

# Town of Gawler



## Gawler Rural Land Use and Infrastructure Investigation

**Report No. 2 *Policy Recommendations* May 2015**  
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## 1 Executive Summary

This **Report #2 Policy Recommendations** provides land use planning recommendations relating to the “Buffer Area” located primarily within the Rural Zone in the Town of Gawler. This area assists to retain a separation between Gawler and the northern edge of the metropolitan Adelaide and contains approximately 1,700 hectares comprising rural, rural living, industrial, open space land uses. It comprises the suburbs of Kudla, Hillier, Evanston Gardens and Uleybury Hills.

Based on the analysis of issues described in **Report # 1 Background Paper**, these recommendations address land use policy to ensure the area continues to be a defining area between metropolitan Adelaide and the more urbanised areas of Gawler.

The Vision describes three key functions of this area. These are firstly to function as a buffer, secondly to offer opportunities for further intensive productive agricultural land uses, and thirdly to offer further rural living comprising rural living on large, attractive, vegetated and well managed allotments. This is consistent with the Town of Gawler Community Plan Goal which is to “Maintain a clearly defined township, one which is distinct from neighbouring areas”.

The region comprises four distinct areas which have varying character and function, and therefore differing objectives and policy responses have been developed to reflect this diversity. The key objectives relating to each area are:

- **Area 1 - Rural (generally parts of Hillier)**

Building on synergies with the Virginia horticulture area, future opportunities for improved water supply and quality, and productive capabilities of the land, opportunities for further **intensive productive agricultural** land uses should not be prejudiced by further urban development. A continuation of rural activities, with a focus on horticultural production, is therefore encouraged. A minimum of 4 ha allotment size is recommended, and amalgamation of allotments is encouraged.

- **Area 2 – Rural Living (generally the Kudla area)**

In order to improve the amenity of this area, further investment is required. Policy should encourage further development of rural living opportunities comprising residential uses on **large, attractive, vegetated and well managed allotments**. It is important that the area does not become “suburban” in character, and so appropriate allotment width to depth ratio should be established to prevent land division resulting in long, narrow allotments with minimal frontages. A minimum allotment size of 5000m<sup>2</sup> should apply. To achieve this size and frontage, consolidation of allotments may be required. Improved provision of road infrastructure is required.

- **Area 3 – Buffer Main North Road Approach**

Because of the high numbers of people travelling into Gawler along Main North Road, this area has the greatest opportunity for people to see views of open rural character and thereby maintain a visual buffer between the town of Gawler and metropolitan Adelaide. The buffer function will be primarily achieved by maintaining key views from the main entrances into The Town of Gawler of a **predominantly open rural character**. These views separate and distinguish Gawler from the urban character of metropolitan Adelaide. Currently, land division in this area under 4 ha is non complying. The recommended policy response is that no further land division will be supported.

Amalgamation of titles is encouraged. Large scale buildings and indoor intensive horticulture (greenhouses) is not supported.

- **Area 4 – Rural Landscape Protection Approach (generally views towards the escarpment)**

This area **preserves the natural and rural character of the scenic features of the Gawler hills** as a backdrop to the Adelaide Plains. There should be no increase in the existing number of allotments, with boundary adjustments only.

Other policy recommendations relate to:

- Commercial Vehicles - accommodated in the Rural and Rural Living Areas subject to provisions similar to those existing in the Mallala Development Plan.
- Large outdoor recreation facility – accommodated in the Buffer Main North Road Area, will assist to future proof views as largely open space.
- Infrastructure – in order to improve the amenity of the Rural Living Area, and accommodate increased population growth as a consequence of further rural living opportunities, improved provision of necessary services and infrastructure will be required.
- Gawler River Flood Plain Area – Smith Creek Flood Mapping will inform the detailed policy provisions in a future Development Plan Amendment.

## 2 Introduction

This **Report # 2 Policy Recommendations** provides land use planning recommendations relating to the “Buffer Area” located primarily within the Rural Zone in the Town of Gawler. It builds upon the **Report # 1 Background Report**. Collectively these reports fulfil the requirement of the Gawler Rural Land Use and Infrastructure Investigations which required consulting team Jensen Planning + Design to:

- Deliver a clear picture of the significant social, environmental and economic factors influencing Gawler’s rural areas to determine the viability of this land for primary production into the future (Report # 1 Background Report).
- Provide an assessment of current and proposed infrastructure/asset provision, which has/will have a direct impact on the productivity of primary production (Report # 1 Background Report).
- Offer an assessment of the rural landscape character and recommend strategies to improve the amenity of this area, ensuring it continues as a defining area between metropolitan Adelaide and the more urbanised areas of Gawler (Report # 1 Background Report and # 2 Policy Recommendations).
- Recommend a Vision/s for the Area (Report # 2 Policy Recommendations)

This report is based on the analysis undertaken in the Report # 1 Background Report which describes:

- The history of the concept of a “buffer” area
- The physical characteristics of the area – topography, vegetation, roads, allotment sizes, distribution of allotments, uses of the land, views, water, power, roads, stormwater, telecommunications and sewer.
- The policies that currently relate to the area – State and local government
- The issues associated with continuation of and support for the rural productivity in the area
- The issues associated with more rural living allotments in the area
- Consultation feedback to date
- A recommended vision for the future use of the land.

It details a series of recommendations to support the identified future use of this land. It includes proposed amendments to Council’s Development Plan, to ensure it continues to be a defining area between metropolitan Adelaide and the more urbanised areas of Gawler.

This Report does not provide detailed design guidance (for example, the exact setback requirements of dwellings from road frontages, or the form of buildings suitable for a rural living zone), as it is important to first establish the overarching framework.

This policy framework will then guide a future Development Plan Amendment (DPA) that will be undertaken separately at a future stage. During the process of preparing the DPA which will involve significant further community consultation, the detailed design guidance will be identified.

## 2.1 The Study Area

The study area for these policy recommendations is depicted in **Figure 1**. The area contains approximately 1,700 hectares of land to the south and south-west of the Gawler Township and is bounded by the Gawler River, Wingate, Dalkeith and Smith Roads and the eastern Council boundary running along the foothills of the northern Mount Lofty Ranges.



Figure 1: *Study Area*

## 2.2 Background to this Study

There is a long history of discussion about the best use of the buffer land surrounding the Town of Gawler, dating back at least to the Playford/Dunstan Governments era when a plan was forged to have a one mile (1.6 km) wide buffer (or second generation of parklands) around several of the townships to the north of Adelaide. In the context of this study area, the plan would have resulted in a green belt of approximately 800 metres width running along either side of Dalkeith/Smith Roads on the southern edge of what is now the Town of Gawler.

The plan was not realised for several reasons, largely due to the fact that the land in this locality had been divided into smaller holdings and the presence of rural, residential and industrial development imposed limitations on the kind of buffer that could realistically be achieved (primarily because of the high economic and social costs that would be involved in removing the existing development).

Over the following years, attempts to form buffers and subsequent reviews to urban growth boundaries have resulted in the situation before us today. The land to the south of the Council area and west of Main North Road (south of Dalkeith Road) has been partly developed as an 'urban forest', but the majority has been given over to "suburban" residential development. Additional urban development and changing agricultural environments have added to the complexity of this area and its ability to function as a "buffer".

There remains uncertainty and a lack of clear vision about what are the most appropriate land uses for the area and how can they contribute to the desired landscape character.

This Report addresses that uncertainty and lack of clear vision by articulating a long term vision for future land uses in this area and clear land use policy direction that can be translated into planning policy in the Gawler Development Plan through a Development Plan Amendment (DPA) process.

### 3 Vision, Desired Character and Guiding Principles

The Desired Character and Guiding Principles establish the foundation to guide policies for this Study Area.

In considering the Desired Character, it is noted that this area within the buffer should not be simply considered as the **space between two places**. This is discussed comprehensively in Report # 1 Background Report.

The future character builds upon three key aspects identified in the Background Report.

- the desire to retain views of **open rural character** that can be seen from main entrances into Gawler (the “buffer”)
- to provide opportunities for **future productivity**
- to reflect community aspirations for **improved amenity** around Kudla

In this context, the vision for the buffer is consistent with existing State and local government strategic policy directions, in particular:

*Town of Gawler Community Plan Goal 1: A uniquely identifiable township.*

Objective 1: Maintain a clearly defined township, **one which is distinct from neighbouring areas**” (Gawler Community Plan, 2014- 2024)

#### 3.1 Vision and Desired Character

The Study Area has **several functions**, each with their own character.

**Firstly**, part of the area should function as a **buffer** between the town of Gawler and metropolitan Adelaide. The buffer **function will be primarily achieved by maintaining key views** from the main entrances into The Town of Gawler of a ***predominantly open rural character***. These views separate and distinguish Gawler from the urban character of metropolitan Adelaide.

**Secondly**, parts of the area should **offer opportunities for further intensive productive** agricultural land uses.

**Thirdly**, parts of the area should function as **rural living comprising residential uses on large, attractive, vegetated and well managed allotments**.

### 3.2 Guiding Principles

These Guiding Principles reflect the Desired Future Character, as well as best practice planning that seeks to support sustainable communities.

Sustainable communities are ones that are healthy **socially, economically and environmentally**. In considering sustainable communities, Council will have regard to the **current** and **future** needs of communities. They must also consider the sustainability of **local communities** living or working in the study area, as well as the **broader Gawler community**.

The key guiding principles that will inform the appropriateness of future land uses for this area are:

1. Land uses will maintain and improve **views of an open rural character from key entrances** to Gawler of a rural character (components of a rural character relating to land use, built form, setbacks from key roadways, design features etc will be required to facilitate and achieve open rural views)
2. Land uses will reinforce the **transition** between Gawler (a regional township in a rural setting) and metropolitan Adelaide
3. Land uses will be managed to **address interface issues** between incompatible land uses
4. Land uses will contribute to the **economic health** of the **local and broader** community
5. Land uses will contribute to the **social health** of the **local and broader** community
6. Land uses will contribute to the **environmental health** of the **study area and region**

## 4 Structure Plans

### 4.1 Existing

The Structure Plan within the Development Plan for the Town of Gawler as shown on **Figure 2** indicates that the majority of the study area is currently designated for 'Rural' use. There is also provision for a 'Rural/Urban Interface Buffer' around the southern boundary of the urban zones, although there is no description as to what form this may take.

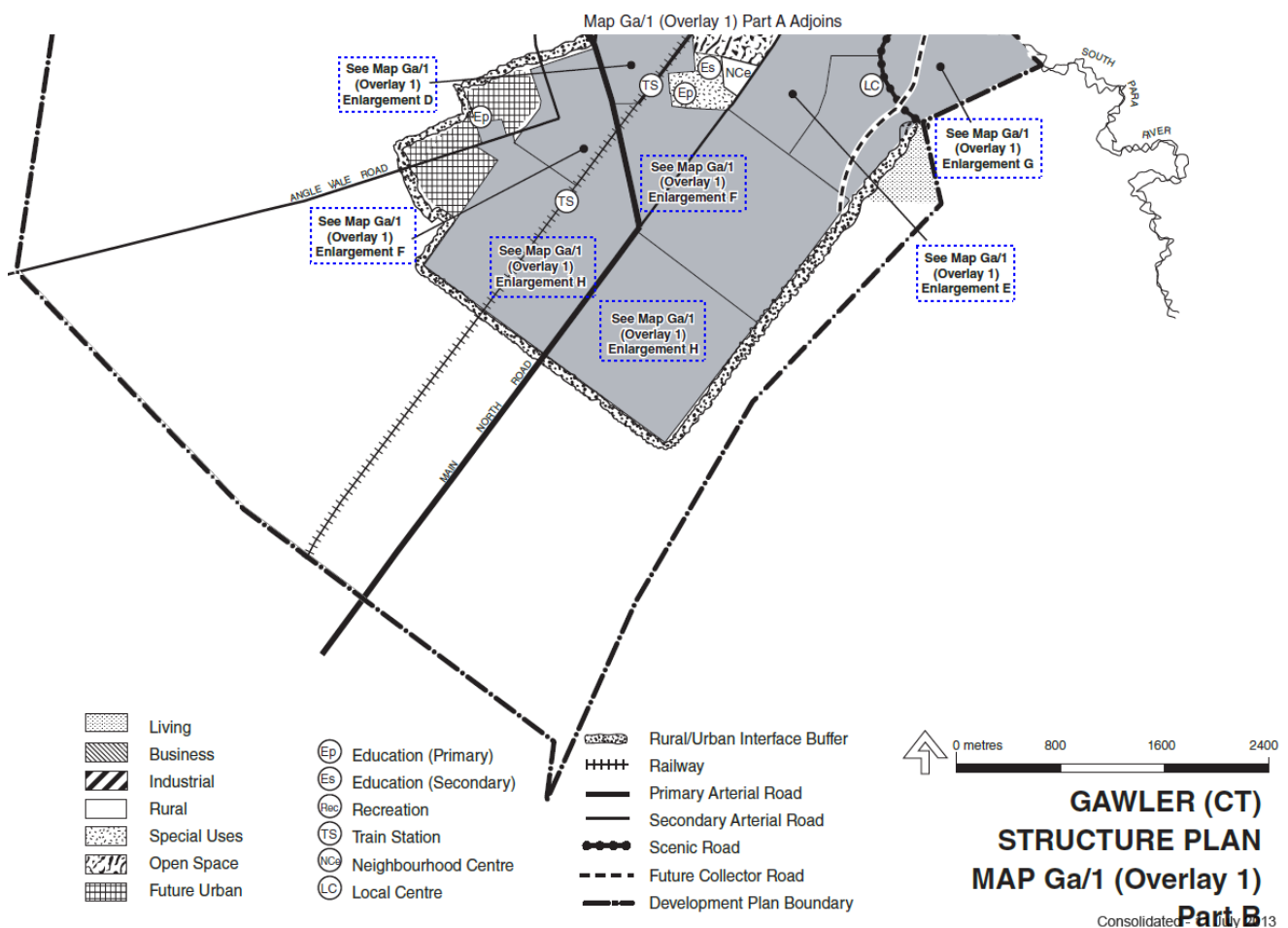


Figure 2: Gawler (CT) Structure Plan

## 4.2 Proposed

The study area has been divided into four (4) different predominant land uses, consistent with both the existing pattern of land use but more importantly based on the Desired Character. Not all of these are rural uses. These four areas inform future policy directions and are shown in **Figure 3**. They are:

- Area 1 Rural
- Area 2 Rural Living
- Area 3 Buffer Main North Road, and
- Area 4 Rural Landscape Protection Approach.

In conceptualising the land use functions of these four areas, it has been important to also consider relationships between the areas and the adjacent area which includes:

- Economic / social connections between Areas 1 and 2 and the Virginia Horticulture Area to the west
- Connections between Area 2 in particular and the adjacent urban communities to the south in the City of Playford and, in the future, to the north within the Town of Gawler
- The relationship of Area 2, 3 and 4 to the existing large areas of open space land located alongside Dalkeith and Smith Roads
- The importance of the view corridors providing views into predominantly rural landscapes alongside Main North Road and Angle Vale Road through the study area.

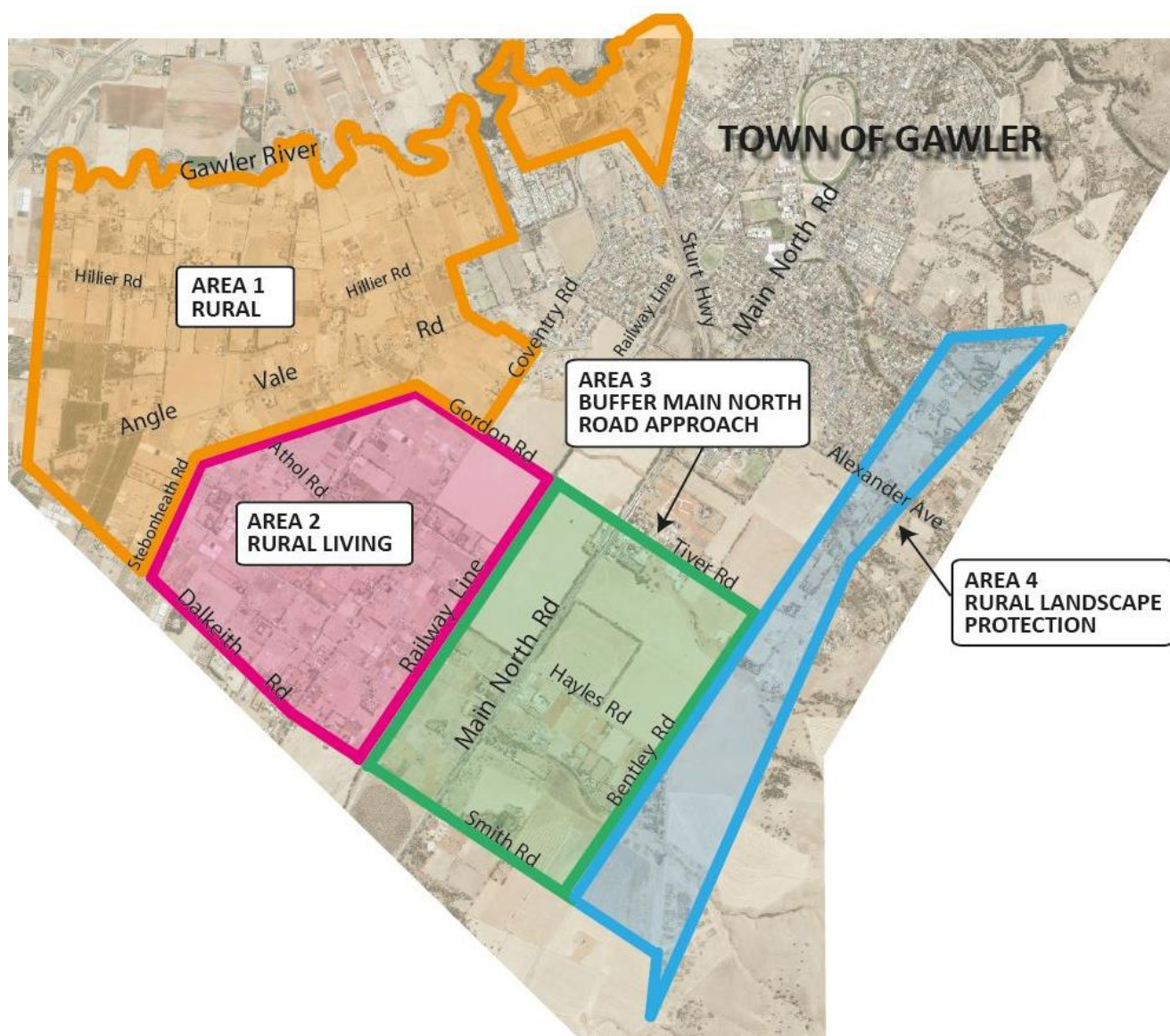


Figure 3: Sub-Areas for Planning Purposes

- **Area 1 - Rural**

This Area covers a different area to the existing “Rural Zone”. It comprises the whole of Hillier and parts of Evanston Gardens and Kudla.

Notwithstanding existing productive challenges including market conditions and access to consistent and high quality water, the analysis has determined that this area has the greatest likelihood of continued rural / agricultural productivity. It is also located alongside Angle Vale Road which is one of the two important gateway entrance and exit points between Gawler and metropolitan Adelaide. It therefore also continues to provide an opportunity to contribute to the buffer function of the region. The existing 4ha minimum allotment size is recommended to be retained for this area.

The boundary of Area 1 has therefore been extended to the south of Angle Vale Road to incorporate existing productive agricultural land as well as retain larger allotments to the south of Angle Vale Road to protect open views and assist in the creation of a rural buffer.

Some parts of the existing “Rural Zone” still have a rural function, but their primary role is to contribute to the buffer function, and therefore are now described in Area 3 – Buffer Main North Road Approach. This relates to the rural area located either side of Main North Road between the Adelaide – Gawler Rail Line and Bentley Road and between Hayles Road and Smith Road either side of Main North Road. It also relates to much of the land to the south of Gale Road and east of Main North Road which is already in Council / State Government ownership and has been purchased as part of the Metropolitan Open Space System.

- **Area 2 - Rural living**

Area 2 incorporates most of the identified as the “Affected Area” within the Rural Zone in Kudla located to the west of the Adelaide-Gawler Rail line, but extends northwards to the edge of the study area which currently has a minimum allotment size of 4 hectares.

It has been identified as an Area for Rural Living purposes, with a recommended minimum allotment size of 5,000 square metres.

The Desired Character for this Area is for an improved and legitimate Rural Living environment, with allotments of sufficient size to encourage sound management practices, increased private landscaping, and the improvement of surfaces, including the sealing of public roads, overtime.

In order for large parcels to be effectively subdivided, some site amalgamation is likely to be required in order to create opportunities for new public roads servicing the new Rural Living allotments. In addition, in order for the area to retain a “rural” feel and not a “suburban” feel, attention to the allotment’s frontage to depth ratio will be important in order to avoid battle axe subdivisions, and long narrow allotments.

Establishing this area as a Rural Living precinct should create a popular option for that part of the housing market looking for larger “residential allotments” located close to both Gawler and the urban areas located to the south. With improved land management, increased private landscaping

and investment into allotment function and presentation and public infrastructure improvements, over time the amenity of the area will improve.

- **Area 3 - Buffer Main North Road Approach**

Area 3 is located between the Adelaide – Gawler Rail line and Bentley Road to the east, between Smith Road to the south and north to Tiver Road. This is the land that provides the most meaningful open rural landscape views from Main North Road that make a major contribution to establishing an effective visual buffer between Gawler and metropolitan Adelaide to the south.

The recommended approach is to promote open rural views by restricting opportunities for any further land division and subsequent development in the Area.

*Renewal SA* currently holds much of this land. It consists of very large parcels, has been identified as contributing to the buffer function in existing State Policy, and is currently leased as cropping land.

The *existing smaller rural living allotments* located in this area to the west of Main North Road between Hayles Road and Smith Road are currently able to be developed further to a minimum allotment size of .9 hectares. However, given the existing fragmentation of land, it would be difficult in most circumstances to divide land further, and therefore the recommended policy approach of restricting any further land division is in reality unlikely to impact severely on the ability of these allotments to be capable of further subdivision.

The *industrial uses* located alongside Main North Road and on Hayles Road are important local economic contributors, and opportunities for minor expansion, provided the expansion scale and location does not detract from the desired character of Area 3, should be provided for.

The *Cemetery* will continue to be recognised in policy as a significant land use in this Area.

In order to achieve the buffer function and views of an open rural character, development setbacks would be established so that any new building is set back a large distance from Main North Road. However, in recognition of the already built up nature of the rural living area in the southern portion of this Area that is already located close to Main North Road, setback distances would be less stringent.

- **Area 4 - Rural Landscape Protection**

Area 4 is located to the east of Bentley Road, and extends up to the boundary of the Hills Face Zone.

While much of this area has been subdivided into smaller “rural” allotments based on the current zoning, it is recommended that specific planning controls be introduced to guide future development and protect the amenity of the visual backdrop provided by these attractive foothills.



## 5 Proposed Overarching Policy Approach

### 5.1 Area 1 - Rural

#### Summary of Recommended Policy Approach

It is recommended that the existing minimum 4 hectare allotment size be retained within Area 1.

Within the Gawler River Flood Plain Area, no further sub-division would be allowed as per existing Development Plan policy.

It is recommended that policy guidance be provided to protect the amenity of this rural area and guide the development of agricultural and horticultural industries, home-based industries and wineries (refer to Appendix 1).

It is also recommended that Council considers incorporating within the General Section of its Development Plan policies guiding the parking and storage of commercial vehicles within rural and rural living areas (refer to Appendix 2).

Area	Desired Character	Key Policy Direction	Land Uses	Relationship to findings in Report # 1 Background Paper
<b>Area 1- Rural</b>	<p>This Area will remain relatively open and with a rural character.</p> <p>It will provide opportunities for future horticulture production, including intensive indoor greenhouses and primary production that may take advantage of increased water supply, proximity to markets, proximity to the Virginia horticulture region, and market demand for locally produced produce.</p>	<p><b>Allotment Size</b> The existing 4 hectare minimum allotment size is maintained.</p> <p>Amalgamation of allotments is strongly supported.</p> <p><b>Gawler River Flood Plain Area</b> Maintain existing policy which discourages further subdivision. Adopt key recommendations from the Smith Creek Flood Mapping.</p> <p><b>Rural Interface</b> Rural interface policies already</p>	<p>Primary Production</p> <p>Intensive horticulture</p> <p>Animal Keeping</p> <p>Dwellings associated with productive land uses</p> <p>Smaller scale commercial operations associated with productive land uses, provided that they comply with existing and proposed policies that protect the amenity of adjoining land, particularly within</p>	<p>Area 1 – Rural covers all of Area 1</p> <p>Report # 1 describes the topography, land uses and allotment sizes, and the value of agricultural land uses (See Section 3 and 4 of Report # 1).</p> <p>It identifies that this Area generally comprises medium sized allotments, and is relatively productive (or has productive potential) with a range of agriculture / horticulture land uses, as well as some rural living.</p> <p>It suggests that the Area should remain as an important rural area providing opportunities for food production. Whilst the productive potential may not currently be realised</p>

Area	Desired Character	Key Policy Direction	Land Uses	Relationship to findings in Report # 1 Background Paper
		exist within Council's Development Plan.	interface areas.  Area 1 is suitable for commercial truck parking, provided that such parking complies with new proposed development policies relating to commercial vehicle parking (see Appendix 1).	(due to many factors including water supply limitations), it is important not to prejudice the significant opportunity for future increased productive capacity.



Figure 4: Aerial view looking north over of Area 1- Rural from Angle Vale Road to the Gawler River

## 5.2 Area 2 – Rural Living

### Summary of Recommended Policy Approach

It is recommended that this Area becomes part of the Rural Living Zone, defined as a separate Policy Area with a smaller minimum allotment size of 0.5 hectares. Council could also introduce a desired character statement and additional policy governing development within the Rural Living Zone.

The current Smith Creek Flood Mapping will inform future policy and included in a future DPA.

Truck parking is considered appropriate on larger allotments within the Rural Living Area, provided that the allotment size and space between neighbouring dwellings does not negatively impact on the ability of the Zone to meet the Desired Character and function (see Appendix 2). The actual size and separation distances should be determined through the forthcoming Development Plan Amendment process.

The Smith Creek Flood Mapping recommendations and Milne Road Drain realignment should be accommodated within the policy approach for this Rural Living Area.

Area	Desired Character	Key Policy Direction	Land Uses	Relationship to findings in Report # 1 Background Paper
<b>Area 2 – Rural Living</b>	<p>The role of this Area is to provide opportunities for a rural living lifestyle.</p> <p>It functions as an area for residential dwellings and associated farm buildings on highly vegetated, well managed small medium size allotments.</p> <p>The allotments will be appropriately serviced by infrastructure that meets contemporary standards for rural living areas.</p>	<p><b>Allotment Size</b> A minimum allotment size of 5000sqm should apply.</p> <p><b>Allotment Configuration</b> Amalgamation of allotments is likely to be required to achieve the Desired Future Character.</p> <p><b>Road frontage</b> Appropriate allotment width to depth ratio should</p>	<p>Detached dwellings on large allotments.</p> <p>Horse Keeping (ancillary to and in association with the residential use of the land and providing that horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover).</p> <p>Farming and outdoor horticulture (orchards, field vegetables, cut flowers, almonds</p>	<p>Area 2 – Rural Living applies to the land within the study area generally between the northern part of Area 1 adjacent Angle Vale Road and the Adelaide Gawler rail line.</p> <p>Section 3.2 of the Report # 1 describes the Area's topography, land uses. Section 5 of Report # 1 assesses issues associated with Rural Living.</p> <p>Report # 1 identifies that this Area comprises land within the "Kudla 0.9 hectare area" as well as land</p>

Area	Desired Character	Key Policy Direction	Land Uses	Relationship to findings in Report # 1 Background Paper
	<p>Allotments will be configured in a way that each dwelling has a street address, and has sufficient frontage to maintain reasonable separation of dwellings.</p> <p>Dwellings will be of a design, height and density that reflects the amenity of the area as rural living, and not urban/suburban.</p> <p>The area should be well linked to main roads through a grid street pattern to maximise opportunities for distribution of movement across the area.</p>	<p>be established to prevent land division resulting in very long, narrow allotments that appear “suburban” in nature.</p> <p><b>Landscaping</b> High quality vegetated landscape to be established over time.</p> <p>Septic tank outflow to irrigate vegetation.</p> <p><b>Form</b> Setbacks and site coverage that are consistent with the rural living and non “suburban” character of the area.</p> <p><b>Density</b> Only one dwelling per allotment.</p>	<p>etc).</p> <p>Area 2 is suitable for commercial truck parking, provided that such parking complies with new proposed development policies relating to commercial vehicle parking.</p>	<p>within the Rural Zone that currently has a minimum allotment size of 4 hectares.</p> <p>This Area currently has the smallest sized allotments (reflecting the existing zoning), and is already functioning primarily as a “rural living” area. However assessment documented in Report # 1 indicates that the allotment sizes are generally too large to foster high quality land management, and the roads and other infrastructure require upgrading. Creating the potential for a greater number of dwellings should, over time, improve the overall amenity of the area and increase the feasibility of upgrading local infrastructure.</p> <p>This area is not highly visible from the key entrances into Gawler, and therefore the retention of an “open rural character” to maintain a visual buffer separation is not as critical.</p> <p>Appropriate land management, increasing vegetation,</p>

Area	Desired Character	Key Policy Direction	Land Uses	Relationship to findings in Report # 1 Background Paper
				improved amenity and improved provision of public infrastructure is seen as a greater priority in this area.



Figure 5: Aerial view looking north over Area 2- Rural Living from Dalkeith Road to Angle Vale Road

### 5.3 Area 3 - Buffer Main North Road Approach

#### Summary of Recommended Policy Approach

It is recommended that the existing minimum 4 hectare allotment size be changed to a policy direction that does not provide for any future land division.

This Area must be consistent with Guiding Principle 1 that states “Land uses will maintain and improve **views of an open rural character from key entrances** to Gawler of a rural character”. To achieve this, farm buildings should be kept to a minimum and be small-scale and clustered. Any new dwellings or buildings should be located well away from Main North Road and policies should be developed to protect open rural views from Main North Road.

Area	Desired Character	Key Policy Direction	Land Uses	Relationship to findings in Report # 1 Background Paper
<b>Area 3 – Buffer Main North Road Approach</b>	The role of this Area is as an important gateway/buffer and an entrance and exit from Gawler. The buffer function will be primarily achieved by maintaining key <b>views</b> from the main entrance / exit to / from the Town of Gawler from Main North Road to preserve the <i>predominantly open rural character</i> . This may comprise of open space, farming, recreation and environmental activities.  These open	<p><b>Land Division</b></p> <p>Further land division is not supported.</p> <p>Allotment amalgamation is encouraged to achieve the Desired Character</p> <p><b>Landscape Character</b></p> <p>Views from Main North Road are important here, particularly longer distance views of the open, rural landscape.</p> <p>Vegetated buffers alongside the main roadways (eg: Main North Road) adjacent to agricultural land are not desirable, as this will close off the long distant views.</p> <p>Informal landscaping and vegetated areas scattered throughout</p>	<p><b>Farming</b></p> <p>Grazing/ Cropping Horticulture (outdoors only, not greenhouses) Animal keeping Dwelling Farm building</p> <p><b>Environment</b></p> <p>Open space Natural environment Stormwater management/wetlands</p> <p><b>Recreation</b></p> <p>Outdoor recreation Golf Course</p> <p><b>Truck Parking</b></p> <p>Area 3 is suitable for commercial truck parking, provided that such parking is</p>	<p>Area 3 – Buffer Main North Road Approach covers the northern half of what was identified as Area 3 – Main North Approach in Report # 1.</p> <p>Most of this land is in very large allotments and is used primarily for cropping purposes.</p> <p>This is the area that was identified in Report # 1 as being most critical in terms of maintaining an open, buffer separation between urban development within the City of Playford and urban development within the Town of Gawler. This is in part because it is located adjacent to</p>

Area	Desired Character	Key Policy Direction	Land Uses	Relationship to findings in Report # 1 Background Paper
	<p>and longer distance rural views will separate and distinguish the Gawler township from the urban areas of the City of Playford.</p> <p>The Area will provide a <b>transition</b> in landscape that marks a <b>separation</b> between the two urban areas. This transition will be experienced in a <b>visual way</b> when a person travels through the area and registers the change from one locality to the next.</p> <p>The space between the two communities can also provide a sense of <b>identity</b> to each community, as well as also providing a</p>	<p>the area, or alternatively open cropping / pasture land / horticulture / viticulture are also desirable.</p> <p><b>Built form</b></p> <p>North of Hayles Road alignment, any new buildings should be located well away from Main North Road.</p> <p>In the area south of Hayles Road and north of Dalkeith Road, a different setback requirement should exist. This is because allotments in this area are fragmented and buildings are already located closer to Main North Road. In this area development can be located closer to Main North Road.</p> <p>Large scale buildings and indoor intensive horticulture should not be permitted.</p> <p>Clustering of buildings is preferred with large separation distances between clusters.</p> <p>Buildings should be designed and coloured to complement the open rural landscape</p>	<p>set back at a large distance from Main North Road and meets Development Plan policy relating to commercial vehicle parking (the actual distance will be determined through the Development Plan Amendment process).</p>	<p>the main entrance to Gawler (Main North Road) and visually assists to maintain a clearly defined township which is a core objective of the Town of Gawler Community Plan.</p>

Area	Desired Character	Key Policy Direction	Land Uses	Relationship to findings in Report # 1 Background Paper
	sense of arrival and departure when a person leaves or arrive.	<p><b>Commercial</b></p> <p>Limited to small-scale, new activities associated with farming (i.e. value adding) of a scale and built form consistent with an open rural character.</p> <p>Small scale extensions to existing industry is permissible providing it does not detract from the open rural character.</p>		



Figure 6: Aerial view of Area 3 – Buffer Main North Road Approach

## 5.4 Area 4 – Rural Landscape Protection

### Summary of Recommended Policy Approach

It is recommended that the existing minimum 4 hectare allotment size be changed to a policy direction that does not provide for any future land division (it is noted that there is limited opportunity for further subdivision under the current Development Plan anyway).

It is recommended that this Area be rezoned to a Rural Landscape Protection Zone, with provisions adapted from a similar zone contained within the Barossa Council Development Plan.

Such a zone would complement the adjoining Hills Face Zone which is located immediately to the east of Area 4.

Area	Desired Character	Key Policy Direction	Land Uses	Relationship to findings in Report # 1 Background Research
<b>Area 4 – Rural Landscape Protection</b>	<p>The function of this Area is to preserve the natural and rural character and scenic features of the Gawler hills as a backdrop to the Adelaide plains.</p> <p>The desired character is of undulating to hilly land with scattered vegetation, accommodating low intensity farming, grazing and rural living.</p>	<p><b>Allotment Size</b> No increase in existing number of allotments.</p> <p>Boundary adjustments only.</p> <p><b>Allotment Configuration</b> Amalgamation of allotments is encouraged to support the desired character.</p>	<p><b>Land Uses</b> Detached dwellings and buildings associated with farming activities</p> <p>Low intensity farming and grazing</p> <p>Buildings and structures should be clustered and screened from view. Buildings and structures should be limited to single storey, with low profiles designed to follow existing natural contours of the land.</p> <p>Buildings should be constructed using materials and finishes of a</p>	<p>Area 4 corresponds to Area 4: Eastern Escarpment identified in Report # 1.</p> <p>Report # 1 identified this Area as an important rural backdrop to Gawler and the Adelaide plains.</p>

Area	Desired Character	Key Policy Direction	Land Uses	Relationship to findings in Report # 1 Background Research
			low reflective nature and subdued earthy colours to blend with the natural landscape.	



Figure 7: Looking east from Smith Road towards Area 4.

## 6 Appendix 1 Suggested Policy Approach for Industrial Uses in Rural Area and Buffer Area

**From DC Mallala Development Plan, General Section, Industrial Development relating to agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas, rural living and horticultural areas**

**PDC 12** Agricultural industries, home based industries, mineral water extraction and processing plants, and wineries in rural areas should:

- (a) use existing buildings and, in particular, buildings of heritage value, in preference to constructing new buildings
- (b) be setback at least 50 metres from:
  - (i) any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 government standard topographic map
  - (ii) a dam or reservoir that collects water flowing in a watercourse
  - (iii) a lake or wetland through which water flows
  - (iv) a channel into which water has been diverted
  - (v) a known spring
  - (vi) sink hole
- (c) be located within the boundary of a single allotment, including any ancillary uses
- (d) not result in more than one industry located on an allotment
- (e) include a sign that facilitates access to the site that is sited and designed to complement the features of the surrounding area and which:
  - (i) does not exceed 2 square metres in advertisement area
  - (ii) is limited to one sign per establishment (for agricultural and home-based industries)
  - (iii) is not internally illuminated.

**PDC 13** Agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas should not:

- (a) necessitate significant upgrading of public infrastructure including roads and other utilities
- (b) generate traffic beyond the capacity of roads necessary to service the development
- (c) result in traffic and/or traffic volumes that would be likely to adversely alter the character and amenity of the locality
- (d) be located on land with a slope greater than 20 per cent (1-in-5).

**PDC 14** Small scale agricultural industries (except for wineries) in rural areas should:

- (a) should include at least one of the following activities normally associated with the processing of primary produce:
  - (i) washing
  - (ii) grading
  - (iii) processing (including bottling)
  - (iv) packing or storage
- (b) may include an associated ancillary area for the sale and/or promotion of produce (including display areas)
- (c) should have a total combined area for one or any combination of these activities (including ancillary sales area) not exceeding 250 square metres per allotment, with a maximum building area

of 150 square metres, including a maximum area of 50 square metres for ancillary sale and display of goods manufactured in the industry.

## 7 Appendix 1 Suggested Policy Approach for Truck Parking

### From DC Mallala Development Plan, Rural Living Zone

**PDC 15** The parking or storage of a commercial vehicle or similar vehicle on a site should only occur where: a) the vehicle is owned and operated only by a resident of the property  
b) the vehicle is parked in accordance with the following table:

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

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

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

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