

Attachment Under Separate Cover

to report 12.3 - **Strategic Planning and Development Policy Committee Meeting – 6 November 2017**  
dated 20 November 2017

# Development Plan Amendment

By the Council

## Adelaide Plains Council

**Northern Food Bowl Protection Areas  
Development Plan Amendment**

**Explanatory Statement and Analysis**

Version 10 (25/8/2017)

*For Consultation*



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## Have Your Say

This Development Plan Amendment (DPA) will be available for inspection by the public at:

Adelaide Plains Council Principal Office, 2A Wasleys Road, MALLALA SA

Two Wells Service Centre, 69 Old Port Wakefield Road, TWO WELLS SA

Two Wells Public Library 61 Old Port Wakefield Road, TWO WELLS SA

from **25 August 2017** until **20 October 2017**

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

Submissions should be sent to:

**Chief Executive Officer  
Adelaide Plains Council  
PO Box 18  
MALLALA SA 5502**

Or electronically to [info@sapc.sa.gov.au](mailto:info@sapc.sa.gov.au) referencing the DPA

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 public meeting will be held on Monday 30 October 2017 commencing at 5.30pm at the Adelaide Plains Council Chambers, Redbanks Road, Mallala.

## 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

This DPA intends to assist in implementing the State Government's strategic and economic priority of enabling major primary production and horticulture growth on the Northern Adelaide Plains, whilst protecting South Australia's primary food production region from urban encroachment.

Primary production and horticulture situated on the Northern Adelaide Plains are key elements of the food industry which is a major contributor to the economic future of the Northern Adelaide Region. The region generates over one third of South Australia's horticulture production, which equates to approximately 170,000 tonnes of fresh produce valued at over \$340 million per annum. The State Government, through its Northern Economic Plan has identified that the horticulture and its associated food processing and distribution industries play a pivotal role in supporting the economic prosperity of South Australia in light of the closing of General Motors Holden in late 2017.

Agriculture including farming, grazing, and intensive animal keeping are identified as predominant land uses in the Adelaide Plains Council area (the 'Council'), with other significant land uses being horse keeping, dog kennelling, grain storage, stock sale activities and weapons testing associated with the adjoining Port Wakefield Proof Range activities.

The southern portion of the Council is an established horticultural area that enjoys advantageous natural resource conditions, access to some water, major private and public investment in infrastructure, and is close to a large labour supply located in northern Adelaide. In addition, the region is located close to local markets, major interstate freight routes and distribution facilities at Pooraka and Edinburgh Park. This combination of factors is not replicated elsewhere in South Australia and has strategic importance to the State.

There is considerable potential for future employment growth within the Council north of the Gawler River, particularly in the food value adding and transport, storage and logistics sectors. Furthermore, there is also potential for growth in intensive animal keeping activities (mainly poultry) and broad acre farming, whilst the opportunity for a multispecies abattoir to be established in the vicinity of the livestock markets at Dublin has been identified and further expansion of the existing abattoir north east of Two Wells is recognised.

#### Water Supply

Horticulture occurring on the Adelaide Plains (including those areas north of the Gawler River) is supported by both underground water resources and the existing Virginia Pipeline System (VPS) which provides treated wastewater from the Bolivar wastewater treatment plant for irrigation.

It is recognised that there are options being pursued to both extend the existing VPS to provide additional infrastructure and water for irrigation purposes and construct new irrigation infrastructure in the form of the Northern Adelaide Irrigation Scheme (NAIS). The NAIS project seeks to deliver an additional 20 gigalitres of recycled water from the Bolivar wastewater treatment plant for irrigation purposes. Together this infrastructure will facilitate the growth of food production and horticulture, feed and fodder crops and other food production related uses north of the Gawler River, whilst creating an expected 3,500 jobs in the region.

This DPA provides the necessary policy framework to support the growth of horticultural activities and allied services in the APC area.

#### Flooding

The APC area is subject to flooding from both the Gawler River and Light River. Current development controls seek to restrict development on the Gawler River flood plain however are silent with respect to the Light River flood plain.

It has been long recognised that the area depicted as flood prone is inaccurate, having been prepared prior to the construction of the Bruce Eastick Flood Mitigation Dam on the North Para River (completed December 2007). Construction of this dam has in-turn altered the flood plain profile. Further, Council has now mapped the flooding hazard associated with the Light River which has otherwise been unavailable. It is therefore Council's intention to introduce new flood hazard mapping into the Development Plan to provide more comprehensive and up-to-date information for those subject to flood inundation from both the Gawler River and the Light River. The insertion of new mapping is crucial to ensuring a risk based approach is administered when determining development on those areas identified as being prone to inundation of flood waters.

## Statement of Intent

The Statement of Intent relating to this DPA was agreed to by the Minister on 12 April 2017.

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

## Affected area

The area(s) affected by the proposed DPA is all of Council's Primary Production Zone and existing industry zones within Two Wells.

## Summary of proposed policy changes

The DPA proposes the following changes:

- Update the 'Hazards' module to align with the *South Australian Planning Policy Library – Version 6* and insertion of additional local content.
- Update the 'Interface between Land Uses' module to align with the *South Australian Planning Policy Library – Version 6* and insertion of additional policy content to manage potential interface conflict between different primary industry activities.
- Insert updated Development Plan Constraints mapping (hazard category maps) demonstrating the extent and location of flooding across the Gawler River Flood Plain Area.
- Insert new Development Plan Constraints mapping (hazard category maps) demonstrating the extent and location of flooding across the Light River Flood Plain Area.
- Amend the Non-Complying Tables within the Residential, Rural Living and Animal Husbandry Zones to reference the updated flood hazard categories, provide greater controls on development within the High Flood Hazard Risk Category Area and update policies relating to fencing within the flood plain.
- Update reference to flood policy across all general modules to reference flooding risk of the Light River and corresponding updates in the flood categorisation.
- Replace the existing Primary Production Zone to:
  - align with the *South Australian Planning Policy Library – Version 6*
  - expand the 'Horticulture Policy Area 3'
  - update the Desired Character Statement to specifically reference the future availability of recycled water and the potential for additional intensive horticulture and allied industries
  - insert new policy which envisages on-site energy generation where ancillary to an existing use
  - amend land division policies
  - Insertion of new 'Complying' development provisions which facilitate horticulture (including intensive production in an enclosed environment) across the zone, subject to conditions and link these to updated setback provisions contained in the zone

- amend various sections of the Non-Complying Table, including land division and dwelling
- update the Public Notification table to facilitate horticulture as a Category 1 or 2 development.
- Insertion of the Urban Employment Zone and rezoning of land to the west of Two Wells and south-east of Dublin for this purpose.
- Updating land division policy content within the Settlement Zone to reflect the identified flood hazard.
- Update maximum outbuilding floor space restrictions across the Rural Living and Animal Husbandry from 8% of the total area of the allotment to 25% of the total allotment area.
- Updating relevant zone, policy area and development plan constraints maps and map reference tables to reflect the change in structure of policy within the Development Plan. In showing the new Urban Employment Zone on Zone Map Mal/8, the opportunity has also been taken to correct an error on this Map. The reference to the Coastal Zone is to be replaced with reference to the Coastal Conservation Zone as there are no associated policies for the Coastal Zone contained within Council's Development Plan. This will also bring this Map into alignment with the adjoining Zone Maps (to the north and south) which reference the Coastal Conservation Zone.
- Range of minor corrections, updates and consequential changes.

## 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 agency and public consultation. The following government agencies and organisations are to be formally consulted:

- Department for Premier and Cabinet
- Department of Planning, Transport and Infrastructure
- Department of Environment, Water and Natural Resources (Planning and Assessment Unit)
- Department for Communities and Social Inclusion

- Department for Education and Child Development
- Department for Health and Ageing
- Department of Treasury and Finance
- Department for Primary Industries and Resources South Australia
- Department for Further Education, Employment, Science and Technology
- Department for Manufacturing, Innovation, Trade, Resources and Energy
- Environment Protection Authority
- Renewal SA
- Country Fire Service
- State Emergency Service
- SA Police
- SA Power Networks
- Australian Rail Track Corporation
- NBN Co Limited
- SA Water
- APA Group/Envestra
- Telstra
- Origin Energy
- Epic Energy
- SeaGas
- Natural Resources – Adelaide and Mount Lofty Ranges
- Gawler River Floodplain Management Authority
- RDA - Barossa
  
- Leesa Vlahos MP
- Jon Gee MP
- Steven Griffiths MP

- City of Playford
  - Light Regional Council
  - Wakefield Regional Council
  - Town of Gawler
  - The Barossa Council
- 
- Hortex Alliance
  - Other key horticulture and broad acre farming groups to be identified from previous studies

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.

**Important Note for Agencies:** This DPA includes modules from the State Planning Policy Library.

As the policy library was subject to agency consultation during its development, agencies are requested to comment only on the range and application of the modules selected and not on the actual policy content, except where that policy has been included as a local addition. Agencies are invited to comment on any additional issues (if relevant).

## 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

#### Irrigated Primary Production

The Northern Adelaide Plains is recognised as a key primary industry zone, generating over one-third of the State's horticulture production valued at over \$340 million per annum (PIRSA, 2017). Whilst that area north of the Gawler River and located within the Adelaide Plains Council (the 'Council') has localised irrigated horticulture around Two Wells and Lewiston, the vast majority of the primary production across the Council area is characterised by broad acre farming pursuits.

The State Government's Northern Adelaide Plains Agribusiness Initiative proposes to deliver up to 20 gigalitres of fit-for-purpose Class 'A' recycled water through the Northern Adelaide Irrigation Scheme (NAIS). The NAIS will see the expansion of trunk infrastructure to deliver recycled water from the Bolivar Waste Water Treatment Plant to new areas across the Plains.

Council recognises that the consistent supply of sustainable irrigation water will increase opportunities for the expansion of both alternative primary industries and allied services.

Current Development Plan controls differentiate between those primary production areas currently serviced by irrigation infrastructure (Horticulture Policy Area 3), and those areas which remain un-serviced by irrigation (balance of the Primary Production Zone). Whilst facilitating the growth of horticulture in the southern portion of the study area, there is cause to consider broad policy approaches to allow primary producers to diversify and the market to respond quickly to changing opportunities.

#### Allied Food Industries

Separate to the expansion of alternative and intensive primary industry activities is the potential growth of allied food industries. As discussed in the Allied Food Industries Land Supply Study (Section 3.2 below), allied food industries are those which establish to provide ancillary services to primary production and can include activities such as packing sheds, chemical resellers, value-add businesses etc.. Supporting the expansion of these allied industries in unison with the expansion of intensive primary industries will assist in facilitating the long term success of the agricultural sector across APC.

### 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:

<b>South Australia's Strategic Plan 2011</b>	
<b>Strategic Plan Objective/Targets</b>	<b>Comment/Response</b>
T37: Total exports – increase the value of South Australia's export income to \$25 billion by 2020	The DPA seeks to provide a policy environment which supports an increase in export potential.
T40: Food industry – Grow the contribution made by the South Australian food industry to \$20 billion by 2020	The DPA supports Target 40 as it seeks to introduce policy which directly address the supply of both irrigated primary production land and land providing supporting industries.
T75: Sustainable water use – South Australia's water resources are managed within sustainable limits by 2018	The DPA supports this target and builds upon the anticipated availability of Class A Recycled Water delivered through the NAIS. This in turn will assist in limiting the draw from both aquifer sources and the Gawler River.

## 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 volumes of the Planning Strategy are relevant to this DPA:

- 30 Year Plan for Greater Adelaide 2017 Update

The DPA supports the policies of the Planning Strategy namely:

<b>Policy</b>	<b>Comment/Response</b>
55 – Promote certainty to undertake development while at the same time providing scope for innovation	The DPA seeks the introduction of policy which provides clear direction for both expanded irrigated horticulture north of the Gawler River and the accommodation of allied food activities in support of these new primary industries.
56 – Ensure there are suitable land supplies for the retail, commercial and industrial sectors	This DPA supports the potential for expanded industrial land supply in support of allied food industries.
57 – Maintain and protect primary production and tourism assets in the Environment and Food Production Areas, while allowing for appropriate value-adding activities to increase investment opportunities	The DPA supports the development of value-add allied food industries across the Northern Adelaide Plains as further described in Council's <i>Allied Food Industries Land Supply Study</i> . Development occurring within the study area will not detrimentally impact upon the intent of the EFPA.

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<p>58 – Ensure that the Environment and Food Production Areas, Character Preservation Districts and planning policies work in an integrated way to:</p> <ul style="list-style-type: none"><li>• protect key primary production assets and opportunities.</li><li>• facilitate local operating and investment conditions that support primary production and related agri-business development</li><li>• enable timely business adjustment and climate change adaptation by primary producers</li></ul>	<p>This DPA seeks to amend and add to current planning policy controls to ensure that growers in the Northern Adelaide Plains are positioned to take advantage of future market changes and opportunities which are further expanded by the availability of recycled water to support horticulture and related agri-business growth.</p>
<p>59 – Enable major new primary production and agri-business development across the Northern Adelaide and Barossa regions and in the Mount Barker-Murray Bridge corridor and prevent ad hoc land use changes that may compromise those investments.</p>	<p>This DPA directly supports this policy. Namely, the DPA seeks to encourage the development of horticulture where provided with appropriate recycled water supply and allied food industries. Appropriate policy amendments and additions are proposed which prevent ad hoc land use change.</p>
<p>60 – Ensure land use planning in and around the Virginia horticulture district aligns with projects for industry growth and revitalisation anticipated by the Northern Economic Plan.</p>	<p>Policy amendments and additions proposed as part of this DPA will maintain alignment with the Northern Economic Plan.</p>
<p>62 – Manage the interface between townships and adjacent primary production activities and areas of nature protection.</p>	<p>The introduction of new primary production activities in the form of irrigated horticulture into areas traditionally characterised by broadacre farming pursuits has the potential to alter current interface controls. This DPA explores this matter.</p>

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

This DPA accords with other key policy documents:

### **2.3.1 Council’s Strategic Directions Report**

This DPA is consistent with Council’s Strategic Directions Report and helps deliver outcomes sought through a number of studies and DPA’s including:

- Light and Gawler Rivers Flood Prone Areas DPA – high priority
- Horticultural Lands and Rural Areas DPA – medium priority
- Industrial Land Supply study – medium priority
- Industrial Land DPA – low priority

### 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.

The following infrastructure planning is of relevance to this DPA:

Government Agency Infrastructure Planning	Comment/Response
Primary Industries and Regions SA - Northern Adelaide Plains Agribusiness Initiative (Northern Adelaide Irrigation Scheme (NAIS))	The DPA supports the future expansion of recycled water north of the Gawler River via the NAIS, proposing amendments to the current planning policy landscape that facilitate the greatest opportunity presented by this important resource.

### 2.3.3 Current Ministerial and Council DPAs

This DPA has taken into account the following Ministerial and Council DPAs which are currently being processed:

- Not applicable

### 2.3.4 Existing Ministerial Policy

This DPA does not propose changes to existing Ministerial policy.

## 3. Investigations

### 3.1 Investigations undertaken prior to the SOI

The following previous documents provide a comprehensive basis for the preparation of this DPA.

#### 3.1.1 The Northern Food Bowl – A Framework for Future Action

The 2013 Northern Food Bowl – A Framework for Future Action report was a collaboration between Council, City of Playford, Natural Resources Adelaide Mount Lofty Ranges, Department of Primary Industries Regions SA (PIRSA), Regional Development Australia – Barossa and Hortex.

This report sought to provide guidance to all parties on potential actions required to secure the long-term sustainability of the horticultural industry in the region. In doing so a range of Goals and Actions were identified which addressed specific areas of potential reform, including Land Use Planning and Building Policy.

Of particular note to this DPA are the following:

Goal	Actions
A clear and consistent vision for horticulture supported by planning policy	<ul style="list-style-type: none"> <li>• That the vision for the area be described through a strong Desired Character Statement that...sets a vision of the area being 'Adelaide's Northern Food Bowl'</li> </ul>

Goal	Actions
Horticultural uses appropriately located and zoned	<ul style="list-style-type: none"> <li>Existing zoning be reviewed to ensure expansion of horticultural pursuits when water is available.</li> <li>All forms of horticultural uses should be supported;</li> <li>Greenhouse clustering should be encouraged where there are industry benefits in accordance with the guiding principles of clustering through a DPA</li> </ul>
Planning policy that strongly discourages further land division (except in greenhouse cluster precincts) or housing on productive land	<ul style="list-style-type: none"> <li>A greenhouse cluster should allow limited subdivision to 2.5 hectares. This is seen as a viable unit size for small-to-medium scale greenhouses.</li> </ul>
Planning policy that supports industry requirements for a diverse range of allotment sizes	<ul style="list-style-type: none"> <li>With the exception of greenhouse cluster precincts, policy should not specify uniform or minimum allotment sizes</li> </ul>
Planning policy that supports allied horticultural land uses	<ul style="list-style-type: none"> <li>Through planning policy, enable and support the development of allied and value-adding horticultural uses</li> </ul>
Shared responsibility for managing interface	<ul style="list-style-type: none"> <li>Ensure future Development Plan policy requires a shared responsibility for managing the interface between <i>horticultural</i> and <i>residential land uses</i> rather than relying on the industry to provide buffers and limit activities in close proximity to residential development;</li> <li>Support Development Plan policy that encourages a shared responsibility for managing the interface between <i>horticulture</i> and other <i>agricultural uses</i>, supported by a collaborative approach between adjoining growers/farmers and their respective representative bodies.</li> </ul>

### 3.1.2 Mallala Broadacre Farming Study

In 2015, Council undertook a detailed study to assist in identifying the potential boundary between broadacre farming and irrigated horticulture to facilitate the creation of a well-planned food bowl. In making its recommendations, this study utilised a Multi Criteria Assessment (MCA) approach which considered a range of elements including natural resources, economic value, environmental integrity and community values.

The findings and recommendations of this study identify approximately 16,350 hectares of land that could be made available and dedicated to irrigated horticulture activity with the provision of

adequate water supply. The area in question generally aligns with that nominated for the Northern Adelaide Irrigation Scheme (NAIS) and is geographically located to the southern portion of the Council in and around Lewiston, Two Wells and the Gawler River.

### **3.1.3 The Northern Economic Plan – Look North**

The Northern Economic Plan 'Look North' is a collaborative document prepared between State and Local Government which seeks to foster jobs and empower local communities in northern Adelaide. The plan focuses on three (3) strategic areas namely industry growth, thriving communities and responsive governments.

Whilst not having a direct relationship with the preparation of the plan, APC stands to benefit from actions to be delivered through the plan. Of particular relevance to this study is the focus area of agriculture, food and beverage which notes that for the past 17 years the state's horticultural sector has increased in value and currently contributes some \$250 million to the total state economy. To continue supporting this growth and provide for new opportunities the plan identifies a key project in the Northern Adelaide Plains Agribusiness Initiative.

This initiative sees the development of the NAIS which will provide an additional 20 gegalitres of recycled water from the Bolivar Waste Water Treatment Plan to support the expansion of irrigated horticulture and the development of new irrigation areas, including those areas north of the Gawler River.

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

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

### **3.2.1 Adelaide Plains Council Allied Food Industries Land Supply Study**

In July 2017, the Council prepared the '*Allied Food Industries Land Supply Study*' (the 'Study'). This study was undertaken to provide support for the expansion of primary industries associated with the NAIS, to offer clear guidance on what constitutes an allied food industry and to understand and recommend a policy setting which supports the expansion of primary industries and allied food industries.

#### Allied Food Industries

The Study identified the diversity of allied food industries and provided the following definitions:

##### *Direct*

Direct allied food industries are described as '**those activities which occur predominantly as a result of, and in direct connection with, a primary production activity**'. This definition recognises the direct supporting role the allied food industry plays to the success of the primary production activity. Examples of direct allied food industries include:

- Washing/processing/packing of produce (e.g. packing shed);
- Winery;
- Bulk commodity storage; and
- Feed/hay processing mill.

### *Ancillary*

Ancillary allied food industries are defined as **‘those activities which provide an ancillary service in support of primary production uses’**. This definition differentiates those activities which are established to either provide a supporting function to primary production or those activities which value-add to primary produce. Examples of ancillary allied food industries include:

- Chemical resellers;
- Cold storage;
- Transport and logistics (not directly associated with processing/processing and packaging);
- Equipment sales and service;
- Nurseries; and
- Value-adding industries (e.g. food manufacturers).

The above activities are largely included within the definitions prescribed by Schedule 1 of the *Development Regulations, 2008*, namely ‘retail showroom’, ‘general industry’, ‘industry’, ‘light industry’, ‘service industry’, ‘service trade premise’ and ‘shop’.

### Policy Setting

The study sought to understand the most appropriate policy setting to support allied food industries. In doing so, the Study recommended the continuation of current practice which allows certain allied food industries with a direct association to a primary industry use to occur in unison with the activities, whilst recognising the benefits which may be provided by siting those activities which do not rely upon, or have a direct relationship with on-site activities in a dedicated industry type zone. This approach provides for:

- The co-location of ancillary allied food industries to gain efficiencies, both in the provision of infrastructure and the sharing of knowledge;
- The management of potential interface conflict between allied food industries and residential/township activities;
- The continuation of best practice planning;
- The protection of primary production zoned land for primary industries and the management of incompatible land uses;
- The availability of suitably zoned land for ‘primary’ allied value adding practices which facilitates larger scale activities which are out of character with the primary production zone; and
- Market flexibility.

### Recommendations

In proposing recommendations, the Study considered the availability and suitability of land, provision of supporting infrastructure and the above policy considerations. The following recommendations are noted within the Study:

1. Undertake investigations as part of the Northern Food Bowl Protection Areas DPA with the intent to rezone land which is, or is capable of, being adequately serviced by infrastructure

and sited accordingly for ancillary allied food services. Activities envisaged within a future 'industry' type zone would include those that are not dependent on activities occurring on-site.

2. Remove Horticulture Policy Area 3. This recommendation seeks to encourage and facilitate diversification of primary production activities whilst enabling primary producers to be adaptable and flexible to market influences.
3. Consider policy amendments which facilitate greenhouse development as a complying development, within the Primary Production Zone, subject to certain provisions being met (e.g. minimum setbacks, located outside or within the low flood risk area, achievement of buffer/interface controls on the new entrant).
4. Consider policy additions which allow direct allied food industries to occur throughout the Primary Production Zone and not depend on primary industry occurring on-site.
5. Explore land division policy approaches, including leases and/or licence as per Schedule 3 of the *Development Regulations, 2008* to facilitate expansion of primary industries and allied food industries. Issues for consideration include (but are not limited to) the listing of land division as non-complying, the provision of land division subsequent to the establishment of an allied food industry.
6. Review current dwelling controls within the primary production zone to ensure priority is placed on protecting primary production and allied food industry uses.
7. Consider the availability and demand for workers accommodation and the most appropriate location for this form of development.
8. Investigate current planning controls and make recommendations to ensure energy generation can take place on-site when occurring in association with primary industries and allied food industries.
9. Update policies to ensure 'Industry' is merit within the Primary Production Zone where ancillary to activities on-site or for the purpose of processing primary production products.
10. Lobby the Department of Planning, Transport & Infrastructure for amendments and upgrades to the State road network to support higher productivity vehicles (e.g. B-Doubles) throughout the study area.
11. Consider Council's road sealing program and its relationship to location and needs of future allied food industries.

### **3.2.2 Infrastructure**

The provision of adequate infrastructure for both primary industries and allied food industries will play an important supporting role in the success of the NAIS. As identified in the Allied Food Industries Land Supply Study, trunk and distribution electricity, gas and water infrastructure is located throughout the study area, whilst road access is available.

Accessibility to infrastructure is a key consideration in the rezoning of land for industry purposes.

### **3.2.3 Flooding**

Flooding from both the Gawler River and Light River continues to significantly influence development patterns across the Council. As identified in the SOI, Council's Development Plan contains overlay mapping prepared in 1993 which identifies historic 1:100 year Average Recurrence Interval (ARI) flooding for the Gawler River and its wider catchment. This mapping is used by Council to determine the impact of flooding on life and property and guides the Development Assessment process.

### Translation of Flood Categories

The Development Plan currently identifies flooding across three hazard categories (described as 1, 2 and 3) which are identified within Gazetted Plan 'GRO Map 238/1993'.

The three current Hazard Categories are based on:

- **Hazard Zone 1** - zero to 0.3 metres depth at flood where velocities are generally low;
- **Hazard Zone 2** - 0.3 to 0.8 metres depth at flood where velocities are low, or 0.2 to 0.3 metres depth where velocities are high; and
- **Hazard Zone 3** - 0.8 to two metres plus, depth of flood, even where velocities are very low, or at depths 0.3 metres to 0.8 metres where velocities are high.

A similar approach was taken by AWE in its mapping of both the Gawler River and Light River floodplains, based on the best practice principles set out within the report titled '*Floodplain management in Australia: best practice principles and guidelines*' (SCARM Report 73) prepared by the Commonwealth Government in 2000.

Essentially, the levels of hazard relate to the risk created by the floodwaters. This is determined based on:

- *floodwater depth and velocity* which will impact on the abilities for wading through water, level of damage created to structures, the possibility of scouring, buoyancy and collection / impact of debris;
- *the rate of rise of floodwater* which will impact on the abilities of community to react and evacuate;
- *duration of flooding* which can impact on isolation of communities and requirements of rescue efforts;
- *ability to evacuate* in terms of numbers of people, distance, bottlenecks and safe routes for evacuation (SCARM, 2000).

Based on these criteria, the SCARM report recommends four hazard categories as defined below:

- **Low** – *there are no significant evacuation problems. If necessary, children and the elderly could wade to safety with little difficulty; maximum flood depths and velocities along evacuation routes are low; evacuation distances are short. Evacuation is possible by a sedan-type motor vehicle, even a small vehicle. There is ample time for flood forecasting, flood warning and evacuation; evacuation routes remain trafficable for at least twice as long as the time required for evacuation.*
- **Medium** – *fit adults can wade to safety, but children and the elderly may have difficulty; evacuation routes are longer, maximum flood depths and velocities are greater. Evacuation by sedan-type vehicle is possible in the early stages of flooding, after which 4WD vehicles or trucks are required. Evacuation routes remain trafficable for at least 1.5 times as long as the necessary evacuation time.*
- **High** – *fit adults have difficulty in wading to safety; wading evacuation routes are longer again; maximum flood depths are greater (up to 1.0m and 1.5m/s respectively). Motor vehicle evacuation is possible only by 4WD vehicles and trucks and only in the early stages of flooding. Boats or helicopters may be required. Evacuation routes remain trafficable only up to the minimum evacuation time.*
- **Extreme** – *boats or helicopters are required for evacuation; wading is not an option because of the rate of rise of depth and velocity of floodwaters. Maximum flood depths and velocities are over 1.0m and over 1.5m/s respectively.(SCARM, 2000)*

As a result, the identified Hazard categories have utilised the following depth and flow velocity criteria:

- **Low** - zero to 0.3 metres depth at flood where velocities are generally low (up to 0.3m/s)
- **Medium** - up to 0.6 metres depth at flood where velocities are low, or from 0.3 metres depth where velocities are high (up to 0.8m/s);
- **High** – up to 1.2 metres depth of flood, even where velocities are very low, or at depths from 0.6 metres where velocities are high (up to 1.5m/s);
- **Extreme** - two metres plus, depth of flood, even where velocities are very low, or at depths from 1.2 metres where velocities are high (from 1.5m/s).

These categories differ slightly from those found within the existing Development Plan; however they represent more up-to-date modelling than previous figures and are considered to be appropriate for use in the context of defining the flood extent.

There is, however, value in maintaining a three-level tier to reference the hazard categories within the Development Plan as it maintains a level of consistency and ease of use for practitioners. This is also practical as the desired limitation of land uses is similar in both the 'High' and 'Extreme' Hazard categories.

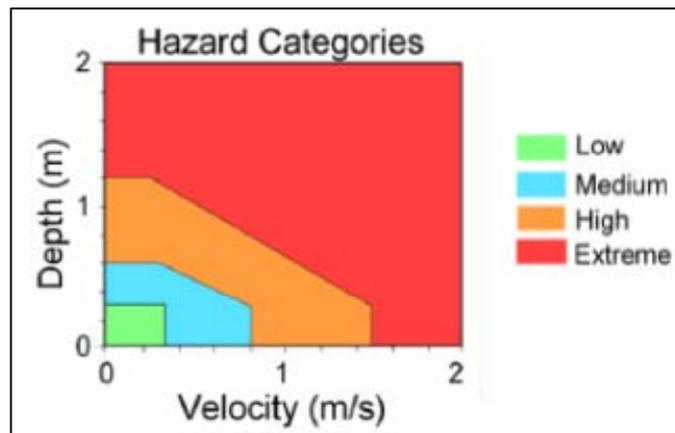


Figure 1: Flood Hazard Ratings (SCARM 2000)

### Gawler River Flooding

Since first inserting the flood mapping with Council's Development Plan, there has been a concerted effort by the Gawler River Flood Plain Management Authority (GRFMA), of which Council is a member, to undertake works with the intent of protecting properties on the Gawler River floodplain from a 1:100 year ARI flood event. Key capital works projects include the construction of the Bruce Eastick Flood Mitigation Dam in the North Para River (2007) and the installation of a spillway in the existing South Para reservoir (2010).

As a result of these works, new flood plain mapping was prepared in 2008 to understand what influence the construction of the Bruce Eastick Flood Mitigation Dam had on the anticipated flood profile. The process used to prepare this mapping was based on best practice principles and flood hazard categories contained in the report titled '*Floodplain management in Australia: best practice principles and guidelines*' (SCARM Report 73) prepared by the Commonwealth Government.

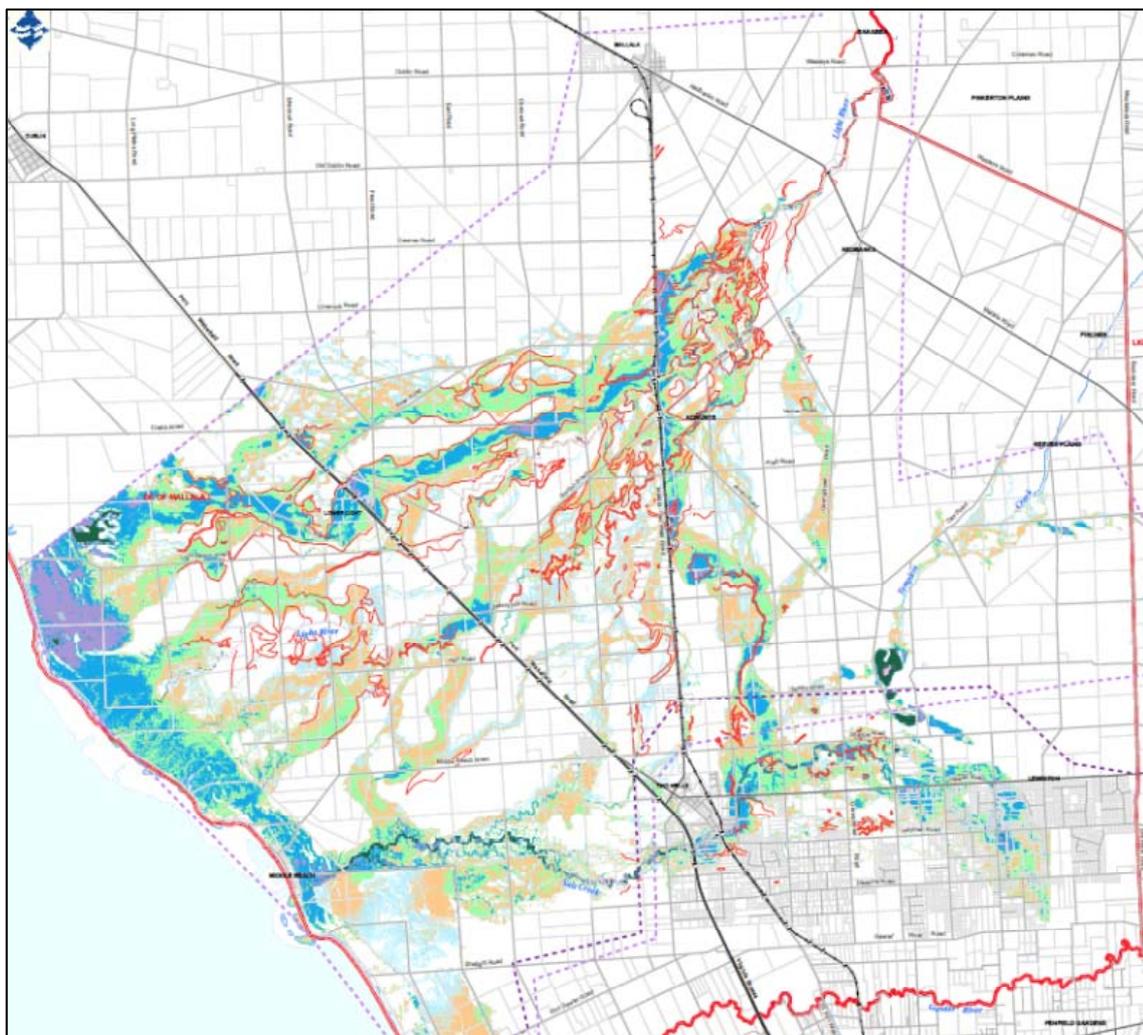
The mapping which was prepared based on these principles is more detailed and alters the floodplain profile. Replacement of the existing 1993 flood hazard mapping with the updated 2008 flood hazard mapping is a key component of this DPA.

### Light River Flooding

Whilst known to cause flooding impact, the extent and characteristics of 1:100 year ARI flood event from the Light River has never been identified through formal flood mapping contained in Council's Development Plan.

Recognising the importance of understanding the flood impact and hazard resulting from flooding of the Light River, Council engaged Australian Water Environments (AWE) to prepare the 2011 '*Light River Floodplain Mapping Study*'. This study and the associated flood hazard maps were prepared based on the principles contained in the SCARM Report.

The Light River has many tributaries, however virtually no catchment across the Council area (other than the river channel itself). Given the topography of the Council and the channel capacity in the lower reaches, flooding is a major constraint.



**Figure 2: River Light Flood Inundation Mapping (AWE 2011)**

This DPA will insert new flood hazard mapping for the Light River (and where relevant, planning policy) based on the 2011 study.

### 3.2.4 Interface between Primary Production Uses

Interface conflict is recognised and managed through the existing 'Interface between Land Uses' module contained in the General Section of the Development Plan. The controls contained in this module provide guidance on matters such as noise, vibration, light spill etc. and largely address conflict arising between primary production and residential activities.

However, there is growing recognition of the potential conflict which arises between alternative primary industry activities, with little guidance provided through policy on this matter. Conflict which may arise between these uses include:

- Spray drift;
- Dust;
- Noise;
- Odour; and
- Traffic movements.

The matter of spray drift is particularly topical and the potential for conflict on the Northern Adelaide Plains is heightened as new 'chemical-sensitive' land uses such as horticulture (both open air and enclosed environments) and viticulture are introduced into a landscape traditionally characterised by broadacre farming activities with generally consistent chemical regimes.

In order to understand the potential issues, PIRSA convened a working group throughout 2015-16 which comprised members from:

- Local Government (Light Regional Council and Barossa Council);
- State Government (DPTI, EPA, PIRSA); and
- Industry Groups (Primary Producers SA and Grain Producers SA).

The full suite of recommendations is contained in a report titled '*Report of the PIRSA Buffers Working Group*' (2017), however at the heart of the report is an understanding that the matter of spray drift is complex with multiple players including:

- Federal Government – the Australian Pesticides and Veterinary Medicines Authority (APVMA) who is responsible for setting chemical label requirements (i.e. mandatory downwind no-spray zones, nozzle types etc.);
- State Government – PIRSA and particularly Biosecurity SA (Rural Chemicals Operations) who is responsible for the implementation of the APVMA label requirements and management of spray drift complaints;
- Local Government – to a much lesser degree Local Government who consider applications for change of land use; and
- Farmers – responsible for the proper application of chemicals in accordance with label requirements.

There is no single clear solution for the management of interface conflict arising from spray drift and whilst noted as broad concepts in current policy, there is little in the way of detailed policy controls. This DPA recommends the inclusion of additional local policy content which specifically addresses a need for new entrants to manage spray drift and the associated buffers on their land, which in turn recognises current land uses and the important of land use continuity.

## 4. Recommended Policy Changes

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

- Update the 'Hazards' module to align with the *South Australian Planning Policy Library – Version 6* and insertion of additional local content, including that which specifically addresses flooding of the Gawler River and Light River.
- Update the 'Interface between Land Uses' module to align with the *South Australian Planning Policy Library – Version 6* and insertion of additional policy content to manage potential interface conflict between different primary industry activities.
- Insert updated Development Plan Constraints mapping (hazard category maps) demonstrating the extent and location of flooding across the Gawler River Flood Plain Area.
- Insert new Development Plan Constraints mapping (hazard category maps) demonstrating the extent and location of flooding across the Light River Flood Plain Area.
- Amend the Non-Complying Tables within the Residential, Rural Living and Animal Husbandry Zones to reference the updated flood hazard categories, provide greater controls on development within the High Flood Hazard Risk Category Area and update policies relating to fencing within the flood plain.
- Update reference to flood policy across all general modules to reference flooding risk of the Light River and corresponding updates in the flood categorisation.
- Replace the existing Primary Production Zone to:
  - align with the *South Australian Planning Policy Library – Version 6*
  - Increase the size of the 'Horticulture Policy Area 3'
  - update the Desired Character Statement to specifically reference the future availability of recycled water and the potential for additional intensive horticulture and allied industries
  - insert new policy which envisages on-site energy generation where ancillary to an existing use
  - amend land division policies
  - Insertion of new 'Complying' development provisions which facilitate horticulture (including intensive production in an enclosed environment) across the zone, subject to conditions
  - amend various sections of the Non-Complying Table, including land division and dwelling
  - update the Public Notification table to facilitate horticulture as a Category 1 or 2 development.
- Insertion of the Urban Employment Zone and rezoning of land to the west of Two Wells and south-east of Dublin for this purpose.
- Updating land division policy content within the Settlement Zone to reflect the identified flood hazard.
- Update maximum outbuilding floor space restrictions across the Rural Living and Animal Husbandry from 8% of the total area of the allotment to 25% of the total allotment area.

- Updating relevant zone, policy area and development plan constraints maps and map reference tables to reflect the change in structure of policy within the Development Plan. In showing the new Urban Employment Zone on Zone Map Mal/8, the opportunity has also been taken to correct an error on this Map. The reference to the Coastal Zone is to be replaced with reference to the Coastal Conservation Zone as there are no associated policies for the Coastal Zone contained within Council's Development Plan. This will also bring this Map into alignment with the adjoining Zone Maps (to the north and south) which reference the Coastal Conservation Zone.
- Range of minor corrections, updates and consequential changes.

#### **4.1 State Planning Policy Library update**

Council resolved in the SOI that it would update relevant components of the Development Plan to the latest version of the State Planning Policy Library – version 6. A summary and analysis of the changes is contained in the **Appendices**.

### 5. Consistency with the Residential Code

N/A

### 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**

This DPA is consistent with the direction of the Planning Strategy as discussed under Section 2.2 above.

#### **6.2 Accords with the Statement of Intent**

The DPA has been prepared in accordance with the Statement of Intent agreed to on 12 April 2017. In particular, the proposed investigations outlined in the Statement of Intent 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 Mallala Council Development Plan.

For instance, the Development Plan maintains the use of local content (where appropriate) and mapping format whilst also introducing updated and new flood mapping which are consistent.

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

The DPA's intent to support the growth of horticulture across the Northern Adelaide Plains is consistent with the direction of adjoining Councils, particularly the City of Playford and Light Regional Council.

Further, adjoining Development Plans have been, or are to be, the subject of updated Gawler River flood hazard mapping. The DPA introduces this mapping, along with new mapping for the Light River.

Accordingly, the policies proposed in this DPA will not affect and will 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

Arris, Agricultural and Environmental, 2015, Northern Adelaide Irrigation Scheme: Market Proving Study.

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Light Regional Council Development Plan, Consolidated 8 December 2016.

Jensen Planning + Design, 2013, The Northern Food Bowl - A Framework for Future Action

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Standing Committee on Agriculture and Resource Management (SCARM), Floodplain Management in Australia: Best Practice Principles and Guidelines – SCARM Report 73, CSIRO Publishing, Melbourne.

URPS, 2017, Adelaide Plains Council Allied Food Industries Land Supply Study.



## 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 James Miller, as Chief Executive Officer of Adelaide Plains Council, 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 Adelaide Plains Council 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:

Grazio Maiorano, Director URPS, RPIA (Fellow)  
Geoff Butler, Senior Associate URPS, RPIA

DATED this 25<sup>th</sup> day of August 2017

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Chief Executive Officer



## Appendices

Appendix A - Summary of Recommended Policy Changes

Appendix B – State Planning Policy Library update



## Appendix A - Summary of Recommended Policy Changes

**Summary of Recommended Policy Changes**

The below table identifies key policy changes proposed as part of this DPA:

Issue	Current Policy	Comment and Recommended Policy Change
Hazards Module	Version 5	<ul style="list-style-type: none"> <li>• Update to Version 6</li> <li>• Insert additional local content, including that which specifically addresses flooding of the Gawler River and Light River</li> </ul> <p>Flood policies are based on best practice principles as outlined in the corresponding flood hazard studies</p>
Interface between Land Uses Module	Version 5	<ul style="list-style-type: none"> <li>• Update to Version 6</li> <li>• Delete existing and insert new policy content to manage potential interface conflict between different primary industry activities</li> </ul> <p>Insertion of this clarifying policy recognises the likely changes in land use which will occur across the Northern Adelaide Plains as recycled water becomes available and the potential interface conflict between existing primary industries and new sensitive primary industries</p>
Gawler River flood hazard mapping and policies	1993 mapping	<ul style="list-style-type: none"> <li>• Update Development Plan Constraints mapping identifying flood hazard across the Gawler River Flood Plain to that prepared in 2015</li> </ul> <p>Current Development Plan flood hazard mapping and policies are based on outdated data from 1993. Since this time works have been undertaken upstream to manage flooding and as such the flooding profile has altered.</p> <p>As per the Hazards Module, best practice flood management has advanced and policies are to be updated.</p>
Light River flood hazard mapping and policies	Nil	<ul style="list-style-type: none"> <li>• Insert flood hazard mapping for the Light River Flood Plain</li> </ul> <p>It has long been recognised that flooding from the Light River presents a considerable development constraint. Mapping of this impact was prepared in 2011 and is to be inserted within the Development Plan.</p>

Issue	Current Policy	Comment and Recommended Policy Change
Primary Production Zone	Version 5	<ul style="list-style-type: none"> <li>• Update to Version 6</li> <li>• Increase land area associated with ‘Horticulture Policy Area 3’</li> <li>• update the Desired Character Statement to specifically reference the future availability of recycled water and the potential for additional intensive horticulture and allied industries</li> <li>• insert new policy which envisages on-site energy generation where ancillary to an existing use</li> <li>• amend land division policies</li> <li>• Insertion of new ‘Complying’ development provisions which facilitate horticulture (including intensive production in an enclosed environment) across the zone, subject to conditions</li> <li>• amend various sections of the Non-Complying Table, including land division and dwelling</li> <li>• update the Public Notification table to facilitate horticulture as a Category 1 or 2 development.</li> </ul> <p>Policy is to be updated to reference new flood hazard mapping and categorisation.</p> <p>Given the expansion of recycled water across the Northern Adelaide Plains, Development Plan policy is to be updated to provide a supporting environment for both the expansion of horticulture and the accommodation of associated supporting industries/businesses and value-add food processing/packaging etc.</p>
Urban Employment Zone	Nil	<ul style="list-style-type: none"> <li>• Insert the Urban Employment Zone</li> </ul> <p>To facilitate the suitable accommodation of associated supporting industries/businesses and value-add food processing/packing etc. land to the west of Two-Wells and south-east of Dublin is to be rezoned to Urban Employment.</p>
Horticulture Policy Area	Horticulture Policy Area 3	<p>Increase the size of the Horticulture Policy Area to generally reflect land that was not considered suitable for high quality broadacre (refer to Planning Aspects Broadacre Farming Study)</p>
Maximum outbuilding floor space (Rural	Maximum 8% of total area of allotment	<ul style="list-style-type: none"> <li>• Increase maximum outbuilding floor area to 25%</li> </ul>

<b>Issue</b>	<b>Current Policy</b>	<b>Comment and Recommended Policy Change</b>
Living Zone and Animal Husbandry Zone)		Given the diversity of allotment sizes, Council has recognised that an 8% limitation is overly restrictive. A designation of 25% provides for a suitable compromise.



**Appendix B – State Planning Policy Library Update  
 Planning Policy Library Update**

<b>Current Module</b>	<b>New Module</b>	<b>Comment / Noted Variations</b>
Hazards Module – Version 5	Hazards Module – Version 6	Update to recognise the amended flood mapping for Gawler River and insert new content to identify flooding of the Light River
Interface between Land Uses Module - Version 5	Interface between Land Uses Module - Version 6	Carry forward existing local additions and insert new local additions to recognise greater interface conflict matters
Primary Production Zone – Version 5	Primary Production Zone – Version 6	Update Zone policy content as per library



# Development Plan Amendment

By the Council

## **Adelaide Plains Council**

### **Northern Food Bowl Protection Areas DPA**

*The Amendment*

*For Consultation*

## Amendment Instructions Table

**Name of Local Government Area:** Adelaide Plains Council

**Name of Development Plan:** Mallala Council Development Plan (now named Adelaide Plains Council)

**Name of DPA:** Northern Food Bowl Protection Areas DPA

*The following amendment instructions (at the time of drafting) relate to the Council Development Plan consolidated on 21 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>GENERAL SECTION PROVISIONS (including figures and illustrations contained in the text)</b>				
Amendments required (Yes/No): <b>Yes</b>				
<b>General Section</b>				
<b>Hazards Module</b>				
1.	Replace	Hazards Module with that content contained in <b>Attachment A</b>	N	N
<b>Infrastructure</b>				
2.	Delete	PDC 8	Y	N
<b>Interface between Land Uses Module</b>				
3.	Replace	Interface between Land Uses module with that content	N	N

		contained in <b>Attachment B</b>		
<b>Animal Keeping Module</b>				
4.	Replace	Animal Keeping Module PDC 3(e) with the following:  <i>“only be undertaken on areas which are filled to a height of 300 millimetres above the Australian Height Datum (AHD) height for a 1-in-100 year average return interval flood event where located within any of the Flood Hazard Risk Areas depicted on Overlay Maps - Development Constraints.</i>	N	N
<b>Residential</b>				
5.	Replace	PDC 50 (b) with the following:  <i>(b) the dependent accommodation has a floor area not exceeding 100 square metres.</i>	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>Urban Employment Zone</b>				
6.	Insert	Immediately after the policies for the “Township Zone” the contents of <b>Attachment C</b>	N	N
<b>Animal Husbandry Zone</b>				
7.	Replace	PDC 5 with the following:  <i>The total combined floor area of dog kennels, sheds, stables, garages and other buildings (excluding buildings and structures used for horticulture) should not cover more than 25 percent of the total area of the allotment.</i>	N	N
8.	Replace	Reference to Flood Hazard Zone 3 or Flood Hazard Zone 2 within PDC 3 with the following:  <i>‘Within the <b>High Flood Hazard Risk Area</b>, as shown on Overlay Maps – Development Constraints, buildings should not be erected except where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.’</i>	N	N
9.	Replace	Reference to Flood Hazard Zone 3 or Flood Hazard Zone 2 within PDC 4 with the following:  <i>‘Within the <b>Medium Flood Hazard Risk Area</b>, as shown on Overlay Maps – Development Constraints,</i>	N	N

		<i> dwellings and other buildings used for human habitation should only be undertaken if supported by civil engineering advice. '</i>		
10.	Delete	PDC 8	Y	N
11.	Replace	PDC 12 with the content of <b>Attachment D</b>	N	N
12.	Replace	The non-complying table with the content contained in <b>Attachment E</b>	N	N
<b>Primary Production Zone</b>				
13.	Replace	The entire Primary Production Zone with the content contained in <b>Attachment F</b>	N	N
<b>Residential Zone</b>				
14.	Replace	PDC 9 with the content contained in <b>Attachment G</b>	N	N
15.	Replace	PDC 14 as follows:  "14 No more than 3 dogs should be kept on an allotment"	N	N
16.	Replace	The non-complying table with the content contained in <b>Attachment H</b>	N	N
<b>Rural Living Zone</b>				
17.	Replace	PDC 8 with the content of <b>Attachment I</b>	N	N
18.	Delete	PDC 9	Y	N
19.	Replace	PDC 12 with the following:  <i>The total combined floor area of dog kennels, sheds, stables, garages and other buildings (excluding buildings and structures used for horticulture) should not cover more than 25 percent of the total area of the allotment</i>	N	N
20.	Replace	PDC 17 with the content of <b>Attachment J</b>	N	N
21.	Replace	The non-complying table with the content contained in <b>Attachment K</b>	N	N
<b>Settlement Zone</b>				
22.	Amend	Within the Non-complying table reference to Land Division to read:  <i>Land Division: Except where (a) and (b) are achieved:</i>	N	N

		(a) <i>the allotment has a minimum area of 1200 square metres</i> (b) <i>the land is not located wholly within the <b>Medium or High Flood Hazard Risk Areas</b>, as shown on Overlay Maps – Development Constraints</i>		
<b>Community Zone: Recreation Policy Area 1</b>				
23.	Insert	In paragraph 6 of the Desired Character Statement after the words <i>inundation by floodwaters from the Gawler River...</i> the following:  <i>'and the Light River catchments.'</i>	N	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 Tables</b>				
24.	Insert	After 'Township Zone' in the Zone Maps section:  <i>'Urban Employment Zone'</i> and reference to Map Numbers <i>'Mal/1, Mal/8, Mal/24'</i>	N	N
25.	Insert	For 'Horticulture Policy Area 3' in the Policy Area Maps section, in numerical order under Map Numbers, reference to:  <i>'Mal/1, Mal/6, Mal/7'</i>	N	N
26.	Insert	For 'Development Constraints' in the Overlay Maps section, in numerical order under Map Numbers, reference to:  <i>'Mal/5'; Mal/6'; 'Mal/7'; 'Mal/8'; 'Mal/9'; 'Mal/19'; 'Mal/22'</i>	N	N
<b>Map(s)</b>				
27.	Replace	Relevant maps with the contents of <b>Attachment L</b>	N	N
28.	Insert	New Maps in <b>Attachment M</b> as follows:  <ul style="list-style-type: none"> <li>• 'Overlay Map Mal/5 – Development Constraints' after 'Location Map Mal/5'</li> <li>• 'Overlay Map Mal/6 – Development Constraints' after 'Overlay Map Mal/6 – Transport'</li> </ul>	N	N

		<ul style="list-style-type: none"> <li>• 'Overlay Map Mal/7 – Development Constraints' after 'Location Map Mal/7'</li> <li>• 'Overlay Map Mal/8 – Development Constraints' after 'Overlay Map Mal/8 – Transport'</li> <li>• 'Overlay Map Mal/9 – Development Constraints' after 'Location Map Mal/9'</li> <li>• 'Overlay Map Mal/19 – Development Constraints' after 'Overlay Map Mal/19 – Transport'</li> <li>• 'Overlay Map Mal/22 – Development Constraints' after 'Location Map Mal/22'</li> <li>• 'Zone Map Mal/24' after 'Precinct Map Mal/23'</li> <li>• 'Policy Area Map Mal/1' after 'Zone Map Mal/1'</li> <li>• 'Policy Area Map Mal/6' after 'Zone Map Mal/6'</li> <li>• 'Policy Area Map Mal/7' after 'Zone Map Mal/7'</li> </ul>		
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**Attachment A**



# Hazards

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

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

## Flooding

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

form of upper level additions and should not increase the total floor area at ground level of the dwelling.

- 9 Buildings for human habitation and residential outbuildings (e.g. garages or sheds) proposed on land subject to flooding or inundation by a 1-in-100 year average return interval flood event should be designed:
  - (a) to withstand forces arising from flow, debris and buoyancy pressure
  - (b) to ensure that wiring, power outlets and fixed electrical items (such as air-conditioning units) are positioned above the envisaged flood level
- 10 Residential outbuildings (e.g. garages or sheds) on land subject to flooding or inundation by a 1-in-100 year average return interval flood event should:
  - (a) not be used for living purposes
  - (b) not exceed 60 square metres in total floor area
- 11 Permanent storage of goods and equipment on land liable to inundation by floodwaters should be at least 300 millimetres above the predicted level of a 1-in-100 year annual return interval flood event.
- 12 Development should not occur where access by emergency vehicles or essential utility service vehicles would be prevented by a 1-in-100 year average return interval flood event.
- 13 Educational establishments, child care and aged care facilities should not be located in areas that may be affected by a 1-in-100 year average return interval flood event unless public safety can be protected and safe evacuation is available if needed.
- 14 Emergency service facilities such as hospitals, fire stations, police stations and other similar types of facilities should be located above the predicted level for a 1-in-100 year average return interval flood event.

#### Gawler River and Light River Flood Hazard Risk Areas

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

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

<b>Flood Hazard Risk Area</b>	<b>Water Depth and Flow Velocity</b>
Low <i>(relates to low depth and low velocity flooding where evacuation via wading by people is possible and escape by small vehicle is achievable)</i>	Zero to 0.3 metres depth at flood where velocities are generally low (up to 0.3 metres per second)

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

- 16 Development outside of the **Medium** and **High Flood Hazard Risk Areas** should have all-weather vehicular access that does not require access to it by road across land within a **Medium** or **High Flood Risk Area**.
- 17 Development of a dwelling should only occur if the site is located within the **Low Flood Hazard Risk Area**.
- 18 Allotments within the **Low Flood Hazard Risk Area** should contain sufficient area to accommodate the uses for which the land is intended.
- 19 Land division should:
- (a) not result in additional allotments created wholly within the **Medium** and **High Flood Hazard Risk Areas**
  - (b) provide public access to the banks of the river in the form of a reserve or easement necessary for public utility services or to facilitate the construction of flood protection works associated with a regional flood mitigation scheme.
- 20 Filling required to raise the finished floor level of a building should:
- (a) not extend more than 7 metres beyond the external walls of that building
  - (b) be of good quality composition and compaction providing suitable ground stability in the event of flooding.
- 21 Filling for ancillary purposes such as driveways, access tracks, vehicle parking areas and crop rows should be:
- (a) limited to a maximum of 100 millimetres above natural ground level
  - (b) no more than 5 metres wide.

## Bushfire

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

- 23 Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.
- 24 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
  - (a) vegetation cover comprising trees and/or shrubs
  - (b) poor access
  - (c) rugged terrain
  - (d) inability to provide an adequate building protection zone
  - (e) inability to provide an adequate supply of water for fire fighting purposes.
- 25 Residential, tourist accommodation and other habitable buildings should:
  - (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect
  - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation
  - (c) have a dedicated and accessible water supply available at all times for fire fighting.
- 26 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.
- 27 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 28 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.
- 29 Where land division does occur it should be designed to:
  - (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
  - (b) minimise the extent of damage to buildings and other property during a bushfire
  - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
  - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 30 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:
  - (a) facilitate safe and effective operational use for fire fighting and other emergency vehicles and residents
  - (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.

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

### Salinity

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

### Acid Sulfate Soils

- 35 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils (~~including land identified on the Overlay Maps—Development Constraints~~) should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
  - (a) the marine and estuarine environment
  - (b) natural water bodies and wetlands
  - (c) agricultural or aquaculture activities
  - (d) buildings, structures and infrastructure
  - (e) public health.
- 36 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

### Site Contamination

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

### Containment of Chemical and Hazardous Materials

- 38 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.
- 39 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:
  - (a) discharge of polluted water from the site
  - (b) contamination of land
  - (c) airborne migration of pollutants
  - (d) potential interface impacts with sensitive land uses.

## Landslip

- 40 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.
- 41 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.
- 42 Development in areas susceptible to landslip should:
  - (a) incorporate split level designs to minimise cutting into the slope
  - (b) ensure that cut and fill and heights of faces are minimised
  - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
  - (d) control any erosion that will increase the gradient of the slope and decrease stability
  - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
  - (f) provide drainage measures to ensure surface stability is not compromised
  - (g) ensure natural drainage lines are not obstructed.



**Attachment B**



# Interface Between Land Uses

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

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

## Noise Generating Activities

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

- 8 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.
- 9 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.
- 10 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

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

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

#### Air Quality

- 12 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.
- 13 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:
  - (a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere
  - (b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.

## Rural Interface

- 14 The potential for adverse impacts resulting from rural development should be minimised by:
  - (a) not locating horticulture or intensive animal keeping on land adjacent to townships
  - (b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.
- 15 Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.
- 16 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 17 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.
- 18 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.
- 19 Development located within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:
  - (a) not prejudice the continued operation of those facilities
  - (b) be located, designed and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended hours of operation.
- ~~20 Open field horticulture involving regular chemical spraying should not be located within:~~
  - ~~(a) 100 metres from the nearest surface water (whether permanent or intermittent)~~
  - ~~(b) 100 metres of land based aquaculture and associated components~~
  - ~~(c) 300 metres of a defined and zoned township, settlement or urban area~~
  - ~~(d) 300 metres from a shop, office, public institution, or other building designed primarily for human occupation~~
  - ~~(e) 50 metres of native vegetation of an area greater than 5 hectares.~~
- 21 New primary production development (including open field and enclosed horticulture) should be sited to ensure that the new land use does not detrimentally impact upon established primary production uses by way of its normal day-to-day activities (including chemical spraying).



**Attachment C**



# Urban Employment Zone

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

## OBJECTIVES

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

## DESIRED CHARACTER

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

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

**Opportunities for the co-location of businesses should be pursued to provide for the growth of like**

allied industries and ensure the efficient and effective delivery of infrastructure.

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

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

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

Landscaping will be carefully integrated with built form, ensuring that vegetation is sustainable, drought tolerant, locally indigenous and matched to the scale of development, while also providing a comfortable, pleasant and attractive environment and carefully designed to minimise opportunity for crime by ensuring passive/active surveillance and minimising places of entrapment. The extent of native vegetation in the zone is limited and its retention, whether in areas or as scattered trees, is a high priority. Where practical, the existing native vegetation will be incorporated into a development design.

Car parking areas will include trees to provide shade and enhance visual amenity and the appearance of outdoor storage areas will be enhanced through landscaping.

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

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

1 The following forms of development, or combination thereof, are envisaged in the zone:

- ~~consulting room~~
- electricity substation
- fuel depot
- ~~indoor recreation centre~~
- industry (other than special industry)
- motor repair station
- office
- ~~petrol filling station~~
- prescribed mains
- public service depot
- road transport terminal
- service trade premises
- service industry
- ~~shop or group of shops~~
- training facility
- store
- warehouse.

2 Development listed as non-complying is generally inappropriate.

- 3 Development should not impede the operation of established land uses through encroachment, over development of sites or noise/emissions or any other harmful or nuisance-creating impact.
- 4 Shops or groups of shops (other than bulky good outlets and service trade premises) should serve the local workforce within the zone and have a gross leasable floor area less than 250 square metres.
- 5 Bulky goods outlets and service trade premises should not have any adverse impacts on heavy vehicle access or freight movements.
- 6 Restaurants and cafes should only be located in bulky goods outlets or service trade premises that are larger than 2000 square metres, and should have a gross leasable space in the order of 150 square metres or less.
- 7 Short term workers accommodation or other sensitive uses within the zone should be designed and located to ensure the ongoing operation of any existing activity within the zone is not impeded.
- 8 Dwellings or residential flat buildings should **not be located in the zone.**
- 9 **Development in the form of intensive enclosed production (e.g. greenhouses), horticulture or intensive animal keeping should not be located in the zone.**

#### Form and Character

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

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

- 12 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining allotments not zoned for employment, and should be designed to minimise its effect on the amenity of the locality.
- 13 Development should control noise emissions through the use of attenuation devices and sound proofing, particularly activities requiring extended hours of operation.
- 14 The hours of operation of an activity should not detract from the amenity of any residential area.
- 15 Within 50 metres of a residential zone boundary:
  - (a) non-residential development (including loading and unloading activities) should:

- (i) demonstrate appropriate acoustic performance
  - (ii) ensure that all noise sources including machinery, loading, unloading and other service areas on allotments nearest to the residential boundary are located within the building
- (b) development should be designed and constructed of a material to ensure noise emissions are minimised within acceptable standards.
- 16 Development should be adaptable to allow for flexibility of use over time and accommodate multiple uses and shared facilities where practical, including training areas and car parking.
- 17 Buildings should not occupy more than 50 percent of the total area of the site upon which they are located, unless it can be demonstrated that stormwater can be harvested, treated, stored and reused on the site of the development to minimise impacts on external stormwater infrastructure.
- 18 For labour intensive industries where car parking demand exceeds the rates in [Table Mal/1 – Off Street Vehicle Parking Requirements](#), the total car parking should be provided at a rate of 0.75 spaces by the number of employees.
- 19 For non-labour intensive industries, the rates in [Table Mal/1 – Off Street Vehicle Parking Requirements](#) can be varied having regard to the expected maximum staff and visitor levels.
- 20 Development should include a landscape buffer measuring at least 20 metres in width where fronting Port Wakefield Road.
- 21 Direct vehicular access to Port Wakefield Road should not occur.

## Land Division

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

Parameter	Minimum value
Allotment size	4,000 square metres
Frontage width to a public road	30 metres

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

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

## Public Notification

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

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

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

**Attachment D**



## Animal Husbandry

12 Horticulture within structures (eg shade houses, glass houses, green houses, plastic houses) ~~should not be developed in the Gawler River Flood Plain as shown on the relevant Overlay Maps - Development Constraints and~~ should only occur where all of the following are satisfied:

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

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

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



**Attachment E**



## Animal Husbandry Zone

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	<p>Except where (a) and (b) are satisfied:</p> <ul style="list-style-type: none"> <li>(a) it is less than 2 metres in height</li> <li>(b) it has no more than 3 square metres total advertisement area both sides inclusive.</li> </ul>
Amusement machine centre	
Building or structure within any of the <b>Flood Hazard Risk Areas</b> , as shown on <i>Overlay Maps - Development Constraints</i>	<p>Except where it achieves one of following:</p> <ul style="list-style-type: none"> <li>(a) it facilitates the provision of public infrastructure for flood mitigation or flood management purposes;</li> <li>(b) it is located on land within the <b>Low or Medium Flood Hazard Risk Areas</b>, as shown on <i>Overlay Maps – Development Constraints</i> and achieves the following: <ul style="list-style-type: none"> <li>(i) the finished floor level of the building or structure is raised to a level at least 300 millimetres above the Australian Height Datum (AHD) height of a 1-in-100 year average recurrence interval flood event or the known flood level, whichever is the greater;</li> <li>(ii) the total floor area of buildings or structures measures less than 25 percent of the area of the allotment;</li> </ul> </li> <li>(c) it involves the construction of an open sided structure.</li> </ul>
Bus depot/ station	
Caravan park	
Consulting room	<p>Except a veterinary consulting room located outside of the <b>Medium or High Flood Hazard Risk Areas</b>, as shown on <i>Overlay Maps – Development Constraints</i></p>
Crematorium	
Dairy	
Dwelling	<p>Except a detached dwelling and/or group dwelling which:</p> <ul style="list-style-type: none"> <li>(a) is not located within the <b>High Flood Hazard Risk Area</b>, as shown on <i>Overlay Maps – Development Constraints</i></li> <li>(b) does not require access to a dwelling by road across land within the <b>High Flood Hazard Risk Area</b>, as shown on <i>Overlay Maps – Development Constraints</i></li> </ul>
Fence within any of the <b>Flood Hazard Risk Areas</b> , as shown on <i>Overlay Maps – Development Constraints</i>	<p>Except where (a) or (b) is satisfied:</p> <ul style="list-style-type: none"> <li>(a) it is located within the <b>Low Flood Hazard Risk Area</b> and: <ul style="list-style-type: none"> <li>(i) the fencing maintains a mesh size greater than 100 millimetres between ground level and 300 millimetres; or</li> <li>(ii) the fence is located within 10 metres of a dwelling or other building.</li> </ul> </li> <li>(b) it is located within the <b>Medium or High Flood Hazard Risk Areas</b> and: <ul style="list-style-type: none"> <li>(i) it is a post and wire fence with a mesh size greater than 100 millimetres; or</li> <li>(ii) the fence is located within 10 metres of a dwelling or other building.</li> </ul> </li> </ul>
Filling and/or excavation of land within the <b>High Flood Hazard Risk Area</b> , as shown on <i>Overlay Maps – Development Constraints</i>	<p>Except where it is a direct consequence of and is necessary for building work or where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.</p>
Fuel Depot	
Hospital	
Horse keeping within the <b>High Flood Hazard Risk Area</b> , as shown on <i>Overlay</i>	

## Animal Husbandry Zone

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

## Animal Husbandry Zone

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Supported accommodation

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Warehouse

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Waste reception, storage, treatment or disposal

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Wrecking yard

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**Attachment F**



# Primary Production Zone

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

## OBJECTIVES

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

## DESIRED CHARACTER

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

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

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

Rural-based activities will continue to operate and expand, provided sound management techniques

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

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

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

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development, or combination thereof, are envisaged in the zone:
  - bulk handling and storage facility
  - commercial forestry
  - dairy farming
  - farming
  - horticulture
  - intensive animal keeping
  - tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings)
  - wind farms and ancillary development
  - wind monitoring mast and ancillary development
- 2 Development listed as non-complying is generally inappropriate.
- 3 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
  - (a) it has a direct relationship with primary production
  - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
  - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
  - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
  - (e) the use would be inappropriate within a township.
- 4 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
  - (a) in visually prominent locations
  - (b) closer to roads than envisaged by generic setback policy

- 5 A dwelling should only be developed if:
  - (a) there is an **existing** demonstrated connection with farming or other primary production **on the allotment**
  - (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
  - (c) it is located more than:
    - (i) 500 metres from an existing intensive animal keeping operation unless used in association with that activity
    - (ii) 300 metres from a bulk handling facility
  - (d) it does not result in more than one dwelling per allotment
  - (e) it is setback at least **40 metres** from allotment boundaries.
- 6 Tourist accommodation should not be:
  - (a) converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking
  - (b) located within 300 metres from a bulk handling facility.
- 7 A shop should be:
  - (a) ancillary to primary production or processing uses or tourist accommodation or other tourist development
  - (b) located on the same site as the primary use.
- 8 Stock slaughter works should only occur where the site:
  - (a) is located in reasonable proximity to the stock saleyards near Dublin
  - (b) is located a minimum distance of 2 kilometres from any township, settlement or **Deferred Urban Zone**
  - (c) is located not less than 500 metres from a rural dwelling not associated with the development
  - (d) is setback at least 200 metres from a public road
  - (e) is not located on land affected by flooding from the Light or Gawler Rivers
  - (f) is on an allotment with frontage to a sealed road having close and safe access to an arterial road
  - (g) can be provided with the required physical infrastructure, including water supply, power and effluent treatment.
- 9 **Non-agricultural related development should be limited to maximise farm and horticultural productivity.**
- 10 **On-site energy generation associated with an existing land use occurring on the site is encouraged.**

## Form and Character

- 11 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 12 Development should not occur within 500 metres of a national park, conservation park, wilderness protection area or significant stands of native vegetation if it will increase the potential for, or result in, the spread of pest plants.
- 13 Building development should be located, designed and sufficiently elevated having regard to the flood potential of the land, particularly when located in proximity to the Light River and Gawler River.
- 14 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the allotment.
- 15 Buildings should primarily be limited to farm, horticulture and animal keeping buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:
  - (a) grouped together on the allotment and setback from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
  - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.
- 16 Sheds, garages and outbuildings should be setback from allotment boundaries in accordance with the following:

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

- 17 Not more than one dwelling should be erected on any allotment of less than 80 hectares unless:
  - (a) the additional dwelling is to be located on an operating farm

- (b) it is necessary for the accommodation of a person such as a manager, worker or a relative who is in full time employment on the farm
- (c) it is located in reasonable proximity to the existing dwelling and connected to the same services as the existing dwelling; and
- (d) a separate allotment is not required.

## Land Division

- 18 Land division, including boundary realignment, should only occur where at least one of the following applies:
- (a) it facilitates the provision of public infrastructure for flood mitigation
  - (b) it will promote economically productive, efficient and sustainable primary production
- 19 Land division is appropriate within Horticulture Policy Area 3 only when all of the following are achieved:
- (a) it will not result in an allotment with an area of less than 8 hectares
  - (b) it will not result in any additional allotments created wholly within the **Medium or High Flood Hazard Risk Areas** as shown on *Overlap Maps – Development Constraints*
  - (c) it is serviced with guaranteed water supply of sufficient quantity and quality to sustain a genuinely commercial horticultural development.
  - (d) it results in no material adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants.
- 20 Land division is appropriate outside of Horticultural Policy Area 3 only when all of the following are achieved:
- (a) it will not result in an allotment with an area of less than 40 hectares
  - (b) it will not result in any additional allotments created wholly within the **Medium or High Flood Hazard Risk Areas** as shown on *Overlap Maps – Development Constraints*.

## Horticulture Policy Area 3

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

### OBJECTIVES

- 1 A policy area primarily for horticulture.
- 2 The establishment of appropriately scaled industries for washing, processing and packaging primary produce, and servicing and supporting horticulture.
- 3 Development that contributes to the desired character of the policy area.

## DESIRED CHARACTER

A threat to the long-term economic viability of the policy area is the conversion of horticultural land to residential/rural living activities. These activities are incompatible with horticulture production (e.g. due to noise, spray drift etc.) and often raise the cost of production for those remaining. Land division will only occur where the allotment is serviced with a guaranteed water supply of sufficient quantity and quality to sustain a genuinely commercial horticultural development. Dwellings within the policy area will only occur if they are associated with sufficient buffers (landscape and/or separation distances) from existing or future intensive horticulture and the dwellings are directly associated with an existing demonstrated connection with a commercial horticultural activity.

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

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

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

### Form and Character

3. Development should not be undertaken unless it is consistent with the desired character for the zone and the policy area.
4. The keeping of dogs and the erection of kennels should not be undertaken unless:
  - (a) dog keeping yards, kennels and associated exercise areas are more than 10 metres from any boundary of the site and 100 metres from the nearest dwelling and outside the site
  - (b) dogs are kept for the private enjoyment of the land owner or for breeding, training or showing and do not exceed 5 dogs in number

- (c) kennels are fully insulated with appropriate materials to all roofing and walls, and with openings orientated to minimise noise impact nuisance to residential use
  - (d) no nuisance such as from noise, dust or odour is likely to be created
  - (e) the site is screened by perimeter landscaping
  - (f) an adequate exercise area is provided
  - (g) all yards are fenced and provided with secure gates.
- 5 No more than 2 horses should be kept on an allotment, provided that a properly designed and constructed stable and attached day yard is located on the land to accommodate each horse.
- 6 Stables should be setback:
- (a) 50 metres from the nearest dwelling outside the site
  - (b) 15 metres from the principal road boundary or the same distance as the existing associated dwelling, whichever is the greater
  - (c) 10 metres setback from side road boundary and side boundaries
  - (d) 10 metres setback from rear boundary.
- 7 No new loam pits should be opened in the area adjoining the Gawler River and further loam extraction should be contained within existing pits.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, except for development sited on an allotment containing a place identified in *Table Mal/2 – State Heritage Places*, the following forms of development are designated as complying subject to the conditions contained in the table below:

Form of Development	Conditions for complying development
Horticulture (including intensive production in an enclosed, artificial environment) within Horticulture Policy Area 3	Provided: <ul style="list-style-type: none"> <li>(a) the development does not incorporate a building or structure located within the <b>Medium</b> or <b>High Flood Hazard Risk Areas</b>, as shown on <i>Overlay Maps - Development Constraints</i></li> <li>(b) where the proposal includes the construction of greenhouse / glasshouse structures that are not greater than 20,000 square metres in gross leasable area.</li> <li>(c) the development proposal is accompanied by a report, design and management plan prepared by a suitably qualified engineer which demonstrates that both stormwater and wastewater will be entirely managed on-site having regard to predicted flooding (refer to <i>Development Constraints Overlay Maps</i>) and existing infrastructure capacity.</li> </ul>

- (d) where the development includes potential noise sources (e.g. audible bird scaring devices, frost fans, generators, fans) the application is accompanied by a report, design and management plan prepared by a suitably qualified acoustic engineer which demonstrates that the development will meet EPA environmental noise policies.
- (e) any proposed buildings and structures are located at a distance greater than 100 metres from any habitable building not associated with the use of the land.
- (f) development has direct vehicle access from an all-weather public road to the reasonable satisfaction of the planning authority.
- (g) all buildings are set back at least 40 metres from the development's allotment boundaries.
- (h) the development does not involve the growing of olives.

## Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	<p>Except where all of the following are satisfied:</p> <ul style="list-style-type: none"> <li>(a) it is less than 6 metres in height</li> <li>(b) it has no more than 8 square metres total advertisement area both sides inclusive</li> <li>(c) it does not flash or move</li> </ul>
Amusement machine centre	
Any form of development within the <b>High Flood Hazard Risk Area</b> , as shown on the <i>Overlay Maps - Development Constraints</i>	<p>Except for:</p> <ul style="list-style-type: none"> <li>(a) buildings, structures or earthworks required as part of flood protection works associated with a regional flood mitigation scheme</li> <li>(b) farming</li> <li>(c) horticulture other than intensive production in an enclosed, artificial environment</li> <li>(d) recreation area</li> </ul>
Bus depot	
Bus station	
Caravan park	
Community Centre	
Consulting room	Except a veterinary consulting room where located within the <b>Low Flood Hazard Risk Area</b> , as shown on <i>Overlay Maps – Development Constraints</i>
Defence establishment	
Dog track	
Dwelling	<p>Except a detached dwelling where it achieves the following:</p> <ul style="list-style-type: none"> <li>(a) it is not located within the <b>High Flood Hazard Risk Area</b>, as shown on <i>Overlay Maps – Development Constraints</i>; and</li> <li>(b) it does not require access to it by road across land within the <b>High Flood Hazard Risk Area</b>, as shown on <i>Overlay Maps – Development Constraints</i>; and</li> </ul>

	<ul style="list-style-type: none"> <li>(c) within Horticulture Policy Area 3, it is on an allotment of at least 8 hectares in area; or</li> <li>(d) outside of Horticulture Policy Area 3, it satisfies (a) and (b)</li> </ul>
Fence within any of the <b>Flood Hazard Risk Areas</b> , as shown on <i>Overlay Maps – Development Constraints</i>	<p>Except where (a) or (b) is satisfied:</p> <ul style="list-style-type: none"> <li>(a) it is located within the <b>Low Flood Hazard Risk Area</b> and: <ul style="list-style-type: none"> <li>(i) the fencing maintains a mesh size greater than 100 millimetres between ground level and 300 millimetres; or</li> <li>(ii) the fence is located within 10 metres of a dwelling or other building.</li> </ul> </li> <li>(b) it is located within the <b>Medium or High Flood Hazard Risk Areas</b> and: <ul style="list-style-type: none"> <li>(i) it is a post and wire fence with a mesh size greater than 100 millimetres; or</li> <li>(ii) the fence is located within 10 metres of a dwelling or other building.</li> </ul> </li> </ul>
Filling and/or excavation of land within the <b>High Flood Hazard Risk Area</b> , as shown on <i>Overlay Maps – Development Constraints</i>	Except where it is a direct consequence of and is necessary for building work or where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.
Fuel Depot	
Horticulture involving the growing of olives	<p>Except where the location for the growing of olives achieves (a), (b) or (c):</p> <ul style="list-style-type: none"> <li>(a) at least 500 metres from all of the following: <ul style="list-style-type: none"> <li>(i) a National Park</li> <li>(ii) a Conservation Park</li> <li>(iii) a Wilderness Protection Area</li> <li>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</li> </ul> </li> <li>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area</li> <li>(c) At least 500 metres from either of the following zones: <ul style="list-style-type: none"> <li>(i) <b>Coastal Conservation Zone</b></li> <li>(ii) <b>Conservation Zone</b></li> </ul> </li> </ul>
Hospital	
Hotel	
Indoor recreation centre	
Intensive animal keeping	<p>Except where (a) and (b) are satisfied:</p> <ul style="list-style-type: none"> <li>(a) the land is located outside Horticulture Policy Area 3</li> <li>(b) the land is located outside the <b>High Flood Hazard Risk Area</b>, as shown on <i>Overlay Maps – Development Constraints</i></li> </ul>
Land Division	<p>Except where it achieves the following:</p> <ul style="list-style-type: none"> <li>(a) the land division will not result in an increase in the number of allotments wholly within the <b>Medium or High Flood Hazard Risk Areas</b>, as shown on <i>Overlay Maps – Development Constraints</i>; and</li> <li>(b) the land division is required to facilitate the provision of public infrastructure for flood mitigation or flood management purposes; or</li> <li>(c) all allotments resulting from the division have an area of at least 8 hectares within Horticulture Policy Area 3; or</li> <li>(d) all allotments resulting from the division have an area of at least 40 hectares where located outside of Horticulture Policy Area 3</li> </ul>
Motel	
Motor Repair Station	

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

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

Wrecking yard

## Public Notification

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

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

Category 1	Category 2
Commercial Forestry except where located within <b>Horticulture Policy Area 3</b> .	Bulk handling facility except where located within <b>Horticulture Policy Area 3</b> .
Farming	Tourist accommodation
Horticulture (excluding <b>the growing of olives</b> )-where all of the following are satisfied: <ul style="list-style-type: none"> <li>(a) no dam, audible bird scaring device or frost fan will be used</li> <li>(b) no planting is proposed within <b>300 metres of a dwelling unrelated to use of the subject land</b></li> <li>(c) no removal of significant vegetation is proposed</li> <li>(d) the following separation distances are maintained between production (cultivated)</li> </ul>	Horticulture (excluding <b>the growing of olives</b> ) except where it is assigned Category 1.

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areas which will be subject to regular chemical spraying and a sensitive receptor not associated with the horticulture development:

- (i) 100 metres from land based aquaculture
- (ii) 300 metres from a dwelling unrelated to the use of the subject land, or other sensitive land uses.

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Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from:

- (a) an existing dwelling or tourist accommodation that is not associated with the wind farm
- (b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists
- (c) the boundaries of any Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area 3 or Precinct or any Heritage Area (including within the area of an adjoining Development Plan).

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Horse keeping, including stables, involving a maximum of 2 horses on an allotment and where any associated stables are setback:

- (a) 50 metres from the nearest dwelling outside the zone
- (b) 15 metres from the principal road boundary or the same distance as the existing associated dwelling, whichever is the greater
- (c) 10 metres from a secondary road frontage
- (d) 10 metres from side and rear boundaries

Wind monitoring mast and ancillary development

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Light Industry and service industry which involves the processing, packaging and distribution of produce associated with the use of the subject land

Light Industry and service industry which involves the processing, packaging and distribution of produce when not associated with the use of the subject land

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**Attachment G**



## Residential

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

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



**Attachment H**



## Residential Zone

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	<p>Except where all of the following are satisfied:</p> <ul style="list-style-type: none"> <li>(a) it is less than 4 metres in height</li> <li>(b) it has no more than 4 square metres total advertisement area both sides inclusive.</li> <li>(c) it does not flash or move</li> </ul>
Amusement machine centre	
Auction room	
Building or structure within any of the <b>Flood Hazard Risk Areas</b> , as shown on <i>Overlay Maps - Development Constraints</i>	<p>Except where it achieves one of following:</p> <ul style="list-style-type: none"> <li>(a) it facilitates the provision of public infrastructure for flood mitigation or flood management purposes;</li> <li>(b) it is located on land within the <b>Low or Medium Flood Hazard Risk Areas</b>, as shown on <i>Overlay Maps – Development Constraints</i> and the finished floor level of the building or structure is raised to a level at least 300 millimetres above the Australian Height Datum (AHD) height of a 1-in-100 year average recurrence interval flood event or the known flood level, whichever is the greater;</li> <li>(c) it involves the construction of an open sided structure</li> </ul>
Bus depot	
Bus station	
Cemetery	
Consulting room	<p>Except where:</p> <ul style="list-style-type: none"> <li>(a) the total floor area is 150 square metres or less</li> <li>(b) in <b>Residential Policy Area 4</b> and <b>Residential Policy Area 6</b> the total floor area is 80 square metres or less</li> <li>(c) the site does not front an arterial road.</li> </ul>
Crematorium	
Dairy	
Dog track	
Electricity substation	
Entertainment venue	
Farming	
Fence within any of the <b>Flood Hazard Risk Areas</b> , as shown on <i>Overlay Maps – Development Constraints</i>	<p>Except where (a) or (b) is satisfied:</p> <ul style="list-style-type: none"> <li>(a) it is located within the <b>Low Flood Hazard Risk Area</b> and: <ul style="list-style-type: none"> <li>(i) the fencing maintains a mesh size greater than 100 millimetres between ground level and 300 millimetres; or</li> <li>(ii) the fence is located within 10 metres of a dwelling or other building.</li> </ul> </li> <li>(b) it is located within the <b>Medium or High Flood Hazard Risk Areas</b> and: <ul style="list-style-type: none"> <li>(i) it is a post and wire fence with a mesh size greater than 100 millimetres; or</li> <li>(ii) the fence is located within 10 metres of a dwelling or other building.</li> </ul> </li> </ul>

## Residential Zone

Filling and/or excavation of land within the <b>High Flood Hazard Risk Area</b> , as shown on <i>Overlay Maps – Development Constraints</i>	Except where it is a direct consequence of and is necessary for building work or where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.
Fuel Depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land Division creating an allotment or allotments of less than 40 hectares in size wholly located within the <b>Medium or High Flood Hazard Risk Areas</b> , as shown on <i>Overlay Maps – Development Constraints</i>	Except where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.
Motor Repair Station	
Office	Except where: (a) the total floor area is less than 50 square metres (b) in <b>Residential Policy Area 4</b> the total floor area is less than 80 square metres (c) the site does not front an arterial road (d) in conjunction with a residential use of land.
Petrol filling station	
Public service depot	Except where located on the site of an existing Council public service depot.
Radio or television station	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	

## Residential Zone

---

Waste reception, storage, treatment or disposal

Except in **Residential Policy Area 4** where development is associated with a Community Wastewater Management System/treatment plant and ancillary infrastructure or an on-site wastewater system associated with a residential dwelling.

---

Wrecking yard

---



**Attachment I**



## Rural Living

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

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



**Attachment J**



## Rural Living

17 Horticulture within structures (eg shade houses, glass houses, green houses, plastic houses) should only occur where all of the following are satisfied:

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

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

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



**Attachment K**



## Rural Living Zone

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	<p>Except where all of the following are satisfied:</p> <ul style="list-style-type: none"> <li>(a) it is less than 2 metres in height</li> <li>(b) it has no more than 3 square metres total advertisement area both sides inclusive.</li> <li>(c) it does not flash or move</li> </ul>
Amusement machine centre	
Animal pen	<p>Except where all of the following are satisfied:</p> <ul style="list-style-type: none"> <li>(a) it measures less than 6.5 metres total building height</li> <li>(b) the total floor area of kennels, animal pens, sheds, stables, garages and other outbuildings on the allotment does not cover more than 25 per cent of the area of the allotment</li> <li>(c) it is not located in <b>Precinct 3 Two Wells</b></li> </ul>
Building or structure within any of the <b>Flood Hazard Risk Areas</b> , as shown on <i>Overlay Maps - Development Constraints</i>	<p>Except where it achieves one of following:</p> <ul style="list-style-type: none"> <li>(a) it facilitates the provision of public infrastructure for flood mitigation or flood management purposes;</li> <li>(b) it is located on land within the <b>Low or Medium Flood Hazard Risk Areas</b>, as shown on <i>Overlay Maps – Development Constraints</i> and the finished floor level of the building or structure is raised to a level at least 300 millimetres above the Australian Height Datum (AHD) height of a 1-in-100 year average recurrence interval flood event or the known flood level, whichever is the greater;</li> <li>(c) it involves the construction of an open sided structure</li> </ul>
Bus depot / station	
Caravan park	
Consulting room	
Crematorium	
Dairy	
Dwelling	<p>Except a detached dwelling which:</p> <ul style="list-style-type: none"> <li>(a) is not located within the <b>High Flood Hazard Risk Area</b>, as shown on <i>Overlay Maps – Development Constraints</i>; and</li> <li>(b) does not require access to it by road across land within the <b>High Flood Hazard Risk Area</b>, as shown on <i>Overlay Maps – Development Constraints</i>; and</li> <li>(c) will not result in more than one dwelling per allotment in <b>Precinct 3 Two Wells</b></li> </ul>
Educational Establishment within the <b>Medium or High Flood Hazard Risk Areas</b> , as shown on <i>Overlay Maps – Development Constraints</i>	
Fence within any of the <b>Flood Hazard Risk Areas</b> , as shown on <i>Overlay Maps – Development Constraints</i>	<p>Except where (a) or (b) is satisfied:</p> <ul style="list-style-type: none"> <li>(a) it is located within the <b>Low Flood Hazard Risk Area</b> and: <ul style="list-style-type: none"> <li>(i) the fencing maintains a mesh size greater than 100 millimetres between ground level and 300 millimetres; or</li> <li>(ii) the fence is located within 10 metres of a dwelling or other building.</li> </ul> </li> <li>(b) it is located within the <b>Medium or High Flood Hazard Risk Areas</b> and:</li> </ul>

## Rural Living Zone

	<ul style="list-style-type: none"> <li>(i) it is a post and wire fence with a mesh size greater than 100 millimetres; <i>or</i></li> <li>(ii) the fence is located within 10 metres of a dwelling or other building.</li> </ul>
Filling and/or excavation of land within any of the <b>Flood Hazard Risk Areas</b> , as shown on <i>Overlay Maps – Development Constraints</i>	Except where it is a direct consequence of and is necessary for building work or where it facilitates the provision of public infrastructure for flood mitigation or flood management purposes.
Fuel Depot	
Hospital	
Horse keeping within the <b>High Flood Hazard Risk Area</b> , as shown on <i>Overlay Maps – Development Constraints</i>	
Hotel	
Industry	Except a light industry in the form of a cottage industry/home business, where located outside of <b>Precinct 3 Two Wells</b>
Intensive animal keeping	
Kennel	<p>Except where all of the following are satisfied:</p> <ul style="list-style-type: none"> <li>(a) it has a total building height less than 6.5 metres</li> <li>(b) the total floor area of kennels, animal pens, sheds, stables, garages and other outbuildings on the allotment does not cover more than <b>25</b> per cent of the total area of the allotment</li> <li>(c) it is not located in <b>Precinct 3 Two Wells</b></li> </ul>
Land Division	<p>Except where (a) or (b) are satisfied (<b>outside of the settlements of Barabba and Fischer</b>):</p> <ul style="list-style-type: none"> <li>(a) the land division is required for facilitating the provision of public infrastructure for flood mitigation or flood management purposes; <i>or</i></li> <li>(b) the land division results in: <ul style="list-style-type: none"> <li>(i) the creation of an allotment or allotments of 40 hectares or more in size wholly located within the <b>Medium or High Flood Hazard Risk Areas</b>, as shown on <i>Overlay Maps – Development Constraints</i>; <i>or</i></li> <li>(ii) the creation of an allotment or allotments of 0.5 hectares or more in <b>Precinct 3 Two Wells</b>; <i>or</i></li> <li>(iii) in all other cases, the creation of an allotment or allotments of 1 hectare or more</li> </ul> </li> </ul>
Major public service depot	
Motel	
Motor Repair Station	
Motor racing or testing venue	
Office	
Outbuilding	<p>Except where all of the following are satisfied:</p> <ul style="list-style-type: none"> <li>(d) it has a total building height less than 6.5 metres</li> <li>(e) the total floor area of kennels, animal pens, sheds, stables, garages and other outbuildings on the allotment does not cover more than <b>25</b> per cent of the total area of the allotment</li> </ul>
Parking or storage of a vehicle exceeding 9 tonnes unladen weight	<p>Except where (a), (b) or (c) is satisfied:</p> <ul style="list-style-type: none"> <li>(a) it is a horse float</li> <li>(b) it is in that area bound by Buckland Park Road to the west and Old Port Wakefield Road to the east</li> <li>(c) it is not located in <b>Precinct 3 Two Wells</b></li> </ul>

## Rural Living Zone

---

Petrol filling station

---

Primary School

---

Residential park

---

Residential flat building

---

Road transport terminal

---

Service trade premises

---

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

---

Stock sales yard

---

Stock slaughter works

---

Store

---

Supported accommodation

---

Warehouse

---

Waste reception, storage, treatment or disposal

---

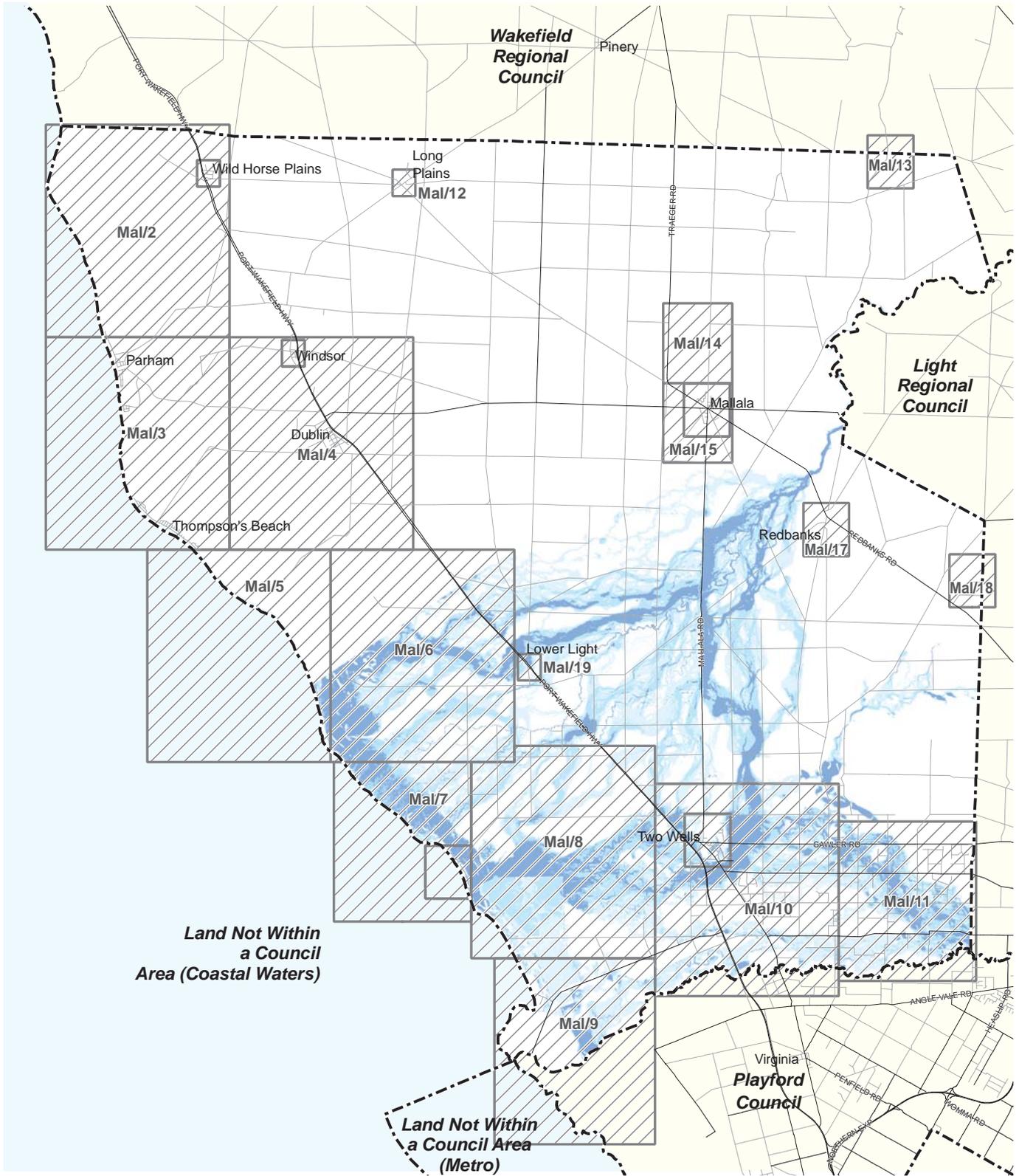
Wrecking yard

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**Attachment L**





**Disclaimer**  
 These maps have been prepared on the basis of survey, hydraulic and hydrologic modelling. They are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and they should not be relied on for any other purpose.  
 They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood.

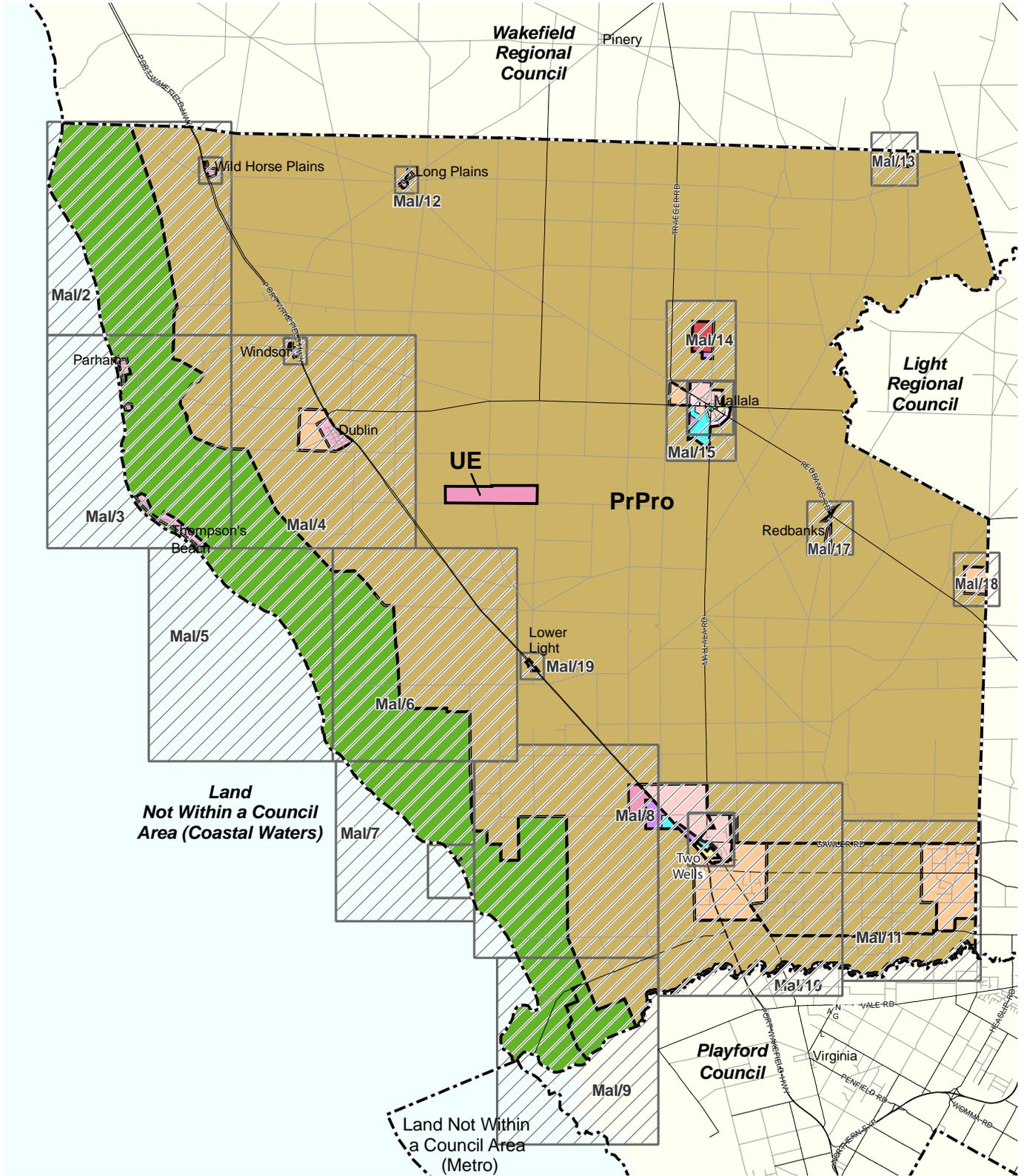


**Flood Hazard Risk Areas**  
 (1 in 100 year ARI flood event)

- High
- Medium
- Low
- Development Plan Boundary

# Overlay Map Mal/1

## DEVELOPMENT CONSTRAINTS

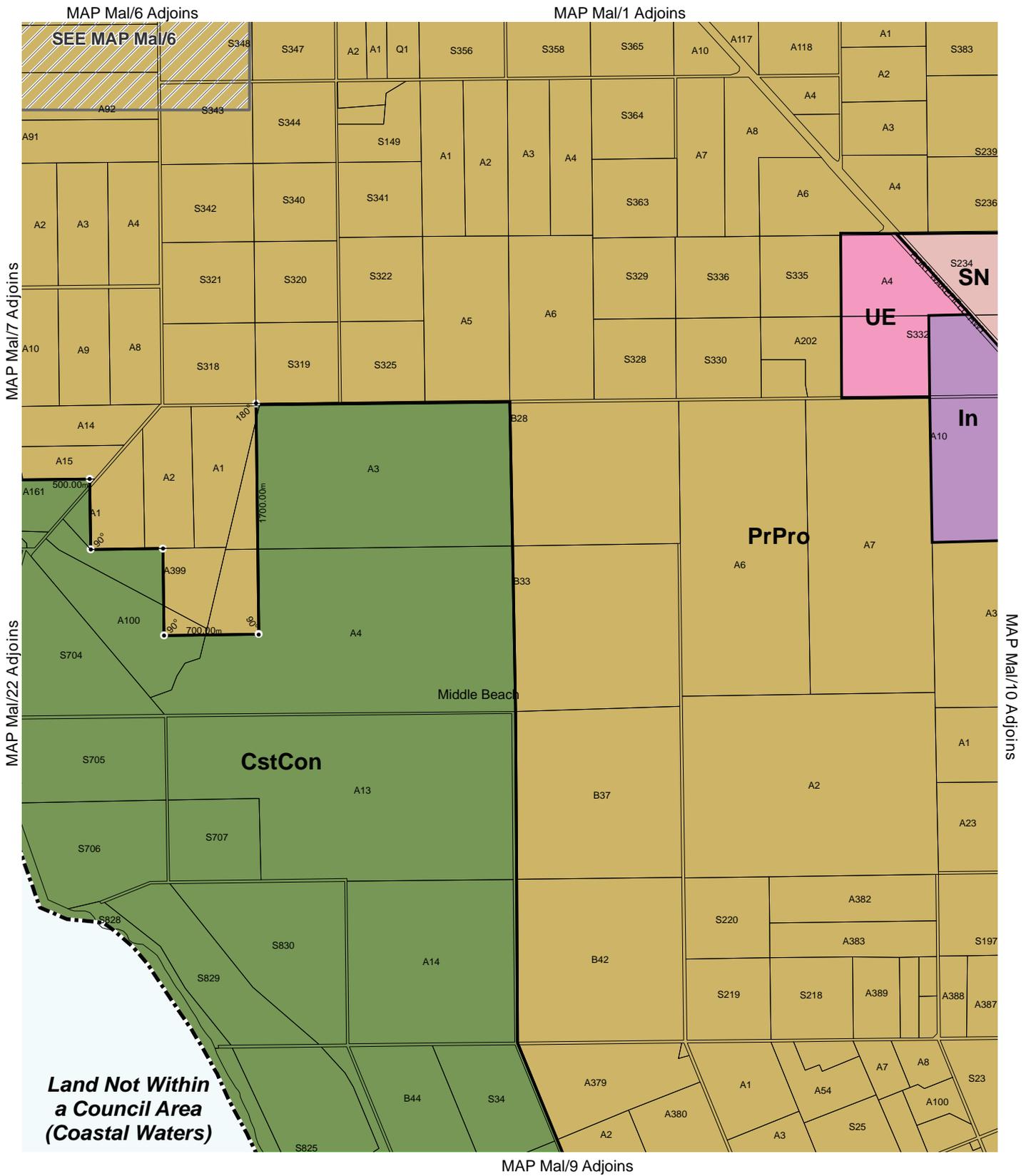


See enlargement map for accurate representation.



- Zones**
- PrPro Primary Production
  - UE Urban Employment
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Mal/1



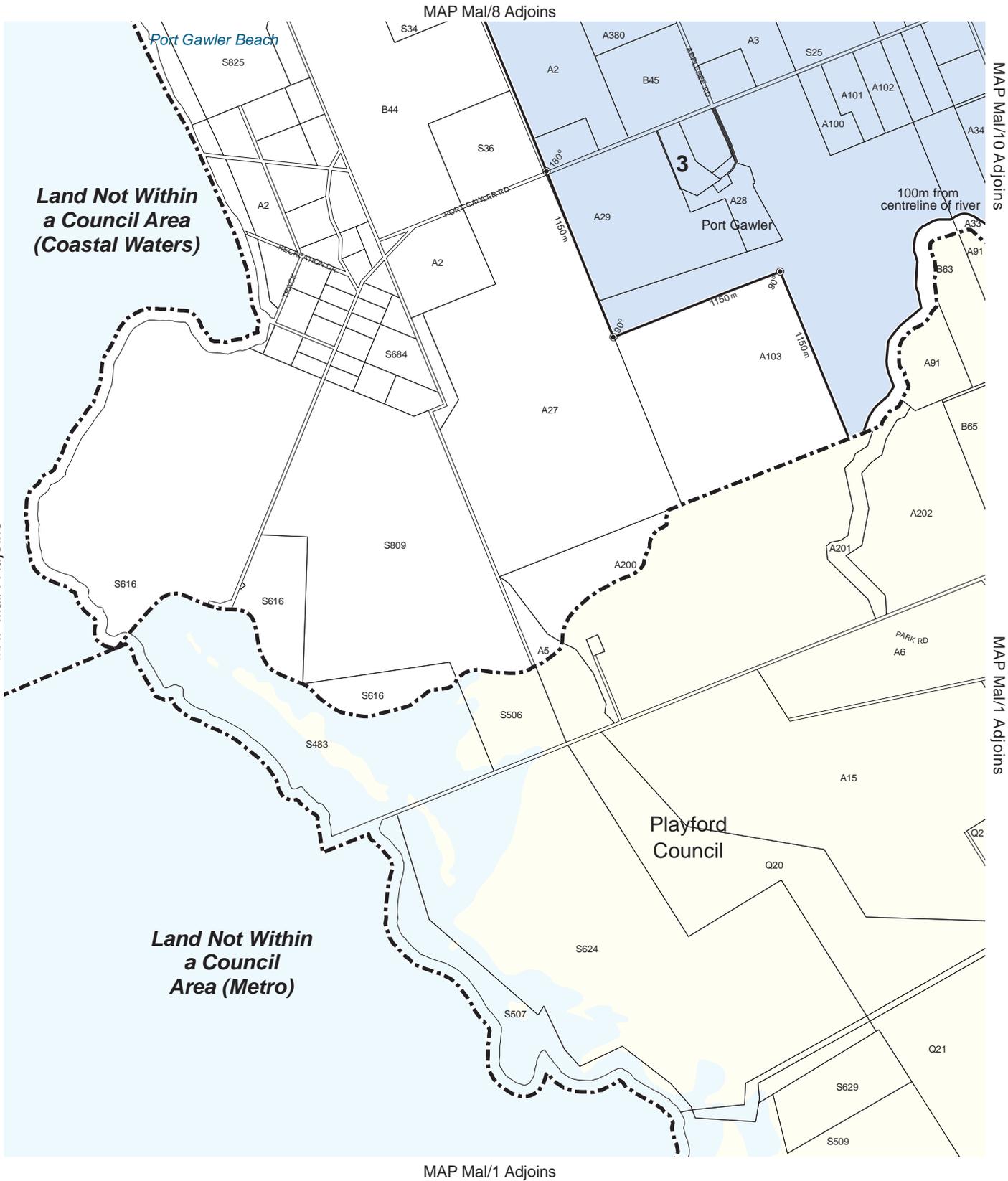
See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon** Coastal Conservation
  - In** Industry
  - PrPro** Primary Production
  - SN** Suburban Neighbourhood
  - UE** Urban Employment
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Mal/8





MAP Mal/8 Adjoins

MAP Mal/10 Adjoins

MAP Mal/1 Adjoins

MAP Mal/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

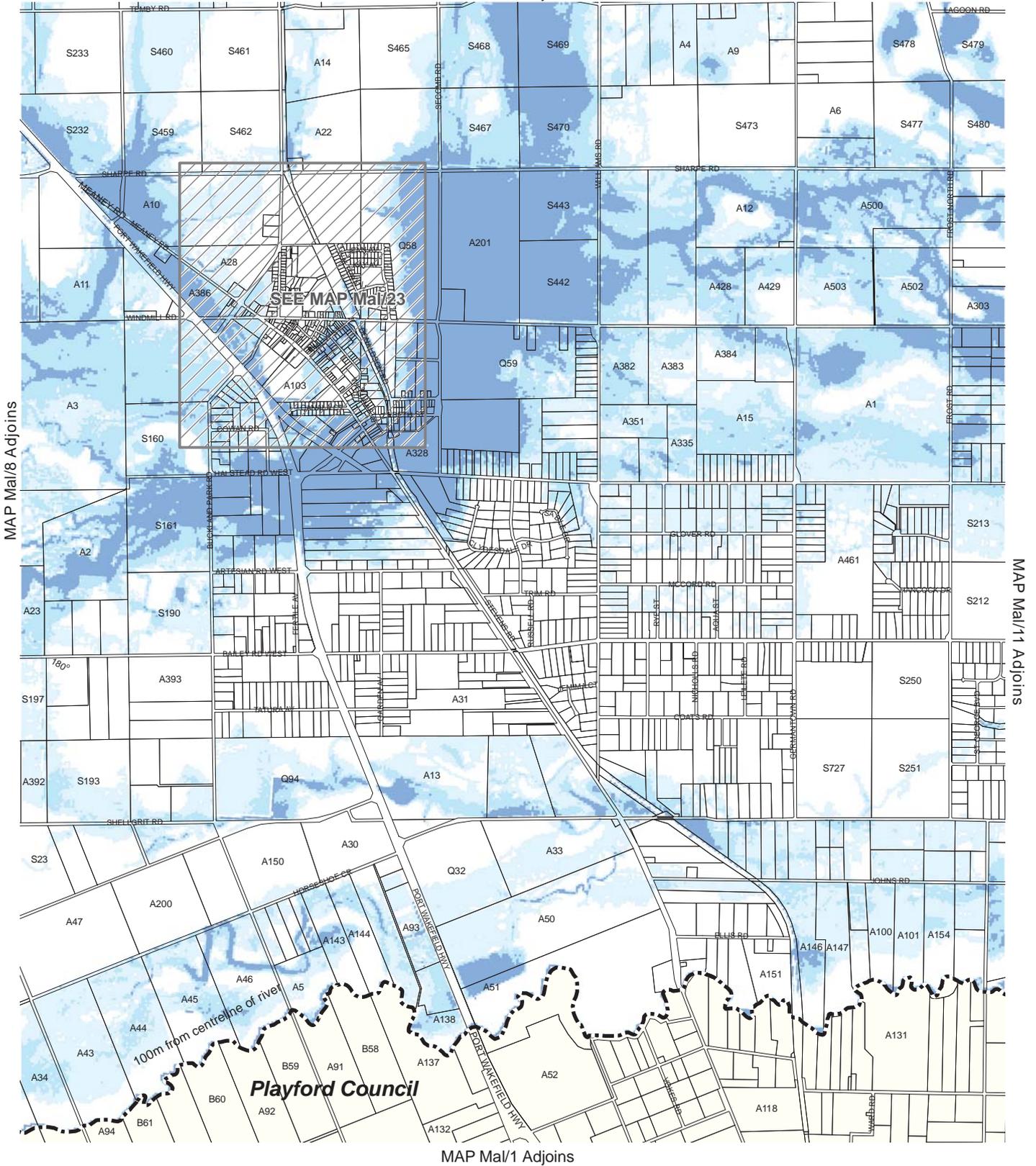
**Policy Area**  
3 Horticulture



# Policy Area Map Mal/9

- Policy Area Boundary
- Development Plan Boundary

MAP Mal/1 Adjoins



**Disclaimer**

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

- High
- Medium
- Low
- Development Plan Boundary

# Overlay Map Mal/10

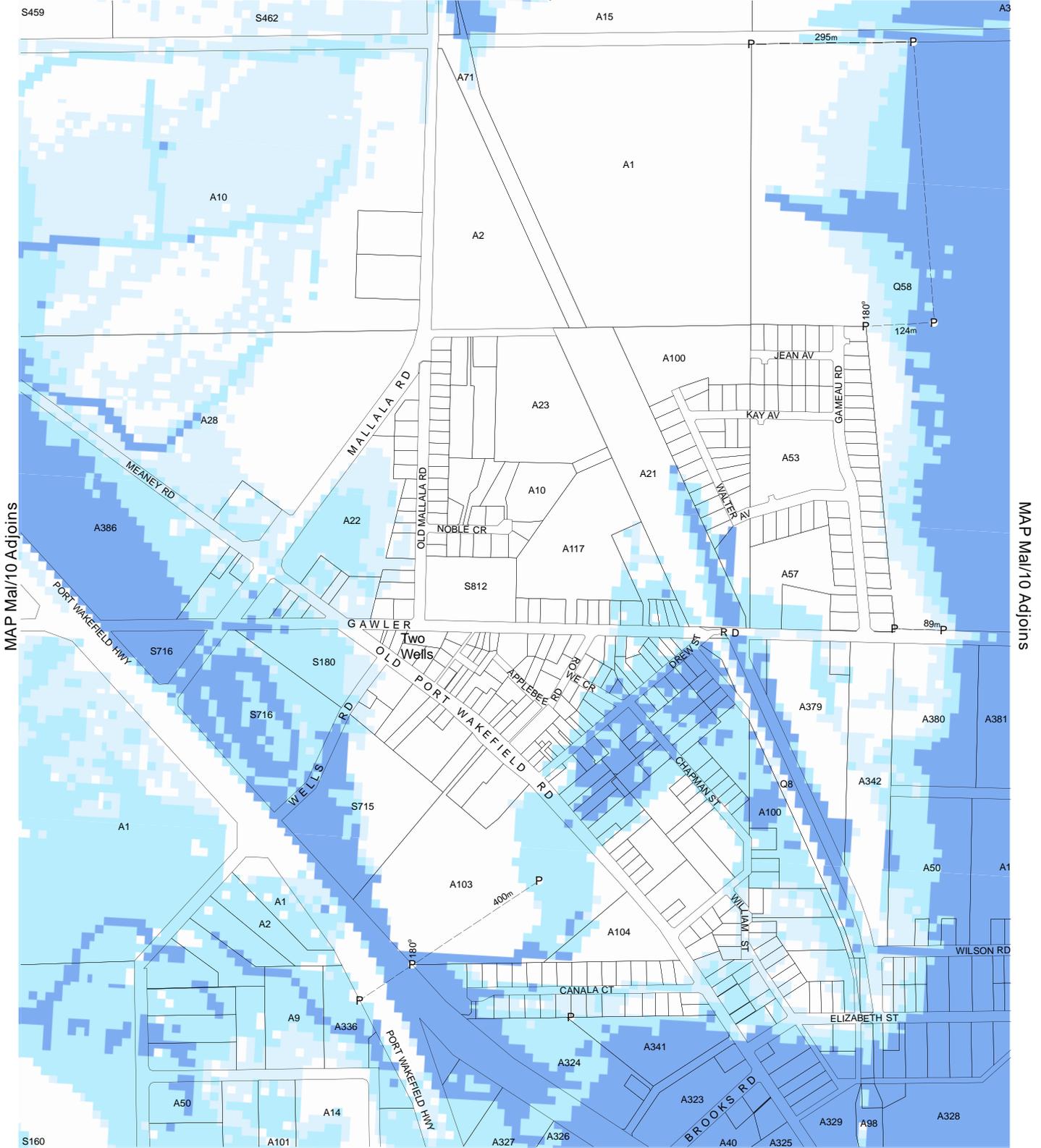
## DEVELOPMENT CONSTRAINTS







MAP Mal/10 Adjoins



MAP Mal/10 Adjoins

**Disclaimer**

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They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood.

**Flood Hazard Risk Areas**

(1 in 100 year ARI flood event)

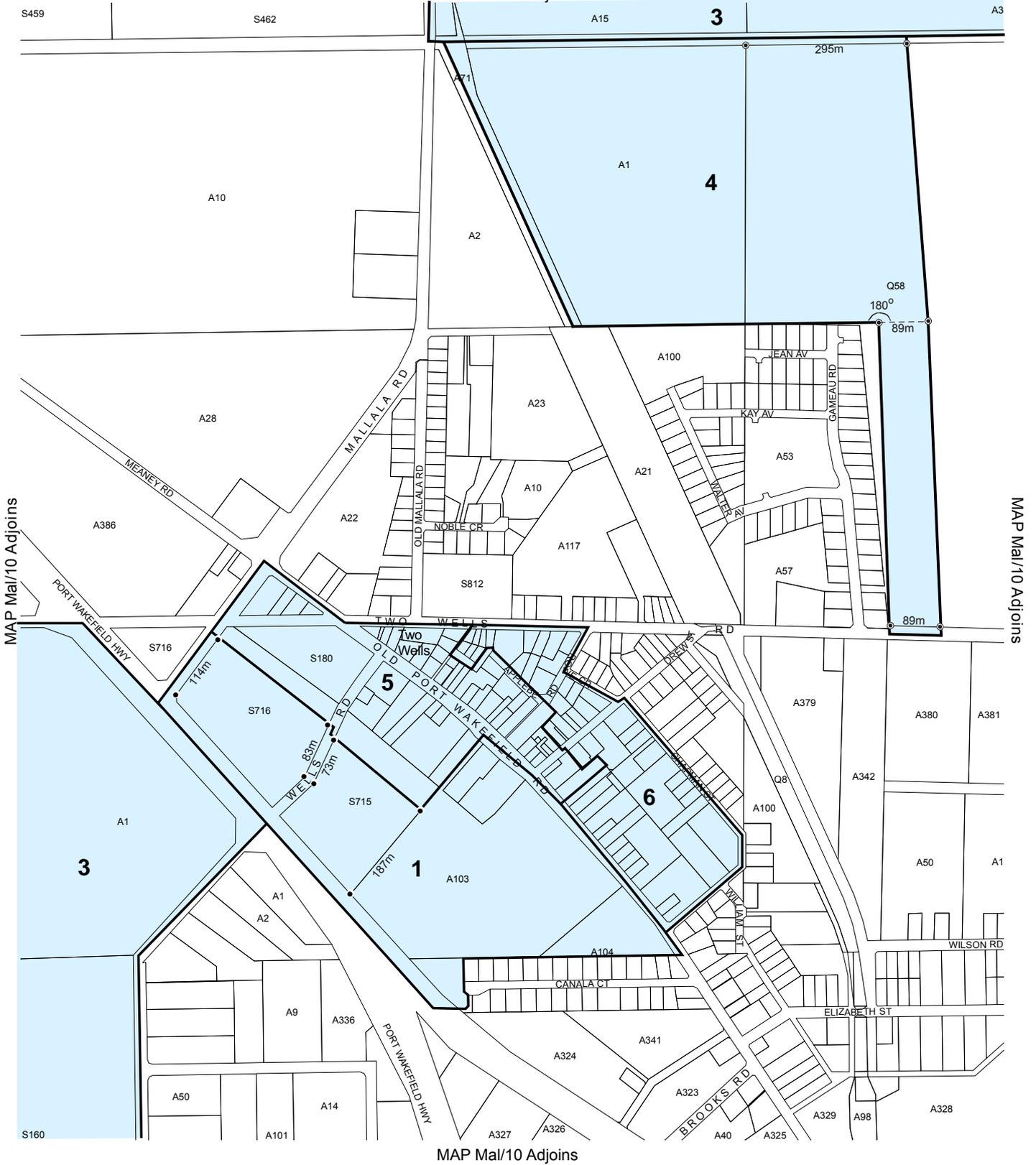


**TWO WELLS**

**Overlay Map Mal/23  
DEVELOPMENT CONSTRAINTS**

**MALLALA COUNCIL**

MAP Mal/10 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 1 Recreation
- 3 Horticulture
- 4 Residential
- 5 Two Wells Town Centre
- 6 Residential



**TWO WELLS**

# Policy Area Map Mal/23

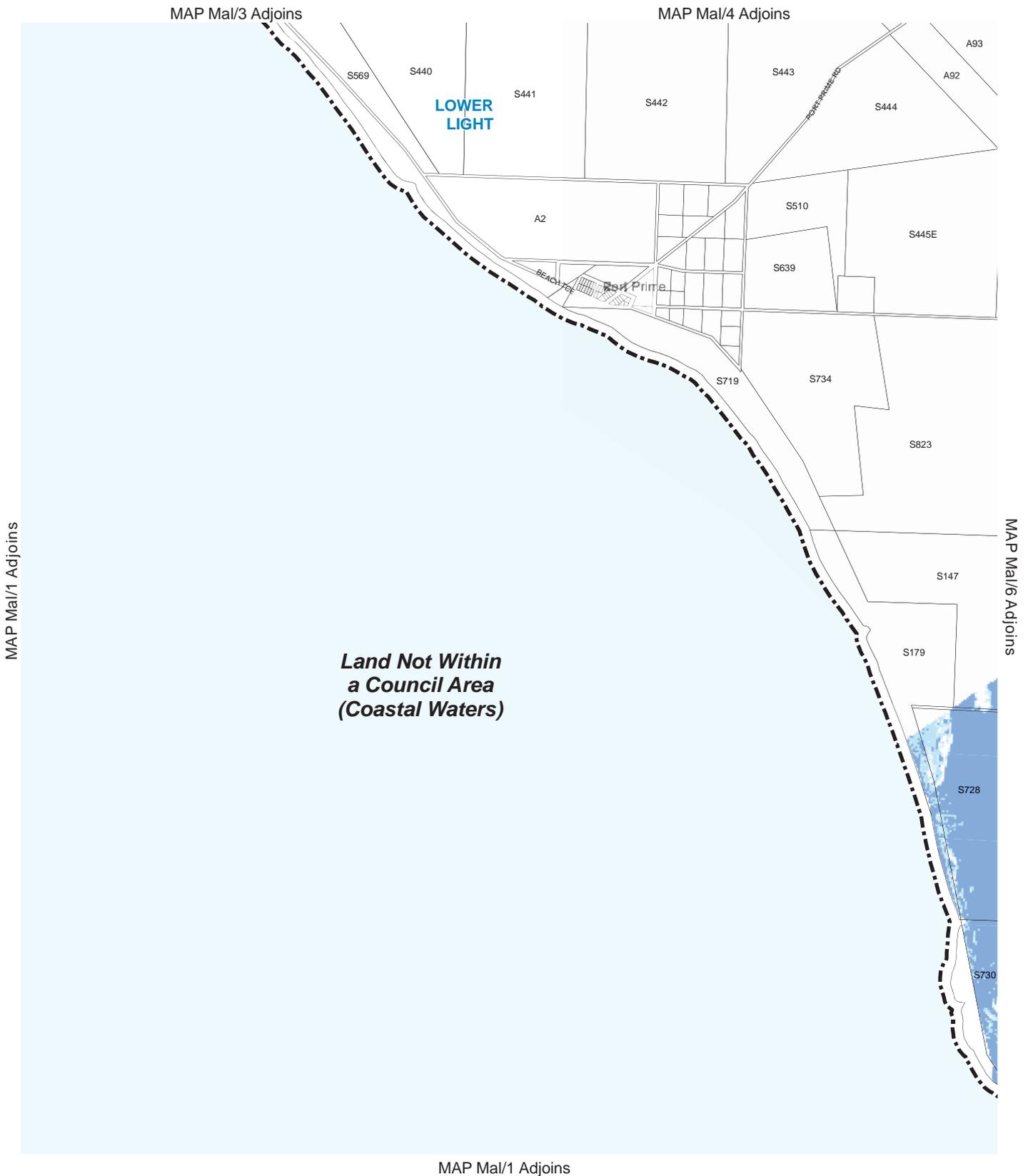
Policy Area Boundary

**MALLALA COUNCIL**



**Attachment M**





**Disclaimer**  
 These maps have been prepared on the basis of survey, hydraulic and hydrologic modelling. They are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and they should not be relied on for any other purpose. They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood.

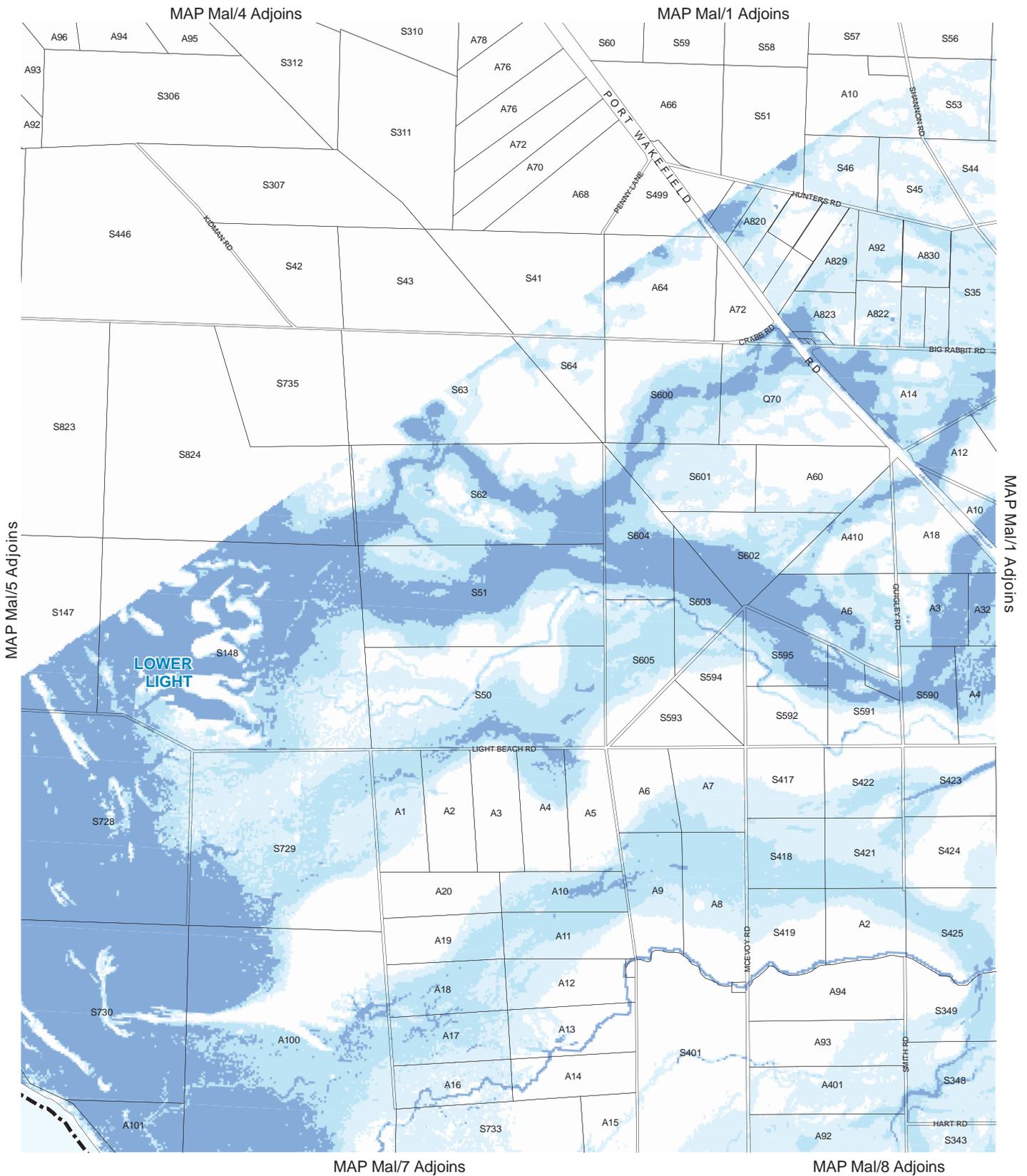
**Flood Hazard Risk Areas**  
 (1 in 100 year ARI flood event)

- High
- Medium
- Low
- Development Plan Boundary



# Overlay Map Mal/5

## DEVELOPMENT CONSTRAINTS



**Disclaimer**

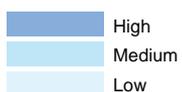
These maps have been prepared on the basis of survey, hydraulic and hydrologic modelling.

They are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and they should not be relied on for any other purpose.

They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood.

**Flood Hazard Risk Areas**

(1 in 100 year ARI flood event)

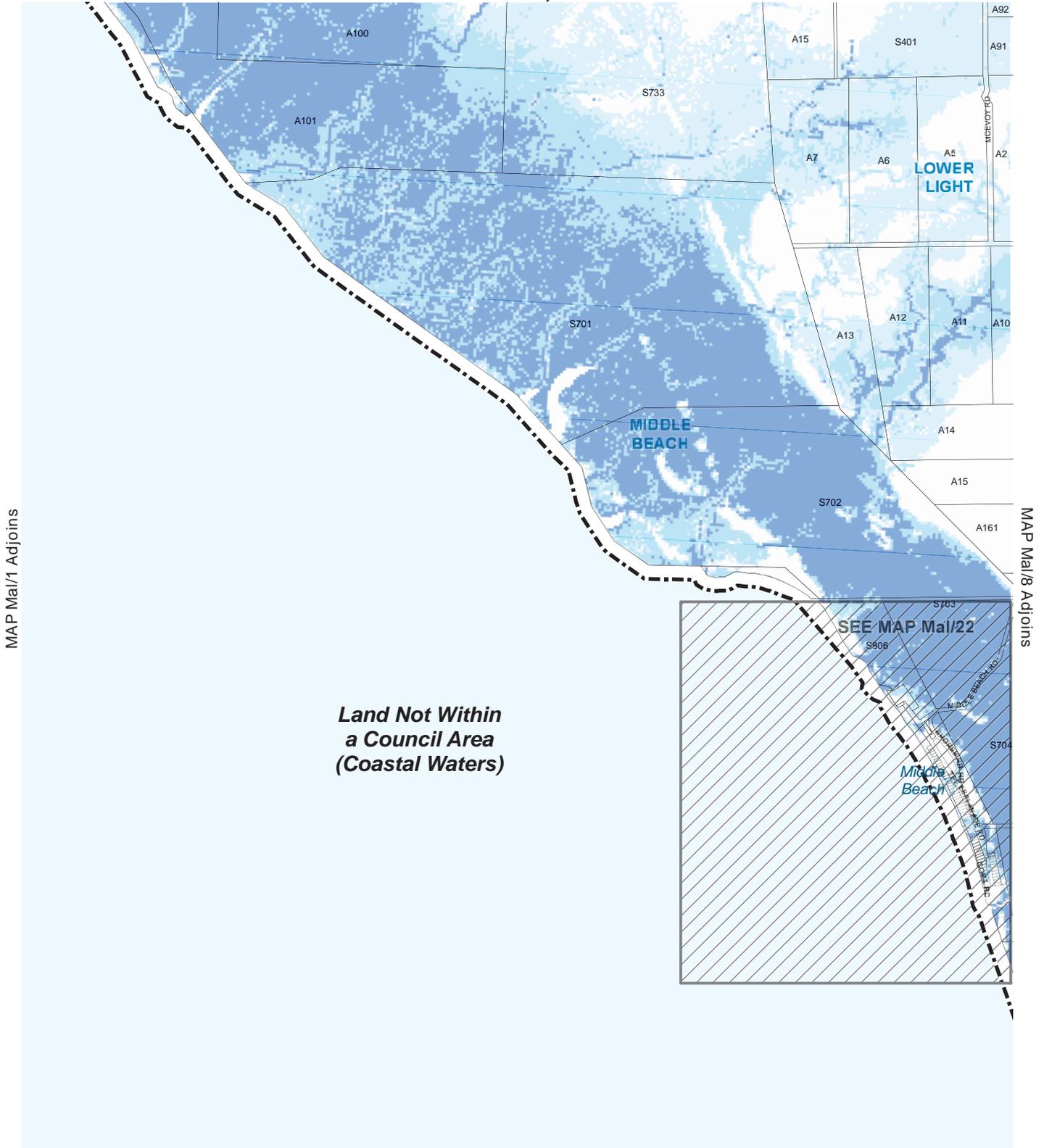


----- Development Plan Boundary



# Overlay Map Mal/6 DEVELOPMENT CONSTRAINTS

MALLALA COUNCIL



**Disclaimer**

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

They are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and they should not be relied on for any other purpose.

They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood.

**Flood Hazard Risk Areas**

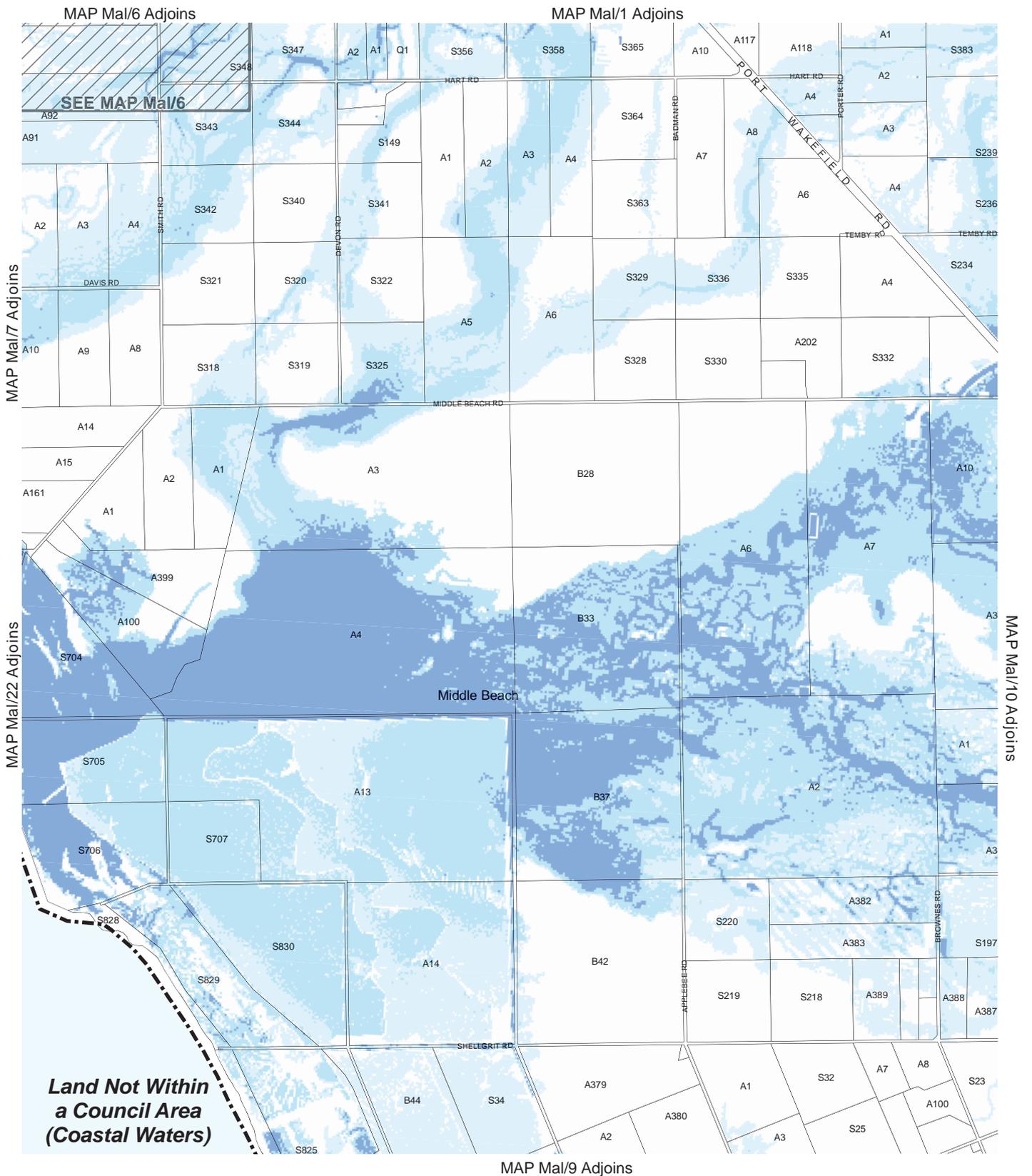
(1 in 100 year ARI flood event)



--- Development Plan Boundary



# Overlay Map Mal/7 DEVELOPMENT CONSTRAINTS



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

**Disclaimer**

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They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood.

**Flood Hazard Risk Areas**

(1 in 100 year ARI flood event)

- High
- Medium
- Low

**- - - - -** Development Plan Boundary

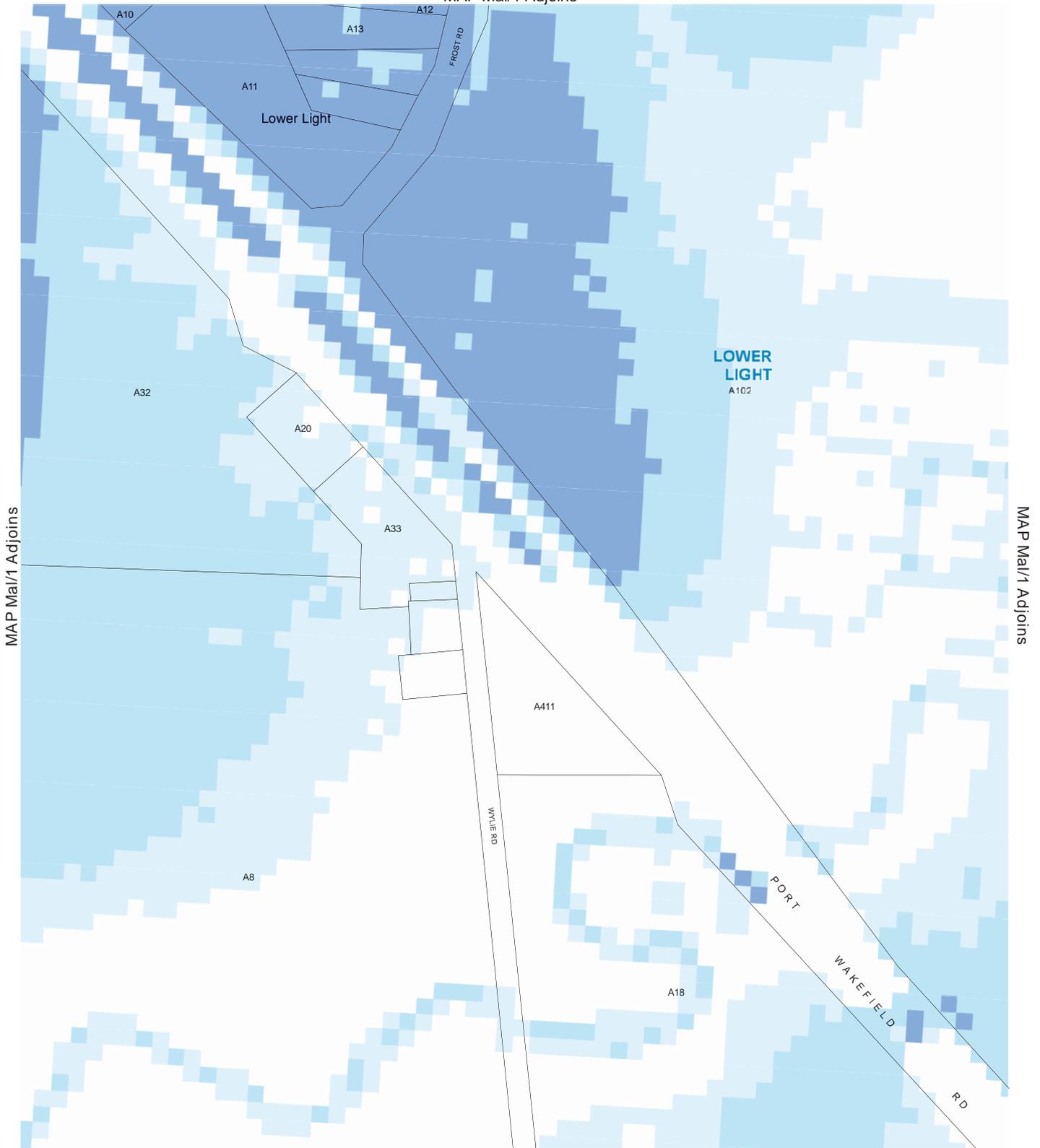


# Overlay Map Mal/8 DEVELOPMENT CONSTRAINTS

MALLALA COUNCIL



MAP Mal/1 Adjoins



MAP Mal/1 Adjoins

**Disclaimer**

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

They are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and they should not be relied on for any other purpose.

They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood.

**Flood Hazard Risk Areas**

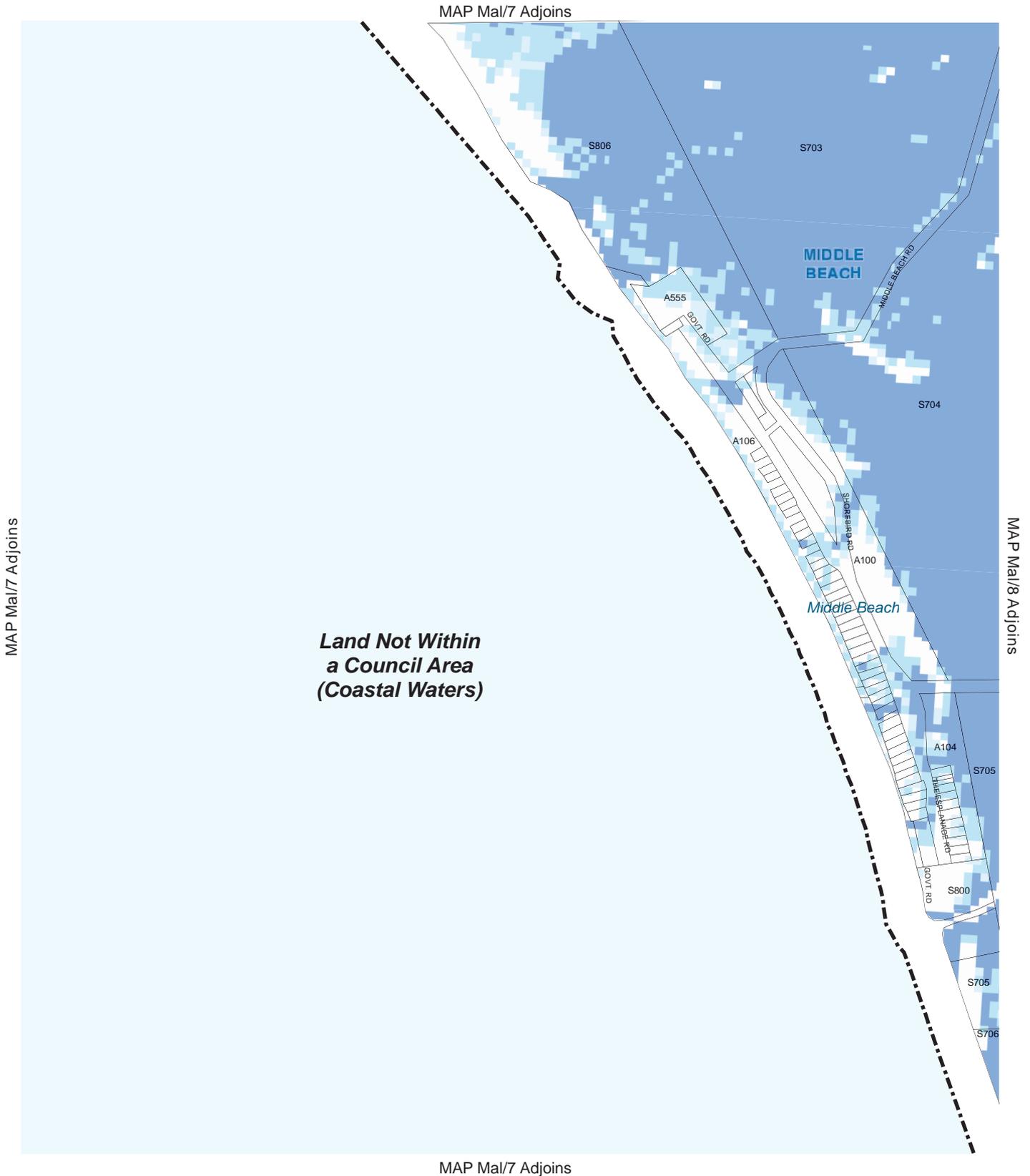
(1 in 100 year ARI flood event)



LOWER LIGHT

# Overlay Map Mal/19 DEVELOPMENT CONSTRAINTS

MALLALA COUNCIL



**Disclaimer**

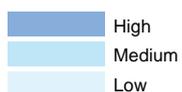
These maps have been prepared on the basis of survey, hydraulic and hydrologic modelling.

They are only intended to be used as a policy tool for planning purposes and in broad scale flood risk management, and they should not be relied on for any other purpose.

They do not purport to illustrate actual inundation patterns, which will depend on the size and nature of a particular flood.

**Flood Hazard Risk Areas**

(1 in 100 year ARI flood event)



--- Development Plan Boundary



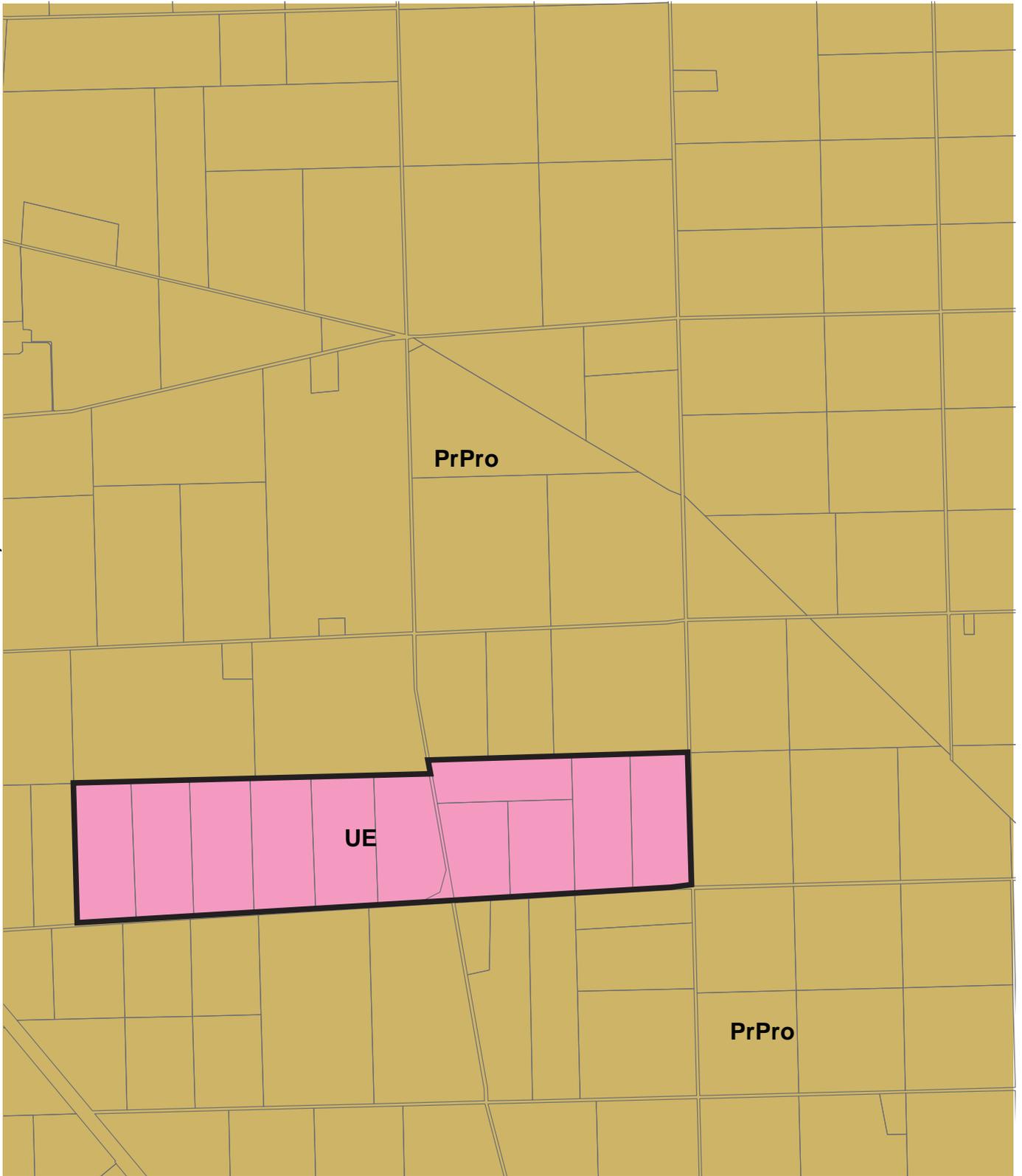
MIDDLE BEACH

# Overlay Map Mal/22

## DEVELOPMENT CONSTRAINTS

MALLALA COUNCIL

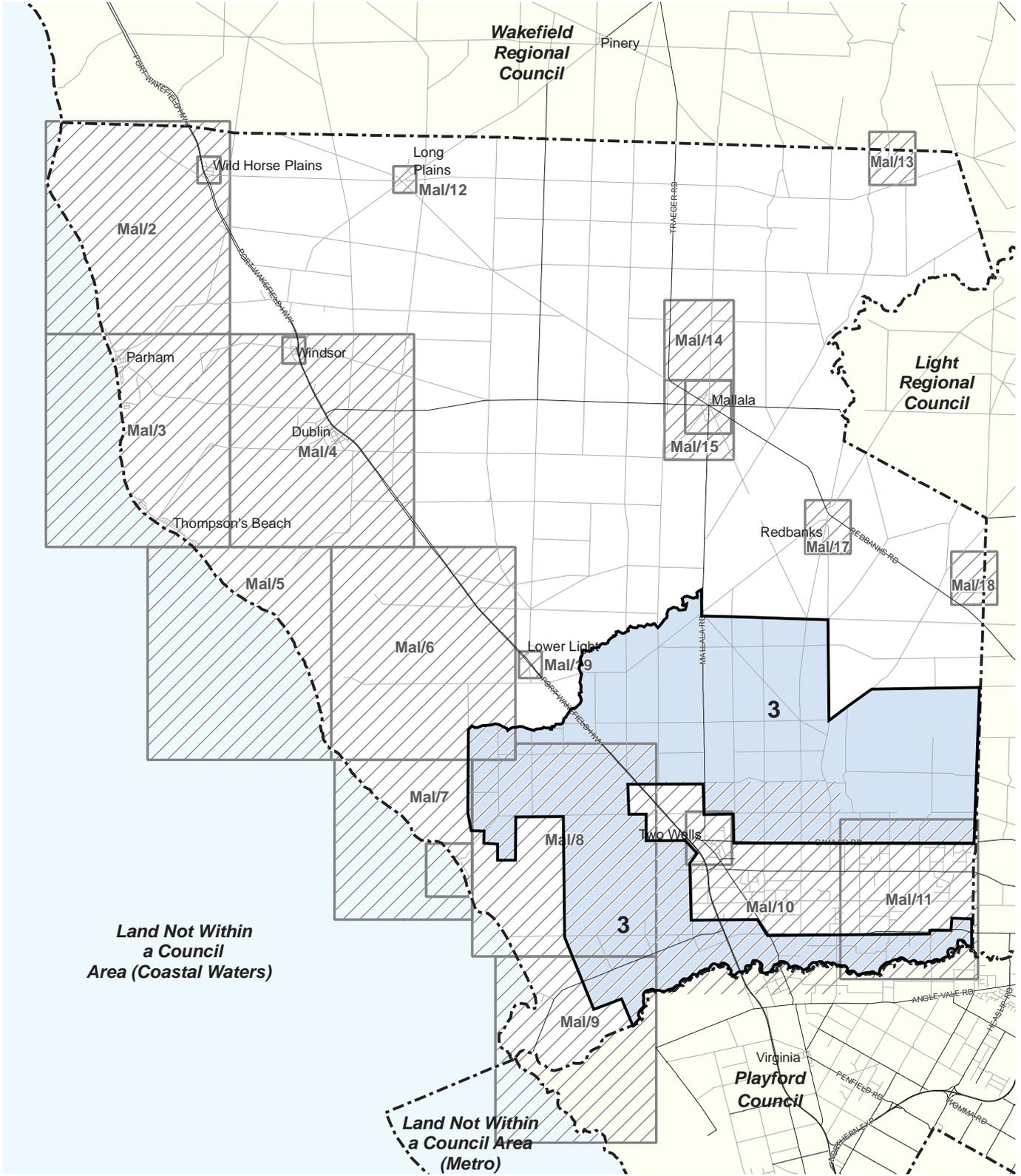
MAP Mal/4 Adjoins



**Zones**

- PrPro Primary Production
- UE Urban Employment
- Zone Boundary
- Development Plan Boundary

# Zone Map Mal/24

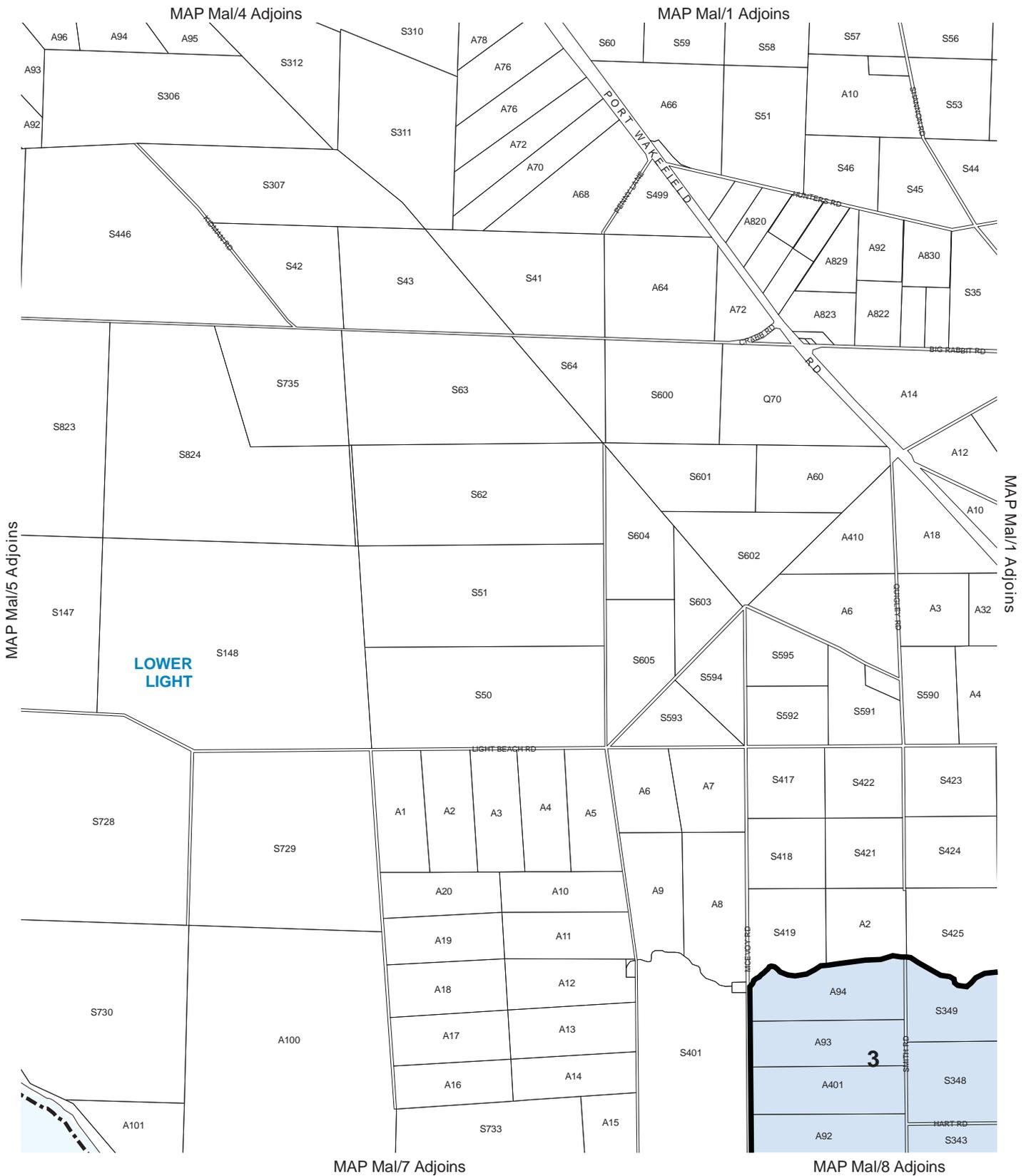


Policy Area  
3 Horticulture



# Policy Area Map Ma/1

- Policy Area Boundary
- Development Plan Boundary



Policy Area  
3 Horticulture



# Policy Area Map Mal/6

- Policy Area Boundary
- Development Plan Boundary



Policy Area  
3 Horticulture

MAP Mal/1 Adjoins



# Policy Area Map Mal/7

-  Policy Area Boundary
-  Development Plan Boundary

# **Adelaide Plains Council**

**Northern Food Bowl Protections Areas  
Development Plan Amendment**

**Summary of Consultation and  
Proposed Amendments  
(SCPA) Report**



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## **Introduction**

This report is provided in accordance with Section 25(13) of the Development Act 1993 to identify matters raised during the consultation period and any recommended alterations to the amendment. The report also provides details of the consultation process undertaken by Council.

The SCPA Report should be read in conjunction with the consultation version of the DPA. Where relevant, any new matters arising from the consultation process are contained in this Report.

The Amendment reflects the recommendations of Council contained in this Report.

## **Consultation**

### **Consultation Process**

Statutory consultation with agencies and the public was undertaken in accordance with DPA process B2 (consultation approval not required) and in accordance with Section 25(6) of the Development Act 1993; Regulations 10 and 11 of the Development Regulations 2008; and the agreed Statement of Intent.

The following Local Member(s) of Parliament were consulted on the DPA:

- (a) Leesa Vlahos MP
- (b) Steven Griffiths MP
- (c) John Gee MP

A response from Steven Griffiths MP was received and is included within **Attachment A**.

The consultation period ran from 25 August 2017 to 20 October 2017.

### **Public Notification**

Notices were published in the 'Plains Producer' and 'The Bunyip' on 30 August 2017 and the Government Gazette on 22 August 2017.

The DPA documents were also on display at Council's service centres and libraries and located on Council's website. A copy of the DPA was forwarded to the Department of Planning and Local Government on 25 August 2017.

## **Public and Agency Submissions**

### **Public Submissions**

Twenty Six (26) public submissions were received. Key issues raised in the submissions are summarised as follows:

- (a) Nine (9) submissions specifically supported lower minimum allotment sizes in the Horticulture Policy Area – ranging from requests of 2.5 hectare, 4 hectare and 8 hectare blocks.
- (b) Six (6) written submissions did not support the expansion of the Horticulture Policy Area as proposed and did not want the minimum lot size reduced.

- (c) Five (5) representors requested an amendment to the boundary of the new Urban Employment Zone at Carslake Road to include additional parcels of land while two (2) submissions raised concerns about the same Urban Employment Zone in relation to infrastructure pressures, traffic and roads, and noise from businesses operating in the area.
- (d) One submission requested an expansion to the Middle Beach Road Urban Employment Zone and the creation of a greenhouse cluster precinct in this location.
- (e) Several written submissions made reference to the updated flood mapping for the Gawler River and the new flood mapping for the Light River and raised concerns regarding further development within the flood plain.
- (f) One submission requested that the public reserve setback to the Gawler River be amended from 100 metres to 50 metres.

A report on each submission (summary, comments, and action taken in response to each submission) is included in **Attachment A**.

## **Agency Submissions**

Eight (8) responses were received from agencies. Key issues raised in the responses are summarised as follows:

- (a) The Environment Protection Agency raised concerns regarding interface between land uses in relation to the new Urban Employment Zone and requested amendments to the zone provisions to minimise potential future conflicts.
- (b) The Adelaide and Mount Lofty Ranges NRM Board and DEWNR suggested that updates to the Gawler River and Light River flood mapping took place and raised concerns about how greenhouse development and its impacts on flooding would be managed. The NRM Board and DEWNR also commented on water allocation planning, Water Sensitive Urban Design, green infrastructure and biodiversity, coastal mapping and Regional Planning.
- (c) PIRSA sought to ensure that the DPA would enable all types of water-dependent primary production and that any potential interface issues between land uses would be appropriately managed. PIRSA considered that there should be fewer restrictions on greenhouse development in flood hazard zones. PIRSA considered that complying development provisions should be more inclusive and made generalised comments in relation to terminology and potential policy rewordings for improved clarity.
- (d) SA Water considered that Council could review the boundary between the Horticulture Policy Area and the existing Coastal Conservation Zone to enable horticulture development in areas which do not have a high conservation value.
- (e) DPTI raised concerns that assessing dwellings within key horticulture / agricultural areas on merit is not consistent with the State's position and that new dwellings on allotments created after 1 April 2017 should be listed as non-complying in accordance with the Environment and Food Production Areas (EFPA). DPTI considered that several of the proposed complying conditions for horticulture development in the Primary Production Zone were not sufficiently quantifiable. DPTI also identified the need for updates to the base mapping for the DPA as well as a range of minor policy rewordings for the purposes of clarity and consistency.

## **Review of Submissions and Public Meeting**

Copies of all submissions were made available for public review from 23 October 2017 to 30 October 2017 at the Council offices.

Twelve (12) submitters requested to be heard, and therefore a public meeting was held on 30 October 2017. A copy of the proceedings and a summary of verbal submissions made at the public meeting are included in **Attachment B**.

## Additional Matters and Investigations

The following additional matters were identified and the following investigations conducted after the consultation process:

- (a) Review of the request that additional parcels of land are included within the proposed Urban Employment Zone at Carslake Road, Dublin, as identified through the public consultation written submissions. Council undertook further consultation with landowners in the vicinity of this land parcel (see details below) and due to the level of support received for the inclusion of the additional land parcels in the Carslake Road Urban Employment Zone, the proposed zone boundary has been amended as per the maps in **Attachment F**.
- (b) Review of the request that the minimum allotment size is reduced in Horticulture Policy Area 3. Council undertook additional investigations into the size of existing allotments in the existing Horticulture Policy Area 3 and found that there was a clear delineation between the east and west sides of Old Port Wakefield Road in relation to the size of existing allotments (see maps in **Attachment F**). Those to the east of Old Port Wakefield Road included a significant number of allotments already below 8 hectares in size compared with those on the western side of Old Port Wakefield Road. As a consequence, Council has proposed the inclusion of a new precinct within existing Horticulture Policy Area 3, which will allow a smaller minimum block size compared with the remainder of the Policy Area. Allotments within the new proposed 'Precinct 5' (see map in **Attachment F**) will be permitted to be divided into 4 ha allotments, with allotments within the remaining Horticulture Policy Area (outside of Precinct 5) retaining the minimum block size of 8 hectares.

A copy of additional investigations and documents is provided in **Attachment F**.

## Additional Consultations

Additional consultation was conducted with:- H. Anagnostopoulos of 31 Carslake Road, Dublin; R.A. and G.M. Jenkin of S322 Limerock Road, Dublin; and, T. Huynh of Lot 4 Carslake Road, Dublin in relation to the potential inclusion of their land in the amended Urban Employment Zone boundary at Carslake Road, Dublin.

## Timeframe Report

A summary of the timeframe of the DPA process relative to the agreed Statement of Intent timetable is located at **Attachment C**.

The DPA has proceeded in accordance with the agreed timetable.

## CEO's Certification

*To be Completed Post-Council Endorsement*

The consultation process has been conducted and the final amendment prepared in accordance with the requirements of the Act and Regulations as confirmed by the CEO's Certifications provided in **Attachment D** (Schedule 4A Certificate) and **Attachment E** (Schedule 4B Certificate).

## Summary of Recommended Changes to the Amendment following Consultation

The following is a summary of the changes recommended to the Amendment following consultation and in response to public submissions and/or agency comments:

### General Section: Hazards

- (a) Delete new PDC 10 (b) as size limits on residential outbuildings are set on a Zone by Zone basis.
- (b) Delete new PDC 11 as intent covered by existing PDCs 38 and 39.
- (c) Amend PDC 20 (a) from 7 metres to 10 metres for consistency with PDC 6 (e)
- (d) Amend PDC 21 to remove reference to crop rows in line with PIRSA comment.

### Urban Employment Zone

- (e) Minor rewording to the Urban Employment Zone Desired Character Statement in relation to landscaping.
- (f) Deletion of Objective 2 from the Urban Employment Zone due to concerns regarding some of the sensitive uses envisaged which may conflict with the more industrial intent of the Zone.
- (g) Amendments to the Urban Employment Zone to remove 'Waste or recycling depot'; 'Concrete batching plant' and 'Wrecking yard' from the Non-Complying Development list.
- (h) Insertion of new policy to restrict direct access from Limerock Road to blocks in the expanded Urban Employment Zone boundary (see proposed Mapping amendments).

### Animal Husbandry Zone

- (i) Minor rewording of PDC 3 and PDC 4 for improved clarity as per DPTI comments.
- (j) Retain existing PDC 8 to distinguish between horticulture activities outside of the flood plain.
- (k) Minor rewording of PDC 12 (b) for clarity as per DPTI comments.
- (l) Minor rewording of Non-Complying Development exceptions for '*Buildings and Structures within any of the Flood Risk Hazard Areas*' and '*Outbuildings*' for the purposes of clarity and consistency with the remainder of the Development Plan.
- (m) Minor amendment to Non-Complying Development for '*Parking or storage of a vehicle exceeding 9 tonne unladen weight*' to remove exception of a 'farm vehicle' as this wording is too all encompassing and does not reflect the intent of the restriction.

### Conservation Zone

- (n) Amend PDC 9 to reduce the size of the public reserve from the centre line of the Gawler River from 100 metres to 50 metres in line with the recommendations of the Gawler River Open Space Strategy (2009).

### Primary Production Zone

- (o) Amend Desired Character Statement to reference the inclusion of the Primary Production Zone within the EFPA.

- (p) Change Objective 5 from green to black text to reflect source of policy provision.
- (q) Rewording of PDC 5, PDC 15, PDC 17 and PDC 19 to reflect the listing of a 'dwelling' as Non-Complying for allotments created after 1 April 2017 to ensure consistency with the EFPA (see amendments to Non-Complying Development list below).
- (r) Delete PDC 8 (a) as per PIRSA request as provision is vague and unnecessary.
- (s) Minor rewording of PDC 19 and PDC 20 for clarity as per DPTI comments.

- **Horticulture Policy Area 3**

- (t) Change PDC 3 from red to black text to reflect source of policy provision.
- (u) Minor rewording of PDC 4 (d) for clarity as per DPTI comments.
- (v) Amend the minimum block size within part of the existing Horticulture Policy Area 3 via creation of a new Precinct. Precinct 5 'Southeast Horticulture' will allow sub-division into 4 hectare allotments (the remaining existing Horticulture Policy Area 3 and the new expanded Horticulture Policy Area will retain the minimum block size of 8 hectares).

- **Primary Production Zone – Complying Development List**

- (w) Deletion of Complying Development provisions for greenhouses in Horticulture Policy Area 3 as the proposed conditions are not sufficiently quantifiable but cannot be removed without compromising the development assessment process for new horticulture developments.

- **Primary Production Zone – Non-Complying Development List**

- (x) Listing of a 'dwelling' as Non-Complying for allotments created after 1 April 2017 to ensure consistency with the EFPA. An exception will be included to allow for the assessment of a caretaker / manager's residence for an existing horticulture development to be processed as a merit application.
- (y) Inclusion of 'land-based inland aquaculture' and 'poultry broiler sheds / hatchery' as exceptions to the Non-Complying list for Intensive Animal Keeping.
- (z) Update Non-Complying List in respect to advertisements and/or advertising hoarding, action room, bus depot, bus station, dairy, stock slaughter works to ensure they are listed as non-complying only within Horticulture Policy Area 3 as per the pre-existing Development Plan.
- (aa) Amend wording of 'Special Industry' and 'Waste reception, storage, treatment or disposal' in the Non-Complying list to include 'an organic waste processing facility in association with a horticulture land use' as an exception.

## **Residential Zone**

- (bb) In PDC 9, insert word 'where' directly following the word 'boundary' under the heading 'Parameter'.
- (cc) Minor rewording of Non-Complying Development exceptions for '*Buildings and Structures within any of the Flood Risk Hazard Areas*' for the purposes of clarity and consistency with the remainder of the Development Plan.

## **Rural Living Zone**

- (dd) Minor rewording of PDC 17 (b) for clarity as per DPTI comments.
- (ee) Minor rewording of Non-Complying Development exceptions for '*Buildings and Structures within any of the Flood Risk Hazard Areas*' and '*Outbuildings*' for the purposes of clarity and consistency with the remainder of the Development Plan.

(ff) Rewording of the exceptions list for 'Land Division' for clarity as per DPTI comments.

## **Mapping**

(gg) Updating maps to the latest base mapping available from DPTI.

(hh) Adjustment of the Urban Employment Zone at Carslake Road, Dublin to include an additional nine (9) parcels of land as per **Attachment F**.

## **Other**

(ii) Minor textual changes to the Explanatory Statement to ensure accurate referencing.

(jj) Minor amendments to the terminology of greenhouse developments throughout the DPA to ensure references are consistent.

(kk) Reordering of Amendments Instructions Table to avoid confusion.

(ll) Heading correction for Amendment Instructions Table – Instruction 5 to reflect the module name.

(mm) Rewording of Amendments Instructions Table – Instructions 8 and 9 for clarity.

(nn) Delete the number '14' preceding the word 'No' in Amendment Instructions Table – Instruction 15.

(oo) Minor policy rewordings as recommended by DPTI.

(pp) Correction of typographical errors.

## Attachment A – Summary and Response to Public Submissions

Report on each public submission received (including summary, comments and action taken in response)

Sub No.	Name and Address	Submission Summary	Comment	Council Response
1.	Ly Luan Le, Vietnamese Farmers Association <a href="mailto:lyphuong@bigpond.net.au">lyphuong@bigpond.net.au</a>	<p>The consultations are thorough and reflect many aspects for stakeholders to respond.</p> <p>The protection of the food bowl is very important to greenhouse growers. Its economy and operation would enable the workers to sustain their employment. Whatever infrastructure to be developed should bring practical benefits to the genuine growers.</p> <p>For the Flood Risk Area, the design should include buffer or tiered levees to mitigate Mother Nature's anger, particularly in the new developed sections.</p> <p>Careful consideration should also be given to Council approvals for residential developments to ensure human safety is put as the first priority.</p>	<p>Comments noted.</p> <p>Restrictions on land division and development in the flood plain are included in the Development Plan.</p> <p>Individual hydrological engineering reports are required for built developments in the floodplain, which guide more detailed development control measures on a case by case basis during the development assessment process.</p>	No amendment to the DPA proposed as a result of comments made.
2.	Anthony and Bernadette Smith Smith Road, Lower Light <a href="mailto:Abspastoral@gmail.com">Abspastoral@gmail.com</a>	<p>Submission is in support of smaller lot sizes in Horticultural Policy Area 3.</p> <p>I have sold land to horticultural businesses at Smith and Davis Roads during the last 10 years, which have expanded significantly over time. I have subsequently been approached to sell small acreages for horticultural pursuits but I have had to decline because it contravenes Council guidelines.</p> <p>The approaches so far have been for allotments of around 8ha to 10 ha,</p>	<p>Support for smaller minimum lot sizes in Horticulture Policy Area 3 is noted.</p> <p>The <i>Queensland Farmers' Federation, Planning Guide for Intensive Horticulture and Production Nurseries (2015)</i> indicates intensive horticulture requires 2 to 10 ha.</p> <p>The Jensen "<i>The Northern Food Bowl: Virginia and Northern Adelaide Horticultural Plains – A Framework for Future Action (2013)</i>" contained the following action:</p>	<p>Allotments within the new Precinct 5 of Council's existing Horticulture Policy Area 3 will be permitted to be divided into 4 ha allotments, but dwellings will be listed as non-complying on the newly created allotments.</p> <p>Allotments within the remaining existing Horticulture Policy Area (outside of Precinct 5) and the new expanded Horticulture Policy Area 3 will be permitted to be divided into 8 ha (as per the existing DPA policies), but dwellings will be listed as non-complying on the newly created</p>

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		<p>which I believe is indicative of demand.</p> <p>We are in the process of winding down our current business for retirement which will release substantial horticultural land (160ha current as four 40 ha titles).</p> <p>I believe other owners in the area bounded by Smith, Davis and McEvoy Roads would be supportive of smaller allotments also.</p>	<ul style="list-style-type: none"> <li>• <i>Land division should be non-complying – other than in the proposed new greenhouse cluster – so to limit further fragmentation of land holdings (particularly within the area south of the Gawler River and within the Mallala Horticulture Policy Area).</i></li> </ul> <p>Having regard to the mentioned studies, it is considered appropriate to provide a range of horticultural allotments. It is recommended that:</p> <ul style="list-style-type: none"> <li>• the existing Development Plan policy area be amended to include a precinct with a smaller minimum block size than originally proposed in Horticulture Policy Area 3. The new Precinct 5 will permit 4 hectare lots. We expect this has the potential to create an additional 166 allotments.</li> <li>• The remaining existing Horticulture Policy Area (outside of Precinct 5) and the new expanded Horticulture Area will retain the 8 ha minimum.</li> </ul>	allotments.
3.	<p>Alberto &amp; Filomena Guiducci, 56-60 (Lot 292) Gawler River Road, Lewiston, SA 5501 <a href="mailto:afguiducci@gmail.com">afguiducci@gmail.com</a></p>	<p>Support change to current situation of the land (split into 2.5 hectares each) for the following reasons:-</p> <ul style="list-style-type: none"> <li>• People will have the ability to buy smaller blocks of land.</li> <li>• More manageable and affordable.</li> <li>• It will increase manageability for the landowners.</li> <li>• It will also be beneficial to the Adelaide Plains Council.</li> </ul>	<p>Support for smaller minimum lot sizes in Horticulture Policy Area 3 is noted.</p> <p>Refer to previous comments in relation to Council's amended minimum block sizes in Horticultural Policy Area 3 and the creation of a new Precinct.</p>	<p>Allotments within the new Precinct 5 of Council's existing Horticulture Policy Area 3 will be permitted to be divided into 4 ha allotments, but dwellings will be listed as non-complying on the newly created allotments.</p> <p>Allotments within the remaining existing Horticulture Policy Area (outside of Precinct 5) and the new expanded Horticulture Policy Area 3 will be permitted to be divided into 8 ha (as per the existing DPA policies), but dwellings will be listed as non-complying on the newly created allotments.</p>
4.	Jamie Koch	Submission of 2 components:-	Support for changes proposed in DPA	The Urban Employment Zone

	<p>Pinnacle Agri Business Services  <a href="mailto:jamiekoch@pinnacle.com.au">jamiekoch@pinnacle.com.au</a></p>	<ol style="list-style-type: none"> <li>1) Expressing our support for the changes</li> <li>2) Seeking to include Allotment 92, Filed Plan 161606, Hundred of Dublin in the Urban Employment Zone</li> </ol> <p>Represents group of grain growers who are putting together a grain marketing collaborative entity. So far, a trading entity has been set up that sells grain down the supply chain (phase 1). Phase 2 involves building a facility that allows us to execute our sales i.e. pack our grain into shipping containers. Carslake Road, Dublin is a strategic position for us. Our project involves packing our product into shipping containers. In addition, we will have the capability to provide third party packing service to other trading companies. We have recently received interest by other parties interested in acquiring land for alternate agriculture uses. If this parcel of land is included in the proposed boundaries, we would be interested in working with those organisations to secure land, potentially even looking at developing a business hub. The current cleaning plant development on Carslake Road provides us with a synergy service that works in with our potential business. We are working with the Federal Government Farming Together program and have recently met with the RDA to discuss our plan. Allotment 92, sits directly west of the Australian Grain Export. We therefore request an extension of the current proposed zone to include Allotment 92. This will allow subdivision of the land to occur with ease, allowing us to pursue our goal and provide other potential</p>	<p>is noted.</p> <p>Support for adjusting boundary of proposed Urban Employment Zone (UEZ) at Carslake Road is noted.</p> <p>Following the support from the consultation for the expansion of the UEZ to the southern blocks on Carslake Road, Council has adjusted the boundary to include an additional nine (9) parcels of land.</p> <p>The eastern end of the Carslake Road UEZ will be retained in the proposed boundary as the land includes an existing enterprise with a significant export market and its inclusion within the UEZ will provide increased certainty for future growth.</p>	<p>boundary has been amended to include an additional nine (9) parcels of land.</p>
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		<p>users with land options. As a group of grain growers, we fully support any development change that allows value add proportions within the agriculture industry.</p>		
5.	<p>Andrew and Julie Koch 130 (Lot 3) Carslake Road, Dublin</p> <p>Submitted by Henri Mueller, Director Regional Planning Directions</p> <p><a href="mailto:henri@regionalplanningdirections.com.au">henri@regionalplanningdirections.com.au</a></p>	<p>Comments relate specifically to the proposed Urban Employment Zone (UEZ) on Carslake Road, Dublin. We request that Council consider a more compact form and layout for the Zone.</p> <p>Including the portion of the UEZ east of Shannon Road will mean that 41.5% of the UEZ will not have the benefit of sealed road access. The western end of Carslake Road is sealed to a standard suitable for heavy vehicle use accessible to properties on both sides of the road, and has water and three-phase power available. Council is not proposing to make full use of the sealed section of Carslake Road as it has limited the proposed UEZ to the northern side of the road. Whilst we do not disagree with the total size of the UEZ, we are concerned with the Zone's configuration. Extending the zone east of Shannon Road does not maximise opportunities for the use of existing infrastructure such as sealed roads, water and power. In addition, it ignores the existing trends in development in the area in terms of the orderly progression of growth moving west of the existing Livestock Markets complex and to the South side of Carslake Road and opportunities for collocating in a cluster around existing rural related industry. The owners of 130 Carslake Road are looking into collocation activities, having had interest from several operators looking to establish</p>	<p>Support for adjusting boundary of proposed Urban Employment Zone at Carslake Road is noted.</p> <p>Following the support from the consultation for the expansion of the UEZ to the southern blocks on Carslake Road, Council has adjusted the boundary to include an additional nine (9) parcels of land.</p> <p>The eastern end of the Carslake Road UEZ will be retained in the proposed boundary as the land includes an existing enterprise with a significant export market and its inclusion within the UEZ will provide increased certainty for future growth.</p>	<p>The Urban Employment Zone boundary has been amended to include an additional nine (9) parcels of land.</p>

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		<p>businesses on the land. A preferred layout for the UEZ is provided which includes four allotments on the southern side of Carslake Road, creating a total of 370 ha of land within the UEZ. This is 47.5 ha smaller than the Council proposed UEZ but adding the allotment adjacent to the grain export facility would make up the difference. The property at the southern corner of Carslake Road and Port Wakefield Road is both an eyesore and represents an opportunity to attract development at the gateway to the Zone.</p>		
6.	<p>Louis Marafioti 7 Orietta Court Angle Vale, SA 5117</p>	<p>Making a submission on behalf of the land owners in the Lewiston Horticultural Policy Area 3. Resubmitting submission for review date 16 July 2012 provided to Council for the 2011-2014 Strategic Directions Development Plan Review with amendments following the Jensen Planning Horticulture Report was release to Council on 18 November 2013. Submission Summary:- Total land area in our submission is 284 ha. The submission sets out likely number of allotments and plastic houses based on whether the existing 8ha block size is retained or if this is lowered to 4ha or 2.5ha. Smaller lot sizes are preferred to allow land to be used in a more productive and efficient way. Land owners are reluctant to lease land and tenants want a long term lease but one family cannot operate 36 plastic houses.  The submission includes details about the amount of NAIS water that has</p>	<p>Support for smaller minimum lot sizes in Horticulture Policy Area 3 is noted.  The 100 metre Gawler River public reserve was originally established to provide a zone containing linear open space as part of a Regional Open Space System. This was contained within the ROSS (Watercourse) Zone prior to the conversion of the Development Plan to the BDP format.  The 2009 Gawler River Open Space Strategy recommends a public reserve of 50 to 100 metres along the river, with a minimum distance of 50 metres.  Playford Council maintains a 100 metre reserve strip from the centre line of the Gawler River.  There are already a number of built structures between the 100 metre and 50 metre public reserve area along the length of the Gawler River, including greenhouse development. The 2009 Gawler River Open Space Strategy</p>	<p>Allotments within the new Precinct 5 of Council's existing Horticulture Policy Area 3 will be permitted to be divided into 4 ha allotments, but dwellings will be listed as non-complying on the newly created allotments.  Allotments within the remaining existing Horticulture Policy Area (outside of Precinct 5) and the new expanded Horticulture Policy Area 3 will be permitted to be divided into 8 ha (as per the existing DPA policies), but dwellings will be listed as non-complying on the newly created allotments.  PDC 9 of the Conservation Zone is amended to reduce the size of the public reserve from the centre line of the Gawler River from 100 metres to 50 metres in line with the recommendations of the 2009 Gawler River Open Space Strategy.  No further amendments to the DPA proposed as a result of comments</p>

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		<p>previously been applied for. If NAIS water does not serve the area, water from the current VPS may become available and another possibility is to purchase bore water.</p> <p>Propose that Council change the existing 100 metres conservation reserve along the Gawler River to 50 metres, as originally recommended by the Gawler River Open Space Strategy (May 2009) - also included as part of the submission.</p>	<p>states that a significant proportion of the River is in private ownership and much of the publically owned land is isolated. As a result, it is unlikely that a coordinated approach to providing recreational facilities along the River could be achieved and that this is not considered essential as a future recreational trail would not need to follow the exact alignment of the Gawler River. As a consequence of the above, Council supports the reduction of the public reserve from 100 metres to 50 metres.</p>	<p>made.</p>
7.	<p>Gordon and Lyn Miller 74 Carslake Road, Dublin SA 5501 <a href="mailto:Gordon@lynsluvbassets.com">Gordon@lynsluvbassets.com</a></p>	<p>We wish consideration be given to the inclusion of the last few undeveloped blocks left on the western end of Carslake Road in the new Urban Employment Zone.</p> <p>The western end of Carslake Road is extremely poor quality farming land and broad acre farming (as supported by the current minimum Council block size of 40 ha) is not viable. Most blocks at the western end of Carslake Road have not had crops sown or animals placed on the land for several years. However, other businesses such as the sale yards, composting depot, waste companies, silos, quarries and grain cleaning businesses have all come to the western end of Carslake Road because the rocky and barren land is ideal for their businesses.</p> <p>This part of Carslake Road has a fully sealed and maintained B-double route from Port Wakefield Road as well as 3 phase power available, mains water, excellent mobile coverage etc. It is also advantageous that Carslake Road is a long way from all existing and proposed housing. These factors</p>	<p>Support for adjusting boundary of proposed Urban Employment Zone at Carslake Road is noted.</p> <p>Following the support from the consultation for the expansion of the UEZ to the southern blocks on Carslake Road, Council has adjusted the boundary to include an additional nine (9) parcels of land.</p>	<p>The Urban Employment Zone boundary has been amended to include an additional nine (9) parcels of land.</p>

		<p>make the western end of Carslake Road attractive to those businesses who require sizeable amounts of land without coming into conflict with neighbouring properties.</p> <p>Suggest allowing sub-division to 16 ha or 8 ha blocks would allow for further orderly development along the Carslake Road corridor.</p> <p>The submission provides further details on the use of each block, some history of land uses in the area and a map setting out existing ownership and land uses.</p> <p>Council should encourage long term employment activities along Carslake Road by accepting these new business ventures and including the remaining blocks at the western end of Carslake Road in the Urban Employment Zone.</p>		
8.	<p>J &amp; H Trimboli, M &amp; D Trimboli, &amp; M Trimboli  Multiple Lots, Middle Beach Road, Two Wells</p> <p>Submitted by Henri Mueller, Director Regional Planning Directions  <a href="mailto:henri@regionalplanningdirections.com.au">henri@regionalplanningdirections.com.au</a></p>	<p>Comments relate to the Urban Employment Zone (UEZ) on Middle Beach Road and the proposed Horticulture Policy Area 3 on the northern side of Middle Beach Road.</p> <p>It is requested that Council consider a minor extension to the UEZ and at the same time introduce a Greenhouse Cluster Precinct in the area north of Middle Beach Road in place of the current proposal for a general Horticulture Policy Area.</p> <p>Council's adoption of a UEZ on Middle Beach Road is acknowledged and appreciated. However, the current configuration of the UEZ would isolate some of our existing farm infrastructure located on the adjoining allotment</p>	<p>Support for the new Urban Employment Zone (UEZ) at Middle Beach Road is noted. Council does not support the extension of this Zone to incorporate partial areas of allotments.</p> <p>The Virginia and Northern Adelaide Horticulture Plains Study (2013) supported '<i>regional clustering of greenhouses generally south of the Gawler River (where land holdings are already significantly fragments)</i>' (VNAP Framework p. 9).</p> <p>Although Council generally supports the development of greenhouse cluster precincts, without further detailed investigations, it is not possible to determine the best locations for</p>	<p>No further changes to the Urban Employment Zone are proposed.</p> <p>Allotments within the new Precinct 5 of Council's existing Horticulture Policy Area 3 will be permitted to be divided into 4 ha allotments, but dwellings will be listed as non-complying on the newly created allotments.</p> <p>Allotments within the remaining existing Horticulture Policy Area (outside of Precinct 5) and the new expanded Horticulture Policy Area 3 will be permitted to be divided into 8 ha (as per the existing DPA policies), but dwellings will be listed as non-complying on the newly created allotments.</p>

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		<p>(S335) and it would be preferable to have these consolidated within the UEZ that also incorporates the eastern portion of the adjoining lot 202 (map provided). This part of lot 202 is unsuitable for primary production and a major transport company has also expressed an interest in the land for heavy vehicle storage and transport related activity.</p> <p>Creating such an extensive horticulture policy area as proposed by Council is likely to result in fragmentation of rural allotments with no guarantee of orderly and economic development. The recommendations of the <i>Northern Food Bowl – A Framework for Future Action</i> in relation to greenhouse clustering have not been included in the DPA and there is no explanation for its omission. In addition, stipulating a 8 ha allotment minimum runs counter to the goal of introducing policy catering for a diverse range of allotment sizes – except for designated greenhouse cluster precincts. We strongly advice Council to revisit its recommendations as the advice was provided by industry experts.</p> <p>An expert report in relation to allotment sizes and the creation of greenhouse cluster precincts by Trevor Linke is including as part of the submission. It considers that for a medium to hi-tech horticulture cluster, lot sizes of between 2.5 ha to 4 ha would be the appropriate size. Trevor recommends adopting a 4 ha minimum allotment size to accommodate the development of a high tech horticulture precinct and notes that the minimum allotment size in Gawler’s Rural Zone is 4 ha.</p>	<p>greenhouse cluster precincts within the APC area.</p> <p>Greenhouse clustering precincts could be considered under the new Planning and Design Code. At this point, more detailed information will be available as to where the NAIS infrastructure will be located and where proposed clusters of horticulture growers are requesting water pipelines to be located, which is likely to be the best indicator of where greenhouse cluster precincts should be identified.</p> <p>The proposed area for the expanded Horticulture Policy Area 3 is based on the recommended boundary set out in the Mallala Broad Acre Farming Study (2015), which was endorsed by Council. Based on the proposed extension of the NAIS and the estimated additional land for horticulture purposes, required, Council considers that the proposed new boundary for Horticulture Policy Area 3 is justified.</p> <p>Support for smaller minimum lot sizes in Horticulture Policy Area 3 is noted, and specifically the 4 ha lot size recommended in the report by Trevor Linke with regard to high tech horticulture precincts.</p> <p>Refer to previous comments in relation to Council’s amended minimum block sizes in Horticultural Policy Area 3 and the creation of a new Precinct.</p>	
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		It is considered that the establishment of a greenhouse cluster precinct north of Middle Beach Road, should be included in the DPA, with a minimum allotment size of 2.5 ha within the precinct. Such an inclusion would be consistent with the findings of the Northern Food bowl study.		
9.	Phillip Earl Two Wells <a href="mailto:pearl07@bigpond.com">pearl07@bigpond.com</a>	I believe that the proposed area is too large and will result in smaller acreage development spread over the whole area thus increasing problems for broad acre (General farming). A smaller dedicated area would be a better option and allow for reclaimed water to be available for horticulture purposes.	The proposed area for the expanded Horticulture Policy Area 3 is based on the recommended boundary set out in the Mallala Broad Acre Farming Study (2015). Based on the proposed extension of the NAIS and the estimated additional land for horticulture purposes, required, Council considers that the proposed new boundary for Horticulture Policy Area 3 is justified.	No amendments proposed as a result of comments made.
10.	HortEx Alliance Inc. PO Box 1644, Virginia SA 5120  Howard Hollow, Executive Officer – General Manager R & D <a href="mailto:hortexalliance@gmail.com">hortexalliance@gmail.com</a>	Hortex Alliance represents horticulture producers of all sizes in the region. It commends APC for its foresight and support for primary producers of the Northern Adelaide Plains.  In relation to the proposed changes to the DPA, Hortex Alliance makes the following comments:-  1. Updating the Hazards and Interface modules to align with SAPPL v 6 is commendable but there should also be provisions to eliminate potential conflict between rural living or town dwelling and nearby primary production zones so that in future, residents cannot complain to government agencies with a view to causing interruption to the normal activities of primary producers in the zone.	1. Council wide provisions on managing interfaces between land uses are included within the Development Plan.	1. No amendments proposed as a result of comments made.

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		<p>2. Inserting updated flood mapping is advisable but flood hazard levels should be somewhat alleviated by the flood mitigation measures proposed through the GRFMA. Existing producers should not be restricted from continuing on with their existing primary production enterprises in the flood zone if they wish to do so and take their risk.</p> <p>Amending the non-complying tables for place greater controls on development in high risk flood areas and updating policies relating to fencing in the flood plain are commendable but should not impinge on existing primary producers in the area.</p> <p>Updating flood policy in relation to the Light River is commendable but again should not impact on existing producers in any way.</p> <p>3. Proposed policy infers that a dwelling on any size allotment is not non-complying development as has been widely publically stated due to fears of 'rural living by stealth' by the current Minister of Planning. Many small horticulture producers need to live on site to monitor crops for security reasons as well as convenience. Hortex Alliance strongly urges APC to support the case for dwelling establishment on horticultural production units with the Minister prior to lodgement of the DPA.</p> <p>4. Request amendments to the</p>	<p>2. Future flood mitigation works will change the level of flooding on blocks within the district. This will be taken into consideration through a future update to flood mapping for the area. For individual development applications, a hydrological report that provides an accurate assessment of flooding on a block will ensure that changes to the flood mapping as a result of mitigation works is taken into account during the development assessment process.</p> <p>The updated flood maps are already being used to assess development in the Council area. Inclusion of the updated flood maps in the Development will only impact upon new development and will not affect existing land use rights that were established prior to the flood mapping coming into place.</p> <p>3. Council considers that the ability to live on and farm a block of land is key to allowing smaller family farms to continue to have a presence within the district. However, Council is required to ensure that the DPA is consistent with the intent of the recent EFPA legislation, which prohibits dwellings on new sub-divisions.</p> <p>4. The references to water in the</p>	<p>2. No amendments proposed as a result of comments made.</p> <p>3. Residential dwellings will be discouraged, however, the DPA will be amended to permit caretakers or managers building.</p> <p>4. No amendments proposed as a</p>
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		<p>wording of the updated Desired Character Statement to refer to 'Class A Reclaimed Water' and horticulture and allied industries should be explained in detail.</p> <p>5. Support new policy which envisages on site energy generation where ancillary to an existing use, which will enable primary producers to reduce costs.</p> <p>6. Amend land division policies to minimum lot sizes of between 2.5-4 ha to allow small to medium enterprises to be established. Although often low tech, such businesses will support a greater workforce than a large corporate greenhouse.</p> <p>7. Insert new complying development provisions which facilitate horticulture across the zone.</p>	<p>Desired Character Statement are generalised to take into account different types and sources of water. It is not considered necessary to make any further changes in relation to this. The definition of 'horticulture' is set out under Schedule 1a of the Development Regulations 2008. Examples of allied industries are provided in the Desired Character Statement.</p> <p>5. Support for on-site energy generation is noted.</p> <p>6. Support for smaller minimum lot sizes in Horticulture Policy Area 3 is noted.</p> <p>Refer to previous comments in relation to Council's amended minimum block sizes in Horticultural Policy Area 3 and the creation of a new Precinct.</p> <p>7. Following discussions with DPTI, Council is removing the complying development status for some forms of horticulture development as the conditions proposed cannot be removed or sufficiently quantified without compromising the development assessment process for new horticulture developments. This is an area that could be revisited as part of</p>	<p>result of comments made.</p> <p>5. No amendments proposed as a result of comments made.</p> <p>6. Allotments within the new Precinct 5 of Council's existing Horticulture Policy Area 3 will be permitted to be divided into 4 ha allotments, but dwellings will be listed as non-complying on the newly created allotments.</p> <p>Allotments within the remaining existing Horticulture Policy Area (outside of Precinct 5) and the new expanded Horticulture Policy Area 3 will be permitted to be divided into 8 ha (as per the existing DPA policies), but dwellings will be listed as non-complying on the newly created allotments.</p> <p>7. Horticulture complying development standards to be deleted from DPA.</p>
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		<p>8. Hortex Alliance supports updates to the public notification table for horticulture, provided the setbacks are not too intrusive on the productive capacity of the land being used for horticulture production. Cat 1 or 2 is desirable.</p> <p>9. Support concept of the Urban Employment Zones provided there is no negative impact on primary producers.</p> <p>10. It is important to allow primary producers to have on farm packing sheds, machinery sheds etc so their business is not fragmented and a second industry zone does not need to be created.</p>	<p>the new Planning and Design Code.</p> <p>8. Support for Primary Production Zone public notification requirements is noted.</p> <p>9. Support for new Urban Employment Zones is noted.</p> <p>10. On farm packing sheds, machinery sheds etc are envisaged within the Primary Production Zone.</p>	<p>8. No amendments proposed as a result of comments made.</p> <p>9. No amendments proposed as a result of comments made.</p> <p>10. No amendments proposed as a result of comments made.</p>
11.	<p>Benjamin Piller, Dublin Recycling P/L  256 Carslake Road, Dublin,</p> <p>Submitted by Henri Mueller, Director  Regional Planning Directions</p> <p><a href="mailto:henri@regionalplanningdirections.com.au">henri@regionalplanningdirections.com.au</a></p>	<p>Owners of 256 Carslake Road, Dublin and are in the process of seeking development approval for a waste transfer station and recycling depot. Request Council to include this block in the proposed Urban Employment Zone (UEZ). This use is currently non-complying and the potential for collocation of similar developments on the land may also be non-complying. A more appropriate form of zoning would therefore be desirable. Amendments to the UEZ are set out in the submission in order to facilitate the intended development on the subject allotment.</p>	<p>Development approval for the waste transfer station referred to at 256 Carslake Road is currently awaiting concurrence (312/368/2016).</p> <p>Council agrees that a waste or recycling depot should be considered as a merit form of development within the Urban Employment Zone.</p>	<p>Removal of 'Waste or recycling depot', 'Concrete batching plant' and 'Wrecking yard' from the Non-Complying Development list in the Urban Employment Zone.</p>
12.	<p>John BC Gordon  3702 Port Wakefield Highway,  Lower Light</p>	<p>To put a horticulture zone anywhere in the Light River flood plain is a disaster waiting to happen. If any form of horticulture becomes flooded in future</p>	<p>The Light River Flood Plain occupies an area of over 25,000 hectares within the Council area and a blanket ban on all forms of horticulture within the area</p>	<p>No amendments proposed as a result of comments made.</p>

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		<p>years, there will be pressure to control flood waters and a repeat of what is happening at the Gawler River will occur.</p> <p>Submission includes records of previous flood events in area.</p> <p>The proposed rezoning will also result in limitations to the type and timing of chemicals used by broadacre farmers. Also, the herbicides, insecticides and fungicides used by horticulturists could jeopardise the ability for broadacre farmers to sell livestock and hay which already have declarations made regarding chemicals used on and adjacent to their properties regarding withholding periods.</p>	<p>is impractical. The proposed DPA lists all forms of built development as non-complying within the High Flood Hazard Area. There are additional restrictions on developments within the flood plain for more specific land use types and land divisions. This includes requirements to store hazardous substances, including chemicals above the highest extent of a 1-in-100 ARI Flood event. All applications for development within the flood plain require an engineers hydrological report supporting the development and ensuring that any flood issues are adequately mitigated.</p>	
13.	<p>Robert and Kerry Bolland  <a href="mailto:boll@esc.net.au">boll@esc.net.au</a></p>	<p>Support proposed changes to Council's Development Plan, particularly the changes to the policies for the Primary Production Zone to facilitate further horticulture development.</p> <p>We think that allowing the minimum 20 acres subdivision to be brought down to smaller blocks for horticulture purposes will only enhance the area's link to the northern food bowl and give people the opportunity to purchase smaller blocks, move into the area and start new businesses.</p>	<p>Support for the changes to the Primary Production Zone and smaller minimum lot sizes in Horticulture Policy Area 3 is noted.</p> <p>Refer to previous comments in relation to Council's amended minimum block sizes in Horticultural Policy Area 3 and the creation of a new Precinct.</p>	<p>Allotments within the new Precinct 5 of Council's existing Horticulture Policy Area 3 will be permitted to be divided into 4 ha allotments, but dwellings will be listed as non-complying on the newly created allotments.</p> <p>Allotments within the remaining existing Horticulture Policy Area (outside of Precinct 5) and the new expanded Horticulture Policy Area 3 will be permitted to be divided into 8 ha (as per the existing DPA policies), but dwellings will be listed as non-complying on the newly created allotments.</p>
14.	<p>Sue Reid  86 Hall Road, Redbanks</p>	<p>The area considered for re-zoning is a considerable size and is likely to mean horticulture will be scattered throughout the region. I believe this will cause extra pressures for arable farmers. There is always the risk of chemicals drifting. Having a greenhouse next to the property has meant numerous delays in spraying to</p>	<p>The proposed area for the expanded Horticulture Policy Area 3 is based on the recommended boundary set out in the Mallala Broad Acre Farming Study (2015). Based on the proposed extension of the NAIS and the estimated additional land for horticulture purposes, required, Council considers that the proposed</p>	<p>No amendments proposed as a result of comments made.</p>

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		<p>ensure of the neighbours crops. Scattered properties will mean causing larger areas of infrastructure required – including water availability - to meet the needs of horticulture farmers. The infrastructure/roads aren't adequate in many areas and will cause unnecessary expenditure to Council/ratepayers having to regrade roads more often. It would be more productive to reduce the area to be re-zoned and build from the existing horticulture area as it is closer to the main road routes. It would allow road maintenance to be more specific reducing costs and minimise disruption to other types of farming.</p>	<p>new boundary for Horticulture Policy Area 3 is justified.</p> <p>Council wide provisions on managing interfaces between land uses are included within the Development Plan.</p> <p>An increase in economic development in the Council area would help contribute to meeting the costs of infrastructure upgrades and ongoing maintenance.</p>	
15.	<p>Greenwheat Freekeh Pty Ltd 495 Carslake Road, Dublin Submitted by David Barone, Jensen Plus</p>	<p>We are generally supportive of the direction and overall vision of the DPA to assist the State Government's strategic and economic priorities of major primary production, horticulture growth and primary food production on the Northern Adelaide Plains.</p> <p>The rezoning of Carslake Road, Dublin to an Urban Employment Zone (UEZ) will facilitate the accommodation of allied food industries associated with food processing, packing and manufacturing, and further supports the existing use of Greenwheat Freekeh's site as well as the potential future expansion and diversification of the business.</p> <p>Other allied uses could also benefit from clustering into this location. The location also recognises the importance of maintaining a high level of amenity for this precinct, reflective of the high quality food production envisaged for this location (which also need to be supported by infrastructure</p>	<p>Support for DPA and zoning of Carslake Road Urban Employment Zone are noted.</p>	<p>The Urban Employment Zone boundary has been amended to include an additional nine (9) parcels of land.</p>

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		investment).		
16.	Neil Gregor 206 Gregor Road, Reeves Plains	<p>Family has been broadacre farming for 90 years in Reeves Plains with paddocks situated between Oliver and Verner Roads.</p> <p>Rezoning a large area for horticulture will lead to uncertainty and under investment by the broadacre landholders.</p> <p>Allowing horticulture to establish in an adhoc manner in the general farming zone is already causing land conflict and hence productivity losses.</p> <p>Broadacre spraying and burning is now very challenging for all the neighbours of these shade houses.</p> <p>The horticulture zone should be expanded out from the current area where there is the appropriate infrastructure and suitable allotment sizes there.</p>	<p>The proposed area for the expanded Horticulture Policy Area 3 is based on the recommended boundary set out in the Mallala Broad Acre Farming Study (2015). Based on the proposed extension of the NAIS and the estimated additional land for horticulture purposes, required, Council considers that the proposed new boundary for Horticulture Policy Area 3 is justified.</p> <p>Horticulture uses are already a merit form of development in the Primary Production Zone outside of the current Horticulture Policy Area 3.</p> <p>Council wide provisions on managing interfaces between land uses are included within the Development Plan.</p>	No amendments proposed as a result of comments made.
17.	Steve Kennedy and Steve Jones Lot 6 and Lot 7 Limerock Road, Dublin	<p>Request that Council extend the proposed Urban Employment Zone (UEZ) boundary at Carslake Road to include the quarry sites at Lots 6 and 7 Limerock Road.</p> <p>We believe that the sealed road portion of Carslake Road is the best location of the UEZ and that this should be extended to both sides of the road, including the subject lots which have access to both Carslake and Limerock Roads.</p> <p>Once the sites have been quarried, it would be desirable to utilise the excavated areas as a base for industry e.g. development of an abattoir. We are concerned that an abattoir may be non-complying (under Special Industry) in the current Development Plan and therefore request that a multispecies</p>	<p>Support for adjusting boundary of proposed Urban Employment Zone at Carslake Road is noted.</p> <p>Following the support from the consultation for the expansion of the UEZ to the southern blocks on Carslake Road, Council has adjusted the boundary to include an additional nine (9) parcels of land.</p> <p>While abattoirs are defined separately from 'Stock slaughter works' and do not necessarily fall under the category of Special Industry, Council consider that it would be appropriate to include an exception to the Special Industry listing to exclude stock slaughter works, to ensure that this use can be considered on merit.</p>	<p>The Urban Employment Zone boundary has been amended to include an additional nine (9) parcels of land.</p> <p>Listing of 'Stock slaughter works' as an exception in the Non-Complying Development list in the Urban Employment Zone.</p>

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		abattoir be listed as an exclusion from non-complying status next to Special Industry in the procedural section of the zone.		
18.	Trevor Kittel Lot 79 Roberts Road, Lewison	Supports 2.5 ha / 5 acre allotments with the horticulture zone, especially along the Gawler River where horticulture land is at its best. It will add the possibility of lots more employment within the area and will add to the sustainability of the area. Have had many approaches to purchase smaller allotments and around 5 acres is a popular request as it will be more affordable to them.	Support for smaller blocks in Horticulture Policy Area 3 is noted.  Refer to previous comments in relation to Council's amended minimum block sizes in Horticultural Policy Area 3 and the creation of a new Precinct.	Allotments within the new Precinct 5 of Council's existing Horticulture Policy Area 3 will be permitted to be divided into 4 ha allotments, but dwellings will be listed as non-complying on the newly created allotments.  Allotments within the remaining existing Horticulture Policy Area (outside of Precinct 5) and the new expanded Horticulture Policy Area 3 will be permitted to be divided into 8 ha (as per the existing DPA policies), but dwellings will be listed as non-complying on the newly created allotments.
19.	Melanie Kittel Lot 79 Roberts Road, Lewison	Same submission letter as Trevor Kittel.	See response to Trevor Kittel submission above	See response to Trevor Kittel submission above
20.	Symon Kittel Lot 79 Roberts Road, Lewison	Same submission letter as Trevor Kittel.	See response to Trevor Kittel submission above	See response to Trevor Kittel submission above
21.	Robert Berryman 415 Carslake Road, Dublin	Mixed views on rezoning of the Carslake Road Urban Employment Zone – supports potential lower minimum lot sizes but is concerned about the infrastructure pressures from new businesses, including impacts on the roads. Also concerns regarding operating conditions e.g. noise from 24/7 food processing businesses.	Support for smaller block sizes in the Urban Employment Zone is noted.  Operational conditions for businesses are considered during the development assessment process. More general noise issues will be dealt with under the Environment Protection (Noise) Policy 2007 legislation.	No amendments proposed as a result of comments made.
22.	Brett Sharman MD & LA Sharman Pty Ltd	Great concern over the location of the Urban Employment Zone (UEZ) at its proposed location on Carslake Road. The Carslake Road / Frost Road intersection is extremely dangerous due to it being on a rise and makes seeing traffic impossible. There are	The majority of traffic to the Carslake Road Urban Employment Zone will be accessing Carslake Road from Port Wakefield Road and traffic at the Frost Road intersection is not anticipated to increase significantly.	No amendments proposed as a result of comments made.

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		existing problems with traffic on Carslake Road failing to give way to traffic on Frost Road – where the majority of traffic currently travels. The development of the UEZ will increase traffic on Carslake Road and exacerbate the intersection issues. To fix the issue the intersection needs to be levelled out and the SA Water building removed.	It is anticipated that if the Carslake UEZ results in significant growth within the area, that road and intersection upgrades will follow.	
23.	Steven Griffiths MP Member for Goyder	Contacted by some in the Adelaide Plains area who are concerned by the DPA as it appears to have been rushed at the direction of Minister Rau. Also concerns with issues surrounding flood risk from the Light river and Gawler River and the review of membership of APC with the GRFMA. However, I have to believe that these matters will be resolved and the issue to solely be considered is the DPA. I confirm my support on the DPA, specifically in relation to the opportunities I am advised it will provide to the Adelaide plains area with the NAIS – as long as the cost of water can be controlled so as to be attractive to growers.	Comments noted.	No action required.
24.	Light Regional Council Craig Doyle, General Manager, Strategy & Development	<p>1. For the Flood Hazard Risk Areas, suggest that APC use 'General' rather than 'Low' as a descriptor. Light Regional switched from Low to General as 'Low' might imply that the risk is somehow lessened. The use of 'General' also provides consistency with the approach use for identifying bushfire risk areas.</p> <p>2. Mapping still refers to Mallala Council and the DPA provides an opportunity to update these.</p>	<p>1. The proposed flood hazard mapping categories were the categories that were in place when the latest mapping updates were undertaken. The use of the term 'low' also marries with the national best practice report (Australian Government – Handbook 7, 2013)</p> <p>2. Council is keen to update its Development Plan and mapping to reflect the new Council name but this will be guided by DPTI.</p>	No amendments proposed as a result of comments made.

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		<p>3. The significant expansion of Horticulture Policy Area 3 abuts its western side with Light Regional Council which has a minimum allotment size of 33 hectares. In the context of the EFPA, Light Regional recommends that the qualifiers under PDC 18 of the Primary Production Zone are strengthened further to ensure a productive, efficient and sustainable primary production activity is approved and in place prior to land division for allotments of 8 ha being considered for this expanded area. This would mitigate the future risks of such areas otherwise becoming similar to Rural Living Areas.</p>	<p>3. The EFPA prohibits the construction of dwellings on new sub-divisions, which will prevent sub-divisions occurring for the purposes of residential development.</p> <p>In respect to the Horticulture Policy Area, PDC 18 needs to be read with PDC 19 that incorporates more stringent requirements.</p>	
25.	Margaret Tiller Mallala	<p>The protection of and promoting sustainable growth of primary production land is an admirable aim but the DPA falls short of achieving that purpose due to the size of allotments and the integrity of the flood risk assessment to process the approval of these allotments in a flood plain.</p> <p>The Gawler River Flood Plain has had management problems which have had and continue to need costly financial commitment.</p> <p>The Light River flood plain mapping is an inadequate planning tool to assess the creation and the development on 8 ha allotments. In 2016 floodwaters from the Light river produced hazards which surpassed expectations of any previous flood events.</p> <p>A proliferation of small horticulture holdings brings all the complications of the greater density of occupation and the adverse impacts on downstream</p>	<p>The Light River Flood Plain occupies an area of over 25,000 hectares within the Council area and avoiding all forms of horticulture development within the area is impractical. The proposed DPA lists all forms of built development as non-complying within the High Flood Hazard Area. There are additional restrictions on developments within the flood plain for more specific land use types and land divisions.</p> <p>The flood mapping for the Gawler and Light Rivers was undertaken by Australian Water Environments (AWE), which has provided a high level of engineering expertise in preparing flood mapping for APC. The flood mapping is as up-to-date and accurate as it is currently possible to achieve. The flood mapping has been supported in the ERD Court as being appropriate for Council to rely upon when undertaking the assessment of</p>	No amendments proposed as a result of comments made.

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		<p>property owners. It is the responsibility of APC to ensure that land in the flood plain is not subjected to further risks by decreasing the size of the allotments. The boundaries of the Horticulture Policy 3 need realignment to ensure the Light River flood plain is avoided.</p>	<p>development within the floodplain.  Individual hydrological engineering reports are required for built developments in the floodplain, which guide more detailed development control measures on a case by case basis during the development assessment process.</p>	
26.	Neil Tiller Mallala	<p>The two documents used as the main reference points for the creation of the amendment do not provide an accurate and representative picture of broadacre agriculture and its economic value to the community. The Mallala Broadacre Farming Study quotes that 16,350 ha could be made available and dedicated to irrigated horticulture if 80 GL of water was available in fact only 12 GL is really available, therefore only 2,500 ha is actually needed. To maintain the agricultural importance and stability of the zone, it is vital that the size of the land holdings is not significantly reduced, or dwelling densities increased, and that future pressure for development in the zone will not result in the conversion of agricultural land to less productive uses.</p> <p>Reducing holdings from 40 ha to 8 ha will increase dwelling density. Concern that proposed policy will allow for two liveable dwellings on an 8ha block. Is 8 ha enough to sustain an economically productive, efficient and sustainable primary production area given the need to create economies of size. Horticulture can still happen in the Primary Production and on larger blocks.</p>	<p>The Virginia and Northern Adelaide Horticulture Plains Study (2013) was a joint study undertaken with the then District Council of Mallala, City of Playford, the Adelaide Mount Lofty Ranges NRM Board, PIRSA, Barossa DPA and Hortex. The 'Study Area' included all land within Council's existing Primary Production Zone up to just south of the Mallala township.</p> <p>The proposed area for the expanded Horticulture Policy Area 3 is based on the recommended boundary set out in the Mallala Broad Acre Farming Study (2015), which was endorsed by Council. The extent of the NAIS was not known during the completion of the study. However, based on the proposed extension of the NAIS and the estimated additional land for horticulture purposes, required, Council considers that the proposed new boundary for Horticulture Policy Area 3 is justified.</p> <p>The EFPA prohibits the construction of dwellings on new sub-divisions, which will prevent sub-divisions occurring for the purposes of residential development.</p> <p>8 ha is considered to be relatively large for a horticulture block and there is a</p>	<p>No amendments proposed as a result of comments made.</p>

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		<p>All this development is proposed to occur up to the southern boundary of the River Light. Smaller block sizes and development of dwellings throughout the flood plain will only increase the mitigation and liability as we have seen currently with the Gawler River. Why development more flood plain area?</p>	<p>significant level of support amongst horticulture growers for smaller lot sizes within the Primary Production Zone.</p> <p>The use of land for horticulture is determined by the land owner (and by the markets) and if land owners want to continue broadacre farming on larger blocks of land, they will still be able to do so if the proposed rezoning takes place.</p> <p>The Light River Flood Plain occupies an area of over 25,000 hectares within the Council area and avoiding all forms of horticulture development within the area is impractical. The proposed DPA lists all forms of built development as non-complying within the High Flood Hazard Area. There are additional restrictions on developments within the flood plain for more specific land use types and land divisions.</p> <p>Individual hydrological engineering reports are required for built developments in the floodplain, which guide more detailed development control measures on a case by case basis during the development assessment process.</p>	
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## Attachment B – Summary and Response to Public Meeting Submissions

Twelve (12) submitters requested to be heard, and therefore a public meeting was held on 30 October 2017. In total, ten (10) representors spoke at the Public Meeting.

Sub No.	Name of Respondent	Summary of Verbal Submission/Issues Raised	Council Response
1.	Louis Marafioti	Mr Marafioti summarised the inclusions made in this formal written submission and stated that he was representing 10 land owners in the Lewiston Horticultural Policy Area.	Council's response is as discussed in Attachment A.
2.	Margaret Tiller	Ms Tiller repeated her concerns with the Light River and Gawler River flood plain mapping and queried the consultation that had been carried out in relation to the DPA.	Council's response is as discussed in Attachment A.
3.	Howard Hollows, Hortex Alliance Inc.	Mr Hollows repeated the issues raised in his written submission.	Council's response is as discussed in Attachment A.
4.	J & H Trimboli, M & D Trimboli, & M Trimboli, represented by Henri Mueller	Mr Mueller repeated the issues raised in his written submission on behalf of the Trimboli family in relation to the proposed Urban Employment Zone at Middle Beach Road, Two Wells.	Council's response is as discussed in Attachment A.
5.	Andrew and Julie Koch, represented by Henri Mueller	Mr Mueller repeated the issues raised in his written submission on behalf of Andrew and Julie Koch in relation to the proposed Urban Employment Zone at Carslake Road, Dublin.	Council's response is as discussed in Attachment A.
6.	Benjamin Piller, Dublin Recycling P/L represented by Henri Mueller	Mr Mueller repeated the issues raised in his written submission on behalf of Benjamin Piller in relation to 256 Carslake Road, Dublin.	Council's response is as discussed in Attachment A.
7.	Gordon Miller	Mr Miller repeated the request from his written submission that land on the southern side of Carslake Road should be included in the new Urban Employment Zone.	Council's response is as discussed in Attachment A.
8.	Jamie Koch, Pinnacle Agri Business Services	Mr Koch repeated the request from his written	Council's response is as discussed in Attachment A.

**Adelaide Plains Council**  
**Northern Food Bowl Protections Areas Development Plan Amendment**  
**Attachment B – Summary and Response to public Meeting Submissions**

		submission that Lot 92 Carslake Road, Dublin should be included in the proposed Urban Employment Zone.	
9.	Robert Berryman	Mr Berryman expressed his support for expanding the proposed Urban Employment Zone at Carslake Road, Dublin to include the southern blocks on Carslake Road. He suggested access should be blocked from Frost Road to negate any potential traffic issues. Mr Berryman raised concerns regarding the types of businesses that would be included in the Urban Employment Zone and issues with operating hours, noise and odours from industrial uses.	Council's response is set out in Attachment A. Mr Berryman's support for the southern expansion of the Urban Employment Zone at Carslake Road, Dublin is noted.
10.	Steve Kennedy	Mr Kennedy repeated the request from his written submission that Lots 6 and 7 Limerock Road, Dublin should be included in the proposed Urban Employment Zone and spoke about future plans for an abattoir on the site.	Council's response is as discussed in Attachment A.

## Attachment C – Timeframe Report

### SCPA Timeframe Report: Process B – without consultation approval / 1 Step

The SOI was agreed by the Minister and Council on 12 April 2017

Key steps	Period agreed to in SOI	Actual time taken	Reason for difference (if applicable)
Investigations conducted and DPA prepared	12 weeks	12 weeks	
Agency and public consultation period (report on any delays incurred by agencies)	8 weeks	8 weeks	
Public Hearing held, submissions summarised and DPA amended in accordance with Council's assessment of submissions. <i>Summary of Consultations and Proposed Amendments</i> submitted to Minister for approval.	6 weeks	6 weeks	



## **Attachment D – Schedule 4A Certificate**



## 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 James Miller, as Chief Executive Officer of Adelaide Plains Council, 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 Adelaide Plains Council 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:

Grazio Maiorano, Director URPS, RPIA (Fellow)  
Geoff Butler, Senior Associate URPS, RPIA

DATED this 25<sup>th</sup> day of August 2017

.....

Chief Executive Officer



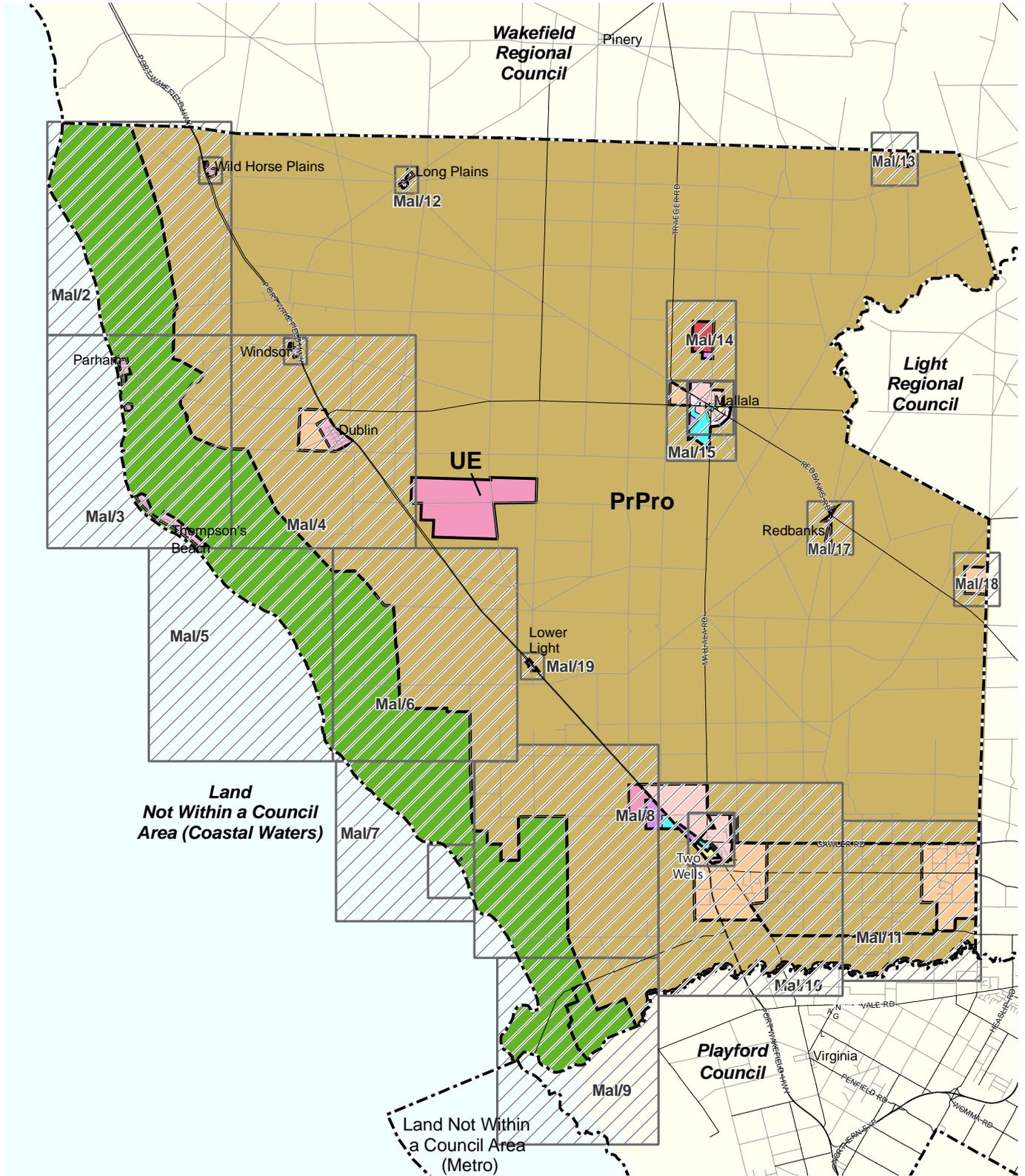
## **Attachment E – Schedule 4B Certificate**

*To be Completed Post-Council Endorsement*



## **Attachment F – Additional Matters and Investigations**





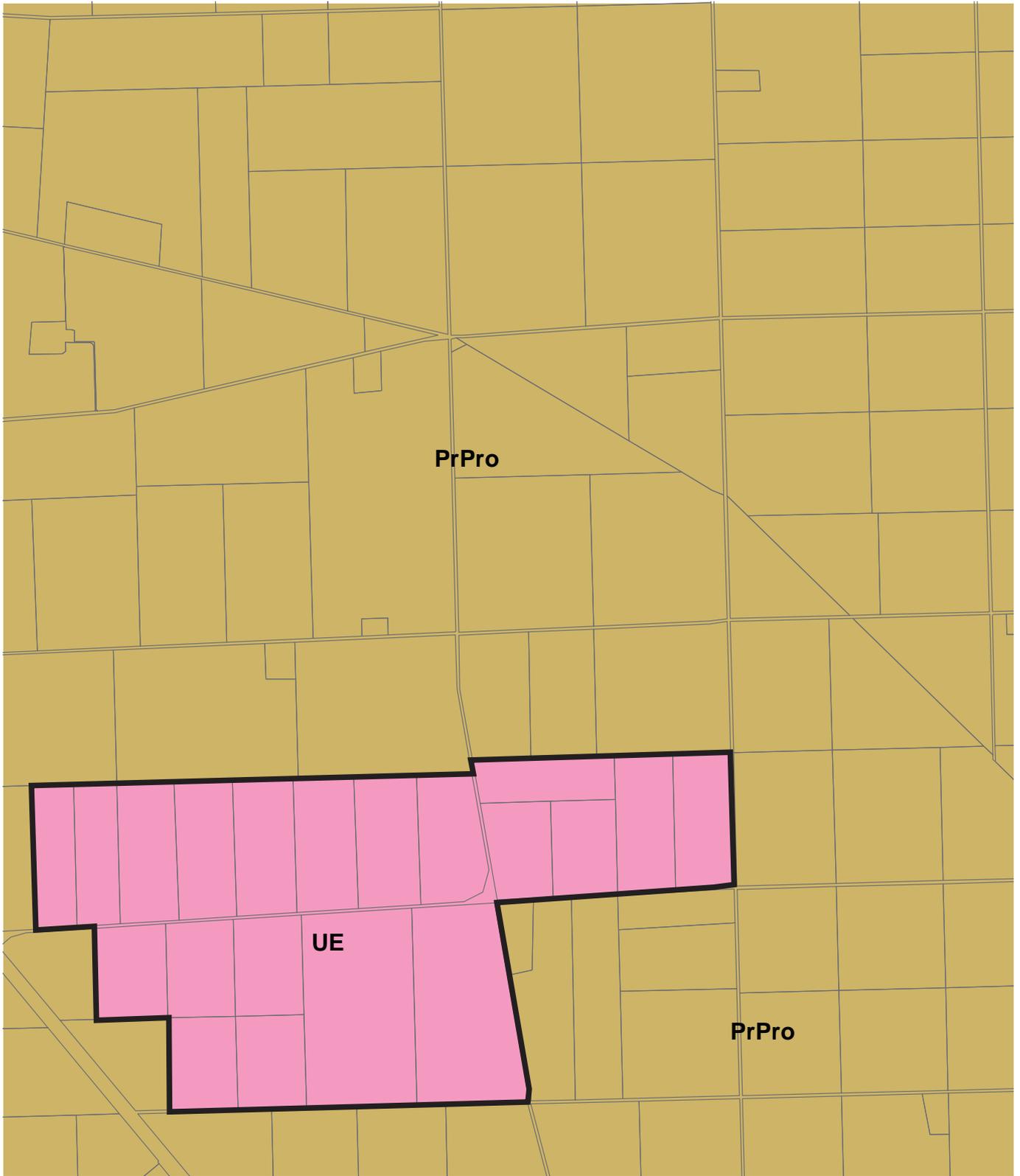
See enlargement map for accurate representation.



- Zones**
- PrPro Primary Production
  - UE Urban Employment
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Mal/1

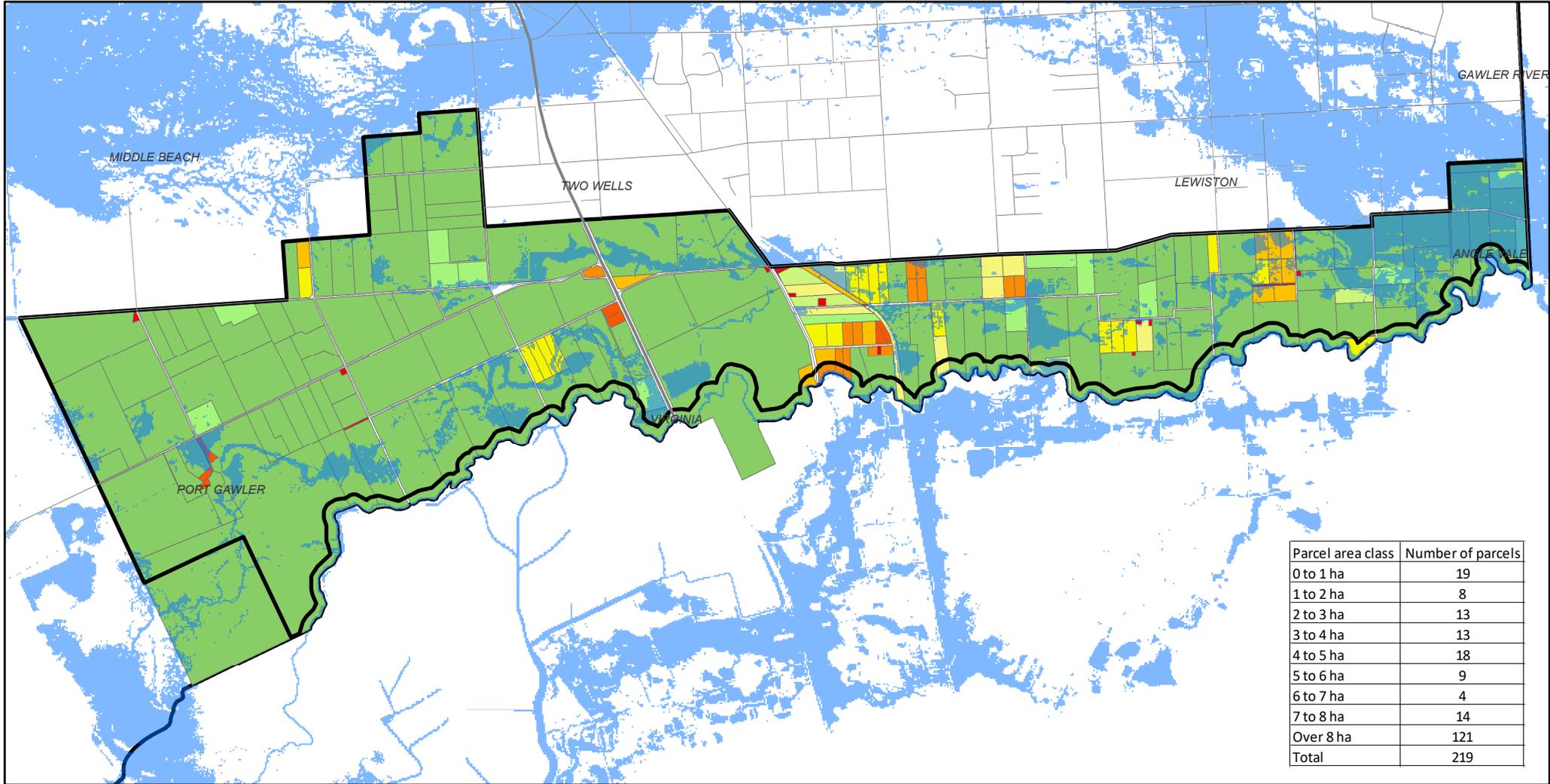
MAP Mal/4 Adjoins



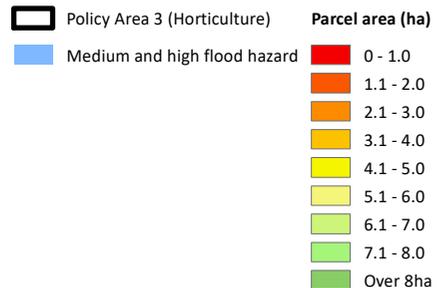
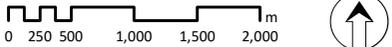
**Zones**

- PrPro Primary Production
- UE Urban Employment
- Zone Boundary
- Development Plan Boundary

# Zone Map Mal/24

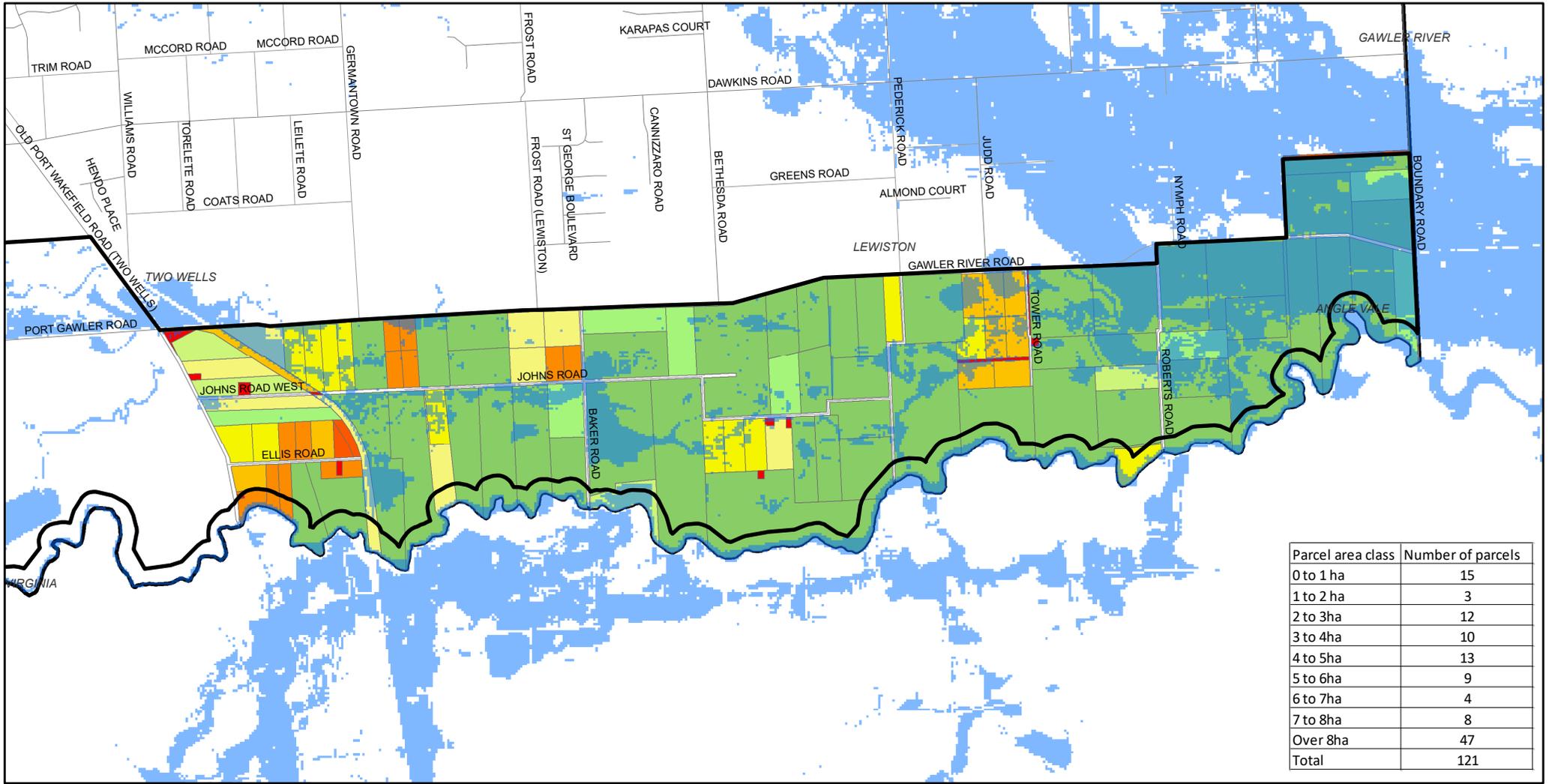


**Parcel area Policy Area 3 (Horticulture) - Adelaide Plains Council**

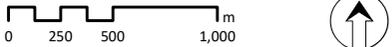


JOB REF. 17ADL-0158  
 PREPARED BY AP  
 DATE 31.10.2017  
 REVISION 1  
 DATA SOURCE DPTI, Adelaide Plains Council





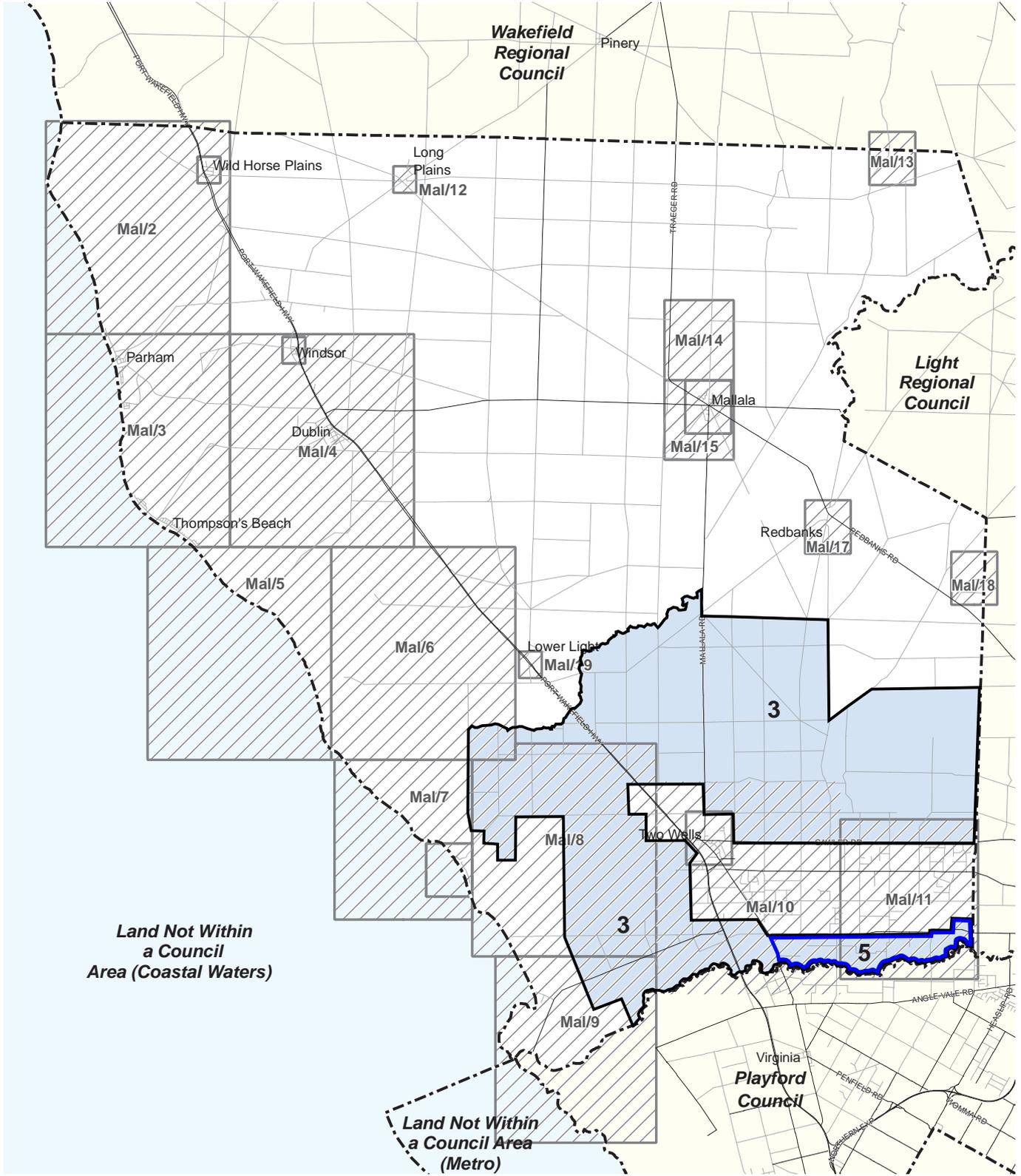
**Parcel area** Policy Area 3 (Horticulture) East Section - Adelaide Plains Council



- Policy Area 3 (Horticulture)
  - Medium and high flood hazard
- | Parcel area (ha) | Color |
|------------------|-------|
| 0 - 1.0          |       |
| 1.1 - 2.0        |       |
| 2.1 - 3.0        |       |
| 3.1 - 4.0        |       |
| 4.1 - 5.0        |       |
| 5.1 - 6.0        |       |
| 6.1 - 7.0        |       |
| 7.1 - 8.0        |       |
| Over 8ha         |       |

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**Policy Area**  
3 Horticulture

**Precinct**  
5 Southeast Horticulture



- Policy Area Boundary
- Precinct Boundary
- Development Plan Boundary

# Policy Area Map Ma1/1