5 Dwellings should be located only behind or above non-residential uses on the same allotment.

Land Division

6 Land division should result in allotments that will achieve all of the following:

(a) a size and shape suitable for the intended use of the land

(b) where an allotment is to be created without connection to mains water supply, a sufficient catchment to harvest and store the water necessary to meet the needs of the intended land use

(c) where an allotment is to be created without connection to sewer or a Community Wastewater Management Scheme, a sufficient area for an approved waste disposal system.

PROCEDURAL MATTERS

Complying Development

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

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

1 Advertisements and/or advertising hoardings:

(a) that comply with the conditions contained in *Table MtB/4 - Design Guidelines for Advertisements*

(b) is not located within the Historic Conservation Area or on an allotment containing a Heritage Place identified in *Table MtB/9 - State Heritage Places* or *MtB/7 - Local Heritage Places*

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

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the building is not a State heritage place

(c) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(d) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(e) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(f) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table MtB/2 - Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

Non-complying Development

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

Form of development	Exceptions
Bus depot	
Bus station	
Camping area	
Caravan park	
Commercial forestry	
Dwelling	Except where in conjunction with a non-residential development.

Form of development	Exceptions
Farming	
Farm building	
Fuel depot	
Horse keeping	
Horticulture	
Industry	
Intensive animal keeping	
Major public service depot	
Motor repair station	
Prescribed mining operations	
Residential flat building	Except where in conjunction with a non-residential development.
Road transport terminal	
Service trade premises	
Stock saleyard	
Stock slaughter works	
Store	
Transport depot	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	Demolition, alterations and/or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*. Total demolition and removal of a contributory item identified in *Table MtB/7 - Contributory Items*.

Open Space Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone in which the open space character is preserved to provide a visual contrast to the surrounding urban area.

2 Land within the zone developed for a range of passive and active outdoor recreation activities and open space development, conservation and revegetation, in a parkland setting.

3 To provide opportunities to accommodate and protect water resources and associated infrastructure for both environmental gains and public benefit.

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

DESIRED CHARACTER

Function

The zone contains landscapes of open space and passive recreation activities. The zone provides opportunities for pedestrian and cycle connectivity through urban areas and environmental improvement through revegetation and watercourse management.

Pattern of Development and Public Realm

Development will be limited to facilities that support the open space function such as picnic tables, bins and lighting. Existing creek crossing points, particularly historic bridge structures will be retained. Significant vegetation is to be retained and supplemented, where possible, by additional planting to enhance the amenity if the zone.

Development should reinforce the open space and passive recreation character through:

- sensitively designed built form including vehicle parking areas and public toilets
- reinforcement of pedestrian and cycle linkages, and
- indigenous, and riparian vegetation and rehabilitation.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- conservation work
- recreation area
- toilet block and barbeque facility.

2 Development listed as non-complying is generally inappropriate.

3 Development should allow for unstructured passive and active recreation

Form and Character

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

5 Development should only occur where it is integral to the aesthetic or recreation function of the zone.

6 Buildings should be:

(a) restricted in size and number

(b) sited so as not to detract from the open natural character of the zone

(c) constructed of materials which blend with the landscape.

7 Development should ensure co-ordinated design with an emphasis on the creation of pedestrian areas.

8 Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.

9 Landscaping should comprise locally indigenous species and incorporate existing remnant vegetation.

10 Buildings, site landscaping, paving, car parking and signage should have a co-ordinated appearance and integrated layout.

Land Division

11 Land division should not be undertaken except where:

(a) it will facilitate the development of envisaged uses in the zone

(b) no additional allotments are created.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	
Amusement machine centre	
Bus depot	
Bus station	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Educational establishment	
Electricity generating station	
Fuel depot	

Form of development	Exceptions
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except where in association with recreation facilities.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 50 square metres.
Showground	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	Demolition, alterations and/or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*.

Primary Production Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

INTERPRETATION

The Mount Lofty Ranges Watershed Overlay (MLRW Overlay) is applicable to some areas of the **Primary Production Zone**. The Objectives and Principles of Development Control for the MLRW Overlay are expressed in the Overlay section and in cases of apparent conflict, take precedence over zone and policy area policies.

OBJECTIVES

1 The establishment and long term continuation of primary production.

2 Economically productive, efficient and sustainable primary production.

3 Allotments of a size and configuration that promote the efficient use of land for primary production and the conservation of native vegetation and natural habitats.

4 Protection of primary production from encroachment by incompatible land uses and of the scenic qualities of rural landscapes

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

DESIRED CHARACTER

This 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 climate, soil and landform characteristics of the Central Mount Lofty Ranges highlight the value of both expanding and enhancing the value of food production and food security within the zone. It is in this context that land use and activities that ensure the long term economic and environmental sustainability of farming and horticulture take precedence over other non- productive land uses.

The zone contains a large area of Mount Lofty Ranges Watershed which is of critical importance to South Australia as it provides on average 60 per cent of Adelaide's water supply. It contains catchment areas for existing as well as proposed reservoirs serving metropolitan Adelaide and the surrounding areas. Much of the eastern part of the district lies within the Murray River catchment area in which additional controls apply in order to safeguard water quality flowing to the River Murray.

The central area of this zone, particularly 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. This area is to be preserved for high value primary production activities. Uses which are incompatible with primary production or which would cause degradation to the land will not occur.

Limited opportunities will exist for small-scale winery development and small-scale, low impact agricultural, tourism and home-based industries based on rural, arts, crafts, tourist, cultural or heritage activities, where they expand the economic base of the Mount Lofty Ranges region. Such uses, including farm gate/rural produce sales, will be of a scale that complements the rural landscape setting, has minimal environmental impact, and appropriate to the existing infrastructure and services available. Large scale industries and related activities are not appropriate and are more suited to designated industrial or commercial focussed zones located within existing townships.

There is a considerable amount of native vegetation on private and public land which contributes significantly to scenic quality. The zone exhibits rural landscapes of high scenic quality and visual amenity, characterised by undulating pasture lands dotted with stands of large mature eucalypts. Buildings and structures on allotments which are wholly or partly covered in native vegetation will be designed and sited in a manner which requires the least area of vegetation to be cleared and the least fragmentation of homogenous areas of native vegetation. Development will revegetate denuded landscape with indigenous vegetation.

Pattern of Development

Large allotments are to be maintained and the amalgamation of allotments will increase to reinforce the viability of primary production. No further fragmentation of rural properties will be undertaken and boundary realignments will reinforce the viability of primary production. Land division will protect natural resources and promote viable primary production. A dwelling associated with farming and primary production is envisaged in limited circumstances. Within the Mount lofty Ranges Watershed a second dwelling is not appropriate. Outside the Mount Lofty Ranges Watershed a second dwelling on an allotment is generally inappropriate but such development may be considered in very limited circumstances where a second dwelling satisfies a range of criteria. It is envisaged that an allotment containing a second dwelling approved under these provisions will not be divided in the future to create a separate certificate of title for each dwelling even where the land division does not result in additional allotments.

Development ancillary to primary production, including dwellings and outbuildings will be in appropriate locations to minimise visual and operational impacts on primary production activities.

Development within existing minor settlements will be limited to prevent issues with the provision of services and the potential impacts on adjoining primary production. Dwellings and other structures will be set well back from all boundaries, apart from within existing minor settlements where the existing pattern of development should be followed.

Public Realm

The public road network throughout the primary production areas will serve multiple functions, as a freight network, tourist drives, droving of stock, people movement routes, transportation of farm machinery and as biodiversity corridors.

The scenic qualities of the public routes and views across the zone and approaches to townships will emphasise primary production and be unobstructed by inappropriate development, including excessive advertising signage.

The nature and appearance of road reserves will vary across the primary production area depending on the role the road plays. Freight routes are to maintain wide, open reserves with limited driveway access points. Road reserves are to be kept clear of obstructions for the movement of farm machinery. Special tourist drives, particularly to conservation parks, will include vegetation corridors of biodiversity significance. Areas of conservation and biodiversity significance are to be protected from inappropriate development.

Built Form

Structures will be associated with existing clusters of buildings and will be of complementary scale and massing to those buildings, while also being of appropriate dimensions to serve their intended function. Development, including large sheds, will also be located and designed to blend with the existing landscape with appropriate earthworks and building design to suit the natural landform. Other structures will be of a form that blends with, and does not detract from the scenic qualities and primary production function.

Building Materials / Character

Development will maintain the rural landscape with buildings appropriately sited, designed and screened by vegetation. Buildings are to be constructed using materials and low-light reflective natural colours that blend with the rural landscape.

PRINCIPLES OF DEVELOPMENT CONTROL

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

- cellar door sales
- dairy farming
- farming
- horticulture
- light industry and service industry in association with the processing, packaging and distribution of primary production (other than where located within the Mount Lofty Ranges Watershed)
- shop in the form of small scale on-farm produce sales outlet in association with primary production
- small-scale tourist accommodation in association with wineries, farms and local heritage places
- small scale restaurant associated with primary production, cellar door, winery or agricultural industry
- small scale winery

2 Development listed as non-complying is generally inappropriate.

Character

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

Conservation of Natural Resources

4 Development should not occur in areas designated as high environmental significance on *Overlay Maps MtB/1 – MtB/38 –Development Constraints.*

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

6 Development should be designed and sited to minimise the removal of vegetation with clearance only permitted where:

(a) non-indigenous and/or declared noxious species are removed

(b) the land, following vegetation clearance, is capable of supporting the proposed land use without undue risk of soil erosion, and land/water salinisation

(c) re-vegetation with indigenous species to increase the native vegetation cover within the zone is undertaken on substantial areas of the same allotment to compensate for the loss of vegetation, including roadside vegetation removed for access.

Design and Visibility

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

(a) grouped together on the allotment and set back from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads

(b) screened from public roads and adjacent land by existing vegetation or landscaped buffers

(c) located where they will not interfere with the primary production role of the land.

Dwellings

8 A dwelling should only be developed if:

(a) there is a demonstrated connection with farming or other primary production

(b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone or policy area

(c) it is located more than 500 metres from any existing intensive animal keeping operation unless used in association with that intensive animal keeping activity

(d) it will not be adversely affected by primary production activities on adjacent of nearby land due to dust, noise, odour, use of chemicals, farm machinery, traffic and of hours of operation

(e) it does not result in more than one dwelling per allotment other than in limited circumstances (outside the Mount Lofty Ranges Watershed).

9 Not more than one dwelling should be erected on an allotment unless the following criteria are satisfied:

(a) the allotment is outside the Mount Lofty Ranges Watershed

(b) the allotment is used as an operating farming/ primary production use, or winery

(c) the second dwelling is:

(i) located within 15 metres of an existing dwelling on the same allotment

(ii) designed to support 'ageing in place' and/or workers accommodation

(iii) equipped with an adequate and reliable power supply and effluent management system (upgraded to meet current environmental and health requirements) which are shared between the two dwellings

(iv) is equipped with an adequate and reliable water supply, which if provided by a mains water supply, is shared between the two dwellings

(v) shares the existing dwelling's access/egress point to the road network

(vi) is located at least 40 metres from all adjoining property boundaries, and in the case of a boundary to a public road, the second dwelling does not have a lesser setback than the existing dwelling or 40 metres, whichever results in the greater setback from the public road

(vii) does not result in more than two dwellings being erected on the allotment

(d) the dwelling location is unlikely to limit or prejudice the present or future use of the subject land or adjoining land

(e) the dwelling will not give rise to demands for additional or improved infrastructure and services beyond those which already exist

(f) the allotment is not further divided to create a legally separate certificate of title for either dwelling

(g) the development of the site to accommodate a second dwelling achieves all of the following:

(i) it is not located in areas subject to inundation by a 1-in-100 year average recurrence interval flood event or sited on landfill which would interfere with the flow of such flood waters

(ii) is sited at least 50 metres from any watercourse, dam, lake wetland, artificial channel or public stormwater drain (whether or not temporally dry)

(iii) it does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (e.g. irrigation area) located within 50 metres of a watercourse, dam, lake, wetland, bore, well, artificial channel or public stormwater drain (whether or not temporally dry)

(iv) it does not have a wastewater disposal area located on any land with a slope greater than 1-in-5, (20 per cent) or depth to bedrock or seasonal or permanent water table less than 1.2 metres

(v) it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by 1-in-10 year average recurrence interval flood event.

10 Dwellings and dwelling additions within the **Mount Lofty Ranges Watershed** should:

(a) result in no more than one dwelling on an allotment

(b) be located outside land inundated by a 1-in-100 year average recurrence interval flood event or sited on landfill which would interfere with the flow of such flood waters

(c) be connected to an approved sewerage, community or private wastewater management system or has an on-site wastewater treatment and disposal method which complies with the current South Australian on-site wastewater system standards

(d) ensure that any septic tank effluent drainage field or any other wastewater disposal area (e.g. irrigation area) is located greater than 50 metres from a watercourse, dam, bore, well, lake, wetland, reservoir, artificial channel, or public stormwater drain (whether or not temporarily dry)

(e) ensure that any wastewater disposal area is located on land with a slope less than 1-in-5 (20 per cent), or depth to bedrock or seasonal or permanent watertable greater than 1.2 metres

(f) ensure that any septic tank or any other wastewater treatment facility is located on land outside of a 1-in-10 year average recurrence interval flood event

(g) be sited at least 50 metres from any watercourse, dam, lake, wetland, bore, well, reservoir, artificial channel, or public stormwater drain (whether or not temporarily dry).

11 Dwellings should not be sited:

(a) within 300 metres of an agricultural industry, mineral water extraction and processing plant or winery not on the same allotment

(b) in the area surrounding the **Industry Zone** identified as 'Area within which a detached dwelling is non-complying' as shown on *Overlay Map MtB/26 - Development Constraints*

(c) within 500 metres of intensive animal keeping not on the same property.

Environmental Covers

12 Environmental covers should be sited, designed and landscaped so as to have minimal visual impact.

13 The netting used in environmental covers should be darker, natural colours.

14 Where an environmental cover is to be landscaped to minimise visual impact, new landscaping should:

(a) be located within the subject land

(b) not pose an unacceptable bushfire risk to a dwelling on an adjoining property

(c) comprise a mix of local species which are compatible with horticultural production activities.

15 The major structural elements of an environmental cover (including poles and similar supports but not including guy lines) should:

(a) be set back at least five metres from front, side and rear boundaries to enable maintenance access where required

(b) be set back at least five metres from native, landscaping or screening vegetation for fire protection purposes

(c) be located to allow for vehicular access to, and manoeuvring within, headlands as required for agricultural management and firefighting purposes

(d) be set back at least 20 metres from any dwelling that is not in the ownership of the applicant, as measured from the outside wall of the dwelling to the nearest wall of the structure.

16 The establishment of environmental covers should not require the removal of any native vegetation, and should allow the passage of native animals between areas of native vegetation.

Horse Keeping

17 Horse keeping should only take place where a dwelling is permanently occupied on the site and where it can be demonstrated that such an activity will not have an adverse impact on the subject land and the amenity of the locality.

Horse Keeping within the Mount Lofty Ranges Watershed

18 Horse keeping and associated activities (including stables, horse shelters, holding yards and paddocks) should only occur where:

(a) the slope of all of the land on which the activity is located is less than 1 in 5 (20 per cent)

(b) the activity is located further than 50 metres from the bank of any watercourse

(c) buildings and yards associated with horse keeping are located further than 50 metres from the bank of any watercourse

(d) located outside the 1-in-100 year average recurrence interval flood event area of any watercourse

(e) there is no damage to or loss of native vegetation.

19 Horse keeping and associated activities (including activities in stables, holding yards and paddocks) should not impact on the quality of surface or groundwater by:

(a) providing for the storage of waste within a dry enclosed space until removed from the land

(b) directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.

Horticulture

20 Horticulture development should only occur where:

(a) it is located a minimum distance of 50 metres from the edge of stands of significant native vegetation or native grasses

(b) it is located no closer than 50 metres from a lake, watercourse or wetland.

Horticulture within the Mount Lofty Ranges Watershed

21 Horticulture should only occur where it is located no closer than 50 metres from any bore, well, dam, lake, watercourse, reservoir, wetland or artificial channel or pubic stormwater drain (whether or not temporarily dry).

22 Irrigated horticulture should be designed to ensure that land that is prone to water logging or subject to floodwater inundation is not irrigated.

23 Irrigated horticulture should only occur where one or more of the following applies:

(a) there is no risk of the watertable either falling or rising significantly as a result of irrigation associated with the development

(b) the depth to the watertable is greater than 2 metres from the ground surface.

Industry

24 Home-based industry should be based on the environmental, primary production, tourism or heritage qualities of the area, be small in scale, and not result in any detrimental impacts to nearby properties.

25 Industry or commercial type development (including warehousing) should only be developed where it provides genuine value-adding economic opportunities or it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:

(a) it has a direct relationship with primary production

(b) it is unlikely to limit or inhibit the use of adjoining land for primary production

(c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality

(d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons

(e) the use would be inappropriate within a township

(f) the capacity of the infrastructure, including roads, is capable of supporting the use without detriment to existing users.

26 Wineries should be located within the boundary of a single allotment and be on an allotment with a vineyard or adjacent to an allotment with a vineyard associated with the winery and in either case should be sited as follows:

(a) a minimum of 300 metres from a:

(i) watercourse, lake, wetland, reservoir, artificial channel or public stormwater drain (whether or not temporarily dry)

(ii) dam (but not including an effluent dam), bore or well

other than where an associated spill retention basin(s) is constructed, in which circumstances the setback can be reduced to 50 metres,

(b) not within areas subject to inundation by a 1-in-100 year average recurrence interval flood event or sited on land fill which would interfere with the flow of such flood waters

(c) on land with a slope less than 1-in-5 (20 per cent).

27 Wineries processing grapes or grape product exceeding the equivalent of a 500 tonne crush per annum should:

(a) not store winery waste water in holding tanks

(b) locate winery waste water treatment equipment, effluent dams, buildings containing wine-making activities or buildings containing bottling activities no closer than 300 metres to:

(i) tourist accommodation (except where it is sited on the same allotment as the winery)

(ii) residential development (except where it is sited on the same allotment as the winery)

(iii) a zone that includes any of the following wording in its title:

(A) residential

(B) deferred urban.

28 Winery development should be of a scale that does not result in:

(a) detrimental impacts upon rural landscapes, infrastructure and services

(b) the processing of grapes or grape product exceeding the equivalent of a 2500 tonne crush per annum on an allotment.

29 Winery development should house all structures involving wine-making, wine storage, packaging and bottling within enclosed buildings.

30 Wineries, breweries and distilleries incorporating a spill retention basin(s), for the purposes of reducing the setback to a watercourse, dam, bore or well, should site and design the basins(s):

(a) on the same allotment as the winery, brewery or distillery

(b) in close proximity to the beverage-making, beverage storage and waste water treatment facilities

(c) to minimise the risk of spills entering a downhill:

(i) watercourse, lake, wetland, reservoir, artificial channel or public stormwater drain (whether or not temporarily dry)

(ii) dam (but not including an effluent dam), bore or well

(d) to capture at least 120 per cent of the aggregate volume of juice, wine, beverage, brine and un-treated waste water of the associated winery, brewery or distillery which can be contained or produced at any one time during the peak of production

(e) to be impervious

(f) to minimise the interception of any natural or artificial stormwater flow.

31 Winery waste water holding tanks should:

(a) have a total storage capacity of more than four days total flow during the peak of vintage

(b) be contained within an impervious, bunded area having a total liquid holding capacity of more than 120 per cent of the total holding tank capacity.

32 Wineries, involving the on-site treatment and disposal of waste water should:

(a) connect to a system capable of treating the winery waste water to a biological oxygen demand (BOD) of less than 100 milligrams per litre before it is stored in the open for more than 48 hours

(b) dispose the treated winery waste water to a suitable irrigation field

(c) mound the irrigation field in a manner that would direct excess effluent runoff to a spill retention basin(s) and minimise the potential for treated waste water to enter:

(i) an adjacent allotment

(ii) public land

(iii) a watercourse, lake, wetland, reservoir, artificial channel or public stormwater drain (whether or not temporarily dry)

(iv) a dam (but not including an effluent dam), bore or well.

33 Wineries, should:

(a) incorporate all-weather on-site parking (including for commercial vehicles) with safe and convenient access for staff and visitors

(b) utilise existing buildings except where a new building would minimise detrimental environmental impacts

(c) process primary produce that is grown within the Mount Lofty Ranges Region

(d) enhance the rural/agricultural character and/or heritage features and tourist activities of the Mount Lofty Ranges Region.

34 Wineries, breweries and distilleries should not:

(a) necessitate significant upgrading of public infrastructure including roads and other utilities, unless upgrading would be required through normal maintenance or was imminent due to growth in demand in the locality

(b) generate significant additional traffic noise or other nuisance which would detract from resident's or other land holder's enjoyment of the locality

(c) generate noise of greater than 40 decibels during the hours of 10.00 pm to 7.00 am and 47 decibels between 7.00 am to 10.00 pm respectively as measured at the nearest neighbouring dwelling or boundary of a vacant allotment.

35 All access points for industrial and winery developments should be sited and designed to enable safe access and egress for all vehicles in a forward direction, and designed to allow vehicles to pass in the driveway.

36 Where possible industrial and winery developments should be designed to separate the movements of tourist and customer vehicles from commercial and industrial vehicles.

37 Breweries and distilleries in rural areas should:

(a) be of a scale that does not result in detrimental impacts upon rural landscapes, infrastructure and services

(b) ensure all activities associated with the fermentation, distillation, making, storage, packaging and bottling are located within enclosed buildings

(c) be located no closer than 300 metres distance from the following, or other sensitive land uses, to minimise any potential noise or odour impacts:

(i) tourist accommodation (except where it is sited on the same allotment as the brewery or distillery)

(ii) residential development (except where it is sited on the same allotment as the brewery or distillery)

(iii) a zone that includes any of the following wording in its title:

(A) Residential

(B) Deferred urban.

(d) be setback at least 50 metres from any watercourse, dam, lake, wetland, artificial channel or public stormwater drain (whether or not temporally dry)

(e) be located outside areas subject to inundation by a 1-in-100 year average recurrence interval flood event or sited on landfill which would interfere with the flow of such flood waters

(f) be connected to an approved sewerage or community wastewater management system or can be connected to an on-site wastewater treatment and disposal system appropriately sized and designed to comply with *The Environment Protection Act 1993*.

38 Development adjacent to the **Industry Zone** should:

(a) have regard to the potential impacts of uses within the **Industry Zone**, such as noise, traffic and odour, and where necessary should be sited and designed to minimise the effect of such impacts

(b) not adversely impact on the operations of development in the **Industry Zone**

(c) not result in the degradation of native vegetation.

Land Division

39 Land division, including boundary realignments should only occur if no additional allotments are created, and where:

(a) it will promote economically productive, efficient and sustainable primary production

(b) the proposal is for a minor readjustment of allotment boundaries in order to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures

(c) the proposal is to alter the boundaries of an allotment in order to improve the management of the land for the purpose of primary production and/or the conservation of natural features.

40 Boundary realignments should only occur where the following are achieved for each resulting allotment:

(a) can satisfactorily accommodate an envisaged land use consistent with each allotment's land capability and quality and quantity of water supply

(b) is of an area and dimensions that facilitate the orderly development and use of the land

(c) provides an area suitable for the siting of structures and outbuildings and associated services and infrastructure where visual and environmental impacts and modification of the land form will be minimal

(d) has a frontage to an existing constructed all weather public road in order to provide vehicular access, or where the public road reserve is not constructed to an all-weather standard, the road is constructed or upgraded to provide all weather access to each allotment at no cost to Council

(e) does not require the creation of a new public road

(f) does not create conditions that require access via rights of way, new private roads or the creation of additional hammerhead allotments.

41 Boundary realignments for the purpose of residential development should only occur where the following is achieved:

(a) where two or more allotments are affected:

(i) any resulting smaller allotments (including smaller allotments that do not contain a dwelling) are clustered together or otherwise grouped with any existing adjoining smaller allotments in the locality

(ii) any resulting smaller allotments that do not retain any established farming or horticultural land uses (whether or not the smaller allotments contain a dwelling), are not less than 1 hectare and not greater than 2 hectares (excluding that portion of land that represents the larger balance of the land affected by the division to be retained in one or more larger allotments)

(iii) the more productive farming or horticultural land forms the balance or larger portion of the remaining allotment or allotments, rather than a smaller allotment occupying higher quality agricultural land (unless the smaller allotment defines the site of an existing productive rural enterprise to be retained in a single certificate of title).

(b) where no dwelling exists on an allotment, each resultant allotment contains a site for a dwelling that satisfies the following:

(i) the site is not located in areas subject to inundation by a 1-in-100 year average recurrence interval flood event or sited on landfill which would interfere with the flow of such flood waters

(ii) the site has sufficient area to accommodate an approved waste treatment system

(iii) the site is located so that it will not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse, dam, lake wetland, artificial channel or public stormwater drain (whether or not temporarily dry)

(iv) the site is located so that it will not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent water table less than 1.2 metres

(v) the site is located so that it will not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average recurrence interval flood event

(vi) the site is located at least 25 metres from any watercourse dam, lake wetland, artificial channel or public stormwater drain (whether or not temporarily dry).

(vii) is not less than 40 metres from an allotment boundary and in the case of an allotment boundary fronting a public road, the dwelling site is setback at least 30 metres

(c) where a resultant allotment contains a dwelling:

(i) the allotment is not less than 1 hectare in area

(ii) the dwelling is setback not less than 40 metres from an allotment boundary (but not including an existing public road boundary)

(d) not more than one dwelling is retained on any resulting allotment.

Tourist Accommodation

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

43 Tourist accommodation **within the Mount Lofty Ranges Watershed** should only occur in Watershed Areas 2 and 3 (shown on *Overlay maps – Mount Lofty Ranges Watershed Protection Area*) where:

(a) it is ancillary to, associated with and on the same allotment as an farming/primary production use, agricultural industry or a winery, or

(b) it is located within an existing local or state heritage place, and

(c) no more than 10 guests are accommodated overnight at any one time,

and it meets all of the following criteria:

(i) it is located outside land inundated by a 1-100 year average recurrence interval flood event and not situated on land fill which would interfere with the flow of such flood waters

(ii) it is connected to an approved sewerage or community wastewater management system or has an on-site waste water treatment and disposal method which complies with the current South Australian on-site wastewater system standards

(iii) any septic tank effluent drainage field or any other waste water disposal area (eg irrigation area) is located greater than 50 metres from a watercourse, dam, lake, bore, well, wetland, reservoir, artificial channel or public stormwater drain (whether or not temporarily dry)

(iv) any waste water disposal area is located on land with a slope less than 1-in-5 (20 per cent), or depth to bedrock or seasonal or permanent watertable greater than 1.2 metres

(v) any septic tank or any other waste water treatment facility is located on land outside of a 1-in-10 year average recurrence interval flood event

(vi) it is sited at least 50 metres from any watercourse, dam, lake, wetland, reservoir, artificial channel or public stormwater drain (whether or not temporarily dry).

44 Tourist accommodation outside the **Mount Lofty Ranges Watershed** should only occur where:

(a) it is in association with wineries, farms and local heritage

(b) it hosts no more than 20 guests at any one time

(c) it is within existing buildings, or

(d) it is an integral part of an existing grouping of buildings in the form of at least one of the following:

(i) farm stay

(ii) guesthouse

(iii) rural or nature retreat

(iv) bed and breakfast accommodation.

Value-adding Activities – Promotion and Sales of Produce

45 Cellar door sales outlets, shops and restaurants should only be established on the same allotment as, and be ancillary to primary production, a winery or agricultural industry.

46 On-farm produce sales may occur provided that:

(a) the activity occurs primarily within existing buildings or structures and where the location of the proposed activity will not result in an unreasonable impact on the amenity of habitable buildings on adjacent allotments

(b) the total area for the sale and display of primary produce and/or related goods does not exceed 80 square metres

(c) where a new building is proposed it is sited within 15metres of an existing dwelling or farm building on the allotment

(d) the design of the building or building addition is single storey and is not of a height greater than 5.0 metres above the natural ground level and has external materials which are in keeping with existing farm buildings

(e) the site has an existing direct access from a public road, such that no additional crossover in the road reserve is required to accommodate the use, and is connected to an internal access road:

(i) which allows for the forward entry and exit of all vehicles generated by the existing and proposed use of the allotment

(ii) which is designed, or can be easily modified without extensive excavation and or filling of the land, to accommodate the forward entry and exit of all vehicles generated by the existing and proposed use of the allotment

(f) there is sufficient area for on-site parking such that there is no increase in the risk of visitors parking in the road reserve arising from traffic generated by the sale of goods on the land

(g) signage dimensions, overall height and the number of signs are designed and located to minimise undesirable impact on the visual amenity of the area and potential unreasonable impact on road or driver safety, and:

(i) may be in the form of a moveable or portable sign so that it is easily removed periodically, or when produce is not in season, or when trading does not occur

(ii) be integrated with an existing sign on the allotment provided the area of the advertisement does not exceed 2 square metres nor have a dimension greater than 2 metres

(iii) be an additional sign provided it does not result in more than two signs on the allotment and each sign has an advertisement area that does not exceed 2 square metres nor have a dimension greater than 2 metres

(iv) the finished height from ground level is not greater than 2.5 metres

(v) no fixed sign is constructed in a road reserve

(h) development involving new built form or hard paved parking or display areas includes native landscaping, appropriate to the site and locality, to enhance the appearance of the site.

(i) the produce offered for sale is sourced from the subject allotment and/or processed on the subject allotment

(j) the on-farm sales component remains ancillary and incidental to the principal horticultural, farming or processing use of the land, and is not for the purpose of general retailing.

47 A new building for the on-farm sale of primary produce should:

(a) be sited:

(i) outside areas subject to inundation by a 1-in-100 year average recurrence interval flood event or sited on land fill which would interfere with the flow of such flood waters

(ii) on land with a slope less than 1-in-5 (20 per cent)

(b) be setback a minimum of 50 metres from any bore, well or watercourse, dam, lake, wetland, artificial channel or public stormwater drain (whether or not temporarily dry) or where there is observed a clearly defined bed and banks where water flows at any time

(c) be setback a minimum of 40 metres from a road.

48 Restaurants within the Mount Lofty Ranges Watershed should:

(a) be established on the same allotment as, and be visually associated with a winery or cellar door sales outlet where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is produced within the Mount Lofty Ranges Region.

(b) not result in more than 75 seats for customer dining purposes on the allotment

(c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment.

49 Restaurants and cellar door outlets **within the Mount Lofty Ranges Watershed** should:

(a) be sited:

(i) outside areas subject to inundation by a 1-in-100 year average recurrence interval flood event or sited on land fill which would interfere with the flow of such flood waters

(ii) on land with a slope less than 1-in-5 (20 per cent)

(b) be setback a minimum of 50 metres from any bore, well or watercourse, dam, lake, wetland, reservoir, artificial channel or public stormwater drain (whether or not temporarily dry).

50 Cellar door sales outlets within the Mount Lofty Ranges Watershed should:

(a) be established on the same allotment as a winery

(b) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment

(c) not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales (and this includes any retail sale of non-beverage or non-food items).

(d) sell and offer the tasting of wine that is produced within the Mount Lofty Ranges Region.

51 Restaurants, cellar door sales outlets and shops where the tasting and retail sale of wine and/or other local produce are the predominant activities should:

(a) be setback a minimum of 50 metres from a road other than where occupying a local or state heritage listed building

(b) not result in ribbon development along roads

(c) maintain a clear delineation between urban and rural development.

Broad Acre Agriculture Policy Area 23

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 An area accommodating a wide range of broad-acre farming, intensive animal keeping and other primary production activities on large land holdings in an open rural landscape.

2 Intensive animal keeping located in areas of minimal environmental and visual significance.

3 Maintenance and enhancement of the open rural landscape character.

4 Promotion of activities that prevent land degradation.

5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area occupies the drier eastern part of the district and in places is characterised by a heavily incised topography with mature scattered eucalypts interspersed in a landscape largely denuded by 19th century land clearance, primarily as a result of the historical mining and smelting of copper.

A combination of relatively low rainfall, poorer soils and higher levels of dissolved salts in underground water means that much of the policy area is a fragile rural environment where sound management practices are essential to prevent overstocking and degradation. The land generally supports low rainfall cropping and grazing, with the resource industry being the major economic driver.

Function

Existing broad-acre cropping and grazing practices will be retained, and additional rural enterprises established which will not lead to further degradation of the denuded landscape. Opportunities may exist for irrigated horticulture utilising treated wastewater from the pipeline from Mount Barker to Kanmantoo, either through hydroponic enterprises or on the few Class 1 soils scattered through the St Ives and Petwood localities.

The area lends itself to the establishment of rural enterprises such as intensive animal-keeping, feed-lots and land -based aquaculture not reliant of the existing soil and rainfall regime. The proximity of the industrial (including the processing of primary production) and distribution hub at Monarto will support the development of envisaged rural uses in the policy area,

The area has a significant resource venture, Hillgrove Mine at Kanmantoo, which is to be protected from incompatible uses, including the erection of dwellings.

Pattern of development

There are numerous contiguous parcels in common ownership. Boundary realignments which create smaller allotments clustered on less visually prominent land in conjunction with the consolidation of the balance into much larger allotments are encouraged.

The consolidation of the balance land into much larger holdings is considered to facilitate more effective land management and more viable commercial primary production, and will be actively promoted. The creation of smaller allotments in this process will allow the demand for small lifestyle allotments to be met, in conjunction with the creation of larger allotments that better reflect the agricultural value of the land.

Public Realm

Extensive views are afforded from the major arterial road network across the upper reaches of the Bremer Valley through to the Disher Hill Range, as well as to the plains and Lake Alexandrina. The secondary and tertiary road network includes gravel, tree-lined roads that traverse the area reinforcing the different environment and land use history of the area. Given the denudation of the area the roadside vegetation has increased value and will be protected and enhanced.

Built Form / Character

Landscape quality will be retained and enhanced by additional indigenous plantings where appropriate, and the siting and design of buildings to minimise visual and environmental impacts.

Buildings will be designed in sympathy with the form, colours and textures of the landscape, utilise natural materials and colours where possible and be sited below the skyline, in lower, unobtrusive locations. Domestic and ancillary buildings will be clustered and the use non-reflective materials which blend in with the surrounding environment will be encouraged. The use of reflective prefabricated steel cladding, such as Zincalume, will be discouraged.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- farming
- feed-lots
- horticulture
- intensive animal keeping
- light and service industry associated with primary production
- land based aquaculture
- small-scale tourist accommodation in association with farms and local heritage places

2 New dwellings and tourist accommodation should not be located within 500 metres of the allotment generally to the west of Éclair Mine Road within the **Industry Zone** at Kanmantoo.

3 Intensive animal keeping should not be located within 2000 metres of a township boundary or within 500 metres of a dwelling not on the same property as the intensive animal keeping.

Form and Character

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

5 All buildings, pens, runs, holding yards and other ancillary structures associated with intensive animal keeping and animal feed lots should be sited as unobtrusively as possible, particularly when viewed from primary or secondary arterial roads, and be screened by vegetation on the site.

6 Development for land based aquaculture should satisfy all of the following:

(a) where water storage dams are required, be located unobtrusively and established to minimise disturbance to the natural landform

(b) provide a safe, efficient effluent disposal system so as not to pollute and land, watercourse or water resource or be a risk to public health

(c) be set well back from public roads

(d) incorporate extensive landscaping.

Land Division

7 Boundary realignments should consolidate land in large, viable holdings, capable of sustaining commercial broad-acre primary production.

8 Smaller allotments should be located on less productive land and be of a size and configuration which ensures the retention of native vegetation.

Hahndorf Rural Activity Policy Area 24

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 Establishment of a diverse range of primary production and related value-adding activities

2 Increased tourism and development that is compatible with primary production and the environmental attributes of the area

3 Protection of the rural historic character of the area by minimising the visual intrusion of new buildings on the landscape

4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area occupies the north-western part of the district, forming the hinterland of Hahndorf, one of South Australia's prime tourist destinations. The landscape is characterised by relatively small allotments, significant topographic differences over small distances, and relatively steep slopes.

Narrow rural roads framed by a canopy of trees, distant views, substantial pockets of native vegetation and scattered large eucalypts result in high scenic quality. Development should be undertaken that both maintains and enhances these character elements.

Function

The area will take advantage of Hahndorf's role in showcasing high quality local produce by broadening the range of primary production-related activity, and adding value through additional processing, marketing and promotion of produce. It is envisaged that development will complement the commercial and tourist mix in the Hahndorf township.

Development such as markets, small scale farm produce based industries, galleries and craft workshops, produce trails, gourmet retreats and cooking schools supplementing small scale and niche agricultural enterprises is envisaged.

Small-scale tourist accommodation, in association with the above-mentioned activities is considered an important adjunct to the value adding, and production of farm produce at a small to medium scale. Development within **Precinct 2 The Cedars** will include a cultural, arts and tourist precinct centred on the internationally recognised artist Hans Heysen's house and studio and surrounding land.

Public Realm

A key priority for this area's character will be the maintenance of landscape quality through the re-establishment and retention of remnant and roadside vegetation. The siting and design of buildings should contribute positively to landscape and environmental quality as well as complementing the existing regional historic built form.

The network of picturesque tree-lined roads will be maintained, with roadside vegetation re-established where necessary. Prominent vantage points will be identified and interpretative signage installed.

Built Form / Character

Development within the majority of the policy area should take design and material cues from the historic vernacular, such as the Silesian, English colonial, and the late 19th century early 20th century Australian traditional styles. All buildings and structures will be clustered, sited in valleys, below ridgelines, and contribute to the enhancement of landscape quality. The use of traditional building materials such as timber, red brick, stone and corrugated iron will be encouraged. While respecting the built form and setting of the State heritage-listed dwelling (The Cedars) and Hans Heysen's studio, new development within The Cedars Precinct will be of a high quality, employing contemporary design and materials.

Domestic and ancillary buildings will be clustered and the use of non-reflective materials which blend in with the surrounding environment will be encouraged. The use of reflective prefabricated steel cladding, such as Zincalume, will be discouraged.

Effective vegetated buffers will be established between dwellings, tourist accommodation and surrounding land so as to minimise land use conflicts and not impede the continuation of existing, and development of future agricultural activities.

Precinct 2 The Cedars

The precinct will accommodate a cultural, arts and tourist precinct centred on artist Sir Hans Heysen's house and studio. In addition to the conservation of these buildings, development will include the establishment of a multi-purpose art gallery, a function centre, education and artists' studios / workshops, restaurant, café and shop for the sale of cultural and art objects, and visitor facilities. Development within The precinct will be larger than the remainder of the policy area but in keeping with the objectives of the policy area.

Conservation of the renowned Heysen eucalypt forest will occur in conjunction with additional native plantings. Opportunity will also be provided for the establishment of a range of complementary tourist attractions, embracing art, food and wine with short stay accommodation, cultural activities, exhibitions, sculpture installations and workshop space for the creation of arts and crafts. All development will be integrated with interpretative walking trails and gardens and serviced by associated infrastructure including vehicle parking.

Development within the precinct will require an integrated and co-ordinated stormwater and wastewater management system for the whole of the Precinct to minimise any potential adverse effects on the Mount Lofty Ranges Watershed. Stormwater management will employ water sensitive design principles, including minimising the extent of impervious surfaces, use of drainage swales and retention of stormwater for re-use on-site. Potential wastewater impacts will be avoided by requiring development in the precinct to be connected to the existing SA Water waste water treatment facility at Hahndorf.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- cellar-door sales
- farming
- horticulture
- agricultural industry associated with the processing, packaging and distribution of local produce
- shop in the form of small scale on-farm produce sales outlet in association with primary production
- small scale restaurant associated with primary production, cellar door or winery
- small-scale tourist development in association with wineries, farms and local heritage places.

2 Retail sales of goods produced and processed within the policy area are appropriate providing such sales remain ancillary and incidental to the principal horticultural, farming or processing use of the land.

3 Commercial development should be limited to the handling, storage, packing or wholesaling of primary produce and tourism.

4 Value-adding should be limited to the handling, storage, packing, processing or retailing of produce that is primarily sourced from the subject land.

5 Tourism, including accommodation should be small-scale (except within Precinct 2 The Cedars), and support the following:

(a) wineries

(b) farming, horticulture and on-site value-adding

(c) re-use, conservation and enhancement of State and Local heritage places.

6 Ancillary land uses, such as tourist accommodation, should be of a size, scale and impact less than the existing farming or horticultural activities on the subject land.

7 The sale of traditional arts and crafts should be limited to that produced on the subject land (except within **Precinct 2 The Cedars**).

8 Development in the vicinity of SA Water's Wastewater Treatment Plant should be located and sited at a distance that will not prejudice the treatment plant's on-going operations.

Form and Character

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

10 Buildings should be;

(a) sited and designed to respond to the local topography

(b) adopt innovative design techniques

(c) use traditional building materials indicative of the surrounding region.

Land Division

11 Land division should only occur if no additional allotments are created (except within **Precinct 2 The Cedars**), and (a) or (b) apply:

(a) the boundary realignment contributes to the maintenance of remnant native vegetation and landscape quality

(b) the boundary realignment contributes to the diversification of the rural economy.

PRECINCT SPECIFIC PROVISIONS

Refer to the *Map Reference Tables* for a list of the maps that relate to the following precinct.

Precinct 2 The Cedars

12 The following forms of development are envisaged in precinct:

- art gallery
- dwelling
- function centre
- office
- restaurant
- shop or group of shops
- studio/workshop
- tourist development.

13 Development, including land division, within the precinct should occur in accordance with *Concept Plan Mt/B21 – The Cedars Precinct (Hahndorf)*.

14 Land division within precinct should:

(a) assist in achieving the Desired Character for the precinct

(b) not adversely impact on the maintenance of native vegetation and landscape quality of the precinct

(c) create allotments of a size and configuration appropriate for the intended use.

15 To minimise the potential for adverse impacts on water quality within the **Mount Lofty Ranges Watershed**, development within the precinct should:

(a) utilise water sensitive design measures (i.e. minimising the extent of impervious surfaces, use of drainage swales, retention of stormwater for re-use on site etc.)

(b) be connected to the existing SA Water waste water treatment facility at Hahndorf.

Native Vegetation Buffer Policy Area 3

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 The maintenance of natural environmental functions through the preservation and enhancement of the full range of understorey and groundcover native vegetation.

2 The restoration of natural environmental functions through revegetation of indigenous species.

3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Function

The native vegetation within this policy area is considered to be of particularly high conservation significance and is one of the most important areas of native vegetation remaining in the district. The native vegetation has high species diversity, including several rated rare, vulnerable or uncommon. Given that an estimated 98 per cent of the original native vegetation in the Hundred of Kanmantoo has been cleared it is also of high remnant value. For these reasons, it is particularly important that this native vegetation is protected from activities which may threaten its survival.

Activities will be restricted to low-intensity grazing and cropping, and those activities which will not have the potential to introduce pest plants. Buildings and structures will be sited well clear of native vegetation to avoid the risk of damage and subsequent likelihood of tree removal.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 Development listed as non-complying is generally inappropriate.

2 Development should not adversely impact upon the natural environmental functions of native vegetation in order to aid its preservation.

3 Development should promote re-vegetation of this land using species indigenous to the locality.

Form and Character

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

Prime Agriculture Policy Area 25

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 Economically productive, efficient and sustainable primary production.

2 Preservation of rural land and landscape character by limiting additional dwellings and non-agricultural development.

3 Tourist facilities, attractions, and accommodation that are secondary to farming and blend with the natural environment.

4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Heavier reliable rainfall and fertile soils characterise this policy area occupying the western part of the district. Undulating hills and scattered large eucalypts along with a productive farming sector result in landscape of high scenic quality.

The central western perimeter of the area borders the Mount Bold reservoir and the Onkaparinga River. The majority of this land is owned by South Australian Government agencies and is characterised by large pockets of remnant vegetation and State forests. State forests are also located at Kuitpo and have been a contributor the wider region's economy since the late 19th century.

Function

The dominant rural character of the policy area should be maintained by the continuation of farming activities and the conservation of remnant native vegetation. It is important that non-agricultural development acknowledges and understands that the policy area is centred on agriculture as the primary land use, and that non-agricultural development will need to accommodate existing agricultural impacts (e.g. dust, spray drift, stock movements, noise and use of machinery at different times of the day, night and year).

For the farming economy to survive and prosper, it is essential that flexibility and diversity in terms of land use be promoted and encouraged. Farm gate sales, niche markets, value-adding and on-farm tourist accommodation are ancillary and secondary land use activities considered essential to the long term viability of the district's rural economy. Farm stays and experiences, produce trails, niche and boutique food and beverage ventures will be encouraged along with on-farm produce and product sales.

Wineries and small scale, low impact agricultural and home-based industries are encouraged where they expand the economic base of the Mount Lofty Ranges. Industries will be based upon the processing of agricultural produce sourced primarily from the region. Home-based industries will be based on rural, arts, crafts, tourist, cultural or heritage activities, and small-scale tourist ventures will relate to a variety of primary production and related activities all with the aim of promoting a regional identity.

Pattern of Development

Boundary realignments will focus smaller allotments on poorer quality agricultural land and consolidate productive land in larger parcels in order to facilitate on-going commercially viable primary production. Dwellings and associated structures are to be sited on less productive land, away from adjoining boundaries to ensure there are no adverse impacts on nearby farming practices.

Public Realm

Extensive views are afforded across the valley floors and through to the surrounding hills and ranges from the major arterial road network. The secondary and tertiary road network include roads that traverse the ridge tops and allow for extensive panoramic views over a patchwork of farms , native vegetation and forestry plantations.

Roadside vegetation forms an important element in a network of biodiversity corridors linking patches of remnant native vegetation and will be retained and replaced when required. The rural road network plays an invaluable role in the rural economy, facilitating the movement of logging trucks, stock, bulk milk and wine transport as well as farm machinery.

Built Form/Character

Landscape quality should be maintained by the re-establishment and retention of remnant and roadside vegetation and siting and design of buildings so as to contribute positively to landscape and environmental quality. The siting of dwellings and ancillary structures on hill and ridge tops should be avoided.

Domestic and ancillary buildings will be clustered and the use of non-reflective materials which blend in with the surrounding environment will be encouraged. The use of reflective prefabricated steel cladding, such as Zincalume, will be discouraged.

Effective vegetated buffers will be established between dwellings and surrounding land so as to minimise land use conflicts and not impede the continuation of existing, and development of future, agricultural activities, including horticulture.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- dairy farming
- farming
- horticulture
- light and service industry associated with the processing, packaging and distribution of local produce.
- shop in the form of small scale on-farm produce sales outlet in association with primary production
- small-scale tourist development in association with wineries, farms and local heritage places.

2 A dwelling should only be erected if it can be demonstrated that it is to support the productive use of the land consistent with the intent of the policy area, and is located on poorer quality agricultural land.

3 A dwelling should not be erected if it will limit the operation or expansion of adjoining and nearby primary production or if it will be adversely affected by agricultural activities on adjacent and nearby land.

4 Retail sales of goods produced and processed within the policy area are appropriate provided such sales are ancillary and incidental to the principal farming, and horticultural use of the land.

Form and Character

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

6 A dwelling should only be erected where such development:

(a) has a substantial vegetated buffer between the dwelling and the allotment boundary, or

(b) where the impacts of adjoining agricultural land use are mitigated by taking into account factors such as prevailing winds, topography and physical barriers.

Land Division

7 Land division should only occur if no additional allotments are created, and:

(a) smaller allotments are between 1 and 2 hectares in area and are located on less productive land, and

(b) the balance is consolidated in one large holding.

Rural Landscape Protection Policy Area 26

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 Preservation of the natural and rural character and scenic features of the policy area.

2 Low intensity rural activities on large land holdings.

3 Tourist facilities, attractions, and accommodation that are secondary to farming and blend with the natural environment.

4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

This policy area comprises the steepest land in the district, much of which is wooded, and forms a contrasting backdrop to undulating pasture and cropping lands. Because of its steeper slopes, shallower soils, high rainfall and significant quantities of remnant native vegetation, it is dominated by low intensity grazing.

The area is also characterised by a greater level of significant environmental, biodiversity and scenic value as a result of the patchwork of steep pastures, remnant vegetation and tree-lined ridge-top roads.

Function

Existing broad-acre grazing and farming practices will be retained, with more intensive horticultural activity in topographically and environmentally suitable areas, in conjunction with the stands and areas of remnant native vegetation. It is envisaged that activities which will enhance and protect the biodiversity and landscape qualities of the policy area will be undertaken. To achieve this development will be undertaken outside of those areas designated as Areas of High Environmental Significance and Perched Swamps in *Overlay Maps - Development Constraints MtB/1 – MtB/*38.

In certain critical locations such as the Mount Barker Summit, the policy area will act as a buffer to areas of significant conservation value. It is envisaged that small-scale tourism and associated passive nature-based activities will take advantage of the high scenic and environmental quality.

Pattern of Development

Dwellings are generally sited dependent on the prevailing topography and vegetation cover. Where roads follow watercourses and ridge-tops, dwellings and associated outbuildings are clustered close to the road. Where dwellings are located on blocks containing abundant native vegetation, they are set well back from the road and abut the edge of the forest or scrub. Older dwellings and outbuildings are more likely to be located close to the road, whereas newer dwellings located in undulating country are set well back from the road.

Allotments tend to be large, and where they contain significant native vegetation and biodiversity corridors, boundary realignments will ensure that remnant vegetation is not adversely affected. Where possible the configuration of boundary realignments will ensure that large areas of native vegetation or remnant stands of the original tree cover are retained on a single allotment.

Public Realm

Views from the major arterial roads are largely from the valley floors following a watercourse, and present views upwards to the surrounding hills and ridge tops. In some instances dwellings and structures have been constructed on hills and ridge tops with little consideration of the impact on the skyline. The location of all buildings and structures will be determined in consideration of their impact on the surrounding landscape and visibility from vantage points and the existing road network.

The secondary and tertiary road network includes numerous narrow, tree-lined roads framed by a canopy of native vegetation, and following ridges, which results in many vantage points affording extensive panoramic views across a large portion of the district. Important vantage points will be identified and interpretative signage designed and installed in sympathy with the wooded landscape. Roadside vegetation will be retained and replaced when necessary.

Built Form/Character

Development will be designed taking cues from the shapes, colours and textures of the landscape so as to blend rather than contrast with the surrounding environment. All buildings and structures will be clustered, sited in valleys, below ridgelines, and contribute to the enhancement of landscape quality through the use of complementary and vernacular materials such as timber, stone and corrugated iron.

In visually prominent locations, buildings and structures will be sited adjacent to, or in front of existing stands of trees so as to minimise visual impact. Additional planting of local indigenous species may be required to further reduce the visibility of buildings, structures and associated earthworks.

Domestic and ancillary buildings, as well as tourist accommodation, will be clustered and the use of non-reflective materials which blend in with the surrounding environment will be encouraged. The use of reflective prefabricated steel cladding, such as Zincalume, will be discouraged. It is desirable that where dwellings are likely to be highly visible, that roof forms are flat, skillion or based on traditional vernacular styles. Roof colours are to be subdued so as to blend in with the surrounding landscape.

Effective vegetated buffers will be established between dwellings, tourist accommodation and surrounding land so as to minimise land use conflicts. Setbacks from adjoining boundaries must ensure that the continuation of existing, and development of future agricultural activities are not impeded and the biodiversity and conservation value of remnant native vegetation is not diminished.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- farming
- horticulture
- small scale tourist accommodation associated with farming, horticulture and local heritage places
- small-scale recreation and tourist infrastructure.

2 Development which secures the ongoing conservation and regeneration of native vegetation is encouraged.

Form and Character

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

4 Development should not be undertaken unless:

(a) it preserves and enhances the natural and rural character and amenity of the policy area, or

(b) it assists in the re -establishment of natural and rural character and amenity of the policy area.

5 Dwellings and other buildings should be located:

(a) in areas already cleared of native vegetation

(b) below the skyline

(c) within areas of degraded native vegetation where well preserved native vegetation occupies the balance of the land on which the buildings are to be located.

6 Buildings should only be erected within 20 metres of the nearest boundary of a road in circumstances where one of the following can be achieved:

(a) additional remnant native vegetation exhibiting high amenity or conservation value can be retained

(b) the building is effectively screened by existing buildings or roadside vegetation

(c) the building set-back is consistent with the pattern of existing nearby development and the visual amenity of the locality is preserved.

7 The external materials of buildings should be natural colours responding to the natural backdrop, and be non-reflective.

8 Intensive animal keeping should not be undertaken in the policy area.

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

The following forms of development are non-complying (including any combination where located within the Mount Lofty Ranges Watershed Overlay):

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where the development has an advertisement area of 2 square metres or less and it achieves all of the following: (a) the message contained thereon relates entirely to a lawful use of land (b) the advertisement is erected on the same allotment as the use it seeks to advertise (c) the advertisement will not result in more than two advertisements on the allotment.
Airfield where located within the Mount Lofty Ranges Watershed Overlay	
Aged persons accommodation	
Agricultural industry (including an ancillary area for sale and display of produce) where located within the **Mount Lofty Ranges Watershed Overlay** and **Native Vegetation Buffer Policy Area 3**	Except where located in Watershed Areas 2 or 3 *(shown on Overlay Maps – Mount Lofty Ranges Watershed Area*) and it achieves all of the following: (a) in association with primary production and at least one of the following activities associated with the processing of primary produce takes place: (i) washing (ii) grading (iii) processing (including bottling) (iv) packing or storage (b) the total combined area for any one or any combination of these activities (including ancillary activities) is 250 square metres or less per allotment with a maximum building area of not more than 150 square metres, including a maximum area of 50 square metres for sale and display of goods manufactured in the industry (c) the industry, including any ancillary uses, is located within the boundary of a single allotment (d) there is no more than one industry located on an allotment (e) complies with **Clause B**.
Bulk handling and storage	Except where located within the **Broad Acre Agriculture Policy Area 23**.
Bulky goods outlet	
Bus Depot	
Cemetery where located within the **Mount Lofty Ranges Watershed Overlay**	
Child care facility	

Form of development	Exceptions
Commercial forestry where it is located within the **Native Vegetation Buffer Policy Area 3 or Rural Landscape Protection Policy Area 26**	
Consulting room	Except where it achieves (a) or (b): (a) it is a veterinary clinic that complies with **Clause A** (b) it is located within **Precinct 2 The Cedars** and it is connected to a sewer or Community Wastewater Management System.
Convention centre where located within the **Mount Lofty Ranges Watershed Overlay**	Except where located within **Precinct 2 The Cedars** and it is connected to a sewer or Community Wastewater Management System.
Crematorium	
Dairy where located within the **Mount Lofty Ranges Watershed Overlay**	Except where located in Watershed Areas 2 or 3 (shown on *Overlay Maps – Mount Lofty Ranges Watershed Area)* which achieves all of the following criteria: (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) is connected to a wastewater management system (including wastewater storage lagoons) that is located at least 200 metres from any watercourse, dam, lake, wetland, bore, well, artificial channel or public stormwater drain (whether or not temporarily dry) and is designed and constructed to avoid leakage to groundwater or overflow under extreme rainfall conditions (c) treated wastewater irrigation areas (i) have a slope of less than 1-in-5 (20 per cent), (ii) are greater than 100 metres from any watercourse, dam, lake, wetland, bore, well, artificial channel or public stormwater drain (whether or not temporarily dry) (iii) are suitable to provide for seasonal wastewater irrigation without causing pollution of surface or underground waters.
Dam where located within the **Mount Lofty Ranges Watershed Overlay**	
Dwelling where located within the **Mount Lofty Ranges Watershed Overlay**	Except where (a) or (b) are achieved: (a) where it is a detached dwelling and it achieves all the following criteria: (i) there is no habitable dwelling existing on the same allotment (ii) no valid planning authorisation to erect a dwelling on that allotment exists (iii) no other application for development authorisation is being made or has been made and is not yet determined for a dwelling on that allotment (iv) complies with **Clause A** (b) where it is located within **Precinct 2 The Cedars** and it is connected to a sewer or Community Wastewater Management System.

Form of development	Exceptions
Dwelling where located outside the **Mount Lofty Ranges Watershed**	Except where the development achieves (a) or (b): (a) It is for a detached dwelling that achieves all of the following: (i) it does not result in more than one dwelling on the allotment (ii) is sited at least: (A) 300 metres from an agricultural industry or mineral water extraction and processing plant not on the same allotment (B) 500 metres from intensive animal keeping not on the same property (iii) complies with **Clause A** (b) it is for a second dwelling where all of the following (i) to (v) are satisfied: (i) is located at least 40 metres from all adjoining boundaries (other than an existing public road boundary) (ii) is able to be equipped with adequate power, water and effluent management system which are shared between the two dwellings (iii) shares the existing dwelling's access/egress point to the road network (iv) does not result in more than two dwellings being erected on the same allotment (v) complies with **Clause A**.
Educational establishment	Except where located outside the Watershed Overlay *(shown on Overlay Maps – Mount Lofty Ranges Watershed Area)* and it achieves one of the following, (a) or (b): (a) an outdoor education centre (b) facilities associated with an agricultural high school.
Entertainment venue where located within the **Mount Lofty Ranges Watershed Overlay**	Except where located within **Precinct 2** T**he Cedars** and it is connected to a sewer or Community Wastewater Management System.
Equestrian centre where located within the **Mount Lofty Ranges Watershed Overlay**	Except where located in Watershed Area 3 *(shown on Overlay Maps – Mount Lofty Ranges Watershed Area)* and located at least 100 metres from any watercourse, dam, lake, wetland, bore, well, artificial channel or public stormwater drain (whether or not temporarily dry).
Excavation and/or filling of land where located within the **Mount Lofty Ranges Watershed Overlay**	Except where located within **Precinct 2 The Cedars.**
Freight terminal	
Fuel depot	
Function centre where located within the **Mount Lofty Ranges Watershed Overlay**	Except where located in Watershed Areas 2 and 3 *(shown on Overlay Maps – Mount Lofty Ranges Watershed Area)* and it achieves one of the following, (a) or (b): (a) it achieves all of the following: (i) it is ancillary to and in association with primary production, a winery, cellar door or shop where the tasting and retail sale of wine are the predominant activities, or agricultural industry (ii) it does not result in more than 75 seats for customer dining purposes on the allotment (iii) it complies with **Clause A** (b) it achieves all of the following: (i) it is located within **Precinct 2 The Cedars**

Form of development	Exceptions
	(ii) is connected to a sewer or Community Wastewater Management System.
Funeral parlour	
Helicopter landing facility where located within the **Mount Lofty Ranges Watershed Overlay**	Except where located within **Precinct 2 The Cedars**
Home based industry where located within the **Mount Lofty Ranges Watershed Overlay**	Except where located in Watershed Areas 2 and 3 *(shown on Overlay Maps – Mount Lofty Ranges Watershed Area)* and it achieves all of the following criteria: (a) at least one of the following activities takes place: (A) arts (B) crafts (C) tourism (D) heritage related activities, and may include an ancillary area for display, sale and/or promotion of goods manufactured in the industry (b) the total combined area for any one or any combination of these activities does not exceed 80 square metres, including a maximum area of 50 square metres for sale and display of goods manufactured in the industry (c) the industry is located further than 50 metres from a dwelling or tourist accommodation not located on the same allotment (d) the industry, including any ancillary uses is located within the boundary of a single allotment (e) there is no more than one industry located on an allotment (f) it complies with **Clause B**
Horse-keeping and ancillary buildings and structures including stables, shelters and exercise yards where located within the **Mount Lofty Ranges Watershed Overlay**	Except where located in Watershed Areas 2 and 3 (shown on *Overlay Maps – Mount Lofty Ranges Watershed Area)* and it achieves all of the following: (a) associated and ancillary buildings and structures are located on land outside of a 1-in-100 year average recurrence interval flood event (b) it is not located on any land with a slope greater than 1-in-5 (20 per cent) (c) associated and ancillary buildings, structures and intensive exercise areas are located greater than 50 metres from any watercourse, dam, lake, wetland, bore, well, artificial channel or public stormwater drain (whether or not temporarily dry).
Horticulture where located within the **Mount Lofty Ranges Watershed Overlay**	Except where it is located more than 50 metres from any watercourse, dam, lake, wetland, artificial channel or public stormwater drain (whether or not temporarily dry).

Form of development	Exceptions
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves all of the following: (a) it is at least 500 metres from all of the following: (i) a National Park (ii) a Conservation Park or **Conservation Zone** (iii) a Wilderness Protection Area (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area (b) it is 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area (c) it is at least 50 metres from any watercourse, dam, lake, wetland, artificial channel or public stormwater drain (whether or not temporarily dry).
Hospital	
Hotel	Except where located within **Precinct 2 The Cedars** and it is connected to a sewer or Community Wastewater Management System.
Indoor recreation centre	Except where it achieves, (a) or (b): (a) it is in association with an existing Recreation Area and it complies with **Clause A** (b) it is located within **Precinct 2 The Cedars** and it is connected to a sewer or Community Wastewater Management System.
Industry where located within the **Mount Lofty Ranges Watershed Overlay**	Except where it achieves (a) or (b): (a) it achieves all of the following: (i) it is located in Watershed Areas 2 and 3 (shown on *Overlay Maps – Mount Lofty Ranges Watershed Area)* and it is a service industry in association with the processing of primary production; (ii) there is no more than one industry located on an allotment (iii) complies with **Clause B** (b) it achieves all of the following: (i) it is located within **Precinct 2 The Cedars** and it is a light industry or service industry in association with and ancillary to The Cedars' activities (ii) it is connected to a sewer or Community Wastewater Management System.
Industry where located outside the **Mount Lofty Ranges Watershed Overlay**	Except where it is a service industry in association with the processing of primary production.
Integrated service station	
Intermodal rail freight facility where located within the **Mount Lofty Ranges Watershed Overlay**	

Form of development	Exceptions
Intensive animal keeping where it is located within the **Mount lofty Ranges Watershed Overlay**, **Native Vegetation Buffer Policy Area 3, Hahndorf Rural Activity Policy Area 24, Prime Agricultural Policy Area 25** or **Rural Landscape Protection Policy Area 26**	Except land-based aquaculture where the development is located more than 500 metres from a township boundary.
Land division	Except where it achieves one of the following, (a) or (b): (a) no additional allotments are created, either partly or wholly, within the zone and each resulting allotment provides a suitable site for a detached dwelling which complies with all of the following: (i) it complies with **Clause A** (ii) it is located at a distance of greater than 500 metres from an allotment within the **Industry Zone** (b) it is located within **Precinct 2 The Cedars** and each resultant allotment provides a suitable site for development envisaged in the Precinct which can be connected to a sewer or Community Wastewater Management System.
Mineral water extraction and processing and any ancillary activities of administration and sale or promotion of mineral water product where located within the **Mount Lofty Ranges Watershed Overlay**	Except where it is located in Watershed Areas 2 and 3 (shown on *Overlay Maps – Mount Lofty Ranges Watershed Area)* and: (a) at least one of the following activities associated with the extraction and processing of mineral water takes place: (i) extraction (ii) bottling (iii) packaging (iv) storage (v) distribution (b) the total combined area for any one or any combination of these activities (including ancillary activities) is not more than 450 square metres per allotment with a maximum total floor area of no greater than 250 square metres, including a maximum floor area of 50 square metres for the sale and display of goods manufactured in the industry (c) the industry, including any ancillary uses, is located within the boundary of a single allotment (d) there is no more than one industry located on an allotment (e) complies with **Clause B**.
Motel	Except where both (a) and (b) applies: (a) it achieves one of the following. (i), or (ii), or (iii): (i) it is ancillary to and in association with primary production, a winery or agricultural industry and neither (A), (B) or (C) of the following exists on the same allotment (A) a habitable dwelling (B) a valid planning authorisation to erect a dwelling (C) tourist accommodation building(s) (ii) it is located within an existing local or state heritage place (iii) it is located within **Precinct 2 The Cedars** (b) it achieves one of the following, (i) or (ii): (i) it achieves all of the following: (A) it is located outside **Precinct 2 The Cedars** (B) no more than 10 guests are accommodated overnight at any one time

Form of development	Exceptions
	(C) it complies with **Clause A** (D) it does not store wastewater in holding tanks for off-site disposal (ii) it achieves all of the following: (A) it is within **Precinct 2 The Cedars** (B) it is connected to a sewer or Community Wastewater Management System.
Motor racing venue	
Motor repair station	
Motor vehicle sales premises	
Nursing home	
Office	Except where associated with and ancillary to one of the following: (a) primary production (b) agricultural or home industry (c) winery (d) cellar door (e) farm-gate sales (f) tourism (g) it is located within **Precinct 2 The Cedars** and is in association with and ancillary to development in that precinct.
Petrol filling station	
Place of worship	
Plant nursery where located within the **Mount Lofty Ranges Watershed Overlay**	Except where located in **Precinct 2 The Cedars** and it achieves all of the following: (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.
Prescribed mining operations where located within the **Mount Lofty Ranges Watershed Overlay**	
Racecourse where located within the **Mount Lofty Ranges Watershed Overlay**	
Recycling centre where located within the **Mount Lofty Ranges Watershed Overlay**	
Road transport terminal	
Service trade premises	

Form of development	Exceptions
Shop or group of shops	Except where one of (a) – (d) applies: (a) it is a cellar door sales outlet where: (i) the tasting of wine and retail sale of wine are the predominant activities (ii) it does not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales on the allotment (and this includes any retail sale of non-beverage or non-food items) (iii) the method of waste water disposal does not involve the storage of wastewater in holding tanks (iv) it is established on the same allotment as a winery and/or vineyard (v) it complies with **Clause A** (b) it is a restaurant and achieves all of the following: (i) it is located on the same allotment as a winery or a shop (ii) where the method of waste water disposal does not involve the storage of waste water in holding tanks (iii) where it does not result in more than 75 seats for customer dining purposes on the allotment (iv) it complies with **Clause A** (c) it is a shop for the on-farm sale of rural produce where it achieves all of the following: (i) the product of goods for sale are directly associated with products sourced or processed on the allotment or associated with tourism development (ii) the sales and display area does not exceed 80 square metres (iii) the method of waste water disposal does not involve the storage of wastewater in holding tanks (iv) it complies with **Clause A** (d) it is a shop (including a restaurant) located within **Precinct 2 The Cedars** where it achieves all of the following: (i) it is in association with and ancillary to development in **Precinct 2 The Cedars** (ii) it is connected to a sewer or Community Wastewater Management System.
Short-term workers' accommodation where located within the **Mount Lofty Ranges Watershed Overlay**	Except where located in Watershed Areas 2 and 3 (shown on *Overlay Maps – Mount Lofty Ranges Watershed Area)* and both (a) and (b) applies: (a) it achieves one of the following, (i), or (ii) or (iii): (i) it is ancillary to and in association with primary production, a winery or agricultural industry, and neither (A), (B) or (C) of the following exists on the same allotment: (A) a habitable dwelling (B) a valid planning authorisation to erect a dwelling (C) tourist accommodation building(s) (ii) it is located within an existing local or state heritage place (iii) it is located within **Precinct 2 The Cedars** (b) it achieves one of the following, either (i) or (ii): (i) it achieves all of the following: (A) it is located outside **Precinct 2 The Cedars** (B) no more than ten guests are accommodated overnight at any one time (C) it complies with **Clause A** (D) it does not store wastewater in holding tanks for off-site disposal (ii) it achieves all of the following: (A) it is within **Precinct 2 The Cedars**

Form of development	Exceptions
	(B) it is connected to a sewer or Community Wastewater Management System.
Special industry	
Stock sales yard where located within the **Mount Lofty Ranges Watershed Overlay**	
Stock slaughter works where located within the **Mount Lofty Ranges Watershed Overlay, Native Vegetation Policy Area 3, Hahndorf Rural Activity Policy Area 24** or the **Rural Landscape Protection Policy Area 26**	
Supported accommodation	
Tourist accommodation where located within the **Mount Lofty Ranges Watershed Overlay**	Except where it is located in Watershed Areas 2 and 3 (shown on *Overlay Maps – Mount Lofty Ranges Watershed Area)* and both (a) and (b) applies: (a) it achieves one of the following: (i) it is ancillary to and in association with primary production, a winery or agricultural industry, and neither (A), (B), or (C) of the following exists on the same allotment (A) a habitable dwelling (B) a valid planning authorisation to erect a dwelling (C) tourist accommodation building(s) (ii) it is located within an existing local or state heritage place (iii) it is located within **Precinct 2 The Cedars** (b) it achieves either (i) or (ii) of the following: (i) it achieves all of the following: (A) it is located outside **Precinct 2 The Cedars** (B) no more than 10 people are accommodated overnight at any one time (C) it complies with **Clause A** (D) it does not store wastewater in holding tanks for off-site disposal (ii) it achieves all of the following: (A) it is within **Precinct 2 The Cedars** (B) it is connected to a sewer or Community Wastewater Management System.
Tourist accommodation where located outside the **Mount Lofty Ranges Watershed Overlay**	Except where it is it is ancillary to and in association with primary production, a winery or agricultural industry and complies with the following: (a) no more than 20 people would be accommodated overnight at any one time (b) it complies with **Clause A**.
Transport depot	

Form of development	Exceptions
Warehouse where located within the **Mount Lofty Ranges Watershed Overlay** **Native Vegetation Buffer Policy Area 3** or **Rural Landscape Protection Policy Area 26**	
Waste reception, storage, treatment or disposal where located within the **Mount Lofty Ranges Watershed Overlay**	Except where located within **Precinct 2 The Cedars** and it achieves all of the following: (a) it is for a waste water treatment plant (b) it is ancillary to and in association with development in **Precinct 2 The Cedars**.
Winery where located within the **Mount Lofty Ranges Watershed Overlay**	Except where it is located within Watershed Areas 2 and 3 (shown on *Overlay Maps – Mount Lofty Ranges Watershed Area)* and at least one of the following applies: (a) the processing of grape or grape product does not exceed a 500 tonne crush per year (b) does not store waste water in holding tanks and it complies with all of the following, (i) to (iii): (i) where the development is setback at least 50 metres from a bore, well, watercourse, dam, lake wetland, artificial channel or public stormwater drain (whether or not temporarily dry) or where there is observed a clearly defined bed and banks in which water may flow at any time (ii) where no part of the development is undertaken in areas subject to inundation by 1-in-100 year average recurrence internal flood event or sited on land which would interfere with the flow of such flood waters (iii) where all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.
Wrecking yard	

Clause A and B requirements

Clause	Requirements
Clause A	(a) it is not located in areas subject to inundation by a 1-in-100 year average recurrence interval flood event or sited on land fill which would interfere with the flow of such flood waters (b) it is connected to an approved sewerage or common effluent disposal scheme or has an on-site waste water treatment and disposal method which complies with the relevant standards (c) it does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse (d) it does not have a wastewater disposal area located on any land with a slope greater than 1-in-5 (20 per cent) or depth to bedrock or seasonal or permanent watertable less than 1.2 metres (e) it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average recurrence interval flood event (f) it is sited at least 25 metres from any watercourse, dam, lake, wetland, bore, well, artificial channel or public stormwater drain (whether or not temporarily dry).

Clause	Requirements
Clause B	(a) it is not located in areas subject to inundation by a 1-in-100 year average recurrence interval flood event or sited on land fill which would interfere with the flow of such flood waters (b) it is connected to an approved sewage effluent disposal scheme or has an on-site waste water treatment and disposal method which complies with the relevant standards. (c) the effluent system and any effluent drainage field are located within the allotment of the development (d) it is not located on land with a slope greater than 1-in-5 (20 per cent) (e) it is not located within 50 metres of any bore, well or watercourse, dam, lake, wetland, bore, well, artificial channel or public stormwater drain (whether or not temporarily dry). (f) the development does not have septic tank and sub surface soakage field or disposal area or any other waste water treatment facility located on land subject to inundation by a 1-in-10 year average recurrence interval flood event.

Public Notification

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

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

Category 1	Category 2
Art gallery in **Precinct 2 The Cedars**	Agricultural industry
Dwelling in **Precinct 2 The Cedars**	All development within **Precinct 2 The Cedars** (except where Category 1)
Function centre in **Precinct 2 The Cedars**	Cellar-door sales outlet (except where Category 1)
Office in **Precinct 2 The Cedars**	Demolition, alterations and/or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*
Restaurant in **Precinct 2 The Cedars**	Home based industry
Shop or group of shops in **Precinct 2 The Cedars**	Horticulture
Solar photovoltaic panels (roof mounted or freestanding)	Mineral water extraction and/or processing plant
Studio/workshop in the **Precinct 2 The Cedars**	Restaurant (except where Category 1)
Tourist development (including accommodation) in **Precinct 2 The Cedars**	Shop (except where Category 1)
	Small scale tourist accommodation (except where Category 1)
	Winery of less than 500 tonnes crush capacity per annum
	Winery of 500 tonnes or more crush capacity per annum where not within 300 metres of a dwelling or tourist accommodation that is not in the ownership of the winery applicant

Recreation Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone accommodating sporting, entertainment, cultural and recreational activities and associated spectator and administrative facilities.

2 Development of integrated recreational areas and facilities that accommodate a range of activities accessible to the community.

3 Buildings, facilities and car parks located and designed to blend in with existing or additional trees, vegetation and landscaping.

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

DESIRED CHARACTER

Function

The zone will accommodate sporting, recreational and cultural facilities for the general public's benefit.

Patterns of Development and Public Realm

Development will articulate the following:

- attractive and articulated building facades
- orientation of buildings and activities towards public roads and public spaces and away from adjoining residential activities
- buildings with street frontages that incorporate activities, entrances and windows at street level
- associated facilities, such as service entries and off-street car parking, which are located to the rear of and screened by buildings.

Built Form, Building Design and Character

Where development interfaces with adjoining residential development it will:

- include design treatments to mitigate emissions and impacts upon residential development
- locate vehicle loading, parking areas and access points and storage areas so as to avoid nuisance upon residential uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- car parking
- clubroom associated with a sports facility
- entertainment, cultural and exhibition facility
- golf course
- indoor and outdoor recreation facility
- lighting for night use of facilities office associated with recreation facility
- playground
- shops or groups of shops ancillary to recreation development

- showground
- sports ground and associated facility
- special event
- spectator and administrative facilities ancillary to recreation development
- swimming pool.

2 Development listed as non-complying is generally inappropriate.

3 A shop or group of shops should only be developed in this zone where:

(a) it is ancillary to recreation and sport development

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

Form and Character

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

5 Built-form should be:

(a) set well back from public roads

(b) clustered, where practicable, to ensure that the majority of any site remains open in appearance

(c) designed and constructed of materials and colours which will complement a natural park setting

(d) screened or softened in appearance by landscaping including the planting of perimeter landscape buffer areas around buildings and car parks.

6 Strong thematic landscaping should be instituted on individual sites to improve the landscape, provide shade and shelter, create interest, provide habitat, retain existing native vegetation, use locally indigenous plant species in plantings where possible and define different activity areas.

7 All car parking areas should be shaded and screened with vegetation to improve the amenity of the zone.

Land Division

8 No additional allotments should be created wholly or partly within the zone.

9 Land division or the rearrangement of existing allotment boundaries should take place as part of a co-ordinated development scheme, or as a rationalisation of land holdings that is designed to allow more efficient and economic use of land consistent with the objectives for the zone.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Bus depot	
Bus station	
Consulting room	
Crematorium	
Dwelling	
Electricity generating station	
Fuel depot	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Major public service depot	
Motel	
Motor repair station	
Nursing home	
Office	Except where associated with community or recreation facilities.
Petrol filling station	
Place of worship	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 150 square metres.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	Demolition, alterations and/or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*.

Regional Town Centre Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A centre representing the primary focus for business and commercial services for the region providing a full range of shopping, administrative, cultural, community, entertainment, education, religious and recreational facilities, and public and private office development.

2 A centre providing a focus for public transport interchanges and networks.

3 Development of a visually and functionally cohesive centre.

4 A centre accommodating medium to high density residential development in conjunction with non-residential development.

5 An accessible centre that encourages activities after hours, supported by high quality public spaces and streetscapes.

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

DESIRED CHARACTER

Function

The **Regional Town Centre Zone** is expected to evolve into the pre-eminent centre within the Adelaide Hills region, increasing the level of retail, commercial and social activity, and making the centre more attractive to local residents and visitors to the region. It is expected to accommodate intensive retail, business, administrative, civic, cultural and community facilities. Mixed use development in the form of residential development above non-residential development will be established to provide an alternative housing choice and contribute to the creation of a vibrant and accessible place during both business hours and after business hours. Development will manage vehicle congestion and pedestrian safety to ensure safe and efficient pedestrian access and movement throughout the zone. The three themes that are central to the function of the **Regional Town Centre Zone** are described as:

- Activity Generation
- Quality of Experience
- Access and Movement.

These themes are central to the direction of policy and provisions comprising the zone.

The centre will support the use and function of public transport, walking and cycling options (including comprehensive cycle networks) recognising the accessibility of two bus interchanges at the edges of the zone and the established trail that extends through the centre. Priority will be given to safe and inclusive pedestrian and cycle movement throughout, complemented by slower vehicle speed environments, with car access and parking (where possible) at the edges of the **Business and Retail Core Policy Area 5**.

Pattern of Development and Built Form

The centre will evolve through the coordinated and compact development of consolidated development sites that are developed to their full potential. A cohesive and continuous built form edge will enclose streets and public spaces through the use of base podiums of two storeys, with buildings extending up to 5 storeys when positioned behind podiums and carefully designed to address the pedestrian environment, maintain access to sunlight and provide a high level of amenity of occupants.

It is expected that existing at-grade car parking areas will be progressively developed over time as part of a more compact urban form with parking areas consolidated and coordinated to take advantage of different peak demand periods for the variety of land uses that exist within the centre. Car parking should be provided within a basement, under-croft and/or multi-level structure that is integrated within buildings, positioned centrally within sites, or behind retail and commercial tenancies to minimise the impact on the amenity of the centre.

Building Design and Character

A high quality of building design is expected within the centre with careful consideration of the setting of existing State and Local Heritage Places and contributory items within Historic Conservation Areas that form part of the zone. It is expected that development will respond to these important historic characteristics through appropriate height, design features (such as verandas and parapets), the extensive use of window and door openings on building façades at podium levels and use of complementary materials and finishes.

The design of buildings will assist way-finding and emphasise important junctions within the established street network, gateways into the centre, and the framing of important vistas. Built form will provide a sense of arrival (in combination with upgrades to public realm) and improve the centre's edge along Adelaide Road, effectively framing the centre and providing a distinction between the centre and the form and functions of the adjoining **Residential Zone**, **Community Zone** and **Open Space Zone**.

Development will make a positive contribution to achieving high quality urban design outcomes through the design and placement of buildings. Critical to this is providing interesting and attractive streetscapes by ensuring building facades that face a public road or space are meaningfully activated and designed to maximise pedestrian comfort. Pedestrian comfort should be provided through canopies and verandas, and through buildings that are designed to reflect human scale at the street level through the use of a base podium that frames street and provides a continuous built form edge. Importantly facades will allow for the adaptive reuse of ground floor tenancies, including activities that may spill out onto the street, such as outdoor dining.

Public Realm

Progressive upgrades to open space and linear trails (such as adjoining waterways) will provide recreation opportunities and attractive backdrops and outlooks for development fronting these locations. Buildings adjoining the Mount Barker, Littlehampton and Western Flat Creeks are expected to take advantage of the amenity that these spaces provide and address and enhance the creek environments through the use of windows and entries to buildings, along with integrated landscaping and fencing solutions that maintain surveillance and interaction.

Over time, these watercourses and associated linear reserves are expected to be integrated with the adjoining built environs via pedestrian linkages and progressively upgraded public spaces, and will be seen as important linkages throughout the centre. It will be important to carefully incorporate flood mitigation and protection measures within development adjoining the creeks without compromising permeability and accessibility between public and private spaces at this interface.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- affordable housing
- bank
- child care centre
- civic centre
- consulting room
- department store within **Business and Retail Core Policy Area 5**
- dwelling within the **Residential Infill Policy Area 9** or **Residential Character Policy Area 10**
- dwelling in conjunction with non-residential development
- educational establishment

- emergency services facility
- entertainment facility
- health facility
- hospital
- hotel
- indoor games centre
- library
- motel
- office
- place of worship
- playing field
- pre-school
- primary school
- public transport interchange
- residential flat building within the **Residential Infill Policy Area 9**
- residential flat building in conjunction with non-residential development
- restaurant
- shop
- supermarket
- swimming pool.

2 Development listed as non-complying is generally inappropriate.

3 Active retail and commercial land uses such as small shops, restaurants and cafes should be concentrated at ground level and along street frontages to contribute to street activity and ensure:

(a) residential and other commercial uses are located on higher levels

(b) land uses within buildings and adjacent public spaces are integrated

(c) the promotion of street activation and surveillance.

4 Large floor plate retail and commercial uses should be located centrally within sites and edged by street facing smaller specialty retail and commercial land uses, as shown in the figure below:

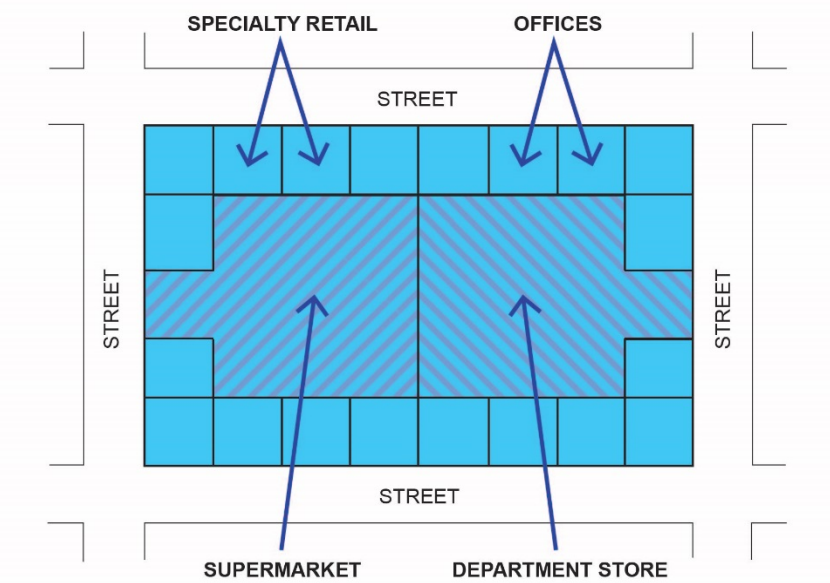


Figure 1 – Larger floor plate tenancies sleeved by small tenancies to street frontages

5 Other than within the **Residential Infill Policy Area 9** or **Residential Character Policy Area 10,** medium to high density residential development, including affordable housing and development comprising a variety of residential and non-residential uses should only be developed if it does not prejudice the operation of existing or future non-residential activity within the zone.

Form and Character

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

7 Development should be undertaken in accordance with the following Concept Plan Maps:

(a) *Concept Plan Map MtB/10 - Regional Town Centre*

(b) *Concept Plan Map MtB/11 - Regional Town Centre - Public Realm*

(c) *Concept Plan Map MtB/18 - Regional Town Centre - Transport and Access*

(d) *Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape*.

8 Development should be designed and sited to promote linkages between the various developments within the centre and adjoining roads.

9 Development should be designed and sited to complement existing heritage buildings within the zone through the use of:

(a) appropriate floor level and parapet heights

(b) the pattern and proportion of window and door openings

(c) façade treatment and decoration

(d) materials, finishes and colours that characterise the adjacent heritage buildings.

10 Development should provide building frontages and façades that support street activity and engagement with pedestrians – particularly on 'Active Street Frontages' as shown on *Concept Plan Map MtB/11 - Regional Town Centre - Public Realm*.

11 Development, including residential development and facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the region.

12 Large floor plate and commercial uses / tenancies should provide pedestrian entries to both primary and secondary street frontages so as to contribute to street activity.

13 Where no street setbacks are desirable, buildings should incorporate shelter over footpaths to enhance the quality of the pedestrian environment.

14 Multi-storey development which is greater than 2 storeys in height and located adjacent to the Gawler **Street Policy Area 7** should be sited and designed to:

(a) minimise any detrimental impact on the historic streetscape of Gawler Street

(b) to ensure that only 2 storeys of the development will be visible when viewed from the Gawler Street streetscape

(c) to maximise the use of site topography and fall from Gawler Street and ensure the building is set back from the policy area boundary in accordance with the Figure below:

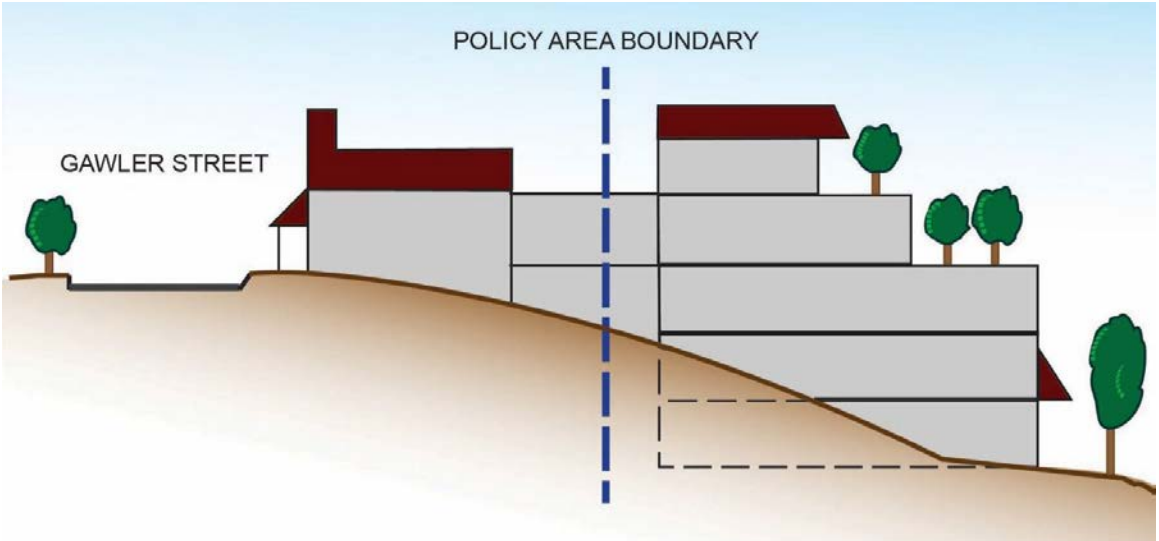


Figure 2 – Indicative Building Form should step down adjacent the Gawler Street Policy Area 7

15 Building entries to streets, laneways and public open spaces should be clearly articulated through the use of architectural treatments such as columns, porticos or awnings.

16 The parapet height of podiums within and between developments should utilise different architectural features, decoration and materials to contribute to the visual diversity of the streetscape within the Regional Town Centre.

17 Buildings, including residential development should be designed to maximise natural light and ventilation without compromising amenity from the impacts of noise and emissions from adjoining or surrounding sources.

18 Fencing should be no more than 1.2 metres in height to maintain sight lines between buildings and the street and to improve passive surveillance.

19 Service plant, equipment infrastructure and emergency access points should be located to the side and rear of buildings, not having street frontage and should be screened from the public realm.

20 The ground and first floor of buildings should be built with a minimum ceiling height of 4.5 metres to allow for adaptation to a range of land uses including shops, offices and residential.

21 Development of a *'Landmark Building Site'* as shown on *Concept Plan Map MtB/11 - Regional Town Centre - Public Realm* should seek to emphasise and enhance the site and (in particular) the street corner setting to create a comfortable, attractive and vibrant pedestrian environment.

22 Development on corner sites adjacent to a *'Town Centre Gateway'* as shown on *Concept Plan Map MtB/11 - Regional Town Centre - Public Realm* should provide high quality development that reflects the prominence of these locations and their role as important entries into the centre and reinforces or creates a sense of arrival. This can be achieved through the use of additional height, higher quality materials and design treatments.

23 Development on land that adjoins the Littlehampton, Mount Barker and Western Flat Creeks as shown on *Concept Plan Map MtB/11 - Regional Town Centre - Public Realm* should be designed to enhance the creek environs, integrate the natural with the built environment, and facilitate enhanced pedestrian connectivity with the creek environs.

24 Buildings and building facades should be designed and sited to:

(a) clearly define the base, middle and top section of the building

(b) create continuity of frontage along streets and public spaces

(c) incorporate shelter over footpaths to enhance the quality of the pedestrian environment, where no street setbacks are desirable

(d) promote a safe, interesting and vibrant pedestrian environment

(e) integrate balconies and terraces into the overall architectural form and details of the building

(f) incorporate façade treatments, architectural details and the use of colour to:

(i) assist in breaking up building mass

(ii) provide for contrast of light and shade across facades

(iii) contribute to the building articulation and depth at ground or street level.

Residential Development

25 Residential development located within a mixed use building should be provided with an entry separate from ground-floor non-residential development.

26 Dwellings should only be developed within the **Business and Retail Core Policy Area 5** where they are to be constructed behind or above non-residential uses located on the same allotment.

27 Low density residential development, which achieves gross densities of less than 23 dwellings per hectare (which translates to net densities of less than 40 dwellings per hectare), should only occur within the **Residential Character Policy Area 10**.

28 Medium density residential development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should typically be in the form of two to three storey buildings.

29 High density development that achieves gross densities of more than 45 dwellings per hectare (which translates to net densities of more than 67 dwellings per hectare) should typically be in the form of three to five storey buildings.

30 Podiums in mixed use multi-storey buildings should be sited and designed to provide:

(a) separation between adjacent buildings to allow for views, visual and acoustic privacy, air circulation, wind penetration and solar access internal living areas

(b) solar access to the neighbouring properties to the south, during winter solstice, as well as the street footpath on the southern side of the adjacent street.

31 Multi-storey development should be designed to ensure that the number of dwellings accessible from a single circulation core on any individual floor level does not exceed 8 dwellings.

32 Dwellings should have a minimum internal floor area of not less than that shown in the following table:

Dwelling configuration	Minimum internal floor area (including internal storage but excluding car parking or private open space)
Studio (where there is no separate bedroom)	37 square metres
1 bedroom dwelling	50 square metres
2 bedroom dwelling	75 square metres
3+ bedroom dwelling	100 square metres

33 Dwellings that do not have access to private open space at ground level should be provided with private open space in the form of a balcony or terrace of not less than that shown in the following table:

Dwelling configuration	Minimum Private Open Space Requirement	Minimum Dimension
Studio (without separate bedroom)	8 square metres	2 metres
One-bedroom	8 square metres	2 metres
Two-bedroom	11 square metres	2 metres
Three-bedroom or greater	15 square metres	2 metres

34 Multi-storey residential development should be sited and designed to provide passive surveillance over surrounding streets, lane ways and public spaces and ensure that living areas achieve an external outlook that maximises the available views and vistas of the town centre and surrounding environs, and across adjoining streets, open spaces and pedestrian and cycle corridors.

35 Residential development should be sited and designed to ensure the external outlook from living areas:

(a) provides visibility to a portion of open sky

(b) is not completely enclosed by direct views of adjoining buildings

(c) only uses light wells, high level windows and skylights as a secondary and complementary source.

36 Multi-storey development should be sited and designed to minimise the potential for incidental surveillance of the habitable rooms and private open space areas of adjoining buildings in the **Residential Zone**.

37 Residential development should be sited and designed to minimise the impact of noise, light and odour and be protected from high noise generating sources and land uses by:

(a) increasing distance between source and habitable/open space areas

(b) the use of U or L shaped building layouts to shelter habitable/opens space areas from the noise source

(c) setting habitable rooms back behind podiums

(d) minimising the transmission of noise within and between buildings through the spatial clustering and separation of the following areas:

(i) foyers apartment/dwelling entries, lift lobbies and circulating spaces

(ii) bedrooms and other ‘quiet’ habitable rooms

(iii) storage and wet areas

(iv) common open spaces, parking areas and vehicle access ways

(v) residential and non-residential land use.

38 New residential and mixed use buildings should incorporate roof top gardens and green roof technologies, providing opportunities to capitalise on attractive outlooks and to provide quality communal recreational space as a substitute for private open space.

Advertisements

39 Advertising and advertising hoardings within the zone should comply with the signage type and design requirements as outlined in *Table MtB/4 - Design Guidelines for Advertisements*.

40 The following types of signage should not occur within the zone:

(a) above verandah end and facia boards

(b) above parapet or gable

(c) bunting

(d) mobile

(e) roof

(f) third party advertising.

Movement and Access

41 Development should provide vehicle access via a side street or rear lane access way.

42 Lanes and access ways should be designed and sited to:

(a) facilitate the efficient servicing of sites whilst minimising vehicle access points from the established street network

(b) contribute to the improved movement of people throughout the centre.

43 Except where specified in the table below or a particular zone or policy area, development should provide car parking in accordance with *Table MtB/2 - Off Street Vehicle Parking Requirements*:

Form of development	Number of required car parking spaces
Dwellings (including within a residential flat building)	1 space per dwelling, plus 1 visitor space for every 4 dwellings or part thereof.

Land Division

44 Wherever practicable, land division should:

(a) create allotments that vary in size and are suitable for a variety of commercial and residential uses

(b) improve the level of integration between buildings, vehicle parking areas, access points and landscaping treatments.

Bulky Goods Policy Area 4

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 A policy area accommodating a range of buildings used for bulky goods outlets and service trade premises.

2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Function

The **Bulky Goods Policy Area 4** accommodates established bulky goods outlets and service trade premises, and supports the progressive transition to these uses from the existing industrial uses and other uses that currently exist in the policy area but are better suited outside of the Regional Town Centre. The policy area is expected to play a supportive role to the broader aims of the **Regional Town Centre Zone** as a whole including and the more intensive **Business and Retail Core Policy Area 5**. As such, large floor plate retail (other than bulky goods) and office land uses are not appropriate within this policy area.

The policy area will support the ongoing operations of the established tourist railway line and historic steam engine railway station at the policy area's northern edge.

The area north of Dutton Road will be characterised by bulky goods outlets and service trade premise with a gross leasable area of greater than 500 square metres. The primary access into the policy area will be provided by Dutton Road.

Building Design and Public Realm

Development adjoining the Littlehampton Creek and Mount Barker Creek will be designed to make a positive contribution to the creek setting and enhance the overall appearance. Development will be designed to address the interface with the creeks through the provision of active frontages in the form of shopfronts and ancillary small scale retail uses (such as cafes). Large expanses of solid walls are to be avoided and loading and servicing areas will be located to the rear of sites.

Development will be designed to mitigate the effects of flooding.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- bulky goods outlets
- service trade premises.

2 Development listed as non-complying is generally inappropriate.

3 Bulky goods outlets and service trade premises should have a gross leasable area of 500 square metres or more for each individual tenancy.

4 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.

5 Service industries should only occur where they are ancillary to and in association with an existing bulky goods outlet or service trade premises.

6 A shop should have a maximum gross leasable area of no more than 50 squares metres or 150 square metres where it is a restaurant or café and it is located within a bulky goods outlet or service trade premises that exceeds 2000 square metres.

7 Office development not associated with a bulky goods outlet or service trade premises should be located on upper floor levels and other secondary locations so that the prominent and most accessible sites are utilised for bulky goods outlets or service trade premises.

Form and Character

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

9 Development should be designed so that the principal vehicle access is provided from Dutton Road and not be reliant upon vehicular access from MacFarlane Terrace.

10 Development should provide for consolidated and linked car parking areas across the policy area.

11 Development should provide active frontages at ground level along the interface with the Littlehampton Creek and Mount Barker Creek including shopfronts and ancillary small scale retail uses (such as cafes) and the provision of pedestrian permeability and access to both the Laratinga Trail and Dutton Road.

12 Development should be designed to enhance the appearance of the policy area, and in particular, provide a visually interesting and attractive interface with the Mount Barker and Littlehampton Creeks, through the use of design elements such as:

(a) articulation

(b) colour and detailing

(c) small vertical and horizontal components

(d) design and placing of windows

(e) variations to facades.

13 The historic railway goods shed as shown on *Concept Plan Map MtB/10 - Regional Town Centre* should achieve both of the following:

(a) be used as a focus and central element in redevelopment of the land

(b) involve the restoration and adaptation of the historic railway goods shed for historic railway based tourism.

Business and Retail Core Policy Area 5

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 A policy area that is the focus for 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.

2 Development of significant employment generating land uses.

3 The co-ordinated provision of civic, institutional, educational, library, administrative, regional community and cultural facilities.

4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Function

The **Business and Retail Core Policy Area 5** will function as the predominant retail, business, administrative and service centre within the **Regional Town Centre Zone** and result in significant employment generating activity. The policy area will provide the greatest intensity of land uses and activities within the zone and is closely aligned to the nearby public transport routes, interchanges and services. Larger floor plate retail and commercial tenancies will be focused within the policy area to capitalise on the consolidated sites and building heights available.

It is envisaged that residential development in the form of apartments within mixed use buildings (above retail and commercial land uses) will occur within the zone. Residential development will not undermine the primary function of the policy area including the provision of these large scale retail and commercial activities.

Pattern of Development

The policy area will progressively transition from a sparse, low-scale traditional regional town centre to a more compact urban form. This form will be characterised by pedestrian friendly streets bordered by a continuous building edge, small spaces between buildings and streets and service functions (including off-street car parking) screened from view through design features (such as siting to the rear of buildings and central to the site).

Building Design, Character and Public Realm

Development will maintain an attractive and comfortable pedestrian environment that incorporates street frontages with activities, entrances and windows at street level. Contemporary forms and modern materials are expected to characterise new buildings, creating an integrated and cohesive design theme, incorporating quality finishes and enhancing the pedestrian environment.

Buildings are expected to frame streets, activate facades and provide an improved pedestrian environment like the remainder of the policy area. As such, redevelopment of expansive at-grade parking areas is encouraged. It is envisaged that large format uses will be designed to provide loading, service and delivery facilities away from active street frontages as shown on *Concept Plan Map MtB/11 - Regional Town - Centre Public Realm*.

Development will need to be carefully designed at the interface of the policy area with the adjoining **Gawler Street Policy Area 7,** with respect to height and materials, so that it does not detract from the historic streetscape character, and visual primacy of Gawler Street. These buildings will need to take into account the visual outlook along the Gawler Street streetscape and be positioned away from the Gawler Street frontage and limited in height adjacent to the policy area boundary so as not to be visible along Gawler Street.

Development on the southern side of Mann Street will address and contribute to activation of the street, while providing an attractive and interactive façade to the creek environment. It is envisaged that the built form will frame and engage the open space and adjoining creek corridor whilst at the same time facilitating pedestrian movement from the trail network and the **Residential Infill Policy Area 9** through to the Town Centre. This can be achieved through the design of buildings that the include outward looking rooms, with an emphasis on the use of glass in façades fronting community spaces, public and open space areas.

It is expected that residential development with frontage to Mann Street will take advantage of the natural surroundings in this location and be developed in mixed use buildings above ground floor office and cultural uses.

Development along Victoria Crescent and the lower end of McLaren Street will be designed and constructed to activate the creek frontage to the Western Flat and Mount Barker Creek interface, as shown on *Concept Plan Map MtB/11 - Regional Town - Centre Public Realm*. It is envisaged that mixed use development, incorporating residential development, will be undertaken adjacent to and south of the Western Flat and Mount Barker Creek corridor facilitating pedestrian connections from the current and future trail network.

It is expected that building heights will transition down along the Hampden Road east of Hutchinson Street frontage to a height of three storeys where it is adjacent to the **Residential Zone** as indicated by the 'Residential Height Interface' shown on *Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape*.

The western side of Hutchinson Street, between Albert Place and Hampden Road represents the interface between the **Business and Retail Core Policy Area 5** and the **Urban Renewal Policy Area 13 Residential Zone**. It is envisaged that buildings will transition down to two storeys where indicated by the 'Residential Height Interface' shown on *Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape*. The existing character of the immediate locality north of Knott Street is influenced by the concentration of Local Heritage Places and other 19th Century cottages. The design and siting of development is to be undertaken so as not to detrimentally affect the heritage values of the Local Heritage Places and enhance the existing character. Here, land use will be of a smaller scale, building on opportunities that the existing character and historical cadastral pattern present.

Precinct 1 Dunn Mill

The precinct is geographically and visually discreet, bounded by Cameron Road, Druids Avenue, Littlehampton Creek and the two storey carpark at the southern perimeter.

The Cameron road frontage is characterised by State and Local Heritage Places, most notably the Dunn Flour Mill. The area's visual difference from development on the western side of Cameron Road is stark and characterised by traditional vernacular style built form, constructed predominately of brick or stone, with gable and hipped roofs framed by a significant number of mature deciduous trees.

Land use is mixed, including shops, offices, detached and group dwellings. With the exception of Dunn's Mill, all other buildings are single storey. Other than Dunn's Mill, the difference in building heights is due to the period of building construction as well as the increased gradient from the carpark to the intersection with Druids Avenue. Building setbacks from the street are varied, with the large setback for Dunn's Mill reinforcing its prominence within the Precinct.

It is envisaged that development of the area will be limited to a height of three storeys and be designed in consideration of the significant contribution made by the State and Local Heritage Places to the character of the precinct. Development options along the Cameron Road frontage are limited with redevelopment possibilities greater in that part of the precent with direct frontage to Littlehampton Creek and Druids Avenue.

Given the existing character of the immediate locality, land use will be of a smaller scale, building on opportunities that the existing character and development pattern presents. Development with frontage along Cameron Road will take cues from adjoining State and Local Places. The frontage along Druids Avenue and Littlehampton Creek and associated trail provide opportunities for more contemporary form with creek frontage activation, passive surveillance and pedestrian permeability as desired outcomes.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- 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.

2 Dwellings should only be established as part of a mixed use development with non-residential uses on the ground level.

3 Development listed as non-complying is generally inappropriate.

Form and Character

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

5 Where podiums are required along the designated street frontages delineated as 'Base Podium and Tower' on *Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape* they should be two storeys so as to maintain human scale.

6 The tower component of a building should comply with all of the following:

(a) not extend above the two storey podium by more than 3 additional storeys

(b) 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.

7 Development should be designed to ensure that:

(a) the highest point of the development is in the centre of the site

(b) when on the northern side of east-west streets, the building enables an adequate level sunlight to the ground level frontages of buildings on the opposite side of the street

(c) vehicle access is integrated into the design of the development

(d) pedestrian access is safe and convenient.

8 All buildings should be designed to 'address' the street frontage through the extensive use (and appropriate placement) of tenancy windows.

9 Entrances, community waiting and gathering areas, and cultural and civic buildings should be located so as to activate adjoining public spaces.

10 Shop and office frontages should have restrained signage and provide attractive window displays at street level to provide interest to pedestrians.

11 Development should be designed to maximise opportunities presented by the natural landforms and variations in gradient whilst maintaining active frontages and access to key pedestrian paths.

12 Development should minimise impact and intrusion upon adjoining residential areas by 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.

13 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.

14 At grade parking should be minimised and if required, located to the rear of buildings.

15 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.

16 Vehicle access points should be minimised along streets delineated as 'Pedestrian Core (Traffic Calming)' on *Concept Plan Map MtB/18 - Regional Town Centre - Movement and Access*.

17 Development located adjacent to the Mount Barker or Western Flat Creek, as shown on *Concept Plan Map MtB/11 - Regional Town Centre - Public Realm*, should be designed and sited to provide an attractive edge, a sense of activity and passive surveillance.

18 Development adjacent to the Mount Barker and Western Flat Creeks should be sited and designed to maximise building height and frontage to Mann Street to:

(a) provide opportunities for street activity

(b) maximise views onto the adjacent open space corridor.

19 Buildings to the west of Hutchinson Street between Albert Place and Hampden Road, as delineated as "Residential Height Interface" on *Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape*, and adjoining the **Residential Zone** should be:

(a) no taller than two storeys in height

(b) not compromise the heritage values of adjoining Local Heritage Places.

20 Buildings fronting Hampden Road east of Hutchinson Street, as delineated as "Residential Height Interface" on *Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape*, and adjoining the **Residential Zone** should be no taller than three storeys in height.

Druids Avenue Interface

21 Development which has frontage to Druids Avenue should be sited and designed to achieve the following:

(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

(e) to protect the trees constituting the historic oak avenue, including the provision of space for healthy root growth.

PRECINCT SPECIFIC PROVISIONS

Refer to the *Map Reference Tables* for a list of the maps that relate to this precinct.

Precinct 1 Dunn Mill

22 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 - Regional Town Centre*.

23 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 - Regional Town Centre - Interface, Podium and Streetscape*.

24 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.

25 Setbacks from the Littlehampton Creek boundary and trail can be reduced where development provides direct pedestrian access, activation and permeability to the trail.

Auchendarroch Community Policy Area 6

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 A policy area supporting a range of regional community, cultural, educational, entertainment, leisure, recreational and tourism related uses.

2 Development that conserves and enhances the Auchendarroch building and grounds as a State Heritage Place and valued Mount Barker landmark.

3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Function

The **Community Policy Area 6** will support land uses that complement the core service and community functions of the **Regional Town Centre Zone** through the provision of regional community, education and leisure facilities. Development is expected to build upon the established school, community library, the Auchendarroch building, cinema complex and grounds as well as the 'park and ride' interchange.

There are opportunities to establish additional tourism related activities, particularly accommodation which will complement the catered functions and activities that are associated with the existing Auchendarroch facility, and take advantage of the nearby Gawler Street historic main street as a key attractor within the zone. These features and land uses are reflected within *Concept Plan Map MtB/10 - Regional Town Centre*.

Similarly, there may be opportunities for medium density residential development in the south-western corner of the policy area (adjoining the **Residential Zone**) as part of a coordinated redevelopment of the site adjoining the public transport interchange, which may comprise retirement living and/or supported accommodation.

Built Form, Building Design and Character

Development is expected to be sympathetic in scale, form, materials, external finishes and colour with the mid-19th Century French Renaissance styled Auchendarroch mansion. An open setting to the north, east and south of the historic building is to be maintained.

Beyond the setting of the historic building, development is expected to be bold and contemporary in appearance, although carefully designed to reduce bulk and scale of buildings, and meaningfully engage with surrounding public spaces at ground level. This is particularly important for development adjacent to Keith Stephenson Reserve due to its elevated nature (i.e. making development highly visible from the surrounding areas). It is envisaged that development will be designed to take advantage of the views and amenity afforded by the elevated position over Keith Stevenson Park. Development adjacent to the **Residential Zone** will provide a transition in form and scale, and establish landscape buffers to minimise any impacts on residential amenity.

It is important that development maintains and enhances key pedestrian and cycle pathways within the policy area, and extend beyond the policy area to provide connections to adjacent policy areas.

The consolidation and shared use of parking areas will be applied to reduce the amount of area used for at-grade parking, and to take advantage of alternative peak parking demand times. This will assist in maintaining suitable landscaped spaces around buildings, which are adaptable for use for a range of community and educational purposes.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- community facility
- education establishment
- emergency services facility
- entertainment venue
- indoor recreation centre
- 'park and ride' facility
- place of worship
- pre-school
- public transport interchange
- supported accommodation
- tourist accommodation, except where it is in the form of a caravan and/or tourist park development.

2 Shop and office development should only occur where it is ancillary to the educational, community, tourism and leisure land uses that exist or are envisaged within the policy area.

3 Tourist accommodation should be in the form of hotel and/or motel styled accommodation or serviced apartments along with smaller scale bed and breakfast facilities.

4 Caravan and/or tourist park development should not be undertaken within the policy area.

5 Development listed as non-complying is generally inappropriate.

Form and Character

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

7 Development should be sited and designed to conserve and enhance the historic Auchendarroch building and surrounds in accordance with the heritage value of the State Heritage Place.

8 Development should maintain the landmark nature of the historic Auchendarroch building as the principle building in the policy area by retaining an open area on the north, east and south sides of the building as defined by the 'Auchendarroch Exclusion Area' as depicted on *Concept Plan Map MtB/10 - Regional Town Centre*.

9 Alterations and additions to (and use of) the historic Auchendarroch building should preserve and enhance its heritage value through the appropriate use of colours and materials, maintenance of the established grounds (including the retention of existing healthy historic trees) and the provision of landscaping that is compatible with the character of the policy area.

10 Development should be limited to two storeys (maximum of 8 metres in height) where adjacent to the **Residential Zone** boundary.

11 Development adjoining existing open spaces should be sited and designed to promote a sense of community ownership, and to further maintain or develop open space areas that are lively, vibrant and safe for the community.

12 Development should be designed and orientated to follow the contour of the land and not result in significant earthworks and disturbance to the natural land forms.

13 Development should be designed and sited to avoid large expanses of buildings that do not provide pedestrian connections or an attractive edge to Keith Stephenson Reserve.

14 Development should rationalise access points to Dumas Street so as to minimise impacts on the public transport interchange function or the residential amenity of the adjacent **Residential Zone**.

15 Development should not gain vehicular access from Adelaide Road.

Land Division

16 Land division should only occur where new allotments are of a size and configuration that ensures the objectives of the policy area can be achieved.

17 Land division should result in a pattern of development that maintains and enhances the use of pedestrian connections throughout the policy area and promotes the use of shared car parking areas.

Gawler Street Policy Area 7

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 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.

2 Development that provides strong pedestrian connectivity and activity links to surrounding policy areas.

3 Retention and enhancement of Gawler Street as the 'main street' of the **Regional Town Centre Zone**.

4 Development that conserves, enhances and maintains the historic character and cultural significance of land, buildings and structures within the policy area.

5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Function

It is essential to the success of the Regional Town Centre Zone that the **Main (Gawler) Street Policy Area 7** supports the ongoing rich mixture of retail, commercial and entertainment activities along Gawler Street reflective of its role as the original centre and Main Street of Mount Barker.

It is envisaged that land uses will support the historic integrity of the policy area through smaller retail and commercial offerings that do not require large floor areas or wide shop-front exposure. Development will be comprised of complementary land uses (such as small-scale retail, cafes, restaurants, consulting rooms and offices) that encourage activity throughout the day and in the evening. Buildings with frontage to Gawler Street will comprise land uses that generate high levels of pedestrian activity at ground level to enliven the street and improve surveillance.

It is expected that the expansion of retail, commercial and entertainment uses and the extension of trading hours will promote the activation of the traditional main street. The increase in night and weekend trading is seen as a key to the long term survival and prosperity of Gawler Street.

The policy area also lends itself well to the inclusion of residential development and small scale tourist accommodation above retail and commercial ground-floor land uses. While this is somewhat limited given the existing built form, it provides an opportunity for town centre activation and the promotion of mixed use development. It is therefore imperative that the access to laneways at the rear of the historic buildings is maintained.

Pattern of Development

The retention and adaptive reuse of heritage places and contributory items will be achieved through a combination of conservation and sympathetic development that will promote the prominence of the buildings within the streetscape. It is envisaged that the replacement of non-contributory buildings will be through the design of new buildings that provide continuity within the streetscape, including consistent height, massing, articulation and architectural features.

Buildings will be designed to front the street to reinforce the continuous built form edge along the street and represent the traditional placement of facades on front property boundaries. It is important that development also seeks to complement the established pattern of building façades through narrow fronted shop-fronts, narrow and vertically emphasised upper-level windows, and facades that comprise a high solid to void ratio.

There is a reduced ability within the policy area to provide off-street car parking due to existing heritage constraints and established development adjoining Gawler Street. Accordingly, the policy area is not expected to provide a significant increase in car parking but rather utilise established on-street parking and shared parking areas within other parts of the **Regional Town Centre Zone**. This will be supported further by improvements to pedestrian and cycling connectivity, which will reduce the demand for off-street parking.

Building Design and Character

The policy area contains a significant representation of State and Local Heritage Places, which remain as an historic connection to the settlement of the area and provide interesting streetscapes, colours and textures that support a vibrant and comfortable pedestrian environment.

It is envisaged that buildings will be limited to two storeys within this policy area, to reinforce the existing historic streetscape form.

Development will continue to provide for a high quality pedestrian experience through visually interesting buildings at ground level with the façade comprising a coordinated arrangement of doors and windows, detail and a continuous cover provided by consistent verandahs and canopies along the street frontage. These canopies will also provide opportunities for activities to spill out onto the street footpath (such as outdoor dining).

Public Realm

Pedestrian movement within the streetscape will take priority and vehicle access to individual sites along Gawler Street is to be avoided. Existing vehicle access points are to be removed over time.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- 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).

2 Development within the policy area should promote after-hours use and provide a focus for retail and social activity within the centre.

3 Development listed as non-complying is generally inappropriate.

Form and Character

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

5 Development should assist in the conservation, enhancement and maintenance of the historic character and cultural significance of land, buildings and structures within the policy area.

6 The building height of development located on or adjacent to a State or Local Heritage Place should be compatible with the heritage setting.

7 Development should utilise contemporary architectural design that complements the historic detailing, built form, materials and design elements that contribute to the historical significance of the area, taking design cues from State and Local Heritage Places (and Contributory Items), and be consistent with *Table MtB/5 - Heritage Design Guidelines*.

8 Heritage places and contributory items identified in*Table MtB/7 - Contributory Items*, *Table MtB/8 - Local Heritage Places* and *Table MtB/9 - State Heritage Places* should:

(a) be used for purposes which will support their maintenance and restoration

(b) be developed and used in a manner which does not interfere with their structural integrity

(c) only be altered or converted in such a way as to protect or enhance the design or condition which gives the place or item its heritage significance and which ensures the architectural integrity and prominence of the original street presentation of the place or item is maintained or reinstated

(d) by utilizing contemporary architectural design and detailing which complements the external materials and finishes, colours, scale, built form, building height, roof shape and pitch, boundary set-back and fencing of the heritage place or contributory item

(e) not be demolished, destroyed or removed in part unless either (i) or (ii) are satisfied:

(i) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the *Table(s)*

(ii) the structural condition of the place represents an unacceptable risk to public or private safety.

9 Development of a contributory item should:

(a) not compromise its value to the historic significance of the area

(b) retain its present integrity or restore its original design features

(c) maintain or enhance the prominence of the original street façade.

10 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.

11 The finished floor level of the ground floor of buildings should be level with the footpath.

12 Tenancy frontages to Gawler Street for new buildings should be a width that reflects the fine grain, narrow frontages of adjacent heritage buildings.

13 Pedestrian shelter and shade should be provided over footpaths through the use of structures such as awnings, canopies and verandas that:

(a) are designed to be visually attractive and of sufficient width to be effective in their function

(b) are in keeping with the historic character of Gawler Street Area.

14 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 it achieves (a) or (b):

(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.

15 No new vehicle access points should be established along Gawler Street.

16 Advertisements and signage should be restricted to discrete elements of architecture and not conceal or obstruct historical detail of buildings, in accordance with *Table MtB/5 - Heritage Design Guidelines*.

17 Advertisements on front windows of buildings should not obscure views into the shop and restrict interaction between activities within the building and the street footpath.

Land Division

18 The division of land should only occur where it will result in an allotment pattern that maintains or reinforces the historic character and intended use of the policy area.

Open Space and Corridors Policy Area 8

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 Open space developed for a range of formal and informal recreation activities, conservation and revegetation in a landscaped setting where structures within the policy area are not the dominant feature of the landscape.

2 A policy area providing pleasant pedestrian and cycling connections between other policy areas within the **Regional Town Centre Zone** to maintain and an integrated system of open space reserves.

3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Function

The policy area plays an important role in the conservation and enhancement of established waterways and valued areas of passive and active open space (such as Keith Stephenson Park). The waterways and open space act as an attractive natural and open landscape feature within the Regional Town Centre. The waterways and open space supports the liveability of the centre and contributes to the amenity and landscape character of the area and enhances pedestrian and cycling connectivity.

Public Realm

It will be important for development to reinforce the established landscape character of policy area through the retention and rehabilitation of indigenous and riparian vegetation and the use of carefully designed structures that do not detract from the natural setting.

The policy area provides a key role in the provision of pedestrian and cycling linkages throughout the **Regional Town Centre Zone**. Established cycle and shared pedestrian pathways and public spaces along the banks of the creeks will be maintained and improved as the zone develops over time, and will complement development within adjoining policy areas, which will provide attractive edging of these open spaces.

Built Form, Design and Character

Other than the provision of small-scale community or recreation facilities, development will be limited to facilities that support and reinforce the open space and recreation function such as picnic tables, bins and lighting. Development, including vehicle parking areas and public toilets, will result in a built form that is sensitive and in keeping with the open space function and recreation character of the area.

Existing creek crossing points, particularly historic bridge structures will be retained. Significant vegetation is to be retained and where possible supplemented by additional planting to enhance the amenity of the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- recreation area
- special event
- community group facilities.

2 Development listed as non-complying is generally inappropriate.

Form and Character

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

4 Development should only occur where it is integral to the aesthetic or recreation function of the policy area.

5 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.

6 Buildings and structures for community facilities should be:

(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.

7 Buildings, landscaping, paving, car parking, signage and associated structures should be designed to blend in with the natural environment, including a coordinated appearance and an integrated layout.

Residential Infill Policy Area 9

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 A policy area 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.

2 Progressive redevelopment and intensification of established areas through co-ordinated development on consolidated sites.

3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER STATEMENT

Function

It is expected that this policy area will result in the comprehensive redevelopment of existing land for higher density infill residential development, primarily in the form of apartments (within residential flat buildings) and row dwellings, to increase the residential population within the Regional Town Centre.

Over time the policy area will progressively transition from a low density single storey residential area to a more vertical multi-storey compact urban form. Non-residential land uses and low density residential development such as detached, semi-detached and single storey group dwellings will not be established within the policy area.

Pattern of Development and Built Form

Development will be coordinated and utilise consolidated sites to achieve buildings of 2-3 storeys in height that take advantage of the outlook over Littlehampton and Western Creeks and to the **Rural Landscape Protection Zone** that provides the significant visual backdrop to the Town Centre.

Sites abutting the boundary to the Western Flat Creek corridor may potentially achieve additional storeys along their northern edge, taking advantage of views over the creek, where the impact on adjoining or adjacent allotments can be reduced. It is envisaged that any additional storeys will be setback from the building façades to reduce the impact by the increased height on the amenity of adjoining or adjacent allotments.

Development in those portions of the policy area adjacent to the **Residential Zone** will result in building height at the street frontage / zone boundary interface to a maximum of 3 storeys along Albert Place and will be a maximum of 2 storeys along Cameron Road. Additional storeys on land fronting Cameron Road will be gained by maximising the use of the existing topography, fall to Littlehampton Creek and depth of existing allotments.

It is envisaged that development will be the form of residential flat buildings and row dwellings between two and three storeys high. Buildings three storeys in height will be sited between Western Flat Creek and Albert Place, decreasing in height to two storeys at the interface with the **Residential Character Policy Area 10** as indicated in *Concept Plan Map MtB/19 - Regional Town Centre - Interface, Podium and Streetscape*.

Building Design and Character

Development will be sited and designed to avoid overshadowing of the adjacent **Residential Character Policy Area 10**. Development of land or sites adjoining Local Heritage Places should provide sufficient setback so as not to have a detrimental impact on the heritage significance of the place.

Buildings on street frontages are expected to frame the public realm, utilising design elements, materials and façade articulation to deliver an attractive, interactive and functional pedestrian environment. Depending on the dwelling type further integration of the building with the street and creek frontages and wider environs, car parking will be provided as under-croft or to the rear of the building(s), Access and egress to the street should be limited.

It is essential that the built form is designed and constructed to exploit the existing fall to the Littlehampton Creek rather than the extensive use of fill and retaining walls. It is expected that development will capitalise on the existing topography in the provision of undercroft or basement car parking and service areas.

Additionally the design and construction of buildings along the Cameron road frontage will take form, scale and material cues from the historic 19th Century building stock on the western side of Cameron Road.

Public Realm

It is important that development is designed to front onto public spaces, including public roads, Dunn Reserve and the Littlehampton and Western Flat Creeks. This will ensure that buildings frame these spaces and provide passive surveillance over them. Building entries, balconies, windows and communal open spaces will be sited and designed to provide an interface with these spaces and to maximise the benefits that are provided by the natural amenity.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- affordable housing
- residential flat building
- row dwelling.

2 Non-residential development should not be developed within the policy area.

3 Development listed as non-complying is generally inappropriate.

Form and Character

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

5 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.

6 Development should result in high-quality aesthetic and urban design outcomes and the promotion of a built form that facilitates the consolidation and amalgamation of allotments.

7 Buildings should be designed to reduce bulk and scale, and provide design interest through the modulation of facades and the provision of balconies, windows and awnings.

8 Buildings that have frontage to Cameron Road should not exceed two storeys in height when viewed from Cameron Road.

9 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.

10 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 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.

11 Buildings which adjoin the **Residential Character Policy Area 10** and the adjoining **Historic Conservation Area** should:

(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 - Regional Town Centre - Interface, Podium and Streetscape*

(b) be adequately screened from view for the historic streetscapes of Kia Ora Street and Mill Street.

12 Dwellings, including residential flat buildings, should have a minimum setback from the road frontage in accordance with one of the following:

(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:

(i) can be accessed from the rear of the allotment

(ii) is an integrated part of the building design (basement or undercroft parking)

(c) 1.5 metres from the secondary road frontage or where the whole building façade on the secondary road frontage is articulated, zero metres.

13 The articulation of building façades to accommodate the canopy of mature street trees should be designed and constructed to facilitate a continual tree canopy along the street and total length of building façade.

14 Setbacks from side or rear boundaries should be considered where the design and siting of the development does adequately address the impact on the amenity of adjoining properties through:

(a) reduction of:

(i) solar access and overshadowing

(ii) visual and acoustic amenity

(b) restriction of pedestrian and vehicular access

(c) encroachment within the appropriate tree protection zone of a regulated tree.

15 Dwellings located on the ground floor should be set back from the street so to create a safe and attractive streetscape, and contribute to the character of the locality by providing opportunities for:

(a) landscaping that will add amenity and moderate built form

(b) private open space that provides appropriate levels of privacy through the considered use of front fencing and landscaping

(c) overlooking of adjoining streets, open space areas, reserves and/or public spaces.

16 Dwellings facing or overlooking Dunn Oval and surrounds should:

(a) utilise the lower floor for the provision of basement or undercroft carparking and services

(b) provide landscaping that will add amenity, moderate built form and frame rear lane access as indicated on *Concept Plan Map MtB/18 - Regional Town Centre - Movement and Access*.

17 Dwellings facing and overlooking Littlehampton Creek and Western Flat Creek should:

(a) provide landscaping that will add amenity and moderate built form

(b) provide private open space through the use of balconies so as to provide interaction and passive surveillance of adjoining open space areas, reserves and/or public spaces as shown on *Concept Plan Map MtB/19 - Regional Town Centre - Public Realm*

(c) be sited and designed to maximise building height and frontage to provide opportunities for creek activity and take full advantage of the access onto the adjacent open space corridor as shown on *Concept Plan Map MtB/18 - Regional Town Centre - Movement and Access*.

18 Development of land adjacent to Littlehampton Creek should be designed and constructed to address the existing topography and not through the use of extensive use of fill and retaining walls.

19 Parking areas should be:

(a) integrated within the building design either in the form of basement / undercroft parking or by locating parking to the rear of dwellings

(b) accessed by communal laneways so as to not dominate the appearance of the streetscape.

20 Development incorporating communal laneways should ensure that passive surveillance is provided to these spaces through appropriately located windows and balconies.

Residential Character Policy Area 10

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 Development that supports the sensitive redevelopment of established residential areas in a manner that does not undermine the established historic character.

2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Function

The **Residential Character Policy Area 10** encompasses areas of residential development fronting Kia Ora Street and Hack and Mill Streets. Development within the policy area will achieve increased densities in locations that can take advantage of access to services, whilst maintaining and respecting the established historic character identified within the **Historic Conservation Area**, which applies in this policy area.

It is envisaged therefore that development will be more constrained than in other policy areas within the zone and comprise low to medium density residential development in the form of group dwellings and semi-detached dwellings.

Retail and commercial development is generally not supported within the policy area due to the existing land division patterns and limited road capacities (particularly within Kia Ora Street). However, small scale tourist accommodation, principally in the form of bed and breakfast accommodation, may be appropriate in the policy area.

Pattern of Development

Infill opportunities are limited due to the number of existing Local Heritage Places, and contributory items. However, it is expected that over time, land to the rear of heritage places and contributory items will be consolidated to provide opportunities for infill development that maintains an appropriate setting for heritage buildings.

On allotments that do not contain a heritage place or contributory item, development, which is visible from the street will be designed and sited to contribute to the continuity of the streetscape and have regard to the existing pattern of development including established front and side setback and spacing around buildings.

Vehicular access points are to be minimised and consolidated to reflect the established pattern of development in the streetscape, including where possible, the use of common driveways that service more than one dwelling.

Built Form, Building Design and Character

Development will be sited and designed to reduce the visual impact of the built form on the historic streetscapes. Infill development will be characterised for the most part by low-scale development comprising two storey buildings.

Buildings will have regard to the predominant built form elements of historic character, such as roof form and pitches and the material that were used to construct the walls and roofs of buildings. Development which is not visible from historic streetscapes will have greater flexibility in terms of building design and materials.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- group dwelling.

2 Development listed as non-complying is generally inappropriate.

Form and Character

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

4 A detached dwelling should only occur when it is the replacement of an existing detached dwelling.

5 Development of group dwellings should be a minimum of two storeys where:

(a) it is located on land marked 'Land Division Residential (Infill)' on *Concept Plan Map MtB/19 - Mt Barker Regional Town Centre - Interface, Podium and Streetscape* and integrated with the adjoining **Residential Infill Density Policy Area 9**

(b) it is located on land to the rear of existing dwellings with frontage to Mill and Hack Streets

(c) the buildings can be adequately screened from view from Mill and Hack Street.

6 Buildings that front onto the street or are visible from the streetscape will be designed and located to achieve the following:

(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

(b) front setbacks that are consistent with those which are predominant within the locality

(c) side setbacks that are consistent with those which are predominant in the locality, and reflect the pattern of buildings in the streetscape.

7 Buildings located behind heritage places or contributory items and not visible from the streetscape should be designed and located to achieve the following:

(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.

Land Division

8 The division of land should only occur where:

(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.

Mixed Use Policy Area 11

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 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.

2 Progressive redevelopment and intensification of established areas through coordinated development on consolidated sites.

3 A well designed and functional policy area with a walkable urban form, pedestrian and cyclist friendly streetscapes, and active and attractive street frontages that facilitate personal interaction and promote active transport.

4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER STATEMENT

Function

The **Mixed Use Area Policy Area 11** encompasses the existing bus interchange and park and ride facility on the eastern side of the Regional Town Centre. This location will in time be redeveloped to its full potential by replacing the existing bus stops and car parking areas with multi-storey mixed use buildings comprising small-scale retail and office land uses at ground level, with high density residential development above.

It is envisaged that the redevelopment of the area for mixed-use will facilitate the continuation of the existing land uses.

Pattern of Development

It is envisaged that the public transport interchange will eventually be integrated within a building and located behind retail or office uses that front onto the street. Car parking to facilitate the interchange function of this location will be in the form of decked car parking located behind or integrated with other uses, including residential apartments. Vehicle access points will be consolidated and designed and located to avoid conflicts with bus, pedestrian and cycle movements in this location.

The development of new buildings will be transitioning the area from a low rise, large footprint built form to a more spatially compact vertical urban form.

Built Form, Building Design and Character

Development will be coordinated and utilise consolidated sites to achieve buildings of 3 to 5 storeys in height that take advantage of the outlook to the Mount Barker Creek and the adjacent **Rural Landscape Protection Zone** that surrounds the precinct.

Redevelopment of existing building stock will incorporate continuing existing land use into the new multi-storey built form and incorporate other forms of envisaged land uses, including residential development on the upper floor(s). The design of the buildings and use of materials will require consideration of their visual impact from the higher points within the Regional Town Centre, most specifically in relation to the backdrop of Paddy's Hill (**Rural Landscape Protection Zone).**

Public Realm

It is important that development contributes positively to the creation of an attractive and safe public realm. This includes the provision of activated frontages, pedestrian shelter and minimal conflicts with key pedestrian movement paths, particularly adjacent the public transport interchange.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- 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.

2 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.

3 Shops should have a gross leasable floor area in the order of 250 square metres.

Form and Character

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

5 Development should facilitate the future provision of a connection road to Druids Avenue, as shown on *Concept Plan Map MtB/18 - Regional Town Centre - Movement and Access*.

6 Development should include adaptable and flexible building designs that can accommodate changes in land use and respond to changing economic and social conditions.

7 Buildings should be developed up to a height of between 3 and 5 storeys.

8 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.

9 Development should not prejudice the redevelopment of the public transport interchange and park and ride facility within an integrated multi-storey building.

10 Development should consolidate and minimise access points to public roads and be designed to minimise conflict with pedestrian and cycle movements.

11 Development should have regard to the existing Heritage Railway and not limit the growth or operation of this tourist activity.

12 Development should have regard for the visual form of the railway buildings and structures and compliment these within new development.

Dunn Bickle Community Policy Area 12

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 A policy area accommodating community, cultural, entertainment, formal and informal recreational activities.

2 Progressive and coordinated redevelopment of the policy area that maximises the range of activities accessible to the community.

3 Buildings, facilities and car parks located and designed to blend in with existing trees, vegetation, landscaping and the trails network.

4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Function

The policy area is currently occupied by Dunn Oval, the Mount Barker Mountain Pool and the Mount Barker Caravan and Tourist Park. It is envisaged that over time redevelopment of the policy area will enhance community and recreation use. Dunn Oval will continue to provide the opportunity for formal and informal sport and recreation.

It is envisaged that redevelopment of the area will focus on accommodating a wide range of uses with the goal of increasing visitation and activity as well as wider social, community and economic benefit. Development is expected to build upon the area's proximity to the **Retail and Business Core Policy Area 5** and **Mixed Use Policy Area 11**, adjoining residential areas north and west of Cameron Road, and pedestrian and cycle access from Council's trail network.

Pattern of Development

It is important that development of the area maintains suitable distances between buildings and structures to maintain the sense of open space and facilitate the health and retention of trees that contribute significantly to the existing character.

Built Form, Building Design and Character

Beyond the importance of responding to a landscape setting, the design of buildings and structures is expected be contemporary, utilising a combination and ranges of materials indicative of those used in the District's historic and vernacular built form.

Where development is in close proximity to heritage places or the interface with a heritage area, it is envisaged that design, bulk scale and the use materials are reflective of the historic character of the immediate locality.

Public Realm

It is important that development contributes positively to the creation of an attractive and safe public realm, while reinforcing the landscape character of the policy area. Established cycle and shared pedestrian pathways and public spaces along the banks of creeks will be maintained and improved complementing development with creek frontage in adjoining policy areas.

Vegetation and landscaping will be selected, planted and maintained to allow for views through and into the policy area, allowing for greater visual connection with, and passive surveillance from, the surrounding areas and streets.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- community facility
- entertainment, cultural and exhibition facility
- recreation facility
- recreation ground
- swimming pool
- tourist accommodation.

2 Shops should have a gross leasable floor area less than 80 square metres.

3 Heritage listed buildings should have uses that encourage visitation and promote after –hours social and economic activity in the locality.

4 Development should have regard to the existing Heritage Railway and not prejudice future use of the railway corridor.

5 Development should facilitate the ongoing use of Dunn Oval as an area for both passive and formal sport and recreation.

Form and Character

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

7 Development should facilitate the future extension of Druids Avenue, as shown on *Concept Plan Map MtB/18 - Regional Town Centre - Movement and Access*, as the primary vehicular access to the area.

8 Development should include adaptable and flexible building designs that can accommodate changes in land use and respond to changing economic and social conditions.

9 Development should be designed and sited so as to provide active frontage and passive surveillance to the following:

(a) Littlehampton Creek

(b) Mount Barker township trail network

(c) the historic railway corridor

(d) Cameron Road

(e) Druids Avenue.

10 Development should be designed and orientated to follow the contour of the land not result in significant earthworks and disturbances to existing land forms.

Land Division

11 Land division should only occur where new allotments are of a size and configuration that ensures the objectives of the policy area can be achieved.

12 Land division should result in a pattern of development that maintains and enhances the use of pedestrian connections throughout the policy area and promotes the use of shared car parking areas.

PROCEDURAL MATTERS

Complying Development

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

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

1 Advertisements and/or advertising hoardings:

(a) that comply with the conditions contained in *Table MtB/4 - Design Guidelines for Advertisements*

(b) is not located within the Historic Conservation Area or on an allotment containing a Heritage Place identified in *Table MtB/9 - State Heritage Places* or *Table MtB/7 - Local Heritage Places*.

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

(a) the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses

(b) the development is located inside any of the following area(s):

(i) **Business and Core Policy Area 5**

(ii) **Gawler Street Policy Area 7**

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas used for the storage and collection of refuse are sited at least 10 metres from any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is for a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table MtB/2 - Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the Development Act 1993 or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collecti on of refuse are shared.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding where the advertisement is erected on an allotment not associated with the use it seeks to advertise.	
Detached dwelling	Except where it is located within the **Residential Character Policy Area 10** and is a replacement dwelling.
Dwelling that achieves a net residential density less than 40 dwellings per hectare	Except where it is located within the **Residential Character Policy Area 10** and it is a replacement dwelling.
Fuel depot	
Horticulture	
Industry	Except where it is a service industry within the **Bulky Goods Policy Area 4**.
Major public service depot	
Motor repair station	
Restaurant within the **Residential Character Policy Area 10**	
Road transport terminal	
Service trade premises	Except within the **Bulky Goods Policy Area 4**.
Stock sales yard	
Stock slaughter works	
Total demolition of a State or Local Heritage Place	

Form of development	Exceptions
Warehouse	Except where it achieves all of the following: (a) it is located within the **Bulky Goods Policy Area 4** (b) it is ancillary to a bulky goods outlet.
Waste reception, storage, treatment or Disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Dwellings and residential flat buildings that are two storeys or less in height	Dwellings and residential flat buildings three or more storeys in height Partial demolition of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places* Alterations and/or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places* Total demolition and removal of a Contributory Item identified in *Table MtB/7 - Contributory Items*

Residential Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.

2 Residential development within a landscaped setting that provides visual separation between dwellings.

3 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.

4 Limited non-residential development which is undertaken in a manner that minimises adverse impacts on residential amenity and character.

5 Development to occur in co-ordination with the orderly provision of infrastructure, including social infrastructure.

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

DESIRED CHARACTER

Function and Built Form

Development shall be determined by the availability of a water supply and an approved waste water disposal system, and seek to reinforce a 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.

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.

Development is to be characterised predominantly by single storey detached dwellings with significant front and rear boundary setbacks and reasonable separation between the sides of dwellings. Attention will be paid to the design and layout of the interface between residential areas and existing agricultural land to minimise potential impacts from primary production related activities and allow their continuation.

Patterns of Development

Development will promote a rectilinear grid street pattern to encourage pedestrian permeability. Development is to be responsive to the land form and prevailing natural features, and on sloping sites will minimise the need for excavation and/or fill. Attention to the visual obtrusiveness of dwellings is required with consideration given to views of development from across valleys and up-slope of the site. Generally, the form, scale and siting of new development is to be responsive to the prevailing character of existing dwellings in the locality and the landform. Development will respect the prevailing setbacks of existing housing.

Residential land division will maximise opportunities for sustainable stormwater and waste water management, including stormwater capture, treatment and re-use, the use of detention and/or retention basins and integrating opportunities for recreation and public open space. Road and allotment layouts will create energy efficient housing through appropriate orientation and allotment shapes.

Public Realm

Opportunities for integration with adjacent residential areas is to be maximised through techniques such as linear pedestrian and cyclist path connections and the distribution and layout of public open space. Movement networks will provide for and encourage walking, cycling and the use of public transport.

Development will retain and protect mature vegetation, both on private and public land, and the provide opportunity for landscaping to enhance the vegetated character of the township, particularly when viewed from public streets. Other important landscape characteristics include the gently undulating land form, the vegetated watercourses that intersperse the residential areas, areas of public open space that sometimes contain significant tracts of mature vegetation and the rural outlook, particularly on the outskirts of the township.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- affordable housing
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling
- dwelling addition
- supported accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Development in the "*Subject Area"* as depicted on *Concept Plan Map MtB/8 - Nairne West* should include the following:

(a) an effective acoustic buffer immediately south of the railway line

(b) a landscaped buffer comprising a mix of locally indigenous species a minimum of five metres wide, located immediately east of the **Primary Production Zone** boundary

(c) open rural-style fencing at the rear of all allotments abutting the **Primary Production Zone**.

4 Development, including land division and infrastructure should be undertaken in accordance with the following Concept Plan Maps:

(a) *Concept Plan Map MtB/1 - Residential (Hawthorn Road South, Mount Barker)*

(b) *Concept Plan Map MtB/2 - Residential (Woodside-Nairne Road, Nairne)*

(c) *Concept Plan Map MtB/3 - Residential (Hurling Drive, Mount Barker)*

(d) *Concept Plan Map MtB/4 - Residential (Sims Road, Mount Barker)*

(e) *Concept Plan Map MtB/5 - Residential (Hallett Road, Littlehampton)*

(f) *Concept Plan Map MtB/6 - Residential (Gum Tree Drive, Littlehampton)*

(g) *Concept Plan Map MtB/7 - Residential (Gardner Street, Littlehampton)*

(h) *Concept Plan Map MtB/8 - Nairne West*

(i) *Concept Plan Map MtB/9 - Residential (Meadows)*.

5 Non-residential development should be restricted to one of the following:

(a) community centres

(b) consulting rooms where the maximum floor area is no greater than 50 square metres, vehicular access to the site is not gained from an arterial road or major local road and they do not front onto an arterial road

(c) schools

(d) pre-schools

(e) an indoor recreation centre, active recreation area, auditorium or theatre, where it is sited within the grounds of a school

(f) hospitals

(g) places of worship

(h) a shop in the form of a convenience store where it is located within the designated *'Subject Area'* as delineated in *Concept Plan Map MtB/3 - Residential (Hurling Drive, Mount Barker)* and it complies with all of the following:

(i) it is not a restaurant and/or premises dedicated solely to takeaway or fast food

(ii) it has a maximum gross leasable floor area of no more than 150 square metres

(iii) it is located more than 1000 metres from an existing convenience store or a site with a valid provisional development plan consent for a convenience store.

(i) tourist accommodation in heritage-listed buildings identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places* .

6 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:

(a) serves the local community

(b) is consistent with the character of the locality

(c) does not detrimentally impact on the amenity of nearby residents.

7 The following forms of development should not occur on an allotment within 100 metres of the **Industry Zone**, **Watershed Protection (Mount Lofty Ranges) Zone** or **Primary Production (Mount Lofty Ranges) Zone**:

(a) multiple dwelling

(b) residential flat building

(c) row dwelling

(d) semi-detached dwelling

(e) supported accommodation.

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

Form and Character

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

10 Development, including land division, in the *'Subject Area'* as depicted on *Concept Plan Map MtB/1 - Residential (Hawthorn Road South, Mount Barker)* should not be undertaken until all of the following infrastructure works have been completed or legally binding arrangements for their completion are in place:

(a) the upgrade of the intersection of Adelaide and Hawthorn Roads to a standard suitable for the anticipated traffic volumes

(b) the widening and reconstruction of Hawthorn Road, including a lighting upgrade and shared use path from the western edge of the '*Subject Area'* to eastern edge of the '*Subject Area*' to a standard suitable for the anticipated traffic volumes

(c) the installation of a roundabout that accommodates a creek crossing at the intersection of Fry Street and Thiele Avenue

(d) the installation of a sealed pedestrian and bicycle link between the '*Subject Area*' and Adelaide Road and through the '*Subject Area*' to Hawthorn Road

(e) the installation of a sealed pedestrian and bicycle link between the '*Subject Area*' and Silverwood Drive

(f) the installation of a roundabout at the junction of Hawthorn Road and the proposed internal collector road

(g) the widening of Dumas Street from Wade Street to Apollo Street to include a footpath and koala crossing.

11 Development, including land division, in the *'Subject Area'* as depicted on *Concept Plan Map MtB/3 - Residential (Hurling Drive, Mount Barker)* should not be undertaken until all of the following infrastructure works have been completed or legally binding arrangements for their completion are in place:

(a) for Hurling Drive the following work is required:

(i) between Flaxley Road and Barker Road construct indented parking bays on both sides of Hurling Drive

(ii) between Victoria Road and Wellington Road lighting upgrade and shared use path.

(b) the installation of appropriate intersection treatments to a standard suitable for the anticipated traffic volumes at the following intersections:

(i) Albert Road and Wellington Road

(ii) Victoria Road and Wellington Road

(iii) Hurling Drive and Flaxley Road

(iv) Wellington Road and the south eastern corner of the *'Subject Area'*, including upgraded junction at new entrance to Wellington Road

(c) the installation of a sealed pedestrian and bicycle link between the '*Subject Area*' and Separation Avenue Reserve

12 Development, including land division, in the *'Subject Area'* on *Concept Plan Map MtB/4 - Residential (Sims Road, Mount Barker)* should not be undertaken until the following infrastructure works have been completed or legally binding arrangements for their completion are in place:

(a) the widening and reconstruction, including a lighting upgrade, of Sims Road from Hartman Road to Murray Avenue to a standard suitable for the anticipated traffic volumes and to include traffic calming

(b) the installation of appropriate intersection treatments to a standard suitable for the anticipated traffic volumes at the following intersections:

(i) closure of Sims Road at the junction with Hartman Road

(ii) Sims Road and Murray Avenue

(iii) Murray Avenue and Duffield Avenue

(c) the installation of a sealed shared use path between the western edge of the *'Subject Area'* to Hartman Road in accordance with within the *'Subject Areas'* delineated in *Concept Plan Map MtB/4 - Residential (Sims Road, Mount Barker)*.

13 Development, including land division, in the *'Subject Area'* on *Concept Plan Map MtB/5 - Residential (Hallett Road, Littlehampton)* should not be undertaken until the following infrastructure works have been completed or legally binding arrangements for their completion are in place:

(a) the widening and reconstruction of Hallett Road from Childs Road to West Terrace to a standard suitable for the anticipated traffic volumes, including, treatment of the junction between Childs Road and Hallett Road, shared use path, lighting upgrade and indented parking bays on the southern side of the road.

(b) the upgrade of the junction of North Terrace and Childs Road to a standard suitable for the anticipated traffic volumes, including lighting upgrade

(c) the upgrade of the intersection of Hallett Road and West Terrace to a standard suitable for the anticipated traffic volumes and to include traffic calming

(d) the installation of a shared path from Halett Road through the '*Subject Area'* to Childs Road.

14 Development, including land division, in *'Subject Area'* on *Concept Plan Map MtB/6 - Residential (Gum Tree Drive, Littlehampton)* should not be undertaken until the following infrastructure works have been completed or legally binding arrangements for their completion are in place:

(a) the installation of appropriate intersection treatments to a standard suitable for the anticipated traffic volumes at the following intersections:

(i) Gum Tree Drive and North Terrace

(ii) North Terrace and Gardner Street, to include the widening of the junction and footpath on North Terrace from Gum Tree Drive to Gardner Street

(b) the installation of a sealed pedestrian and bicycle link between the north western corner of the '*Subject Area'* to Kym Avenue

(c) the upgrade of existing drainage culvert on Junction Road.

15 Development, including land division, in the *'Subject Area'* on *Concept Plan Map MtB/7 - Residential (Gardner Street, Littlehampton)* should not be undertaken until the following infrastructure works have been completed or legally binding arrangements for their completion are in place:

(a) the widening and reconstruction of Gardner Street between North Terrace and Fulford Terrace, including lighting upgrade and installation of a shared use path on the eastern side of Gardner Street

(b) the installation of appropriate intersection treatments to a standard suitable for the anticipated traffic volumes at the following intersections:

(i) North Terrace and Gardner Street, to include the widening of the junction and footpath on North Terrace from Gum Tree Drive to Gardner Street

(ii) North Terrace and Gum Tree Drive, widening of the junction and realignment of the existing shared use path west of Gum Tree Drive

(iii) Baker Street and Gardner Street

(iv) William Street and Gardner Street, installation of a roundabout

(c) the construction of sealed footpaths along Baker Street between Darnley and Gardner Streets and along William Street between Darnley and Gardner Streets.

16 Development, including land division, in the *'Subject Area'* on *Concept Plan Map MtB/8 – Nairne West* should not occur until the following infrastructure works have been completed or legally binding arrangements for their completion are in place:

(a) the upgrade of the intersection of Matthew Road and Woodside Road to a standard suitable for the anticipated traffic volumes

(b) the installation of a shared use path between the *'Subject Area'*, and Woodside Road, along Stockham Street, including a refuge island on Woodside Road.

17 Development in the *'Subject Area'* as depicted on *Concept Plan Map MtB/9 - Residential (Meadows)* (except where it is in the form of a detached dwelling or the creation of an allotment which is greater than 4000 square metres) should not be undertaken until the following infrastructure works have been completed or legally binding arrangements for their completion are in place:

(a) the Community Wastewater Management Scheme for the Meadows township is upgraded to the capacity to take the wastewater for the entire township including the full development of the *'Subject Area'*

(b) the construction of a footpath on Mill Street from Flaxman Avenue to Mawson Road

(c) the widening and reconstruction of Mill Street from Flaxman Avenue to Mawson Road to a standard suitable for the anticipated traffic volumes, including a lighting upgrade

(d) the widening and reconstruction of Nottage Road from Mawson Road to the southern most point of the '*Subject Area*' to a standard suitable for the anticipated traffic volumes, including upgrading to the footpath and a lighting upgrade

(e) the installation of appropriate intersection treatments to a standard suitable for the anticipated traffic volumes at the following intersections:

(i) Mawson Road, Battunga Road and Nottage Road

(ii) Mawson Road and Mill Street, including realignment of the junction

(f) the construction of a footpath on Station Road between Mill Street and Mawson Street

(g) the construction of a footpath on Flaxman Avenue between Mill Street and Mawson Road

(h) provision for reclaimed stormwater to be made available for use by all properties within the *'Subject Area'* and to be made accessible to the remainder of the Meadows Township.

18 Residential development and land division adjacent to the **Industry Zone**, **Light Industry Zone**, **Rural Landscape Protection Zone**, **Primary Production (Mount Lofty Ranges) Zone** or the **Watershed Protection (Mount Lofty Ranges) Zone** should be designed and developed to minimise any potentially adverse noise, visual, dust, odour or other impacts by:

(a) establishing landscaped buffers between residential and non-residential areas

(b) designing the layout of roads to separate residential and non-residential traffic

(c) facing allotments away from non-residential areas

(d) creating larger allotments adjacent to the non-residential areas

(e) orientating dwellings so that living areas face away from non-residential areas

(f) incorporating sound attenuation techniques into the building design and layout

(g) ensuring the area and dimensions of the residential allotment are sufficient to achieve a minimum dwelling set back of 40 metres from the zone boundary.

19 Dwellings on land identified within the *'Subject Area'* as depicted on *Concept Plan Map MtB/9 - Residential (Meadows)* should incorporate a reticulated pipe system capable of plumbing treated stormwater and/or effluent to the dwelling for the purposes of toilet flushing and the irrigation of landscaped or open space areas.

20 Semi-detached dwellings, row dwellings, multiple dwellings and residential flat buildings should only be developed in one of the following locations:

(a) **Urban Renewal Policy Area 13**

(b) immediately adjacent to shops, community facilities and schools

(c) immediately adjacent to areas of public open space exceeding 2000 square metres where the land is located within the designated *'Subject Areas'* as depicted on *Concept Plan Map MtB/1 - Residential (Hawthorn Road South, Mount Barker)* and *Concept Plan Map MtB/3 - Residential (Hurling Drive, Mount Barker)*.

21 Residential development should only occur where it can be connected to one of the following:

(a) sewer

(b) a Community Wastewater Management Scheme which is not at capacity.

22 Residential development should only occur where it can be connected to a reticulated mains water supply.

23 The extension of incompatible activities or new non-residential development should not be undertaken unless it can be demonstrated that it improves the appearance of the site and achieves a significant reduction in any existing adverse impacts on the residential amenity and character.

24 The design and scale of non-residential buildings should be compatible with residential buildings in the locality and have elements that present a residential scale and design to the street frontage, such as verandas, porches and varied setbacks of the front facade.

25 Home business development should comply with the following criteria:

(a) not involve the operation of more than two commercial vehicles from the premises

(b) not exceed 35 square metres in area of any external roofed or unroofed storage of materials

(c) operate between the hours of 8.00 am and 6.00 pm, Monday to Friday only

(d) display a maximum of one advertising sign which complies with all of the following:

(i) does not exceed 0.6 metres by 0.4 metres in size

(ii) stands no more than 1.8 metres above natural ground level

(iii) is not illuminated

(e) provide off-street parking for any vehicle involved in the non residential use including any employee vehicles in accordance with *Table MtB/2 - Off street Vehicle Parking Requirements*.

Affordable Housing

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

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

Land Division

28 Land division in townships serviced by a Community Wastewater Management Scheme (CWMS) and mains water supply should not create allotments where those services cannot be provided, unless the size of all allotments is in accordance with the minimum allotment sizes in the following table:

Infrastructure provided		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**
Mains	Septic	1500	1500	1500
Rainfall capture	Septic	1500	1500	1500
Rainfall capture	CWMS	800	800	1200

29 Allotments intended for detached dwellings or sites intended for group dwellings should have frontage to a public road no less than shown in the following table:

Maximum allotment or site area (square metres)	Minimum frontage required (metres)
600 - 799	15
800 - 1200	20
Greater than 1200	25

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
Brukunga	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

Urban Renewal Policy Area 13

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 A residential policy area comprising a range of medium-density dwellings, including a minimum of 15 per cent affordable housing, designed to integrate with areas of open space, neighbouring centres or public transport nodes.

2 An area primarily for the incremental redevelopment of existing housing and its replacement with a variety of low to medium density residential development.

3 The provision of a range of affordable and adaptable housing choices that cater for a variety of household structures, including a minimum of 15 per cent affordable housing to be developed within the broad hectare areas between Saley Road and Jeffrey Street Nairne.

4 Development that minimises the potential impact of garaging of vehicles on the character of the area.

5 Development that supports the viability of community services and infrastructure and reflects good residential design principles.

6 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

A range of housing types is anticipated including small lot detached dwellings, row dwellings, semi-detached dwellings, group dwellings and residential flat buildings.

The policy area also includes broad hectare land between Saleyard Road and Jeffrey Street, Nairne. In this locality the steeper land will be developed with detached dwellings on larger allotments and medium density housing forms located on the flatter land nearer to the established urban areas.

Most of the medium density areas are characterised by detached dwellings on generous allotments. The prevailing landscape character is influenced mainly by on-site vegetation. The intention is that low-density detached housing will be progressively replaced by a range of medium density housing types.

Function and Built form

The policy area generally contains a mixture of current and former South Australia Housing Trust properties dating primarily from the 1970's and/or other low density residential sites located close to the Regional Town Centre, Neighbourhood Centres or Local Centres. Because of their proximity to a range of existing and future services and facilities including public transport, public open space, local shops and services, community facilities and schools, it is desirable that residential densities are increased and that a range of dwelling types to cater for different household needs are developed.

Patterns of Development

Development should result in higher residential densities than those that currently prevail, which is to occur principally through the demolition of low value housing and the establishment of group dwellings, row dwellings, semi detached and residential flat buildings and will include allotment amalgamation and subdivision. Hammerhead land division is not anticipated nor encouraged. Where multi-storey development is proposed, particular attention will be required to the issues of overlooking, overshadowing, energy efficient design and building appearance to minimise bulk and visual obtrusiveness. Development on sites close in proximity to a heritage conservation area requires careful attention to the scale, form, proportions and external material selection of dwellings.

Public Realm

Development will endeavour to protect and retain existing mature vegetation and provide opportunities for landscaping particularly along street frontages. Development will respect prevailing front setbacks.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- affordable housing
- detached dwelling
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling addition
- group dwelling
- pergola in association with a dwelling
- residential flat buildings of no more than three storeys in height
- row dwelling
- semi-detached dwelling
- supported accommodation.

2 Development listed as non-complying is generally inappropriate.

3 The use and placement of outbuildings should be ancillary to and in association with residential purposes.

Form and Character

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

5 Medium density development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should be in the form of two to three storey buildings.

6 Upper level balconies may extend 1 metre closer to the road boundary than the associated dwelling.

7 In the case of multiple dwellings on one site, access to parking and garaging areas from public streets should be gained via a minimum number of common driveways.

8 Development located adjacent to the boundaries of other policy areas within the **Residential Zone** or the **Historic Conservation Area** should minimise any adverse impacts on these areas through attention to the design and 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. Lower residential densities should be considered to adequately satisfy this requirement.

9 Development should result in the retention of existing mature vegetation, in particular along the front set back, and should provide opportunities for the planting of additional landscaping. Lower residential densities should be considered to adequately satisfy this requirement.

10 Development in that portion of the policy area between Saleyard Road and Jeffrey Street, Nairne, should:

(a) include a minimum 15 per cent of residential dwellings for affordable housing

(b) ensure the affordable housing is distributed throughout the area to avoid over-concentration of similar types of housing

(c) make provision for a through road between Saleyard Road and Jeffrey Street which enables vehicular access to all parts of the policy area.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Adult products and services	
Amusement machine centre	
Auction room	
Bus depot	
Bus station	
Caravan park	
Cemetery	
Community centre	
Consulting room	Except where: (a) the total floor area is less than 50 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
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)*.
Electricity generating station	
Emergency services facility	
Farming	
Fuel depot	
Hall	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	

Form of Development	Exceptions
Indoor recreation centre	Except where it is located in association with a school.
Intensive animal keeping	
Major public service depot	
Motel	
Motor racing facilities	
Motor repair station	
Office	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Petrol filling station	
Plant nursery	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
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.
Showground	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
The removal, lopping or alteration of a tree or vegetation which is identified as a Local Heritage Place identified in *Table MtB/7 - Local Heritage Place*.	Demolition, alterations and/or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*.

Residential Neighbourhood Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A predominantly residential area that comprises a range of dwelling types together with local and neighbourhood centres that provide a range of shopping, community, business, and recreational facilities for the surrounding neighbourhood in the locations indicated on *Concept Plan Map MtB/16 - Mount Barker and Littlehampton*.

2 Increased dwelling densities within and in close proximity to centres, public transport routes and public open spaces.

3 A zone that provides a range of affordable and adaptable housing choices that cater for a variety of household structures, including a minimum of 15 per cent affordable housing.

4 The orderly expansion of the urban area, which allows the economic and effective provision of public infrastructure and services and that is consistent with the development outcomes contained in *Concept Plan Map MtB/16 - Mount Barker and Littlehampton*.

5 Open space systems designed to provide multiple use reserve areas that promote water management, habitat retention and enhancement, and active and passive recreation.

6 Sustainable development outcomes through innovation in stormwater management, waste minimisation, water conservation, energy efficiency and urban biodiversity.

7 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.

8 Development undertaken in accordance with suitable upgrades and augmentation of utility services and roads to meet anticipated need.

9 Provision made for the duplication of high voltage transmission infrastructure, if required.

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

DESIRED CHARACTER

The zone will be developed as a series of interconnected neighbourhoods that are designed to promote social interaction, participation and a sense of community for all residents. Equitable access to public open space, local or neighbourhood centres, education facilities, and a range of community services will be integral to the design of the area.

It is anticipated that the zone will accommodate at least 7000 dwellings of varying forms that respond to different household sizes, life cycle stages and housing preferences. While the dominant character is expected to be detached low to medium density housing forms of up to three storeys, 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.

Areas containing sloping land or established vegetation, including areas containing concentrations of significant trees, are expected to accommodate larger sites and lower density housing forms that can assist in reducing the overall visual impact of built form and structures (including retaining walls) on the landscape, maintain natural landform and encourage the retention of significant vegetation.

The operations of surrounding agricultural uses are to be appropriately accommodated and appropriate buffers are to be provided to adjoining agricultural uses.

To deliver housing diversity, including affordable and social housing products, innovative solutions in land division, housing design, access and parking will be encouraged.

The creation of unique and interesting residential themes will be achieved through landscaping, surface treatments, street furniture, building design and other elements. In most cases, development setbacks to local streets will be used to provide opportunities for landscaping to soften the built form and establish a streetscape pattern within the locality. However, opportunities to create a distinctive urban form adjacent to and within centres, to frame plazas and courtyards or to reinforce a main-street theme, will be sought and encouraged to add vibrancy to community hubs.

The zone contains many natural features including areas of remnant vegetation, watercourses and significant trees. These natural features will be primarily retained in open spaces, biodiversity corridors and road reserves to provide safe and attractive places for recreation, create a contrast to and complement urban landscapes and built form, enhance the protection of significant biodiversity assets and assist in the management of water resources.

Modification to the areas identified as '*High Environmentally Significance Area*' as shown on *Overlay Map(s) MtB/1, MtB/2, MtB/7, MtB/12, MtB/13 - Development Constraints* should be avoided unless a greater overall environmental benefit or enhancement of the educative value of such areas is achieved. The layout and design of development should effectively reduce the risk of disturbance of such areas and, in the case of the larger '*High Environmentally Significance Area*' identified areas, buffers separating urban development should be provided.

Movement networks will be integral to subdivision and neighbourhood design and will minimise the need for local vehicle trips, reduce travel distances and promote low vehicle speeds in local streets. These networks will encourage walking and cycling to local services and facilities, and encourage longer trips by linking with similar networks adjacent to the zone.

The major local roads identified on *Concept Plan Map MtB/16 - Mount Barker and Littlehampton* will be established as the pre-eminent movement corridors through the zone and will be identifiable as landscaped boulevards. The major local road network will connect the major features of the zone including centres, schools, key open space areas, recreation hubs and residential areas. Local roads will have a more intimate feel and support walking and cycling with lower traffic volumes and speeds, smaller street setbacks, consistent street tree planting, architectural variety, a pedestrian scale of development and quality street lighting.

Neighbourhood centres are desired within the zone, each containing in the order of 5000 square metres of retail floor space in addition to other business and community facilities. Each centre should be located to encourage access via a network of pedestrian and bicycle linkages, while not compromising the establishment of other envisaged centres. Smaller local centres may be located within residential areas to provide community focus points.

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

Centres identified on *Concept Plan Map MtB/16 - Mount Barker and Littlehampton* will include the following key elements:

- street level uses that are primarily retail, service or office
- small to zero setbacks to primary street frontages
- upper floor uses that may include offices but are generally residential
- shared parking and the siting of on-site parking primarily behind buildings, and consideration for the provision of on-street parking to satisfy overall parking demand
- wide footpaths, colonnades, courtyards, awnings and street furniture that create a pedestrian-friendly environment
- public/communal spaces for community interaction.

Low impact non-residential uses will create an appropriate transition between higher impact non-residential activities and residential development.

To promote compact pedestrian oriented development, building entrances will be oriented to the street and the continuity of large parking areas will be minimised through the provision of landscaping and pathways.

Water Sensitive Urban Design principles will be incorporated into the layout and design of the zone. Stormwater discharge from the site will be minimised through on-site retention/detention, and speed and volume of flows will be minimised by design features such as grassed swales and channels.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- affordable housing
- community centres
- domestic outbuildings in association with dwellings
- dwellings
- dwelling additions
- educational establishments
- indoor recreation centres
- open space
- park and ride facilities
- recreation area
- residential flat buildings
- small scale non-residential use that serves the local community, for example:
  - child care facility
  - health and welfare service
  - shop, office or consulting room
- supported accommodation.

2 The following additional forms of development are envisaged within the centres identified on *Concept Plan Map MtB/16 - Mount Barker and Littlehampton*:

- bank
- consulting room
- hotel
- library
- motel
- office
- office and dwelling
- pre-school
- petrol filling station
- place of worship
- restaurant
- shop and dwelling
- shops.

3 Development listed as non-complying is generally inappropriate.

4 Non-residential land uses generally anticipated within centres (such as banks, consulting rooms, restaurants and shops greater than 150 square metres) should be located within designated centres, as shown on *Concept Plan Map MtB/16 - Mount Barker and Littlehampton*.

5 Non-residential land uses should only be located outside of designated centres where they are small in scale and they achieve all of the following:

(i) they are of a nature and scale that is consistent with the character of the locality

(ii) they do not compromise the capacity to achieve co-ordinated centre development

(iii) they do not detrimentally impact on the amenity of nearby residents.

6 The use and placement of a shed, garage and/or outbuilding should be ancillary to and in association with a dwelling.

Form and Character

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

8 Buildings in residential areas should primarily be of one to three storeys. Buildings greater than three storeys should be located within designated neighbourhood centres or adjacent to public open space areas including landscaped open space connections and public transport routes.

Dwellings

Dwellings on the boundary

9 Dwellings, including residential flat buildings, sited on side boundaries should achieve at least one of the following:

(a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height

(b) where a building envelope plan exists for the adjoining land that proposes a wall on the side boundary, be constructed to the same or lesser length and height as provided for by that plan

(c) be located to maintain pedestrian access to the rear of the site along one side of the dwelling, unless:

(i) access is provided directly via a carport or garage

(ii) an acceptable alternative method of gaining access to the rear of a dwelling is provided, including via a rear access or service lane.

Front Setbacks

10 Dwellings, including residential flat buildings, should have a minimum setback from the road frontage in accordance with one of the following:

(a) 8 metres from the primary road frontage of an arterial road (except where a landscaped road reserve buffer is in place)

(b) 3 metres from the primary road frontage for all other roads

(c) consistent with the average setback of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)

(d) 1.5 metres from a public road adjacent to a public reserve greater than 2500 square metres where vehicle access can be gained via the rear of the allotment

(e) 0 metres from a public road where the allotment is within 400 metres of a designated centre and vehicle access can be gained via the rear of the allotment.

11 Dwellings, including residential flat buildings, (other than on an arterial road) should have a minimum setback from the secondary road frontage of 0.9 metres.

Side Boundary Setbacks

12 Where the wall of a dwelling is setback from the side boundary, that wall should be designed in accordance with the following parameters:

Wall height (measured from natural ground level)	Minimum setback from side boundaries except for south facing walls (metres)	Minimum setback from side boundaries for a south facing wall (metres)
For any portion of the wall less than or equal to 3 metres	0.9	0.9
For any portion of the wall greater than 3 metres	0.9 plus a distance equal to one-third of the extent to which the height of the wall is greater than 3 metres	1.9 plus a distance equal to one-third of the extent to which the height of the wall is greater than 3 metres

Setbacks from Rear Boundaries

13 The walls of detached, semi detached and row dwellings (less than two storeys) should be setback from rear boundaries, except where the rear boundary adjoins a service lane, in accordance with the following parameters:

Allotment size (square metres)	Ground floor minimum setback (metres)	Second storey minimum setback (metres)	Third storey minimum setback (metres)
≤ 300	3	5	5 plus any increase in wall height over 6 metres
>300	4	6	6 plus any increase in wall height over 6 metres

14 Four or more storey components of buildings should be setback a suitable distance from the property boundaries to minimise undesirable impacts on nearby development, including overshadowing and overlooking.

Private Open Space

15 Dwellings should provide private open space in accordance with the following table:

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

16 Upper level dwellings should have a minimum of 8 square metres of private open space with a minimum dimension of 2 metres and directly accessible from a habitable room.

Site Area

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

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	270 (minimum)	7
Semi-detached	220 (minimum)	6
Group dwelling	200 (minimum)	5
Residential flat building (one and two storey)	200 (average)	5
Row dwelling and detached dwellings constructed boundary to boundary	150 (minimum)	5

18 Minimum frontage and site area requirements can be reduced where a proposed plan of division is accompanied by a building envelope plan detailing building setbacks and wall heights and it can be demonstrated that the development contributes to the desired character for the zone.

Garages, Carports and Domestic Outbuildings

19 Garages and carports fronting primary or secondary streets should be designed to minimise visual impact and dominance.

20 Garages and carports fronting rear or side lanes may be established with no setback.

21 Sheds, garages and carports should be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum wall height (from natural surface of ground)	3 metres
Maximum building height (from natural surface of ground)	5 metres
Minimum setback from a primary road frontage	Not protrude forward of any part of its associated dwelling and for garages and carports 5.5 metres
Minimum setback from a secondary road frontage	0.9 metres or in-line with the existing dwelling
Maximum length along the boundary	8 metres or 50 per cent of the length along that boundary
Maximum frontage width of garage or carport with an opening facing a rear access lane	No maximum
Maximum frontage width of garage or carport with an opening facing the street	7 metres

22 Outbuildings, if clad in sheet metal, should be pre-colour treated or painted using non-reflective colours.

Affordable Housing

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

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

25 Reduced setbacks and car parking will be considered for affordable housing.

Local and Neighbourhood Centres

26 Local and neighbourhood centres should be of a scale that does not impede the development of other neighbourhood centres within the zone in accordance with the following:

(a) located in accordance with *Concept Plan Map MtB/16 - Mount Barker and Littlehampton* to maximise access by walking, cycling or public transport

(b) be evenly distributed through the zone to maximise households within walking distance

(c) maximise their role as a neighbourhood focus by:

(i) including a range of community facilities

(ii) incorporating or being located adjacent to open space and recreational facilities

(iii) including potential for shared use of facilities such as schools, recreation areas, libraries and community buildings.

27 Local and neighbourhood centres should be designed to:

(a) be physically connected with surrounding residential areas by:

(i) avoiding large expanses of car parking that physically separates the centre from surrounding residential areas

(ii) including pedestrian and cycle linkages that enable residents to comfortably walk and cycle directly from residential areas to centre facilities

(b) orient development towards public spaces and street frontages

(c) ensure ground floor components of buildings are of a pedestrian scale

(d) incorporate, where possible, mixed use development along the edges to provide a transition from activity centre uses to residential areas

(e) include shelter for pedestrians along public streets and internal access ways

(f) ensure building facades create diversity of interest through articulation and the use of materials, with centres visually appearing as an aggregation of small buildings

(g) ensure roof forms are varied with large expanses of roofline not visible from the public domain

(h) ensure buildings address the street frontage with servicing areas generally accessed via rear lanes or internal to the centre and not visible from public streets.

Car Parking

28 Car parking should be provided in accordance with *Table MtB/2 - Off Street Vehicle Parking Requirements*, except where varied as follows:

(a) for dwellings (other than multiple dwellings):

(i) with one bedroom, one on-site space

(ii) with two bedrooms and not exceeding 110 square metres in total floor area, one on-site space and sufficient off-site car parking being available near the site to meet anticipated demand

(b) it can be demonstrated that fewer car parks would meet the car parking needs associated with the development having regard to one or more of the following:

(i) sufficient on-street parking is available near the site to meet anticipated demand

(ii) the provision of shared use car parking where the peak parking demand for different activities occurs at different times

(iii) evidence is provided that a lesser parking demand has been appropriately and effectively applied to similar uses elsewhere

(iv) ease of access to public transport.

Cycling and Walking

29 Developments should encourage and facilitate cycling and walking as a mode of transport by incorporating end-of journey facilities including:

(a) showers, changing facilities, and secure lockers

(b) signage indicating the location of bicycle facilities.

Hazards

30 Bushfire risk within this zone is classified as Medium Bushfire Risk as described in *Bushfire Protection Area BPA Maps MtB/11, MtB/13, MtB/14, MtB/15, MtB/23, MtB/24, MtB/25* and *MtB/26*, or classified as a High Bush Fire Risk where one or more of the following applies:

(a) the development does not form part of the contiguous urban area

(b) the development is on an allotment that is not connected to a mains water supply.

31 Buildings and structures should be set-back from hazardous woodland or similar vegetation in accordance with the following:

Average slope of land between the building/structure site and a point 100 metres towards any nearby hazardous woodland or similar vegetation	Minimum setback separation distance (metres)
Where the vegetation is located on higher or the same elevation as the building/structure	33
Where the vegetation is located on a lower elevation than the building/structure with an average slope between 0 and 5 degrees	41
Where the vegetation is located on a lower elevation than the building/structure with an average slope greater than 5 and up to 10 degrees	50
Where the vegetation is located on a lower elevation than the building/structure with an average slope greater than 10 and up to 15 degrees	60
Where the vegetation is located on a lower elevation than the building/structure with an average slope greater than 15 and up to 20 degrees	73

Energy Efficiency and Water Sensitive Urban Design

32 Design and construction of a building should incorporate water harvesting techniques.

33 Design and construction of landscaping and car parking areas should incorporate water harvesting techniques, so that landscape areas function as drainage swales to collect runoff with the excess stormwater flowing to drainage points connected to a stormwater outlet.

Interface with Rural Land

34 Development that is adjacent to land used for agriculture (within either the zone or adjacent zones) should include appropriate set-backs and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.

35 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.

Infrastructure

36 Development should make provision for the duplication of high voltage powerlines south of the existing easement.

Land Division

37 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone.

38 Land division should establish a pattern of development that:

(a) supports the orientation of buildings to maximise vistas and views

(b) minimises the amount of excavation and fill required to construct roads and access driveways to adjoining development sites.

39 Residential allotments should be designed to:

(a) avoid direct access to a major local or arterial road

(b) ensure any allotment with direct access to a major local or arterial road with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse onto or from the road

(c) avoid unreasonable interference with the flow of traffic on adjoining roads.

40 Land division should identify allotments capable of accommodating neighbourhood centres in the locations identified on *Concept Plan Map MtB/16 - Mount Barker and Littlehampton*.

41 Significant trees and vegetation of habitat value should be incorporated into road reserves, open space areas, or within allotments where it can be demonstrated that a dwelling can be sited without the removal of or damage to the tree.

Restricted Urban Policy Area 14

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 The continuation of existing uses until the potential for impacts from nearby poultry broiler activities is removed.

2 Development not to compromise the future use of land for intensive urban activities.

DESIRED CHARACTER

This policy area is located in proximity to significant intensive animal keeping activities in the form of poultry broiler sheds. Development likely to be sensitive to poultry broiler shed operations should not occur to ensure that adequate separation distances are maintained between the poultry broiler sheds and new urban areas.

Existing dwellings and agricultural activities are expected to continue until the potential for impacts from the poultry broiler sheds no longer exist, after which the area is expected to be developed for urban activities with a focus on residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 Development should provide for the maintenance of existing residential and agricultural development until it can be progressively replaced by intensive urban activities.

2 Development for intensive urban activities should only occur:

(a) when it can be demonstrated that the potential impacts from poultry broiler shed operations identified as '*Intensive Animal Keeping (Poultry)*' as shown on *Overlay Map(s) MtB/1, MtB/13, MtB/22 - Development Constraints*, no longer exist

(b) in a manner that does not interfere with existing agricultural uses.

3 Rural activities, including expansion or intensification of existing rural activities, should not result in disturbance to adjoining landowners or prejudice the future urban development.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Commercial Forestry	
Crematorium	
Dairy	
Fuel depot	
Horse keeping	
Horticulture	
Industry	
Intensive animal keeping	
Major public service depot	
Road transport terminal	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Bank (except where adjacent to an existing dwelling)	Bank where adjacent to an existing dwelling
Community centre (except where adjacent to an existing dwelling)	Community centre where adjacent to an existing dwelling
Consulting room (except where adjacent to an existing dwelling)	Dwellings and residential flat buildings three or more storeys in height.
Dwellings and residential flat buildings that are two storeys or less in height	Educational establishment adjacent to an existing dwelling
Educational establishment (except where adjacent to an existing dwelling)	Emergency services facility

Category 1	Category 2
Hall (except where adjacent to an existing dwelling)	Hall adjacent to an existing dwelling
Office	Motor repair station
Personal service establishment (except where adjacent to an existing dwelling or educational establishment)	Nursing home
	Place of worship
Pre-school (except where adjacent to an existing dwelling)	Pre-school adjacent to an existing dwelling
	Primary school adjacent to an existing dwelling
Primary school (except where adjacent to an existing dwelling)	Restaurant adjacent to an existing dwelling
Recreation area	Shop or group of shops adjacent to an existing dwelling
Restaurant (except where adjacent to an existing dwelling)	
Retirement village	
Shop or group of shops (except where adjacent to an existing dwelling)	
Supported accommodation	

Rural Landscape Protection Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 Preservation of the pleasant rural backdrop to the South Eastern Freeway and townships of Mount Barker and Littlehampton.

2 Preservation of the natural and rural character and scenic features of the zone.

3 Low-intensity rural activities on large land holdings.

4 Tourist facilities, attractions, and accommodation that are secondary to farming and blend with the natural environment.

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

DESIRED CHARACTER

Function

The zone will preserve the rural backdrop to the South Eastern Freeway and the townships of Littlehampton and Mount Barker. Development will be unobtrusive. Land will be managed to prevent environmental degradation with the retention of watercourses and indigenous and riparian vegetation.

Pattern of Development and Public Realm

Development will be of low intensity and sparse, with buildings and other structures clustered on each allotment. Structures will be designed to be unobtrusive with generous set backs from all boundaries and screening and shading provided by vegetation. Dwellings are to be well setback from the front of the property with other domestic activities located towards the rear of the allotment. The open rural character of the area will be maintained, with a co-ordinated road pattern. Any development visible from the South Eastern Freeway will be appropriately screened by landscape planting. Land division should not occur.

Built Form

Buildings will be primarily single storey and unobtrusive in nature. Sitting, roof forms and building mass will reflect land contours and will be designed to sit comfortably within the landscape. The form of dwellings will be climatically responsive with good orientation to address solar access and to capture breezes. Buildings will enhance the semi-rural character of the area. Earthworks, driveways and other site works will be minimised and designed to blend within the landscape.

Building Design / Character

Building materials will maintain the rural character through typical rural materials including corrugated iron, timber, brick and stone. colours will reflect the surroundings and enable the structures to blend in with the landscape.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- detached dwelling and a building associated with farming activities
- low intensity farming and grazing
- recreation and tourist infrastructure for the interpretation and appreciation of the natural features of the zone
- supplementation of existing farming activities through small scale tourist accommodation:
  - within an existing building, or
  - in the form of farm stay, guesthouse, rural or nature retreat or bed and breakfast accommodation as an integral part of a group of farm buildings.

2 Development listed as non-complying is generally inappropriate.

3 A shop should:

(a) be ancillary to primary production or processing uses, or tourist accommodation or other tourist development

(b) be located on the same site as the primary use

(c) have a gross leasable area that does not exceed 20 square metres.

4 A dwelling should only be developed if:

(a) there is a demonstrated connection with farming or other primary production

(b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone

(c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity

(d) it does not result in more than one dwelling per allotment.

Form and Character

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

6 The external materials of buildings and structures should have surfaces which are of a low light reflective nature, natural colours and be constructed of materials that complement the rural character of the zone.

7 Buildings, and structures, on allotments which abut the South Eastern Freeway should be set well back from the freeway to reduce visual intrusion.

8 Retaining walls should be designed in such a way that they are a stepped series of low walls constructed of dark, natural-coloured materials and screened by landscaping.

9 Driveways and access tracks should be surfaced with dark materials, and follow the contours of the land to reduce their visual impact and to limit erosion from water run-off. The excavation/filling of land should be kept to a minimum in order to preserve the natural form of the land and the native vegetation.

10 Obtrusive gateways, particularly of brick or masonry, should not be constructed.

11 The excavation and/or filling of land should:

(a) be no greater than 1.5 metres from natural ground level

(b) only be undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities for use on the allotment

(c) result in stable batter slopes that are covered with topsoil and landscaped so as to preserve and enhance or assist in the re-establishment of, the natural character of the locality.

12 Re-vegetation and screen planting proposed as part of development should use locally indigenous native species.

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): (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.
Bus station	
Caravan park	
Community centre	
Consulting room	
Dwelling	Except for a detached dwelling that will not result in more than one dwelling on the allotment.
Educational establishment	
Electricity generating station	
Entertainment venue	

Form of development	Exceptions
Fuel depot	
Hall	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): (a) at least 500 metres from all of the following: (i) a national park (ii) a conservation park (iii) a wilderness protection area (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area (b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	
Major public service depot	
Motor repair station	
Nursing home	
Office	Except where associated with primary production or tourism development.
Petrol filling station	
Place of worship	
Primary school	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 20 square metres.
Shop and dwelling	
Show ground	
Stock sales yard	

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

Public Notification

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

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

Category 1	Category 2
	Demolition, alterations and/or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*.

Rural Living Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.

2 Development that blends with the semi rural character of the locality through appearance, land use, external materials, colours, siting and landscaping.

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

DESIRED CHARACTER

Function

The zone will accommodate detached dwellings and ancillary small-scale rural activities, whilst maintaining an open character. A variety of allotment sizes, larger than those in the **Residential Zone**, will be provided. Detached dwellings will be designed to coexist with the rural activities. Land will be managed to prevent environmental degradation with the retention of watercourses, and indigenous and riparian vegetation.

Pattern of Development and Public Realm

In order to achieve a rural or semi-rural landscape dwellings and structures will be:

- clustered on each allotment
- designed to be unobtrusive with screening and shading provided by vegetation
- generous setbacks from all boundaries
- dwelling located forward of domestic structures when viewed from public roads.

Any development visible from the South Eastern Freeway will be appropriately screened by landscape planting. Land division patterns will consider the natural landform to ensure retention of watercourses, significant ridge tops and indigenous vegetation.

Built Form

Building design including mass, from and roof lines will:

- reflect land contours
- sit below ridgelines and hilltops
- be climactically responsive with good orientation to address solar access and capture breezes.

Earthworks, driveways and other site works will be minimised and designed to blend within the landscape.

Building Materials/Character

Building materials will maintain the rural character through typical rural materials including corrugated galvanized or colour impregnated iron, timber, brick and stone. The design of buildings will reflect the surroundings and utilise dark natural colours enabling the structures to blend in with and enhance the surrounding landscape.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- detached dwelling
- domestic outbuilding in association with a detached dwelling
- mixed small-scale rural activities in association with a detached dwelling.

2 Development listed as non-complying is generally inappropriate.

3 There should be no more than one dwelling per allotment.

4 Small-scale rural activities, including the keeping of animals should be ancillary to and in association with the residential use of the land and not be detrimental to the residential function and semi-rural character of the zone.

5 Commercial, industrial or retail development should not occur in this zone.

6 The keeping of animals should be ancillary to and in association with the residential use of the land.

7 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.

Form and Character

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

9 Buildings and structures should not be constructed unless the finished floor level is at least 300 millimetres above the 1-in-100 year average return interval flood event.

10 The mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land.

11 Dwellings, which are not connected to a reticulated mains water supply system, should be provided with rainwater collection tanks having a minimum storage area of 40 000 litres so as to minimise the loss of roof catchment and exploitation of underground water.

12 Obtrusive gateways, particularly of brick or masonry, should not be constructed.

13 Development should incorporate landscaping that:

(a) is of an appropriate scale relative to the bulk of buildings and structures

(b) enhances and maintains the privacy of adjacent private open space

(c) incorporates indigenous and riparian plantings which enhance watercourse located on the land.

14 Animal keeping activities should not be established where their presence is likely to cause disturbance to neighbours in respect of smell, noise or other nuisance creating impacts.

15 All watercourses should be protected from development which would detract from its present character and function.

Land Division

16 The division of land should be designed to ensure:

(a) the conservation of natural watercourses and the natural status of prominent ridge-tops

(b) that proposed allotment boundaries are located to ensure the retention of existing remnant vegetation

(c) sufficient area is provided where the natural gradient is less than 1-in-5 so as to accommodate:

(i) the construction of a dwelling

(ii) outbuildings,

(iii) water tanks, and ancillary structures

(iv) vehicle access and turnaround.

17 The division of land should not result in the creation of irregular shaped allotments or battle-axed allotments.

18 Land division within close proximity of mature native trees should ensure that:

(a) buildings and structures can be sited on cleared portions of land which are setback at least 20 metres from all mature native tree trunks

(b) allotment boundaries are sited at least 5 metres from all mature native tree trunks.

19 Land division should be undertaken in accordance with *Concept Plan Map MtB/12 - Rural Living (Littlehampton)* and *Concept Plan Map MtB/13 - Rural Living (Mount Barker)*.

Allotment 1500 Policy Area 15

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

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

DESIRED CHARACTER

Function and Pattern of Development

This policy area will provide for a range of rural living allotment sizes between 1500 square metres and 3000 square metres.

Public open space will be provided through linear parks following watercourses.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

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

2 Development listed as non-complying is generally inappropriate.

Land Division

3 Land division within the policy area should create allotments with an area of at least 1500 square metres and a minimum frontage of 20 metres or 6 metres if the allotment fronts onto a cul-de-sac.

4 Land division should result in a range of allotment sizes of between 1500 square metres and 3000 square metres.

Allotment 2000 Policy Area 16

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

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

DESIRED CHARACTER

Function and Pattern of Development

This policy area will provide for rural living allotments no less than 2000 square metres in size.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

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

2 Development listed as non-complying is generally inappropriate.

Land Division

3 Land division within the policy area should create allotments with an area of at least 2000 square metres and a minimum frontage of 20 metres or 6 metres if the allotment fronts onto a cul-de-sac.

Allotment 3000 Policy Area 17

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

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

DESIRED CHARACTER

Function and Pattern of Development

This policy area will provide for rural living allotments of not less than 3000 square metres and act as a buffer between the **1500 Square Metre Policy Area 15** and adjacent Southern Eastern Freeway, **Rural Landscape Protection Zone,** Community Wastewater Management Scheme treatment plant and primary production land uses.

Dwellings on allotments adjoining the **Rural Landscape Protection Zone**, **Primary Production (Mount Lofty Ranges) Zone, Community Zone** or **Open Space Zone** will be set back from these zone boundaries.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

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

2 Development listed as non-complying is generally inappropriate.

Land Division

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

(b) have a minimum site area of at least 3000 square metres

(c) have a minimum frontage of 20 metres or 6 metres if the allotment fronts onto a cul-de-sac.

Allotment 8000 Policy Area 18

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

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

DESIRED CHARACTER

Function and Pattern of Development

This policy area will provide for rural living allotments no less than 8000 square metres in size and act as a buffer between the Littlehampton Township and both the **Primary Production (Mount Lofty Ranges) Zone** and **Rural Landscape Protection Zone**.

Dwellings on allotments adjoining the **Rural Landscape Protection Zone**, **Primary Production (Mount Lofty Ranges) Zone, Community Zone** or **Open Space Zone** will be set back from these zone boundaries.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

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

2 Development listed as non-complying is generally inappropriate.

Land Division

3 Land division within the policy area should create allotments with an area of at least 8000 square metres and a minimum frontage of 50 metres or 8 metres if the allotment fronts onto a cul-de-sac.

Allotment 20000 Policy Area 19

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

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

DESIRED CHARACTER

Function and Pattern of Development

This policy area will provide for rural living allotments no less than 20 000 square metres in size and act as a buffer between the Littlehampton Township and the **Primary Production (Mount Lofty Ranges) Zone** or **Rural Landscape Protection Zone**.

Dwellings on allotments adjoining the **Rural Landscape Protection Zone**, **Primary Production (Mount Lofty Ranges) Zone, Community Zone** or the **Open Space Zone** should be set back from these zone boundaries.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

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

2 Development listed as non-complying is generally inappropriate.

Land Division

3 Land division within the policy area should create allotments with an area of at least 20 000 square metres and a minimum frontage of 60 metres or 8 metres if the allotment fronts onto a cul-de-sac.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): (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.
Amusement machine centre	
Caravan park	
Consulting rooms	
Crematorium	
Dairy	
Development within the area identified as '*Area within which all Development is Non-Complying until appropriate remediation has been undertaken*' as shown on *Overlay Map(s) MtB/5 and MtB/8 - Development Constraints.*	Except where site remediation has been completed.
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.

Form of development	Exceptions
Farm building	
Fuel depot	
General industry	
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.
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where it achieves one of the following, it is located within: (a) **Allotment 1500 Policy Area 15** and all allotments resulting from the division are over 1500 square metres (b) **Allotment 2000 Policy Area 16** and all allotments resulting from the division are over 2000 square metres (c) **Allotment 3000 Policy Area 17** and all allotments resulting from the division are over 3000 square metres (d) **Allotment 8000 Policy Area 18** and all allotments resulting from the division are over 8000 square metres (e) **Allotment 20 000 Policy Area 19** and all allotments resulting from the division are over 20 000 square metres.
Major public service depot	
Motor repair station	
Office	
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.
Petrol filling station	
Prescribed mining operations	
Residential flat building	
Restaurant	
Road transport depot	
Road transport terminal	

Form of development	Exceptions
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	Demolition, alterations and/or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*.

Township Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

OBJECTIVES

1 Services and facilities grouped together to serve local communities and the visiting public.

2 Increased mix in the range of dwellings available to cater for changing demographics, particularly smaller household sizes and supported accommodation.

3 Conservation and enhancement of the main road streetscape and scenic rural setting of the township.

4 The conservation and reinforcement of the historic character of the District's townships and main streets.

5 Encourage the continuation of envisaged uses, or the sympathetic adaptation to new uses of existing land, buildings and structures of heritage significance.

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

DESIRED CHARACTER

A large area of the Mount Barker District is serviced by a number of small to medium sized towns dating from the early period of South Australian colonial settlement. These towns have their history intertwined with the early agrarian and mining development of the district. The cultural and national identity of the original towns people, their location, surrounding environment, proximity to watercourses and siting on the early road network have all determined their individual character.

Both Hahndorf and Nairne are characterised by linear development along a major arterial route that also functions as a traditional main street. Both towns are located along a valley floor, with a watercourse contributing to the layout and character of the town. The main street, while operating as the prime commercial focus of the town, also historically contained dwellings interspersed amongst the commercial, retail and public buildings as well as concentrated at either end of the commercial centre or nodes. Residential development is predominately concentrated in the areas either side of the main street, occupying the steeper slopes of the valley.

Hahndorf

Function

A zone where development is compatible with the preservation of the uniqueness, and historic character of the Township of Hahndorf. This character and uniqueness is articulated through the Hufendorf and Strassendorf allotment patterns.

Hahndorf will continue to provide minor service and community facilities to serve the needs of the local community and surrounding farms. The township will remain largely residential, while existing businesses will be retained, supported and allowed to expand, and small home businesses undertaking activities that serve the surrounding rural production needs will be encouraged. The town will also provide a high standard of quality sustainable tourist accommodation for visitors.

Pattern of Development

The layout of Hahndorf is typical of Silesian traditions due to the early settlers originating from the provinces of Silesia, Brandenberg 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.

Nairne

Function

Businesses and activities catering for low-volume tourism, the hospitality trade and the daily needs of local residents will commonly feature. Traditional elements such as the post office, church, community hall and hotels will be complimented and preserved rather than displaced by new development. Complimentary uses may include restaurant, coffee shop, art and craft workshops and galleries, small-scale tourist accommodation, and small home businesses undertaking activities that serve surrounding rural production needs.

Pattern of Development

The character and uniqueness of the zone is a product of its economic history, and the constraints imposed by the railway line and the creek. This has resulted in a long traditional main street characterized by numerous historic buildings, adjoining and close to one another, and built to the street. It is important to adopt a new role for the main street which deliberately reinforces its finest qualities and reinvigorates street activity.

Built Form

Commercial and business development and services will be of a scale and nature that pays regard to the historic built-form fabric of the street and where possible business and commercial uses will be sited within existing buildings and aid heritage conservation. Continued infill development and the adaptive use of old buildings are necessary to ensure the functioning of the main street. Residential development providing for a range of needs is appropriate but should be behind or above the commercial frontage.

Public Realm

Although Old Princes Highway is an arterial road, the dominance of through traffic over the main street will be reduced by narrowing of the carriageway through the widening of footpaths and the planting of street trees.

A pedestrian / cycle trail will be established tracing the history of the township and linking Byethorne Park to the railway hub, the main street, across the creek and east to the recreation grounds.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- community facility
- dwelling
- dwelling addition
- home-based industry
- educational establishment
- shop
- small-scale commercial development
- small-scale tourist development
- supported accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Development within and adjacent to the Hahndorf State Heritage Area as indicated on *Overlay Map MtB/27 - Heritage* and *Overlay Map MtB/28 - Heritage*, should be consistent with the Design Guidelines for the Hahndorf State Heritage Area set out in *Table MtB/6 - Heritage Design Guidelines for Hahndorf State Heritage Area*.

4 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.

5 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.

6 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

Form and Character

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

8 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.

9 Where a new dwelling is constructed alongside or within a group of older style residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.

10 Development should have regard to impacts of the existing interstate rail corridor through the provision of a setback or buffer of a distance no less than 20 metres from the common boundary to a dwelling as shown on *Concept Plan Map MtB/20 – Nairne Main Street* and through any of the following:

(a) the provision of a rear access parallel to and abutting the boundary

(b) the siting of outbuildings abutting or adjacent to the boundary

(c) use of the setback area for private or communal open space.

11 Dwellings in Nairne should locate habitable rooms and other sensitive uses on the furthest side of the dwelling from the rail corridor.

12 Development of land adjacent to or containing Nairne Creek should be designed and constructed to

(a) address the existing topography

(b) avoid the use of fill and retaining walls

(c) ensure that areas covered by the 1-100 average return interval flood are not developed.

Advertising

13 All outdoor advertising should be consistent with the following advertising sign guidelines (a), or (b) or (c):

(a) *Table MtB/5 - Heritage Design Guidelines* where located within Historic Conservation Area Nairne Area 12, as indicated on *Overlay Map MtB/15 - Heritage* and *Overlay Map MtB/16 - Heritage*

(b) *Table MtB/6 - Heritage Design Guidelines for Hahndorf State Heritage Area* where located within Hahndorf State Heritage Area as indicated on *Overlay Map MtB/27 - Heritage* and *Overlay Map MtB/28 - Heritage*

(c) *Table MtB/4 - Heritage Design Guidelines for Advertisements*.

14 Portable advertisements should not be displayed within the Hahndorf State Heritage Area, indicated on *Concept Plan Map MtB/14 - Hufendorf & Strassendorf (Hahndorf)* and on *Overlay Map MtB/27 – Heritage* and *Overlay Map MtB/28 - Heritage*, where their presence will significantly detract from the amenity of the locality

15 The following types of signage should not occur within the zone:

(a) above veranda end spandrels and fascia boards

(b) above parapet or gable

(c) bunting

(d) mobile

(e) roof

(f) third party advertising.

Hufendorf Policy Area 20

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 A policy area accommodating Hufendorf allotments allowing for a mix of community, commercial and residential activities including educational establishments, offices, shops, farming and horticulture, and dwellings in association with these land uses.

2 Retention of the U-shaped Hufendorf village character.

3 Development shall conserve and restore the Hufendorf allotment pattern.

4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Function

The historic character of this policy area arises from the Hufendorf development pattern. This policy area will retain and reinstate the original Hufendorf layout of allotments. A Hufendorf settlement is a nucleated village with strips of farmland extending behind each house.

Pattern of Development and Public Realm

The character is set by the numerous 19th Century residential buildings constructed in East German and colonial Australian styles, the rhythm of individual buildings and adjoining spaces and intimate form and scale. Development will reinforce a mix of commercial activities with dwellings.

State and Local Heritage listed places should be conserved.

Built Form, Building Design and Character

Development will limit the size and scale of residential development, and restore and adaptively reuse buildings.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- consulting room
- detached dwelling
- horticulture
- hotel
- motel
- motor repair station
- office
- residential flat building
- shop.

2 Development listed as non-complying is generally inappropriate.

3 Residential development should be in the form of detached, group or residential flat buildings that have a single storey appearance and profile.

4 Home based activities are permitted where they:

(a) are ancillary and add value to existing land uses envisaged in the policy areas

(b) ensure the continuation of existing land uses envisaged within the policy area

(c) include at least one of the following:

(i) arts

(ii) crafts

(iii) tourism

(iv) heritage related activities.

Form and Character

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

6 Development including land division, that would in any way fail to conserve and restore the Hufendorf allotment pattern and sizes shown on *Concept Plan Map MtB/14 - Hufendorf & Strassendorf (Hahndorf)* should not be undertaken.

7 Development should complement the external materials and finishes, colours, scale, built form, building height, roof, shape and pitch, boundary set-backs and fencing of development within the policy area.

8 Sheds, garages and similar outbuildings should be:

(a) freestanding and detached from dwellings

(b) no more than 3 metres in total height

(c) less than 72 square metres in floor area.

9 Dwellings and outbuildings on vacant allotments should be constructed only if their density, site coverage, style, scale, fabric and use of materials are in keeping with or sympathetic to the existing 19th Century residential development.

10 Buildings should not be erected on allotments containing a building which is State, or Local heritage listed if the historic character of the listed building(s), or the Hufendorf character of the policy area, is likely to be impaired.

11 The appearance, size and scale of operation, of recreational and community development including educational establishments, should complement the desired character of the policy area.

12 Development should have minimal off-site impacts, such as noise, light spill, vibration, air, water and waste emissions, traffic generation and movement, particularly on the amenity of residents.

Land Division

13 Land division should conserve and restore the Hufendorf allotment pattern and sizes shown on *Concept Plan Map MtB/14 - Hufendorf & Strassendorf (Hahndorf)*.

Residential Policy Area 21

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 A policy area accommodating detached, single storey dwellings within a landscaped setting and forming a relatively unobtrusive backdrop to Strassendorf, Hufendorf and Nairne Main Street policy areas.

2 Development should conserve and restore the Hufendorf and Strassendorf allotment patterns.

3 Development should conserve the historic allotment patterns and layout of Nairne

4 Retention of the residential character of the policy area and no further intrusion by commercial, or other, non-residential land uses, that generate traffic, noise, dust or odour.

5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Hahndorf

Function

The policy area will provide a residential backdrop to the Strassendorf and Hufendorf heritage areas of Hahndorf through the provision of detached, single storey dwellings within a landscaped setting.

Patterns of Development

Land division will:

(a) conserve and restore the Hufendorf and Strassendorf allotment patterns and sizes

(b) compliment adjoining Strassendorf and Hufendorf allotments

(c) promote the retention and continuity of linear land division

(d) reinforce a permeable grid street pattern

(e) preserve the landscaped setting of buildings

(f) preserve established vegetation adjacent to public roads

(g) avoid land division including hammerhead allotments which create more than one driveway access to a public road.

Public Realm

Development will reinforce the open landscaped and unobtrusive, human scale design of early European settlements in a rural setting. Shared driveways and property boundaries forward of dwellings and adjacent to public roads and spaces are to remain open or where defined by fencing is of a low scale, utilising post and wire, brush, hedges or vegetation to permit the visibility of front gardens and dwelling facades.

Built Form, Building Design and Character

Development will be sympathetic to the character of the Strassendorf and Hufendorf policy areas with regard; scale, form, siting and the use of compatible materials.

Nairne

Function

The policy area will conserve and maintain the residential backdrop and envelope to the traditional historic main street of Nairne.

Patterns of Development

The historical land division grid pattern has been determined by the alignment of the original road network, response to the topography and the location of the Nairne Creek. The later addition of the railway corridor in the 1880s has further contributed to the current pattern by truncating allotments on the southern side of the main street and dissecting the original north-south road network.

Development within the area will maintain and conserve the historic land division and layout in conjunction with the establishment of detached single storey dwellings. To reinforce the existing pattern of development land division will create rectangular allotments with one boundary having public road frontage. The creation of hammerhead allotments is not envisaged and will be discouraged.

Built Form, Building Design and Character

The extent of the area is visually delineated by several clusters of heritage listed buildings dating from the mid to late 19th century and the interwar period of the 20th Century. The style, bulk, form, scale and materials of dwellings in the area are predominately representative of a period from the 1840's until the mid to late 20th century.

Dwellings to the north of the main street are well setback with substantial curtilage and extensive vegetative screening. The Nairne Creek and floodplain determine the siting of dwellings and outbuildings and provide substantial areas for the widespread mature tree cover.

Dwellings to the south of the main street predominately comprise detached dwellings on large allotments with the interstate rail corridor a prominent feature. The character of the southern area is governed by the ample curtilage around existing buildings, including varied and often minimal setbacks to Edinborough Street. The impact of the topography, rail corridor and the siting of existing dwellings allow for views from Edinborough Street to and over the main street towards the hills on the northern perimeter of the town.

New dwellings are to be sited in keeping with the existing pattern of development, including setbacks and curtilage and to retain existing vegetation, including mature trees. It is envisaged that development will avoid the existing Nairne creek floodplain and not result in the deposition of fill. Given the strategic importance of the national rail corridor development on adjacent allotments is to be sited at a significant distance from the common boundary so as to avoid the potential for significant interface issues.

It is envisaged that carports will be located at the side or rear of buildings. Carports and garages attached to the dwelling are to be substantially setback from the building façade, side boundary and be of a size and scale sympathetic to the building to maintain existing streetscape character. Outbuildings should be small in scale and located to the rear of the allotment

Public Realm

Driveways and property boundaries forward of the dwelling facade and adjacent to public roads and spaces are to remain open. Where the boundary or driveway is delineated by fencing is to be of a low height, utilising post and wire, brush, or hedging to permit the visibility of front gardens and dwelling facades.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- single detached dwellings at low densities on individual allotments.

2 Development listed as non-complying is generally inappropriate.

Form and Character

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

4 Development, including land division that would in any way fail to conserve and restore the Hufendorf and Strassendorf allotment patterns and sizes shown on *Concept Plan Map MtB/14 - Hufendorf & Strassendorf (Hahndorf)* should not be undertaken.

5 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage where no adjoining dwellings exist	8 metres
Minimum setback from secondary road frontage	3 metres
Maximum site coverage	35 per cent
Maximum building height (from natural ground level)	9 metres
Minimum area of usable private open space	15 per cent
Minimum number of on-site car parking spaces (one of which should be covered)	2

6 Dwellings should utilise side and rear setbacks consistent with adjoining dwellings.

7 A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area with sewer (square meters)	Site area without sewer (square meters)	Site Area with CWMS	Maximum frontage (meters)
Detached	800	1200	600	20
Group dwelling	800	1200	600	Not applicable

8 Shared driveways and property boundaries forward of dwellings and adjacent to public roads and spaces should remain open or where defined by fencing be of a low scale and in the form of post and wire, brush, hedges or vegetation to permit the unobstructed view of front gardens and dwelling facades.

9 Development should promote the retention and establishment of mature landscaping, including vegetation that is multi storey in height, to provide a visual separation to, and visual reduction in the scale and bulk of built form.

10 Outbuildings and garages should complement the external materials and finishes, colours, scale, built form, building height, roof, shape and pitch and boundary set-backs of development within the policy area.

Land Division

11 Land division should conserve and restore the Hufendorf and Strassendorf allotment patterns and sizes shown on *Concept Plan Map MtB/14 - Hufendorf & Strassendorf (Hahndorf)*.

12 Land division creating additional and/or non-contiguous allotments within the area identified as '*Area within which land division is non-complying*' on *Overlay Map MtB/27 - Development Constraints* should not be undertaken.

Strassendorf Policy Area 22

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 A policy area accommodating Strassendorf allotments allowing for a mix of community and tourist activities including consulting rooms, shops, restaurants and dwellings in association with these land uses.

2 The retention of the historic character of Main Street and its immediate surrounds.

3 Development that conserves and restores the Strassendorf allotment pattern.

4 To encourage a high standard of outdoor advertising that compliments the historical origins and heritage of Hahndorf.

5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Function

The historic character of Main Street and its immediate surrounds arises from the Strassendorf development pattern. This policy area will retain and reinstate the Strassendorf layout. A Strassendorf settlement is a village built around one main road, with only a few side streets.

Pattern of Development and Public Realm

The character is set by the numerous 19th Century buildings constructed in East German and colonial Australian styles, the rhythm of individual buildings and adjoining spaces, the street trees, intimate scale and the sense of enclosure that gives the street an overall cohesion. The dwellings that remain in the Main Street, sometimes combined with retailing and other commercial activities, are an essential part of the zone's character. Development will reinforce this mix of commercial activities with dwellings. Development will reinforce the established Elm street tree rhythm along the Main Street through preservation, conservation and replacement plantings.

State and Local Heritage listed places are to be conserved.

Built Form, Building Design and Character

The character of Main Street and its surrounds will be maintained and enhanced by limiting the size and scale of operation of commercial development, by the retention of residential use and by the restoration and rehabilitation of buildings.

Outdoor advertising will reflect and enhance the historic character of Hahndorf's Main Street. Portable and freestanding signage is to be minimised. Signs on buildings should be compatible with the character of the building and the streetscape and will complement the materials and colour scheme of the building.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- consulting room
- hotel
- motel

- motor repair station
- office
- residential flat building
- shop.

2 Development listed as non-complying is generally inappropriate.

3 This policy area should accommodate commercial, residential and community oriented development.

Form and Character

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

5 Development including land division, that would in any way fail to conserve and restore the Strassendorf allotment pattern and sizes shown on *Concept Plan Map MtB/14 - Hufendorf & Strassendorf (Hahndorf)* should not be undertaken.

6 Buildings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	0 metres
Minimum setback from secondary road frontage	0 metres
Minimum setback from side boundaries	1.2 metres
Maximum building height (from natural ground level)	two storeys
Maximum continuous street facade	9 metres
Ratio of building to open space along the main street frontage	4:1
Roof pitch	between 35 and 45 degrees

7 Development should complement the external materials and finishes, colours, scale, built form, building height, roof, shape and pitch, boundary set-back and fencing of development within the policy area.

8 Development should be undertaken only if the scale of activity, access and associated utilities maintain and enhance the heritage and character.

9 Sufficient on-site car parking, and where appropriate coach parking spaces, should be provided to meet anticipated demand and located at the rear of buildings.

10 Development should provide landscaping compatible with the town's character and which complements existing landscaping, including street trees, public spaces, streets and watercourses.

11 Residential development should be retained wherever possible, either along, or in conjunction with, other compatible development.

12 Development should have minimal off-site impacts, such as noise, light spill, vibration, air, water and waste emissions, traffic generation and movement, particularly on the amenity of residents.

13 All outdoor advertising should be consistent with advertising sign guidelines listed within *Table MtB/5 - Heritage Design Guidelines*.

Land Division

14 Land division should conserve and restore the Strassendorf allotment pattern and sizes shown on *Concept Plan Map MtB/14 - Hufendorf & Strassendorf (Hahndorf)*.

Nairne Main Street Policy Area 27

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 Conservation of the unique historic character of Nairne's main street.

2 The main street as the primary focus of small-scale retailing and commercial activity serving the local community and visitors alike.

3 Infill development that retains the legibility and prominence of historic buildings and features.

4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Pattern of Development

The main street is long, it is constrained by the creek immediately to the north and the railway line immediately to the south. As a result there are few side streets and the main commercial focus is linear. The road pavement is relatively wide, but with buildings built to the street frontage, there is a strong sense of arrival, and the historic Institute building on the corner of Jeffrey Street forms a strong focus both in historic and visual terms.

Function

This policy area reflects the historic heart of the township. It is envisaged that small-scale retailing, commercial ventures and services will be established which result in the revitalisation and activation of the street. The main street will become a destination for a range of leisure opportunities including cafes and restaurants and community events and services.

The existing park at Jeffrey Street adjacent to the landmark Institute building will be redeveloped as a community hub. A section of the historic trail to be established through the township will illustrate the significant role the main street has played in the history of the Adelaide Hills, and the importance of historic buildings in the economic history and community life of the township.

Built Form/Character

The character of the main street is strengthened by the numerous 19th Century buildings originally constructed in the colonial Australian style. Heritage buildings will be adapted, maintaining their heritage qualities with development encouraged to the rear and behind the front facades. Buildings adjacent to heritage buildings will be sympathetic to the heritage nature in their design. Buildings will be built with zero setback from the street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate but active spaces.

Where there is opportunity for infill and intensification of residential uses, particularly in association with commercial uses, these should reflect the existing pattern of buildings built to the front boundary, with the residential component established above or behind the commercial frontage.

Outdoor advertising will reflect and enhance the historic character of the main street, with portable and free-standing signs minimised. Signs on buildings should be compatible with the character of the building and the streetscape, and will complement the materials and colour scheme of the building.

Public realm

The role of the main street will change from an emphasis on through traffic to a more pedestrian/cyclist-friendly space through changes to the road pavement, street lighting, street furniture, timber bollards, signage and paved footpaths in styles and colours consistent with the historic character of the town, to define its main street and improve the public realm.

Development will address the creek where possible, taking advantage of the significant tree cover and shady spaces. Whilst the creek is currently in private ownership, every opportunity to acquire creek land by Council will be taken in order to include this valuable environmental asset in the public realm.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged:

- café/restaurant
- community facility
- consulting room
- hall
- shop or group of shops where the gross leasable area is in the order of 250 square metres
- small-scale office
- tourist accommodation.

2 Medium density residential development, including affordable housing and development comprising a variety of residential and non-residential uses should not prejudice the operation of existing or future retail activity along the main street.

3 Development should provide building frontages and facades that support street activity and engagement with pedestrians, particularly on active street frontages as shown on *Concept Plan Map MtB/20 - Nairne Main Street*.

4 Development, including residential development and facilities along the main street should be sited and designed with a view to promoting after-hours use.

5 Dwellings should be ancillary to the use of the land for commercial purposes unless located within the area designated as “residential infill” on *Concept Plan Map MtB/20 - Nairne Main Street*.

6 Development on the ground floor of buildings should be non-residential.

Form and Character

7 Development should be consistent with the desired character for the policy area.

8 New buildings should be sited and designed so as to reinforce the continuous edge of strong built form along the street edge.

9 Carparks of landscaped areas should be located to the rear of new buildings.

10 Pedestrian shelter and shade should be provided over footpaths through the use of structures such as awnings, canopies and verandas.

11 The finished floor level of the ground floor of buildings should be level with the footpath.

12 Where no street setbacks are desirable, buildings should incorporate shelter over footpaths to enhance the quality of the pedestrian environment.

13 Non-traditional materials such as rendered sheet, metal posts, concrete walls, cement sheeting and zincalume should not be used.

Redevelopment Policy Area 28

Refer to the *Map Reference Tables* for a list of the maps that relate to this policy area.

OBJECTIVES

1 Redevelopment of the former Chapman's Smallgoods factory (the Chapman's site) and Bush Timbers' Salvage yard (Bush Timbers' site) (Nairne East) to achieve a mix of retail and medium density housing.

2 The creation of a vibrant mixed use precinct with active street frontages, and quality pedestrian/cycle links to other parts of the township.

3 Development which acknowledges and respects the history of the Chapman's site

DESIRED CHARACTER

This area has been identified for redevelopment as it houses the Chapman's and the Bush Timbers' sites. The Chapman's site is dominated by large industrial buildings and associated infrastructure in a state of disrepair. It is desirable that the site be rehabilitated as it dominates the eastern gateway to the township.

It is envisaged that a range of retail tenancies including a supermarket and other smaller tenancies will be established on the flat portion of the Chapman's site, to meet the needs of the Nairne community. These tenancies will complement the traditional retail uses in the heart of the main street, and create active street frontages to Old Princes Highway and Bridge Street.

It is envisaged that some existing buildings will be retained, adapted and re-used for uses such as storage, service and light industry, and associated offices and retailing. The scale of development will be determined to some extent by the nature of buildings to be re-used. Shops selling bulky goods will present a façade design and scale that is comparable to other specialty goods shops, restaurants and cafes to create a consistent theme and appearance.

Medium density residential development will cater for a range of housing needs including supported accommodation and housing for aged persons and people with disabilities. On the Chapman's site, this will take advantage of views to the north over the golf course, and utilise innovative techniques to respond to steeper gradients in order to reduce cut and fill.

On the Bush Timbers' site development will address the creek, taking advantage of, and incorporating the substantial creek vegetation.

The existing trail heading east to the Recreation Grounds will be upgraded and extended westward to link with the historic trail to be established through the township linking to Byethorne Park.

Due to former industrial uses within the policy area, development is expected to occur on a precautionary basis where a site contamination audit verifies that a site or sites are suitable for the intended use, particularly where it involves sensitive uses such as residential development. Those areas identified on *Concept Plan Map MtB/20 - Nairne Main Street* have been identified as potentially being affected by land-contaminating activities and therefore should not be developed until it is demonstrated that the land is suitable for its intended use.

The previous economic history on the Chapman's site and its importance to the township and surrounding district will be reflected in storyboards and signage.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- affordable housing
- consulting room
- dwelling
- small-scale shop
- small-scale office
- supermarket
- supported accommodation.

2 Development listed as non-complying is generally inappropriate.

Form and Character

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

PROCEDURAL MATTERS

Complying Development

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

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

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

(a) the area to be occupied by the proposed development is located within an existing building and is currently used as a shop, office consulting room or a combination of these uses

(b) the development is located inside one of the following area(s):

(i) **Hufendorf Policy Area 20**

(ii) **Strassendorf Policy Area 22**

(iii) **Nairne Main Street Policy Area 27**

(c) the building is not a State heritage place

(d) it will not involve any alterations or additions to the external appearance of a local heritage place as viewed from a public road or public space

(e) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, it achieves either (i) or (ii):

(i) all of the following:

(A) areas for storage and collection of refuse are sited at least 10 metres from a Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop)

(B) if the shop involves the heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any Residential Zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop) and an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act* 1993 or any subsequent Act and Regulations, and the development is to be undertaken and operated in accordance with the conditions attached to the previously approved development

(f) if the change in use is to a shop with a gross leasable floor area greater than 250 square metres and has direct frontage to an arterial road, it achieves either (i) or (ii):

(i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road

(ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking areas, vehicle loading and unloading, and the storage and collection of refuse are shared

(g) off-street vehicular parking is provided in accordance with the rate(s) specified in *Table MtB/2 - Off Street Vehicle Parking Requirements* to the nearest whole number, except in any one or more of the following circumstances:

(i) the building is a local heritage place

(ii) the development is the same or substantially the same as a development, which has previously been granted development approval under the *Development Act 1993* or any subsequent Act and Regulations, and the number and location of parking spaces is the same or substantially the same as that which was previously approved

(iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking areas, vehicle loading and unloading, and the storage and collection of refuse are shared.

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Bulky goods outlet	Except where located within **Redevelopment Policy Area 28.**
Consulting room within **Residential Policy Area 21**	
Dairy	
Demolition of a State or Local Heritage Place	Except where the State or Local Heritage Place is located within **Redevelopment Policy Area 28.**
Detached dwelling located within **Nairne Main Street Policy Area 27**	
Fuel depot	
Group dwelling located within **Nairne Main Street Policy Area 27**	
Horse keeping	
Hotel located within **Residential Policy Area 21**	
Industry	Except where it involves one of the following: (a) home-based industry (b) light or service industry located within **Redevelopment Policy Area 28**.
Horticulture	
Intensive animal keeping	
Junk yard	

Form of development	Exceptions
Land division that would result in the creation of additional and/or non-contiguous allotments within the area identified as '*Area within which land division is non-complying*' on *Overlay Map MtB/27 - Development Constraints*.	
Land division or amalgamation where it is located within the **Hufendorf Policy Area 20** or within the **Strassendorf Policy Area 22.**	Except where the land division is consistent with the allotment boundaries of the original historic (Hufendorf/Strassendorf) land division patterns as shown on *Concept Plan Map MtB/14 - Hufendorf & Strassendorf (Hahndorf)*.
Motel room located within **Residential Policy Area 21**	
Motor repair station located within **Residential Policy Area 21**	
Multiple dwelling located within **Nairne Main Street Policy Area 27**	
Office located within **Residential Policy Area 21**	
Prescribed mining operations	
Public service depot	
Refuse destructor	
Residential flat building located within **Residential Policy Area 21** and **Nairne Main Street Policy Area 27**	
Restaurant within **Residential Policy Area 21**	
Road transport terminal	
Row dwelling	Except where located within **Nairne Main Street Policy Area 27** and **Redevelopment Policy Area 28**.
Semi-detached dwelling	Except where located within **Residential Policy Area 21** in Nairne.
Service trade premises	Except where located within **Redevelopment Policy Area 28**.
Shop or group of shops located within **Residential Policy Area 21**	
Stock sales yard	
Stock slaughter works	
Store	Except within **Redevelopment Policy Area 28**.
Warehouse	Except within **Redevelopment Policy Area 28**.

Public Notification

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

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

Category 1	Category 2
Consulting room located within **Hufendorf Policy Area 20** or within **Strassendorf Policy Area 22** Office located within **Hufendorf Policy Area 20** or within **Strassendorf Policy Area 22** Shop located within **Hufendorf Policy Area 20** or within **Strassendorf Policy Area 22**	All forms of development not listed as Category 1 where located within **Hufendorf Policy Area 20** or where located within **Strassendorf Policy Area 22** Alterations and / or redevelopment of a Local or State Heritage Place identified in *Table MtB/8 - Local Heritage Places* or *Table MtB/9 - State Heritage Places*.

Table
Section

Table MtB/1 - Building Setbacks from Road Boundaries

Road Boundary	Setback distance from road boundary (metres)
Any road boundary or portion of a road boundary within the following zones: ▪ **Brukunga Mine Zone** ▪ **Conservation Zone** ▪ **Open Space Zone** ▪ **Primary Production (Mount Lofty Ranges) Zone** ▪ **Recreation Zone** ▪ **Watershed Protection (Mount Lofty Ranges) Zone.**	15 metres
Any road boundary or portion of a road boundary within the **Rural Landscape Protection Zone**.	20 metres
Any road boundary or portion of a road boundary within the following zones: ▪ **Community Zone** ▪ **Deferred Urban Zone** ▪ **Home Industry Zone** ▪ **Industry Zone** ▪ **Light Industry Zone** ▪ **Mixed Use Zone** ▪ **Township Zone.**	8 metres
Any road boundary or portion of a road boundary within the **Township Zone**.	8 metres unless altered because of either (a) or (b): (a) otherwise stated within the policy area (b) in keeping with the setbacks of adjoining and surrounding 19th or early to mid 20th Century dwellings.

Note: Building set-back criteria for the **Residential Zone** are contained in the zone Principles of Development Control under the heading of 'Building Set-backs'. The table does not refer to building setbacks for centre zones.

Table MtB/2 - Off Street Vehicle Parking Requirements

Form of development	Number of required car parking spaces
Aged persons home (see also retirement village)	1 per 10 residents plus 1 per staff member plus visitor car parking at the rate of 1 per 7 residents
Amusement machine centre	1 per 15 square metres of gross leaseable floor area
Auction depot	1 per 100 square metres of gross leaseable floor area plus 2 spaces
Bank	6 per 100 square metres of gross leaseable floor area
Billiard saloon	1 per 15 square metres of gross leaseable floor area
Boarding house	1 per lodging room
Bowling alley	3 per lane, plus refer to 'restaurant' requirement
Bowling club	10 per bowling green
Bulky goods outlet	1 per 25 square metres of gross leaseable floor area
Car sales premises	1 per 50 square metres of gross leaseable area of site
Child care centre	1 per 4 children
Cinema complex	1 per 3 seats
Civic administration offices	1 per 25 square metres of gross leaseable floor area
Clubrooms: non-residential	1 per 10 square metres of gross leaseable floor area
Community centre	1 per 10 square metres of gross leaseable floor area
Consulting rooms	1 per 10 square metres of gross leaseable floor area
Crash repair premises	1 per 50 square metres of gross leaseable floor area or 4 spaces per service bay whichever is the greater
dance hall	1 per 5 square metres of gross leaseable floor area
Detached, group dwellings, semi-detached and row dwellings	2 on-site resident parking spaces per dwelling, 1 of which is undercover (the second parking space can be tandem)
Funeral parlour	1 per 25 square metres of gross leaseable floor area plus 1 per 4 seats within a chapel
General, light, service or special industry	All of the following: 1 per 50 square metres of gross leaseable floor area up to 200 square metres 1.33 per 100 square metres of gross leaseable floor area between 200 and 2000 square metres 0.67 per 100 square metres of gross leaseable floor area above 2000 square metres plus an additional 3.3 per 100 square metres of gross leaseable floor area for an office component
Guest house	1 per lodging room
Hospital	2.5 per bed

Form of development	Number of required car parking spaces
Hostel	1 per 3 beds
Hotel/tavern	All of the following: • 1 per 2 square metres of gross leaseable floor area for a public bar component • 1 per 6 square metres of gross leaseable floor area for a lounge bar or beer garden component • 1 per 3 seats for a Dining room component • 1 per 2 gaming machines for a Gaming area component • 1 per room for an accommodation component
Indoor recreation/gymnasium	1 per 10 square metres of gross leaseable floor area
Library	1 per 25 square metres of gross leaseable floor area
Medical centre/day surgery	1 per 10 square metres of gross leaseable floor area
Meeting hall	1 per 5 seats
Motel	1 per room plus one per employee
Motor repair station	1 per 50 square metres of gross leaseable floor area or 4 spaces per service bay whichever is the greater
Motor showroom	1 per 50 square metres of gross leaseable floor area
Multiple dwellings	1 space per resident of the dwelling
Nursing home	1 per 4 beds
Office	1 per 25 square metres of gross leaseable floor area with a minimum of 4 spaces
Petrol filling station	6 per service bay plus 1 per employee plus 1 per 20 square metres of retail floor space
Place of worship	1 per 3 seats
Plant nursery (retail)	1 per 15 square metres of total area occupied by the plant nursery
Post Office	7 per 100 square metres of gross leaseable floor area
Public meeting place (other than elsewhere mentioned)	1 per 10 square metres of gross leaseable floor area
Reception hall	1 per 10 square metres of floor area devoted to reception area
Residential club	1 per 10 square metres of gross leaseable floor area
Residential flat buildings	All of the following: • an average of 1.5 on-site resident spaces per dwelling (minimum of 1 undercover space) rounded up to the nearest whole number • at least 0.5 on-site visitor spaces per dwelling (rounded up to the nearest whole number)

Form of development	Number of required car parking spaces
Restaurant/café/tea room	A restaurant other than a fast food/take away restaurant: • 1 per 3 seats or 1 per 15 square metres of gross leaseable floor area whichever is the greater A fast food/take away restaurant that does not have dine-in facilities or a drive through: • 12 per 100 square metres of gross leaseable floor area A fast food/take away restaurant that has dine-in facilities but no drive through: • 1 per 5 square metres of gross leaseable or 1 per 2 seats (internal seating) whichever is the greater A fast food/take away restaurant that has dine-in facilities and drive through: • 1 per 3 square metres of gross leaseable or 1 per 2 seats (internal seating) whichever is the greater
Retirement village (independent accommodation)	1 per residential unit plus visitor car parking at the rate of 1 per 7 residential units
Road transport depot/road transport terminal	1 per 2 employees with a minimum of 3 car parking spaces
Serviced apartments	1 per room plus 1 per employee
Service industry	See 'General Industry'
Service trade premises	1 per 25 square metres of gross leaseable floor area
Shop (excluding restaurant, café and tea room)	5.5 spaces per 100 square metres of gross leaseable floor area
Stadium	1 per 20 square metres of gross leaseable floor area
Store	1 per 150 square metres of gross leaseable floor area or 1 per 3 employees whichever is the greater
Squash courts	2 per court
TAB facility	8 per 100 square metres of gross leaseable floor area
Tennis courts	2 per court
Tertiary institution	0.6 per full-time student plus 0.2 per part-time student
Theatre/concert hall	1 per 4 seats
Timber yard	1 per 150 square metres of gross leaseable floor area or 1 per 2 employees whichever is the greater
Tourist accommodation (Bed and Breakfast)	1 per guest room plus 1 per employee
Video store	6 per 100 square metres of gross leaseable floor area
Warehouse	1 per 150 square metres of gross leaseable floor area or 1 per 3 employees (whichever provides the larger parking area)

Note: The term "seats" means the number of seats provided or able to be provided.

Table MtB/3 - Off Street Bicycle Parking Requirements

Form of development	Employee/resident bicycle parking spaces	Visitor/shopper bicycle parking spaces
Amusement parlour	-	2 plus 1 per 50 square metres
Bank	1 per 200 square metres	2
Bulky goods outlet	1 per 750 square metres of sales floor area	1 per 1000 square metres of sales floor area
Café	1 per 25 square metres of public area	2
Community centre	1 per 1500 square metres	2 plus 1 per 1500 square metres
Consulting rooms	1 per 8 practitioners	1 per 4 practitioners
General hospital	1 per 15 beds	1 per 30 beds
General industry	1 per 150 square metres	-
Hotel	1 per 25 square metres of bar floor area plus 1 per 100 square metres of lounge/beer garden	1 per 25 square metres of bar floor area plus 1 per 100 square metres of lounge/beer garden
Indoor recreation facility	1 per 4 employees	1 per 200 square metres
Library	1 per 500 square metres	4 plus 1 per 100 square metres
Light industry	1 per 1000 square metres	-
Major sports ground	1 per 1500 square metres	1 per 250 spectator places
Motel	1 per 40 rooms	-
Nursing home	1 per 7 beds	1 per 60 beds
Office	1 per 200 square metres	1 per 750 square metres over 1000 square metres
Restaurant	1 per 100 square metres	2
School	1 per 5 pupils over year 4	-
Service industry	1 per 800 square metres	-
Service premises	1 per 200 square metres	-
Shop	1 per 300 square metres	1 per 500 square metres over 1000 square metres
Take-away outlet	1 per 100 square metres	1 per 50 square metres
University/TAFE	1 per 100 part time students 1 per 100 full time students	-

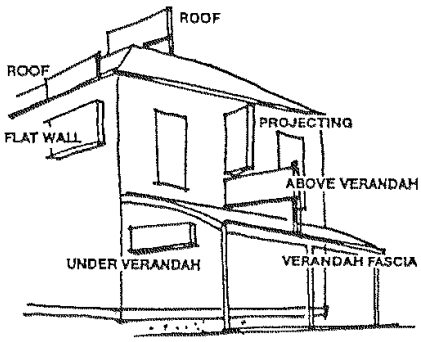
Notes: Areas generally indicated as gross floor area unless otherwise stated.

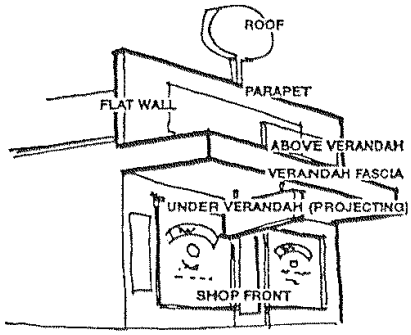
Table MtB/4 - Design Guidelines for Advertisements

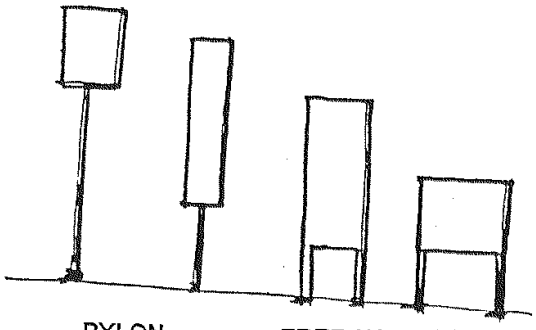
Signage type	Design requirement
Regional Town Centre Zone	
Pylon or freestanding sign	• Maximum height of sign to be 7 metres or equivalent to the maximum height of the associated building, whichever is the lesser. • Maximum sign face area to be 4 square metres (one side). • Maximum of one sign per development site.
Flat wall sign	• Maximum signage area of 15 per cent of the area of the wall or structure (including any fascia, windows or opening) to which the advertisement is to be fixed. • Maximum of one sign per side wall and one sign per rear wall. • Location and size of sign to be in scale and integrated with the architectural features and elements of the building. • Signs to be located so as not to conceal architectural features or detailing.
Projecting sign	• Maximum width of 1.2 metres. • Maximum height of 1.8 metres. • Maximum of one sign per tenancy. • Sign to be located below the parapet.
Veranda fascia sign	• Location and size of sign to be in scale and integrated with the architectural features and elements of the building.
Above veranda sign	• Maximum of one multi-tenant sign at the entry feature of a building. • Location and size of sign to be in scale and integrated with the architectural features and elements of the building. • Maximum height of sign not to exceed the maximum height of the associated building.
Under veranda sign	• Maximum of one sign per tenancy. • Minimum clearance of 2.3 metres between the sign and the pavement. • Maximum width of 1.8 metres. • Maximum height of 0.3 metres.
Shop front sign	• Maximum signage area of 15 per cent of the shop front (including any fascia, windows or opening) to which the advertisement is to be fixed. • Location and size of sign to be in scale and integrated with the architectural features and detailing of the building façade.

Signage type	Design requirement
Neighbourhood Centre **Local Centre Zone** **Industry Zone**	
Maximum total area of advertisements affixed to a building or structure attached to a building	• 10 per cent of the wall or structure (including any fascia, windows or openings) to which the unilluminated advertisement is affixed. • 5 square metres of illuminated advertisement.
Maximum dimensions of freestanding advertisements	• Maximum area of 5 square metres. • Maximum height of 5 metres.
Residential Zone **Deferred Urban Zone** **Rural Landscape Protection Zone** **Rural Living Zone**	
Maximum total area of advertisements affixed to a building or structure attached to a building	• 1 square metre of unilluminated advertisements. • No illuminated advertisements.
Maximum dimensions of freestanding advertisements	• Maximum area of 1 square metre. • Maximum height of 2 metres.

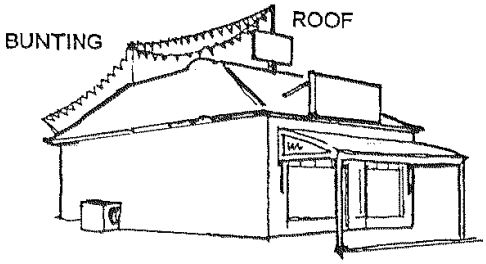
DEFINITIONS OF SIGN TYPES

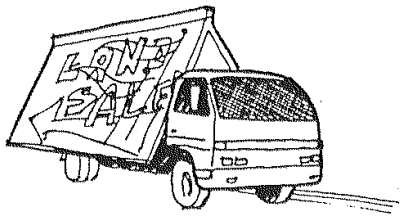






PYLON FREE STANDING

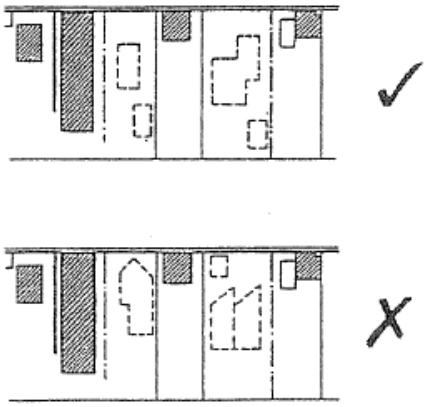


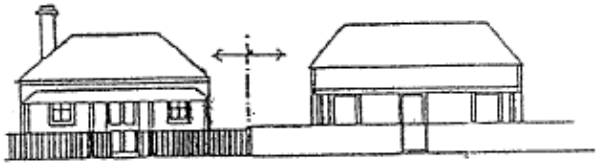
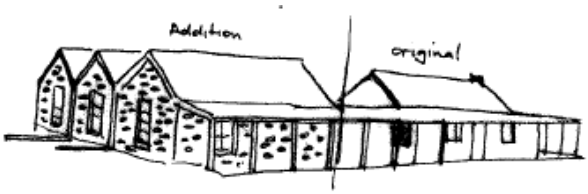
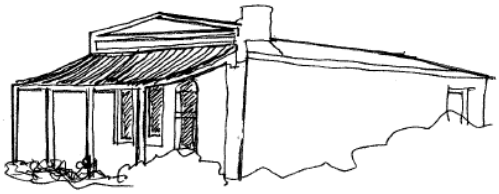


MOBILE

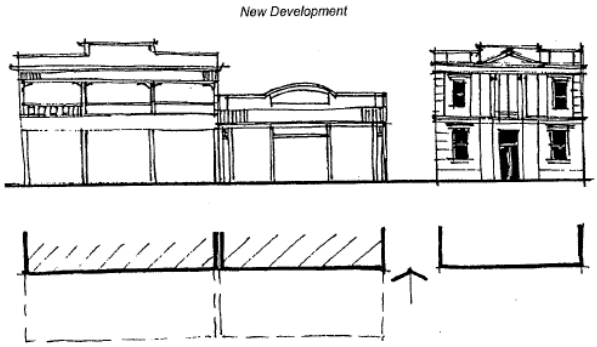
Table MtB/5 - Heritage Design Guidelines

The standards and guidelines apply to development within an Historic Conservation Area and Local Heritage Places identified in *Table MtB/8 - Local Heritage Places*.

Component / Aspect / Issue	Guidelines for Development
1. General	
1.1 Architectural style – new development	Development should be designed to be of a scale, siting, form, roof pitch, detailing and proportion complementary to the heritage character of the area while avoiding confusion between new and old. Reproduction 'heritage' features should be avoided when they do not observe and respect nuances of local historic character. Infill development should only be openly contemporary in design when it is relates harmoniously with existing heritage character, scale and form. Basic design elements such as characteristic roof forms and massing of the original development should be incorporated to integrate the new work. The use of contemporary construction methods and detailing should be used to provide the distinguishing historic qualities of earlier buildings are retained.
1.2 Siting	New infill development should be sited so that the prominence of heritage buildings is maintained. This can be achieved by continuing the traditional pattern of setbacks from front and side boundaries. Where possible, new infill buildings should be set back from adjacent heritage buildings to maintain or enhance their prominence in the streetscape. Orientation of new buildings should match or reinforce the placement of heritage buildings (e.g. walls should generally be at 90 degrees to the neighbouring buildings and site boundaries). The traditional site ratio of open space to building volume should be maintained. Well established traditional vegetation such as large trees, shrubs and gardens that contribute to the historic character of the area should be substantially retained.
	 Development should recognize traditional patterns, respect prevailing setbacks and avoid angled facades.

Component / Aspect / Issue	Guidelines for Development
1.3 Scale	New development, whether infill or additions to existing buildings, should allow existing heritage buildings to remain the dominant visual element on the site or in the locality (both in height and width). The scale should relate to traditional and/or adjacent roof ridges, eaves lines and general building silhouettes present within the immediate locality. New buildings should provide transitional elements or forms to reduce the impact of differences between new development and older adjacent buildings.
	 Proposed single storey building demonstrates empathy to existing heritage buildings with respect to scale, form, roof silhouette and setbacks.
2. Non-Residential Development	
2.1 Verandas	A major feature of many mid to late 19th Century Victorian buildings within main streets of historic townships that are designated as Historic Conservation Areas is the veranda. This traditional veranda character should be reinforced and re-established where appropriate. Unless reinstating a previously existing veranda form, new verandas should be simple in design with a straight pitched roof. Original cantilevered awnings on buildings from the 1920s to the 1950s should be retained, except where these have been added to earlier buildings or where a post-supported veranda would be a positive element in the streetscape. Any improvements should take into consideration the age of the building and any significant detailing.
	 

Component / Aspect / Issue	Guidelines for Development
2.2 Finishes and colour schemes of existing buildings	Building materials and colour are an integral part of a building's character and provide an opportunity to emphasise and reinforce the architecture of the building and the character of the street. Many buildings retain unpainted stone, brickwork and render. This should not be painted but retain its original finish. A well designed colour scheme will enhance the appearance of a building which is already painted. Colour schemes should be based on the following principles: (a) colours should be appropriate to the period and style of the building (b) significant heritage buildings should be painted in original colours determined by paint scrapings whenever possible (c) compatible colours from a Heritage Colour Chart should be chosen (d) the overall colour scheme of a building should be consistent, both above and below the veranda level (e) if the property forms part of a row of buildings a consistent colour scheme should be used for all sections of the row. All painted surfaces should be maintained in good condition.
2.3 Advertising signs	Signs on buildings should be clear and simple. The cluttering of signs does not contribute to the streetscape or make for effective advertising. Signs on buildings should be compatible with the character of the building and the streetscape and should complement the materials and colour scheme of the building. Signs should be located within appropriate elements of the building such as parapet and veranda panels. On early and significant buildings signs should be undertaken in an appropriate form of lettering. Signs should not project above the roofline of verandas or buildings, unless forming an integral part of the design of the building. Internally illuminated signs are not appropriate and should not be used. Signs should not be animated by means of flashing, blinking or moving parts and should not be illuminated by other than constant external illumination.

Component / Aspect / Issue	Guidelines for Development
2.4 New buildings	New building forms should relate to surrounding development and the scale and form of a new building should complement existing buildings and minimise visual intrusion. Buildings should be sited to blend with the surrounding landscape and not to detract from any features such as trees, vegetation and landform. The set-back of buildings along the street should complement the proximity of the historic buildings to the street alignment. Subtle variations in set-back are encouraged to create visual interest. Building set-backs in adjacent streets should complement the predominant siting of buildings on adjacent properties. Development should not exceed two storeys in height.
	 Indicative appropriate infill development between heritage Buildings providing a break between buildings and repetition of building lines
2.5 Parking	New car parking areas should not detract from or obscure public views of a heritage building. Where possible, car parking should be situated to the rear or recessed from the front face and at the side of a heritage building. Parking at least one metre from a heritage building is recommended to avoid physical damage to the building. The provision of soft, informal edges should be provided to carparking areas (e.g. with ground cover plants and /or edge boards). Surface materials such as compacted earth, fine screenings, brick paving, or concrete cobblestone is preferable, depending upon engineering advice.
3. Residential Development	
3.1 Conservation	Buildings and dwellings which contribute significantly to the historic character of the zone or policy area should be restored and maintained. Colours and finishes should be appropriate to the style of the house. Appropriate colour schemes or combinations of colours should be determined through paint scrapes where possible, or through the use of colours compatible with the original style of the house. These can be chosen from widely available Heritage Paint charts. Original building materials should be retained and missing elements should be reinstated if possible. These include: (a) original materials and finishes of walls particularly unpainted brickwork or stonework (b) original roofing materials such as corrugated iron (c) ogee gutters or D-profile gutters (as appropriate to the style of the house)

Component / Aspect / Issue	Guidelines for Development
	(d) round downpipes (e) details such as verandas, windows and doors, which form part of the original style of the house. Typical 1850s-1890s Residences - recommended actions: (a) unpainted stone or brick walls - retain unpainted or have later paint carefully removed - repoint to match original (b) retain and repair corrugated iron roof, ogee gutters and round downpipes - replace later aluminium roof tiles with corrugated iron (c) timber sash windows and panelled doors - repair and repaint regularly (d) check for damp proof course and good site drainage - keep gardens away from walls (e) veranda cast iron and timber is important to - maintain carefully. Replace missing iron with solid cast aluminium to match original patterns. Check posts to determine design and location of original timber capital moulds and other details.
3.2 Extensions and additions to residences	Extensions to dwellings should consider the character and structure of the original building and seek to minimize the impact of change. The scale and bulk of new extensions should not dominate the old, and should be appropriate to the style and scale of the original building. Possible forms of extensions which are appropriate include: (a) extension of existing roof form (b) attached wing additions (c) separate but linked pavilion form extensions. Additions or extensions should not exceed two storeys in height, and this should only occur if the extensions do not dominate the original form of the building and can include attic rooms within existing large roof spaces. Materials used for the walls and roofs of extensions should be compatible with the materials of construction of the original house including face stone or brickwork, rendered masonry, timber or corrugated iron for the walls and, corrugated iron or terra cotta tiles for the roof. The size and proportions of windows, doors and other openings should complement the existing building, and roof form and pitch should be compatible with the style of the existing building.

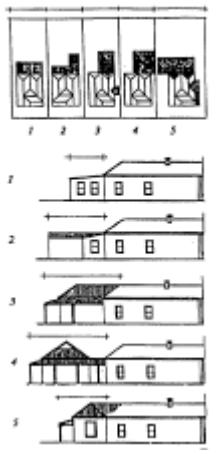
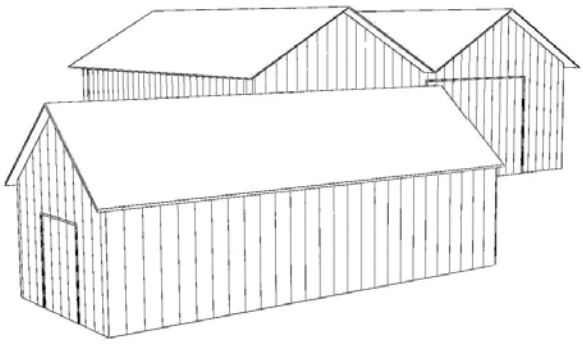
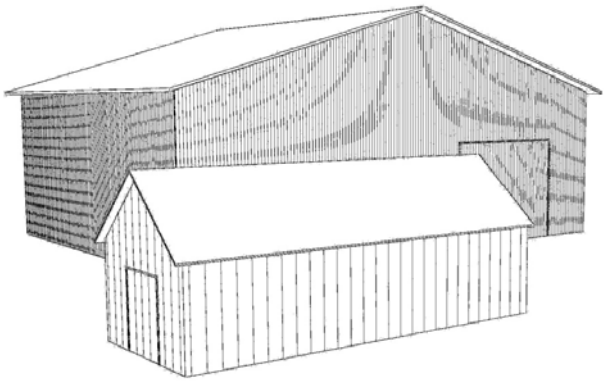
Component / Aspect / Issue	Guidelines for Development
	 typical rear extension forms
3.3 Carports, garages and other outbuildings	Houses built prior to the 1920s did not incorporate garages or carports. Many earlier houses had stables, but these have mostly been removed. New carports, garages and other outbuildings should be designed to complement the original house and be located so they do not detract from the original form and style of the house. Carports attached to the original house should be set back from the line of the building to allow the original form of the structure to be read clearly, and should repeat the roof level and detailing of a veranda. The covering of existing window detailing by a car port structure should be avoided. Free standing garages should be located towards the rear of the property.
3.4 Fences and gardens	Fences to property boundaries should be compatible in height, design and materials to the existing buildings on the site. The Historic Conservation Areas retain excellent examples of original fences which were constructed with the houses on the property and these fences should be retained and repaired. Where evidence regarding the original fence is not available, a fence of a style sympathetic to the design of the house should be erected. Victorian and Edwardian houses had pickets, paling, masonry and cast iron and other traditional fence forms. Houses from the 1920s used capped timber palings, post and wire or woven wire fences. Hedges were an acceptable alternative to constructed fences and the many hedges which remain should be retained, restored and where appropriate extended, utilizing the same species of planting currently in existence. High solid masonry or profile metal sheeting should not be used as fence material, as these would compromise the open character of the policy area. Many gardens within the Historic Conservation Areas contain mature trees which form landmarks within the area and these should be retained. Planting and gardens around public buildings within the zone should be carefully designed, landscaped and maintained.

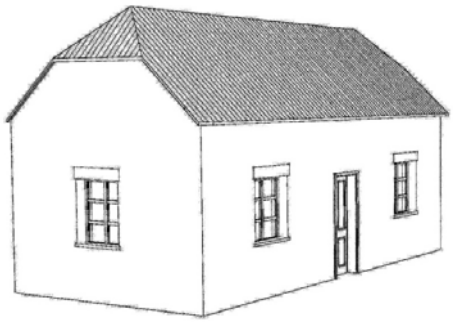
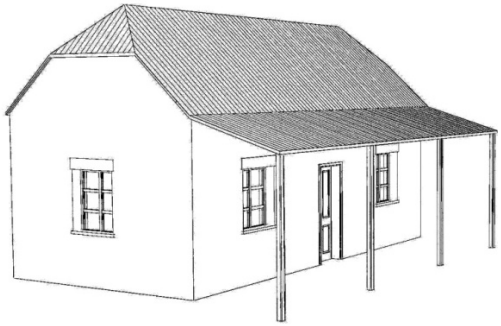
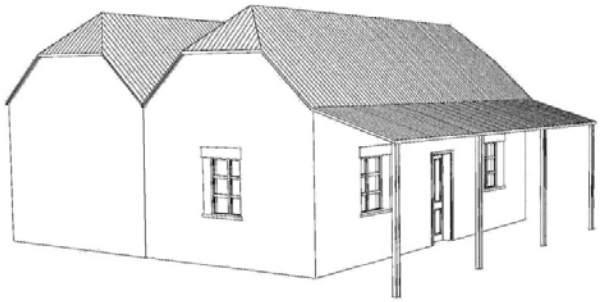
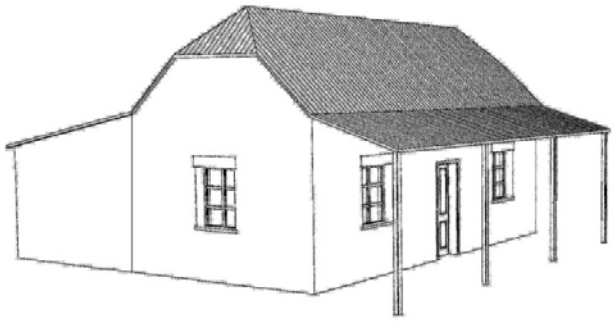
Table MtB/6 - Design Guidelines for Hahndorf State Heritage Area

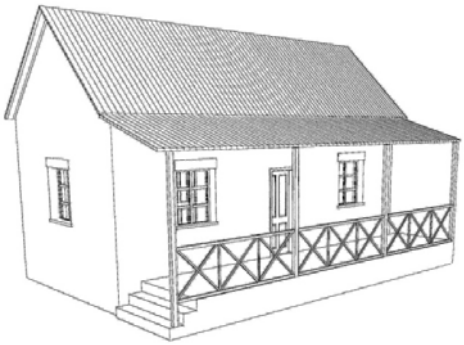
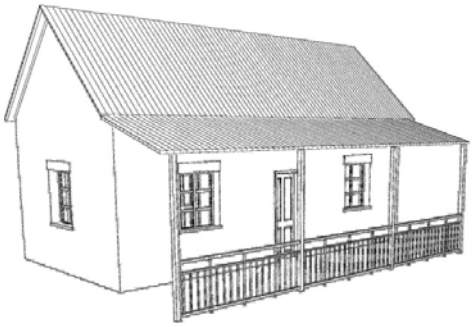
Component / Aspect / Issue	Guidelines for Development
1. General Clarifications and Principles	
1.1 Context	These guidelines are provided for initial general information. Owners and applicants are encouraged to seek further advice from Council to discuss their specific queries and issues. The declaration of the Hahndorf State Heritage Area in1988 acknowledged the town of Hahndorf as Australia's oldest (1839) surviving German settlement. The historic character of the State Heritage Area precinct, centred on Main Street and Victoria Street, arises from the town's unique hybrid plan, and is strengthened by a significant concentration of early nineteenth century buildings with a distinctive German (Prussian) influence.
1.2 Legislation	Under the Development Act (1993) 'Development' is considered to be; in relation to a State Heritage Place—the demolition, removal, conversion, alteration or painting of, or addition to, the place, or any other work that could materially affect the heritage value of the place. The *Heritage Places Act, 1993* sets out further provisions for the identification, recording and conservation of places (including enforcement, fines and funding). These guidelines are provided for initial general information. Owners and applicants are encouraged to seek further advice from Council to discuss their specific queries and issues.
1.3 Definitions & further information	For further clarification on the definitions of terms and overarching concepts articulated in these guidelines refer to *Australia ICOMOS Burra Charter (1999)*. Additional information and resources can be found at www.dcmtbarker.sa.gov.au and www.environment.sa.gov.au/heritage.
2. Demolition	
2.1 General	Many properties in Hahndorf have an old stone ruin, stable or galvanised iron out-building that contributes to the historic character and significance of Hahndorf. Demolition and alterations of anything within the State Heritage Area is considered Development and must first be approved through Council.

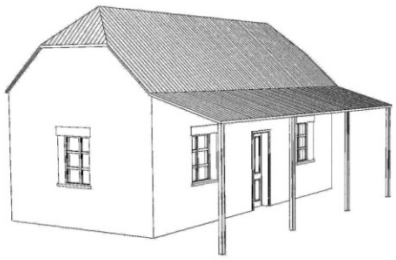
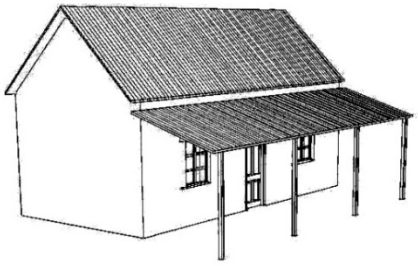
Component / Aspect / Issue	Guidelines for Development
3. Conservation, Restoration and Maintenance of Existing Structures	
3.1 Original finishes	Original building materials should be retained where practicable and missing elements reinstated wherever possible, based on clear documentary evidence. Mortars for re-pointing and repairs should match the colour, texture and mixture of the original as closely as possible. Mortars should include high lime content. Replacement wall material should match the original laying pattern and pointing style of the existing. Paint removal should not damage masonry walls. Sand blasting shall not be used. The treatment of rising damp and investigation of the cause will require professional advice. Chemical injection is not the preferred course of action. All painted surfaces should be maintained in good repair with use of colours of a kind similar to or compatible with original colours where they can be determined from physical or archival evidence. Unpainted surfaces should remain unpainted (notably timber surfaces).
3.2 Roof and verandas	Materials closely consistent with early materials such as galvanized corrugated iron should be used. Evidence of original timber shingles within roof spaces should be retained. New roofing should be fixed over original material. Zincalume sheeting shall not be used. Traditional roof forms and eaves profiles should be retained. Verandas, including posts should be reinstated to original or appropriate form and detailing where sufficient evidence exists. Decorative elements such as cast iron lacework should not be installed on buildings where this never existed. For acceptable new roof forms refer to 4. Alterations & Additions to Existing Structures and 5. New Development in these guidelines.
3.3 Gutters and downpipes	The profile, finish and material of these elements should be closely consistent with the original form; for example "ogee" or ½ round gutters, round metal downpipes and rain-heads of a traditional profile.
3.4 Windows and doors	The original materials, configuration and finishes should be retained, specifically timber framing of windows that are highly visible to the general public. Materially unsound sections should be replaced in preference to total window replacement. The size, profile and finish of new timber components should be consistent with the original. Original doors and door hardware should be retained. Timber framed windows, doors and shopfronts should be retained and repaired where possible. Metal frame windows should not be introduced.

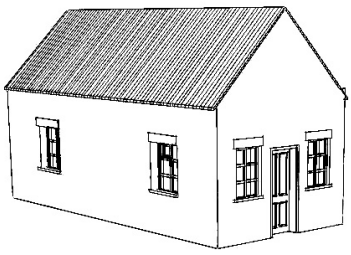
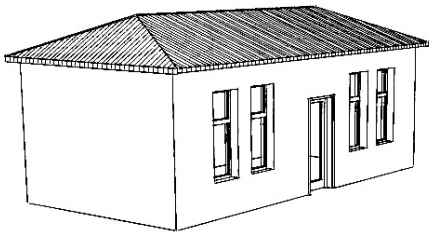
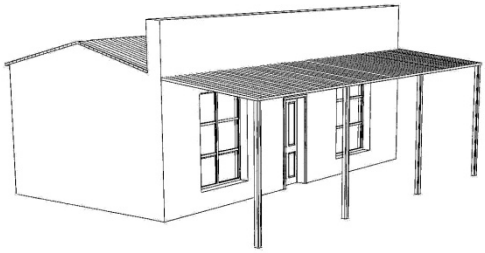
Component / Aspect / Issue	Guidelines for Development
4. Alterations of and Additions to Existing Structures	
4.1 General	Extensions and additions should maintain and strengthen the character of the heritage place without compromising its integrity. Additions should maintain a complementary and subtle distinction between new work and the original building fabric. New work should be designed to permit the return of the building to its original condition at a later date. Building envelopes should follow the traditional forms and proportions of its neighbours in terms of height, scale, pitch, eaves lines, window and veranda heights. Materials should be complementary in colour and texture, with complementary ratios of solid walls to openings to produce a sympathetic or neutral development, which is contemporary, not a historic imitation. New additions should be designed so that it avoids cutting through/across historic architectural elements such as windows, quoins, door openings, fireplaces etc.
4.2 Materials for extension & addition	Materials used for repair or infill of original walls should match or be closely compatible with the original materials of construction, including vertical timber boards, rendered masonry, stone, brick or lightweight construction with timber or corrugated iron cladding. Materials used for roofs should match or be closely compatible with the original materials for construction. Generally painted or galvanised corrugated iron is the most appropriate roofing material.
4.3 Location of addition	The siting of the addition should respect and harmonize with the historic character of the original building. The plan and roof form of the original building should be clearly legible. The impact of visible change to original buildings should be minimised. Additions should consider the character and structure of the original building and seek to minimise the impact of change. The addition should be located on the side considered to be of lesser heritage significance or to maintain the principal view of the original building.

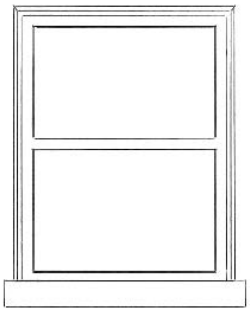
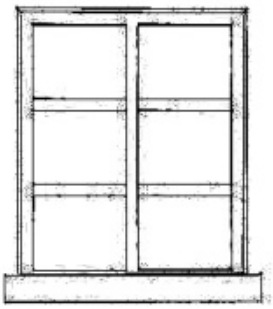
Component / Aspect / Issue	Guidelines for Development
4.4 Scale & proportion of new addition	The scale and bulk of the new work should not dominate the significant building. Lean-to additions should be set out from below the gutter line of the existing roof, unless the lean-to sections of the original building are otherwise constructed. A lean-to form is generally suited to a narrow addition across the width of a building and traditionally may have involved the enclosure of a veranda. Additions similar in size to the original building should be proportionate with those of the original building. The eaves line and roof height of the addition must be consistent with the original building  Appropriate  Inappropriate
4.5 Form of additions or alterations	Additions should respect the existing building form. The most important elements are the roof, type and pitch, the veranda and spacing of support posts and proportions of windows and other openings. Roof form and pitch and overhang should closely resemble or match the existing building. Additions other than lean-to additions should continue the form and elements of the building to which they are attached; for example the shape and pitch of the roof and the height and projections of eaves and gables. The following examples outline various acceptable forms of proportional extensions and additions to a dwelling:

Component / Aspect / Issue	Guidelines for Development
	 Existing German style cottage  Front veranda added  Rear addition added  Rear skillion added
4.6 New Openings	The size and proportion of window, door and other openings should complement existing openings.
4.7 Eaves and Barges	Traditional edge details should be retained.

Component / Aspect / Issue	Guidelines for Development
4.8 Detailing	Detailing of the original building can be reflected by the detailing on the new section. However, a clear visual distinction between old and new should be maintained. Appropriate details such skillion veranda additions, steps to veranda and colonial balustrade:  Appropriate  Inappropriate
5 New Development	
5.1 General	These guidelines do not require new infill development to have as its predominant design characteristic the imitation or replication of buildings contributing to the historic character of thee locality. However, it is envisaged that new development should maintain the historic integrity of the streetscape or precinct by emulating proportions and silhouettes, and through complimentary siting, style, colours and materials. A good infill building is considered to be one which has regard to its context, and is prepared to give prominence to its genuinely historic neighbours. It will not diminish or confuse our appreciation of Hahndorf's authentic heritage buildings or character. The characteristics of German building in Hahndorf derives principally from its construction technique (half timbered with wattle and daub/brick infill), timber shingle/thatched roofs, and unpretentious stone buildings with corrugated galvanized iron roofs at steep pitches (approximately 45 degrees) and half hipped roof forms. Noting timber was rarely painted but rather left to weather naturally.

Component / Aspect / Issue	Guidelines for Development
5.2 Siting	The street edge and existing setbacks of adjacent buildings should be maintained. New buildings should be located to match any consistent or generally consistent set-back of existing buildings to maintain the traditional arrangement of buildings in the road concerned. The location of open space should also be considered. New development should not exceed 9 metres continuous street façade width and not exceed a ratio of façade width to open space frontage of 4:1. The orientation of new buildings should match or reinforce the placement of adjacent heritage buildings (walls generally at 90 degrees to each other and site boundaries). Rear yards should not be built out, the traditional footprint of all buildings on a site should generally not exceed 25 per cent of the total site area and does not extend across creek lines.
5.3 Scale	The height of eaves should be similar to the height of the eaves of any adjoining buildings which contribute to the historic character of the locality. Vertical heights and horizontal lines should be maintained along the street facade. New infill buildings should be of similar scale and massing to the prevailing historic character of the locality.
5.4 Roof forms	Traditional roof forms and eaves profiles should be utilized in the construction of new structures. Simple ridge lines with minimal eaves; roof pitches between 35 and 45 degrees; ½ hipped or gable ended; attics within roof spaces without dormer windows; roof areas are typically less than 100 square meters. Verandas if used were typically continuous to the main roof. Refer to the following sketches:  Appropriate  Appropriate

Component / Aspect / Issue	Guidelines for Development
	 Appropriate  Inappropriate  Inappropriate
5.5 Roof material	Corrugated iron roofing (galvanised, pre-painted) should be used.
5.6 Wall material	Materials of a traditional kind, such as rendered masonry, timber and corrugated iron (galvanised, pre-painted or painted zincalume) should be used to complement significant stone walling.
5.7 Colour	The colours of external building materials should be closely complimentary to and where possible reinforce the traditional colours of the locality.

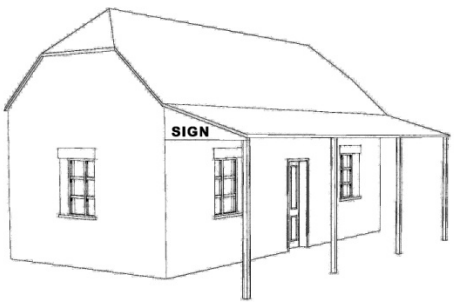
Component / Aspect / Issue	Guidelines for Development
5.8 Windows and doors	Openings in walls that are viewed from public places should generally have proportions that complement adjacent significant buildings. Simple rendered surrounds of windows and doors are preferable to elaborate projecting quoins. Small casement under half hipped gables, panelled double doors and close picket fences painted white. Detailing of sashes and frames should be consistent with those of original windows as outlined below:  double hung window with dressed stone sill  6 pane casement window with dressed stone sill
6 Interiors	
6.1 General	Interior restoration work should seek to maintain the character of the building as a whole.
6.2 Internal finishes	Painting, other than maintaining the existing painted surfaces in existing colours, is development in the State Heritage Area. Consideration should be given to the original painting colour scheme (determined by paint scrapes), especially in the most significant areas of the building. A matching scheme or one with similar tonal variance and contrast should be used. It is preferable to leave in place previous paint or wallpaper, painting or physical fabric of the building.
6.3 Lighting and fittings	The installation of lighting and fittings should cause a minimum of disturbance to the physical fabric of the building. Replicas should be avoided. The use of simple, unobtrusive contemporary fittings is preferable. Door hardware and switch ware should be retained where possible.

Component / Aspect / Issue	Guidelines for Development
6.4 Ceilings and cornices	Ceilings beyond repair should be covered with a new ceiling, not removed.
6.5 Floors	Original flooring should be retained where possible and individual boards or components replaced with matching species and size.
6.7 New services	The impact of new services should be minimised. New services such as wiring or plumbing should be concealed by using existing cavities, conduits and fitting as far as possible.
7. Carports, garages, outbuildings and sheds	
7.1 Existing structures	Existing structures, particularly stone, corrugated iron and timber should be retained and repaired where possible.
7.2 Form	A carport, garage or shed should be designed to relate to the form and materials of the existing adjacent buildings, but they should not detract from or obscure the important views of a heritage building. Roof pitches should be consistent with adjacent significant structures.
7.3 Materials	Materials should complement adjacent structures and include stone, timber or corrugated iron (galvanised, pre-painted or painted zincalume) or rendered masonry with minimal decoration. Combinations of appropriate materials to create patterns of wall materials should be encouraged. Car park paving materials such as compacted earth, fine screenings, brick paving, concrete square edged cobblestones are the most appropriate surfaces. Provide soft, informal edges to carparking areas through ground cover plants, avoiding raised garden beds and strongly geometric layouts.
7.4 Location	The location of a new carport, garage, outbuilding or carport should preserve or enhance the setting of existing buildings. Carports, garages and sheds should be detached. Carports can be attached to the heritage building provided they are to be well set back to allow the original form of the structure to be read clearly and provided they are constructed at walls where windows will not be obstructed.
7.5 Size	The height and proportion of new sheds should be sympathetic to the adjacent significant structures.
7.6 Openings	Openings should be carefully positioned in locations to maintain a traditional appearance.
8. Landscape, Fences and Gardens	
8.1 Generally	Landscaping enhances the appearance of buildings and species selected should be appropriate to the form and scale of the heritage place.

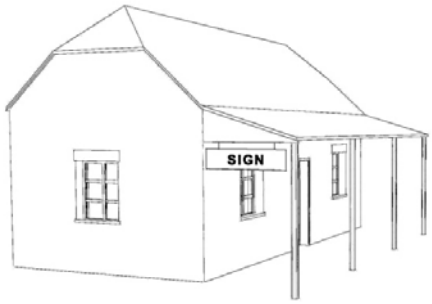
Component / Aspect / Issue	Guidelines for Development
8.2 Fences	Original fences and gates should be retained and reinstated where possible. Where evidence regarding the original fence is not available, a fence sympathetic to the style of the building on the site to be fenced should be erected. The fence should be compatible in height, design and materials to the existing building or other similar fencing in the street. Low and relatively open fencing is appropriate to enable significant buildings to be viewed from public places.
8.3 Stone walls	Stone walls should be retained and restored using similar size and type of stone and laying technique.
8.4 Hedges	Hedges provide an acceptable alternative to fence. Species that already exist in the area should be planted. Existing hedges should be retained.
8.5 Gardens and trees	Mature trees are often a landmark in the area and should be retained wherever possible. Established garden areas of significance should be retained.
8.6 Public gardens	Public spaces in Hahndorf were traditionally centred around traditional activities of German origin such as band concerts, singing and shooting festivals, community and religious ceremonies. Public spaces should be carefully designed, landscaped and maintained. Established public garden areas of significance should be retained.
9. Signage & Advertising Display	
9.1 General	Signs are one of the strongest visual elements in a street. Their location, scale and proportion, text and colour affect the character of the State Heritage Area. A development application is required for all signage.
9.2 Location	Signage displays can be located within the buildings street facing zone, and on one other façade. The zone between kerb and path is appropriate for Council, Transport SA and local tourism signage only. Traditional and historical locations such as painted on the fascia boards of verandas, on wall panels, parapets etc. Signage should take clues from and complement the existing structural rhythms and details of the building i.e. Signage that obscures building details or roof forms are inappropriate. Projecting signage displays that are more than 2.3 metres above the footpath level are permitted beyond the building boundary, only if locations meet safety requirements.

Component / Aspect / Issue	Guidelines for Development
9.3 Scale, proportion and shape	Generally, sign should be designed to be of a scale that reflects pedestrian traffic, and not overwhelm the buildings or other streetscape elements. The total area of the all advertisements should not exceed 10 per cent of the area of any facade of the building on which it is displayed. The shape of signs should be simple in shape and form. Corporate signs, logos and symbols should only be displayed where their size and location is compatible with the objectives for the zone. Business specific signs will have a maximum surface area of 0.5 m^2. Flat wall signs with business labels should have a maximum dimension of 1.5 metres wide x 500 millimetres high, provided they are in proportion with the building or building elements to which they are attached, Veranda signage should be generally limited to 1.8 metres wide x 300 millimetres high. Structural supports should be designed wherever possible to be concealed from public view or be designed to be aesthetically pleasing.
9.4 Text	Where signage comprises individual painted/cut out letters, the height of letters must not exceed 200 millimetres or in proportion with the building or building elements to which they are attached, whichever is lesser.
9.5 Material & colour	Materials will be of colour and texture that is appropriate to the building. Finish of signs should generally not be of a highly reflective material or finish. Colour of signs are to appropriate to building. Generally, the background for signs should comprise a single colour. Advertisements should wherever practical use pictorial representations to maintain the character of the street and ready recognition by tourists.
9.6 Lighting	Internally illuminated and neon signs, bunting, flashing lights are not appropriate for historic buildings, particularly above veranda level.

9.7 Signage should be designed to compliment a veranda:

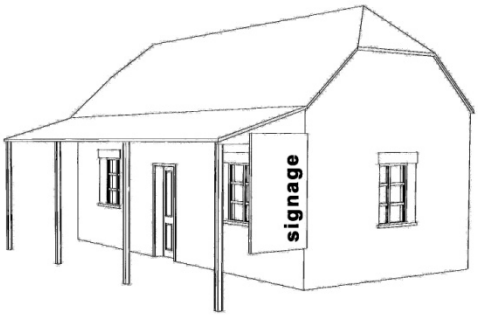


Appropriate



Appropriate

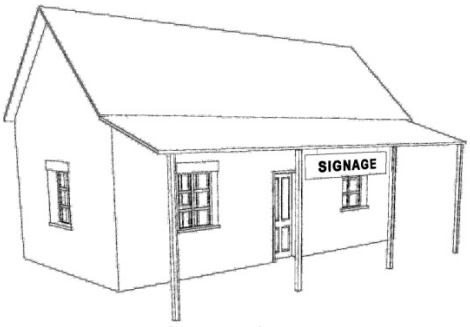
9.8 Signage should not dominate or obstruct veranda:



Inappropriate

Inappropriate

9.9 Signage should be incorporated into existing verandas:



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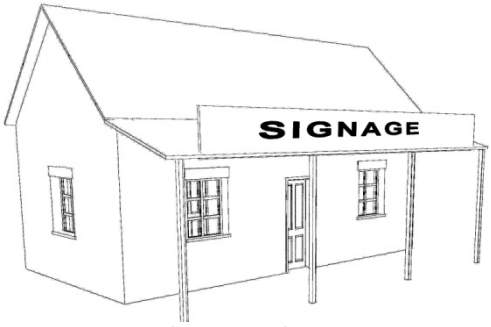
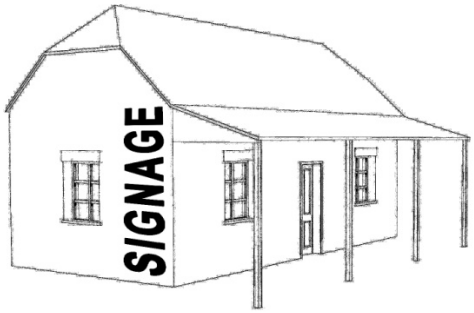
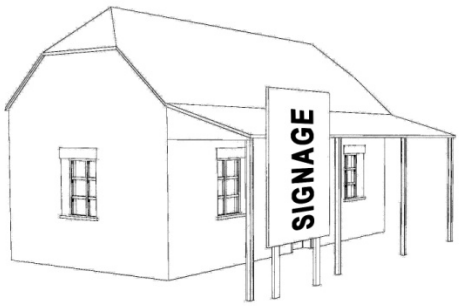


Inappropriate

9.10 Signage should not dominate or obstruct the building:



Inappropriate



Inappropriate

Table MtB/7 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
9-13 Callington Rd CALLINGTON	Memorial Hall	CT 5102/266	18706
26 Murray St CALLINGTON	House (adj. post office)	CT 5306/247	18708
41 Murray St CALLINGTON	Barn	CT 5280/195	18709
13-21 North Tce CALLINGTON	School	CT 5403/295	18707
11 Donald St DAWESLEY	Cottage	CT 5531/748	18710
26-32 Donald St DAWESLEY	Cottage (rendered, c1850's)	CT 5554/477	18711
31 Donald St DAWESLEY	House	CT 5734/371	18712
Lot 21 Princes Hwy DAWESLEY	Shed	CT 5817/657	18713
2-4 Adelaide Rd ECHUNGA	Post office	CT 5167/481	18714
12 Adelaide Rd ECHUNGA	General store	CT 5309/313	18715
18 Adelaide Rd ECHUNGA	House	CT 5401/569	18716
22 Adelaide Rd ECHUNGA	Cottage	CT 5144/71	18717
26 Adelaide Rd ECHUNGA	Settlers cottage	CT 5171/924	18719
27 Adelaide Rd (cnr Battunga Rd) ECHUNGA	House (federation)	CT 5085/136	18721
34-36 Adelaide Rd ECHUNGA	House & barn	CT 5595/756	18720
Echunga Rd (cnr Adelaide Rd) ECHUNGA	War Memorial Garden inc. memorials & pioneer memorial tree	CT 5755/748	18722
3 High St ECHUNGA	House (c1920s)	CT 5896/17	18723
Princes Hwy KANMANTOO	Bluestone guttering & kerb	RR	18724
Princes Hwy / Mine Rd KANMANTOO	The Triangle, site of Miners' Arm Hotel	RR	18725
Lot 10 Princes Hwy KANMANTOO	Cottage	CT 5712/134	18726
Lot 12 Princes Hwy KANMANTOO	Cottage	CT 5800/371	18727
Lot 14 Princes Hwy KANMANTOO	Cottage	CT 5665/892	18728
7 Baker St LITTLEHAMPTON	House (c1910)	CT 5482/470	18729
9 Baker St LITTLEHAMPTON	House (c1910)	CT 5523/141	18730
4 Coppins Rd LITTLEHAMPTON	Oak Tree	CT 5399/989	18731
1 Darnley St LITTLEHAMPTON	House	CT 5894/794	18732
8 Princes Hwy LITTLEHAMPTON	Cottage (double gable)	CT 5777/386	18733
10 Princes Hwy LITTLEHAMPTON	House (brick, 1920's)	CT 5110/255	18734

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
12 Princes Hwy LITTLEHAMPTON	Cottage (stone with brick quoins)	CT 5688/5	18735
18 Princes Hwy LITTLEHAMPTON	Cottage (stone - brick quoins)	CT 5571/13	18736
20 Princes Hwy LITTLEHAMPTON	Cottage (stone, brick quoins)	CT 5276/175	18737
21 Princes Hwy LITTLEHAMPTON	Cottage (brick)	CT 5071/265	18738
24 Princes Hwy LITTLEHAMPTON	Cottage (weatherboard)	CT 5796/975	18739
26 Princes Hwy LITTLEHAMPTON	Cottage (brick)	CT 1829/107	18740
28 Princes Hwy LITTLEHAMPTON	Cottage (brick)	CT 5439/356	18741
42 Princes Hwy LITTLEHAMPTON	Cottage	CT 5286/874	18742
44 Princes Hwy LITTLEHAMPTON	Cottage (brick)	CT 5286/908	18743
46 Princes Hwy LITTLEHAMPTON	Cottage Rendered	CT 5431/459	18744
52 Princes Hwy LITTLEHAMPTON	Cottage (stone with brick quoins)	CT 5709/117	18745
67-69 Princes Hwy LITTLEHAMPTON	Nursery outbuilding	CT 5494/484	18746
78 Princes Hwy LITTLEHAMPTON	House & outbuildings	CT 5307/61	18747
82 Princes Hwy LITTLEHAMPTON	Pair of shops (1930s)	CT 5747/325	18749
85 Princes Hwy LITTLEHAMPTON	House	CT 5862/45	18750
87 Princes Hwy LITTLEHAMPTON	House	CT 5809/653	18751
96 Princes Hwy LITTLEHAMPTON	House (1920s)	CT 5099/695	18752
98 Princes Hwy LITTLEHAMPTON	House	CT 5099/696	18753
102 Princes Hwy LITTLEHAMPTON	House	CT 5530/511	18754
106 Princes Hwy LITTLEHAMPTON	House	CT 5273/107	18755
108 Princes Hwy LITTLEHAMPTON	House (Tudor)	CT 5509/629	18756
5 West Tce LITTLEHAMPTON	House	CT 5536/250	18757
7 West Tce LITTLEHAMPTON		CT 5742/212	18758
15 Cunliffe St MACCLESFIELD	House	CT 5301/962	18759
2 Kingrose St MACCLESFIELD	Parklands former night paddock	CT 5385/678	18760
Todd St MACCLESFIELD	Row of 8 Robinia Pseudacacia trees opp. Davenport's house	RR	18761
1 Todd St MACCLESFIELD	House	CT 5473/167	18762
3 Todd St MACCLESFIELD	House	CT 5405/386	18763
4 Todd St MACCLESFIELD	Todd Street Road Reserve - adjacent no's 6,8 & 10 Todd St - Council Reserve - Row of 6 early Robinia trees opposite Davenport's House site reputedly planted by Davenport.	CT 5434/740	18764

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
5 Todd St MACCLESFIELD	Site of Samuel Davenport's House	CT 5486/228	18765
12-14 Todd St MACCLESFIELD	Cottage & Barn	CT 5773/258	18766
2 Venables St MACCLESFIELD	Soldiers' Memorial Oval, entrance	CT 5755/758	18767
7 Venables St MACCLESFIELD	House	CT 5159/292	18768
14 Venables St MACCLESFIELD	House	CT 5332/881	18769
38 Venables St MACCLESFIELD	House & outbuildings	CT 5301/964	18770
43 Venables St MACCLESFIELD	Hawthorn House, Robinson House (replaced orig Marker House in c 1880's)	CT 5772/347	18771
47-49 Venables St MACCLESFIELD	Footbridge (Catholic Church)	CT 5162/760	18772
3 Battunga Rd MEADOWS	House (boot maker)	CT 5059/343	18773
5 Battunga Rd MEADOWS	cottage to rear house	CT 5067/654	18774
7 Battunga Rd MEADOWS	House	CT 5612/545	18775
6 Kondoparinga Rd MEADOWS	House	CT 5224/767	18776
Mawson Rd /Battunga Rd MEADOWS	Battunga Gardens 1938	RR	18777
Lot 832 Mawson Rd MEADOWS	House	CT 5405/835	18780
Lot 840 Mawson Rd MEADOWS	Oval, including site of fr show pavilion	CT 5849/44	18778
Lot 861 Mawson Rd /Mill St MEADOWS	War Memorial & Garden	CT 5787/342	18779
27 Mawson Rd MEADOWS	House	CT 5130/512	18781
29 Mawson Rd MEADOWS	House & slab shed	CT 5106/171	18782
64 Mawson Rd MEADOWS	House, fr general store	CT 5471/421	18784
80 Mawson Rd MEADOWS	Shed	CT 5073/615	18787
81 Mawson Rd MEADOWS	Uniting Church, inc remains of original Methodist chapel & stained glass windows	CT 5399/892	18788
53 Michelmore Lane MEADOWS	Cottage with bake-oven	CT 5945/770	18789
2 Adelaide Rd MOUNT BARKER	House	CT 5560/799	18790
8 Adelaide Rd MOUNT BARKER	House	CT 5581/910	18792
46 Adelaide Rd MOUNT BARKER	Brick house	CT 5662/913	18794
1 Albert Rd MOUNT BARKER	House	CT 5540/551	18796
3 Albert Rd MOUNT BARKER	House	CT 5818/300	18797
5 Albert Rd MOUNT BARKER	House	CT 5091/129	18798
11 Albert Rd MOUNT BARKER	House	CT 5255/614	18799
12 Albert Rd MOUNT BARKER	House	CT 5494/773	18800

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
13 Albert Rd MOUNT BARKER	House	CT 5656/211	18801
17 Albert Rd MOUNT BARKER	House	CT 5849/604	18803
18 Albert Rd MOUNT BARKER	House	CT 5110/202	18804
19 Albert Rd MOUNT BARKER	House	CT 5769/314	18805
20 Albert Rd MOUNT BARKER	House	CT 5625/581	18806
21 Albert Rd MOUNT BARKER	House	CT 5479/784	18807
22 Albert Rd MOUNT BARKER	House	CT 5933/514	18808
23 Albert Rd MOUNT BARKER	House	CT 5129/438	18809
2 Alexandrina Rd MOUNT BARKER	Memorial Engine	CT 5827/279	18810
2 Alexandrina Rd MOUNT BARKER	Clover Memorial Gates	CT 5827/279	18811
3 Alexandrina Rd MOUNT BARKER	House	CT 5888/690	18812
9 Alexandrina Rd MOUNT BARKER	House	CT 5333/708	18813
28 Alexandrina Rd MOUNT BARKER	House	CT 5245/919	18814
7 Cameron Rd MOUNT BARKER	Edwardian House	CT 5119/866	18815
11 Cameron Rd MOUNT BARKER	Cottage	CT 5784/768 CT 5784/769	18816
13 Cameron Rd MOUNT BARKER	Edwardian house	CT 5785/444	18817
15 Cameron Rd MOUNT BARKER	Elm cottage	CT 5292/720	18818
19 Cameron Rd MOUNT BARKER	Edwardian house	CT 5898/403	18819
23 Cameron Rd MOUNT BARKER	Edwardian house	CT 5252/25	18820
27 Cameron Rd MOUNT BARKER	House, Applewood	CT 5099/753	18821
Daddow Rd MOUNT BARKER	Barn (stone ruin)	CT 5108/665	18822
Daddow Rd MOUNT BARKER	Fr Stable	CT 5108/665	18626
1 Druids Ave MOUNT BARKER	House	CT 5497/167	18627
3 Druids Ave MOUNT BARKER	House	CT 5242/317	18628
3 Dutton Rd MOUNT BARKER	House	CT 5158/125	18630
Exhibition Rd MOUNT BARKER	Avenue of street trees	CT 5827/279 CT 5756/80 CT 5756/790	18642
4 Exhibition Rd MOUNT BARKER	House	CT 5090/998	18631
8 Exhibition Rd MOUNT BARKER	House	CT 5468/136	18632
11 Exhibition Rd MOUNT BARKER	Cottage	CT 5357/420	18634
13 Exhibition Rd MOUNT BARKER	Cottage	CT 5649/727	18636
17 Exhibition Rd MOUNT BARKER	House	CT 5512/35	18638

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
20 Exhibition Rd MOUNT BARKER	House	CT 5376/557	18639
22 Exhibition Rd MOUNT BARKER	House	CT 5540/893	18640
24 Exhibition Rd MOUNT BARKER	House	CT 5690/185	18641
2 Fletcher Rd MOUNT BARKER	House	CT 5250/256	18643
2 Gawler St MOUNT BARKER	House	CT 5662/794	18646
5 Gawler St MOUNT BARKER	Shop	CT 5485/201	18647
7-7a Gawler St MOUNT BARKER	Retail shops, new image & Hillbillies	CT 5852/252	18648
17 Gawler St MOUNT BARKER	Retail newsagents	CT 5802/493	18649
19 Gawler St MOUNT BARKER	Thrifty hardware	CT 5802/494	18650
24 Gawler St MOUNT BARKER	Grace Cottage, shop & café	CT 5128/322	18651
35a Gawler St MOUNT BARKER	Retail, Christian Care & Share op shop	CT 5839/247	18652
54-58 Gawler St MOUNT BARKER	Offices, former 1914 post office	CT 5440/532	18653
65-67 Gawler St MOUNT BARKER	Retail shops, fr stockyard building	CT 5128/774	18654
17 Hampden Rd MOUNT BARKER	House	CT 5327/93	18657
19 Hampden Rd MOUNT BARKER	House	CT 5463/869	18658
Howard Lane MOUNT BARKER	Von Doussa Memorial		18659
5 Hutchinson St MOUNT BARKER	House	CT 5131/770	18660
7 Hutchinson St MOUNT BARKER	House	CT 5302/87	18661
38 Hutchinson St MOUNT BARKER	Presbyterian Manse	CT 5483/225	18663
2 Kia Ora St MOUNT BARKER	House	CT 5269/713	18666
2a Kia Ora St MOUNT BARKER	House	CT 5503/893	18667
3 Kia Ora St MOUNT BARKER	House	CT 5230/469	18668
4 Kia Ora St MOUNT BARKER	House	CT 5707/660	18669
5 Kia Ora St MOUNT BARKER	House	CT 5593/760	18670
6 Kia Ora St MOUNT BARKER	House	CT 5258/119	18671
7 Kia Ora St MOUNT BARKER	House	CT 5292/47	18838
8 Kia Ora St MOUNT BARKER	House	CT 5112/992	18839
9 Kia Ora St MOUNT BARKER	House	CT 5513/324	18840
11 Kia Ora St MOUNT BARKER	House	CT 5437/63	18841
13 Kia Ora St MOUNT BARKER	House	CT 5112/237	18842
3 Mann St MOUNT BARKER	House	CT 5513/5	18847
31 Mann St MOUNT BARKER	House	CT 5866/962	18848
1 McLaren St MOUNT BARKER	Cottage	CT 5327/711	18843

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
3 McLaren St MOUNT BARKER	Cottage	CT 5211/821	18844
5 McLaren St MOUNT BARKER	Mill Cottage	CT 5133/702	18845
9 McLaren St MOUNT BARKER	Mill Cottage to rear (Dunn)	CT 5460/713	18846
1 Mill St MOUNT BARKER	House	CT 5245/197	18849
3 Mill St MOUNT BARKER	House	CT 5496/820	18850
4 Mill St MOUNT BARKER	House	CT 5263/141	18851
5 Mill St MOUNT BARKER	House	CT 5390/960	18852
6 Mill St MOUNT BARKER	House	CT 5083/216	18853
7 Mill St MOUNT BARKER	House	CT 5513/289	18854
8 Mill St MOUNT BARKER	House	CT 5056/405	18855
9 Mill St MOUNT BARKER	House	CT 5258/139	18856
2 Pridmore Tce MOUNT BARKER	House	CT 5708/409	18857
3 Pridmore Tce MOUNT BARKER	House	CT 5472/999	18858
4 Pridmore Tce MOUNT BARKER	House	CT 5255/414	18859
8 Pridmore Tce MOUNT BARKER	House	CT 5257/596	18860
1 Railway Pl MOUNT BARKER	Fr Railway Cottage	CT 5094/65	18861
Springs Rd MOUNT BARKER	Trees	CT 5755/761	18863
1a Stephen St MOUNT BARKER	House, fr stables of St Leonards	CT 5774/185	18864
2 Stephen St MOUNT BARKER	House	CT 5933/477	18865
4 Stephen St MOUNT BARKER	House	CT 5189/882	18866
15-19 Walker St MOUNT BARKER	Retail shop, deli & cafe	CT 5802/492	18867
8 Wellington Rd MOUNT BARKER	House	CT 5422/845	18869
10 Wellington Rd MOUNT BARKER	House	CT 5165/209	18870
12 Wellington Rd MOUNT BARKER	House	CT 5738/301	18871
14 Wellington Rd MOUNT BARKER	House	CT 5451/460	18872
16 Wellington Rd MOUNT BARKER	House	CT 5485/634	18873
18 Wellington Rd MOUNT BARKER	House	CT 5060/562	18874
20 Wellington Rd MOUNT BARKER	House	CT 5859/509	18875
22 Wellington Rd MOUNT BARKER	House	CT 5398/928	18876
24 Wellington Rd MOUNT BARKER	House	CT 5312/455	18877
28 Wellington Rd MOUNT BARKER	House	CT 5845/46	18878
30 Wellington Rd MOUNT BARKER	House	CT 5898/595	18879
32 Wellington Rd MOUNT BARKER	House	CT 5377/995	18880

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
34 Wellington Rd MOUNT BARKER	House	CT 5223/897	18881
36 Wellington Rd MOUNT BARKER	House	CT 5795/373	18882
37 Wellington Rd MOUNT BARKER	House	CT 5712/647	18883
19 De Gacher St NAIRNE	Tree	CT 5752/927	18885
5 Edinborough St NAIRNE	Cottage	CT 5813/79	18886
11 Edinborough St NAIRNE	Cottage (stone, C19)	CT 5779/71	18887
13 Edinborough St NAIRNE	House	CT 5805/778	18888
19 Edinborough St NAIRNE	Cottage (stone)	CT 5380/608	18889
Junction St NAIRNE	Old Gum Tree, stump & plaque	RR	18891
14 North Rd NAIRNE	Cottage	CT 5100/817	18902
22 North Rd NAIRNE	Stone cottage	CT 5106/304	18903
37 Princes Hwy NAIRNE	House	CT 5903/296	18892
40 Princes Hwy NAIRNE	Railway cottage	CT 5776/236	18893
41 Princes Hwy NAIRNE	House	CT 5298/229	18894
42 Princes Hwy NAIRNE	Cottage	CT 5376/445	18895
44 Princes Hwy NAIRNE	Cottage	CT 5280/737	18896
46 Princes Hwy NAIRNE	House (stone)	CT 5501/540	18897
84 Princes Highway NAIRNE	Market Square	CT 5861/638	21949
114-116 Princes Hwy NAIRNE	Pair of shops	CT 5532/869	18900
115 Princes Hwy NAIRNE	Shop & residence	CT 5541/534	18899
120 Princes Hwy NAIRNE	House (Haine)	CT 5445/170	18901
33 South Tce NAIRNE	House	CT 5152/987	18905
Woodside Rd NAIRNE	Dam	CT 5951/13	18906

Table MtB/8 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Alston Rd BLAKISTON	The Oaks - house & fencing; House constructed of coursed local stone with painted dressings, a hipped cgi roof, return veranda, painted red-brick chimneys with moulded coursing, timber-framed openings with timber doors and timber-framed double-hung sash windows. Fencing includes timber post-and-rails fencing, stone and cast-iron fencing and hedging.	Lot 50	D15523	CT 5687/914	a d	18301
Blakiston Rd BLAKISTON	Blakiston Dairy Factory; Walls constructed of random sandstone with red-brick dressings, a cgi gable roof, timber-framed openings with timber doors and windows, and a large cellar & raised loading bay	Lot 1	D23122	CT 5183/65	a b c d	18303
Dalebank Ct BLAKISTON	Dalebank - house & outbuilding; Stone walls with brick dressings, cgi roofs, timber-framed openings with timber doors and timber-framed double-hung sash windows, red-brick chimneys, & cgi veranda with timber posts.	Lot 53	D55251	CT 5822/758	a d	18304
7 Howard Ct BLAKISTON	Barn,Fireworks Nursery; Substantial barn constructed of local stone with cgi gable roof and timber-framed openings	Lot 7	D11122	CT 5643/577	a d	18306
Joseph Rd BLAKISTON	Cottage; Cottage Stone walls with red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed multi-paned casement windows, and red-brick chimneys	Lot 54	D55251	CT 5822/759	a d	18307
Harrogate Rd BRUKUNGA	fr Watts Brickworks (chimney) & tunnel; Rectangular brick chimney with metal banding and bracing at regular intervals. Also any surviving remnants of associated tunnel under road	Pce 91	F208242	CT 5477/341	a c d e f	18837
Harrogate Rd BRUKUNGA	Cottage; Walls constructed of local Watts bricks, Watts' brick chimneys and coursing, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and raked cgi veranda with timber posts [excluding later infill].	Lot 91	F160630	CT 5524/761	a d	18836

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Pyrites Rd BRUKUNGA	Byrth Homestead, wall & chimney; Substantial house with walls constructed of local stone with hipped cgi gable roofs [excluding later tiles on one section], timber-framed openings with timber doors & timber-framed windows, chimneys with coursing to top, and cgi veranda with timber posts. Also stone garden wall including stone chimney with moulding and coursing.	Lot 30	F160569	CT 5651/407	a c e f	18674
Archer Hill Rd BUGLE RANGES	Bugle Ranges Cemetery; Late 19th-century and early 20th-century gravestones including marble stones, cast-iron railings and stone fencing and bases.		H150900	CT 5755/680	a c	18309
Blakiston Rd BUGLE RANGES	Blakiston Hall & outbuildings; Stone walls, hipped cgi roofs, concave cgi veranda, original chimneys, timber-framed-openings with timber doors and timber-framed windows	Lot 100	DP5608	CT 5852/549	a d e f	18308
Bonython Rd BUGLE RANGES	House, Trenance (former gallery); Stone walls with red-brick dressing constructed in late 19th and early 20th century stages with central arched entrance, red-brick coursing, hipped cgi roof, timber-framed openings and bay windows with timber doors & timber-framed double-hung sash windowns & red-brick chimneys, excluding c. 1990's internal alterations and c. 1970's former gallery addition.	Lot 11	D42017	CT 5866/988	a d	18312
Bonython Rd BUGLE RANGES	Trenance - Barn; Stone walls with red-brick dressings and timber lintels, cgi gable roof, red-brick chimney, and timber-framed openings with timber door and timber-framed casement window.	Lot 53 Lot 20 Lot 11 Lot 12 Lot 13	D47060 D47060 D47060 D47060 D47060	CT 5866/989 CT 5866/989 CT 5866/989 CT 5866/989 CT 5866/989	a b d	18313
Bugle Range Rd BUGLE RANGES	Stone Bridge; Bridge with 3 metre span comprising a pair of abutments constructed of cut stone with picked-stone quoins, between which runs timber stringers now covered by bitumen road.			RR	a c d	18310
Bugle Range Rd BUGLE RANGES	Well; Stone-lined well (19th-century)	Lot 10	D19205	CT 5396/945	a d	18311
Bunnett Rd BUGLE RANGES	Unalla; Stone walls [partly painted], hipped cgi roofs, raked veranda on timber posts, timber-framed openings with timber doors & timber-framed double-hung sash windows, & [painted] red-brick chimneys	Lot 3 Lot 4 Sec 2874		CT 5530/733 CT 5530/733 CT 5530/733	a d	18315

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Bunnett Rd BUGLE RANGES	Stone & timber bridge; Stone rubble abutments (some cut) with span comprising timber trunk beams (bearers) and timber-plank stringers above			RR	a c d	18314
Pursell Rd BUGLE RANGES	Pursell farm - house, slab barn & stone shed; Slab barn with timber frame, timber-slab cladding, cgi gable roof and timber-framed openings and slab door. Stone shed or dairy-cellar comprising large cut stone walls (local pink stone), a cgi gable roof and timber-framed openings. House with stone walls, red-brick dressings, timber detailing, hipped and gable cgi roofs, red-brick chimneys and timber-framed openings with timber doors and windows	Lot 86	F159763	CT 5405/408	a b d	18316
Stamps Rd BUGLE RANGES	Glenella, house, barn & garden; House: [rendered] stone walls, hipped roof [excluding later tiles], timber-framed openings with timber doors and windows, [painted] red-brick chimneys. Barn: stone walls with red-brick dressings, timber lintels, cgi gable roof and timber-framed openings.	Lot 5	D14064	CT 5710/878	a d	18317
Wistow-Strathalbyn Rd BUGLE RANGES	Fr Bugle Ranges School; School building constructed of freestone rubble with good quality stone detailing including flat arches over openings, parapet gables with coping, projecting sills, cgi gable roof, red-brick chimney, timber-framed openings, timber doors and timber-framed, multi-paned, double-hung sash windows	Lot 52	F10913	CT 5474/875	a c d	18318
Goolwa Rd BULL CREEK	Culvert-Cattle Arch; Stone-walled and -lined culvert including stone arch [excluding later concrete walling			RR	a b c d	18319
Goolwa Rd BULL CREEK	Farm - house,cottage & stone barn; This farm complex includes the original c1850s cottage, the later larger farmhouse, and a stone barn. Significant fabric of house and cottage includes stone walls with red-brick dressings and timber detailing, hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and concave cgi return veranda with timber posts. Barn is a stone building with red-brick dressings, cgi gable roofs, timber-framed openings with timber door & timber-framed windows.	Lot 52	D42461	CT 5283/671	a b d	18320

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Nicol Rd BULL CREEK	House & Farm Complex; Extended house constructed of local stone with finely-detailed brickwork to openings (including voussoirs of bricks on edge over cambered arches), cgi gable roof with parallel gable roof to rear and skillion-roofed stone section to LHS, red-brick chimneys, and timber-framed openings with timber doors & timber-framed double-hung sash windows. There are two doors with fanlights to the front of the house, and a board door with timber lintel to the skillion addition, which also has cut-stone dressings. This may have been an early smithy	Pce 3	F40225	CT 5752/54	a b d	18363
Back Callington Rd CALLINGTON	House & outbuildings, fr row of railway cottages; Walls of local stone with red-brick dressings including cambered arches over openings, hipped cgi roofs, timber-framed openings with timber doors & timber-framed double-hung sash windows, & red-brick chimneys. Outbuildings are stone with red-brick dressings, raked cgi roofs and timber-framed opening	Lot 1	F12101	CT 5240/662	a b d e	18364
Back Callington Rd CALLINGTON	Springbank homestead; Early cottage, barn, stables, rainwater tank and outbuildings: all walls constructed of local stone with brick quoins, gable and lean-to cgi roof forms, timber-framed openings with timber doors, excluding 1940's dwelling	Lot 25	D60948	CT 5892/420	a b d	18333
11 Callington Rd CALLINGTON	Bremer Mine - chimney, engine house & ruins; Stone ruins including all surviving stonework, and some timber frames to openings, timber lintels and timber detailing	Lot 11	F17046	CT 5352/569	a b c d e f	18365
Hannam St CALLINGTON	Miners Row Cottages & ruined outbuilding; [Rendered] stone walls with parapet gables and bricks-on-end flat arches over some openings, cgi gable and skillion roofs, substantial stone and red-brick chimneys & timber-framed openings with timber doors and windows. The outbuilding - neighbouring ruin is constructed of local stone with stone and some brick dressings	Lot 27 Lot 28	F160767 F160767	CT 5846/312 CT 5846/312	a b d f	18366

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
39 Hannam St CALLINGTON	Rivers Cottage, stone walls, cellar & bakers oven; Walls constructed of local stone with red-brick dressings, cgi gable roofs with skillion section to rear of house, timber-framed openings with timber doors & timber-framed casement and double-hung sash windows, red-brick chimneys, and cgi veranda with timber posts. House has attached bake-house. Other significant structures include stone cellar with cgi gable roof and timber-framed openings, stone barn and stone walls	Lot 36	F160775	CT 5498/510	a b d	18367
2-4 Montefiore St CALLINGTON	Callington Hotel, former stable, outbuilding, outbuildings & walls; [Rendered and painted] stone walls with rendered dressings and parapets, hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows & red-brick chimneys (excluding corner section of hotel). Stone boundary walls including curved wall.	Lot 19	F160758	CT 5392/303	a c d f	18368
5 Montefiore St CALLINGTON	Cottage, fr miners cottage; Walls constructed of local stone with stone dressings, cgi-clad timber-shingle gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows [front windows replaced], red-brick chimney, and raked cgi veranda with timber posts	Lot 92	F163794	CT 5306/523	a b d	18369
6 Montefiore St CALLINGTON	Shop, fr Gehrikes Butcher; Walls constructed of local stone with rendered dressings, parallel hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and concave cgi veranda with timber posts	Lot 20	F160759	CT 5811/126	a c d	18370
9 Montefiore St CALLINGTON	Shop, residence & stables (MacKay); Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys, and cgi veranda with timber posts. Stable has stone walls, cgi roof and timber-framed openings.	Lot 2	F137616	CT 5248/56	a c d	18371

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
10-12 Montefiore St CALLINGTON	House(Rainsford), fr shop & residence, fr bank; Walls constructed of [painted] local stone with red-brick dressings including coursing to ornamental parapet gable with flanking pillars, hipped cgi roof, timber-framed openings with timber doors, and timber-framed windows including shop windows, red-brick chimneys, and cgi concave veranda with timber posts and timber detailing	Lot 91 Lot 46 Lot 91	F200478 F160785 F160785	CT 5363/939 CT 5413/776 CT 5413/776	a c d	18372
11 Montefiore St CALLINGTON	fr Miners cottage & fr bank; Walls constructed of [rendered] local stone, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows (some modernised), [rendered] red-brick chimneys, and later cgi concave veranda with timber posts	Lot 34	F160773	CT 5547/968	a c d	18373
14 Montefiore St CALLINGTON	fr Phillips store & residence, cellar, barn & walls; Store Walls constructed of stone, red brick dressing and hipped cgi roof, timber lintels and hipped cgi roof. Features include timber-framed openings and a stone chimney. Limestone boundary wall connecting to the mid-19th-century section at the rear of the 1898 shop.; an early section to rear with timber lintels and timber-framed openings, shop windows to front, timber-framed openings to front, and a concave cgi veranda with timber posts. Rear store room stone building with cgi gable roof and timber-framed openings. Stone with a cgi gable roof and timber-framed openings.	Lot 29 Lot 91	F1680768 F205421	CT 5402/154 CT 5402/156	a d e	18374
19 Montefiore St CALLINGTON	House, former bakery & residence (Marshman); Walls constructed of [painted] local stone with red-brick dressings including coursing and parapet gable, hipped (shop) and gable (residence) cgi roofs, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and later cgi verandas with timber posts	Lot358 Lot 40	F210334 F160779	CT 5780/609 CT 5817/433	a c d	18375
21 Montefiore St CALLINGTON	House; Walls constructed of [painted] local stone with red-brick dressings, cgi gable and skillion roof, timber-framed openings with timber doors & timber-framed windows, redbrick chimneys, and cgi veranda with timber posts.	Lot 39	F160778	CT 5417/761	a b d	18376

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
22 Murray St CALLINGTON	St Peter's Lutheran Church; Rendered] stone church building with parapet, some coursing and projecting dressings, cruciform plan, cgi gable roofs with central spired cupola, stone coped parapet to entrance end with similar porch, lancet windows including blind lancet around name stone, timber-framed openings including timber doors and windows, and 'S'-braces	Lot 665	F210641	CT 5780/508	a b c d f	18322
24-26 Murray St CALLINGTON	House, fr Post Office; Single storey timber-framed building with cgi cladding and a cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and cgi bullnose veranda with timber posts	Lot 91	F163784	CT 5306/109	a c	18323
27 Murray St CALLINGTON	Cottage & bake-oven; Walls constructed of [rendered] local stone with red-brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys including bake-oven and chimney to rear, and cgi o-gee veranda with timber posts and cast-iron brackets [excluding infill and side additions]	Lot 227 Lot 21 Lot 22 Lot 23	F210203 F210203 F210203 F210203	CT 5832/84 CT 5832/84 CT 5832/84 CT 5832/84	a b d	18324
29 Murray St CALLINGTON	Cottage & bake-oven; Walls constructed of [rendered] local stone with red-brick dressings, hipped [tile-profile zincalume] roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys including bake-oven and chimney to rear, and cgi veranda with timber posts	Lot 2	F125101	CT 5219/124	a b d	18325
34-36 Murray St CALLINGTON	Garage, fr Tavistock Hotel (1859-8); [Rendered] building with some surviving original stonework, original timber lintels, some timber detailing including to openings and cgi gable roof. [20th-century parapeted façade is not included in the significant fabric].	Lot 101	D53789	CT 5754/865	a c	18326

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
41 Murray Street CALLINGTON	House, fr Primitive Methodist Chapel & remnant to rear; Walls constructed of [painted] local sandstone rubble with rendered dressings with parapet gables and belfry to front, cgi gable roof to church and porch, large skillion-roofed stone vestry to rear, timber-framed openings with timber doors & timber-framed multi-paned lancets [some windows have been replaced], and stone porch to front. Also detached remains of stone walls to rear	Lot 2 Lot 50	D19740 F35626	CT 5274/183 CT 5280/195	a b c d f	18327
North Tce CALLINGTON	Barn, Neptune Depot, fr Jaensch garage; Stone walls with stone dressings, hipped cgi roof and timber-framed openings	Lot 386	F211172	CT 5803/693	a c d	18329
23-29 North Tce CALLINGTON	Primary School; Walls constructed of local stone with red-brick dressings; cgi gable roof with timber detailing to gable including decorative bracing, spandrels and finial (school); hipped cgi roof (fr residence) with skillion section to rear; timber-framed openings with timber doors & timber-framed windows; red-brick chimneys; and cgi verandas with timber posts	Lot 3 Lot 4	F4078 F4078	CT 5505/683 CT 5505/683	a c d	18328
32-36 North Tce CALLINGTON	Cottage, fr Spinks cottage & tank; Walls constructed of local stone with stone dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, stone and red-brick chimney, and later cgi veranda with timber posts. Also large stone-walled water-tank to rear	Lot 248	F210224	CT 5803/690	a b d	18330
Princes Hwy CALLINGTON	Station master's cottage & water tower; Rendered] stone and brick walls, cgi gable and skillion roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys, and cgi veranda with timber posts. Water tower is an early-20th-century concrete structure	Lot 5	F30515	CT 5407/488	a d e	18331
Éclair Mine Rd CALLINGTON	Staughton Village; Two cottages and shearing shed constructed of local stone rubble with stone dressings, hipped cgi roof, timber-framed openings with timber doors, and substantial stone chimneys. The fomers village layout and setting include dry stone walling, stone ruins and a nearby cemetery.	Lot 8	F160747	CT 5389/349	a b d	24138

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
3-9 Bower St DAWESLEY	House, fr Creamery; Walls constructed of local stone with some local 'slag-brick' dressings (generated by copper smelters) with upper-window cambered-arch dressings of Watts' bricks, a pyramidal roof [excluding later zincalume tile-profile cladding], timber-framed openings with timber doors & timber-framed windows, and projecting stone and slag-brick chimney with Watt's-brick stack	Lot 204 Lot 205	F210991 F210991	CT 5755/241 CT 5755/241	a b c d	18334
4-6 Bower St DAWESLEY	House, fr Bacon Factory; Walls constructed of local stone with local 'Watts'-brick dressings, cgi gable roof with skillion section to side, timber-framed openings including rounded arch over loft window, multi-paned dormer windows, timber doors & timber-framed windows	Lot 92	F208282	CT 5890/776	a b c d	18335
2-4 Donald St DAWESLEY	House, fr Dawesley School; Walls constructed of [rendered] local stone with brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and [rendered] red-brick chimneys	Lot 19 Lot 20	F161055 F161055	CT 5305/371 CT 5305/371	a c	18336
12 Donald St DAWESLEY	House, fr cheese factory office; Walls constructed of [painted] local stone with cgi gable roof with skillion section and hipped-roofed building to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and later cgi bull-nose veranda with timber posts	15	F107774	CT 5187/40	a b d	18337
4 Hawthorn St DAWESLEY	Cottage; Walls constructed of [rendered] local stone, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, brick chimneys, and continuous cgi veranda with timber posts	Lot 662	F211448	CT 5786/241	a b d	18340
Jury Rd DAWESLEY	Doiran Park - house; House has walls constructed of local stone with [rendered] dressings, cgi gable roofs with skillion sections to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys [some painted].	Lot 3	F54885	CT 5802/118	a b d	18341

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Princes Hwy DAWESLEY	House, fr Native Valley Wesleyan Chapel; Walls constructed of local stone with substantial pink-stone blocks used for dressings and a later red-brick-brick 'chancel', cgi gable roof with hip to 'chancel', timber-framed openings with timber doors & timber-framed lancet windows	Lot 1	F7546	CT 5313/513	a b c d	18342
Princes Hwy DAWESLEY	The Brae, fr copper smelters - house, barns & stone tank; House & attached outbuilding, large barn (barn1), long barn (barn2) and separate outbuilding, and stone tank. Walls constructed of blocks of local stone including some use of 'cinder-blocks' and Watt's bricks, cgi gable roof, barn1 with skillion section to side, timber-framed openings with timber doors & timber-framed windows, and brick chimney to office. Stone tank is circular and constructed of local stone	Lot 21	D55267	CT 5817/657	a b c d e f	18344
2 Princes Hwy DAWESLEY	Post office & residence, cnr Smyth Rd; Walls constructed of local stone with red-brick dressings, cgi gable roof with skillion section to side and parapet front-facing gable with Watts'-brick coping, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys, and cgi bull-nose verandas with timber posts	Lot 36	F160575	CT 5802/956	a c d f	18343
Sawpit Gully Rd DAWESLEY	Barn, SE of Harrogate Rd; Large barn constructed of local stone with cgi gable roof with skillion section to side, timber-framed openings with timber doors & timber-framed windows	Lot 1	D36403	CT 5118/208	a b d f	18345
1-3 Adelaide Rd (cr High) ECHUNGA	fr Institute; Walls constructed of [painted] local stone with rendered dressings including half-round arches over front-facing openings and parapet with moulded coursing, cgi gable roof with hip section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows. [Significant fabric does not include inappropriate 20th-century façade, modern parapet, veranda and coverings to front and sides]	Lot 100	D59384	CT 5894/249	a c f	18346

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
7 Adelaide Rd ECHUNGA	fr Coaching Station; Buildings constructed of coursed local stone with stone and red-brick dressings, parapet walls to stable and coach station, with the latter having a rare curved roofline and projecting coping. Hipped and skillion cgi roofs, timber-framed openings with timber doors & timber-framed double-hung sash windows, rendered red-brick chimneys, and cgi verandas with timber posts	Lot 456	F5682	CT 5107/285	a b c d e f	18347
8-10 Adelaide Rd ECHUNGA	Shop & residence; Timber-framed building with pressed-metal cladding, hipped cgi roof with gablets, timber-framed openings with timber doors & timber-framed windows, and cgi veranda with timber posts	Lot 442 Lot 441	F5760 F5760	CT 5206/104 CT 5498/402	a c	18348
13 Adelaide Rd ECHUNGA	Shop, Echunga Deli; Walls constructed of local stone with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and later cgi veranda with timber posts [excluding 20th-century additions)	Lot 453	F5682	CT 5231/502	a c	18349
14 Adelaide Rd ECHUNGA	House; Walls constructed of coursed blocks of local stone with continued stonework to corners and red-brick dressings around windows. Also a [Colorbond] gable roof with skillion section to rear redesigned and rebuilt incorporating the original chimney , timber-framed openings with timber doors & timber-framed double-hung sash windows, stone chimney, and iron ties, curved metal sun-hoods with braces over windows. Excludes porch and fence.	Lot 439	F5760	CT 5503/88	a b c d	18350
32 Adelaide Rd ECHUNGA	Echunga Uniting Church fr new Church; Walls constructed of local stone with red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed lancet windows, red-brick buttresses with capping, and timber detailing to gable ends.	Lot 10	F218956	CT 5937/496	a c d f	18351
Aldgate-Strathalbyn Rd ECHUNGA	Echunga Cemetery & surrounds; Cemetery: late-19th and early-20th-century gravestones including grave surrounds. Cemetery 'surrounds' consisting of significant woodland including indigenous trees and understoreys		H105300 H105300	CT 5755/755 CT 5856/216	a c d e g	18353

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
1 Angus Rd (cr Church Hill Rd) ECHUNGA	Hagen Arms Hotel; Walls constructed of local stone with [rendered] red-brick dressings, surviving brick parapets, cgi roof, timber-framed openings with timber doors & timber-framed windows, & red-brick chimneys. [The 1928 roof structure with its gable and continuous veranda-line detracts from the 1857 character of the building]	Lot 487	F5771	CT 5295/705	a c d f	18354
6 Church Hill Rd ECHUNGA	House & Outbuildings, fr Police Station, cells & stables; Walls constructed of local stone with stone and red-brick dressings (including some particularly-fine brickwork over cambered arches) and some parapets with coping atop upper skillion walls, hipped cgi roof with skillion section to rear (police station) and cgi skillion roofs to cells and stables, timber-framed openings with timber doors & timber-framed double-hung sash windows with some reinforced fanlights, red-brick chimneys, and cgi veranda with timber posts	Lot 489	5771	CT 5085/752	a c d e f	18357
19 Church Hill Rd ECHUNGA	House & Outbuildings, fr School & house; School: walls constructed of local stone with stone plinth, red-brick dressings [rendered to sides], cgi gable roof, timber-framed openings with timber doors & timber-framed double-hung sash windows. House: walls constructed of local stone with [rendered] red-brick dressings and projecting coursing, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and hipped concave cgi veranda with timber posts	Lot 752	7757	CT 5348/527	a c d f	18358
21 Church Hill Rd ECHUNGA	St Mary's Anglican Church & cemetery; Church has walls constructed of [rendered] local stone with cgi gable roof with gabled porch to front, timber-framed openings with pointed arches above with timber doors (double doors to front) & timber-framed lancet windows with coloured mullion glass, rendered buttresses and cross and belfry at top of porch gable. Cemetery includes various stone headstones (including marble) and stone and concrete grave surrounds	Lot 2	963	CT 5695/318	a c d e f	18359

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Echunga Rd ECHUNGA	Cottage; Walls constructed of local stone with red-brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with molded coursing to top, and later cgi veranda with timber posts	Lot 33	F159910	CT 5871/60	a d	18486
Echunga Rd ECHUNGA	Echunga Primary School; Walls constructed of red bricks with half-hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, and projecting red-brick chimneys		H105300	CT 5758/34	a c	18360
Echunga Rd ECHUNGA	Cottage & fr miner's hut (989154; Miner's cottage: timber-framed with wattle-and-daub infill panels and some later cgi cladding, deteriorating hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, and substantial stone chimney with red-brick stack. House is timber-framed with cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and later cgi veranda with timber posts		H105300	CT 5506/928	a b d	18361
1 Marianna St ECHUNGA	House; [Rendered walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys, and a concave cgi return veranda with timber posts	Lot 728	F5898	CT 5406/489	a d	18487
Aldgate-Strathalbyn Rd FLAXLEY	Carfax - house & well; Original 1840s building consists of three-roomed building to front with [rendered] freestone walls and timber-framed openings. 1926 fabric includes later [rendered] walls with timber-framed openings with timber doors & timber-framed double-hung sash windows, cgi roof and unusual circular chimneys built of 'hollow stone drums' [Stark]. Also stone-lined well	Lot 4	D20427	CT 5447/121	a b e	18490
Aldgate-Strathalbyn Rd FLAXLEY	Davenport Cemetery; Cemetery clearing amongst stand of substantial eucalypts, including some remaining headstones and grave surrounds.	Lot 756	F5984	CT 5847/681	a b c e	18494

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Aldgate-Strathalbyn Rd FLAXLEY	Flaxley Uniting Church, fr Methodist; Walls constructed of local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed windows with half-round arches above, and a gable-roofed porch with date-stone above	Lot 836	F6199	CT 5796/202	a c d	18496
Aldgate-Strathalbyn Rd FLAXLEY	House, fr Flaxley PO; [Rendered] stone and brick walls, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimney [excluding later veranda].	Lot 833	F6199	CT 5755/474	a d e	18495
Monmouth Farm Rd FLAXLEY	Monmouth Farm; Walls constructed of [rendered] local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, and red-brick chimneys	Lot 2	D35474	CT 5350/228	a d e	18491
Aldgate-Strathalbyn Rd HAHNDORF	House, fr Biggs Flat-Echunga Goldfields School; Walls of roughly squared, random-coursed, dressed sandstone with red-brick dressings & chimneys, stone parapet, hipped cgi roof, and timber-framed openings with timber doors and windows.	Lot 46	F159923	CT 5462/898	a c	16250
59 Auricht Rd HAHNDORF	Fr Lubasch House, kitchen, bake-oven & wisteria; Three associated separate buildings constructed of local rubble stone [part rendered] with cgi gable roofs [front building hipped at one end], timber-framed openings with timber doors & timber-framed casement windows, corbelled bake-oven with smokehouse, and red-brick chimneys. Also, early wisteria plant.	Lot 11	F10866	CT 5139/921	a b d e g	18497
21 Church St HAHNDORF	fr Strempel House; Walls constructed of local stone with red-brick dressings including coursing, hipped roof [excluding tile-profile zincalume cladding] with skillion section to rear, timber-framed openings with timber doors & timber-framed casement (side) and double-hung sash (front) windows, red-brick chimneys, and hipped veranda with timber posts [excluding cladding and infill].	Lot 86	F157121	CT 5796/264	a e	18500
24 Church St HAHNDORF	St Michael's Lutheran School; Walls constructed of local stone with projecting rendered red-brick dressings, cgi hipped-gable roof with hipped addition, and timber-framed openings with timber doors & timber-framed windows	Lot 100 Lot 101 Lot 102 Lot 14	D82 D82 D82 D82	CT 5507/490 CT 5507/490 CT 5507/490 CT 5507/490	a c	18498

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35 Church St HAHNDORF	House; Walls constructed of local stone with red-brick dressings, hipped cgi roof with timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and cgi veranda with timber posts	Lot 3	F157138	CT 5535/898	a d	18377
37 Church St HAHNDORF	House; [Rendered] walls with cgi gable roof with hipped roof to first stage and gable roof to later stage with skillion section to rear, timber-framed openings with two sets of timber doors facing street and timber-framed windows, [rendered] red-brick chimneys, and cgi veranda with substantial timber posts	Lot 20	D22748	CT 5399/847	a b c d	18378
39 Church St HAHNDORF	House; [Rendered] walls with cgi gable roof with hipped section to LHS end and skillion section to rear, timber-framed openings with timber doors & timber-framed windows, [rendered] red-brick chimneys, and cgi veranda with timber posts	Lot 200	D48591	CT 5503/72	a d	18379
Echunga Rd HAHNDORF	Hahndorf Cemetery; Large public cemetery including marble and stone monuments, headstones, brick and concrete grave surrounds and some metal railing		H105300	CT 5865/304	c e	18380
16 English St HAHNDORF	St Paul's Anglican Church; Walls constructed of local stone with red-brick dressings, cgi gable roof with skillion section to rear and gable-roofed porch to front, timber-framed openings with timber doors & timber-framed lancet windows, and iron cross atop front gable	Lot 9	F157044	CT 5811/621	a b c d f	18381
Mt Barker Rd HAHNDORF	Sacred oak, Hahndorf Nursing Home; Located alongside the creek and near the Hahndorf Nursing Home drive, the 'sacred oak' is a mature spreading oak tree (Quercus robur)			RR	a c e g	18382
121 Mt Barker Rd HAHNDORF	House; Timber-framed house with board cladding, cgi roof with front-facing gables,timber-framed openings with timber doors & timber-framed part multi-paned double-hung sash windows, timber shutters and raised decking with timber railings.	Lot 1	D1446	CT 5701/550	a d	18383

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Pain Rd HAHNDORF	Cottage & slab barn; Cottage has [rendered] walls with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, [painted] red-brick chimney [excluding later veranda]. Small barn is timber-framed with vertical slab cladding, cgi gable roof and timber-framed openings with timber doors & timber-framed multi-paned window	Lot 100	F15310	CT 5209/585	a b d	18385
River Rd HAHNDORF	Willow cottage, fr Wittwer house; Walls constructed of local stone with red-brick dressings, hipped cgi xx gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned casement - double-hung sash windows, red-brick chimneys with coursing to top, and cgi veranda with timber posts	Lot 103	64459	CT 5917/619	a b d e	18386
24 Victoria St HAHNDORF	Dueball's house; Walls constructed of coursed local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed windows [excluding later enlarged front windows], and red-brick chimneys	Lot 1	D8028	CT 5354/277	a d	18388
Windsor Ave HAHNDORF	Avenue of English Oaks; Avenue of mature oak trees			RR	a c d e f g	18389
Windsor Ave cnr Windsor & Schroeder Ave HAHNDORF	Mooney farmhouse, barn, shed & slab outbuilding; Farmhouse: walls constructed of local stone with [rendered] red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and cgi bull-nose veranda with timber posts. Barn & shed: timber frames including saplings & branches, cgi cladding and gable roofs. Timber-slab shed: timber frame, timber-slab cladding and cgi skillion roof	Lot 1 Lot 85 Lot 86 Lot 87 Lot 88 Lot 89	D71 D71 D71 D71 D71 D71	CT 5589/736 CT 5589/736 CT 5589/736 CT 5589/736 CT 5589/736 CT 5589/736	a b d	18390

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Windsor Ave HAHNDORF	House & cottage; House: [rendered] walls with half-hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed casement [some replaced with louvres], red-brick chimneys, and raked cgi veranda with timber posts to front and back. Cottage: walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts	Lot 1	D29179	CT 5609/706	a b d	18391
5 Windsor Ave HAHNDORF	Louise Flierl Mission Museum, fr St Paul's Chruch; [Rendered] walls constructed of local stone including cambered arch over front double doors, with cgi gable roof with gable section to rear, timber-framed openings with timber doors & wide timber-framed lancets	Lot 239	D82	CT 5399/850	a b c d	18392
Church Rd HARROGATE	House, former Bible Christian Chapel; Walls constructed of dark local stone [painted at front] with cut-stone flat-arch voussoirs above openings, cgi gable roof with gable porch to front, and timber-framed openings with timber doors & timber-framed windows	Lot 90	D31151	CT 5067/925	a c d	18407
Harrogate Rd HARROGATE	Harrogate Cemetery; Large open clearing with dozens of stone (mostly marble) gravestones, and some early cast-iron railings, some with low walls or plinths		H170600	CT 5881/272	a c d e	18408
Harrogate Rd HARROGATE	Onaunga Farmhouse; Walls constructed of local stone with sand-stone dressings hipped cgi roofs, timber-framed openings, timber doors & timber-framed double-hung sash windows, and red-brick chimneys.	Lot 13	F160290	CT 5725/207	a d	18409
Mail Rd HARROGATE	Community Hall; Walls constructed of local stone with stone dressings, cgi gable roof with timber bargeboards, and timber-framed openings with timber doors & timber-framed double-hung sash windows	Lot 639	F211425	CT 5671/964	a c d	18411
32 Mail Rd HARROGATE	Bremer Cottage (former post office & residence & stable; Former post office & residence: walls constructed of local stone with a hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and cgi veranda with timber posts. Stable - barn: walls constructed of local stone	Lot 2	F125459	CT 5221/979	a b c d	18410

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	with a cgi gable roof with skillion section to rear and timber-framed openings					
Pce 96 & 97 Mill Rd HARROGATE	Springfield - house, cottage, barns & tank; House: walls constructed of local stone with red-brick dressings, gable-vented hipped cgi roof with gabled section (kitchen) to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi return veranda with timber posts. Cottage: walls constructed of local stone with timber lintels, cgi gable roof, and timber-framed openings with timber doors & timber-framed windows. Barns & sheds: walls constructed of local stone with some local-brick dressings, cgi gable roofs, some with skillion sections, and timber-framed openings. Also some timber-framed structures with cgi cladding. Tank: stone tank with cgi roof	Pce 96 Pce 97	F171072 F171072	CT 5329/844 CT 5329/844	a b d f	18418
Snake Gully Rd HARROGATE	Stone farm buildings; Both barns are constructed of local stone with cgi gable roofs, and timber-framed openings with timber doors		H170600	CT 5498/864	a b d	18412
Snake Gully Rd HARROGATE	Burnbrae - house, barn & walls; House with attached original cottage: walls constructed of local stone with parapet gables to original cottage and brick dressings to later house, hipped cgi roof to house and cgi gable to cottage, timber-framed openings with timber doors and timber-framed windows including double-hung sashes to house, red-brick chimneys with coursing to top (house) and stone chimney (original cottage), and hipped concave cgi veranda with timber posts (house), also raked cgi veranda with timber posts to cottage. Barn: walls constructed of local stone with timber lintels, cgi gable roof, and surviving timber detailing, including to openings. Walls: Early dry-stone walling alongside field fencing		H170600	CT 5348/349	a b d	18433
Tungkillo Rd HARROGATE	Appleton Cottage (including bakehouse); [Rendered] walls constructed of local stone with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows including casements, red-brick chimneys including chimney to bake-oven, and later continuous raked cgi veranda with timber posts	Lot 6	F16217	CT 5310/405	a b d	18413

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Bassham Rd JUPITER CREEK	Woodlands; House: walls constructed of local stone with [rendered] red-brick dressings, hipped cgi gable roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys, and cgi return bull-nose veranda with timber posts. Barn is constructed of rendered masonry with a steeply-pitched red-painted hipped cgi roof and timber-framed openings	Lot 52	D55130	CT 5815/323	a b d e	18355
Brookman Rd Cnr Brookman Rd & Harvey Rds JUPITER CREEK	Foresters House, Kuitpo Headquarters; Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, and cgi bull-nose return veranda with timber posts		H105300	CT 5774/376	a b c e	18434
Concannon Road /Sand Road JUPITER CREEK	House, fr Hack's house; Stone walls including stone dressings, timber-framed openings, roof timbers and cgi cladding, and some remnant timber windows and doors. Also recovered original stones in nearby piles.	Lot 11	D48749	CT 5510/591	a b e g	18488
Harper Rd KANGARILLA	Old Hillyfields' farm complex; House 1: walls constructed of coursed local stone with punched dressed stone block quoins, a hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, [painted] red-brick chimneys with coursing to top, and concave cgi return veranda with timber posts. House 2 - servant's quarters: walls constructed of local stone with punched dressed stone block quoins, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and cgi veranda with timber posts. Cottage: walls constructed of coursed local stone with red-brick dressings including cambered arches over openings, cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows, [and remains of a later cgi veranda with timber posts.] Stable with attached residence: walls constructed of local stone with red-brick dressings, cgi gable roof, red-brick chimney and some timber detailing. Hay-shed: substantial timber-framed building with trunk posts and structural beams, stone walls to lower section, and cgi gable roof.	Lot 206	F5207	CT 5544/32	a b d	18519

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Cook St KANMANTOO	House, fr Wesleyan Methodist Church; Walls constructed of local stone with parapet gable surmounted by base of red-brick belfry. Walls have red-brick dressings including voussoirs over arched openings, cgi gable roof, timber-framed openings with timber doors & timber-framed windows with half-round arches	Lot 107	D34546	CT 5082/817	a b c d	18414
Lot 10 Government Rd KANMANTOO	Farm Complex (Gehriches); Stone walls with cut stone dressings including some parapet gables, cgi gable roofs with skillion section to rear (house), timber-framed openings with timber doors & surviving timber-framed windows, red-brick chimneys, and cgi veranda with timber posts	Lot 10	F104809	CT 5156/905	a b d e	18416
Military Rd KANMANTOO	Mills Well barn, fr native Valley coach station, fr creamery; Walls constructed of local stone with red-brick dressings including cambered arches over openings, [Colorbond] gable roof, timber-framed openings with timber doors & timber-framed windows	Lot 50 Lot 51	D55746 D55746	CT 5835/153 CT 5835/153	a b c d f	18417
Mine Rd (off) KANMANTOO	Cottage, fr Miners' Cottage; Walls constructed of local stone with parapet gable with red-brick coping, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & multi-paned timber-framed double-hung sash windows, and red-brick chimneys with coursing to top	Lot 61	F160800	CT 5796/815	a b d e	18419
Mine Rd (off) KANMANTOO	Cottage, hut & dairy; House: walls constructed of local stone with parapet gable and cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and cgi veranda with timber posts. Hut: timber-framed with timber weatherboard cladding, cgi gable roof with timber-framed openings, timber doors & timber-framed windows, and bull-nose cgi veranda with timber posts. Dairy: walls constructed of local bricks with some weatherboard cladding to gable end, cgi gable roof and timber-framed openings	Lot 131	F210917	CT 5768/153	a b d	18420
Nursery Rd KANMANTOO	Nursery cottage; [Rendered] walls constructed of local stone with some timber lintels, cgi gable roof with skillion section to side, timber-framed openings with timber doors & timber-framed windows, and stone chimney with coursing to top	Lot 77	F160816	CT 5419/529	a d	18421

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Nursery Rd KANMANTOO	fr St Thomas' Catholic Church, outbuilding & stone wall; Walls constructed of random coursed local stone with red-brick dressings, cgi gable roofs with skillion section to rear, timber-framed openings with timber doors & timber-framed lancet windows. Also stone outbuilding with cgi roof and timber-framed openings, and stone boundary wall	Lot 510	D37211	CT 5149/199	a c d	18422
Plantation Rd KANMANTOO	Crofton-house & farm buildings (hair); 19th-century buildings all have walls constructed of local stone with some timber lintels, cgi roofs, timber-framed openings. Also original timber detailing including timber sections to barns and early cottage. Also stone threshing floor.	Lot 203	D18253	CT 5198/972	a b d e	18423
Princes Hwy KANMANTOO	Curved stone wall; Wall constructed of local stone along a shallow curve near creek		H170600	CT 5632/687	a b c	18424
Princes Hwy KANMANTOO	House, fr Blacksmith's house; [Rendered] walls constructed of local stone with parapet gables, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts	Lot 1	D46231	CT 5405/781	a b d	18425
Princes Hwy KANMANTOO	Kanmantoo PO & Store, fr Kanmantoo Hotel & coach station; Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts	Lot 15	D54452	CT 5851/229	a c d	18426
Princes Hwy KANMANTOO	Kanmantoo Hall, fr school & PM Church; [Rendered] walls constructed of local stone with some timber lintels, cgi gable roof with skillion section to side, timber-framed openings with timber doors & timber-framed windows, and stone chimney with coursing to top	Lot 27	H170600	CT 5632/687	a c d	18427
Princes Hwy KANMANTOO	House, fr Black Dog Inn; [Painted/rendered] walls constructed of local stone with hipped cgi roofs, timber-framed openings with timber doors & several timber-framed windows, red-brick chimneys with coursing to top, and raked cgi veranda , excluding later veranda post modifications.	Lot 63	D56592	CT 5845/680	a c d	18428

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Princes Hwy KANMANTOO	Copper Cottage; Walls constructed of local stone with red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked hipped cgi veranda with timber posts	Lot 74	F160813	CT 5436/636	a d	18429
Princes Hwy KANMANTOO	Peppertree Lodge, barn & walls, fr Simcocks Store; Walls constructed of coursed local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows	Lot 79	F160818	CT 5742/714	a b c d e	18430
Princes Hwy KANMANTOO	House & Restaurant, fr Britannia Hotel; [Painted] walls constructed of local stone including brick-detailed parapet to former shop, hipped cgi roofs with hipped section to rear, timber-framed openings with timber doors & timber-framed windows, [painted] chimneys with coursing to top, and cgi verandas with timber posts	Lot 81	D58630	CT 5867/842	a c d	18431
Alston Rd LITTLEHAMPTON	Acorn Cottage; Stone walls with painted dressings, painted red-brick chimney, cgi gable roof, timber-framed openings with timber doors and casement windows.	Lot 96	F157331	CT 5373/17	a b d	18302
32 Baker St LITTLEHAMPTON	Original School Building, Catherine Farcett Hall, Littlehampton Primary School; Walls constructed of local stone with [rendered] dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, and raked cgi return veranda with timber posts.	Lot 19	F158808	CT 5307/63	a c e	18435
Childs Rd LITTLEHAMPTON	Littlehampton Bricks; Walls and chimneys constructed of local bricks, also metal bracing and surviving timber detailing and cgi roofing. 2 vaulted brick kilns, 3 gable roof structure over kilns (form only, not fabric) and 5 brick chimneys associated with kilns.	Lot 98	F160275	CT 5792/221	a c d e f	18436
Fulford Tce LITTLEHAMPTON	St James School & Glebe Land; Stone walls with cut-stone dressings including lancet voussoirs around openings, cgi gable roof, and surviving timber-frames to openings, surviving timber detailing, and metal ties & braces - open space setting of original Glebe land.	Lot 201 Lot 203	D34435 D34435	CT 5143/736 CT 5143/736	a c d f	18305

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Nitschke Rd LITTLEHAMPTON	Faversham, house & barn; Stone cottage with cut-stone dressings, cgi gable roof continuing to raked veranda on timber posts and skillion-roofed stone extension to rear, [painted] red-brick chimneys, timber-framed openings with timber doors & timber-framed multi-paned casement windows. Three-level barn-dairy has stone walls with red-brick dressings and free-stone extension, timber lintels over openings, cgi gable roof with skillion to extension, timber-framed openings including timber door and loft window, and timber detailing including stairs to entrance and bargeboards.	Lot 50	D40990	CT 5255/796	a d	18439
Lot 23 Nitschke Rd LITTLEHAMPTON	Glen View, original house, stable & farm buildings; Stone walls with timber lintels & red-brick dressings, cgi hipped and gable roofs, timber-framed openings with timber doors & timber-framed windows (including dormers), redbrick chimneys, stone cellar beneath early cottage, and cgi veranda with timber posts. Excludes recent joinery	Lot 23	D39561	CT 5219/378	a b d	18438
Lot 7 Nitschke Rd LITTLEHAMPTON	Liebelt Farmhouse & barns; House: walls constructed of local freestone rubble with stone voussoirs over front openings and timber lintels over side ones, also stone slab sills, steeply-pitched half-hipped cgi-covered timber-shingle roof with skillion section to rear, timber-framed openings with timber doors & multi-paned casements, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts. Barns: walls constructed of local freestone rubble with cgi gable roofs, timber-framed openings with timber doors & windows. Tree: substantial river red gum with openings at ground level.	Lot 7	F157342	CT 5765/99	a b c d e f g	18437
Lot 51 Norris Rd LITTLEHAMPTON	Dotheboy's Hall; All facades roof and walls supporting the roof.	Lot 51	D40990	CT 5255/797	a d e	16220
Princes Hwy LITTLEHAMPTON	Anembo Park; Large community park including a number of substantial mature river red gums	Lot 4	F12259	CT 5488/337	a c d g	18442
1 Princes Hwy LITTLEHAMPTON	Rosebank, brick house; Walls constructed of local bricks with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and hipped bull-nose cgi veranda with timber posts	Lot 40	F156975	CT 5770/871	a d	18440

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2 Princes Hwy LITTLEHAMPTON	House & outbuildings, fr bakery; [Painted] walls with hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts. Also stone ruins and walls to rea	Lot 27	F157262	CT 5796/870	a b c d	18441
13 Princes Hwy LITTLEHAMPTON	Cottage, fr Daly's Cottage (brick with circular chimneys); Walls constructed of local red-brick with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned casements, circular red-brick chimney, and raked cgi veranda with timber posts	Lot 6	F4616	CT 5127/492	a d	18444
15 Princes Hwy LITTLEHAMPTON	Cottage, former school (brick with slate roof); Walls constructed of locally-manufactured bricks with a hipped slate roof, timber-framed openings with timber doors & timber-framed windows, and red-brick chimneys with coursing to top	Lot 7	F4616	CT 5494/700	a c d	18445
25 Princes Hwy LITTLEHAMPTON	Cottage (German); [Rendered] walls with steeply-pitched hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimney, and raked cgi veranda with timber posts	Lot 101	D53113	CT 5977/705	a d	18446
31 Princes Hwy LITTLEHAMPTON	House, fr General Store; [Painted] walls constructed of local bricks, hipped cgi roof, timber-framed openings with timber doors timber-framed windows, and cgi veranda with timber posts	Lot 151	D45018	CT 5359/946	a c d	18447
32 Princes Hwy LITTLEHAMPTON	House, fr church & school; Walls constructed of local stone with stone dressings including voussoirs over half-round windows, also some brick walls to later sections, cgi gable roof with gabled section to rear, timber-framed openings with timber doors & timber-framed windows including multi-paned windows with half-round arches, red-brick chimneys with coursing to top, and later bull-nose return cgi veranda with timber posts	Lot 371	D63363	CT 5907/959	a c d	18448

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
38 Princes Hwy LITTLEHAMPTON	Cottage (stone); Walls constructed of local stone with parapet gable and [some rendering], gable roofs [excluding zincalume tile-profile cladding], timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi veranda to recessed section of residence [excluding zincalume tile-profile cladding].	Lot 50	F157273	CT 5650/597	a d	18450
58 Princes Hwy LITTLEHAMPTON	Church (fr Wesleyan); Walls constructed of local stone with some rendered detailing including parapet gable surmounted by belfry, cgi gable roof with gable porch to front, timber-framed openings with timber doors & timber-framed lancet windows, and date-stone above porch	Lot 336	F211122	CT 5782/343	a c d f	18452
68 Princes Hwy LITTLEHAMPTON	House, Wycken Rise (slate roof); Walls constructed of local stone with hipped slate roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and cgi veranda with timber posts.	Lot 56	F157291	CT 5633/611	a d	18453
70 Princes Hwy LITTLEHAMPTON	Shop & attached res, fr Coppin's store; Walls constructed of local stone with rendered projecting local-brick dressings including cambered arches over openings and two storey parapet, hipped and gabled cgi roofs with skillion section to rear, timber-framed openings with timber doors & timber-framed windows including multi-paned windows, red-brick chimneys with coursing to top, and concave return cgi veranda with timber posts	Lot 57	F157292	CT 5423/186	a c d f	18454
71-73 Princes Hwy LITTLEHAMPTON	Great Eastern Hotel; [Rendered] walls with cgi gable roof, and timber-framed openings with timber doors & timber-framed windows	Lot 4	D19908	CT 5263/241	a c f	18455
75 Princes Hwy LITTLEHAMPTON	Peace Memorial Institute; Walls constructed of local stone with red-brick, stone and rendered dressings and detailing, and parapet façade, hipped and gabled tile roof, timber-framed openings with timber doors & timber-framed windows, and stone chimney	Lot 7	D35161	CT 5105/420	a c f	18456
84 Princes Hwy LITTLEHAMPTON	House; Walls constructed of local stone with hipped cgi roof to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and cgi veranda with timber posts	Lot 94	F171022	CT 5598/907	a d	18457

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16 West Tce LITTLEHAMPTON	House, Varykino, pioneer house; Walls constructed of local stone with pointed render and projecting rendered dressings, hipped cgi roof, timber-framed openings with timber doors & multi-paned French doors and timber-framed windows, [rendered] red-brick chimneys with coursing to top, and cgi veranda with timber posts	Lot 44	F157279	CT 5747/377	a b d	18458
10 William St LITTLEHAMPTON	Coppin's Bush Flora Reserve; Block of land of 0.75 hectares bordered by West Terrace, Fulford Terrace, William Street & Darnley Street. Reserve comprises mature indigenous eucalypts with understorey plants including native wildflowers: acacias, grevilleas & banksias, etc.	Lot 21	D47457	CR 5478/831	a c d e f g	18459
Wynyard Ave LITTLEHAMPTON	House, Wynyard; Walls of local freestone with rendered and painted moulded dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, bay windows, red-brick chimneys, and cgi concave return veranda with posts, brackets and railings.	Lot 7	D28572	CT 5214/172	a d e	18460
Bugle Range Rd MACCLESFIELD	Bakers Cottage; [Painted] cottage with hipped cgi roof, [painted] chimneys, timber-framed openings with timber doors and windows	Lot 2	F46087	CT 5934/872	a d	18462
13 Cunliffe St MACCLESFIELD	Cottage; Walls constructed of local stone with a cgi roof, timber framed openings with timber doors and timber framed casement windows (excluding modern veranda).	Lot 201	F27814	CT 5397/683	a d	18464
19 Cunliffe St MACCLESFIELD	House (fr Church Meeting place); Walls constructed of local freestone with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors, timber sills & multi-paned casement windows, [painted] red-brick chimneys. [Significant fabric excludes later veranda & infill]	Lot 91	F207860	CT 5464/899	a d	18466
16 Devereux St MACCLESFIELD	Anglican Cemetery & site of original church; Allotment comprising a number of grave sites with grave markers, gravestones and surrounds, including marble and stone headstones, concrete and stone surrounds, and cast-iron railings	Lot 4	D16634	CT 5674/749	a c e	18467

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Gemmells Rd MACCLESFIELD	Roadside vegetation adj fr Aboriginal Reserve; Natural avenue of mature indigenous eucalypt on either side of Gemmells Road and adjacent former Aboriginal Reserve			RR	a d g	18468
1 Lemar Close MACCLESFIELD	Chapel, fr Congregational Chapel; Walls constructed of local stone with cut stone blocks for dressings, including shaped voussoirs over lancets and cambered arches, gable roof with gable-roofed vestry [excluding tiled cladding], timber-framed openings with timber doors & timber-framed lancet windows with detailing.	Lot 156 Lot 158	T150601 T150601	CT 5422/981 CT 5422/981	a b c d e f	18478
5 Luck St MACCLESFIELD	House & fr storeroom; [Painted & rendered] walls with cgi gable roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimney, and continuous raked cgi veranda with timber posts.	Lot 62	F159739	CT 5376/150	a d	18469
7 Luck St MACCLESFIELD	House & fr Robinsons Smithy, Tonkin's Store; Walls constructed of local stone with red-brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and concave cgi veranda with timber posts, balustrade, decking and steps	Lot 3	D23811	CT 5086/357	a b c d e	18470
9 Luck St MACCLESFIELD	House, fr Shoemaker's shop and residence; Walls constructed of coursed local stone with stone plinth and cellar, tooled block dressings, cgi gable roof with skillion section to rear and curved crest, timber-framed openings with timber doors & timber-framed multi-panel double-hung sash windows, one stone and one red-brick chimney, both with coursing to top, and hipped concave cgi veranda with chimney posts.	Lot 40	D73597	CT 5987/795	a b c d	18471
22-24 Luck St MACCLESFIELD	Catholic Church of St James the Less; Walls constructed of coursed local stone with rendered dressings, buttresses and plinth, cgi gable roof with skillion section to rear with crosses mounted at each gable summit, timber-framed openings with timber doors & timber-framed lancet windows	Lot 117	T150601	CT 5408/777	a c d e f	18472
28 Luck St MACCLESFIELD	Cottage; ID 784[Painted & rendered] walls with cgi gable roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimney, and continuous raked cgi veranda with timber posts.	Lot 22	D879	CT 5692/737	a d	18473

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Lot 1 Meadows Rd MACCLESFIELD	Marble House & Ruins; Walls constructed of coursed blocks of local marble with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys, and a convex cgi return veranda with timber posts. Also stone ruins.	Lot 1	F103268	CT 5130/582	a d	18474
6 Parin St MACCLESFIELD	fr Storeroom (JJ O"Malley); Walls constructed of large squared blocks of coursed local pink stone with [painted] red-brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed, multi-paned double-hung sash windows, external stone bake-oven chimney with red-brick stack, also red-brick chimney with coursing, and raked cgi veranda with timber posts	Lot 100	D51141	CT 5637/142	a c d	18475
7 Parin St MACCLESFIELD	fr General Store (JJ O'Malley); Walls constructed of coursed blocks of local stone with [painted] red-brick dressings, hipped and gabled cgi roofs, timber-framed openings with timber doors & timber-framed casements, French doors and double-hung sash windows, and red-brick chimneys with coursing to top. Also of interest: timber post & rail fencing and tree-trunk trough moved from other farm locations	Lot 154 Lot 152	T150601 T150601	CT 5366/732 CT 5366/732	a c d	18476
Penna Rd MACCLESFIELD	Cemetery & Cemetery Reserve (incl. area of significant native vegetation); Cemetery clearing surrounded by strips of significant indigenous bushland including mature trees and supporting understorey. Cemetery has stone and marble gravestones, some surrounds including cast-iron and metal fencing.		H150600 H150600	CR 5764/798 CT 5845/744	a c d e g	18477
Shady Grove Rd MACCLESFIELD	Farmhouse, Grove Park; Rendered walls constructed of wattle-and-daub with hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, substantial external red-brick chimneys with coursing to top, and raked cgi veranda with timber posts	Lot 806	H150600	CT 5361/959	a d	18479
Shobbrooks Rd MACCLESFIELD	Glenhurst; [Rendered] walls constructed of local stone with red-brick dressings, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, & red-brick chimneys.	Lot 5	F7613	CT 5442/214	a d e	18493

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Strathalbyn Rd MACCLESFIELD	Willowdene - house & slaughteryard (Yates)(including site of Watermill); Walls constructed of local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and concave cgi veranda with timber posts. Also stone flagstones and low walls of slaughteryard.	Lot 55	D54201	CT 5828/295	a b d e	18480
Sturt St MACCLESFIELD	Bridge (now footbridge); Bridge consisting of two free-standing substantial local-stone wall pillars slanting diagonally across river bed, with stone abutments to each end. (Excluding new pedestrian crossing and railings).			RR	a c	18481
Venables St MACCLESFIELD	Road bridge over Angas (stone); Stone arch bridge comprising blocks of local stone for embankments and tunnel, and stone voussoirs around arch			RR	a c d	18482
11 Venables St MACCLESFIELD	House, fr Police Lockup, fr Jack Leonards House; Walls constructed of local stone with cut-stone dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber panelled doors & timber-framed multi-paned casement windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts	Lot 3	D52179	CT 5673/19	a d	18483
15 - 19 Venables St MACCLESFIELD	Davenport Square; Public open space including trees.	Lot 163	TP150601	CT 5755/679	a c d e f	18484
21 Venables St MACCLESFIELD	Yates Cottage (house & fr butchers's shop) & barn(fr smithy); House: walls constructed of [painted] local stone with some brick nogged walls, cgi gable roof with second gabled section to rear, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts. Former smithy: walls constructed of local stone with cgi gable roof, timber-framed openings and timber doors and window frames.	Lot 3	F16745	CT 5093/244	a b c d f	18393
24 Venables St MACCLESFIELD	St John's Anglican Church (2nd Church); Walls constructed of coursed stone blocks with red-brick dressings, cgi gable roof with skillion and gabled porch, timber-framed openings with timber doors & timber-framed lancet windows	Lot 159	T150601	CT 5818/327	a c d f	18394

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26 Venables St MACCLESFIELD	fr Schoolmaster's House (1898); [Painted] walls constructed of picked local stone with red-brick dressings including projecting coursing, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and hipped bull-nose cgi veranda with timber posts	Lot 88	T150601	CT 5536/313	a	18395
30 Venables St MACCLESFIELD	War Memorial; Marble obelisk including plinth, projecting decorations and inscriptions	Lot 162	T150601	CT 5868/907	a c	18396
30 Venables St MACCLESFIELD	fr School, Outbuilding & oak tree; School: walls constructed of coursed blocks of local pink-stone with stone voussoirs over cambered arch-topped openings, cgi gable roof, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows. WC: walls constructed of local stone with red-brick dressings and cgi skillion roof [excluding concrete block walling]. Tree: Mature oak tree to rear of school.	Lot 162	T150601	CT 5868/907	a b c d g	18397
31 Venables St MACCLESFIELD	Macclesfield Hotel & shed; Hotel: walls constructed of [painted] local stone and red-brick with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top [excluding later veranda]. Outbuilding: walls constructed of local stone with cgi gable roof and timber-framed openings	Lot 14	D55649	CT 5860/827	a b c d f	18398
32 Venables St MACCLESFIELD	General Store & residence; [Rendered] walls constructed of local stone, cgi gable roof, and timber-framed openings with timber doors & timber-framed windows.	Lot 8	F105386	CT 5159/525	a c	18399
33 Venables St MACCLESFIELD	Institute; Walls constructed of local stone including a facade of coursed blocks of dressed freestone, stone plinth, and painted projecting Italianate detailing including moulded coursing, half-round arches with central keystones, parapet and decorative internal pediment, applied rustication, & name and date signs. Building also has a cgi gable roof, timber-framed openings with timber doors & timber-framed sash windows with half-round tops (facade), cambered-arch tops (sides) and projecting sills	Lot 15	55649	CT 5860/828	a c d e f	18400

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34 Venables St MACCLESFIELD	Mulberry Cottage & former butcher's shop (Bollmeyer, c1862); Separate shop & residence with walls constructed of [painted] local stone with hipped and gabled cgi roofs with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and cgi verandas with timber posts. Also garage between two buildings with timber panel doors	Lot 67	F159722	CT 5257/629	a b c d	18401
35 Venables St MACCLESFIELD	fr Dancker shop & residences, Greensleeves Gallery; Stone walls of residence, cottage & shop, slate and cgi roofs, verandas with timber posts, all timber openings including doors and windows, & original roof and ceiling to cottage	Lot 66	F159743	CT 5505/531	a d e f	18402
36 Venables St MACCLESFIELD	Post Office & residence; Walls constructed of coursed local stone with plinth, red-brick dressings, projecting string course including cambered voussoirs to sides, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, paired dentils to eaves, and raked cgi veranda with timber posts	Lot 170	F27818	CT 5236/818	a b c d	18403
37 Venables St MACCLESFIELD	fr Store, Telegraph Station & Post Office, Hartley Dixons Store; Walls constructed of coursed local stone with tooled squared blocks and parapet with mouldings to façade, hipped slate roof, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, stone chimneys with red-brick coursing to top, and concave cgi veranda with timber posts	Lot 65	F159742	CT 5395/684	a b c d e	18404
38 Venables St MACCLESFIELD	Brewery; All surviving walls and ruined walls constructed of local stone or stone with red-brick dressings, any surviving timber detailing & cgi roofing	Lot 37 Lot 38	F159814 F159814	CT 5302/104 CT 5302/104	a c d e	18463
39 Venables St MACCLESFIELD	House, fr shoemaker's shop (Richard Wallis c1861); Walls constructed of coursed local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed multi-paned casement windows, red-brick chimneys with coursing to top, and concave cgi veranda with timber posts	Lot 3	F105355	CT 5157/726	a b c d	18405

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40-42 Venables St MACCLESFIELD	The Three Brothers Arms Hotel & stables(fr Davenport Arms-Goats Head Inn, 1841); Hotel: [rendered] walls constructed of local stone with hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and internal stone-lined well. fr stables: walls constructed of local stone with red-brick dressings, cgi roof and timber-framed openings.	Lot 1	F8527	CT 5145/866	a b c d e	18406
43-45 Venables St MACCLESFIELD	Outbuilding, fr Wheelwrights Shop (Marker); External form of the building only.	Lot 63	F159740	CT 5772/347	a b c d	18512
55 Venables St MACCLESFIELD	Cottage; [Painted] walls constructed of local stone with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and an o-gee cgi veranda with timber posts [excluding infill]	Lot 17	D879	CT 5069/411	a d	18297
62-64 Venables St MACCLESFIELD	Cottage; Walls constructed of coursed local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney with coursing to top	Lot 1	D15137	CT 5498/997	a d	18298
Walker St MACCLESFIELD	House (Haenke); Walls constructed of local stone with timber lintels over openings, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and raked cgi veranda with timber posts	Lot 10	D20282	CT 5224/234	a d	18514
2 Watson St MACCLESFIELD	Fairview - house, outbuilding & barn; Walls constructed of local stone with cut stone blocks for dressings, including shaped voussoirs over lancets and cambered arches, gable roof with gable-roofed vestry [excluding tiled cladding], timber-framed openings with timber doors & timber-framed lancet windows with detailing	Lot 1	F10975	CT 5143/535	a b d e	18515
Yates Lane MACCLESFIELD	Lashbrook - house, barn & remains of cemetery; Stone walls with red-brick dressings, hipped cgi roof (house) and curved cgi roof (barn), timber-framed openings with timber doors & timber-framed double-hung sash windows, & red-brick chimneys. Cemetery: surviving gravestones and railings	Lot 12	D15590	CT 5254/451	a d e	18516

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Gum View Rd MEADOWS	Fingerboard Corner Bridge; Bridge consisting of stone abutments and substantial central slanting girder constructed of coursed local stone [excluding later concrete road overpass]			RR	a c d	18518
5 Mawson Rd MEADOWS	Settlers' cottage; [Rendered] walls with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned casement windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts	Lot 530	F5444	CT 5324/414	a d	18521
33 Mawson Rd MEADOWS	Store & pug-holes fr bakery, Ernest Wright,builder Alexander Caldwell); [Partly-rendered] walls constructed of local stone with red-brick dressings, hipped cgi roof with front-facing gable, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and cgi bull-nose veranda with timber posts. Also surviving pug holes to rear of shop and residence	Lot 529	F5444	CT 5222/619	a b c d	18523
50 Mawson Rd MEADOWS	Shop (bakery)former Schoolmaster's residence; Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and cgi bull-nose veranda with timber posts	Lot 13	F5525	CT 5319/153	a d	18524
51-53 Mawson Rd MEADOWS	Meadows Memorial Hall, fr SA Farmers' Union Factory; Walls constructed of red-brick with rendered detailing including banding, parapet roof, timber-framed openings and metal ventilators to roof	Lot 857	F5525	CT 5841/557	a c d e f	18525
54 Mawson Rd MEADOWS	fr Institute; [Painted] walls with red-brick dressings and detailing including parapet and moulded coursing, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked, hipped, cantilevered cgi window hoods with timber detailing	Lot 50	D58868	CT 5869/830	a c d f	18526

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54 Mawson Rd MEADOWS	former Kondoparinga District Council Chambers, to rear of fr Institute; Walls constructed of coursed local stone with [painted] red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed divided double-hung sash windows, and red-brick chimney with coursing to top	Lot 50	D58868	CT 5869/830	a c d e	18527
56 Mawson Rd MEADOWS	St George's Anglican Church & cemetery; Walls constructed of local stone with stone buttressing and cut-stone dressings to openings, steeply-pitched cgi gable roof with gabled porch to side, timber-framed openings with timber doors & timber-framed lancets with fine detailing and coloured glass, timber barge-boards and crosses at each gable end.	Lot 868	D50778	CT 5701/483	a c d f	18528
57 Mawson Rd MEADOWS	House, fr Anglican Rectory; Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and cgi bull-nose return veranda with timber posts	Lot 1	D32009	CT 5435/617	a d	18529
65 Mawson Rd MEADOWS	Butcher's shop; [Rendered] walls gabled cgi roof (shop) and gable-vented hipped roof (residence), timber-framed openings with timber doors & timber-framed windows, and red-brick chimneys with coursing to top	Lot 852	F5525	CT 5499/315	a c	18530
69 Mawson Rd MEADOWS	General store & residence (c1950s); [Rendered] walls including detailed parapet to shop, hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows, and rendered chimney	Lot 850	F5525	CT 5213/20	a c d	18531
71 Mawson Rd MEADOWS	fr Oddfellows Hall; Walls constructed of local stone with cut-stone dressings including shaped voussoirs over cambered-arch-topped openings and some red-brick detailing to rear, cgi gable roof [excluding later timber detailing to gable], metal ties and braces, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, and red-brick chimney with coursing to top	Lot 849	F5525	CT 5519/694	a b c d	18532

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72 Mawson Rd MEADOWS	Shop & residence; Residence: walls constructed of [painted] brick with cgi gable roof, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, and a raked cgi veranda with timber posts. Shop: walls constructed of red-brick with painted & rendered bands of detailing and moulded parapet with coping, timber-framed openings with timber doors & timber-framed windows (especially original windows) [excluding late roof and veranda].	Lot 14	F19500	CT 5824/450	a c d	18533
77 Mawson Rd MEADOWS	School; Walls constructed of coursed local stone with red-brick dressings and parapet to front, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and red-brick chimneys with coursing to top	Lot 846	F5525	CT 5531/501	a c d	18534
78 Mawson Rd MEADOWS	fr Shop, Post Office & School, & shed; House: Walls constructed of coursed local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and later cgi bull-nose veranda with timber posts. Shed: Timber-framed walls comprising substantial timbers with timber-slab and cgi cladding, and cgi gable roof	Lot 14	F7125	CT 5245/510	a b c d	18535
79 Mawson Rd MEADOWS	Shops(c1920s); Walls constructed of [painted] red-brick with parapet, cgi roof, timber-framed openings, especially timber-framed shop-front, timber doors & timber-framed windows, and cgi veranda with timber posts	Lot 826	F5650	CT 5640/224	a c d	18536
82 Mawson Rd MEADOWS	House (Simpson, 1860s); [Painted] walls constructed of locally-manufactured porous red-bricks (from Potty Smith's brickworks, the pug-holes of which survive at no. 7 Mawson Rd) with some timber lintels to rear, steeply-pitched hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows to front and casements to side, and raked cgi return veranda with timber posts.	Lot 12	F7125	CT 5272/399	a b d	18537

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
83 Mawson Rd MEADOWS	House & wall; Walls constructed of coursed local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts. Also boundary wall constructed of local stone with rounded top and red-brick dressings at entry.	Lot 1	D21994	CT 5218/290	a d	18538
85 Mawson Rd MEADOWS	Post Office; Walls constructed of local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, and red-brick chimneys with coursing to top	lot 3	D21994	CT 5162/545	a c	18539
86 Mawson Rd MEADOWS	House, Pair of shops & residences (Murrie, Gadd, Ramsay Bros); Painted] walls constructed of local brick with brick detailing including segmental arches over openings, also brick parapet and projecting coursing and coping to single storey shop, complex cgi roofs with several gables, timber-framed openings with timber doors & timber-framed multi-paned shop and double-hung sash windows, red-brick chimneys with coursing to top, and cgi verandas with timber posts	Lot 84	F6971	CT 5185/693	a b c d f	18540
Mill St (extension) MEADOWS	Wesleyan Methodist Cemetery; Hillside cemetery with several red-gum grave-markers with half-round tops [excluding later metal-frames and bases], stone and marble headstones, timber-picket fencing, and cast-iron railings	Lot 101	D27339	CT 3036/19	a b c d e	18544
10 Mill St MEADOWS	House (Parker); Walls constructed of local stone with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and cgi return veranda with timber posts	Lot 889	F5488	CT 5471/104	a b d	18541

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
27 Mill St cnr Flaxman St MEADOWS	House & original cottage (Luffman,gardener); Cottage: two-roomed cottage with [rendered] walls, cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and projecting rendered chimney to end wall. House: walls constructed of coursed blocks of local stone with [painted] red-brick dressings, vented-gable hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, and raked cgi return veranda with timber posts	Lot 16	F19500	CT 5077/641	a b d	18542
31 Mill St MEADOWS	House(timber-frame, Haddock, Sam Smith); Timber-framed cottage with cladding of upright timber panels, hipped cgi roof, timber-framed openings with timber doors & timber-framed multi-paned casement windows, and raked cgi veranda with timber posts	Lot 8	F7125	CT 5313/202	a d	18543
Adelaide Rd - Pridmore Tce MOUNT BARKER	VR pillar box; Victorian letterbox comprising a fluted cast-iron pillar with moulded plinth and entablature, cast-iron door and letter shute, moulded 'VR' lettering, and shallow conical cap.			RR	a d	18545
28-30 Adelaide Rd MOUNT BARKER	Cottages; All facades, veranda, roof and walls supporting the roof.	Lot 50	D56299	CT 5865/503	a d	16121
40-42 Adelaide Rd MOUNT BARKER	Former Primary School; Two buildings, all facades, roofs, and walls supporting the roofs.	Lot 439 Lot 440	F9985 F9985	CT 5550/381 CT 5550/381	a c d f	16188
43 Adelaide Rd MOUNT BARKER	House, Oakfield (McFarlane) & Bunya Pine Tree; [Rendered] walls with hipped slate roof, timber-framed openings with timber doors & timber-framed double-hung sash windows with colonial glazing bars, [rendered] red-brick chimneys with coursing to top, and concave cgi return veranda with timber posts & railings, and cast-iron lace brackets.	Lot 1	D25937	CT 5859/811	a b d e f g	18547
46 Adelaide Rd MOUNT BARKER	Cottage; All facades, veranda, roof and walls supporting the roof.	Lot 49	F160226	CT 5662/913	a d	16124
50 Adelaide Rd MOUNT BARKER	Cottage; All facades, veranda, roof and walls supporting the roof.	Lot 91	F206866	CT 5430/687	a d	16125
6 Albert Place MOUNT BARKER	fr Store & barn (Heinrich's House); Two buildings, all facades, veranda, roofs and walls supporting the roofs.	Lot 272	D20302	CT 5109/650	a d e	16126
14 Benjamin Way MOUNT BARKER	Uplands House & Oaktrees; All facades, veranda, balcony, roof and walls supporting the roof - oak trees.	Lot 44	F159921	CT 5498/67	a d e g	16127

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Bollen Rd MOUNT BARKER	House & fr Cemetery Fairfield (Regency Farm, May); Walls constructed of local stone with hipped cgi gable roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi return veranda with timber posts. Also concrete and stone monument with inlaid plaque and surviving fragments of Quaker cemetery headstones	Lot 2	D60056	CT 5899/440	a b d e	18549
5 Cameron Rd MOUNT BARKER	House; Walls constructed of local stone with [painted] red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, and red-brick chimneys with coursing to top	lot 407	F9805	CT 5655/382	a d f	18550
18 & 18a Cameron Rd MOUNT BARKER	Nephalist House; All facades, veranda, roof and walls supporting the roof.	Lot 11 Lot 12	D35168 D35168	CT 5095/808 CT 5095/809	a d	16191
24 Cameron Rd MOUNT BARKER	Von Doussa Clubhouse; All facades, roof and walls supporting the roof.	Lot 7	D8304	CT 5307/25	a d e	16190
25 Cameron Rd MOUNT BARKER	Rose Meryon Cottage; All facades, veranda, roof and walls supporting the roof.	Lot 7	D28052	CT 5239/295	a c	16128
1 Canberra Rd MOUNT BARKER	House; Walls constructed of local stone with red-brick dressings, hipped cgi gable roof with front-facing gable, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top, and cgi veranda with timber posts	Lot 43	F11918	CT 5207/91	a d f	18551
Daddow Rd MOUNT BARKER	Former Catholic Presbytery (incorporating Father O'Brien's Hut & fr Josephine's Convent to the rear.); Two buildings, all facades, veranda, balcony, roofs and walls supporting the roofs.	Lot 3	D35084	CT 5108/664	a d e f	16129
Daddow Rd MOUNT BARKER	Catholic Cemetery; Large cemetery comprising stone and marble head-stones and crosses, and some graves surrounds including cast-iron railings. [Some of had-stone have been relocated to a row adjacent path above former manse.	Piece 2	D35084	CT 5108/665	a c d e	18553
Druids Ave (road reserve between Adelaide Road and Cameron Road) MOUNT BARKER	Oak Trees; Avenue of 46 English Oak Trees (Quercus Robur) located approximately 0.5 to 2 metres from kerb. All such trees with a trunk diameter exceeding 300 mm at ground level.			RR	a c d e	16193

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7 Druids Ave MOUNT BARKER	House, St Leonard's; All facades, veranda, balcony, roof, walls supporting the roof and internal cedar staircase.	Lot 65	F160242	CT 5586/288	a c d e	16130
7a Druids Ave MOUNT BARKER	Fr Teakle's Corner Store; All facades, veranda, roof and walls supporting the roof.	Lot 1	D22463	CT 5104/170	a c d	16131
11 Druids Ave MOUNT BARKER	Dumas House; All facades, roof, walls supporting the roof and mature English Oak tree (Quercus Robur) located approximately 10 metres to the north of the dwelling.	Lot 68	F160245	CT 5520/13	a e f g	16132
13 Druids Ave MOUNT BARKER	Worker's Cottage; All facades, veranda, roof and walls supporting the roof.	Lot 5	F105535	CT 5161/577	a d	16133
6/ 15 Druids Ave MOUNT BARKER	Salem Cottages; All facades, veranda, roof and walls supporting the roof.		S6059	CT 5027/459	a b c d e	16199
5/ 15 Druids Ave MOUNT BARKER	Salem Cottages; All facades, veranda, roof and walls supporting the roof.		S6058	CT 5027/458	a b c d e	16198
4/ 15 Druids Ave MOUNT BARKER	Salem Cottages; All facades, veranda, roof and walls supporting the roof.		S6057	CT 5027/457	a b c d e	16197
3/ 15 Druids Ave MOUNT BARKER	Salem Cottages; All facades, veranda, roof and walls supporting the roof.		S6056	CT 5027/456	a b c d e	16196
2/ 15 Druids Ave MOUNT BARKER	Salem Cottages; All facades, veranda, roof and walls supporting the roof.		S6055	CT 5791/129	a b c d e	16195
1/ 15 Druids Ave MOUNT BARKER	Salem Cottages; All facades, veranda, roof and walls supporting the roof.		S6054	CT 5633/45	a b c d e	16194
7/ 15 Druids Ave MOUNT BARKER	Salem Cottages; All facades, veranda, roof and walls supporting the roof.		S6060	CT 5849/506	a b c d e	16200
2 Dutton Rd MOUNT BARKER	Former Railway Station Group, station, shed, tank & standpipe; All facades, veranda, roof and walls supporting the roof of the station building and all stone walls and supporting roof structure of the goods shed.	Lot 8 Lot 504	D27201 F9987	CT 5748/120 CT 5750/636	a c d e f	16201

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71 East Parkway MOUNT BARKER	Parkindula - House; House: walls constructed of local stone with stone and red-brick dressings, some rendered, hipped cgi roof with gables to front including eaves detailing, capitals, and finials; and triangular vents in roof, timber-framed openings with timber doors & timber-framed windows, round-topped louvred ventilators to gable, projecting bay windows with timber-framed divided double-hung sash windows with keystones above, rendered red-brick chimneys with moulded coursing to top, and concave cgi veranda with timber posts.	Lot 6789	DP112861	CT 6175/277	a b c d g	18823
Fidler Lane MOUNT BARKER	Avenue of Indigenous Trees; Avenue of mature indigenous trees to either side of Fidler Lane.			RR	a b d e f	18694
Fidler Lane - Wellington Rd MOUNT BARKER	Old Barker Homestead; Walls constructed of local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and cgi return veranda with timber posts.	Lot 22	160099	CT 5524/26	a c d e g	18695
Gawler St Rd reserve MOUNT BARKER	Road bridge + adjacent pedestrian bridge; Stone work on road bridge, including walls and abutments, original cast iron arches under pedestrian bridge.			RR	a c d	18557
13 Gawler St MOUNT BARKER	Shop, Real estate agency, The Professionals; Original masonry walls (excluding render, paintwork and cladding), cgi gable roof, timber-framed shop-front including doors, early parapet (most of which survives beneath cladding), and cgi concave veranda with timber posts and carved timber fascia detailing [excluding late-20th-century parapet and cladding].	Lot 327	F9803	CT 5334/100	a c	18558
16 Gawler St MOUNT BARKER	Bank; All facades, roof and walls supporting the roof.	Lot 251	F9509	CT 5750/945	a c d	16134
23-23a Gawler St MOUNT BARKER	Shops (2) & Outbuildings, Simply style & Shoex; Stone facade including classical detailing, parapet, timber-framed windows and doors, early-20th-century bull-nose veranda with timber posts. Also 19th-century stone walls and outbuildings to the rear of the property, adjacent Bonnar Lane	Lot 348	F9803	CT 5381/383	a c d	18559

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25 Gawler St MOUNT BARKER	Shop, clothing shop, That's me; All original masonry including parapet; cgi roof; 1880s veranda with timber posts and detailing; timber-frames to openings and original timber windows and doors	Lot 501	F13281	CT 5395/248	a c d	18560
27-27a Gawler St MOUNT BARKER	Shop, Townsend Jewellers; All original masonry; cgi roof; 1880s veranda with timber posts and detailing; timber-frames to openings and original timber windows and doors	Lot 350	F9803	CT 5858/741	a c d	18561
29 Gawler St MOUNT BARKER	Office, Nitschke; All original masonry including parapet; cgi roof; early-20th-century veranda with cast-iron detailing; timber-frames to openings and original timber windows and doors, and early-20th-century shop-front including tiles.	Lot 352	F9803	CT 5874/579	a c d	18562
30-32 Gawler St MOUNT BARKER	Mt Barker Hotel, cottage & barn; All 19th-century stonework and brickwork (walls and detailing to hotel, hotel extensions, cottage and coach house), cgi roofs, chimneys (although altered), surviving original timber-framed openings, and 19th-century timber doors and windows	Lot 1	D21661	CT 5876/5	a c d e f	18563
31 Gawler St MOUNT BARKER	Office, (Daw's Shop); All facades, veranda, balcony, roof and walls supporting the roofs.	Unit 2	S10741	CT 5000/720	a d e	16203
34-38 Gawler St MOUNT BARKER	Institute; All facades, roof and walls supporting the roof.	Lot 284 Lot 285	F9787 F9787	CT 5210/965 CT 5210/966	a b c d	16204
35 Gawler St MOUNT BARKER	Shop, Goodwill store (former Bell's Store), 35 Gawler Street; Masonry walls, parapet with side detailing, projecting roof vents, veranda, wall ventilators, and floor tiles marking original entry. [A significant internal feature which should be noted is the substantial barrel-vaulted ceiling]	Lot 368	F9804	CT 5674/560	a c d e	18564
37 Gawler St MOUNT BARKER	Shop, Bedroom Mazurka; Stone and brick walls dating from c1850s and early 20th-century, surviving timber lintels, timber frames to openings and early doors and windows. The timber-framed cgi-clad shed to rear of shop is contributory.	Part 370	F9804	CT 5951/485	a c d	18565
40 Gawler St MOUNT BARKER	Shop, Inland Surf & Denim; Original masonry walls to shopfront and rear barn-grain-store, parapet, cgi roof, cgi convex veranda with timber posts	Lot 3	F15872	CT 5231/107	a c d	18566

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45-47 Gawler St MOUNT BARKER	Shop; Any surviving original masonry, cgi roof, red-brick chimneys, hipped cgi veranda with timber posts and balustrade, timber frames to openings and timber doors and windows (upper level	Lot 403	D49856	CT 5560/800	a c	18568
48-52 Gawler St MOUNT BARKER	Bank & Offices; All facades, roof and walls supporting the roof.	Lot 100 Lot 101	D20881 D20881	CT 5165/462 CT 5165/462	a c d f	16206
71 Gawler St MOUNT BARKER	Shop, Former 'Courier' Office; All facades, roof and walls supporting the roof.	Lot 412 Lot 412	F9805 F9805	CT 5883/583 CT 5883/852	a c d e	16135
Hack St , River Reserve MOUNT BARKER	Pedestrian Bridge; Bridge constructed of riveted iron girders for span (with later path and railings).				a c d	18571
7 Hack St MOUNT BARKER	Cottage; All facades, veranda, roof and walls supporting the roof.	Lot 31	F1041	CT 5183/252	a d	16136
9 Hack St MOUNT BARKER	Cottage; All facades, veranda, roof and walls supporting the roof.	Lot 30	F1041	CT 5087/501	a d	16137
11 Hack St MOUNT BARKER	Cottage; Walls constructed of local stone with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts	Lot 29	F1041	CT 5454/125	a d	18572
21 Hack St MOUNT BARKER	Cottage; [Rendered] walls constructed of local stone with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows to front and casements to rear, red-brick chimneys with coursing to top, and convex cgi veranda with timber posts and later central gablet with finial	Lot 7	F1041	CT 5681/393	a d	18573
25 Hack St MOUNT BARKER	Cottage; [Rendered] walls constructed of local stone with hipped roof [excluding modern tile cladding], timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts.	Lot 5	F1041	CT 5150/697	a d	18574
27 Hack St MOUNT BARKER	Cottage; Walls constructed of [painted] local stone with red-brick dressings, hipped cgi roof with front-facing gable, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top, and cgi veranda with timber posts	Lot 4	F1041	CT 5329/511	a d	18575

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12 Hampden Rd MOUNT BARKER	Cottage; [Painted] walls constructed of local stone with cgi gable roof with skillion section to rear, and timber-framed openings with timber doors & timber-framed windows	Lot 116	F9189	CT 5075/497	a d	18577
39 Hampden Rd MOUNT BARKER	House; Walls constructed of coursed blocks of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top, and cgi veranda with timber posts and cast-iron detailing	Lot 44	F9179	CT 5798/890	a d	18578
14-16 Hawthorn Rd MOUNT BARKER	House, Adlooka & Hedge; All facades, veranda, roof and walls supporting the roof.	Lot 48	F11918	CT 5478/413	a d e	16208
18 Hawthorn Rd MOUNT BARKER	Hawthorn Farm; All facades, veranda, roof and walls supporting the roof.	Lot 101	F218937	CT 5916/394	a d e f	16209
1 Hutchinson St MOUNT BARKER	Thornton, house, fence & front garden; All facades, veranda, roof and walls supporting the roof of the dwelling, front fence of stone, brick and wrought iron, gate and garden between front fence and dwelling.	Lot 86	F160263	CT 5700/321	a d e f	16138
22-28 Hutchinson St MOUNT BARKER	Former Baptist Church; All facades, roof and walls supporting the roof.	Lot 2 Lot 9 Lot 358 Lot 359 Lot 361	F9804 F9804 F9804 F9804 F9804	CT 5407/643 CT 5407/643 CT 5407/643 CT 5407/643 CT 5407/643	a b c f	16212
29 Hutchinson St MOUNT BARKER	Freemason's Building, former Primitive Methodist Chapel; All facades, roof and walls supporting the roof.	Lot 384	F9804	CT 5116/915	a b c d e f	16139
38 Hutchinson St MOUNT BARKER	St Andrews Church; All facades, roof and walls supporting the roof.	Lot 2	F15872	CT 5483/225	a b c d e f	16213
44 Hutchinson St MOUNT BARKER	Christ Church; All facades, roof and walls supporting the roof.		D9787	CT 5796/760	a b c d e f	16214
47 Hutchinson St (cnr Mann St) MOUNT BARKER	fr Methodist Kindergarten; Red-brick walls including detailing; cgi roofs; timber detailing including bargeboards and veranda friezes, posts and brackets; timber frames to openings; timber windows and doors; projecting coping, and drip-moulds over lancet windows; identifying label to gable (including drip-mould); stone perimeter wall; and cast-iron fencing	Lot 189	F9336	CT 5201/481	a c d e	18581

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66 Hutchinson St MOUNT BARKER	Semi-detached cottage; [Rendered] walls constructed of local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts	Lot 147	F9188	CT 5087/745	a b	18583
Kia Ora St , River Reserve MOUNT BARKER	River Red Gum, site of first service; Significant mature (several-hundred-year-old) river red gum tree including truck, branches and foliage. [Excluding plaque, which should have been erected near to the tree rather than into the tree				a b c d e g	18585
15 Knott St MOUNT BARKER	House, timber shingle roof; [Rendered] walls with hipped cgi roof [over original timber shingles], timber-framed openings with timber doors & timber-framed windows, [painted] red-brick chimneys with coursing to top, and later raked cgi veranda with timber posts	Lot 2	D31920	CT 5421/690	a b d	18586
1 Maldon St MOUNT BARKER	Barker Memorial; Monument comprising marble obelisk on rusticated granite plinth, including inscriptions	Lot 67	D4468	CT 5539/480	a e	18590
Mann St MOUNT BARKER	Avenue of elms; All surviving mature elm trees in original avenue			RR	a g	18591
Mann St , Council Reserve MOUNT BARKER	War memorial; Marble obelisk with carved sculpture of soldier to top, inscribed marble slabs to centre, and coursed granite steps as plinth. Also timber flagpole to rear.			RR	a c e	18592
1 Mann St , (cnr Gawler St) MOUNT BARKER	fr Stationmaster's House; Original masonry including stone walls, brick dressings and detailing, hipped cgi roof, hipped bull-nose veranda including posts and detailing, red-brick chimneys, and timber frames to openings including timber doors and double-hung sash windows.	Lot 1	F15685	CT 5474/846	a d	18593
5 Mann St MOUNT BARKER	Catholic Church; All facades, roof and walls supporting the roof.	Lot 414	F9805	CT 5358/169	a c d f	16140
8 Mann St MOUNT BARKER	CWA Hall; All facades, roof and walls supporting the roof.	Lot 306	F9787	CT 5820/187	a c	16215
10 Mann St MOUNT BARKER	Former Council Chambers; All facades, roof and walls supporting the roof.	Lot 298	F9787	CT 5824/506	a c d	16141

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
11 Mann St MOUNT BARKER	House; Original stone walls with stone dressings, original timber detailing, timber frames to openings, timber windows and doors,rendered chimneys, and timber picket fence. There is an extension to the original house dating from 1956.	Lot 194	F9336	CT 5314/525	a b d	18595
13 Mann St - 47 Hutchinson St MOUNT BARKER	Dunn Memorial Church Hall, Belltower & fence; Original 1851 Chapel, mid19th century two storey stone, addition to rear of chapel and bell tower, constructed of red brick with render "early English detailing" and a tiled gable roof with timber barge boards and louvres. Fencing includes stone walls with stone coping and cast iron infill. Excludes later additions to Church Hall.	Lot 189 Lot 190	F9336 F9336	CT 5831/730 CT 5831/730 CT 5201/481	a b c d	18594
31 Mann St MOUNT BARKER	Croquet Club; All original fabric including timber frame. timber detailing, weatherboard cladding, cgi louvre roof with added gable and skillion, timber bargeboards, and original windows	Pt 11	F19499	CT 5866/962	a c d	18596
46 Mann St MOUNT BARKER	Anglican Rectory; Red-brick walls, all original masonry and timber detailing, red-brick chimneys, varied cgi roofs, veranda with timber detailing, timber frames to openings and all original timber windows and doors	Lot 292 Lot 293	D9787 D9787	CT 5535/421 CT 5535/421	a d	18597
7 McLaren St MOUNT BARKER	Mill cottage (Dunn); Walls constructed of coursed local stone with red-brick dressings, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts	Lot 100	F16729	CT 5460/713	a b d	18587
8 McLaren St MOUNT BARKER	Mill cottage (Dunn); [Painted] walls, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, [painted] red-brick chimneys with coursing to top, and raked cgi veranda with timber posts	Lot 71	F160248	CT 5832/551	a b d	18588
32 McLaren St (cnr Mann St) MOUNT BARKER	Methodist manse; Stone walls and brick dressings; cgi roofs; timber-framed openings including timber casement windows (to front), double-hung sash windows, and doors; redbrick chimneys	Lot 190	F9336	CT 5831/730	a d	18589

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Monteith Ct MOUNT BARKER	Dalmeney Park - house, stables & dairy 070 171; House: walls constructed of local stone with blocks of pinkstone for dressings, hipped cgi roofs with skillion sections to sides, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts. Stables including coach-house: walls constructed of local stone with red-brick dressings, hipped cgi roof, and timber-framed openings with timber doors. Barn including dairy: walls constructed of local stone with stone dressings and some timber-team lintels, cgi gable roof and timber-framed openings including timber doors.	Lot 9000	D65901	CT 5930/807	a b d e f	18598
11-13 Morphett St MOUNT BARKER	Attached Cottages; Stone walls of original row of four two-roomed cottages, cgi gable roof with skillion section to rear, red-brick chimneys, timber-framed openings with timber doors & windows.	Lot 2	D50628	CT 5630/734	a b d	18600
Newenham Rd off Flaxley Rd MOUNT BARKER	Newnham; [Painted] walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys, and cgi return veranda with timber posts	Lot 7	D49619	CT 5670/979	a e	18492
5 Newland St MOUNT BARKER	Cottage; [Rendered] walls constructed of local stone with red-brick dressings, hipped cgi roof with skillion section to rear [excluding later front-facing projecting hipped section to front and later veranda], timber-framed openings with timber doors & timber-framed windows including some casements to rear, and red-brick chimneys with coursing to top	Lot 143	F9188	CT 5666/32	a b d	18603
7 Newland St MOUNT BARKER	Cottage; [Rendered] walls constructed of local stone with red-brick dressings, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned casement windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts	Lot 153	F9188	CT 5779/10	a b d	18604

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9 Newland St MOUNT BARKER	Cottage; Walls constructed of local stone with red-brick dressings, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned casement windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts	lot 152	F9188	CT 5832/447	a b d	18605
5-7 Pridmore Tce MOUNT BARKER	Former Ramsay Foundry; All facades, veranda, roof and walls supporting the roof.	lot 106 lot 107	F209775 F209775	CT 5546/669 CT 5546/669	a c d e	16142
6 Pridmore Tce MOUNT BARKER	Former Globe Hotel slate rainwater tank; All facades, veranda, roof and walls supporting the roof.	Lot 2	F104985	CT 5153/497	a c d	16143
9 Pridmore Tce , 2 Hutchinson MOUNT BARKER	The Laurels - house, cottage, gates & hedge; All facades, veranda, balcony, roof and walls supporting the roof of the main dwelling.	Lot 52	F104985	CT 5921/704	a d e f g	16217
10 Railway Place MOUNT BARKER	fr Presbyterian Manse; [Rendered] walls constructed of local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi return veranda with timber posts		D15185	CT 5805/640	a d	18606
Springs Rd MOUNT BARKER	Clearfield Farm , house, fr farmhouse & 3 barns; All facades, roof and walls supporting the roof.	Lot 82	F160059	CT 5719/769	a b d e	16144
Springs Rd Cnr Springs & Harper Rd MOUNT BARKER	The Buttress House; All facades, roof and walls supporting the roof.		H150600	CT 5396/638	d e	16219

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Lot 3 Springs Rd MOUNT BARKER	Greengables - house, dairy, bakehouse, barn & shed (Scarborough); House: walls constructed of local stone with stone dressings with some stone voussoirs over flat-arch openings, hipped cgi roof with various hipped and gabled additions, timber-framed openings with timber doors & timber-framed windows including early multi-paned casements and later double-hung sashes, stone chimneys with one row of coursing near top, also including kitchen and projecting chimney to rear. Attached dairy: walls constructed of local stone with red-brick dressings, cgi gable roof and timber-framed openings with timber doors & timber-framed windows. Bake-house: walls constructed of local stone with some red-brick sections, cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and a projecting chimney with [rendered] stack. Barn: timber-framed with some timber-slabs and mostly cgi cladding, including tree-branch framing to additions and cgi gable roof. Shed: timber-framed using saplings for roof timbers, hipped cgi roof and cgi cladding and timber-framed openings. Tree: Several-hundred-year-old river red gum located between the pioneer house and barn.	Lot 3	D17708	CT 5070/639	a b d e g	18501
12 Springs Rd MOUNT BARKER	House,fr stable, loft & residence; [Painted] walls constructed of local stone with red-brick dressings, cgi gable roof, timber-framed openings with timber doors including loft board door, & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts.	Lot 807	D53028	CT 5984/821	a b d f	18503
21 Springs Rd MOUNT BARKER	Mount Barker Cemetery; Large public cemetery including late-19th and 20th-century headstones and monuments of stone and marble, also some stone surrounds, and some cast-iron and metal railings.		HP 150600	CT 5755/761	a c d e	18505

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6 Stephen St MOUNT BARKER	House; Walls constructed of local stone with [painted] red-brick dressings, hipped cgi roofs with hipped sections to side and rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, some with timber shutters, red-brick chimneys with coursing to top, and hipped concave cgi veranda with timber posts. Also stone boundary wall.	Lot 101	F19487	CT 5059/985	a b d	18508
1 Stephenson Rd MOUNT BARKER	First High School Building; All facades, veranda, roof and walls supporting the roof.	Lot 6	D48221	CT 5826/453	a b c d	16145
Victoria St - Hutchison St MOUNT BARKER	Pillar Box; Victorian letterbox comprising a fluted cast-iron pillar with moulded plinth and entablature, cast-iron door and letter shute, moulded 'VR' lettering, and shallow conical cap.	Pce 108 Pce 109		RR RR	a c d e	18509
10 Walker St MOUNT BARKER	Office, Former Coach House; All facades, roof and walls supporting the roof.	Lot 320	F9803	CT 5322/486	a b e	16146
1 Wattle St MOUNT BARKER	Patterson Reserve - Sundial & pair of trees; Triangular reserve bounded by Hurling Drive, Wellington Road and Wattle Street, and comprising a pair of mature river red gums, between which is a white marble tombstone with leaded lettering mounted onto monument comprising a sundial also including two wheels from original stripper.	Lot 92	D10056	CT 4030/919	a b d e g	18510
Wellington Rd MOUNT BARKER	Former Lord Nelson Hotel; All facades, roof and walls supporting the roof.	P/S 2900		CT 3900/68	a b c d e	16147
1 Wellington Rd MOUNT BARKER	Original High School & War Memorial gates	PCE 108	D48221	CT 5826/453	a c f g	18511
26 Wellington Rd MOUNT BARKER	Netley; All facades, roof and walls supporting the roof.	Lot 1	D7554	CT 5608/403	a f	16148
107 Wellington Rd MOUNT BARKER	Kingsdowne (c1860s stone); Walls constructed of raked local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi return veranda with timber posts [excluding infil].		D23217	CT 5426/744	a d	18824
Springs Rd (adj 5459-818) MOUNT BARKER SPRINGS	Stone bridge nr Burnbank; Stone bridge with walls constructed of local stone, including three central pillars and side embankments [excluding later concrete and asphalt road]			RR	a d	18607

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Lot 32 Springs Rd MOUNT BARKER SPRINGS	Burnbank Farm; House: walls constructed of local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing and some metal flue extensions to top, and concave cgi return veranda with timber posts and cast-iron brackets. Cottage: walls constructed of local stone with stone dressings and some timber lintels, cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows, central stone chimney, and small cgi veranda with timber detailing. Stone barn: walls constructed of local stone with cgi gable roof, timber-framed openings and timber doors. Slab barn: timber-framed with timber-slab cladding, cgi gable roof covering original timber-shingle roof, timber-framed openings with timber doors & internal timber detailing.	Lot 32	D18001	CT 5083/816	a b d e	18506
Pc 15 & 18 Springs Rd MOUNT BARKER SPRINGS	Undermount - house & barn complex; House: walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi return veranda with timber posts, excluding 1990's addition. Barn: walls constructed of local stone with cgi roof and some timber detailing, excluding later hayshed and stables.	Pce 15 Pce 18	D21465 D21465	CT 5444/181 CT 5444/181	a d e	18504
Williams Rd MOUNT BARKER SPRINGS	Farmhouse & barn, E of Williams Rd; Farmhouse: walls constructed of local stone with cgi louvre roof with side gable, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing and metal flue extensions to top, and bull-nose verandas with timber posts. Barn with loft: walls constructed of local stone with cgi gable roof with gable section to side at rear, timber-framed openings with timber doors & timber-framed windows.	Lot 11	D26610	CT 5082/610	a d	18825

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Cattle Route Rd cnr Mount Summit Rd MOUNT BARKER SUMMIT	fr Kavanagh Farm - dairy & barn; Dairy: walls constructed of local stone with cgi gable roof with skillion section to rear [excluding zincalume tile-profile cladding], and timber-framed openings with timber doors & timber-framed windows. Barn: walls constructed of local stone with cgi gable roof with skillion section to rear, and timber-framed openings with timber doors & timber-framed windows.	Lot 531	D58318	CT 5868/15	a d f	18552
Mount Summit Rd MOUNT BARKER SUMMIT	Mount Barker Summit Conservation Reserve; Mountain and surviving indigenous flora and flora			CR 5382/806 CR 5760/494 CR 5761/341	a c d e f g	18601
Mount Summit Rd MOUNT BARKER SUMMIT	Mount Farm - cott, house & barn; Cottage: walls constructed with local stone and mud infill between upright timbers with top fixings, also additional stone walls, timber lintels, hipped cgi roof with skillion section to rear, and timber-framed openings with timber doors & timber-framed windows. House: [painted] walls with hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys, and hipped concave cgi veranda with timber posts. Barn: walls constructed of local stone with some timber-framed cgi-clad sections, cgi gable roof, and timber-framed openings [excluding late-20th-century additions]		D33997	CT 5076/405	a b d	18602
Springs Rd MOUNT BARKER SUMMIT	Lester farm - house & diary; House: walls constructed of local stone with [painted] red-brick dressings, hipped roof [excluding later tile cladding] with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top and metal flue extensions, and cgi bull-nose return veranda with iron detailing. Dairy: walls constructed of local stone with red-brick dressings, cgi skillion roof and timber-framed openings.	Lot 83	F160060	CT 5782/908	a d	18507
Lot 11 Springs Rd MOUNT BARKER SUMMIT	Quambi - ruined house, tank, walls, cork & olive trees; Ruined house: walls constructed of local stone with any surviving timber detailing. Tank: Stone underground tank. Walls: walls constructed of local stone. Trees: original olive and cork trees in historic orchards.	Lot 11	D17131	CT 5766/733	a d e g	18502

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Aldgate-Strathalbyn Rd MYLOR	House "Warrakilla", fr Wheatsheaf Inn; Original 1842 hotel constructed of tuck-pointed river pebbles with hipped cgi roof and timber-framed openings. 1882 mansion is constructed using sandstone (façade), coursed bluestone (rear) with rendered red-brick dressing with Italianate detailing, red-brick chimneys, timber-framed openings, timber doors and timber-framed double-hung sash windows	Lot 5	D28690	CT 5868/541	a d e f	18300
1-3 Allargue St NAIRNE	Uniting Church, fr Primitive Methodist; all facades, roof and walls supporting the roof	Lot 175	D62	CT 5456/336	a c d	16149
20 Allargue St NAIRNE	House, fr Schoolmasters Residence; Walls constructed of coursed local stone with red-brick dressings including a projecting string course above veranda, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and hipped concave cgi veranda with timber posts and brackets.	Lot 10	D58824	CT 5867/818	a d	18826
2 Summit Road NAIRNE	Loft-house; (Painted) walls constructed of local stone with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows including loft window, red brick chimneys with coursing to top	Lot 2	D1784	CT 5642/418	a b d	18827
8 Burns St NAIRNE	Cottage & outbuilding; Walls constructed of local stone [partly rendered] with red-brick dressings, hipped cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi veranda with timber posts. Also stone outbuilding to rear with cgi roof and timber-framed openings.	Lot 9	F5861	CT 5131/328	a d	18828
3 Commercial St NAIRNE	Cottage, fr Shakes Cottage; Walls constructed of local stone with remnant thatched gable roof with cgi covering, and timber-framed openings with timber doors & timber-framed windows.		D33910	CT 5081/77	a b d e	18829
5 Daniel Court NAIRNE	Clezy's Barn & Stables; All facades, roof and walls supporting the roof.	Lot 185	D50012	CT 5558/23	a b d e	16150
6 Daniel Court NAIRNE	Clezy's Farm House; All facades, roof and walls supporting the roof.	Lot 168	D50012	CT 5558/10	a b d e	16151

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2/4 DeGacher St NAIRNE	Former Railway Station Group, attached cottages, shed & water tank; All facades, veranda, roof and walls supporting the roof.	Lot 95	D212159	CT 5696/467	a c d e f	16221
6 De Gacher St NAIRNE	Byethorne Cottage & outbuilding; All facades, veranda, roof and walls supporting the roof.	Lot 65	F157400	CT 5718/991	a b	16152
13 De Gacher St NAIRNE	Cottage (stone, mid C19); Walls constructed of local stone with red-brick dressings, hipped cgi gable roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi return veranda with timber posts.	Lot 4	D16540	CT 5679/250	a d	18830
3 Edinborough St NAIRNE	Cottage & outbuilding, fr Methodist Sunday School; Buildings with hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows, later brick chimney with coursing to top, and later continuous raked cgi veranda with timber posts	Lot 50	F157385	CT 5558/610	a c	18831
15 Edinborough St NAIRNE	Barn: walls constructed of local stone with cgi gable roof, and timber-framed openings with timber doors.	Lot 841	DP50950	CT 6106/345	a b d f	18833
15A Edinborough St NAIRNE	House (rendered) & barn (stone), fr Methodist manse; House: walls constructed of [rendered] local stone with gable roof [excluding later cladding], timber-framed openings with timber doors & timber-framed windows, and [rendered] chimneys with some coursing.	Lot 482	DP50950	CT 6106/346	a b d f	
21 Edinborough St NAIRNE	Cottage (stone); Walls constructed of coursed local stone with parapet gables, gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed casement windows, and red-brick chimneys with coursing to top.	Lot 763	DP82959	CT 6056/195	a d	18834
7 Elizabeth St NAIRNE	Sims House; Walls constructed of coursed local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi veranda with timber posts and cast-iron lace brackets.	Lot 20	DP89186	CT 66098/730	a d	18835

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Jeffrey St NAIRNE	Barn-house; Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney.	Lot 17	D12666	CT 5076/429	a b d e f	18675
3 Jeffrey St NAIRNE	House, fr Wesleyan Chapel; All facades, roof and walls supporting the roof.	Lot 181	D62	CT 5200/380	a b c d	16153
7 Junction St NAIRNE	Pioneer Cottage; [Rendered] walls constructed of local stone with hipped cgi roof with later front-facing gabled section to side and skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and [painted] red-brick chimneys with coursing to top	Lot 57	D62	CT 5224/417	a b d e	18617
Little Dublin Rd NAIRNE	House (mid C19, Ryder Kain); House: walls constructed of mud and local stone with hipped cgi roof over original timer-shingles, stone chimney with coursing to top. Excluding window joinery, veranda and outbuildings and other structures.	Lot 5	D13875	CT 5560/320	a b d e	18611
Little Dublin Rd NAIRNE	Tarandi House (C19, Ryder Kain) 093 191; Walls constructed of local stone with red-brick dressings, hipped cgi roofs, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with moulded coursing to top, and bull-nose cgi return veranda with timber posts.	Lot 2	D13875	CT 5066/150	a d f	18610
75 Main Rd NAIRNE	Shop & resident, fr bakery; Walls constructed of local stone with timber lintels, cgi gable roof, and timber-framed openings	Lot 48	D62	CT 5278/650	a c d e	16233
2-4 McNicol Lane NAIRNE	Cottage; Walls constructed of local stone with [projecting rendered] dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimney with coursing to top, and later bull-nose cgi veranda with timber posts.	Lot 230	D17788	CT 5725/666	a d	18612
3 Nixon St NAIRNE	Cemetery & tree; Cemetery: large cemetery block with variety of gravestones including marble, stone and granite, with some stone, brick and concrete surrounds, and some cast-iron or metal railings. Tree: Mature eucalypt adjacent Farquarson Road side of cemetery.	Lot 230	DP62	CT 5735/860	a c e g	18614

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12 North Rd NAIRNE	Cottage; Walls constructed of coursed local stone with [rendered] red-brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and hipped concave cgi veranda with timber posts.	Lot 97	F157432	CT 5543/728	a d	18615
24 North Rd NAIRNE	Cottage; All facades, veranda, roof and walls supporting the roof.	Lot 99	F157434	CT 5545/354	a d	16154
47 North Road NAIRNE	Stoddart's House; All facades, roof and walls supporting the roof.	Lot 100	D25822	CT 5431/313	a b c	16155
67 North Rd NAIRNE	Cottage; All facades, roof and walls supporting the roof.	Lot 11	D62	CT 5069/458	a d	17245
39-41 Princes Hwy NAIRNE	Detached Shop; All facades, roof and walls supporting the roof.	Lot 26	D43551	CT 5298/230	a d	16225
50 Princes Hwy NAIRNE	Soldiers Memorial Hall, & outbuilding; All facades, roof and walls supporting the roof.	Lot 620	D76898	CT6008/894	a c	16226
54 Princes Hwy NAIRNE	St Joseph's Catholic Church, fr school (1875-1956); All facades, roof and walls supporting the roof.	Lot 74	F157409	CT 5358/176	a c d e	16227
56 Princes Hwy , cnr Leith St NAIRNE	House; [Rendered] walls constructed of local stone with hipped cgi roof with hipped section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top [excluding later front veranda].		F157392	CT 5431/871	a d	18620
57-59 Princes Hwy NAIRNE	Shop, Stable Block; Walls constructed of coursed local stone with stone block dressings and substantial timber lintels, cgi gable roof, and timber-framed openings with timber doors & timber-framed windows	Lot 101	D24002	CT 5123/210	a b c d e f	18621
60 Princes Hwy NAIRNE	Millers Arms Hotel & outbuildings; All facades, veranda, balcony, roof and walls supporting the roof.	Lot 103	D49303	CT 5554/378	a b c d e	16228
62 Princes Hwy NAIRNE	Crooked Billett Hotel; All facades, veranda, roof and walls supporting the roof.	Lot 104	D49303	CT 5554/577	a b d	18622
70-72 Princes Hwy NAIRNE	Shop Pair of stone shops; All facades, veranda, roof and walls supporting the roof.	Lot 119	DP27	CT 5943/616	a b d	16232
77 Princes Hwy NAIRNE	Stables to rear District Hotel; Walls constructed of local stone with timber lintels, cgi gable roof, and timber-framed openings	Lot 49	D62	CT 5133/59	a b d	18613

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78-80 Princes Hwy NAIRNE	Shop/Office; All facades, veranda, roof and walls supporting the roof.	Lot 2 Lot 3	F139752 F139753	CT 5258/15 CT 5258/15	a c d e f	16234
79 Princes Hwy NAIRNE	Cottage; Walls constructed of local stone with [painted] red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, cellar openings and central steps	Lot 43	F157378	CT 5355/801	a d	18624
81 Princes Hwy NAIRNE	Former Blacksmiths Shop & Undertakers; All facades, roof and walls supporting the roof.	Lot 1	F142767	CT 5261/242	a c d e	16236
82 Princes Hwy NAIRNE	Nairne Institute; All facades, roof and walls supporting the roof.	Lot 34 Lot 35	F157369 F157369	CT 5796/919 CT 5796/919	a c d	16237
83-85 Princes Hwy NAIRNE	Shop, fr Jackson butcher shop, cellar & outbuilding; All facades, roof and walls supporting the roof.	Lot 1	F11804	CT 5090/556	a d e	16239
87 Princes Hwy NAIRNE	Former Butchers Stables; All facades, roof and walls supporting the roof.	Lot 2	F11804	CT 5455/195	a d e	16240
88 Princes Hwy NAIRNE	Fire Station; Walls constructed of red-brick with parapets and metal framed doors with fixed multi-paned windows	Lot 53	F157388	CT 5723/445	a d e	18625
90-92 Princes Hwy NAIRNE	Post Office; All facades, veranda, roof and walls supporting the roof.	Lot 108	D62	CT 5625/136	a d	16241
93 Princes Hwy NAIRNE	Bayfield Cottage; All facades, roof and walls supporting the roof.	Lot 62	D62	CT 5454/394	a c d f	16242
94 Princes Hwy NAIRNE	Former Police Station; All facades, veranda, roof and walls supporting the roof.		H170600	CR 5452/508	a d	16243
96 Princes Hwy NAIRNE	Chapman's Cottage; Brick or stone buildings dating from before 1960, including brickwork, any surviving stonework, cgi roofs, and timber or metal-framed openings.	Lot 54	F157389	CT 5286/278	a d e f	16244
97 Princes Hwy NAIRNE	Cottage; House: walls constructed of coursed blocks of stone with red-brick dressings and detailing, louvred and gabled cgi roof, timber-framed openings with timber doors & timber-framed windows [excluding boardings], and red-brick chimneys. Barn: timber-framed barn with timber and cgi cladding, timber detailing, cgi gable roof with projecting gabled louvre along ridge, and timber-framed openings.	Lot 100	F42319	CT 5842/595	a d e	16245
100 Princes Hwy NAIRNE	Shop, fr Bootshop, Hospital Outbuilding (fr Beehive Inn); All facades, veranda, roof and walls supporting the roof.	Lot 55	F157390	CT 5780/378	a d	16246

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103 Princes Hwy NAIRNE	Timmins Cottage & Outbuildings; All facades roof, and walls supporting the roof.	Lot 76	D62	CT 5453/948	a c d e	16247
104 Princes Hwy NAIRNE	Dove Cottage; Walls constructed of local stone with later modifications to double gable roof, timber-framed openings with timber-framed multi-paned windows, stone brick chimneys one with coursing to top, and later raked cgi veranda with timber posts.	Lot 105	D62	CT 5139/885	a d e	18672
109 Princes Hwy NAIRNE	Bigmore Cottage; All facades, roof and walls supporting the roof.	Lot 6	D20987	CT 5777/293	a d	16248
118 Princes Hwy NAIRNE	Pair of Cottages; All facades, veranda, roof and walls supporting the roof.	Lot 94	D62	CT 5416/470	a b d	16249
121 Princes Hwy NAIRNE	Chapman's Factory; Substantial exterior brick wall along Princes Highway/Main Street and Bridge Street frontages, constructed of red brick with corbelling, excludes tall section on Bridge Street.	Lot 85 Lot 86 Lot 87	D62 D62 D62	CT 5677/429 CT 5677/429 CT 5677/429	a d	18673
35 South Tce NAIRNE	Uurailia; two storey house with walls constructed of squared local stone with brick dressings and detailing including coursing, some random stone walls, hipped cgi roof with front-facing gable, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi veranda and balcony with timber posts, railings and cast-iron detailing.	Lot 32	D62	CT 5134/994	a b d	18676
2 Thomas St NAIRNE	Former Tannery; All facades, roof and walls supporting the roof.	Lot 43	D67242	CT 5943/523	a c d	16156
Woodside Rd NAIRNE	Benella - house, barns & fr mill (082 242); House: walls constructed of local stone with [rendered] dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top, and concave cgi return veranda with timber posts. fr mill: two storey building with walls constructed of local stone with red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and projecting windlass over loft door at gable end. Barns: walls constructed of local stone with cgi gable roofs and timber-framed openings. Also timber-framed barn with some timber-slab and some cgi cladding	92	D64153	CT 5921/432	a c d f	18680

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Woodside Rd NAIRNE	fr grain-store (Mills); Walls constructed of local stone with some sections of Watts' bricks, cgi gable roof and timber-framed openings	Lot 50	D54854	CT 5806/901	a e	18678
Woodside Rd , Hay Valley NAIRNE	fr hay Valley chapel & cemetery; Walls constructed of coursed blocks of local stone with stone-block dressings and projecting date-stone above porch, cgi gable roof with central gabled porch to front, and timber-framed openings & timber-framed lancet windows. Also cemetery with surviving 19th- century gravestones and surrounds	77	F157512	CT 5544/385	a b d e	18679
Darby Rd PAECHTOWN	Glenmona, 3 level house, cottage & barn (aka Glendarra); Three-level loft-house with stone cellar, [rendered] walls, half-hipped cgi roof, timber-framed openings with timber doors & timber-framed casement windows including loft window, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts. Later two storey cottage: walls constructed of local stone with red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and red-brick chimneys. Barn: pegged and braced timber barn with timber-slab drop-slot infill, including timber-framed cgi-clad addition with internal slab partition and loft floor. Timber frames are split and adzed, with slabs being pit sawn	Pc 3 Pc 4	F40265 F40265	CT 5289/704 CT 5289/704	a d	18687
Shady Grove Rd PARIS CREEK	Farmhouse (Aystevale); Walls constructed of coursed local stone with projecting stone chimney, cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows, and a later continuous raked cgi veranda with timber posts		H150500	CT 5437/468	a e	18685
Morris Rd PROSPECT HILL	Community Post Office; Walls constructed of local stone with red-brick dressings and parapet, cgi roof, timber-framed openings with timber doors & timber-framed windows, and raked cgi veranda with timber posts	Lot 52	D50579	CT 5633/451	a b d e	18690
Morris Rd PROSPECT HILL	Cottage, fr James Cottage; Walls constructed of wattle & daub with sapling frame (partially rendered), projecting chimneys, cgi roof hipped at one end and gabled at the other with skillion section to rear, timbe--framed openings with timber doors & timber-framed windows.	Lot 976	F5423	CT 5496/748	a c	18691

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Morris Rd PROSPECT HILL	Prospect Hill Uniting Church, fr Wesleyan, barn & Memorial; Church: walls constructed of coursed local stone with stone surrounds including shaped stone voussoirs over lancets, cgi gable roof with hipped section to rear and gabled porch to front, and timber-framed openings with timber doors & timber-framed lancet windows, also half-round topped window to porch. Barn: timber-framed barn with upright timber-slab cladding and some cgi walling, and a hipped cgi roof. Memorial: stone obelisk with plinth and inscriptions.	Lot 978	F5423	CT 5832/451	a b d	18692
Lot 52 Morris Rd PROSPECT HILL	House; Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi return veranda with timber posts	Lot 52	D50579	CT 5633/451	a b d	18686
Back Callington Rd SAINT IVES	Allambie - two houses, cottage, barn & stone outbuildings; Original cottage: Walls constructed of [painted] local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows & red-brick chimneys. Later house, Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and cgi veranda with timber posts. Shearing shed, Two-level building constructed of local stone and mud with parapet gables, cgi gable roof, timber-framed openings with timber doors & timber-framed windows. Shearers' quarters, walls constructed of local stone with red-brick dressings and parapet gable, cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows, & red-brick chimney. Cellars have stone walls, cgi gable roofs and timber-framed openings. Other buildings have stone walls	Lot 21	D33816	CT 5479/352	a c d f	18693
Fidler Lane WISTOW	Cottage; Walls constructed of local stone with hipped cgi roof, and timber-framed openings with timber doors & timber-framed windows.	Lot 23	D42365	CT 5290/862	a b	18697

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Fidler Lane WISTOW	Cottage; Walls constructed of coursed local stone with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, [painted] red-brick chimneys with coursing to top, and bull-nose cgi veranda with timber posts.	Lot 21	D42365	CT 5290/860	a d	18696
Hender Rd WISTOW	Yunkunga; All facades, roof and walls supporting the roof.	Lot 91	F208132	CT 5477/666	a d	16211
Longvalley Rd WISTOW	House (c1870's stone); Walls constructed of large blocks of coursed local stone with red-brick dressings, hipped cgi louvre roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top, and a bull-nose cgi return veranda with turned timber posts.	Lot 7	F1849	CT 5526/924	a b d	18698
Morning Star Rd WISTOW	Cottage, former Police Station; Walls constructed of coursed blocks of local stone with larger stone quoins and timber lintels over openings, a cgi gable roof with timber barge-boards, and timber-framed multi-paned windows	Lot 4	D46836	CT 5462/409	a d	18699
Morning Star Rd WISTOW	fr Morning Star Hotel & stone walls; Walls constructed of local stone with some red-brick dressings, hipped cgi roof with some gables and a louvre section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi return veranda with timber posts	Lot 4	D46836	CT 5462/409	a b c d e	18700
Wellington Rd WISTOW	Greenbank Monument (Sundial); Four-sided round-topped monument with plaques to front and a sundial to top, also including wheel from original stripper.			RR	a c d	18701
Wellington Rd WISTOW	Cottage, (Stokes); [Rendered] walls, cgi gable roof, timber-framed openings with timber doors & high timber-framed windows, and a raked cgi veranda with timber posts and later timber detailing and railings.	151	F218468	CT 5854/60	a c e	18702

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Lot 23 Wellington Rd WISTOW	Seventh Day Adventist Church, fr Primitive Methodist; Walls constructed of local stone with stone plinth and buttresses, projecting sills and lancet surrounds, cgi gable roof with gabled section to rear and timber barge-boards, timber-framed openings with timber doors & timber-framed lancet windows, and rendered belfry over front gable	Lot 23	F32751	CT 5102/227	a b d	18703
Wellington-Paech Rd WISTOW	Stone Barns, fr Eden Park; Pair of barn with walls constructed of local stone, cgi gable roofs, and timber-framed openings with timber doors & timber-framed windows	Lot 50	D52180	CT 5786/424	a c d e	18705
Yunkunga Rd WISTOW	Eden Park - outbuilding, school & residence; School: walls constructed of coursed blocks of local stone with [painted] red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, iron chimney flues with caps, and later timber-framed porch with weatherboard cladding. School residence: walls constructed of coursed blocks of local stone with [painted] red-brick dressings, hipped louvre cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi veranda with timber posts and detailing. Outbuilding: walls constructed of local stone with red-brick dressings, hipped cgi roof, and timber-framed openings with timber doors & timber-framed double-hung sash windows.	Lot 91 Lot 92 Pce 93 Pce 94	D216306 D216306 D216306 D216306	CT 5907/338 CT 5907/338 CT 5907/338 CT 5907/338	a b d	18704
1 Woodside Rd , Hay Valley	Stone pumpshaft in railway dam; Pumpshaft constructed of concrete and local stone, partially submerged within dam	Lot 3	F107663	CT 5187/704	a b c d e	18677

Table MtB/9 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Princes Highway BLAKISTON VIA LITTLEHAMPTON	St James Anglican Church, Graveyard, Rectory and Belltower	A14	D19902	CT 5523/486	a	13939
Princes Highway BLAKISTON VIA LITTLEHAMPTON	'Blakiston' including House and Cottage	A76 A77 A78 A86	D89570 D89570 D89570 D89570	CT 6096/581 CT 6096/582 CT 6096/583 CT 6096/584	a b e g	13944
Archer Hill Road BUGLE RANGES VIA MOUNT BARKER	Slab Hut built by Ferdinand von Mueller and House	A300	D65235	CT 5931/36	b e g	10467
Bridge Street CALLINGTON	Bridge over the Bremer River, Callington [Metal Truss]	A571 S68	D44287 H170800	CR 5336/577 CR 5761/974		10498
32 Montefiore Street CALLINGTON	Former Callington Police Station	A422	F212018	CT 5830/428		10486
CALLINGTON	Former Powder Magazine, Bremer Mine Area	A11	F17046	CT 5352/569		10499
CALLINGTON	Former Settling Tanks, Bremer Mine Area	A11	F17046	CT 5352/569		10501
McIntyre Ford Road near DAWESLEY VIA NAIRNE	Dawes Bridge [Timber Girder]	ROAD RESERVE	H170600	N/A		14597
Lot 757 & 769 Aldgate-Strathalbyn Road FLAXLEY	'Battunga' including House, Chapel, Stone and Timber Barn and Entrance (including gateposts, cast iron fence, masonry pillar and wing walls)	A769	F5984	CT 5865/254	a b e g	21248
18 Church Street HAHNDORF	St Michael's Lutheran Church & Cemetery	A30	D82	CT 5507/491	a d e f	21249
Darby road HAHNDORF	Former JF Paech House, stone outbuilding and slab barns	A83	F159960	CT 5587/252	a b d e	22797
Liebelt Summer Track HAHNDORF	Oakside Park Stud, former Paech House, Stables and Barn	A1	F7975	CT 5494/892	a b d	22790
1 Main Street HAHNDORF	Dwelling - Schach House	A1	D36942	CT 5157/174		13134
10 Main Street HAHNDORF	St Paul's Lutheran Church	A50 A52	D79404 D79404	CT 6027/646 CT 6027/648		13133
34 Main Street HAHNDORF	Dwelling	A301	D62550	CT 6053/163		10505
35 Main Street HAHNDORF	Hahndorf Inn Hotel	A102	D18919	CT 6064/433		13135
36 Main Street HAHNDORF	Shop (former Morgue)	A300 ACP	D62550 C7289	CT 6053/162 CT 6053/164		10506

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
46 Main Street HAHNDORF	Former Australian Arms Hotel	A66	F157001	CT 5862/69		10510
47 Main Street HAHNDORF	Jaensch House Shop & Dwelling	A1	D4392	CT 5509/420		13137
51 Main Street HAHNDORF	Two-storey Shop and Dwelling	A34	F157169	CT 5654/626		10489
55 Main Street HAHNDORF	Dwelling - Habisch Cottage	A100	D51037	CT 5866/221		13139
68 Main Street HAHNDORF	Hahndorf Academy, including front boundary wall, timber barn and gymnasium ruins	A121	D35342	CT 5102/365		10490
69 Main Street HAHNDORF	German Arms Hotel	A104	D56652	CT 5896/952		13140
75 Main Street HAHNDORF	Dwelling - Haebich's Cottage	A12	F17159	CT 5499/286		10508
84 Main Street HAHNDORF	Dwelling (former German Arms Hotel)	A3	F139770	CT 5257/832		13141
85 Main Street HAHNDORF	Dwelling - FW Wittwer House	A3	D44700	CT 5344/139		13143
90 Main Street HAHNDORF	Dwelling - Wotzke House	A24	D82	CT 5363/982		13142
102 Main Street HAHNDORF	Office (Thiele House, former Dwelling)	A20	D82	CT 5261/931		13144
20 Main Street (also known as Mount Barker Road) HAHNDORF	Former Schmidt (sometime Rodert) Farm including Houses, Barn, Oven, Well & Slab Structures	A72	D34079	CT 5087/292	a d e	21250
Mount Barker Road HAHNDORF	Taringa Park - former Storch Tannery/Mill, Residence & Barn	A103	D57891	CT 5860/669	a b d e	22795
Paechtown Road HAHNDORF	Barn	A11	D293	CT 5401/564		10494
Paechtown Road HAHNDORF	Dwelling	A105	D86798	CT 6080/204		10496
Princess Highway HAHNDORF	Beerenberg Barn (previously Pfeiffer's Old Barn)	A28	D19621	CT 5438/414		10488
Schroeder Road HAHNDORF	Mooney (previously Reimann) Barnhouse	A58	F157193	CT 5795/878		10992
7 Victoria Street HAHNDORF	Dwelling - Paech-Rothe House & Kitchen	A1 A2	D70796 D70796	CT 5967/248 CT 5967/249		11591
9 Victoria Street HAHNDORF	Dwelling - Schneider-Rothe House & Barn	A15	D82	CT 6062/312		11589
15 Victoria Street HAHNDORF	Dwelling, Barn, Well and Pump, and Parcel Pattern, Willemer-Deimel Group	A12	D82	CT 5143/220		11586

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
19 Victoria Street HAHNDORF	Dwelling - Schirmer Cottage	A10	D82	CT 5136/220		11587
23 Victoria Street HAHNDORF	Schneemilch House and Barn	A101	D52090	CT 5671/539		11588
Rubbish Dump and Long Gully Roads JUPITER CREEK	Jupiter Creek Diggings, Echunga Goldfield	S355 A7 A8	H105300 D26422 R26430 R7148	CR 5753/827 CR 5349/844 CR 5349/845 N/A		10460
Mine Road KANMANTOO	Kanmantoo homestead & winery including house, "Holmesdale" cottage, outbuildings, cellar, underground tank, David Unaipon's cottage & stone winery buildings	A161	D74004	CT 5999/209	a d g	22796
Brookman Road KUITPO	Silvicultural Reserves (P. radiata 1900, P. canariensis 1903), Kuitpo Forest	S220 & 224	H105300	CR 5774/376	a	17050
Shady Grove Road LITTLEHAMPTON	Shady Grove Unitarian Church and Cemetery	A9	F157444	CT 5885/789	a d	22789
17 Adelaide Road MOUNT BARKER	Dwelling ('Auchendarroch', sometime Memorial Hospital Convalescent Home, incorporating original Oakfield Hotel), stone and iron wall (on township side) and grounds	A10	D58933	CT 5919/534		13737
16 Cameron Road MOUNT BARKER	Mill Cottage (former home of John and Ann Dunn)	A1	D12408	CT 5476/654		14529
14 Cameron Street MOUNT BARKER	Eating House (former first flour mill built by John Dunn)	A2	D12408	CT 5472/370		11747
10 Gawler Street MOUNT BARKER	Office (former Dwelling)	A241	F9509	CT 5410/636	a d	12850
12 Gawler Street MOUNT BARKER	Former Bank SA (former Savings Bank of South Australia Mount Barker Branch) [1940 Building only]	A242	F9509	CT 5084/749	a g	10016
60-64 Gawler Street MOUNT BARKER	Mount Barker Police Station & Stables	A50	D49975	CT 6030/797		10511
63 Gawler Street MOUNT BARKER	Gray's Inn	A382 A383	F9804 F9804	CT 5143/909 CT 5143/910	a	13736
66 Gawler Street MOUNT BARKER	Office (former Gardiners Real Estate)	A299	F9787	CT 5335/49		10651
23 Hutchinson Street MOUNT BARKER	Mount Barker RSL Clubrooms (former Crown Hotel)	A388	F9804	CT 5783/55	a	14745
33 Hutchinson Street MOUNT BARKER	Dwelling (former Mt Barker Post and Telegraph Office)	A10	D12262	CT 5514/372		10512

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
37 Hutchinson Street MOUNT BARKER	Mount Barker Courthouse	A51	D49975	CT 5591/894		11723
Mann Street MOUNT BARKER	Mount Barker Uniting Church (former Dunn Memorial Church)	A188	D76025	CT 6005/551	g	13937
Mount Barker Road MOUNT BARKER	Former Nixon's Windmill	A101	D27157	CT 5397/582		10497
Springs Road MOUNT BARKER SPRINGS VIA MOUNT BARKER	Former Burnbank School (Exterior Only)	A20	D15551	CT 5216/530	a f	13936
Diggings Road, near MYLOR	Chapel Hill Diggings, Echunga Goldfield	A10	D25966	CR 5753/225		10459
2 Junction Street NAIRNE	Eating House (former Albert Mill)	A91	F207210	CT 5623/99		10820
77 Main Road NAIRNE	District Hotel	A49	D62	CT 5133/59		10509
109 Main Road NAIRNE	Bigmore Cottage and Fence (former Timmins' Cottage)	A6	D20987	CT 5777/293	a d e	22792
105-107 Main Street NAIRNE	Upstairs & Downstairs Antiques (former Dwelling & Shop)	A5	D20987	CT 5245/720	a	13941
Lot 2 Peggy Buxton Road NAIRNE	Dwelling ('The Valleys')	A2	F32357	CT 5106/203	a g	13940
62 Princes Highway NAIRNE	Dwelling (former Crooked Billett Hotel)	A104	D49303	CT 5554/577		13943
Pulliene Road NAIRNE	Dwelling ('Elmdale')	A2	F6255	CT 5511/986	a d	13942
2 Thomas Street NAIRNE	Former Tannery	A43	D67242	CT 5943/523	a b d	22793
Morris Road PROSPECT HILL VIA MEADOWS	Prospect Hill Museum (former General Store)	A52	D50579	CT 5633/451		12598
Samuels Road ST IVES	Aclare Mine Historic Site	A50	F160689	CT 5663/235		12371
Heysen Road VERDUN	Dwelling ('The Cedars') & Hans Heysen's Studio	A94	F157229	CT 5456/994	g	13938
Paech Road WISTOW	Dwelling ('Eden Park') and Coach House (former Salvation Army Boys' Home)	Q93	F216306	CT 5907/338	a g	14786

Note: this table is an extract from the South Australian eritage Register established under section 13 (1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

Mapping
Section

Map Reference Tables
Spatial Extent Maps
Bushfire Risk Maps
Concept Plan Maps

Map Reference Tables

Index Maps

Map Reference
Council Index Map

Zone Maps

Zone Name	Map Numbers
Brukunga Mine Zone	MtB/30
Caravan and Tourist Park Zone	MtB/28
Community Zone	MtB/7, MtB/8, MtB/9, MtB/10, MtB/11 MtB/12, MtB/13, MtB/14
Conservation Zone	MtB/2, MtB/3, MtB/6 , MtB/9, MtB/19, MtB/20, MtB/22, MtB23, MtB/24, MtB/28, MtB/33
Deferred Urban Zone	MtB/34, MtB/35
Home Industry Zone	MtB/35
Industry Zone	MtB/26
Light Industry Zone	MtB/6, MtB/7, MtB/9, MtB/10, MtB/11, MtB/13, MtB/14, MtB/15, MtB/21, MtB/27, MtB/32
Local Centre Zone	MtB/7, MtB/13, MtB/26, MtB/27, MtB/32, MtB/34, MtB/35
Mixed Use Zone	MtB/17, MtB/34
Neighbourhood Centre Zone	MtB/7
Open Space Zone	MtB/9, MtB/10, MtB/12, MtB/13, MtB/17, MtB/35
Primary Production Zone	MtB/2, MtB/3, MtB/4, MtB/5, MtB/6, MtB/7, MtB/8, MtB/9, MtB/11 MtB/12, MtB/14, MtB/15, MtB/16, MtB/17, MtB/18, MtB/19, MtB/20, MtB/21, MtB/22, MtB/23, MtB/24, MtB/25, MtB/26, MtB/27, MtB/28, MtB/29, MtB/30, MtB/31, MtB/32, MtB/33, MtB/34, MtB/35, MtB/36, MtB/37, MtB/38
Recreation Zone	MtB/6, MtB/7, MtB/9, MtB/10, MtB/13, MtB/14, MtB/18, MtB/34, MtB/35
Regional Town Centre Zone	MtB/9, MtB/10
Residential Zone	MtB/6, MtB/7, MtB/8, MtB/9, MtB/10, MtB/11, MtB/12, MtB/13, MtB/14, MtB/16, MtB/17, MtB/18, MtB/25, MtB/26, MtB/27, MtB/30, MtB/31, MtB/32, MtB/34, MtB/35,
Residential Neighbourhood Zone	MtB/3, MtB/9, MtB/11, MtB/12, MtB/13, MtB/14, MtB/15, MtB/20, MtB/21
Rural Landscape Protection Zone	MtB/6, MtB/7, MtB/9, MtB/10
Rural Living Zone	MtB/4, MtB/7, MtB/8, MtB/9, MtB/10, MtB/11, MtB/18
Township Zone	MtB/17, MtB/18, MtB/28, MtB/29

Policy Area Maps

Policy Area Name	Map Numbers
Kanmantoo Buffer Policy Area 1	MtB/26
Light Industry Policy Area 2	MtB/15, MtB/21
Native Vegetation Buffer Policy Area 3	MtB/26
Bulky Goods Policy Area 4	MtB/10
Business and Retail Core Policy Area 5	MtB/9, MtB/10
Auchendarroch Community Policy Area 6	MtB/9, MtB/10
Gawler Street Policy Area 7	MtB/10
Open Space and Corridors Policy Area 8	MtB/9, MtB/10
Residential Infill Policy Area 9	MtB/10
Residential Character Policy Area 10	MtB/10
Mixed Use Policy Area 11	MtB/10
Dunn Bickle Community Policy Area 12	MtB/10
Urban Renewal Policy Area 13	MtB/7, MtB/9, MtB/10, MtB/12, MtB/13, MtB/17, MtB/18
Restricted Urban Policy Area 14	MtB/3, MtB/12, MtB/15, MtB20, MtB/21
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Allotment 2000 Policy Area 16	MtB/7
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Allotment 20000 Policy Area 19	MtB/4, MtB/7, MtB/8, MtB/9, MtB/10, MtB/11
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Residential Policy Area 21	MtB/17, MtB/18, MtB/28, MtB/29
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Hahndorf Rural Activity Policy Area 24	MtB/2, MtB/3, MtB/4, MtB/6, MtB/28, MtB/29
Prime Agriculture Policy Area 25	MtB/2, MtB/3, MtB/4, MtB/5, MtB/7, MtB/8, MtB/11, MtB/12, MtB/14, MtB/15, MtB/16, MtB/17, MtB/18, MtB/19, MtB/20, MtB/21, MtB/22, MtB/23, MtB/24, MtB/32, MtB/33, MtB/34, MtB/35
Rural Landscape Protection Policy Area 26	MtB/3, MtB/4, MtB/6, MtB/7, MtB/9, MtB/19, MtB/20, MtB/21, MtB/22, MtB/23, MtB/24, MtB/33, MtB/34, MtB/35
Nairne Main Street Policy Area 27	MtB/17, MtB/18
Redevelopment Policy Area 28	MtB/18

Precinct Maps

Precinct Name	Map Numbers
Precinct 1 Dunn Mill	MtB/10
Precinct 2 The Cedars	MtB/3, MtB/28

Overlay Maps

Title	Map Numbers
Location	MtB/2, MtB/3, MtB/4, MtB/5, MtB/6, MtB/7, MtB/8, MtB/9, MtB/10, MtB/11, MtB/12, MtB/13, MtB/14, MtB/15, MtB/16, MtB/17, MtB/18, MtB/19, MtB/20, MtB/21, MtB/22, MtB/23, MtB/24, MtB/25, MtB/26, MtB/27, MtB/28, MtB/29, MtB/30, MtB/31, MtB/32, MtB/33, MtB/34, MtB/35, MtB/36, MtB/37, MtB/38
Transport	MtB/1, MtB/2, MtB/3, MtB/4, MtB/5, MtB/6, MtB/7, MtB/8, MtB/9, MtB/10, MtB/11, MtB/12, MtB/13, MtB/15, MtB/16, MtB/17, MtB/18, MtB/19, MtB/20, MtB/21, MtB/22, MtB/23, MtB/24, MtB/26, MtB/27, MtB/28, MtB/29, MtB/30, MtB/31, MtB/32, MtB/33, MtB/34, MtB/35, MtB/36, MtB/37, MtB/38
Development Constraints	MtB/1, MtB/2, MtB/3, MtB/4, MtB/5, MtB/6, MtB/7, MtB/8, MtB/9, MtB/10, MtB/11, MtB/12, MtB/13, MtB/14, MtB/15, MtB/16, MtB/18, MtB/19, MtB/20, MtB/21,MtB/22, MtB/23, MtB/24, MtB/25, MtB/26, MtB/27, MtB/28, MtB/29, MtB/31, MtB/32, MtB/33, MtB/34, MtB/35, MtB/37, MtB/38
Heritage	MtB/1, MtB/2, MtB/3, MtB/4, MtB/5, MtB/7, MtB/8, MtB/9, MtB/10, MtB/11, MtB/12, MtB/13, MtB/15, MtB/16, MtB/17, MtB/18, MtB/19, MtB/20, MtB/21, MtB/22, MtB/23, MtB/24, MtB/25, MtB/26, MtB/27, MtB/28, MtB/29, MtB/31, MtB/32, MtB/33, MtB/34, MtB/35, MtB/37, MtB/38
Affordable Housing	MtB/10
Noise and Air Emissions	MtB/9, MtB/10, MtB/17, MtB/18
Mount Lofty Ranges Watershed Area	MtB/1, MtB/2, MtB/3, MtB/4, MtB/6, MtB/19, MtB/20, MtB/21, MtB/23, MtB/24, MtB/28, MtB/29, MtB/32, MtB/34, MtB/35

Historic Conservation Area Maps

Historic Conservation Area Name	shown within Overlay Maps - Heritage
Callington Area 1	MtB/27
Dawesley Area 2	MtB/31
Druids Avenue, Mount Barker Area 3	MtB/9, MtB/10
Echunga Area 4	MtB/32
Exhibition Road, Mount Barker Area 5	MtB/10, MtB/13
Gawler Street Area 6	MtB/10
Hack Street, Mount Barker Area 7	MtB/10
Kanmantoo Area 8	MtB/26
Littlehampton Area 9	MtB/7
Macclesfield Area 10	MtB/35
Meadows Area 11	MtB/34
Nairne Area 12	MtB/17, MtB/18
Paddys Hill, Mount Barker Area 13	MtB/10
Hahndorf, North Approaches Area 14	MtB/28
Pine Avenue, Hahndorf Area 15	MtB/28
Church St, Hahndorf Area 16	MtB/28, MtB/29
Auricht Road, Hahndorf Area 17	MtB/28
Hahndorf Rural Setting Area 18	MtB/3, MtB/28, MtB/29

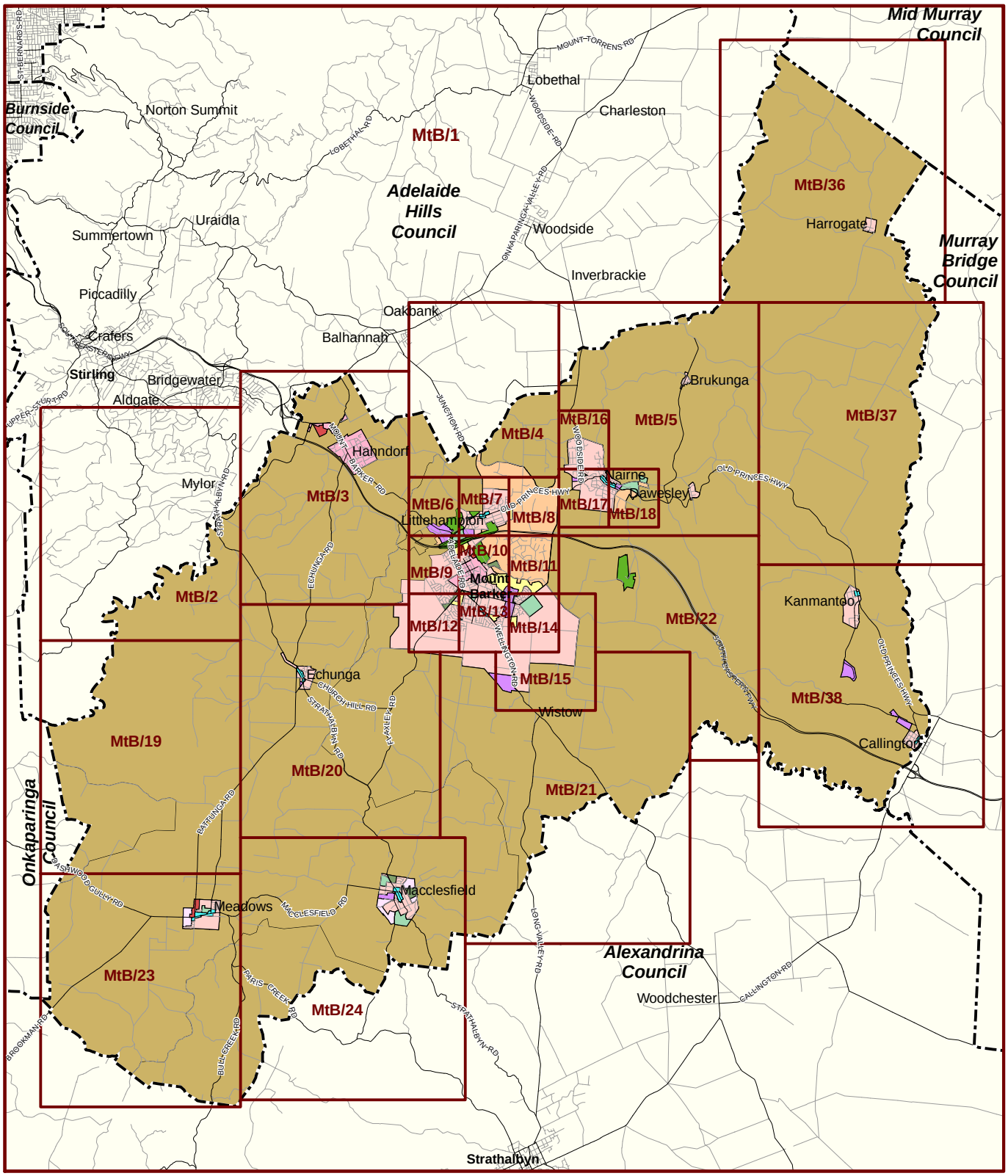
Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	MtB/1, MtB/2, MtB/3, MtB/4, MtB/5, MtB/6, MtB/7, MtB/8, MtB/9, MtB/10, MtB/11, MtB/12, MtB/13, MtB/14, MtB/15, MtB/16, MtB/17, MtB/18, MtB/19, MtB/20, MtB/21, MtB/22, MtB/23, MtB/24, MtB/25, MtB/26

Concept Plan Maps

Concept Plan Title	Concept Plan Map Numbers
Residential Hawthorn Road South, Mount Barker	MtB/1
Residential Woodside-Nairne Road, Nairne	MtB/2
Residential Hurling Drive, Mount Barker	MtB/3
Residential Sims Road, Mount Barker	MtB/4
Residential Hallett Road, Littlehampton	MtB/5
Residential Gum Tree Drive, Littlehampton	MtB/6
Residential Gardner Street, Littlehampton	MtB/7
Nairne West	MtB/8
Residential Meadows	MtB/9
Regional Town Centre - Mount Barker	MtB/10
Regional Town Centre - Public Realm	MtB/11
Rural Living - Littlehampton	MtB/12
Land Division - Mount Barker	MtB/13
Hufendorf & Strassendorf - Hahndorf	MtB/14
McLaren Vale Prescribed Wells Area	MtB/15
Mount Barker and Littlehampton	MtB/16
Development Constraints - Water Management Areas	MtB/17(A)
Development Constraints - Water Management Areas	MtB/17(B)
Regional Town Centre - Movement and Access	MtB/18
Regional Town Centre - Interface Podium and Streetscape	MtB/19
Nairne Main Street	MtB/20
The Cedars Precinct (Hahndorf)	MtB/21

Spatial Extent Maps

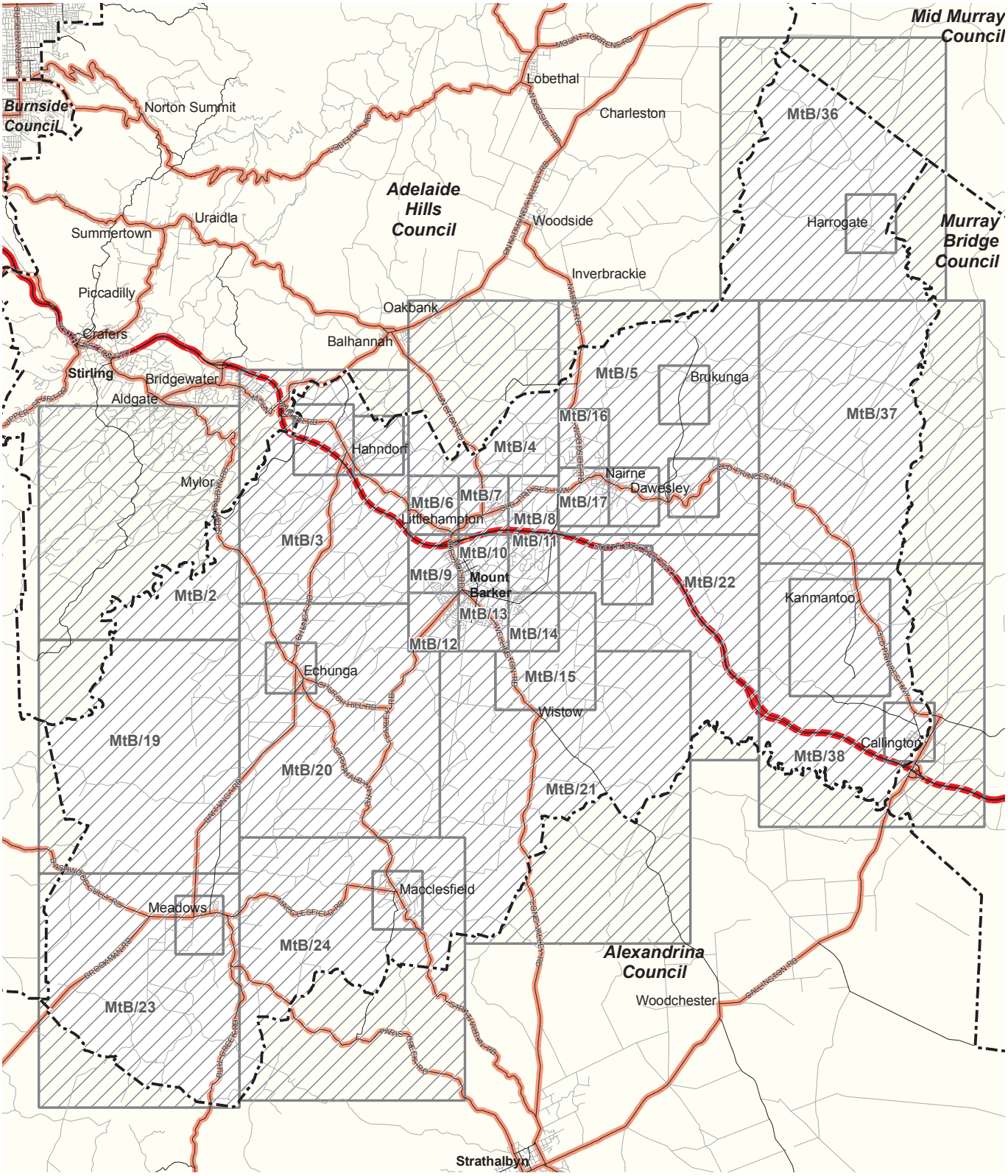


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps MtB/1 to Map MtB/38 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

N

0 15 km

Council Index Map



Overlay Map MtB/1

TRANSPORT

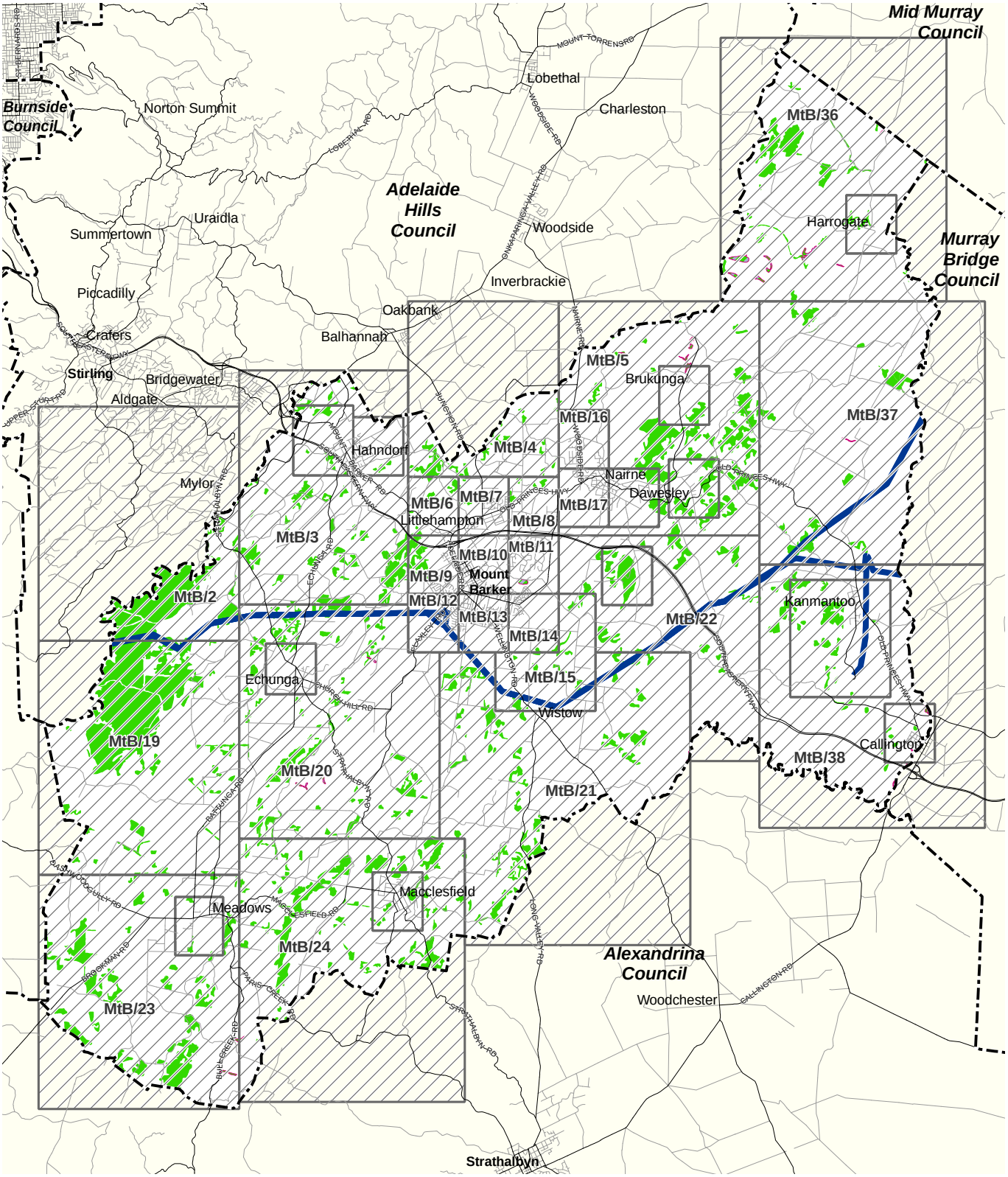
Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



Overlay Map MtB/1

DEVELOPMENT CONSTRAINTS

275kv/132kv/66kv electricity transmission line

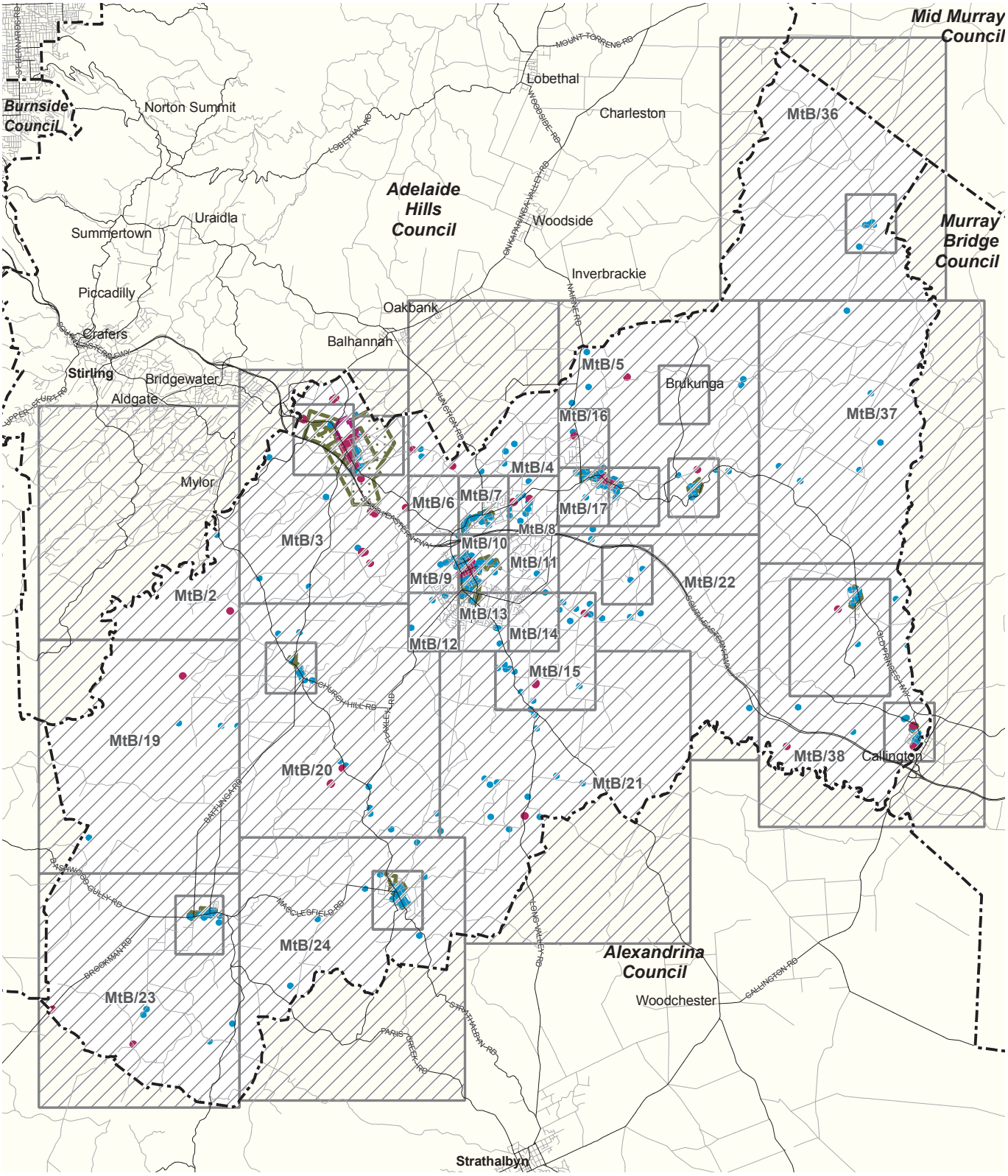
Fleurieu Perched Swamps

High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



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

N

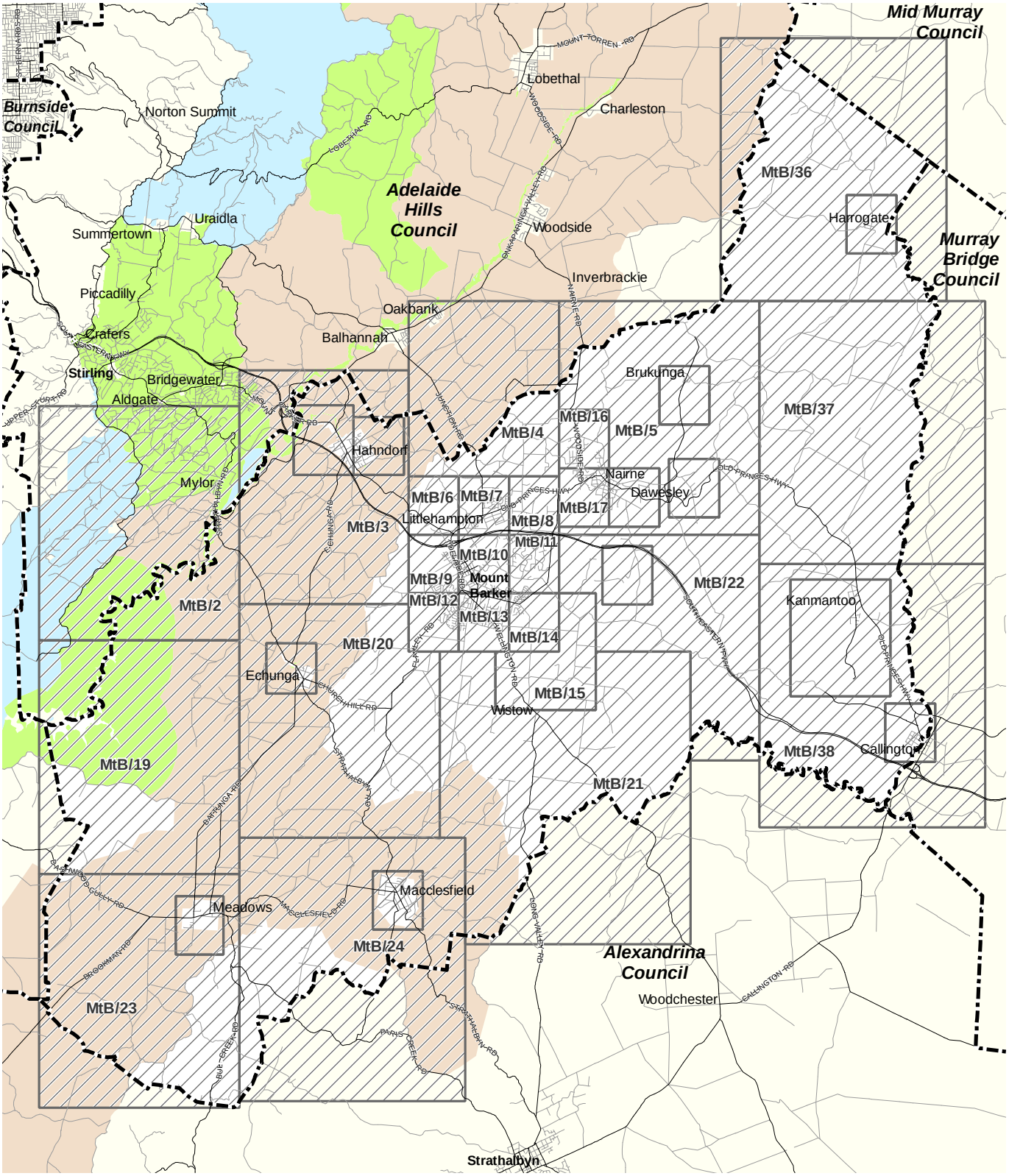
0 15 km

- State heritage place
- Local heritage place
- State Heritage Area
- Historic Conservation Area
- Development Plan Boundary

Overlay Map MtB/1

HERITAGE

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

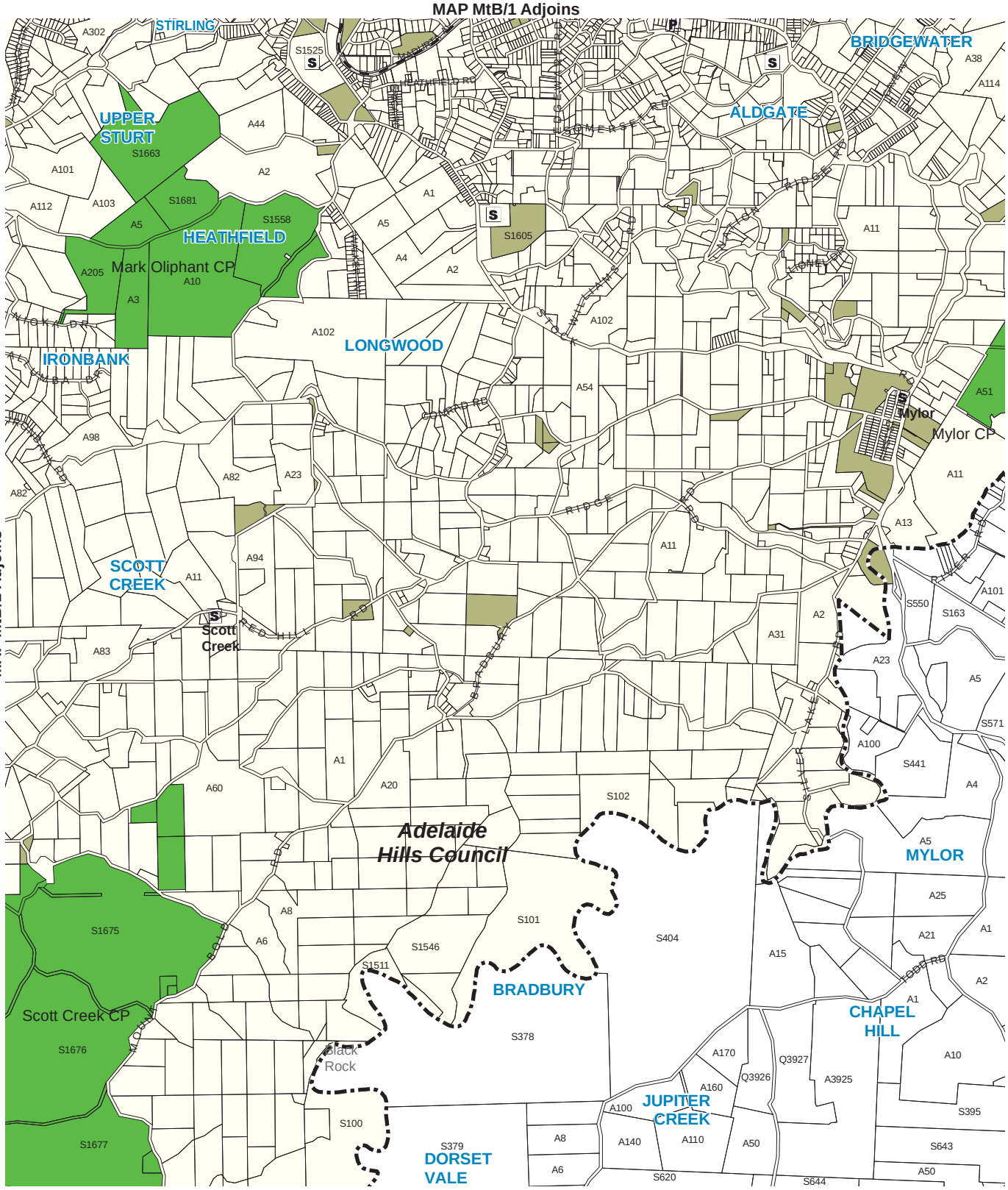


Overlay Map MtB/1

MOUNT LOFTY RANGES WATERSHED AREA

Mount Lofty Ranges Watershed Area 1
Mount Lofty Ranges Watershed Area 2
Mount Lofty Ranges Watershed Area 3
Development Plan Boundary

MAP MtB/1 Adjoins



N

0 2,000 m

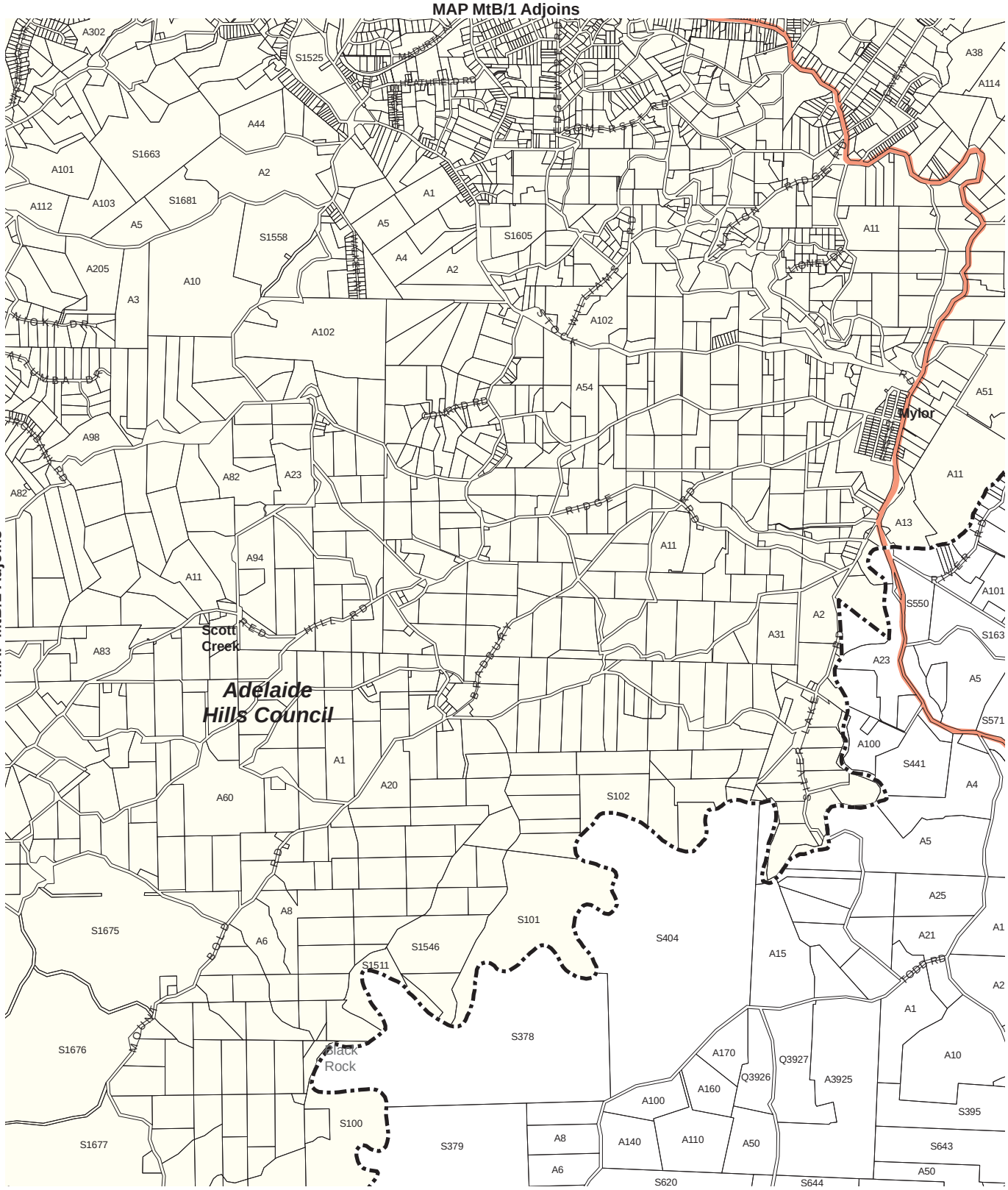
S School
P Post Office
Railways
Local Reserves
Conservation Park
Development Plan Boundary

Location Map MtB/2

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/1 Adjoins

MAP MtB/1 Adjoins



MAP MtB/3 Adjoins

MAP MtB/20 Adjoins

MAP MtB/19 Adjoins

N

0 2,000 m

Overlay Map MtB/2

TRANSPORT

Secondary Arterial Roads

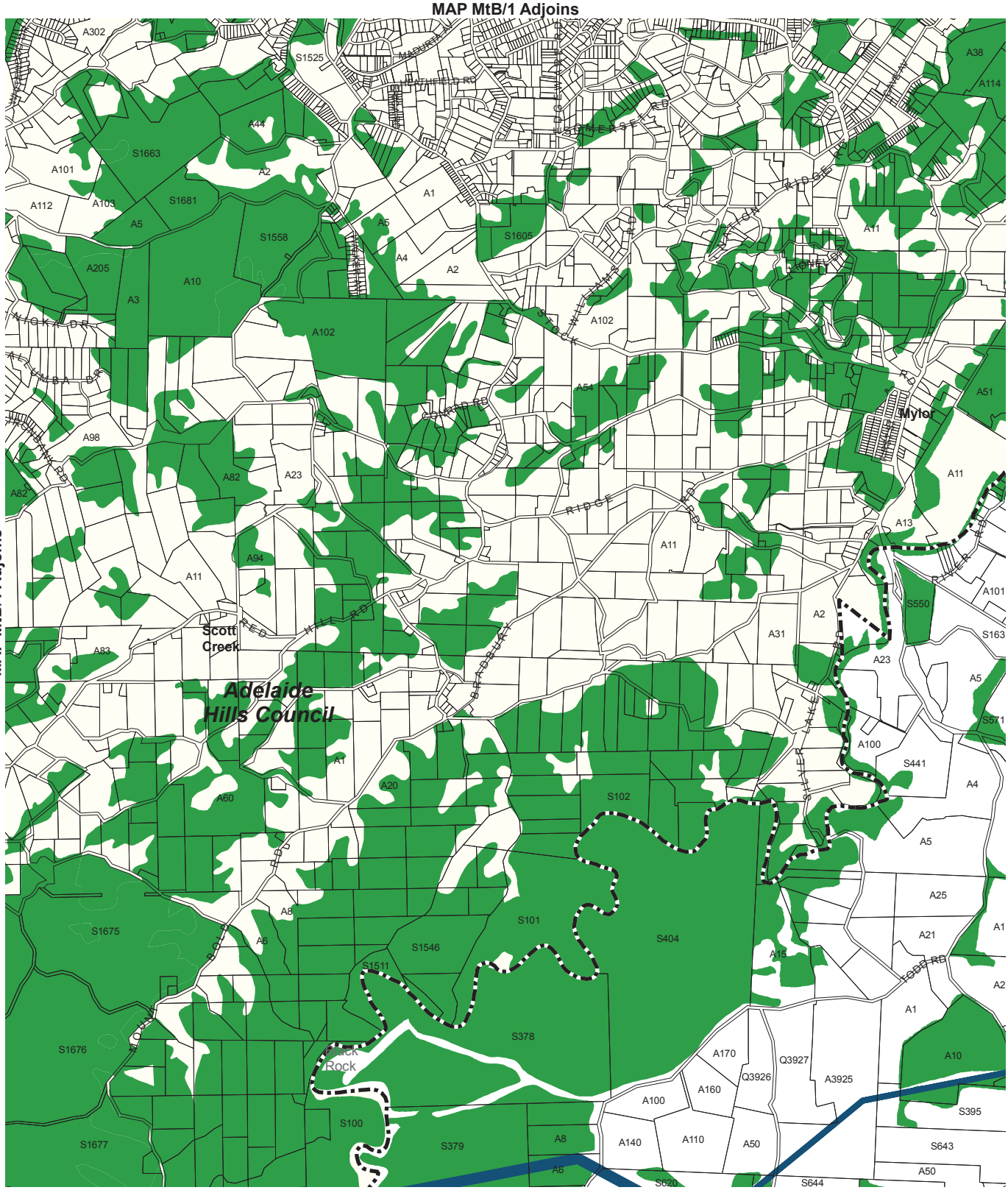
Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

MAP MtB/1 Adjoins

MAP MtB/1 Adjoins



MAP MtB/19 Adjoins

N

0 2,000 m

Overlay Map MtB/2

DEVELOPMENT CONSTRAINTS

275kv/132kv/66kv electricity transmission line

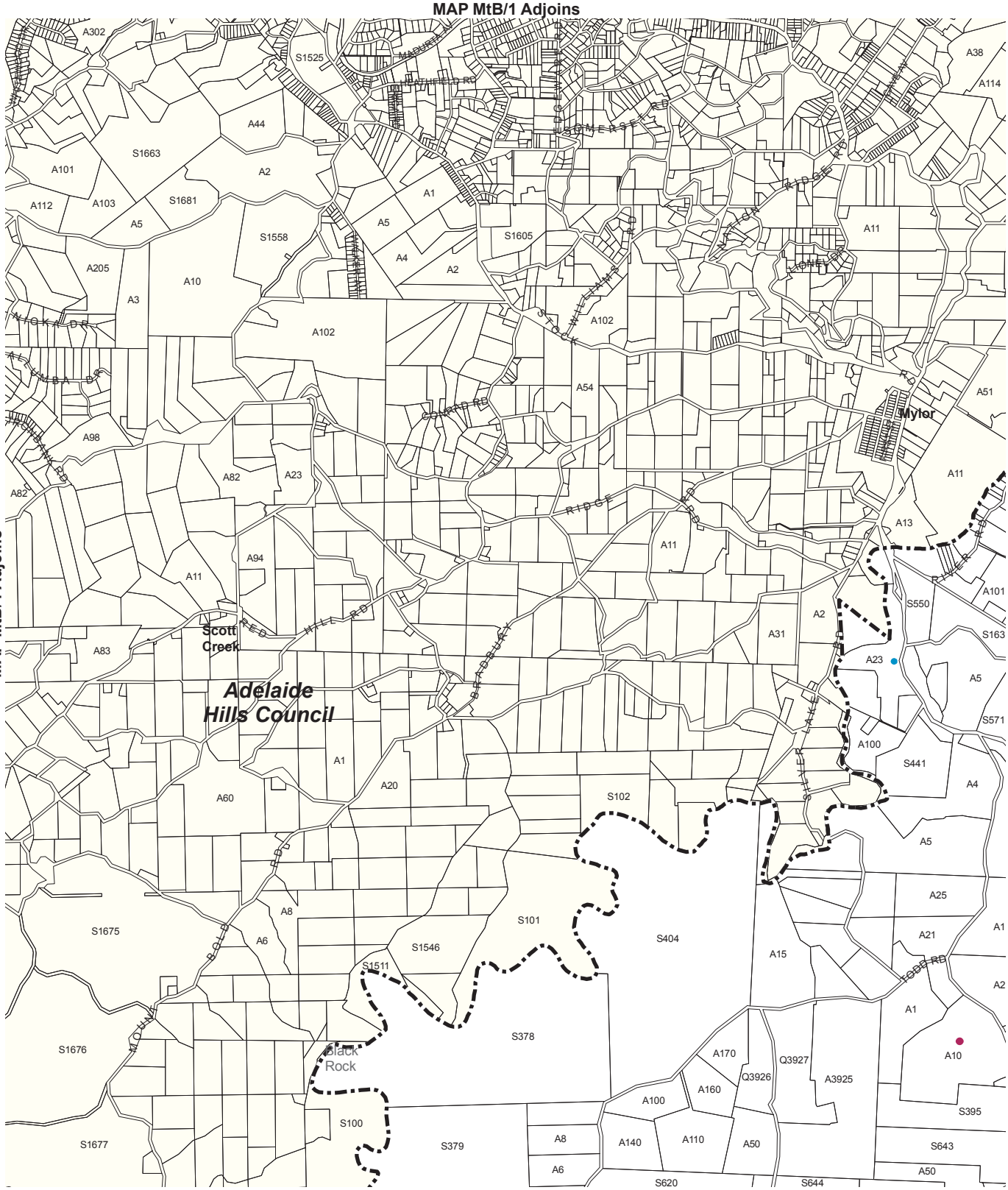
High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

MAP MtB/1 Adjoins



MAP MtB/19 Adjoins

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

N

0 2,000 m

Overlay Map MtB/2

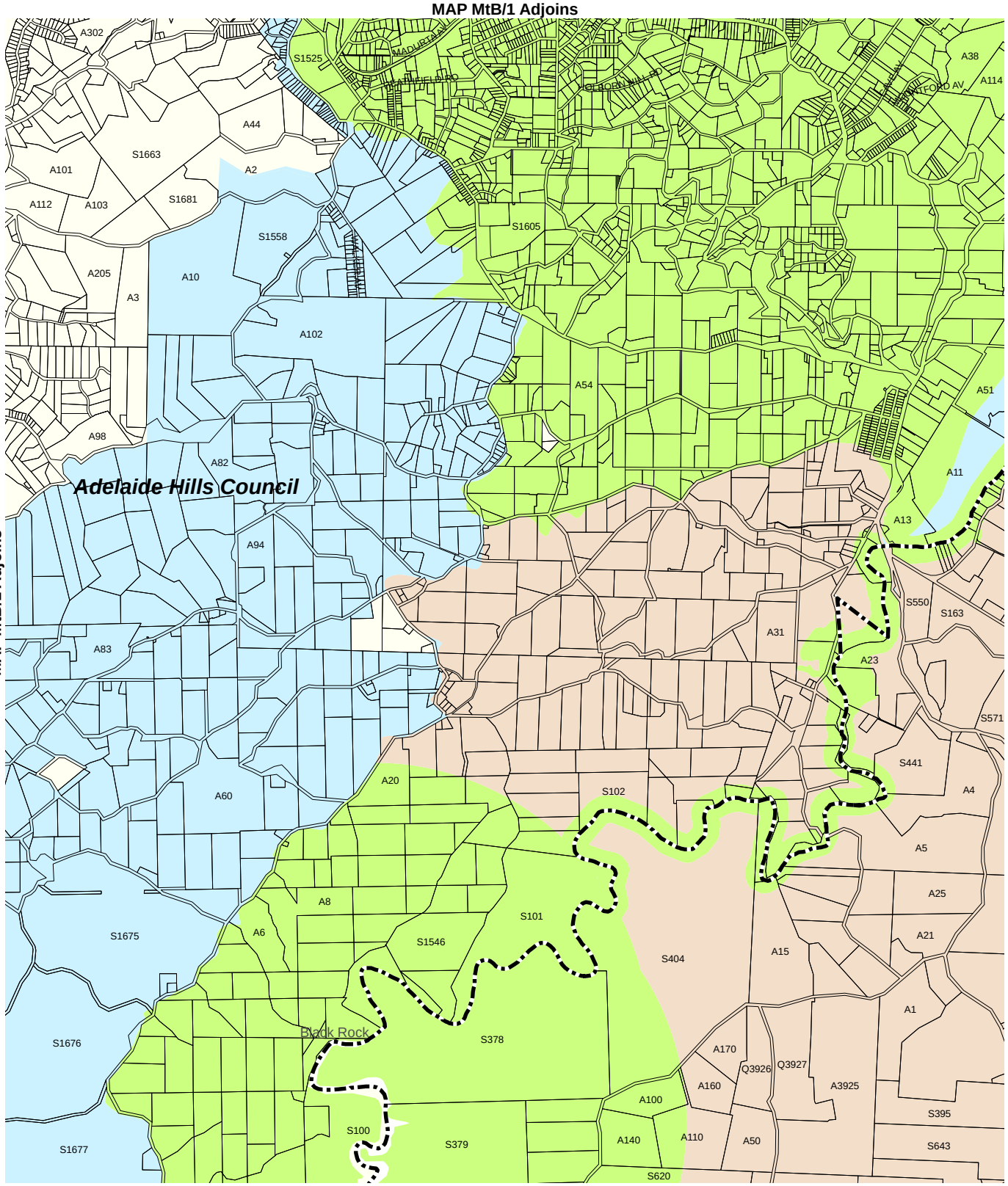
HERITAGE

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

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/1 Adjoins

MAP MtB/1 Adjoins



MAP MtB/3 Adjoins

MAP MtB/20 Adjoins

MAP MtB/19 Adjoins

N

0 2,000m

Overlay Map MtB/2

MOUNT LOFTY RANGES WATERSHED AREA

Mount Lofty Ranges Watershed Area 1

Mount Lofty Ranges Watershed Area 2

Mount Lofty Ranges Watershed Area 3

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

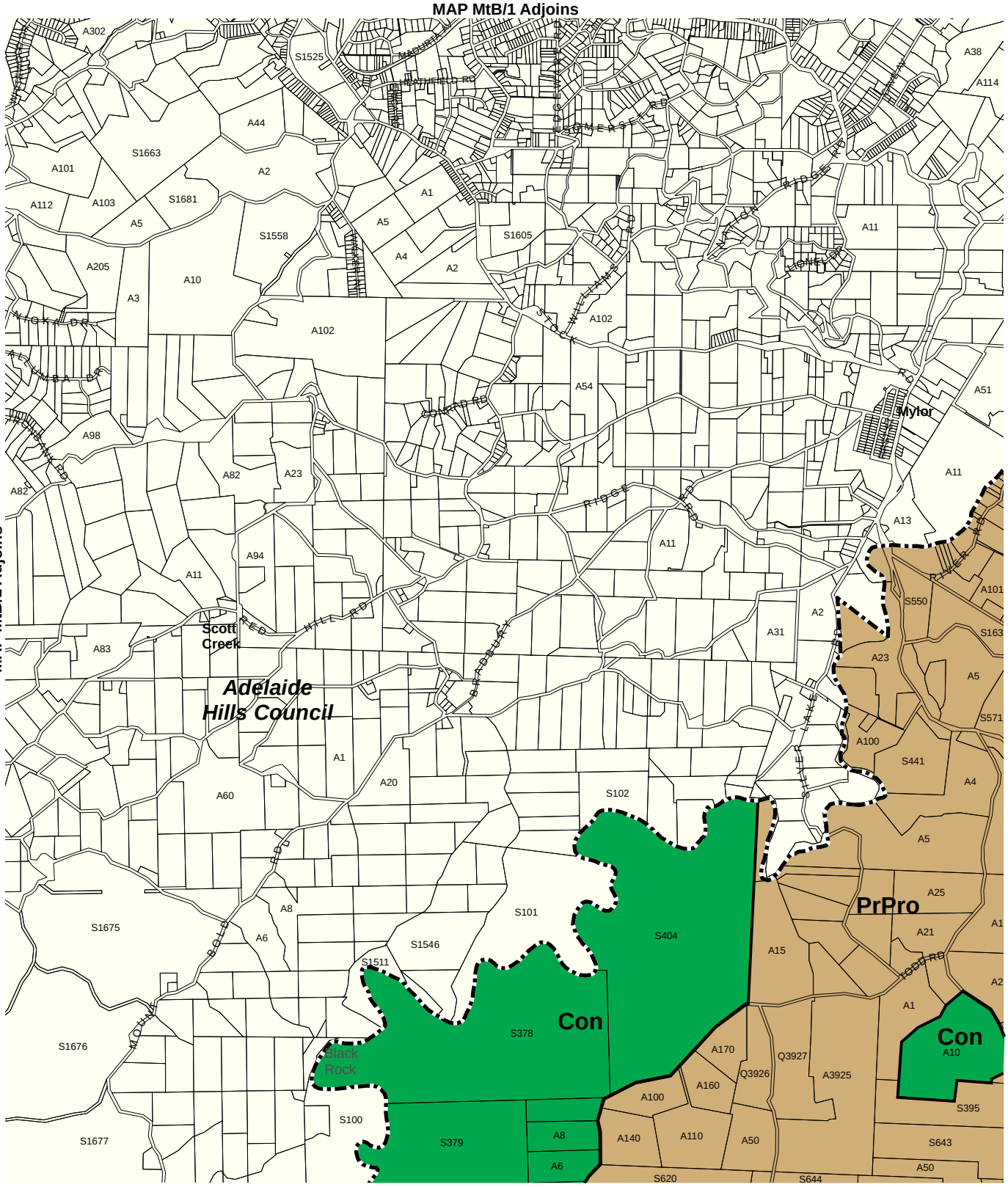
MAP MtB/1 Adjoins

MAP MtB/1 Adjoins

MAP MtB/3 Adjoins

MAP MtB/20 Adjoins

MAP MtB/19 Adjoins



Lamberts Conformal Conic Projection, GDA94

N

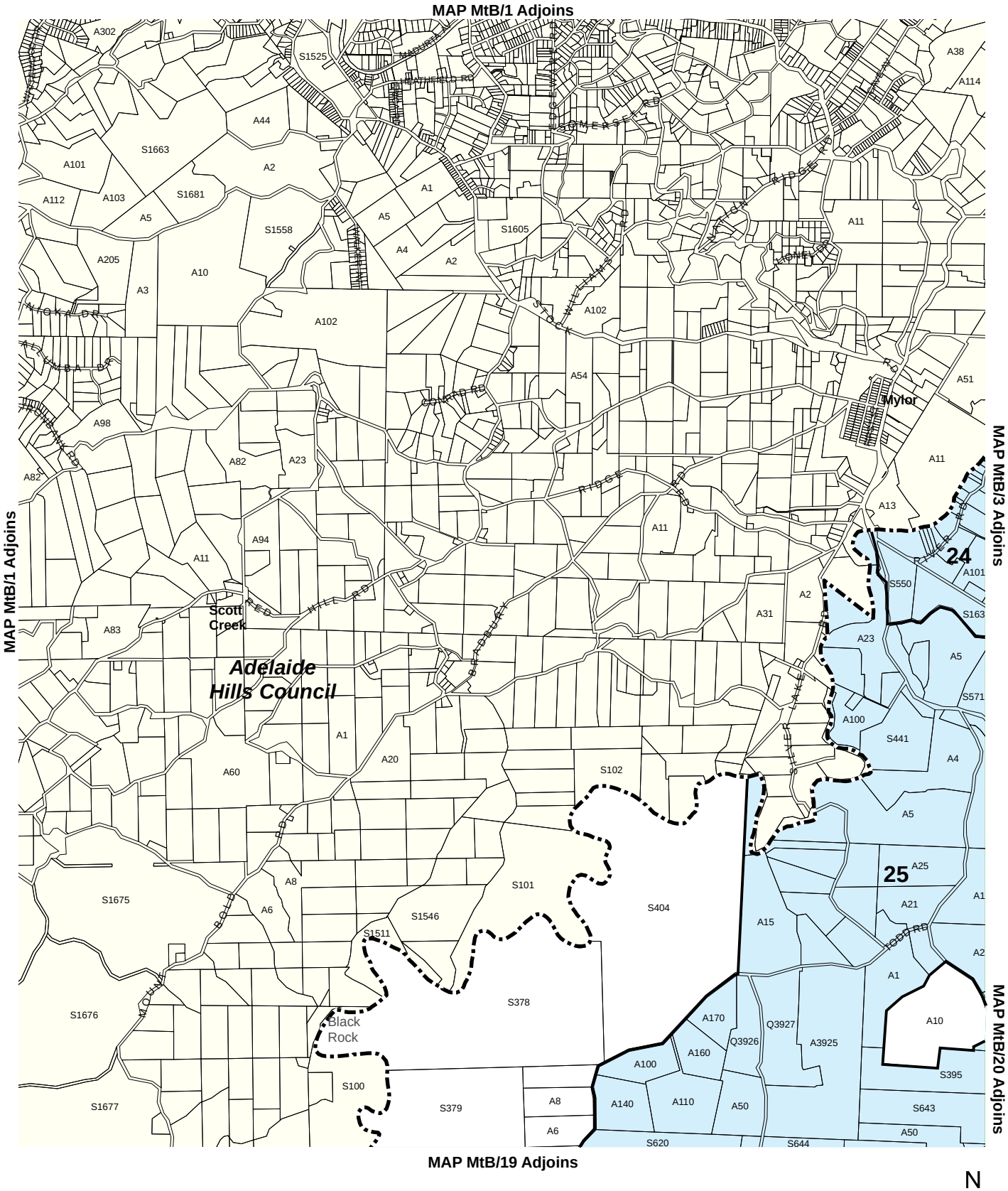
0 2,000 m

Zones

Con	Conservation
PrPro	Primary Production
	Zone Boundary
	Development Plan Boundary

Zone Map MtB/2

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

24 Hahndorf Rural Activity

25 Prime Agriculture

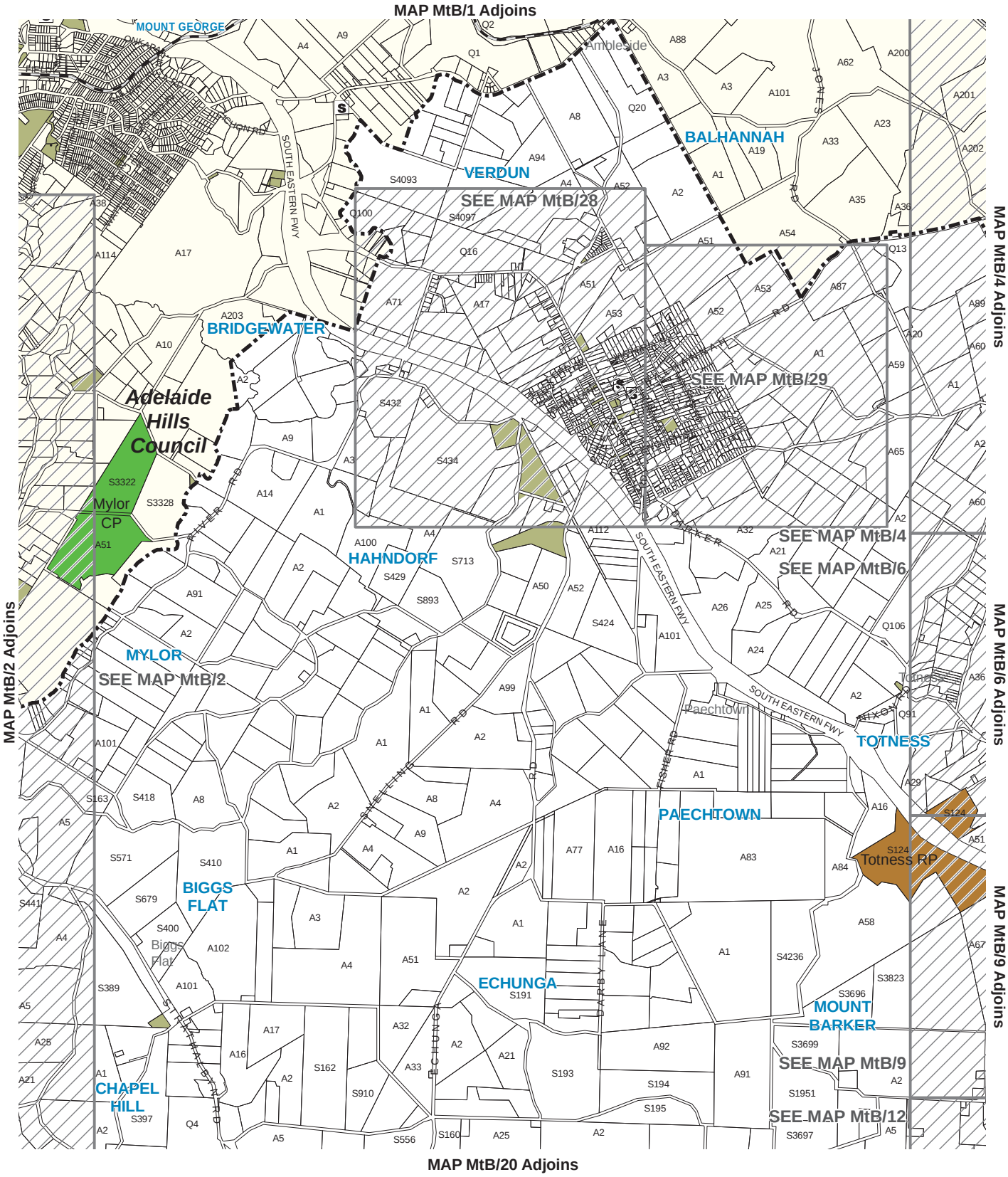
N

0 2,000 m

Policy Area Map MtB/2

Policy Area Boundary

Development Plan Boundary



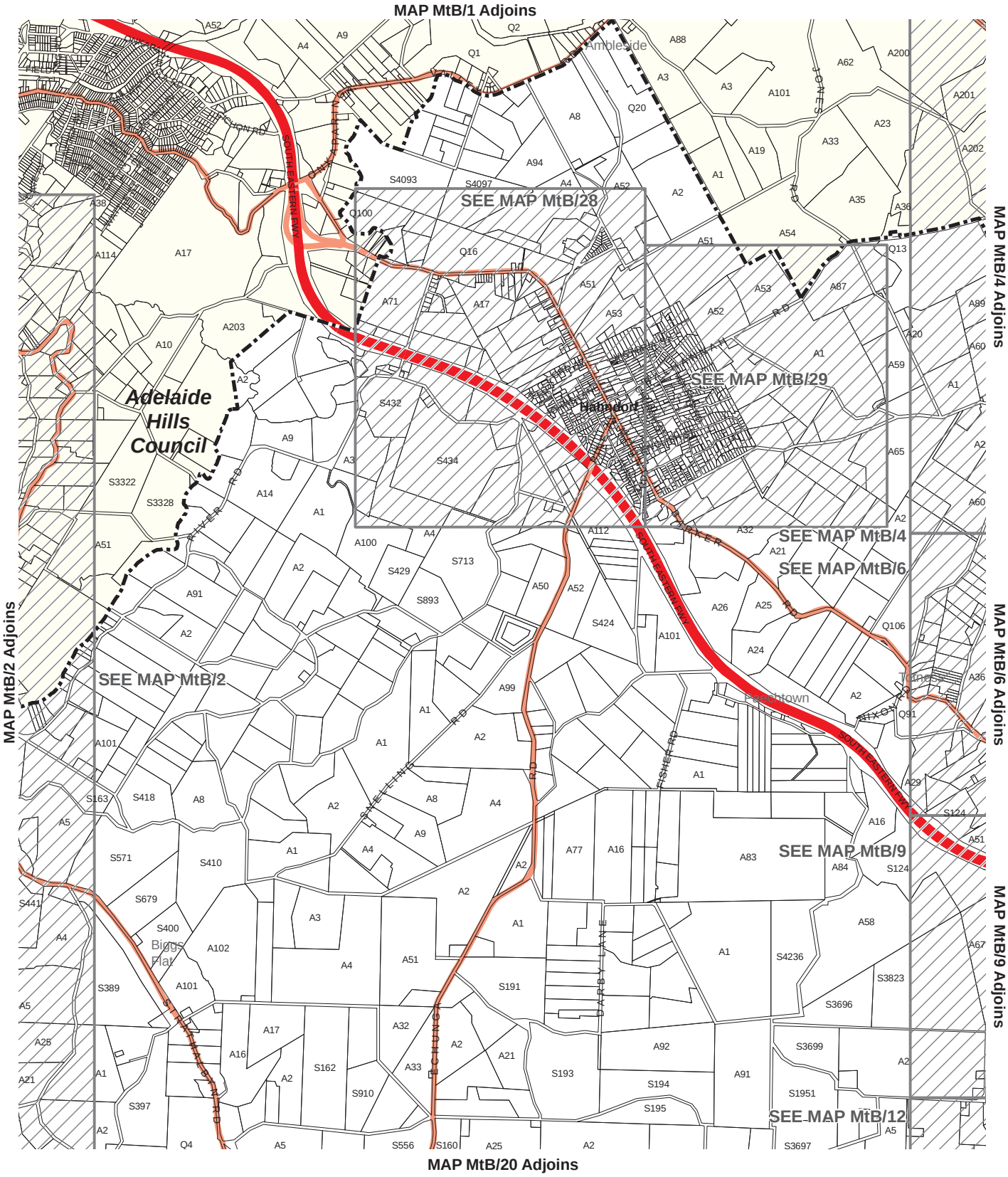
N

0 2,000 m

School
Railways
Local Reserves
Conservation Park
Recreation Park
Development Plan Boundary

Location Map MtB/3

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



N

0 2,000 m

Overlay Map MtB/3

TRANSPORT

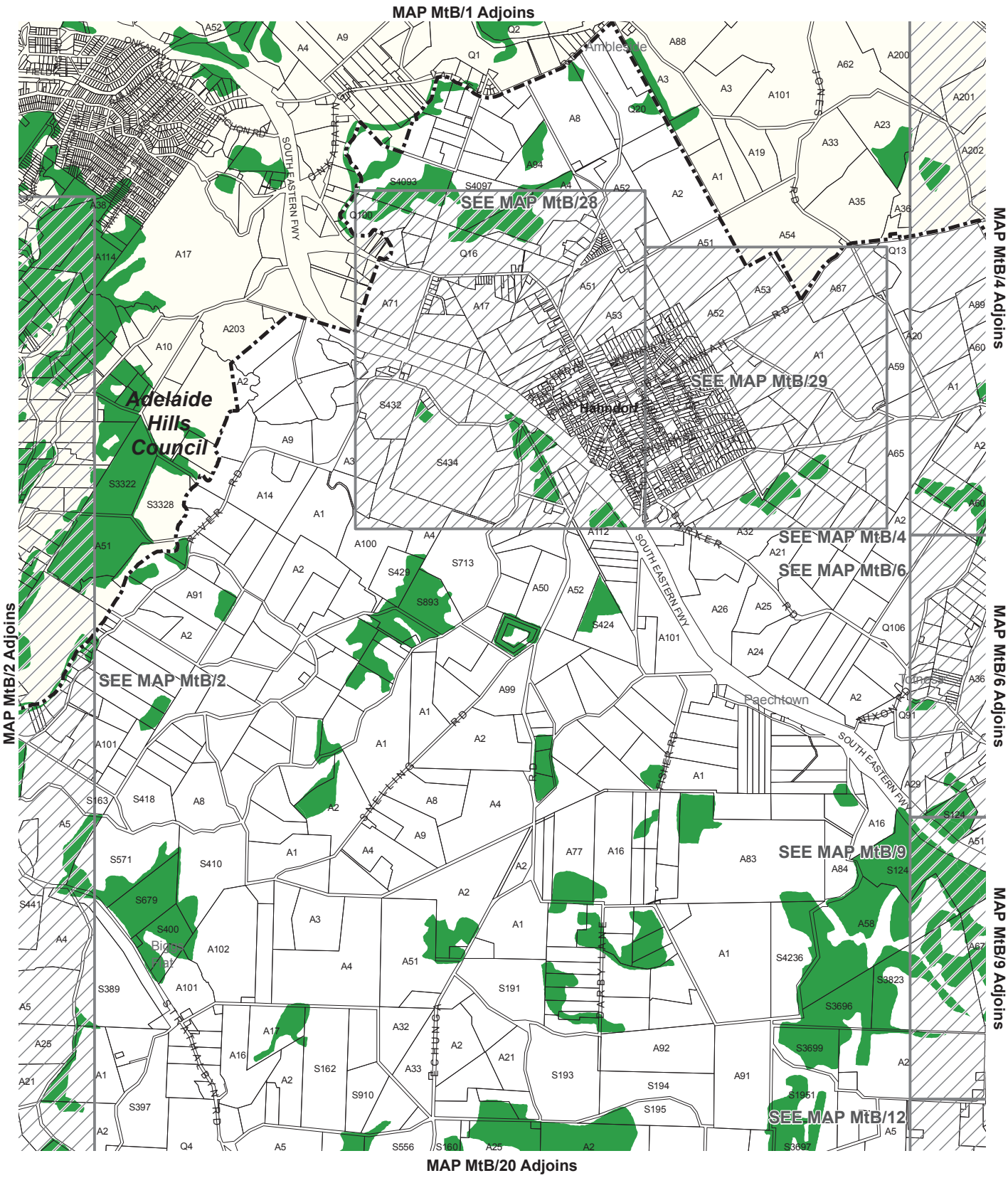
Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



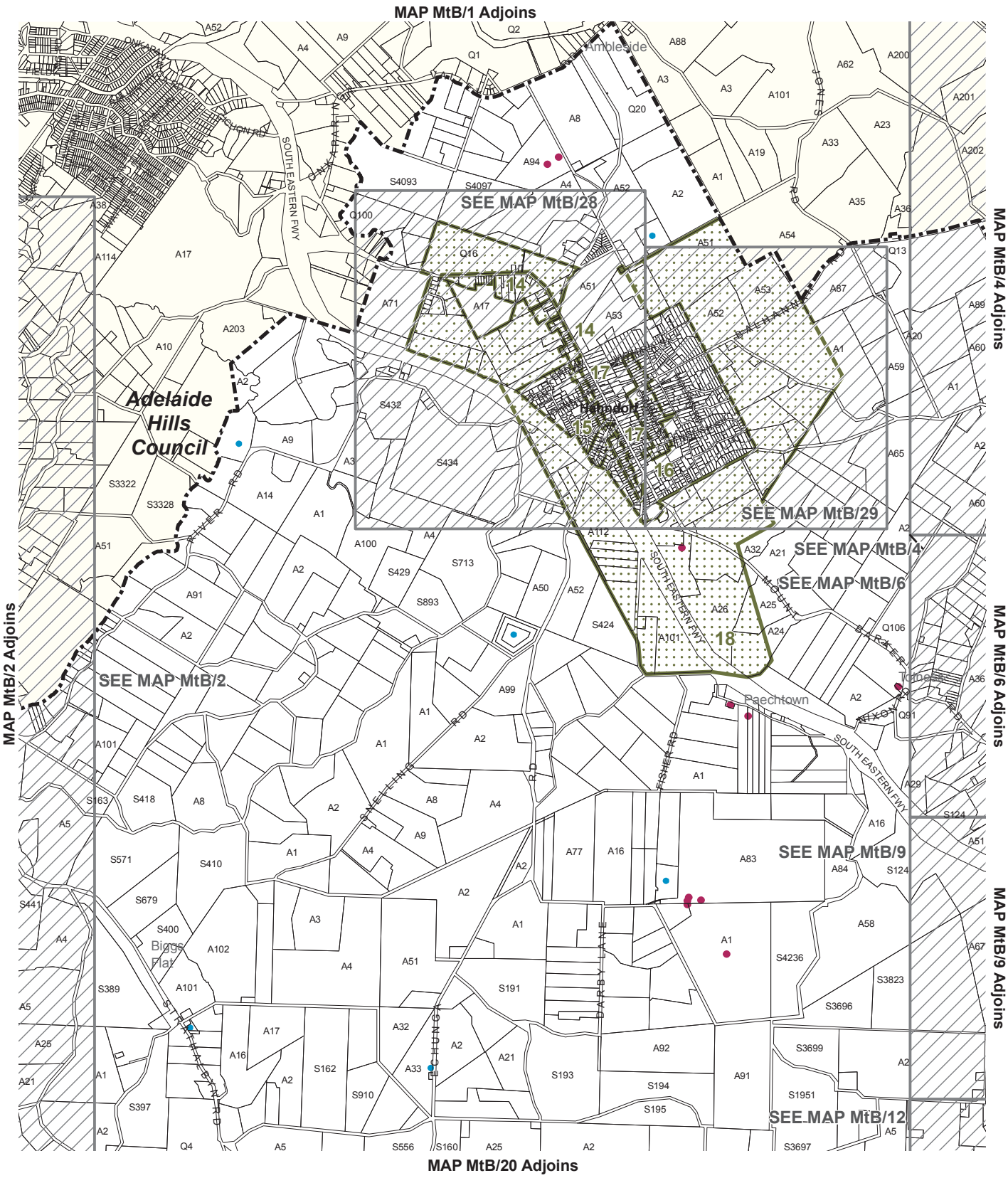
Overlay Map MtB/3

DEVELOPMENT CONSTRAINTS

High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



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

Historic Conservation Area

14 Hahndorf, North Approaches Area
15 Pine Avenue, Hahndorf Area
16 Church Street, Hahndorf Area
17 Auricht Road, Hahndorf Area
18 Hahndorf Rural Setting Area

N

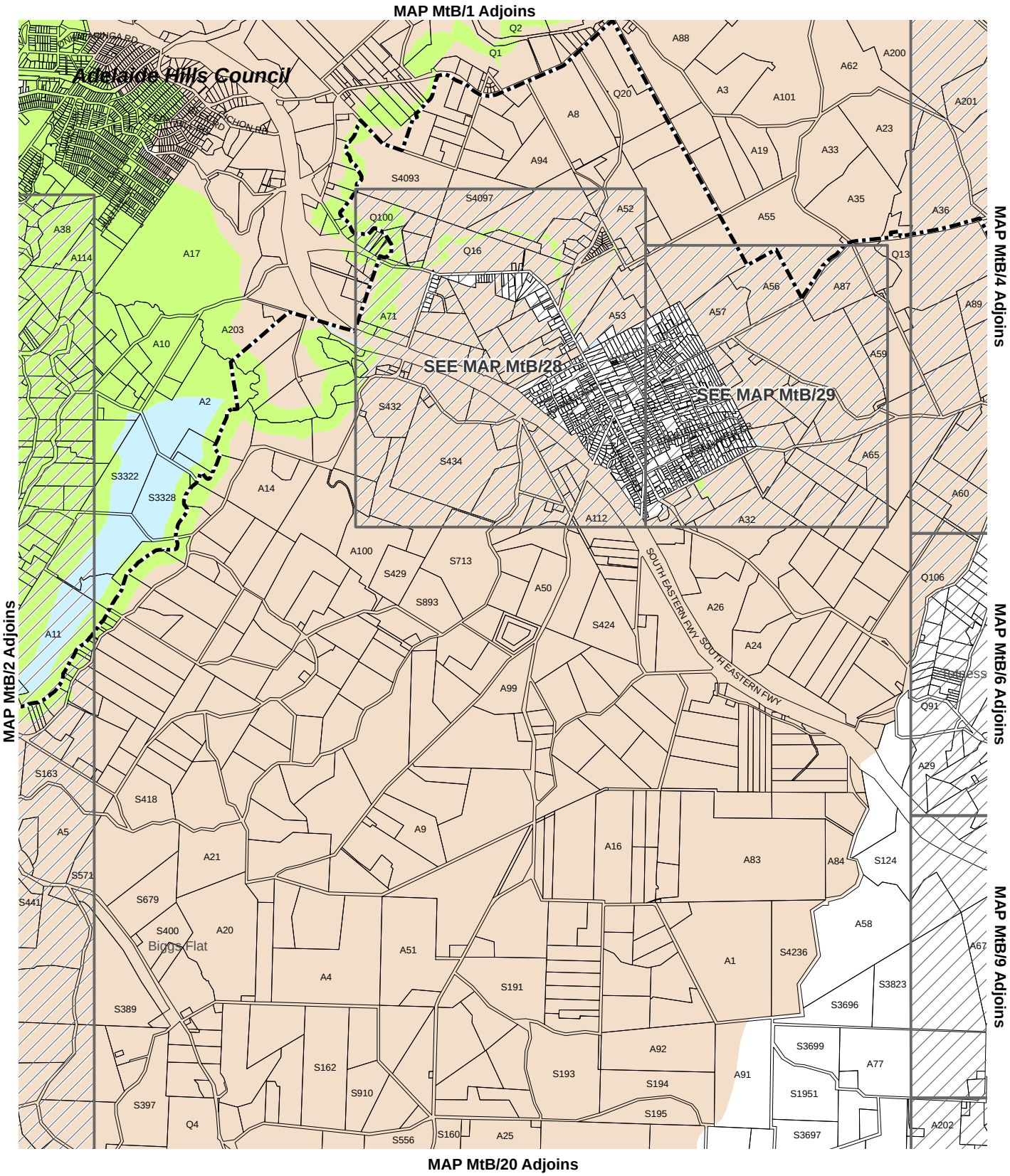
0 2,000 m

State heritage place
Local heritage place
Historic Conservation Area
Development Plan Boundary

Overlay Map MtB/3

HERITAGE

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



N

0 2,000m

Overlay Map MtB/3

MOUNT LOFTY RANGES WATERSHED AREA

Mount Lofty Ranges Watershed Area 1

Mount Lofty Ranges Watershed Area 2

Mount Lofty Ranges Watershed Area 3

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/1 Adjoins

MAP MtB/4 Adjoins

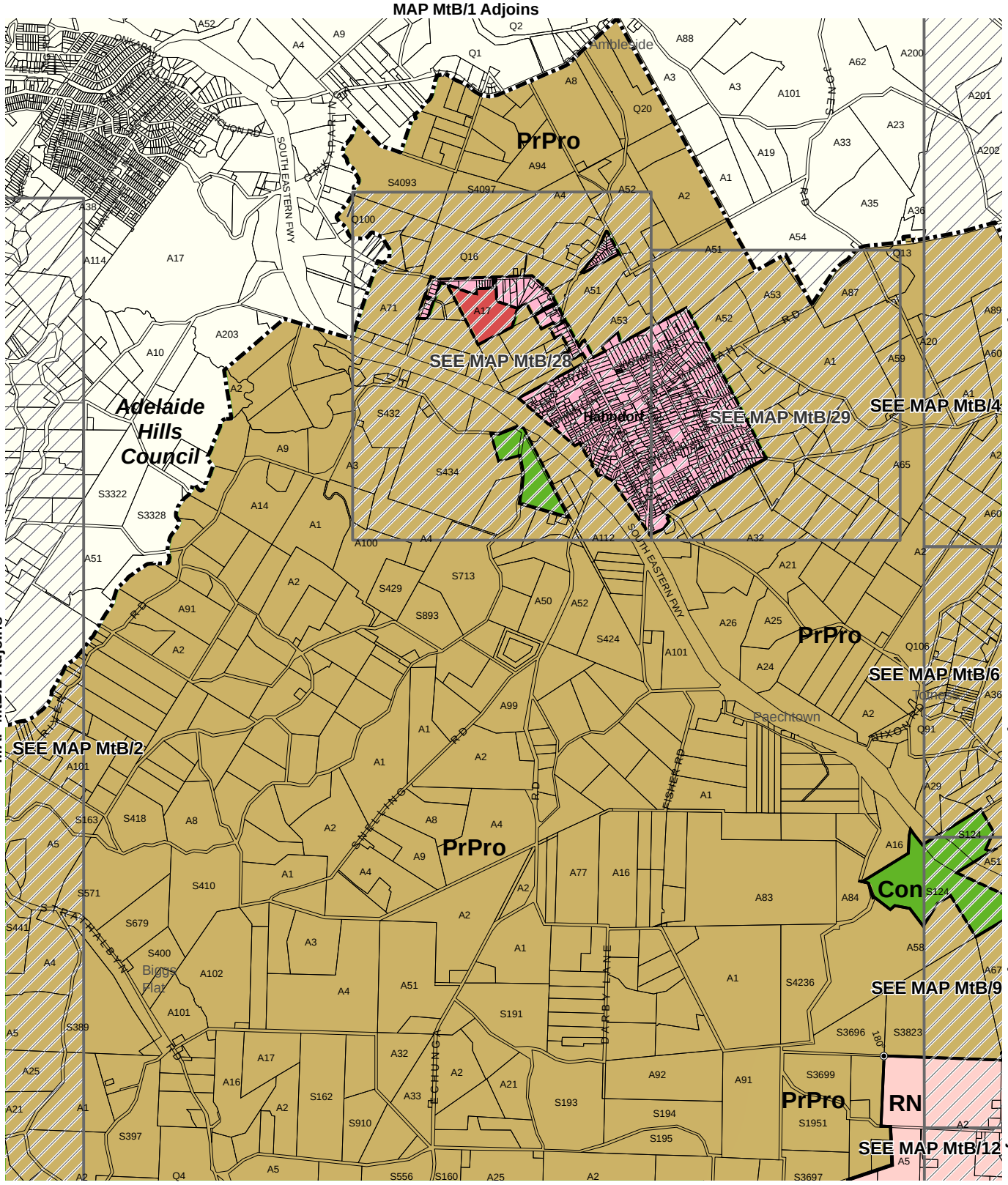
MAP MtB/2 Adjoins

MAP MtB/6 Adjoins

MAP MtB/9 Adjoins

MAP MtB/12 Adjoins

MAP MtB/20 Adjoins



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

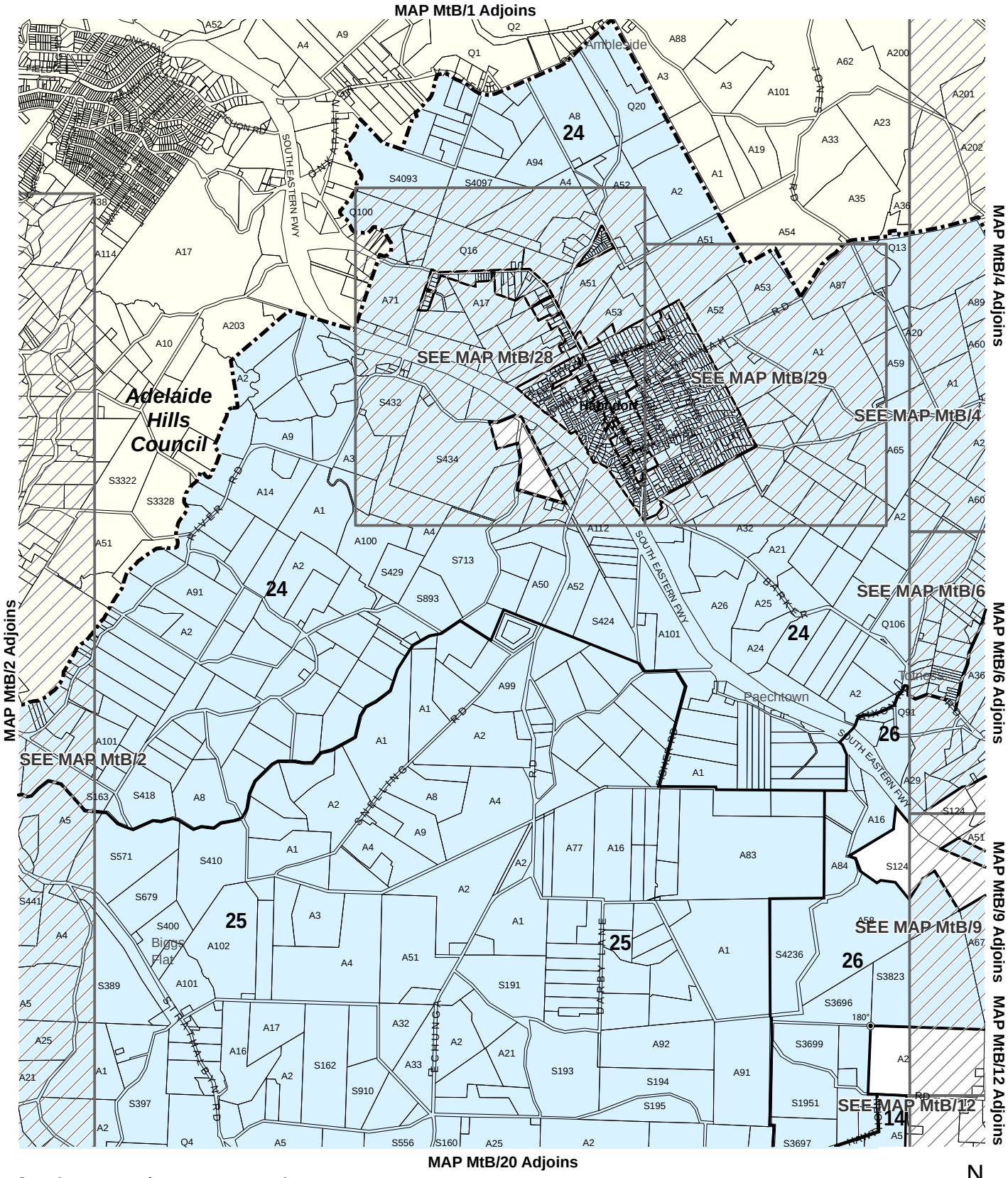
N

0 2,000 m

Zones

Con	Conservation
PrPro	Primary Production
RN	Residential Neighbourhood
	Zone Boundary
	Development Plan Boundary

Zone Map MtB/3



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Policy Area

14 Restricted Urban
24 Hahndorf Rural Activity
25 Prime Agriculture
26 Rural Landscape Protection

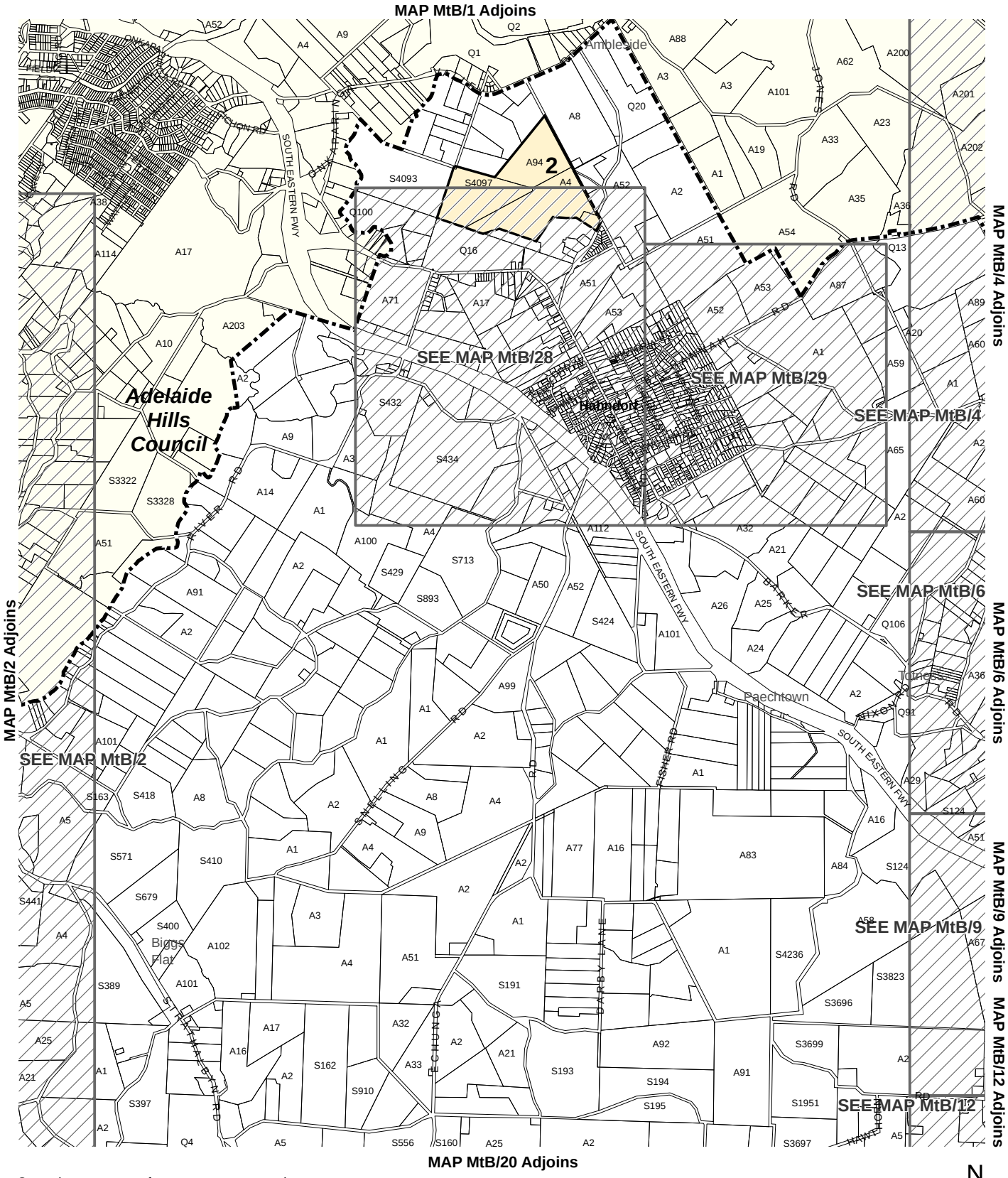
N

0 2,000 m

Policy Area Map MtB/3

Policy Area Boundary

Development Plan Boundary



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Precinct

2 The Cedars

N

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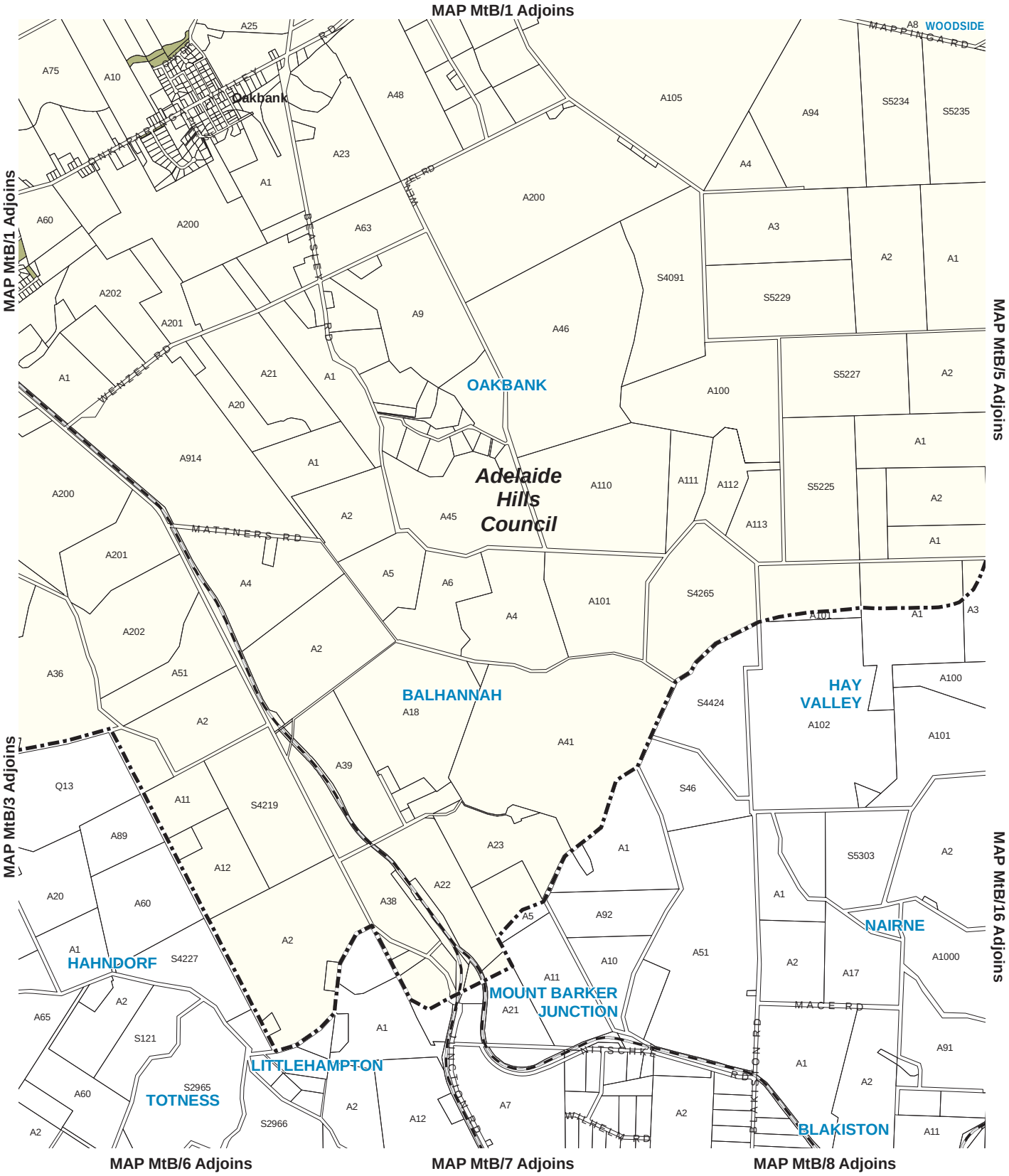
Precinct Map MtB/3

Precinct Boundary

Development Plan Boundary



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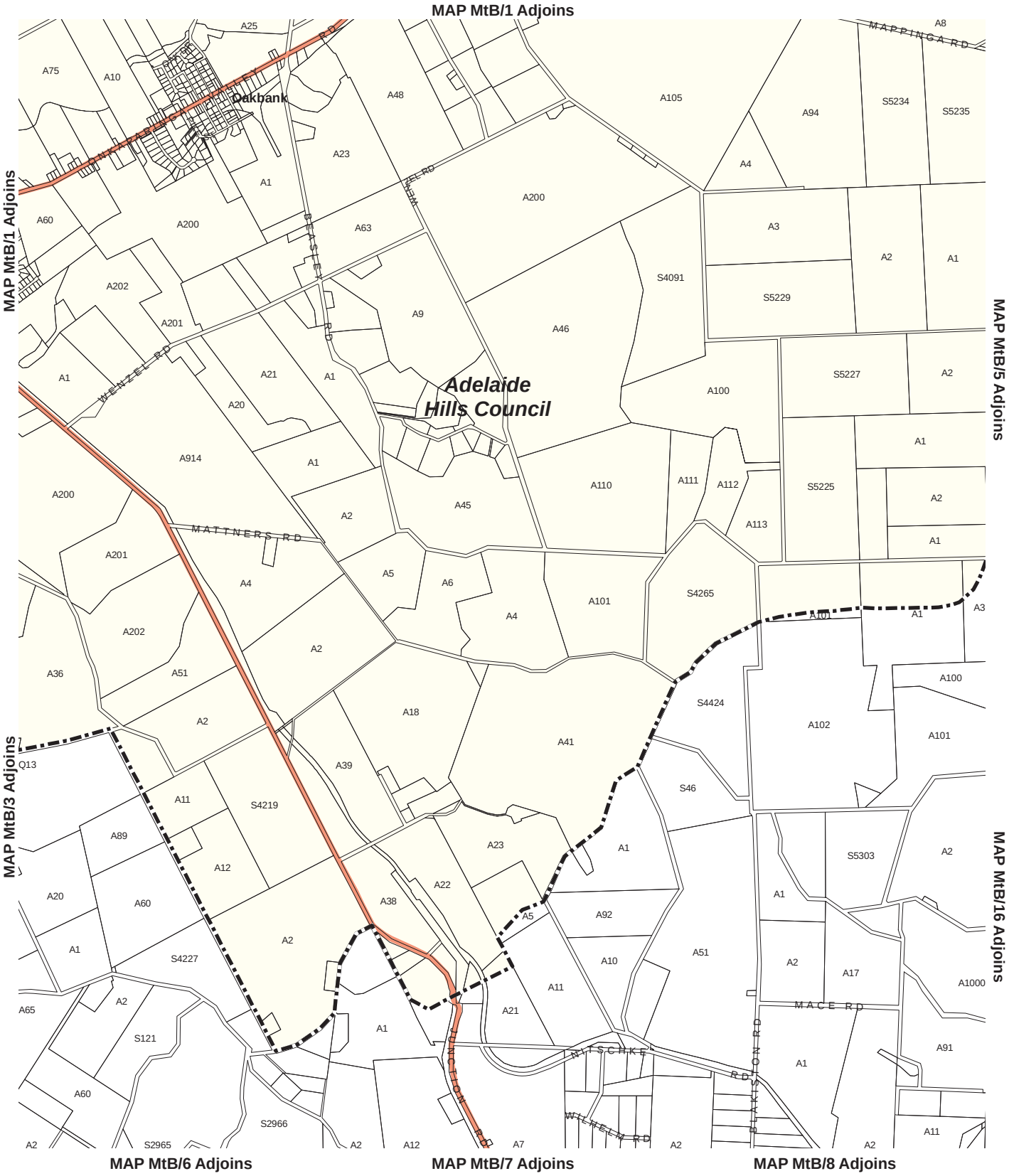
0 2,000 m

Location Map MtB/4

Railways
Local Reserves
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Overlay Map MtB/4

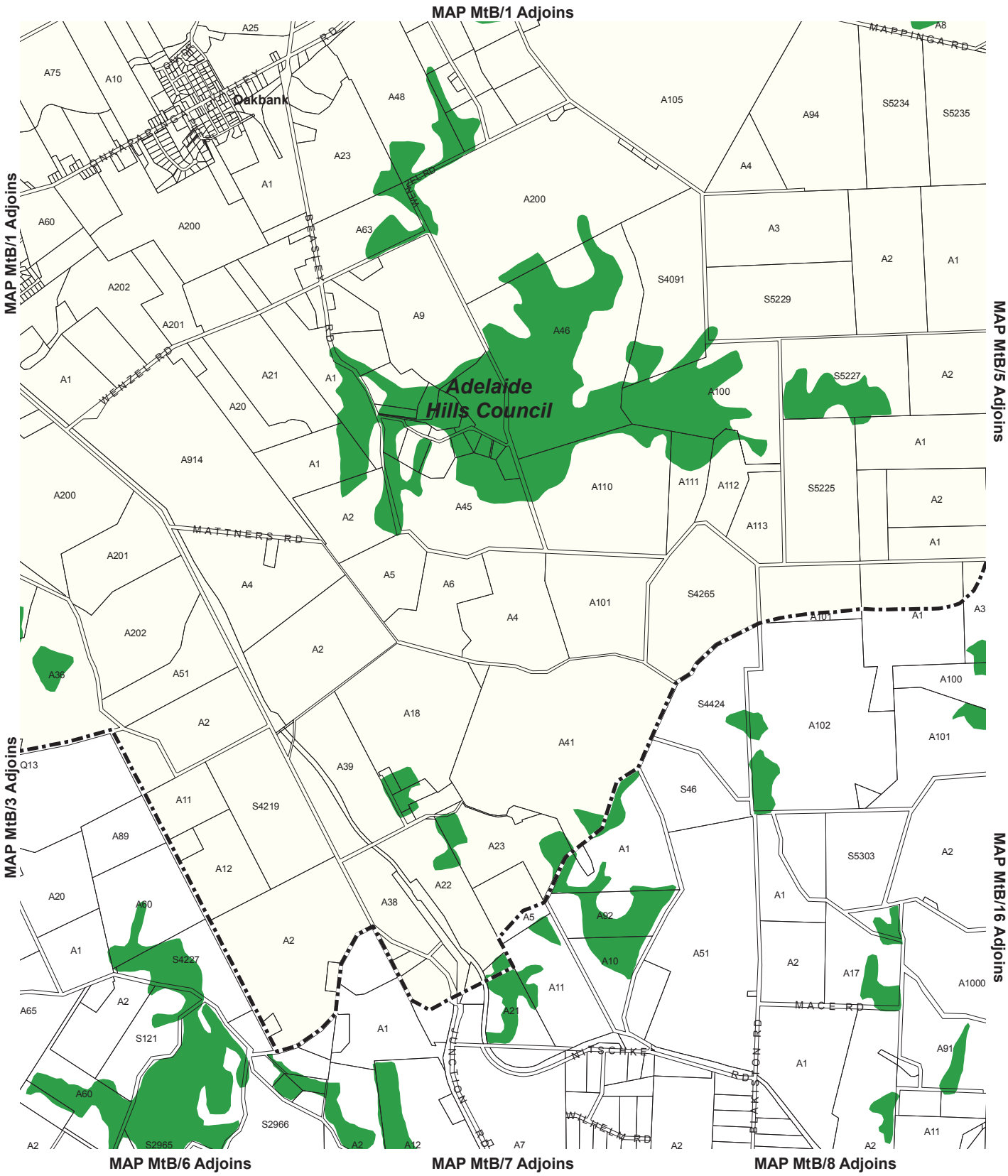
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



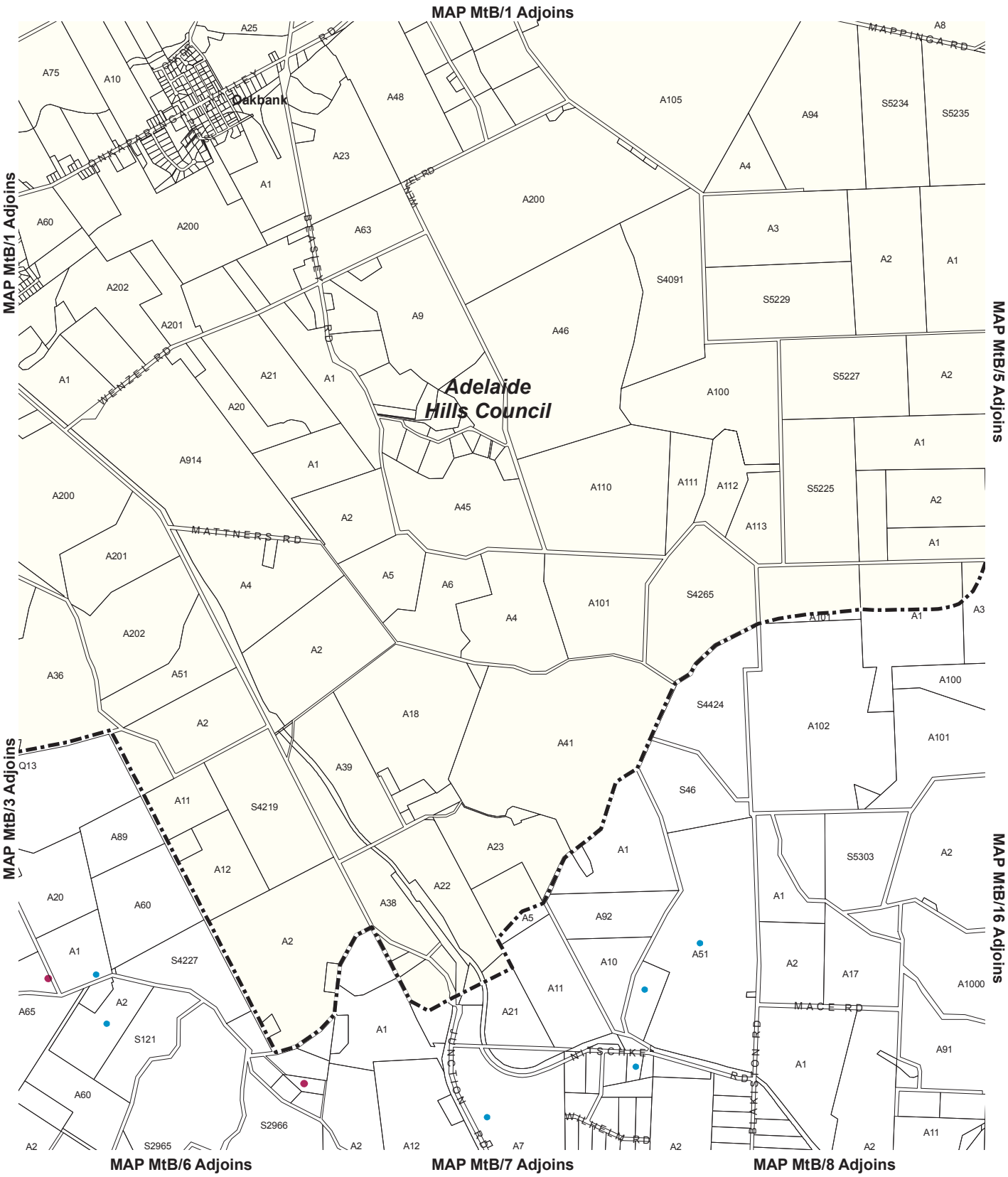
Overlay Map MtB/4

DEVELOPMENT CONSTRAINTS

High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



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

N

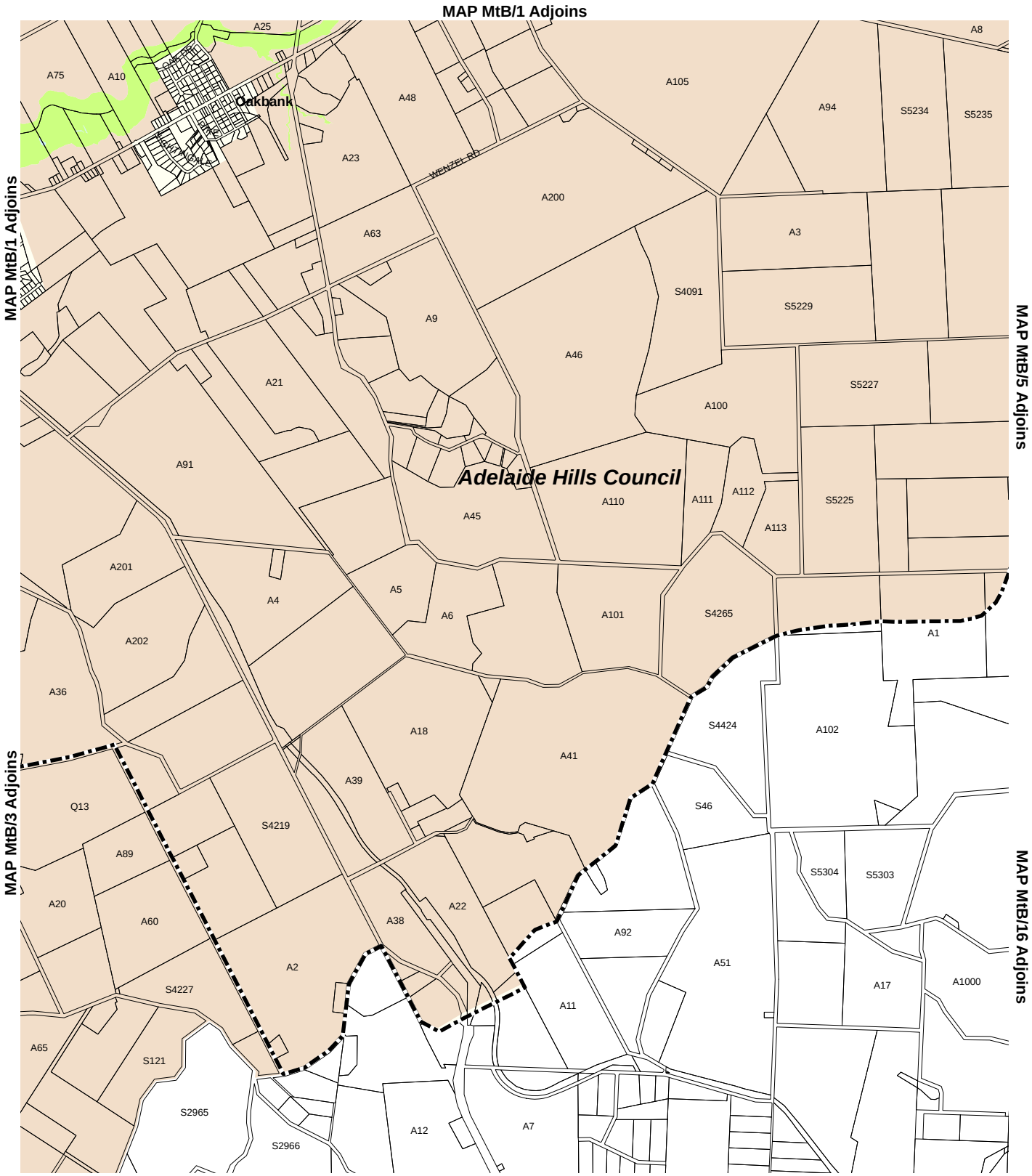
0 2,000 m

Overlay Map MtB/4

HERITAGE

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

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

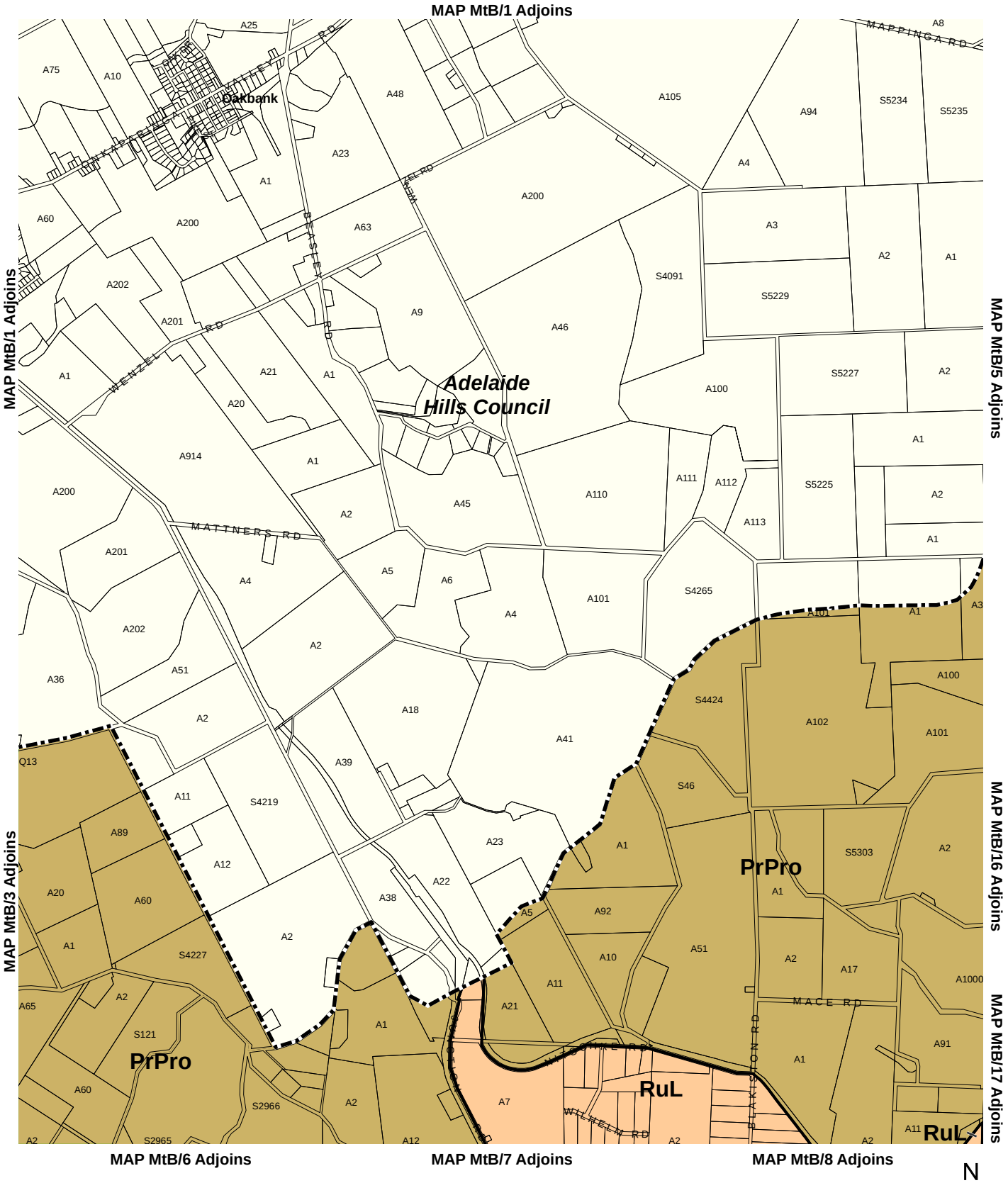


Overlay Map MtB/4

MOUNT LOFTY RANGES WATERSHED AREA

Mount Lofty Ranges Watershed Area 1
Mount Lofty Ranges Watershed Area 2
Mount Lofty Ranges Watershed Area 3
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Lamberts Conformal Conic Projection, GDA94

N

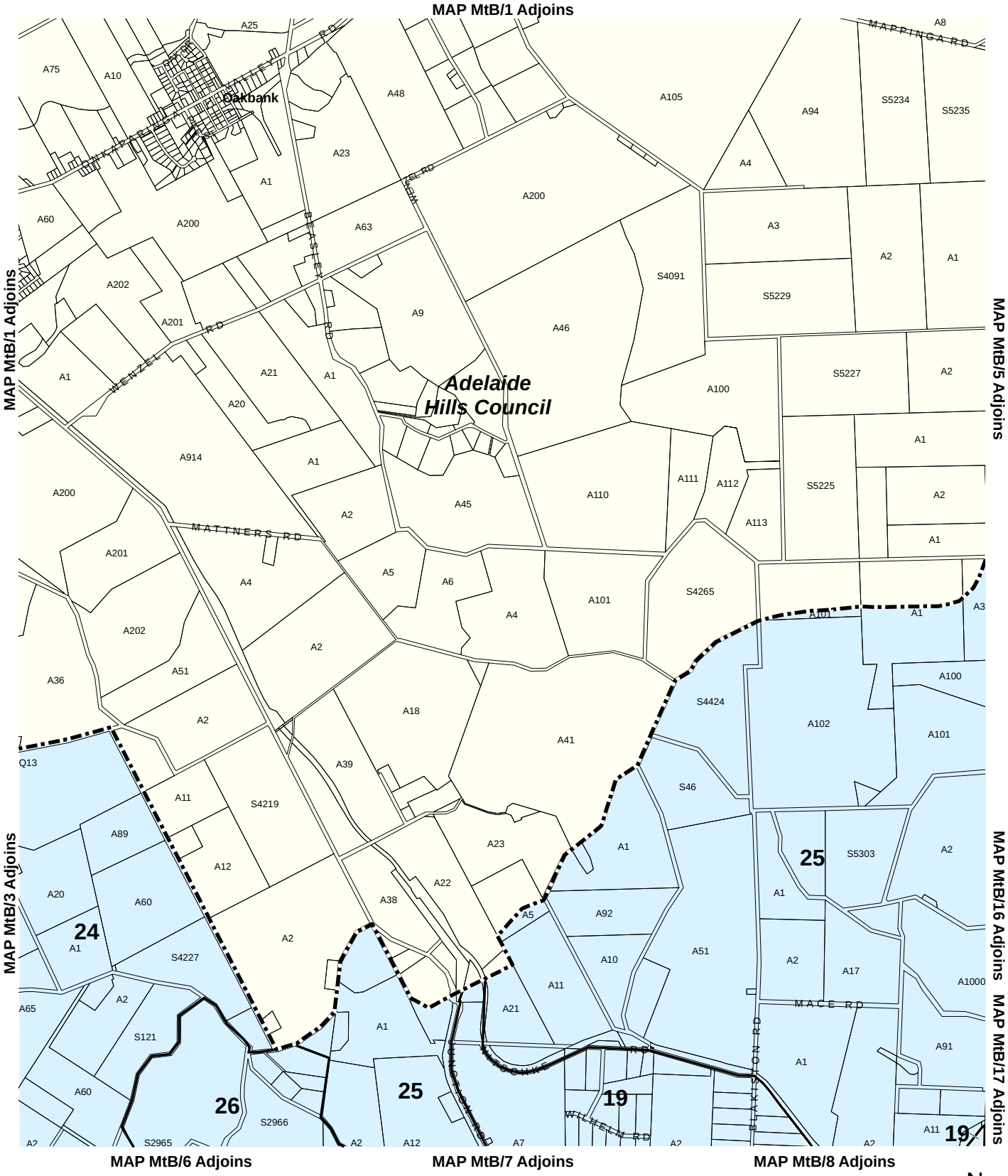
0 2,000 m

Zone Map MtB/4

Zones

- PrPro — Primary Production
- RuL — Rural Living
- Zone Boundary
- Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

19 Allotment 20000
24 Hahndorf Rural Activity
25 Prime Agriculture
26 Rural Landscape Protection

N

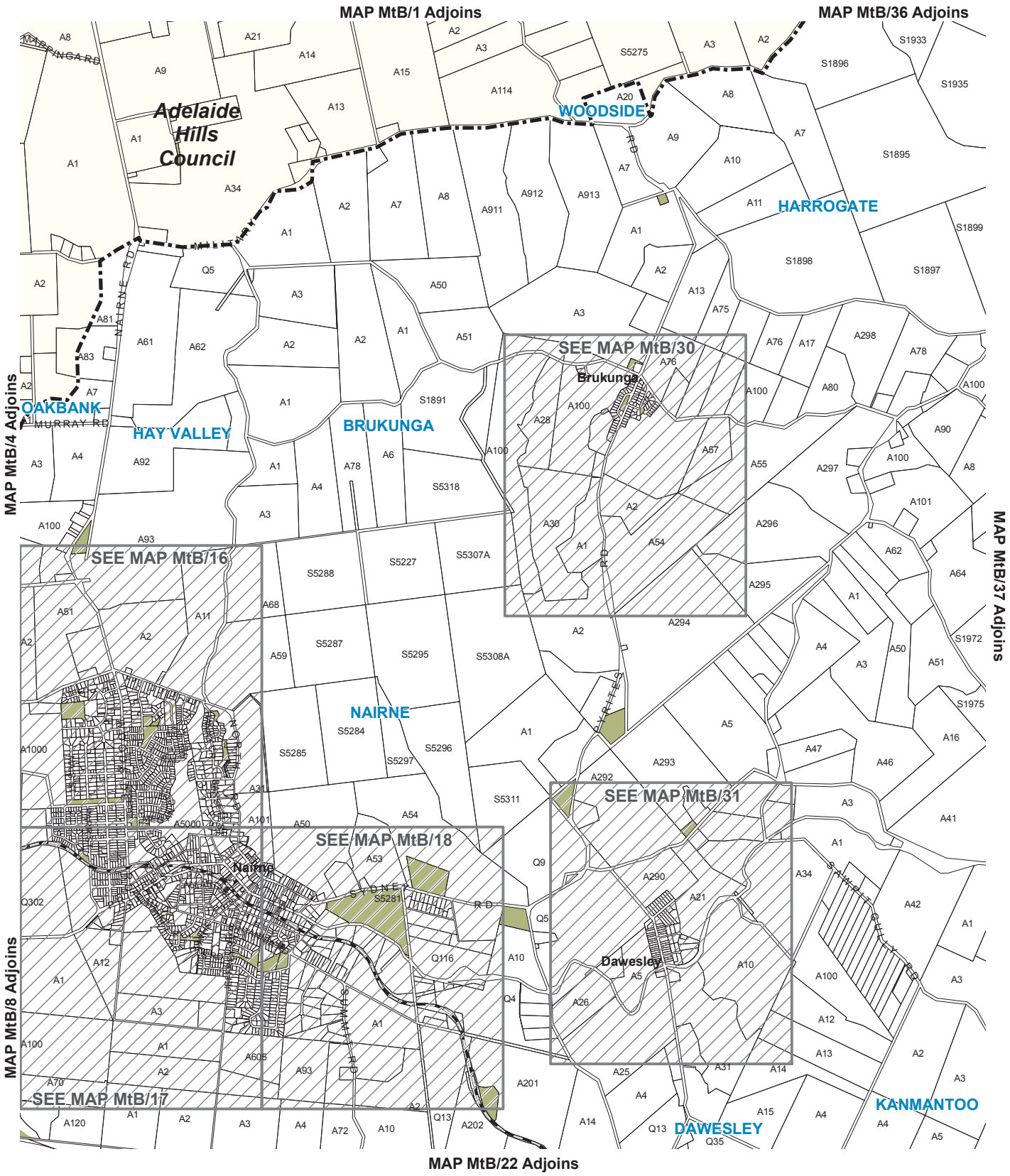
0 2,000 m

Policy Area Map MtB/4

Policy Area Boundary

Development Plan Boundary

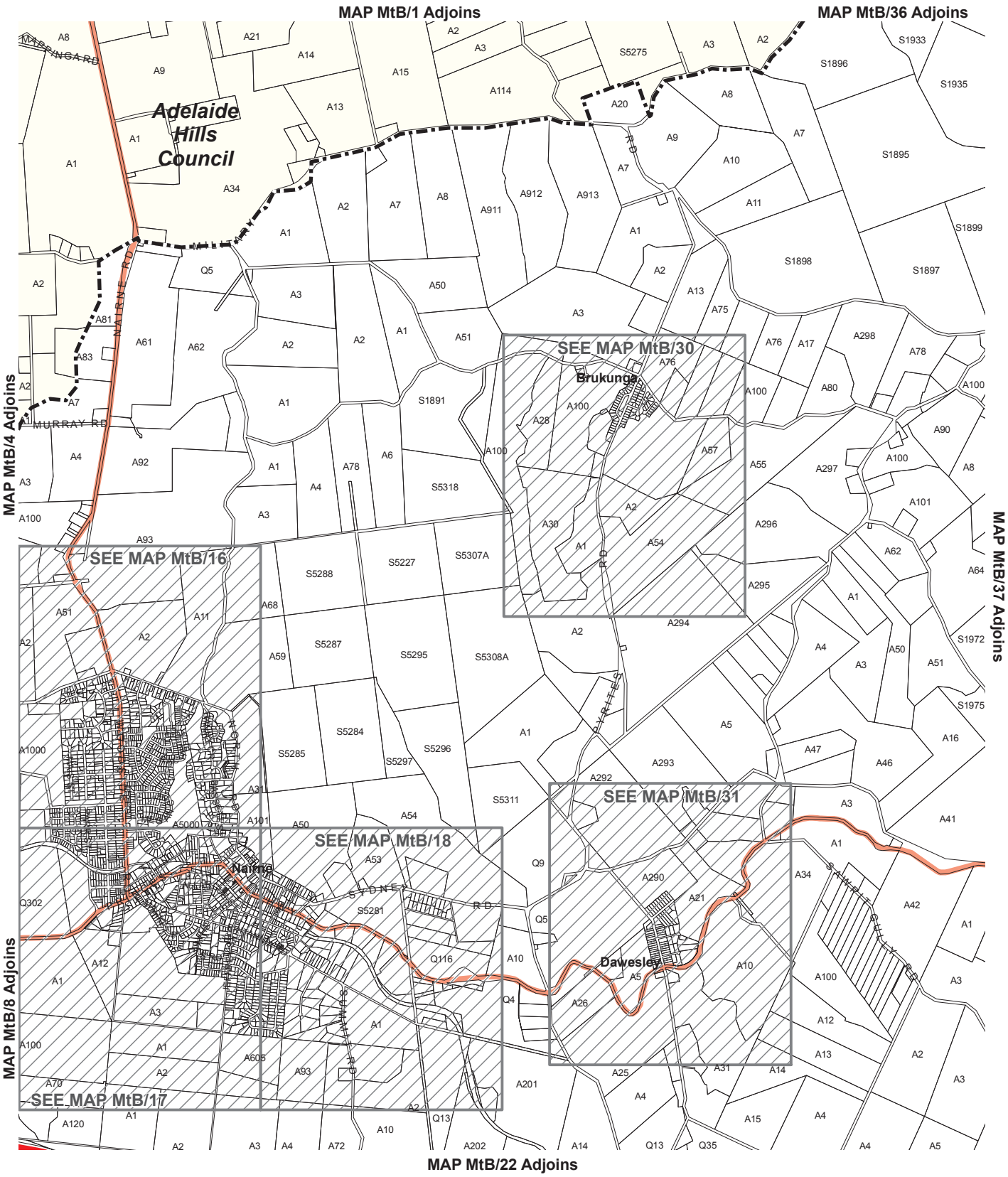
MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Location Map MtB/5

Railways
Local Reserves
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Overlay Map MtB/5

TRANSPORT

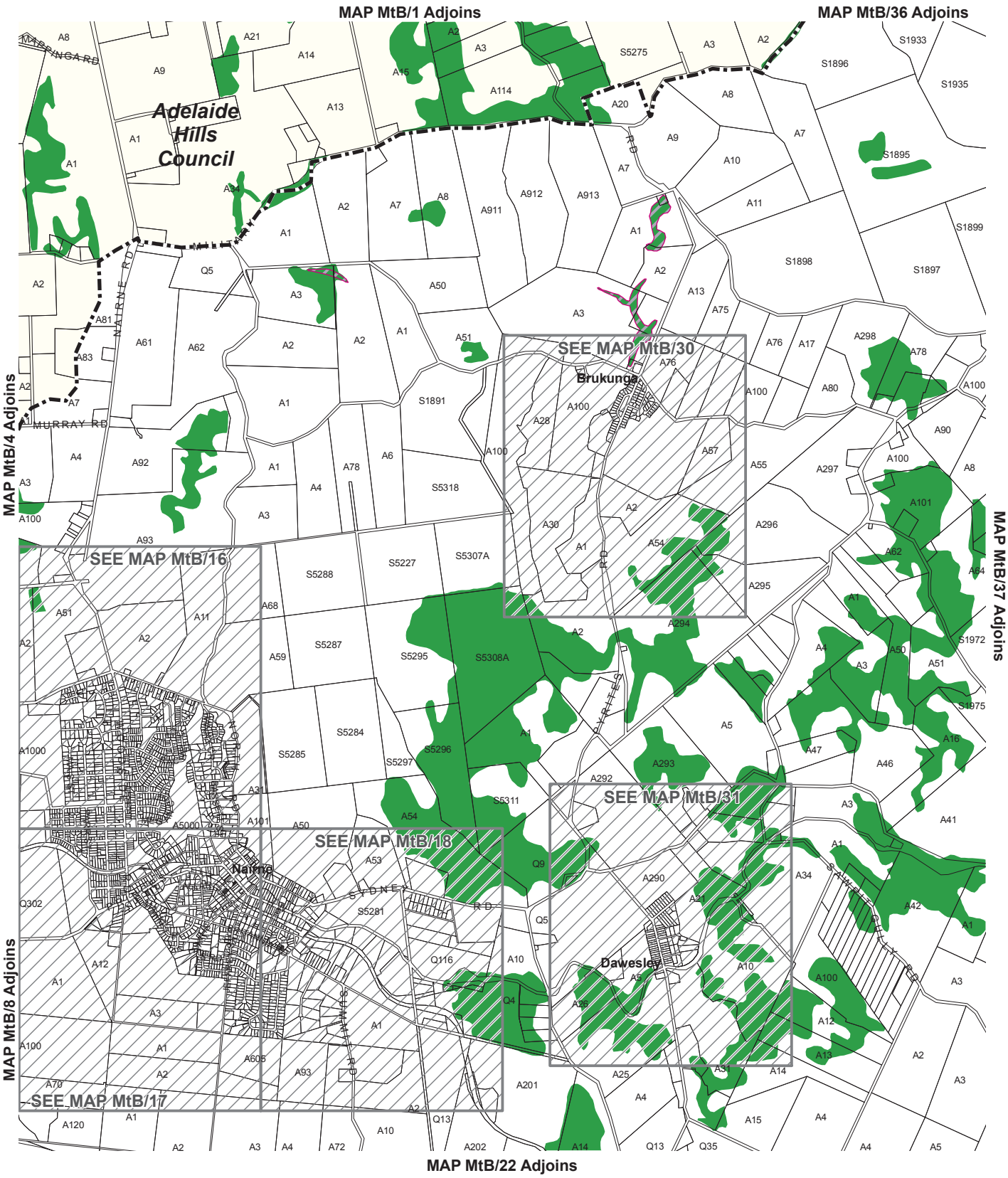
Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



Overlay Map MtB/5

DEVELOPMENT CONSTRAINTS

Fleurieu Perched Swamps

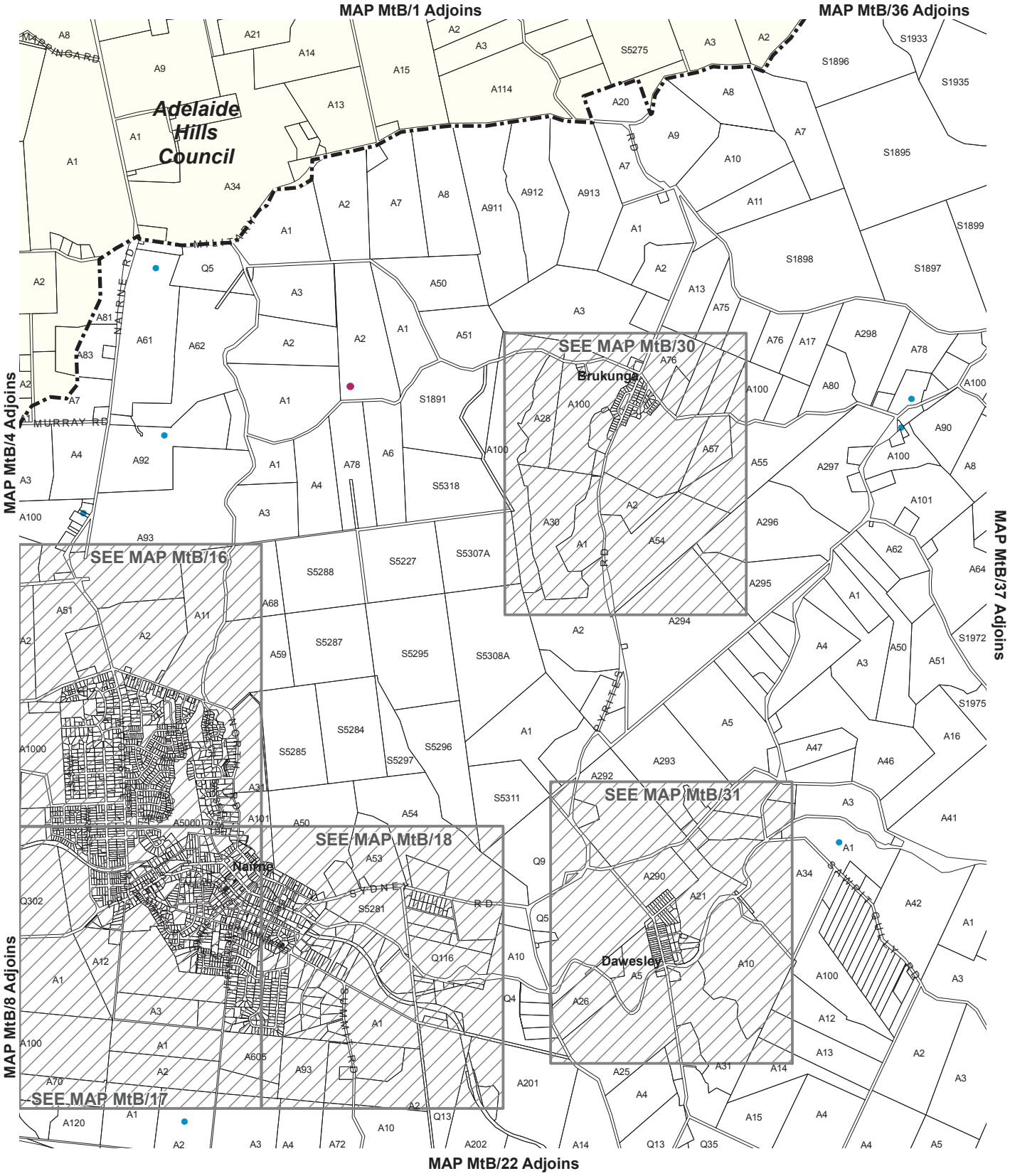
High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

Version A 22/7/15



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

N

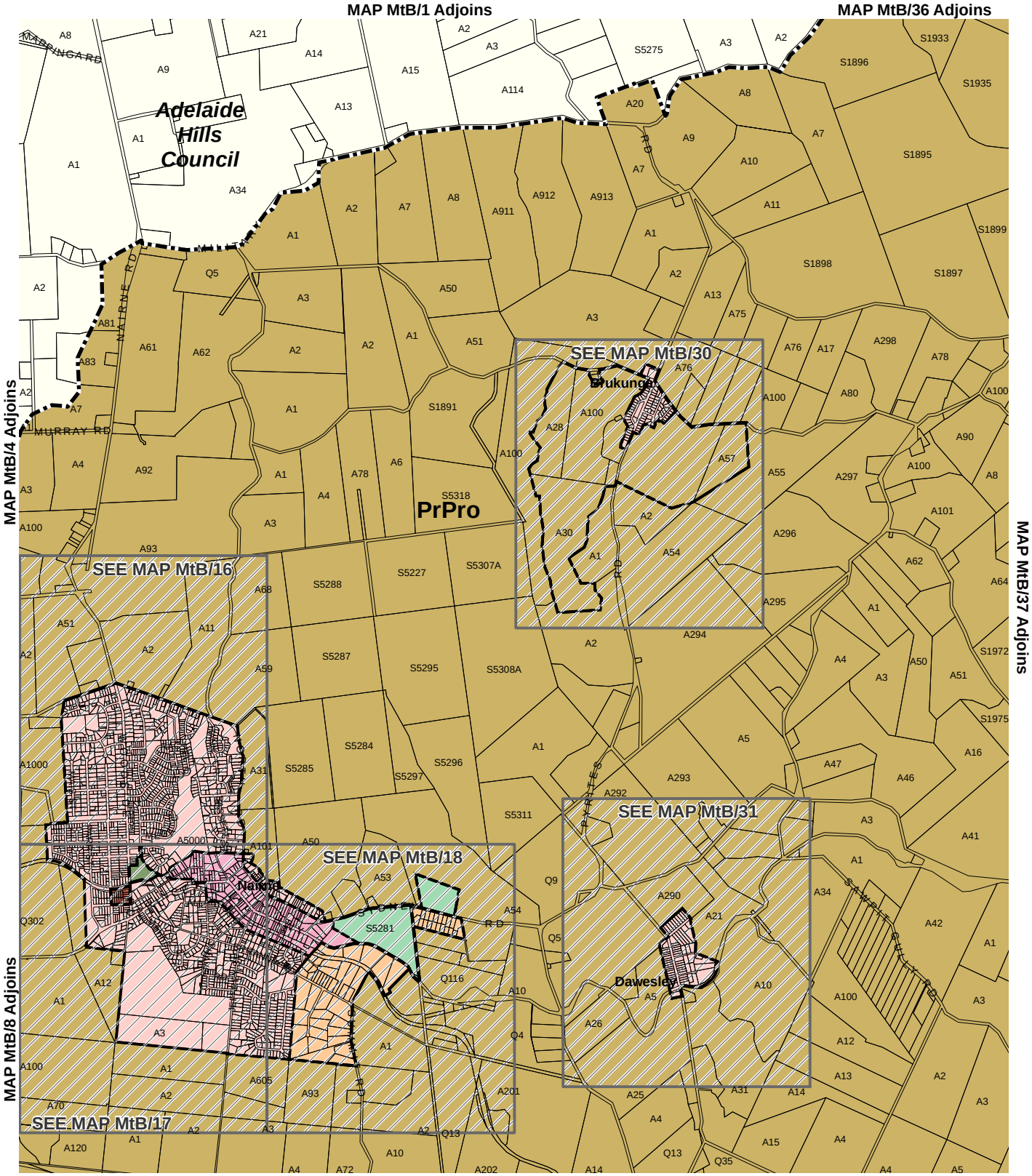
0 2,000 m

Overlay Map MtB/5

HERITAGE

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

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

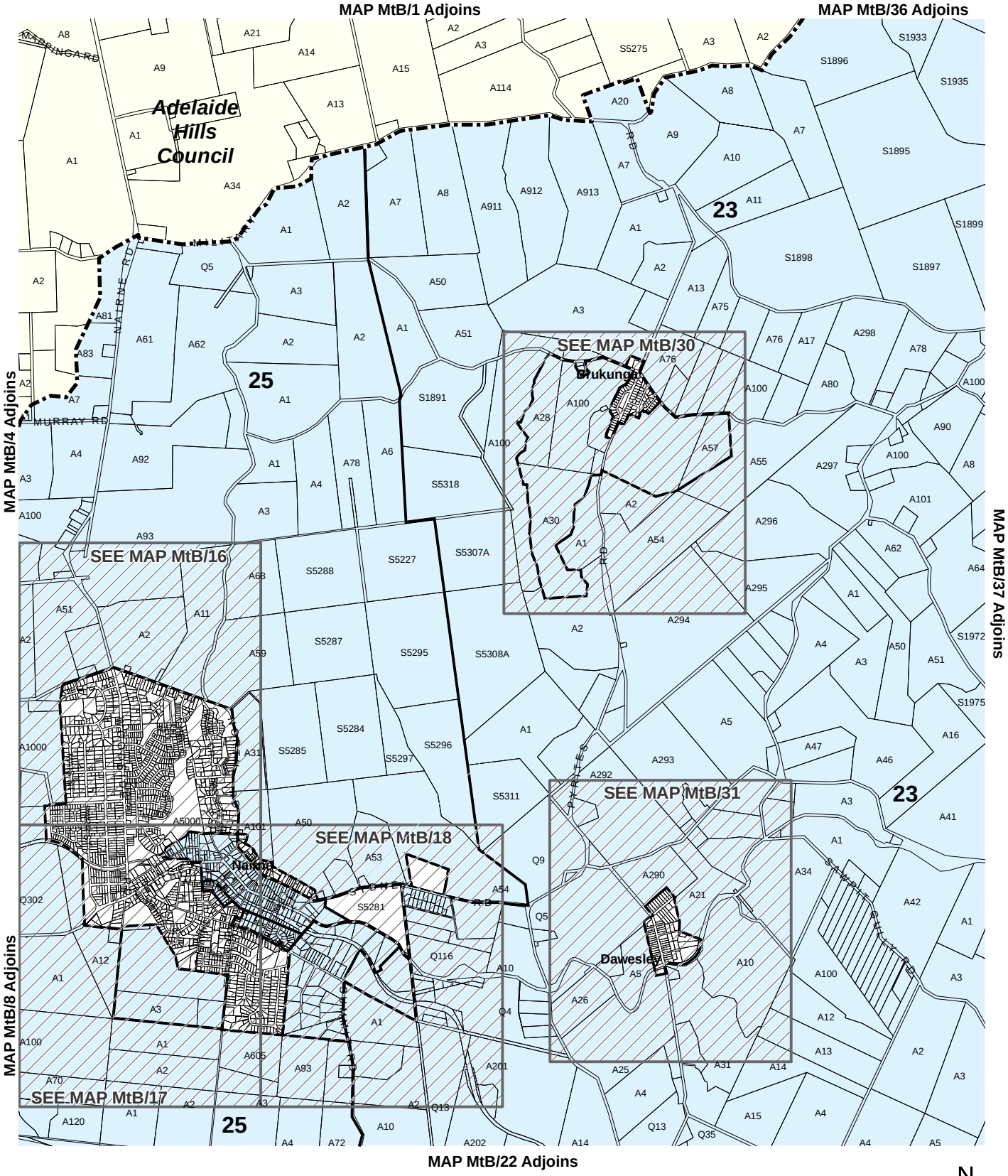
0 2,000 m

Zone Map MtB/5

Zones

PrPro	Primary Production
	Zone Boundary
	Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Policy Area

23 Broad Acre Agriculture

25 Prime Agriculture

N

0 2,000 m

Policy Area Map MtB/5

Policy Area Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Location Map MtB/6

Local Reserves

Recreation Park

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Overlay Map MtB/6

TRANSPORT

Primary Arterial Roads

Secondary Arterial Roads

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

N

0 500 m

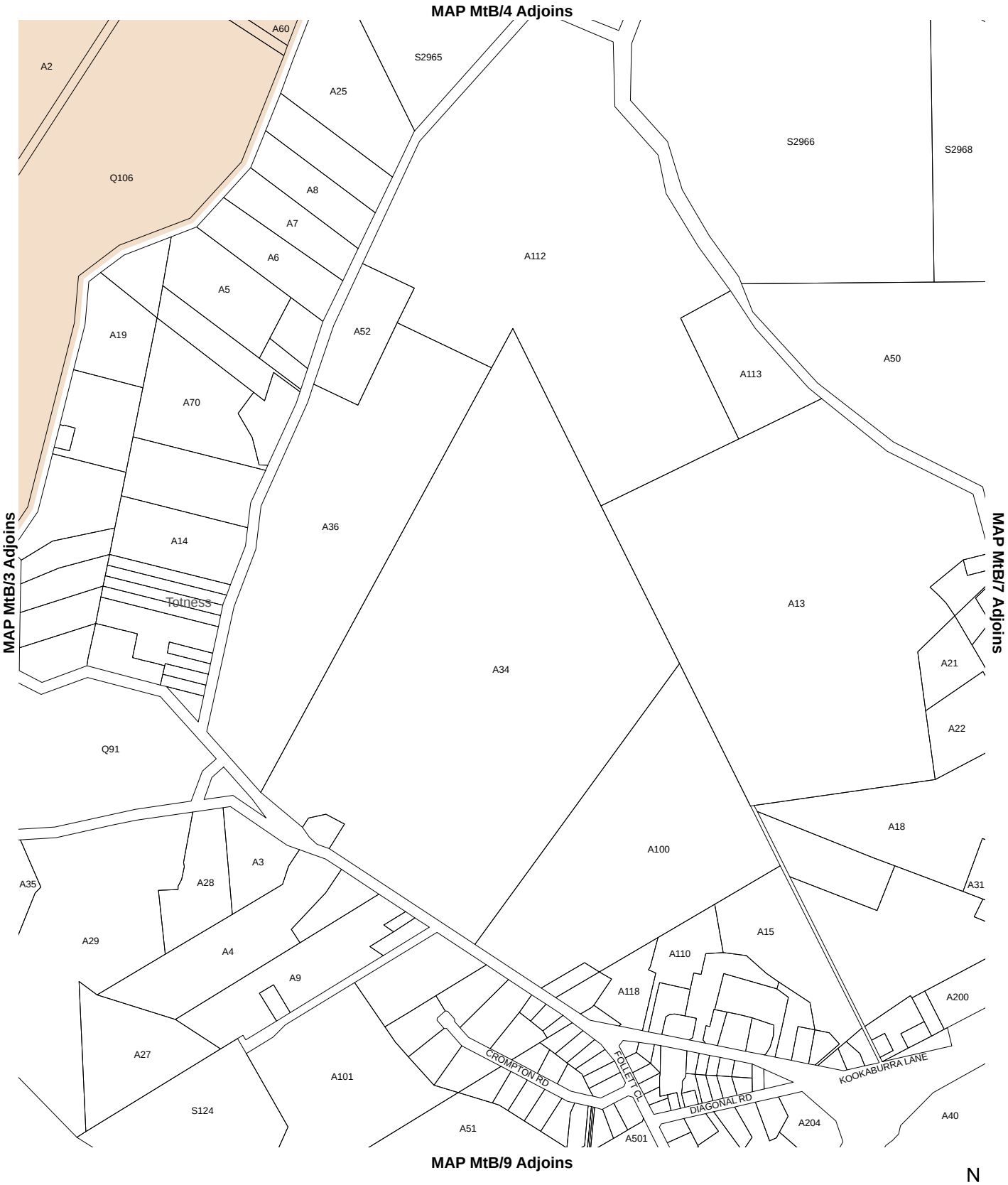
MOUNT BARKER

Overlay Map MtB/6

DEVELOPMENT CONSTRAINTS

High environmental significance

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



MOUNT BARKER

Overlay Map MtB/6

MOUNT LOFTY RANGES WATERSHED AREA

Mount Lofty Ranges Watershed Area 1

Mount Lofty Ranges Watershed Area 2

Mount Lofty Ranges Watershed Area 3

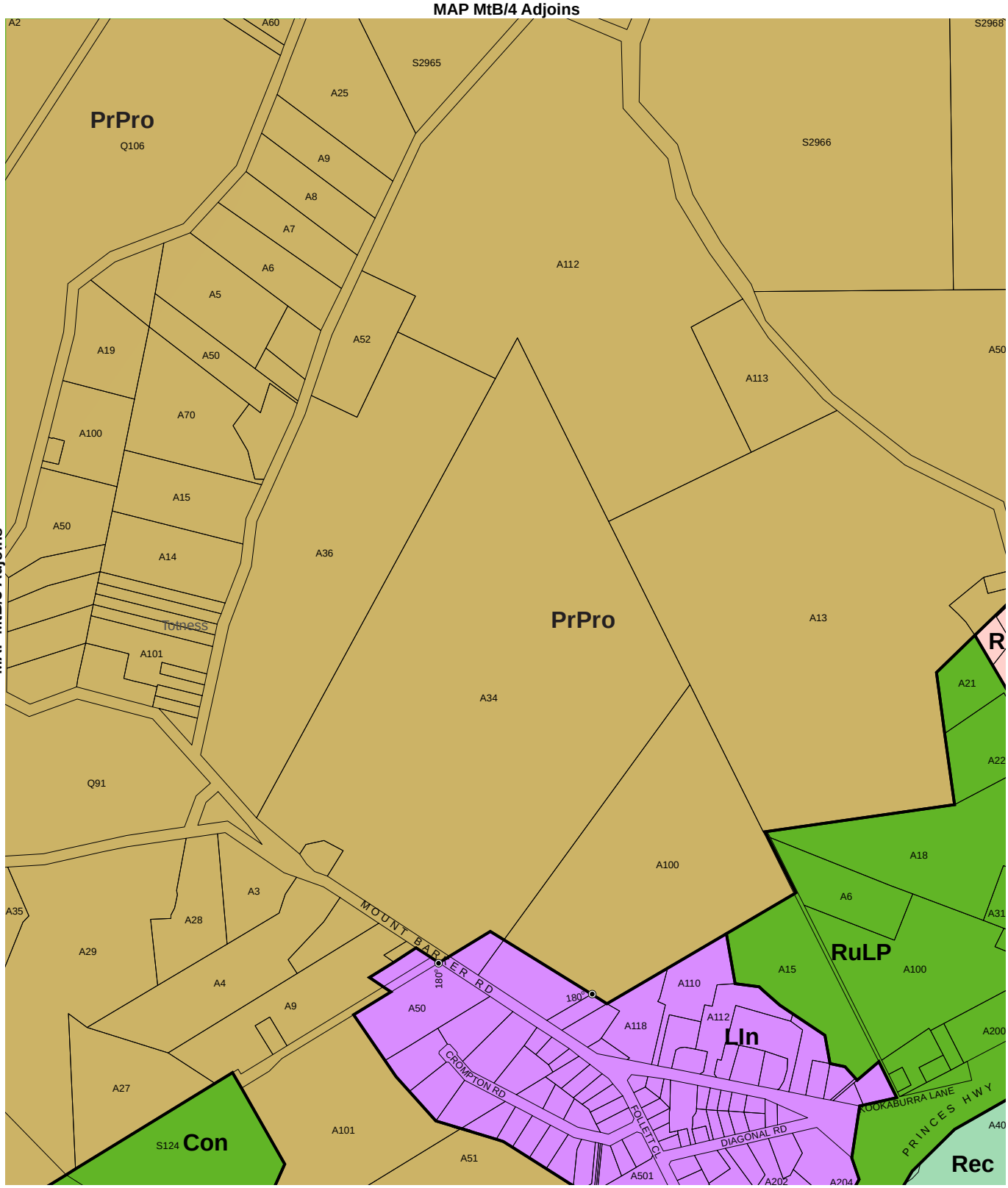
MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

MAP MtB/4 Adjoins

MAP MtB/3 Adjoins

MAP MtB/7 Adjoins



MAP MtB/9 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

Con	Conservation
LIn	Light Industry
PrPro	Primary Production
Rec	Recreation
R	Residential
RuLP	Rural Landscape Protection
	Zone Boundary

MOUNT BARKER

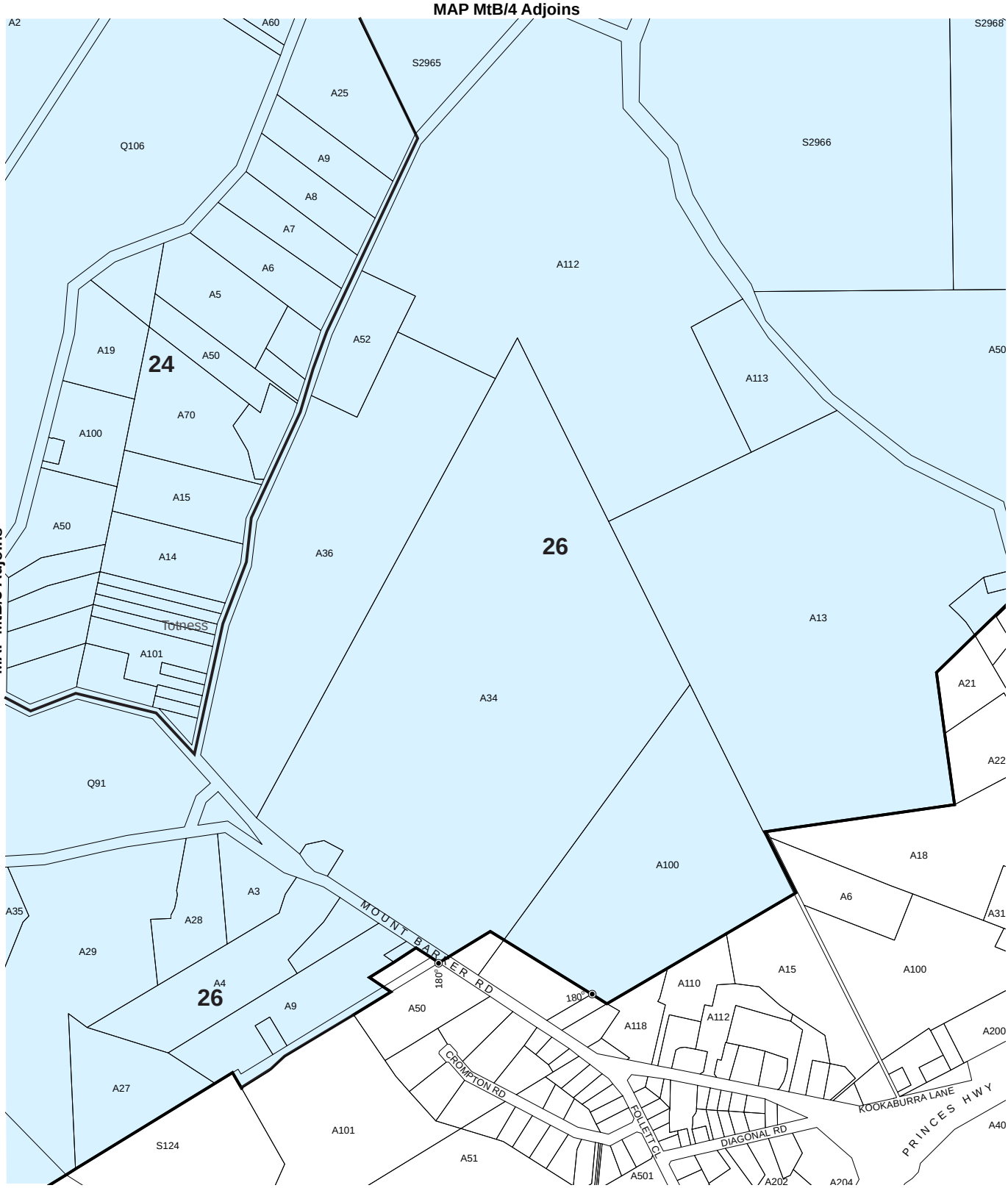
Zone Map MtB/6

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/4 Adjoins

MAP MtB/3 Adjoins

MAP MtB/7 Adjoins



MAP MtB/9 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

24 Hahndorf Rural Activity

26 Rural Landscape Protection

N

0 500 m

MOUNT BARKER

Policy Area Map MtB/6

Policy Area Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL

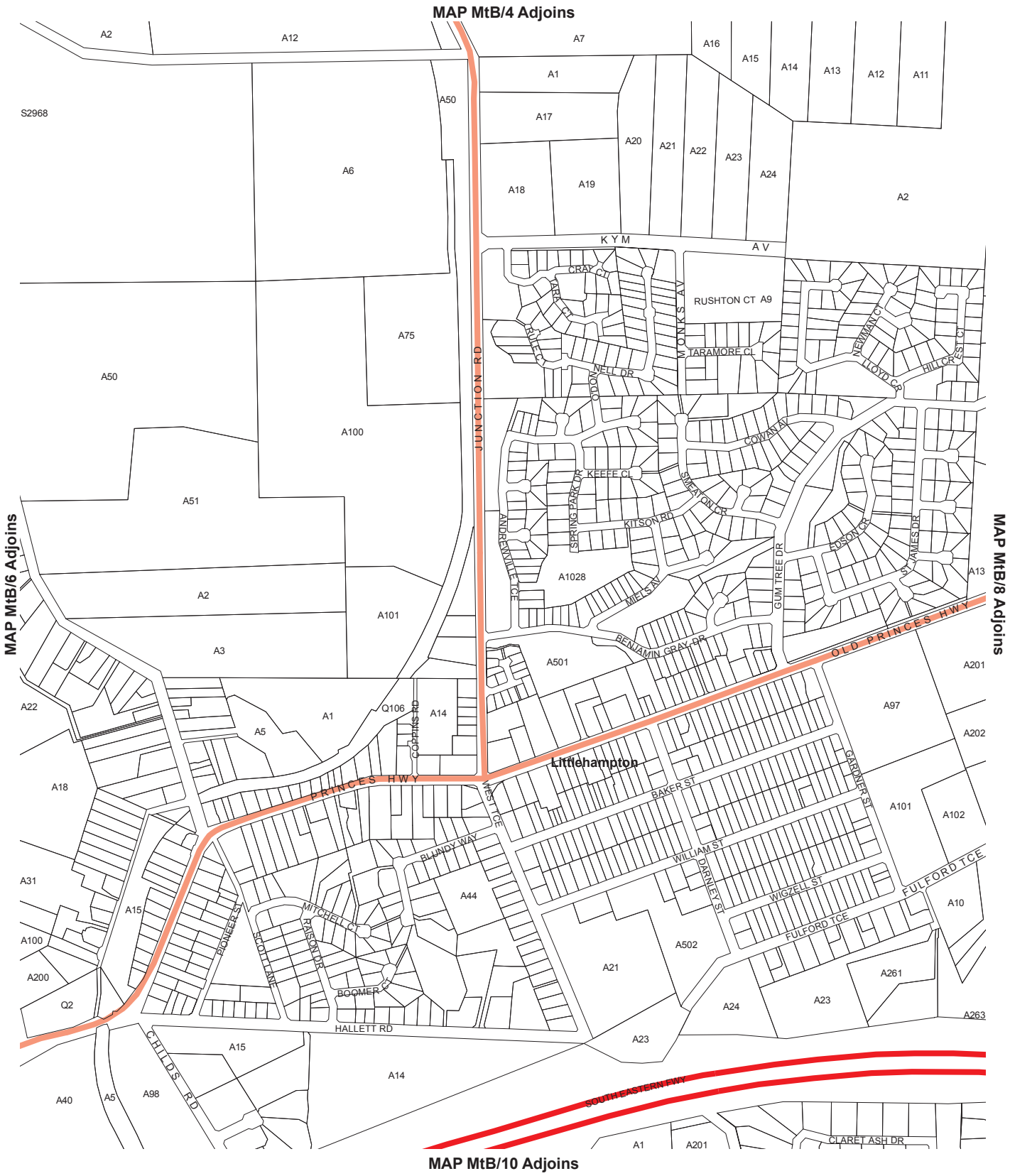
Consolidated - 8 August 2017

MOUNT BARKER

Location Map MtB/7

S School
P Post Office
Railways
Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



N

0 500 m

MOUNT BARKER

Overlay Map MtB/7

TRANSPORT

Primary Arterial Roads

Secondary Arterial Roads

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Overlay Map MtB/7

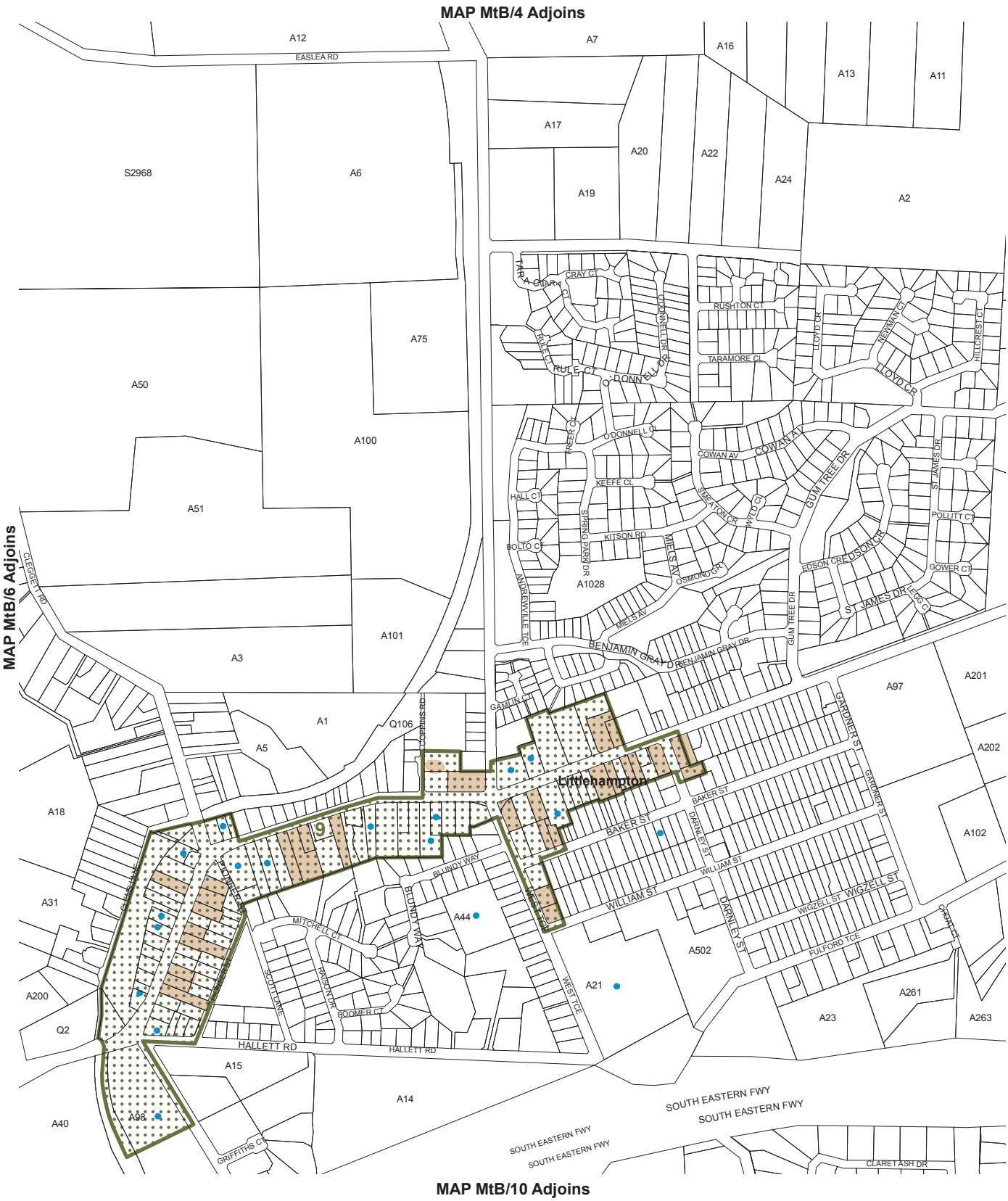
DEVELOPMENT CONSTRAINTS

High environmental significance

Area within which all development is non-complying until appropriate remediation has been undertaken

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



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

Historic Conservation Area
9 Littlehampton Area

N

0 500 m

- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item

MOUNT BARKER

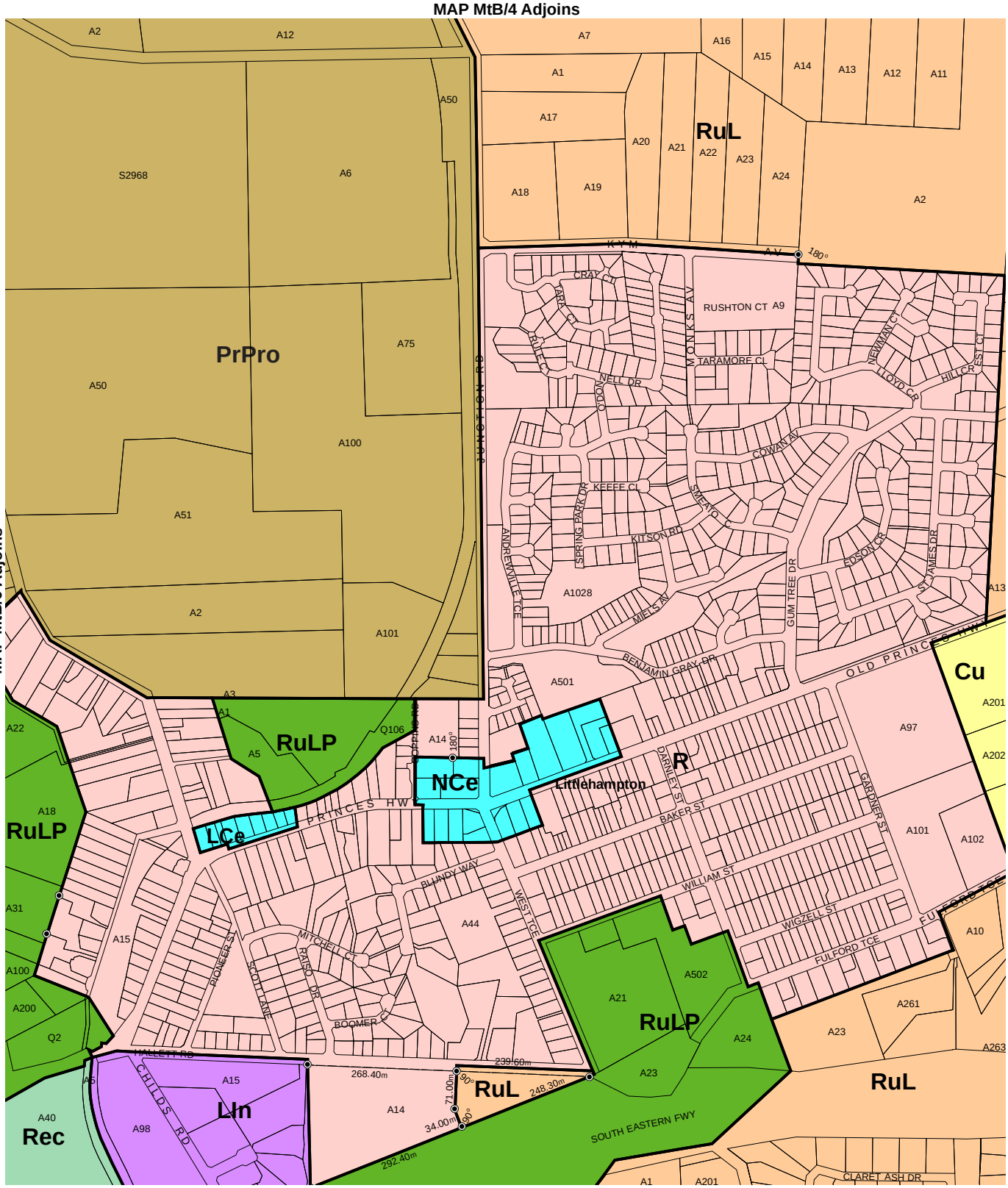
Overlay Map MtB/7

HERITAGE

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/4 Adjoins

MAP MtB/6 Adjoins



MAP MtB/8 Adjoins

MAP MtB/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

Cu	Community
LIn	Light Industry
LCe	Local Centre
NCe	Neighbourhood Centre
PrPro	Primary Production
Rec	Recreation
R	Residential
RuLP	Rural Landscape Protection
RuL	Rural Living
	Zone Boundary

MOUNT BARKER

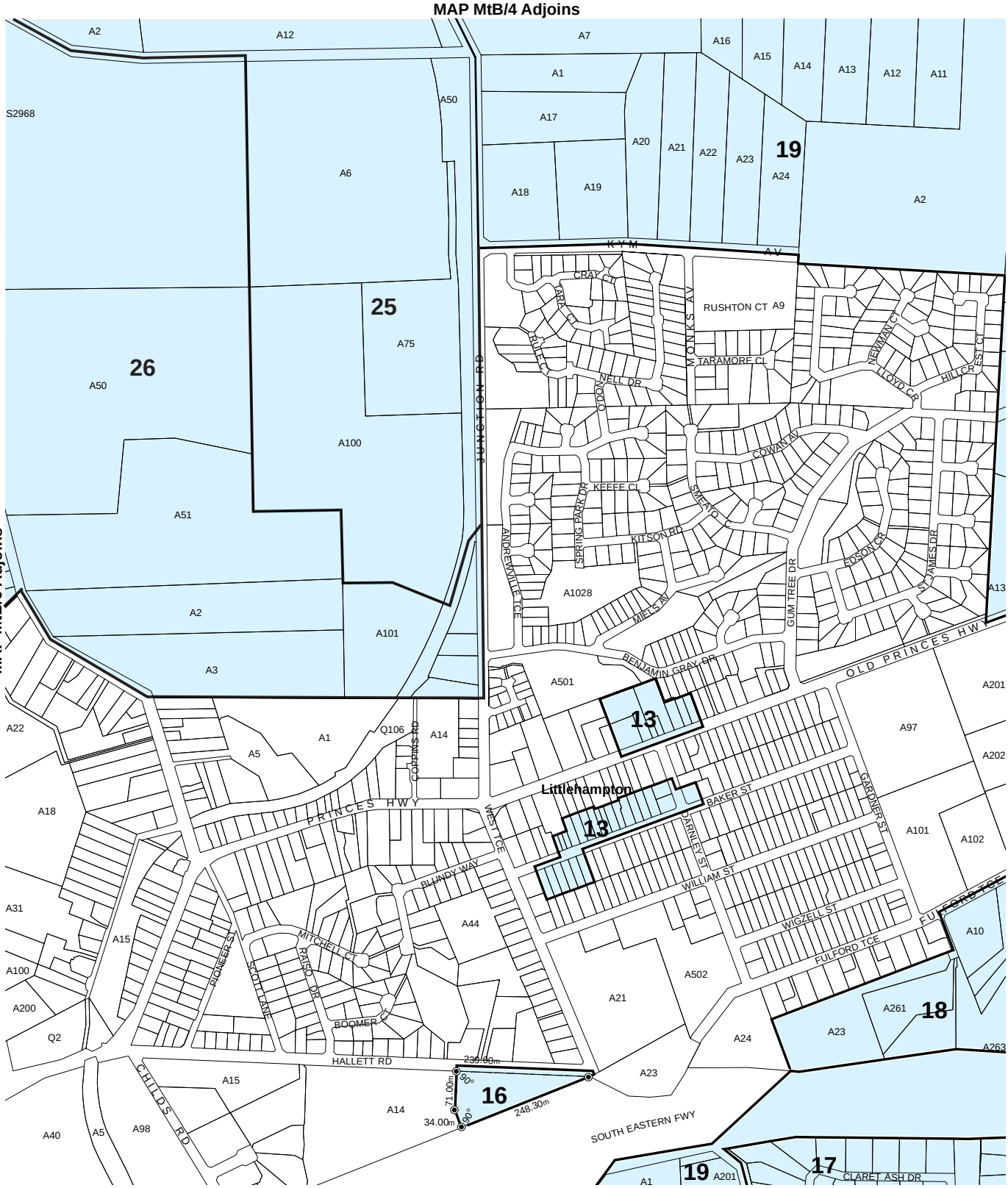
Zone Map MtB/7

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/4 Adjoins

MAP MtB/6 Adjoins

MAP MtB/8 Adjoins



MAP MtB/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

13 Urban Renewal Area
16 Allotment 2000
17 Allotment 3000
18 Allotment 8000
19 Allotment 20000
25 Prime Agriculture
26 Rural Landscape Protection

N

0 500 m

MOUNT BARKER

Policy Area Map MtB/7

Policy Area Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Location Map MtB/8

Railways

Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Overlay Map MtB/8

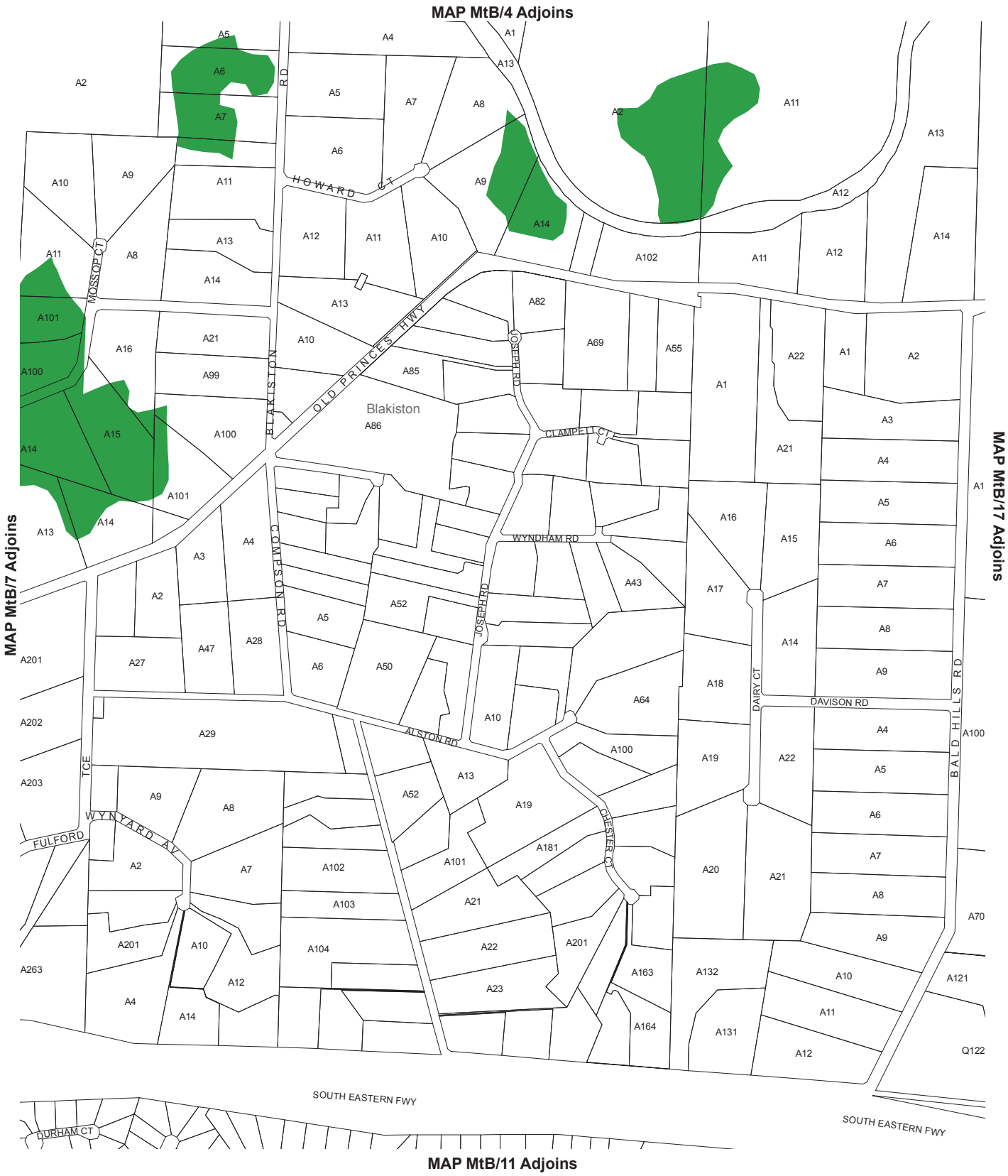
TRANSPORT

Primary Arterial Roads

Secondary Arterial Roads

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



MOUNT BARKER

Overlay Map MtB/8

DEVELOPMENT CONSTRAINTS

High environmental significance

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

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

N

0 500 m

MOUNT BARKER

Overlay Map MtB/8

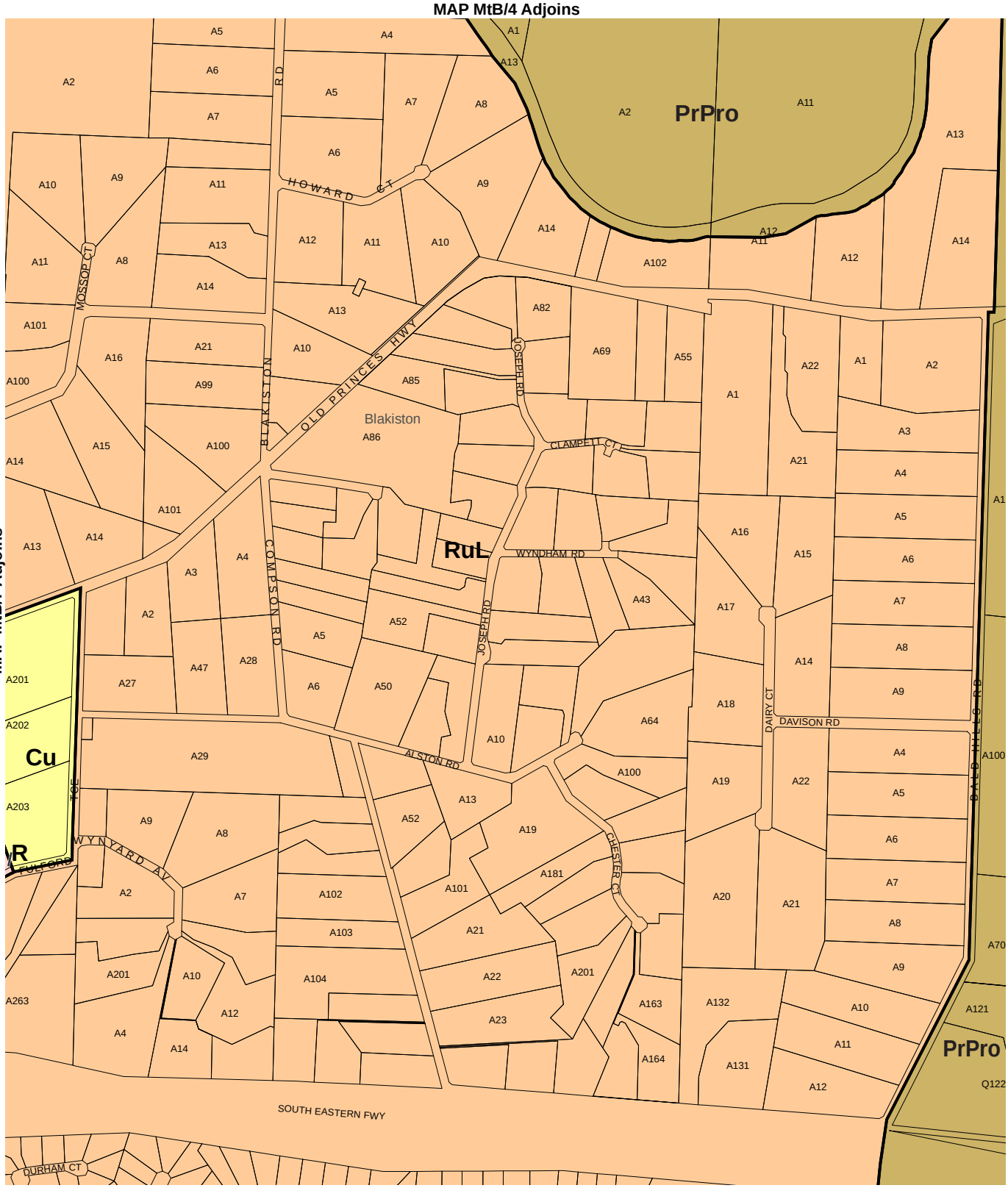
HERITAGE

- State heritage place
- Local heritage place

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/4 Adjoins

MAP MtB/7 Adjoins



MAP MtB/17 Adjoins

MAP MtB/11 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

MOUNT BARKER

Zone Map MtB/8

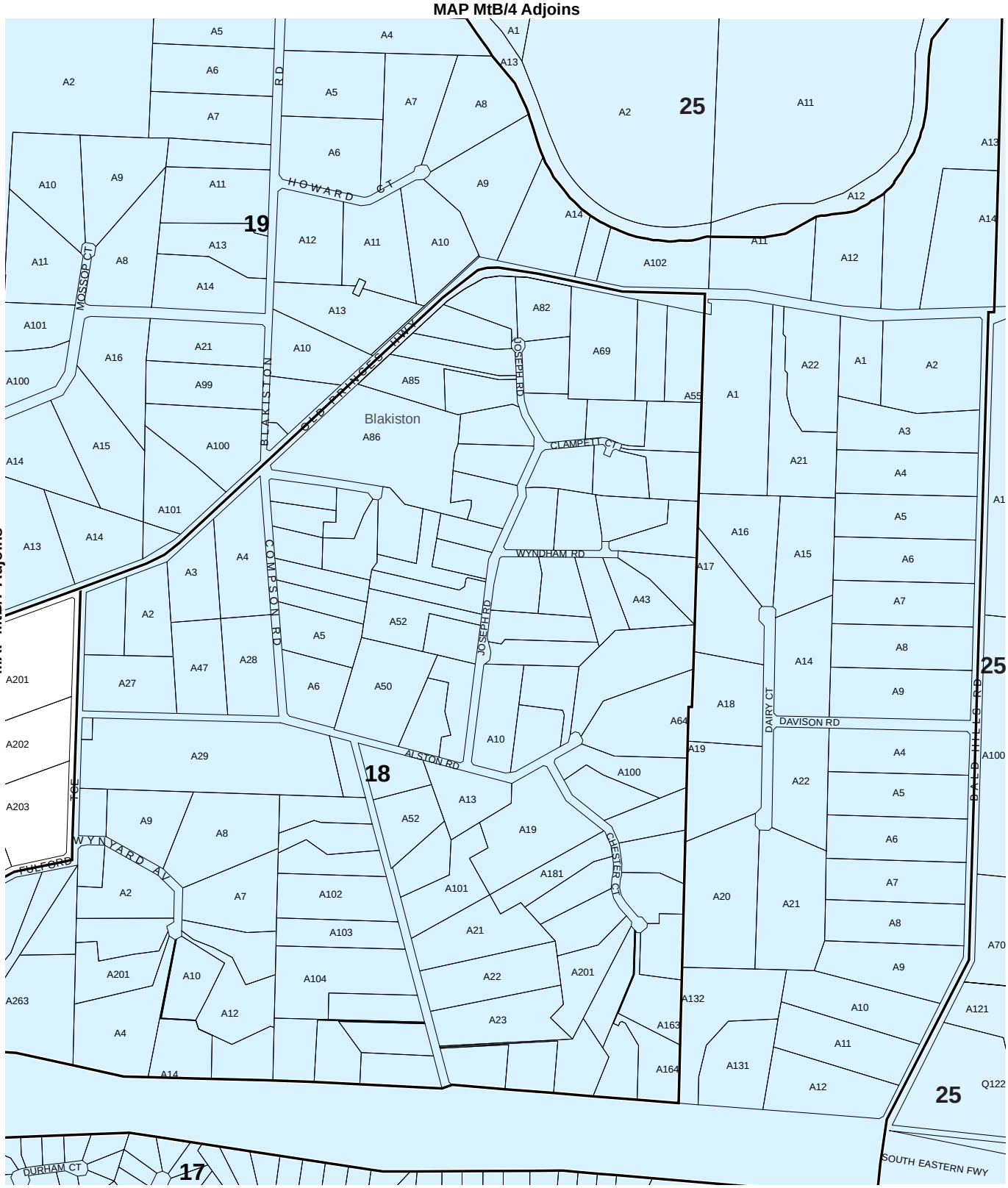
Zones

Cu	Community
PrPro	Primary Production
R	Residential
RuL	Rural Living
	Zone Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/4 Adjoins

MAP MtB/7 Adjoins



MAP MtB/17 Adjoins

MAP MtB/11 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

17 Allotment 3000
18 Allotment 8000
19 Allotment 20000
25 Prime Agriculture

N

0 500 m

MOUNT BARKER

Policy Area Map MtB/8

Policy Area Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Location Map MtB/9

S School
L Public Library
H Other Health Services
Local Reserves
Recreation Park

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Overlay Map MtB/9

TRANSPORT

Primary Arterial Roads

Secondary Arterial Roads

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Overlay Map MtB/9

DEVELOPMENT CONSTRAINTS

High environmental significance

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

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

Historic Conservation Area
3 Druids Avenue, Mount Barker Area

N

0 500 m

MOUNT BARKER

Overlay Map MtB/9

HERITAGE

- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MOUNT BARKER

Overlay Map MtB/9

NOISE AND AIR EMISSIONS

Noise and Air Emissions Designated Area

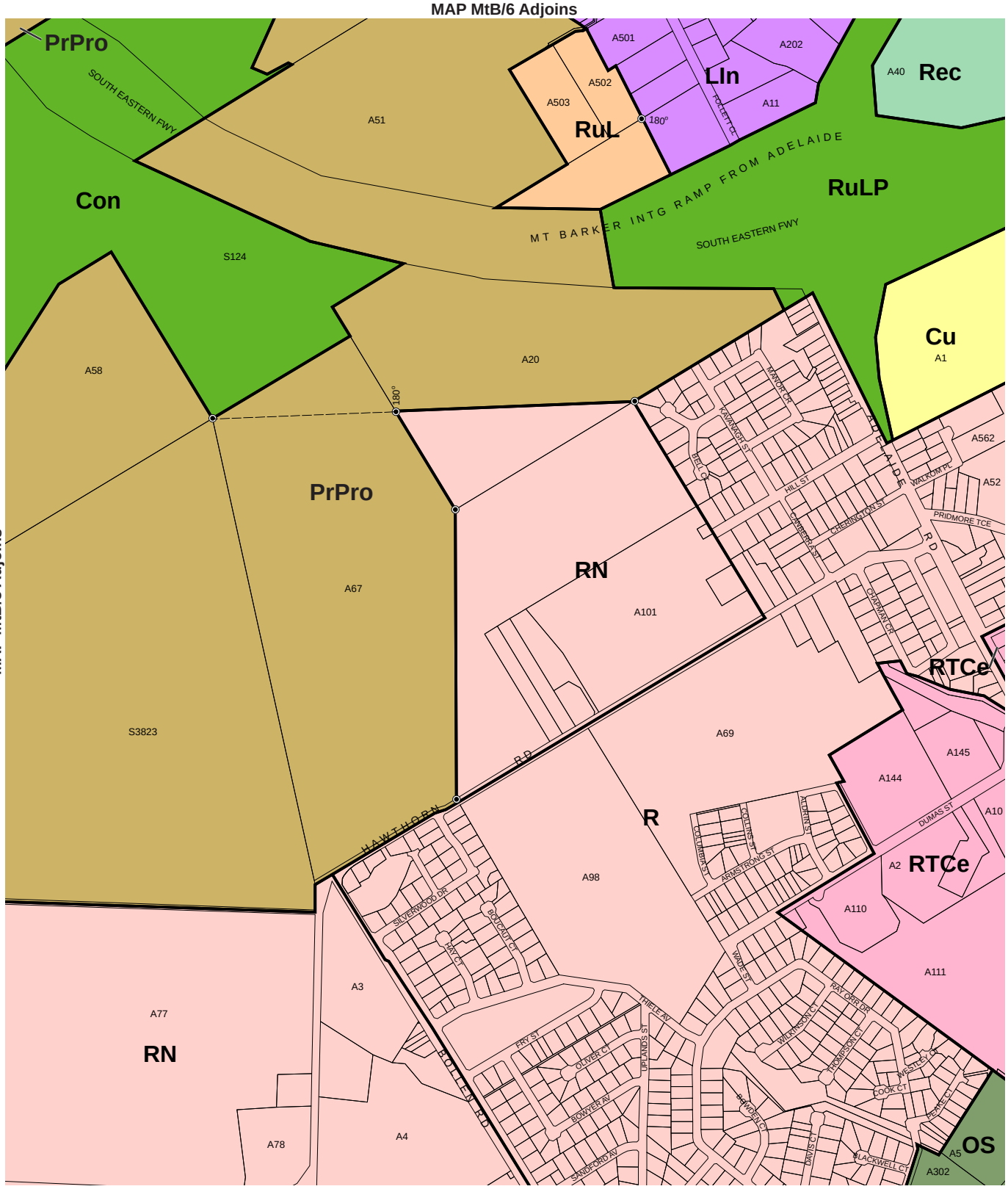
Designated Road : type B road

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/6 Adjoins

MAP MtB/3 Adjoins

MAP MtB/10 Adjoins



MAP MtB/12 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

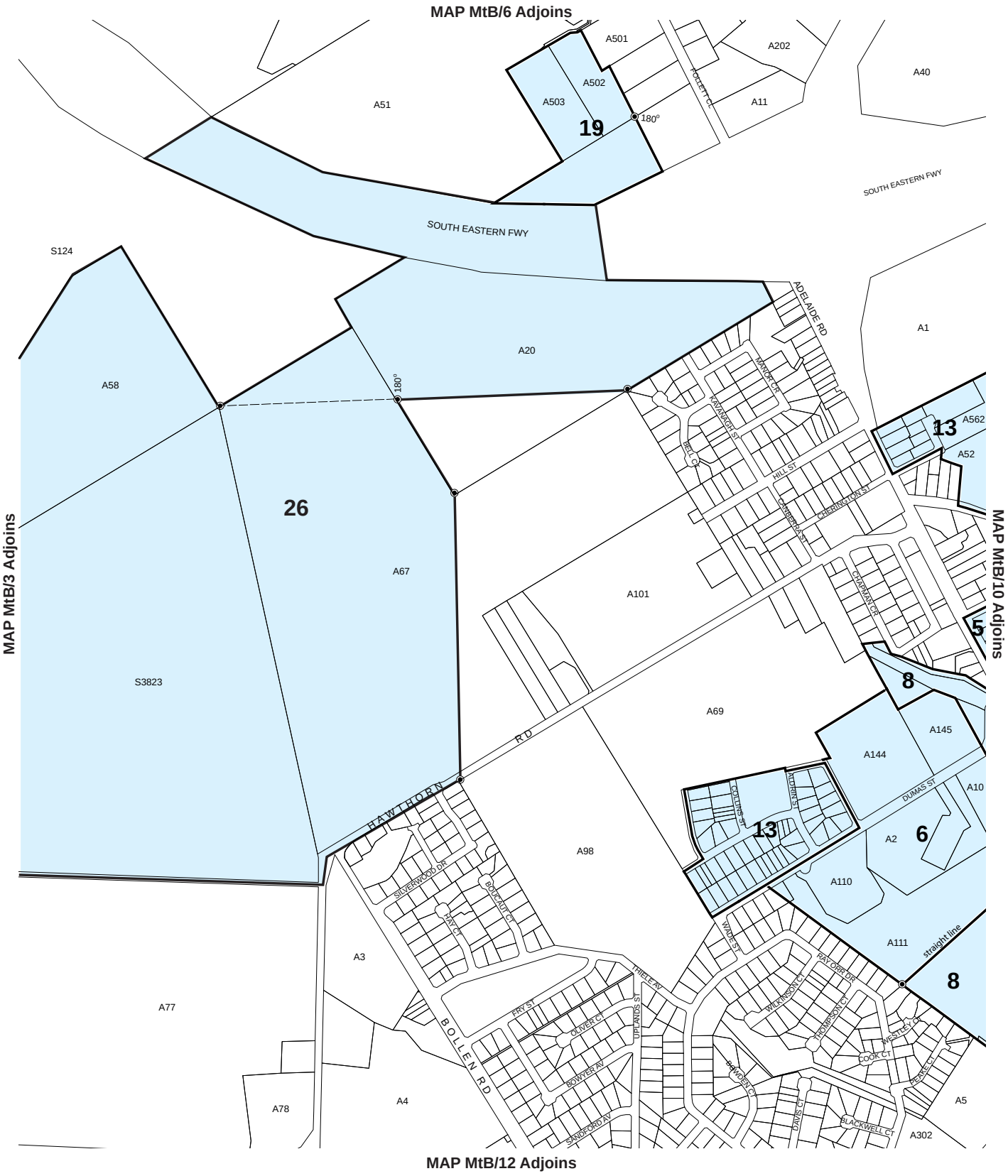
Zones

Cu	Community
Con	Conservation
LIn	Light Industry
OS	Open Space
PrPro	Primary Production
Rec	Recreation
RTCe	Regional Town Centre
R	Residential
RN	Residential Neighbourhood
RuLP	Rural Landscape Protection
RuL	Rural Living
	Zone Boundary

MOUNT BARKER

Zone Map MtB/9

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

- **5** Business and Retail Core
- **6** Auchendarroch Area
- **8** Open Space and Corridors
- **13** Urban Renewal Area
- **19** Allotment 20000
- **26** Rural Landscape Protection

N

0 500 m

MOUNT BARKER

Policy Area Map MtB/9

Policy Area Boundary

MAP MtB/7 Adjoins

MAP MtB/9 Adjoins

MAP MtB/11 Adjoins

MAP MtB/13 Adjoins

N

0 500 m

MOUNT BARKER

Location Map MtB/10

- S School
- C Council Office
- P Post Office
- H Other Health Services
- P Police Station
- Railways
- Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Overlay Map MtB/10

TRANSPORT

Primary Arterial Roads

Secondary Arterial Roads

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

MAP MtB/7 Adjoins

MAP MtB/9 Adjoins

MAP MtB/11 Adjoins

MAP MtB/13 Adjoins

N

0 500 m

MOUNT BARKER

Overlay Map MtB/10

DEVELOPMENT CONSTRAINTS

Area within which all development is non-complying until appropriate remediation has been undertaken

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

MAP MtB/7 Adjoins

MAP MtB/9 Adjoins

MAP MtB/11 Adjoins

MAP MtB/13 Adjoins

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

Historic Conservation Area

3 Druids Avenue, Mount Barker Area
5 Exhibition Road, Mount Barker Area
6 Gawler Street Area
7 Hack - Mill Streets, Mount Barker Area
13 Paddys Hill, Mount Barker Area
19 Kia-Ora Street, Mount Barker Area

State heritage place
Local heritage place
Historic Conservation Area
Contributory item

N

0 500 m

MOUNT BARKER

Overlay Map MtB/10

HERITAGE

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Overlay Map MtB/10

NOISE AND AIR EMISSIONS

Noise and Air Emissions Designated Area

Designated Road : type B road

Railway Line

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

MAP MtB/7 Adjoins

MAP MtB/9 Adjoins

MAP MtB/11 Adjoins

MAP MtB/13 Adjoins

N

0 500 m

MOUNT BARKER

Overlay Map MtB/10

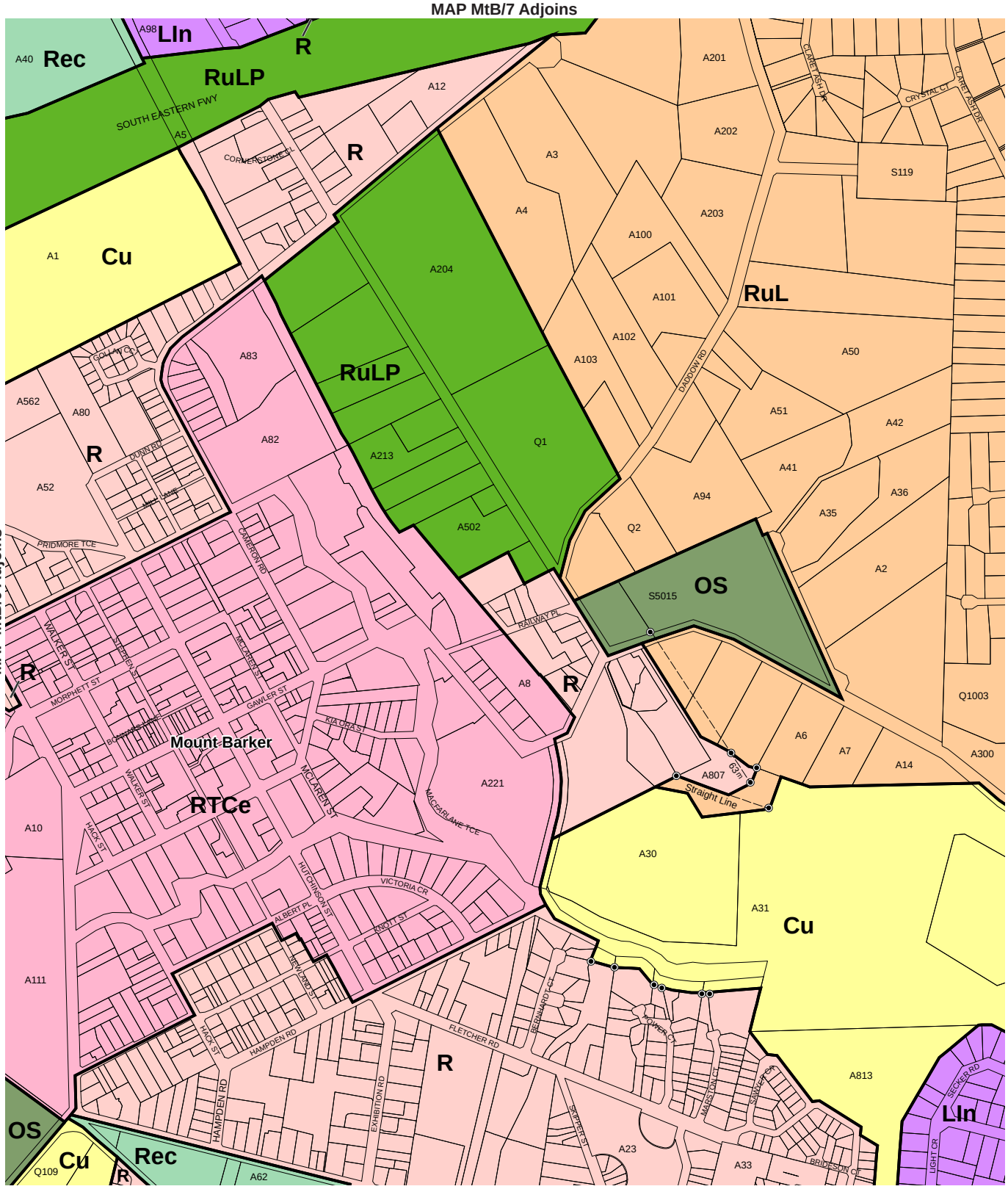
AFFORDABLE HOUSING

Affordable Housing Designated Area

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/7 Adjoins

MAP MtB/9 Adjoins



MAP MtB/11 Adjoins

MAP MtB/13 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

Cu	Community
LIn	Light Industry
OS	Open Space
Rec	Recreation
RTCe	Regional Town Centre
R	Residential
RuLP	Rural Landscape Protection
RuL	Rural Living
	Zone Boundary

MOUNT BARKER

Zone Map MtB/10

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/7 Adjoins

MAP MtB/9 Adjoins

MAP MtB/11 Adjoins

MAP MtB/13 Adjoins

Mount Barker

Lamberts Conformal Conic Projection, GDA94

Policy Area

- **4** Bulky Goods
- **5** Business and Retail Core
- **6** Auchendarroch Area
- **7** Gawler Street
- **8** Open Space and Corridors
- **9** Residential Infill
- **10** Residential Character
- **11** Mixed Use
- **12** Dunn Bickle Community
- **13** Urban Renewal Area
- **17** Allotment 3000
- **19** Allotment 20000

Policy Area Boundary

N

0 500 m

MOUNT BARKER

Policy Area Map MtB/10

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/7 Adjoins

MAP MtB/9 Adjoins

MAP MtB/11 Adjoins

MAP MtB/13 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct

1 Dunn Mill

N

0 500 m

MOUNT BARKER

Precinct Map MtB/10

Precinct Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MOUNT BARKER

Location Map MtB/11

Local Reserves

Waterbodies

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Overlay Map MtB/11

TRANSPORT

Primary Arterial Roads

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Overlay Map MtB/11

DEVELOPMENT CONSTRAINTS

Fleurieu Perched Swamps

High environmental significance

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

Heritage points are indicative only.
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N

0 500 m

MOUNT BARKER

Overlay Map MtB/11

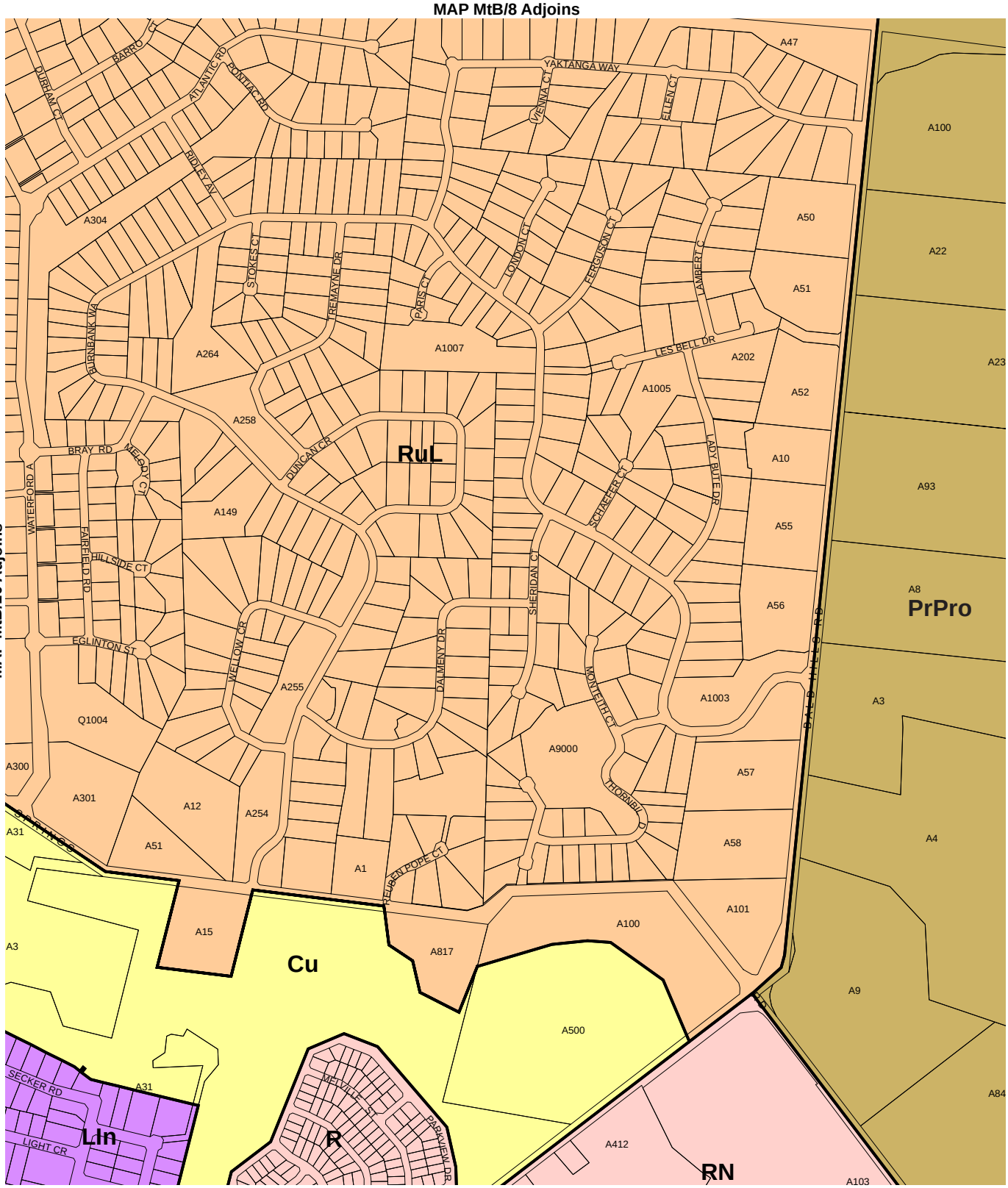
HERITAGE

Local heritage place

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/8 Adjoins

MAP MtB/10 Adjoins



MAP MtB/22 Adjoins

MAP MtB/14 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

Cu	Community
LIn	Light Industry
PrPro	Primary Production
R	Residential
RN	Residential Neighbourhood
RuL	Rural Living
	Zone Boundary

MOUNT BARKER

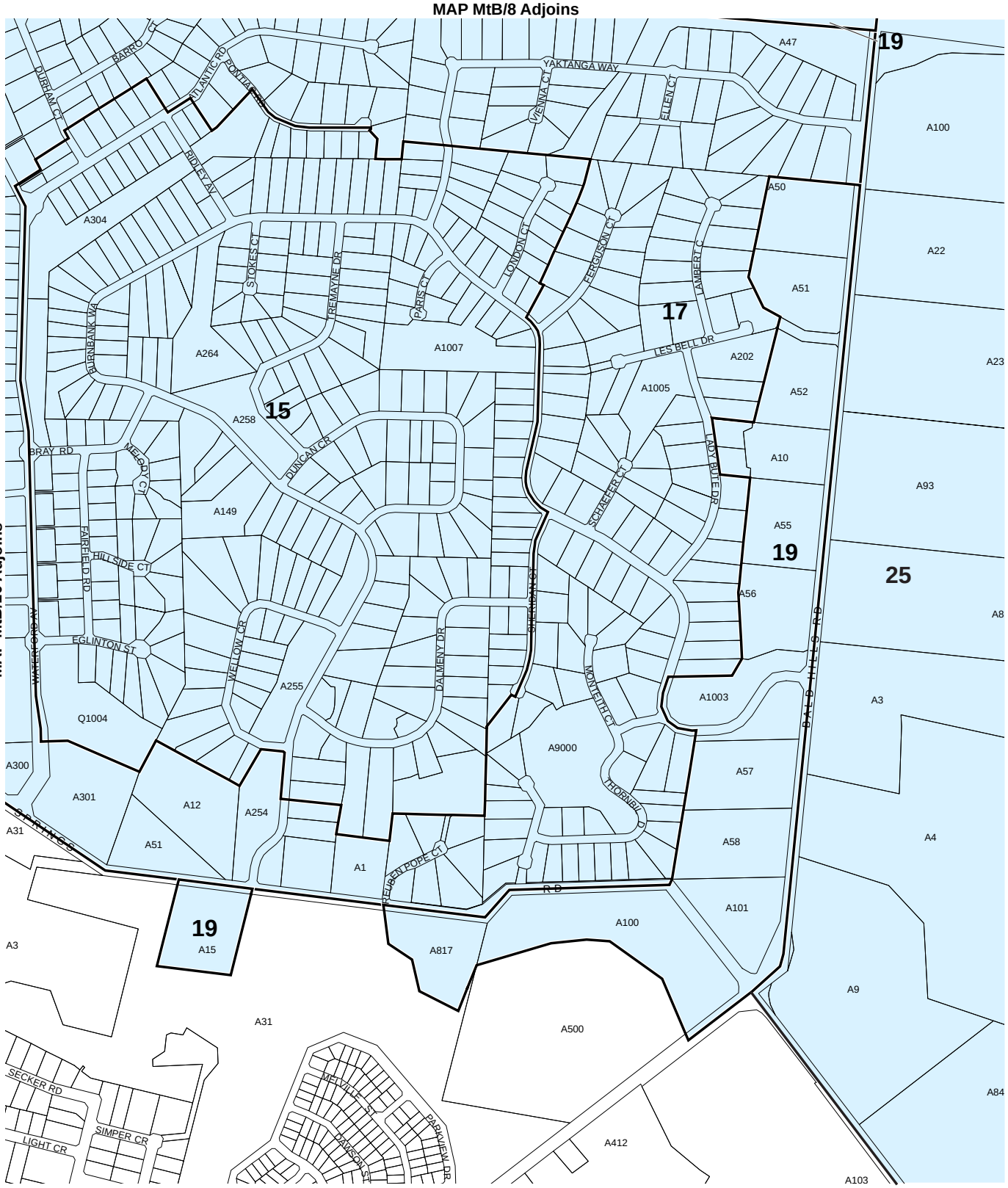
Zone Map MtB/11

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/8 Adjoins

MAP MtB/10 Adjoins

MAP MtB/22 Adjoins



MAP MtB/14 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

15 Allotment 1500
17 Allotment 3000
19 Allotment 20000
25 Prime Agriculture

N

0 500 m

MOUNT BARKER

Policy Area Map MtB/11

Policy Area Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Location Map MtB/12

Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

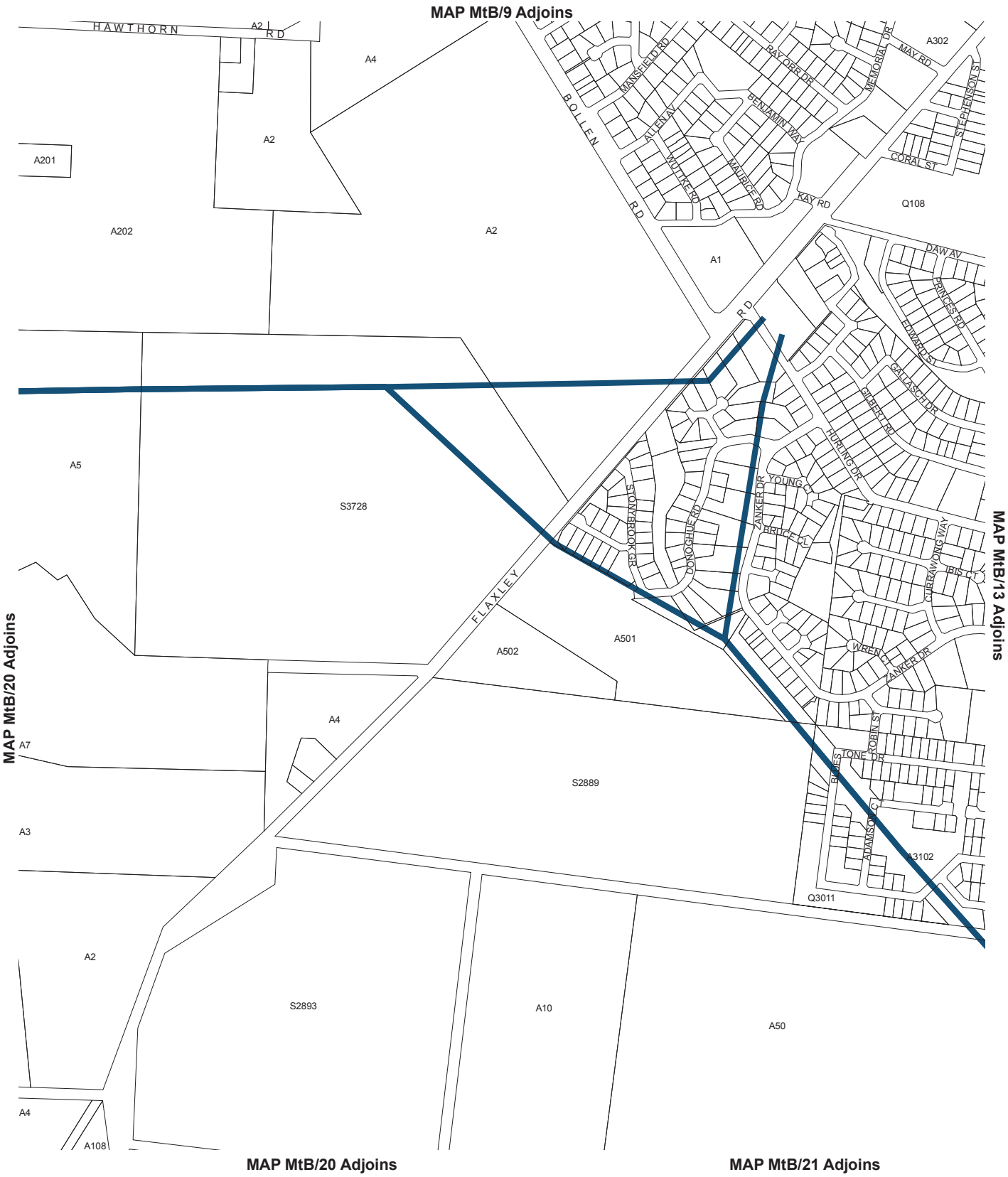
MOUNT BARKER

Overlay Map MtB/12

TRANSPORT

Secondary Arterial Roads

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



N

0 500 m

MOUNT BARKER

Overlay Map MtB/12

DEVELOPMENT CONSTRAINTS

275kv/132kv/66kv electricity transmission line

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

Heritage points are indicative only.
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N

0 500 m

MOUNT BARKER

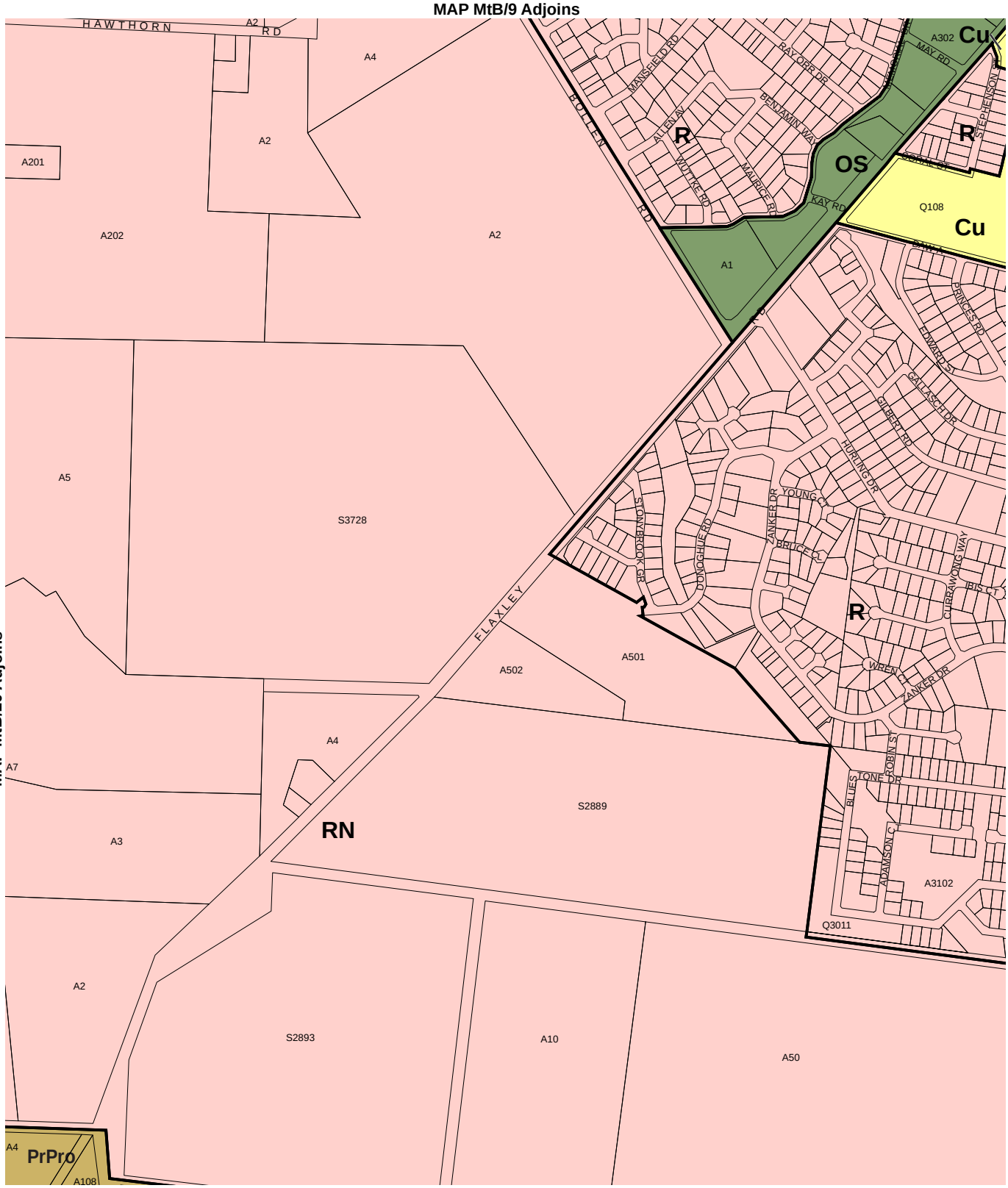
Overlay Map MtB/12

HERITAGE

Local heritage place

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/9 Adjoins



MAP MtB/20 Adjoins

MAP MtB/13 Adjoins

MAP MtB/20 Adjoins

MAP MtB/21 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

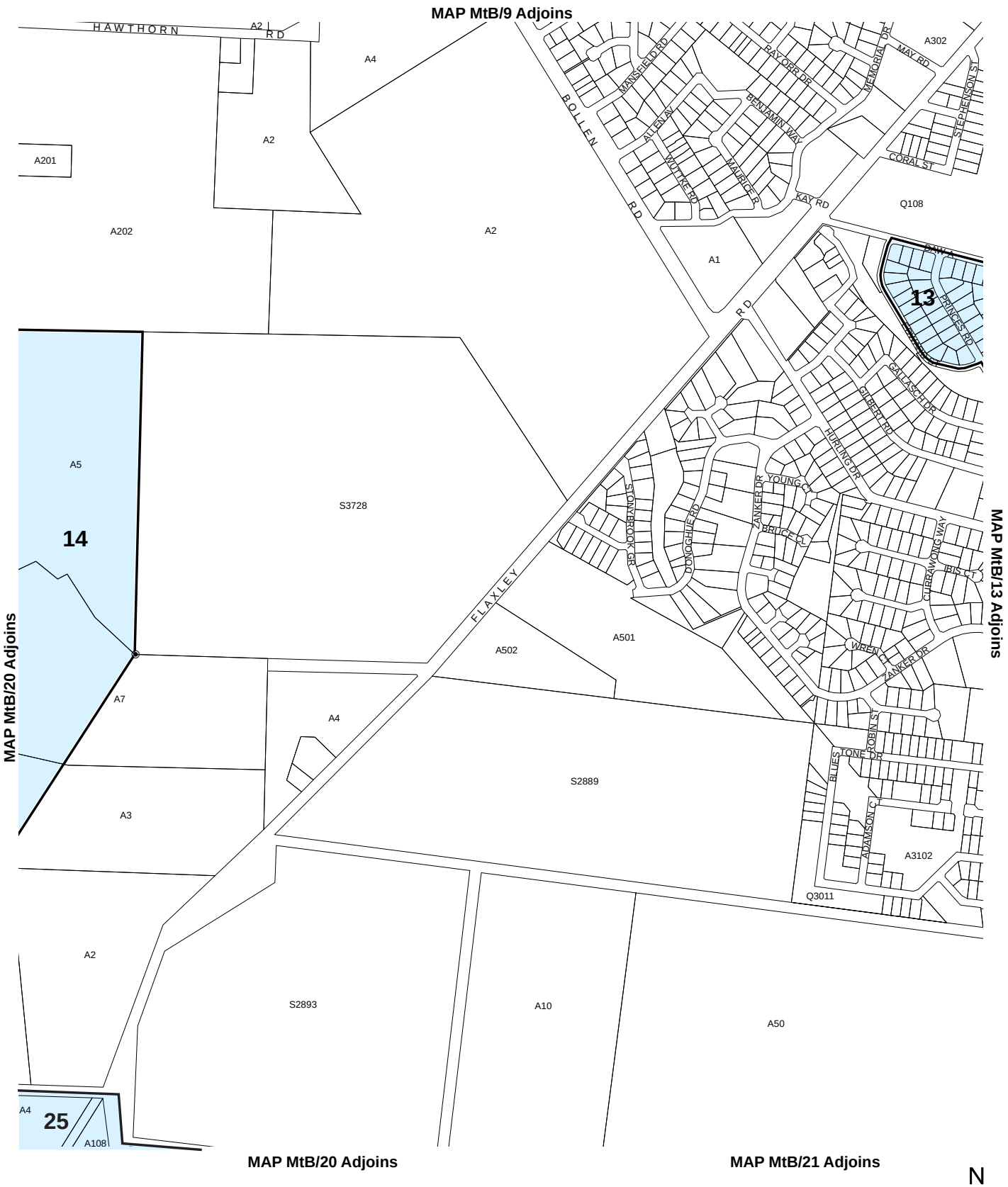
Zones

Cu	Community
OS	Open Space
PrPro	Primary Production
R	Residential
RN	Residential Neighbourhood
	Zone Boundary

MOUNT BARKER

Zone Map MtB/12

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

13 Urban Renewal Area
14 Restricted Urban
25 Prime Agriculture

N

0 500 m

MOUNT BARKER

Policy Area Map MtB/12

Policy Area Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/10 Adjoins

MAP MtB/12 Adjoins

MAP MtB/14 Adjoins

MAP MtB/21 Adjoins

MAP MtB/15 Adjoins

N

0 500 m

MOUNT BARKER

Location Map MtB/13

School
Other Health Services
Hospital
Railways
Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Overlay Map MtB/13

TRANSPORT

Secondary Arterial Roads

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Overlay Map MtB/13

DEVELOPMENT CONSTRAINTS

275kv/132kv/66kv electricity transmission line

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/10 Adjoins

MAP MtB/12 Adjoins

MAP MtB/14 Adjoins

MAP MtB/21 Adjoins

MAP MtB/15 Adjoins

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

Historic Conservation Area
5 Exhibition Road, Mount Barker Area

N

0 500 m

MOUNT BARKER

Overlay Map MtB/13

HERITAGE

Local heritage place

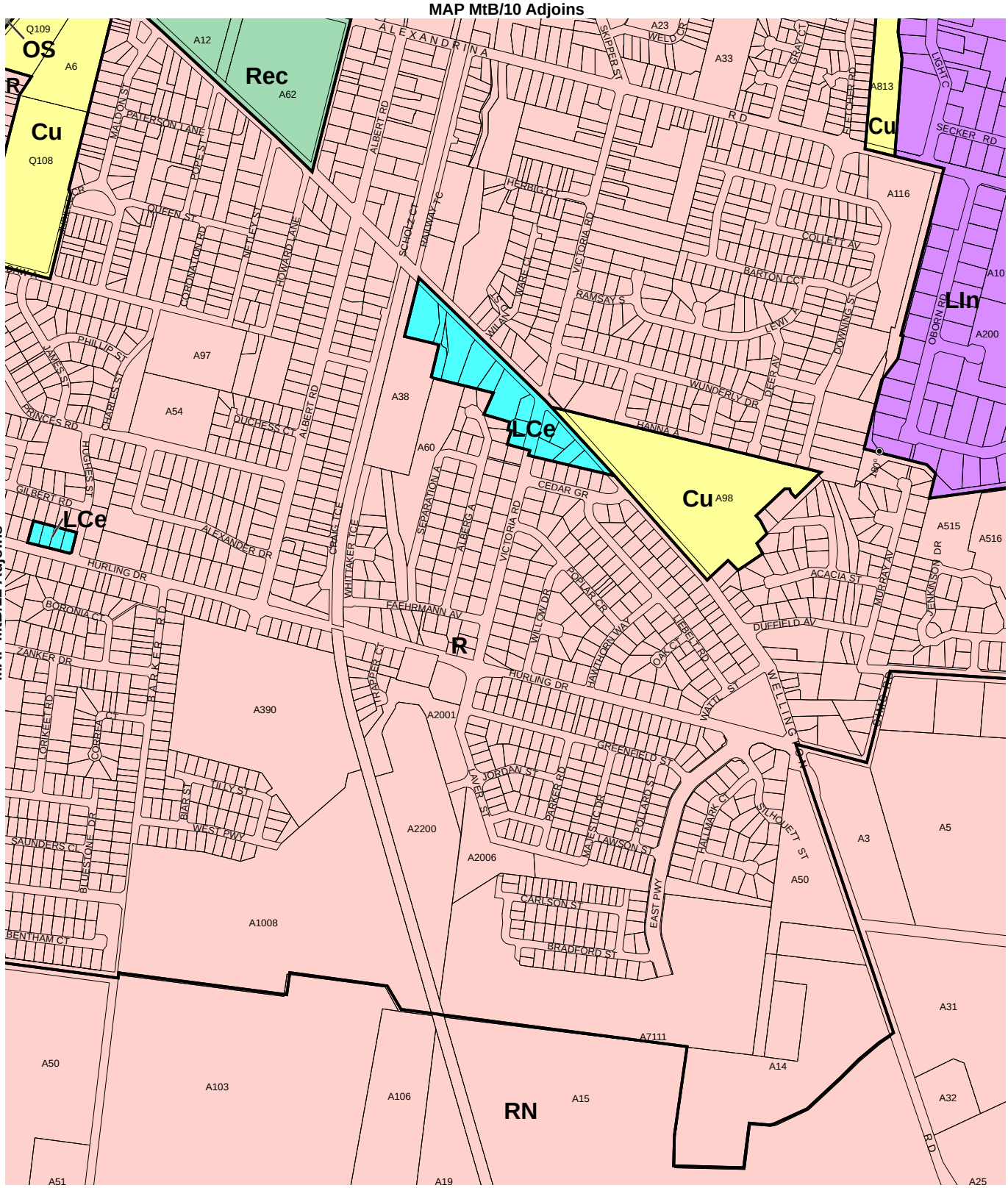
Historic Conservation Area

Contributory item

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/10 Adjoins

MAP MtB/12 Adjoins



MAP MtB/14 Adjoins

MAP MtB/21 Adjoins

MAP MtB/15 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

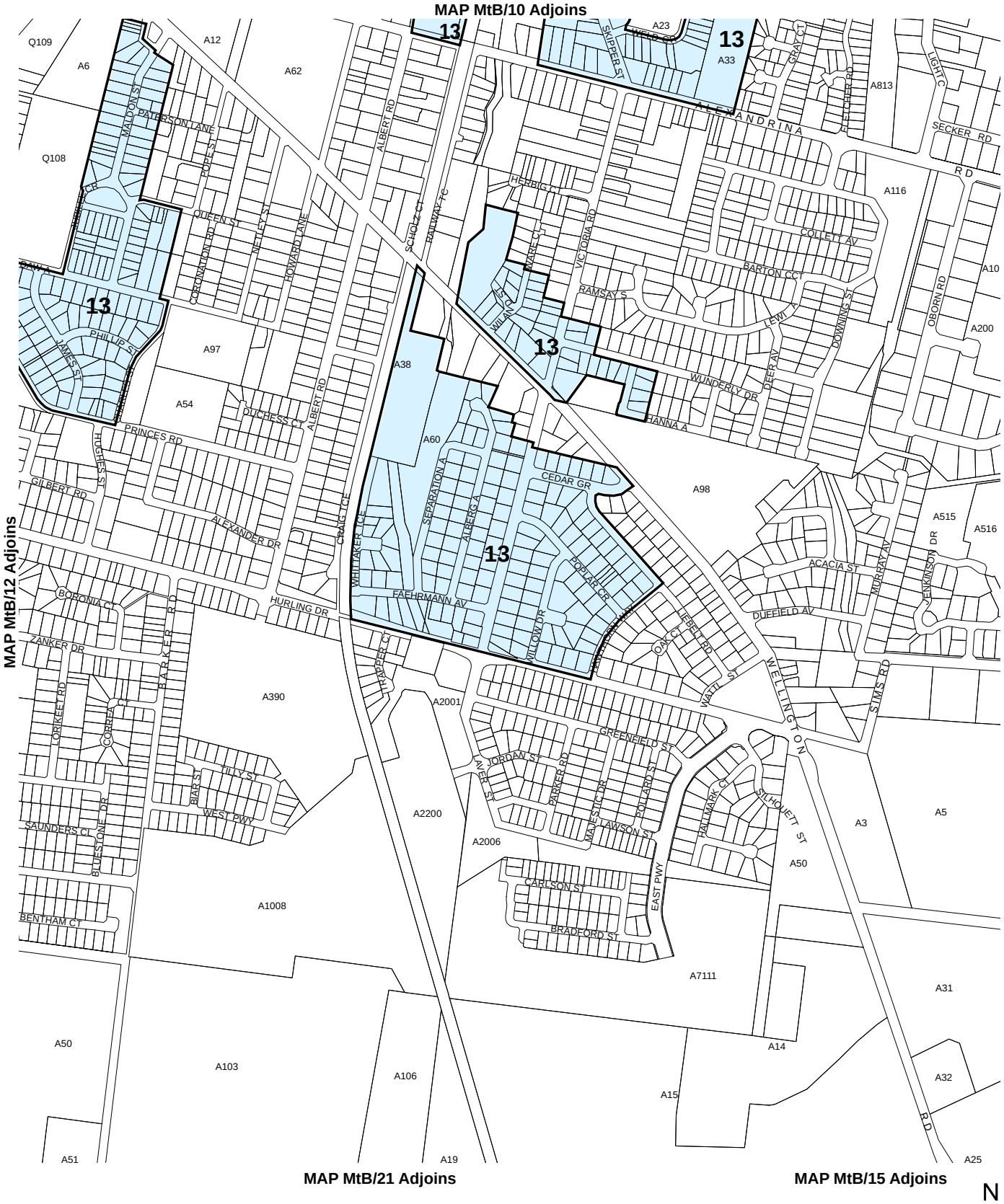
Zones

Cu	Community
LIn	Light Industry
LCe	Local Centre
OS	Open Space
Rec	Recreation
R	Residential
RN	Residential Neighbourhood
	Zone Boundary

MOUNT BARKER

Zone Map MtB/13

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

13 Urban Renewal Area

N

0 500 m

MOUNT BARKER

Policy Area Map MtB/13

Policy Area Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Location Map MtB/14

School

Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MOUNT BARKER

Overlay Map MtB/14

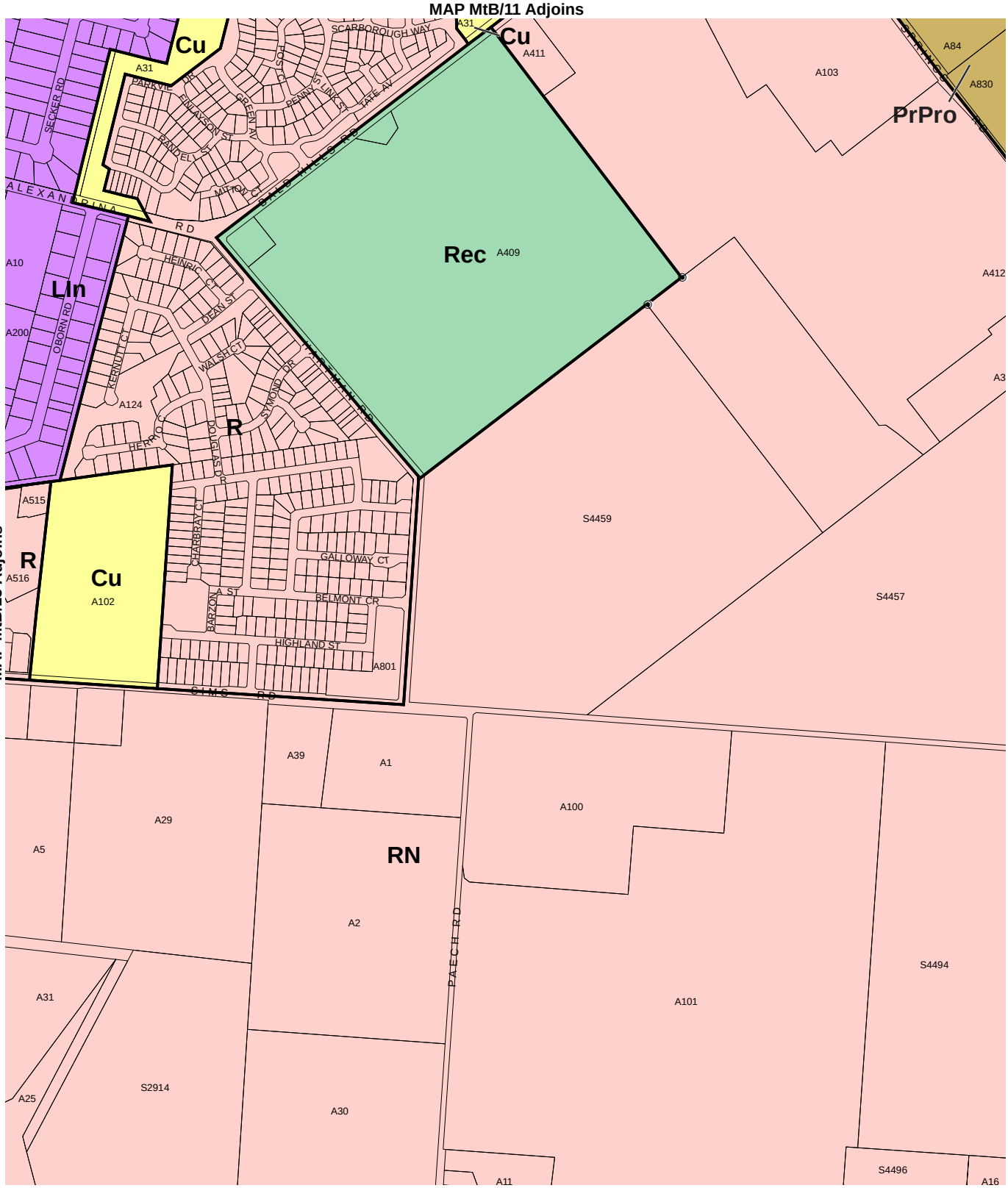
DEVELOPMENT CONSTRAINTS

High environmental significance

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/11 Adjoins

MAP MtB/13 Adjoins



MAP MtB/15 Adjoins

MAP MtB/15 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

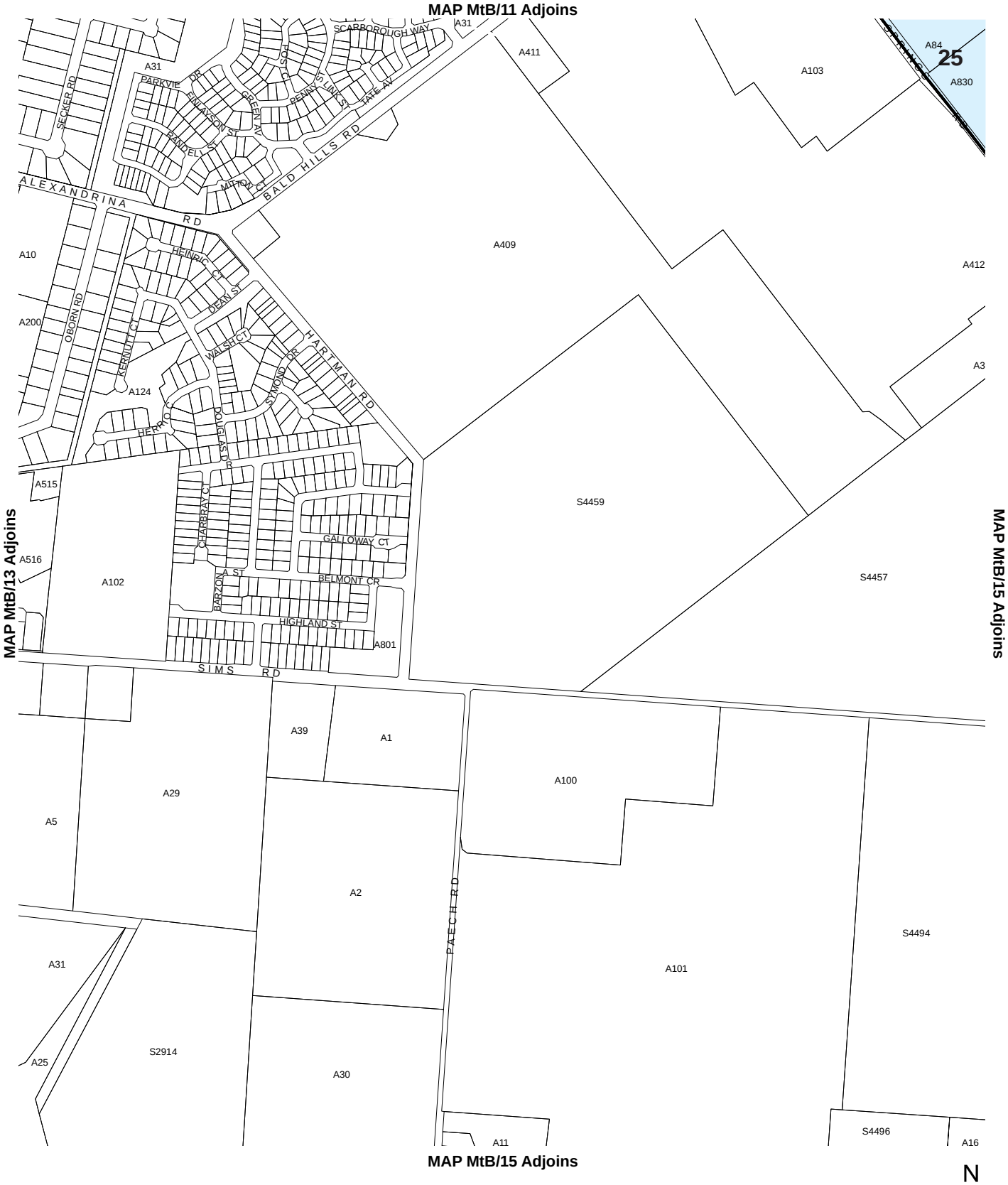
Zones

Cu	Community
LIn	Light Industry
PrPro	Primary Production
Rec	Recreation
R	Residential
RN	Residential Neighbourhood
	Zone Boundary

MOUNT BARKER

Zone Map MtB/14

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

25 Prime Agriculture

N

0 500 m

MOUNT BARKER

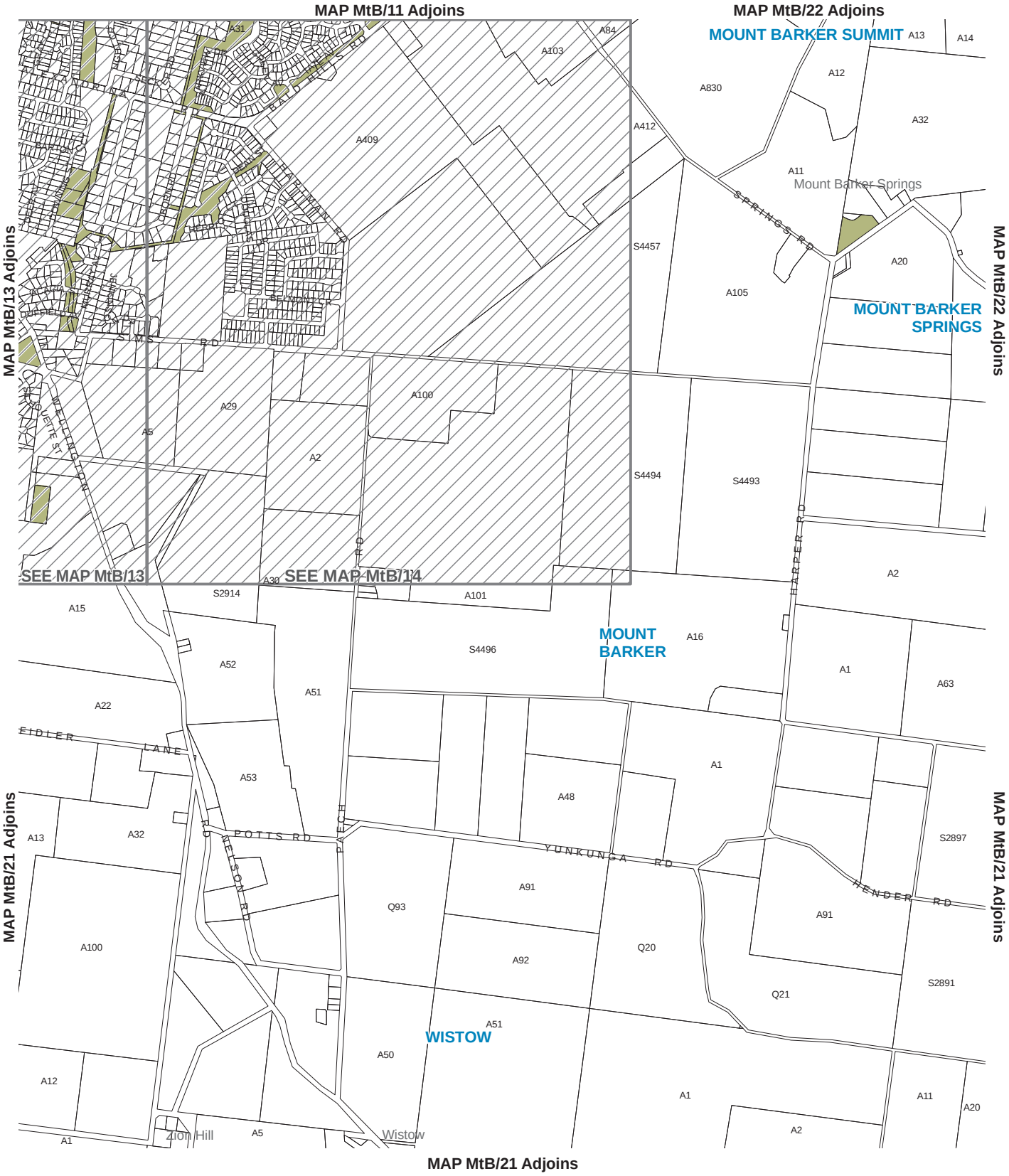
Policy Area Map MtB/14

Policy Area Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



Location Map MtB/15

Local Reserves

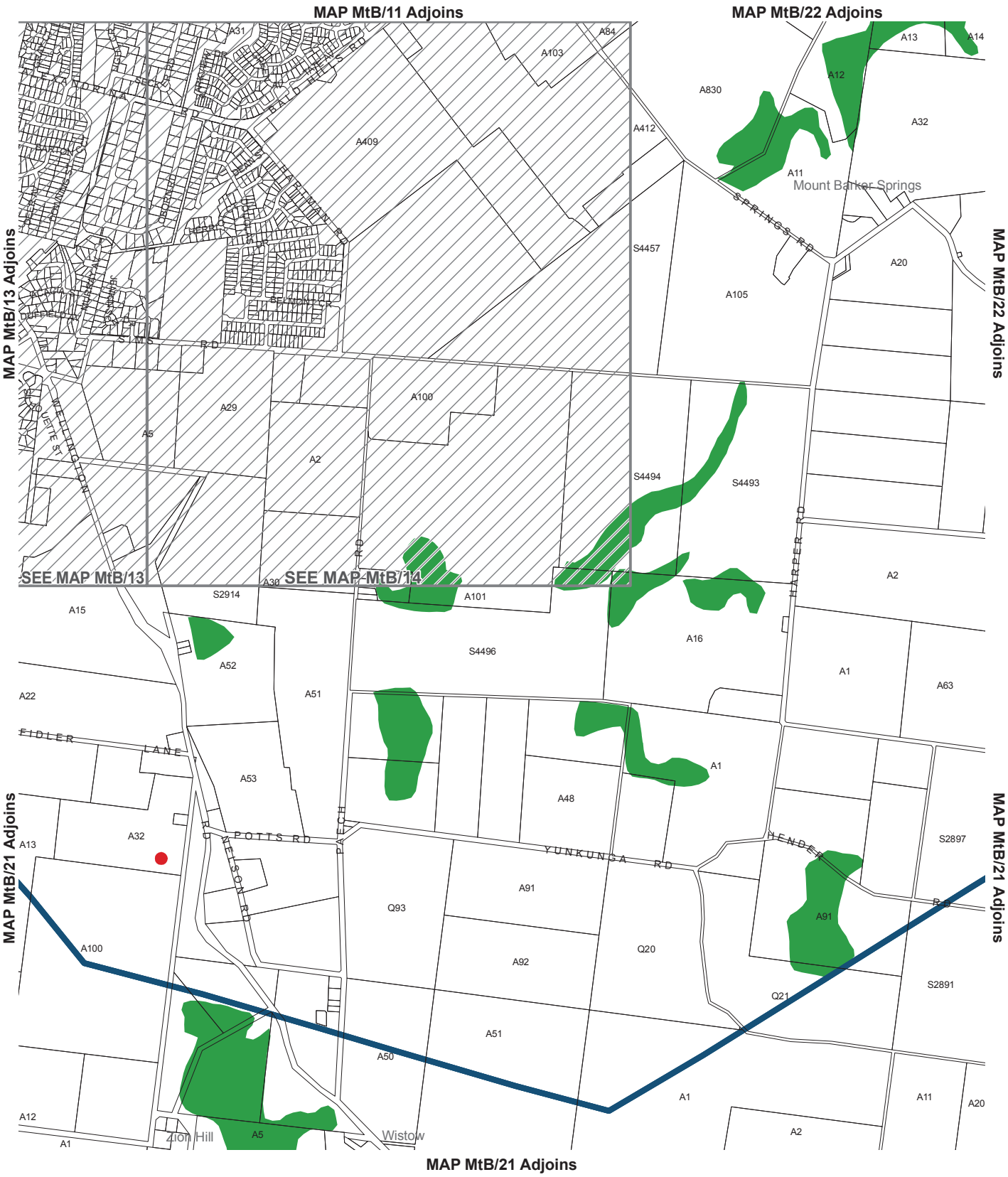
MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

Overlay Map MtB/15

TRANSPORT

Secondary Arterial Roads

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



N

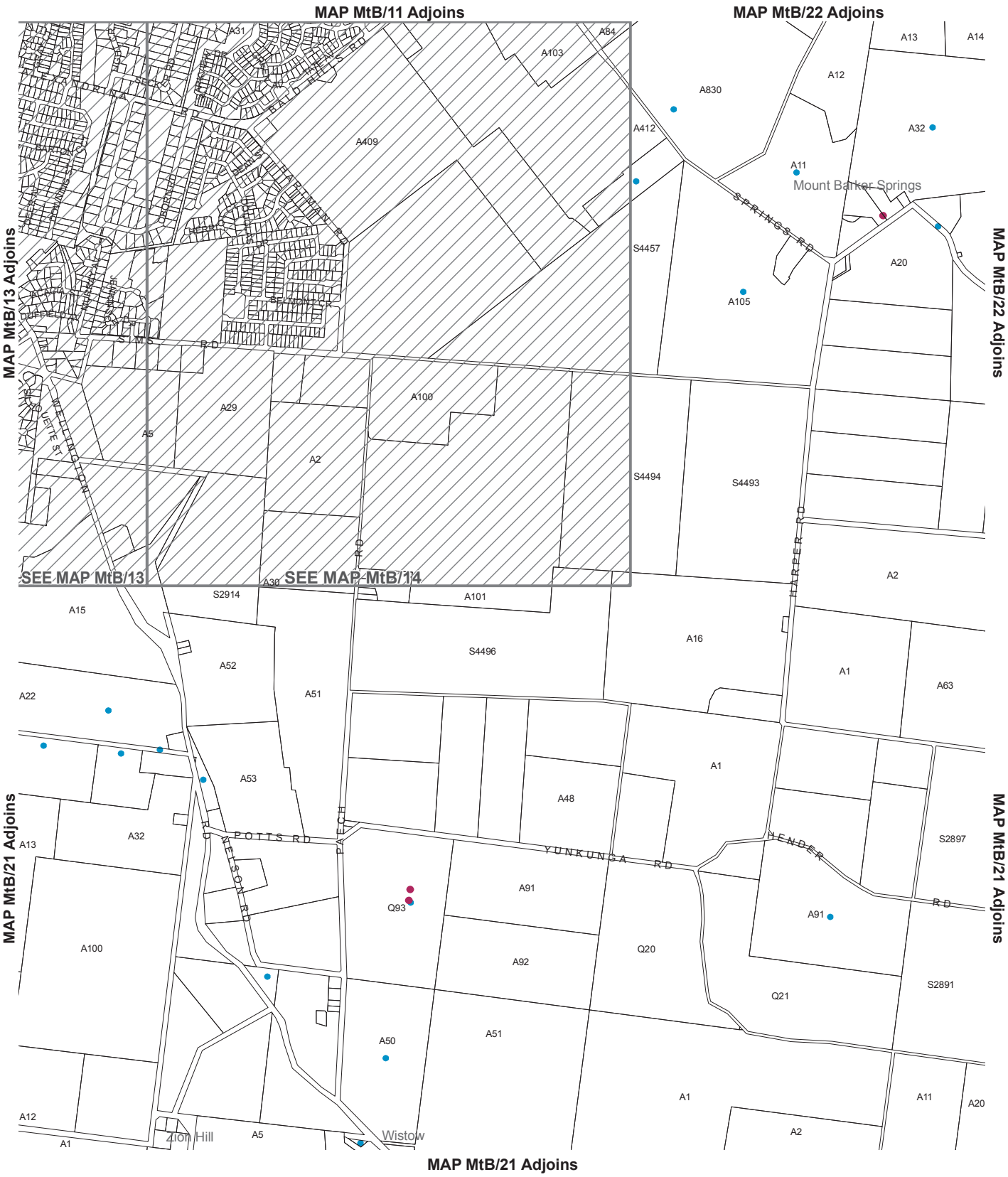
0 1,000 m

Overlay Map MtB/15

DEVELOPMENT CONSTRAINTS

- Intensive Animal Keeping (Poultry)
- 275kv/132kv/66kv electricity transmission line
- High environmental significance

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



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

N

0 1,000 m

Overlay Map MtB/15

HERITAGE

- State heritage place
- Local heritage place

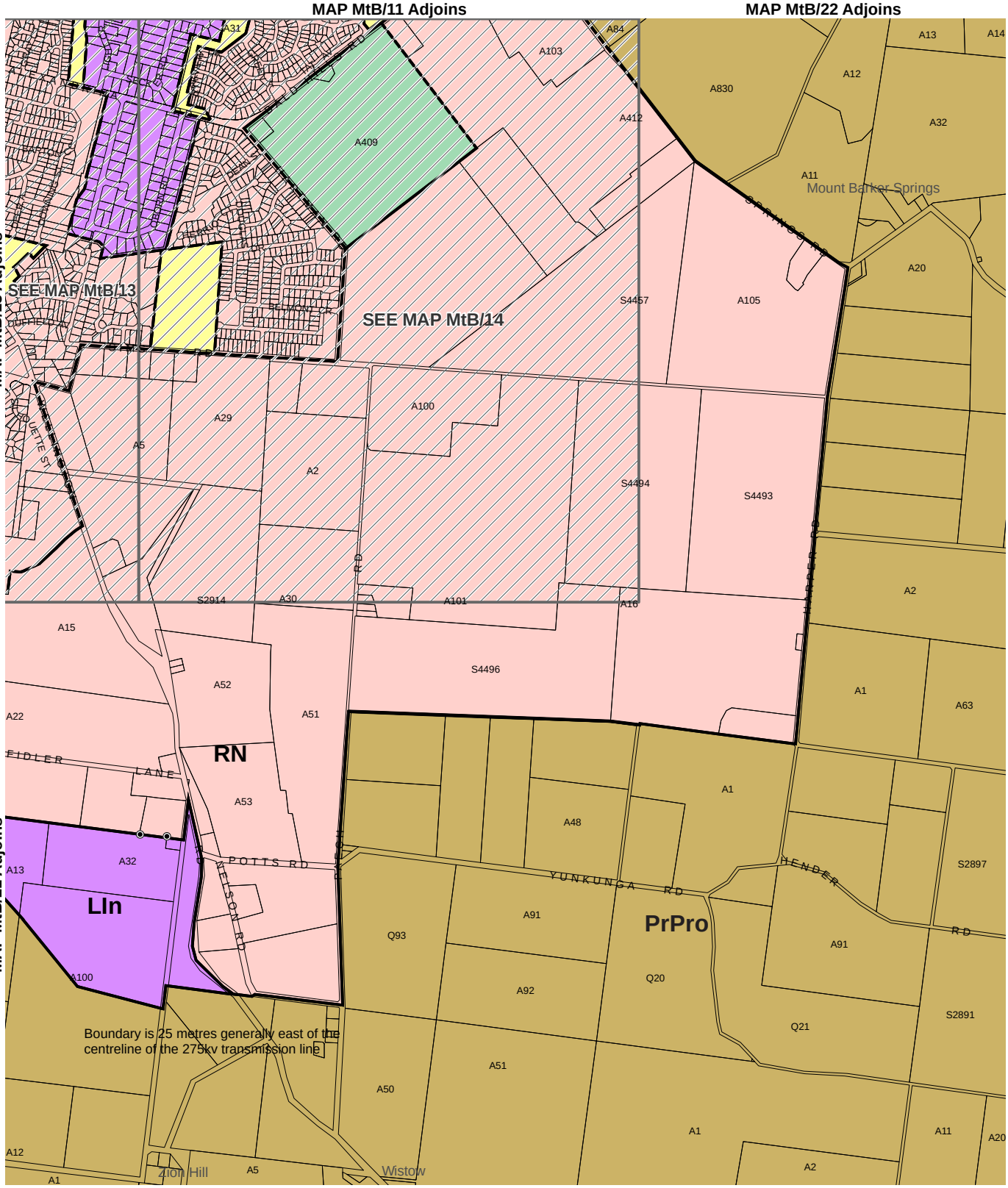
MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/11 Adjoins

MAP MtB/22 Adjoins

MAP MtB/13 Adjoins

MAP MtB/22 Adjoins



MAP MtB/21 Adjoins

MAP MtB/21 Adjoins

MAP MtB/21 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

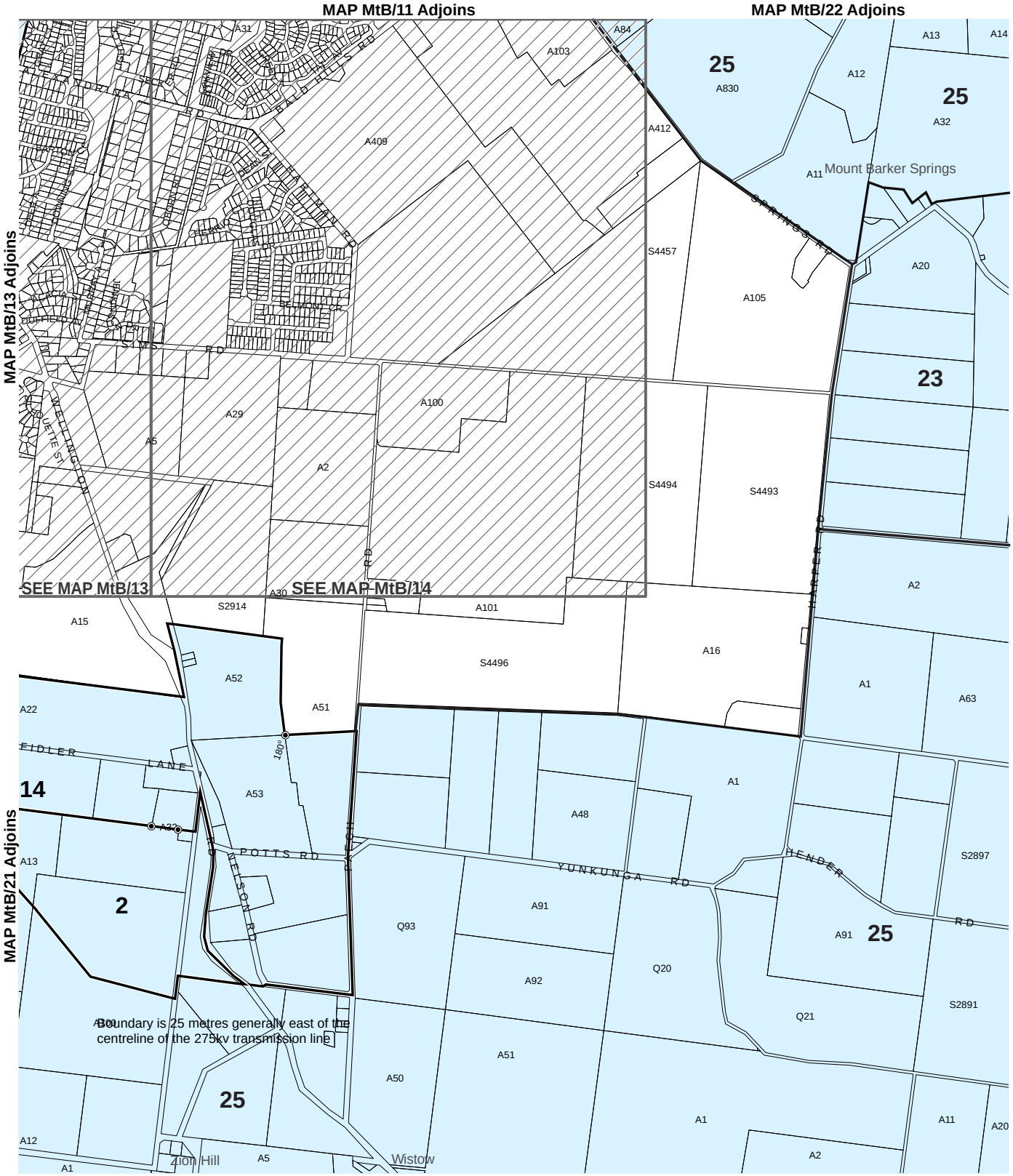
0 1,000 m

Zone Map MtB/15

Zones

LIn	Light Industry
PrPro	Primary Production
RN	Residential Neighbourhood
	Zone Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Policy Area

14 Restricted Urban
2 Light Industry
23 Broad Acre Agriculture
25 Prime Agriculture

N

0 1,000 m

Policy Area Map MtB/15

Policy Area Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

NAIRNE

Location Map MtB/16

Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

NAIRNE

Overlay Map MtB/16

TRANSPORT

Secondary Arterial Roads

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

NAIRNE

Overlay Map MtB/16

DEVELOPMENT CONSTRAINTS

High environmental significance

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

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

N

0 500 m

NAIRNE

Overlay Map MtB/16

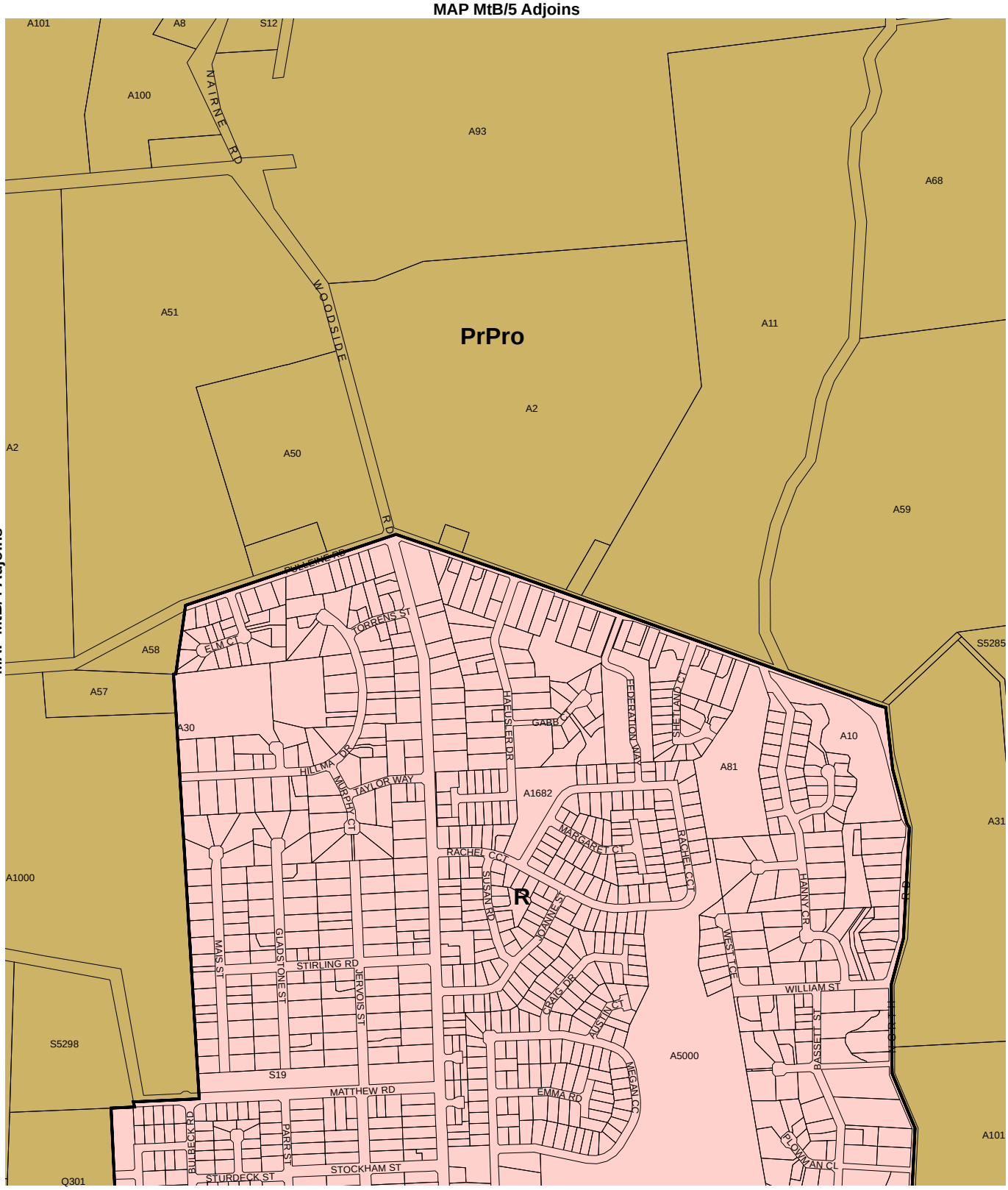
HERITAGE

- State heritage place
- Local heritage place

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/5 Adjoins

MAP MtB/4 Adjoins



MAP MtB/17 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

NAIRNE

Zone Map MtB/16

Zones

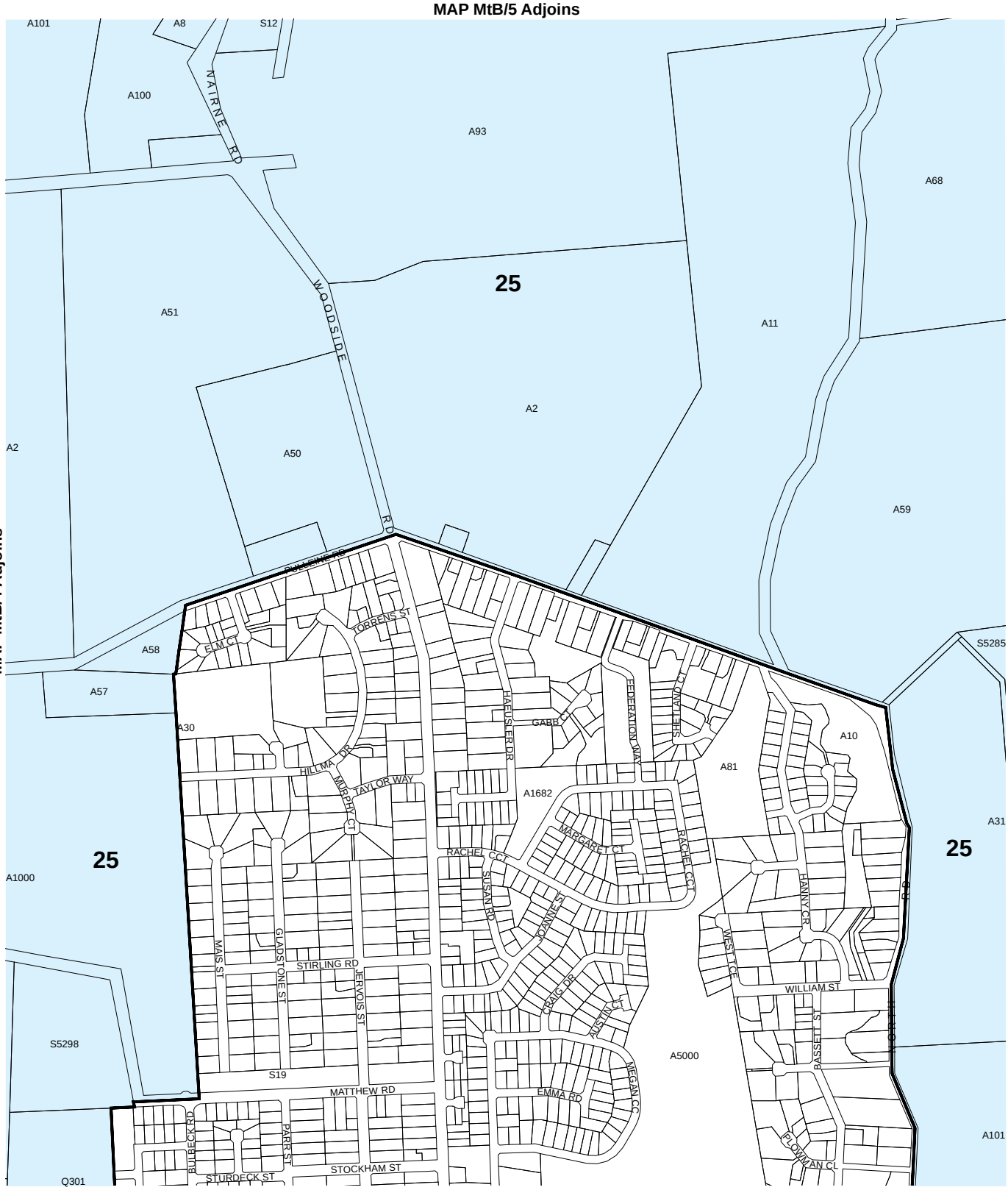
PrPro	Primary Production
R	Residential
	Zone Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/5 Adjoins

MAP MtB/4 Adjoins

MAP MtB/5 Adjoins



MAP MtB/17 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

25 Prime Agriculture

N

0 500 m

NAIRNE

Policy Area Map MtB/16

Policy Area Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

N

0 500 m

NAIRNE

Location Map MtB/17

School
Railways
Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

NAIRNE

Overlay Map MtB/17

TRANSPORT

Secondary Arterial Roads

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

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

Historic Conservation Area
12 Nairne Area

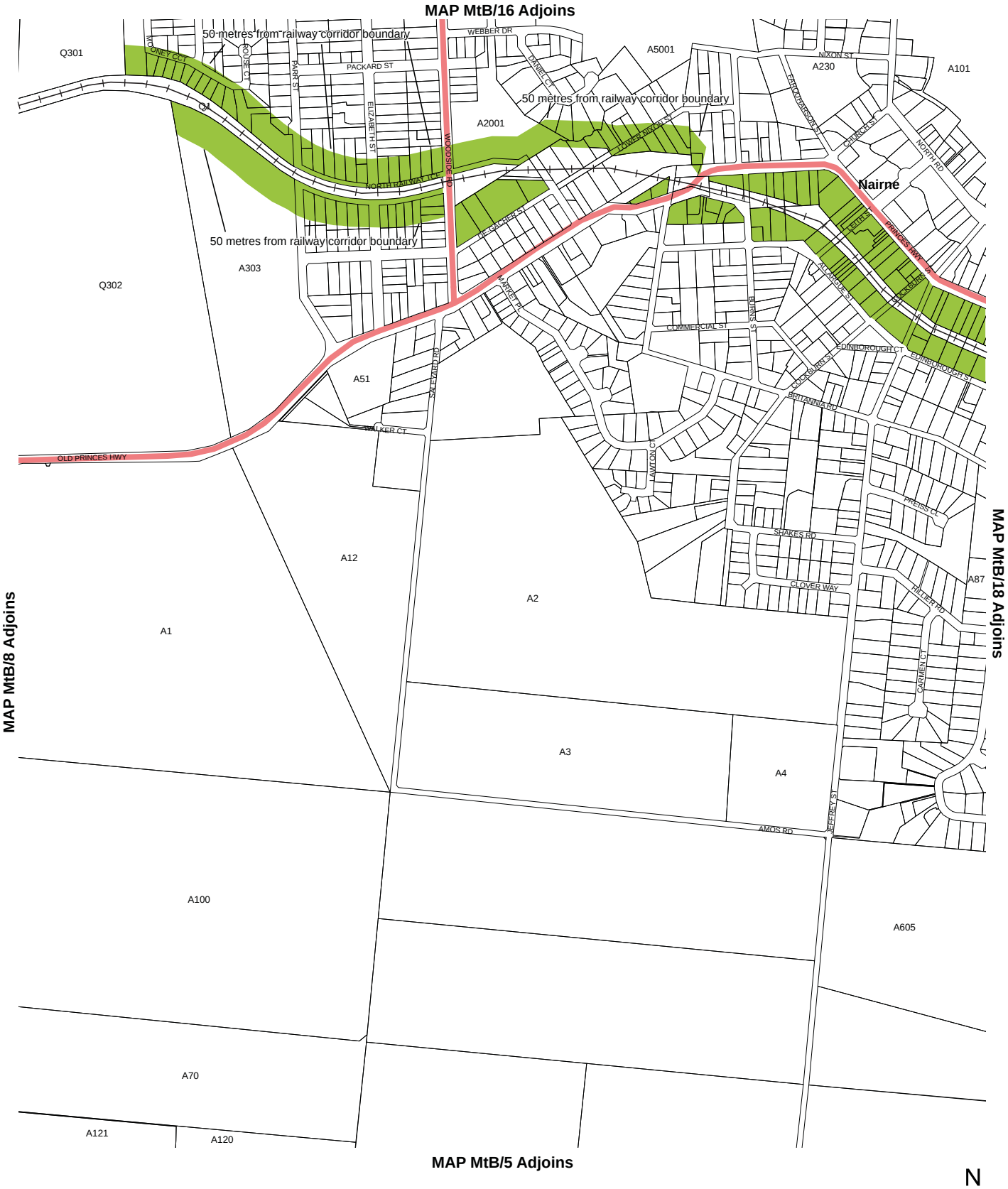
State heritage place
Local heritage place
Historic Conservation Area
Contributory item

NAIRNE

Overlay Map MtB/17

HERITAGE

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



NAIRNE

Overlay Map MtB/17

NOISE AND AIR EMISSIONS

Noise and Air Emissions Designated Area

Secondary Arterial Roads

Railway Line

MOUNT BARKER COUNCIL

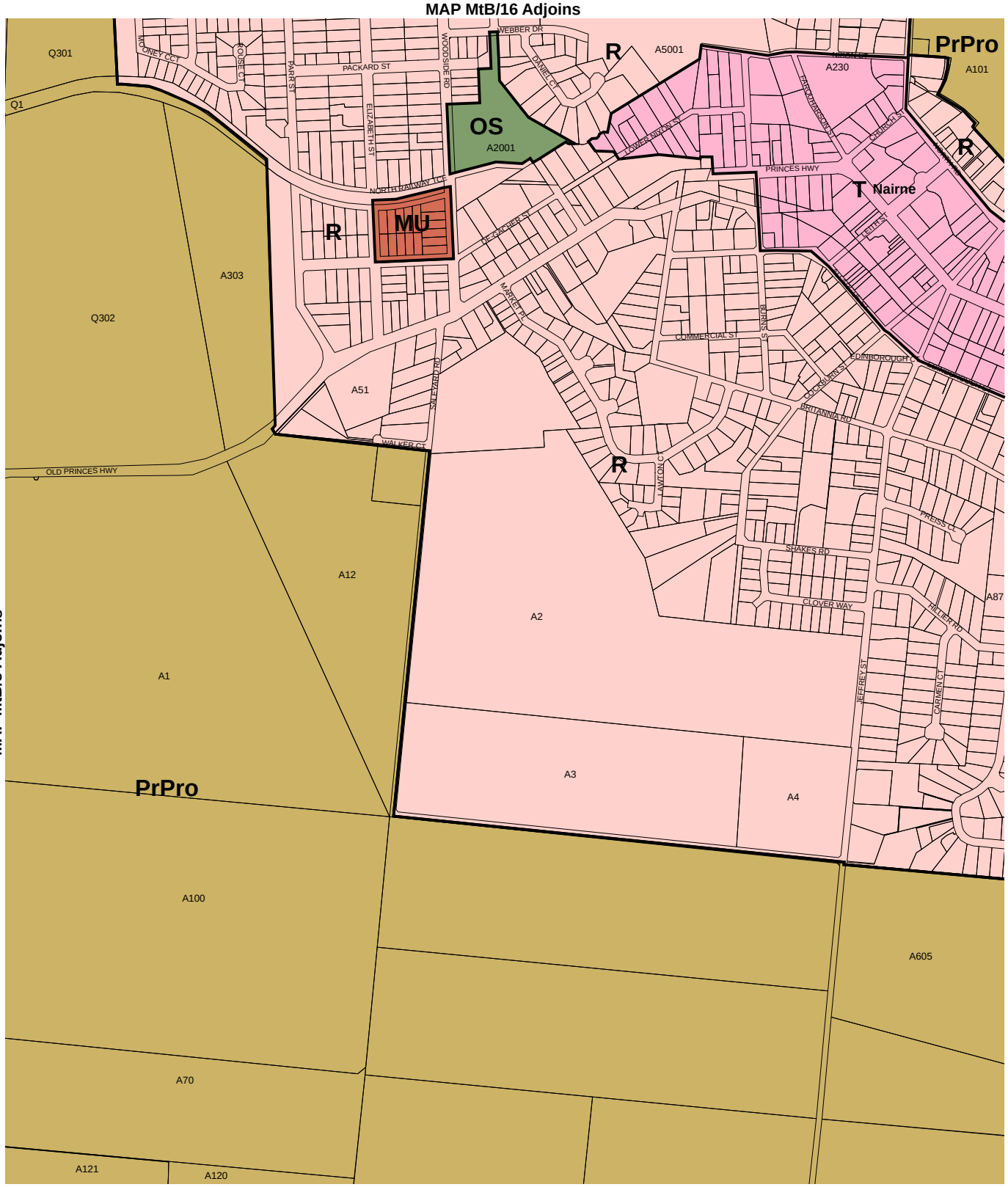
Consolidated - 8 August 2017

MAP MtB/16 Adjoins

MAP MtB/8 Adjoins

MAP MtB/18 Adjoins

MAP MtB/5 Adjoins



Lamberts Conformal Conic Projection, GDA94

N

0 500 m

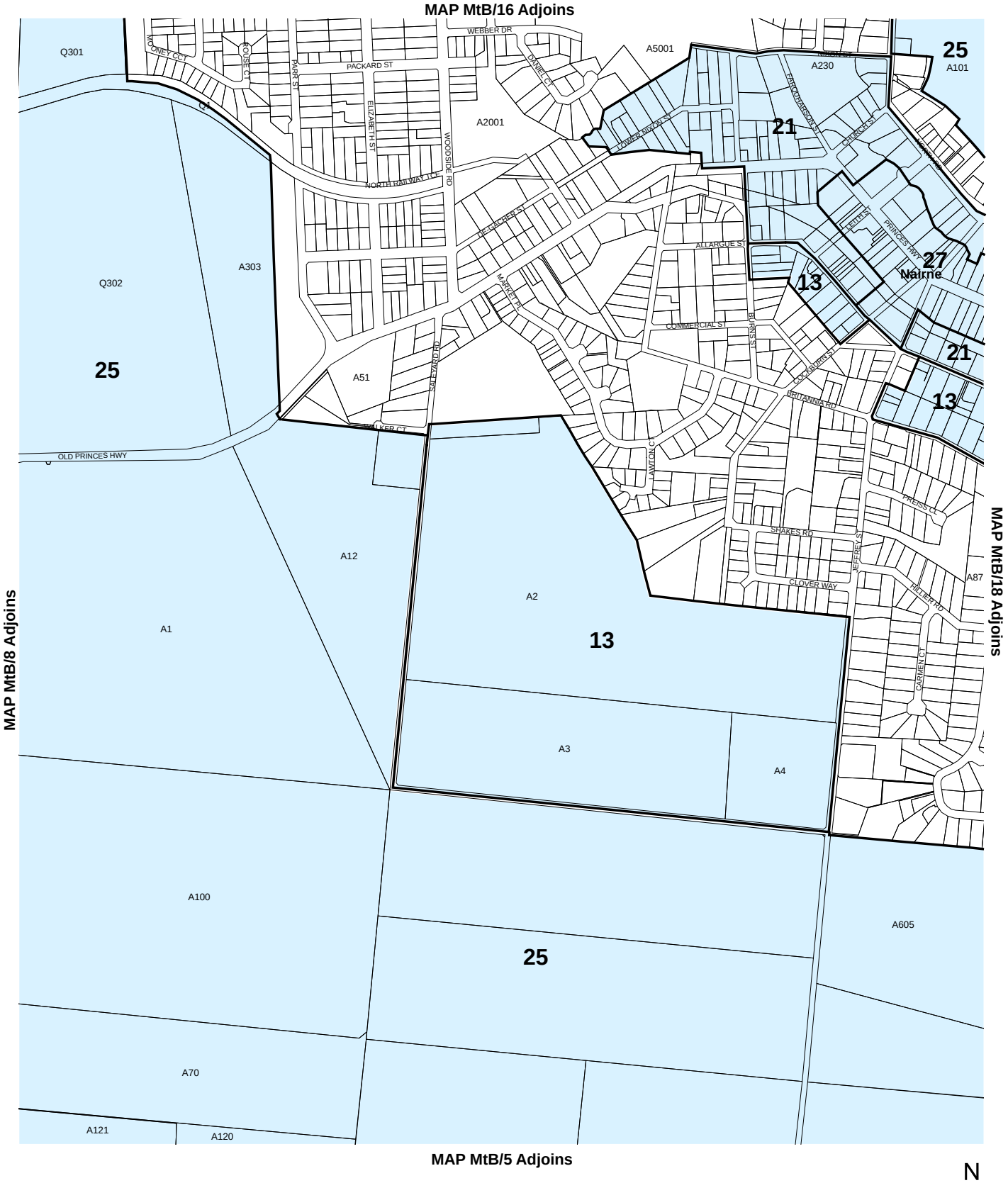
Zones

MU	Mixed Use
OS	Open Space
PrPro	Primary Production
R	Residential
T	Township
	Zone Boundary

NAIRNE

Zone Map MtB/17

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

13 Urban Renewal Area
21 Residential
25 Prime Agriculture
27 Main Street (Nairne)

N

0 500 m

NAIRNE

Policy Area Map MtB/17

Policy Area Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

NAIRNE

Location Map MtB/18

Railways

Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

NAIRNE

Overlay Map MtB/18

TRANSPORT

Secondary Arterial Roads

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

NAIRNE

Overlay Map MtB/18

DEVELOPMENT CONSTRAINTS

High environmental significance

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

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

Historic Conservation Area
12 Nairne Area

N

0 500 m

NAIRNE

Overlay Map MtB/18

HERITAGE

- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

NAIRNE

Overlay Map MtB/18

NOISE AND AIR EMISSIONS

Noise and Air Emissions Designated Area

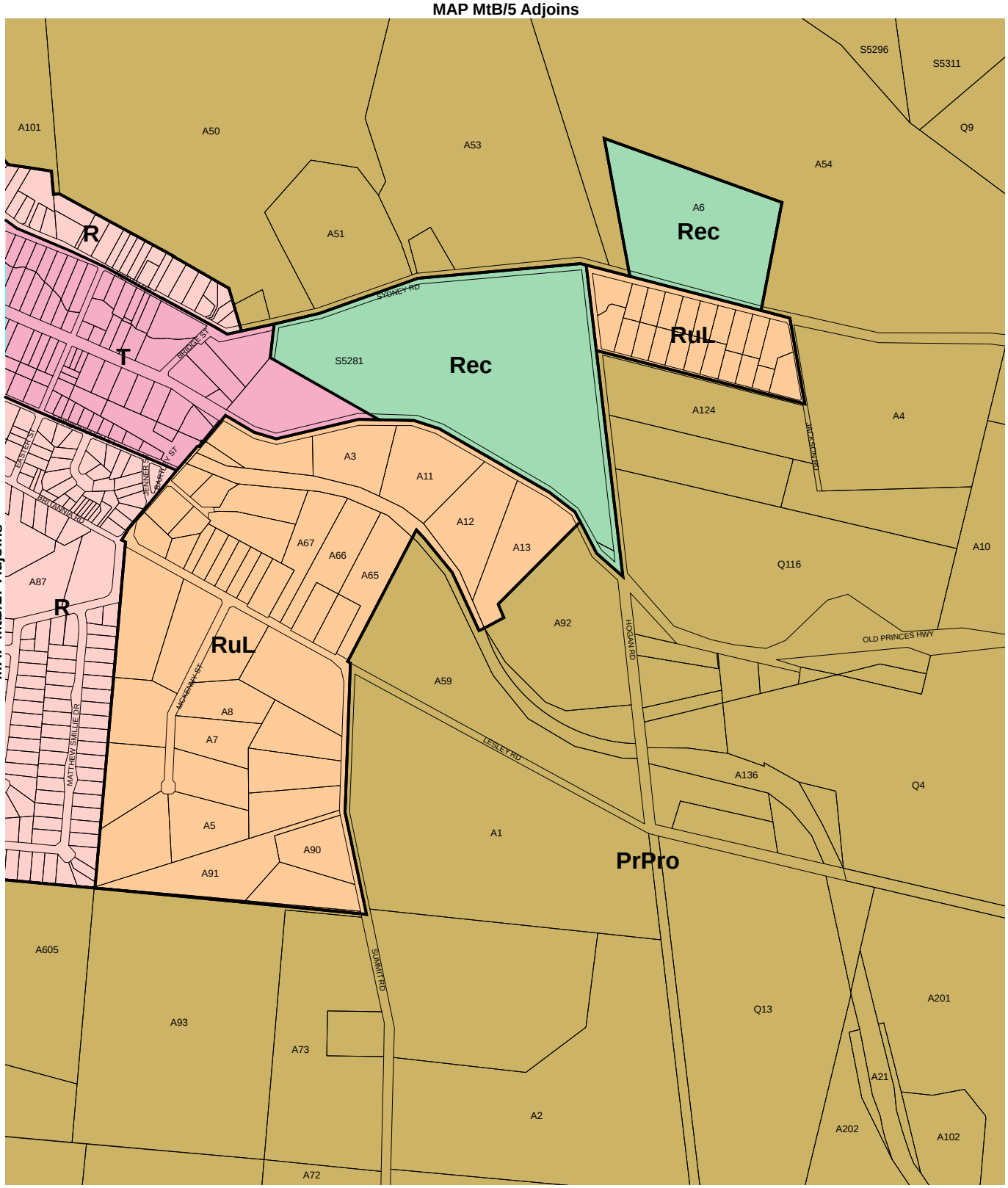
Secondary Arterial Roads

Railway Line

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

MAP MtB/5 Adjoins



MAP MtB/17 Adjoins

MAP MtB/5 Adjoins

MAP MtB/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

PrPro	Primary Production
Rec	Recreation
R	Residential
RuL	Rural Living
T	Township
	Zone Boundary

NAIRNE

Zone Map MtB/18

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/5 Adjoins

MAP MtB/17 Adjoins

MAP MtB/5 Adjoins

MAP MtB/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

13 Urban Renewal Area
17 Allotment 3000
18 Allotment 8000
21 Residential
23 Broad Acre Agriculture
25 Prime Agriculture
27 Main Street (Nairne)
28 Redevelopment

N

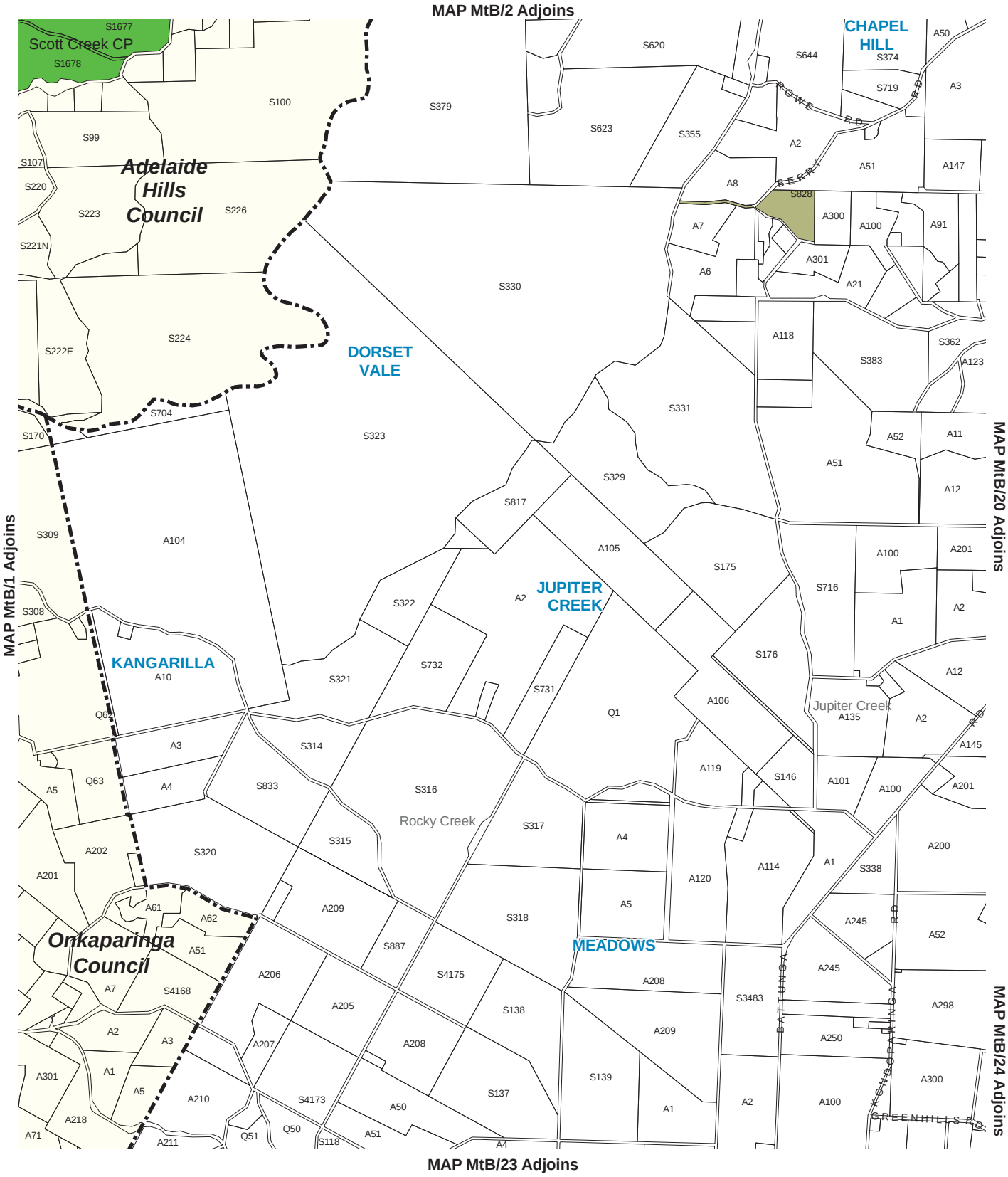
0 500 m

NAIRNE

Policy Area Map MtB/18

Policy Area Boundary

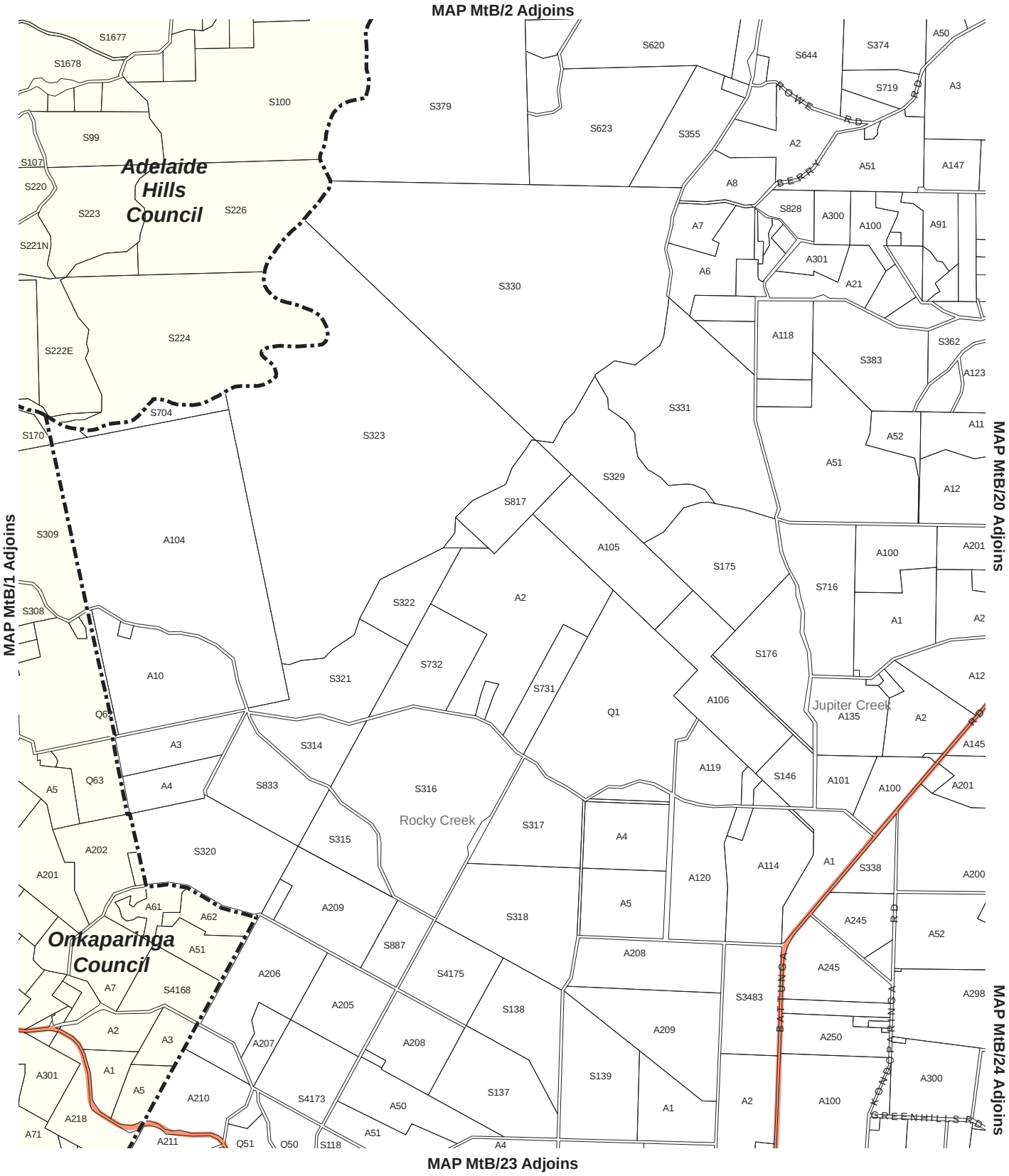
MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Location Map MtB/19

Local Reserves
Conservation Park
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Overlay Map MtB/19

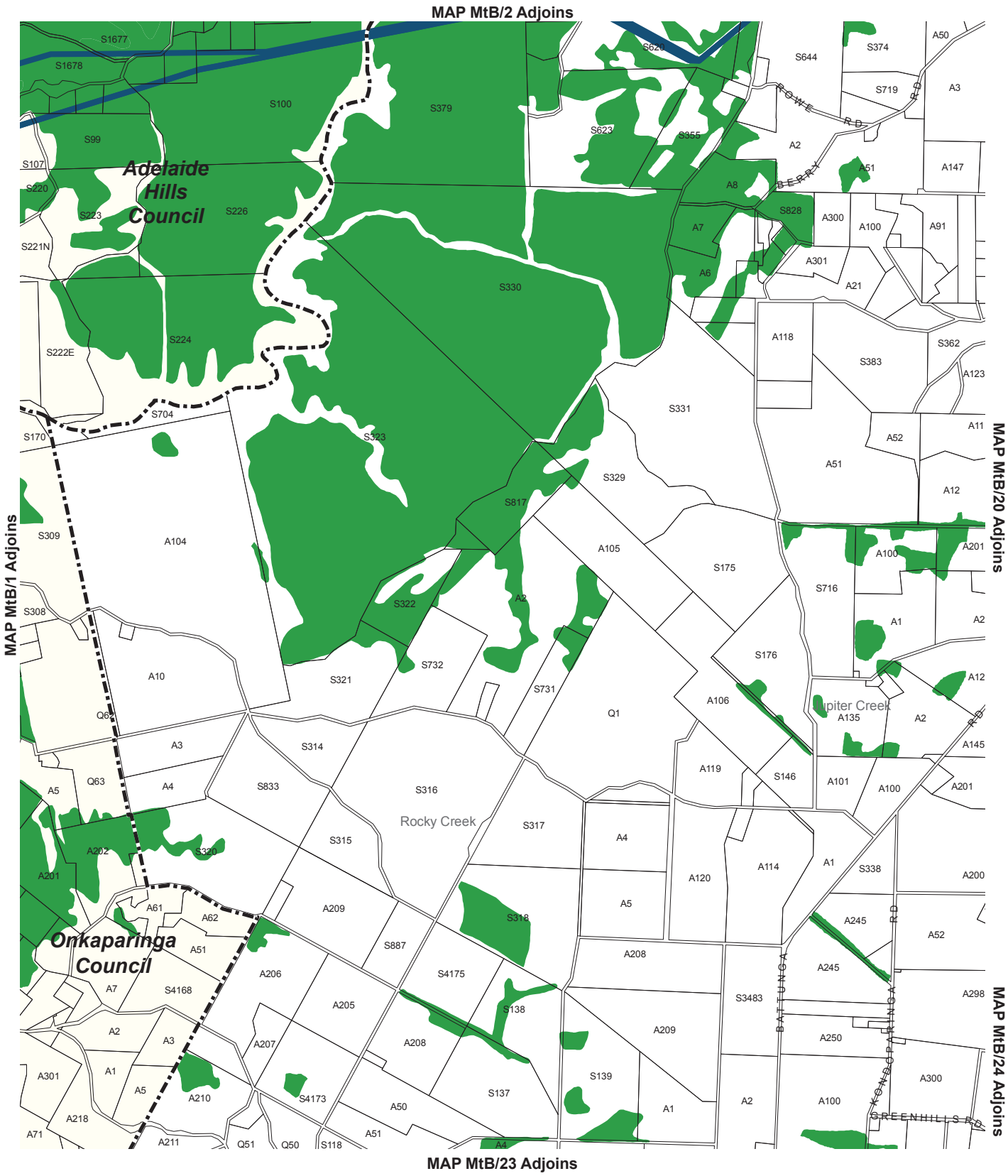
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



N

0 2,000 m

Overlay Map MtB/19

DEVELOPMENT CONSTRAINTS

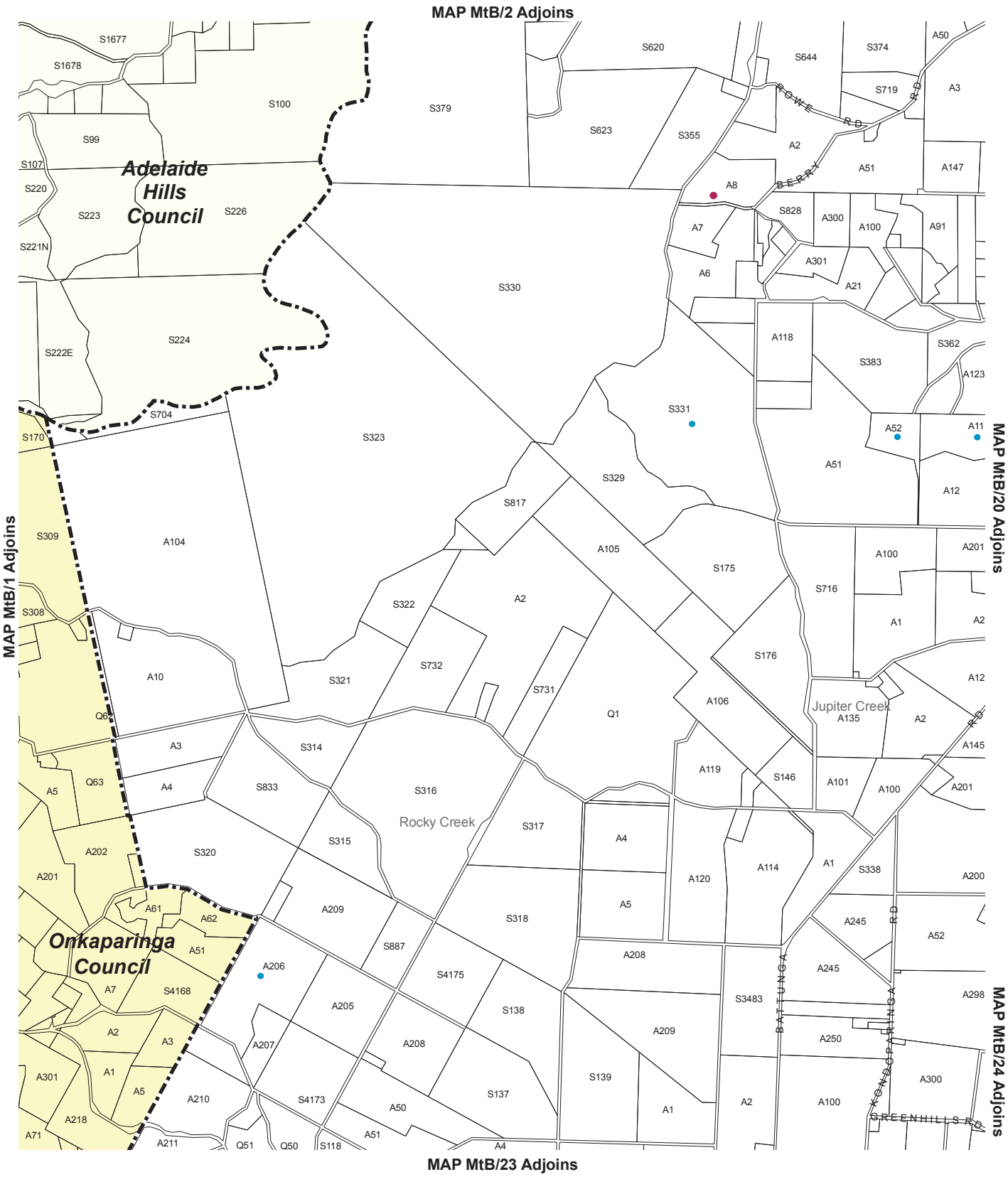
275kv/132kv/66kv electricity transmission line

High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



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

N

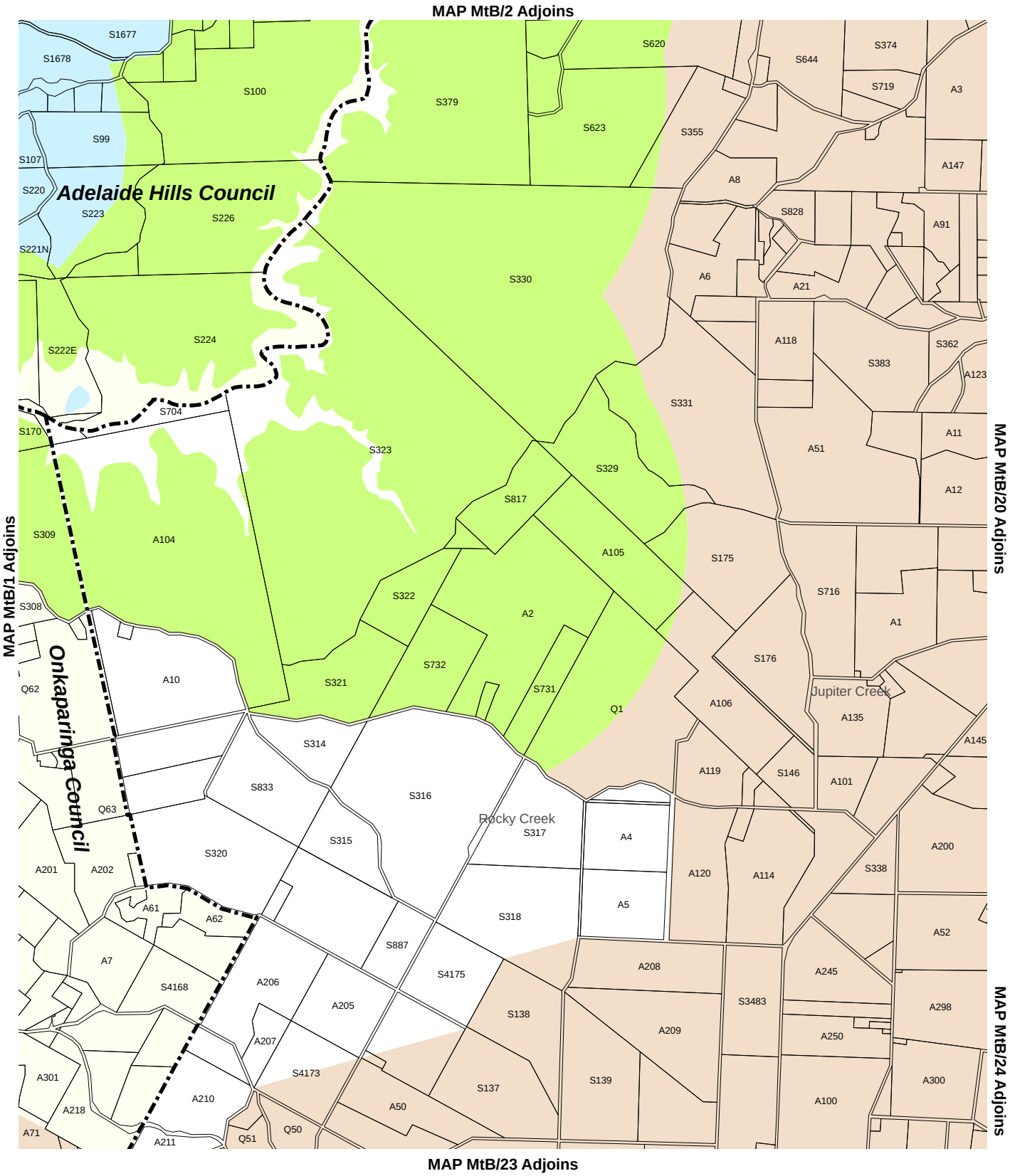
0 2,000 m

Overlay Map MtB/19

HERITAGE

- State heritage place
- Local heritage place
- Character Preservation District
- Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Overlay Map MtB/19

MOUNT LOFTY RANGES WATERSHED AREA

Mount Lofty Ranges Watershed Area 1
Mount Lofty Ranges Watershed Area 2
Mount Lofty Ranges Watershed Area 3
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

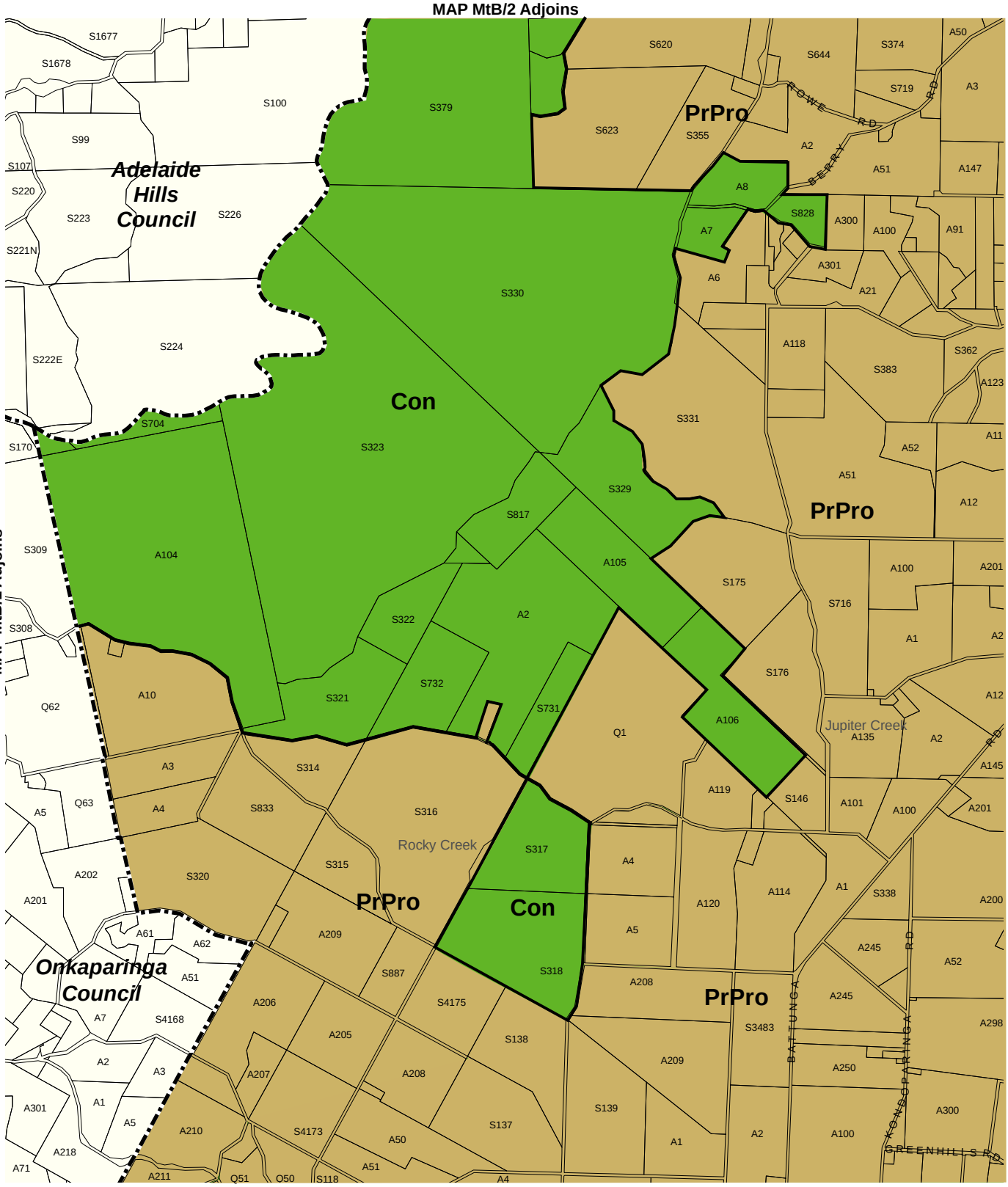
MAP MtB/2 Adjoins

MAP MtB/1 Adjoins

MAP MtB/20 Adjoins

MAP MtB/24 Adjoins

MAP MtB/23 Adjoins



Lamberts Conformal Conic Projection, GDA94

N

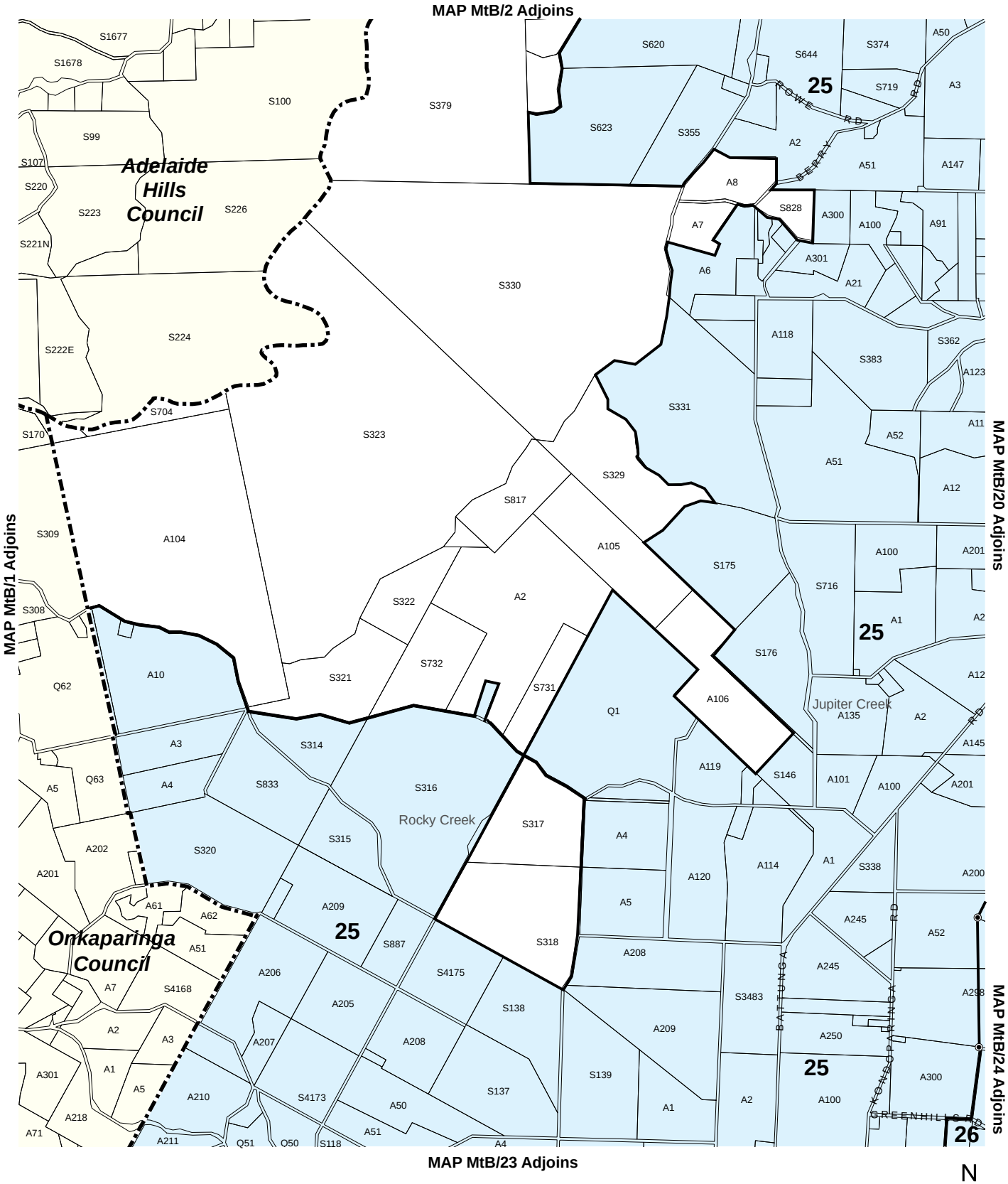
0 2,000 m

Zone Map MtB/19

Zones

- Con — Conservation
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

25 Prime Agriculture

26 Rural Landscape Protection

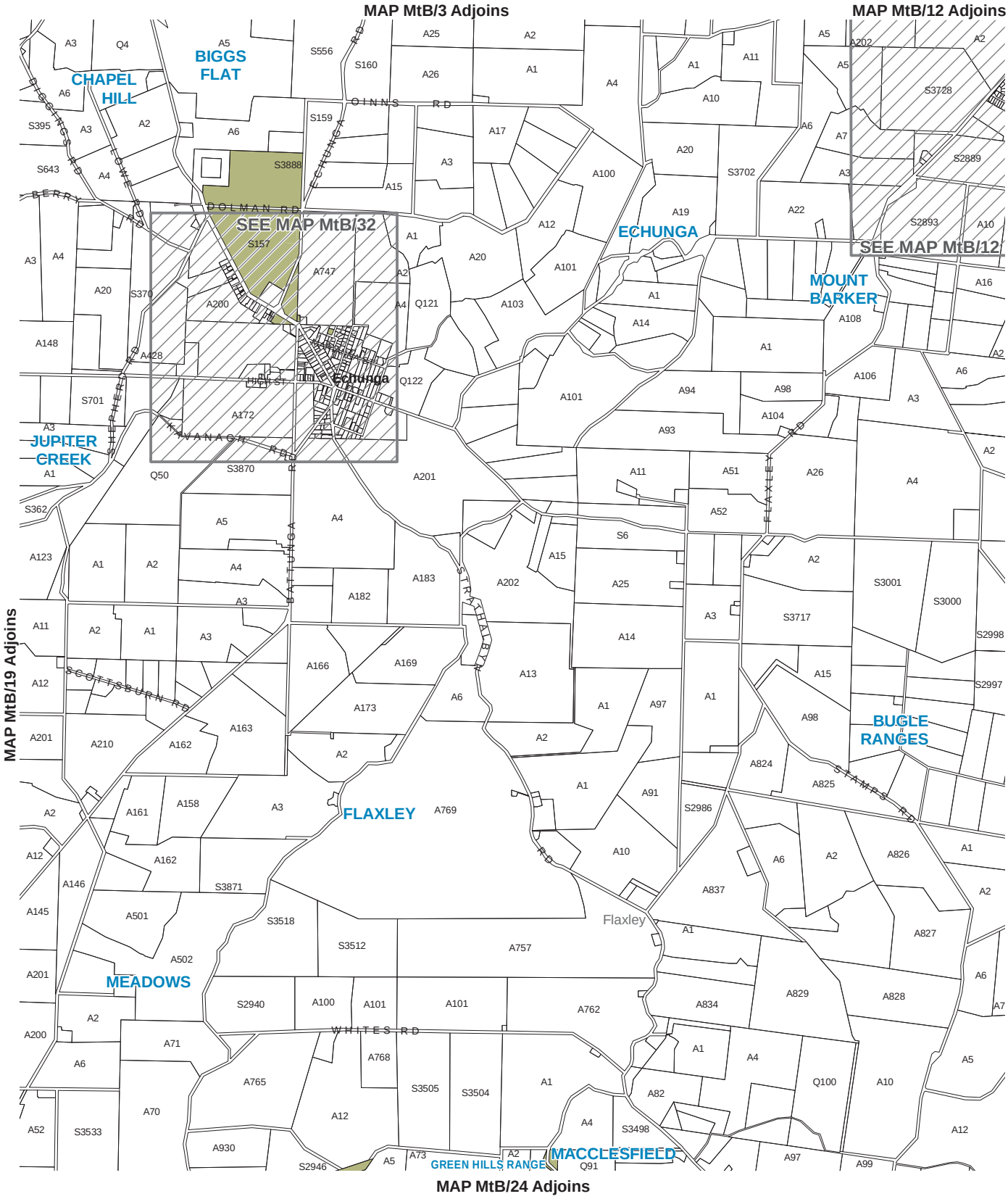
N

0 2,000 m

Policy Area Map MtB/19

Policy Area Boundary

Development Plan Boundary



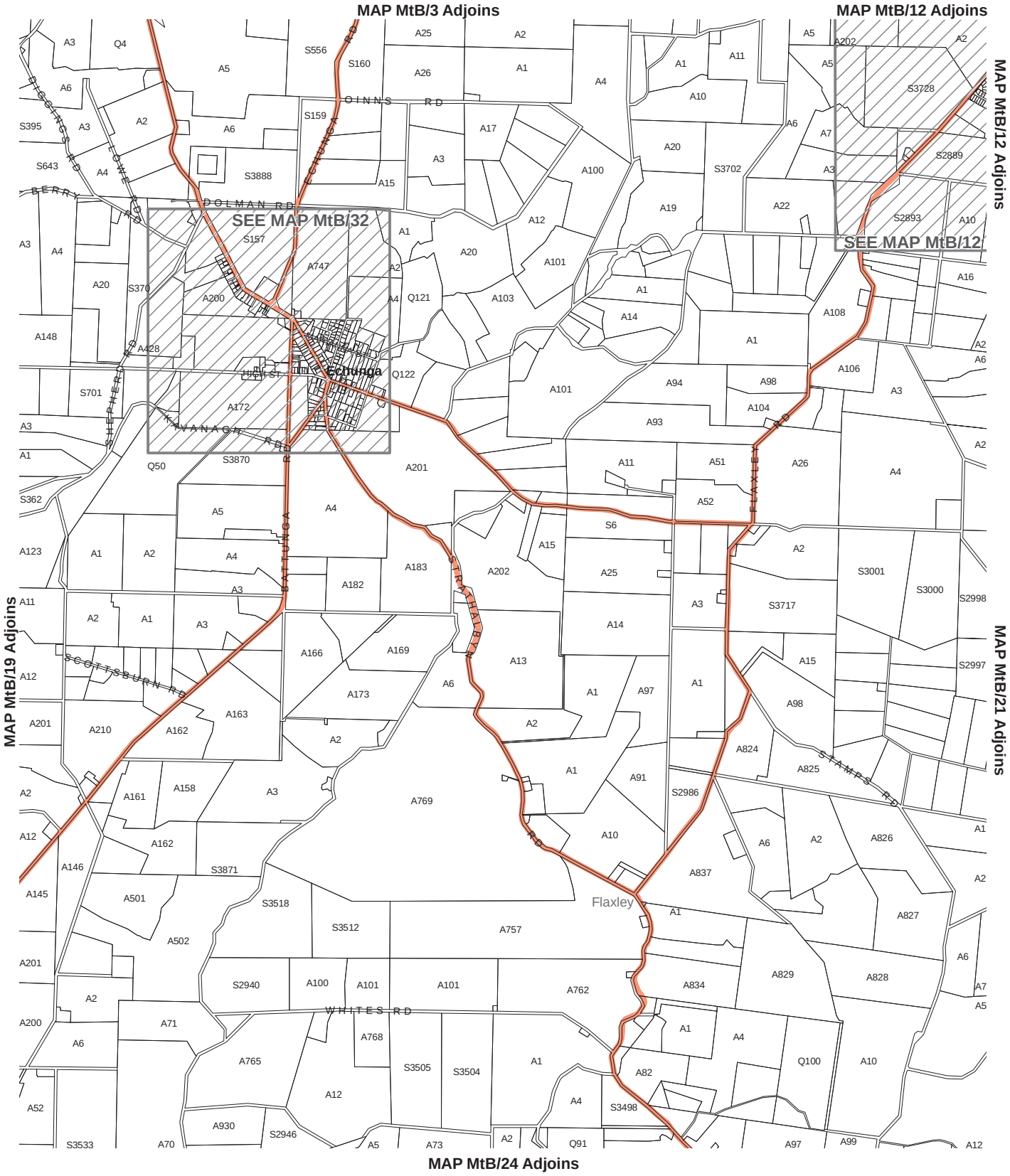
N

0 2,000 m

Location Map MtB/20

Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

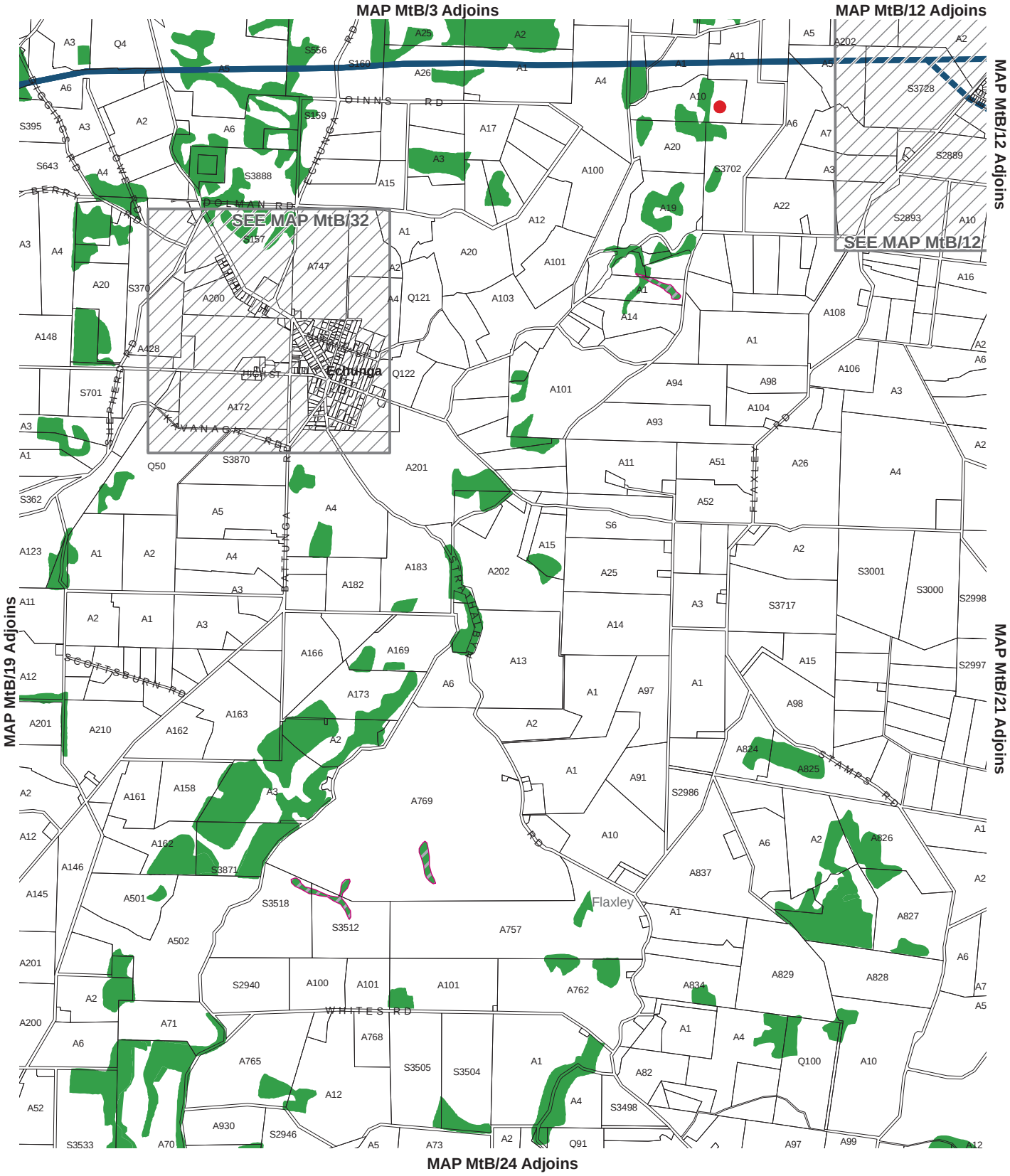


Overlay Map MtB/20

TRANSPORT

Secondary Arterial Roads

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



N

0 2,000 m

Overlay Map MtB/20

DEVELOPMENT CONSTRAINTS

Intensive Animal Keeping (Poultry)

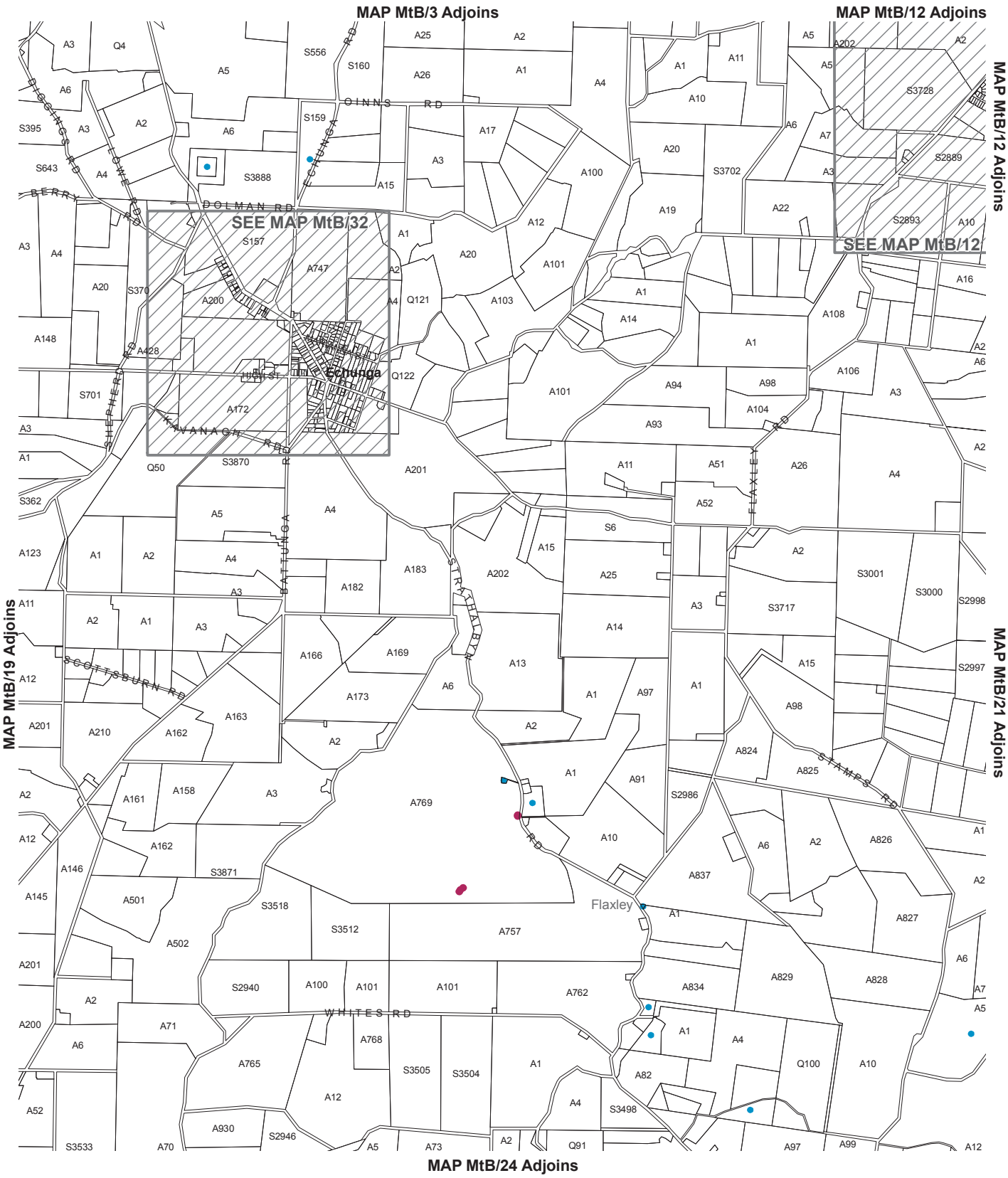
275kv/132kv/66kv electricity transmission line

Fleurieu Perched Swamps

High environmental significance

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



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

N

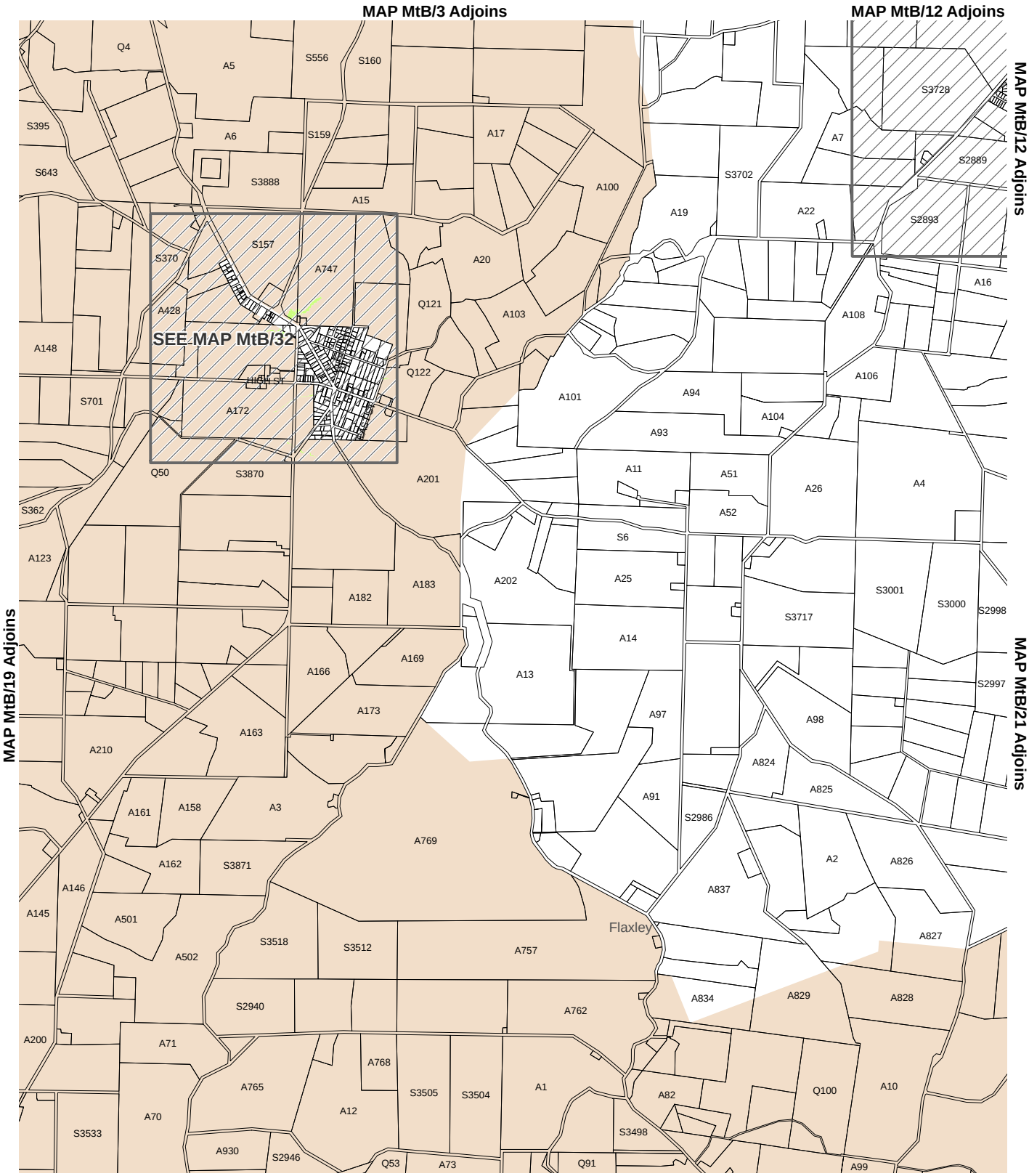
0 2,000 m

Overlay Map MtB/20

HERITAGE

- State heritage place
- Local heritage place

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



N

0 2,000m

Overlay Map MtB/20

MOUNT LOFTY RANGES WATERSHED AREA

Mount Lofty Ranges Watershed Area 1

Mount Lofty Ranges Watershed Area 2

Mount Lofty Ranges Watershed Area 3

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/3 Adjoins

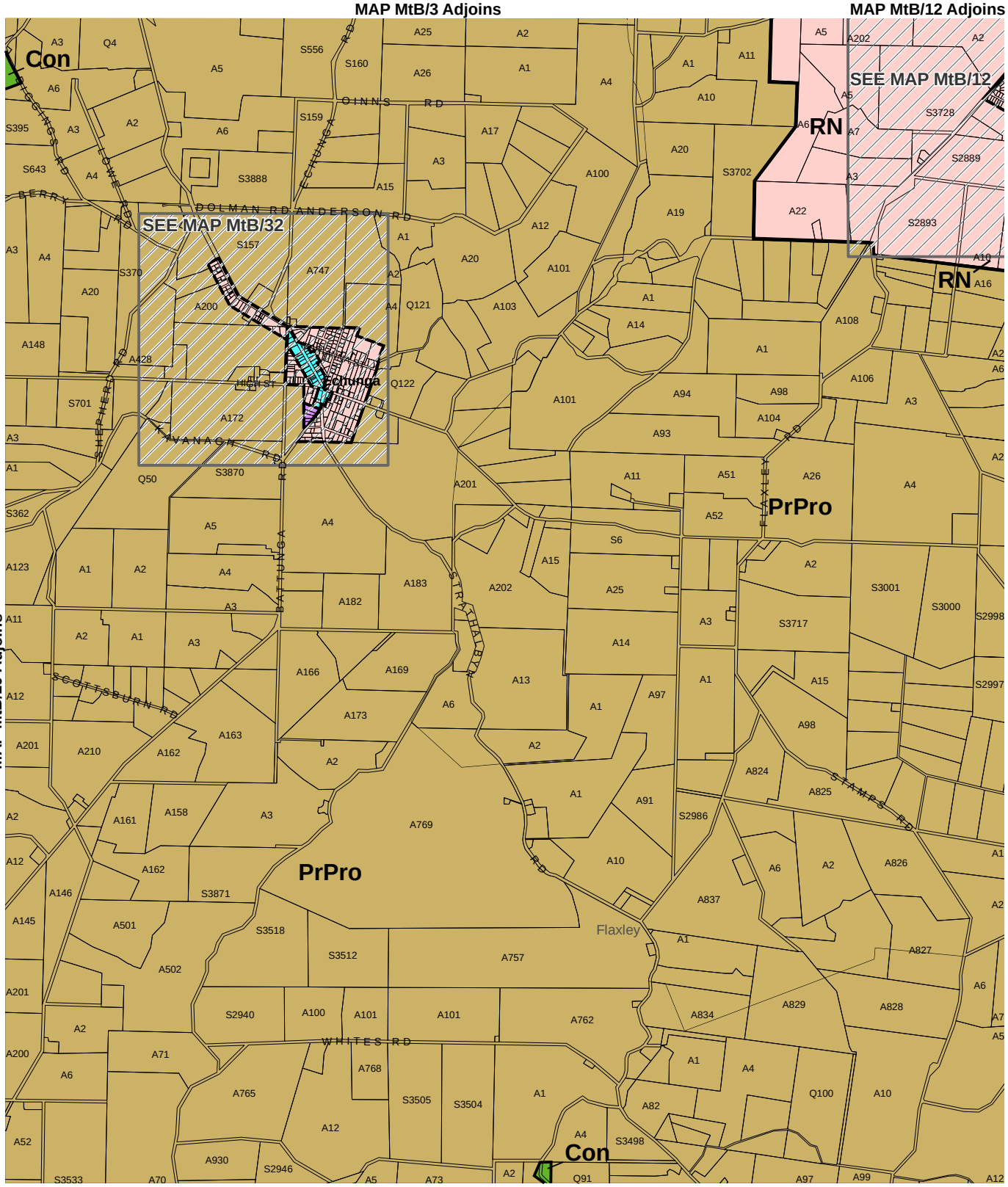
MAP MtB/12 Adjoins

MAP MtB/12 Adjoins

MAP MtB/19 Adjoins

MAP MtB/21 Adjoins

MAP MtB/24 Adjoins



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

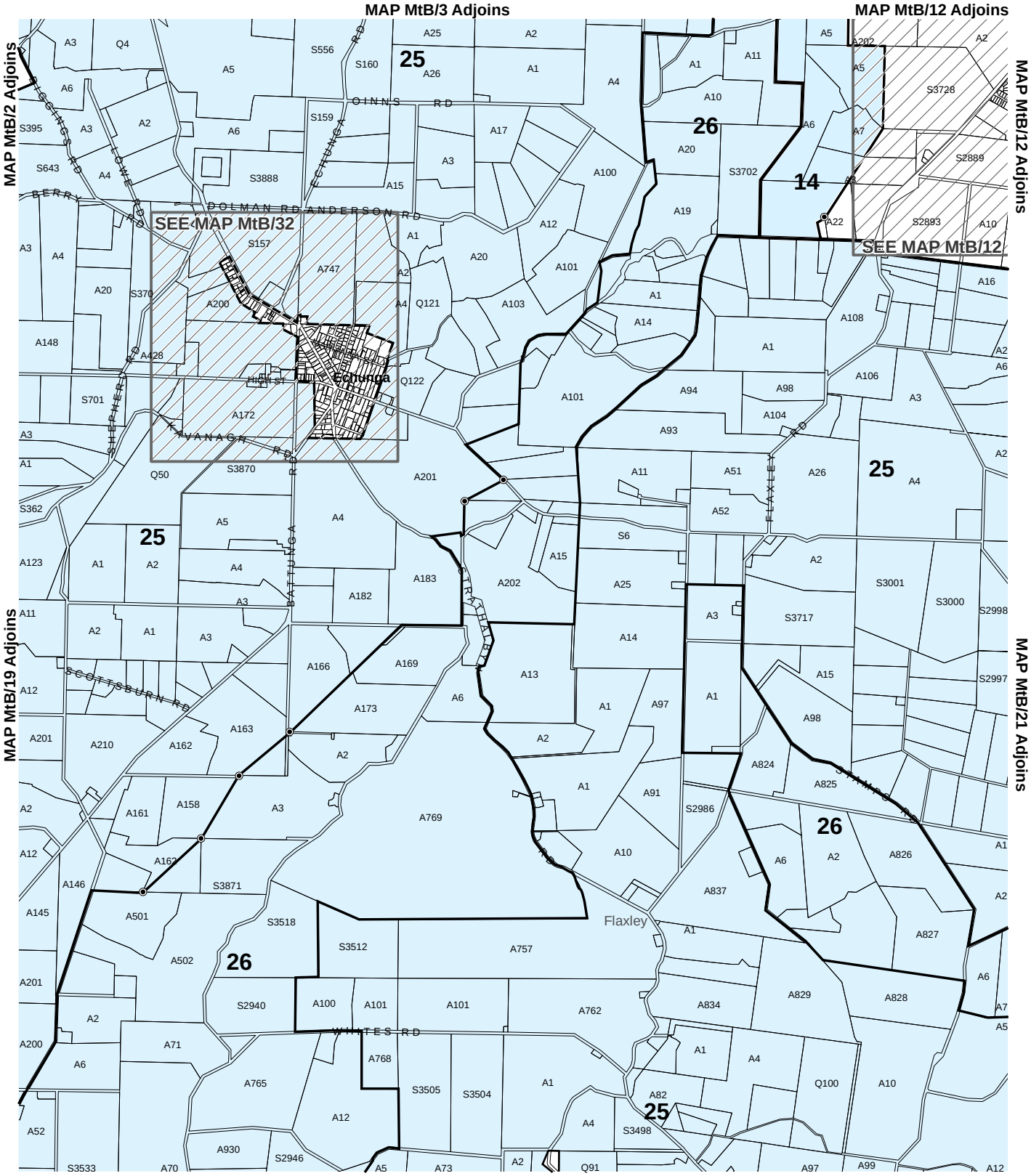
0 2,000 m

Zone Map MtB/20

Zones

Con	Conservation
PrPro	Primary Production
RN	Residential Neighbourhood
	Zone Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Policy Area

14 Restricted Urban

25 Prime Agriculture

26 Rural Landscape Protection

N

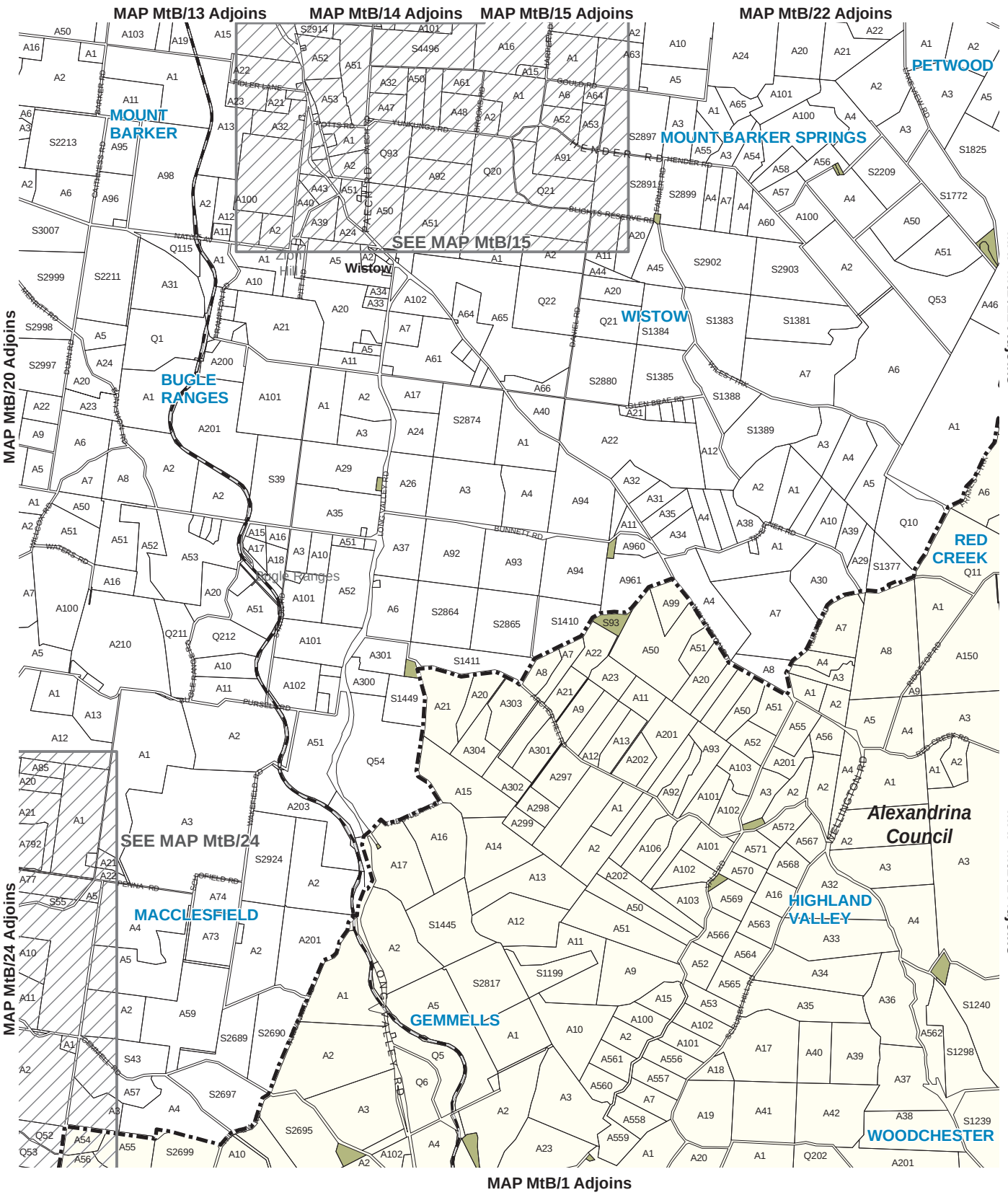
0 2,000 m

Policy Area Map MtB/20

Policy Area Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



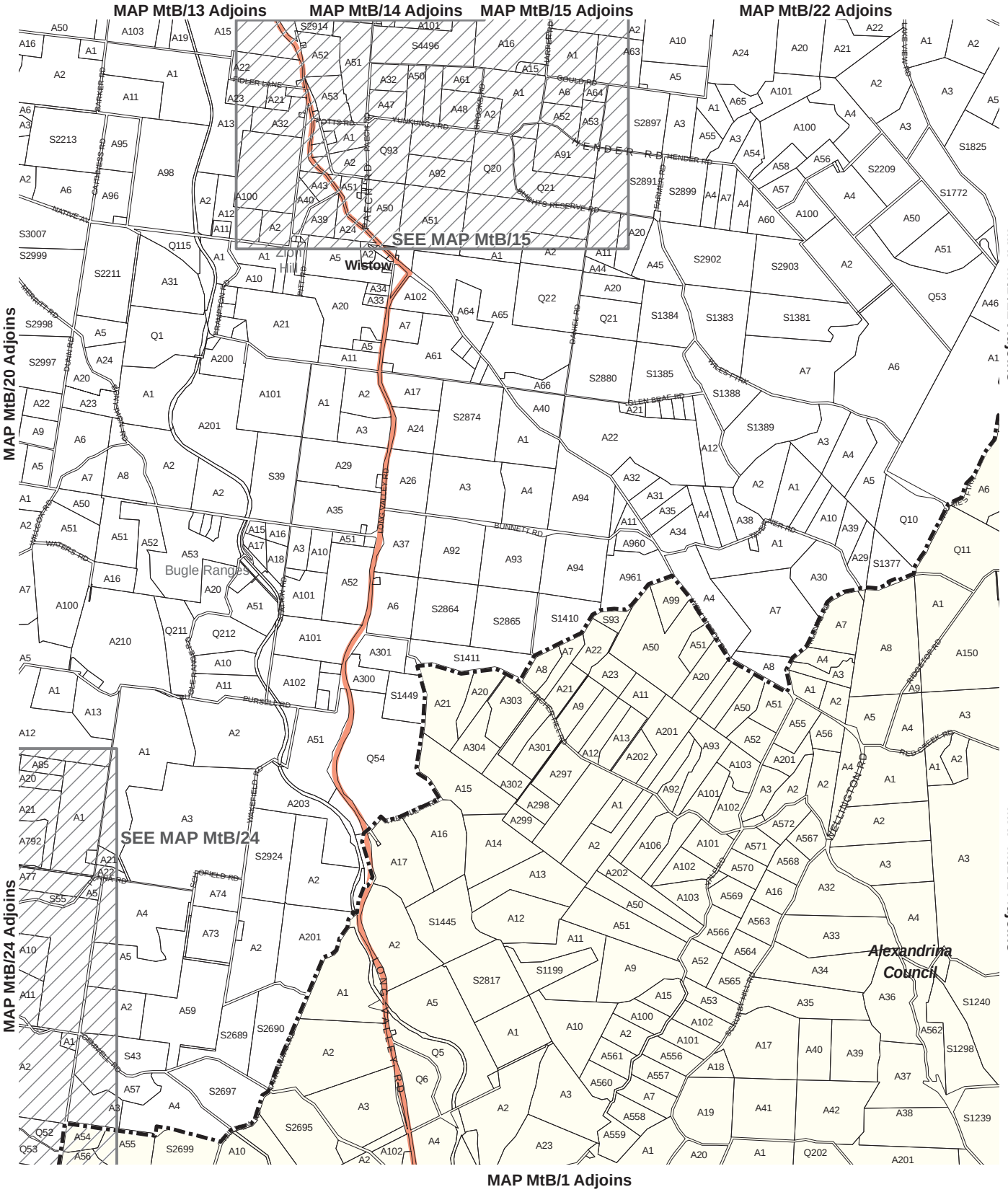
N

0 5 km

Location Map MtB/21

Railways
Local Reserves
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Overlay Map MtB/21

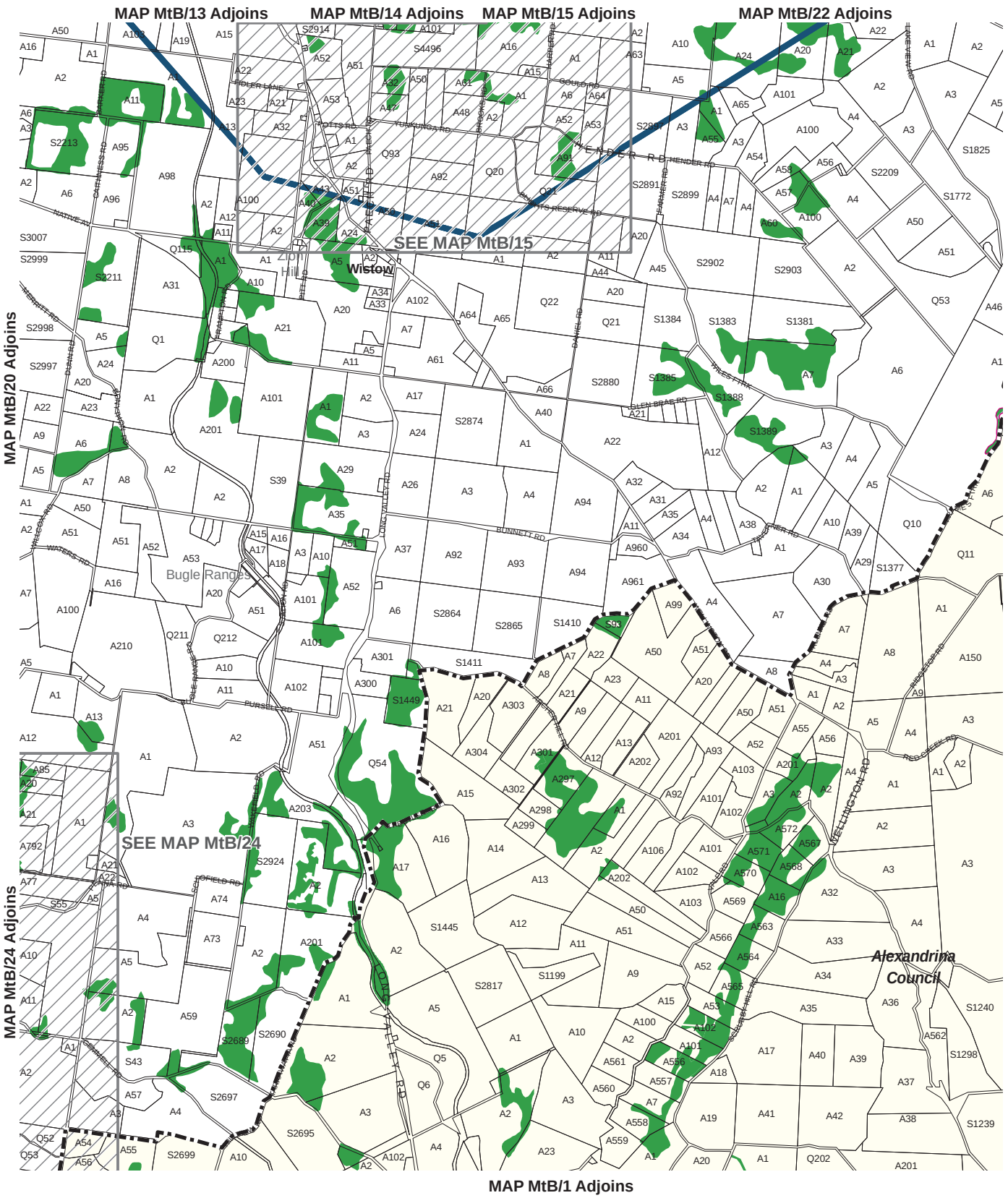
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



Overlay Map MtB/21

DEVELOPMENT CONSTRAINTS

275kv/132kv/66kv electricity transmission line

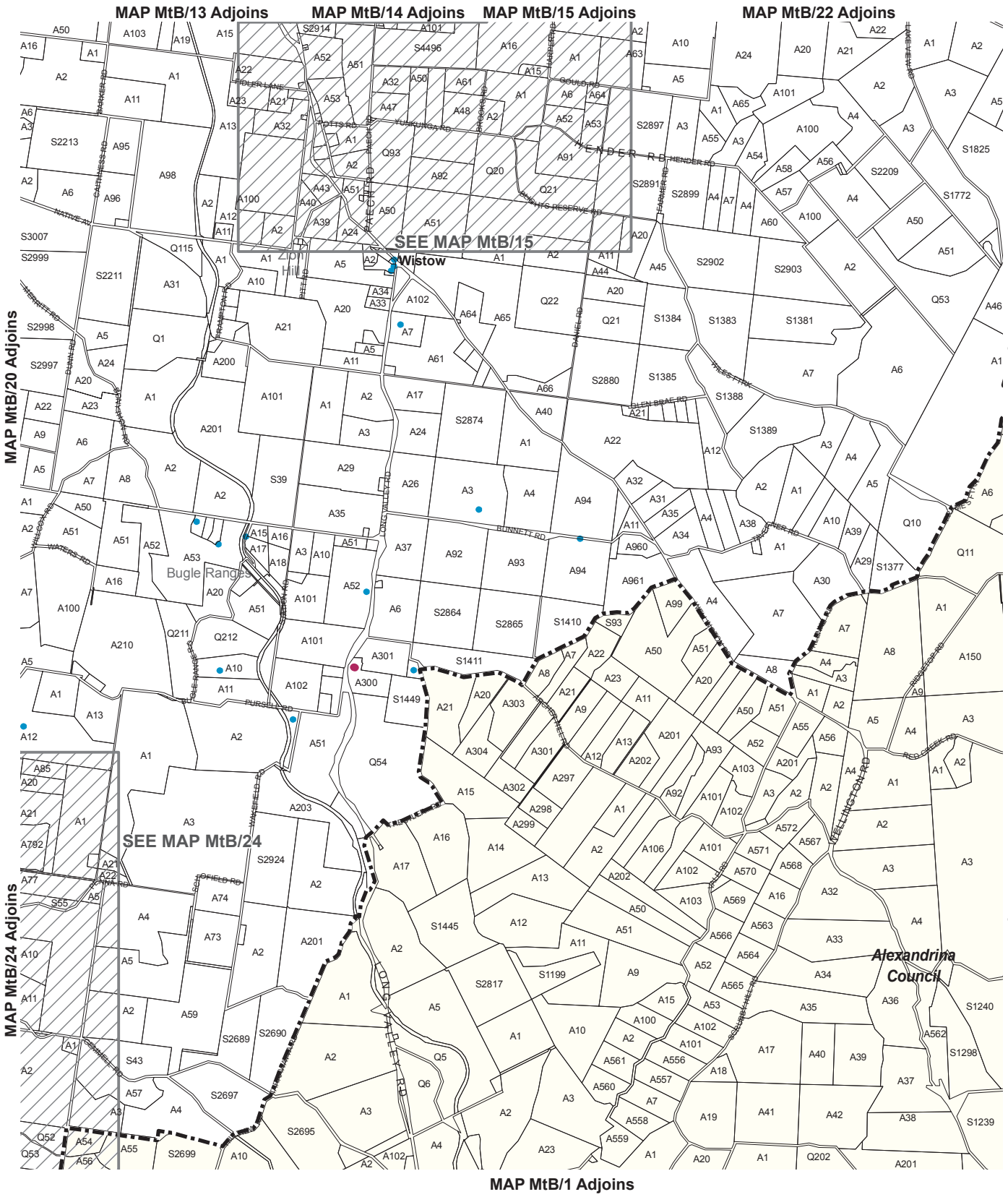
Fleurieu Perched Swamps

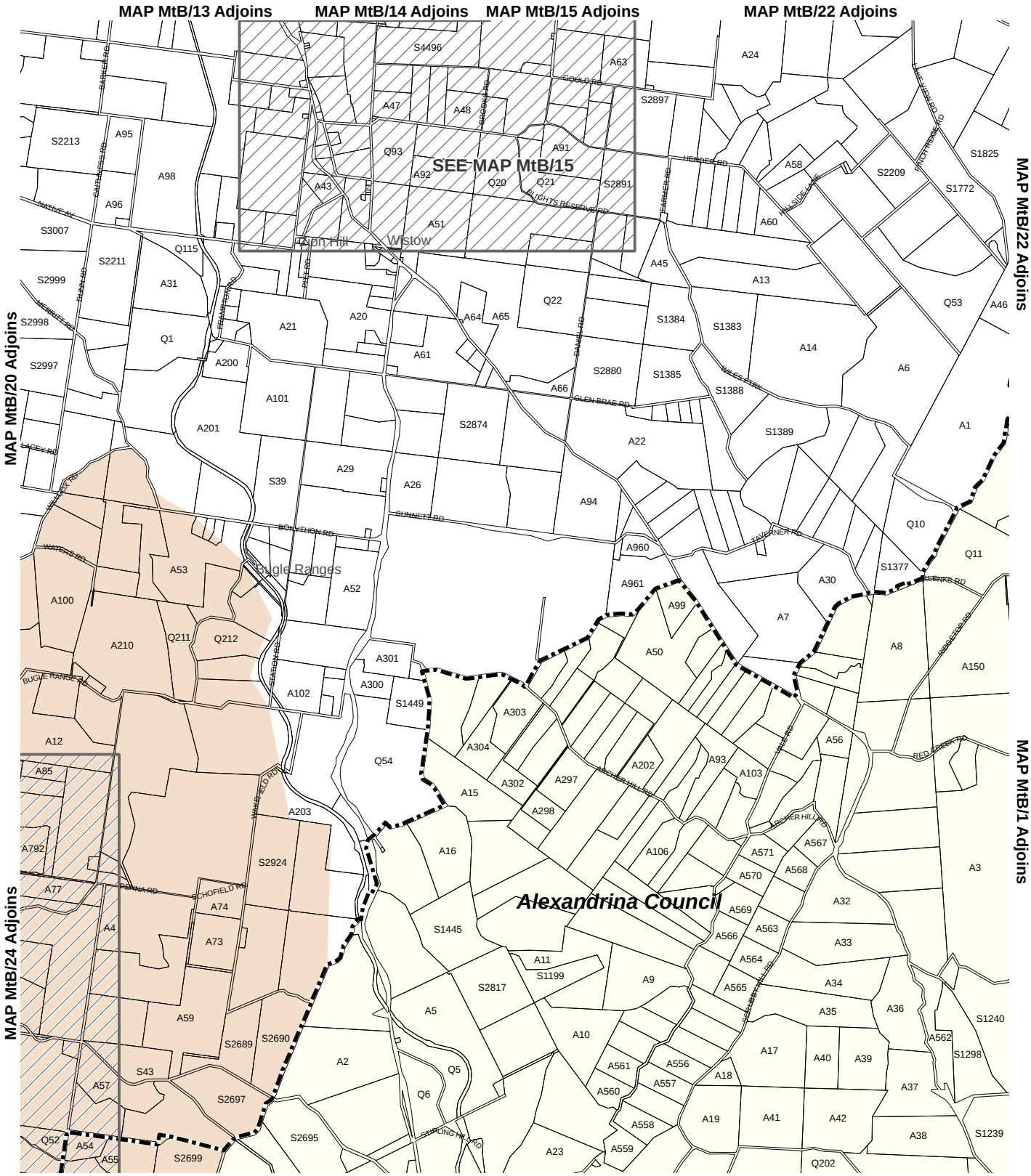
High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017


MAP MtB/13 Adjoins
MAP MtB/14 Adjoins
MAP MtB/15 Adjoins
MAP MtB/22 Adjoins
MAP MtB/20 Adjoins
MAP MtB/22 Adjoins
MAP MtB/1 Adjoins
MAP MtB/24 Adjoins
MAP MtB/1 Adjoins
SEE MAP MtB/15
SEE MAP MtB/24
Wistow
Zion Hill
Bugle Ranges
Alexandrina Council
HENDER RD
BUNNETT RD
PURSELL RD
WAKEFIELD RD
OLD WALLER RD
WELLINGTON RD
ROSEWORTHY RD
RIVERSTONE RD
FARMER RD
DANIEL RD
GOULDING RD
YURUNGA RD
POTTS RD
ALCOCK RD
PATCHETT RD
BAKER RD
CATHNESS RD
NATIVE RD
WATERS RD
PLAINS RD
BLEAKLEY RD
BLEAKLEY RD
BLEAKLEY RD
SCOFIELD RD
ROSEWORTHY RD
ROSEWORTHY RD
ROSEWORTHY



N

0 5 km

Overlay Map MtB/21

MOUNT LOFTY RANGES WATERSHED AREA

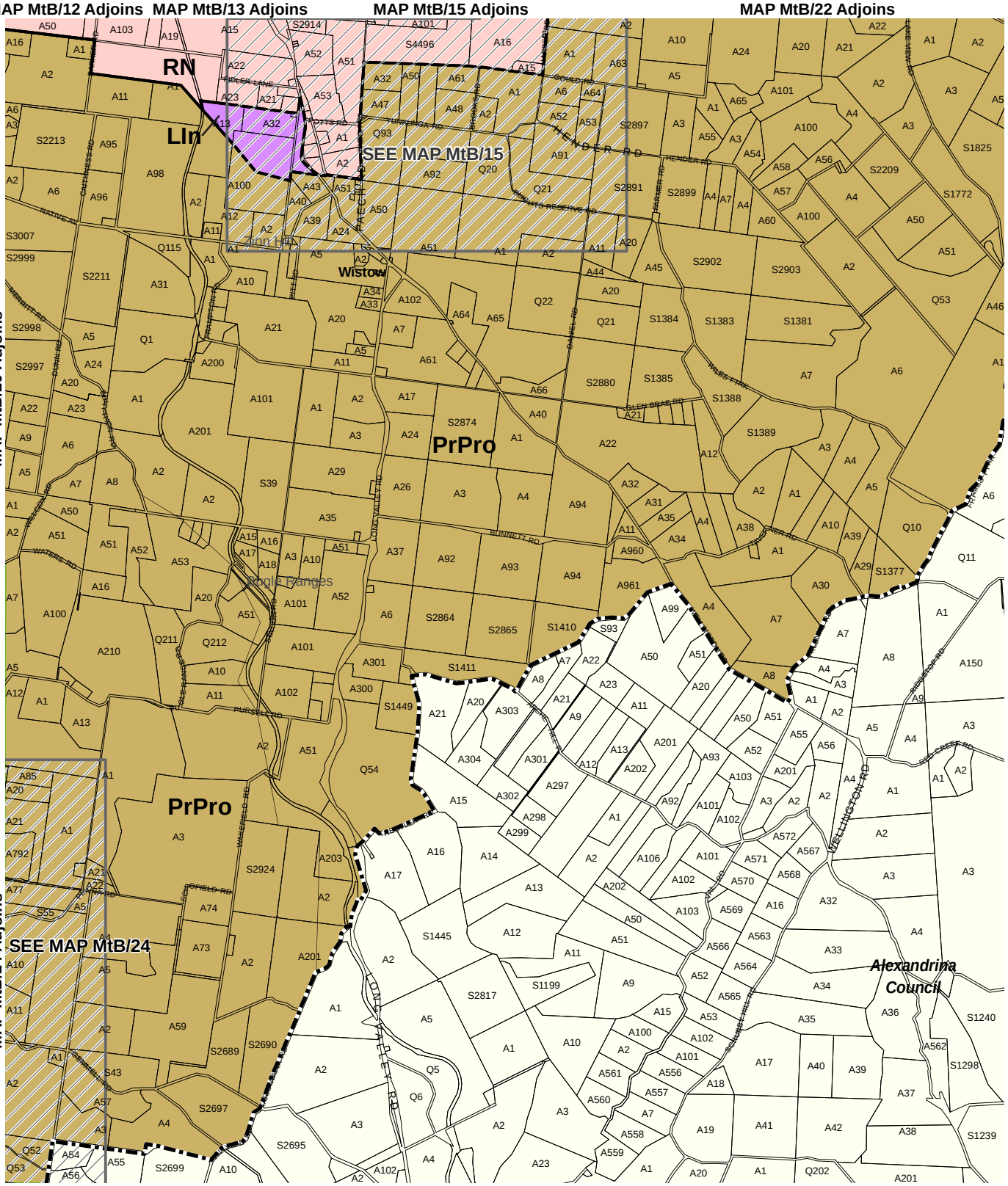
Mount Lofty Ranges Watershed Area 1
Mount Lofty Ranges Watershed Area 2
Mount Lofty Ranges Watershed Area 3
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/12 Adjoins MAP MtB/13 Adjoins MAP MtB/15 Adjoins MAP MtB/22 Adjoins

MAP MtB/20 Adjoins

MAP MtB/22 Adjoins



MAP MtB/24 Adjoins

MAP MtB/1 Adjoins

MAP MtB/1 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

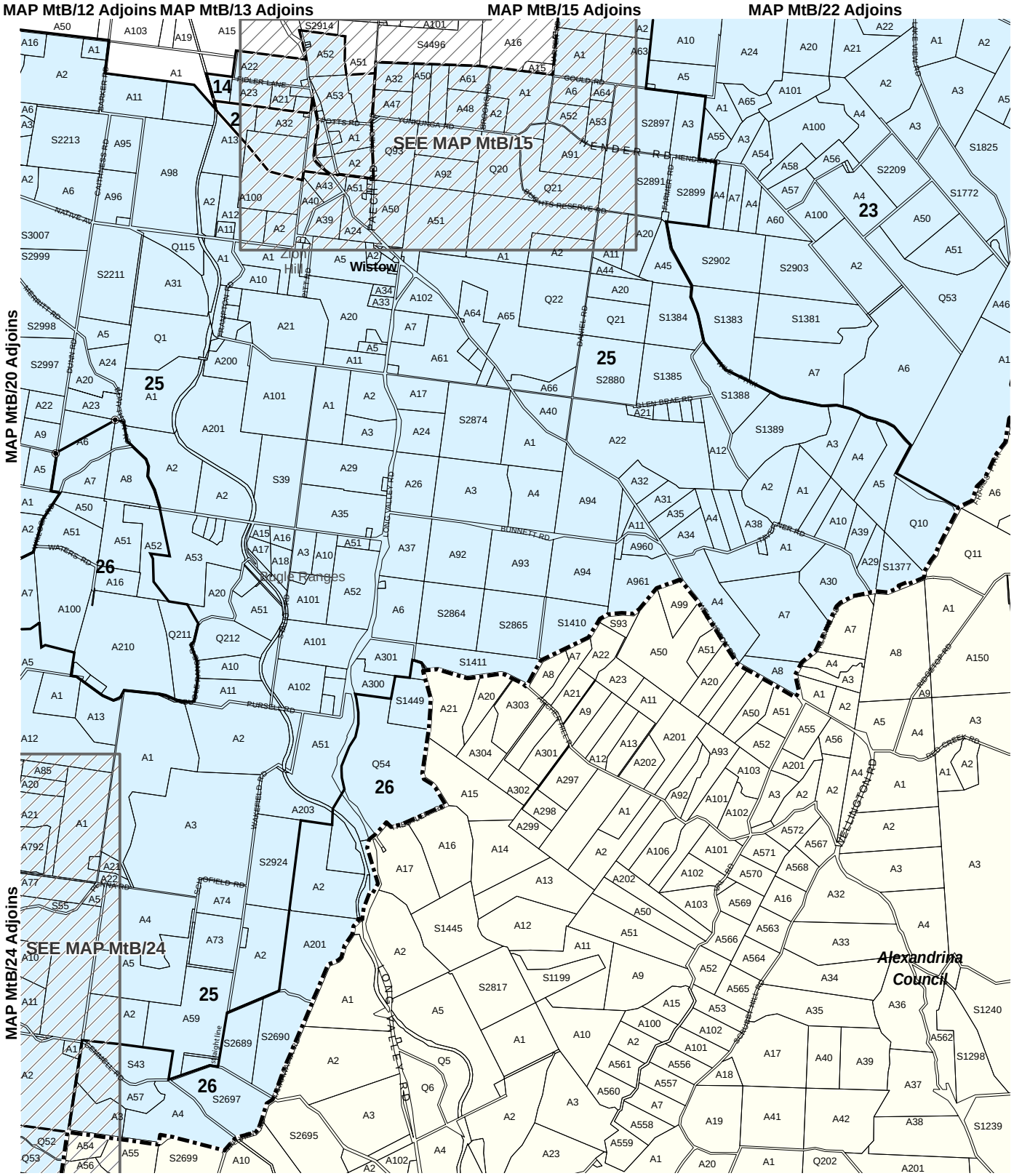
0 5 km

Zones

- LIn — Light Industry
- PrPro — Primary Production
- RN — Residential Neighbourhood
- Zone Boundary
- Development Plan Boundary

Zone Map MtB/21

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Policy Area

2 Light Industry
14 Restricted Urban
23 Broad Acre Agriculture
25 Prime Agriculture
26 Rural Landscape Protection

N

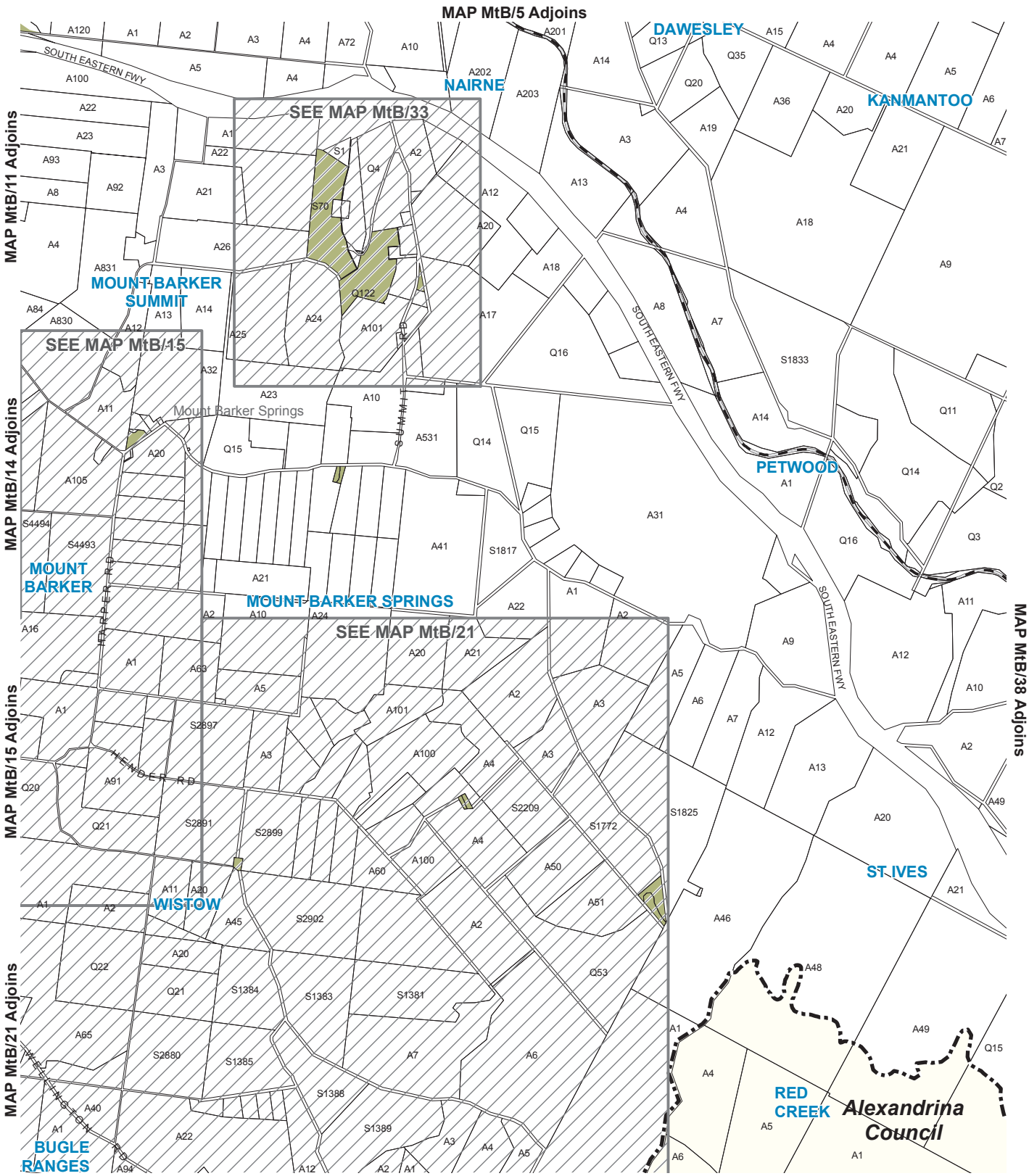
0 5 km

Policy Area Map MtB/21

Policy Area Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



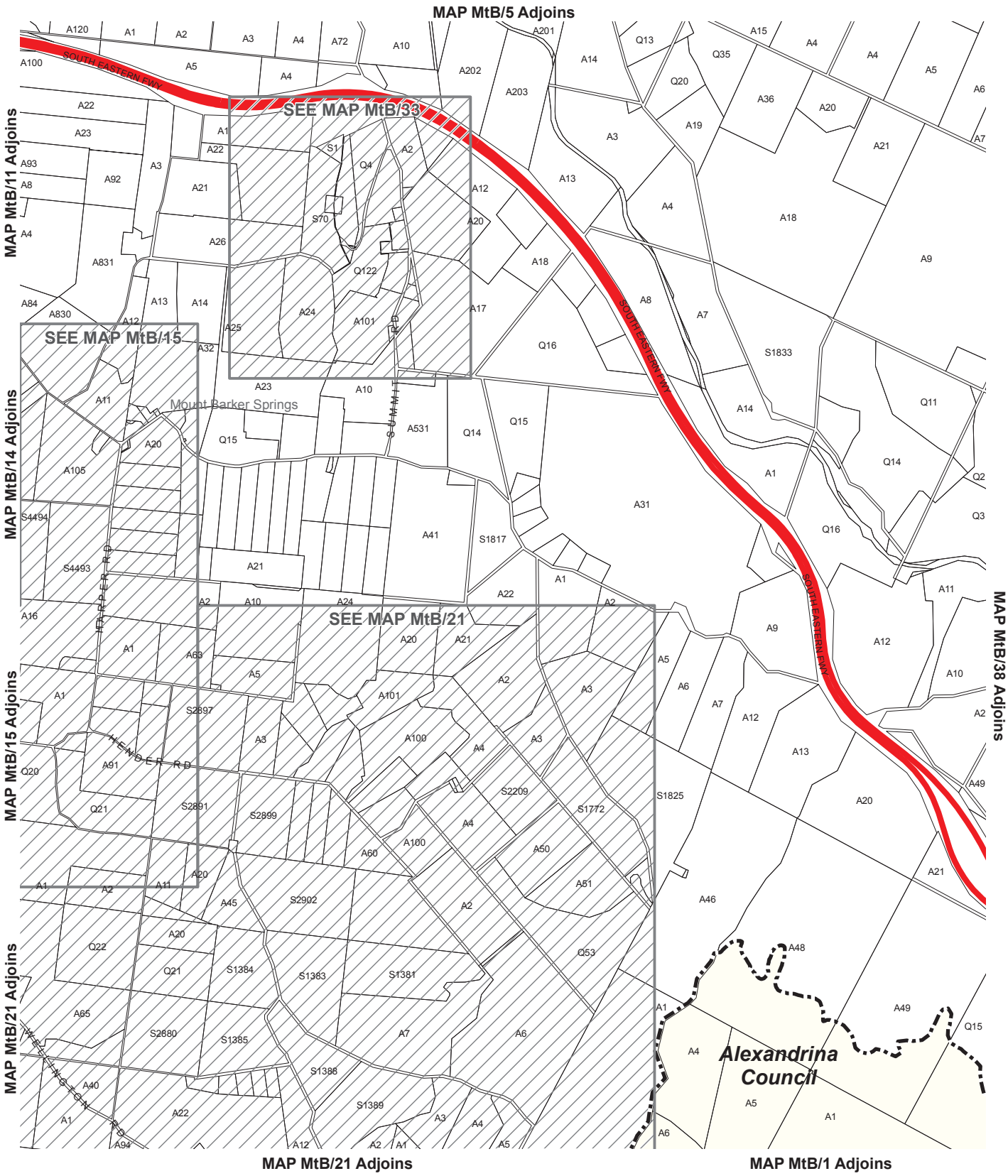
Location Map MtB/22

Railways

Local Reserves

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



N

0 2,000 m

Overlay Map MtB/22

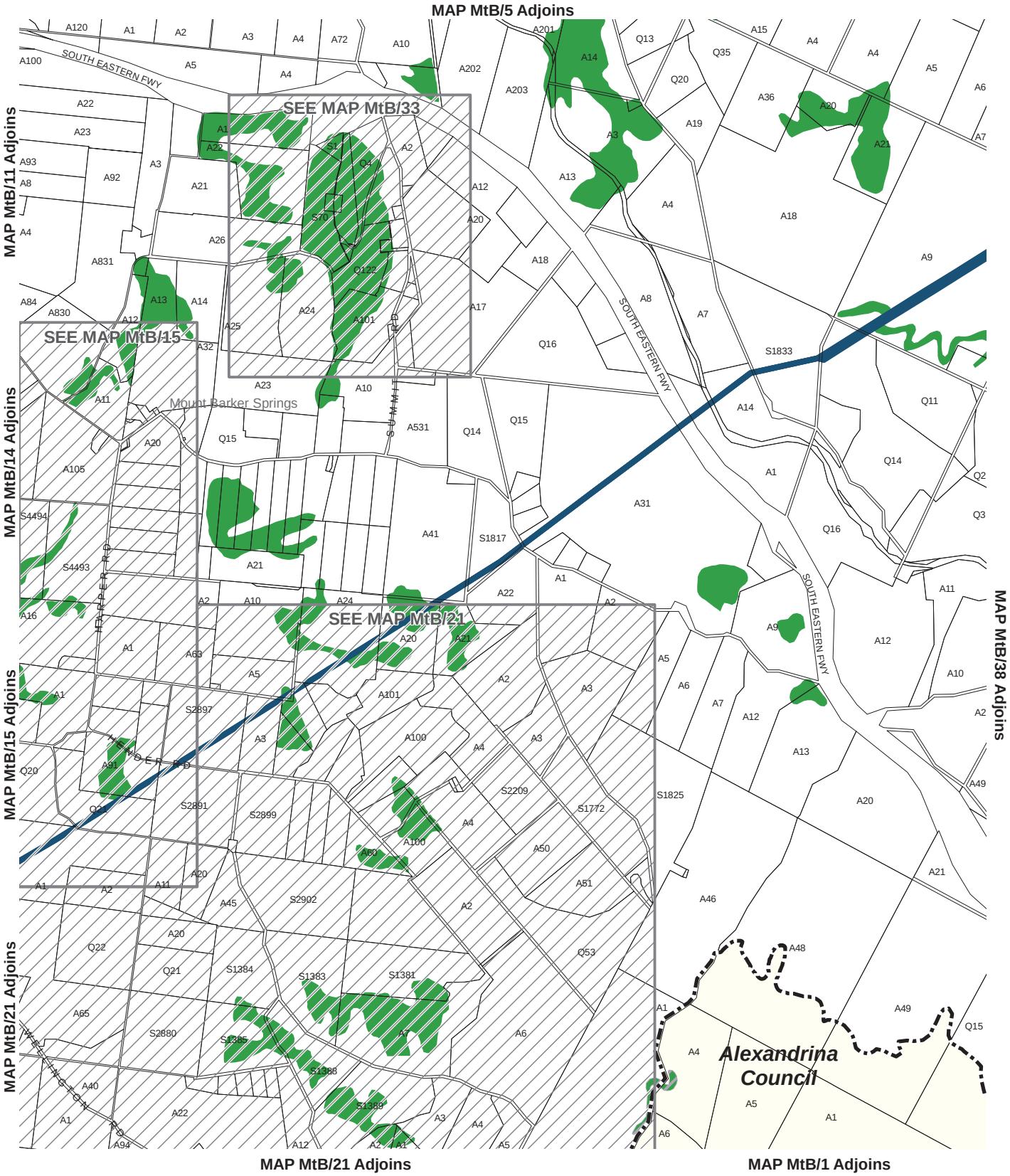
TRANSPORT

Primary Arterial Roads

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



Overlay Map MtB/22

DEVELOPMENT CONSTRAINTS

275kv/132kv/66kv electricity transmission line

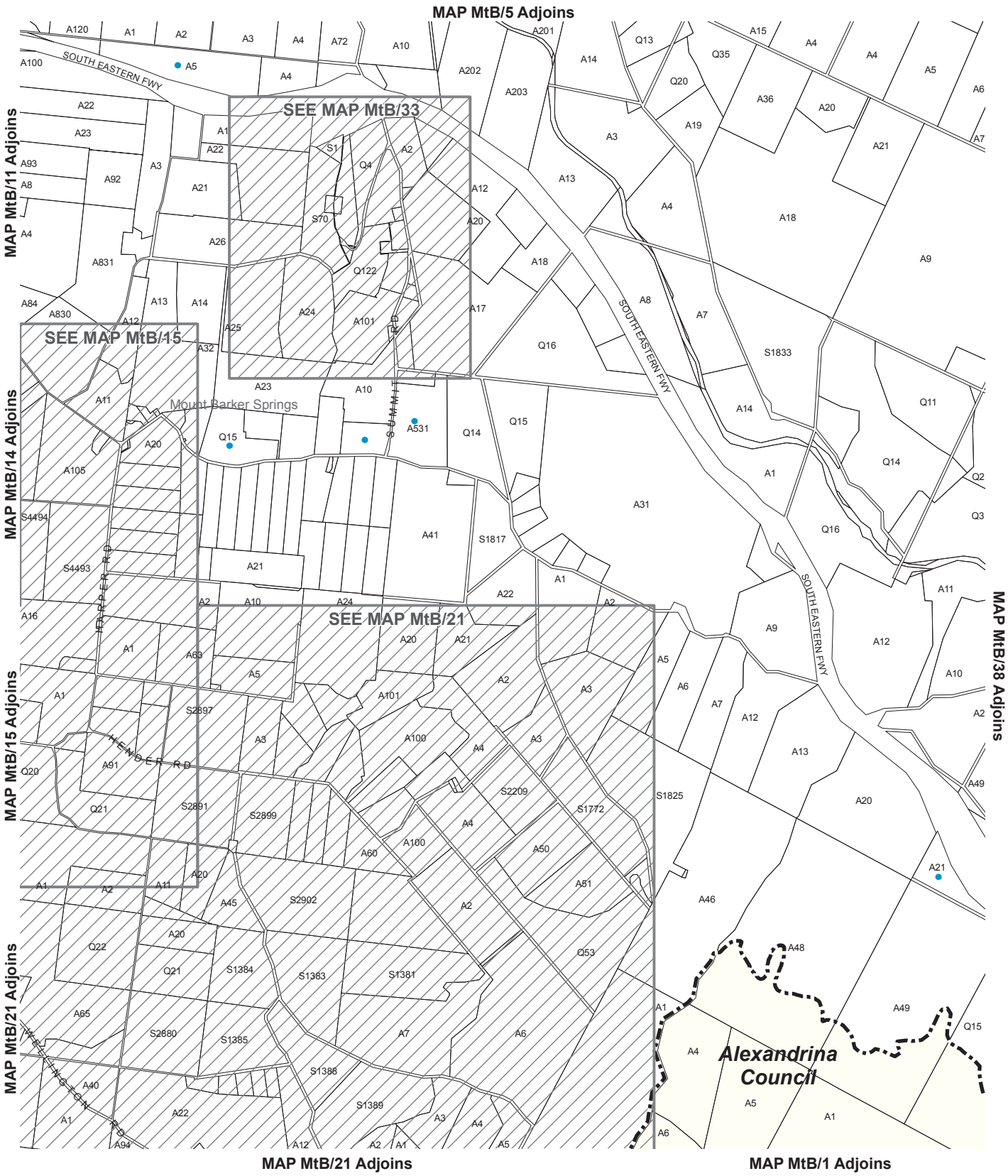
Fleurieu Perched Swamps

High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



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

Overlay Map MtB/22

HERITAGE

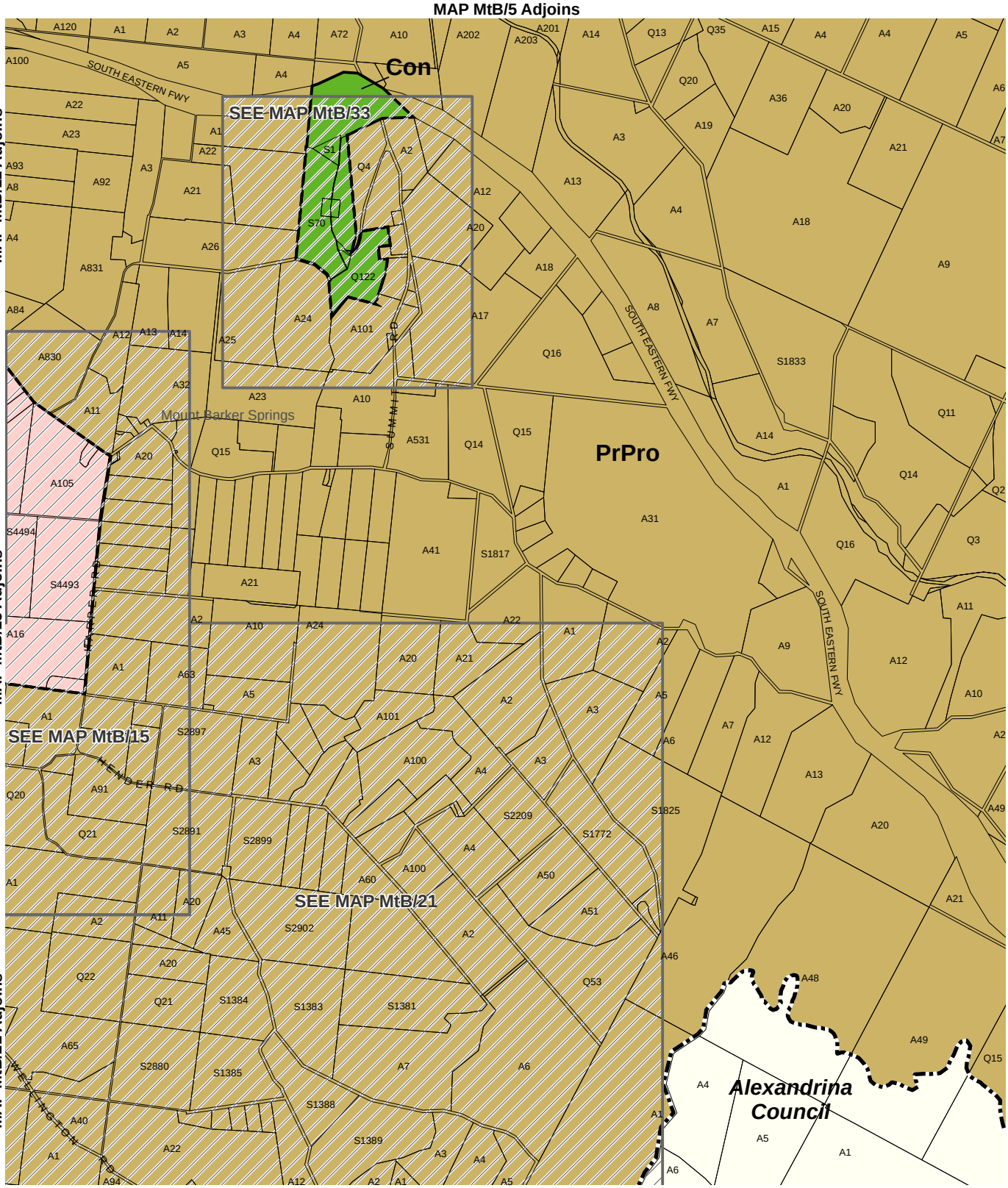
- State heritage place
- Local heritage place
- Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/5 Adjoins

MAP MtB/11 Adjoins

MAP MtB/37 Adjoins



MAP MtB/15 Adjoins

MAP MtB/38 Adjoins

MAP MtB/21 Adjoins

MAP MtB/21 Adjoins

MAP MtB/1 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

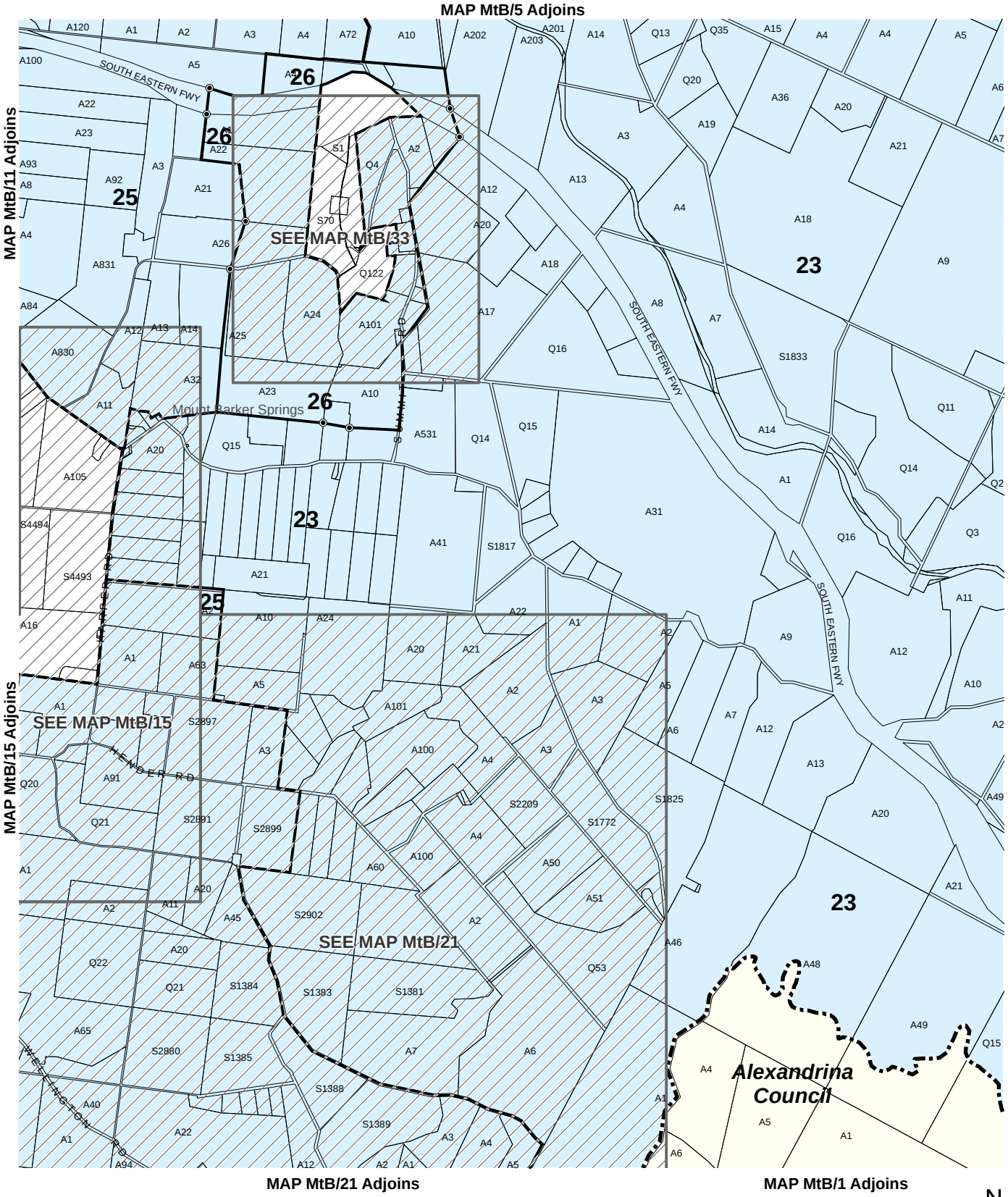
0 2,000 m

Zone Map MtB/22

Zones

- Con — Conservation
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Policy Area

23 Broad Acre Agriculture

25 Prime Agriculture

26 Rural Landscape Protection

N

0 2,000 m

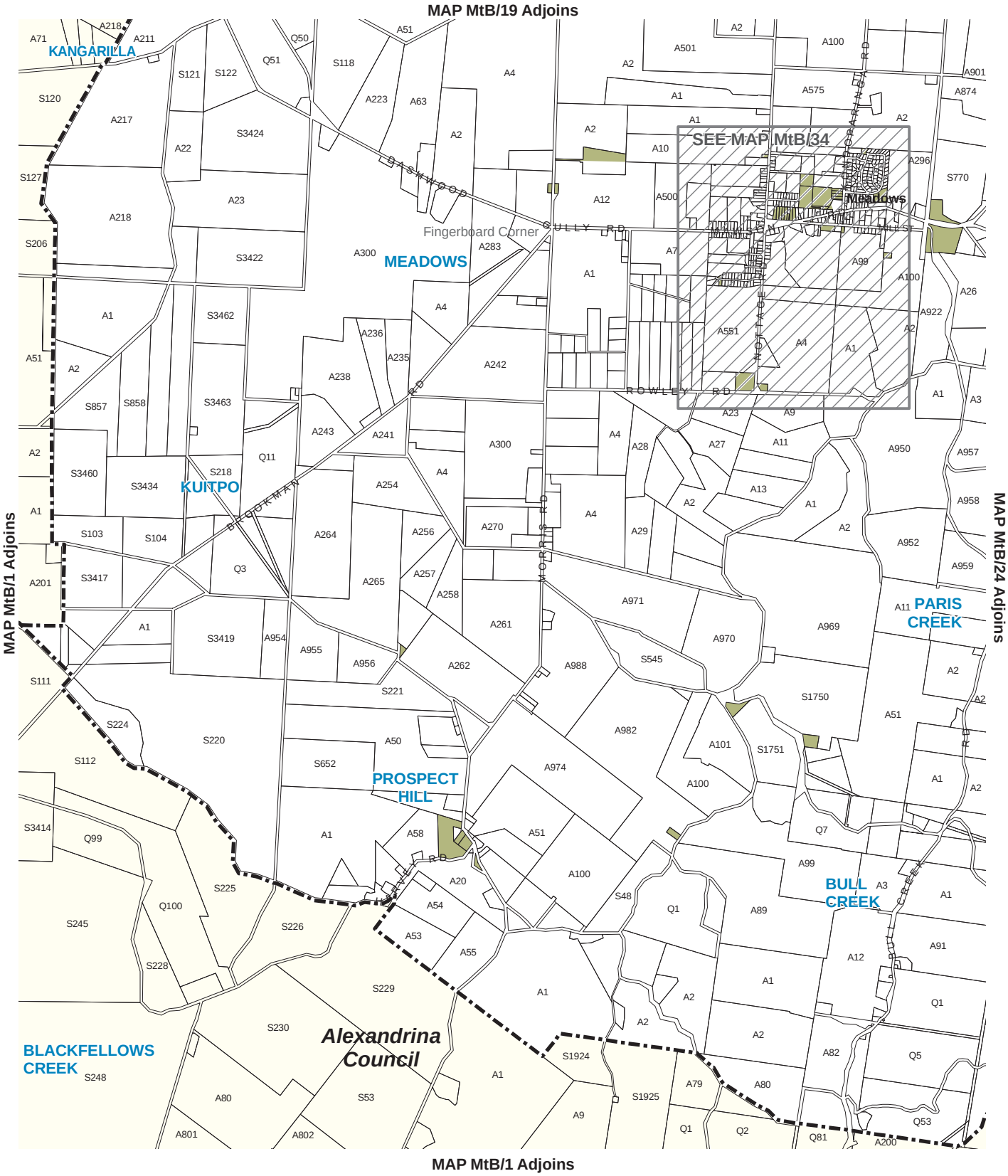
Policy Area Map MtB/22

Policy Area Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



N

0 2,000 m

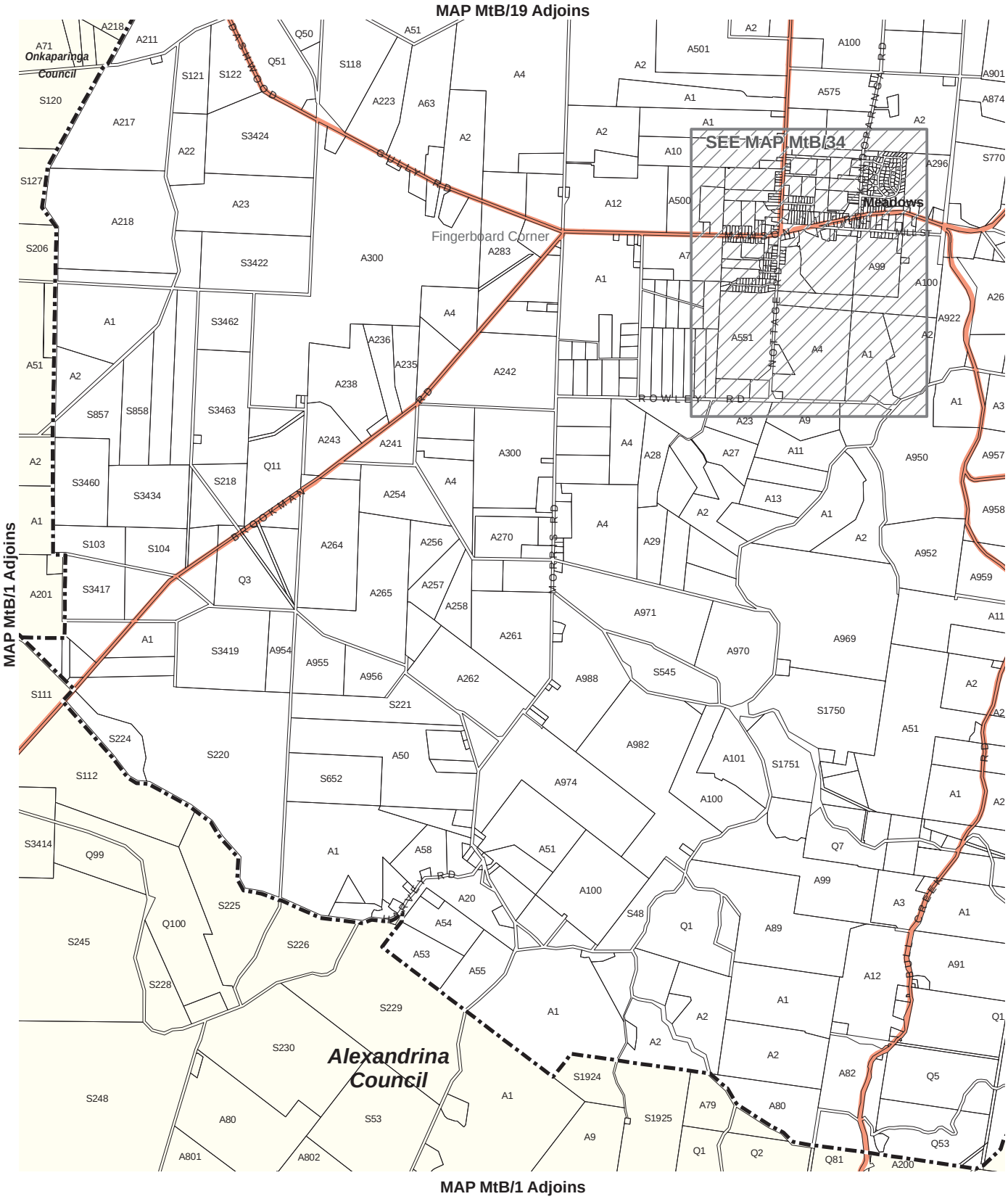
Location Map MtB/23

Local Reserves

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



Overlay Map MtB/23

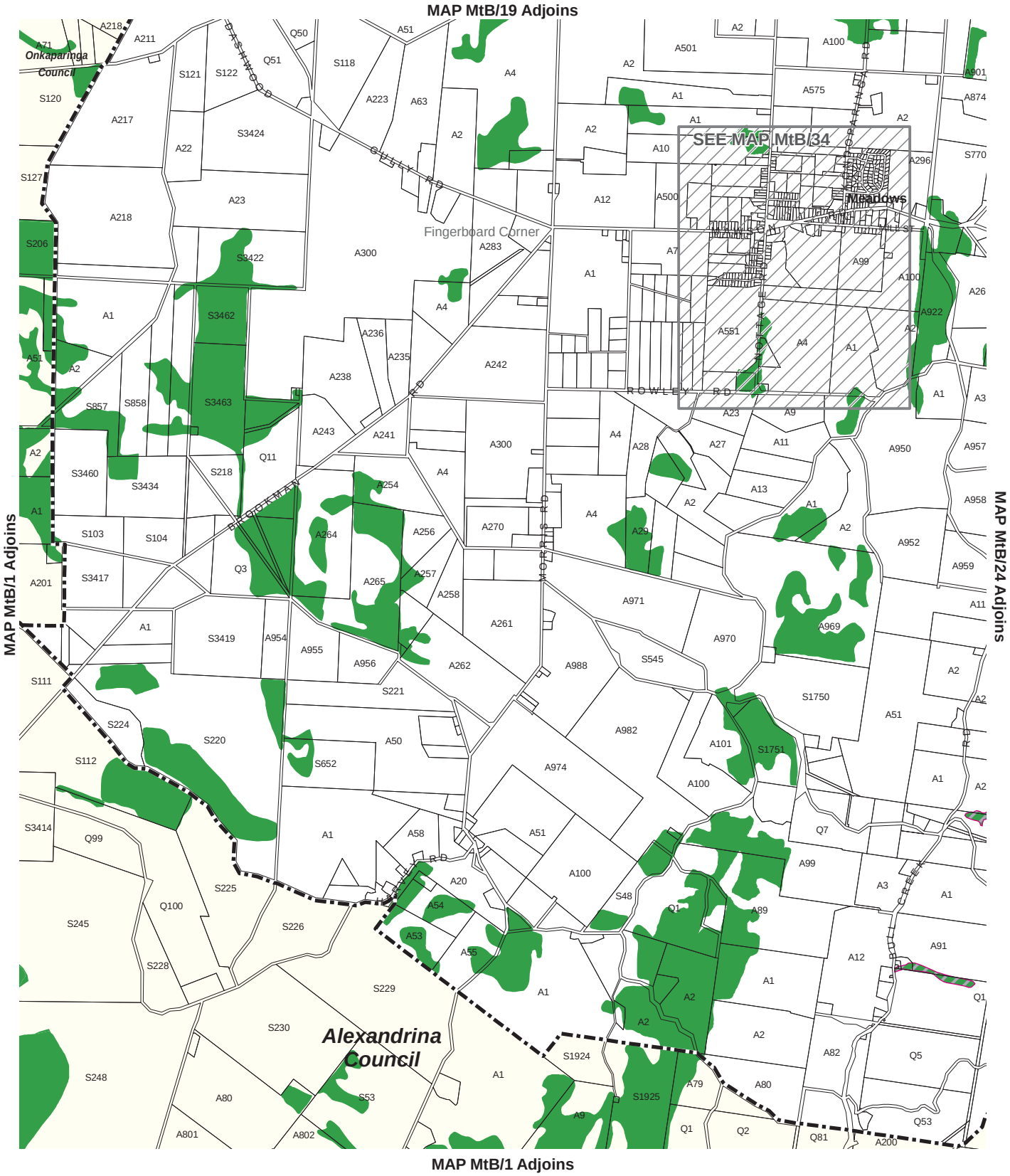
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



Overlay Map MtB/23

DEVELOPMENT CONSTRAINTS

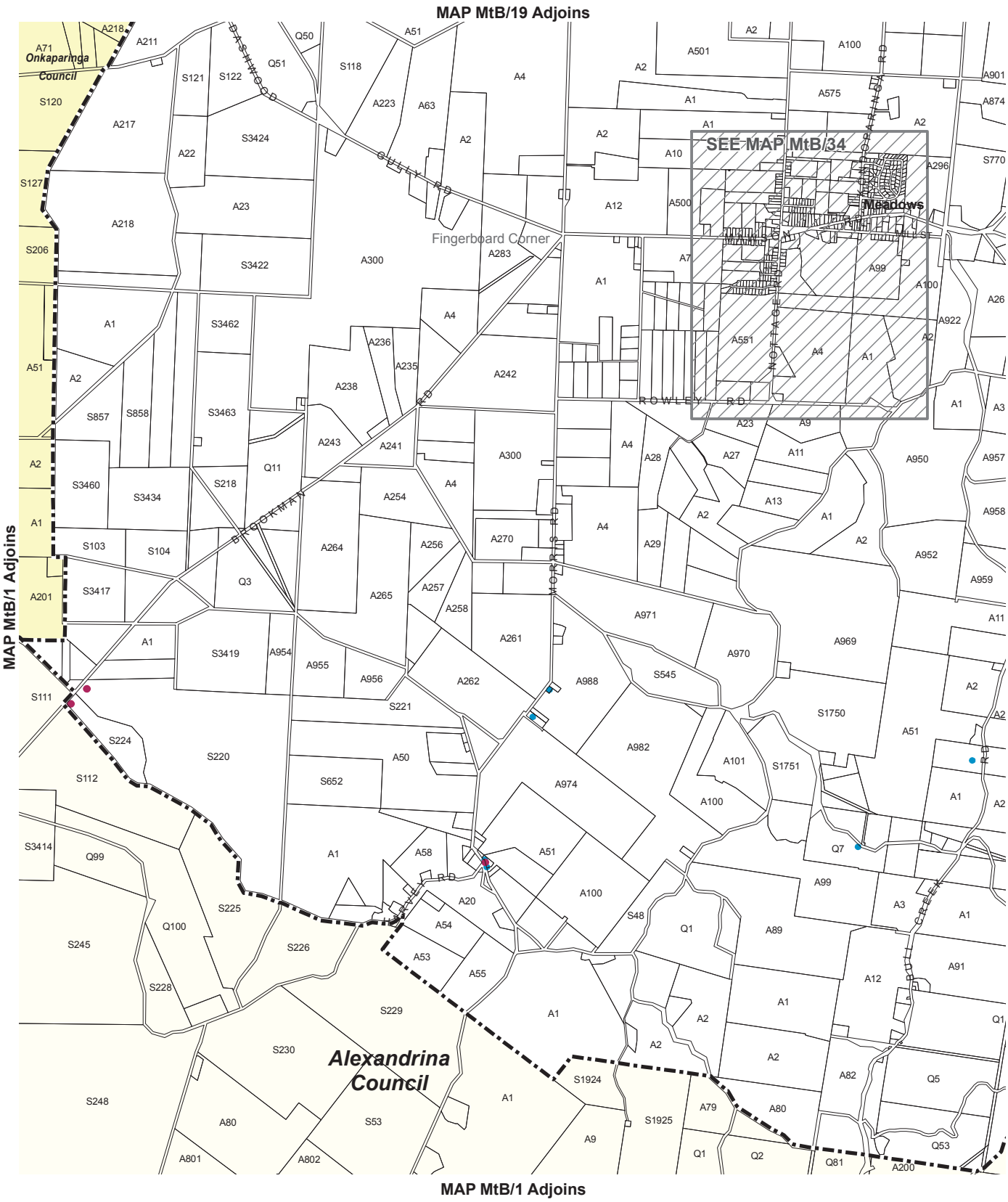
Fleurieu Perched Swamps

High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



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

N

0 2,000 m

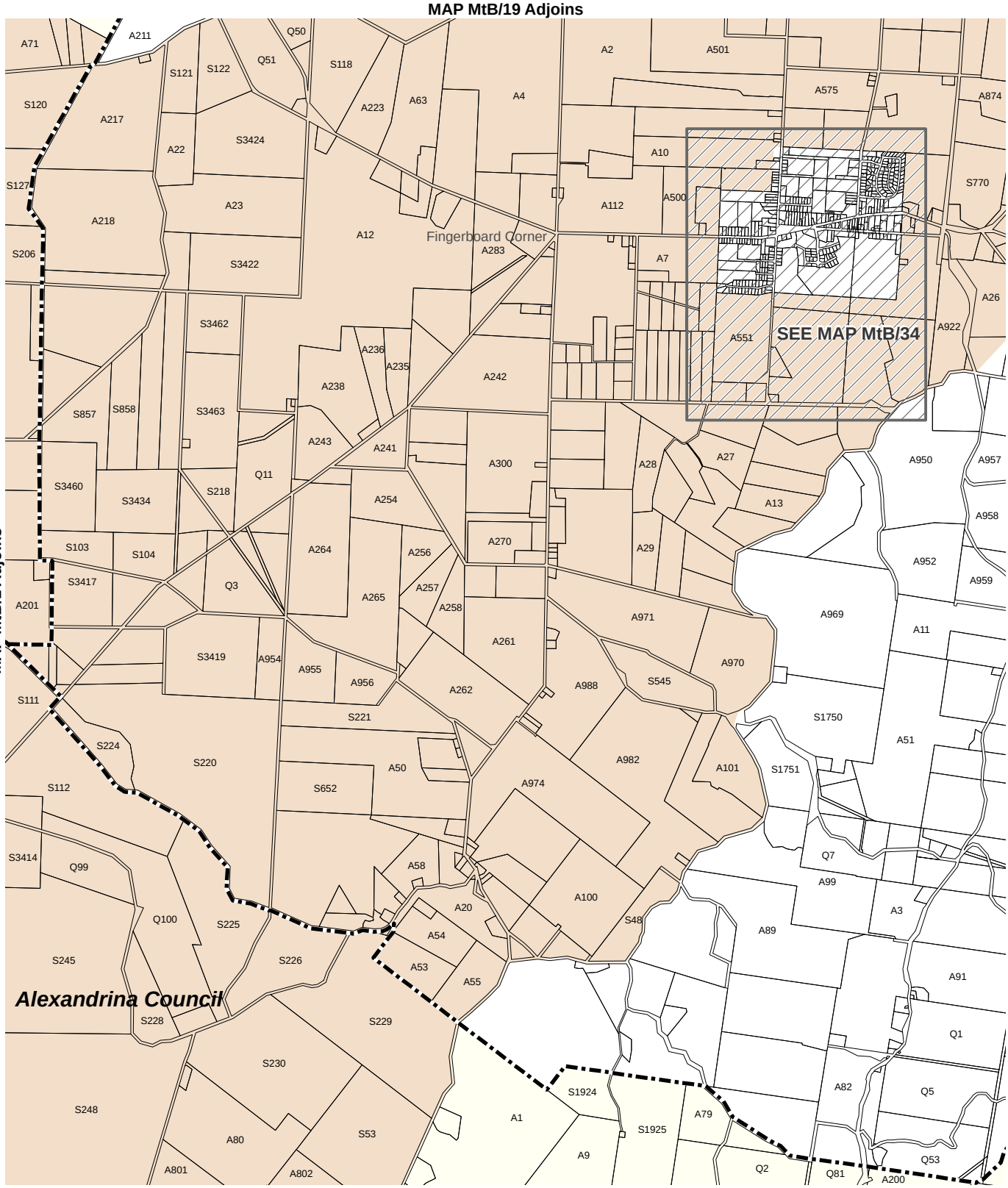
Overlay Map MtB/23

HERITAGE

- State heritage place
- Local heritage place
- Character Preservation District
- Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/19 Adjoins



MAP MtB/1 Adjoins

N

0 2,000m

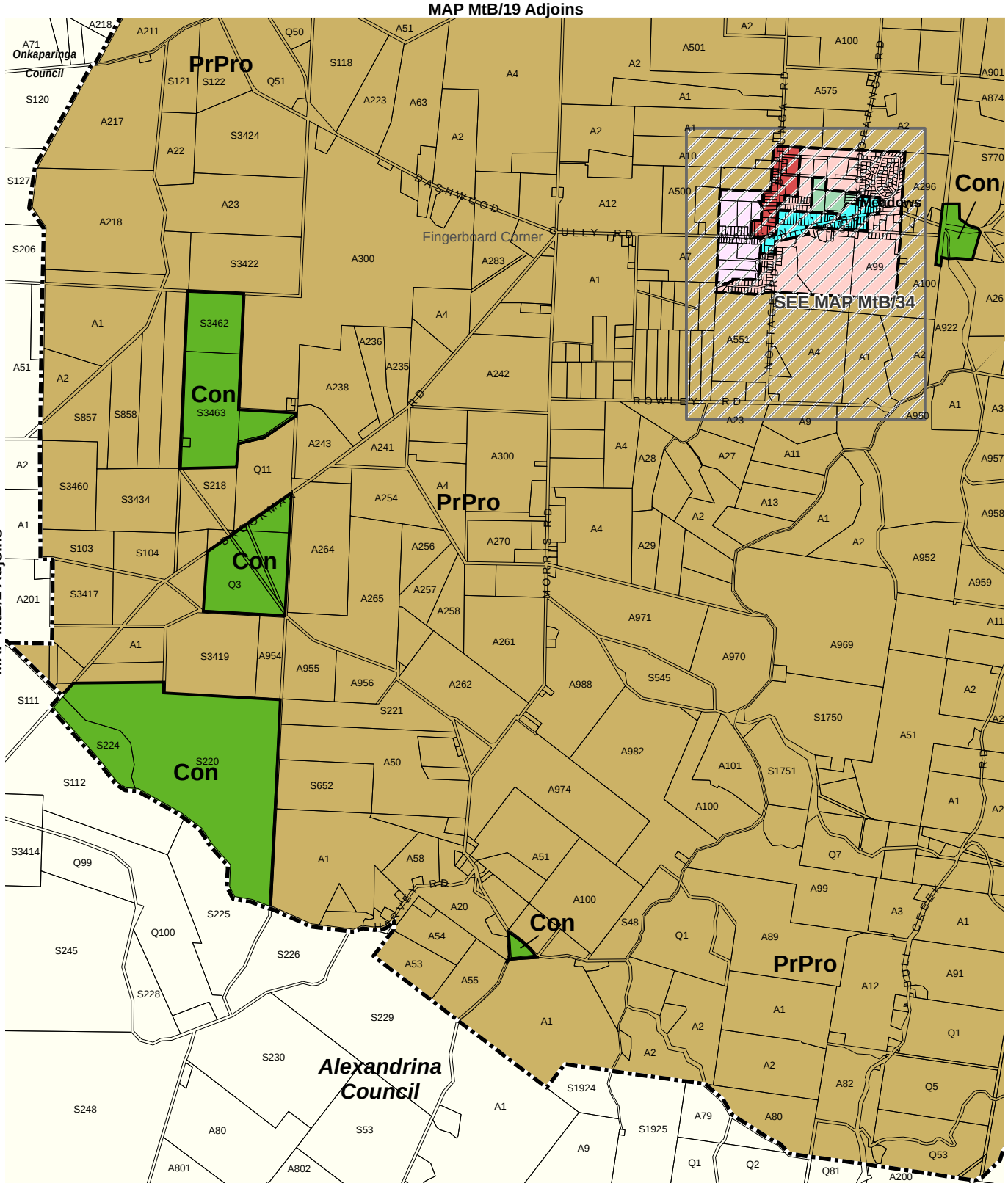
Overlay Map MtB/23

MOUNT LOFTY RANGES WATERSHED AREA

Mount Lofty Ranges Watershed Area 1
Mount Lofty Ranges Watershed Area 2
Mount Lofty Ranges Watershed Area 3
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/19 Adjoins



MAP MtB/1 Adjoins

MAP MtB/24 Adjoins

MAP MtB/1 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

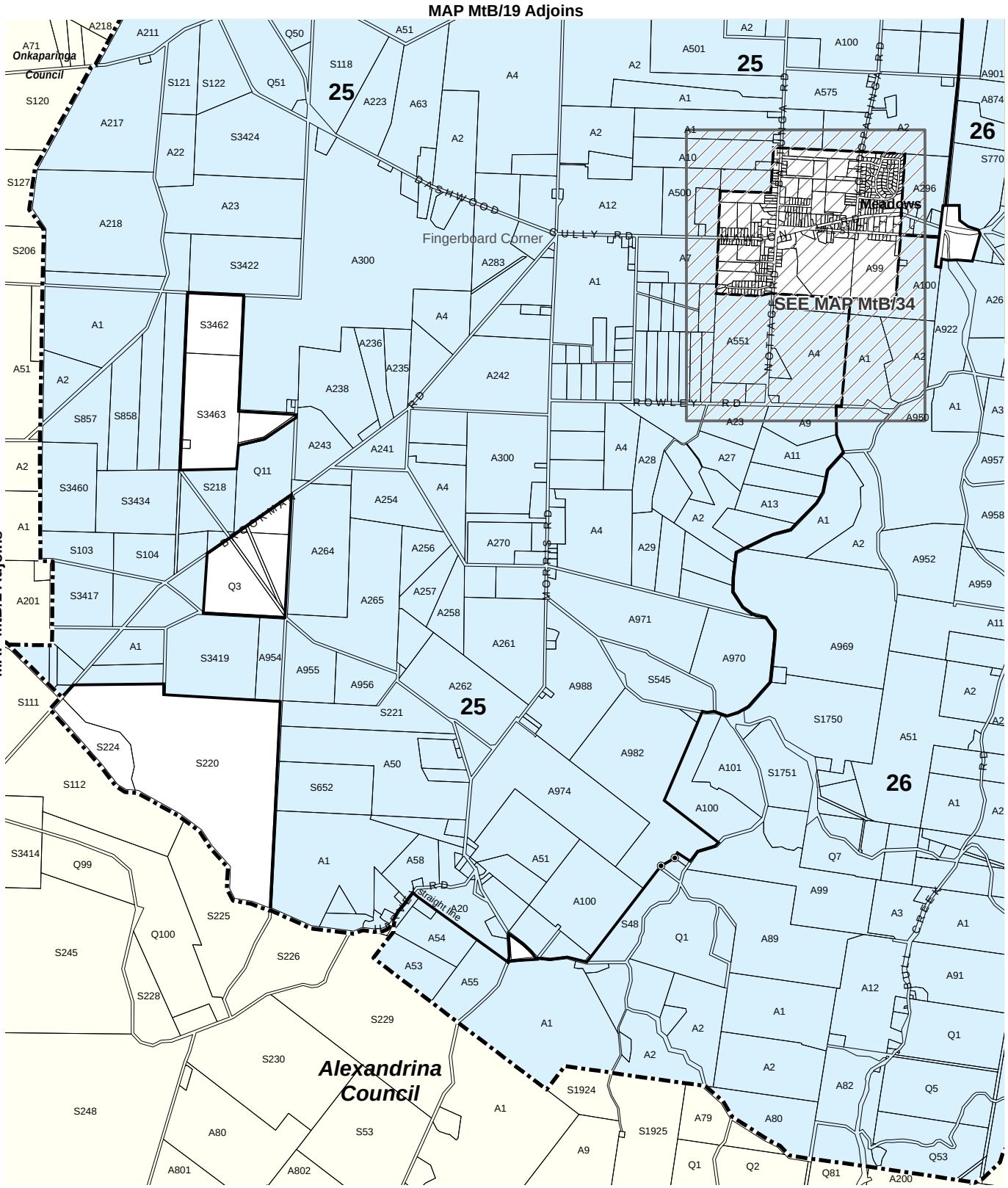
Zone Map MtB/23

Zones

- Con — Conservation
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Policy Area

25 Prime Agriculture

26 Rural Landscape Protection

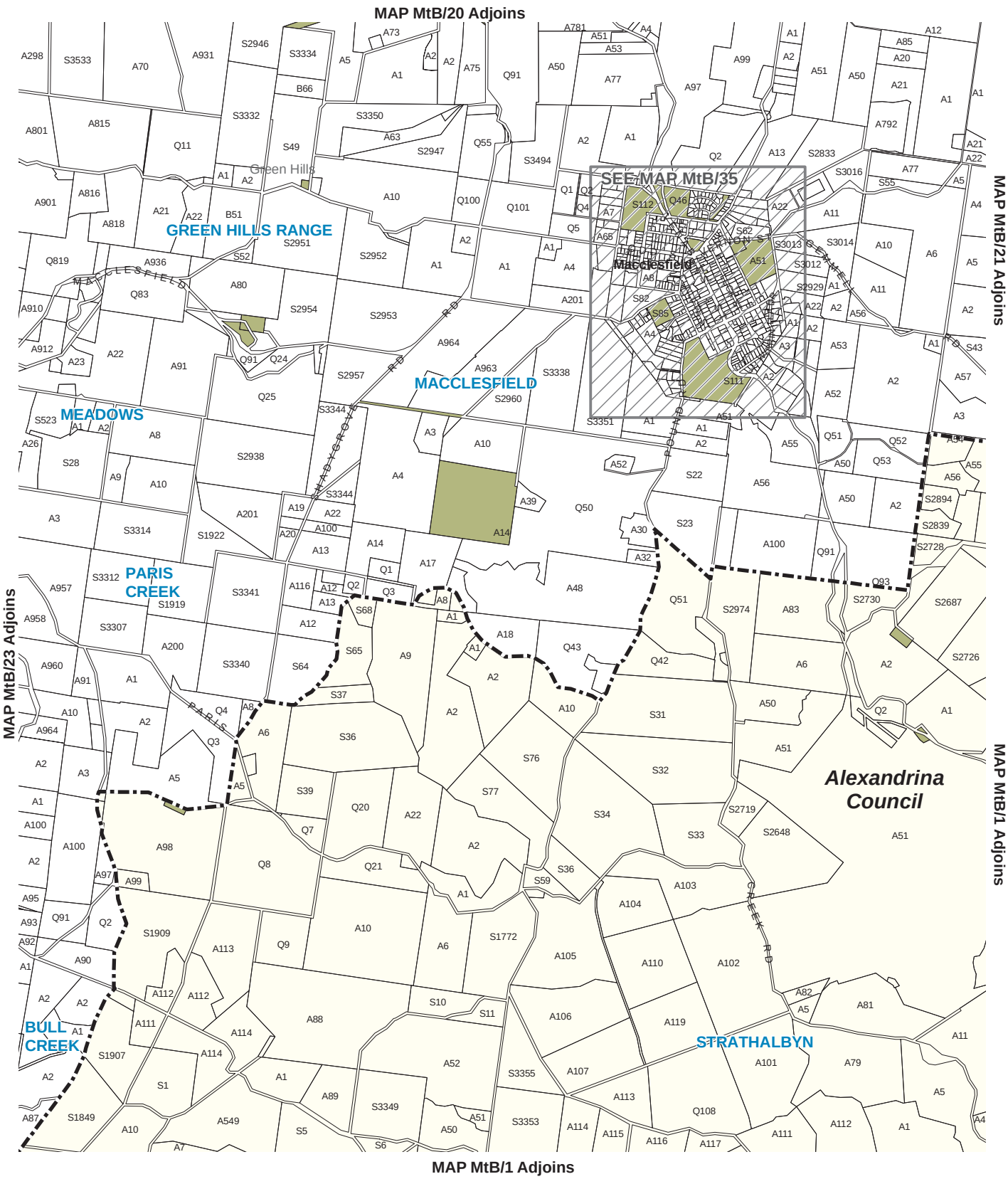
N

0 2,000 m

Policy Area Map MtB/23

Policy Area Boundary

Development Plan Boundary



N

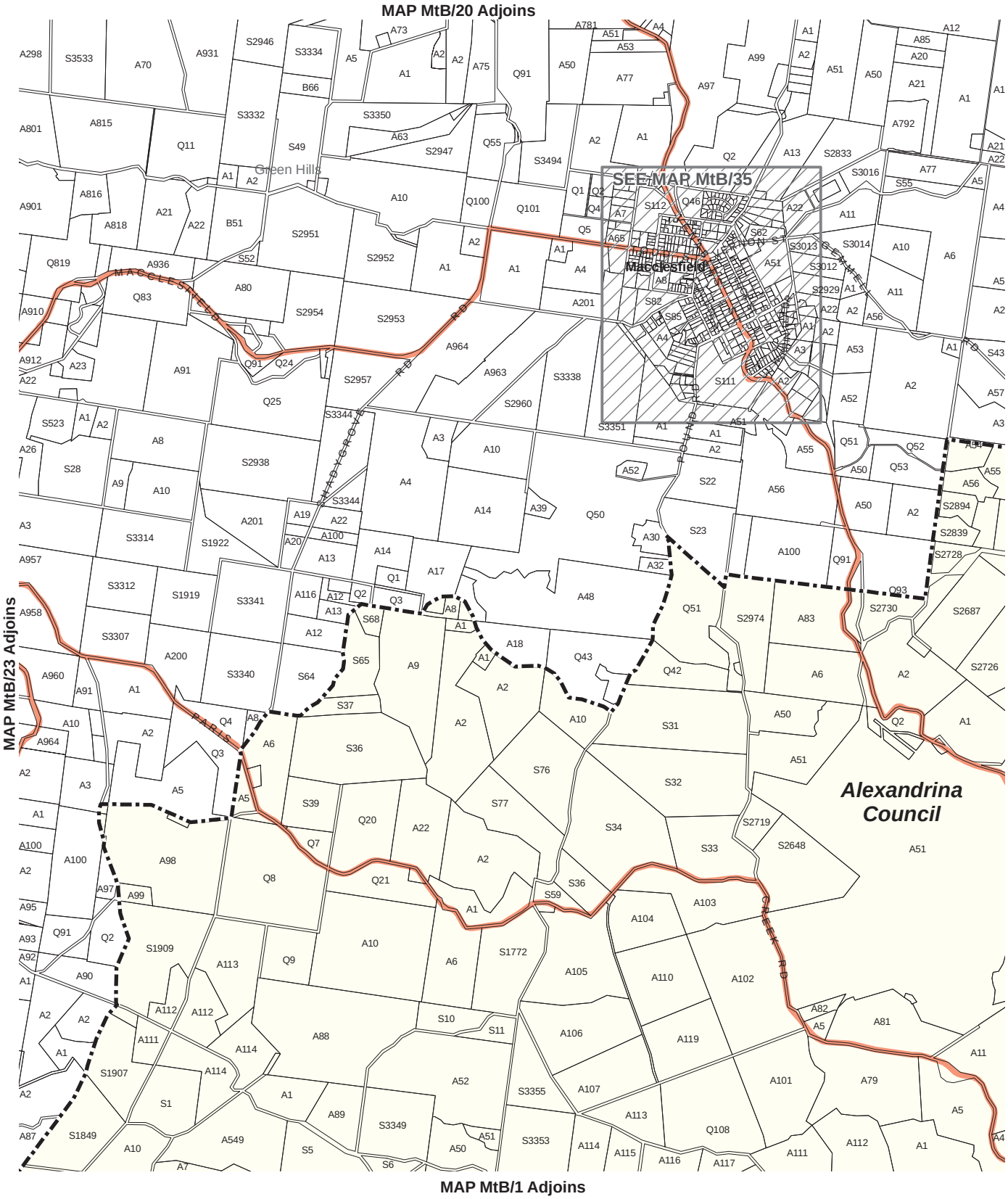
0 2,000 m

Location Map MtB/24

Local Reserves

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Overlay Map MtB/24

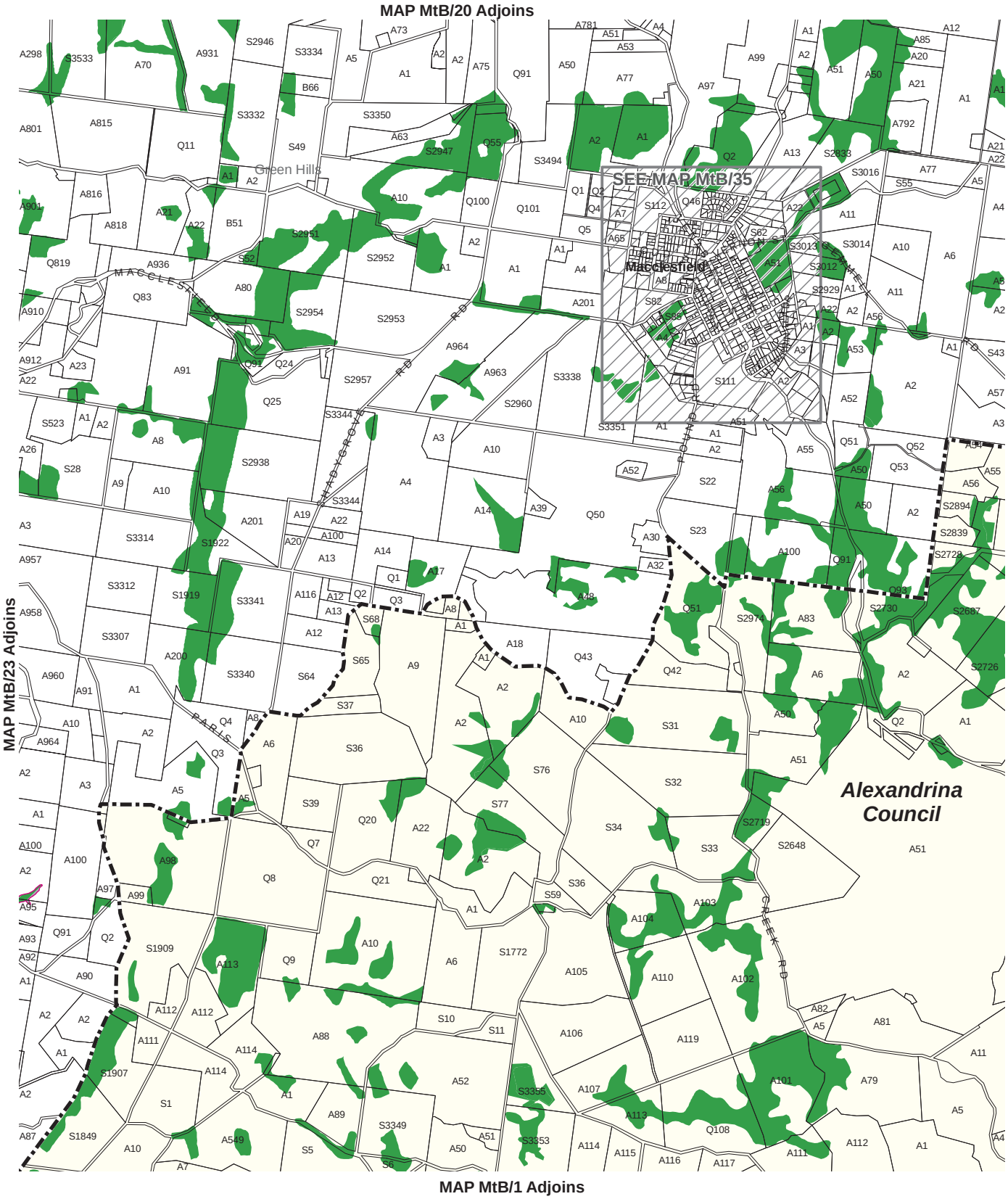
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



Overlay Map MtB/24

DEVELOPMENT CONSTRAINTS

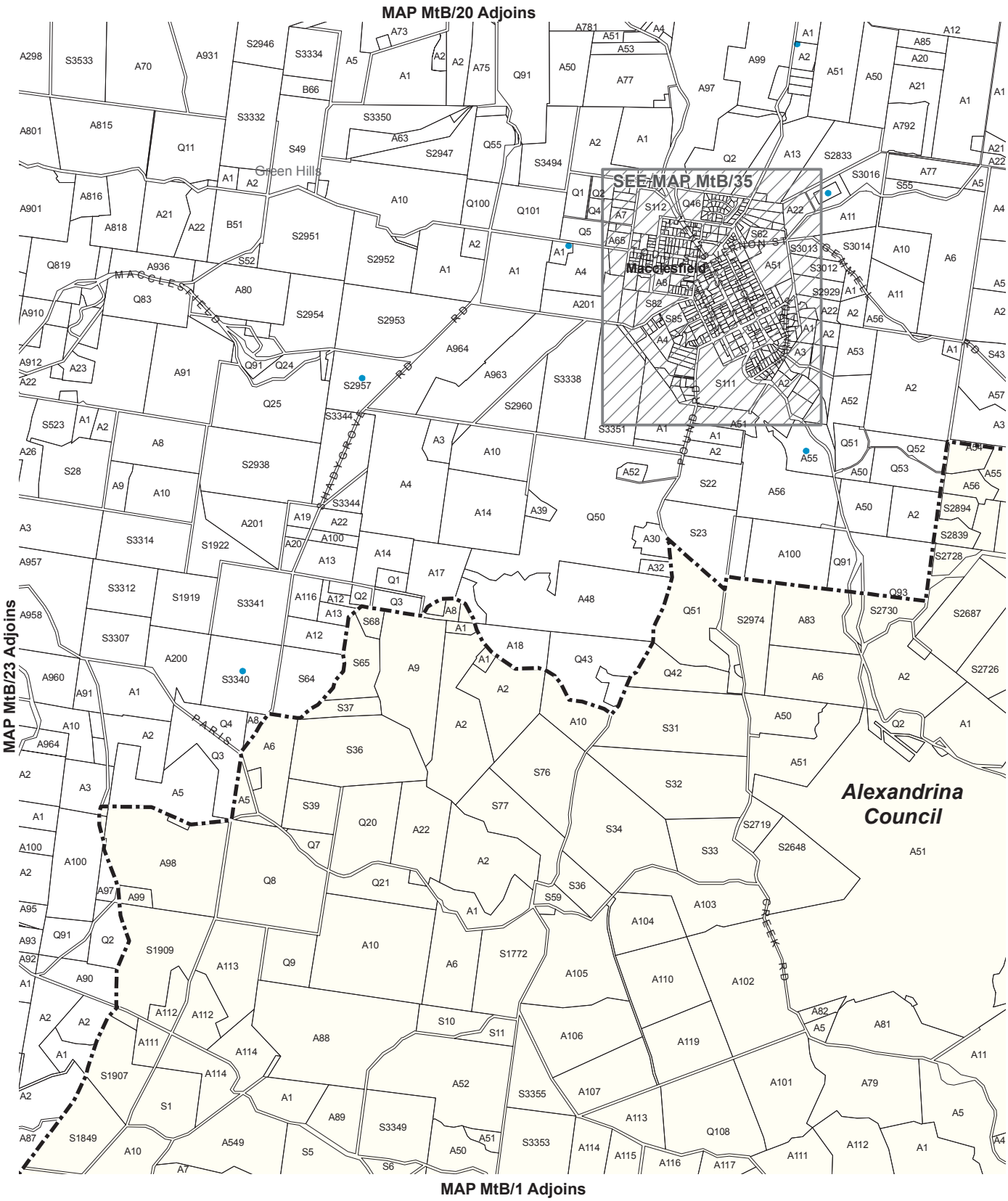
Fleurieu Perched Swamps

High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



Heritage points are indicative only.
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N

0 2,000 m

Overlay Map MtB/24

HERITAGE

Local heritage place

Development Plan Boundary

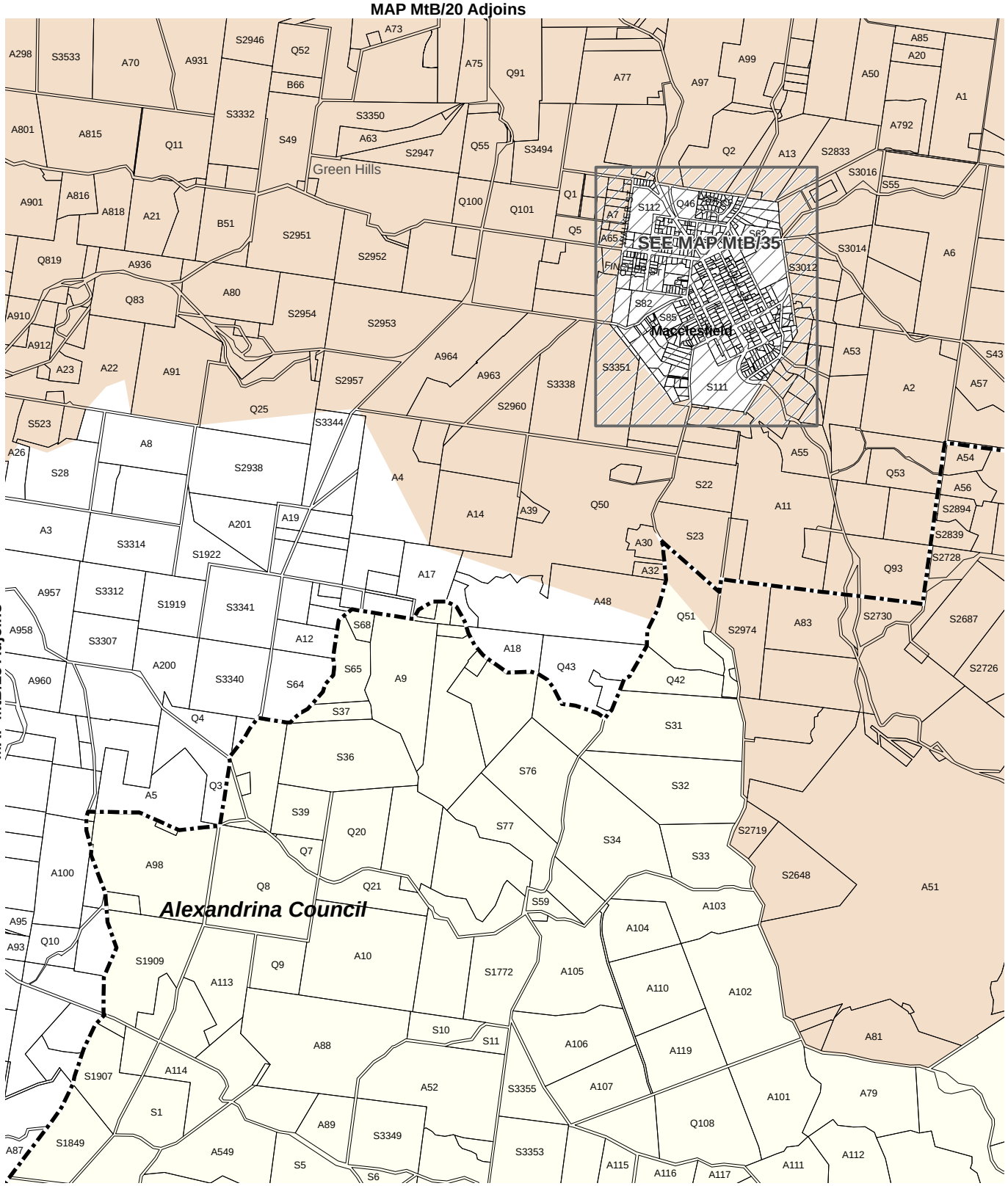
MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/20 Adjoins

MAP MtB/21 Adjoins

MAP MtB/23 Adjoins

MAP MtB/1 Adjoins



N

0 2,000 m

Overlay Map MtB/24

MOUNT LOFTY RANGES WATERSHED AREA

Mount Lofty Ranges Watershed Area 1

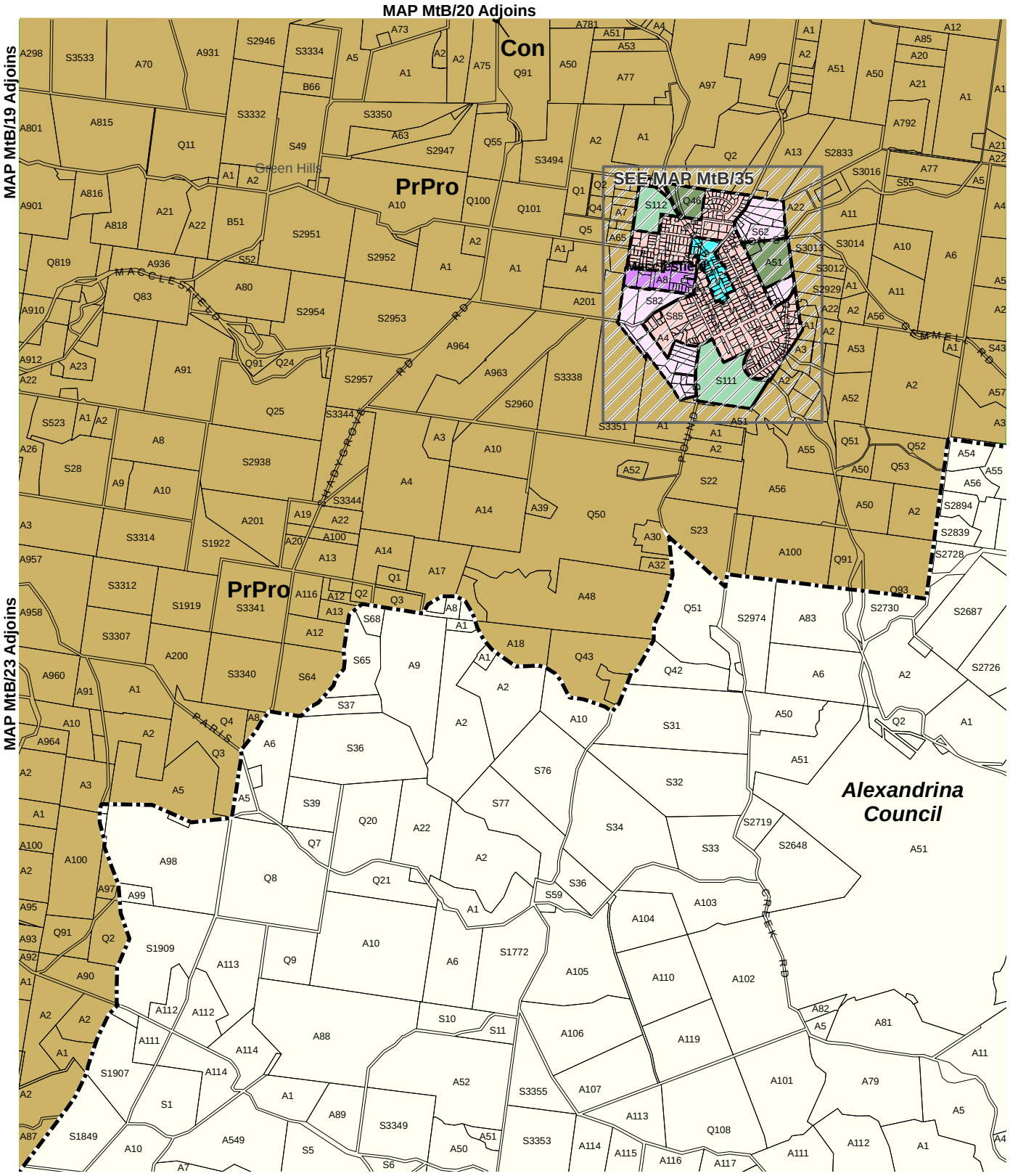
Mount Lofty Ranges Watershed Area 2

Mount Lofty Ranges Watershed Area 3

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

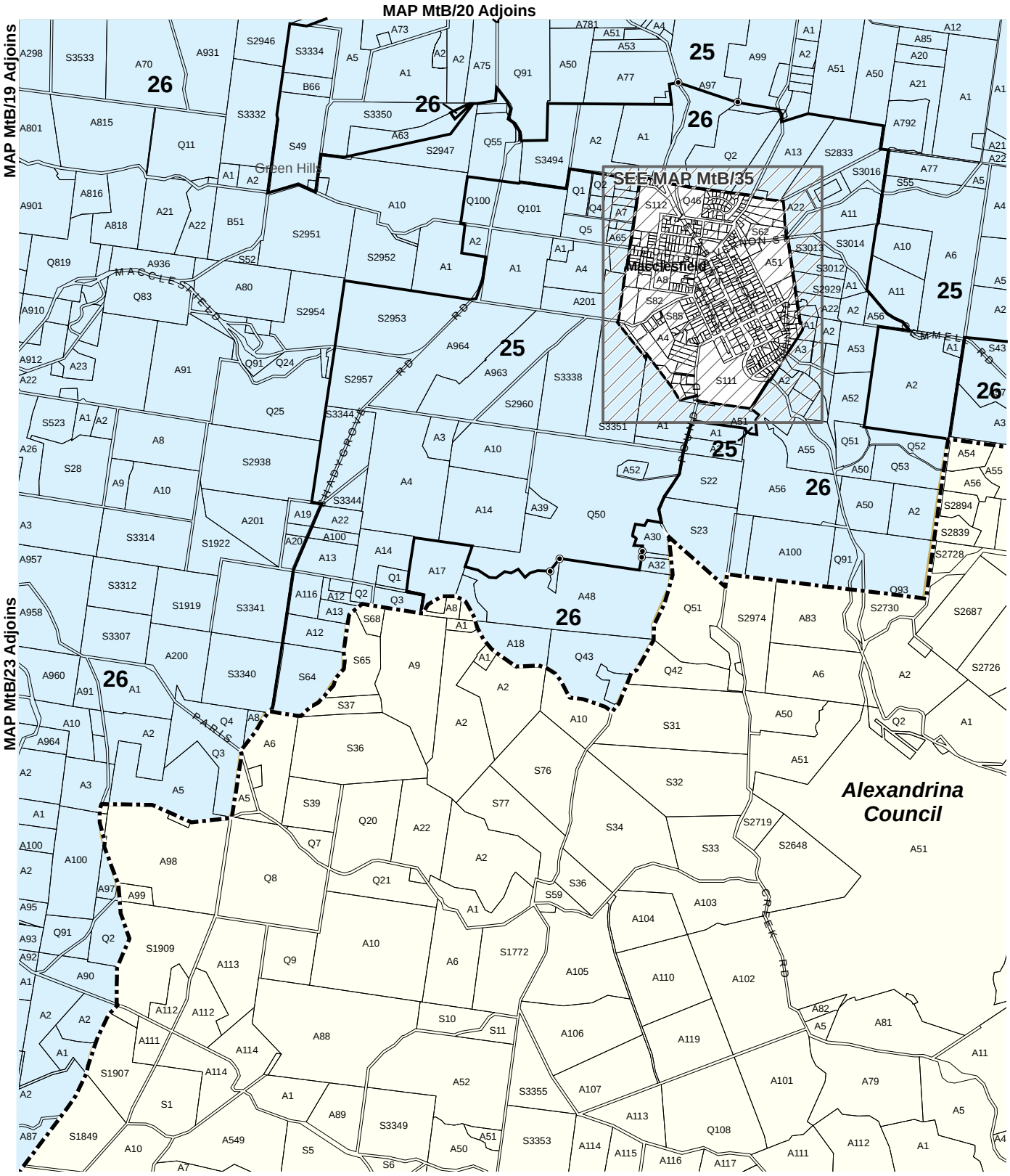
0 2,000 m

Zone Map MtB/24

Zones

- Con — Conservation
- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Policy Area

25 Prime Agriculture

26 Rural Landscape Protection

N

0 2,000 m

Policy Area Map MtB/24

Policy Area Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

N

0 500 m

HARROGATE

Location Map MtB/25

Local Reserves

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

HARROGATE

Overlay Map MtB/25

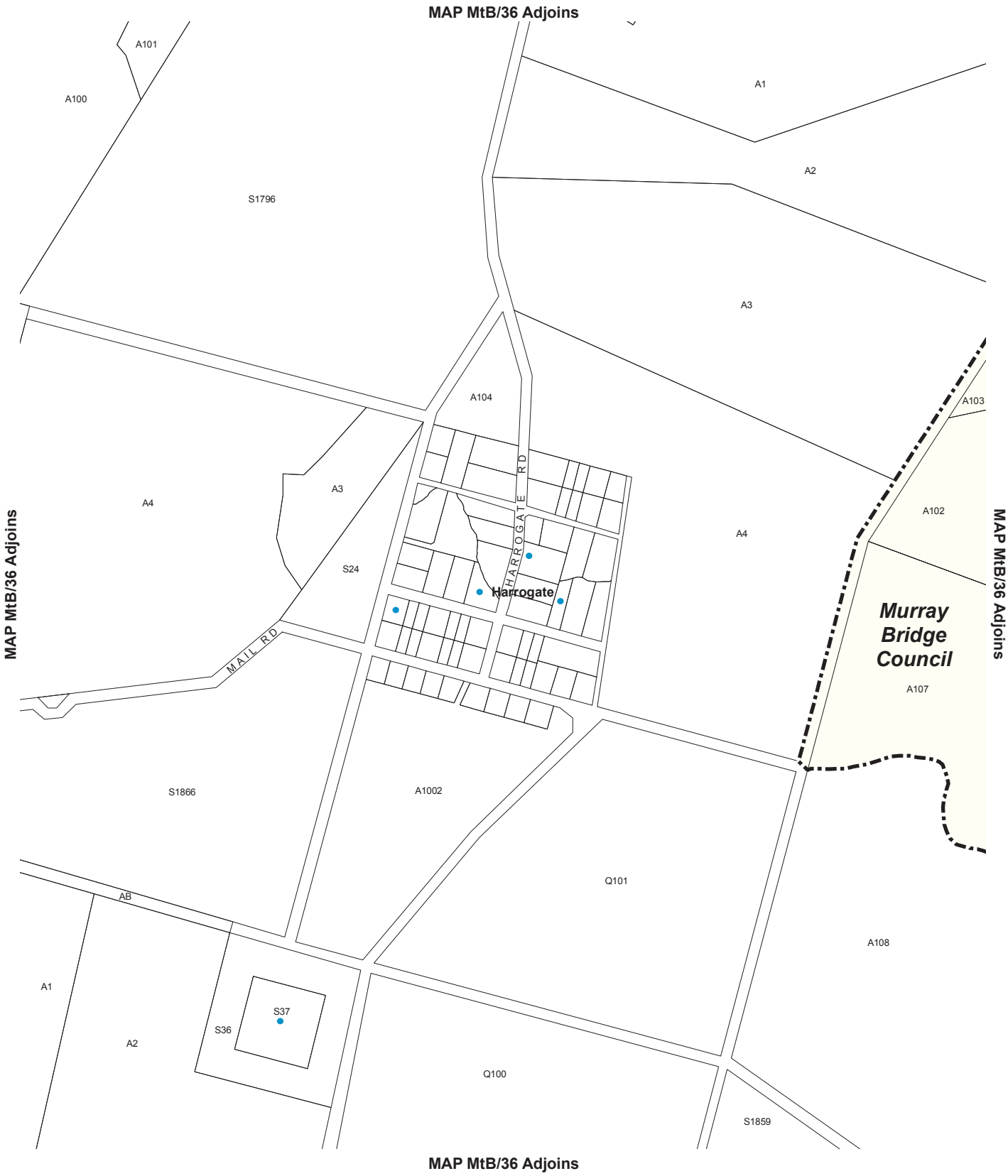
DEVELOPMENT CONSTRAINTS

High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



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

N

0 500 m

HARROGATE

Overlay Map MtB/25

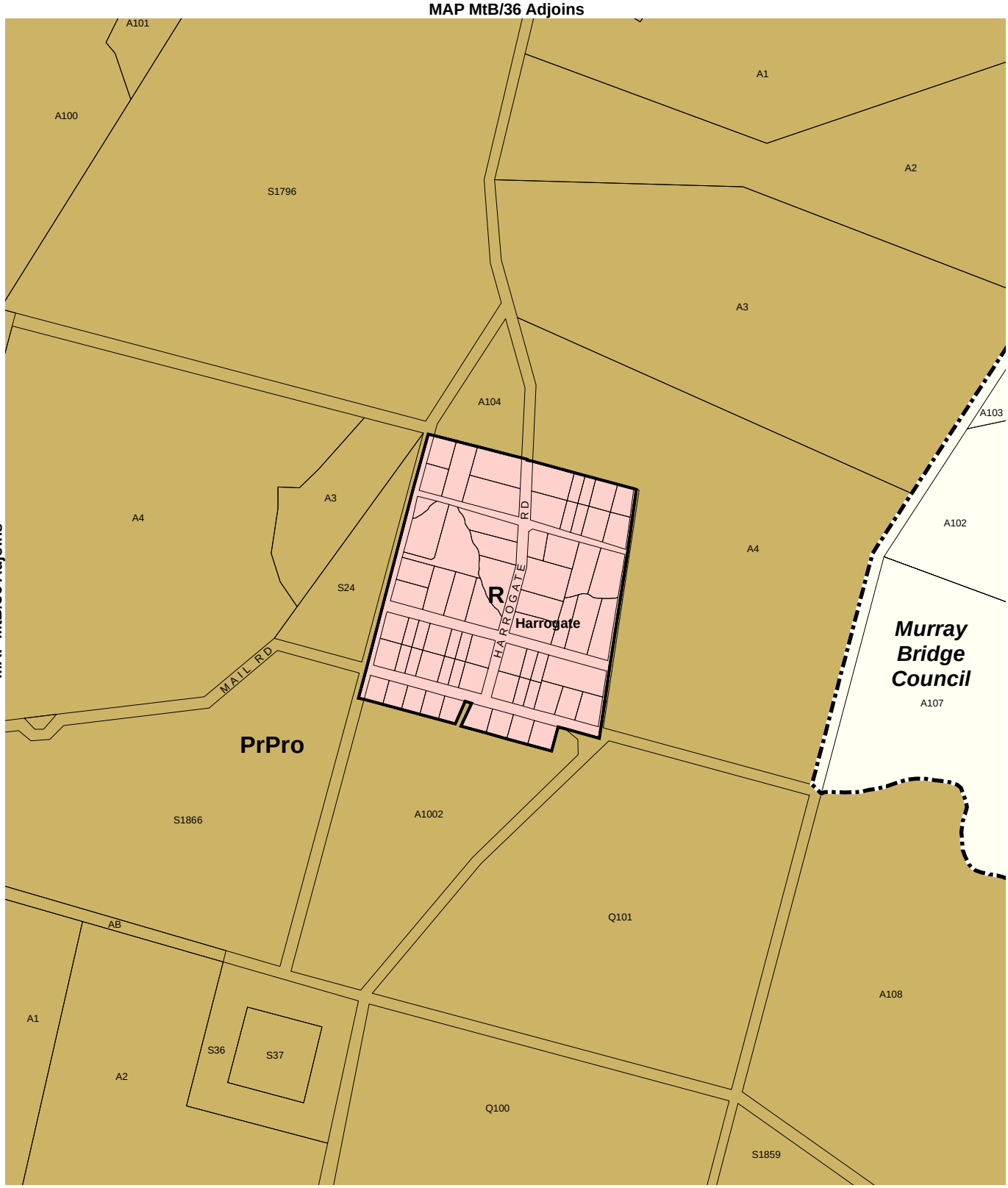
HERITAGE

Local heritage place

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/36 Adjoins



MAP MtB/36 Adjoins

MAP MtB/36 Adjoins

MAP MtB/36 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

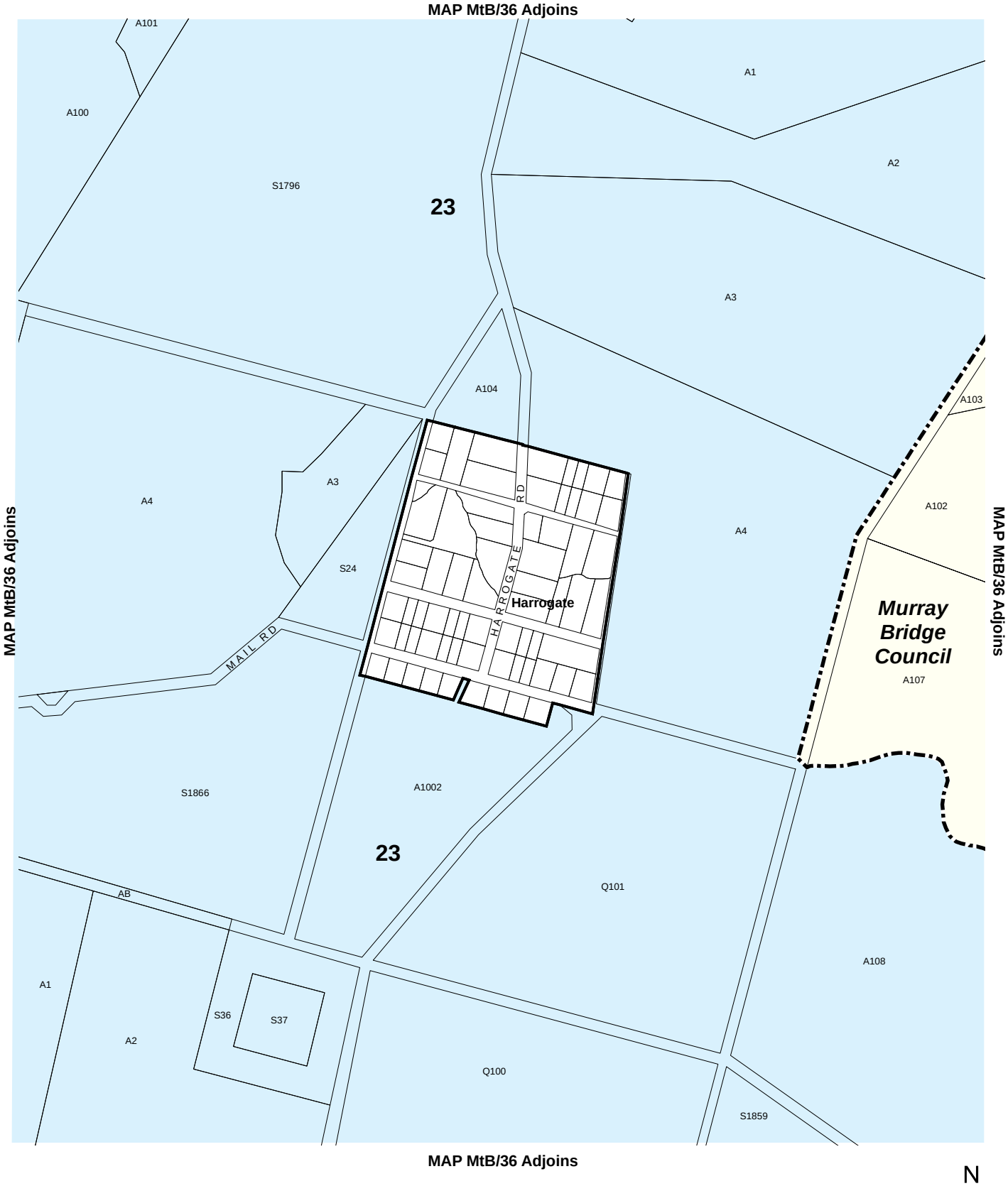
HARROGATE

Zone Map MtB/25

Zones

PrPro	Primary Production
R	Residential
	Zone Boundary
	Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

23 Broad Acre Agriculture

N

0 500 m

HARROGATE

Policy Area Map MtB/25

Policy Area Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

Location Map MtB/26

Railways

Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

Overlay Map MtB/26

TRANSPORT

Secondary Arterial Roads

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 1,000 m

Overlay Map MtB/26

DEVELOPMENT CONSTRAINTS

275kv/132kv/66kv electricity transmission line

High environmental significance

Area within which a detached dwelling is non-complying

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

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

Historic Conservation Area
8 Kanmantoo Area

N

0 1,000 m

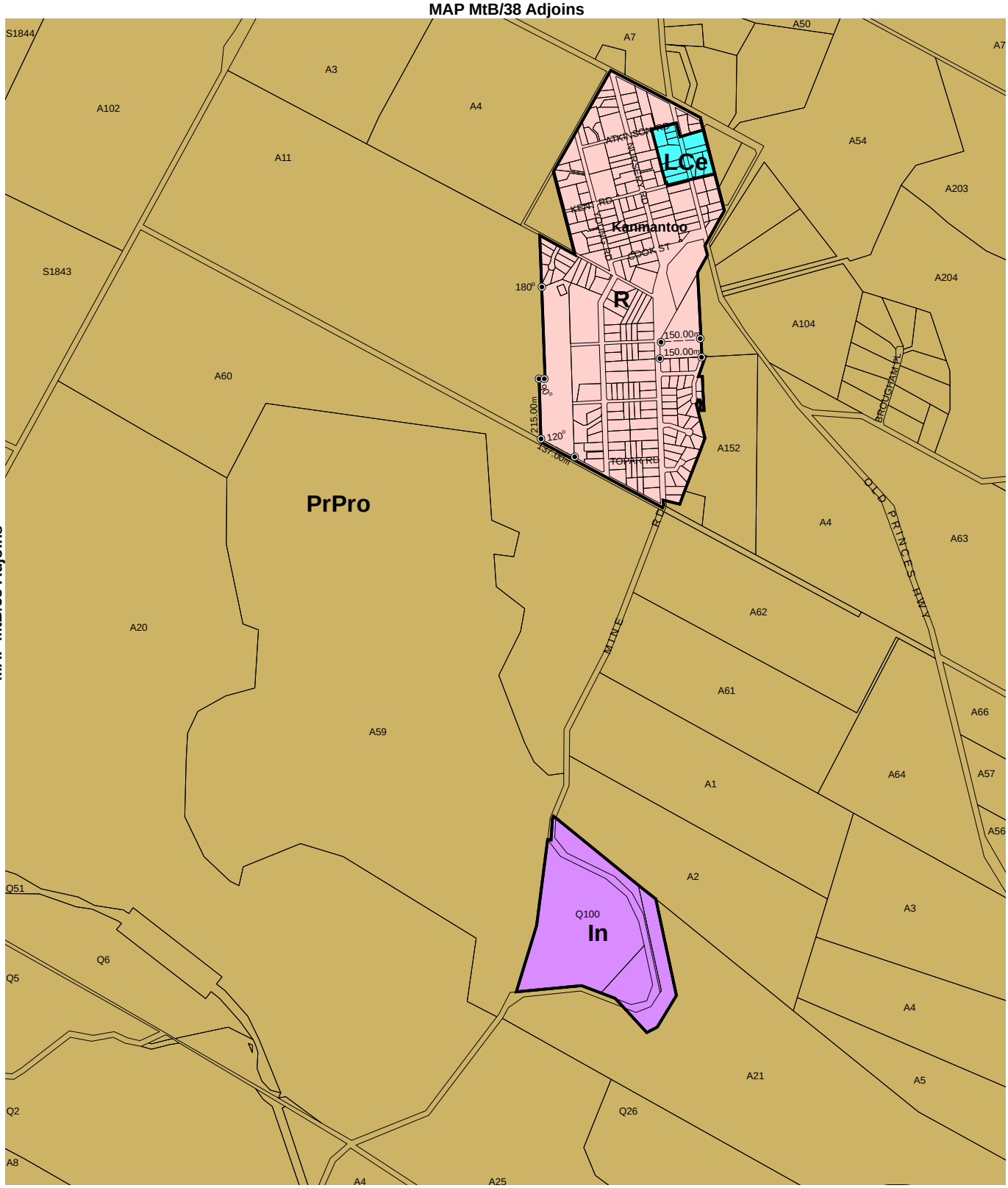
Overlay Map MtB/26

HERITAGE

- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/38 Adjoins



MAP MtB/38 Adjoins

MAP MtB/38 Adjoins

MAP MtB/38 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 1,000 m

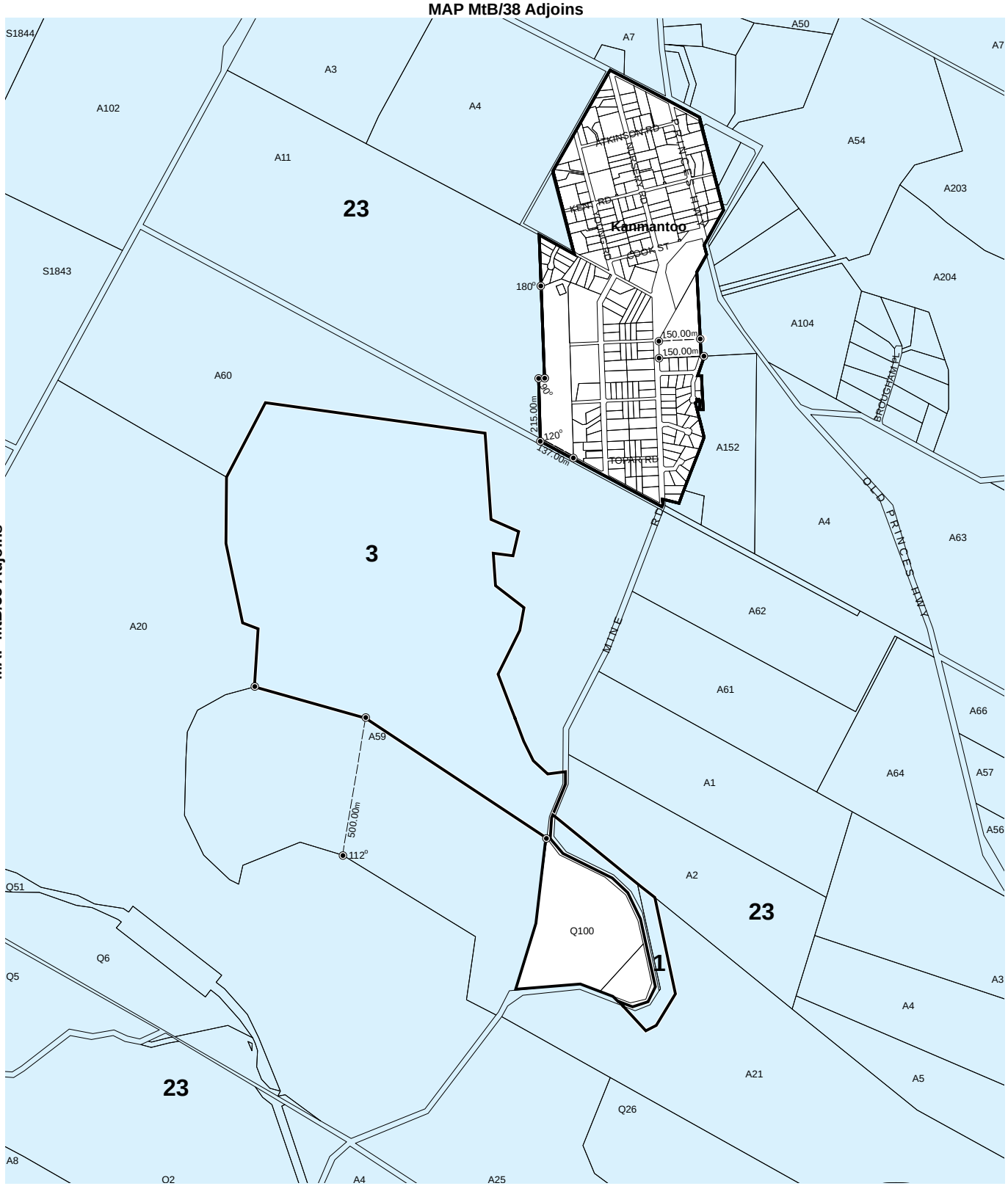
Zones

In	Industry
LCe	Local Centre
PrPro	Primary Production
R	Residential
	Zone Boundary

Zone Map MtB/26

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/38 Adjoins



MAP MtB/38 Adjoins

MAP MtB/38 Adjoins

MAP MtB/38 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

1 Kanmantoo Buffer
3 Native Vegetation Buffer
23 Broad Acre Agriculture

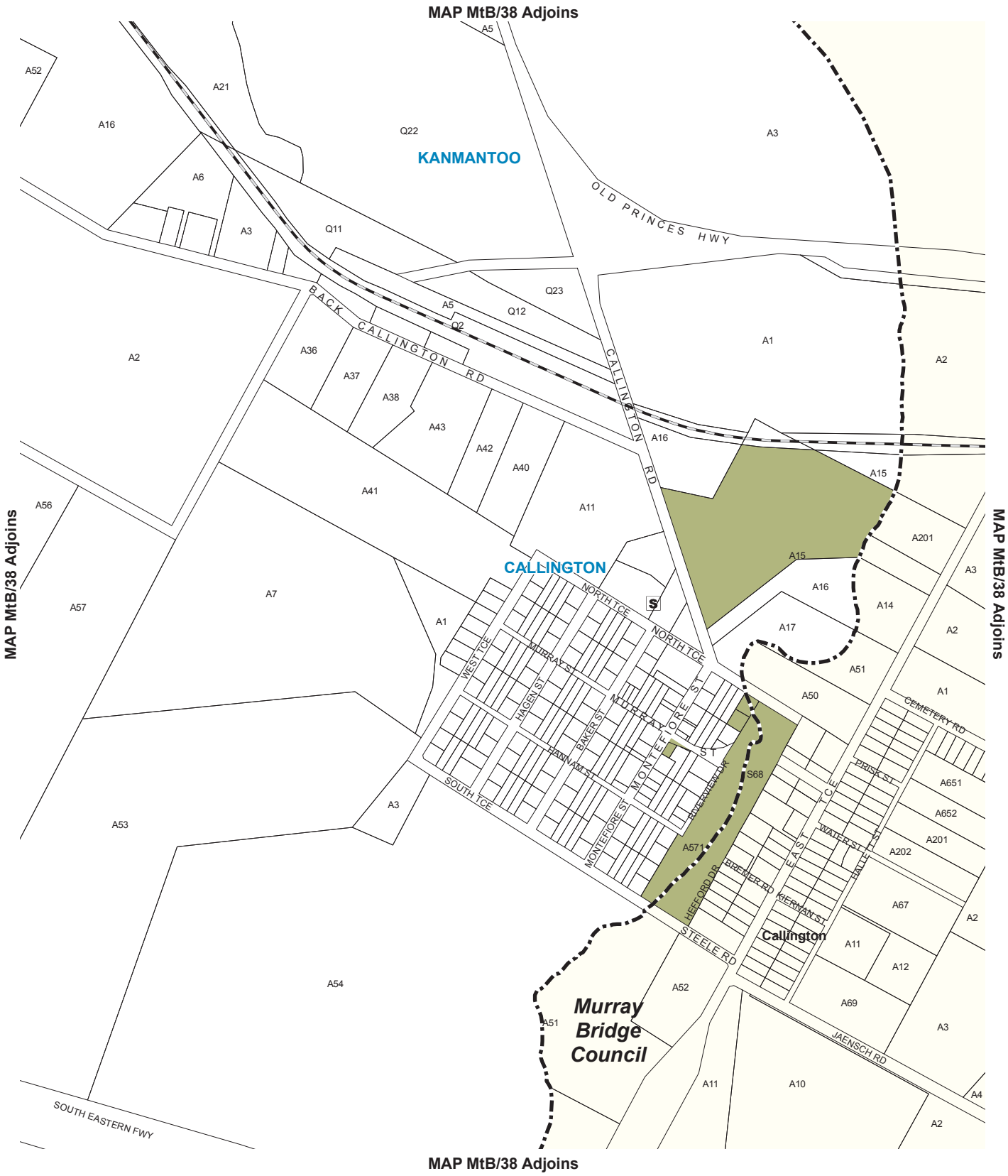
N

0 1,000 m

Policy Area Map MtB/26

Policy Area Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



N

0 500 m

CALLINGTON

Location Map MtB/27

S School

Railways

Local Reserves

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

CALLINGTON

Overlay Map MtB/27

TRANSPORT

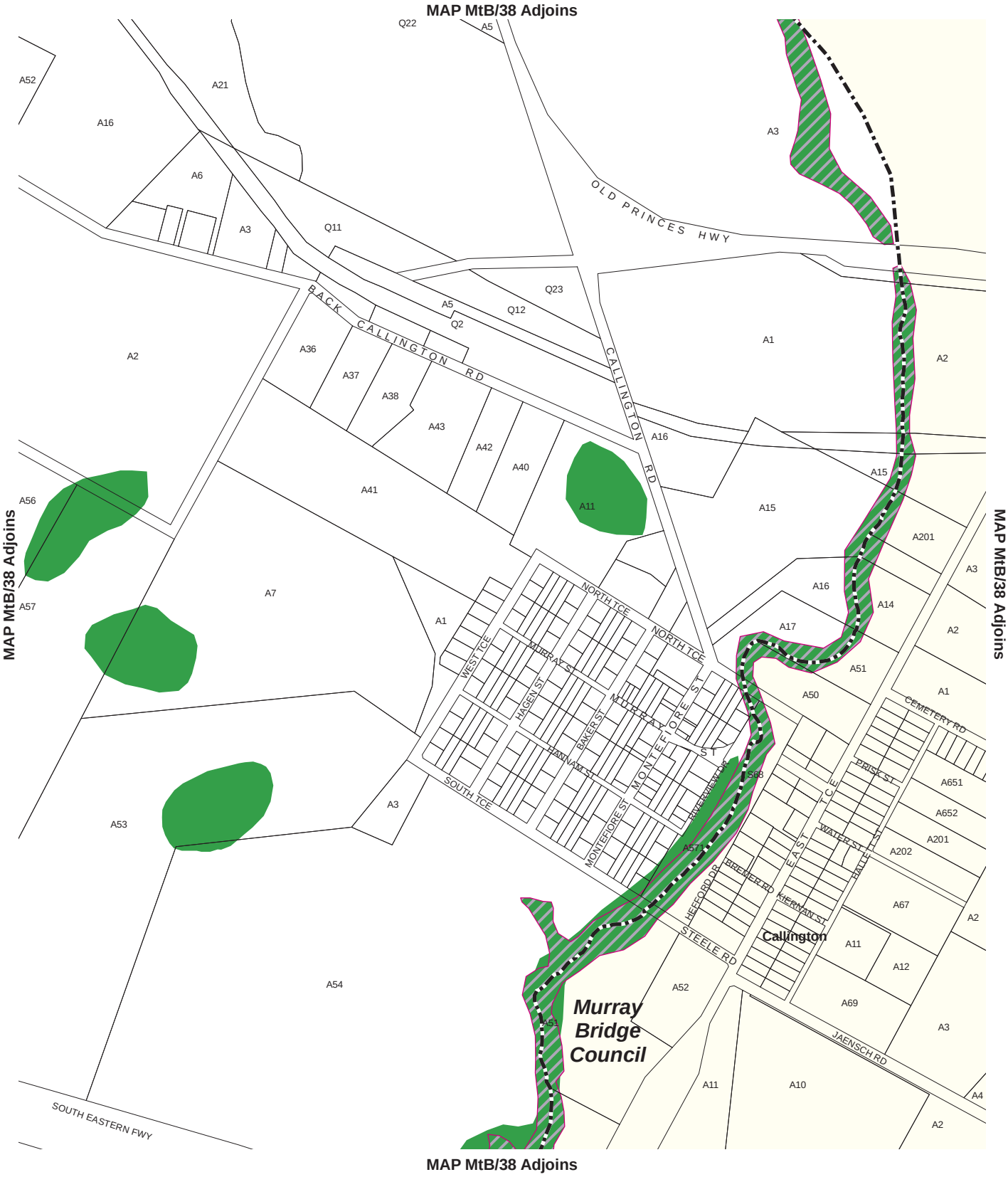
Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



N

0 500 m

CALLINGTON

Overlay Map MtB/27

DEVELOPMENT CONSTRAINTS

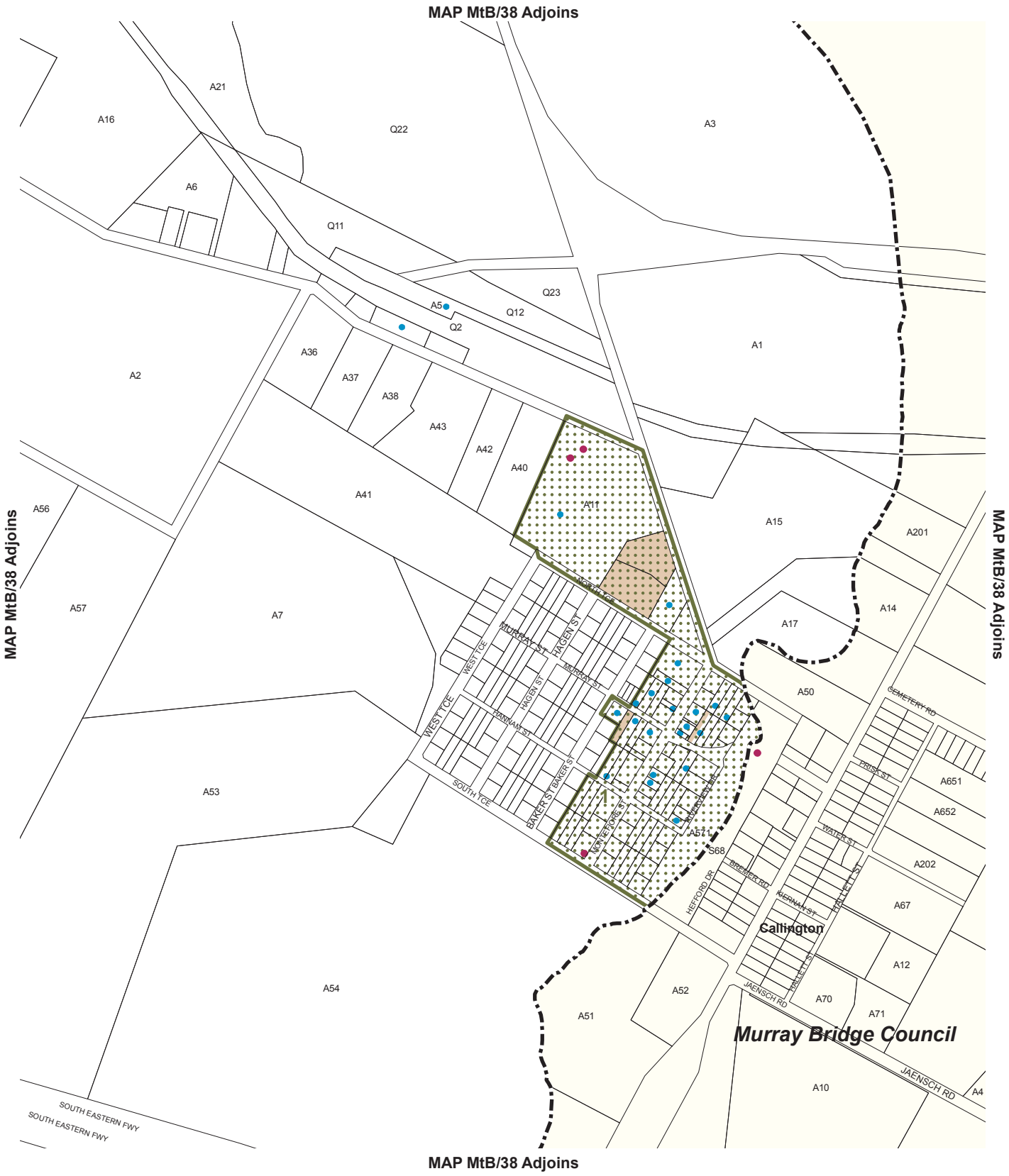
Fleurieu Perched Swamps

High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



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

Historic Conservation Area
1 Callington Area

N

0 500 m

CALLINGTON

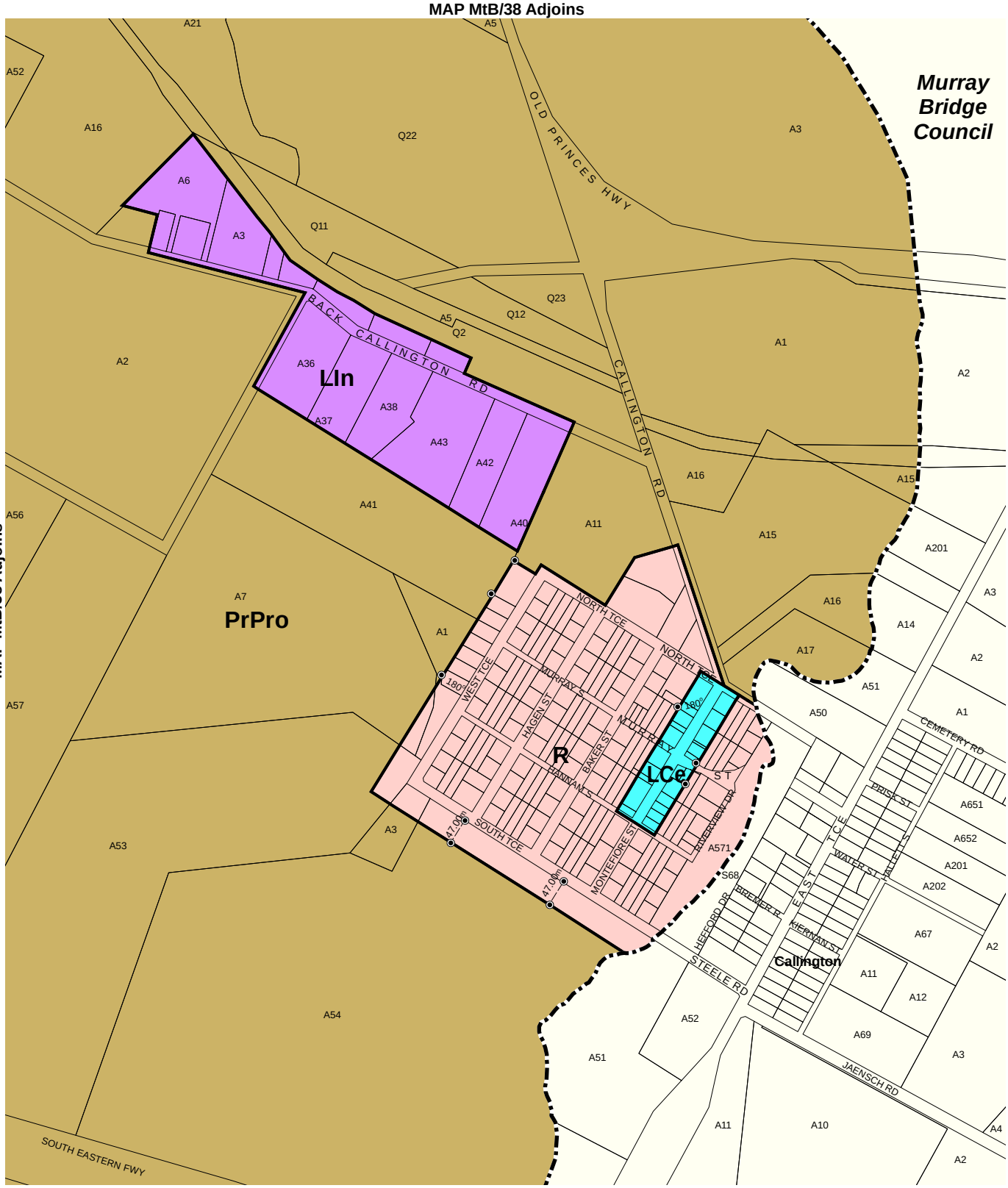
Overlay Map MtB/27

HERITAGE

- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item
- Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/38 Adjoins



Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

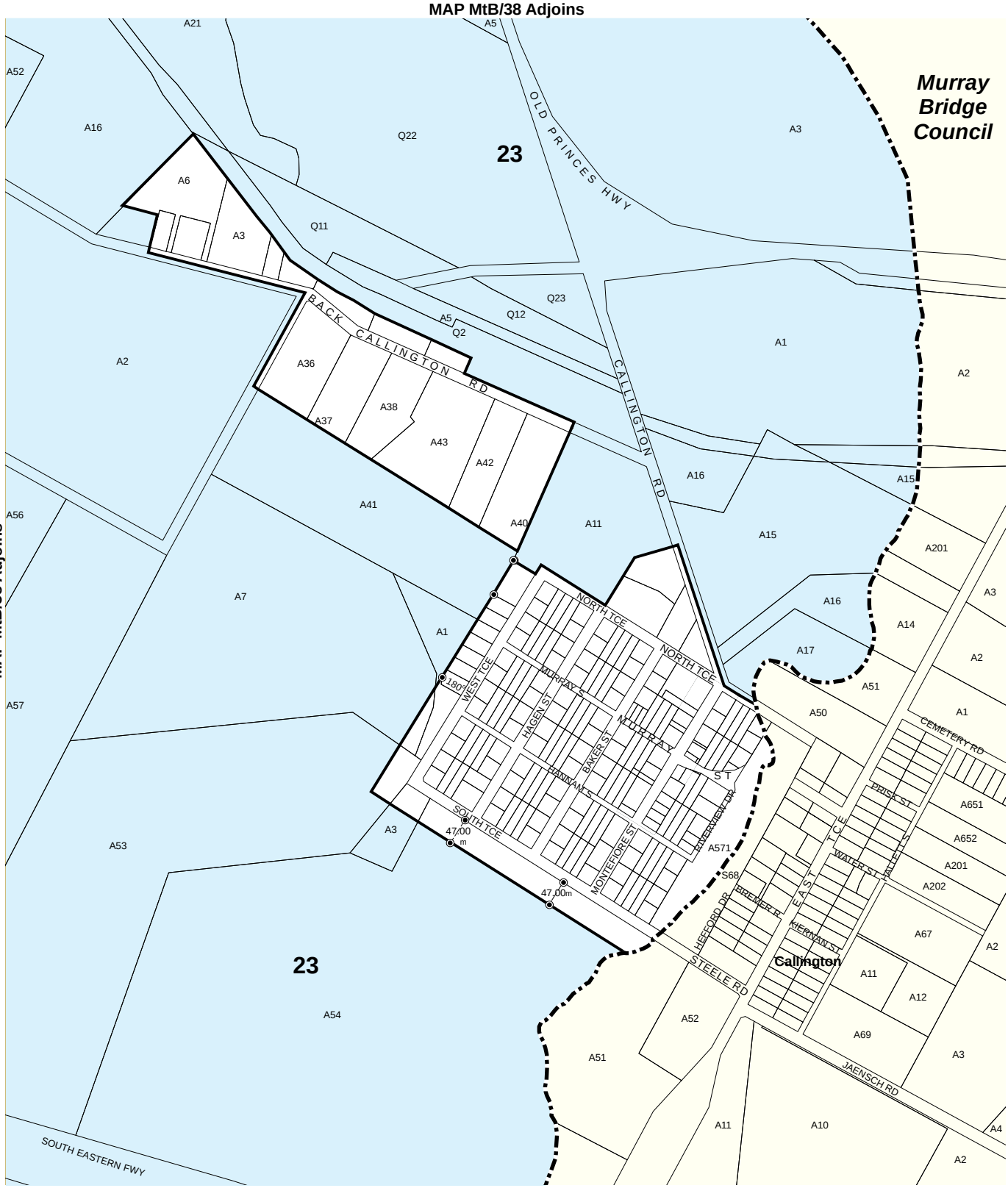
LIn	Light Industry
LCe	Local Centre
PrPro	Primary Production
R	Residential
	Zone Boundary
	Development Plan Boundary

CALLINGTON

Zone Map MtB/27

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/38 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

23 Broad Acre Agriculture

N

0 500 m

CALLINGTON

Policy Area Map MtB/27

Policy Area Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL

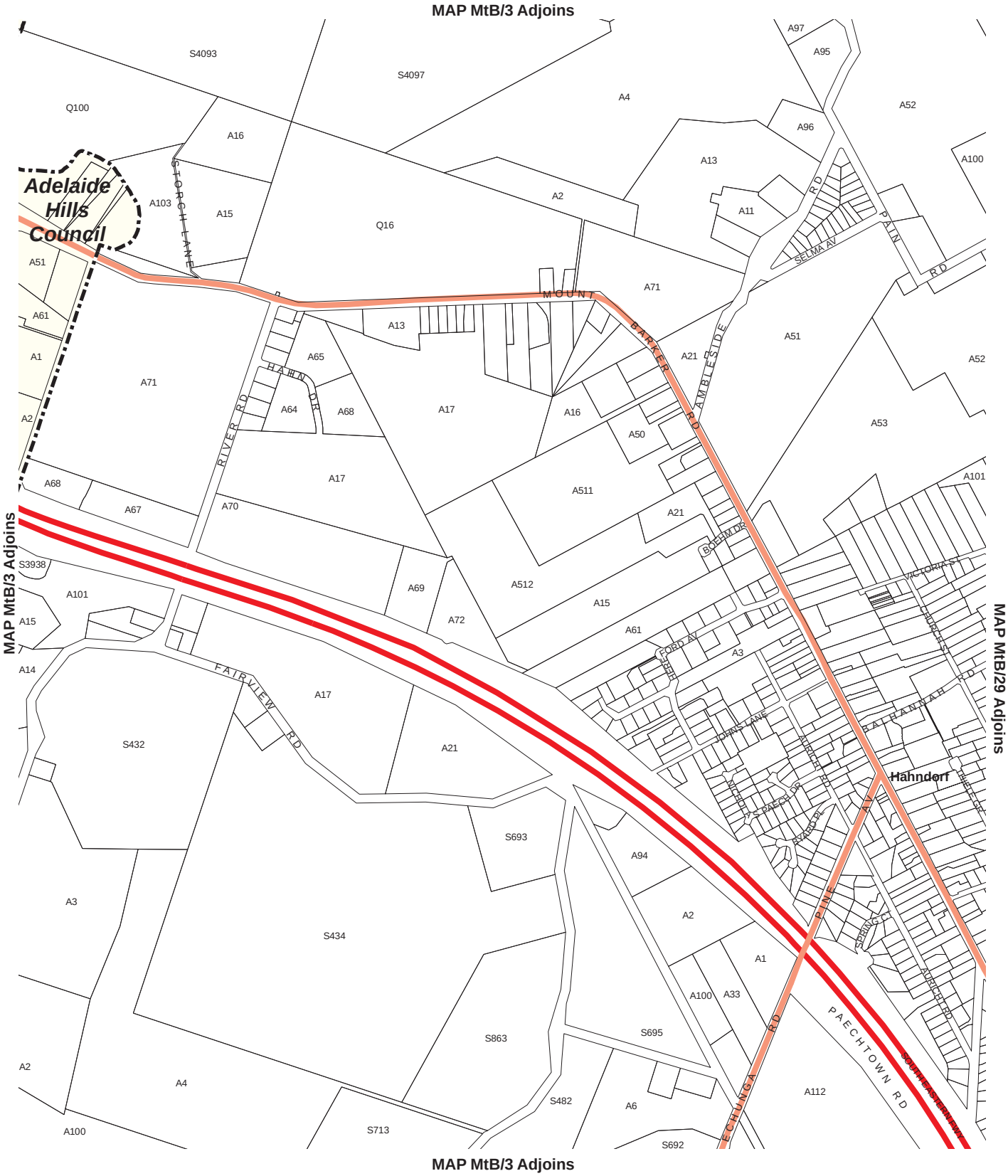
Consolidated - 8 August 2017

HAHNDORF

Location Map MtB/28

School
Local Reserves
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



N

0 500 m

HAHNDORF

Overlay Map MtB/28

TRANSPORT

Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

MAP MtB/3 Adjoins

MAP MtB/3 Adjoins

MAP MtB/3 Adjoins

MAP MtB/29 Adjoins

N

0 500 m

HAHNDORF

Overlay Map MtB/28

DEVELOPMENT CONSTRAINTS

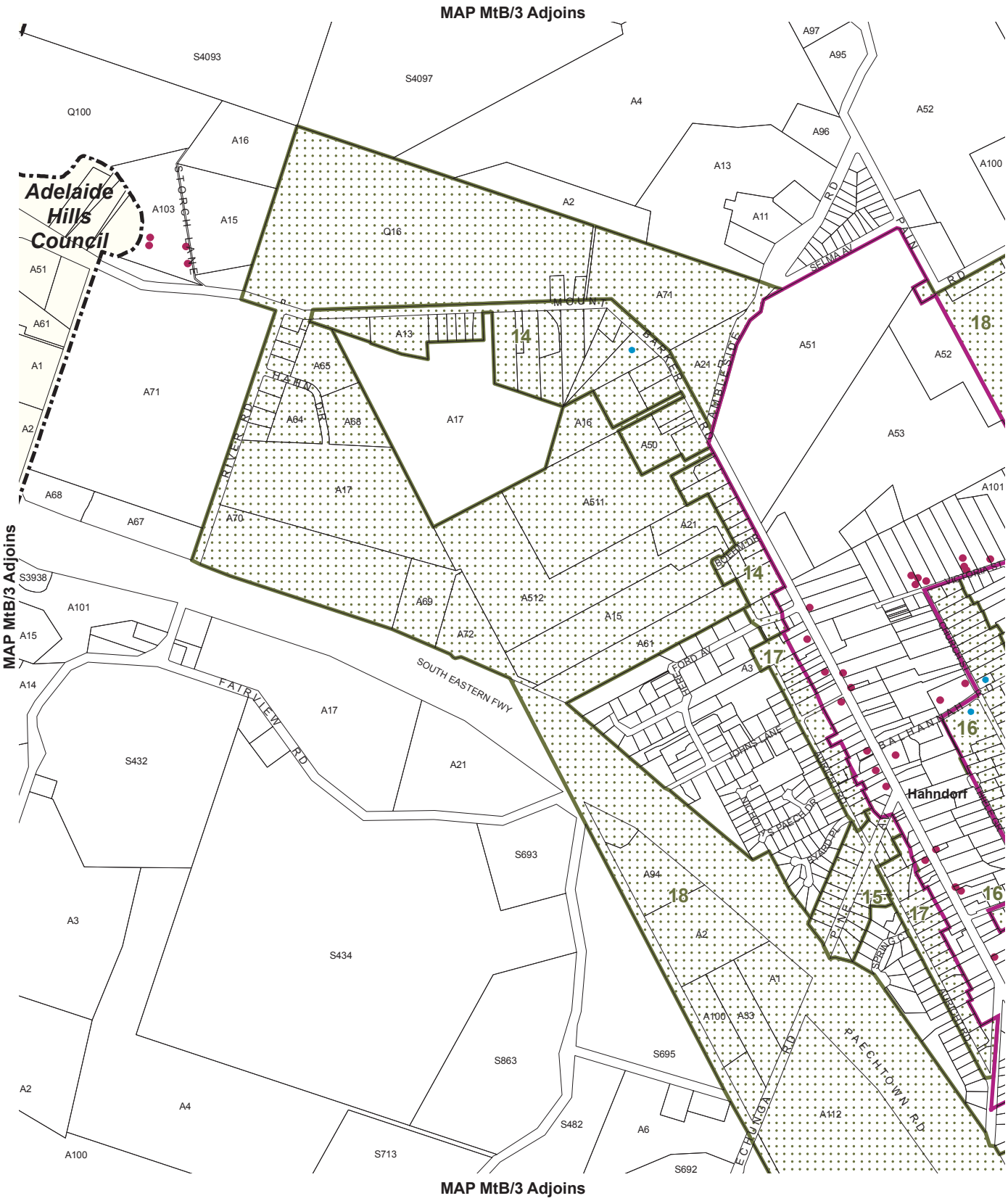
High environmental significance

Area within which land division is non-complying

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



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

Historic Conservation Area

14 Hahndorf, North Approaches Area
15 Pine Avenue, Hahndorf Area
16 Church Street, Hahndorf Area
17 Auricht Road, Hahndorf Area
18 Hahndorf Rural Setting Area

- State heritage place
- Local heritage place
- State Heritage Area
- Historic Conservation Area
- Development Plan Boundary

N

0 500 m

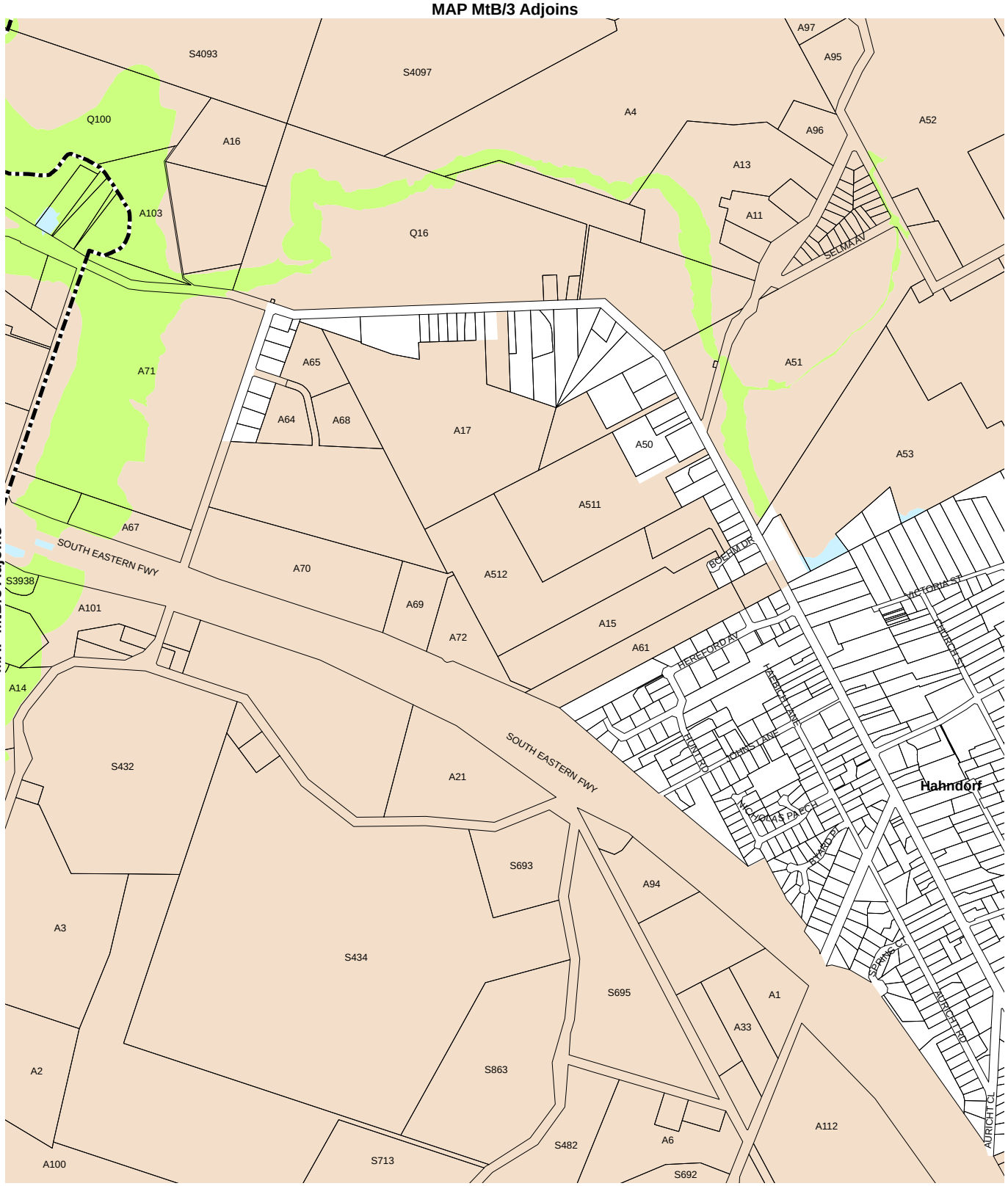
HAHNDORF

Overlay Map MtB/28

HERITAGE

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/3 Adjoins



MAP MtB/3 Adjoins

MAP MtB/3 Adjoins

MAP MtB/29 Adjoins

N

0 500 m

HAHNDORF

Overlay Map MtB/28

MOUNT LOFTY RANGES WATERSHED AREA

Mount Lofty Ranges Watershed Area 1

Mount Lofty Ranges Watershed Area 2

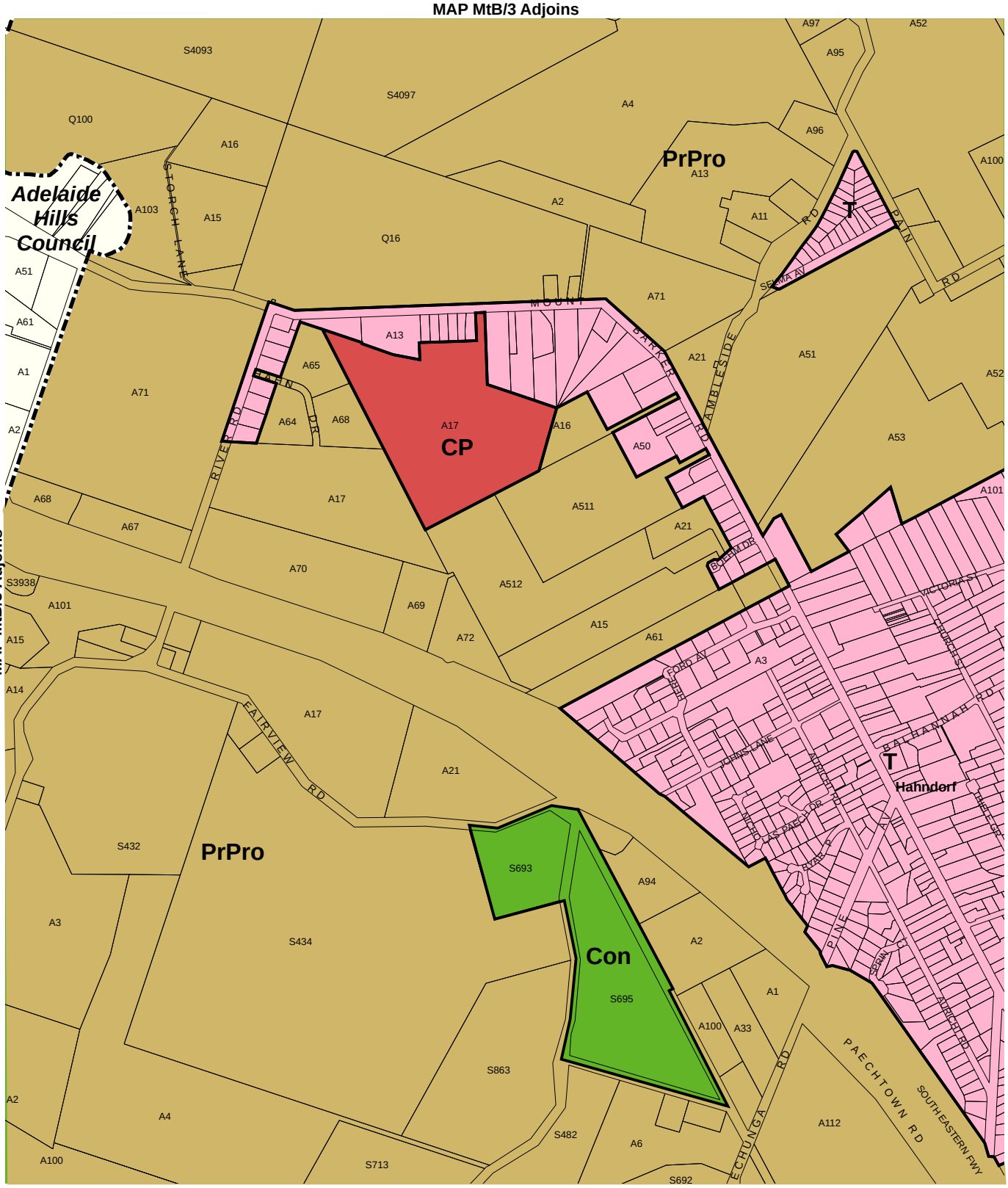
Mount Lofty Ranges Watershed Area 3

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

MAP MtB/3 Adjoins



MAP MtB/3 Adjoins

MAP MtB/3 Adjoins

MAP MtB/29 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

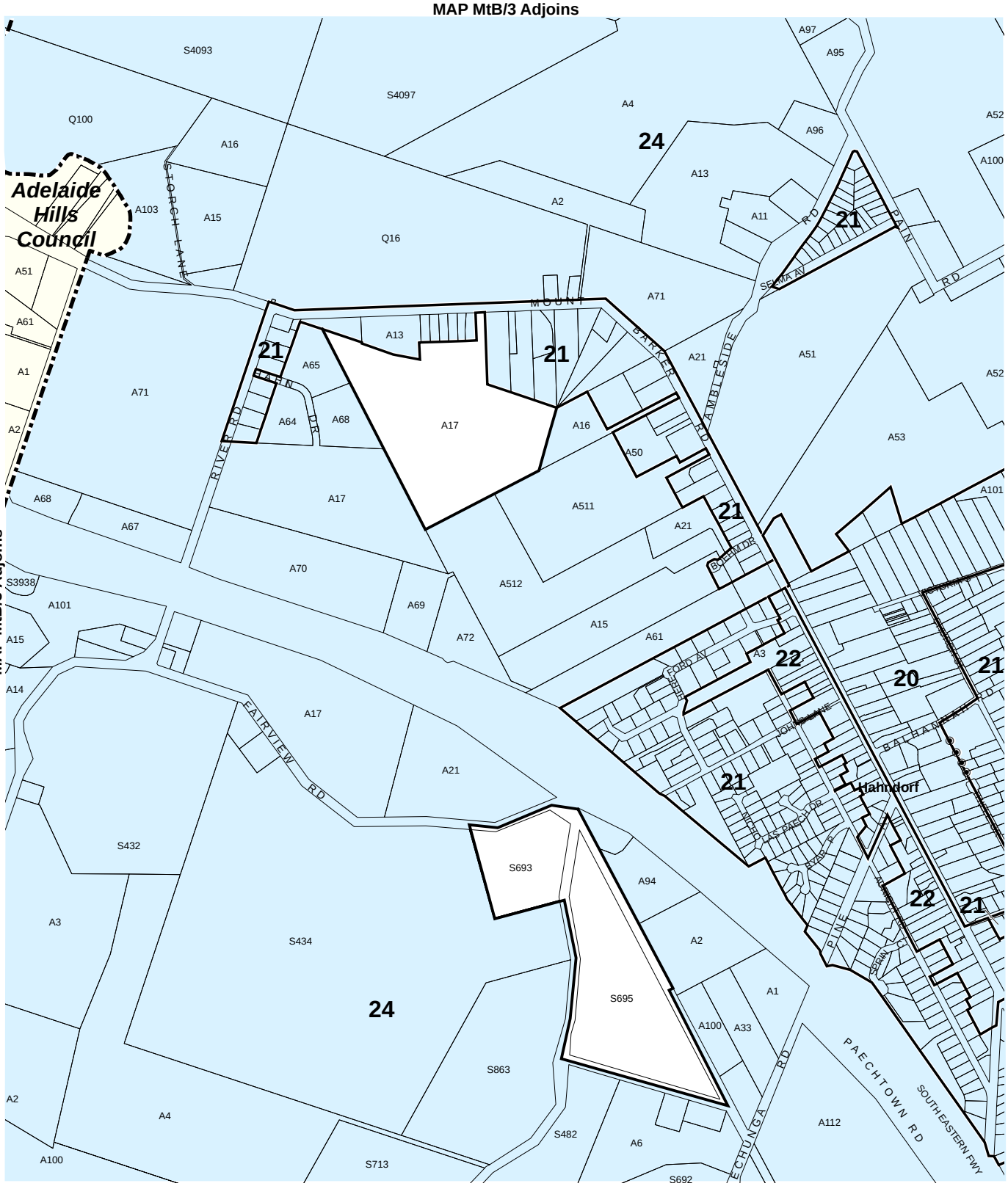
- CP — Caravan and Tourist Park
- Con — Conservation
- PrPro — Primary Production
- T — Township
- Zone Boundary
- Development Plan Boundary

HAHNDORF

Zone Map MtB/28

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/3 Adjoins



MAP MtB/3 Adjoins

MAP MtB/3 Adjoins

MAP MtB/29 Adjoins

MAP MtB/3 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

20 Hufendorf
21 Residential
22 Strassendorf
24 Hahndorf Rural Activity

N

0 500 m

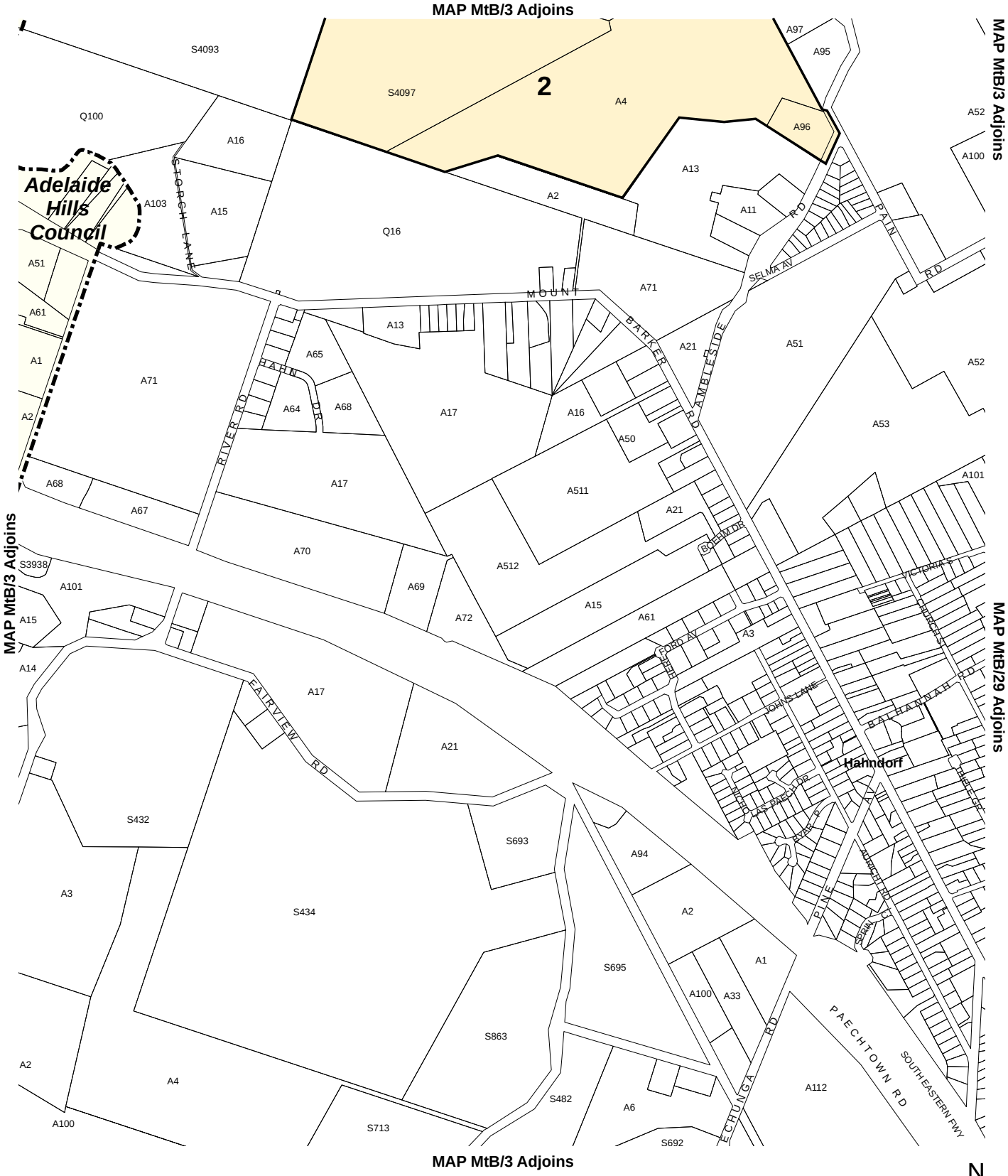
HAHNDORF

Policy Area Map MtB/28

Policy Area Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Precinct

2 The Cedars

N

0 500 m

HAHNDORF

Precinct Map MtB/28

Precinct Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

N

0 500 m

HAHNDORF

Location Map MtB/29

Local Reserves

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

HAHNDORF

Overlay Map MtB/29

TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

N

0 500 m

HAHNDORF

Overlay Map MtB/29

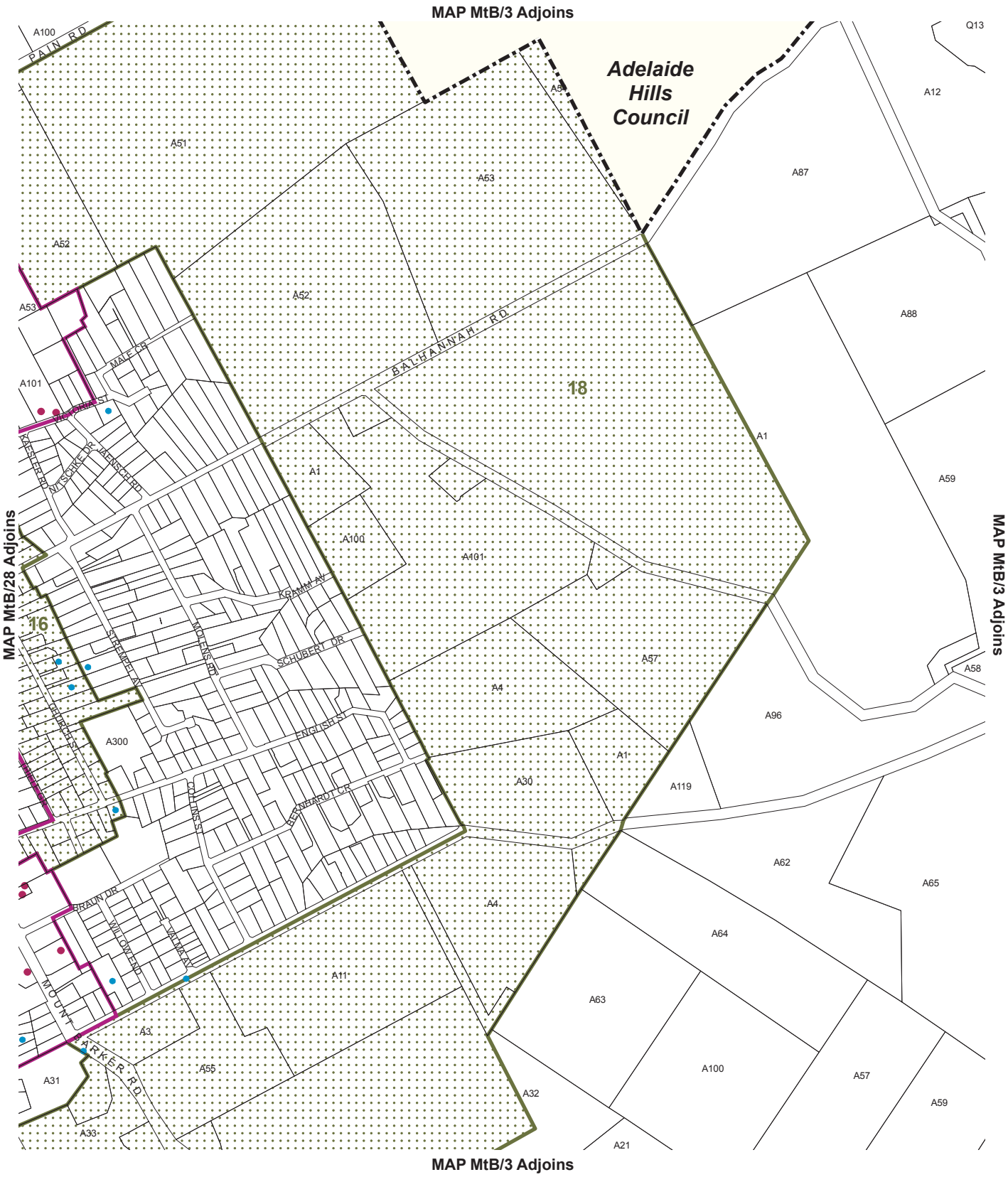
DEVELOPMENT CONSTRAINTS

High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



Heritage points are indicative only.
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Historic Conservation Area
16 Church Street, Hahndorf Area
18 Hahndorf Rural Setting Area

N

0 500 m

HAHNDORF

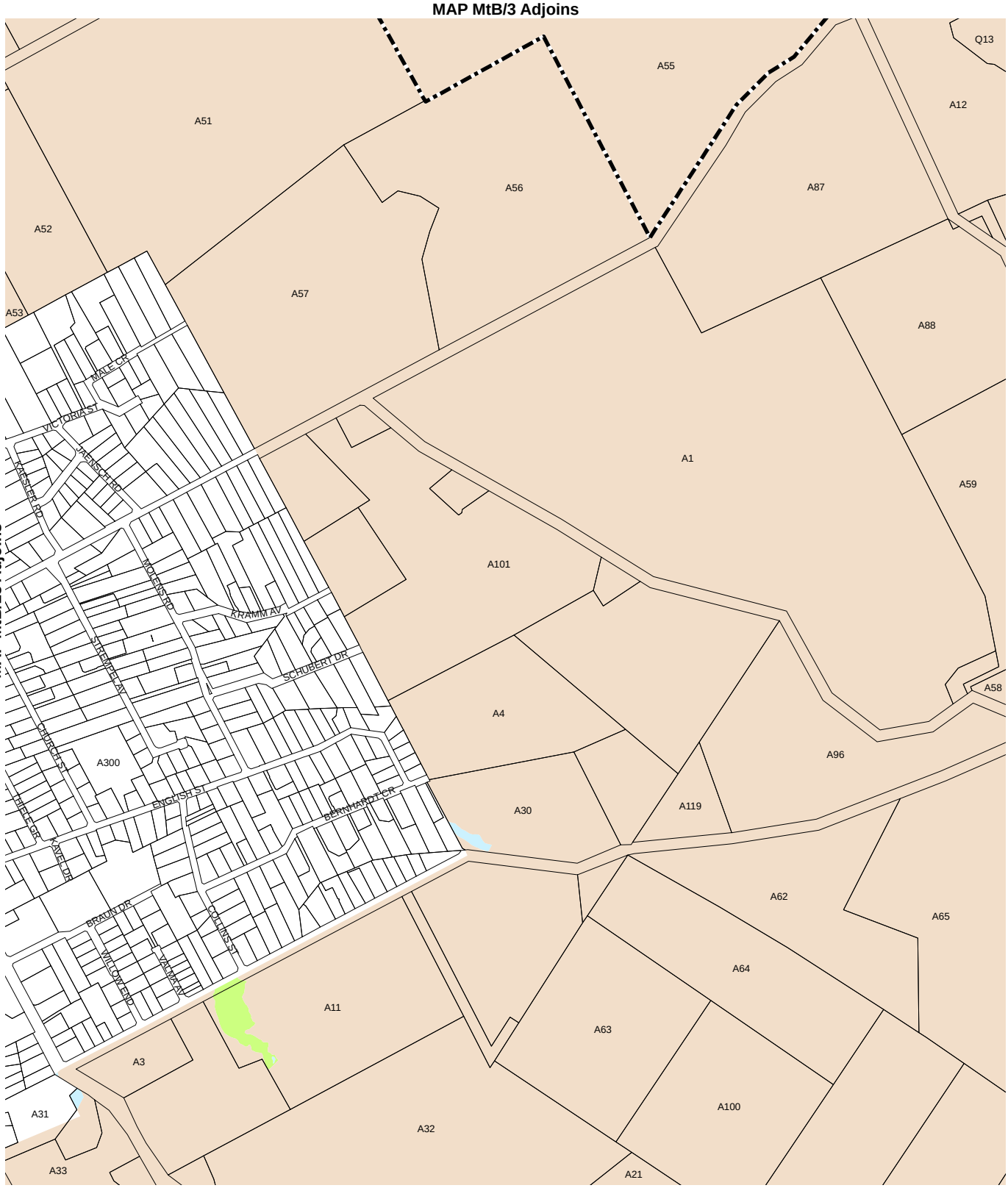
Overlay Map MtB/29

HERITAGE

- State heritage place
- Local heritage place
- State Heritage Area
- Historic Conservation Area
- Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/3 Adjoins



MAP MtB/28 Adjoins

MAP MtB/3 Adjoins

MAP MtB/3 Adjoins

N

0 500 m

HAHNDORF

Overlay Map MtB/29

MOUNT LOFTY RANGES WATERSHED AREA

Mount Lofty Ranges Watershed Area 1

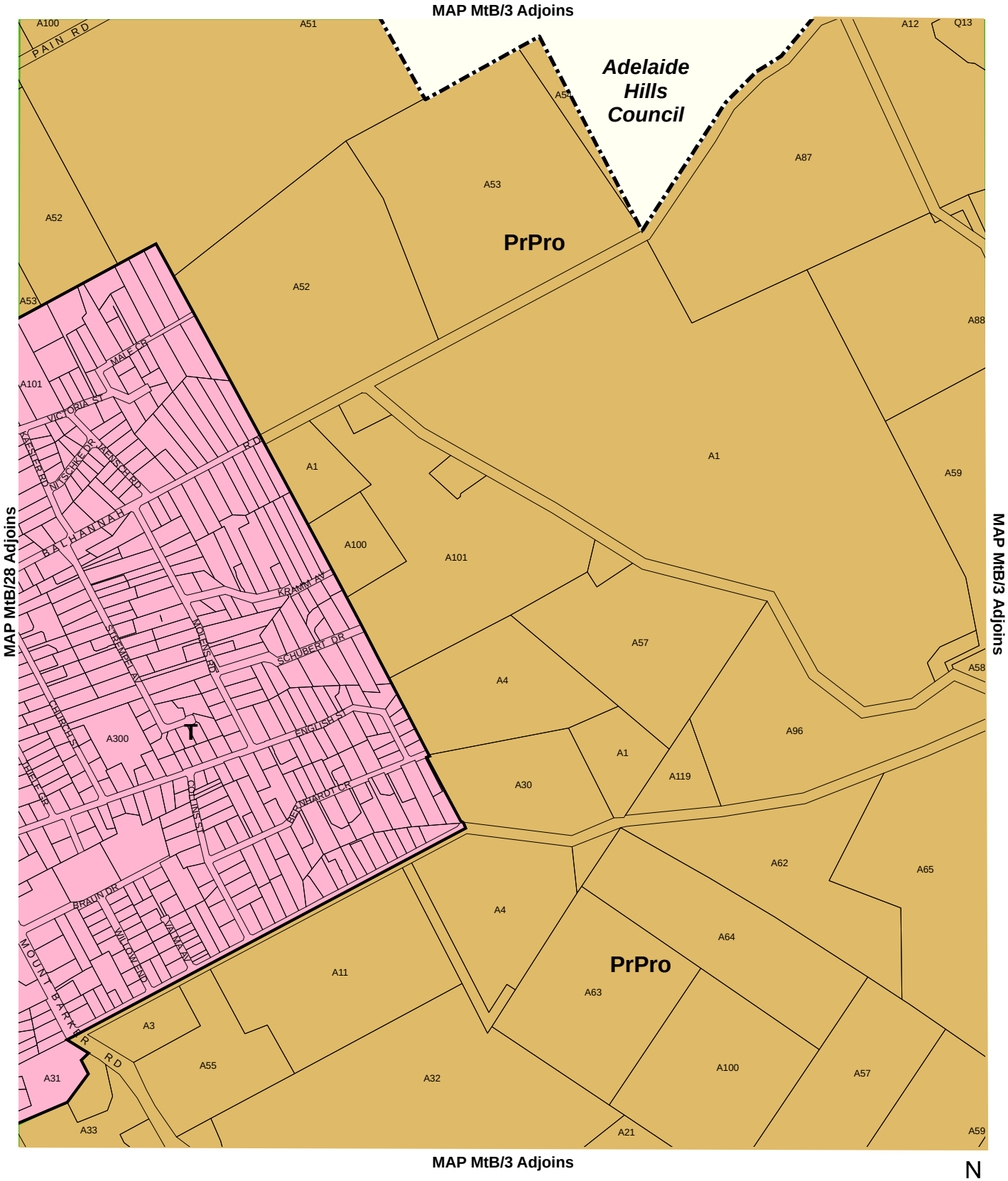
Mount Lofty Ranges Watershed Area 2

Mount Lofty Ranges Watershed Area 3

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



Lamberts Conformal Conic Projection, GDA94

N

0 500 m

HAHNDORF

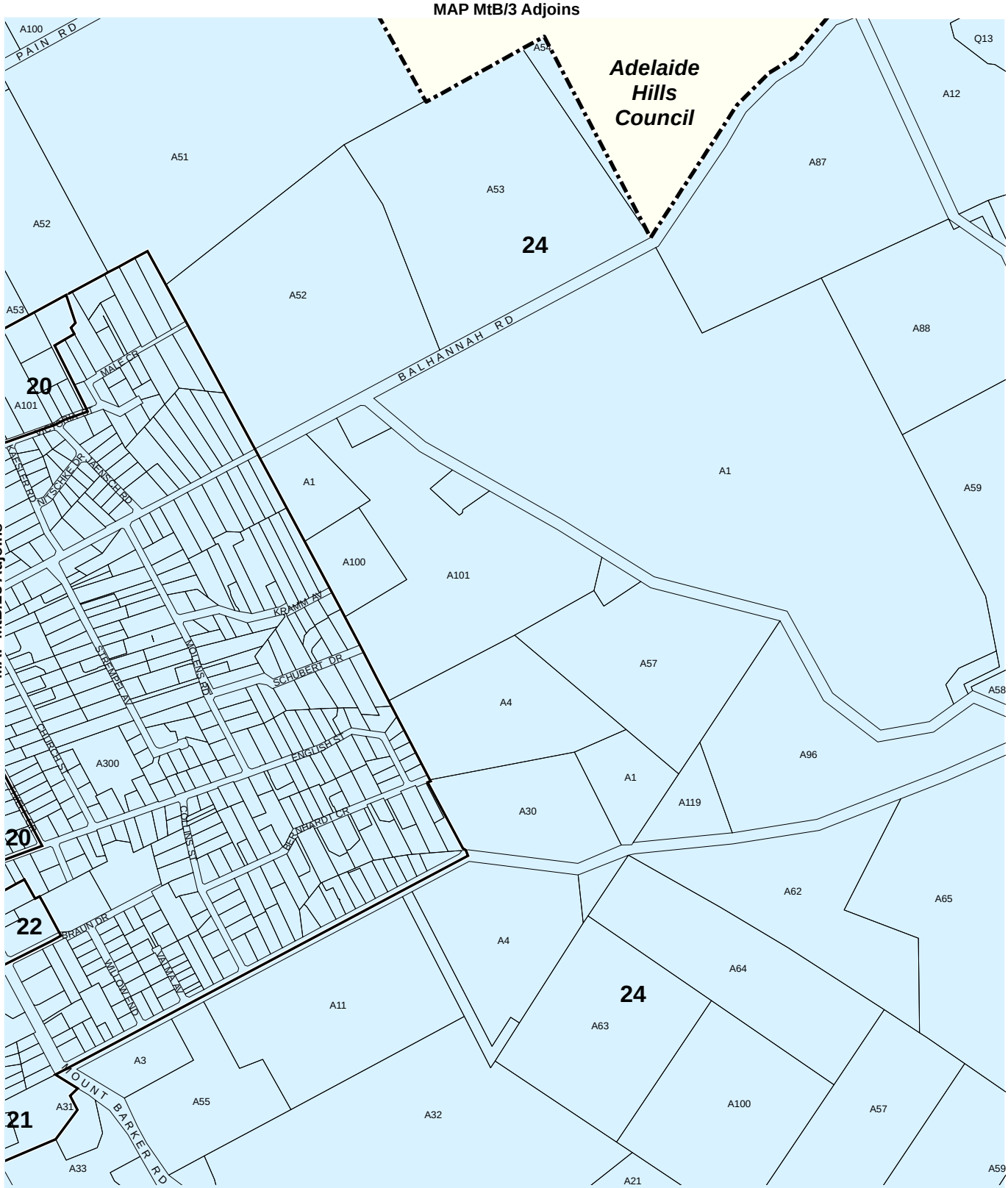
Zone Map MtB/29

Zones

PrPro	Primary Production
T	Township
	Zone Boundary
	Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/3 Adjoins



MAP MtB/28 Adjoins

MAP MtB/3 Adjoins

MAP MtB/3 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

20 Hufendorf
21 Residential
22 Strassendorf
24 Hahndorf Rural Activity

N

0 500 m

HAHNDORF

Policy Area Map MtB/29

Policy Area Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

BRUKUNGA

Location Map MtB/30

Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BRUKUNGA

Overlay Map MtB/30

DEVELOPMENT CONSTRAINTS

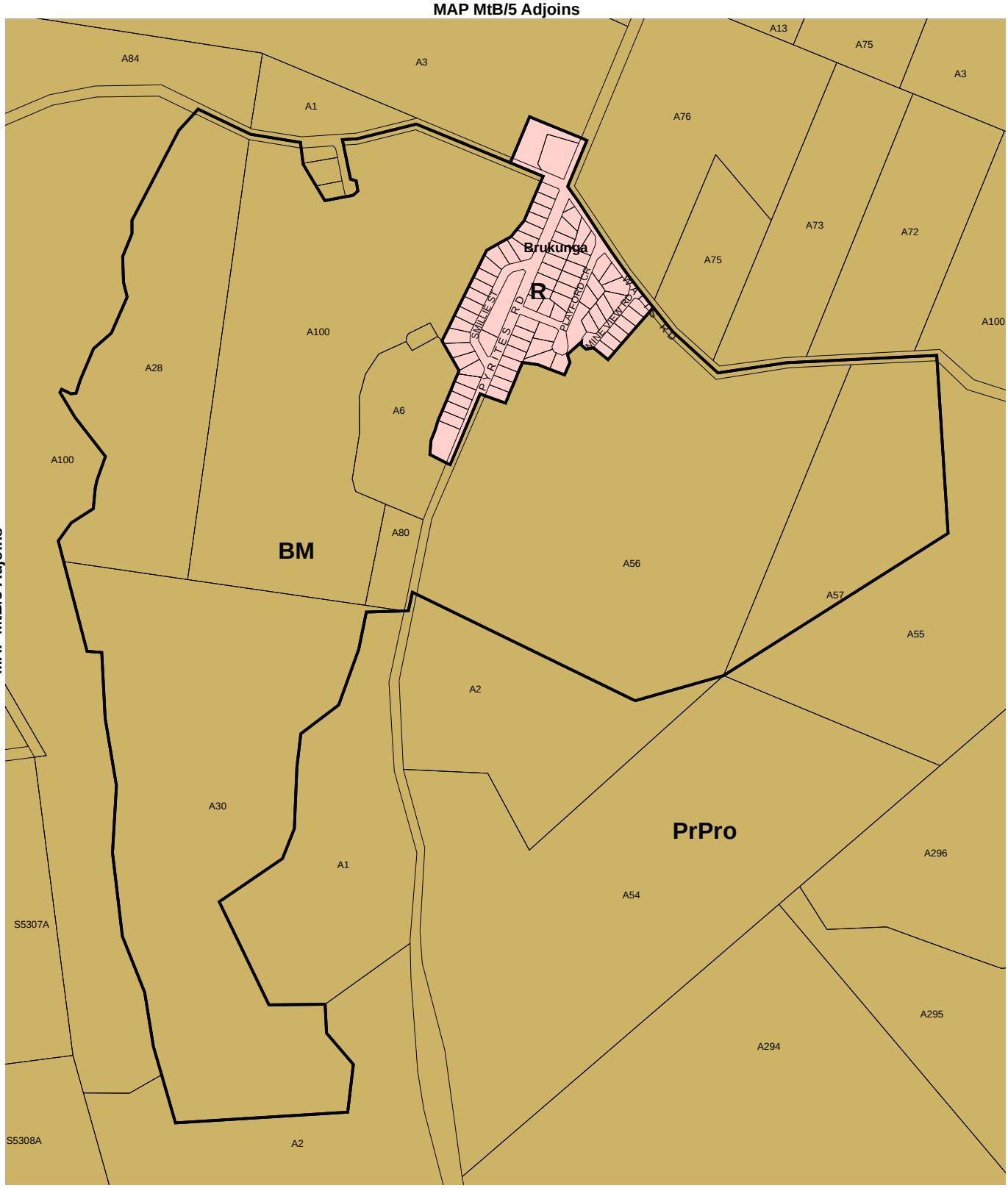
Fleurieu Perched Swamps

High environmental significance

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

MAP MtB/5 Adjoins



MAP MtB/5 Adjoins

MAP MtB/5 Adjoins

MAP MtB/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

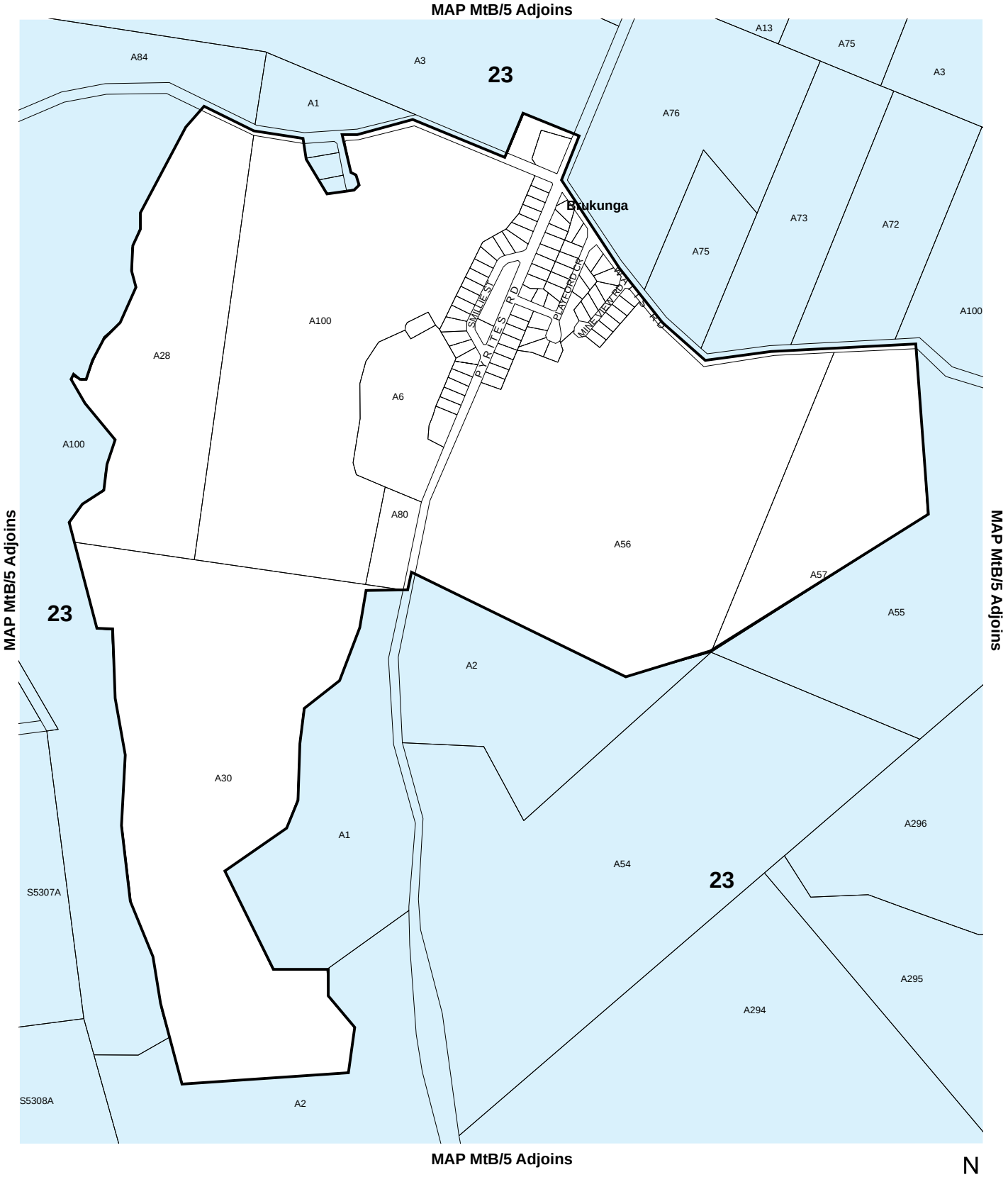
BRUKUNGA

Zone Map MtB/30

Zones

BM	Brukunga Mine
PrPro	Primary Production
R	Residential
	Zone Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

23 Broad Acre Agriculture

BRUKUNGA

Policy Area Map MtB/30

Policy Area Boundary

N

0 500 m

DAWESLEY

Location Map MtB/31

Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

DAWESLEY

Overlay Map MtB/31

TRANSPORT

Secondary Arterial Roads

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

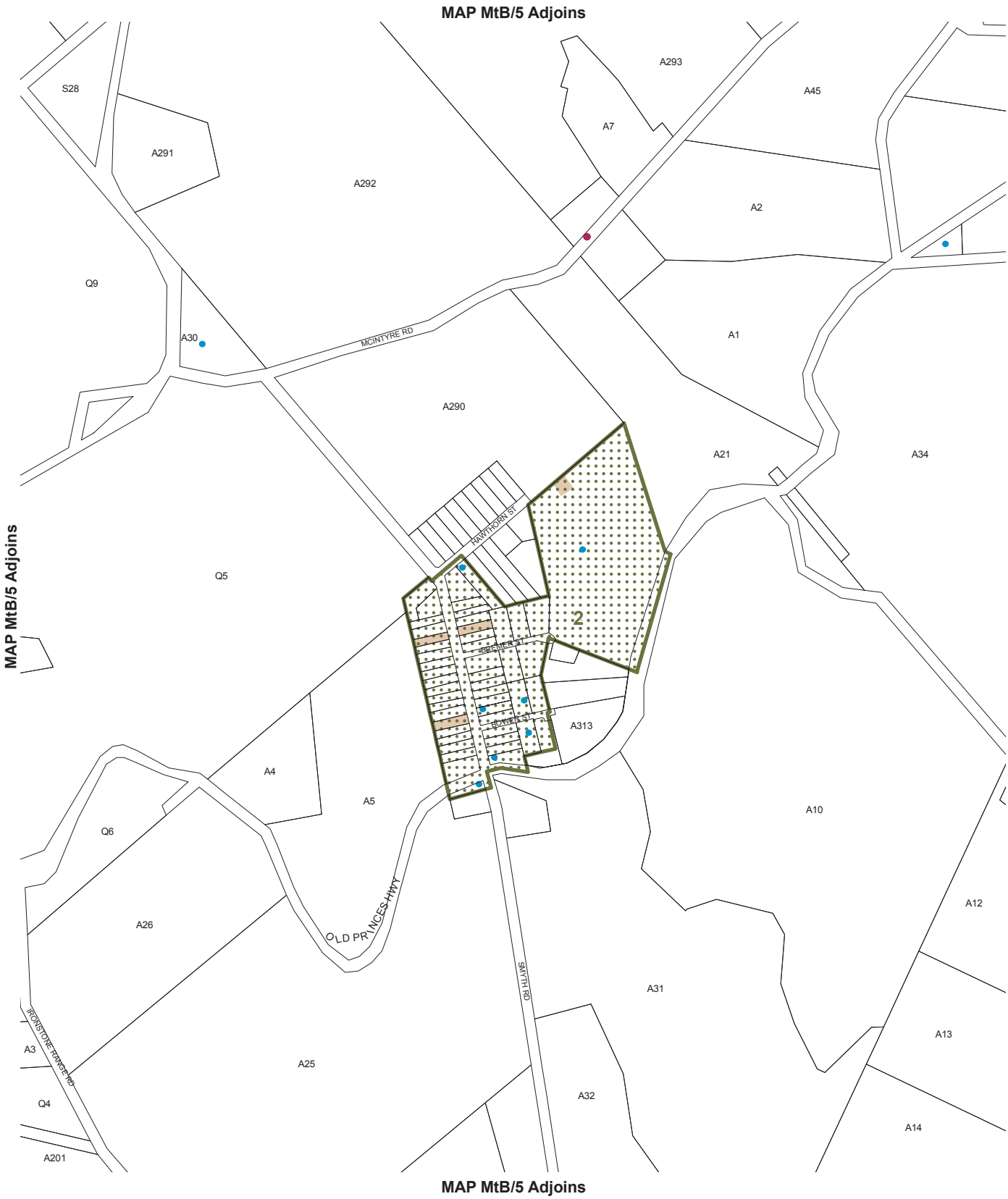
DAWESLEY

Overlay Map MtB/31

DEVELOPMENT CONSTRAINTS

High environmental significance

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



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

Historic Conservation Area
2 Dawesley Area

N

0 500 m

DAWESLEY

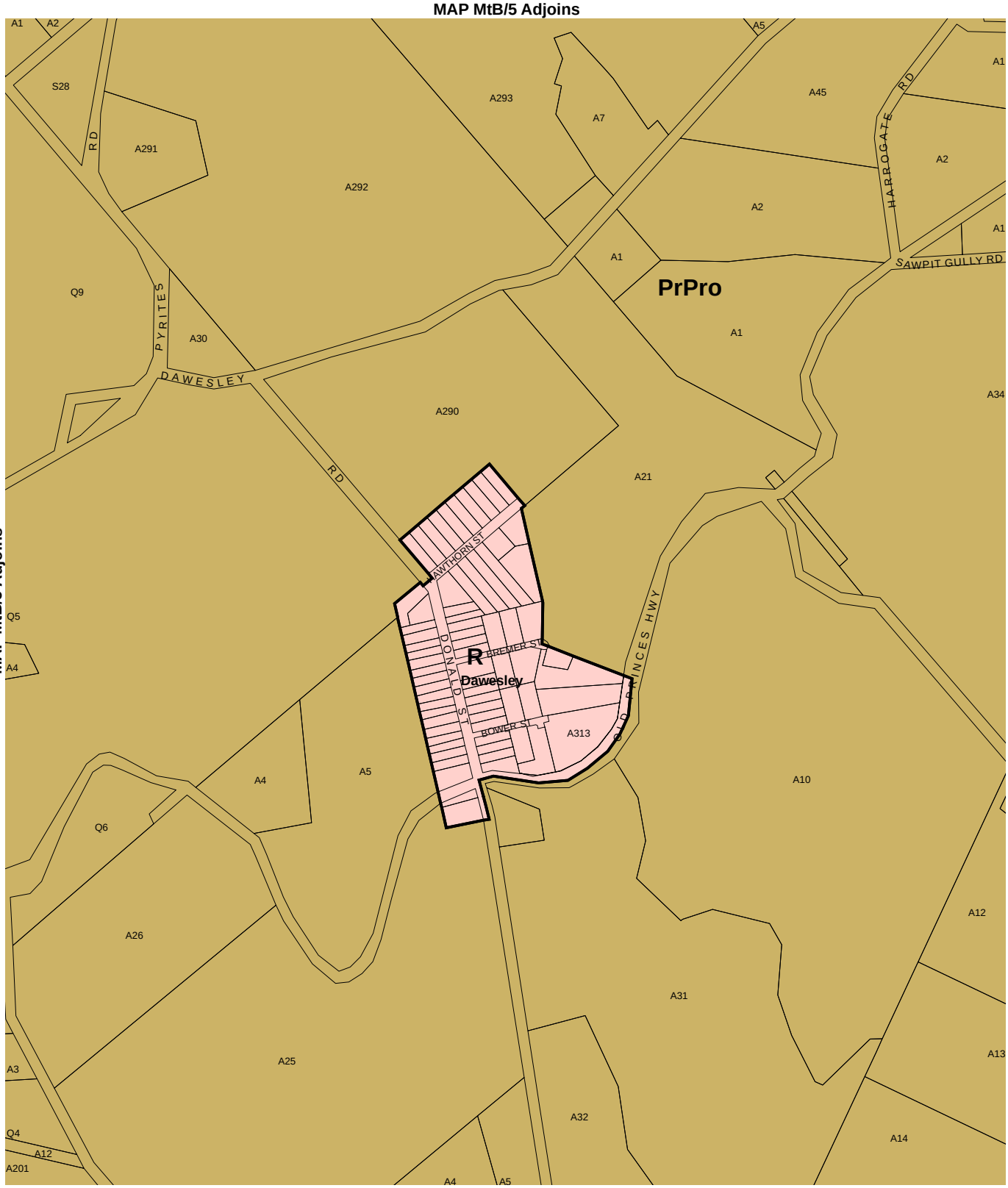
Overlay Map MtB/31

HERITAGE

- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/5 Adjoins



MAP MtB/5 Adjoins

MAP MtB/5 Adjoins

MAP MtB/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

DAWESLEY

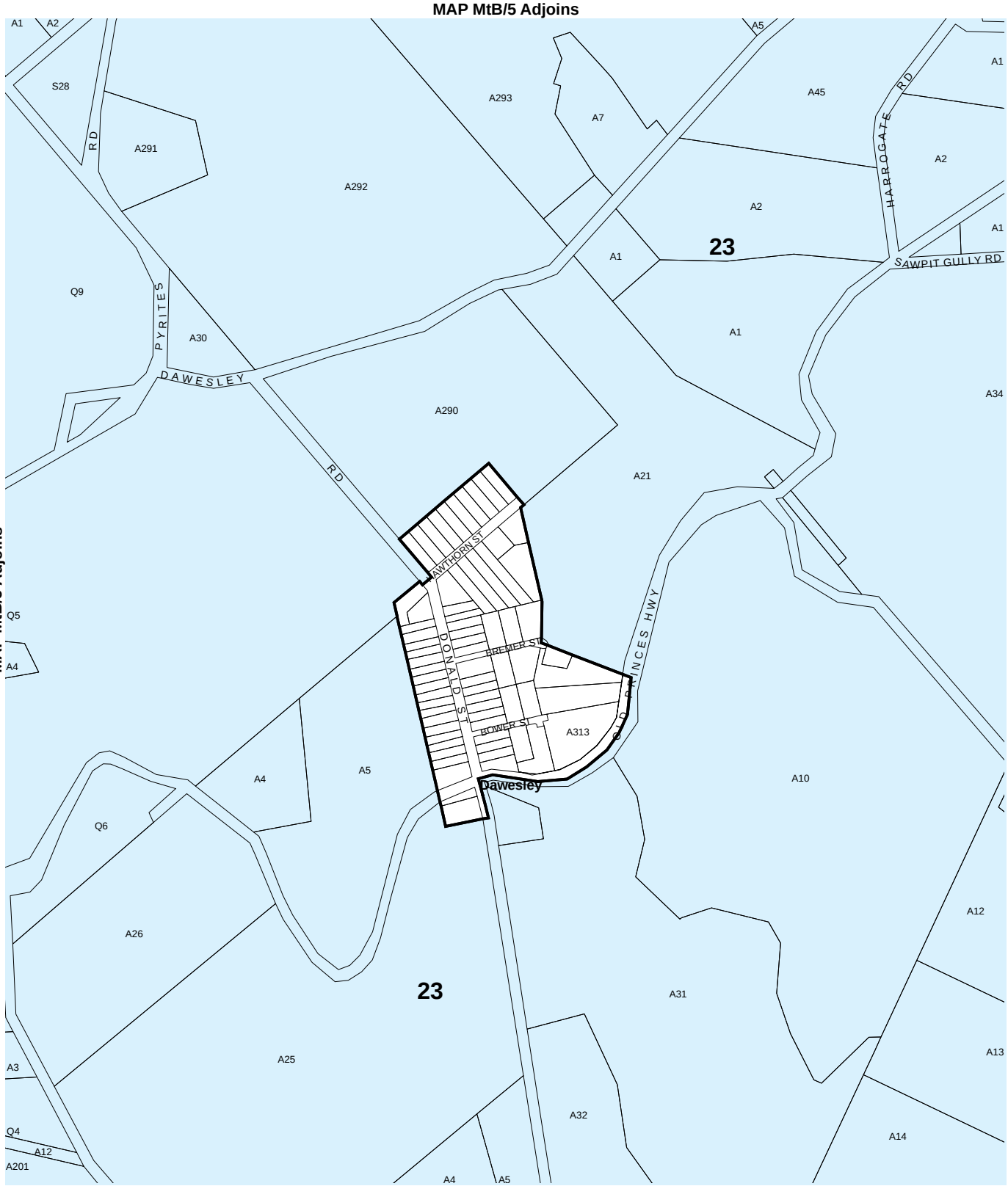
Zone Map MtB/31

Zones

PrPro	Primary Production
R	Residential
	Zone Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/5 Adjoins



MAP MtB/5 Adjoins

MAP MtB/5 Adjoins

MAP MtB/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

23 Broad Acre Agriculture

N

0 500 m

DAWESLEY

Policy Area Map MtB/31

Policy Area Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

ECHUNGA

Location Map MtB/32

S School
P Post Office
Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

ECHUNGA

Overlay Map MtB/32

TRANSPORT

Secondary Arterial Roads

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

ECHUNGA

Overlay Map MtB/32

DEVELOPMENT CONSTRAINTS

High environmental significance

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

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

Historic Conservation Area
4 Echunga Area

N

0 500 m

ECHUNGA

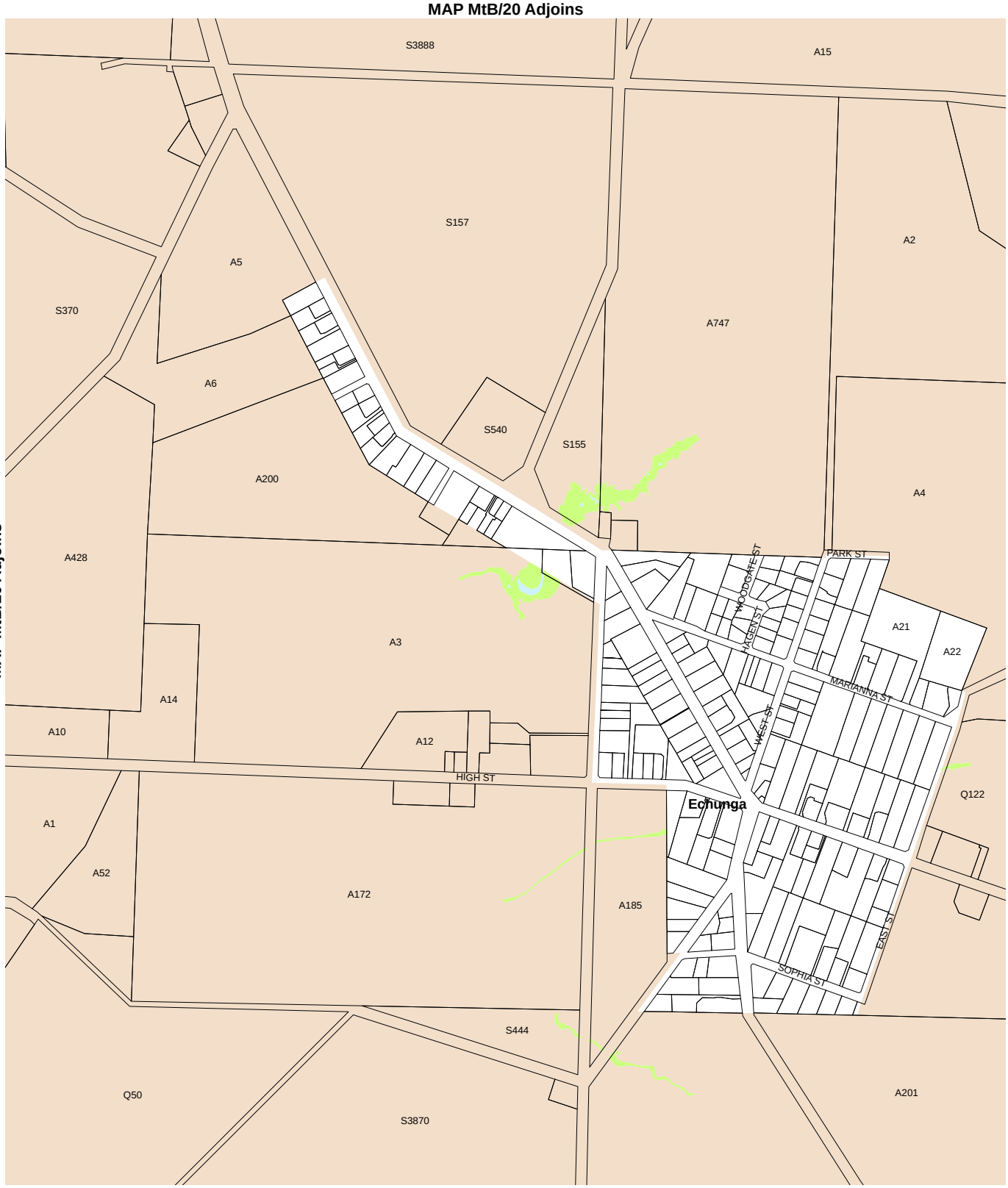
Overlay Map MtB/32

HERITAGE

Local heritage place
Historic Conservation Area
Contributory item
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/20 Adjoins



MAP MtB/20 Adjoins

MAP MtB/20 Adjoins

MAP MtB/20 Adjoins

N

0 500m

ECHUNGA

Overlay Map MtB/32

MOUNT LOFTY RANGES WATERSHED AREA

Mount Lofty Ranges Watershed Area 1

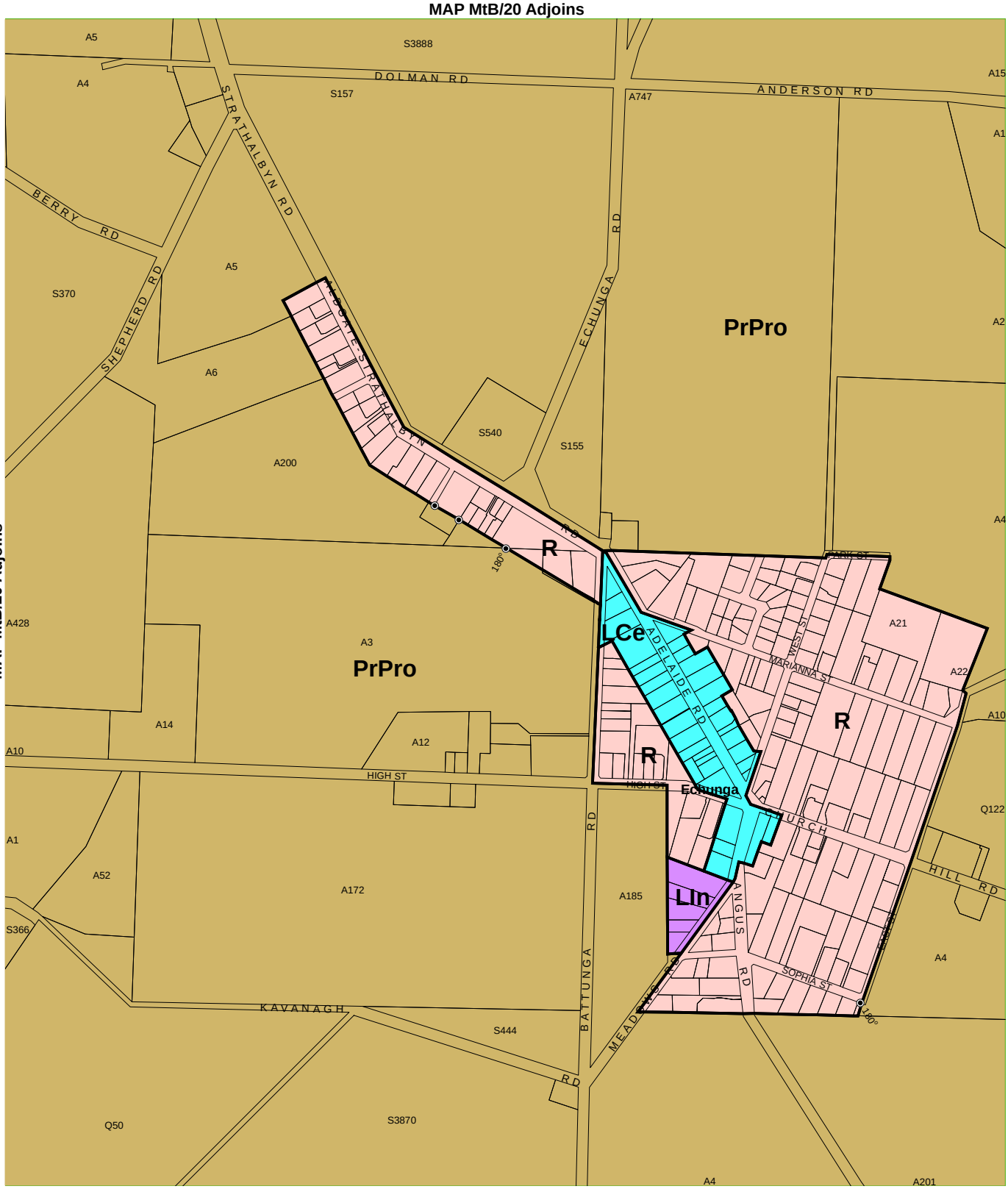
Mount Lofty Ranges Watershed Area 2

Mount Lofty Ranges Watershed Area 3

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

MAP MtB/20 Adjoins



Lamberts Conformal Conic Projection, GDA94

N

0 500 m

ECHUNGA

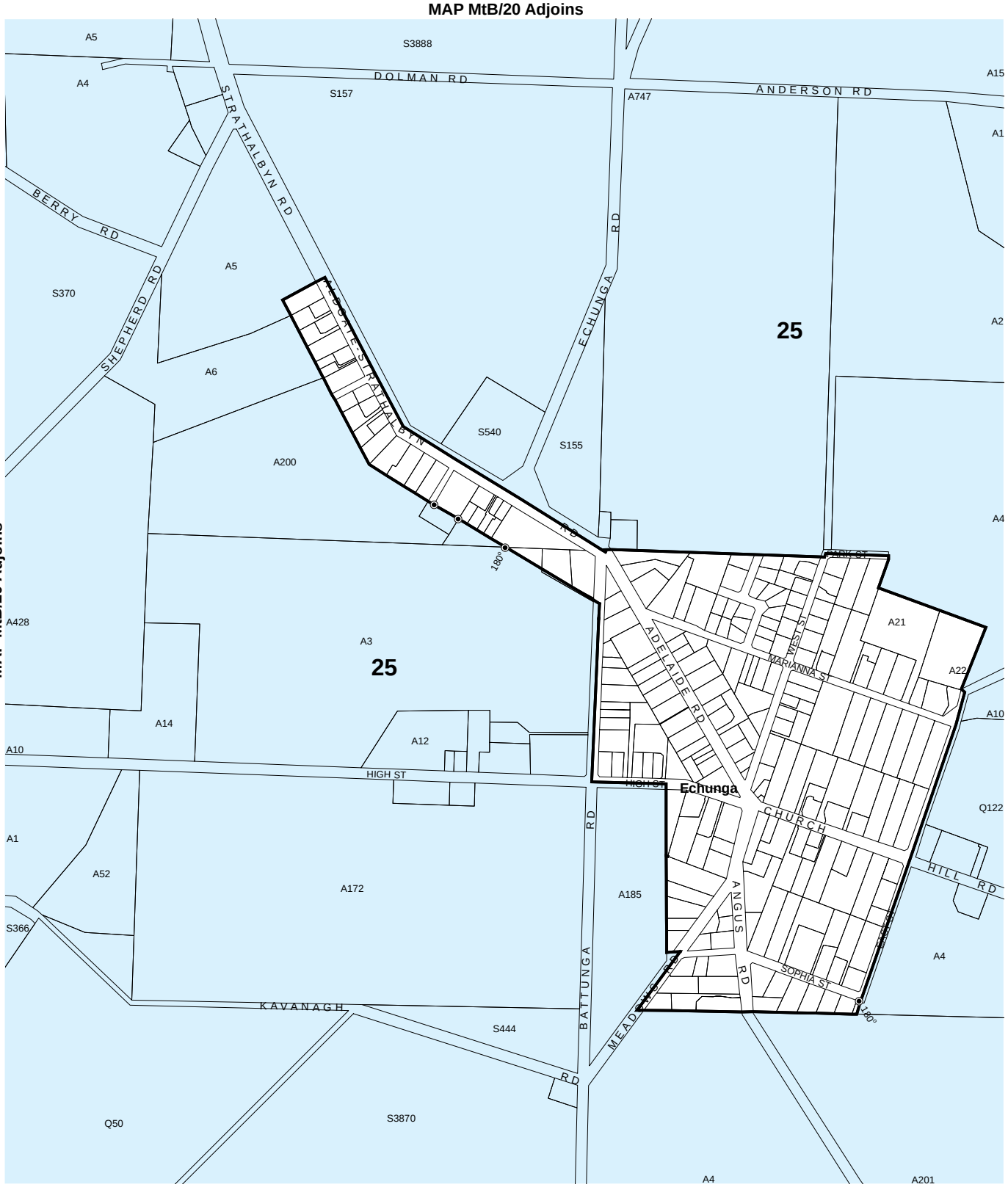
Zone Map MtB/32

Zones

LIn	Light Industry
LCe	Local Centre
PrPro	Primary Production
R	Residential
	Zone Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/20 Adjoins



MAP MtB/20 Adjoins

MAP MtB/20 Adjoins

MAP MtB/20 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

25 Prime Agriculture

N

0 500 m

ECHUNGA

Policy Area Map MtB/32

Policy Area Boundary

Development Plan Boundary

Location Map MtB/33

Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

Overlay Map MtB/33

TRANSPORT

Primary Arterial Roads

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

Overlay Map MtB/33

DEVELOPMENT CONSTRAINTS

High environmental significance

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

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

N

0 500 m

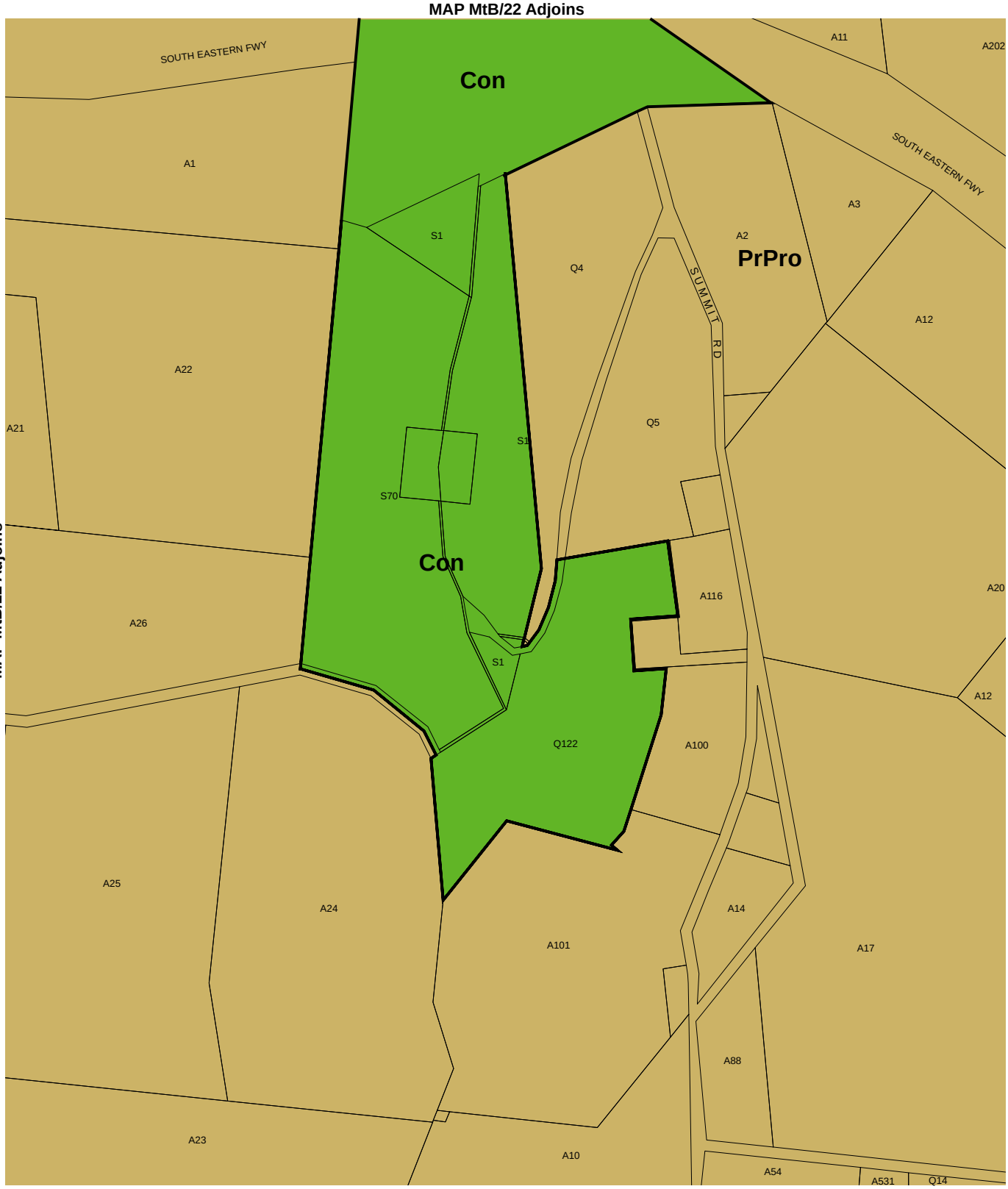
Overlay Map MtB/33

HERITAGE

Local heritage place

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/22 Adjoins



MAP MtB/22 Adjoins

MAP MtB/22 Adjoins

MAP MtB/22 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

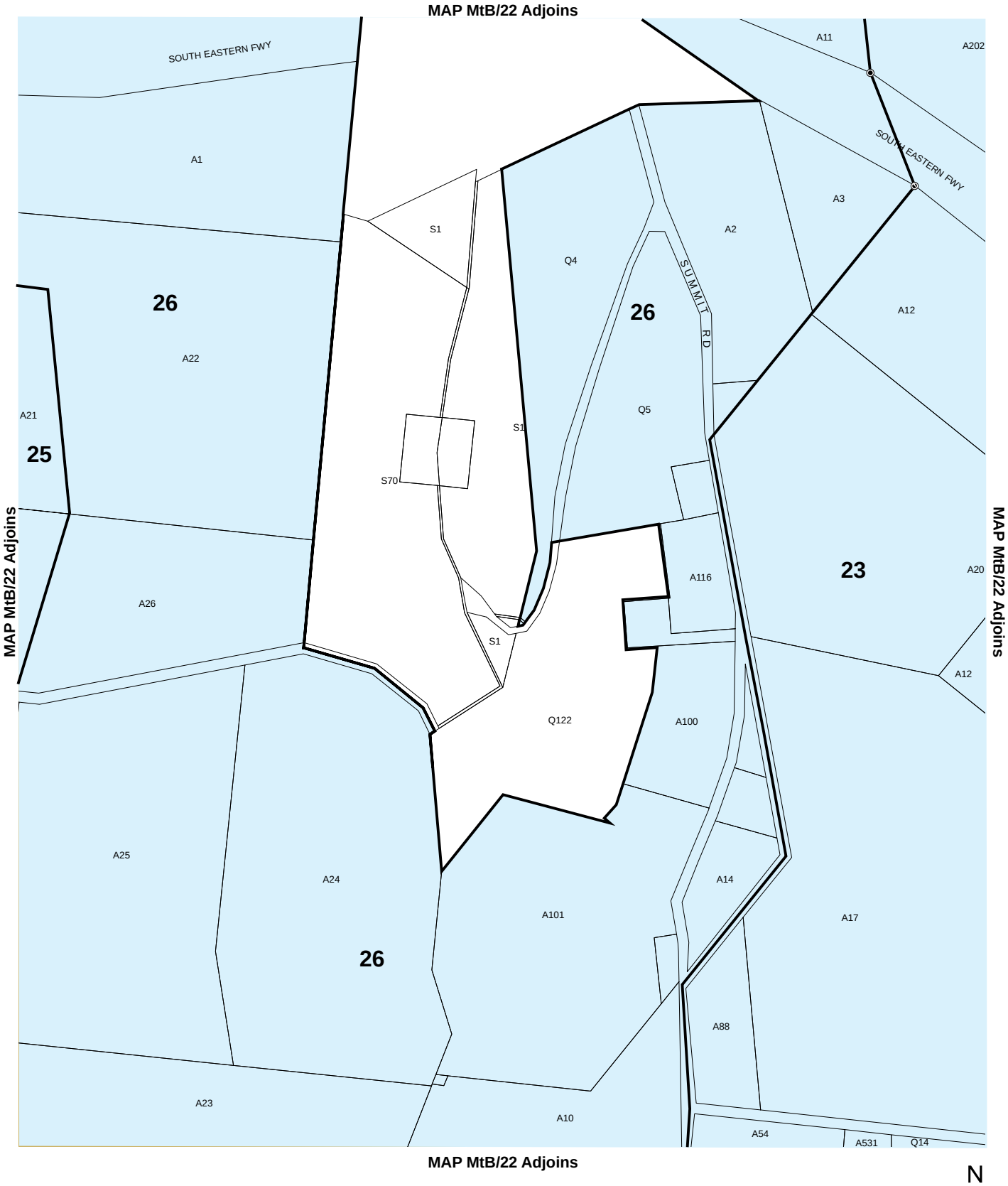
0 500 m

Zone Map MtB/33

Zones

Con	Conservation
PrPro	Primary Production
	Zone Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

23 Broad Acre Agriculture
25 Prime Agriculture
26 Rural Landscape Protection

N

0 500 m

Policy Area Map MtB/33

Policy Area Boundary
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MEADOWS

Location Map MtB/34

S School
P Post Office
Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MEADOWS

Overlay Map MtB/34

TRANSPORT

Secondary Arterial Roads

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

N

0 500 m

MEADOWS

Overlay Map MtB/34

DEVELOPMENT CONSTRAINTS

High environmental significance

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

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

Historic Conservation Area
11 Meadows Area

N

0 500 m

MEADOWS

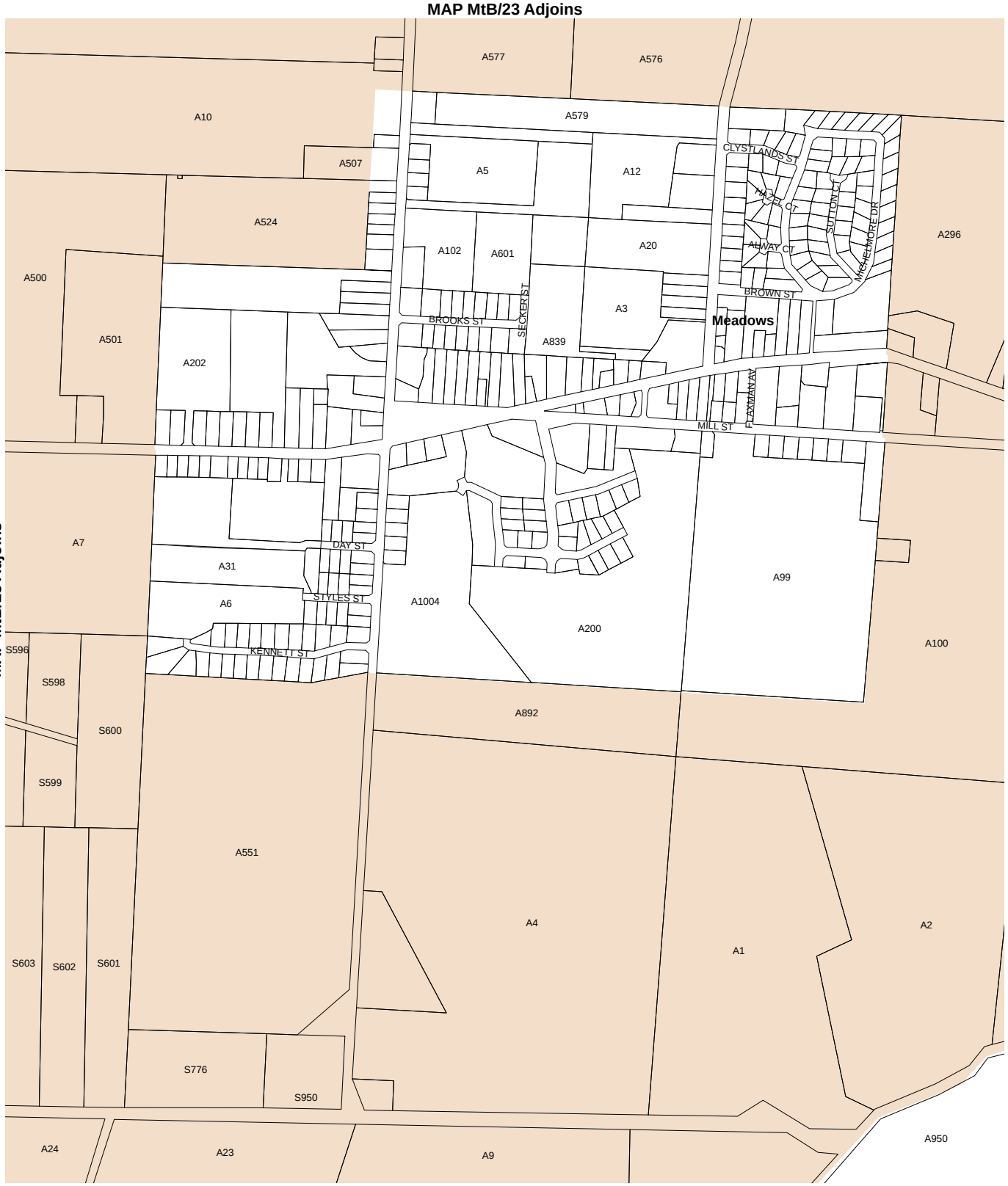
Overlay Map MtB/34

HERITAGE

Local heritage place
Historic Conservation Area
Contributory item
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/23 Adjoins



MAP MtB/23 Adjoins

MAP MtB/23 Adjoins

MAP MtB/23 Adjoins

N

0 500m

MEADOWS

Overlay Map MtB/34

MOUNT LOFTY RANGES WATERSHED AREA

Mount Lofty Ranges Watershed Area 1

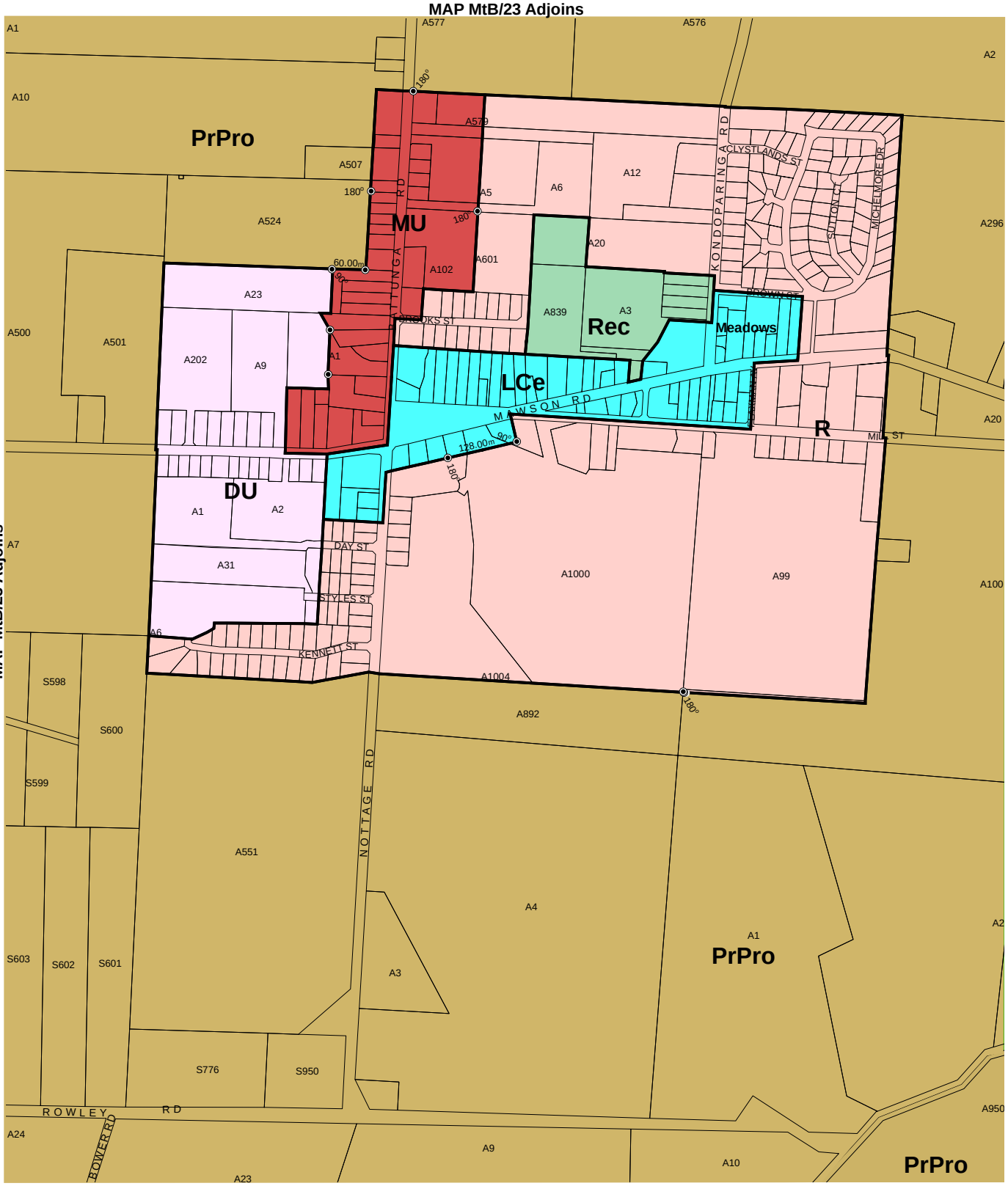
Mount Lofty Ranges Watershed Area 2

Mount Lofty Ranges Watershed Area 3

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

MAP MtB/23 Adjoins



MAP MtB/23 Adjoins

MAP MtB/23 Adjoins

MAP MtB/23 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

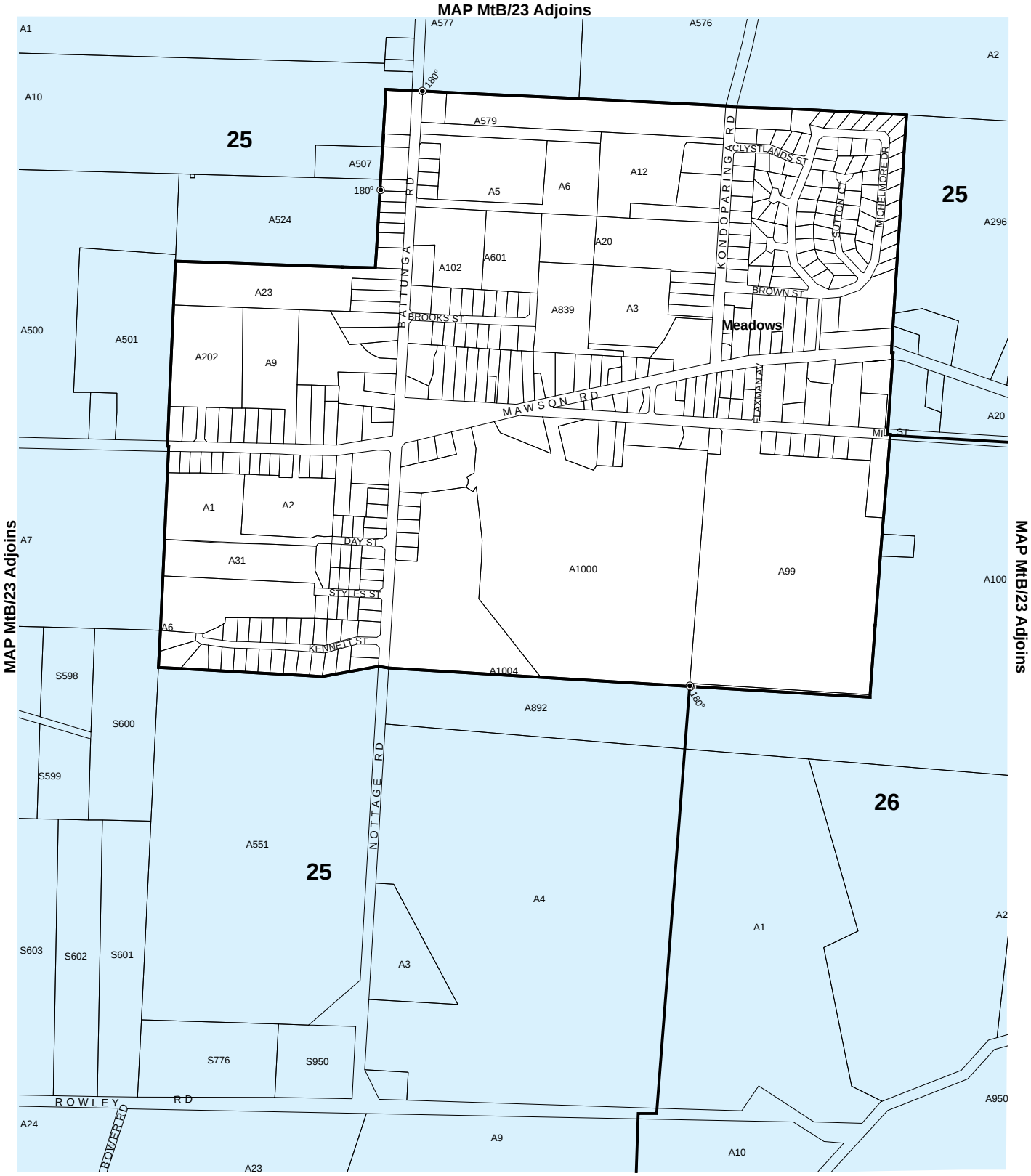
Zones

DU	Deferred Urban
LCe	Local Centre
MU	Mixed Use
PrPro	Primary Production
Rec	Recreation
R	Residential
	Zone Boundary

MEADOWS

Zone Map MtB/34

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

25 Prime Agriculture
26 Rural Landscape Protection

N

0 500 m

MEADOWS

Policy Area Map MtB/34

Policy Area Boundary
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

MACCLESFIELD

Location Map MtB/35

S School
P Post Office
Local Reserves

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

N

0 500 m

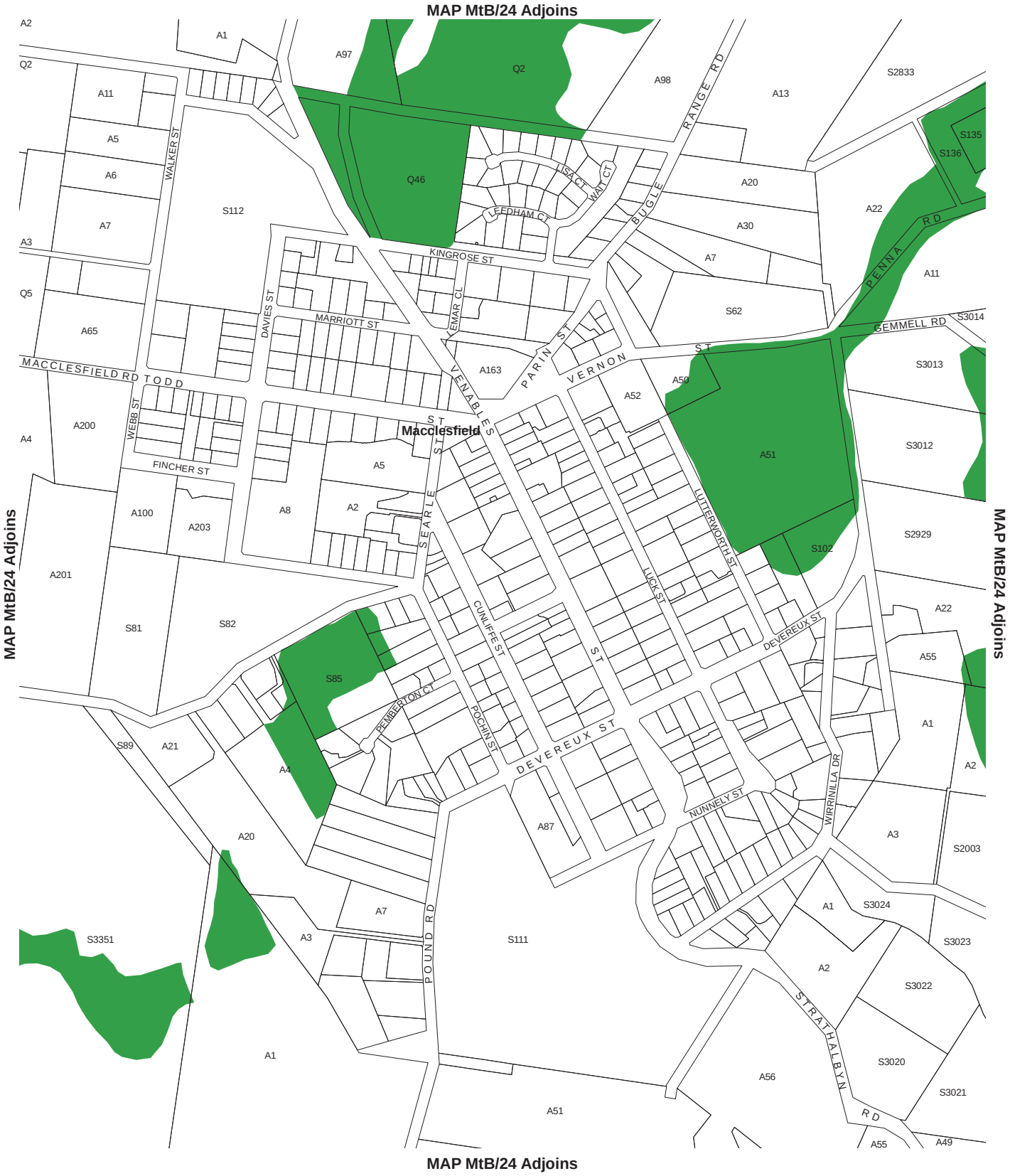
MACCLESFIELD

Overlay Map MtB/35

TRANSPORT

Secondary Arterial Roads

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



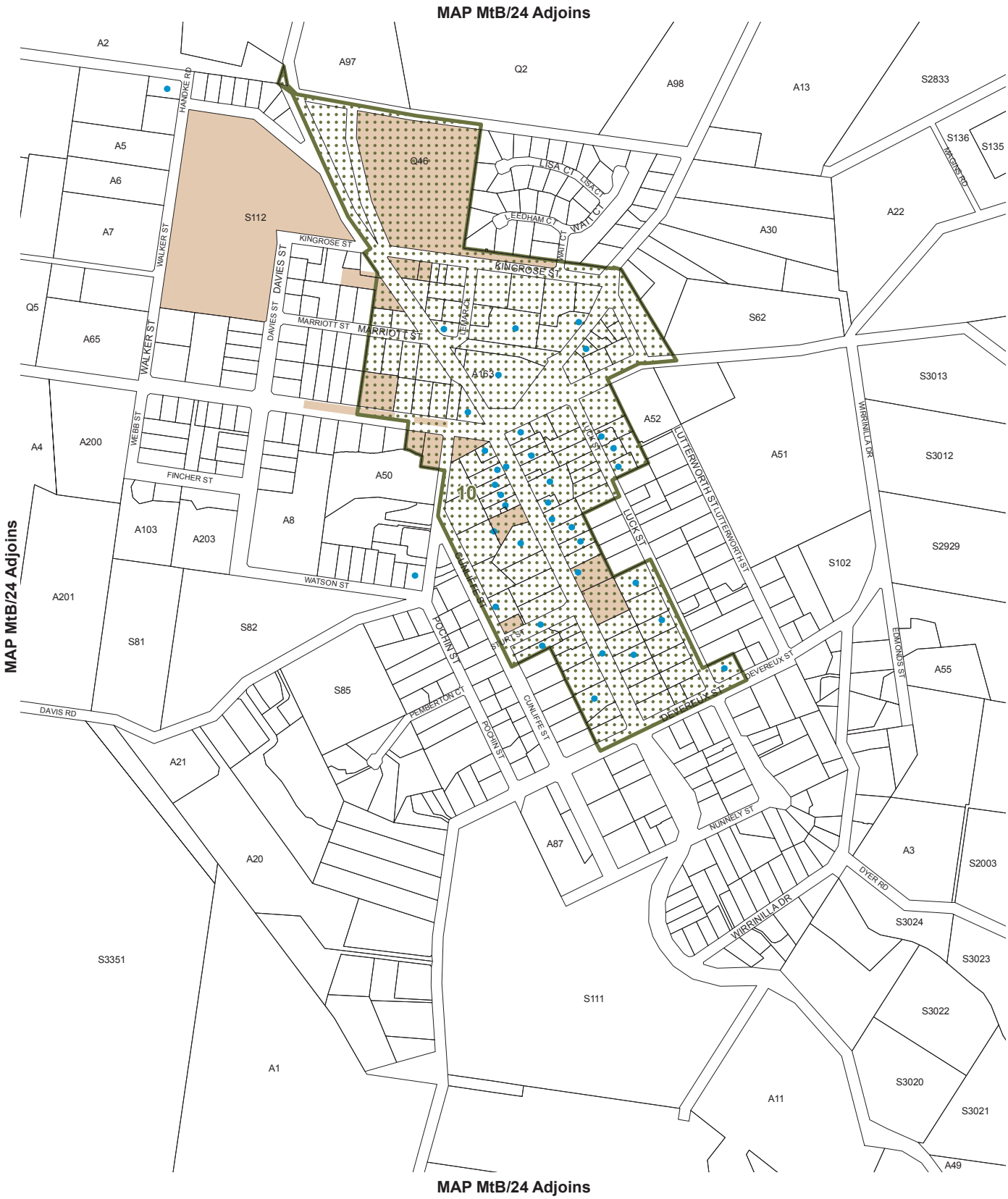
MACCLESFIELD

Overlay Map MtB/35

DEVELOPMENT CONSTRAINTS

High environmental significance

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



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

Historic Conservation Area
10 Macclesfield Area

N

0 500 m

MACCLESFIELD

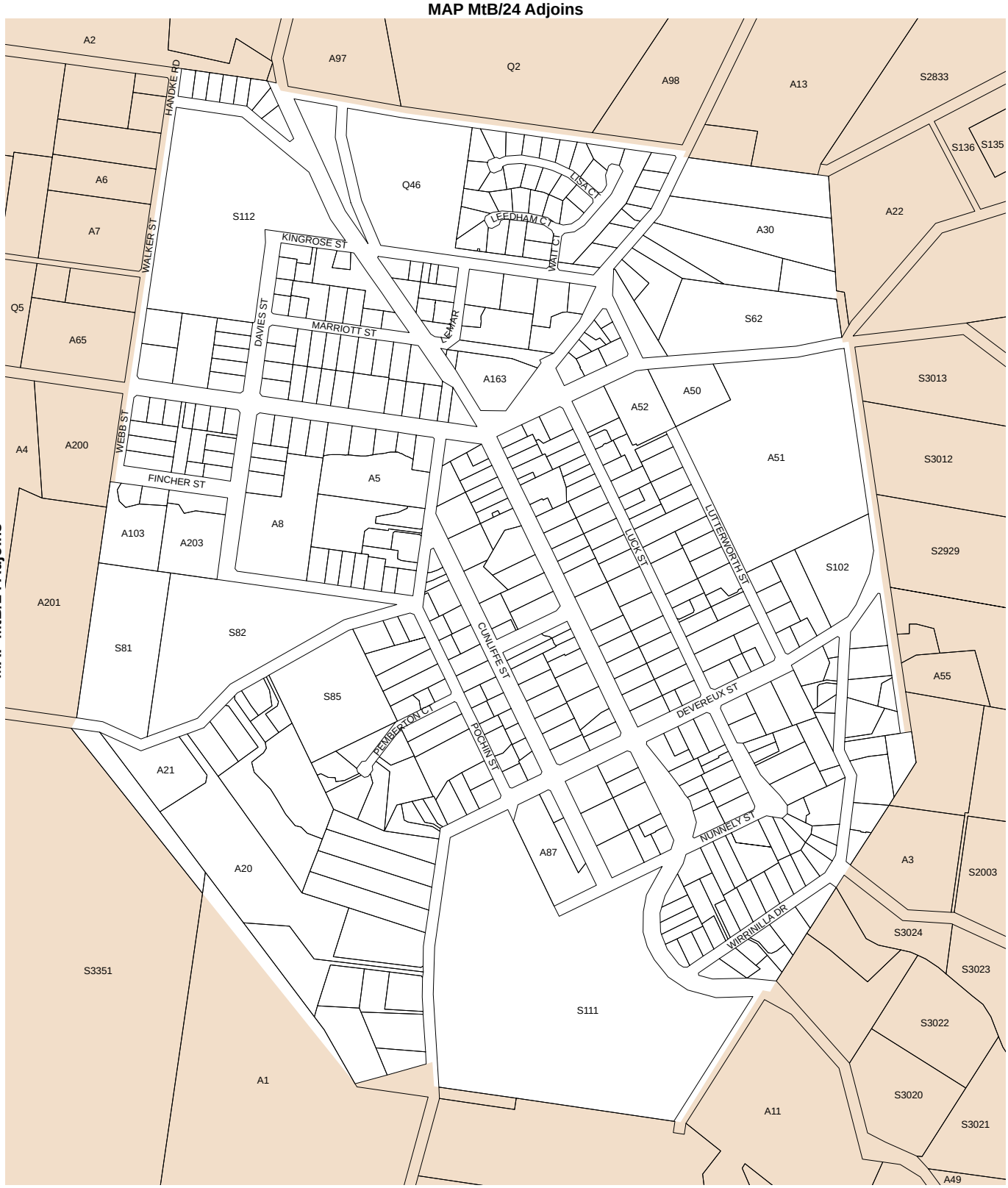
Overlay Map MtB/35

HERITAGE

- State heritage place
- Local heritage place
- Historic Conservation Area
- Contributory item

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/24 Adjoins



MAP MtB/24 Adjoins

MAP MtB/24 Adjoins

MAP MtB/24 Adjoins

N

0 500 m

MACCLESFIELD

Overlay Map MtB/35

MOUNT LOFTY RANGES WATERSHED AREA

Mount Lofty Ranges Watershed Area 1

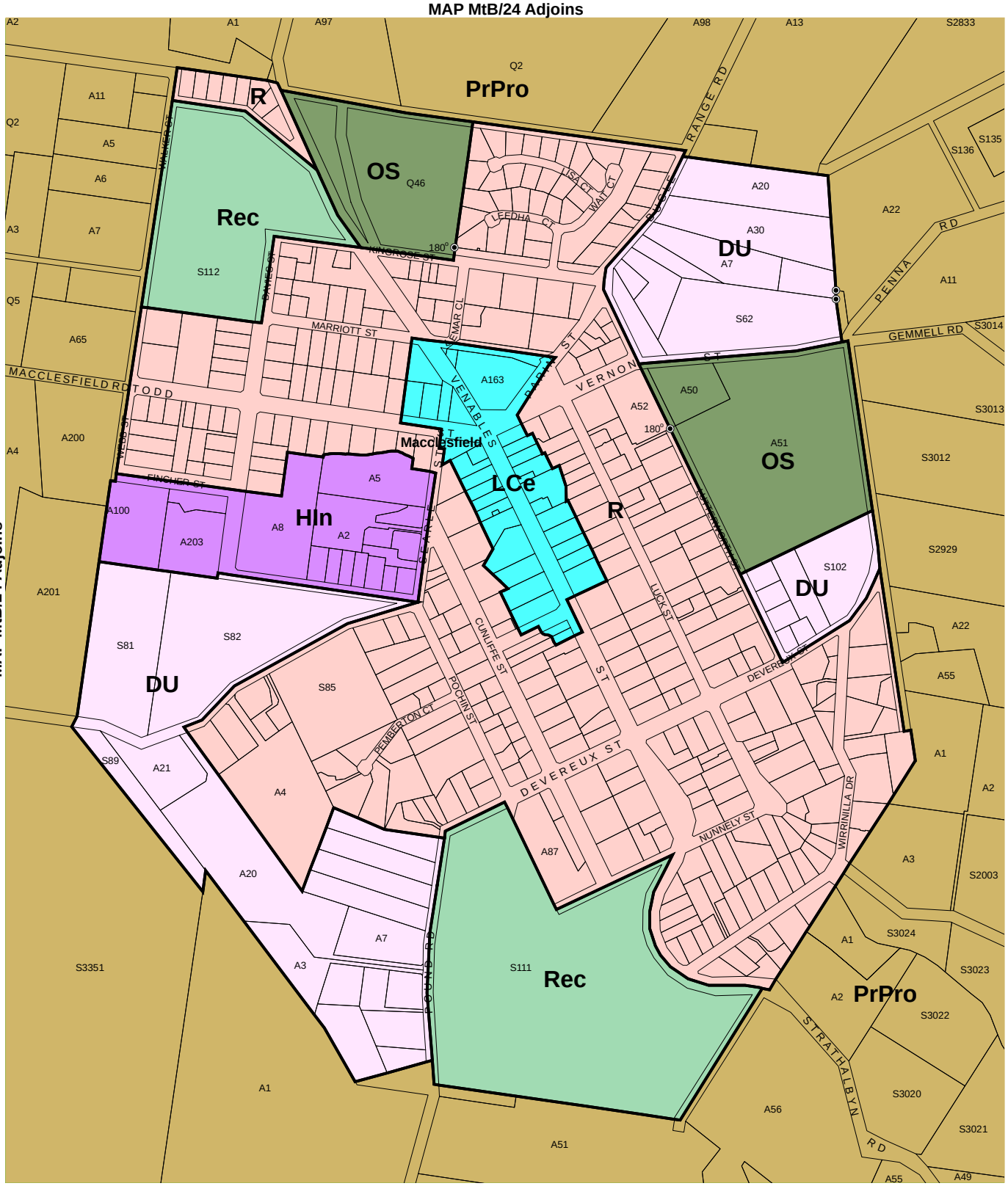
Mount Lofty Ranges Watershed Area 2

Mount Lofty Ranges Watershed Area 3

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

MAP MtB/24 Adjoins



MAP MtB/24 Adjoins

MAP MtB/24 Adjoins

MAP MtB/24 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 500 m

Zones

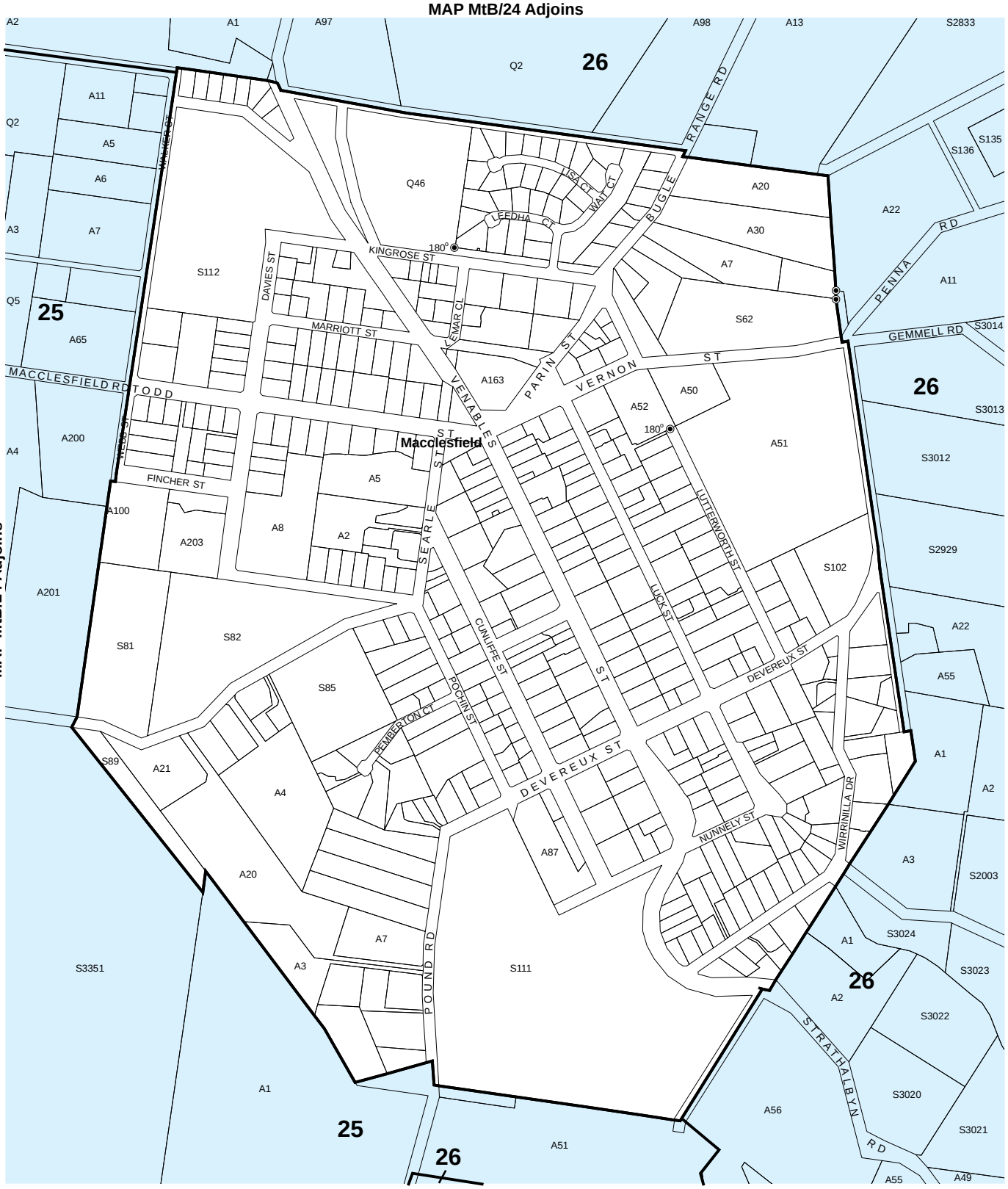
DU	Deferred Urban
HIn	Home Industry
LCe	Local Centre
OS	Open Space
PrPro	Primary Production
Rec	Recreation
R	Residential
	Zone Boundary

MACCLESFIELD

Zone Map MtB/35

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/24 Adjoins



MAP MtB/24 Adjoins

MAP MtB/24 Adjoins

MAP MtB/24 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

Policy Area

25 Prime Agriculture

26 Rural Landscape Protection

0 500 m

MACCLESFIELD

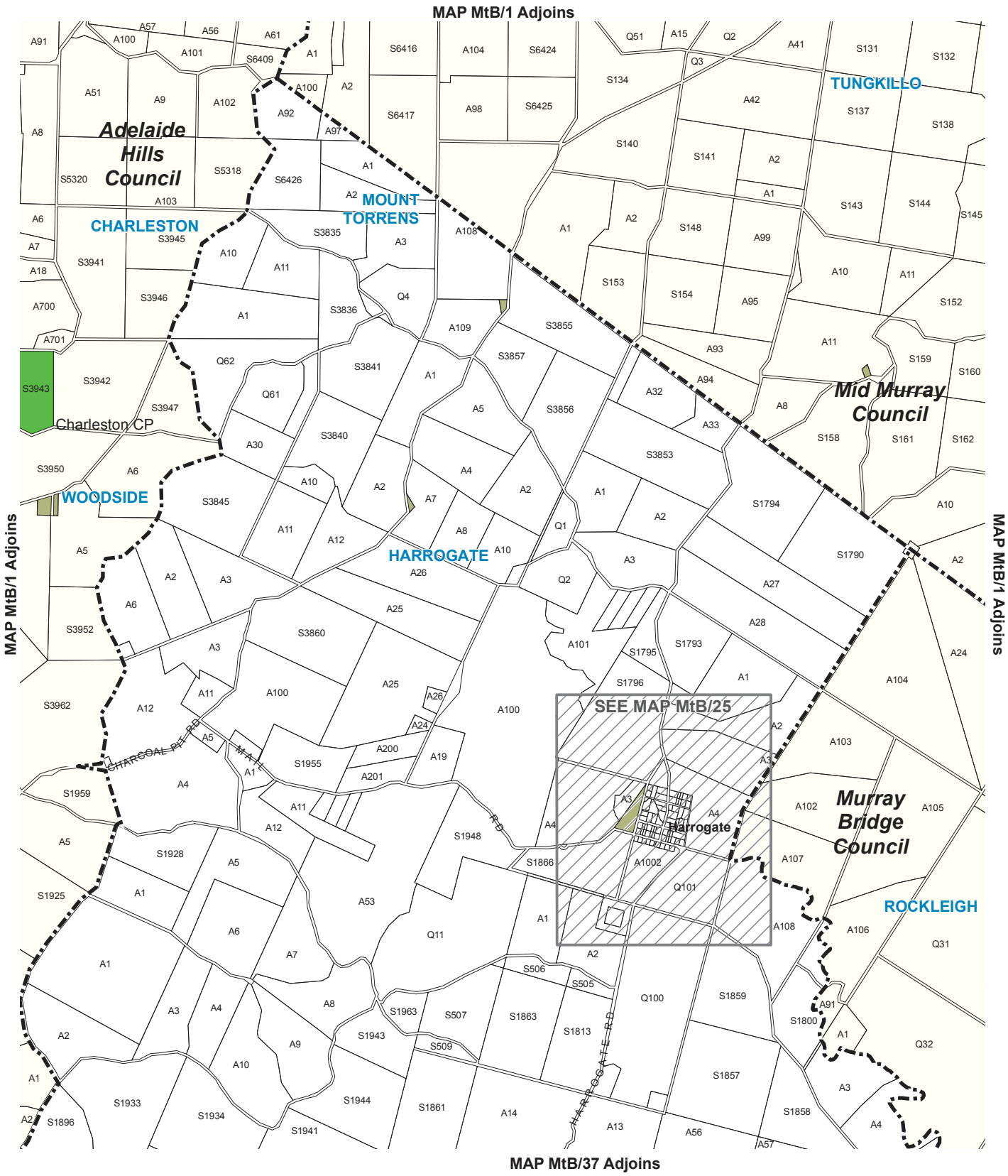
Policy Area Map MtB/35

Policy Area Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

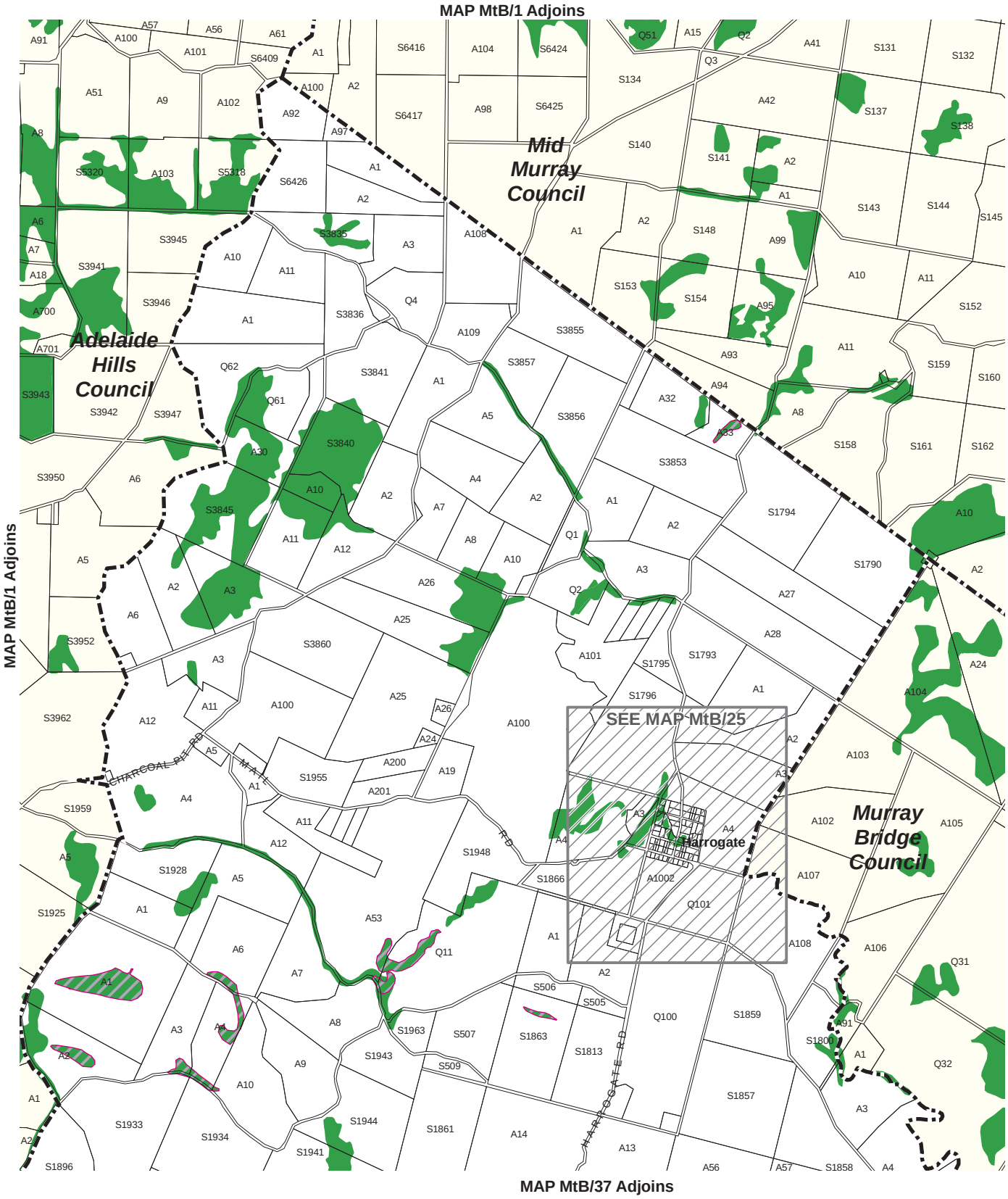


N

0 2,000 m

Location Map MtB/36

Local Reserves
Conservation Park
Development Plan Boundary



Overlay Map MtB/36

DEVELOPMENT CONSTRAINTS

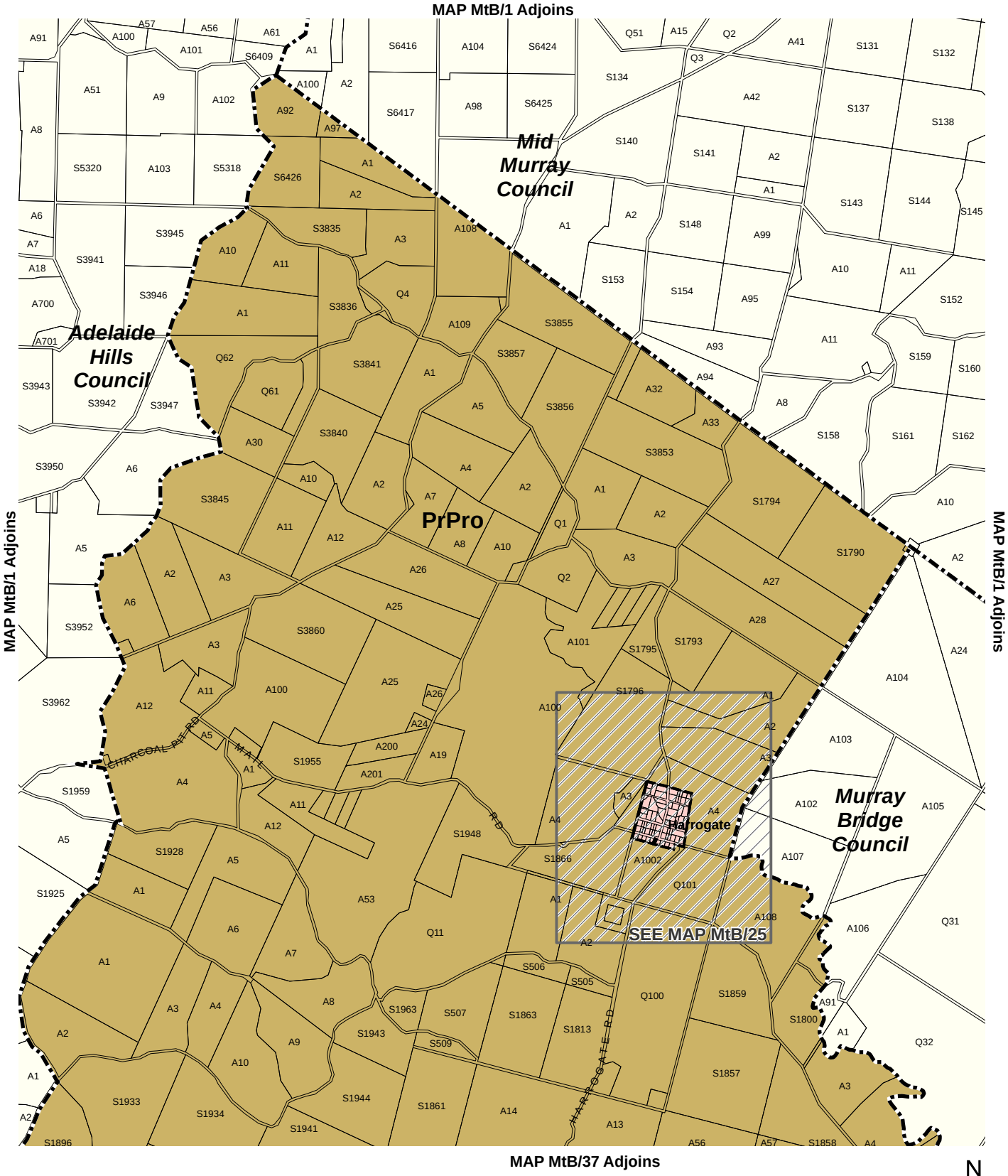
Fleurieu Perched Swamps

High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

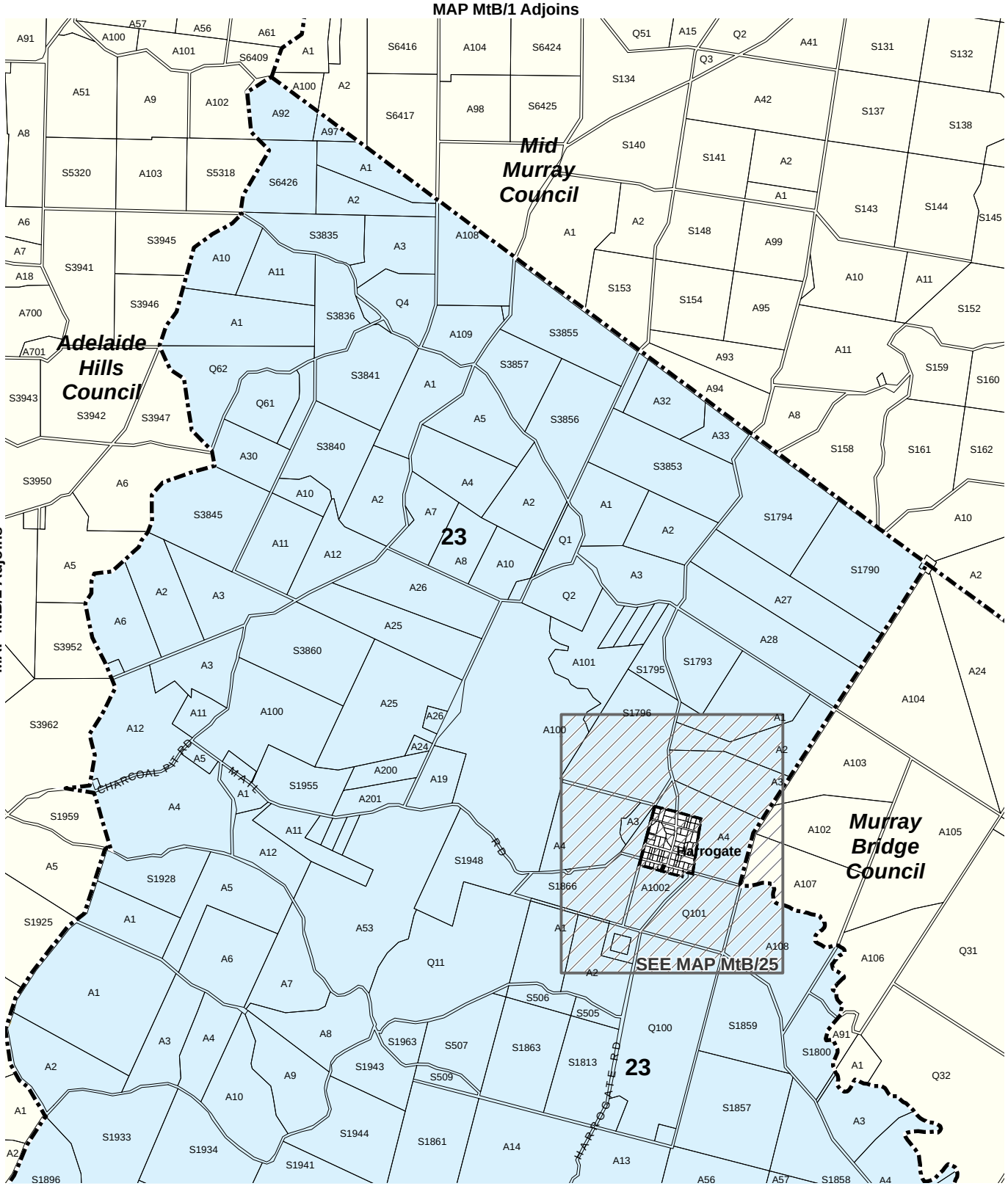
Zone Map MtB/36

Zones

PrPro	Primary Production
	Zone Boundary
	Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/1 Adjoins



MAP MtB/1 Adjoins

MAP MtB/1 Adjoins

MAP MtB/37 Adjoins

See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Policy Area

23 Broad Acre Agriculture

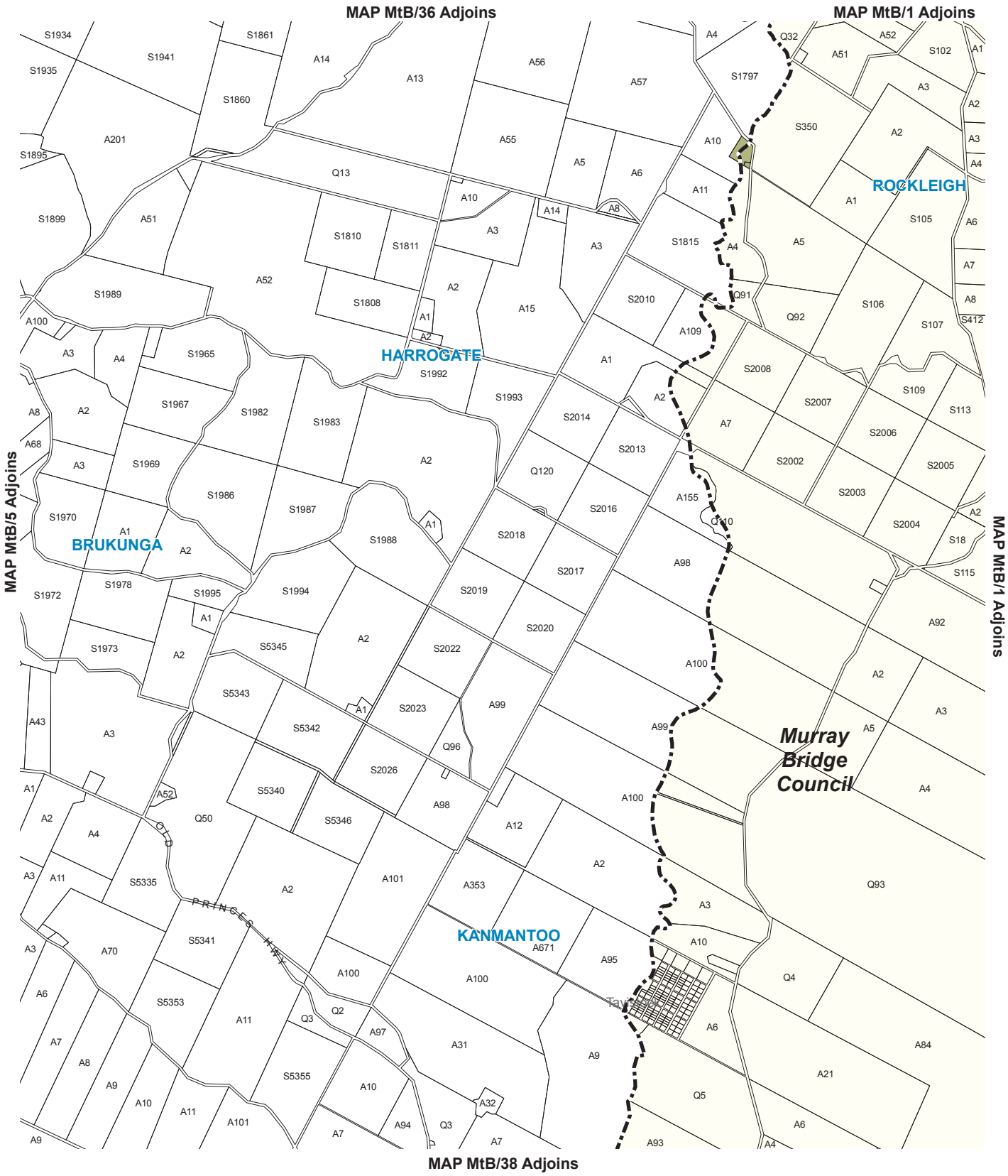
N

0 2,000 m

Policy Area Map MtB/36

Policy Area Boundary

Development Plan Boundary



N

0 2,000 m

Location Map MtB/37

Local Reserves

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

Overlay Map MtB/37

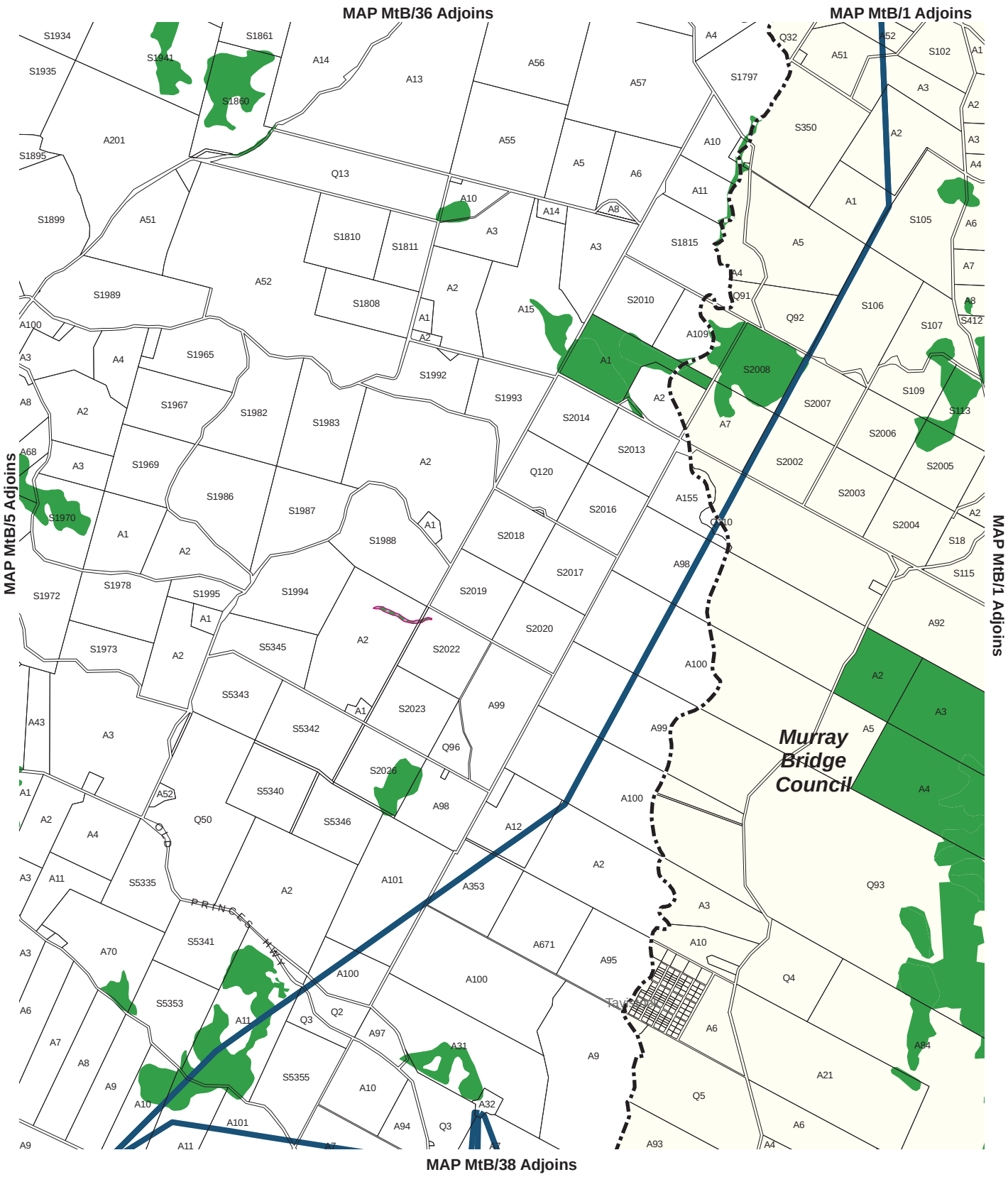
TRANSPORT

Secondary Arterial Roads

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



N

0 2,000 m

Overlay Map MtB/37

DEVELOPMENT CONSTRAINTS

275kv/132kv/66kv electricity transmission line

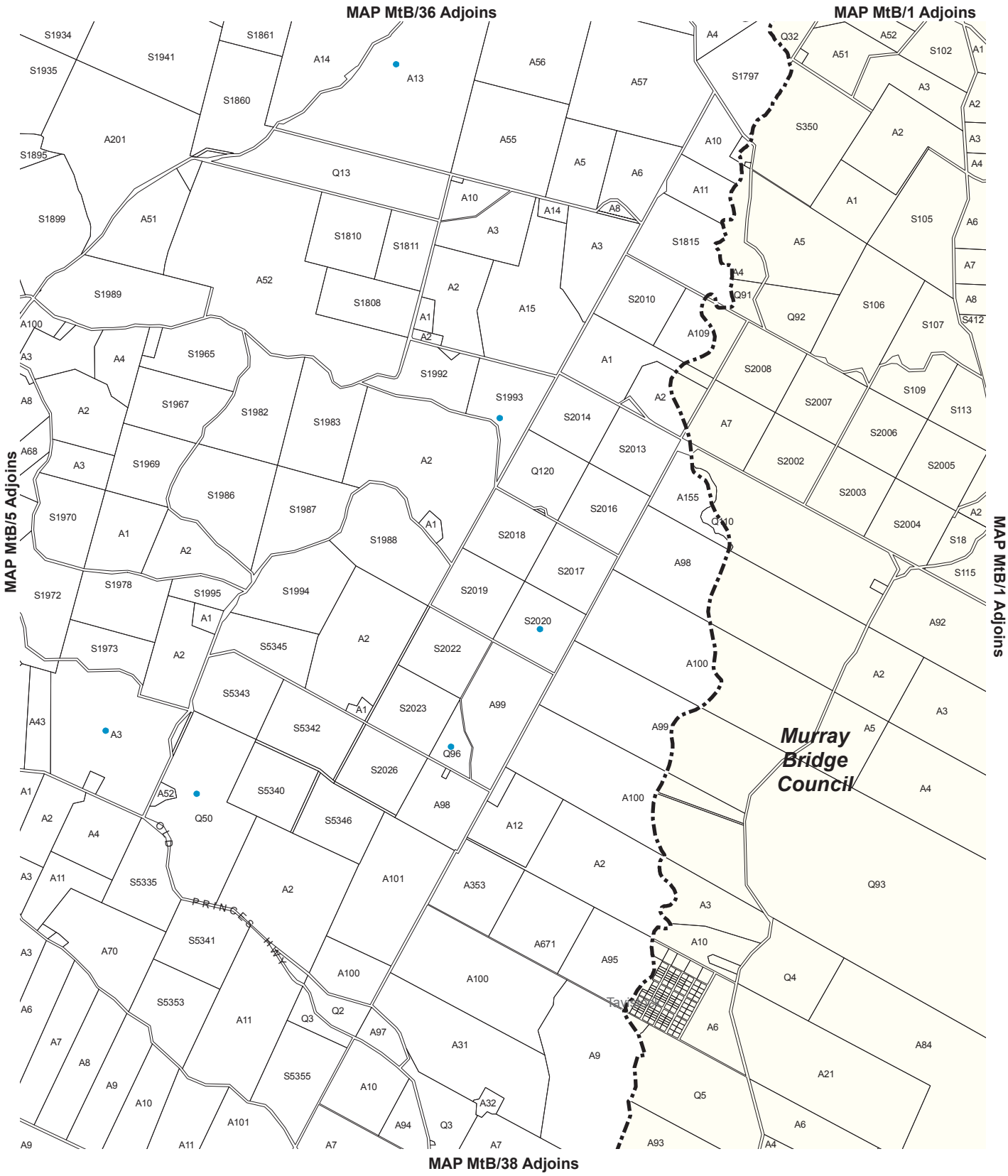
Fleurieu Perched Swamps

High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



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

N

0 2,000 m

Overlay Map MtB/37

HERITAGE

Local heritage place

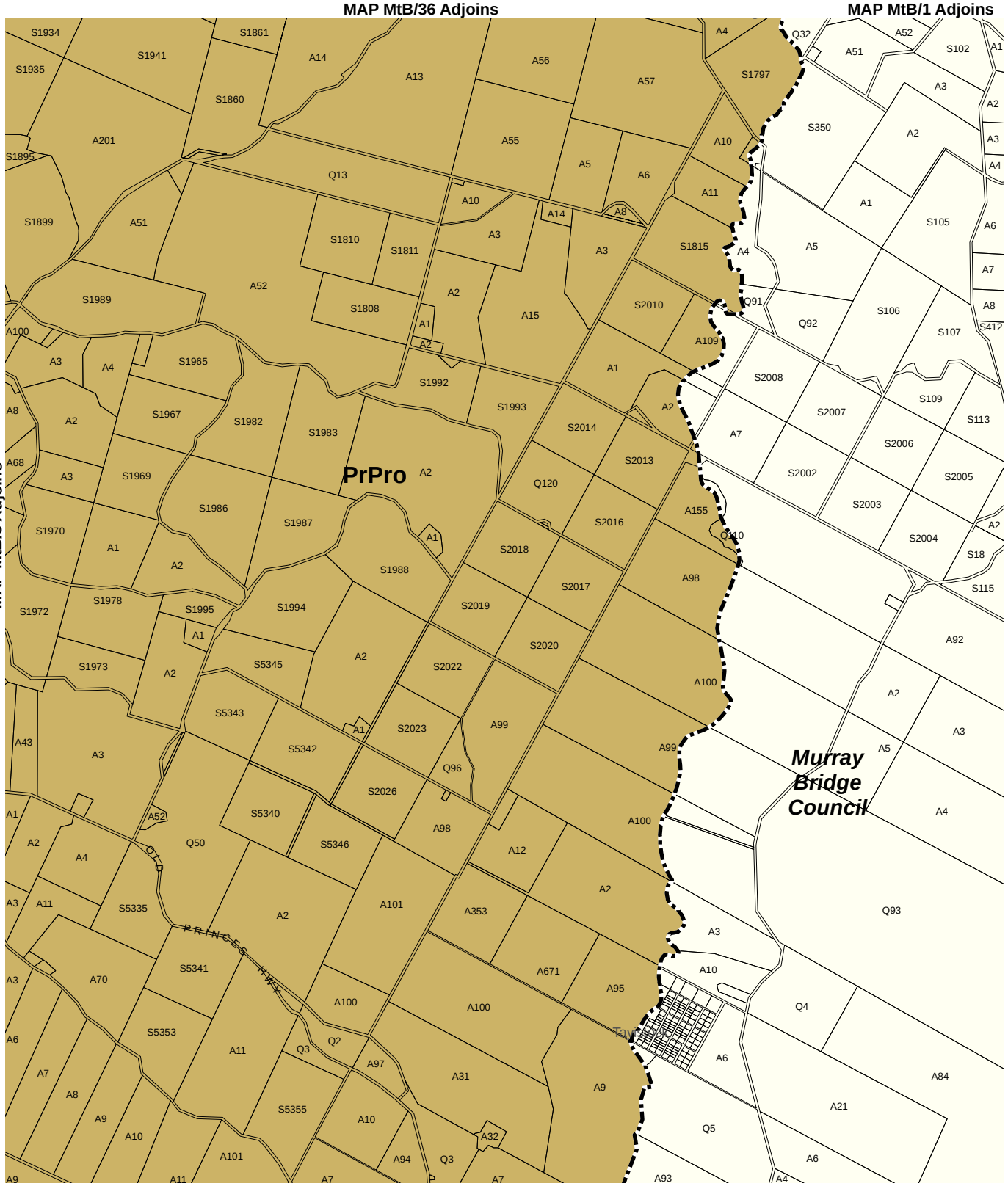
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

MAP MtB/36 Adjoins

MAP MtB/1 Adjoins

MAP MtB/5 Adjoins



MAP MtB/1 Adjoins

MAP MtB/38 Adjoins

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zone Map MtB/37

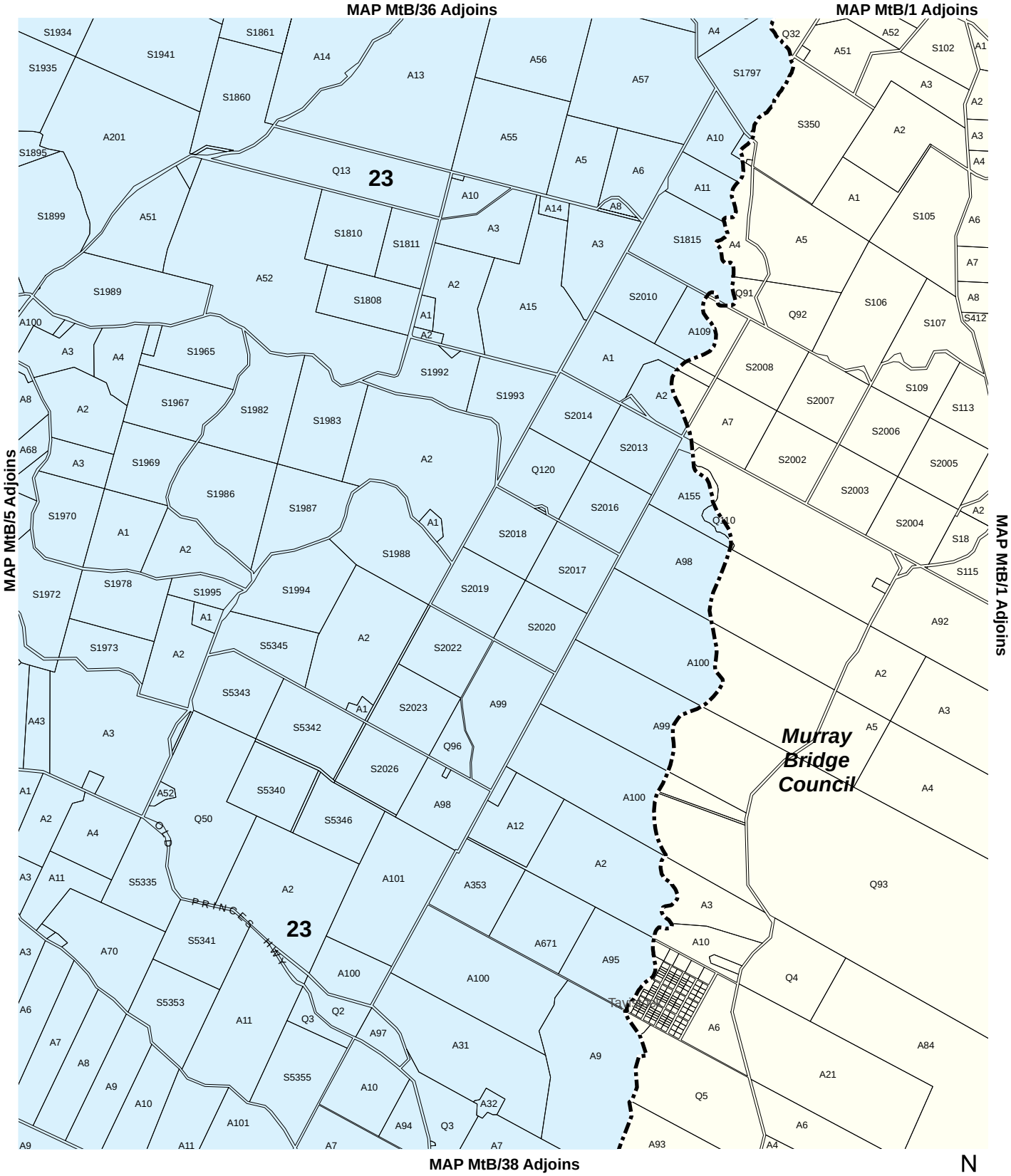
Zones

PrPro Primary Production

Zone Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Lamberts Conformal Conic Projection, GDA94

Policy Area

23 Broad Acre Agriculture

N

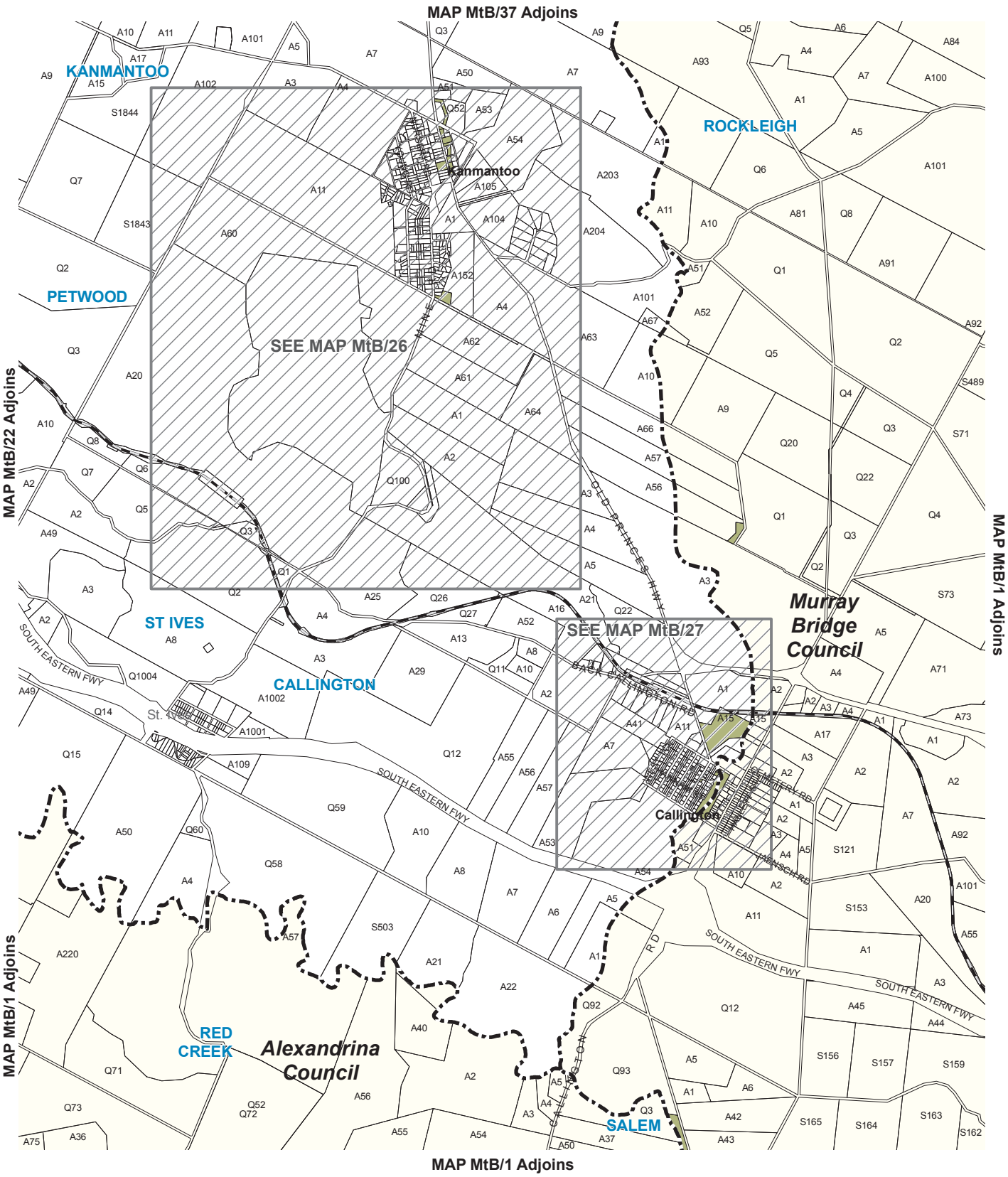
0 2,000 m

Policy Area Map MtB/37

Policy Area Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



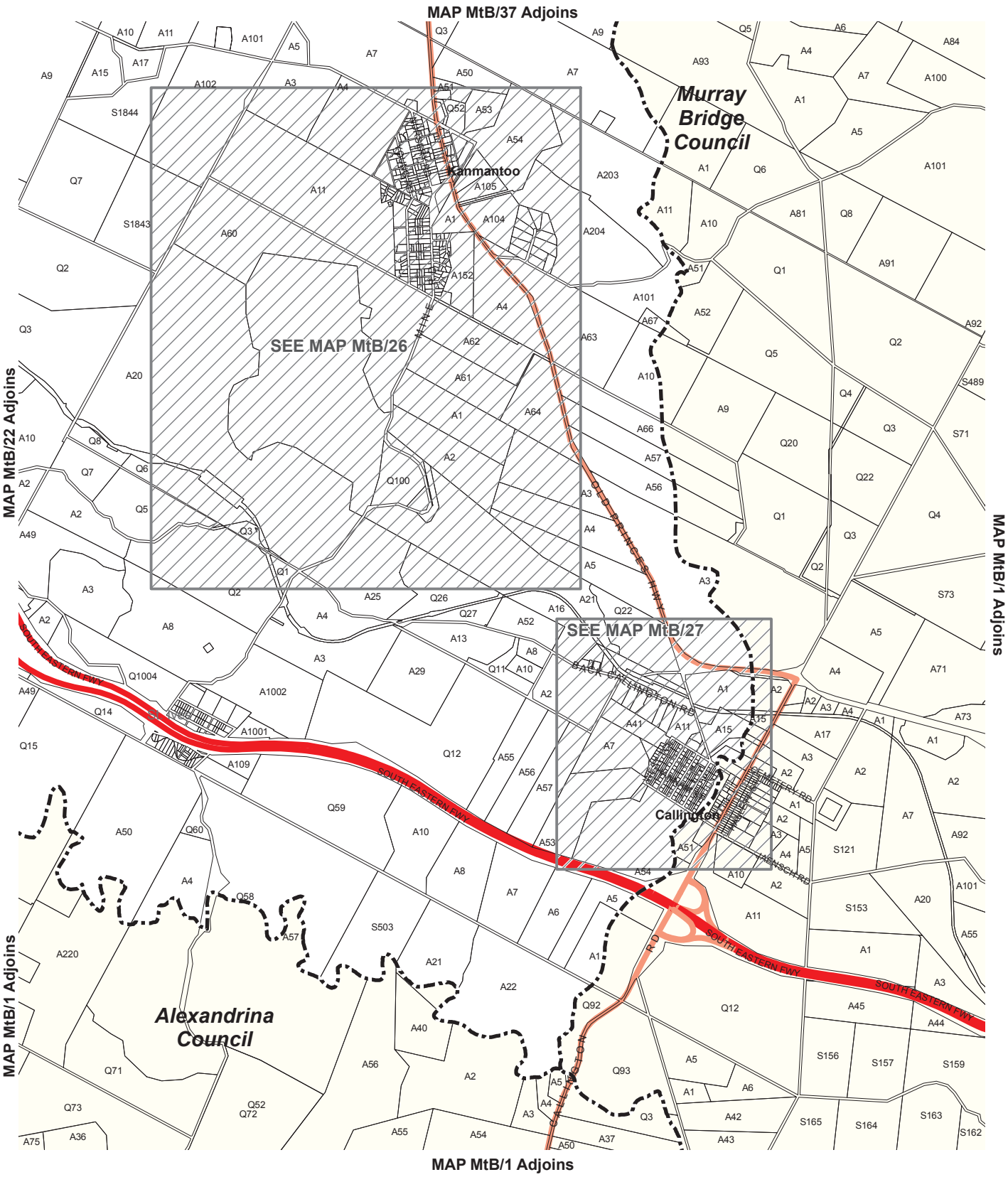
Location Map MtB/38

Railways

Local Reserves

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Overlay Map MtB/38

TRANSPORT

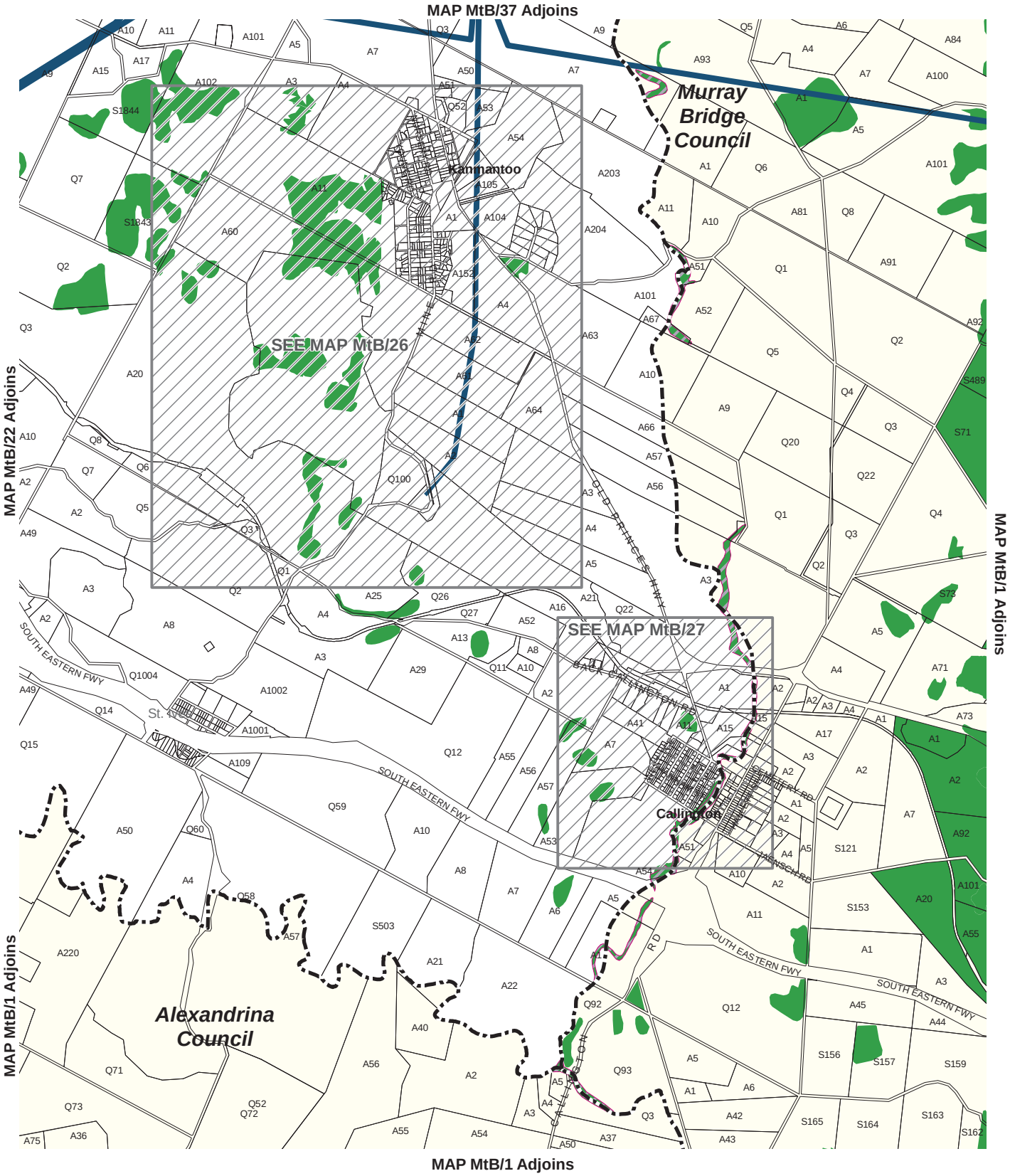
Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



N

0 2,000 m

Overlay Map MtB/38

DEVELOPMENT CONSTRAINTS

275kv/132kv/66kv electricity transmission line

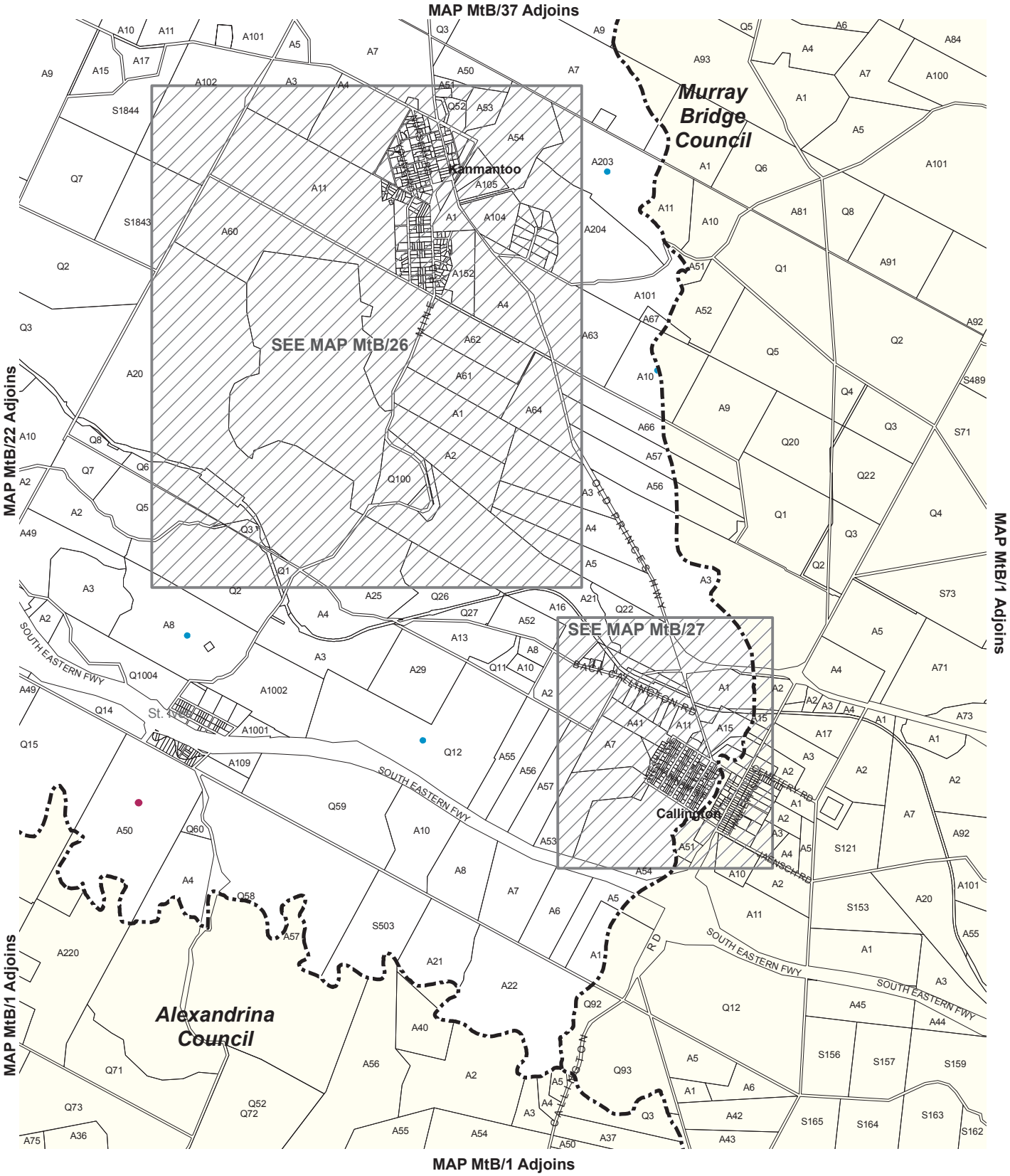
Fleurieu Perched Swamps

High environmental significance

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



Heritage points are indicative only.
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N

0 2,000 m

Overlay Map MtB/38

HERITAGE

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

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

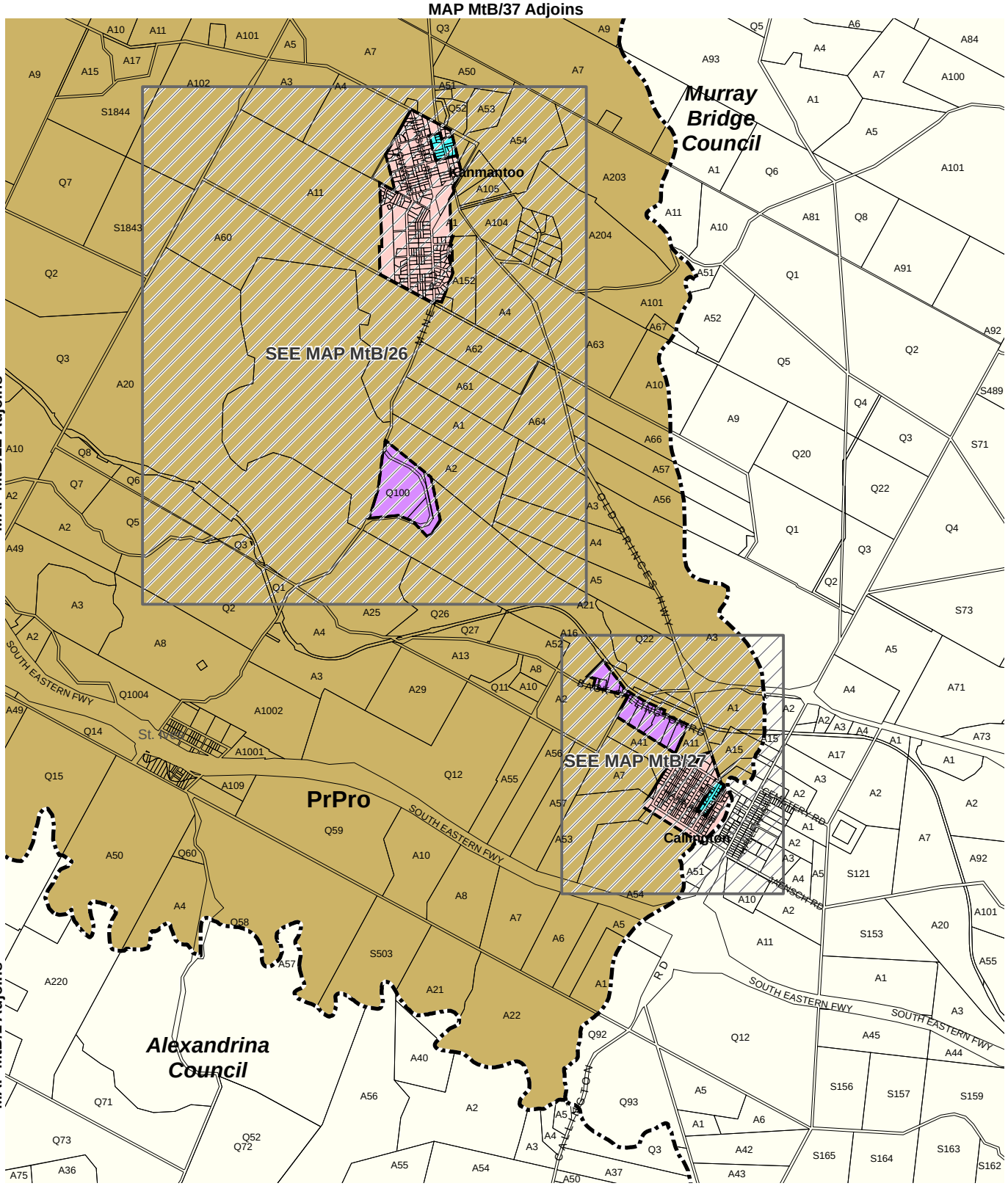
MAP MtB/37 Adjoins

MAP MtB/22 Adjoins

MAP MtB/1 Adjoins

MAP MtB/1 Adjoins

MAP MtB/1 Adjoins



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

N

0 2,000 m

Zone Map MtB/38

Zones

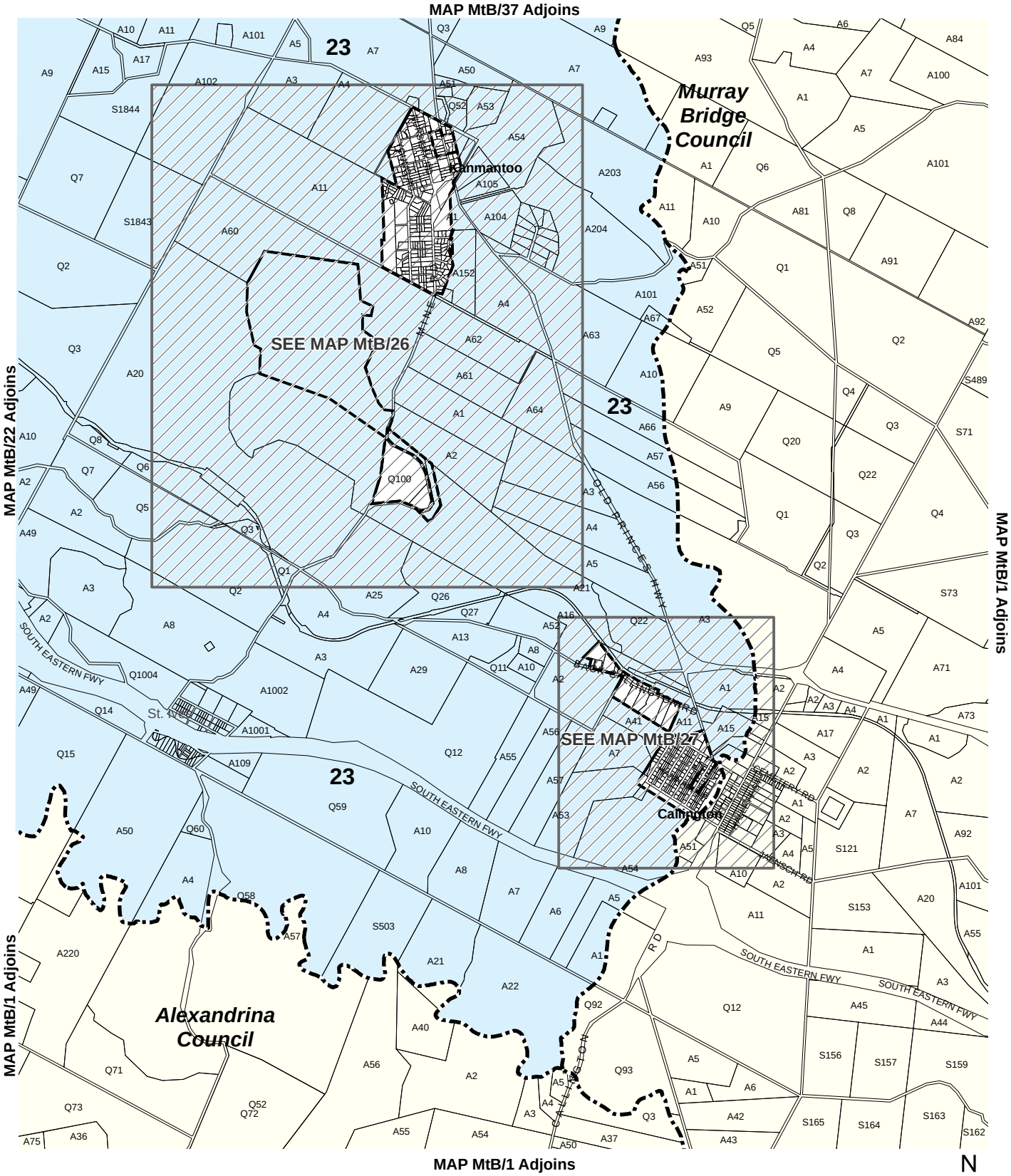
PrPro Primary Production

Zone Boundary

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Policy Area

23 Broad Acre Agriculture

N

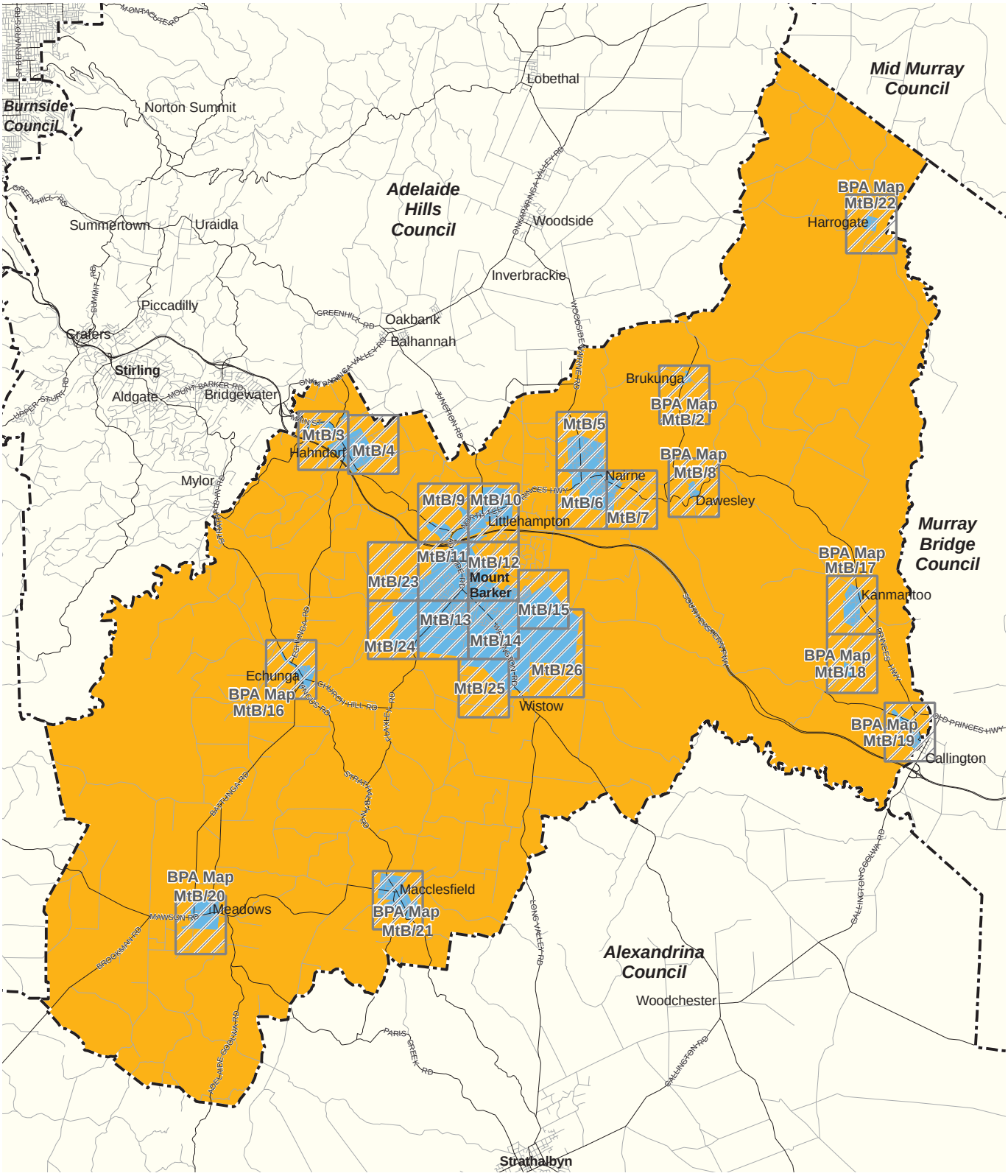
0 2,000 m

Policy Area Map MtB/38

Policy Area Boundary

Development Plan Boundary

Bushfire Risk BPA Maps



See enlargement map for accurate representation.

N

0 15 km

Bushfire Protection Area
BPA Map MtB/1

BUSHFIRE RISK

High Bushfire Risk

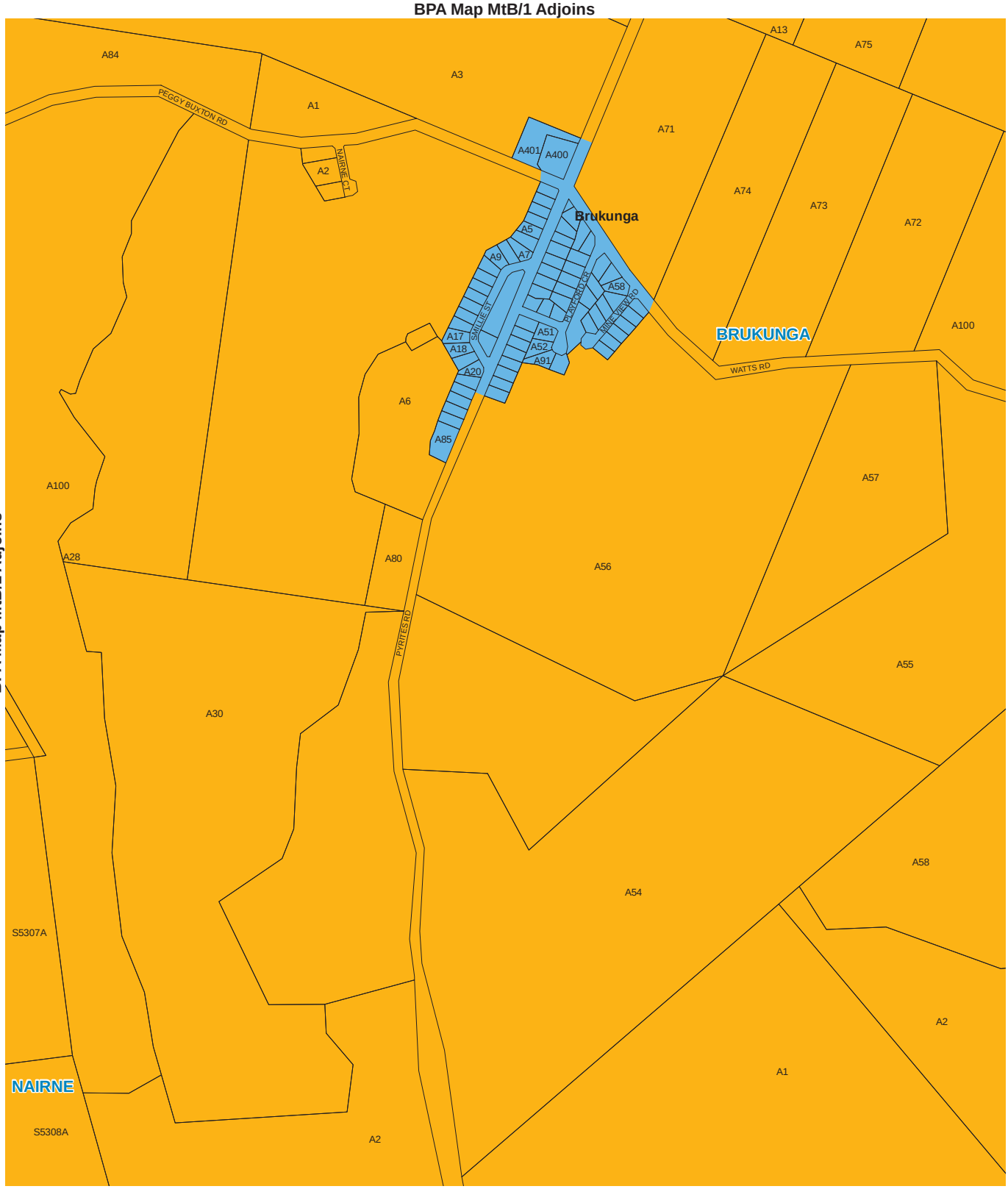
Medium Bushfire Risk

Development Plan Boundary

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

BPA Map MtB/1 Adjoins



BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map MtB/2
BUSHFIRE RISK

High Bushfire Risk

Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/4 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map MtB/3
BUSHFIRE RISK

High Bushfire Risk

Medium Bushfire Risk

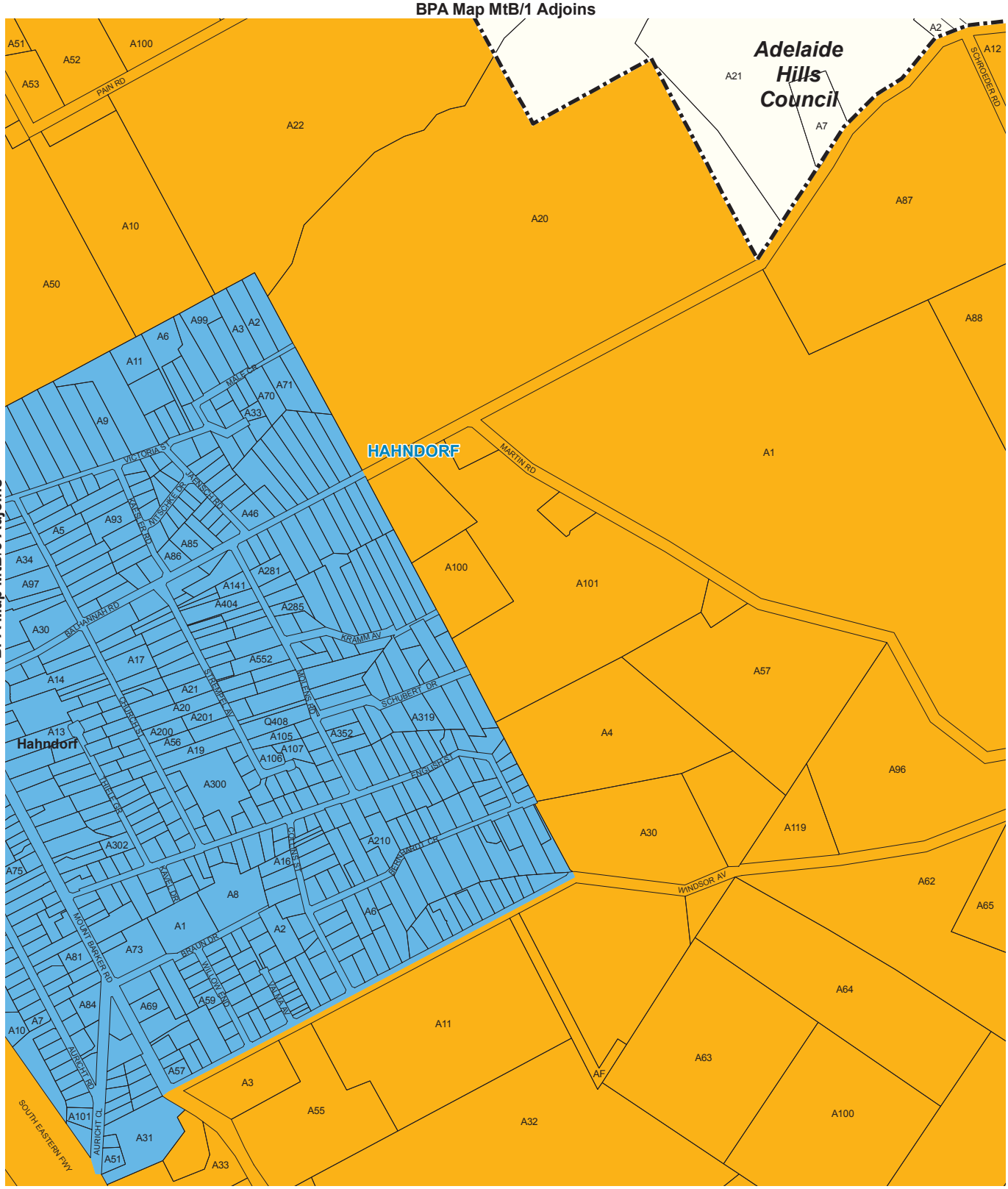
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/1 Adjoins

BPA Map MtB/3 Adjoins

BPA Map MtB/1 Adjoins



BPA Map MtB/1 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map MtB/4
BUSHFIRE RISK

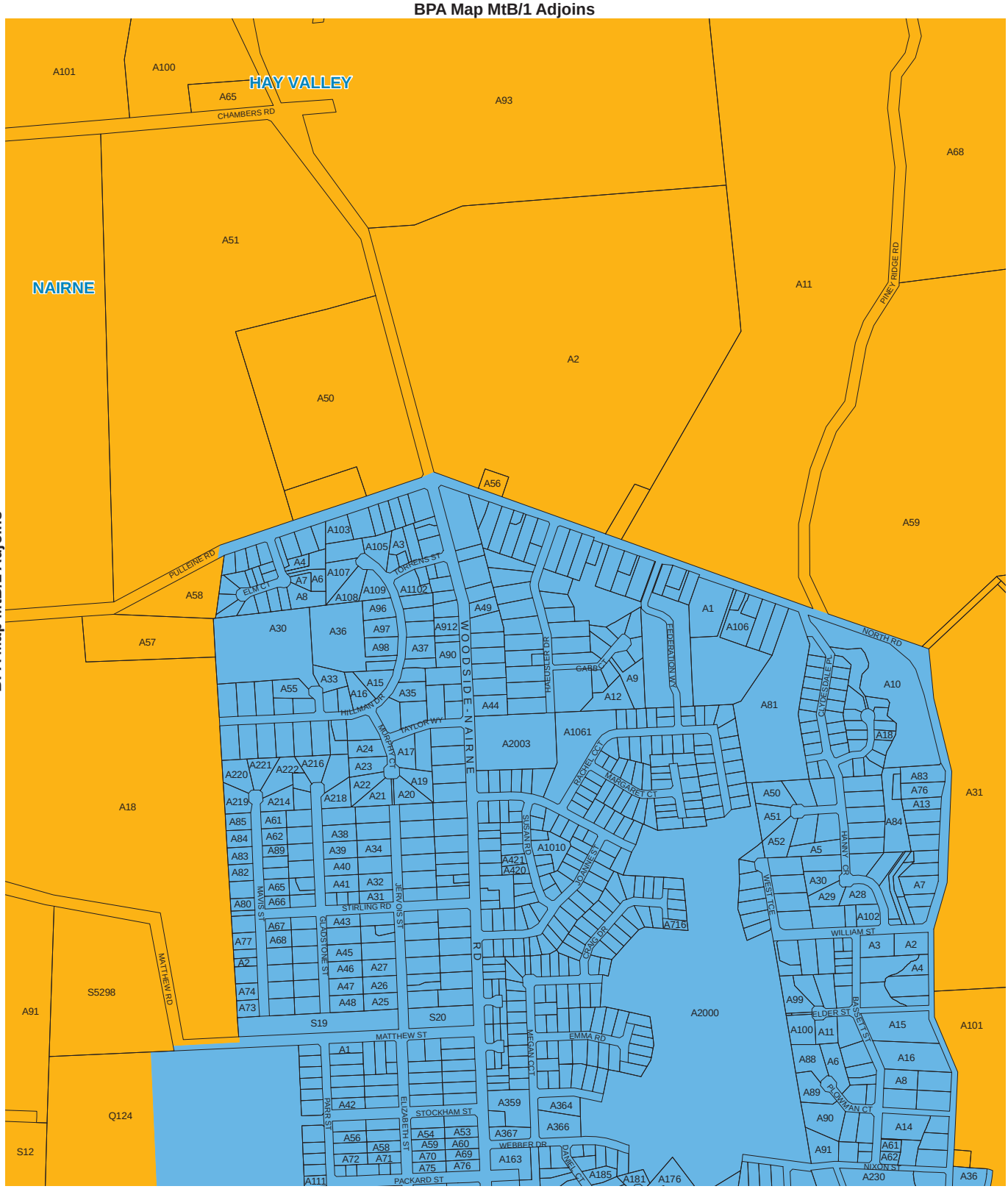
High Bushfire Risk

Medium Bushfire Risk

Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/1 Adjoins



BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/6 Adjoins

N

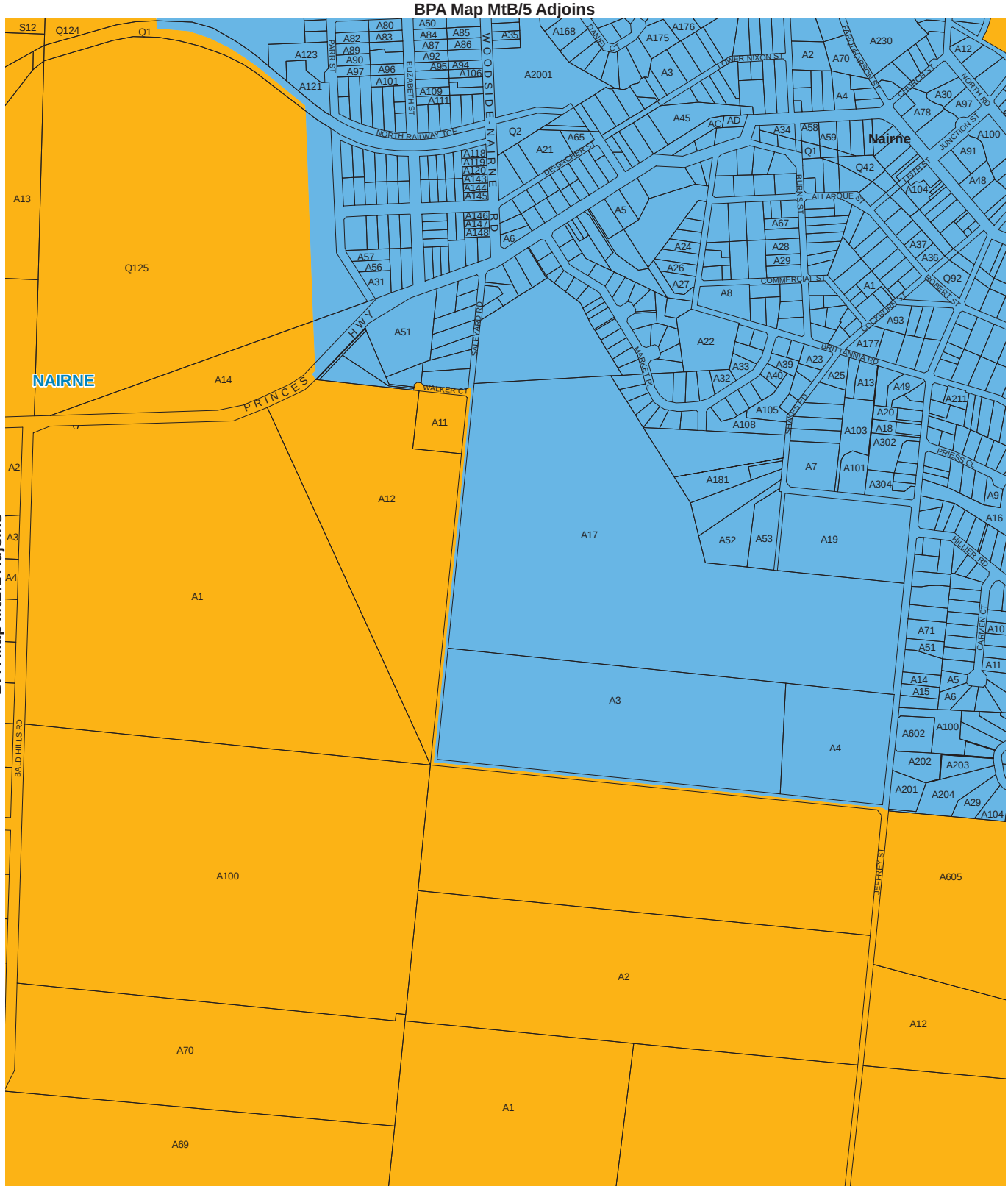
0 500m

Bushfire Protection Area
BPA Map MtB/5
BUSHFIRE RISK

High Bushfire Risk
Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/5 Adjoins



BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/7 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map MtB/6
BUSHFIRE RISK

High Bushfire Risk

Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/1 Adjoins

BPA Map MtB/6 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

N

0 500 m

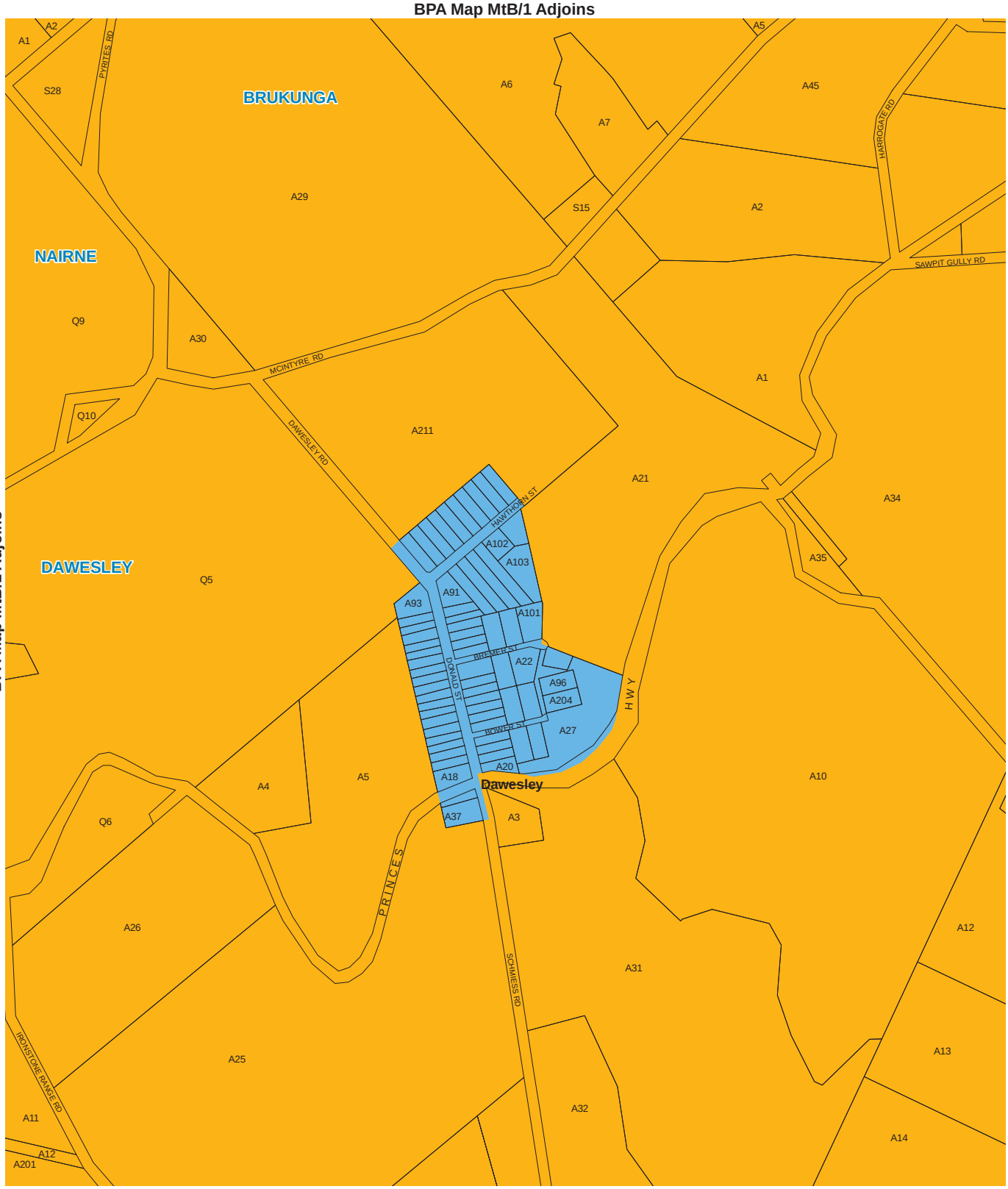
Bushfire Protection Area
BPA Map MtB/7
BUSHFIRE RISK

High Bushfire Risk

Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/1 Adjoins



BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map MtB/8
BUSHFIRE RISK

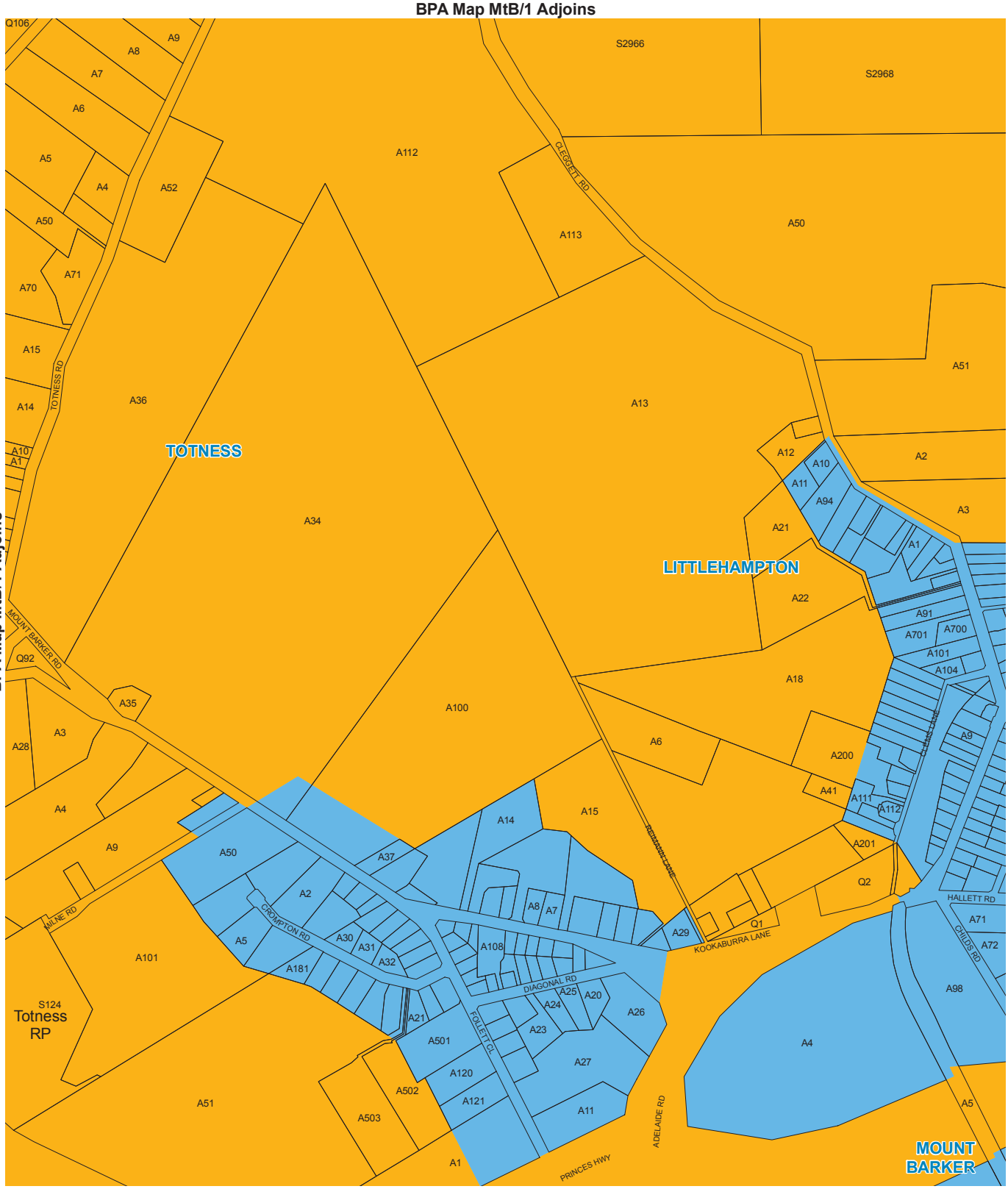
High Bushfire Risk

Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins



BPA Map MtB/10 Adjoins

BPA Map MtB/11 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map MtB/9
BUSHFIRE RISK

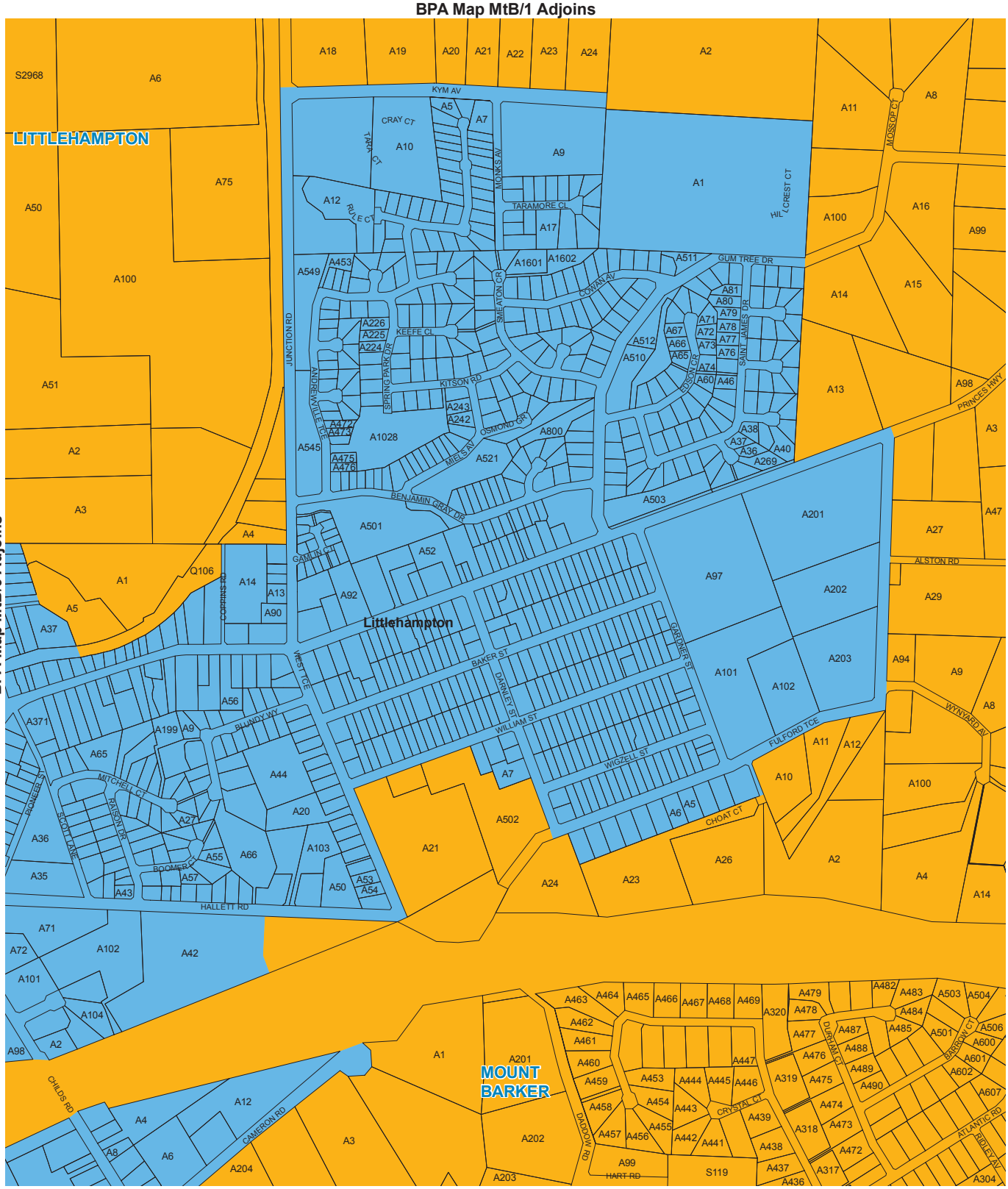
High Bushfire Risk

Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/1 Adjoins

BPA Map MtB/9 Adjoins



BPA Map MtB/1 Adjoins

BPA Map MtB/12 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map MtB/10
BUSHFIRE RISK

High Bushfire Risk

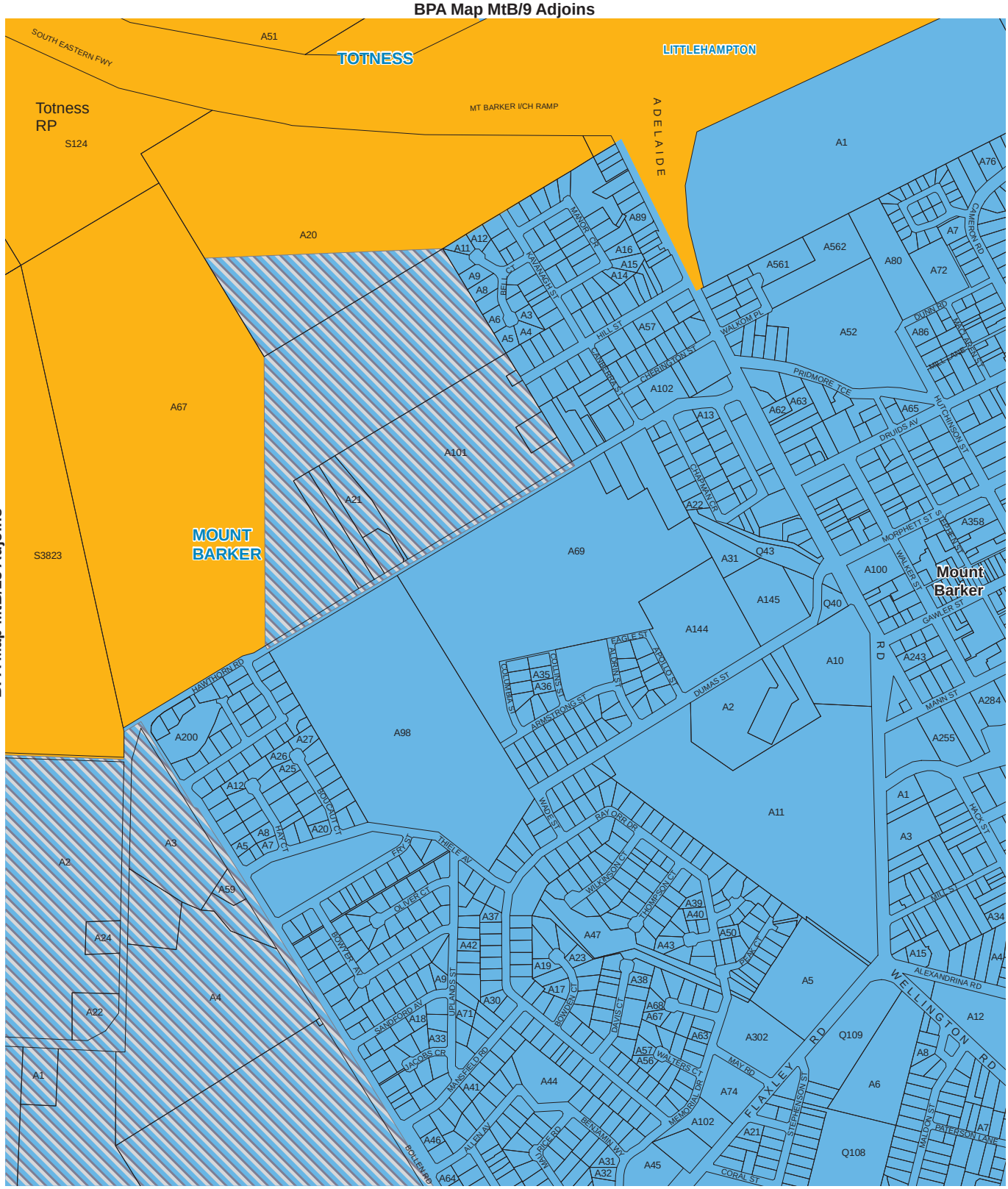
Medium Bushfire Risk

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

BPA Map MtB/9 Adjoins

BPA Map MtB/23 Adjoins



BPA Map MtB/12 Adjoins

BPA Map MtB/13 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map MtB/11

BUSHFIRE RISK

Medium Bushfire Risk or High Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone.

High Bushfire Risk

Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/10 Adjoins

BPA Map MtB/11 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/15 Adjoins

BPA Map MtB/14 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map MtB/12
BUSHFIRE RISK

High Bushfire Risk

Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/11 Adjoins

BPA Map MtB/24 Adjoins

BPA Map MtB/14 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/25 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map MtB/13

BUSHFIRE RISK

Medium Bushfire Risk or High Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone.

High Bushfire Risk

Medium Bushfire Risk

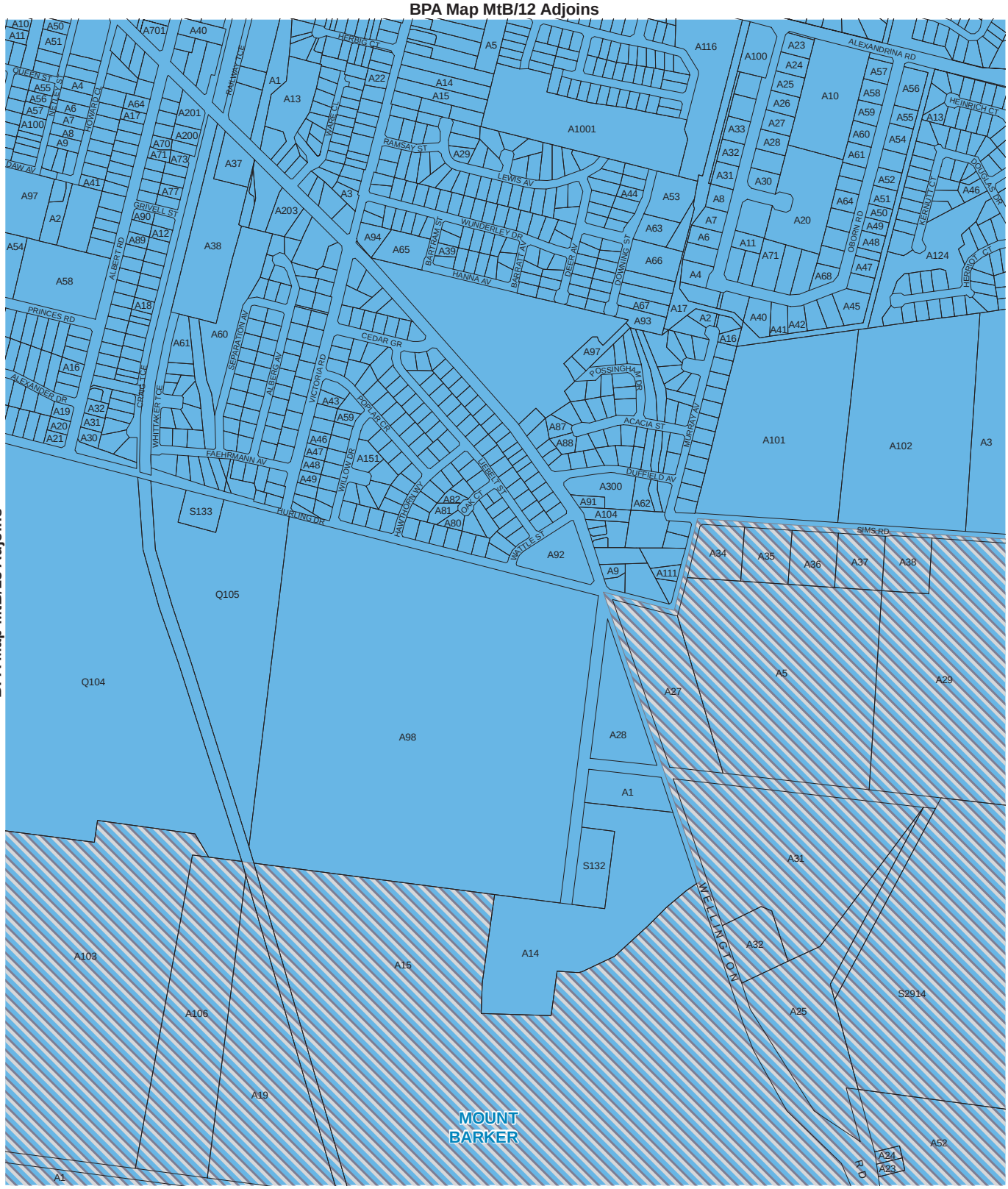
MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/12 Adjoins

BPA Map MtB/13 Adjoins

BPA Map MtB/15 Adjoins

BPA Map MtB/26 Adjoins



BPA Map MtB/25 Adjoins

BPA Map MtB/26 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map MtB/14
BUSHFIRE RISK

Medium Bushfire Risk or High Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone.

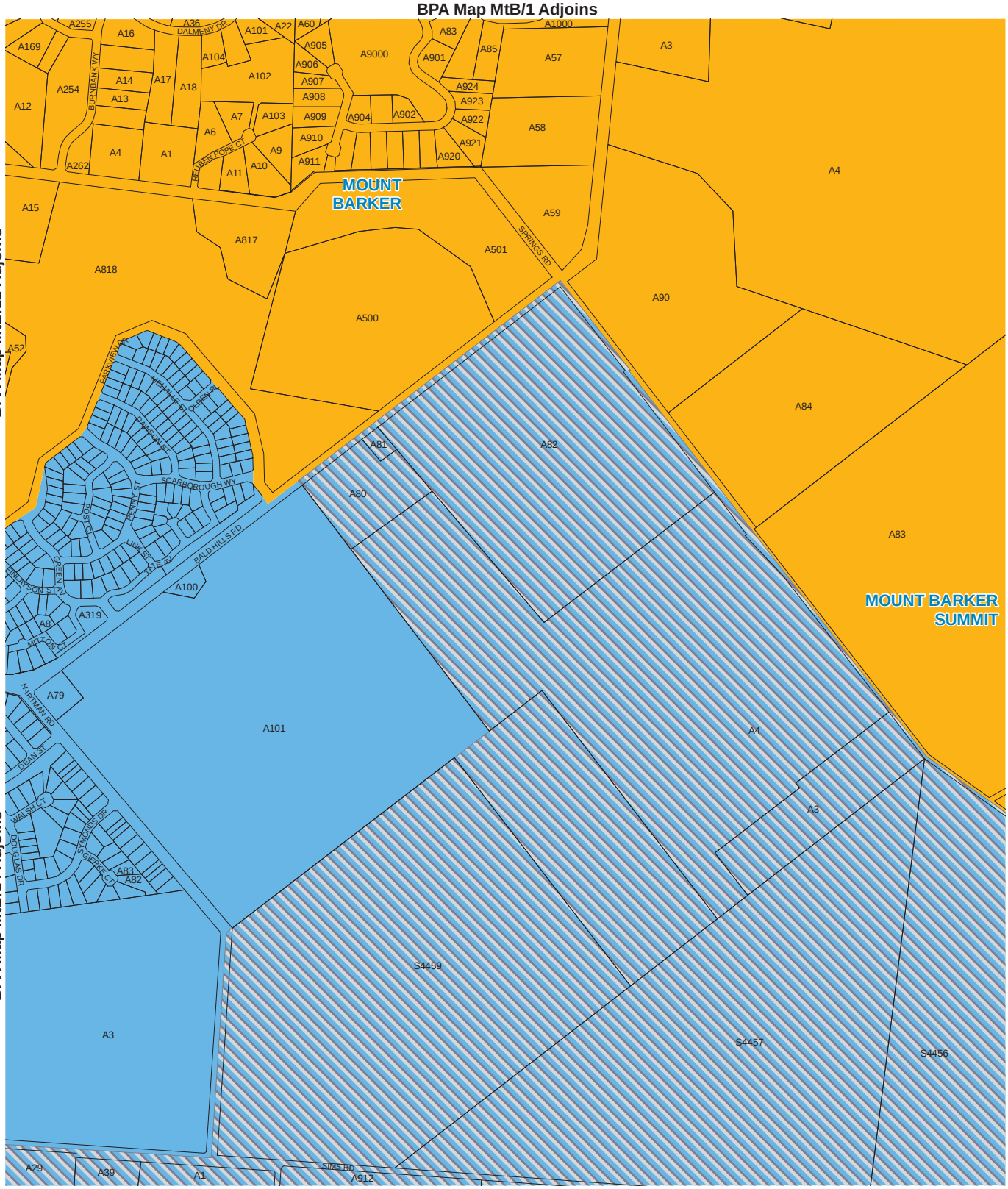
Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/1 Adjoins

BPA Map MtB/12 Adjoins

BPA Map MtB/1 Adjoins



BPA Map MtB/14 Adjoins

BPA Map MtB/26 Adjoins

BPA Map MtB/26 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map MtB/15
BUSHFIRE RISK

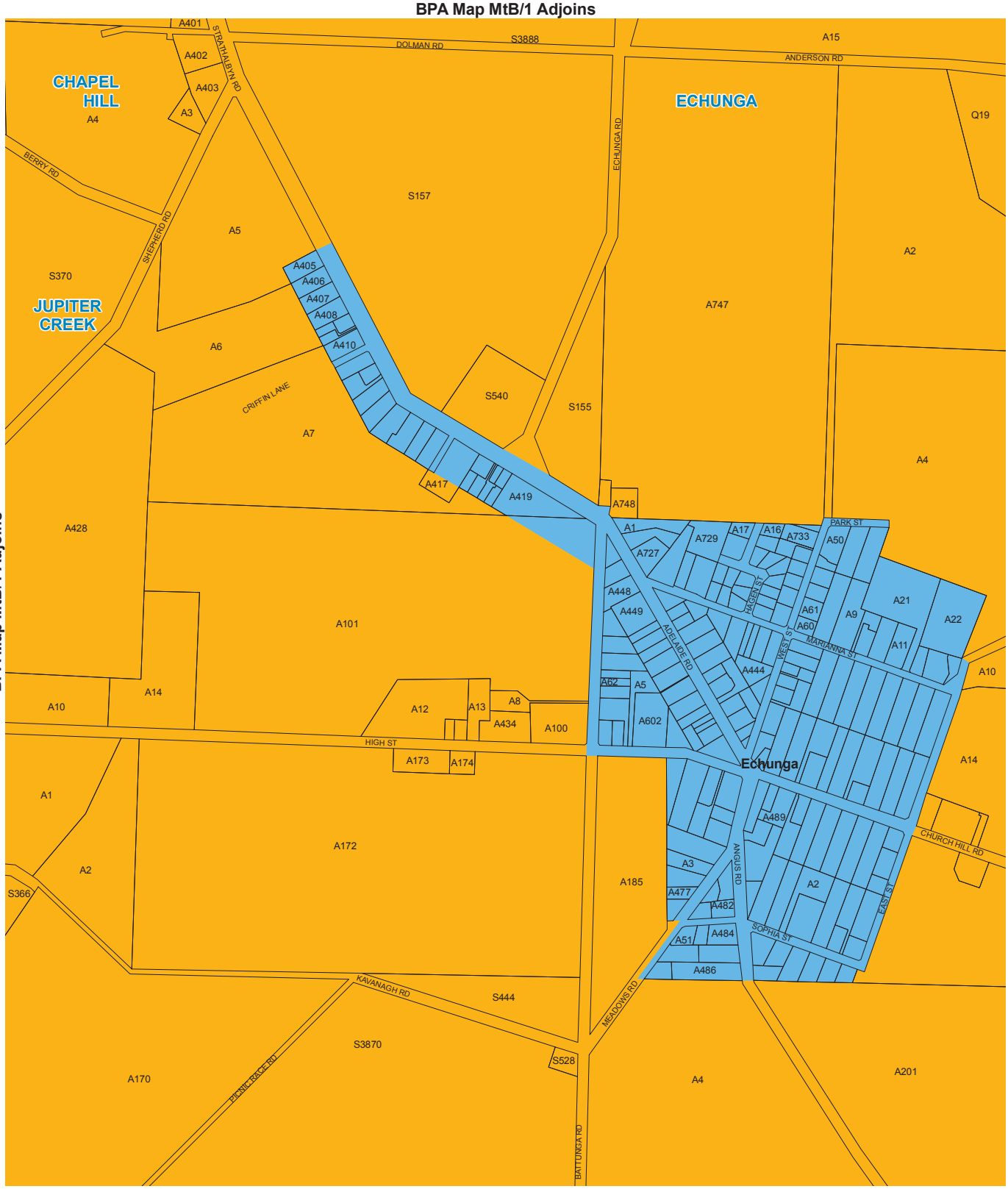
Medium Bushfire Risk or High Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone.

High Bushfire Risk

Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/1 Adjoins



BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map MtB/16
BUSHFIRE RISK

High Bushfire Risk
Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/18 Adjoins

N

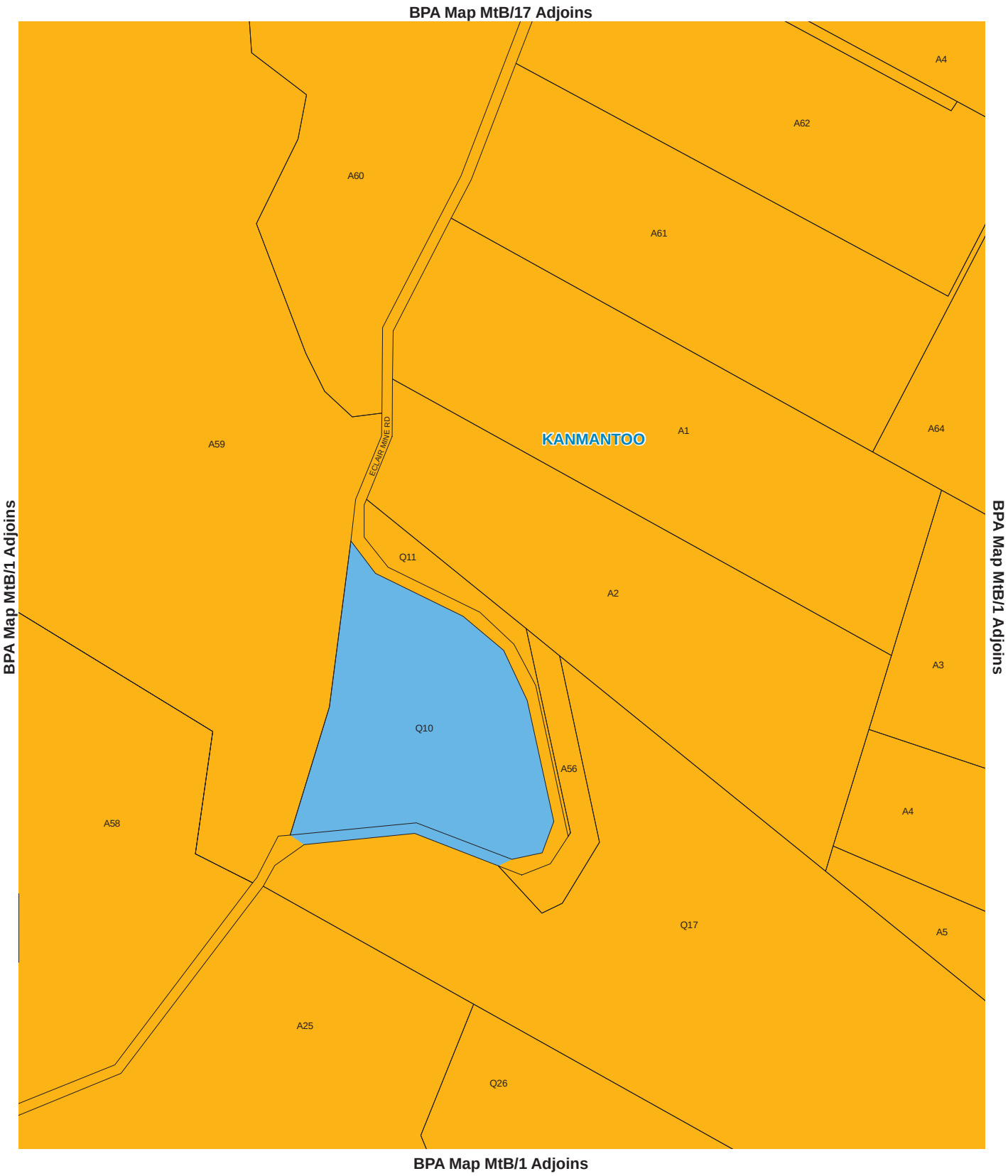
0 500 m

Bushfire Protection Area
BPA Map MtB/17
BUSHFIRE RISK

High Bushfire Risk

Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



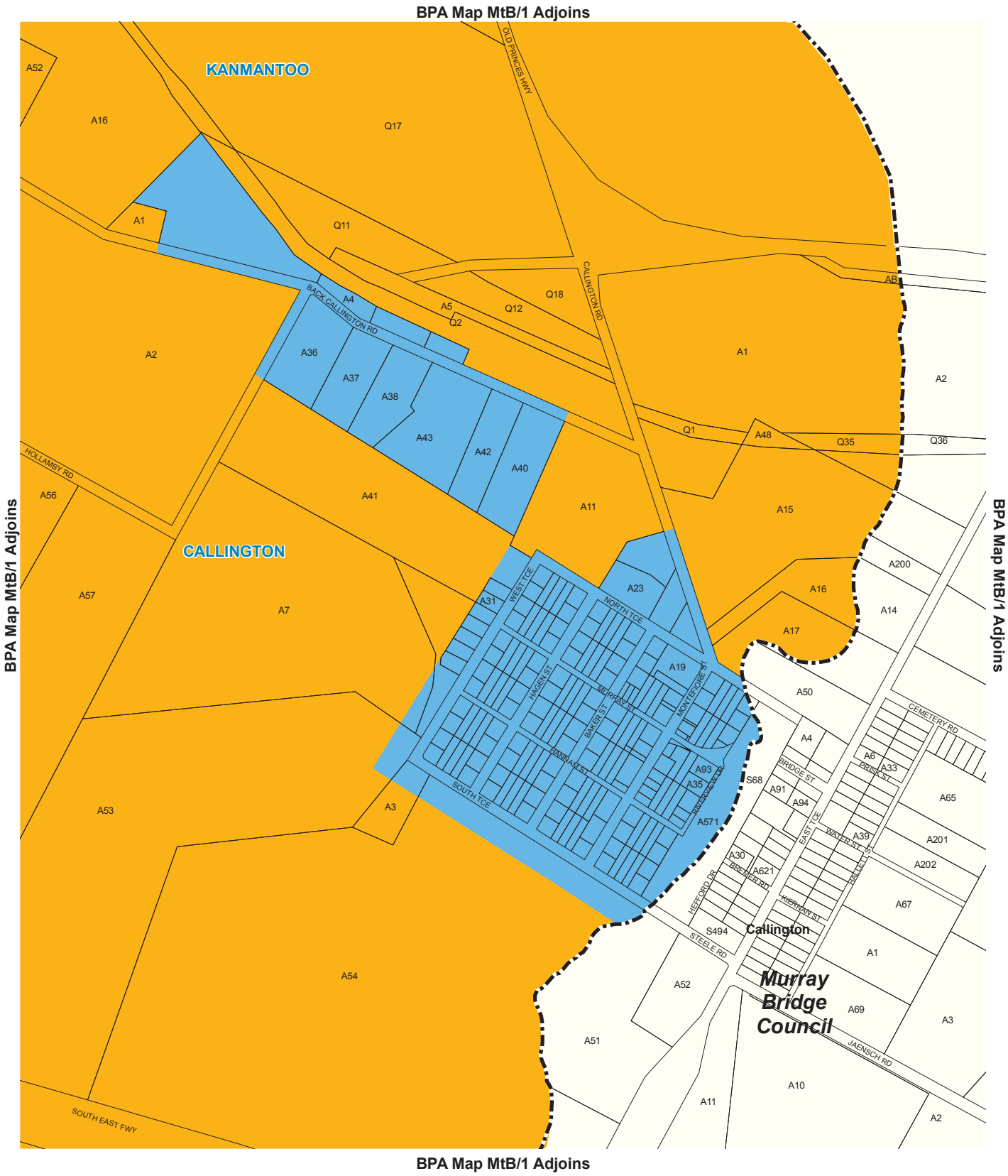
N

0 500 m

Bushfire Protection Area
BPA Map MtB/18
BUSHFIRE RISK

High Bushfire Risk
Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



N

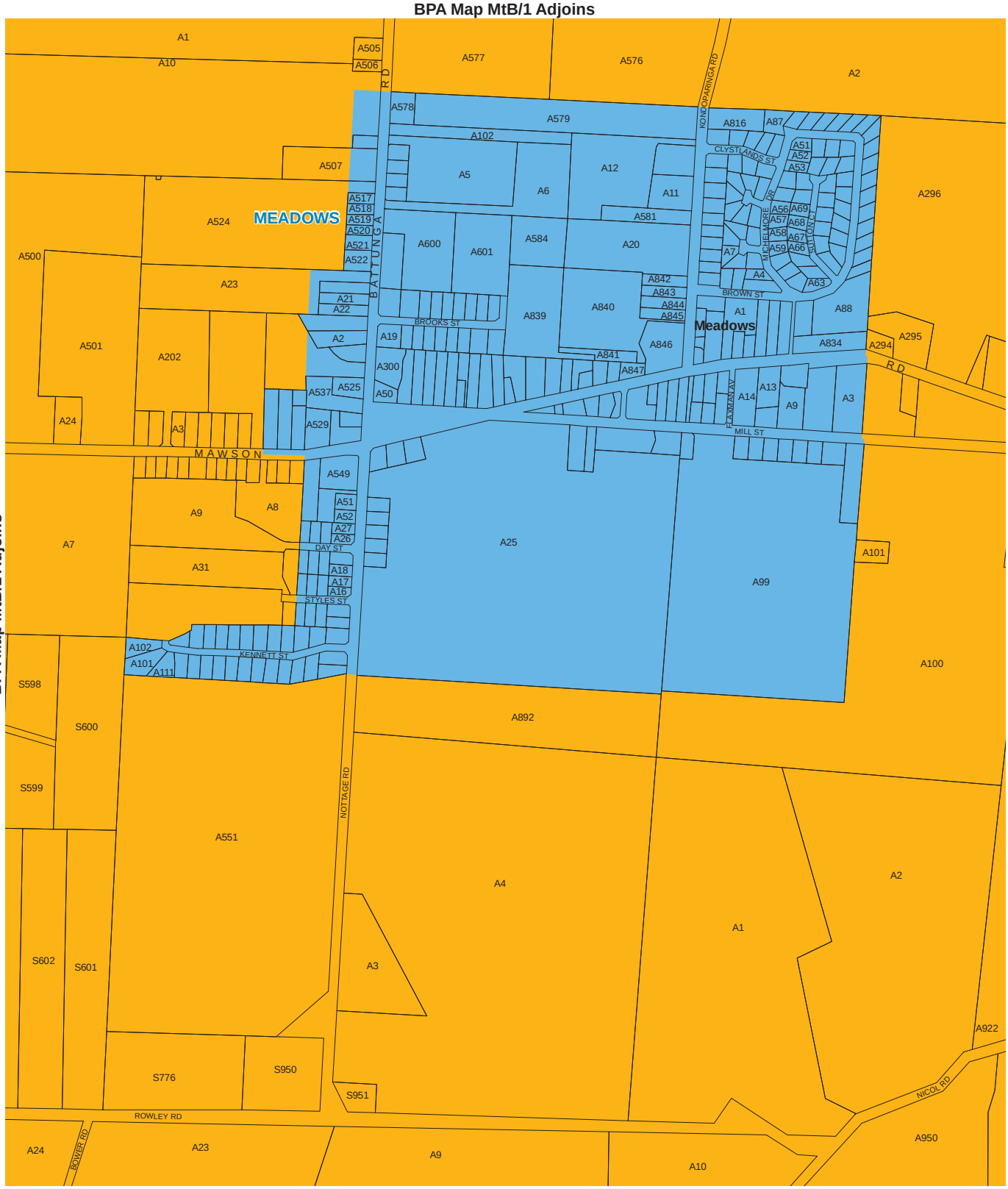
0 500 m

Bushfire Protection Area
BPA Map MtB/19
BUSHFIRE RISK

High Bushfire Risk
Medium Bushfire Risk
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/1 Adjoins



BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

N

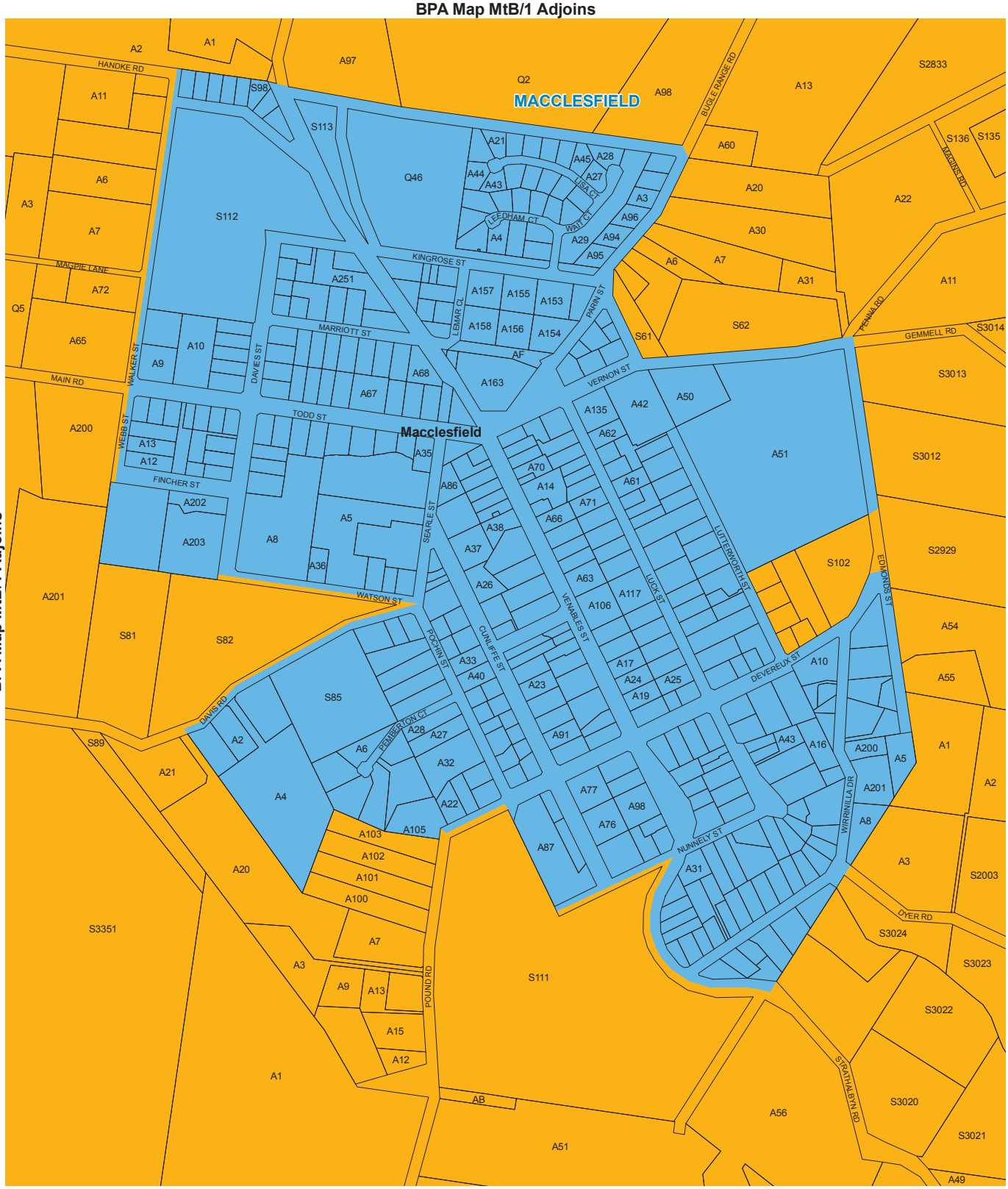
0 500 m

Bushfire Protection Area
BPA Map MtB/20
BUSHFIRE RISK

High Bushfire Risk
Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/1 Adjoins



BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

N

0 500 m

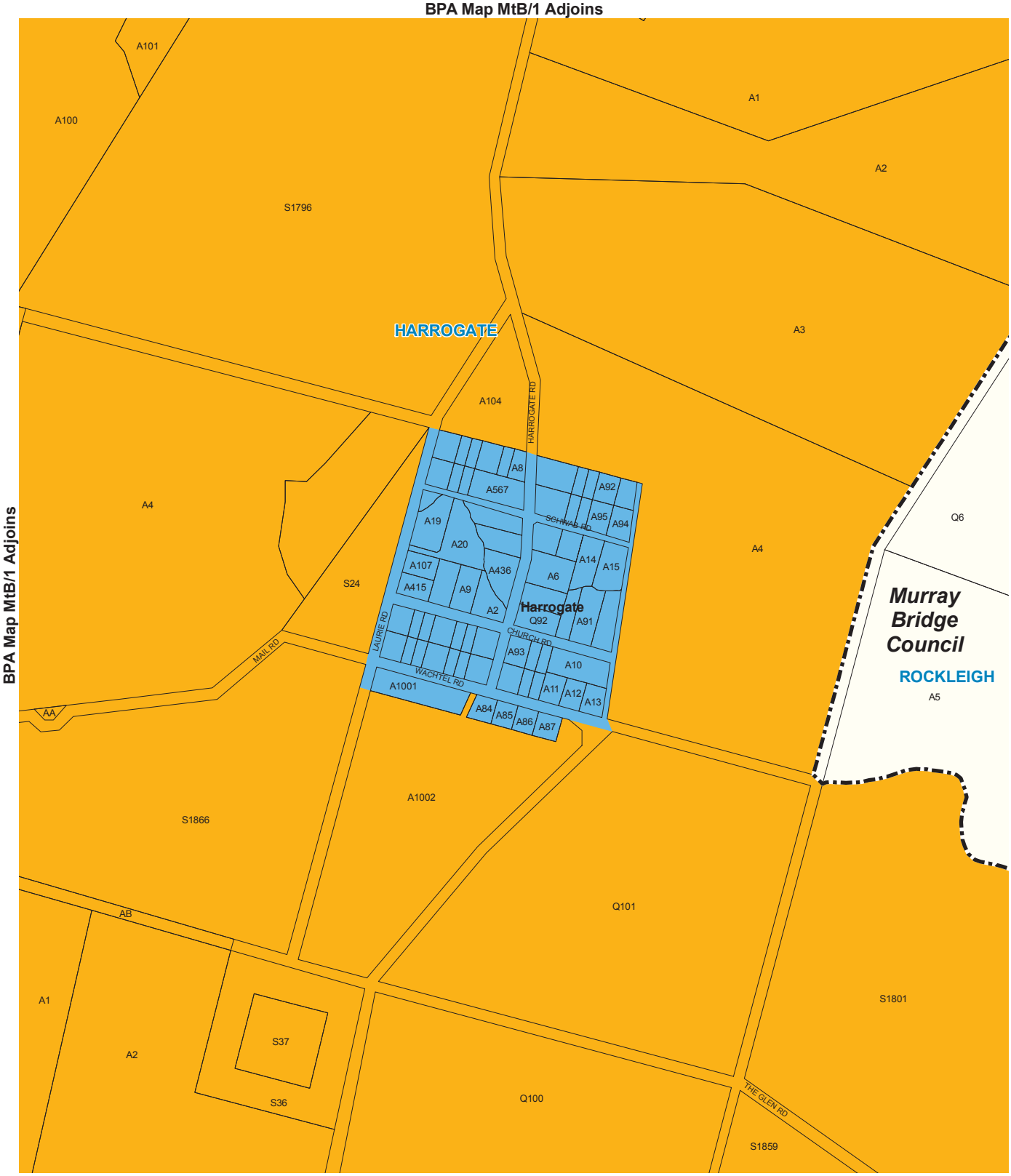
Bushfire Protection Area
BPA Map MtB/21
BUSHFIRE RISK

High Bushfire Risk

Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/1 Adjoins



BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/1 Adjoins

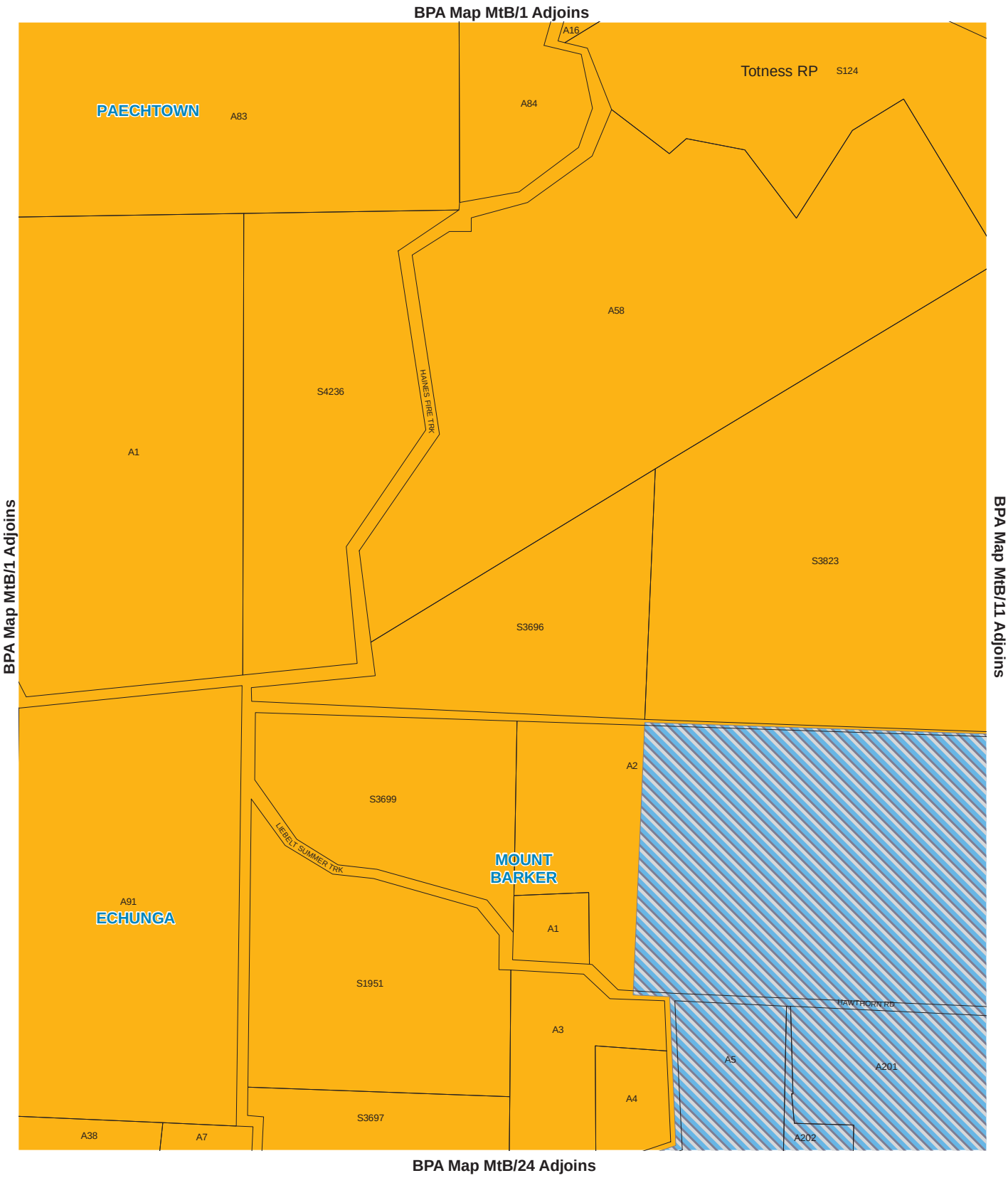
N

0 500 m

Bushfire Protection Area
BPA Map MtB/22
BUSHFIRE RISK

High Bushfire Risk
Medium Bushfire Risk
Development Plan Boundary

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



N

0 500 m

Bushfire Protection Area
BPA Map MtB/23
BUSHFIRE RISK

Medium Bushfire Risk or High Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone.

High Bushfire Risk

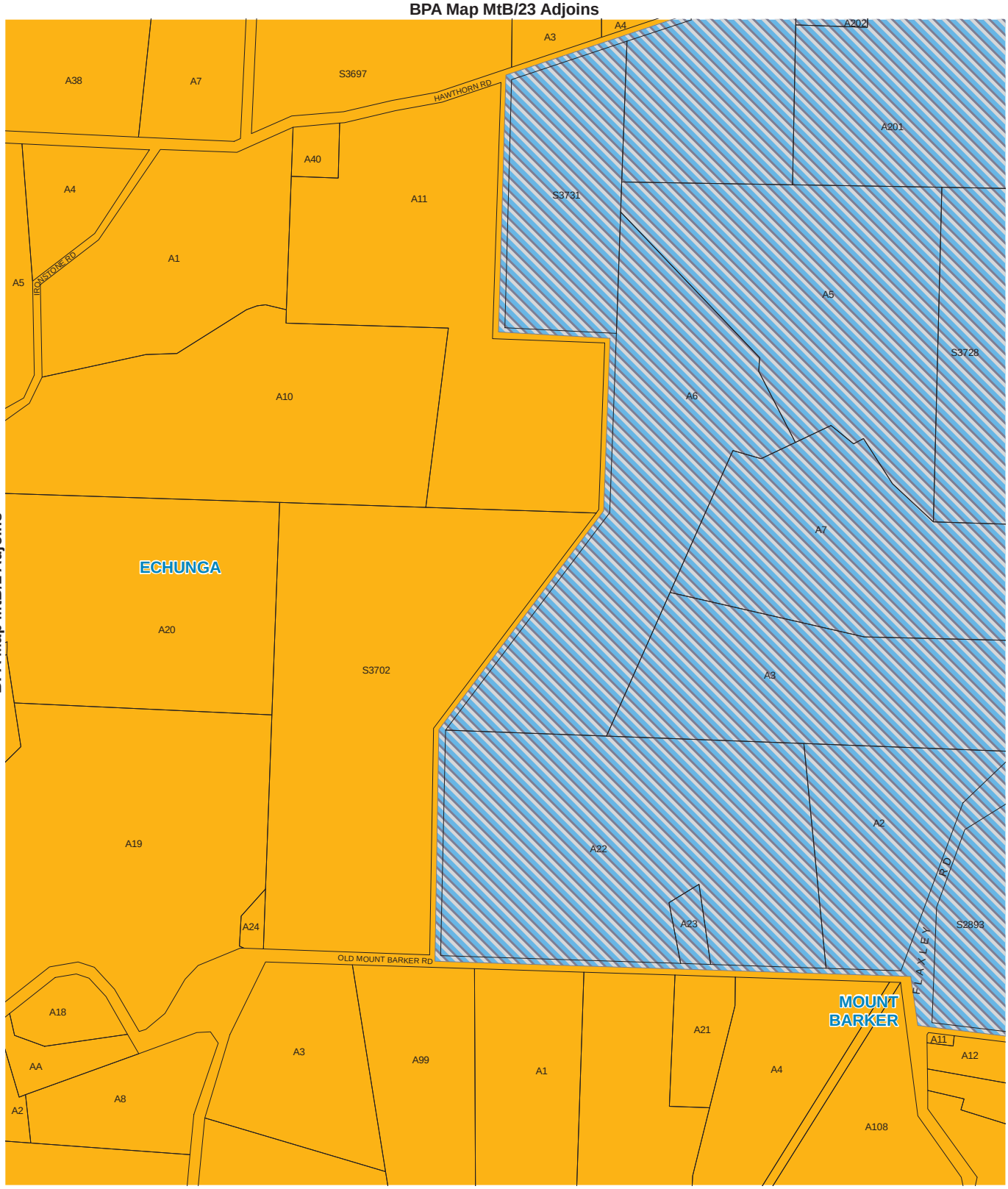
Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

BPA Map MtB/23 Adjoins

BPA Map MtB/1 Adjoins

BPA Map MtB/13 Adjoins



BPA Map MtB/1 Adjoins

N

0 500 m

Bushfire Protection Area
BPA Map MtB/24

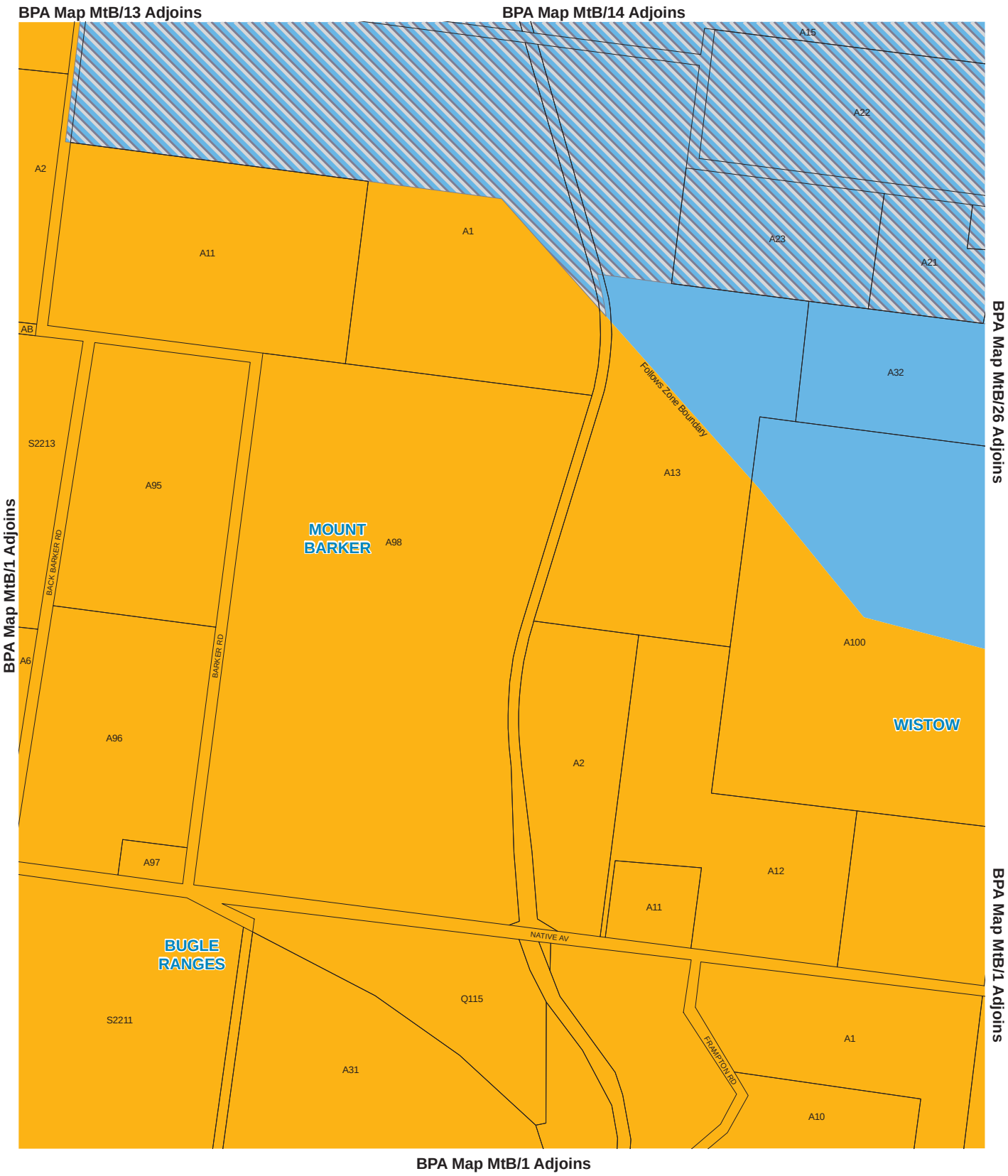
BUSHFIRE RISK

Medium Bushfire Risk or High Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone.

High Bushfire Risk

Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



N

0 500 m

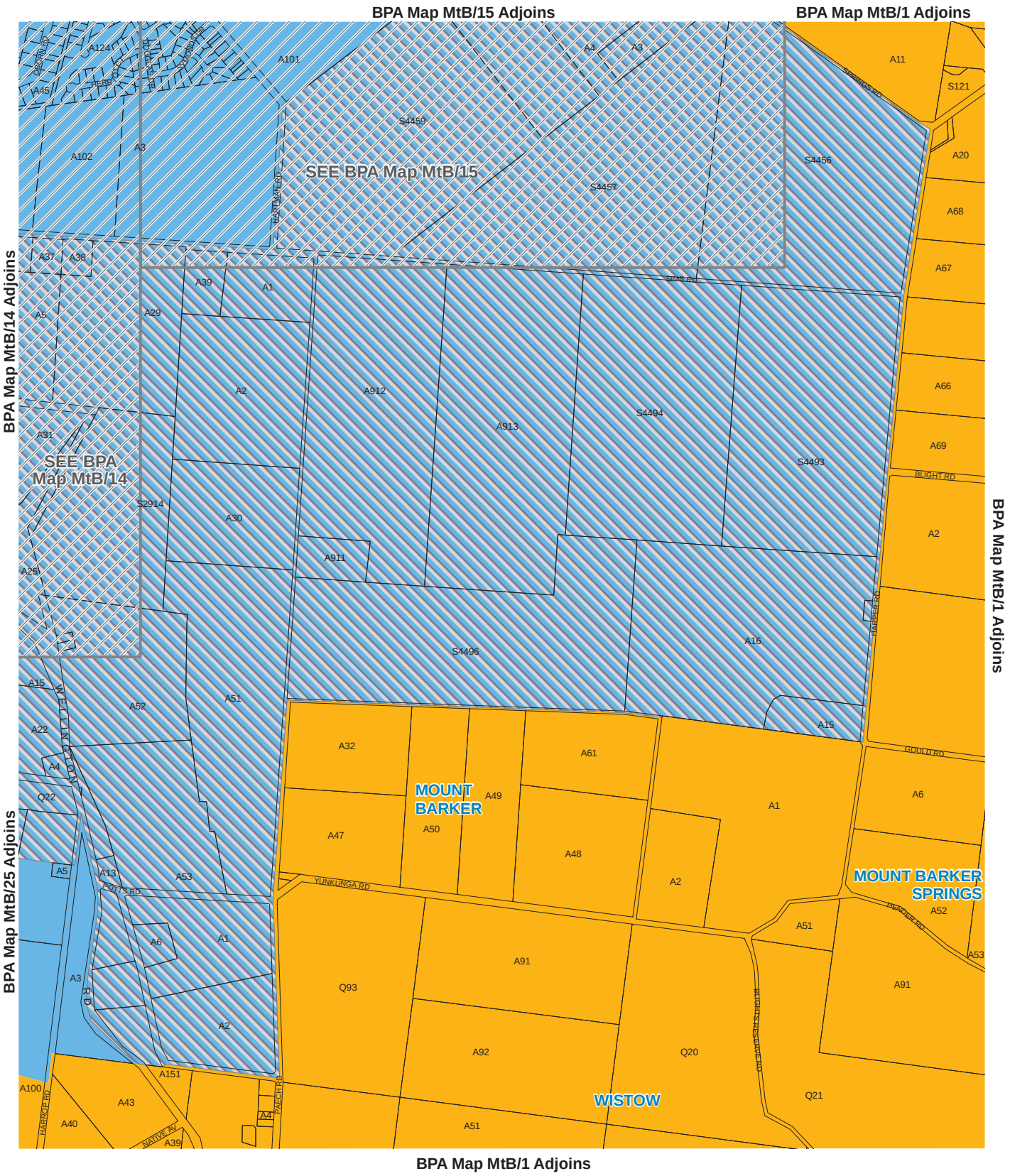
Bushfire Protection Area
BPA Map MtB/25
BUSHFIRE RISK

Medium Bushfire Risk or High Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone.

High Bushfire Risk

Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



BPA Map MtB/1 Adjoins

See enlargement map for accurate representation.

N

0 500 m

Bushfire Protection Area
BPA Map MtB/26

BUSHFIRE RISK

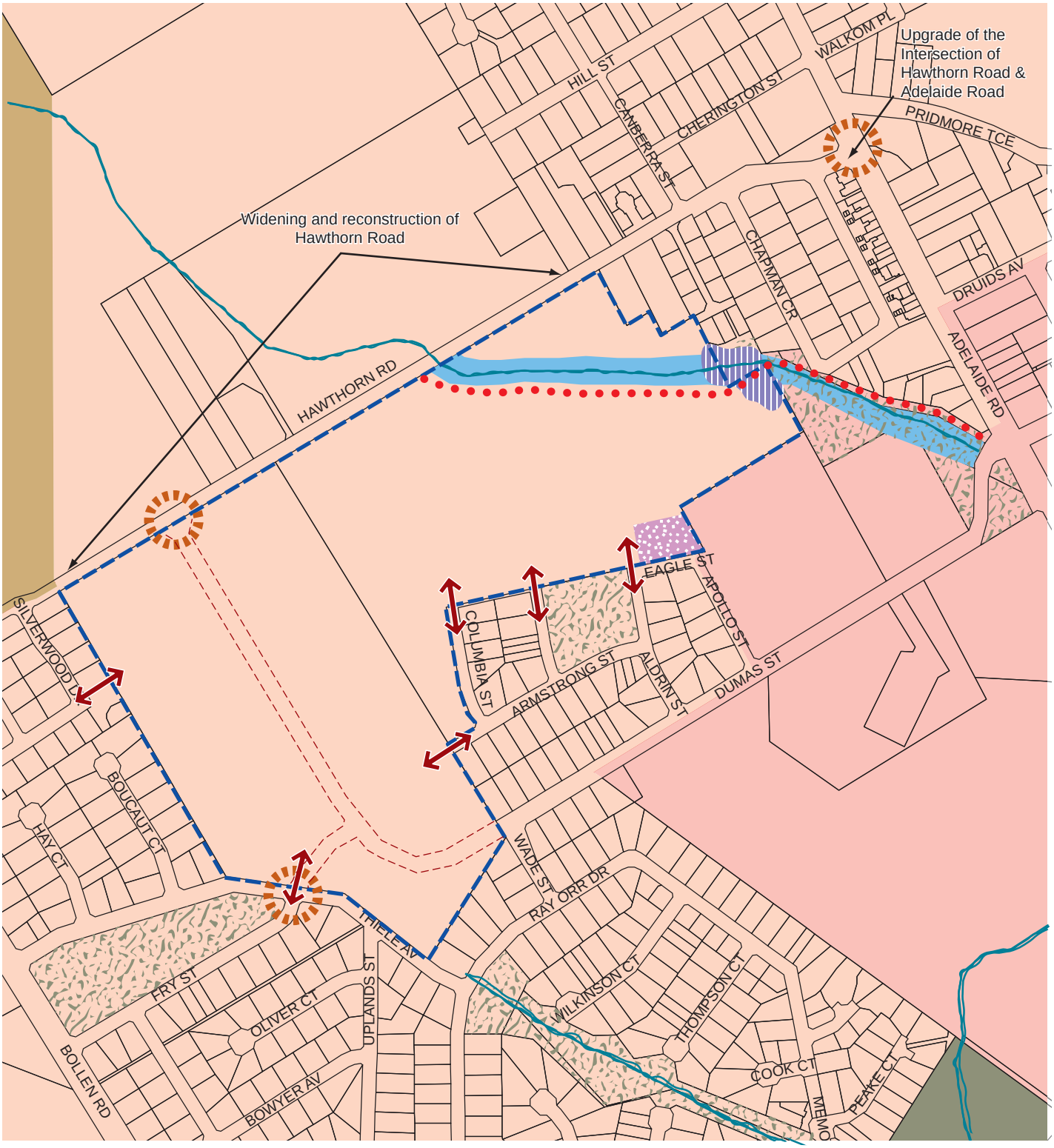
Medium Bushfire Risk or High Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone.

High Bushfire Risk

Medium Bushfire Risk

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017

Concept Plan Maps



Regional Town Centre
Open Space
Primary Production
Residential
Appropriate interestion treatment to a Standard Suitable for the Anticipated Traffic Volumes
WaterCourses
Subject Area
Proposed Road Layout
Open Space Link
Development of land to provide ability to interconnect with safe and convenient pedestrian, cyclist and vehicular access achievable between all Residential land.

Gross Pollutant Trap
Detention Basin
Drainage Reserve
Reserve

N

1:6,000

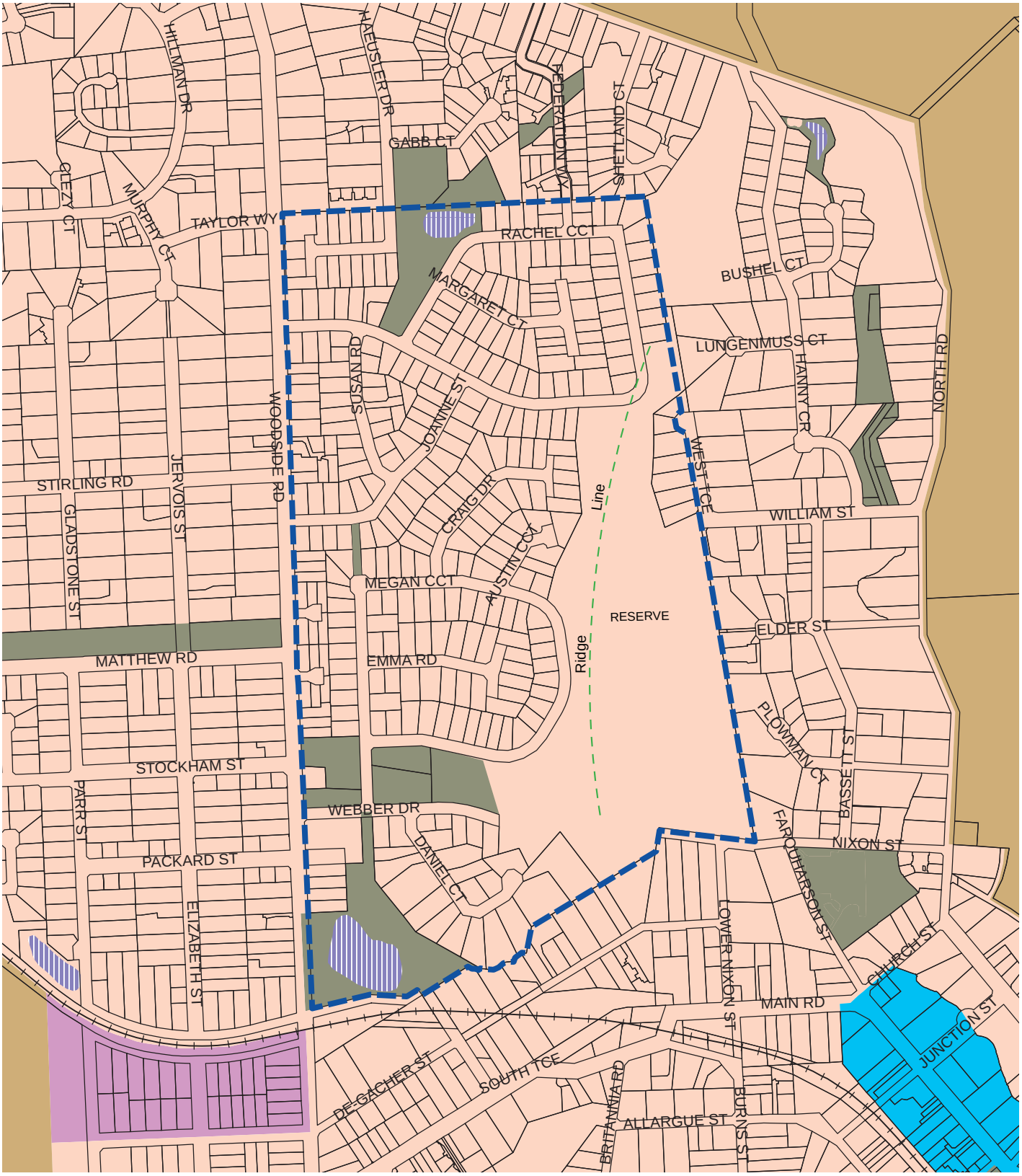
0 metres 100 200 300 400 500

HAWTHORN ROAD SOUTH, MOUNT BARKER

Concept Plan Map MtB/1

RESIDENTIAL

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Stormwater

Boundary of Area Affected

Railway

Neighbourhood Centre

Light Industry

Formalised Open Space

Primary Production

Residential

N

1:7,000

0 100 200 300 400 500 metres

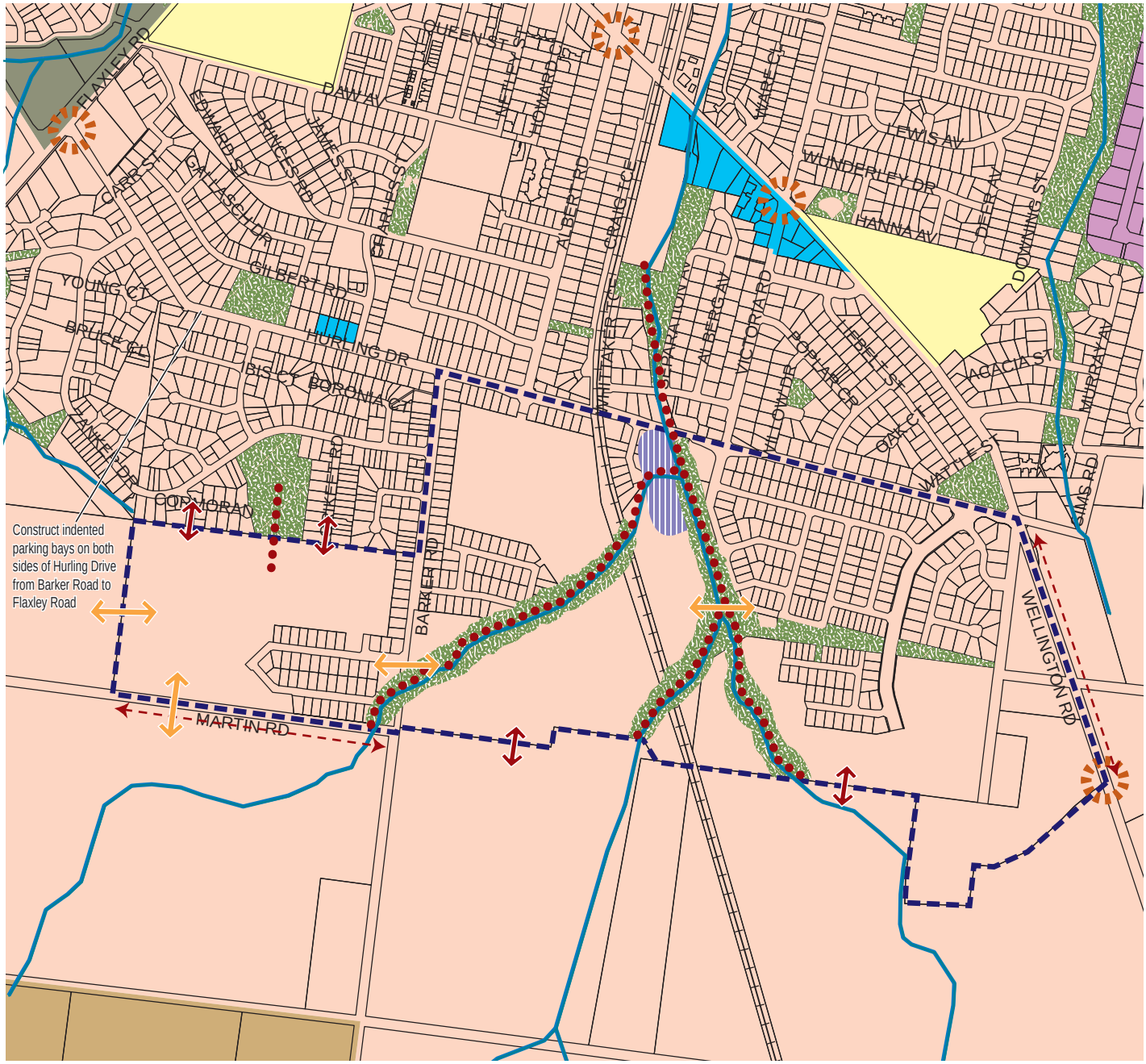
WOODSIDE-NAIRNE ROAD, NAIRNE

Concept Plan Map MtB/2

RESIDENTIAL

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



- Subject Area
- Local Centre
- Community
- Light Industry
- Open Space
- Primary Production
- Residential
- Stormwater Control
- Open Space Linkage
- Open Space Areas and Drainage Reserve
- Creek
- Railway

- Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes
- Primary Pedestrian, Bicycle and Vehicle Access Route
- No direct allotment access to Martin Road and Wellington Road
- Development of land to provide ability to interconnect with safe and convenient pedestrian and bicycle access achievable between all Residential land.

N

1:12,000

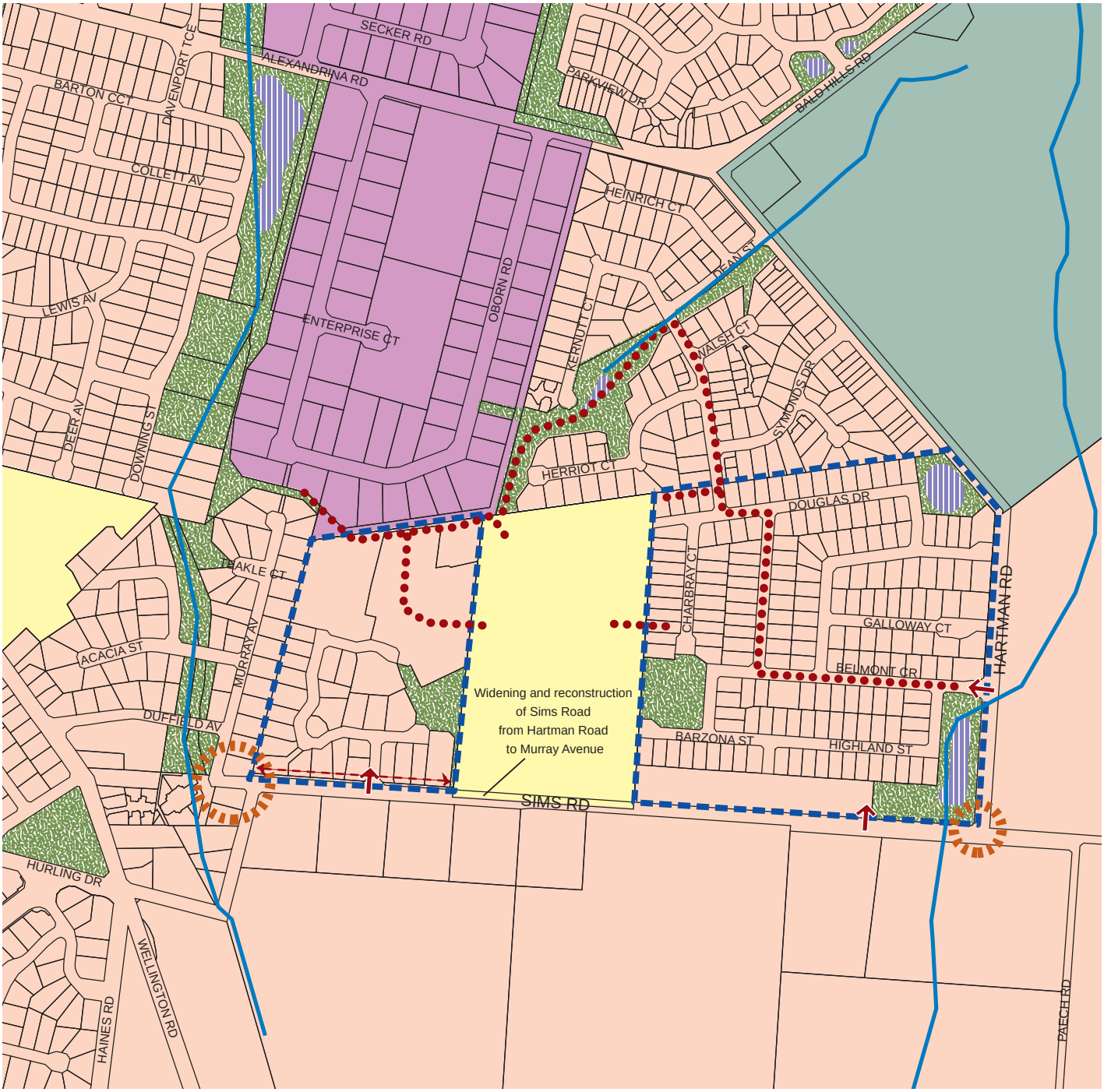
0 150 300 450 600 750 metres

HURLING DRIVE, MOUNT BARKER

Concept Plan Map MtB/3

RESIDENTIAL

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



- Subject Area
- Community
- Light Industry
- Open Space Areas
- Recreation
- Residential
- Detention Basin
- Creek

- Pedestrian and Bicycle Linkage
- Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes
- Primary Pedestrian, Bicycle and Vehicle Access Route
- No direct allotment access to Martin Road and Wellington Road

N

1:7,500

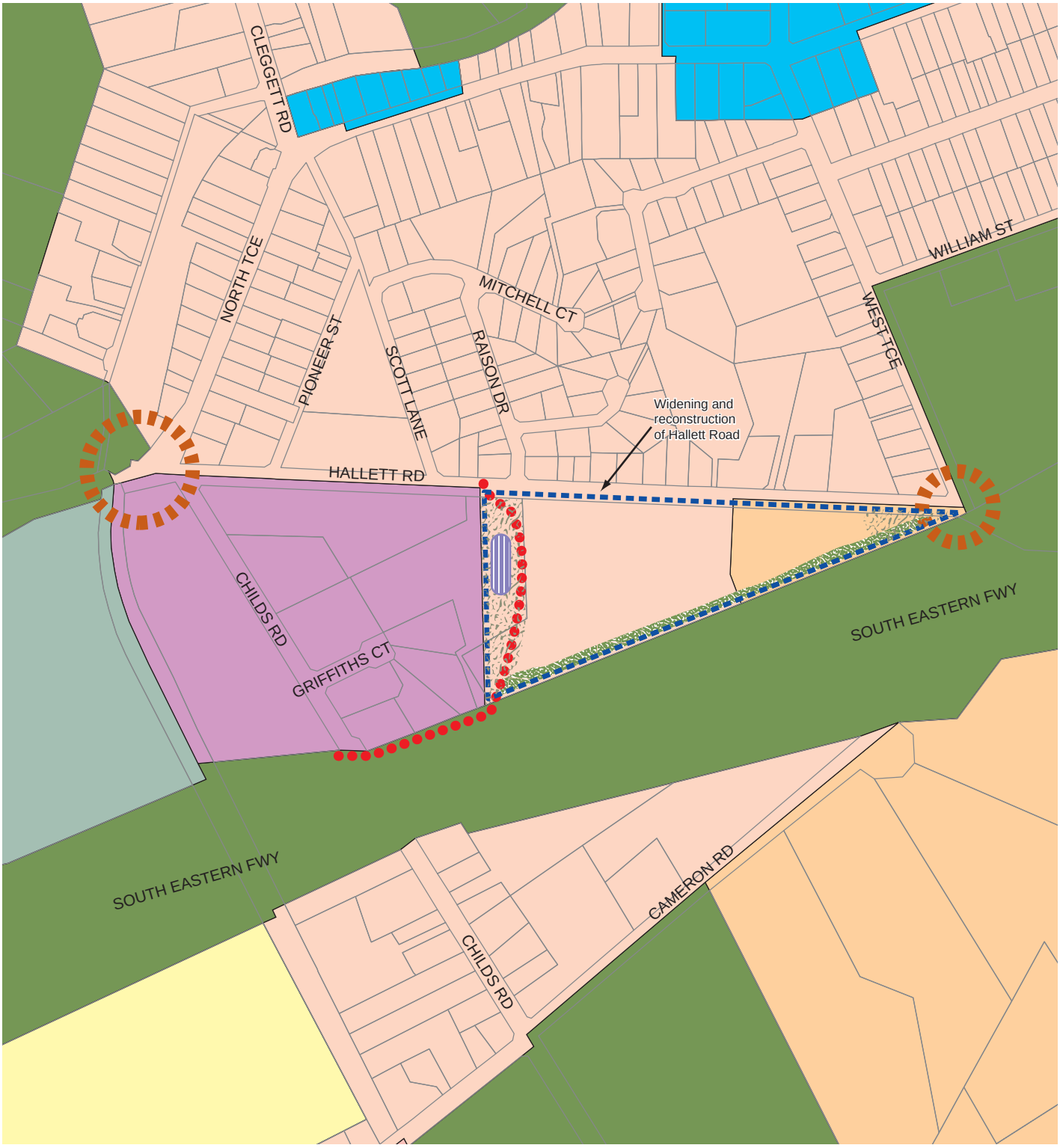
0 100 200 300 400 500 metres

SIMS ROAD, MOUNT BARKER

Concept Plan Map MtB/4

RESIDENTIAL

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Subject Area

Pedestrian and Bicycle Linkage

Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes

Appropriate Buffering from Freeway Noise

Open Space Areas

Detention Basin

Centre

Community

Rural Landscape Protection

N

0 100 200 300 400 500 metres

Light Industry

Residential

Recreation

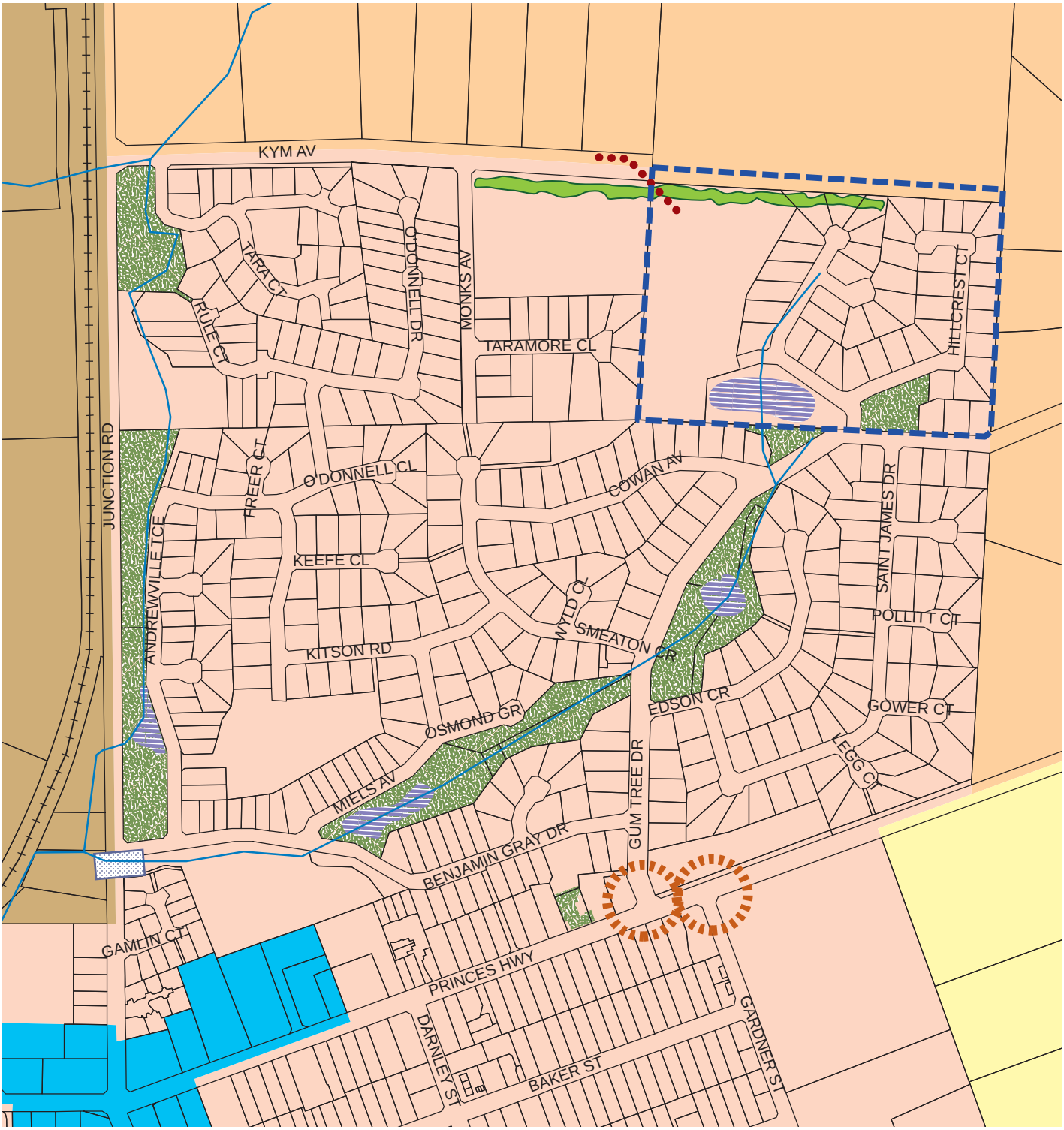
Rural Living

HALLETT ROAD, LITTLEHAMPTON

Concept Plan Map MtB/5

RESIDENTIAL

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



- Subject Area
- Neighbourhood Centre
- Primary Production
- Community
- Residential
- Rural Living
- Open Space Areas
- Detention Basin
- Appropriate Drainage Treatment
- Primary Access
- Pedestrian and Bicycle Linkage
- Creek
- 5 metre Landscape Buffer
- Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes

N

1:6,000

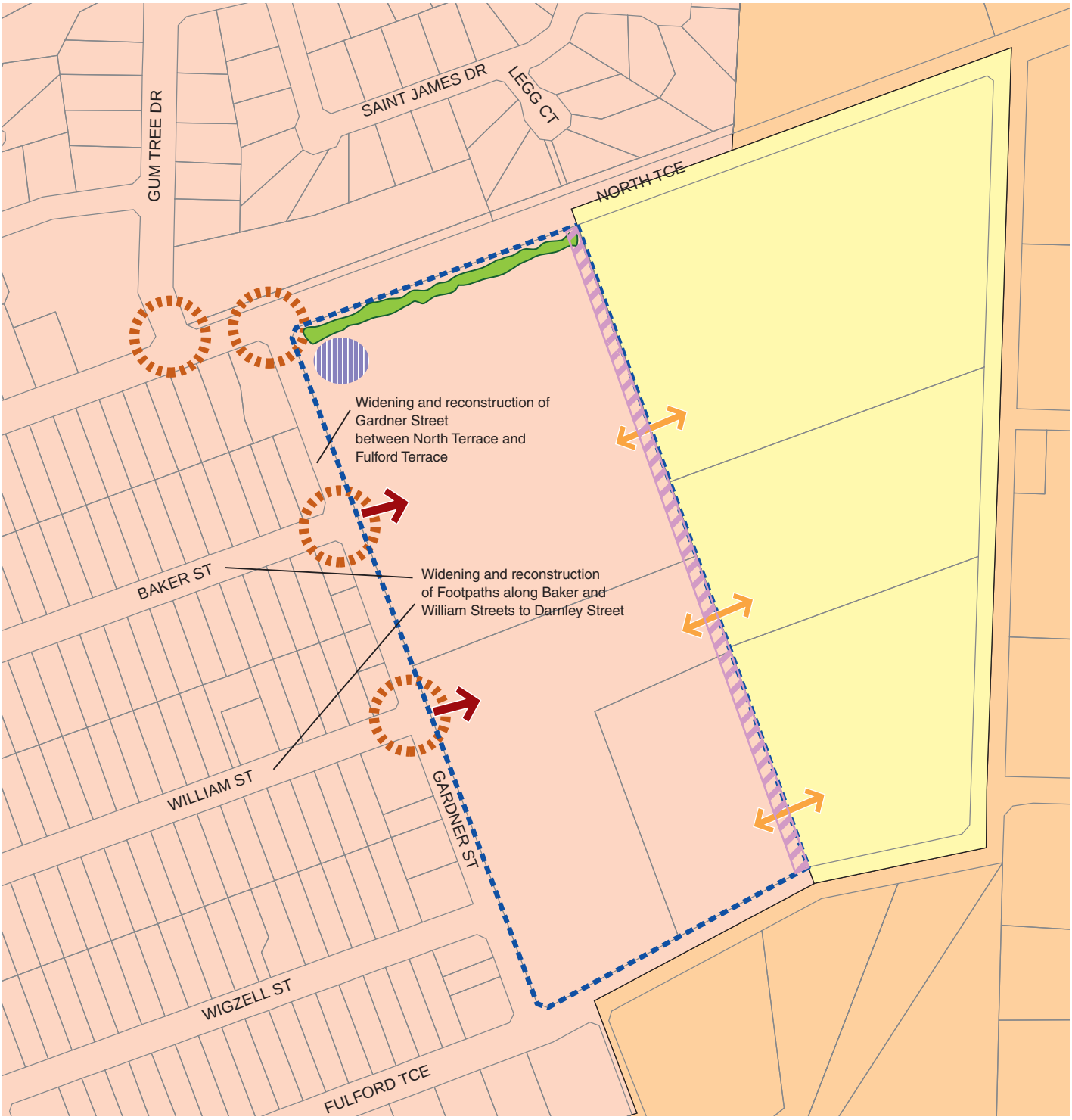
0 100 200 300 400 500 metres

GUM TREE DRIVE, LITTLEHAMPTON

Concept Plan Map MtB/6

RESIDENTIAL

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Subject Area

Community

Residential

Rural Living

Detention Basin

Appropriate Interface treatment to address adjoining recreation land

Primary Pedestrian, Bicycle and Vehicle Access Route

5 metre Landscape Buffer

Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes

Development of land to provide ability to interconnect with safe and convenient pedestrian and bicycle access achievable between all Residential and Recreation land.

N

1:3,500

0 50 100 150 200 250 metres

GARDNER STREET, LITTLEHAMPTON

Concept Plan Map MtB/7

RESIDENTIAL

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017

Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes

Open Space

Wetland / Detention Basin

Acoustic Buffer

Landscaped Buffer

Non Residential Frontages

Open Rural - Style Fencing

Vehicle Access

Area subject to Infrastructure Requirements

Pedestrian Crossing Point

Pedestrian / Cycle Link

Railway

Subject Area

N

0 50 100 150 200 250 metres

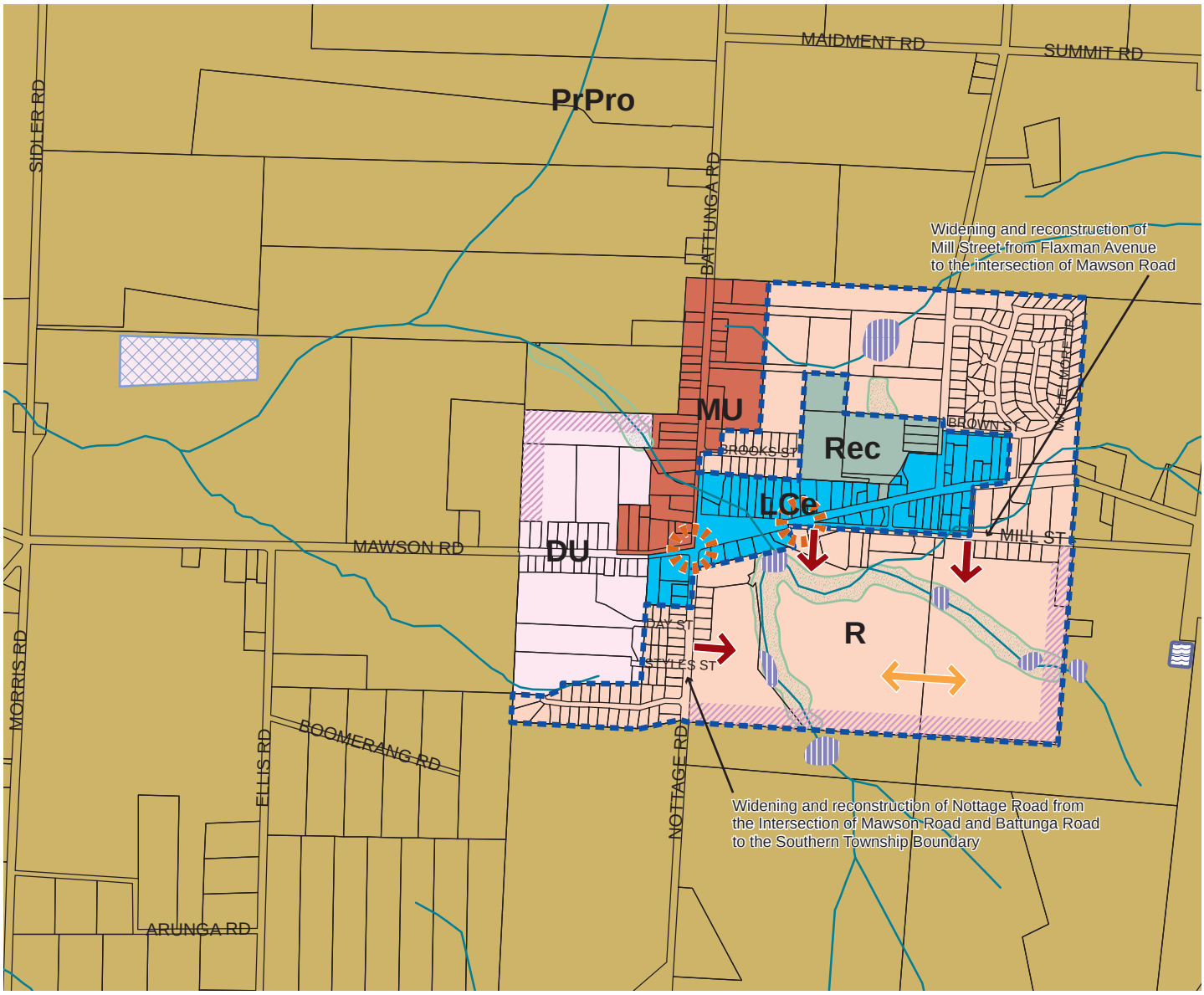
NAIRNE

Concept Plan Map MtB/8

NAIRNE WEST

Consolidated August 2017

Modified 8 August 2017



- Subject Area
- Centre
- Deferred Urban
- Primary Production
- Mixed Use
- Recreation
- Residential
- Open Space Areas
- Detention Basin / Wetland
- Creek
- Proposed Treated Wastewater Storage Site
- Primary Pedestrian, Bicycle and Vehicle Access Route
- Interface Allotments (Large)

- Development of Meadows Township is reliant on the upgrade of Council's CWMS.
- Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes
- Development of land to provide ability to interconnect with safe and convenient pedestrian and bicycle access achievable between all Residential land.

N

1:15,000

0metres 250 500 750 1000 1250

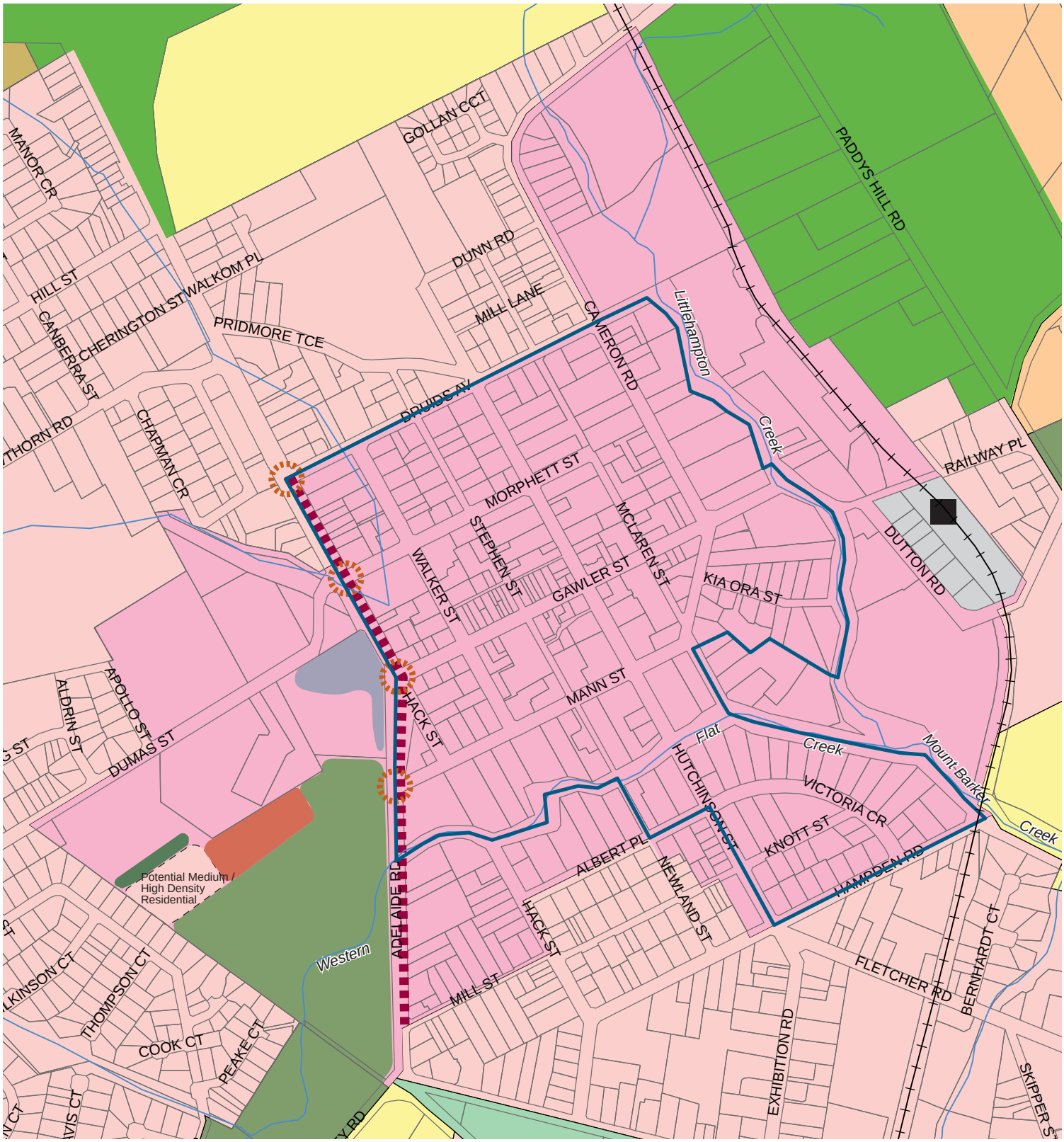
MEADOWS

Concept Plan Map MtB/9

RESIDENTIAL

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



Regional Town Centre
Community
Residential
Rural Landscape Protection
Open Space
Primary Production
Recreation
Landscape Buffers
Potential Tourist Accommodation
Auchendarroch Exclusion Area
Rural Living

Water Course
Railway
Area within which Carpark Fund applies
Historic Railway Goods Shed
Steam Ranger Raiway Yard and Facilities
Potential Localised Intersection Treatment
Future Possible Setback

N

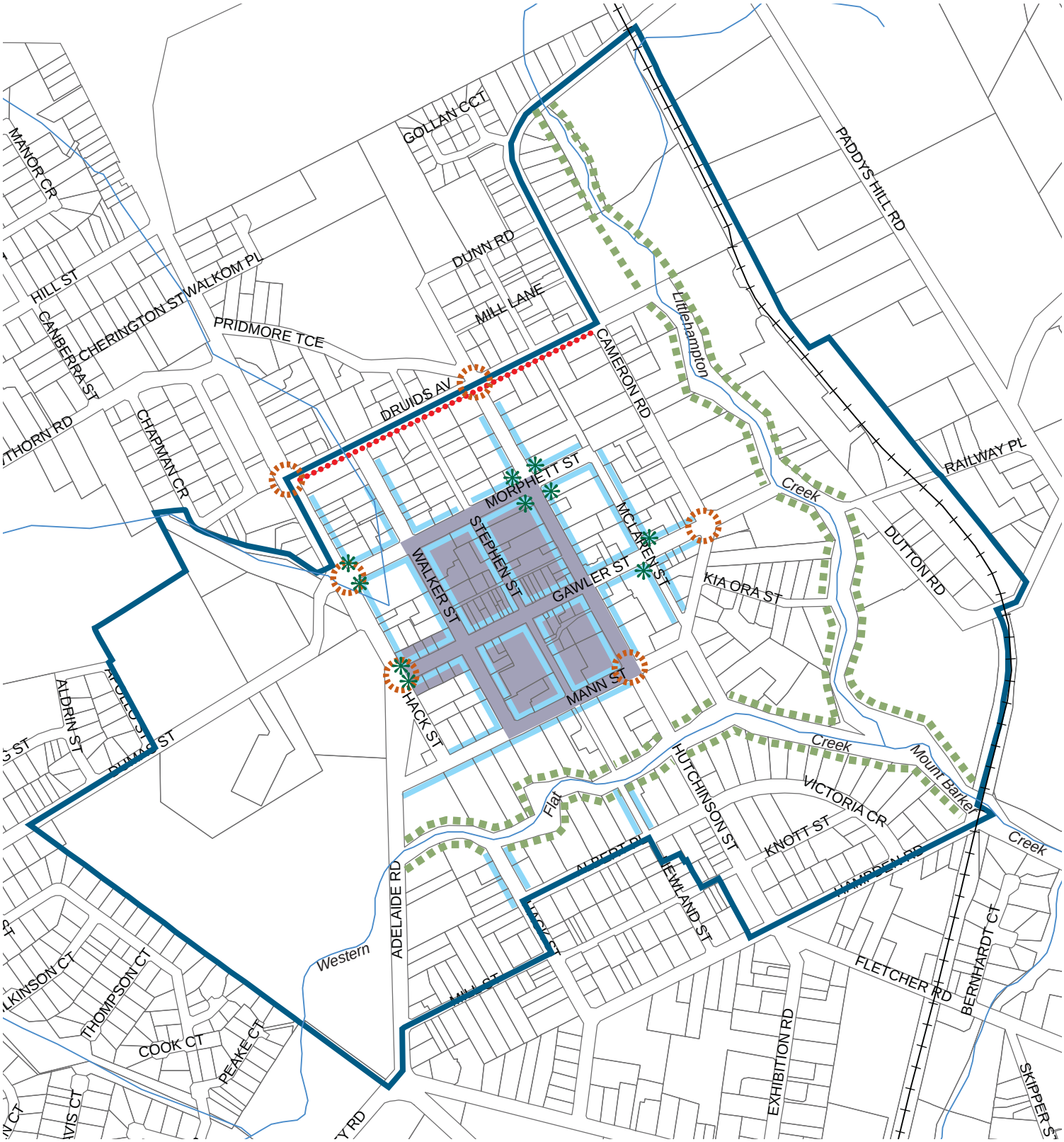
0 100 200 300 400 metres

MOUNT BARKER

Concept Plan Map MtB/10

REGIONAL TOWN CENTRE

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



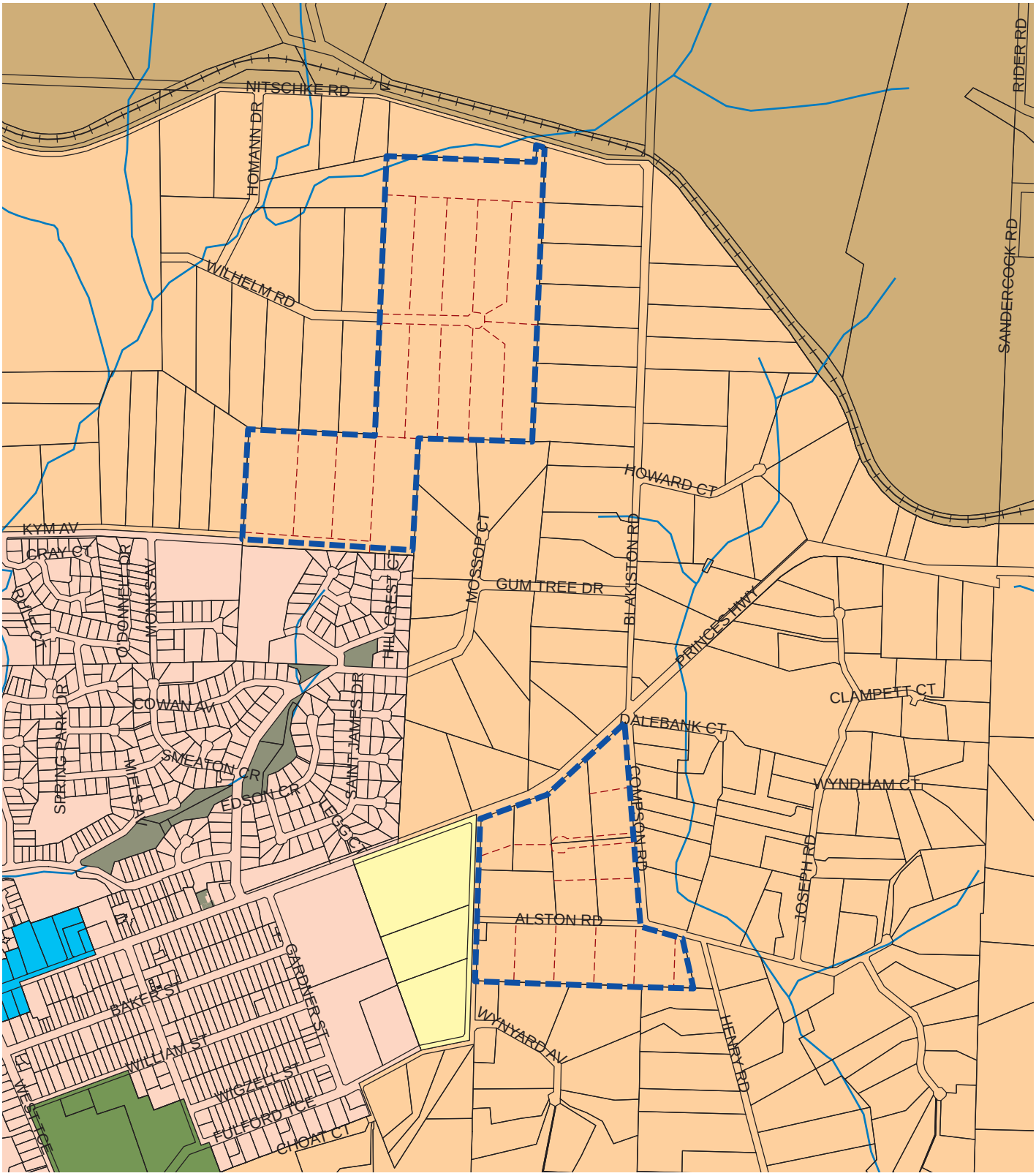
- Active Street Frontages
- Regional Town Centre Boundary
- Pedestrian Core
- Town Centre Gateway
- Landmark Building Site
- Creek Activation
- Pedestrian Permeability Frontage
- Water Course
- Railway

MOUNT BARKER

Concept Plan Map MtB/11

REGIONAL TOWN CENTRE PUBLIC REALM

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



- Subject Area
- Proposed Subdivision
- Neighbourhood Centre
- Rural Landscape Protection
- Primary Production
- Open Space
- Community
- Residential
- Rural Living

N

1:12,000

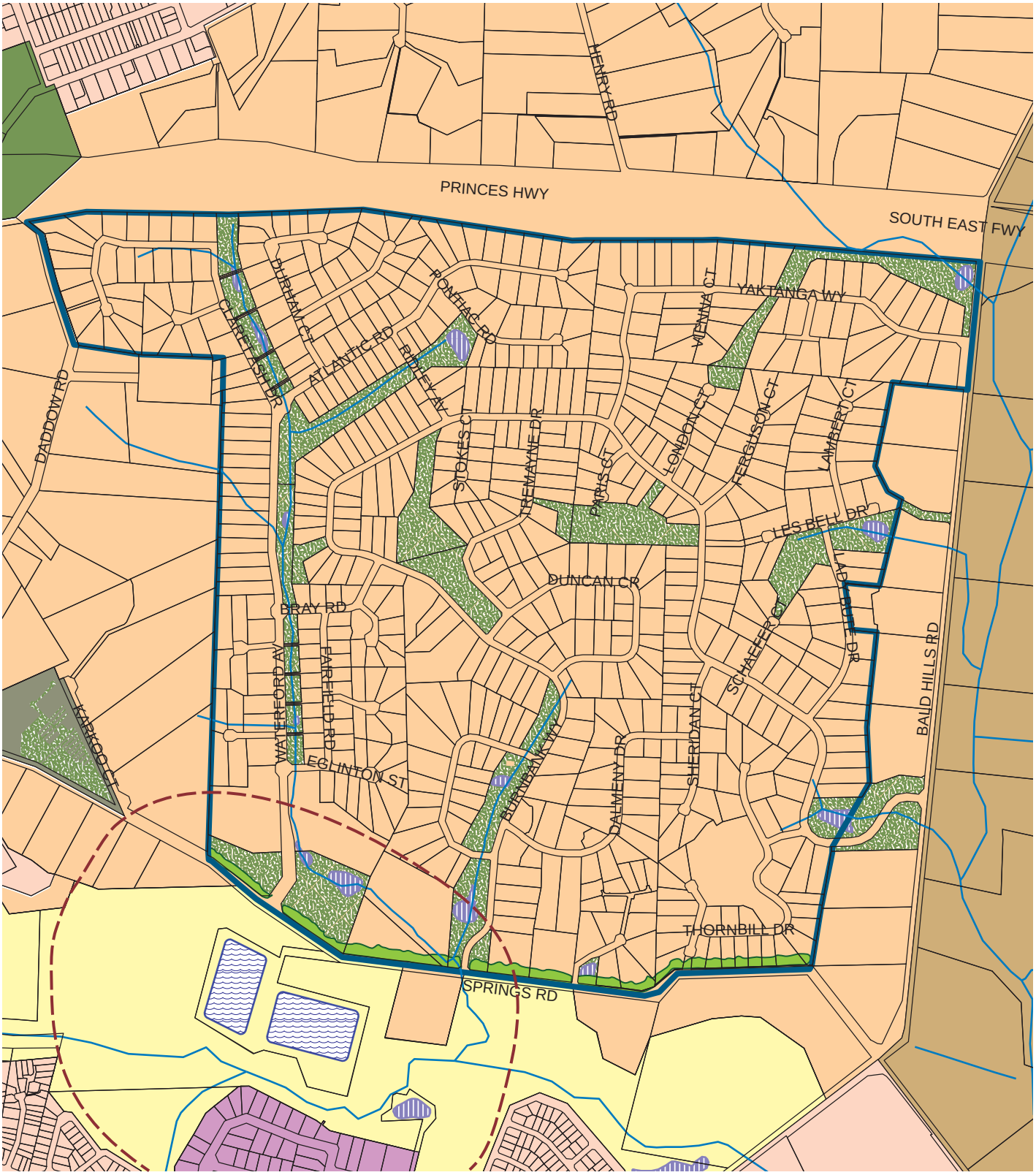
0 150 300 450 600 750 metres

LITTLEHAMPTON

Concept Plan Map MtB/12

RURAL LIVING

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



- Boundary of Area Affected
- Light Industry
- Open Space
- Primary Production
- Residential
- Rural Living
- Rural Landscape Protection
- Community
- Open Space
- Open Space Areas
- Landscape Buffer
- Waterway
- Detention Basin
- Mount Barker Community Wastewater Management Scheme Effluent Lagoons
- 350m Seperation Distance

N

1:12,000

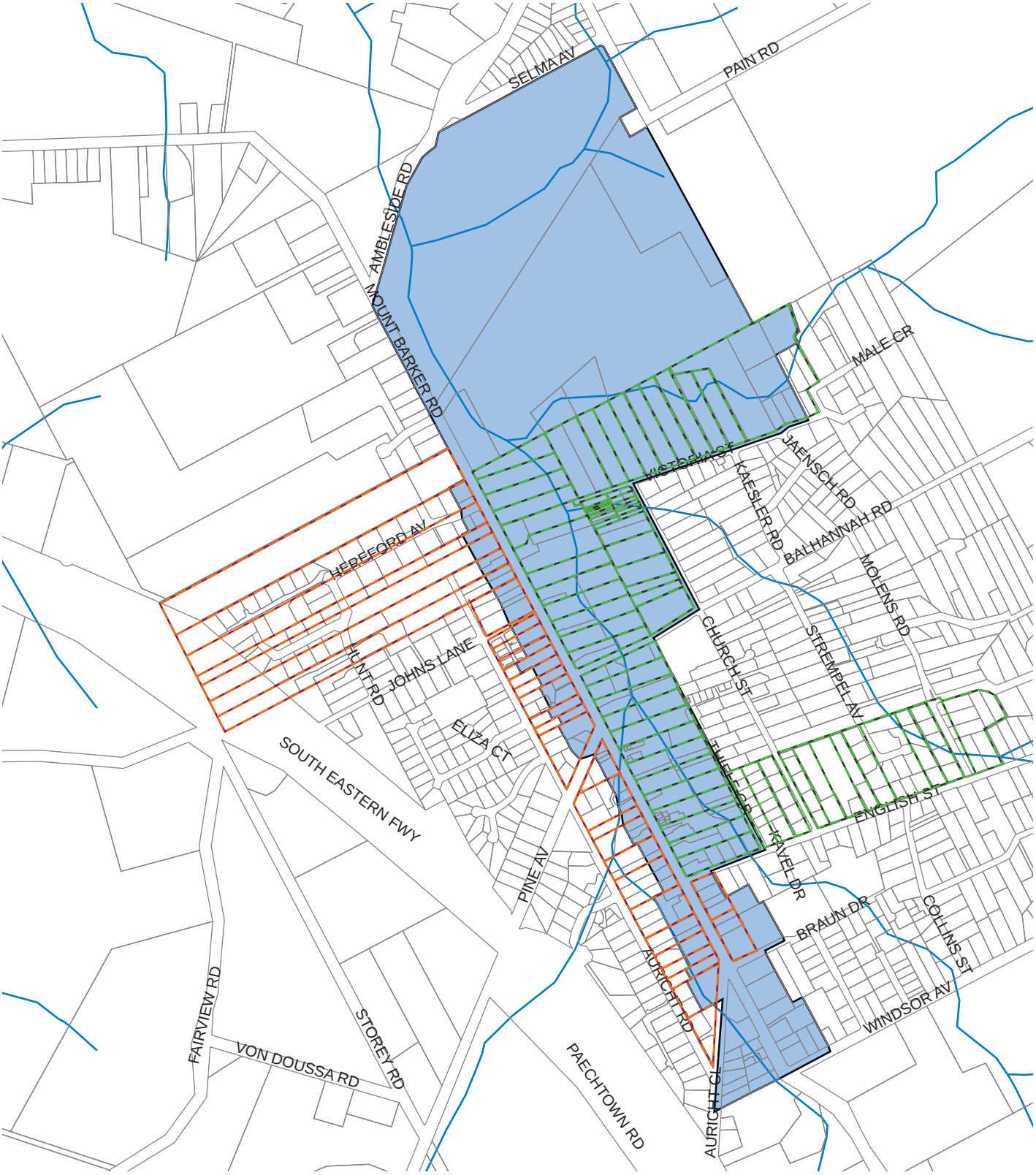
0 150 300 450 600 750 metres

MOUNT BARKER

Concept Plan Map MtB/13

LAND DIVISION

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



N

1:10,000

0 100 200 300 400 500 metres

Hufendorf Land Division

Strassendorf Land Division

State Heritage Area

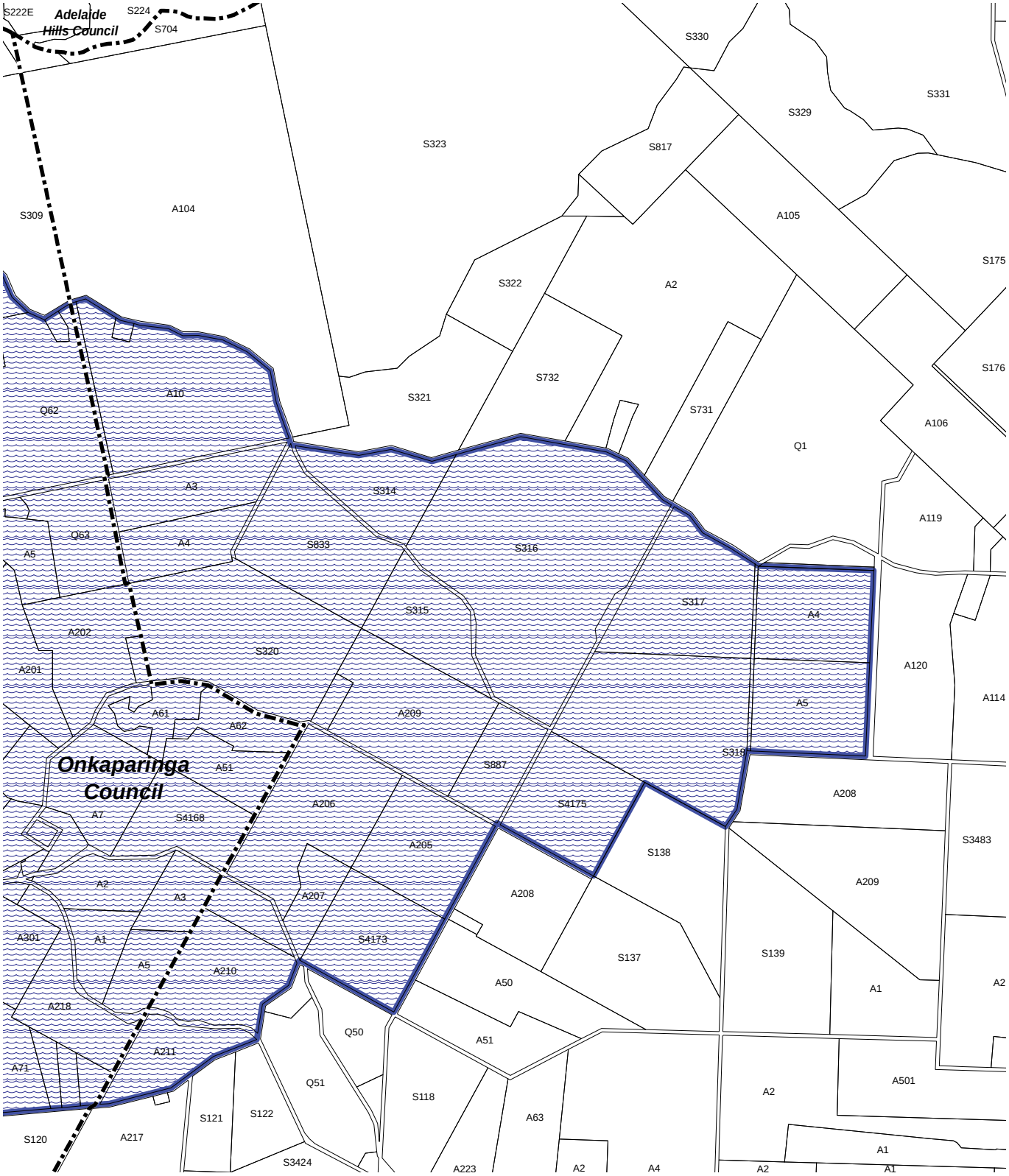
HAHNDORF

Concept Plan Map MtB/14

HUFENDORF & STRASSENDORF

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



McLaren Vale Prescribed Wells Area coverage within council area

Development Plan Boundary

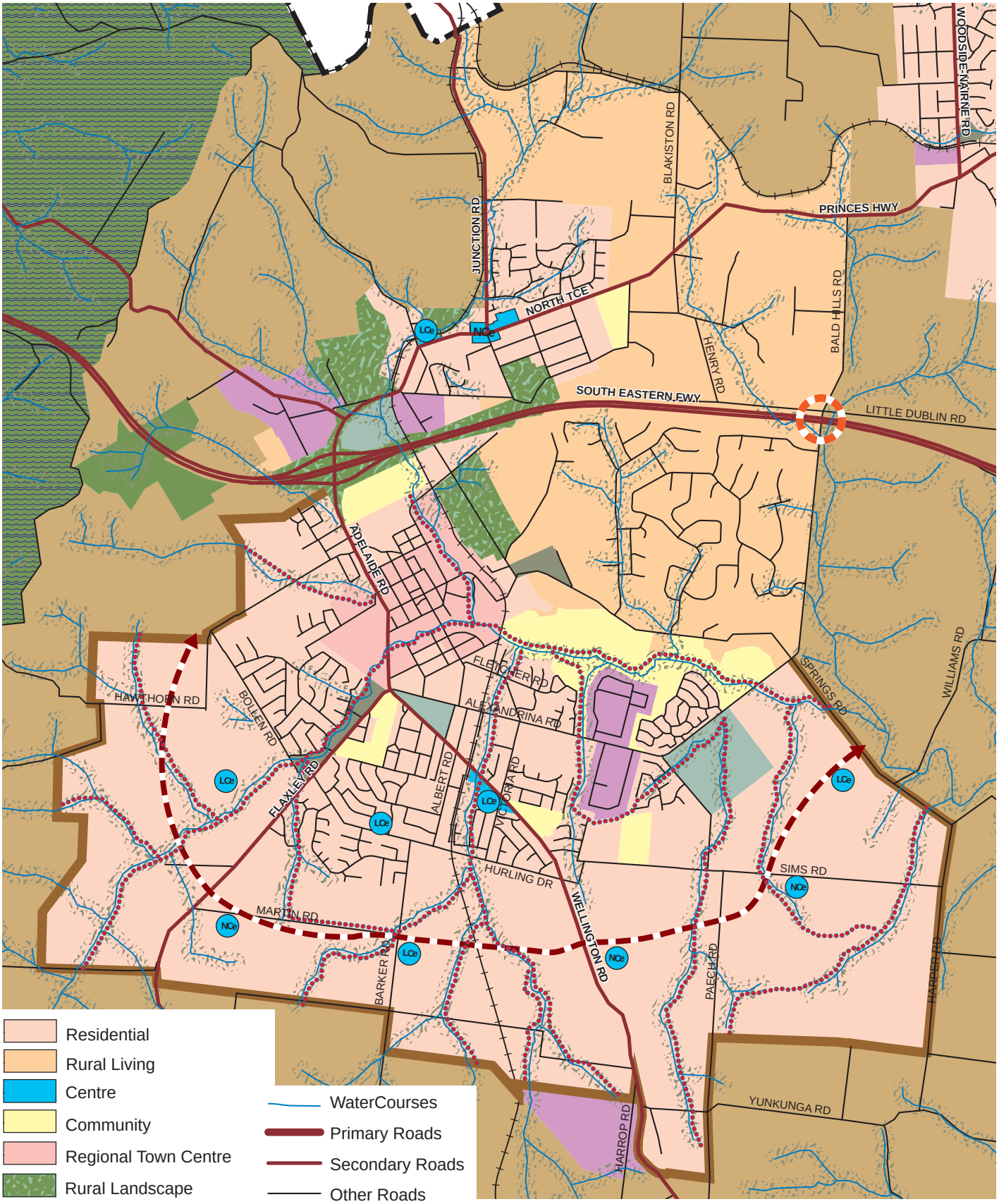
N

0 2,000 m

Concept Plan Map MtB/15

McLAREN VALE PRESCRIBED WELLS AREA

MOUNT BARKER COUNCIL
Consolidated - 8 August 2017



Residential
Rural Living
Centre
Community
Regional Town Centre
Rural Landscape
Conservation
Watershed Protection (Mount Lofty Ranges)
Recreation
Open Space
Light Industry
Caravan and Tourist Park
Primary Production
Rural/Urban Interface Treatment

WaterCourses
Primary Roads
Secondary Roads
Other Roads
Key Pedestrian/Bicycle Network
Prosposed Major Local Road
Proposed Freeway Interchange
Open Space/ Stormwater Management

Railways
Development Plan Boundary

N

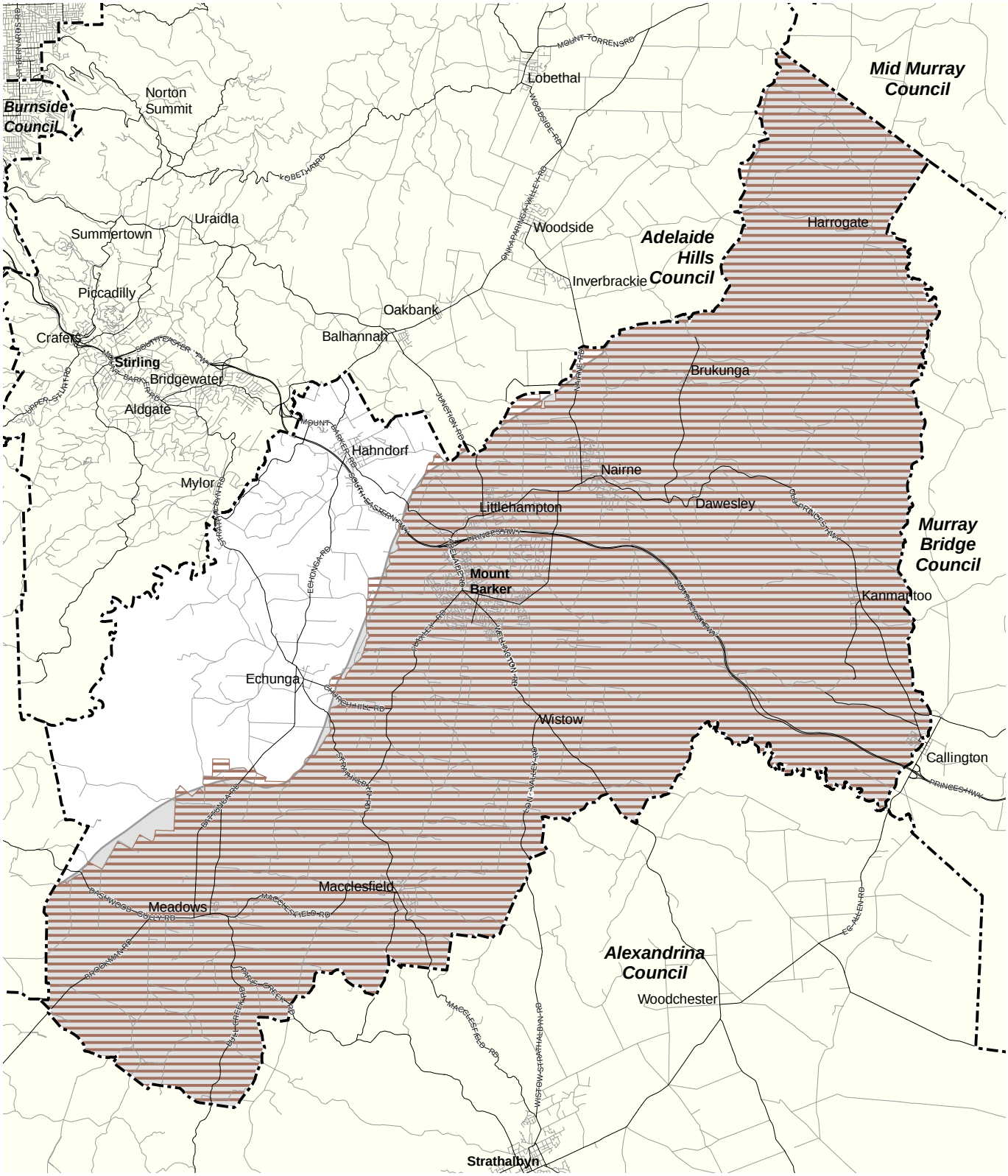
0 metres 500 1000 1500 2000 2500

Concept Plan Map MtB/16

MOUNT BARKER AND LITTLEHAMPTON

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



Note: Development in the identified areas may require referral in accordance with Schedule 8 of the Development Regulations 2008.

N

0 15 km

Water Management Areas

River Murray Protection Area - Tributaries Area

Murray Darling Basin

Development Plan Boundary

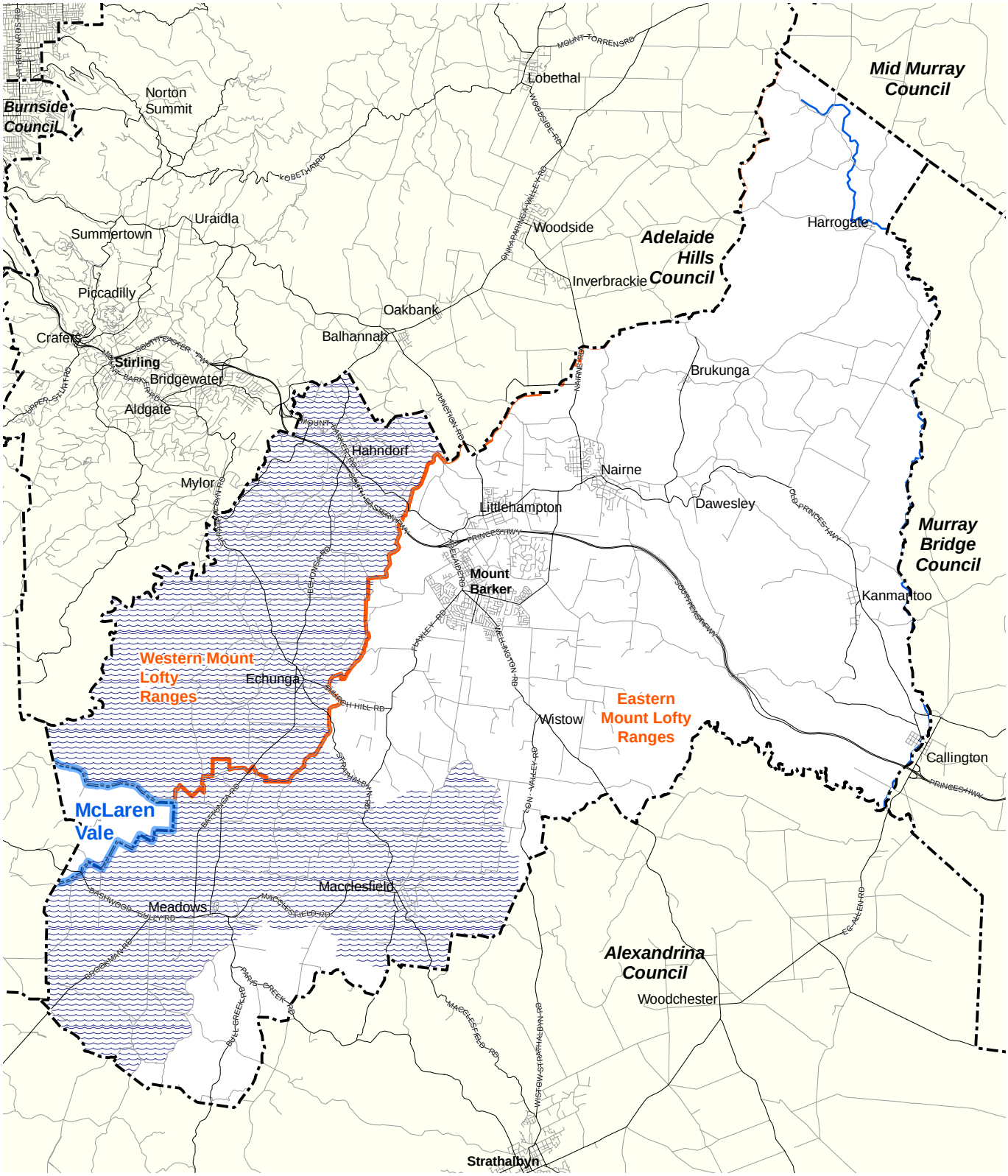
Concept Plan Map MtB/17(A)

DEVELOPMENT CONSTRAINTS

Water Management Areas

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



Note: Development in the identified areas may require referral in accordance with Schedule 8 of the Development Regulations 2008.

N

0 15 km

Water Management Areas

- Mount Lofty Ranges Water Protection Area
- Tributaries
- Prescribed Wells Areas
- Prescribed Water Resource Areas
- Development Plan Boundary

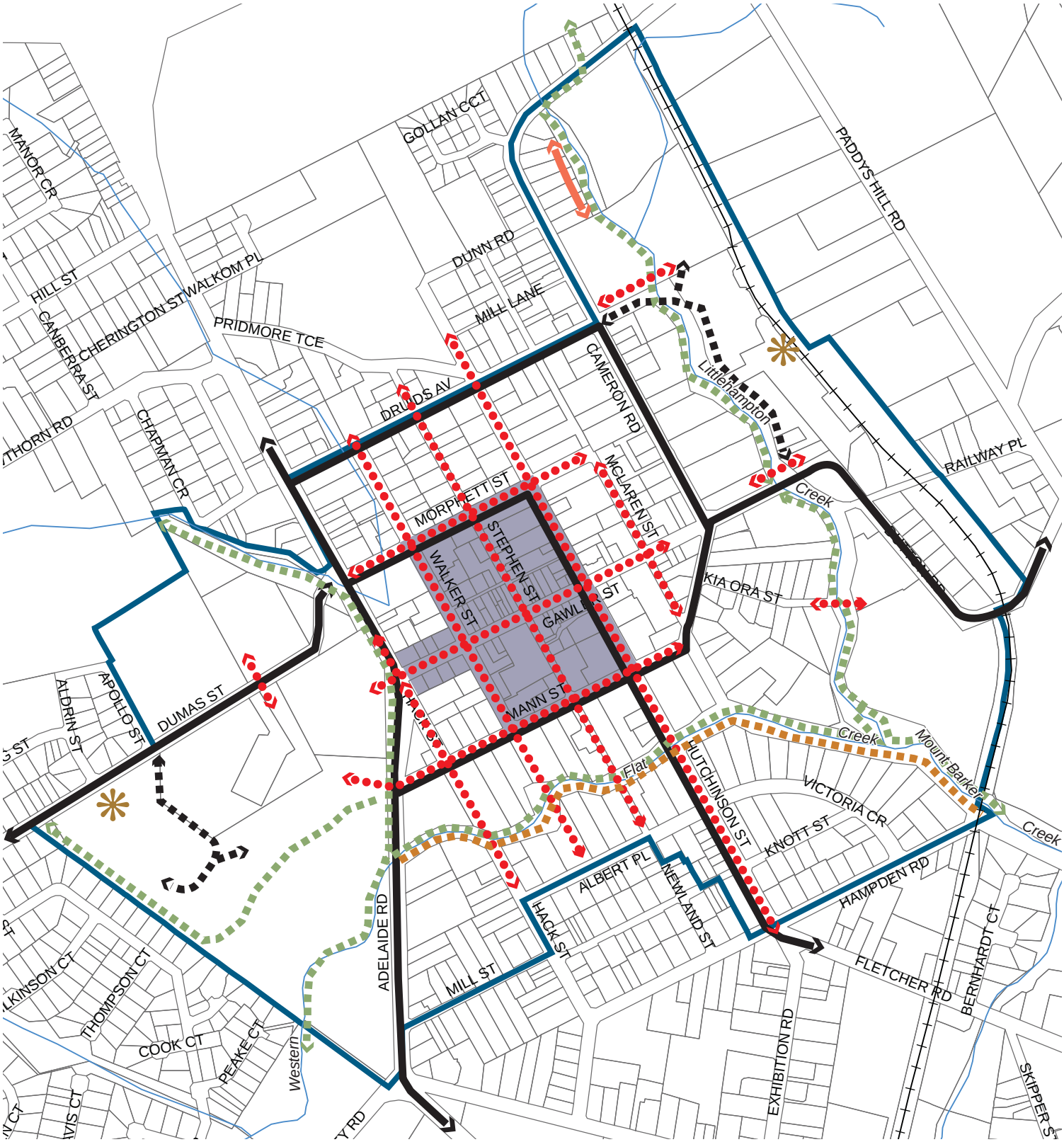
Concept Plan Map MtB/17(B)

DEVELOPMENT CONSTRAINTS

Water Management Areas

MOUNT BARKER COUNCIL

Consolidated - 8 August 2017



- Regional Town Centre Boundary
- Pedestrian Core (Traffic Calming)
- Bus Interchange
- Key Pedestrian Links
- Key Vehicular Movement
- Potential Road Connection
- Cycle / Shared Path Links
- Future Trail
- Rear Lane Access
- Water Course
- Railway

N

0 100 200 300 400 metres

MOUNT BARKER

Concept Plan Map MtB/18

REGIONAL TOWN CENTRE MOVEMENT AND ACCESS

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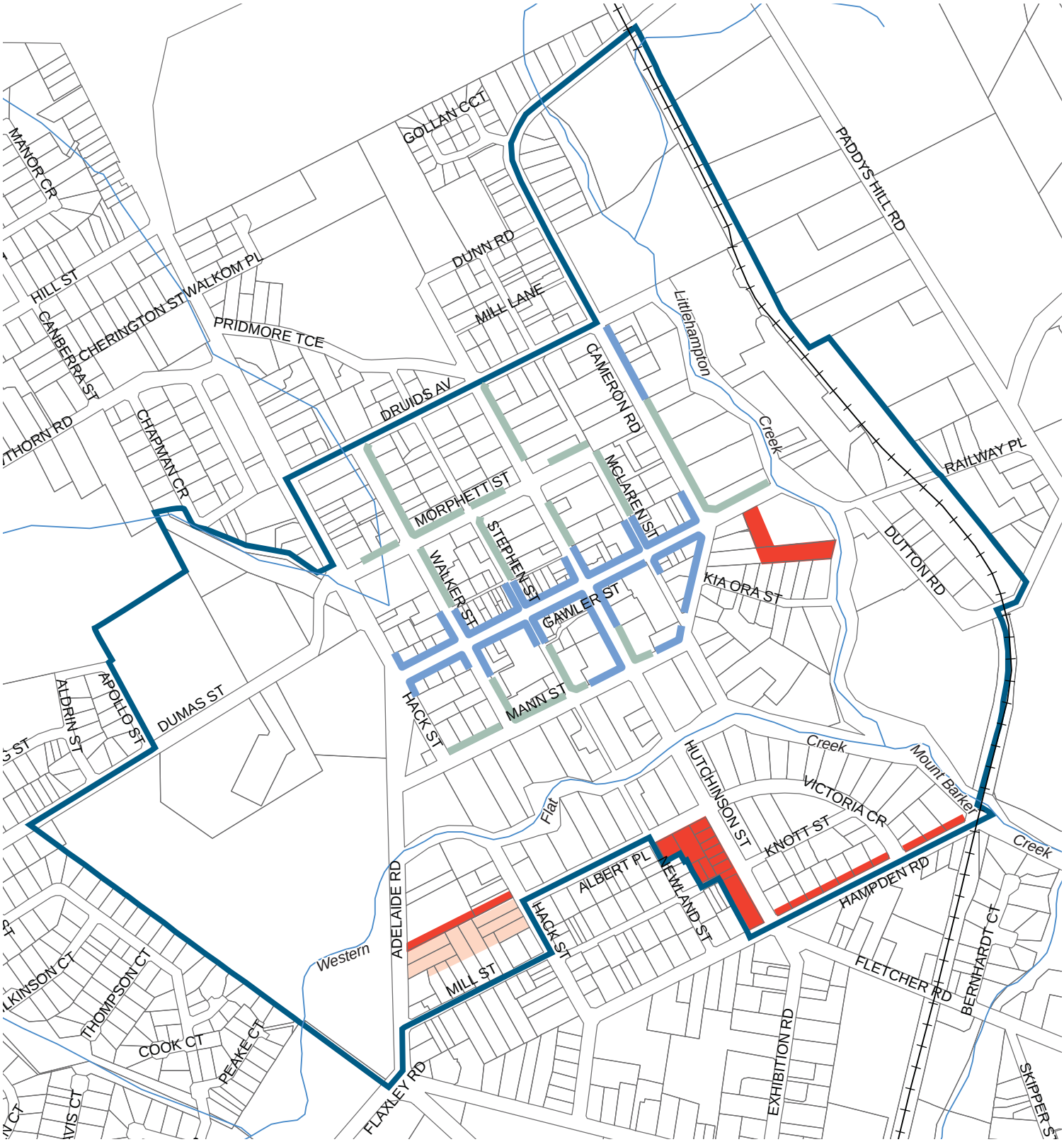

Regional Town Centre Boundary

Historic Streetscape

Base Podium and Tower

Residential Height Interface

Land Division Residential Infill

Water Course

Railway

MOUNT BARKER

Concept Plan Map MtB/19

REGIONAL TOWN CENTRE INTERFACE, PODIUM AND STREETSCAPE

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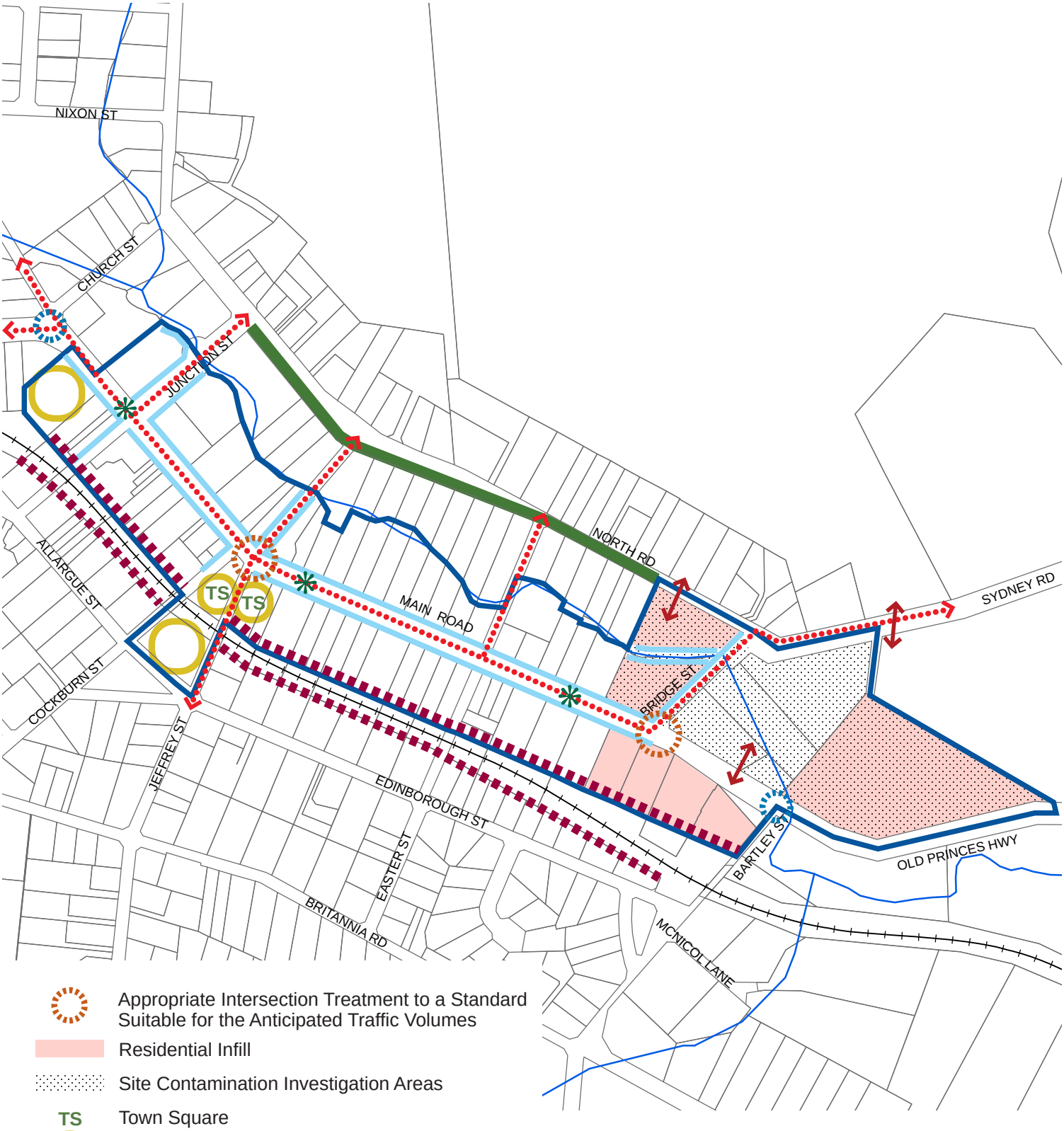


Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes

Residential Infill

Site Contamination Investigation Areas

TS Town Square

Community Space

Pedestrian Crossing Point

Township Gateway and Entry Signage

Traffic Calming

Vehicle Access

Pedestrian / Cycle Link

Railway Line

Interstate Rail Corridor Setback

Creek

Active Frontage

Subject Area

N

0 50 100 150 200 250 metres

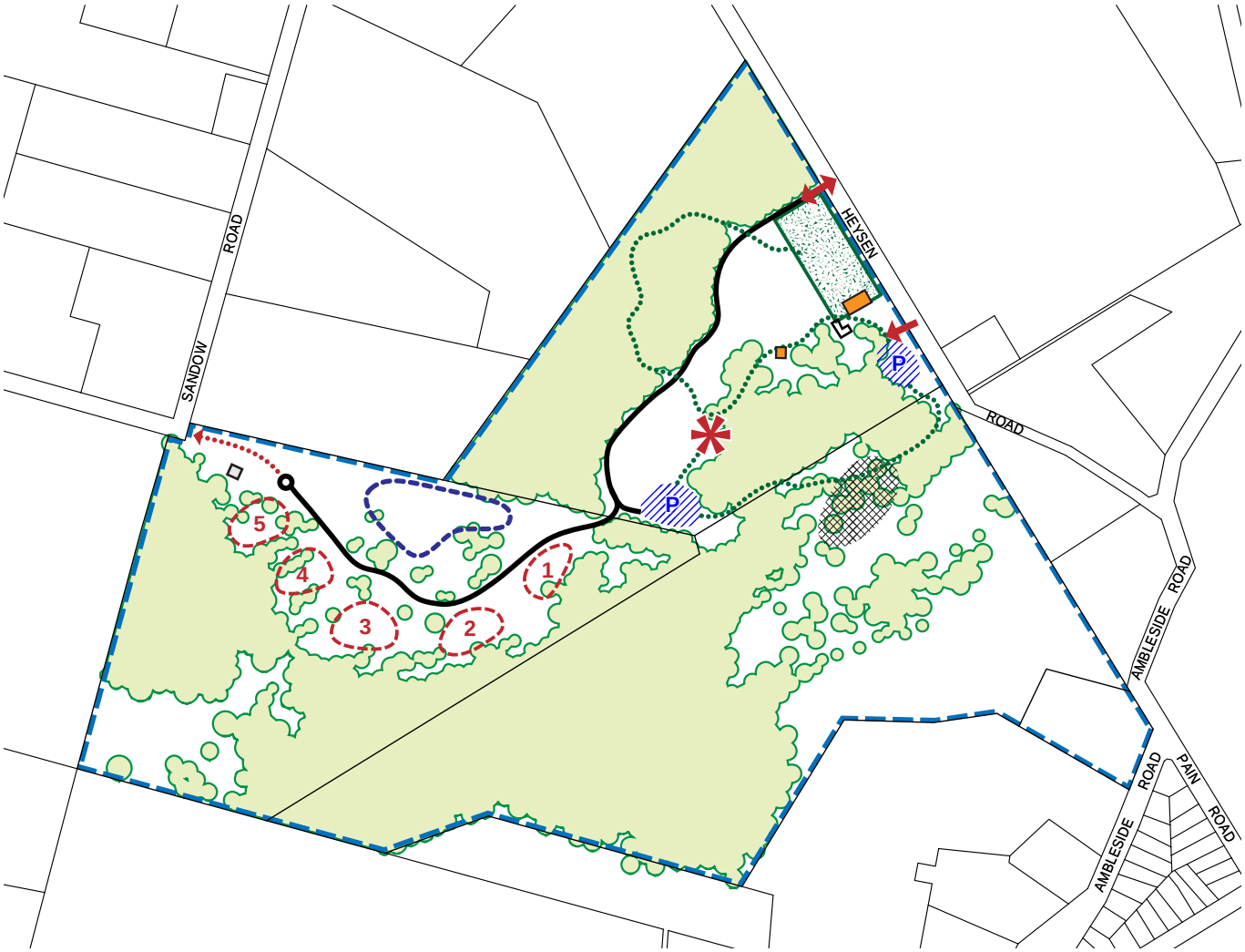
NAIRNE

Concept Plan Map MtB/20

NAIRNE MAIN STREET

Consolidated - 8 August 2017

MOUNT BARKER COUNCIL



- 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

0 100 200 300 400 metres

N

HAHNDORF

Concept Plan Map MtB/21

THE CEDARS PRECINCT

Consulted 15 August 2017

MOUNT BARKER COUNCIL