

# Development Plan Amendment

By the Council

## Town of Gawler

### Gawler East Structure Plan DPA

Explanatory Statement and Analysis

*For Consultation*

Version #8 – 31 August 2017



## Table of Contents

<b>Have Your Say</b>	<b>1</b>
<b>Explanatory Statement</b>	<b>2</b>
Introduction .....	2
Need for the amendment .....	2
Statement of Intent.....	3
Affected area .....	3
Summary of proposed policy changes .....	5
Legal requirements .....	9
Consultation .....	9
The final stage .....	10
<b>Analysis</b>	<b>10</b>
<b>1. Background .....</b>	<b>10</b>
<b>2. The strategic context and policy directions .....</b>	<b>11</b>
2.1 Consistency with South Australia’s Strategic Plan .....	11
2.2 Consistency with the Planning Strategy .....	11
2.3 Consistency with other key strategic policy documents .....	13
2.3.1 Council’s Strategic Directions Report. ....	13
2.3.2 Infrastructure planning .....	13
2.3.3 Current Ministerial and Council DPAs .....	16
2.3.4 Existing Ministerial Policy .....	16
<b>3. Investigations .....</b>	<b>17</b>
3.1 Investigations undertaken prior to the Statement of Intent.....	17
3.2 Investigations undertaken to inform this DPA .....	18
3.2.1 Review of previously undertaken studies and recommendations to confirm their validity. ....	18
3.2.2 Review of relevant infrastructure policies (and associated funding strategies) in other Development Plans.....	18
3.2.3 Integration of Development Plan policy with other potential non-statutory infrastructure strategies. .....	19
3.2.4 Residential allotment yield analysis.....	19
3.3 Additional investigations undertaken to inform this DPA.....	20
3.3.1 Noise and air emissions along the Gawler East Link Road / Mixed Use Area .....	20
3.3.2 Extension of the Gawler East Link Road .....	21
3.3.3 Springwood Masterplan Vision .....	21

3.3.4 Quality and quantity of open space (including biodiversity and steep creeks) .....	22
3.3.5 Implications of the Sea Gas pipeline and release valve. ....	24
3.3.6 Walking and cycling .....	25
3.3.7 Fencing .....	27
<b>4. Recommended Policy Changes .....</b>	<b>27</b>
<b>5. Consistency with the Residential Code .....</b>	<b>32</b>
<b>6. Statement of statutory compliance .....</b>	<b>32</b>
6.1 Accords with the Planning Strategy .....	32
6.2 Accords with the Statement of Intent .....	32
6.3 Accords with other parts of the Development Plan.....	32
6.4 Complements the policies in the Development Plans for adjoining areas .....	32
6.5 Accords with relevant infrastructure planning.....	32
<b>References/Bibliography</b>	<b>34</b>
<b>Schedule 4a Certificate</b>	<b>35</b>
<b>The Amendment.....</b>	<b>37</b>
<b>Form and Character</b>	<b>64</b>
<b>Building Setbacks</b>	<b>64</b>

## Have Your Say

This Development Plan Amendment (DPA) will be available for inspection by the public at "Click and Type" from "Insert Consultation Start Date" until "Insert Consultation Close Date" .

During this time anyone may make a written submission about any of the changes the DPA is proposing.

Submissions should be sent to "Click and Type".

Submissions should indicate whether the author wishes to speak at a public meeting about the DPA. If no-one requests to be heard, no public meeting will be held.

If requested, a meeting will be held on "Click and Type" at "Click and Type".

## Explanatory Statement

### Introduction

The *Development Act 1993* provides the legislative framework for undertaking amendments to a Development Plan. The *Development Act 1993* allows either the relevant council or, under prescribed circumstances, the Minister responsible for the administration of the *Development Act 1993* (the Minister), to amend a Development Plan.

Before amending a Development Plan, a council must first reach agreement with the Minister regarding the range of issues the amendment will address. This is called a Statement of Intent. Once the Statement of Intent is agreed to, a Development Plan Amendment (DPA) (this document) is written, which explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA may include:

- An Explanatory Statement (this section)
- Analysis, which may include:
  - Background information
  - Investigations
  - Recommended policy changes
  - Statement of statutory compliance
- References/Bibliography
- Certification by Council's Chief Executive Officer
- Appendices
- The Amendment.

### Need for the amendment

#### Background

The Gawler East area was rezoned via a Ministerial Development Plan Amendment in August 2010. The DPA introduced the Residential (Gawler East) Zone that incorporated a number of policies that sought the coordinated development of infrastructure (including a non-complying trigger associated with limiting allotment yields to 1,000 in the Residential (Gawler East) Zone and Residential Hills Zone, until a collector road (the Gawler East Link Road) was completed).

In addition, the DPA introduced associated Structure and Concept Plans (refer to Gawler (CT) Gawler East Structure Plan Map Ga/1 (Overlay 1) Enlargement G and Gawler (CT) Gawler East Development Constraints Concept Plan Figure CoP/5).

Since the introduction of the Ministerial DPA, Council has been exploring opportunities relating to the location and funding of the Gawler East Link Road, a possible future extension of the Gawler East Link Road to Tiver Road (via Bentley Road and in part through new development land), community infrastructure and associated facilities.

The Link Road is a strategically critical piece of infrastructure planned to serve the new and existing communities of Gawler East and carry traffic generated by growth in Gawler and beyond. Its possible future extension via Bentley Road to the Main North Road/Tiver Road Intersection is also considered strategically important in managing residential growth and traffic within the wider region.

In May 2016 the Town of Gawler undertook a community engagement process in relation to two alignments for the Gawler East Link Road. These alignments were known as the Eastern Alignment Option and the Eckerman Avenue Alignment Option.

Following a Special Council meeting in August 2016, it was resolved to further consult with the community on the following three alignment options for the Link Road:

- Eastern Alternative Alignment;
- Revised Eckerman Alignment;
- State Government Alignment (proposed by the Department of Planning, Transport and Infrastructure).

At a Town of Gawler Special Council Meeting in November 2016, the following matters were resolved:

- That Council adopts the Revised Eckerman Alignment as the preferred alignment for the Gawler East Link Road Project, consistent with the strategic objective of a future direct extension of the Gawler East Link Road south of Potts Road to the intersection of Tiver Road and Main North Road, using a general alignment east of the water pipeline on Bentley Road to Alexander Avenue then on existing sections of Bentley Road and Tiver Road.
- That Council notes that further refinement of the preferred alignment can occur to minimise the impacts on properties and residents along the alignment, minimise environmental and amenity impacts, plan for efficient traffic movement, produce cost effective outcomes and deal with other issues related to the Project.

### **DPA Objectives**

The primary purpose of the Gawler East Structure Plan DPA is to update existing Development Plan policies generally affecting the Residential (Gawler East), Residential Hills, Residential Zone (Evanston Gardens/Evanston South/Hillier Residential Policy Area 4), Rural, Rural Living and Open Space Zones in the Gawler East locality, by introducing plans and supporting policies that create a clear nexus between the creation of new allotments and the coordinated development of road, stormwater, public lighting, pedestrian and bicycle and community infrastructure.

## **Statement of Intent**

The Statement of Intent relating to this DPA was agreed to by the Minister on 7 April 2017.

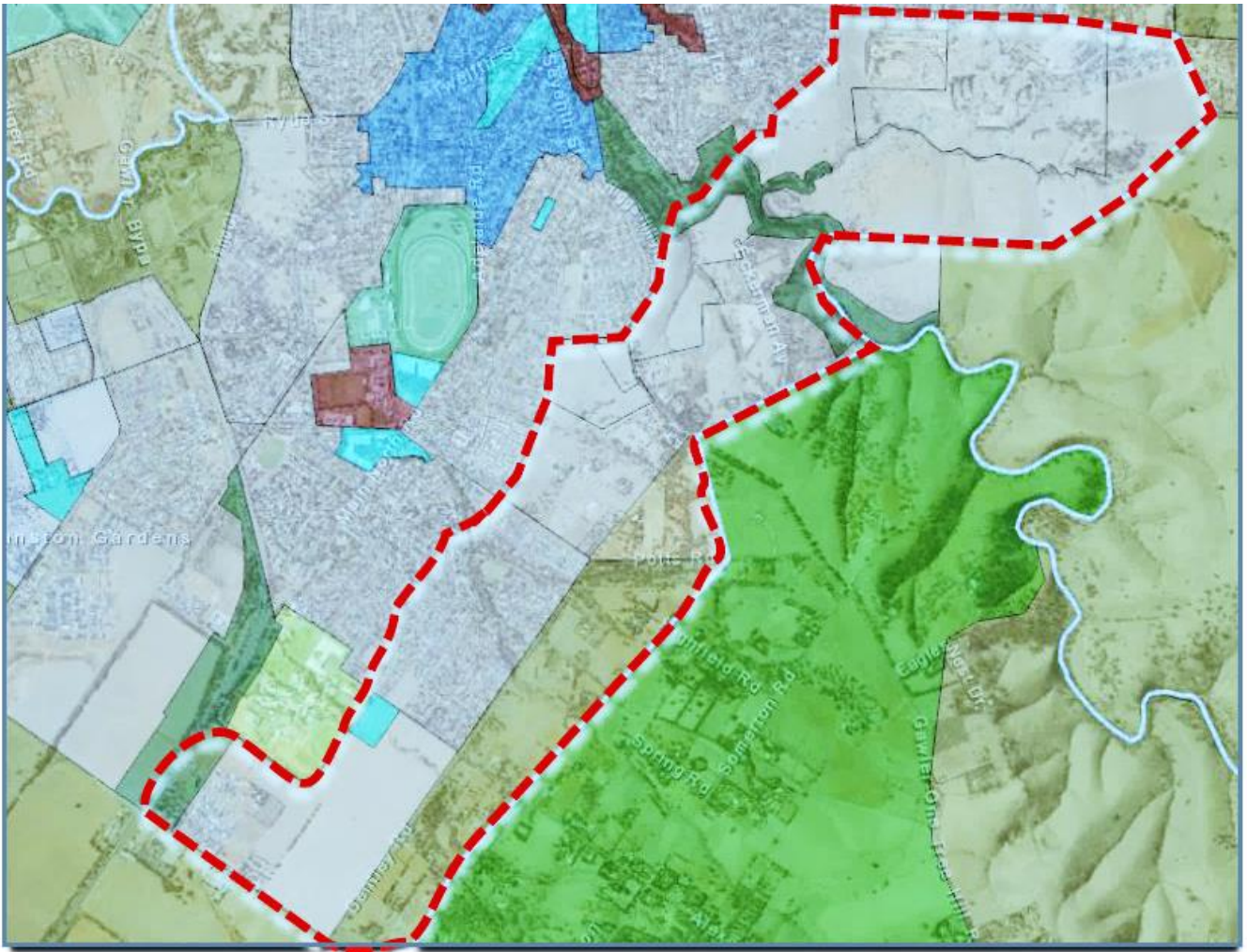
The issues and investigations agreed to in the Statement of Intent have been undertaken or addressed.

## **Affected area**

The area affected by the proposed DPA is illustrated on following Figure 1 and impacts on the following Development Plan Zones:

- Residential (Gawler East) Zone  
(Mixed Use Policy Area 3)  
(Local Centre Policy Area 19)
- Residential Hills Zone
- Residential Zone  
(Evanston Gardens/Evanston South/Hillier Residential Policy Area 4, Evanston/Evanston Park Policy Area and Gawler South Policy Area)
- Rural Zone
- Rural Living Zone
- Open Space Zone.

Figure 1: Affected Area





## Summary of proposed policy changes

In summary, the DPA proposes the following changes:

### Open Space Zone

- Minor amendment to the current wording of the third paragraph of the Desired Character statement.
- Inclusion of a new paragraph in the Desired Character statement in relation to the need to restore any proposed reserve areas, in steeper environments and along watercourses, to an appropriate natural state prior to vesting with Council.
- Inclusion of a new paragraph in the Desired Character statement in relation to the need for proposed reserve areas to be designed to an appropriate standard and level of service in order to minimise ongoing maintenance costs, for long term economic, environmental and social sustainability.
- Amendment to the current wording in the Desired Character statement in relation to development in proximity to the high pressure gas pipeline traversing the area.
- Inclusion of information in the Desired Character statement in relation to the potential for Aboriginal sites and objects to be found in the area, particularly in proximity to the South Para River.
- Minor amendments to current PDCs 1, 5 and 8 for clarification purposes.
- Addition of a new PDC requiring landscaping of the Main North Road open space area to be consistent with the desired character statement.
- Addition of two PDCs in relation to land division for the South Para River area requiring:
  - the re-establishment of proposed reserves to an appropriate natural state prior to their vesting to Council
  - proposed reserves to be designed to an appropriate standard and level of service to minimise ongoing maintenance costs and to ensure sustainability.
- Inclusion of a new PDC in relation to development in proximity to the high pressure gas pipeline traversing the area.

### Residential (Gawler East) Zone

- Introduction of two new Objectives in relation to:
  - development having regard to topographic features
  - development achieving coordinated infrastructure provision.
- Minor updates to the Desired Character statement relating to such matters as:
  - on-street car parking near medium density sites
  - promotion of split level dwelling design in steeper areas
  - varying landscape commentary for wider road reserves and public open spaces
  - stormwater management.
- Inclusion of a new paragraph in the Desired Character statement in relation to the need to restore any proposed reserve areas, in steeper environments and along watercourses, to an appropriate natural state prior to vesting with Council.

- Inclusion of a new paragraph in the Desired Character statement in relation to the need for proposed reserve areas to be designed to an appropriate standard and level of service in order to minimise ongoing maintenance costs, for long term economic, environmental and social sustainability.
- Amendment to current wording in the Desired Character statement in relation to development in proximity to the high pressure gas pipeline traversing the area.
- Inclusion of a new requirement in the Desired Character statement in relation to development needing to have regard to noise sources such as the gas pipeline valve and the Gawler East Link Road.
- Inclusion of information in the Desired Character statement in relation to the potential for Aboriginal sites and objects to be found in the area, particularly in proximity to the South Para River.
- Minor additions to the envisaged development list in PDC 1 for the Zone and Mixed Use Centre Policy Area 3
- Inclusion of a new PDC in relation to direct allotment access to the Gawler East Link Road.
- Updates to current PDCs:
  - that support integrated stormwater management and community infrastructure, including pedestrian and bicycle paths
  - that provide minor changes to set back provisions
  - that promote sensitive development on undulating land
  - to recognise the requirement for a 100 metre wide corridor for the 275 kV electricity line
  - to guide the construction of fences and retaining walls
  - to delete car parking standards for video shops
  - to introduce “store” as a non-complying development
  - to make some forms of fencing Category 2 in terms of public notification requirements.
- Addition of two PDCs in relation to land division requiring:
  - the re-establishment of proposed reserves to an appropriate natural state prior to their vesting to Council
  - proposed reserves to be designed to an appropriate standard and level of service to minimise ongoing maintenance costs and to ensure sustainability.
- Inclusion of a new PDC in relation to development in proximity to the high pressure gas pipeline traversing the area.
- Inclusion of a new PDC requiring the provision (or legal agreement committing to the provision) of required physical and community infrastructure as part of the development proposal.

### **Residential Hills Zone**

- Amendment to Objective 1 requiring development to have regard to Structure Plan Map Ga/1 (Overlay 1) Enlargement G – illustrating the Gawler East Link Road.
- Introduction of a new Objective in relation to development achieving coordinated infrastructure provision.

- Minor updates to the Desired Character statement relating to such matters as:
  - promotion of split level dwelling design in steeper areas
  - varying landscape commentary for wider road reserves and public open spaces
  - stormwater management.
- Inclusion of a new paragraph in the Desired Character statement in relation to the need to restore any proposed reserve areas, in steeper environments and along watercourses, to an appropriate natural state prior to vesting with Council.
- Inclusion of a new paragraph in the Desired Character statement in relation to the need for proposed reserve areas to be designed to an appropriate standard and level of service in order to minimise ongoing maintenance costs, for long term economic, environmental and social sustainability.
- Amendment to current wording in the Desired Character statement in relation to development in proximity to the high pressure gas pipeline traversing the area.
- Inclusion of a new requirement in the Desired Character statement in relation to development needing to have regard to noise sources such as the gas pipeline valve and the Gawler East Link Road.
- Inclusion of information in the Desired Character statement in relation to the potential for Aboriginal sites and objects to be found in the area, particularly in proximity to the South Para River.
- Update to PDCs that:
  - require landscaping and retention of views
  - guide the construction of fences and retaining walls
  - amend setbacks and open space provisions to match the Residential (Gawler East) Zone
  - update minimum site areas for dwelling policies to better reflect the low density nature the zone
  - support integrated stormwater management and community infrastructure, including pedestrian and bicycle paths.
- Inclusion of a new PDC in relation to direct allotment access to the Gawler East Link Road.
- Addition of two PDCs in relation to land division requiring:
  - the re-establishment of proposed reserves to an appropriate natural state prior to their vesting to Council
  - proposed reserves to be designed to an appropriate standard and level of service to minimise ongoing maintenance costs and to ensure sustainability.
- Inclusion of a new PDC in relation to development in proximity to the high pressure gas pipeline traversing the area.
- Inclusion of a new PDC requiring the provision (or legal agreement committing to the provision) of required physical and community infrastructure as part of the development proposal.

### **Residential Zone**

In the Evanston Gardens/Evanston South/Hillier Residential Policy Area 4:

- Inclusion of a new PDC in relation to development in proximity to the high pressure gas pipeline traversing the area.

- Inclusion of a new PDC requiring the provision (or legal agreement committing to the provision) of required physical and community infrastructure as part of the development proposal.

In the Evanston/Evanston Park Policy Area and Gawler South Policy Area:

- Addition to current wording in the Desired Character statement in relation to development in proximity to the high pressure gas pipeline traversing the area.
- Inclusion of a new PDC in relation to development in proximity to the high pressure gas pipeline traversing the area.
- Inclusion of a new paragraph in the Desired Character statement to identify the need to facilitate the future extension of the Gawler East Link Road from Potts Road, along a part of Bentley Road and through the Renewal SA land to Tiver Road.

### **Rural Zone**

- Deletion of reference to Gawler East Policy Area, as it has not existed for some time.
- Inclusion of reference that the zone should accommodate the construction of the Gawler East Link Road (Bentley – Tiver Road alignment) as shown on Structure Plan Map Ga/1 (Overlay 1).
- Inclusion of a new PDC in relation to development in proximity to the high pressure gas pipeline traversing the area.

### **Rural Living Zone**

- Inclusion of reference that the zone should accommodate the construction of the Gawler East Link Road (Bentley – Tiver Road alignment) as shown on Structure Plan Map Ga/1 (Overlay 1).
- Inclusion of a new PDC in relation to development in proximity to the high pressure gas pipeline traversing the area.

### **Mapping**

Update Maps to generally reflect the proposed Gawler East Link Road and related amendments:

- Amendment to Gawler East Development Constraints Concept Plan Figure CoP/5 to reflect the proposed new alignment of the Gawler East Link Road and future extension along Bentley Road. Deletion of the current indicated alignment.
- Amendment to Structure Plan Map Ga/1 (Overlay1) Part B to reflect the proposed indicative new alignment of the Gawler East Link Road south of Potts Road to Tiver Road – east of the water pipeline between Potts Road and Alexander Avenue and in part through new development land between Bentley Road and Tiver Road.
- Amendment to Gawler South Structure Plan Map Ga/1 (Overlay1) Enlargement E to show the Pipeline Measurement Length associated with the SEA Gas high pressure gas pipeline.
- Amendment to Evanston/Evanston Park Structure Plan Map Ga/1 (Overlay1) Enlargement F to reflect the proposed indicative new alignment of the Gawler East Link Road south of Potts Road to Tiver Road – east of the water pipeline between Potts Road and Alexander Avenue and also the Pipeline Measurement Length associated with the SEA Gas high pressure gas pipeline.
- Amendment to Gawler East Structure Plan Map Ga/1 (Overlay1) Enlargement G to reflect the proposed new alignment of the Gawler East Link Road and the deletion of the current indicated alignment. The Pipeline Measurement Length is also shown, as is the realigned area for the Mixed Use Centre area.

- Amendment to Evanston Gardens/Evanston South/Hillier Structure Plan Map Ga/1 (Overlay1) Enlargement H to reflect the proposed new alignment of the Gawler East Link Road along portion of Bentley Road, through new development land and a portion of Tiver Road.
- Introduction of a Noise and Air Emissions Overlay Map and associated policies to apply to the Mixed Use Centre Policy Area 3 south of Calton Road.
- Amendment to Policy Areas Map Ga/15 to reflect the realigned boundary for Mixed Use Centre Policy Area 3.

## Legal requirements

Prior to the preparation of this DPA, council received advice from a person or persons holding prescribed qualifications pursuant to section 25(4) of the *Development Act 1993*.

The DPA has assessed the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the *Development Regulations 2008*.

## Consultation

This DPA is now released for formal public and agency consultation as per the requirements of the Development Act and Regulations.

The following government agencies and infrastructure providers will be consulted:

- Department for Communities and Social Inclusion
- Department for Education and Child Development
- Department of Environment, Water and Natural Resources
- Department for Health and Ageing
- Department of Planning, Transport and Infrastructure
- Department of Primary Industries and Regions
- Environment Protection Authority
- ElectraNet Pty Ltd
- Epic Energy
- SA Power Networks
- APA Group
- South East Australia Gas Pty Ltd
- SA Water
- Adelaide and Mount Lofty Ranges NRM Board
- Urban Renewal Authority

The following State Members of Parliament and Councils will be consulted during the consultation stage of the DPA:

- Tony Piccolo, MP, Member for Light
- David Pisoni, MP, Shadow Minister for Planning, Transport and Infrastructure
- The Barossa Council
- Light Regional Council
- City of Playford.

All written and verbal, agency and public submissions made during the consultation phase will be recorded, considered, summarised and responses provided. Subsequent changes to the DPA may occur as a result of this consultation process.

## The final stage

When the council has considered the comments received and made any appropriate changes, a report on this (the *Summary of consultations and proposed amendments* report) will be sent to the Minister.

The Minister will then either approve (with or without changes) or refuse the DPA.

## Analysis

### 1. Background

The Gawler East area was rezoned via a Ministerial Development Plan Amendment in August 2010. The DPA introduced the Residential (Gawler East) Zone that incorporated a number of policies that sought the coordinated development of infrastructure (including a non-complying trigger associated with limiting allotment yields to 1,000 in the Residential (Gawler East) Zone and Residential Hills Zone), until a collector road (the Gawler East Link Road) was completed).

In addition, the DPA introduced associated Structure and Concept Plans (refer to Gawler (CT) Gawler East Structure Plan Map Ga/1 (Overlay 1) Enlargement G and Gawler (CT) Gawler East Development Constraints Concept Plan Figure CoP/5).

Since the introduction of the Ministerial DPA, Council has been exploring opportunities relating to the location and funding of the Gawler East Link Road, its possible extension from Potts Road to Tiver Road via a part of Bentley Road and through new development land, community infrastructure and associated facilities. The Gawler East Link Road is a strategically critical piece of infrastructure planned to serve the new and existing communities of Gawler East and carry existing traffic from The Barossa Council area and traffic generated by growth in Gawler and beyond.

Following engagement with the community, Council adopted what is known as the Revised Eckerman Alignment as the preferred alignment for the Gawler East Link Road, consistent with the strategic objective of a future direct extension of the Gawler East Link Road south of Potts Road to the intersection of Tiver Road and Main North Road, using a general alignment east of the water pipeline on Bentley Road to Alexander Avenue then on existing sections of Bentley Road and Tiver Road and through new development land between Bentley Road and Tiver Road.

Council also noted that further refinement of the preferred alignment could occur to minimise the impacts on properties and residents along the alignment, minimise environmental and amenity impacts, plan for efficient traffic movement, produce cost effective outcomes and deal with other related issues.

The purpose of the Gawler East Structure Plan DPA is to update existing Gawler (CT) Development Plan policies generally affecting the Residential (Gawler East) Zone, Residential Hills Zone, Residential Zone (Evanston South area - related to the Gawler East Link road alignment), Rural Zone, Rural Living Zone and Open Space Zone in the Gawler East locality, by introducing plans and supporting policies that assist in providing a clear nexus between the creation of new allotments and the coordinated development of road, stormwater, public lighting, pedestrian and bicycle and community infrastructure and new open space and conservation areas.

## 2. The strategic context and policy directions

### 2.1 Consistency with South Australia's Strategic Plan

South Australia's Strategic Plan outlines a medium to long-term vision for the whole of South Australia. It has two important, complementary roles. Firstly, it provides a framework for the activities of the South Australian Government, business and the entire South Australian community. Secondly, it is a means for tracking progress state-wide, with the targets acting as points of reference that can be assessed periodically.

The DPA supports the following targets of South Australia's Strategic Plan:

#### **Community**

*Goal: We are committed to our towns and cities being well designed, generating great experiences and a sense of belonging.*

*Goal: New developments are people friendly, with open spaces and parks connected by public transport and bikeways.*

### 2.2 Consistency with the Planning Strategy

The Planning Strategy presents current State Government planning policy for development in South Australia. In particular, it seeks to guide and coordinate State Government activity in the construction and provision of services and infrastructure that influence the development of South Australia. It also indicates directions for future development to the community, the private sector and local government.

The following volume of the Planning Strategy is relevant to this DPA:

- The 30-Year Plan for Greater Adelaide 2017 Update

The DPA supports the following policies of the Planning Strategy:

#### **Transit corridors, growth areas and activity centres**

- *P11 Ensure new urban fringe growth occurs only within designated urban areas and township boundaries and outside the Environment and Food Production Areas, as shown on Map 3.*
- *P12 Ensure, where possible, that new growth areas on the metropolitan Adelaide fringe and in townships are connected to, and make efficient use of, existing infrastructure, thereby discouraging "leapfrog" urban development.*

#### **Design quality**

- *P28 Promote permeable, safe, attractive, accessible and connected movement networks (streets, paths, trails and greenways) in new growth areas and infill redevelopment areas that incorporate green infrastructure.*
- *P29 Encourage development that positively contributes to the public realm by ensuring compatibility with its surrounding context and provides active interfaces with streets and public open spaces.*
- *P30 Support the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers context, location and place.*

#### **Housing mix, affordability and competitiveness**

- *P43 Increase the supply of affordable housing through the provision of 15 per cent affordable housing in all new significant developments. These developments include surplus and residential government land projects; declared major developments and projects; and rezoned land that increases dwelling yield (including all new growth areas).*
- *P46 Ensure an adequate land supply is available to accommodate housing and employment growth over the longer term (at least a 15 year supply).*

### **Health, wellbeing and inclusion**

- *P48 Create greenways in transit corridors, along major watercourse linear parks, the coast and other strategic locations to provide walking and cycling linkages.*

### **Transport**

- *P78 Improve, prioritise and extend walking and cycling infrastructure by providing safe, universally accessible and convenient connections to activity centres, open space and public transport.*
- *P81 Protect current and future road and rail for strategic requirements, such as ensuring adequate access to ports and other major facilities.*

### **Infrastructure**

- *P82 Coordinate and link strategic infrastructure across Greater Adelaide to ensure it meets the needs of a growing population with a changing demographic profile and supports a more productive economy.*
- *P83 Define and protect strategic infrastructure sites and corridors from inappropriate development to ensure the continued functionality of the services they provide.*
- *P86 Ensure that new urban infill and fringe and township development are aligned with the provision of appropriate community and green infrastructure, including:*
  - *walking and cycling paths and facilities*
  - *local stormwater and flood management including water sensitive urban design*
  - *public open space*
  - *sports facilities*
  - *street trees*
  - *community facilities, such as child care centres, schools, community hubs and libraries.*

### **Biodiversity**

- *P92 Support the enhancement of the urban biodiversity of metropolitan Adelaide through the development of greenways in transit corridors, along major watercourses, linear parks and the coast and in other strategic locations.*

### **Open space, sport and recreation**

- *P99 Ensure quality open space is within walking distance of all neighbourhoods to:*
  - *link, integrate and protect biodiversity assets and natural habitats*
  - *provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres.*
- *Investigate opportunities to increase the amount and/or quality of public open space provision in areas of low open space provision and areas of increasing population growth.*

### **Water**

- *P115 Incorporate water-sensitive urban design in new developments to manage water quality, water quantity and water use efficiency and to support public stormwater systems.*



- *P117 Increase the provision of stormwater infrastructure (including water sensitive urban design) to manage and reduce the impacts of:*
  - *run-off from infill development*
  - *urban flooding from increased short-duration intense rainfall events associated with climate change*
  - *pollution from roads and other developed areas.*

## **2.3 Consistency with other key strategic policy documents**

This DPA accords with other key policy documents in the following manner:

### **2.3.1 Council's Strategic Directions Report.**

Council's Strategic Directions Report 2014 – 2018 (SDR) contains the following relevant references to Gawler East that support the proposed DPA:

Under the heading of "9.1 Growth Management", the SDR states:

*"Matters of importance in updating plans for infrastructure related to Gawler include:*

1. *The proposed eastern connector road between Gawler East and Main North Road, including South Para bridge.*
6. *The need for additional infrastructure to provide for adequate walking, cycling, gophers and other off-road transport to reduce car use and address related health and social goals in the 30 Year Plan, particularly in existing built-up areas of the town.*
8. *The potential for new road connections or new arrangements for existing roads to reduce through traffic congestion in parts of the central part of Gawler.*
13. *Stormwater management – Gawler has more than 60 stormwater outlets channelling untreated stormwater into the North Para South Para and Gawler River. Planning and implementation of stormwater detention and pollution treatment is a major task.*
19. *Structure Plan/concept plans for deferred urban zone and Gawler East."*

The SDR also states:

*A Structure/Infrastructure Plan is proposed to set out land-use policies to manage the change that is forecast to occur in the region. Of particular interest is the increase in population and the potential impacts (both positive and negative) this will have on demands for services and infrastructure, the natural environment, and the character and economic prosperity of the Council.*

*It will provide the basis for the design and development of areas in which the population is expected to grow, such as transit corridors (Evanston Gardens), new growth areas (Gawler East) and areas for revitalisation (town centre). It will also guide the planning of services and infrastructure related to transport, health, schools and community facilities and identify what land is available for future industrial, commercial and residential development. (page 48)*

### **2.3.2 Infrastructure planning**

Where relevant, a DPA must take into account relevant infrastructure planning (both physical and social infrastructure) as identified by Council (usually through the Strategic Directions Report), the Minister and/or other government agencies.

In addition to the infrastructure objectives mentioned in Council's SDR, Council initiated a number of infrastructure studies to support this DPA. These studies are:

**URPS, *Gawler East Social and Recreational Infrastructure Requirements (Draft Report), (2015)***

This report was prepared within the context of determining the required social and recreational infrastructure once Gawler East area is fully developed, as one component of the broader concept planning for the area. The report provides a summary of the process for planning for social and recreational infrastructure, based upon practice elsewhere as well as existing studies commissioned by the Town of Gawler. The report outlines the social and recreation infrastructure requirements for Gawler East based on these practices/studies. Social and recreational infrastructure have been identified for the discrete Gawler East project area, considered the primary catchment. The report concludes with a discussion of the principles to guide funding decisions and funding options.

**Tonkin Consulting, *Gawler East: Stormwater Infrastructure Study (preliminary report March 2016)***

The introductory section of this study notes that “...*the Town of Gawler has a number of developers proposing residential developments in the Gawler East area. These developments will all be upstream of the main Gawler Township and in some areas would have the potential to increase downstream flood risk if they are not managed appropriately. Runoff will also be along flow paths that currently take relatively minor flows and have the potential to cause erosion if not managed appropriately. The Town of Gawler has requested the Gawler East area Stormwater Management Plan (SMP) be implemented such that they can be in a position to strategically manage stormwater runoff generated by future development within the Gawler East area.*”

**URPS, *Gawler East Link Road: Engagement Report (June 2016)***

The objectives of the Gawler East Link Road community engagement were to understand preferences for, and impacts associated with, the two alignments for the Gawler East Link Road (the Link Road), and gather information related to the criteria for the Multi-Criteria Assessment (MCA) process from the community that will be used as part of Council’s decision making.

**Tonkin Consulting, *Gawler East Link Road: Multi-Criteria Assessment Report (August 2016)***

Tonkin Consulting was engaged by the Town of Gawler to undertake a Multi-Criteria Assessment (MCA) of two alternative alignments for the provision of the Gawler East Link Road (GELR). The MCA was undertaken to provide guidance to Council on a preferred road alignment. The report details the development of the MCA process and the supporting investigations undertaken to assist with determination of a preferred alignment for the Gawler East Link Road.

**URPS, *Gawler East Road: Engagement Report (October 2016)***

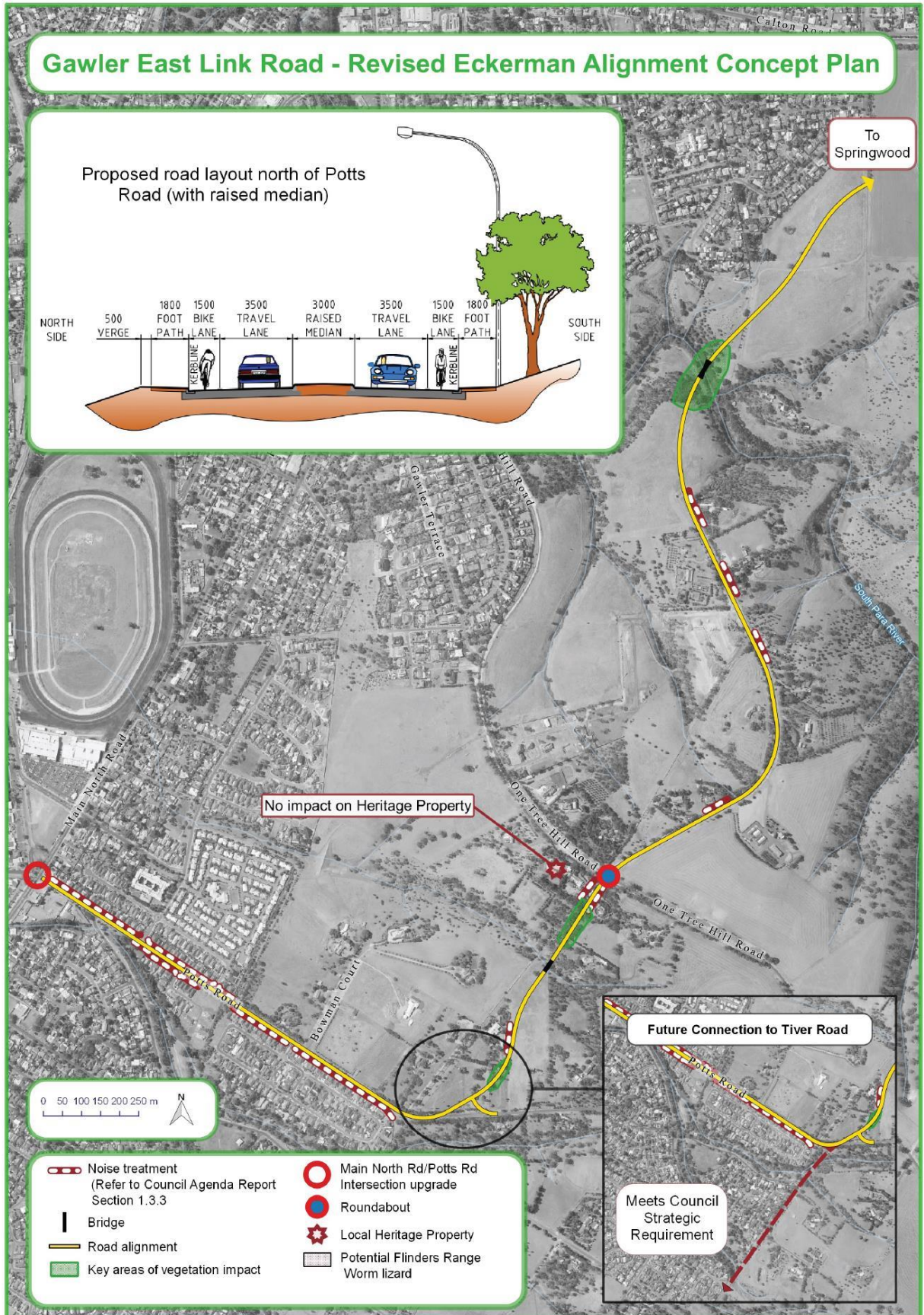
The objectives of the Gawler East Link Road community engagement undertaken in September 2016 were to gather feedback regarding preference for the Eastern Alternative, Revised Eckerman or State Government alignment options and reasons for the preference held.

Various supporting investigations were undertaken by Council and its consultant team to provide the required inputs into the MCA assessment. These investigations included the following:

- Road safety and travel time review (Tonkin Consulting)
- European Heritage (Flightpath Architects)
- Noise impacts (Sonus)
- Air quality impacts (Pacific Environment)
- Vegetation and fauna (EBS Ecology)
- Land acquisition property impacts (Property and Advisory Pty Ltd)
- Cost estimation (Sempac)

These studies were taken into consideration in the development of Principles of Development Control which are being proposed for the Residential Gawler East Zone and the Residential Zone - Evanston Gardens/Evanston South/Hillier Residential Zone Policy Area 4. These Principles of Development Control seek to have all major infrastructure secured by legally binding agreements prior to development occurring.

Figure 2: Conceptually illustrates Council's preferred alignment for the Gawler East Link Road (August 2016)



### **2.3.3 Current Ministerial and Council DPAs**

There are currently no Ministerial DPAs on consultation which affect, or might be affected by, this proposed DPA.

Council is currently processing two DPAs (Evanston Gardens DPA and Residential Character DPA), neither of which affect, or might be affected by, this proposed DPA.

### **2.3.4 Existing Ministerial Policy**

This DPA proposes changes to existing Ministerial policy that was introduced in the Ministerial Gawler East DPA on 26 August 2010. Amendment to these policies is considered appropriate as set out in this DPA and has been undertaken to ensure consistency with the Planning Strategy.

## 3. Investigations

### 3.1 Investigations undertaken prior to the Statement of Intent

Investigations undertaken prior to the SOI that inform this DPA include:

#### **URPS, *Gawler East Social and Recreational Infrastructure Requirements (Draft Report) (2015)***

This report was prepared within the context of determining the required social and recreational infrastructure once Gawler East area is fully developed, as one component of the broader concept planning for the area. The report provides a summary of the process for planning for social and recreational infrastructure, based upon practice elsewhere as well as existing studies commissioned by the Town of Gawler. The report outlines the social and recreation infrastructure requirements for Gawler East based on these practices/studies. Social and recreational infrastructure have been identified for the discrete Gawler East project area, considered the primary catchment. The report concludes with a discussion of the principles to guide funding decisions and funding options.

#### **Tonkin Consulting, *Gawler East: Stormwater Infrastructure Study (preliminary report March 2016)***

The introductory section of this study notes that “...the Town of Gawler has a number of developers proposing residential developments in the Gawler East area. These developments will all be upstream of the main Gawler Township and in some areas would have the potential to increase downstream flood risk if they are not managed appropriately. Runoff will also be along flow paths that currently take relatively minor flows and have the potential to cause erosion if not managed appropriately. The Town of Gawler has requested the Gawler East area Stormwater Management Plan (SMP) be implemented such that they can be in a position to strategically manage stormwater runoff generated by future development within the Gawler East area.”

#### **URPS, *Gawler East Link Road: Engagement Report (June 2016)***

The objectives of the Gawler East Link Road community engagement were to understand preferences for, and impacts associated with, the two alignments for the Gawler East Link Road, and gather information related to the criteria for the Multi-Criteria Assessment (MCA) process from the community that were then used as part of Council’s decision making.

#### **Tonkin Consulting, *Gawler East Link Road: Multi-Criteria Assessment Report (August 2016)***

Tonkin Consulting were engaged by Town of Gawler to undertake a Multi-Criteria Assessment (MCA) of two alternative alignments for the provision of the Gawler East Link Road. The MCA was proposed and undertaken to provide guidance to Council on a preferred road alignment. The report details the development of the MCA process and the supporting investigations undertaken to assist with determination of a preferred alignment for the Gawler East Link Road.

Various supporting investigations were undertaken by Council and its consultant team to provide the required inputs into the MCA assessment. These investigations included the following:

- Road safety and travel time review (Tonkin Consulting)
- European Heritage (Flightpath Architects)
- Noise impacts (Sonus)
- Air quality impacts (Pacific Environment)
- Vegetation and fauna (EBS Ecology)
- Land acquisition property impacts (Property and Advisory Pty Ltd)
- Cost estimation (Sempac)

### **URPS, Gawler East Link Road: Engagement Report (October 2016)**

The objectives of the Gawler East Link Road community engagement undertaken in September 2016 were to gather feedback regarding preference for the Eastern Alternative, Revised Eckerman or State Government alignment options and reasons for the preference held.

### **Kellogg Brown & Root Pty Ltd, Gawler East Ecological Survey (2010)**

An Ecological Survey was undertaken by Kellogg Brown & Root Pty Ltd (KBR) for the north and north-eastern portion of the Gawler East area in 2010. It identified that while much of the land is anthropogenic and provides habitat primarily for introduced plants and a few common native flora and fauna species, there are also smaller areas of higher quality habitat. Some of these areas, are identified on the current Gawler East Structure Plan Map Ga/1 (Overlay 1) Enlargement G, as 'Linear Open Space' and 'Conservation Area', however it is considered beneficial to extend this area to more accurately reflect this survey, which will result in a reduction to Mixed Use Policy Area 3.

### **Town of Gawler, Special Council Meeting (November 2016)**

At this meeting Council:

- Adopted the Revised Eckerman Alignment as the preferred alignment for the Gawler East Link Road Project, consistent with the strategic objective of a future direct extension of the Gawler East Link Road south of Potts Road to the intersection of Tiver Road and Main North Road, using a general alignment east of the water pipeline on Bentley Road to Alexander Avenue then on existing sections of Bentley Road and Tiver Road.
- Noted that further refinement of the preferred alignment can occur to minimise the impacts on properties and residents along the alignment, minimise environmental and amenity impacts, plan for efficient traffic movement, produce cost effective outcomes and deal with other issues related to the Project.

## **3.2 Investigations undertaken to inform this DPA**

In accordance with the Statement of Intent for this DPA the following investigations have been undertaken to inform this DPA.

### **3.2.1 Review of previously undertaken studies and recommendations to confirm their validity.**

Review of the previously undertaken studies has been undertaken and regard given to Council's resolution in relation to the proposed alignment of the Gawler East Link Road.

Amendments to current policy to reflect the findings of these studies / resolution are proposed in this DPA.

### **3.2.2 Review of relevant infrastructure policies (and associated funding strategies) in other Development Plans.**

Infrastructure policies contained in the following Development Plans have been reviewed for relevance to this DPA:

- Light Regional Council
- Mallala Council (now Adelaide Plains Council)
- Mount Barker District Council
- Playford Council.

While variations in wording are evident in relation to policies for the provision of infrastructure, all have common themes of requiring a co-ordinated approach to be taken and that the required infrastructure items

are either provided, or that a legally binding agreement is in place for the provision of the items, prior to the development (including land division) occurring.

The range of infrastructure items listed in the policies varies according to local requirements, but includes such matters as:

- stormwater management systems
- flood protection works
- wastewater management systems
- road and intersection upgrades
- community/neighbourhood houses
- community recreational facilities
- pedestrian and bicycle links
- lighting upgrades and koala crossings
- noise reducing acoustic measures.

### **3.2.3 Integration of Development Plan policy with other potential non-statutory infrastructure strategies.**

In 2010 a Ministerial DPA rezoned approximately 400 hectares of land in Gawler East as residential land. It is estimated that in excess of 3,000 new dwellings will be constructed in the area over time. This development will require the provision of a major level of infrastructure outside of individual developers' land (estimated to be in the order of \$80 million) to facilitate its orderly development and to meet quality of life issues for future residents.

Associated with the proposed amendment to infrastructure co-ordination policies in the Development Plan, Council has also considered how the required physical and community infrastructure is to be funded. The system proposed by Council includes contributions from Council itself, the State Government and also from developers of land within the area who will benefit from the provision of the infrastructure.

Council has been advised in this matter by Skilmar Systems Pty Ltd which prepared a report on a potential funding mechanism based on a separate rate to secure infrastructure contributions from developers. It is intended that developers will contribute an estimated \$24 million with the contributions subject to deeds of agreement.

Where a land owner/developer enters into a deed of agreement the developer contribution will be due by virtue of the obligations accepted under the deed. The separate rate will operate as a form of guarantee for the deed. Where a developer declines to enter into a deed of agreement the developer contribution will be secured through a separate rate without the benefit of a deed.

The separate rate mechanism is proposed to allow Council to impose a charge against the land but to postpone the payment of the separate rate until development occurs. It is not intended that the separate rates will ever be collected where land owners agree to appropriate infrastructure deeds. The collection of developer contributions or separate rates is related to when development occurs.

Such a mechanism is provided for under Section 154 of the *Local Government Act 1999*, providing the legislative backing for the imposition of separate rates.

### **3.2.4 Residential allotment yield analysis.**

To assist in gauging a potential allotment yield for each landowner and subsequent input to determining the cost of providing the required infrastructure for each landholding, Alexander Symonds (surveyors) undertook

the preparation of a preliminary yield plan for lands owned by both the private and Government sectors for the affected area generally north of Potts Road and south-west of the Springwood development. This preliminary analysis indicated a developable land area of some 102 hectares with an allotment yield in the order of 1530 allotments. Of these totals, some 60 hectares is held in private ownership and could realise in the order of 930 allotments, with some 42 hectares currently being held by the State Government and realising in the order of 600 allotments.

(This analysis is preliminary in nature and does not take into account final engineering design, native vegetation, regulated and/or significant trees, EPA requirements, Council requirements and the like.

### **3.3 Additional investigations undertaken to inform this DPA**

In addition to the above investigations, the following additional investigations have been undertaken to inform this DPA.

It should be noted that in house policy development has also been undertaken to identify and amend development policies which were considered no longer relevant or in need of refinement. This is largely based on seven years of experience implementing the policy framework from a development assessment perspective. In particular, amendments to the Gawler East Residential Zone and the Residential Hills Zone were considered necessary due to outdated policy e.g. references to car parking requirements for video stores.

Further to this, policy was expanded to provide further guidance applicable to development being sensitive to topography and encouraging development to work with the lay of the land. This was considered desirable by Council for a number of reasons including:

- Reducing amounts of cut and fill.
- Reducing the potentially negative impacts of large retaining walls upon the public realm.
- Reducing potential conflict between neighbours on matters relating to fencing, retaining and overlooking.
- Improved urban design outcomes

#### **3.3.1 Noise and air emissions along the Gawler East Link Road / Mixed Use Area**

Consideration has been given to the potential for noise and air emissions from traffic on the proposed Gawler East Link Road to adversely impact on adjoining development.

Tonkin Consulting has estimated the potential traffic volume for the Gawler East Link Road in 2025 to be 15,800 vehicles per day (vpd). This is less than the 25,000 vpd criterion listed for a Type B road (in the SAPPL Technical Information Sheet 08 for the application of Noise and Air Emissions – Overlay 3 policies).

It is noted that land to the north of Gawler East, at Concordia, is designated as a “Future urban growth area - unzoned” in the 2017 Update to The 30-Year Plan for Greater Adelaide. It is understood a link to the Sturt Highway would be necessary to properly service Concordia, which would decrease the potential for traffic from this area seeking to access the Gawler East Link Road. In this scenario, additional traffic volumes are considered unlikely to exceed 10,000 vpd. Together, the estimated potential traffic volumes are unlikely to reach the threshold for designating the Gawler East Link Road as a Type B road. Notwithstanding this, additional policies are proposed to ensure dwellings fronting onto the Gawler East Link Road are sited, designed and constructed to minimise the potential for traffic noise impacts.

It is proposed to apply the Noise and Air Emissions Overlay to the northern portion of the Residential (Gawler East) Zone which contains a large Mixed Use Centre Policy Area. This Policy Area, which extends south from Calton Road, is described as “a functional and diverse zone (sic) accommodating a mix of commercial, retail, recreation, community, residential, office, consulting rooms and educational uses”. Such a mix of uses is expected to result in higher background noise levels than in a purely residential area, requiring differing construction standards to mitigate noise levels in dwellings and other sensitive land uses.



### 3.3.2 Extension of the Gawler East Link Road

Consideration has been given to the Gawler East Link Road and its potential future extension to Tiver Road. This extension is intended to accommodate further residential growth across the wider region and further ease traffic congestion. This extension has been envisioned through additions to numerous desired character statements, as well as through the updating of concept figures and structure plans.

### 3.3.3 Springwood Masterplan Vision

In considering amendments to the current planning policies applying in the Residential (Gawler East) Zone, regard has been given to the Master Plan contained in the *Springwood, Gawler - Masterplan Vision* (June 2017). Springwood Communities is developing the northern portion of the Zone to accommodate some 2,000 dwellings with associated shopping, community facilities and open space areas.

In this regard, the policy amendments proposed for the wider Residential (Gawler East) Zone will also apply to the Springwood development. These amendments are primarily of a design related nature, although some deal with the development of reserves when created through land division proposals.

Amendments are also proposed to Gawler East Structure Plan Map Ga/1 (Overlay 1) Enlargement G and Gawler East Development Constraints Concept Plan Figure CoP/5 to reflect the key elements of the 2017 Springwood Master Plan and the alignment of the Gawler East Link Road through the Springwood development area.

### Mixed Use Policy Area 3

The proposed reduction of the Mixed Use Policy Area 3 (specific to the section south east of the gas pipeline) as highlighted in Gawler East Structure Plan Map Ga/1 (Overlay 1) Enlargement G is considered to be sympathetic to both the Springwood Masterplan and the KBR Ecological Survey, which both highlight the subject region as an area of environmental significance. The area currently depicted as Mixed Use Centre south of the Gawler East Link Road has been identified in the KBR report as being environmentally significant for the following native fauna:

- Habitat for red-rumped parrot;
- Potential habitat for Buff-banded rail (nearby habitat exists within the Linear Open Space); and
- Sightings of Rainbow bee-eater, a migratory bird.

The KBR report also states, *“Any construction within the South Para River corridor will require management, especially in regard to effects on water quality and fauna”*.

Due to the proximity to the South Para River and the gradient fall of the land, mixed use development is unlikely to be considered the best outcome for this area due to the possibility of riparian contamination. Low density residential use is less likely to have an adverse impact in comparison to higher density residential and commercial uses. A change to low density residential development may offer opportunities to preserve areas of Mallee Box Woodland which may otherwise be eradicated.

The sharp gradient renders the land impracticable for mixed use and commercial development and community, education and formal recreation facilities. Residential development in this specific area will be required to follow the contours of the land to achieve good design outcomes.

Further to this the Springwood Masterplan proposes approximately 4500sqm of retail floor space which can be comfortably accommodated within the proposed reduced Mixed Use Policy Area. Council previously prepared a retail analysis of its Town Centre which suggests it has a current oversupply of retail floor space. From this perspective, a reduction in the Mixed Use Policy Area is not considered an issue as an abundance of retail area is within two kilometres.

With the evolution of the current Springwood Master Plan, the development seeks to centralise commercial and mixed use development around the proposed Town Centre, which is removed from the subject area discussed above.

### 3.3.4 Quality and quantity of open space (including biodiversity and steep creeks)

Consideration has been given to policies relevant to the provision of open space within the Gawler East area, both at the zone level and the Council Wide level.

It is evident there are a number of current policies which can be applied to the assessment of developments (including land division) to ensure appropriate open space is provided within the area. These include, but are not limited to the following:

#### ***Existing Residential (Gawler East) Zone and Residential Hills Zone***

Objective: "Open space systems designed to provide multiple use reserve areas that promote water management, habitat retention and enhancement, and recreational linkages."

Desired Character: "The zone will develop in accordance with Structure Plan Map Ga/1 (Overlay 1)

Enlargement G ...." This Plan identifies key desired "Linear Open Space" areas and a "Conservation Area".

"It is essential that development respects and enhances the natural attributes of the zone through the retention of significant views, creek lines, native vegetation and locations of ecological significance."

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

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

PDC 1: lists "open space" and "recreation area" as envisaged uses in the zone.

Additional policies in the Residential (Gawler East) Zone include:

Desired Character:

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

PDC 8: "Land division should accommodate open space and movement networks that provide for strong connections and safe and convenient access to public facilities, public transport and potential future development of adjoining sites."

#### **Open Space Zone**

"Objective 1: A zone:

- (a) In which the open space character is preserved to provide a visual contrast to the surrounding urban area
- (b) comprising open space that accommodates a range of public and private activities in an open space and natural setting, including:
  - (i) passive and active recreation land uses;
  - (ii) habitat conservation and restoration."

"Desired Character

## South Para River

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

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

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

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

## Relevant Council Wide Objectives and Principles of Development Control

### Bushfire Protection

Objectives 3 – 4.

PDCs 13, 14, 18.

### Open Space and Recreation

Objectives 61 – 64.

PDCs 167 – 169, 171 – 174, 178.

### Conservation

Objectives 11 – 17.

PDCs 32 – 35, 37 – 40.

### Natural Resources

Objectives 48, 49, 51 – 60.

PDCs 127 - 142, 129, 152 – 160, 163 - 164.

### Metropolitan Open Space System (MOSS)

Objectives 44 – 47.

PDCs 120 - 126.

### New Policies Proposed

Given the extent and wide ranging nature of the existing policies, only a small number of additional policies are considered necessary in relation to open space, conservation and natural resources in this DPA.

An Ecological Survey undertaken by Kellogg Brown & Root Pty Ltd (KBR) for the north and north-eastern portion of the Gawler East area was finalised in 2010. It identified that while much of the land is anthropogenic and provides habitat primarily for introduced plants and a few common native flora and fauna species, there are also smaller areas of higher quality habitat. These include:

- The rocky creekline (the unnamed tributary north of the South Para River) which traverses the area in an east to west direction. This section of the site, including rocky outcrops, represented potential habitat for

Iron-grass grassland, which is a nationally threatened plant association, the nationally threatened Flinders Ranges worm-lizard (*Aprasia pseudopulchella*) and a number of other reptile species, possibly including the nationally endangered Pygmy bluetongue lizard (*Tiliqua adelaidensis*).

- Riparian areas of the South Para River, primarily for avifauna and aquatic species, but also for reptiles in rocky areas.
- Areas of remnant native woodland and grassland, for bats, some avifauna and possibly, a few reptile species, including species dependent on spider burrows. This could include the Pygmy bluetongue lizard.

These areas, and others, are generally identified on Gawler East Structure Plan Map Ga/1 (Overlay 1) Enlargement G as 'Linear Open Space' and 'Conservation Area'.

The Ecological Survey also noted these areas may be subject to Declared and High Threat environmental weed species.

It is common practice for land developers to seek to meet their open space requirements associated with land divisions by providing reserve areas in steeper environments and along watercourses. This can result in positive environmental and development outcomes by 'protecting' more environmentally sensitive areas in reserves and in keeping flatter, more usable land for development purposes.

However, Council has identified that prior to vesting of such reserve lands to Council there is a need for it to be restored to an appropriate natural state, including removal of environmental weed species. Policies are therefore proposed to be included in the DPA (via discussion in the Desired Character statement and a specific PDC) to assist in this regard. The additional policies are to apply in the Open Space Zone, Residential (Gawler East) Zone and Residential (Hills) Zone.

Similarly, Council has identified a need for other public purpose reserves, such as for active and passive recreation and stormwater management, to be designed to an appropriate standard and level of service in order to minimise ongoing maintenance costs consistent with creating long term economic, environmental and social sustainability. Policies are therefore proposed to be included in the DPA (via discussion in the Desired Character statement and a specific PDC) to assist in this regard. The additional policies are to apply in the Open Space Zone, Residential (Gawler East) Zone and Residential (Hills) Zone.

### **3.3.5 Implications of the Sea Gas pipeline and release valve.**

A portion of the Sea Gas underground high pressure transmission pipeline network is located adjacent or within the area affected, generally along the Bentley Road alignment and then heading north-east from Potts Road to the eastern end of Calton Road.

High pressure natural gas transmission pipelines have a level of risk, which must be assessed when considering land use and development of land in the vicinity of pipelines, to ensure that risk to people, property and the environment is within acceptable levels. While Australian pipelines have an excellent safety record, a high pressure pipeline failure can impact an area several hundreds of metres from a pipeline.

While all high pressure pipelines are required by Regulation to be designed, constructed, operated and maintained in accordance with Australian Standard (AS) 2885: *Pipelines – Gas and Liquid Petroleum*, it is recognised the most frequent cause of pipeline failure worldwide is damage caused by external interference resulting from construction or maintenance activities. In order to maintain pipeline safety, it is essential that the Pipeline Operator is informed of changes in land use in the area that could be affected by a pipeline failure in order that plans to control new threats and consequences can be developed and implemented. Planners, developers and landowners, as well as Pipeline Operators, must be aware of the potential for them to impact on pipeline safety by planning or permitting development without consideration of its potential impact.

A Measurement Length, which represents the area in which there will be a significant safety impact in the event of the worst case pipeline failure, has been established along the pipeline. Development proposals within this area require consultation with the Pipeline Operators to ensure that any potential risks are identified. A Safety Management Study may be required in some instances. This process identifies threats to the pipeline system and applies controls to them, and (if necessary) undertakes assessment and treatment of any risks to ensure the residual risk is reduced to an acceptable level.

Relevant Structure Plans for the Gawler East area already identify the location of this pipeline and associated policy is contained within the Desired Character statements for the affected zones – in this case the Residential (Gawler East) Zone, Residential Hills Zone and Open Space Zone.

Current wording in the Desired Character statements is as follows:

“A high pressure gas transmission pipeline traverses the zone as shown on Map Ga/1 (Overlay 1) Enlargement G. It is required that development within the zone comply with AS2885 (Pipeline Gas and Liquid Petroleum) to ensure minimum pipeline safety requirements have been met.”

A minor variation to this wording is evident for policy applying in the adjacent Evanston Gardens / Evanston South / Hillier Residential Policy Area 4 which also recognises the required Measurement Length with the pipeline as follows:

“It is required that development within gas pipeline measurement length of 640 metres as shown on Evanston Gardens/Evanston South/Hillier Structure Plan Map Ga/1 (Overlay 1) Enlargement H, complies with AS 2885 (pipeline gas and liquid petroleum) to ensure pipeline safety requirements have been met.”

This Measurement Level has also been shown on the relevant Structure Plan.

In order to provide a consistent approach to the policies applying to pipelines, the same amended wording is to be applied to all Zones/Policy Areas within 640 metres (the Measurement Length) of the pipeline alignment. It is also proposed that specific Principles of Development Control are applied to pertinent zones as well as the Measurement Length for the pipeline be shown on relevant Structure Plans.

### **3.3.6 Walking and cycling**

#### ***Bikedirect***

The South Australian Government’s *Bikedirect* mapping (July 2015) indicates Calton Road, at the northern boundary of the area affected, is a secondary road that can be used for cycling. It also indicates an Off Road Sealed Path (known as the Gawler Rivers Tapa Pariara Path) is located adjacent to the western boundary of the area affected.

#### **Town of Gawler Walking and Cycling Plan**

Council’s Walking and Cycling Plan 2008 (QED) recognises that the significant population growth predicted in Gawler (including at Gawler East) in future will require careful planning and urban design to ensure integration of future development areas with the existing urban fabric.

It notes that “It will be important that a high level of integration exists between the “new” and the “old”, and safe, connected and convenient networks for walking and cycling are provided, linking people to destinations within and between the new development areas and the existing township.”

The Walking and Cycling Plan provides a recommended Walking and Cycling Network which provides local connectivity around the township and to key destinations as well as regional routes.

#### **Cycling Network**

In relation to the Cycling Network for the Gawler East area, the 2008 Plan indicates:

Main road routes along:

- Calton Road
- Gawler – One Tree Hill Road.

Local road routes along:

- East Terrace
- Millers Road

- Potts Road
- Bentley Road.

Off-road routes along:

- the South Para River
- parts of the Gawler – One Tree Hill Road with a connection to Potts Road
- Bentley Road.

A future route along the Gawler East Link Road.

Various future links internal to the Gawler East area.

### **Walking Network**

In relation to the Walking Network for the Gawler East area, the 2008 Plan indicates a similar network to the Cycling Network, often as shared use paths. An additional off-road route walking trail is proposed along both sides of the tributary to the South Para River, which runs east-west through the area north of the South Para River.

### **Development Plan**

Consideration has been given to policies relevant to the provision of walking and cycling measures within the Gawler East area, both at the zone level and the Council Wide level.

It is evident there are a number of current policies which can be applied to the assessment of developments (including land division) to ensure appropriate walking and cycling measures are provided within the area.

These include, but are not limited to the following:

### **Residential (Gawler East) Zone and Residential Hills Zone**

Desired Character

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

### **Open Space Zone**

“Objective 1: A zone:

- (a) in which the open space character is preserved to provide a visual contrast to the surrounding urban area
- (b) comprising open space that accommodates a range of public and private activities in an open space and natural setting, including:
  - (i) passive and active recreation land uses;”

“Desired Character

South Para River

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

“Facilities will include but are not limited to walking and cycling trails, interpretive and recreational activities, formalised open space and car parking. It is envisaged that roads will be developed in the zone to enable movement between areas as shown on Map Ga/1 (Overlay 1) Enlargement G.”

### **Relevant Council Wide Objectives and Principles of Development Control**

#### **Open Space and Recreation**

PDCs 168 – 169.

### **Residential Movement Networks**

PDCs 223, 225 – 226, 232.

### **Transportation and Access**

Objective 88.

PDCs 323, 329 – 332, 335 – 336.

### **Transportation (Movement of People and Goods)**

Objective 94.

PDCs 368 - 369.

### **Gawler East Structure Plan Map Ga/1 (Overlay 1) Enlargement G**

While this Structure Plan indicates the key structural elements (such as road alignments, linear open space, conservation areas, transmission corridors and the like) desired within the Gawler East area, it does not indicate desired walking and cycling networks.

This is not considered a significant issue as there are a number of policies within the Development Plan that enable the consideration of walking and cycling paths at the development stage and as guidance to the potential location of these networks is contained in other Council documents.

Only minor rewording of some policies applying to pedestrian and bicycle networks is proposed.

#### **3.3.7 Fencing**

Through an in-house review of numerous policies it was considered constructive to amend public notification policies relating specifically to the matter of fencing. This DPA seeks that fencing up to a height of 2.8 metres be classified under Category 1 and fencing exceeding 2.8 metres as Category 2. This is considered an alternative method to assist in encouraging the development of housing to work with the lay of the land and to reduce rates of cut and fill.

## **4. Recommended Policy Changes**

Following is a summary of the recommended policy changes based on the investigations of this DPA:

### **Open Space Zone**

- Minor amendment to the current wording of the third paragraph of the Desired Character statement.
- Inclusion of a new paragraph in the Desired Character statement in relation to the need to restore any proposed reserve areas, in steeper environments and along watercourses, to an appropriate natural state prior to vesting with Council.
- Inclusion of a new paragraph in the Desired Character statement in relation to the need for proposed reserve areas to be designed to an appropriate standard and level of service in order to minimise ongoing maintenance costs for long term economic, environmental and social sustainability.

- Amendment to the current wording in the Desired Character statement in relation to development in proximity to the high pressure gas pipeline traversing the area.
- Inclusion of information in the Desired Character statement in relation to the potential for Aboriginal sites and objects to be found in the area, particularly in proximity to the South Para River.
- Minor amendments to current PDCs 1, 5 and 8 for clarification purposes.
- Addition of a new PDC requiring landscaping of the Main North Road open space area to be consistent with the desired character statement.
- Addition of two PDCs in relation to land division for the South Para River area requiring:
  - the re-establishment of proposed reserves to an appropriate natural state prior to their vesting to Council
  - proposed reserves to be designed to an appropriate standard and level of service to minimise ongoing maintenance costs and to ensure sustainability.
- Inclusion of a new PDC in relation to development in proximity to the high pressure gas pipeline traversing the area.

### **Residential (Gawler East) Zone**

- Introduction of two new Objectives in relation to:
  - development having regard to topographic features
  - development achieving coordinated infrastructure provision.
- Minor updates to the Desired Character statement relating to such matters as:
  - on-street car parking near medium density sites
  - promotion of split level dwelling design in steeper areas
  - varying landscape commentary for wider road reserves and public open spaces
  - stormwater management.
- Inclusion of a new paragraph in the Desired Character statement in relation to the need to restore any proposed reserve areas, in steeper environments and along watercourses, to an appropriate natural state prior to vesting with Council.
- Inclusion of a new paragraph in the Desired Character statement in relation to the need for proposed reserve areas to be designed to an appropriate standard and level of service in order to minimise ongoing maintenance costs, for long term economic, environmental and social sustainability.
- Amendment to current wording in the Desired Character statement in relation to development in proximity to the high pressure gas pipeline traversing the area.
- Inclusion of a new requirement in the Desired Character statement in relation to development needing to have regard to noise sources such as the gas pipeline valve and the Gawler East Link Road.
- Inclusion of information in the Desired Character statement in relation to the potential for Aboriginal sites and objects to be found in the area, particularly in proximity to the South Para River.
- Minor additions to the envisaged development list in PDC 1 for the Zone and Mixed Use Centre Policy Area 3



- Inclusion of a new PDC in relation to direct allotment access to the Gawler East Link Road.
- Updates to current PDCs:
  - that support integrated stormwater management and community infrastructure, including pedestrian and bicycle paths
  - that provide minor changes to set back provisions
  - that promote sensitive development on undulating land
  - to recognise the requirement for a 100 metre wide corridor for the 275 kV electricity line
  - to guide the construction of fences and retaining walls
  - to delete car parking standards for video shops
  - to introduce “store” as a non-complying development
  - to make some forms of fencing Category 2 in terms of public notification requirements.
- Addition of two PDCs in relation to land division requiring:
  - the re-establishment of proposed reserves to an appropriate natural state prior to their vesting to Council
  - proposed reserves to be designed to an appropriate standard and level of service to minimise ongoing maintenance costs and to ensure sustainability.
- Inclusion of a new PDC in relation to development in proximity to the high pressure gas pipeline traversing the area.
- Inclusion of a new PDC requiring the provision (or legal agreement committing to the provision) of required physical and community infrastructure as part of the development proposal.

### **Residential Hills Zone**

- Amendment to Objective 1 requiring development to have regard to Structure Plan Map Ga/1 (Overlay 1) Enlargement G – illustrating the Gawler East Link Road.
- Introduction of a new Objective in relation to development achieving coordinated infrastructure provision.
- Minor updates to the Desired Character statement relating to such matters as:
  - promotion of split level dwelling design in steeper areas
  - varying landscape commentary for wider road reserves and public open spaces
  - stormwater management.
- Inclusion of a new paragraph in the Desired Character statement in relation to the need to restore any proposed reserve areas, in steeper environments and along watercourses, to an appropriate natural state prior to vesting with Council.
- Inclusion of a new paragraph in the Desired Character statement in relation to the need for proposed reserve areas to be designed to an appropriate standard and level of service in order to minimise ongoing maintenance costs, for long term economic, environmental and social sustainability.

- Amendment to current wording in the Desired Character statement in relation to development in proximity to the high pressure gas pipeline traversing the area.
- Inclusion of a new requirement in the Desired Character statement in relation to development needing to have regard to noise sources such as the gas pipeline valve and the Gawler East Link Road.
- Inclusion of information in the Desired Character statement in relation to the potential for Aboriginal sites and objects to be found in the area, particularly in proximity to the South Para River.
- Update to PDCs that:
  - require landscaping and retention of views
  - guide the construction of fences and retaining walls
  - amend setbacks and open space provisions to match the Residential (Gawler East) Zone
  - update minimum site areas for dwelling policies to better reflect the low density nature the zone
  - support integrated stormwater management and community infrastructure, including pedestrian and bicycle paths.
- Inclusion of a new PDC in relation to direct allotment access to the Gawler East Link Road.
- Addition of two PDCs in relation to land division requiring:
  - the re-establishment of proposed reserves to an appropriate natural state prior to their vesting to Council
  - proposed reserves to be designed to an appropriate standard and level of service to minimise ongoing maintenance costs and to ensure sustainability.
- Inclusion of a new PDC in relation to development in proximity to the high pressure gas pipeline traversing the area.
- Inclusion of a new PDC requiring the provision (or legal agreement committing to the provision) of required physical and community infrastructure as part of the development proposal.

### **Residential Zone**

In the Evanston Gardens/Evanston South/Hillier Residential Policy Area 4:

- Inclusion of a new paragraph in the Desired Character statement in relation to the need for proposed reserve areas to be designed to an appropriate standard and level of service in order to minimise ongoing maintenance costs, for long term economic, environmental and social sustainability.
- Inclusion of a new paragraph in the Desired Character statement to identify the need to facilitate the future extension of the Gawler East Link Road from Potts Road, along Bentley Road and through the Renewal SA land to Tiver Road.
- Inclusion of a new PDC in relation to development in proximity to the high pressure gas pipeline traversing the area.
- Inclusion of a new PDC requiring the provision (or legal agreement committing to the provision) of required physical and community infrastructure as part of the development proposal.

In the Evanston/Evanston Park Policy Area and Gawler South Policy Area:

- Addition to current wording in the Desired Character statement in relation to development in proximity to the high pressure gas pipeline traversing the area.
- Inclusion of a new paragraph in the Desired Character statement to identify the need to facilitate the future extension of the Gawler East Link Road from Potts Road, along Bentley Road and through the Renewal SA land to Tiver Road.
- Inclusion of a new PDC in relation to development in proximity to the high pressure gas pipeline traversing the area.

### **Rural Zone**

- Deletion of reference to Gawler East Policy Area, as it has not existed for some time.
- Inclusion of reference that the zone should accommodate the construction of the Gawler East Link Road (Bentley – Tiver Road alignment) as shown on Structure Plan Map Ga/1 (Overlay 1).
- Inclusion of a new PDC in relation to development in proximity to the high pressure gas pipeline traversing the area.

### **Rural Living Zone**

- Inclusion of reference that the zone should accommodate the construction of the Gawler East Link Road (Bentley – Tiver Road alignment) as shown on Structure Plan Map Ga/1 (Overlay 1).
- Inclusion of a new PDC in relation to development in proximity to the high pressure gas pipeline traversing the area.

### **Mapping**

Update Maps to generally reflect the proposed Gawler East Link Road and related amendments:

- Amendment to Gawler East Development Constraints Concept Plan Figure CoP/5 to reflect the proposed new alignment of the Gawler East Link Road and future extension along Bentley Road. Deletion of the current indicated alignment.
- Amendment to Structure Plan Map Ga/1 (Overlay1) Part B to reflect the proposed indicative new alignment of the Gawler East Link Road south of Potts Road to Tiver Road – east of the water pipeline between Potts Road and Alexander Avenue and in part through new development land between Bentley Road and Tiver Road.
- Amendment to Gawler South Structure Plan Map Ga/1 (Overlay1) Enlargement E to show the Pipeline Measurement Length associated with the SEA Gas high pressure gas pipeline.
- Amendment to Evanston/Evanston Park Structure Plan Map Ga/1 (Overlay1) Enlargement F to reflect the proposed indicative new alignment of the Gawler East Link Road south of Potts Road to Tiver Road – east of the water pipeline between Potts Road and Alexander Avenue and also the Pipeline Measurement Length associated with the SEA Gas high pressure gas pipeline.
- Amendment to Gawler East Structure Plan Map Ga/1 (Overlay1) Enlargement G to reflect the proposed new alignment of the Gawler East Link Road and the deletion of the current indicated alignment. The Pipeline Measurement Length is also shown, as is the realigned area for the Mixed Use Centre area.
- Amendment to Evanston Gardens/Evanston South/Hillier Structure Plan Map Ga/1 (Overlay1) Enlargement H to reflect the proposed new alignment of the Gawler East Link Road along portion of Bentley Road and portion of Tiver Road.
- Introduction of a Noise and Air Emissions Overlay Map and associated policies to apply to the Mixed Use Centre Policy Area 3 south of Calton Road.

- Amendment to Policy Areas Map Ga/15 to reflect the realigned boundary for Mixed Use Centre Policy Area 3.

## 5. Consistency with the Residential Code

The Residential Development Code was introduced in 2009 to make simpler, faster and cheaper planning and building approvals for home construction and renovation.

The Residential Code does not currently apply to this area and it is not proposed to include the area given the limited nature of the policy amendments proposed in this DPA.

## 6. Statement of statutory compliance

Section 25 of the *Development Act 1993* prescribes that the DPA must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with the Statement of Intent
- accords with other parts of council's Development Plan
- complements the policies in Development Plans for adjoining areas
- accords with relevant infrastructure planning
- satisfies the requirements prescribed by the Development Regulations 2008.

### 6.1 Accords with the Planning Strategy

Relevant strategies from the Planning Strategy are summarised in section 2.2 of this document. This DPA is consistent with the direction of the Planning Strategy.

### 6.2 Accords with the Statement of Intent

The DPA has been prepared in accordance with the Statement of Intent agreed to on 7 April 2017. In particular, the proposed investigations outlined in the Statement of Intent have been have been addressed in section 3.2 of this document.

### 6.3 Accords with other parts of the Development Plan

The policies proposed in this DPA are consistent with the format, content and structure of the Gawler (CT) Development Plan.

### 6.4 Complements the policies in the Development Plans for adjoining areas

The area affected is bounded on its northern and eastern sides by Rural Living, Primary Production and Open Space Zones in the Barossa Council area and the Hills Face Zone within the Playford Council area. As the policy amendments proposed in this DPA are limited in nature and amend existing policy, no adverse effect is anticipated on the Development Plans for these adjoining areas. The policies can therefore be considered to complement the policies of Development Plans for adjoining areas.

### 6.5 Accords with relevant infrastructure planning

This DPA complements current infrastructure planning for the Council area, as discussed in section 2.3.2 of this document.

## **6.6 Satisfies the requirements prescribed by the Regulations**

The requirements for public consultation (Regulation 11) and the public meeting (Regulation 12) associated with this DPA will be met.

## References/Bibliography

- *Evanston Park – Gawler South Open Space Network Master Plan*, Hilary Hamnett & Associates (2006)
- *Gawler East Development Area – Proposal to Levy Separate rates to Secure Infrastructure Contributions from Developers*, Skilmar Systems Pty. Ltd. (April 2017)
- *Gawler East Stormwater Infrastructure Study*, Tonkin Consulting (March 2016)
- *Gawler East Urban Boundary Karna Cultural Heritage Assessment*, Australian Cultural Heritage Management Pty Ltd (2010)
- *Gawler South Gawler East and Evanston Park DPTI Yield Analysis Plan*, Alexander Symonds (2017)
- *Gawler South Gawler East and Evanston Park Yield Analysis Plan*, Alexander Symonds (2016)
- *Guideline for the Planning and Development of Land in the Vicinity of High Pressure Natural Gas and Liquid Petroleum Pipelines*, Sea Gas and Epic Energy (October 2010)
- *Gawler East Development Plan Amendment – Gawler East Ecological Survey*, Kellogg Brown & Root Pty Ltd (August 2010)
- *South Australian Planning Policy Library Technical Information Sheet 08 – Noise and Air Emissions – Overlay 3*, Government of South Australia (April 2013)
- *Springwood, Gawler - Masterplan Vision* (May 2017)
- *Town of Gawler Walking and Cycling Plan 2008*, QED (December 2008)

## Schedule 4a Certificate

### CERTIFICATION BY COUNCIL'S CHIEF EXECUTIVE OFFICER

#### DEVELOPMENT REGULATIONS 2008

#### SCHEDULE 4A

*Development Act 1993* – Section 25 (10) – Certificate - Public Consultation

#### CERTIFICATE OF CHIEF EXECUTIVE OFFICER THAT A DEVELOPMENT PLAN AMENDMENT (DPA) IS SUITABLE FOR THE PURPOSES OF PUBLIC CONSULTATION

I Henry Inat, as Chief Executive Officer of the Town of Gawler, certify that the Statement of Investigations, accompanying this DPA, sets out the extent to which the proposed amendment or amendments-

- (a) accord with the Statement of Intent (as agreed between the Town of Gawler and the Minister under section 25(1) of the Act) and, in particular, all of the items set out in Regulation 9 of the *Development Regulations 2008*; and
- (b) accord with the Planning Strategy, on the basis that each relevant provision of the Planning Strategy that related to the amendment or amendment has been specifically identified and addressed, including by an assessment of the impacts of each policy reflected in the amendment or amendments against the Planning Strategy, and on the basis that any policy which does not fully or in part accord with the Planning Strategy has been specifically identified and an explanation setting out the reason or reasons for the departure from the Planning Strategy has been included in the Statement of Investigation; and
- (c) accord with the other parts of the Development Plan (being those parts not affected by the amendment or amendments); and
- (d) complement the policies in the Development Plans for adjoining areas; and
- (e) satisfy the other matters (if any) prescribed under section 25(10)(e) of the *Development Act 1993*.

The following person or persons have provided advice to the council for the purposes of section 25(4) of the Act:

- Geoff Butler, MPIA – CPP, Senior Associate at URPS
- Grazio Maiorano, RPIA (Fellow), Director at URPS

DATED this "Insert Date" day of "Insert Month" 2017.

.....  
Chief Executive Officer





# Development Plan Amendment

By the Council

## Town of Gawler

### Gawler East Structure Plan DPA

The Amendment

*For Consultation*

## Amendment Instructions Table

Name of Local Government Area: Town of Gawler

Name of Development Plan: Gawler (CT) Development Plan

Name of DPA: Gawler East Structure Plan DPA

*The following amendment instructions (at the time of drafting) relate to the Council Development Plan consolidated on 28 April 2016.*

*Where amendments to this Development Plan have been authorised after the aforementioned consolidation date, consequential changes to the following amendment instructions will be made as necessary to give effect to this amendment.*

Amendment Instruction Number	Method of Change	Detail what in the Development Plan is to be amended, replaced, deleted or inserted.  If applicable, detail what material is to be inserted and where. Use attachments for large bodies of material.	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
<b>COUNCIL WIDE / GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)</b>				
Amendments required (Yes/No): <b>Yes</b>				
<b>General Section – Overlay and Noise Emissions</b>				
1.	Replace	“Map Ga/1 (Overlay 3)” with “Map Ga/1 (Overlays 3 and 4)”	N	N
<b>ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)</b>				
Amendments required (Yes/No): <b>Yes</b>				
<b>Open Space Zone</b>				
2.	Replace	The entire zone with the contents of <b>Attachment A</b> .	N	N
<b>Residential Zone – Evanston Gardens / Evanston South / Hillier Residential Policy Area 4</b>				
3.	Insert	The following paragraph after the ninth paragraph of the Desired Character statement:  “Reserves for public purposes such as active and passive recreation and stormwater management, including the provision of associated infrastructure, should be designed to an appropriate standard and level of service in order to minimise ongoing maintenance costs consistent with creating long term economic, environmental and social sustainability”.	N	N
4.	Insert	The following paragraph after the current fifteenth paragraph of the Desired Character statement:	N	N

		“A future extension of the Gawler East Link Road from Potts Road to Tiver Road via part of Bentley Road, east of the high pressure gas transmission pipeline and through new development land is envisaged to accommodate further residential growth in the wider region.		
5.	Replace	The current seventeenth paragraph of Desired Character with the following text “A high pressure gas transmission pipeline traverses the Policy Area as shown on <u>Map Ga/1 (Overlay) Enlargement H</u> . It is required that development within 640 metres of either side of the gas line complies with Australian Standard AS 2885 (Pipelines - Gas and Liquid Petroleum) or any subsequent relevant updated AS standards, to ensure safety requirements are fully met.”	N	N
6.	Insert	<p>Following Land Division PDC 27 insert:</p> <p><b>High Pressure Gas Pipeline</b></p> <p>28 Development within 640 metres of either side of the SEA Gas high pressure gas pipeline should comply with Australian Standard AS 2885 (Pipelines - Gas and Liquid Petroleum), or any subsequent relevant updated standards, to ensure safety requirements are fully met.</p> <p><b>Infrastructure Coordination</b></p> <p>29 Development, including land division, should only occur once required physical and community infrastructure is either provided, or a legally binding agreement has been executed for the provision of the infrastructure items, including the following:</p> <p>(a) Gawler East Link Road as illustrated on Structure Plan Map Ga/1 (Overlay 1) Enlargement H, and associated traffic interventions (road and intersection upgrades);</p> <p>(b) Public lighting, pedestrian and bicycle paths and associated landscaping treatments associated with the Gawler East Link Road; and</p> <p>(c) Community facilities (including recreation facilities).</p>	Y	N
<b>Residential Zone – Evanston / Evanston Park Policy Area</b>				
7.	Insert	<p>After the last paragraph of the Desired Character the following text “A high pressure gas transmission pipeline traverses the Policy Area as shown on <u>Map Ga/1 (Overlay) Enlargement F</u>. It is required that development within 640 metres of either side of the gas line complies with Australian Standard AS 2885 (Pipelines - Gas and Liquid Petroleum) or any subsequent relevant updated AS standards, to ensure safety requirements are fully met.”</p> <p>A future extension of the Gawler East Link Road from Potts Road to Tiver Road via part of Bentley Road, east of the high pressure gas transmission pipeline and through new development land is envisaged to accommodate further residential growth in the wider region.</p>	N	N
8.	Insert	<p>After PDC 1:</p> <p><b>High Pressure Gas Pipeline</b></p>	N	N

		2 Development within 640 metres of either side of the SEA Gas high pressure gas pipeline should comply with Australian Standard AS 2885 (Pipelines - Gas and Liquid Petroleum), or any subsequent relevant updated standards, to ensure safety requirements are fully met.		
<b>Residential Zone – Gawler South Policy Area</b>				
9.	Insert	After the last paragraph of the Desired Character the following text “A high pressure gas transmission pipeline traverses the Policy Area as shown on <u>Map Ga/1 (Overlay) Enlargement F</u> . It is required that development within 640 metres of either side of the gas line complies with Australian Standard AS 2885 (Pipelines - Gas and Liquid Petroleum) or any subsequent relevant updated AS standards, to ensure safety requirements are fully met.”	N	N
10.	Insert	After PDC 4:  <b>High Pressure Gas Pipeline</b>  5 Development within 640 metres of either side of the SEA Gas high pressure gas pipeline should comply with Australian Standard AS 2885 (Pipelines - Gas and Liquid Petroleum), or any subsequent relevant updated standards, to ensure safety requirements are fully met.	N	N
<b>Residential (Gawler East) Zone</b>				
11.	Replace	The entire zone with the contents of <b>Attachment B</b> (including Gawler East Development Constraints Concept Plan Figure CoP/5).	N	N
<b>Residential Hills Zone</b>				
12.	Replace	The entire zone with the contents of <b>Attachment C</b> .		
<b>Rural Zone</b>				
13.	Delete	In the Introduction, the words “Gawler East Policy Area Map Ga/15”	N	N
14.	Replace	Objective 1 with “A zone comprising land to be retained in use primarily for agricultural purposes but also allowing for the construction of the Gawler East Link Road (Bentley – Tiver Road alignment between Potts Road and Alexander Avenue) as shown on Structure Plan Map Ga/1 (Overlay 1) Part B and associated public lighting, pedestrian and bicycle infrastructure and broader stormwater management systems and community facilities.	N	N
15.	Replace	PDC 1 with “Development undertaken in the Rural Zone should be primarily for agricultural purposes but also allowing for the construction of the Gawler East Link Road (Bentley – Tiver Road alignment between Potts Road and Alexander Avenue) as shown on Structure Plan Map Ga/1 (Overlay 1) Part B and associated public lighting, pedestrian and bicycle infrastructure and broader stormwater management systems and community facilities.	N	N
16.	Delete	In PDC 2, delete the words “Other than in the Gawler East Policy Area”.	N	N
17.	Insert	After PDC 7:	Y	N

		<b>High Pressure Gas Pipeline</b>  8 Development within 640 metres of either side of the SEA Gas high pressure gas pipeline should comply with Australian Standard AS 2885 (Pipelines - Gas and Liquid Petroleum), or any subsequent relevant updated standards, to ensure safety requirements are fully met.		
18.	Replace	PDC 16 as it relates to “Land division that would create” as follows “Land division that would create: (a) allotment(s) less than 4 hectares (except within the ‘Affected Area’ shown on Figure Ru/1); (b) allotment(s) less than 0.9 hectares within the ‘Affected Area’ shown on Figure Ru/1.”	N	N
19.	Delete	All text under the heading (including the heading) – Gawler East Policy Area.	N	N
<b>Rural Living Zone</b>				
20.	Insert	Objective 2: Development in accordance with Structure Plan Map Ga/1 (Overlay 1) Part B.	N	N
21.	Insert	After PDC 2: <b>High Pressure Gas Pipeline</b>  3 Development within 640 metres of either side of the SEA Gas high pressure gas pipeline should comply with Australian Standard AS 2885 (Pipelines - Gas and Liquid Petroleum), or any subsequent relevant updated standards, to ensure safety requirements are fully met.	Y	N
<b>TABLES</b>				
Amendments required (Yes/No): <b>NO</b>				
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps, Policy Area &amp; Precinct Maps)</b>				
Amendments required (Yes/No): <b>YES</b>				
<b>Map Reference Table: N0</b>				
<b>Map(s)</b>				
22.	Replace	Structure Plan Map Ga/1 (Overlay1) Part B with new Map in <b>Attachment D</b> .	N	N
23.	Replace	Gawler South Structure Plan Map Ga/1 (Overlay 1) Enlargement E with new Map in <b>Attachment D</b> .	N	N
24.	Replace	Evanston/Evanston Park Structure Plan Map Ga/1 (Overlay 1) Enlargement F with new Map in <b>Attachment D</b> .	N	N
25.	Replace	Gawler East Structure Plan Map Ga/1 (Overlay1) Enlargement G with new Map in <b>Attachment D</b> .	N	N
26.	Replace	Evanston Gardens/Evanston South/Hillier Structure Plan Map Ga/1 (Overlay1) Enlargement H with new Map in <b>Attachment D</b> .	N	N
27.	Insert	Noise and Air Emissions Overlay Map after Map Ga/1 (Overlay 3) as contained in <b>Attachment D</b> .	Y	N
28.	Replace	Policy Areas Map Ga/15 with new Map in <b>Attachment D</b>	N	N

# Attachment A

## OPEN SPACE ZONE

### Introduction

The Objectives and Principles of Development Control that follow apply in the Open Space Zone shown on Gawler [Maps Ga/5, 6, 8, 9, 12 and 20](#). They are additional to those expressed for the whole of the Council area.

### OBJECTIVES

**Objective 1:** A zone:

- (a) in which the open space character is preserved to provide a visual contrast to the surrounding urban area
- (b) comprising open space that accommodates a range of public and private activities in an open space and natural setting, including:
  - (i) passive and active recreation land uses;
  - (ii) habitat conservation and restoration.

**Objective 2:** Private land within the Metropolitan Open Space System (MOSS) contributing to regional open space networks and providing an open, natural and rural character accommodating low-scale uses such as non-intensive agriculture.

**Objective 3:** Public land within the MOSS that provides for recreation areas and facilities, sporting facilities and conservation of the open, natural character.

**Objective 4:** A linear park that:

- (a) provides an open space corridor across Regional South Australia
- (b) promotes the use, awareness and preservation of the Riverine environment and enhancement of natural or semi natural habitats for the movement of wildlife and conservation of biodiversity.

**Objective 5:** A river system which provides for the maintenance of stormwater capacity and flood mitigation measures for adjoining areas.

**Objective 6:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

#### South Para River

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

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

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

Steeper environments and watercourses, that are proposed to be vested to Council, will be restored to an appropriate natural state. The natural state for the bed and flooded areas of the South Para River is a River Red Gum overstorey with a sedge and riparian flora understorey including a range of shrubs; for the spring fed bed of the central creek is a dominant sedge and riparian flora understorey with scattered River Red Gums, Mallee Box and shrubs; and for the ephemeral watercourses and their extensive gullies and the remainder of the overall area, native grasslands with a diverse range of grasses, herbs and forbs and some shrub species, or Mallee Box grassy woodland with understorey species similar to grassland areas.

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

Facilities will include but are not limited to walking and cycling trails, interpretive and recreational activities, formalised open space and car parking. It is envisaged that roads will be developed in the zone to enable movement between areas as shown on Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#).

Reserves for public purposes such as active and passive recreation and stormwater management, including the provision of associated infrastructure, will be designed to an appropriate standard and level of service in order to minimise ongoing maintenance costs consistent with creating long term economic, environmental and social sustainability.

A high pressure gas transmission pipeline traverses the zone as shown on Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#). It is required that development within 640 metres of either side of the gas line complies with Australian Standard AS2885 (Pipelines - Gas and Liquid Petroleum) or any subsequent relevant updated standards, to ensure safety requirements are fully met.

An Aboriginal heritage survey has been undertaken for the Gawler East area. It indicates that prior to colonial contact the South Para River and its tributaries were associated with long-term seasonal Aboriginal occupation, with adjoining hill crests providing views of culturally significant landscape features and surveillance for the Kurna Nation peoples. While there has since been a high level of ground disturbance in the area, there is the potential for future activities to disturb sub-surface archaeological deposits particularly along the banks of the South Para River. Activities within this area which may damage, disturb or interfere with any Aboriginal site or object need to be undertaken in accordance with the provisions of the *Aboriginal Heritage Act 1988*.

### **Main North Road**

A country experience south of Gawler will be provided by creating expansive views over the landscape to cropped and open paddocks and the Adelaide hills face through the removal of existing boundary tree plantations and restrictions on buildings and structures close to Main North Road. Occasional groups of new feature tree plantings will frame views to the hills and farmland towards Gawler River and the Adelaide Plains. All other plantings, earthworks, buildings and structures will use minimal vertical elements so to promote both an alternative distinctive urban character and reinforce the surrounding landscape and distant views. Fencing will be low and open in style.

The zone will provide for recreation activities within a specific and structured landscape framework.

On the western side of Main North Road will be broad areas of natural grasslands, path networks and new native tree and shrub planting, allowing this passive recreational landscape to be sensitively integrated with the new urban environment adjoining while applying a design that draws on the area's original open landscape structure and agricultural land use. Native grasslands and bands of trees will be planted in an arrangement that loosely interprets the grid pattern of 'field cropping'. A seasonal creek will provide a watercourse linear trail that links the open space with the existing path network running west into Evanston Gardens and east towards Trinity College.

The eastern side of Main North Road provides a more structured recreational landscape. Active open space facilities are proposed to strengthen the existing recreational hub around Trinity College. A detention basin and wetland will provide contrasting landscape elements. Opportunities exist for smaller pocket parks for playspace, picnicking opportunities and shared paths for walking and cycling. A mixture of both native and exotic tree plantings will create a more formal, ordered landscape.

Artwork will complement the landscape concept either as a stand-alone signature piece or to influence and modify either the entry statements or proposed structural planting of feature trees.

Celebration of the 'journey' and 'arrival/departure' at the township will be announced at the southern bypass underpass where images can be mounted to existing underpass walls.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- Conservation work
- Farming
- Outbuilding associated with open space maintenance
- Lighting
- Playground
- Recreation area
- Sporting club facility (only in the Main North Road area)
- Structure associated with a public facility such as car parking, picnic / barbeque area, shelter and toilet
- Toilet block and barbeque facility.

2 Development listed as non-complying is generally inappropriate.

3 Publicly owned land within the MOSS should be used for any of the following:

- (a) to provide natural or landscaped open space using locally indigenous plant species;
- (b) to accommodate a range of public recreation, sporting and institutional facilities and uses;
- (c) to accommodate stormwater recreation and management;
- (d) to conserve and restore areas of remnant native vegetation and wildlife habitats and corridors;
- (e) to conserve sites of scientific, cultural or heritage interest;
- (f) for revegetation purposes using locally indigenous plant species;
- (g) to provide a buffer to adjoining areas of conservation significance.

4 Privately owned land within the MOSS should be used for any of the following:

- (a) rural activities and agriculture (but not intensive animal keeping);
- (b) low-impact sporting facilities;
- (c) conservation purposes.

5 Development should allow for unstructured passive and active recreation where no harm will occur to the natural features and native flora and fauna of the area.

### Form and Character

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

7 Development should only occur where it is integral to the aesthetic, drainage or recreation function of the zone.

8 Buildings should be:

- (a) restricted in size and number;
- (b) sited so as to not detract from the open natural character of the zone;
- (c) constructed of materials which blend with the Riverine landscape.

9 Development should ensure coordinated design with an emphasis on the creation of pedestrian areas.

10 Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.

11 Landscaping should comprise locally indigenous species and incorporate existing remnant vegetation.

12 Landscaping of the Main North Road Open Space Zone area should be consistent with the desired character for the area.

13 Development should ensure that public access to the Linear Park is retained and enhanced for cyclists and pedestrians.

14 Development, landscaping, and paths for pedestrians and cyclists should:



- (a) take into account the changing flow regime and width of waterways; and
- (b) be constructed of permeable material where practical to reduce stormwater runoff.

**15** Buildings and structures adjoining Main North Road (apart from extensions to existing buildings or ancillary buildings located behind existing buildings) should be designed with the following parameters:

<b>Parameter</b>	<b>Value</b>
Minimum setback from Main North Road (eastern side)	100 metres
Minimum setback from Main North Road (western side and south of Clarke Road)	100 metres
Minimum setback from Main North Road (western side and north of Clarke Road)	20 metres
Maximum building height	7 metres
Fencing	Open style

### **Land Division**

**16** Land division should not be undertaken except where:

- (a) it will facilitate the development of an envisaged use in the zone or policy area;
- (b) it will facilitate the development of an envisaged road in the zone or policy area; or
- (c) no additional allotments are created.

**17** Land division created reserves containing steeper environments and watercourses, that are proposed to be vested to Council, should be restored to an appropriate natural state through the removal of declared plant species, control of other environmental weeds and the planting and management of native vegetation in order to achieve desired amenity, recreation, conservation, biodiversity, bushfire management and ongoing management outcomes.

**18** Land division created reserves for public purposes such as active and passive recreation and stormwater management, including the provision of associated infrastructure, should be designed to an appropriate standard and level of service in order to minimise ongoing maintenance costs consistent with creating long term economic, environmental and social sustainability.

### **High Pressure Gas Pipeline**

**19** Development within 640 metres of either side of the SEA Gas high pressure gas pipeline should comply with Australian Standard AS 2885 (Pipelines - Gas and Liquid Petroleum), or any subsequent relevant updated standards, to ensure safety requirements are fully met.

## **PROCEDURAL MATTERS**

### **Complying Development**

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

### **Non-complying Development**

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

- Advertisement and /or advertising hoarding
- Amusement machine centre
- Consulting room
- Crematorium
- Dairy
- Dwelling
- Education facility
- Fuel depot
- Hospital

Hotel  
Industry  
Intensive animal keeping  
Motel  
Motor repair station  
Nursing home  
Office except in association with recreation facilities  
Petrol filling station  
Place of worship  
Pre-school  
Prescribed mining operations  
Restaurant  
Road transport terminal  
Service trade premises  
Shop of group of shops except where the gross leasable area is less than 80 square metres  
Stock sales yard  
Stock slaughter works  
Store  
Tourist accommodation  
Warehouse  
Waste reception, storage, treatment or disposal  
Wrecking yard

**Public Notification**

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

## Attachment B

### RESIDENTIAL (GAWLER EAST) ZONE

#### Introduction

The Objectives and Principles of Development Control that follow apply in the Residential (Gawler East) Zone shown on Gawler [Maps Ga/5, 6, 9 and 20](#) and Policy Areas [Map Ga/15 and 17](#). They are additional to those expressed for the whole of the Council area.

#### OBJECTIVES

- Objective 1:** A predominately residential area comprising a range of low and medium-density dwellings, with associated integrated infrastructure, retail, commercial, recreational, educational and community development in master-planned locations in accordance with Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#).
- Objective 2:** Development sensitive to the particular topography of the area and which has minimal visual and environmental impacts.
- Objective 3:** A residential zone comprising a range of dwellings types, including a minimum of 15 percent affordable housing.
- Objective 4:** Increased dwelling densities in close proximity to centres, future public transport routes and public open spaces.
- Objective 5:** Open space systems designed to provide multiple use reserve areas that promote water management, habitat retention and enhancement, and recreational linkages.
- Objective 6:** Development that achieves co-ordination in allotment configuration and physical and community infrastructure provision.
- Objective 7:** Development that contributes to the desired character of the zone.

#### DESIRED CHARACTER

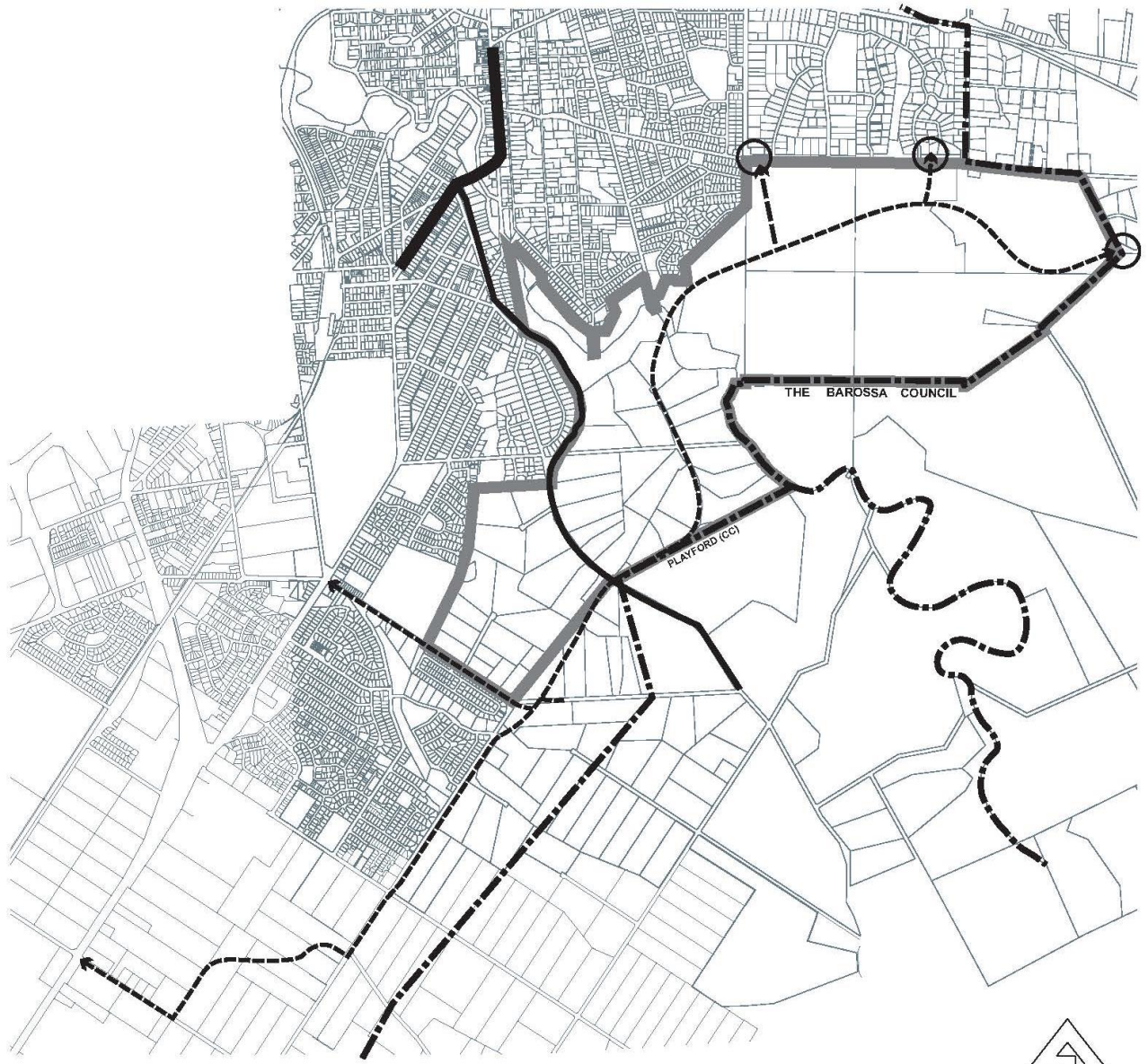
The Residential (Gawler East) Zone is located within both the Town of Gawler and The Barossa Council. The Gawler East area encompasses broad hectare land which is expected to support a population of approximately 10 000 persons.

The zone will develop in accordance with Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#) and be undertaken in an orderly manner that achieves the most efficient use of land, the extension or expansion of infrastructure services and the timely provision of community facilities. No more than 1000 allotments should be created within the area defined by Gawler East Development Constraints Concept Plan [Figure CoP/5](#) until such time as the Gawler East Link Road is complete.

The zone will accommodate a diversity of housing forms. The Mixed Use Centre Policy Area 3 will comprise a mix of residential development and a range of commercial, retail, educational, recreational and community facilities. A smaller range of retail facilities, together with compact housing are anticipated within the Local Centre Policy Area 19.

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

Dwellings will range between 1 and 3 storeys in height; however buildings at the interface with adjoining zones other than the Open Space Zone will not exceed 2 storeys.



-  Concept Plan Boundary
-  Arterial Road
-  Collector Road
-  Road Link
-  Traffic Management
-  Proposed Vehicle access
-  Development Plan Boundary
-  Gawler East Link Road

**GAWLER (CT)  
 GAWLER EAST  
 DEVELOPMENT CONSTRAINTS  
 CONCEPT PLAN FIGURE CoP/5**

Buildings of between 3 and 5 storeys, such as apartment buildings, will be located in the Mixed Use Centre Policy Area 3, the former quarry area, adjacent to open space, and where necessary to frame the end of important or significant vistas. It is important that development achieve a clear transition in building height for a cohesive streetscape.

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

The delivery of housing diversity will require innovative solutions for front or rear access and parking. Rear access will be provided in the form of 'service lanes', which support vehicular access requirements at reduced speeds providing a safe pedestrian environment. At the land division stage, on-street car parking should be provided near areas of proposed medium to high density developments.

Allotment configuration is envisaged to be compact particularly within the Mixed Use Centre Policy Area 3, with building setbacks minimised to assist in facilitating an enclosed and active street. This will incorporate opportunities for multi-storey apartments, terrace and rear lane mews housing that will achieve a range of housing types within a single street.

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

The form and distribution of major open space will be influenced by Council Wide Open Space Development Plan provisions and by the need for integrated stormwater detention, treatment and re-use given limitations on the potable water supply for the area. It will also be influenced by the location of natural drainage corridors, and the need to integrate with existing corridors, including the eastern escarpment at Evanston Park. Public open space areas will need to accommodate both active and passive recreation opportunities and the retention of identified conservation areas.

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

Steeper environments and watercourses, that are proposed to be vested to Council, will be restored to an appropriate natural state. The natural state for the bed and flooded areas of the South Para River is a River Red Gum overstorey with a sedge and riparian flora understorey including a range of shrubs; for the spring fed bed of the central creek is a dominant sedge and riparian flora understorey with scattered River Red Gums, Mallee Box and shrubs; and for the ephemeral watercourses and their extensive gullies and the remainder of the overall area, native grasslands with a diverse range of grasses, herbs and forbs and some shrub species, or Mallee Box grassy woodland with understorey species similar to grassland areas.

Reserves for public purposes such as active and passive recreation and stormwater management, including the provision of associated infrastructure, will be designed to an appropriate standard and level of service in order to minimise ongoing maintenance costs consistent with creating long term economic, environmental and social sustainability.

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

The north-eastern, eastern and southern boundary of the zone adjoins agricultural, rural and rural living land. It is essential that development provide an appropriate buffer between dwellings and land used for

agriculture. Larger allotments together with open space and road networks and increased dwelling setbacks will be established at the peripheries of the zone boundary in order to provide an appropriate low density transition and interface with adjacent rural and rural living land.

The Gawler East Link Road shown on Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#) is intended to have a boulevard character comprising wide footpaths and cycle paths on both sides and substantive street tree plantings. Dwellings will front and address the road with setbacks to contribute to the boulevard character. In addition, dwellings fronting the road will be sited, designed and constructed to mitigate traffic noise impacts.

A high pressure gas transmission pipeline traverses the zone as shown on [Map Ga/1 \(Overlay\) Enlargement G](#). It is required that development within 640 metres of either side of the gas line complies with Australian Standard AS 2885 (Pipelines - Gas and Liquid Petroleum) or any subsequent relevant updated standards, to ensure safety requirements are fully met.

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

Development will need to minimise the impact of high noise emission sources such as from the high-pressure gas transmission pipeline valve, non-residential development and the Gawler East Link Road.

An Aboriginal heritage survey has been undertaken for the Gawler East area. It indicates that prior to colonial contact the South Para River and its tributaries were associated with long-term seasonal Aboriginal occupation, with adjoining hill crests providing views of culturally significant landscape features and surveillance for the Kurna Nation peoples. While there has since been a high level of ground disturbance in the area, there is the potential for future activities to disturb sub-surface archaeological deposits particularly along the banks of the South Para River. Activities within this area which may damage, disturb or interfere with any Aboriginal site or object need to be undertaken in accordance with the provisions of the *Aboriginal Heritage Act 1988*.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- Affordable housing
- Aged persons' accommodation
- Community facilities
- Domestic outbuilding in association with a dwelling
- Domestic structure
- Dwelling
- Dwelling addition
- Dwelling with associated home based business uses
- Land division
- Non-residential use that serves the local community, for example:
  - child care facility
  - health and welfare service
  - open space
  - pre-school
  - primary and secondary school
  - recreation area
  - shop, office or consulting room
- Retirement village
- Supported accommodation

- 2 Development listed as non-complying is generally inappropriate.

### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development should occur in accordance with Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#).
- 5 Road reserves should be of a width, design and alignment that can:
- (a) provide for safe and convenient movement and parking of vehicles and other users according to projected vehicle volumes, speeds and the character of the road;
  - (b) accommodate bus routes where required;
  - (c) provide for shared, on-street parking bays for nearby residents and visitors wherever practical to achieve unrestricted movement along collector roads;
  - (d) allow vehicles to enter or reverse from an allotment or garage in a single movement, allowing for cars parked on the opposite side of the road (where applicable) or fixed infrastructure on the street;
  - (e) allow for the efficient movement of service and emergency vehicles; and
  - (f) accommodate street planting, landscaping, street furniture and utilities infrastructure.
- 6 Direct allotment access may be provided to the Gawler East Link Road:
- (a) where the Road gradient is not more than 8 percent at the point the driveway accesses the Road; or
  - (b) where the Road gradient is more than 8 percent if the allotment has a regular frontage of at least 25 metres.
- 7 Dwellings fronting the Gawler East Link Road should be sited, designed and constructed to mitigate traffic noise impacts.
- 8 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

### Land Division

- 9 Land division should facilitate the provision of a broad range of housing options, including affordable housing.
- 10 Land division should accommodate open space and movement networks that provide for strong connections and safe and convenient access to public facilities, public transport and potential future development of adjoining sites.
- 11 Land division:
- (a) should not exceed 1000 allotments until at least the following infrastructure indicated by Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#) has been constructed:
    - (i) the Gawler East Link Road between Calton Road and Gawler - One Tree Hill Road; and
    - (ii) the Gawler East Link Road between Gawler - One Tree Hill Road and Potts Road; and
    - (iii) an upgrade of Potts Road and its intersection with Main North Road to accommodate the traffic flows associated with further continued development.
  - (b) should not prejudice the construction of the Gawler East Link Road as detailed in the Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#) and associated pedestrian and bicycle paths, landscaping treatments and public lighting.
  - (c) should facilitate the construction of on and off-site stormwater management systems and community facilities.

- 12 Land division created reserves containing steeper environments and watercourses, that are proposed to be vested to Council, should be restored to an appropriate natural state through the removal of declared plant species, control of other environmental weeds and the planting and management of native vegetation in order to achieve desired amenity, recreation, conservation, biodiversity, bushfire management and ongoing management outcomes.
- 13 Land division created reserves for public purposes such as stormwater management and active and passive recreation, including the provision of associated infrastructure, should be designed to an appropriate standard and level of service in order to minimise ongoing maintenance costs consistent with creating long term economic, environmental and social sustainability.
- 14 Rear lanes should:
  - (a) have a minimum reserve width of 6.5 metres;
  - (b) be limited in length to a maximum of 100 metres;
  - (c) have a minimum carriageway width of 5.5 metres;
  - (d) include protuberances to accommodate landscaping and lighting should not exceed 1.0 metre;
  - (e) landscaping should be in the form of tall vertical trees in preference to low level shrubs;
  - (f) be designed to accommodate garbage trucks and emergency service vehicles.
- 15 Public lighting should be provided to all public roads, laneways, paths and open spaces.
- 16 Development with frontage to the eastern side of the Gawler – One Tree Hill scenic road should be established on allotments of no less than 1000 square metres in area and incorporate high quality of building articulation and appropriate landscaping between buildings and the road in order to retain distant vistas, ensure visual interest and a scenic landscape character along this corridor.
- 17 Land located west of the South Para River should not be divided for the purpose of creating additional allotments unless forming part of an integrated development scheme where all infrastructure is delivered to service the land in an orderly and economic manner including potable water supply, grey water supply, waste water disposal, formed all-weather public roads and access, and stormwater disposal.
- 18 Detention and/or retention basins should incorporate good design techniques that:
  - (a) allow sediments to settle so as to treat stormwater prior to discharge into watercourses;
  - (b) ensure human health and safety, particular with respect to high velocity drainage points;
  - (c) ensures the control of mosquitoes and nuisance insects (eg midges); and
  - (d) ensure detention and retention infrastructure (in conjunction with Water Sensitive Design) is designed to have a capacity that limits outflow to predevelopment flow rates in a 100 year ARI event.
- 19 Transmission lines should be protected from encroachment through the provision of:
  - (a) a 30 metre wide corridor (15 metres each side from the centreline) for the 132kV line;
  - (b) a 100 metre wide corridor for the 275kV line as required by relevant authorities.
- 20 Residential allotments should not be created within the Major Transmission Infrastructure Corridors shown on Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#), or within the existing easements for the 132kV and 275kV transmission lines.

### Land Use and Density

- 21 Housing with an average site area for dwellings less than 250 square metres should be located within the Mixed Use Centre Policy Area and Local Centre Policy Area or within walking distance of public open space, local shops and public facilities.

### Built Form/Setbacks

- 22 Buildings should not exceed the following heights:
  - (a) two storey development for properties adjacent to the boundary of adjoining zones other than the Open Space Zone;



(b) three storeys for the balance of the zone, other than apartment/mixed use buildings within the Mixed Use Centre Policy Area where a 5 storey limit applies.

- 23** Where allotments have direct frontage to an open space reserve, housing should address the reserve and incorporate a high quality design outcome (i.e. articulation of building facades) and that promotes casual surveillance (i.e. windows and open style fencing that promotes surveillance).
- 24** Where an allotment immediately adjoins public open space, clear, safe and convenient pedestrian access should be provided to the dwelling.
- 25** Residential building setbacks should satisfy the minimum dimensions outlined in Table 1 except where a proposed plan of division is accompanied by a building envelope plan that demonstrates that lesser building setbacks will contribute to the achievement of the desired character for the zone:

**Table 1**

Parameter	Value
Primary Street Frontage (excluding arterial or collector roads forming the zone boundary and the One Tree Hill Scenic Road shown on <a href="#">Map Ga/1 (Overlay 1) Enlargements Part A and Part B</a> )	3.0 metres to front facade 1.5 metres for dwellings where vehicle access obtained from the rear or side 1.5 metres to veranda/balcony elements 0.5 metres to entry porch and portico
Secondary Street Frontage (Corner Lots)	1.5 metres to façade 0.6 metres for dwellings on allotments with a frontage equal to or less than 9.0 metres 0.5 metres for veranda/balcony elements 0 metres for entry porch/portico
Side Boundary (excluding road frontage)	0.0 metres for dwellings on allotments with a road frontage equal to or less than 9.0 metres; 0.9 metres for dwellings on allotments with a frontage greater than 9.0 metres, other than a garage wall with a maximum length of 6.0 metres
Rear Boundary (other than rear lane)	0.9 metres
Open Space Reserve Frontage	1.5 metres where dwellings front the reserve 0.5 metres to entry porch and portico, veranda and balcony elements
Single Carport/Garage	5.0 metres from primary street frontage 0.5 metres for laneway frontage
Double Carport/Garage	5.0 metres from primary street frontage 0.5 metres for laneway frontage
Arterial or Collector Roads	5.0 metres to front façade 5.5 metres to carport/garage
Gawler - One Tree Hill Scenic Road shown on <a href="#">Map Ga/1 (Overlay 1) Enlargements Part A and Part B</a>	15.0 metres to all buildings (excluding minor protrusions such as porches, porticos, eaves, verandas, balconies or similar)
Rear Lane (upper level dwelling)	0.5 metres for laneway frontage

## Private Open Space

26 Dwellings should include private open space which conforms to the requirements of Table 2:

Table 2

Site area of dwelling	Minimum area of private open space	Provisions
Greater than 250 square metres	60 square metres (minimum dimension of 2.5m)	(a) Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 8 square metres or greater and has a minimum dimension of 2.0m. (b) One part of the space should be directly accessible from a living room and have an area of 25 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.
250 square metres and less	35 square metres (minimum dimension of 2.5m)	(a) Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater and has a minimum dimension of 2.0m. (b) One part of the space is directly accessible from a living room and has an area of 16m <sup>2</sup> with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.
	25 square metres (minimum dimension of 2.5m) where:	(a) The dwelling has no more than two bedrooms (or rooms that could reasonably be used as bedrooms) and a total floor area of not more than 110m <sup>2</sup> (b) Separate areas are provided for the provision of a rainwater tank and the storage of refuse and recycling bins.
Upper level dwellings	Minimum area of private open space	(a) 8 square metres and accessible from a living room.

## Amenity and Public Spaces

- 27 Residential development should have regard to existing and possible future noise sources including, the high pressure gas valve, the Gawler East Link Road and non-residential developments, with respect to site layout, orientation, design and construction to ensure a safe and comfortable residential environment and to minimise conflict with existing non-residential activities
- 28 Development should balance the desire for an open streetscape and passive surveillance with the need for functional privacy. Clear delineation should be provided between public and private spaces, which may incorporate fencing, landscaping or a combination of these elements.
- 29 Retaining walls greater than 1.0 metre in height should:
- (a) not be directly visible from a public road or the public realm
  - (b) where located between a building and a road frontage, be stepped in increments of not more than 1.0 metre
  - (c) minimise impacts on the amenity of adjacent properties, particularly in relation to overshadowing, cutting off light or views.
- 30 Residential development should provide an area for the storage of waste receptacles that is screened from primary and secondary street frontages.

- 31** Development should be designed and sited to relate to the slope of the land, so that:
- (a) the bulk and scale of the buildings do not dominate the landscape;
  - (b) the amount of cut and fill is minimised through the use of split level dwelling design or alternative designs achieving similar outcomes.
- 32** Fences should be located to minimise their visual impact and be constructed of materials which are of a low light-reflective nature.

**Bushfire Protection**

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

**Separation of Use**

- 34** Development should be designed and sited to minimise negative impact on existing and potential future land uses considered appropriate in the locality.
- 35** 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.

**High Pressure Gas Pipeline**

- 36** Development within 640 metres of either side of the SEA Gas high pressure gas pipeline should comply with Australian Standard AS 2885 (Pipelines - Gas and Liquid Petroleum), or any subsequent relevant updated standards, to ensure safety requirements are fully met.

**Car Parking**

- 37** For each dwelling, the maximum width (including the width of any support structure) of any garage or carport opening that faces a street, should be no greater than six metres or 50 percent of the frontage width, whichever is the lesser, except where a site has a frontage of less than 12 metres and the dwelling is:
- (a) two or more storeys; and
  - (b) incorporates protrusions such as verandas, projecting windows, porches, balconies etc which provide articulation in the building as it presents to the street, in which case garages or carports should have a maximum width of 6 metres or 80 percent of the width of the site, whichever is the lesser.
- 38** No maximum width applies to garage or carport openings where a site has rear vehicular access and from which vehicular access is obtained.
- 39** Development within Mixed Use Centre Policy Area 3 and Local Centre Policy Area 19 should have car parking in accordance with the following table based on calculations relating to net-leaseable floor areas:

<b>Form of Development</b>	<b>No. of required car spaces</b>
Apartment	1 space for every unit plus 1 additional space for every 5 2-bedroom units plus 1 additional space for every 3 bedroom unit with a visitor park of 1 space for every 5 units.
Bank	5.5 spaces per 100 square metres
Office	4 spaces per 100 square metres
Shop	5.5 spaces per 100 square metres

## Affordable Housing

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

## Infrastructure Coordination

- 42 Development, including land division, should only occur once required physical and community infrastructure is either provided, or a legally binding agreement has been executed for the provision of the infrastructure items, including the following:
- (a) Gawler East Link Road as illustrated on Structure Plan Map Ga/1 (Overlay 1) Enlargement G, and associated traffic interventions (road and intersection upgrades);
  - (b) public lighting, pedestrian and bicycle paths and associated landscaping treatments associated with the Gawler East Link Road;
  - (c) community facilities (including recreation facilities); and
  - (d) stormwater management systems.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

#### Crematorium

Development in the form of land division in the area defined by the Gawler East Development Constraints Concept Plan [Figure CoP/5](#) is non-complying if:

- a. there exist 1000 allotments within the area defined by the Gawler East Development Constraints Concept Plan [Figure CoP/5](#); and
- b. the following infrastructure has not been completed
  - (i) the Gawler East Link Road between Calton Road and Gawler - One Tree Hill Road;
  - (ii) the Gawler East Link Road between Gawler - One Tree Hill Road and Potts Road;
  - (iii) an upgrade of Potts Road and its intersection with Main North Road to accommodate the traffic flows associated with further continued development.

#### Fuel Depot

#### Horticulture

Hospital except where located within Mixed Use Policy Area 3 Industry

Intensive animal keeping Junk Yard

Major public service depot

Office greater than 150 square metres, except where located within Mixed Use Centre Policy Area 3 and/or Local Centre Policy Area 19

Prescribed mining operations Refuse destructor

Shop or group of shops with a gross leaseable floor area exceeding 250 square metres, except where located within Mixed Use Centre Policy Area 3 and/or Local Centre Policy Area 19

Telecommunications Facility above 30 metres in height Warehouse

Waste reception, storage, treatment or disposal, except a sewerage treatment plant.

## Public Notification

45 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

Fencing (including a combination of fencing and retaining walls) up to a maximum height of 2.8 metres

### Category 2

All development listed within Principle of Development Control 1 of the Residential (Gawler East) Zone, Mixed Use Policy Area 3 and Local Centre Policy Area 19.

Fencing (including a combination of fencing and retaining walls) with a height in excess of 2.8 metres.

## Mixed Use Centre Policy Area 3

### Introduction

The Objectives and Principles of Development Control that follow apply in the Mixed Use Centre Policy Area 3 of the Residential (Gawler East) Zone shown on Policy Areas [Map Ga/15](#). They are additional to those expressed for the whole of the Council area.

### OBJECTIVES

**Objective 1:** A functional and diverse zone accommodating a mix of commercial, retail, recreation, community, residential, office, consulting rooms and educational uses.

**Objective 2:** Development that minimises any adverse impacts upon the amenity of the locality within the policy area.

**Objective 3:** Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Mixed Use Centre Policy Area 3 will accommodate retail, commercial, community, education and formal recreation facilities and clubrooms to service the local community. It is envisaged that a full range of residential development will form an integral component of this policy area to activate it outside of commercial and retail business hours. Housing forms will include, but not be limited to, mixed use development within a single building where dwellings will typically be established above non-residential land uses.

Low impact, commercial business activities that provide employment opportunities for the local population are envisaged. Such development will need to have particular regard to ensuring that minimal off-site impacts occur with respect to noise, air, water and waste emissions, commercial traffic generation and movement.

A retail facility, not exceeding 10 000 square metres in floor area, will comprise a supermarket and a range of specialty shops to serve the weekly shopping needs of the community. Restaurants, cafes, hotels (incorporating dining) and take away outlets are envisaged and will develop the centre as a destination point and provide uses that extend the hours of the centres operation to promote surveillance and safety of the adjacent recreation and education facilities.

It is envisaged that community facilities and additional educational establishments will be established to complement the existing role of the Gawler township. Future educational establishments will be located in accordance with the Structure Plan [Map Ga/1 \(Overlay 1\)](#). Schools are expected to form a focal point for the new community providing opportunities for the establishment of significant buildings and shared open space.

In terms of urban design and built form, a 'main street' environment will be created, where buildings address the street and car parks are primarily located to the rear. In order to minimise the overall extent of off street parking shared car parking is encouraged, and the convenience, availability and function of on street parking in mixed use environments will be recognised.

Gathering points for formal and informal community events will be established, either by means of a central pedestrian plaza, a village green or series of nodes.

Commercial and mixed use buildings will be established close to the street frontage and incorporate verandas and other protruding elements in order to create a pedestrian-friendly environment and outdoor dining opportunities. These areas will be enhanced by large street trees, high quality paving, lighting and street furniture. Building facades will be designed in a manner to create diversity of interest through the appearance of an aggregation of smaller buildings.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

1 The following forms of development are envisaged in the policy area:

- Advertisement
- Bank
- Child care centre
- Community facility
- Consulting room
- Detached dwelling
- Educational establishment
- Group dwelling
- Health centre
- Home activity
- Hospital
- Hotel
- Indoor recreation centre
- Library
- Licensed premises
- Motel
- Nursing home
- Office
- Office and dwelling
- Personal service establishment
- Petrol filling station
- Place of worship
- Pre-school
- Recreation area
- Residential flat building
- Restaurant
- Retail showroom
- Row dwelling
- Semi-detached dwelling
- Serviced accommodation
- Shop
- Shop and dwelling
- Supermarket.

2 Development listed as non-complying is generally inappropriate.

## Form and Character

- 3 Development should be designed to ensure that:
  - (a) buildings are designed to address the street frontage with servicing areas located internal to the centre and appropriately screened from public view;
  - (b) the establishment of shared car parking areas to the rear of buildings and on-street.
- 4 Public space established should be activated by uses around its edges.
- 5 Buildings should have a maximum of 5 storeys in height.
- 6 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 7 Filling of land and retaining walls exceeding 1.0 metre in height are appropriate where they are associated with the remediation and development of the former quarry site.

## Local Centre Policy Area 19

### Introduction

The Objectives and Principles of Development Control that follow apply in the Local Centre Policy Area 19 of the Residential (Gawler East) Zone shown on Policy Area [Map Ga/17](#). They are additional to those expressed for the whole of the Council area.

### OBJECTIVES

- Objective 1:** A policy area accommodating small-scale convenience shopping, office, medical and community facilities to serve the day-to-day needs of the local community.
- Objective 2:** A policy area characterised by a traditional corner store or small groups of shops located within easy walking distance of the population they serve.
- Objective 3:** A policy area accommodating residential development in conjunction with non- residential development.
- Objective 4:** Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The Local Centre Policy Area 19 will be developed as a mixed use centre providing daily purchase opportunities for the population at the southern end of the zone. A supermarket of 1000 – 1500 square metres is anticipated.

A diversity of housing forms will also be established in the zone, taking advantage of the relatively flat land and access to retail services.

Buildings will be designed to encourage active street frontages and minimise the visibility of car parking from the public realm.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - Advertisement Community facility
  - Consulting room
  - Detached dwelling

Group dwelling  
Office  
Office and dwelling  
Residential flat building  
Row dwelling  
Semi-detached dwelling  
Shop  
Shop and dwelling  
Supermarket.

- 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.

**Land Division**

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



## Attachment C

### RESIDENTIAL HILLS ZONE

#### Introduction

The Objectives and Principles of Development Control that follow apply in the Residential Hills Zone shown on Gawler [Maps Ga/5, 6, 9 and 20](#). They are additional to those expressed for the whole of the Council area.

#### OBJECTIVES

- Objective 1:** A residential zone primarily comprising of detached dwellings at low densities in accordance with Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#).
- Objective 2:** Residential development sensitive to the particular topography of the area and which has minimal visual and environmental impacts.
- Objective 3:** Open space systems designed to provide multiple use reserve areas that promote water management, habitat retention and enhancement, and informal recreational linkages.
- Objective 4:** Development that achieves co-ordination in allotment configuration and physical and community infrastructure provision.
- Objective 5:** Development that contributes to the desired character of the zone.

#### DESIRED CHARACTER

The Residential Hills Zone comprises both undulating and in parts topographically steep land. Key features of the land are existing interfaces with the South Para River, other natural drainage corridors and remnant native vegetation. The majority of allotments within the zone contain detached dwellings, some of which are associated with low intensity rural uses.

The zone will develop in accordance with Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#) and be undertaken in an orderly manner that achieves the most efficient use of land, the extension or expansion of infrastructure services and the timely provision of community facilities. No more than 1000 allotments should be created within the area defined by Gawler East Development Constraints Concept Plan [Figure CoP/5](#) until such time as the Gawler East Link Road is completed.

Development will comprise predominantly detached dwellings. This is a consequence of the slope of the land, some of which is too steep to readily accommodate compact housing forms.

The southern boundary of the zone adjoins agricultural, rural and rural living land. It is essential that development provide an appropriate buffer between dwellings and land used for agriculture. A range of allotment sizes for residential development will be provided for, with small allotments being established on land which is both central to the zone and on land which is not topographically steep. Larger allotments together with open space and road networks and increased dwelling setbacks will be established at the peripheries of the zone boundary in order to provide an appropriate low density transition and interface with adjacent rural and rural living land.

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

Steeper environments and watercourses, that are proposed to be vested to Council, will be restored to an appropriate natural state. The natural state for the bed and flooded areas of watercourse in the locality is a River Red Gum overstorey with a sedge and riparian flora understorey including a range of shrubs; for the spring fed bed of the central creek is a dominant sedge and riparian flora understorey with scattered River Red Gums, Mallee Box and shrubs; and for the ephemeral watercourses and their extensive gullies and the remainder of the overall area, native grasslands with a diverse range of grasses, herbs and forbs and some shrub species, or Mallee Box grassy woodland with understorey species similar to grassland areas.

Reserves for public purposes such as active and passive recreation and stormwater management, including the provision of associated infrastructure, will be designed to an appropriate standard and level of service in order to minimise ongoing maintenance costs consistent with creating long term economic, environmental and social sustainability.

Development will be designed to minimise alteration to the natural landform, including the use of split level dwellings designed to minimise cut and fill. The natural features of the land will be used to minimise the visual dominance of dwellings, outbuildings and retaining walls, particularly when viewed from the street.

Mature trees and extensive landscaping will contribute to the zone's desired character and where practical be located in wide road reserves and public open spaces. All development will need to be designed and managed to ensure adequate fire protection measures can be established and maintained.

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

The relationship between landscaping contained within road reserves and private gardens will be maintained and reinforced to promote a heavily vegetated character for the area.

The form and distribution of major open space will be influenced Council Wide Open Space Development Plan provisions and by the need for integrated stormwater detention, treatment and re-use given limitations on the potable water supply for the area. It will also be influenced by the location of natural drainage corridors, and the need to integrate with existing corridors, including the eastern escarpment at Evanston Park. Public open space areas will need to accommodate both active and passive recreation opportunities and the retention of identified conservation areas.

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

The Gawler East Link Road shown on Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#) is intended to have a boulevard character comprising wide footpaths and cycle paths on both sides and substantive street tree plantings. Dwellings will front and address the road with setbacks to contribute to the boulevard character.

A high pressure gas transmission pipeline traverses the zone as shown on Structure Plan [Map Ga/1 \(Overlay\) Enlargement G](#). It is required that development within 640 metres of either side of the gas line complies with Australian Standard AS 2885 (Pipelines - Gas and Liquid Petroleum) or any subsequent relevant updated standards, to ensure safety requirements are fully met.

Development will need to minimise the impact of high noise emission sources such as from the high-pressure gas transmission pipeline valve, non-residential development and the Gawler East Link Road. Dwellings fronting this road will be sited, designed and constructed to mitigate traffic noise impacts.

An Aboriginal heritage survey has been undertaken for the Gawler East area. It indicates that prior to colonial contact the South Para River and its tributaries were associated with long-term seasonal Aboriginal occupation, with adjoining hill crests providing views of culturally significant landscape features and surveillance for the Kurna Nation peoples. While there has since been a high level of ground disturbance in the area, there is the potential for future activities to disturb sub-surface archaeological deposits particularly along the banks of the South Para River. Activities within this area which may damage, disturb or interfere with any Aboriginal site or object need to be undertaken in accordance with the provisions of the *Aboriginal Heritage Act 1988*.

## 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 dwelling
  - Domestic structure
  - Dwelling addition
  - Dwelling with associated home based business uses
  - Semi-detached dwelling
  - Small scale non-residential use that serves the local community
  - Supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should occur in accordance with Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#).
- 4 Road reserves should be of a width, design and alignment that can:
  - (a) provide for safe and convenient movement and parking of vehicles and other users according to projected vehicle volumes, speeds and the character of the road;
  - (b) accommodate bus routes where required;
  - (c) provide for shared, on-street parking bays for nearby residents and visitors wherever practical to achieve unrestricted movement along collector roads;
  - (d) allow vehicles to enter or reverse from an allotment or garage in a single movement, allowing for cars parked on the opposite side of the street (where applicable) or fixed infrastructure on the street;
  - (e) allow for the efficient movement of service and emergency vehicles; and
  - (f) accommodate street tree planting, landscaping, street furniture and utilities infrastructure.
- 5 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 6 Development of semi-detached dwellings and land division for such purposes should only occur where the gradient of each semi-detached dwelling site is no steeper than 1-in-8.
- 7 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.
- 8 Development with frontage to the Gawler – One Tree Hill scenic road should be established on allotments no less than 1000 square metres in area and incorporate high quality of building articulation and appropriate landscaping between buildings and the road in order to retain distant vistas, ensure visual interest and a scenic landscape character along this corridor.
- 9 Direct allotment access may be provided to the Gawler East Link Road:
  - (a) where the Road gradient is not more than 8 percent at the point the driveway accesses the Road; or
  - (b) where the Road gradient is more than 8 percent if the allotment has a regular frontage of at least 25 metres.

## Form and Character

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 Development should be designed and sited to relate to the slope of the land, so that:
  - (a) the bulk and scale of the buildings do not dominate the landscape;
  - (b) the amount of cut and fill is minimised through the use of split level dwelling design;
  - (c) the amount of cutting and filling of the natural ground profile is minimized;
  - (d) views from adjoining dwellings and public open spaces are maintained.
- 12 Fences should be located to minimise their visual impact and be constructed of materials which are of a low light-reflective nature.
- 13 Retaining walls greater than 1.0 metre in height should:
  - (a) not be directly visible from a public road or the public realm
  - (b) where located between a building and a road frontage, be stepped in increments of not more than 1.0 metre
  - (c) not detract from the amenity of adjacent properties and, in particular, not result in overshadowing, cutting off light or views.
- 14 For each dwelling, the maximum width (including the width of any support structure) of any garage or carport opening that faces a street, should be no greater than six metres or 50 percent of the frontage width, whichever is the lesser except where a site has frontage of less than 12 metres and the dwelling is:
  - (a) two or more storeys; and
  - (b) incorporates protrusions such as verandas, projecting windows, porches, balconies etc which provide articulation in the building as it presents to the street, in which case garages or carports should have a maximum width of 6 metres or 80 percent of the width of the site, whichever is the lesser.
- 15 Dwellings fronting the Gawler East Link Road should be sited, designed and constructed to mitigate traffic noise impacts.

## Building Setbacks

- 16 Buildings should be setback from the allotment boundary on the primary frontage as follows:
  - (a) metres where the allotment immediately adjoins a public reserve and has rear vehicular access;
  - (b) no less than of 3.0 metres elsewhere (excluding minor protrusions such as a porch, portico, eave, veranda, balcony or similar).
- 17 Dwellings (other than minor protrusions) should be setback from property boundaries in accordance with the minimum dimensions contained in Table 1 except where a proposed plan of plan that demonstrates that lesser building setbacks will contribute to the achievement of the desired character for the zone.
- 18 Residential building setbacks should satisfy the minimum dimensions outlined in Table 1 except where a proposed plan of division is accompanied by a building envelope plan that demonstrates that lesser building setbacks will contribute to the achievement of the desired character for the zone:

**Table 1**

<b>Parameter</b>	<b>Value</b>
Primary Street Frontage (excluding arterial or collector roads forming the zone boundary and the One Tree Hill Scenic Road shown on <a href="#">Map Ga/1 (Overlay 1) Enlargements Part A and Part B.</a> )	3.0 metres to front façade 1.5 metres for dwellings where vehicle access obtained from the rear or side 1.5 metres to veranda/balcony elements 0.5 metres to entry porch and portico
Secondary Street Frontage (Corner Lots)	1.5 metres to façade 0.6 metres for dwellings on allotments with a frontage equal to or less than 9.0 metres 0.5 metres for veranda/balcony elements 0 metres for entry porch/portico
Side Boundary (excluding road frontage)	0.0 metres for dwellings on allotments with a road frontage equal to or less than 9.0 metres; 0.9 metres for dwellings on allotments with a frontage greater than 9.0 metres, other than a garage wall with a maximum length of 6.0 metres
Rear Boundary (other than rear lane)	0.9 metres
Open Space Reserve Frontage	1.5 metres where dwellings front the reserve 0.5 metres to entry porch and portico, veranda and balcony elements.
Single Carport/Garage	5.0 metres from primary street frontage 0.5 metres for laneway frontage
Double Carport/Garage	5.0 metres from primary street frontage 0.5 metres for laneway frontage
Arterial or Collector Roads	5.0 metres to front facade 5.5 metres to carport/garage
Gawler - One Tree Hill Scenic Road shown on <a href="#">Map Ga/1 (Overlay 1) Enlargements Part A and Part B</a>	15.0 metres to all buildings (excluding minor protrusions such as porches, porticos, eaves, verandas, balconies or similar)
Rear Lane (upper level dwelling)	0.5 metres for laneway frontage

## Private Open Space

19 Dwellings should include private open space which conforms to the requirements of Table 2:

Table 2

Site area of dwelling	Minimum area of private open space	Provisions
Greater than 250 square metres	60 square metres (minimum dimension of 2.5m)	(a) Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 8 square metres or greater and has a minimum dimension of 2.0m. (b) One part of the space should be directly accessible from a living room and have an area of 25 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.
250 square metres and less	35 square metres (minimum dimension of 2.5m)	(a) Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater and has a minimum dimension of 2.0m. (b) One part of the space is directly accessible from a living room and has an area of 16m <sup>2</sup> with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.
	25 square metres (minimum dimension of 2.5m) where:	(a) The dwelling has no more than two bedrooms (or rooms that could reasonably be used as bedrooms) and a total floor area of not more than 110m <sup>2</sup> (b) Separate areas are provided for the provision of a rainwater tank and the storage of refuse and recycling bins.
Upper level dwellings	Minimum area of private open space	(a) 8 square metres and accessible from a living room.

20 All buildings should be set-back at least 15 metres from the Gawler - One Tree Hill Scenic Road shown on Gawler (CT) Structure Plan [Map Ga/1 \(Overlay 1\) Parts A and B](#).

21 Development that would be prominently visible from the Adelaide plains should:

- (a) achieve a profile that blends with the topography of the land;
- (b) avoid the use of bright and highly reflective external materials and finishes;
- (c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.

22 Development should take account of the height and bulk of the proposed building relative to adjoining dwellings by:

- (a) incorporating stepping in the design in accordance with the slope of the land;
- (b) in the case of two storey dwellings, setting back the upper storey of a dwelling a greater distance from front and side boundaries than the lower storey.

23 Dwellings and associated structures should have a site area and frontage distance that is consistent with the provisions of this zone, including, the advancement of:

- (d) low density detached dwellings; and
  - (e) development that is sensitive to the particular topography of its locality and which results in minimal visual and environmental impacts.
- 24** Residential development should provide an area for the storage of waste receptacles that is screened from primary and secondary street frontages.
- 25** Land should not be divided for the purpose of creating additional allotments unless forming part of an integrated development scheme where all infrastructure is delivered to service the land in an orderly and economic manner including potable water supply, grey water supply, waste water disposal, formed all-weather public roads and access, and stormwater disposal.
- 26** Land division:
- (a) should not exceed 1000 allotments until at least the following infrastructure indicated by Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#) has been constructed:
    - (i) the Gawler East Link Road between Calton Road and Gawler - One Tree Hill Road; and
    - (ii) the Gawler East Link Road between Gawler - One Tree Hill Road and Potts Road; and
    - (iii) an upgrade of Potts Road and its intersection with Main North Road to accommodate the traffic flows associated with further continued development.
  - (b) should not prejudice the construction of the Gawler East Link Road as detailed in the Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#) and associated pedestrian and bicycle paths, landscaping treatments and public lighting.
  - (c) should facilitate the construction of on and off-site stormwater management systems and community facilities.
- 27** Land division created reserves containing steeper environments and watercourses, that are proposed to be vested to Council, should be restored to an appropriate natural state through the removal of declared plant species, control of other environmental weeds and the planting and management of native vegetation in order to achieve desired amenity, recreation, conservation, biodiversity, bushfire management and ongoing management outcomes.
- 28** Land division created reserves for public purposes such as stormwater management and active and passive recreation, including the provision of associated infrastructure, should be designed to an appropriate standard and level of service in order to minimise ongoing maintenance costs consistent with creating long term economic, environmental and social sustainability.
- 29** Detention and/or retention basins should incorporate good design techniques that:
- (a) allow sediments to settle so as to treat stormwater prior to discharge into watercourses;
  - (b) ensure human health and safety, particular with respect to high velocity drainage points;
  - (c) ensures the control of mosquitoes and nuisance insects (eg midges); and
  - (d) ensure detention and retention infrastructure (in conjunction with Water Sensitive Design) is designed to have a capacity that limits outflow to predevelopment flow rates in a 100 year ARI event.

### **Bushfire Protection**

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

### **High Pressure Gas Pipeline**

- 31** Development within 640 metres of either side of the SEA Gas high pressure gas pipeline should comply with Australian Standard AS 2885 (Pipelines - Gas and Liquid Petroleum), or any subsequent relevant updated standards, to ensure safety requirements are fully met.

## Infrastructure Coordination

**32** Development, including land division, should only occur once required physical and community infrastructure is either provided, or a legally binding agreement has been executed for the provision of the infrastructure items, including the following:

- (a) Gawler East Link Road as illustrated on Structure Plan Map Ga/1 (Overlay 1) Enlargement G, and associated traffic interventions (road and intersection upgrades);
- (b) public lighting, pedestrian and bicycle paths and associated landscaping treatments associated with the Gawler East Link Road;
- (c) community facilities (including recreation facilities); and
- (d) stormwater management systems.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Advertisement and/or advertising hoarding Amusement machine centre

Consulting room except where:

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

Crematorium

Development in the form of land division in the area defined by the Gawler East Development Constraints Concept Plan [Figure CoP/5](#) is non-complying if:

- (a) there exist 1000 allotments within the area defined by the Gawler East Development Constraints Concept Plan [Figure CoP/5](#); and
- (b) the following infrastructure has not been completed in full:
  - (i) the Gawler East Link Road between Calton Road and Gawler - One Tree Hill Road
  - (ii) the Gawler East Link Road between Gawler - One Tree Hill Road and Potts Road
  - (iii) an upgrade of Potts Road and its intersection with Main North Road to accommodate the traffic flows associated with further continued development

Dairy

Farming

Fuel depot

Horse keeping

Horticulture

Hospital

Hotel

Industry

Intensive animal keeping

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

Public service depot

Restaurant

Road transport terminal

Service trade premises



Shop or group of shops except where:

- (a) the total floor area is less than 250 square metres
- (b) the site does not front an arterial road.

Stock sales yard

Stock slaughter works

Store

Warehouse

Waste reception, storage, treatment or disposal

Wrecking yard

### **Public Notification**

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

Further, the following forms of development are designated:

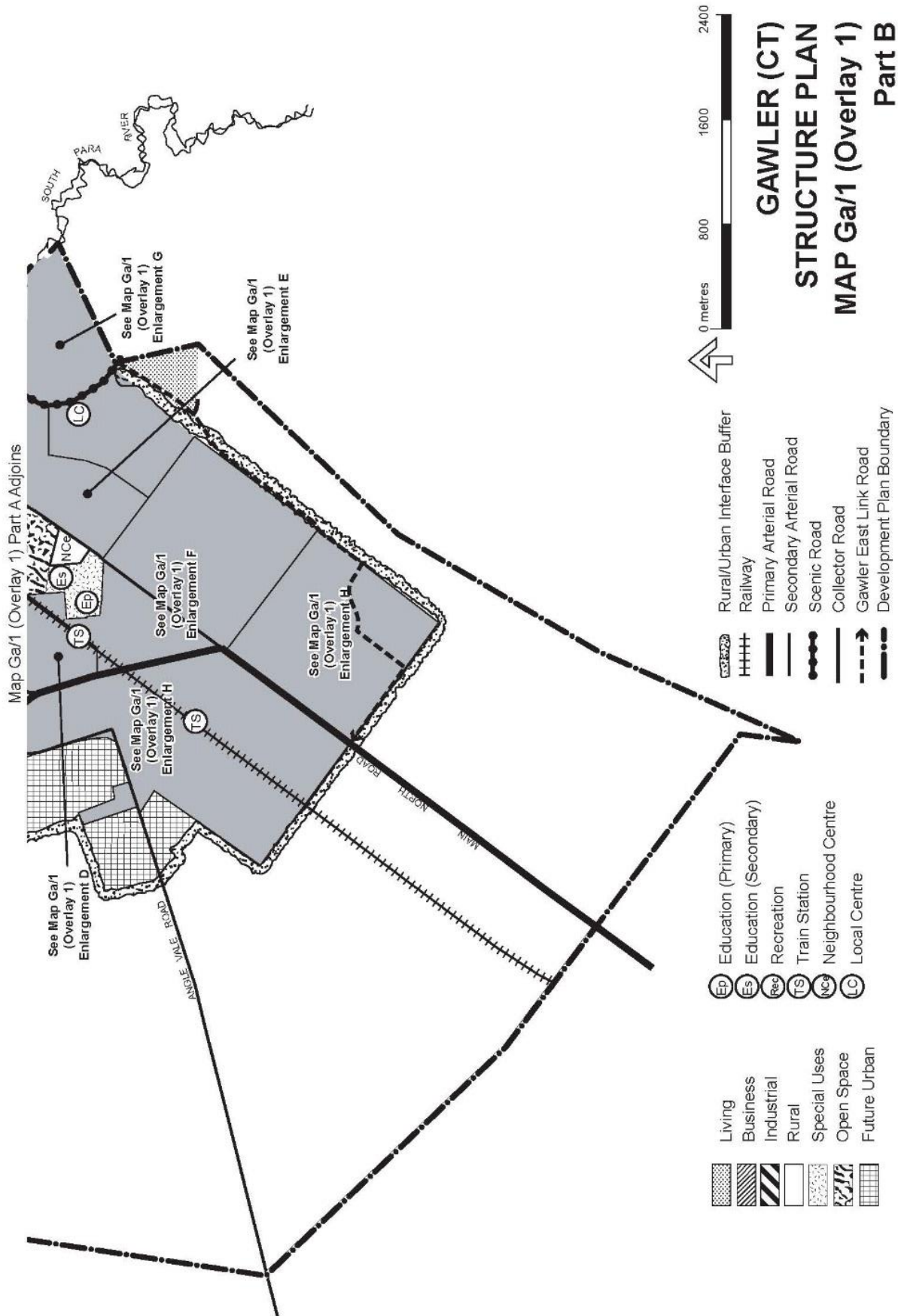
#### **Category 1**

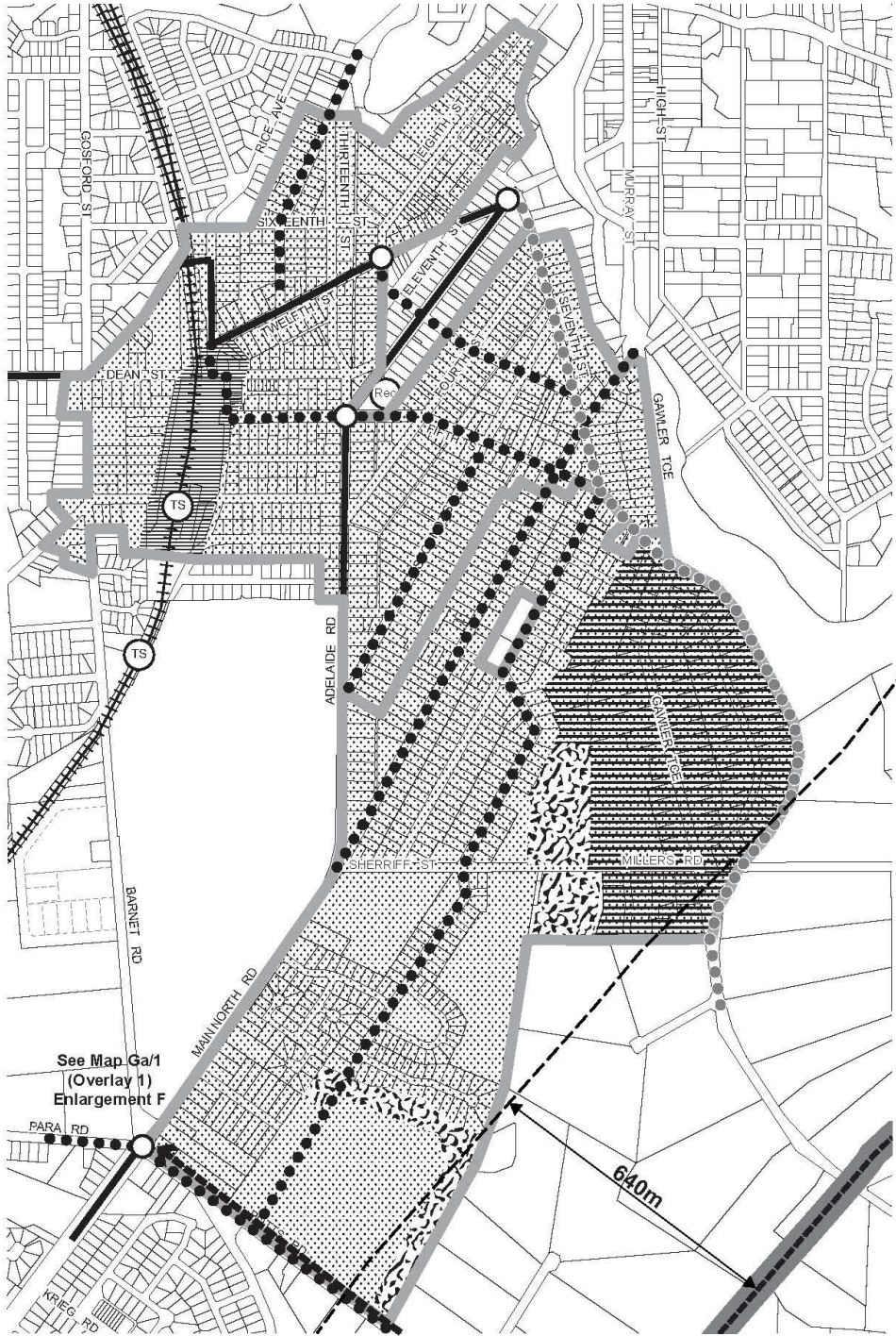
Fencing (including a combination of fencing and retaining walls) up to a maximum height of 2.8 metres

#### **Category 2**

Fencing (including a combination of fencing and retaining walls) with a height in excess of 2.8 metres.

**Attachment D**





- |  |   |  |                          |
|--|---|--|--------------------------|
|  | Living  |  | Railway                  |
|  | Low Density Residential   |  | Train Station            |
|  | Mixed Residential / Business Use / Gawler Rail Station Precinct |  | Recreation               |
|  | Linear Open Space (Landscape Protection Escarpment)             |  | Gas Pipeline             |
|  | Major Traffic Flows   |  | Gas Pipeline Measurement |
|  | Primary Arterial Road   |  | Length (640 metres)      |
|  | Policy Area Boundary  |  |                          |
|  | Traffic Control   |  |                          |
|  | Scenic Road   |  |                          |
|  | Gawler East Link Road   |  |                          |

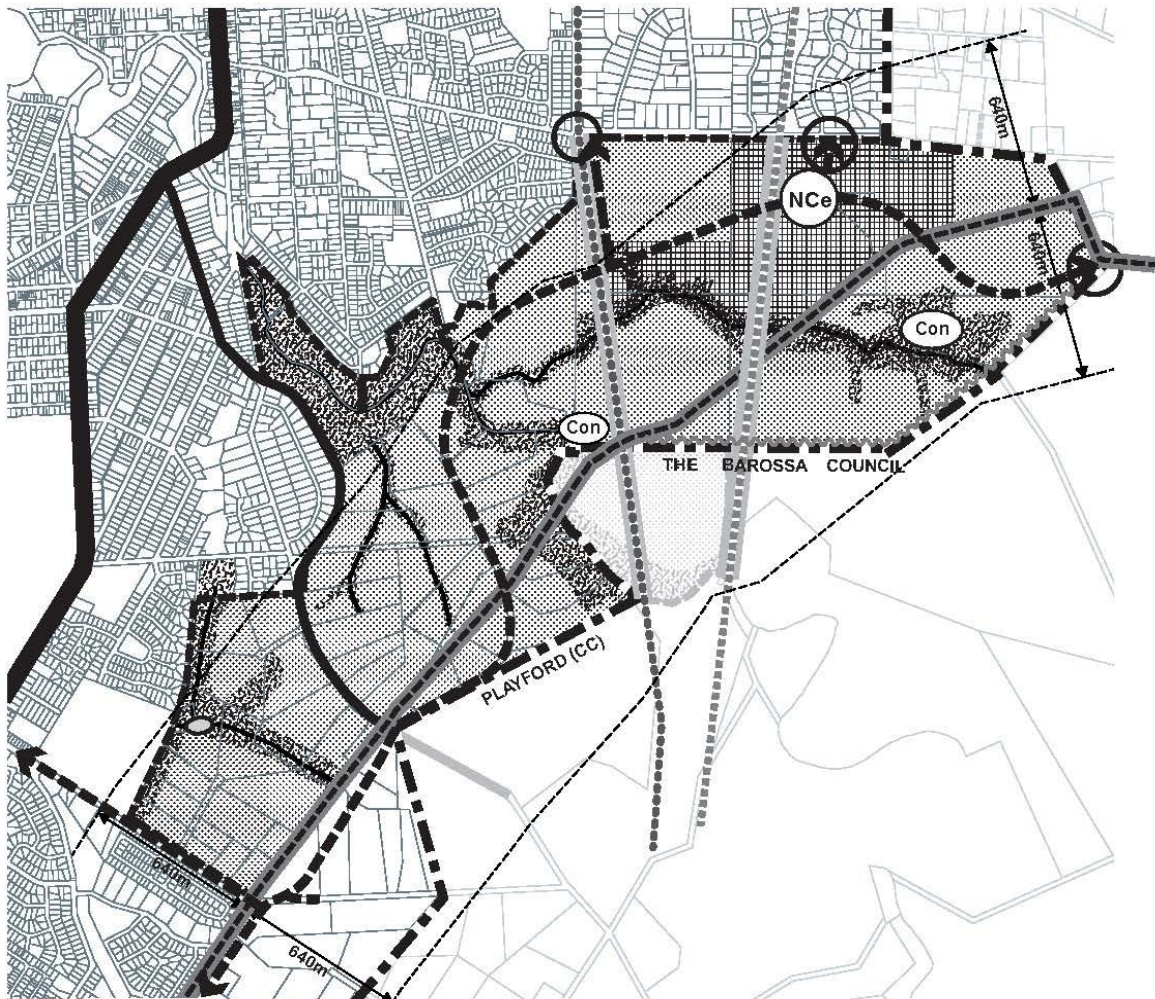
**GAWLER (CT)**  
**GAWLER SOUTH**  
**STRUCTURE PLAN**  
**MAP Ga/1 (Overlay 1)**  
**Enlargement E**



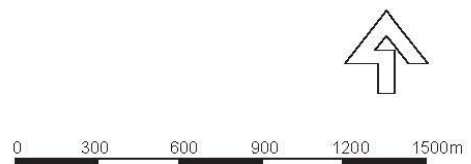
- Living
- Business
- Linear Park
- Major Traffic Flows
- Primary Arterial Road
- Gawler East Link Road
- Traffic Control
- Pedestrian Crossing (Underpass)
- Policy Area Boundary
- Railway
- Train Station
- Tourist Accommodation
- Education
- Shopping
- Recreation
- Gas Pipeline
- Gas Pipeline Measurement Length (640 metres)



**GAWLER (CT)**  
**EVANSTON/EVANSTON PARK**  
**STRUCTURE PLAN**  
**MAP Ga/1 (Overlay 1)**  
**Enlargement F**

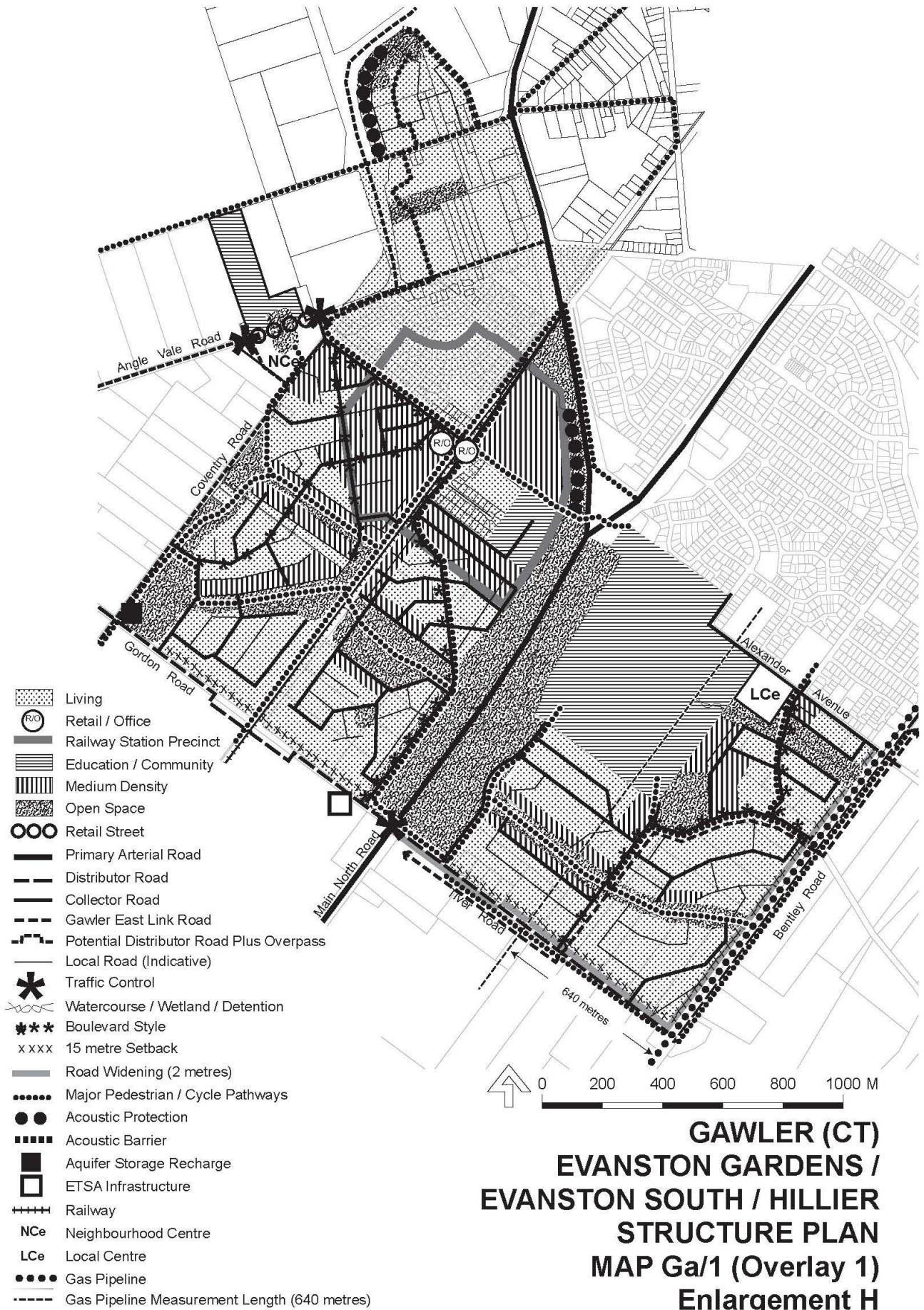


- |   |   |
|---|---|
| Neighbourhood Centre                                      | Arterial Road   |
| Mixed Use Centre  | Collector Road  |
| Living  | Gawler East Link Road   |
| Creek Alignment incorporating stormwater detention basins | Link Road   |
| Linear Open Space   | Traffic Management  |
| Conservation Area   | Major Transmission Infrastructure (132kV) Corridor (30 Metres)  |
| Development Plan Boundary                                 | Major Transmission Infrastructure (275kV) Corridor (100 Metres) |
| Structure Plan Boundary                                   | Gas Pipeline  |
| Buffer  | Gas Pipeline Measurement Length (640 metres)                    |



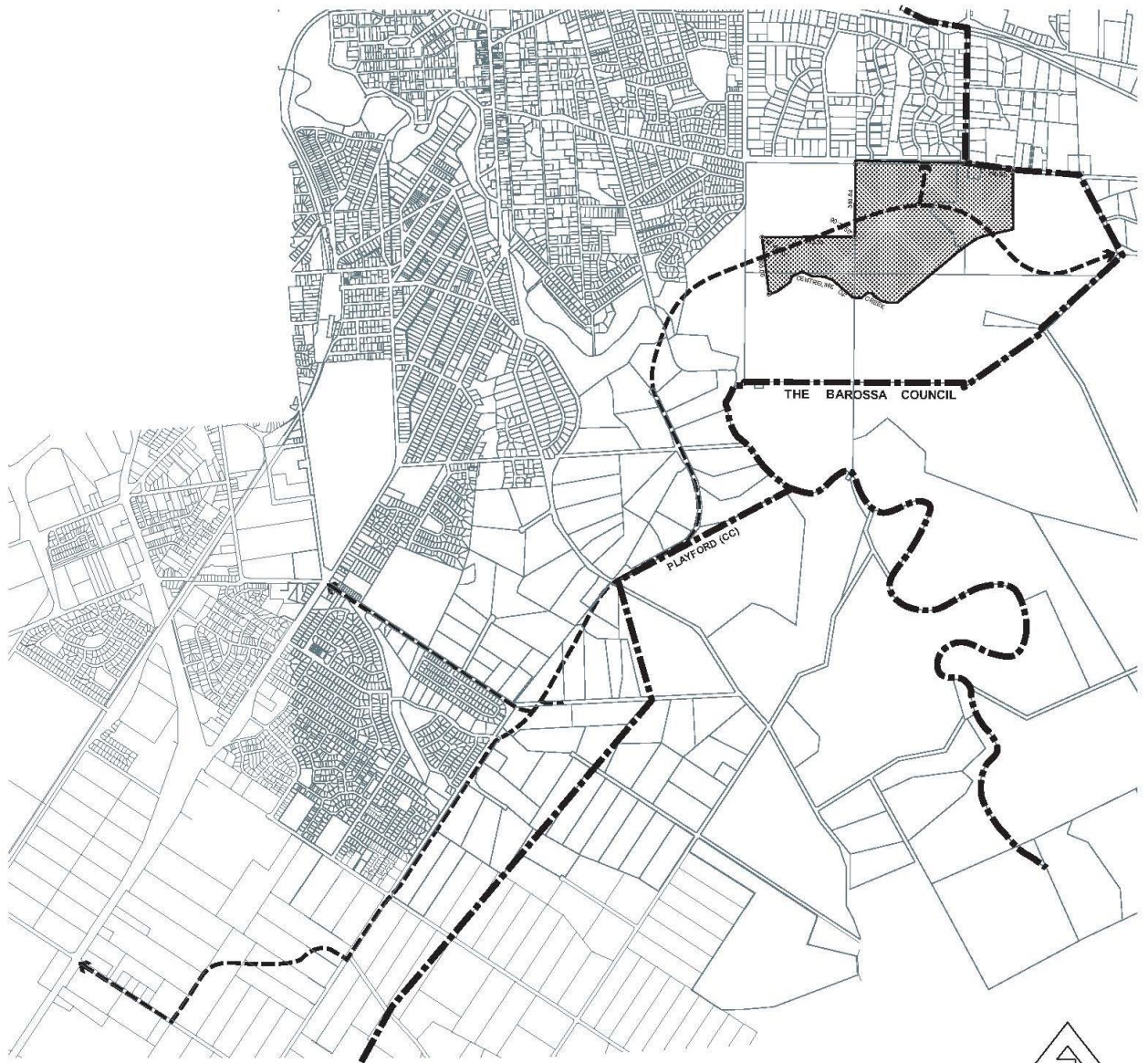
**GAWLER (CT)  
 GAWLER EAST  
 STRUCTURE PLAN  
 MAP Ga/1 (Overlay 1)  
 Enlargement G**




Consolidated - 28 April 2016



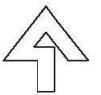






-  Noise and Air Emissions Designated Area
-  Development Plan Boundary
-  Gawler East Link Road

0 300 600 900 1200 1500m



**GAWLER (CT)  
GAWLER EAST  
NOISE AND AIR EMISSIONS  
MAP Ga/1 (Overlay 4)**



- 3 Mixed Use Centre
- 6 Gawler East Residential
- 10 Wheatsheaf Residential
- 14 Gawler East Residential Historic (Conservation)

Scale 1:15000  
 0 1km

— Policy Area Boundary  
 - - - Development Plan Boundary

**GAWLER (CT)  
 POLICY AREAS  
 MAP Ga/15**