



Government of South Australia

Department of Planning
and Local Government

Mount Barker (DC) Development Plan

Mount Barker Urban Growth

Approval Development Plan Amendment

THE AMENDMENT

By the Minister

Declared by the Minister for Urban Development and Planning
to be an approved amendment under Section 26 (8),
Development Act 1993


.....
Signature

Date of Gazette

16 DEC 2010

Approval DPA

Background

The Mount Barker Urban Growth Development Plan Amendment (DPA) by the Minister amends the Mount Barker (DC) Development Plan.

This DPA was undertaken as a DPA process B which included:

- an Initiation Document agreed on 14 May 2009;
- a DPA released for concurrent agency, council and public consultation from 10 June 2010 to 4 August 2010; and
- a Public Meeting comprising five sessions held on 31 August 2010, 1, 8 and 14 September 2010 and 13 October 2010 conducted by the Development Policy Advisory Committee (DPAC) Public Meeting Subcommittee.

Consultation

A total of 531 public submissions, three (3) council submissions and 17 agency submissions were received in relation to the DPA during the consultation period. 91 verbal submissions were made at the Public Meeting.

Approval Stage

Based on a review of all submissions and the recommendations of DPAC, the following changes have been made to the Amendment:

Existing Council-wide Policy

- Adjustment of existing Principle of Development Control 309 (regarding advertisements) so that this applies to centres and living areas within the new Residential Neighbourhood Zone.

Existing Residential Zone Policy Area 21

- Augmentation of the statement of Desired Character so that this provides that detached dwellings should be developed on steeper portions of the affected land at Nairne.

New Residential Neighbourhood Zone

- The addition of the following to the statement of Desired Character:
 - *"The operations of surrounding agricultural uses are to be appropriately accommodated and appropriate buffers are to be provided to adjoining agricultural uses";*
 - a statement that specifies that three storey and high density housing is appropriate within 400 metres of a centre, public transport route or area of high public amenity; and
 - a statement that provides that areas of high environmental significance identified by new Maps MtB/1 (Overlay 2) Enlargements A1 and A2 should experience minimal disturbance in pursuit of conservation outcomes.
- Deletion of the term 'domestic structures' from Principle of Development Control 1.

- The following adjustments to Principle of Development Control 2:
 - augmentation of the list of envisaged forms of development it contains so that this includes 'hotel', 'motel', 'office' and 'office and dwelling'; and
 - deletion of the minimum floor area associated with a 'shop'.
- Adjustment of Principle of Development Control 9(e) so that this specifies that a 0 metre front setback is appropriate within 400 metres of a centre.
- Adjustment of Principle of Development Control 10 so that this seeks a 0.9 secondary street setback in all circumstances.
- Adjustment of Principle of Development Control 14 so that this contemplates the location of private open space forward of a dwelling.
- Adjustment of Principle of Development Control 16 so that this seeks a 200 square metre average site area per dwelling within a residential flat building in respect of single and two storey residential flat buildings only.
- Removal of private open space from the ambit of Principle of Development Control 24 to ensure that affordable housing is provided private open space in accordance with generic standards.
- Adjustment of Principle of Development Control 27 so that this contemplates allotments deriving access from a major local or arterial road but only where this achieves requisite safety and efficiency outcomes.
- Replacement of Principles of Development Control 41 and 42 (regrading water sensitive urban design) with the following policies sourced from version 5 of the Better Development Plan Policy Library:
 - *Development should be designed to maximise conservation, minimise consumption and encourage reuse of water resources.*
 - *Development should not take place if it results in unsustainable use of surface or underground water resources.*
 - *Development should be sited and designed to:*
 - (a) *capture and re-use stormwater, where practical*
 - (b) *minimise surface water runoff*
 - (c) *prevent soil erosion and water pollution*
 - (d) *protect and enhance natural water flows*
 - (e) *protect water quality by providing adequate separation distances from watercourses and other water bodies*
 - (f) *not contribute to an increase in salinity levels*
 - (g) *avoid the water logging of soil or the release of toxic elements*
 - (h) *maintain natural hydrological systems and not adversely affect:*
 - (i) *the quantity and quality of groundwater*
 - (ii) *the depth and directional flow of groundwater*
 - (iii) *the quality and function of natural springs.*

- *Water discharged from a development site should:*
 - (a) *be of a physical, chemical and biological condition equivalent to or better than its pre-developed state*
 - (b) *not exceed the rate of discharge from the site as it existed in pre-development conditions.*
- *Development should include stormwater management systems to protect it from damage during a minimum of a 1 in 100 year average return interval flood.*
- *Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.*
- Replacement of Principle of Development Control 43 with the following:
 - *Development that is adjacent to land used for agriculture (within either the zone or adjacent zones) should include appropriate set-backs and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.*
- Adjustment of Principle of Development Control 46 to exclude major electricity transmission lines from its ambit and thereby not seek that these be installed beneath ground.
- The removal of 'advertisement and / or advertising hoarding in association with a dwelling or dwellings' from the list of non-complying kinds of development.
- The addition of policy regarding:
 - the incorporation of end-of-journey cycling and walking facilities in the form of showers, changing facilities, secure lockers and signage indicating the location of bicycle and walking facilities;
 - application of the High bushfire risk classification to development that is not of an urban nature;
 - minimum separation distances between building sites and hazardous vegetation (in terms of fuel load) informed by slope; and
 - the desire that urban and rural land uses be separated by a buffer at least 40 metres wide no matter where these uses lie (ie whether or not they are located within the proposed Residential Neighbourhood Zone).
- The addition of a Restricted Urban Policy Area having objectives and principles of development control aimed at postponing the development of sensitive land uses such as housing and child care centres and other urban uses such as offices and shops until such time as proximate intensive animal keeping activities identified by new Maps MtB/1 (Overlay 2) Enlargements A1 and A2 (refer below) have conclusively ceased.

Existing Table MtB/7

- Adjustment of Table MtB/7 so that this guides the location and designed of advertisements within the new Residential Neighbourhood Zone.

Mapping

- Application of the Medium (as opposed to General) bushfire risk category to the existing township of Mount Barker and the new Residential Neighbourhood Zone.

- The following adjustments to Map MtB/1 (Overlay 1) Enlargement A:
 - the addition of a strip of open space running the length of the boundary between the areas designated Living and Rural for the purposes of the management of the eventual rural / urban interface;
 - relocation of that segment of the 'proposed major local road' between Paech and Wellington Roads to the north; and
 - extension of the 'proposed major local road' in a westerly and northerly direction.
- The addition of two new 'significant constraints maps' to indicate the location of intensive animal keeping activities and areas of high environmental significance relevant to expansion of Mount Barker.
- Retraction of part of the new Residential Neighbourhood Zone so that this does not apply to land identified as being of high environmental significance adjacent Totness Recreation Park.
- Application of a new Restricted Urban Policy Area (refer below) to those parts of the Residential Neighbourhood Zone that are within:
 - approximately 750 metres of the intensive animal keeping activity (chicken broiler sheds) that may continue to have existing use rights at allotment 32 Harrop Road, Wistow; and
 - approximately 1 kilometre of the intensive animal keeping activity operating at allotment 10 Ironstone Road, Echunga.

Development Act 1993

Amendment Instructions Table – Development Plan Amendment

Name of Local Government Area: District Council of Mount Barker

Name of Development Plan: Mount Barker (DC) Development Plan

Name of DPA: Mount Barker Urban Growth Development Plan Amendment

The following amendment instructions (at the time of drafting) relate to the Mount Barker (DC) Development Plan consolidated on 10 June 2010. 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 instructions

Amendment Instruction Number	Method of Change	Detail what is to be replaced or deleted or detail where new policy is to be inserted.	Detail what material is to be inserted (if applicable, i.e., use for <u>Insert</u> or <u>Replace</u> methods of change only).	Is Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
	<ul style="list-style-type: none"> • Replace • Delete • Insert 	<ul style="list-style-type: none"> • Objective (Obj) • Principle of Development Control (PDC) • Desired Character Statement (DCS) • Map/Table No. • Other (Specify) 			

COUNCIL WIDE / GENERAL PROVISIONS (including figures and illustrations contained in the text)

Amendments required (Yes/No): Yes

1	Replace	Objective 16 (Residential Development)	With the following: Objective 16: <i>Medium density dwelling development in appropriate locations in policy areas identified in the Residential Zone and in the Residential Neighbourhood Zone.</i>	N	N
2	Replace	Objective 22 (Centres and Shops)	With the following: Objective 22: <i>A hierarchy of centres located in centre zones or in accordance with Structure Plan Map MtB/1 (Overlay 1) ENLARGEMENT A.</i>	N	N

3	Replace	In the text following Objective 22, the whole paragraph under '(d) local centre.', commencing with 'The Planning strategy for'	With the following: <i>The 30-Year Plan for Greater Adelaide, a volume of the Planning Strategy, identifies a regional centre in the Mount Barker township. Given the level of services available in the regional centre, a district centre is not contemplated within the Mount Barker Council area.</i>	N	N
4	Replace	The last sentence in the first paragraph following Objective 23.	With the following: <i>Development that is intended to only service the local community should be located within a Local or Neighbourhood Centre Zone, or within an area designated for centre activities within the Residential Neighbourhood Zone as indicated on Structure Plan Map MtB/1 (Overlay 1) ENLARGEMENT A.</i>	N	N
5	Replace	In Objective 27, the words 'Centre Zones'.	With 'centres'.	N	N
6	Replace and Insert	After the PDCs under the heading 'Bushfire Protection': <ul style="list-style-type: none"> • Replace existing Bushfire Protection Area Figures MtB (BPA)/1, 6, 11, 12, 13, 14, and 15. • Insert new Bushfire Protection Area Figures MtB(BPA)/23, 24, 25 and 26 With:	The respective contents of Attachment A.	N	N
7	Insert	After the word 'follows' in the first sentence of PDC 160	<i>(except within the Residential Neighbourhood Zone)</i>	N	N
8	Replace	The first sentence of PDC 161.	With the following: <i>Centre zones and areas designated for centre activities within the Residential Neighbourhood Zone as shown on Structure Plan Map MtB/1 (Overlay 1) ENLARGEMENT A should meet the following criteria:</i>	N	N
9	Replace	In PDC 161 part (a) the words 'centre zones'.	With 'centres'.	N	N
10	Replace	In PDC 161 parts (b) and (c) the words 'the centre zone'.	With 'centres'.	N	N
11	Replace	In PDC 161 part (g) the words 'centre zones'.	With 'centres'.	N	N
12	Replace	In the first sentence of PDC 162 the words 'centre zones,'.	With 'centres'.	N	N
13	Replace	In PDC 162 (c) the word 'zones'.	With 'centres'.	N	N

14	Insert	After existing PDC 171 insert the following new PDC.	The following: <i>No development should occur that would prejudice the installation of an access (including on and off ramps) on to the South Eastern Freeway at the Bald Hills Road alignment.</i>	Y	N
15	Replace	The first sentence of PDC 178.	With the following: <i>Development within Regional Town Centre, Neighbourhood Centre, Local Centre, Historic Township (Main Street Heritage Area) Zone (HT(1)) Zones or a centre designated on Structure Plan Map MtB/1 (Overlay 1) ENLARGEMENT A where off-street car parking cannot be provided at the rate stipulated in Table MtB/3 should not be undertaken unless:</i>	N	N
16	Insert	In PDC 309 after 'Residential,'	'Residential Neighbourhood Zone,'	N	N
ZONE AND/OR POLICY AREA AND/OR PRECINCT PROVISIONS (including figures and illustrations contained in the text)					
Amendments required (Yes/No): Yes					
Residential Zone (including Policy Areas)					
17	Replace	Figure R/3 and R/4	With the contents of Attachment B.	N	N
18	Replace	In the Desired Character Statement under the sub-heading 'Mount Barker, Littlehampton & Nairne Townships – Broad-hectare Land', replace the word 'each' in the second sentence of the first paragraph.	The word 'most'.	N	N
19	Delete	In the Desired Character Statement for Policy Area 21, delete the first sentence of the second paragraph, ie <i>It is in these areas that the highest residential densities throughout the District will be encouraged.</i>	N/A	N	N
20	Insert	In the Desired Character Statement for Policy Area 21 after the second paragraph, insert a new paragraph:	<i>The Policy Area also includes broad hectare land between Saleyard Road and Jeffrey Street, Nairne. In this locality the steeper land will be developed with detached dwellings on larger allotments with medium density housing forms located on the flatter land nearer to the established urban areas.</i>	N	N

21	Replace	In the Desired Character Statement for Policy Area 21, replace the third paragraph:	<i>Most of the medium density areas are characterised by detached dwellings on generous allotments. The prevailing landscape character is influenced mainly by on-site vegetation. The intention is that low- density detached housing will be progressively replaced by a range of medium density housing types.</i>	N	N
22	Insert	Insert New Objective into Policy Area 21 after Objective 4:	<i>In specified broad hectare areas, the provision of a range of affordable and adaptable housing choices that cater for a variety of household structures, including a minimum of 15 per cent affordable housing.</i>	N	N
23	Insert	Insert new subheading and new PDC into Policy Area 21 after PDC 6	Affordable Housing <i>Development in that portion of the Policy Area between Saleyard Road and Jeffrey Street, Nairne, should:</i> <i>(a) include a minimum 15 per cent of residential dwellings for affordable housing</i> <i>(b) ensure the affordable housing is distributed throughout the area to avoid over-concentration of similar types of housing</i> <i>(c) make provision for a through road between Saleyard Road and Jeffrey Street which enables vehicular access to all parts of the Policy Area.</i>	N	N
24	Insert	New subheading and new PDC into Policy Area 21 before sub heading Complying Development	Hazards <i>Development involving sensitive land uses, 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.</i>	N	N
Residential Neighbourhood Zone					
25	Insert	Immediately after the Residential Zone provisions:	The content of Attachment C.	N	N

Light Industry Zone					
26	Replace	All the text under the heading 'Introduction' with:	<p><i>The objectives and principles of development control that follow apply in the Light Industry Zone shown on Maps MtB/6, 12, 17, 18, 21, 22, 24, 30, 31, 36, 51, 52 and 62.</i></p> <p><i>Additional policies apply within the following Policy Areas:</i></p> <ul style="list-style-type: none"> • <i>Policy Area 22 (Light Industry) shown on Map MtB/63</i> • <i>Historic (Conservation) Policy Area 19 for Callington as shown on Map MtB/54; Littlehampton as shown on Maps MtB/43 and 44; and Nairne as shown on Maps MtB/41 and 42</i> <p><i>The objectives and principles that apply to Policy Area 19 and Policy Area 22 are additional to those expressed for the whole of the Council area and for the Light Industry Zone and take precedence where a conflict occurs between the policy area and zone provisions.</i></p>	N	N
27	Replace	All the text under the sub-heading 'Function' up to 'Pattern of Development' within the Desired Character Statement under 'Mount Barker', with:	The contents of Attachment D.	N	N
28	Insert	After the last paragraph under the sub-heading 'Built form and Character' within the Desired Character Statement under 'Mount Barker':	<p><i>Development along Wellington Road in Policy Area 22 will be distinctive and of high architectural standard and landscape quality to enhance the gateway significance of the site and maintain an attractive entrance into the Mount Barker township. Landscaping will also be provided to screen development from land in adjacent zones.</i></p>	N	N
29	Insert	After PDC 10, a new PDC:	<p><i>Development in Policy Area 22 should:</i></p> <p><i>(a) incorporate a landscaped strip at least 5 metres wide:</i></p> <p style="margin-left: 20px;"><i>(i) fronting an arterial</i></p> <p style="margin-left: 20px;"><i>(ii) along any boundary adjoining land in a different zone or a road separating such zones</i></p> <p><i>(b) ensure buildings and structures are sited and designed to create an attractive entrance statement to the Mount Barker</i></p>	Y	N

			<i>township.</i>		
30	Replace	Existing PDC 11 with:	<i>Except in Policy Area 22 development, including land division, adjoining non-industrial zones should incorporate a landscaped buffer of a minimum width of 40 metres from the zone boundary.</i>	N	N
31	Insert	After PDC 11, new PDC:	<i>Development that is adjacent to land used for agriculture within either the zone or the Rural (Mount Barker) Zone should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.</i>	Y	N

TABLES

Amendments required (Yes/No): Yes

32	Replace	In Table 7, the subheading "District Centre, Neighbourhood Centre, Local Centre, Light Industry and Mixed Uses Zones" with:	<i>District Centre, Neighbourhood Centre, Local Centre, Light Industry, Mixed Uses Zones and centres within the Residential Neighbourhood Zone</i>	N	N
33	Replace	In Table 7, the subheading "Residential, Deferred Urban, Landscape, Public Purpose, Rural Living and Home Industry Zones" with:	<i>Residential, Residential Neighbourhood Zone (not including centres within that zone), Deferred Urban, Landscape, Public Purpose, Rural Living and Home Industry Zones</i>	N	N

MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps & Policy Area Maps)

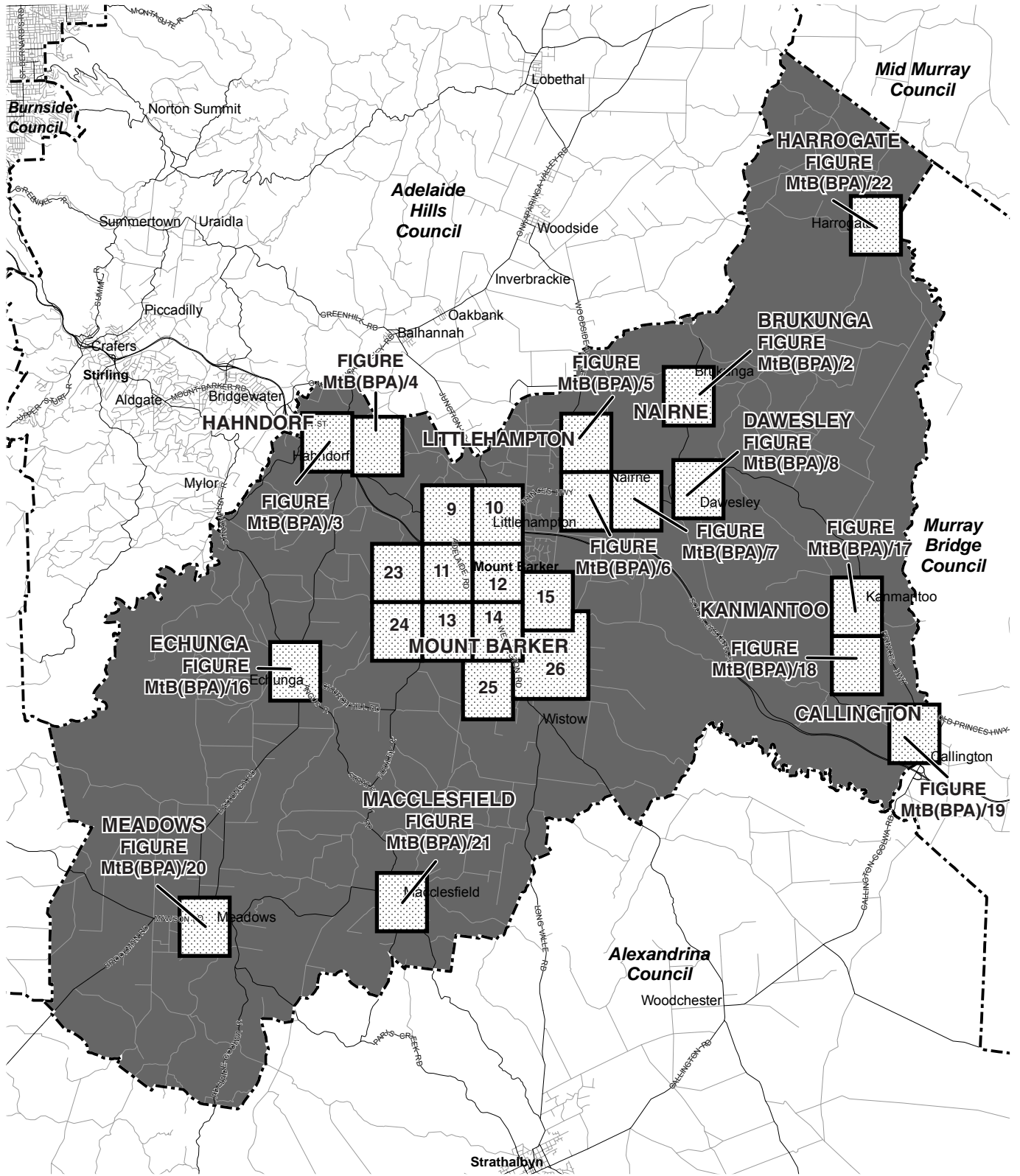
Amendments required (Yes/No): Yes

34	Replace	The following Maps: <ul style="list-style-type: none"> • MtB/1 (Overlay 1) • MtB/1 (Overlay 1) Enlargement A • MtB/1 (Overlay 1) Enlargement B • MtB/1 (Overlay 2) • MtB/1 (Overlay 2) Enlargement A • Index to Zones Map MtB/2A • Index to Zones Map MtB/2B • Zones Map MtB/3 • Zones Map MtB/4 • Zones Map MtB/6 • Zones Map MtB/20 • Zones Map MtB/22 • Zones Map MtB/23 • Zones Map MtB/24 • Zones Map MtB/30 	The respective maps contained in Attachment E	N	N
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		<ul style="list-style-type: none"> • Policy Areas Map MtB/41 • Zones Enlargement Map MtB/50 • Policy Areas Map 60 with:			
35	Insert	Insert new Maps: <ul style="list-style-type: none"> • MtB/1 (Overlay 2) Enlargement A1 • MtB/1 (Overlay 2) Enlargement A2 • Zones Map MtB/62 • Policy Areas Map MtB/63 • Policy Areas Map MtB/64 with:	The contents of Attachment F	N	N

ATTACHMENT A

**(Replacement Bushfire Protection Area
Figures)**



See enlargement map for accurate representation.

Scale 1:200000



MOUNT BARKER (DC) INDEX TO BUSHFIRE PROTECTION AREA FIGURE MtB(BPA)/1



-  High Bushfire Risk
-  Development Plan Boundary

FIGURE MtB(BPA)/5 ADJOINS



FIGURE MtB(BPA)/1 ADJOINS

FIGURE MtB(BPA)/7 ADJOINS

FIGURE MtB(BPA)/1 ADJOINS

NAIRNE



High Bushfire Risk
Medium Bushfire Risk

Scale 1:10000



**MOUNT BARKER (DC)
BUSHFIRE PROTECTION AREA
FIGURE MtB(BPA)/6**

FIGURE MtB(BPA)/10 Adjoins



FIGURE MtB(BPA)/11 Adjoins

FIGURE MtB(BPA)/1 Adjoins

FIGURE MtB(BPA)/5 Adjoins

FIGURE MtB(BPA)/14 Adjoins

MOUNT BARKER

- High Bushfire Risk
- Medium Bushfire Risk

Scale 1:10000



**MOUNT BARKER (DC)
BUSHFIRE PROTECTION AREA
FIGURE MtB(BPA)/12**

FIGURE MtB(BPA)/1 Adjoins



FIGURE MtB(BPA)/24 Adjoins

MOUNT BARKER

Scale 1:10000



0 500metres



High Bushfire Risk

Medium Bushfire Risk or High Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone.

**MOUNT BARKER (DC)
BUSHFIRE PROTECTION AREA
FIGURE MtB(BPA)/23**

FIGURE MtB(BPA)/13 Adjoins

FIGURE MtB(BPA)/14 Adjoins



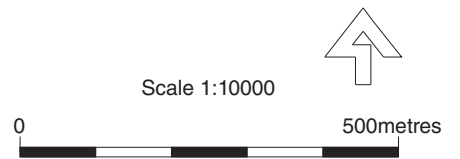
FIGURE MtB(BPA)/1 Adjoins



FIGURE MtB(BPA)/26 Adjoins

FIGURE MtB(BPA)/1 Adjoins

FIGURE MtB(BPA)/1 Adjoins

MOUNT BARKER



-  High Bushfire Risk
-  Medium Bushfire Risk or High Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone.

**MOUNT BARKER (DC)
BUSHFIRE PROTECTION AREA
FIGURE MtB(BPA)/25**

FIGURE MtB(BPA)/15 Adjoins

FIGURE MtB(BPA)/1 Adjoins

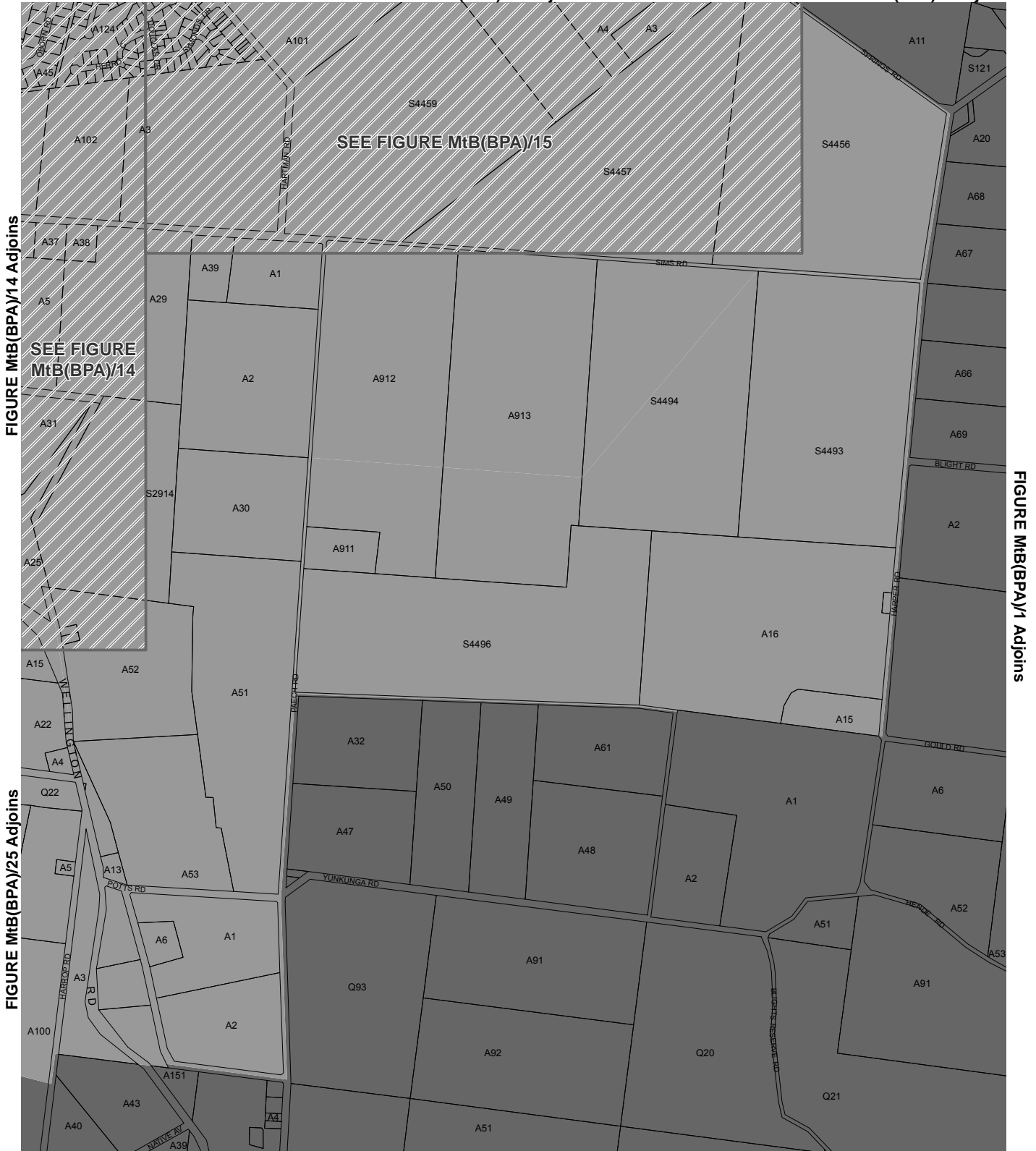


FIGURE MtB(BPA)/1 Adjoins

See enlargement map for accurate representation.

MOUNT BARKER



High Bushfire Risk

Medium Bushfire Risk or High Bushfire Risk subject to the requirements of the Residential Neighbourhood Zone.



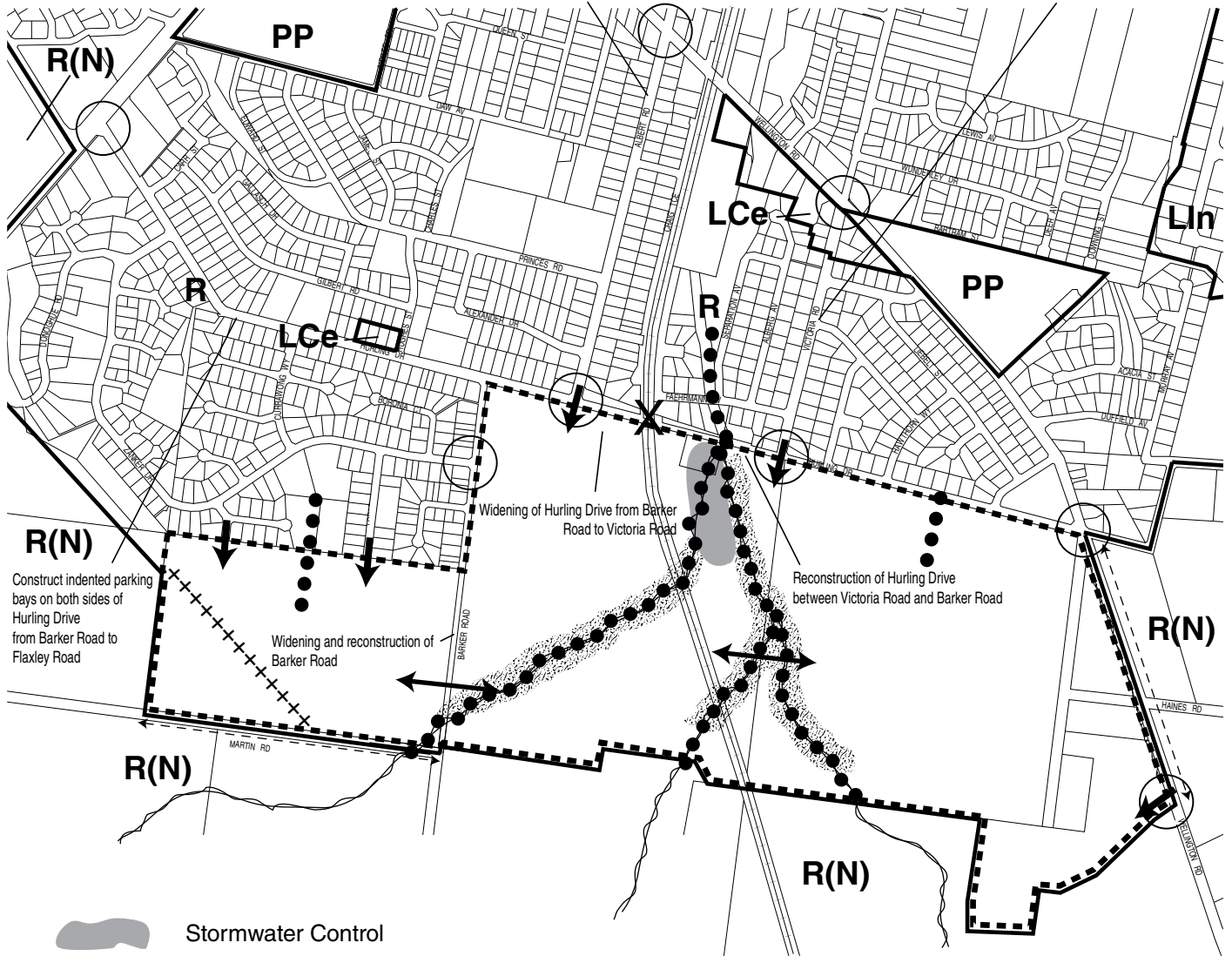
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


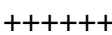

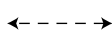





0 500 metres

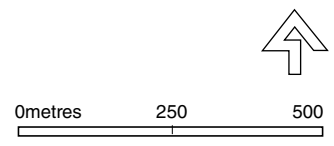
MOUNT BARKER (DC)
BUSHFIRE PROTECTION AREA
FIGURE MtB(BPA)/26

ATTACHMENT B

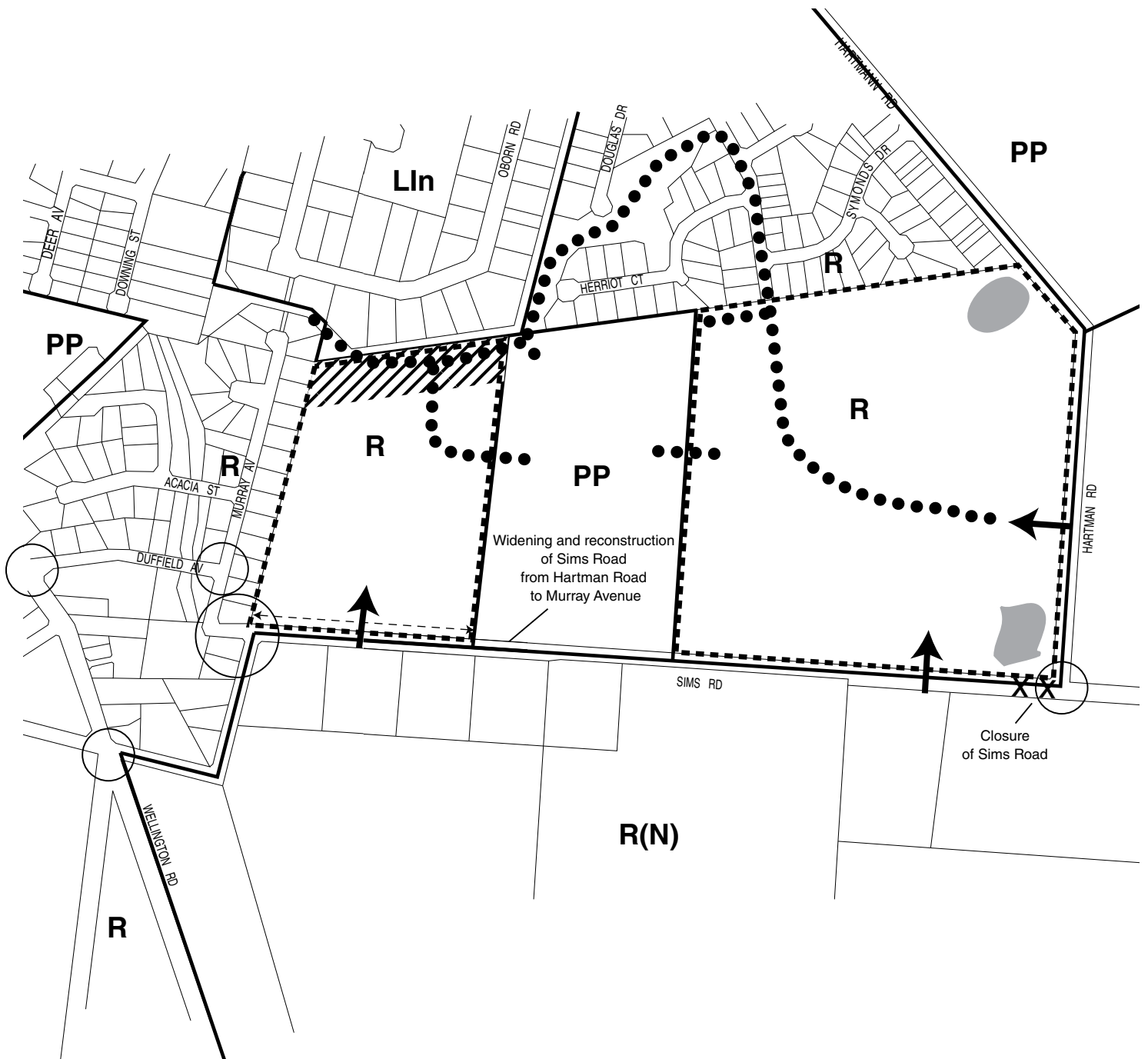
**(Residential Zone replacement Figures R/3
and R/4)**



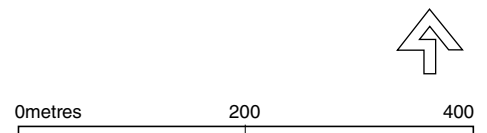
-  Stormwater Control
-  Pedestrian and Bicycle Linkage
-  Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes
-  Open Space and Drainage Reserve
-  Creek
-  Transmission Line
-  Railway Line
-  no direct allotment access to Martin Road and Wellington Road
-  Railway Crossing Treatment to a Standard Suitable for the Anticipated Traffic Volumes
-  Primary Access Route
- R(N)** Residential (Neighbourhood)
- R** Residential Zone
- PP** Public Purpose Zone
- LCe** Local Centre Zone
- LIn** Light Industry Zone
-  Zone Boundary
-  Development of land to provide ability to interconnect with safe and convenient pedestrian and vehicular access achievable between all Residential land.
-  Subject Area



**MOUNT BARKER (DC)
RESIDENTIAL ZONE
HURLING DRIVE
CONCEPT PLAN
Figure R/3**



-  Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes
-  Interface Allotments (Large)
-  Detention Basin
-  Primary Access
-  No direct Allotment Access to Sims Road
- R(N)** Residential (Neighbourhood)
- R** Residential Zone
- PP** Public Purpose Zone
- LIn** Light Industry Zone
-  Zone Boundary
-  Subject Area
-  Pedestrian and Bicycle Linkage



**MOUNT BARKER (DC)
RESIDENTIAL ZONE
SIMS ROAD
CONCEPT PLAN
Figure R/4**

ATTACHMENT C

(Residential Neighbourhood Zone)

Residential Neighbourhood Zone

The objectives and principles of development control that follow apply in the Residential Neighbourhood Zone shown on [Maps MtB/4, 6, 20, 22, 23, 24, 50 and 62](#). They are additional to those expressed for the whole of the Council area and, in cases of apparent conflict, take precedence over the more general provisions.

Additional policies apply within the following Residential Neighbourhood Zone Policy Area shown on [Maps MtB/60, 63 and 64](#):

Policy Area 23 (Restricted Urban)

The objectives and principles that apply to the Restricted Urban Policy Area 23 are additional to those expressed for the whole of the Council area and for the Residential Neighbourhood Zone and take precedence where a conflict occurs between the policy area and zone provisions.

OBJECTIVES

- 1 A predominantly residential area that comprises a range of dwelling types together with local and neighbourhood centres that provide a range of shopping, community, business, and recreational facilities for the surrounding neighbourhood in the locations indicated on [Structure Plan MtB/ 1 \(Overlay 1\) ENLARGEMENT A](#).
- 2 Increased dwelling densities within and in close proximity to centres, public transport routes and public open spaces.
- 3 A zone that provides a range of affordable and adaptable housing choices that cater for a variety of household structures, including a minimum of 15 per cent affordable housing.
- 4 The orderly expansion of the urban area, which allows the economic and effective provision of public infrastructure and services and that is consistent with the development outcomes contained in [Structure Plan MtB/ 1 \(Overlay 1\) ENLARGEMENT A](#).
- 5 Open space systems designed to provide multiple use reserve areas that promote water management, habitat retention and enhancement, and active and passive recreation.
- 6 Sustainable development outcomes through innovation in stormwater management, waste minimisation, water conservation, energy efficiency and urban biodiversity.
- 7 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.
- 8 Development undertaken in accordance with suitable upgrades and augmentation of utility services and roads to meet anticipated need.
- 9 Provision made for the duplication of high voltage transmission infrastructure, if required.
- 10 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The Residential Neighbourhood Zone will be developed as a series of interconnected neighbourhoods that are designed to promote social interaction, participation and a sense of community for all residents. Equitable access to public open space, local or neighbourhood centres, education facilities, and a range of community services will be integral to the design of the area.

It is anticipated that the zone will accommodate at least 7,000 dwellings of varying forms that respond to different household sizes, life cycle stages and housing preferences. While the dominant character is expected to be detached low to medium density housing forms of up to three storeys, higher density housing (including taller buildings) are envisaged within 400 metres of centres, public transport routes and areas of high public amenity including public open space.

Areas containing sloping land or established vegetation, including areas containing concentrations of significant trees, are expected to accommodate larger sites and lower density housing forms that can assist in reducing the overall visual impact of built form and structures (including retaining walls) on the landscape, maintain natural landform and encourage the retention of significant vegetation.

The operations of surrounding agricultural uses are to be appropriately accommodated and appropriate buffers are to be provided to adjoining agricultural uses.

To deliver housing diversity, including affordable and social housing products, innovative solutions in land division, housing design, access and parking will be encouraged.

The creation of unique and interesting residential themes will be achieved through landscaping, surface treatments, street furniture, building design and other elements. In most cases, development setbacks to local streets will be used to provide opportunities for landscaping to soften the built form and establish a streetscape pattern within the locality. However, opportunities to create a distinctive urban form adjacent to and within centres, to frame plazas and courtyards or to reinforce a main-street theme, will be sought and encouraged to add vibrancy to community hubs.

The zone contains many natural features including areas of remnant vegetation, watercourses and significant trees. These natural features will be primarily retained in open spaces, biodiversity corridors and road reserves to provide safe and attractive places for recreation, create a contrast to and complement urban landscapes and built form, enhance the protection of significant biodiversity assets and assist in the management of water resources.

Modification to areas shown as Areas of High Environmental Significance on [Structure Plan MtB/ 1 \(Overlay 2\) ENLARGEMENT A1 and A2](#) should be avoided unless a greater overall environmental benefit or enhancement of the educative value of such areas is achieved. The layout and design of development should effectively reduce the risk of disturbance of such areas and, in the case of larger Areas of High Environmental Significance, buffers separating urban development should be provided.

Movement networks will be integral to subdivision and neighbourhood design and will minimise the need for local vehicle trips, reduce travel distances and promote low vehicle speeds in local streets. These networks will encourage walking and cycling to local services and facilities, and encourage longer trips by linking with similar networks adjacent to the Zone.

The major local roads identified on [Structure Plan MtB/ 1 \(Overlay 1\) ENLARGEMENT A](#) will be established as the pre-eminent movement corridors through the zone and will be identifiable as landscaped boulevards. The major local road network will connect the major features of the zone including centres, schools, key open space areas, recreation hubs and residential areas. Local roads will have a more intimate feel and support walking and cycling with lower traffic volumes and speeds, smaller street setbacks, consistent street tree planting, architectural variety, a pedestrian scale of development and quality street lighting.

Neighbourhood centres are desired within the zone, each containing in the order of 5,000m² of retail floor space in addition to other business and community facilities. Each centre should be located to encourage access via a network of pedestrian and bicycle linkages, while not compromising the establishment of other envisaged centres. Smaller local centres may be located within residential areas to provide community focus points.

Active frontages within activity centres will be achieved by a variety of design solutions including ensuring that ground floor uses have a clear street presence through setbacks that enable buildings to connect to public areas and spaces. Features and activities that attract people to centres are encouraged such as frequent doors and display windows, retail shopfronts and outdoor eating or dining areas spilling out onto footpaths.

Centres identified on [Structure Plan MtB/ 1 \(Overlay 1\) ENLARGEMENT A](#) will include the following key elements:

- (a) street level uses that are primarily retail, service or office
- (b) small to zero setbacks to primary street frontages
- (c) upper floor uses that may include offices but are generally residential
- (d) shared parking and the siting of on-site parking primarily behind buildings, and consideration for the provision of on-street parking to satisfy overall parking demand
- (e) wide footpaths, colonnades, courtyards, awnings and street furniture that create a pedestrian-friendly environment
- (f) public/communal spaces for community interaction.

Low impact non-residential uses will create an appropriate transition between higher impact non-residential activities and residential development.

To promote compact pedestrian oriented development, building entrances will be oriented to the street and the continuity of large parking areas will be minimised through the provision of landscaping and pathways.

Water Sensitive Urban Design principles will be incorporated into the layout and design of the zone. Stormwater discharge from the site will be minimised through on-site retention/detention, and speed and volume of flows will be minimised by design features such as grassed swales and channels.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - community centres
 - domestic outbuildings in association with dwellings
 - dwellings
 - dwelling additions
 - educational establishments
 - indoor recreation centres
 - open space
 - park and ride facilities
 - recreation area
 - residential flat buildings
 - small scale non-residential use that serves the local community, for example:
 - child care facility
 - health and welfare service
 - shop, office or consulting room
 - supported accommodation.
- 2 The following additional forms of development are envisaged within the centres identified on [Structure Plan MtB/1 \(Overlay 1\) ENLARGEMENT A](#):
 - bank
 - consulting room
 - hotel

- library
 - motel
 - office
 - office and dwelling
 - pre-school
 - petrol filling station
 - place of worship
 - restaurant
 - shop and dwelling
 - shops
- 3 Development listed as non-complying is generally inappropriate.
- 4 Non-residential development should be either located:
- (a) within designated centres, as shown on [Structure Plan MtB/ 1 \(Overlay 1\) Enlargement A](#), where comprising uses generally anticipated within centres (such as banks, consulting rooms, restaurants and shops greater than 150 square metres)
- (b) outside of designated centres where comprising small scale uses that:
- (i) are of a nature and scale that is consistent with the character of the locality
 - (ii) do not compromise the capacity to achieve coordinated centre development
 - (iii) do not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of a shed, garage and/ or outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Buildings in residential areas should primarily be of one to three storeys. Buildings greater than three storeys should be located within designated neighbourhood centres or adjacent to public open space areas including landscaped open space connections and public transport routes.

Dwellings

Dwellings on the boundary

- 8 Dwellings, including residential flat buildings, sited on side boundaries should achieve at least one of the following:
- (a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height
- (b) where a building envelope plan exists for the adjoining land that proposes a wall on the side boundary, be constructed to the same or lesser length and height as provided for by that plan
- (c) be located to maintain pedestrian access to the rear of the site along one side of the dwelling, unless:
- (i) access is provided directly via a carport or garage

- (ii) an acceptable alternative method of gaining access to the rear of a dwelling is provided, including via a rear access or service lane.

Front Setbacks

- 9 Dwellings, including residential flat buildings, should have a minimum setback from the road frontage in accordance with one of the following:
 - (a) 8 metres from the primary road frontage of an arterial road (except where a landscaped road reserve buffer is in place)
 - (b) 3 metres from the primary road frontage for all other roads
 - (c) consistent with the average setback of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)
 - (d) 1.5 metres from a public road adjacent to a public reserve greater than 2500 square metres where vehicle access can be gained via the rear of the allotment
 - (e) 0 metres from a public road where the allotment is within 400 metres of a designated centre and vehicle access can be gained via the rear of the allotment.
- 10 Dwellings, including residential flat buildings, (other than on an arterial road) should have a minimum setback from the secondary road frontage of 0.9 metres.

Side Boundary Setbacks

- 11 Where the wall of a dwelling is setback from the side boundary, that wall should be designed in accordance with the following parameters:

Wall height (measured from natural ground level)	Minimum setback from side boundaries except for south facing walls (metres)	Minimum setback from side boundaries for a south facing wall (metres)
For any portion of the wall less than or equal to 3 metres	0.9	0.9
For any portion of the wall greater than 3 metres	0.9 plus a distance equal to one-third of the extent to which the height of the wall is greater than 3 metres	1.9 plus a distance equal to one-third of the extent to which the height of the wall is greater than 3 metres

Setbacks from Rear Boundaries

- 12 The walls of detached, semi detached and row dwellings (less than 2 storeys) should be setback from rear boundaries, except where the rear boundary adjoins a service lane, in accordance with the following parameters:

Allotment size (square metres)	Ground floor minimum setback (metres)	minimum setback (metres)	minimum setback (metres)
≤ 300	3	5	5 plus any increase in wall height over 6 metres
>300	4	6	6 plus any increase in wall height over 6 metres

- 13 Four or more storey components of buildings should be setback a suitable distance from the property boundaries to minimise undesirable impacts on nearby development, including overshadowing and overlooking.

Private Open Space

- 14 Dwellings should provide private open space in accordance with the following table:

Allotment size (square metres)	Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area provided directly accessible from a habitable room (square metres)
>500	80 of which 10 square metres may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres.	4	24
300-500	60 of which 10 square metres may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres.	4	16
<300	24 of which 8 square metres may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres.	3	16

- 15 Upper level dwellings should have a minimum of 8 square metres of private open space with a minimum dimension of 2 metres and directly accessible from a habitable room.

Site Area

- 16 A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	270 (minimum)	7
Semi-detached	220 (minimum)	6
Group dwelling	200 (minimum)	5
Residential flat building (1 and 2 storey)	200 (average)	5

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Row dwelling and detached dwellings constructed boundary to boundary	150 (minimum)	5

- 17 Minimum frontage and site area requirements can be reduced where a proposed plan of division is accompanied by a building envelope plan detailing building setbacks and wall heights and it can be demonstrated that the development contributes to the Desired Character for the zone.

Garages Carports and Domestic Outbuildings

- 18 Garages and carports fronting primary or secondary streets should be designed to minimise visual impact and dominance.
- 19 Garages and carports fronting rear or side lanes may be established with no setback.
- 20 Sheds, garages and carports should be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum wall height (from natural surface of ground)	3 metres
Maximum building height (from natural surface of ground)	5 metres
Minimum setback from a primary road frontage	Not protrude forward of any part of its associated dwelling and for garages and carports 5.5 metres
Minimum setback from a secondary road frontage	0.9 metres or in-line with the existing dwelling
Maximum length along the boundary	8 metres or 50% of the length along that boundary
Maximum frontage width of garage or carport with an opening facing a rear access lane	No maximum
Maximum frontage width of garage or carport with an opening facing the street	7 metres

- 21 Outbuildings, if clad in sheet metal, should be pre-colour treated or painted using non-reflective colours.

Affordable Housing

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

24 Reduced setbacks and car parking will be considered for affordable housing.

Land Division

25 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone.

26 Land division should establish a pattern of development that:

- (a) supports the orientation of buildings to maximise vistas and views
- (b) minimises the amount of excavation and fill required to construct roads and access driveways to adjoining development sites.

27 Residential allotments should be designed to:

- (a) avoid direct access to a major local or arterial road
- (b) ensure any allotment with direct access to a major local or arterial road with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse onto or from the road
- (c) avoid unreasonable interference with the flow of traffic on adjoining roads.

28 Land division should identify allotments capable of accommodating neighbourhood centres in the locations identified on [Structure Plan MtB/ 1 \(Overlay 1\) ENLARGEMENT A](#).

29 Significant trees and vegetation of habitat value should be incorporated into road reserves, open space areas, or within allotments where it can be demonstrated that a dwelling can be sited without the removal of or damage to the tree.

Local and Neighbourhood Centres

30 Local and neighbourhood centres should be of a scale that does not impede the development of other neighbourhood centres within the zone in accordance with the following:

- (a) located in accordance with [Structure Plan MtB/ 1 \(Overlay 1\) ENLARGEMENT A](#) to maximise access by walking, cycling or public transport
- (b) be evenly distributed through the zone to maximise households within walking distance
- (c) maximise their role as a neighbourhood focus by:
 - (i) including a range of community facilities
 - (ii) incorporating or being located adjacent to open space and recreational facilities
 - (iii) including potential for shared use of facilities such as schools, recreation areas, libraries and community buildings.

31 Local and neighbourhood centres should be designed to:

- (a) be physically connected with surrounding residential areas by:
 - (i) avoiding large expanses of car parking (i) that physically separates the centre from surrounding residential areas

- (ii) including pedestrian and cycle linkages that enable residents to comfortably walk and cycle directly from residential areas to centre facilities
- (b) orient development towards public spaces and street frontages
- (c) ensure ground floor components of buildings are of a pedestrian scale
- (d) incorporate, where possible, mixed use development along the edges to provide a transition from activity centre uses to residential areas
- (e) include shelter for pedestrians along public streets and internal access ways
- (f) ensure building facades create diversity of interest through articulation and the use of materials, with centres visually appearing as an aggregation of small buildings
- (g) ensure roof forms are varied with large expanses of roofline not visible from the public domain
- (h) ensure buildings address the street frontage with servicing areas generally accessed via rear lanes or internal to the centre and not visible from public streets.

Car Parking

32 Car parking should be provided in accordance with [Table MtB/3](#), except where varied as follows:

- (a) for dwellings (other than multiple dwellings):
 - (i) with one bedroom, one on-site space
 - (ii) with two bedrooms and not exceeding 110 square metres in total floor area, one on-site space and sufficient off-site car parking being available near the site to meet anticipated demand.
- (b) it can be demonstrated that fewer car parks would meet the car parking needs associated with the development having regard to one or more of the following:
 - (i) sufficient on-street parking is available near the site to meet anticipated demand
 - (ii) the provision of shared use car parking where the peak parking demand for different activities occurs at different times
 - (iii) evidence is provided that a lesser parking demand has been appropriately and effectively applied to similar uses elsewhere
 - (iv) ease of access to public transport.

Cycling and Walking

33 Developments should encourage and facilitate cycling and walking as a mode of transport by incorporating end-of journey facilities including:

- (a) showers, changing facilities, and secure lockers
- (b) signage indicating the location of bicycle facilities

Hazards

34 Bushfire risk within this zone is classified as Medium Bushfire Risk as described in Bushfire Protection Area [Figures MtB \(BPA\)/11, 13, 14, 15, 23, 24, 25 and 26](#), unless any of the following apply, the development:

- (a) does not form part of the contiguous urban area
- (b) is on an allotment that is not connected to a mains water supply

in which case, the bushfire risk classification shall be High Bushfire Risk.³⁵ Buildings and structures should be set-back from hazardous woodland or similar vegetation in accordance with the following:

Average slope of land between the building / structure site and a point 100 metres towards any nearby hazardous woodland or similar vegetation	Minimum setback separation distance (metres)
Where the vegetation is located on higher or the same elevation as the building/structure	33
Where the vegetation is located on a lower elevation than the building/structure with an average slope between 0 and 5 degrees	41
Where the vegetation is located on a lower elevation than the building/structure with an average slope greater than 5 and up to 10 degrees	50
Where the vegetation is located on a lower elevation than the building/structure with an average slope greater than 10 and up to 15 degrees	60
Where the vegetation is located on a lower elevation than the building/structure with an average slope greater than 15 and up to 20 degrees	73

36 Development involving sensitive land uses, 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.

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

- (a) natural water bodies and wetlands
- (b) agricultural or aquaculture activities
- (c) buildings, structures and infrastructure
- (d) public health.

38 Development should be designed, constructed and sited to minimise negative impacts of noise and to avoid unreasonable interference to other land uses.

39 Development should be consistent with the relevant provisions in the current *Environment Protection (Noise) Policy*.

- 40 Development, including artificial wetland systems and other water features, should be sited and designed to:
- (a) protect public health and safety
 - (b) minimise potential public health risks arising from the breeding of mosquitoes.

Energy Efficiency and Water Sensitive Urban Design

- 41 Development, including land division, should provide for efficient solar access to buildings and open space all year round.
- 42 Development should be designed to maximise conservation, minimise consumption and encourage reuse of water resources.
- 43 Development should not take place if it results in unsustainable use of surface or underground water resources.
- 44 Development should be sited and designed to:
- (a) capture and re-use stormwater, where practical
 - (b) minimise surface water runoff
 - (c) prevent soil erosion and water pollution
 - (d) protect and enhance natural water flows
 - (e) protect water quality by providing adequate separation distances from watercourses and other water bodies
 - (f) not contribute to an increase in salinity levels
 - (g) avoid the water logging of soil or the release of toxic elements
 - (h) maintain natural hydrological systems and not adversely affect:
 - (i) the quantity and quality of groundwater
 - (ii) the depth and directional flow of groundwater
 - (iii) the quality and function of natural springs.
- 45 Water discharged from a development site should:
- (a) be of a physical, chemical and biological condition equivalent to or better than its pre-developed state
 - (b) not exceed the rate of discharge from the site as it existed in pre-development conditions.
- 46 Development should include stormwater management systems to protect it from damage during a minimum of a 1 in 100 year average return interval flood.
- 47 Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters
- 48 Design and construction of building(s) should incorporate water harvesting techniques.

- 49 Design and construction of landscaping and car parking areas should incorporate water harvesting techniques, so that landscape areas function as drainage swales to collect runoff with the excess stormwater flowing to drainage points connected to a stormwater outlet.

Interface with Rural Land

- 50 Development that is adjacent to land used for agriculture (within either the zone or adjacent zones) should include appropriate set-backs and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.
- 51 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.

Infrastructure

- 52 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 53 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.
- 54 In urban areas, electricity supply (not including major electricity transmission lines) serving new development should be installed underground.
- 55 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.
- 56 Development should make provision for the duplication of high voltage powerlines south of the existing easement.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Commercial Forestry	
Crematorium	
Dairy	
Fuel depot	
Horse keeping	
Horticulture	
Industry	
Intensive animal keeping	
Public service depot	

Form of Development	Exceptions
Road transport terminal	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Bank (except where adjacent to an existing dwelling)	Bank where adjacent to an existing dwelling
Community centre (except where adjacent to an existing dwelling)	Community centre where adjacent to an existing dwelling
Consulting room (except where adjacent to an existing dwelling)	Dwellings and residential flat buildings three or more storeys in height.
Dwellings and residential flat buildings that are two storeys or less in height	Educational establishment adjacent to an existing dwelling
Educational establishment (except where adjacent to an existing dwelling)	Emergency services facility
Hall (except where adjacent to an existing dwelling)	Hall adjacent to an existing dwelling
Office	Motor repair station
Personal service establishment (except where adjacent to an existing dwelling or educational establishment)	Nursing Home
Pre-school (except where adjacent to an existing dwelling)	Place of worship
Primary school (except where adjacent to an existing dwelling)	Pre-school adjacent to an existing dwelling
Recreation area	Primary school adjacent to an existing dwelling
Restaurant (except where adjacent to an existing dwelling)	Restaurant adjacent to an existing dwelling
Retirement village	
Shop or group of shops (except where adjacent to an existing dwelling)	Shop or group of shops adjacent to an existing dwelling
Supported accommodation	

Restricted Urban Policy Area 23

The following objectives and principles of development control apply to Policy Area 23 (Restricted Urban) shown in [Maps MtB/60, 63 and 64](#).

OBJECTIVES

- 1 The continuation of existing uses until the potential for impacts from nearby poultry broiler activities is removed.
- 2 Development not to compromise the future use of land for intensive urban activities.

DESIRED CHARACTER

This policy area is located in proximity to significant intensive animal keeping activities in the form of poultry broiler sheds. Development likely to be sensitive to poultry broiler shed operations should not occur to ensure that adequate separation distances are maintained between the poultry broiler sheds and new urban areas.

Existing dwellings and agricultural activities are expected to continue until the potential for impacts from the poultry broiler sheds no longer exist, after which the area is expected to be developed for urban activities with a focus on residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Development should provide for the maintenance of existing residential and agricultural development until it can be progressively replaced by intensive urban activities.
- 2 Development for intensive urban activities should only occur:
 - (a) when it can be demonstrated that the potential impacts from poultry broiler shed operations identified in [Maps MtB/ 1 \(Overlay 2\) Enlargement A1 and A2](#) no longer exist
 - (b) in a manner that does not interfere with existing agricultural uses.
- 3 Rural activities, including expansion or intensification of existing rural activities, should not result in disturbance to adjoining landowners or prejudice the future urban development.

ATTACHMENT D

**(Light Industry Zone – Desired Character
(Mount Barker))**

Function

There are two separate areas of land zoned for Light Industry in Mount Barker township. One is located within the built up area of the township on either side of Alexandrina Road which is serviced, relatively flat, outside the flood plain and largely free of native vegetation.











The second area is located adjacent to Wellington Road. This land is also relatively flat and bounded by a corridor containing high voltage powerlines along its southern boundary. Access arrangements to the area should be located and designed with the view to supporting heavy vehicles movements to a Freeway interchange (when constructed) at Bald Hills Road via a major local road network.

Both of these industrial areas provide opportunities to promote light industrial and service trade activities within a rapidly growing town. Business activities, other than light industrial and service trade uses, that are encouraged within other parts of the Mount Barker township should be discouraged within this zone to ensure the town provides a diverse range of employment opportunities within the town's limits.

ATTACHMENT E

(Maps)

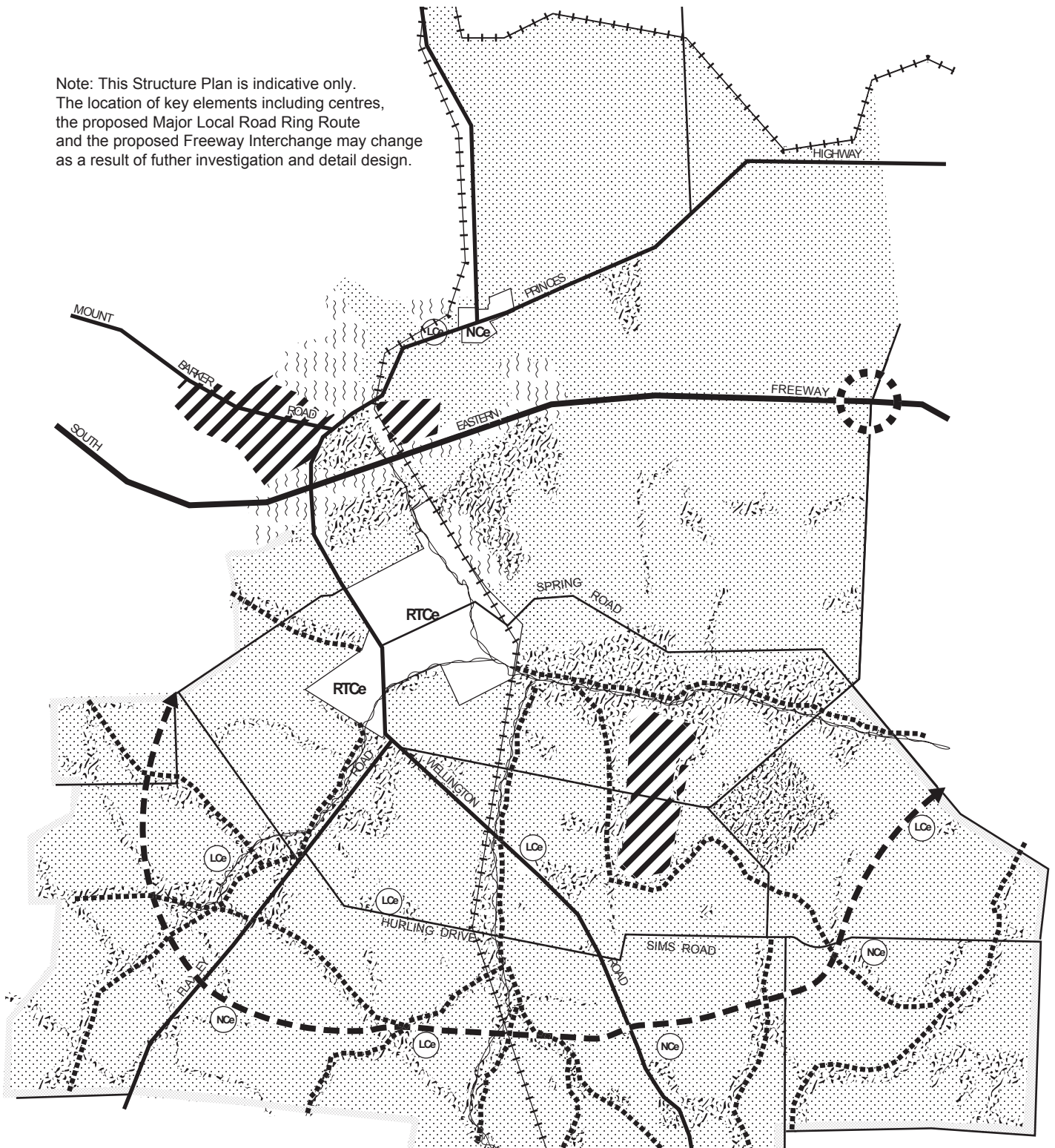


-  Industrial
-  Rural
-  Township
-  Watercourse
-  Railway
-  Scenic Route
-  Major Local Road
-  Secondary Arterial Road
-  Primary Arterial Road
-  Development Plan Boundary

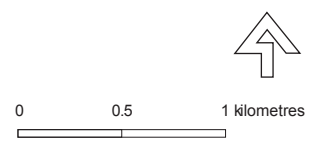


MOUNT BARKER (DC) STRUCTURE PLAN MAP MtB/1 (Overlay 1)

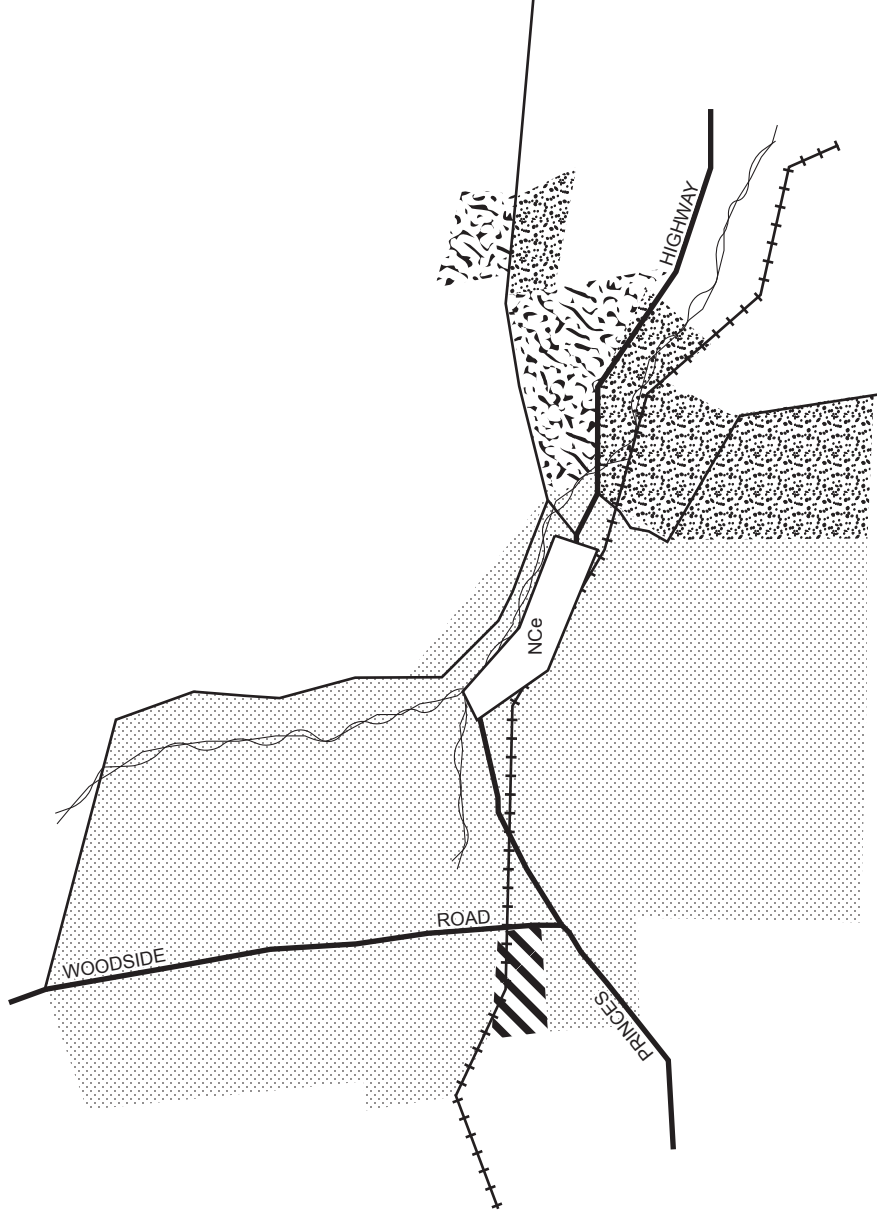
Note: This Structure Plan is indicative only. The location of key elements including centres, the proposed Major Local Road Ring Route and the proposed Freeway Interchange may change as a result of further investigation and detail design.













- | | | | |
|--|----------------------------------|--|--------------------------------|
| | Living | | Watercourse |
| | Regional Town Centre | | Railway |
| | Neighbourhood Centre | | Major Local Road |
| | Local Centre | | Secondary Arterial Road |
| | Industrial/Employment | | Primary Arterial Road |
| | Rural | | Key Pedestrian/Bicycle Network |
| | Landscape | | Proposed Freeway Interchange |
| | Rural/Urban Interface Treatment | | Proposed Major Local Road |
| | Open Space/Stormwater Management | | |

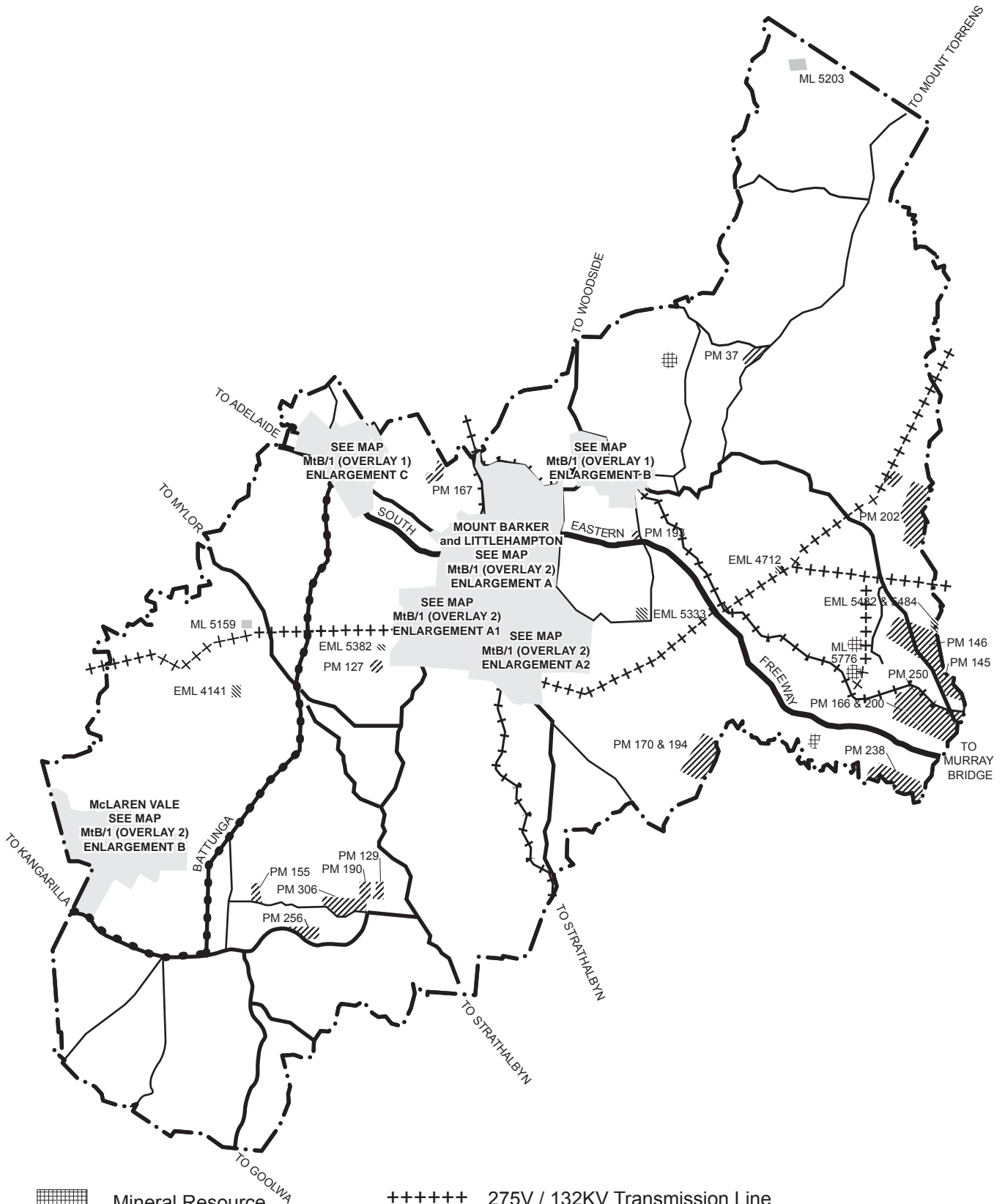












**MOUNT BARKER (DC)
MOUNT BARKER AND
LITTLEHAMPTON
STRUCTURE PLAN
MAP MtB/1 (Overlay 1)
ENLARGEMENT A**



-  Living
-  Neighbourhood Centre
-  Industrial/Commercial
-  Rural
-  Rural Living
-  Open Space
-  Watercourse
-  Railway
-  Major Local Road
-  Secondary Arterial Road

**MOUNT BARKER (DC)
 NAIRNE
 STRUCTURE PLAN
 MAP MtB/1 (Overlay 1)
 ENLARGEMENT B**

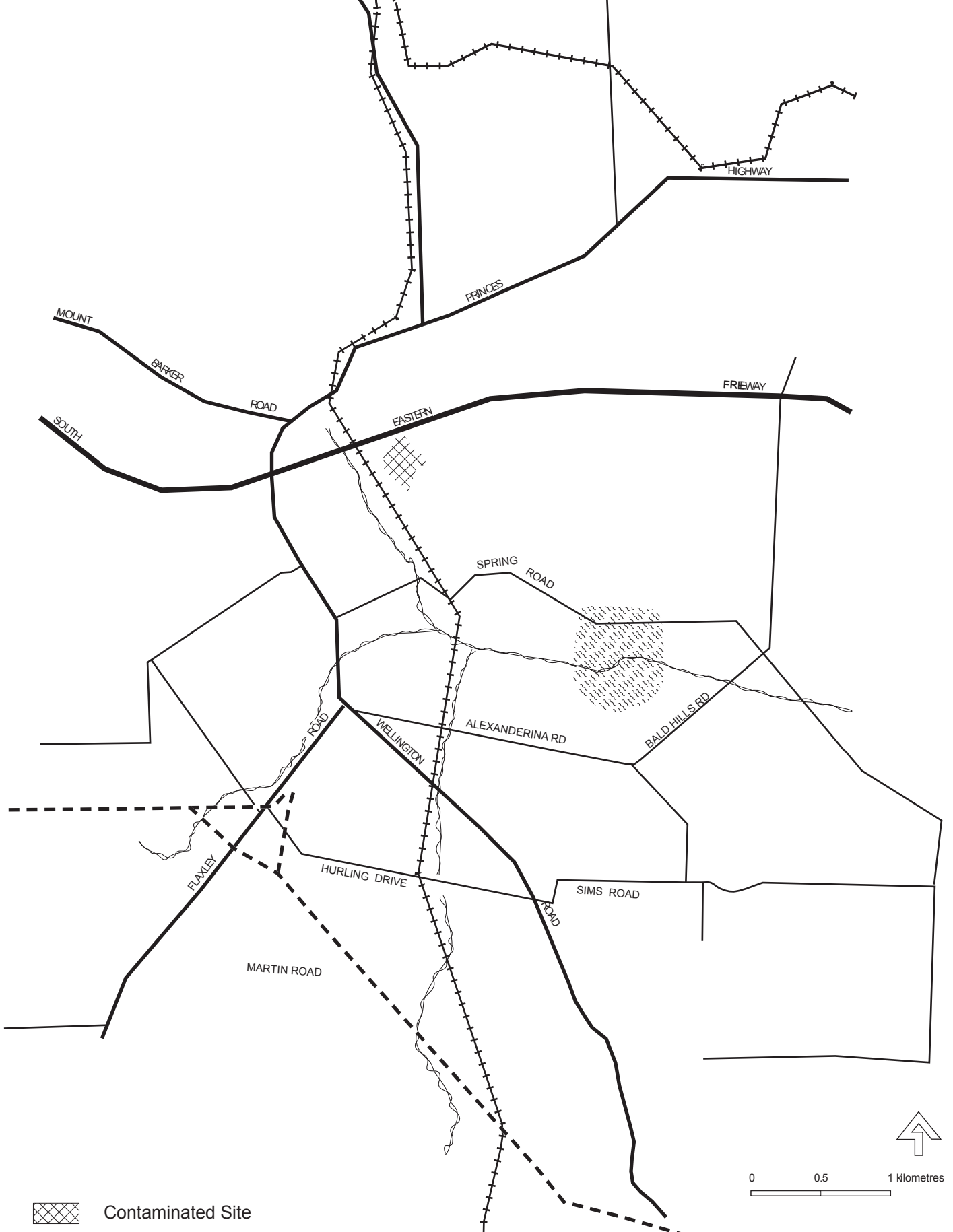










-  Mineral Resource
-  Mining Lease
-  Extractive Mineral Lease
-  Private Mine
-  Railway
-  Scenic Route
-  Major Local Road
-  Secondary Arterial Road
-  Primary Arterial Road
-  Development Plan Boundary

+++++++ 275V / 132KV Transmission Line

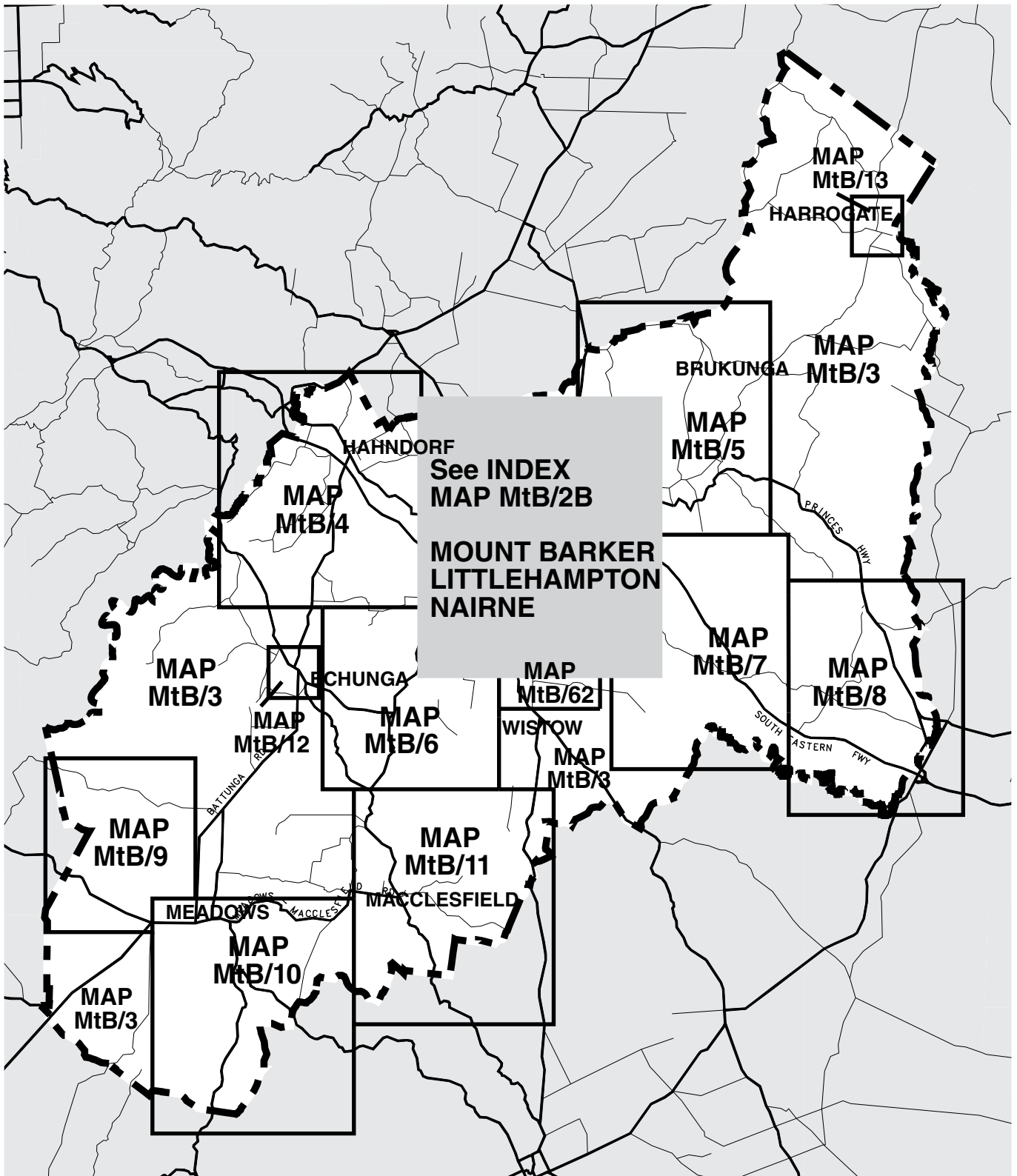


**MOUNT BARKER (DC)
SIGNIFICANT CONSTRAINTS
STRUCTURE PLAN
MAP MtB/1 (Overlay 2)**



-  Contaminated Site
-  Effluent Lagoon Buffer
-  Watercourse
-  Railway
-  Major Local Road
-  Secondary Arterial Road
-  Primary Arterial Road
-  Transmission Line

MOUNT BARKER (DC)
MOUNT BARKER
AND LITTLEHAMPTON
SIGNIFICANT CONSTRAINTS
MAP MtB/1 (Overlay 2)
ENLARGEMENT A



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps MtB/3 to MtB/64 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.

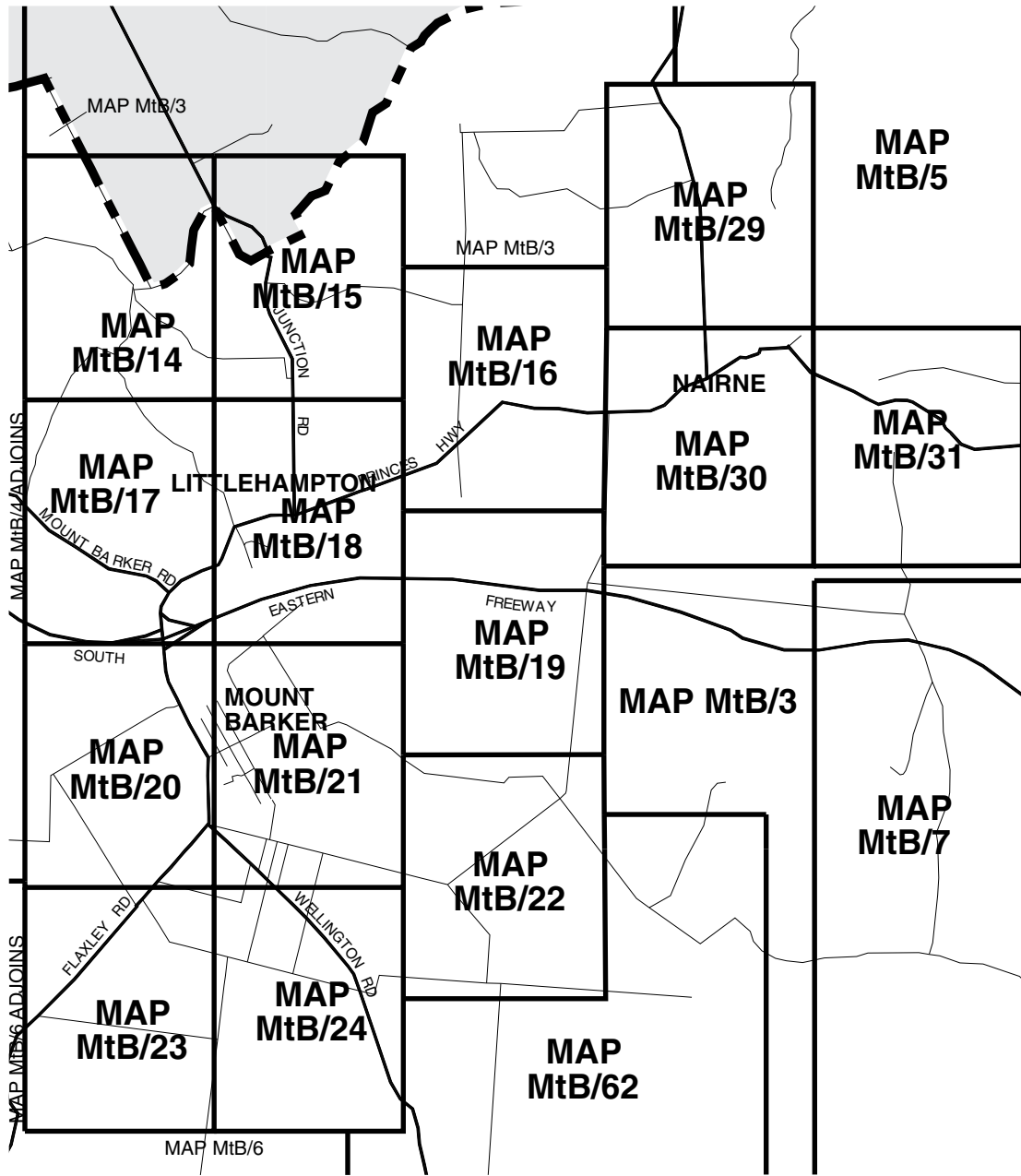


Scale 1:200000



MOUNT BARKER (DC) INDEX MAP MtB/2A

— — — — — Development Plan Boundary



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps MtB/3 to MtB/64 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.

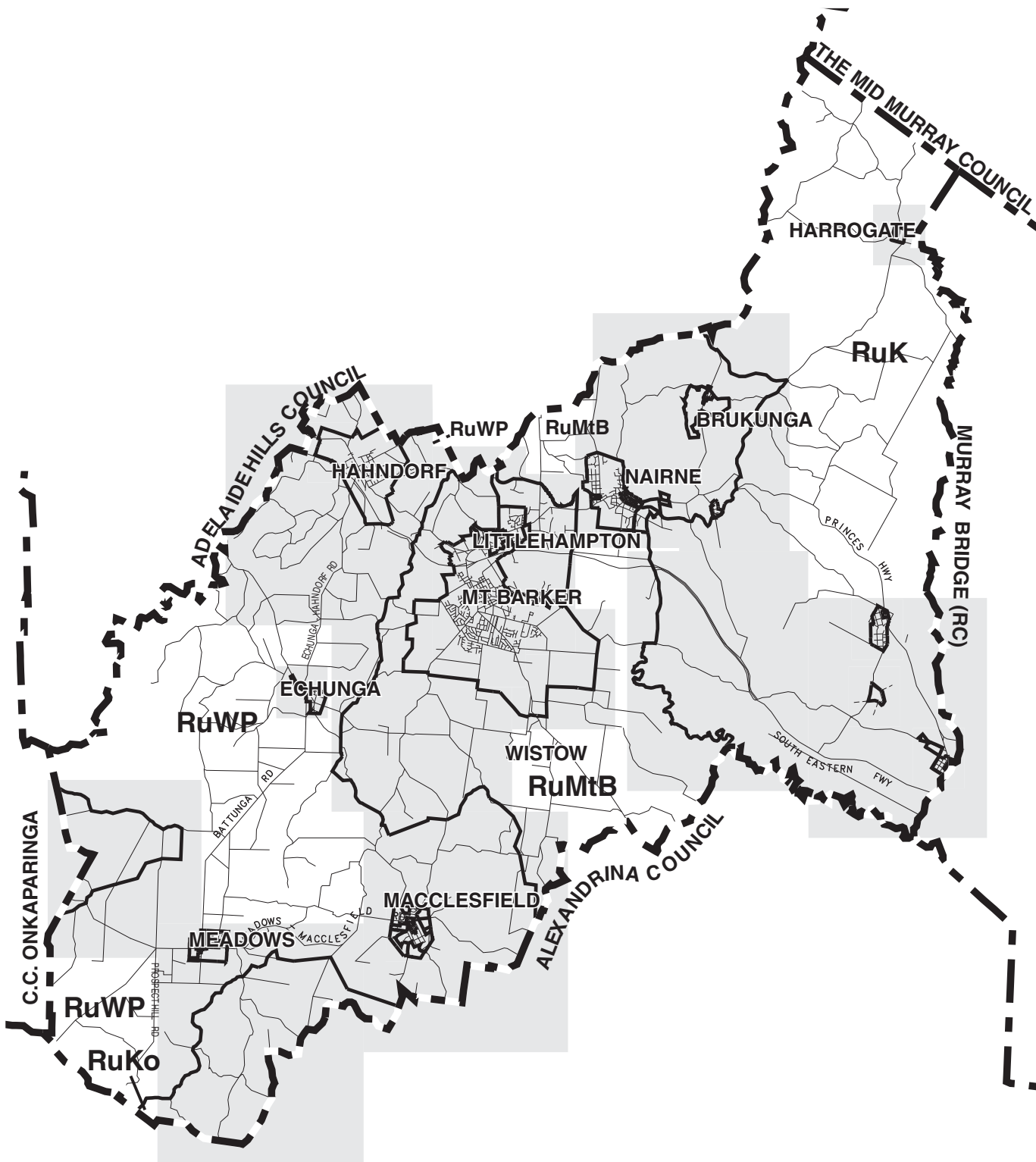


Scale 1:60000



MOUNT BARKER (DC) INDEX MAP MtB/2B

— — — — — Development Plan Boundary



NOTE : See Index Maps MtB/2A and 2B for shaded areas

- RuK Rural Kanmantoo
- RuKo Rural Kondoparinga
- RuMtB Rural Mount Barker
- RuWP Rural Watershed Protection

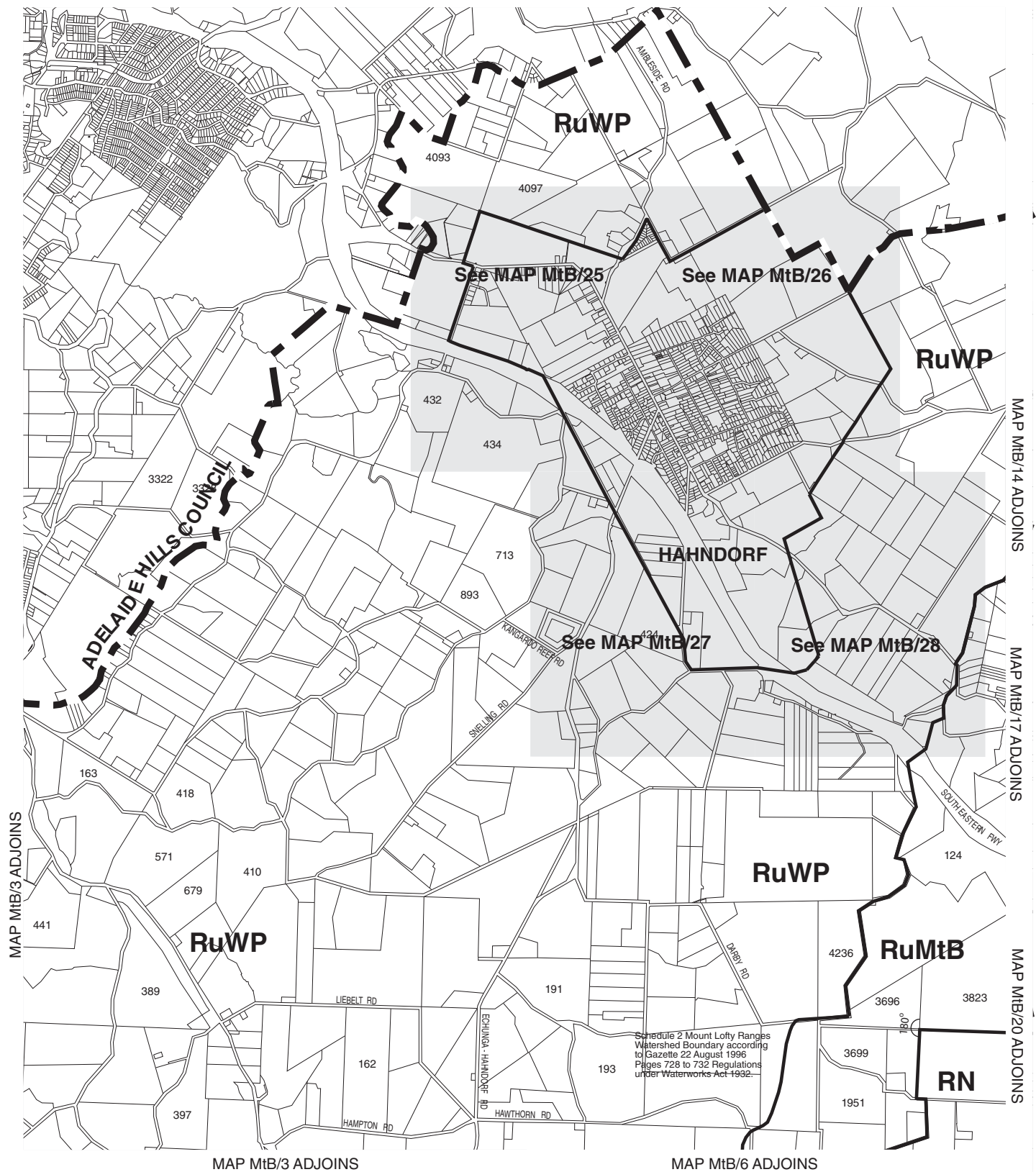


Scale 1:200000



MOUNT BARKER (DC) ZONES MAP MtB/3

- Zone Boundary
- Development Plan Boundary



NOTE: For Policy Areas See MAP MtB/64

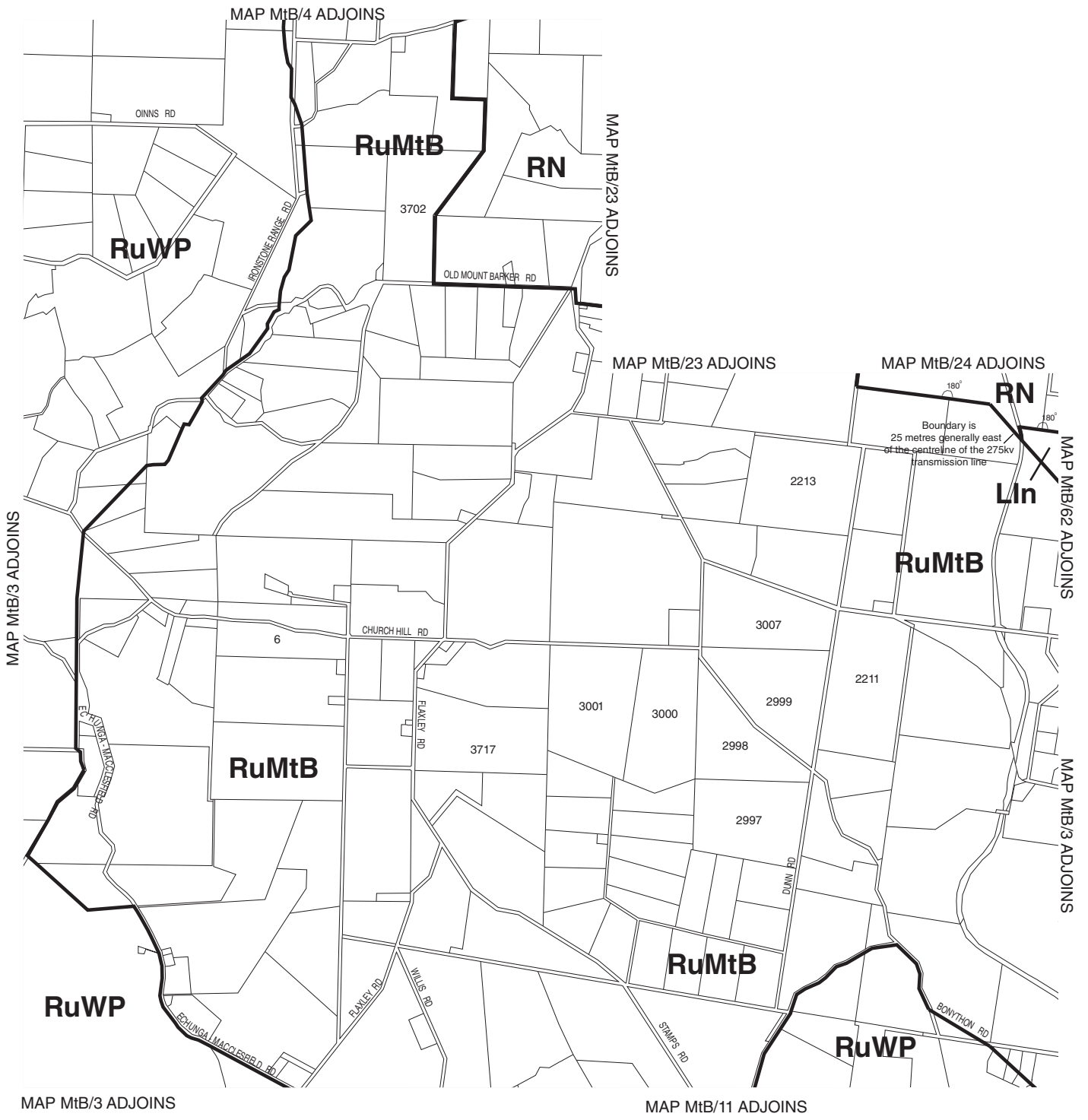
RN Residential Neighbourhood
RuMtB Rural Mount Barker
RuWP Rural Watershed Protection

Scale 1:40000



**MOUNT BARKER (DC)
 ZONES
 MAP MtB/4**

— Zone Boundary
 - - - Development Plan Boundary



NOTE: For Policy Areas See MAPS MtB/63 and 64

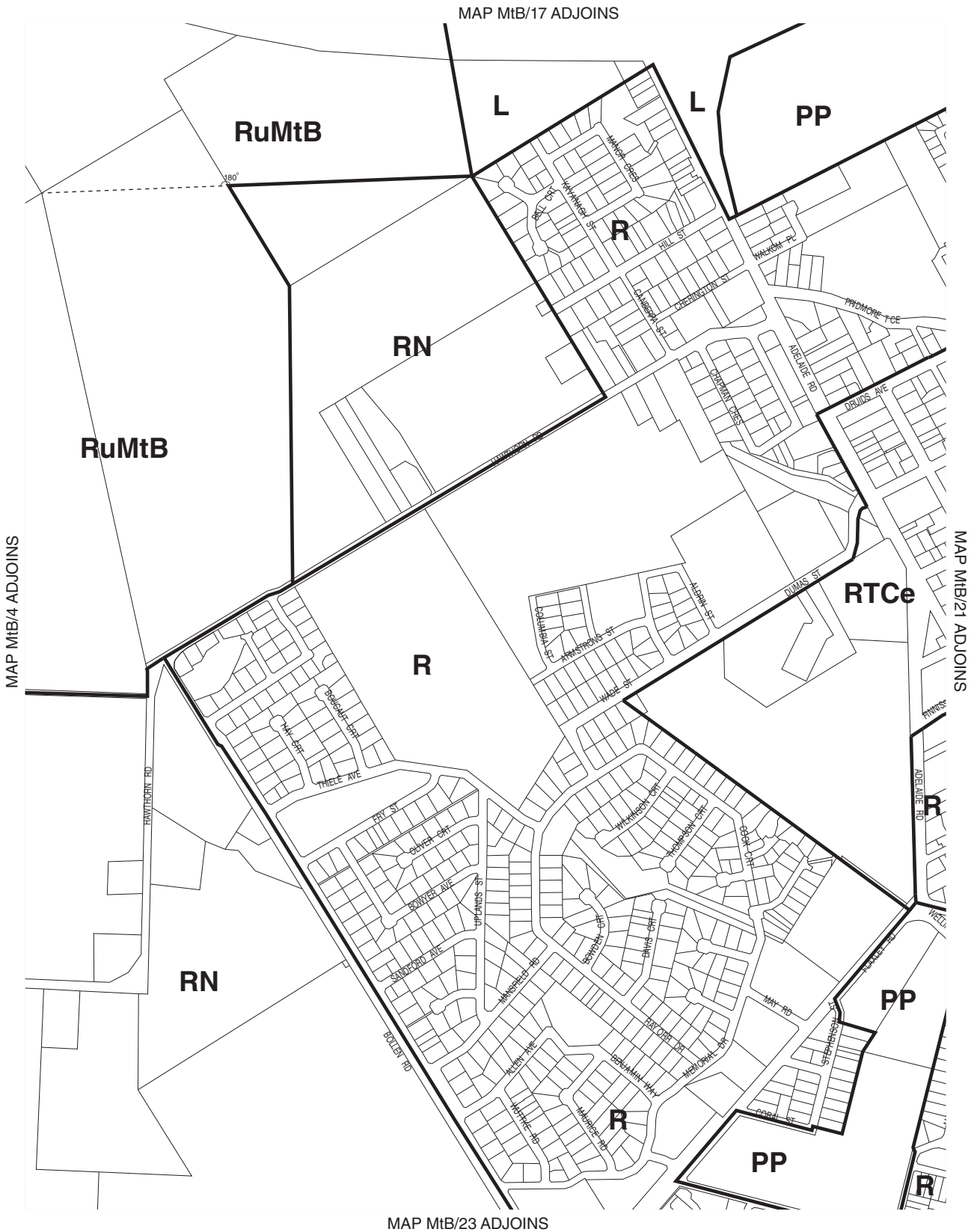
- RN** Residential Neighbourhood
- RuMtB** Rural Mount Barker
- RuWP** Rural Watershed Protection
- LIn** Light Industry

- Zone Boundary
- Development Plan Boundary

Scale 1:35000



MOUNT BARKER (DC) ZONES MAP MtB/6



**NOTE : For Policy Areas See MAP MtB/48
MOUNT BARKER TOWNSHIP**

- L** Landscape
- PP** Public Purpose
- R** Residential
- RN** Residential Neighbourhood
- RTCe** Regional Town Centre
- RuMtB** Rural Mount Barker

- Zone Boundary
- Development Plan Boundary

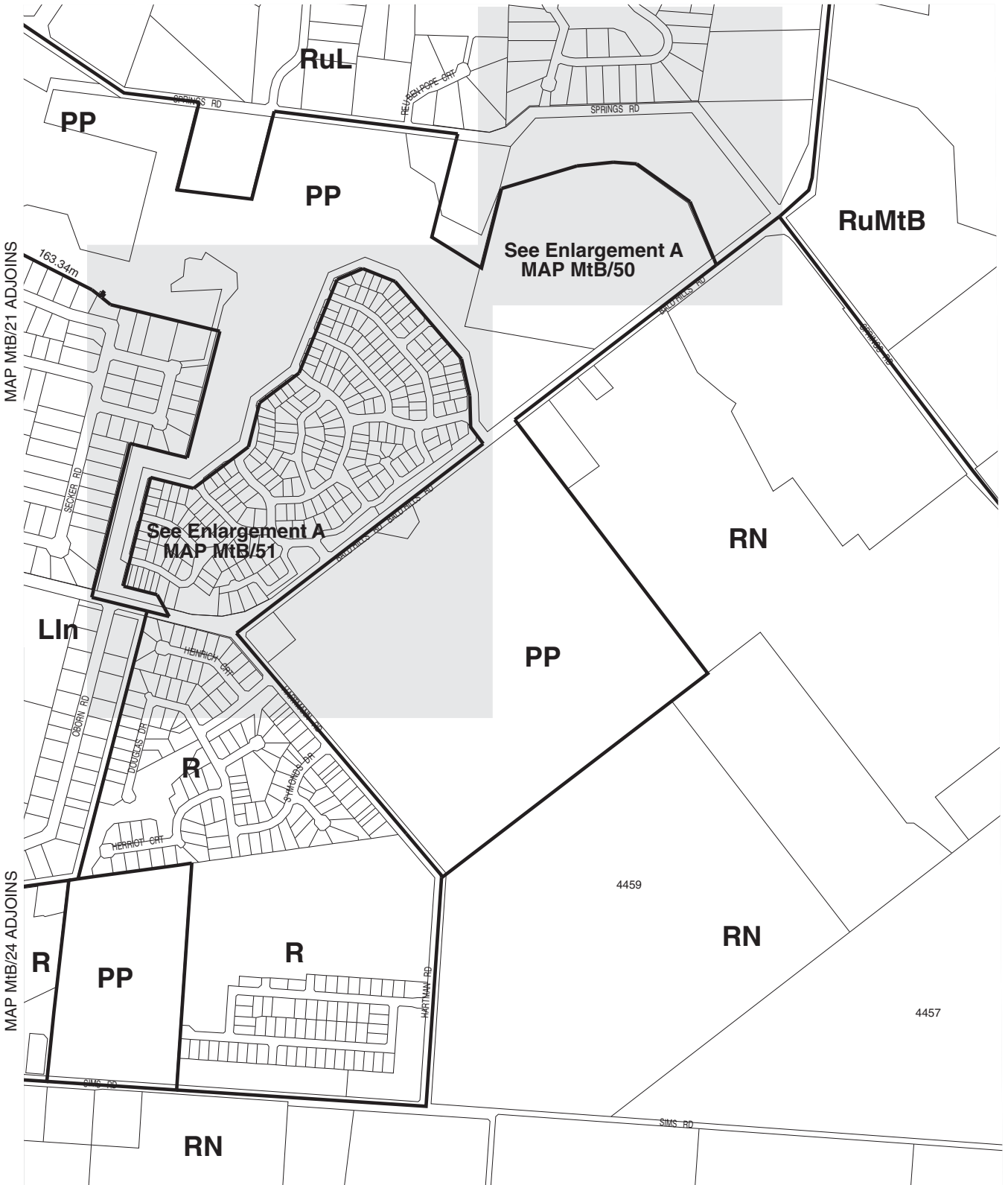
Scale 1:10000



MOUNT BARKER (DC) ZONES MAP MtB/20

MAP MtB/19 ADJOINS

MAP MtB/3 ADJOINS



NOTE : For Policy Areas See MAP MtB/47

MOUNT BARKER TOWNSHIP

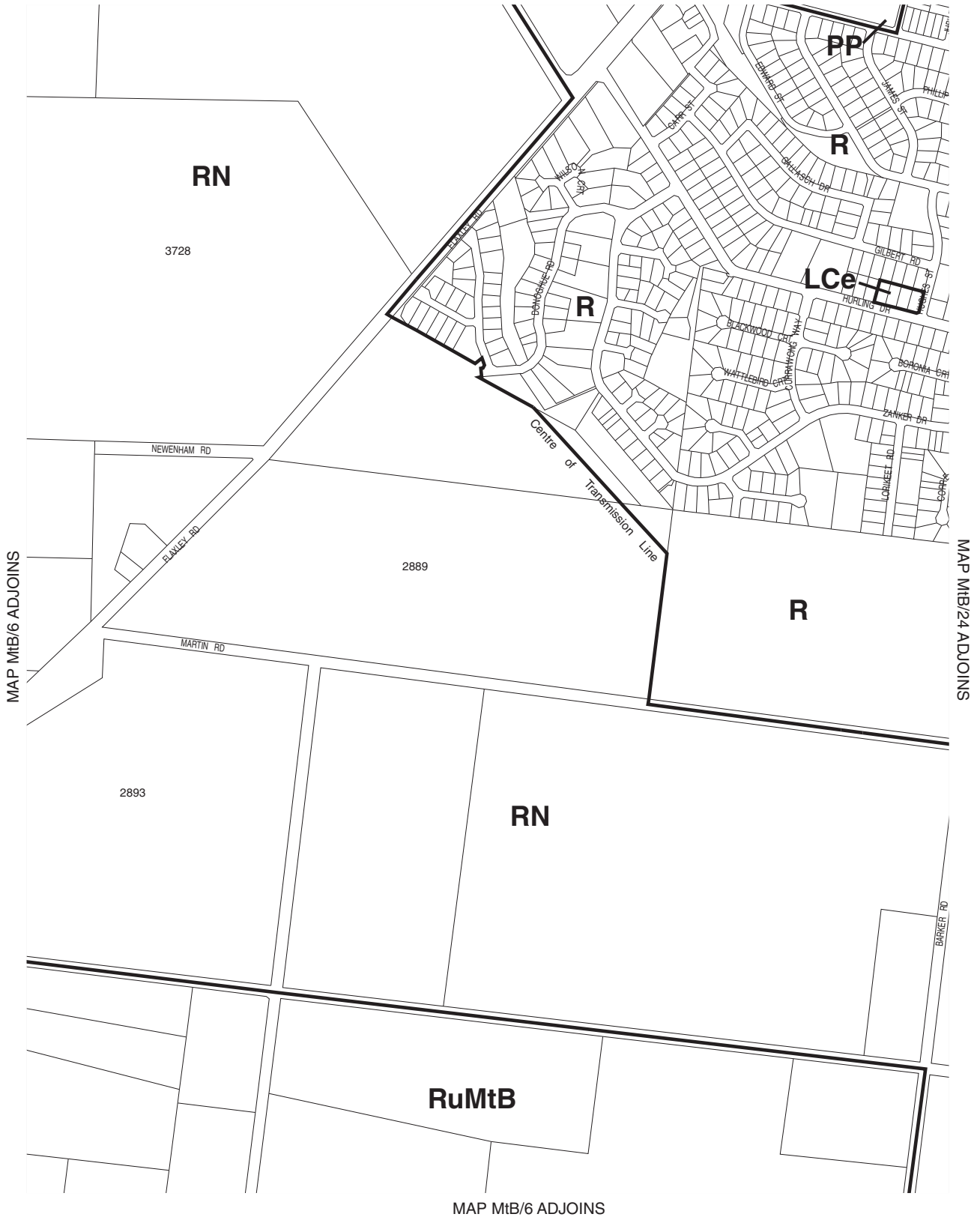
- DU** Deferred Urban
- LIn** Light Industry
- PP** Public Purpose
- R** Residential
- RN** Residential Neighbourhood
- RuL** Rural Living
- RuMtB** Rural Mount Barker

-  Zone Boundary
-  Development Plan Boundary

Scale 1:10000



**MOUNT BARKER (DC)
ZONES
MAP MtB/22**



NOTE : For Policy Areas See MAP MtB/59

MOUNT BARKER TOWNSHIP

- DU Deferred Urban
- LCe Local Centre
- PP Public Purpose
- R Residential
- RN Residential Neighbourhood
- RuMtB Rural Mount Barker

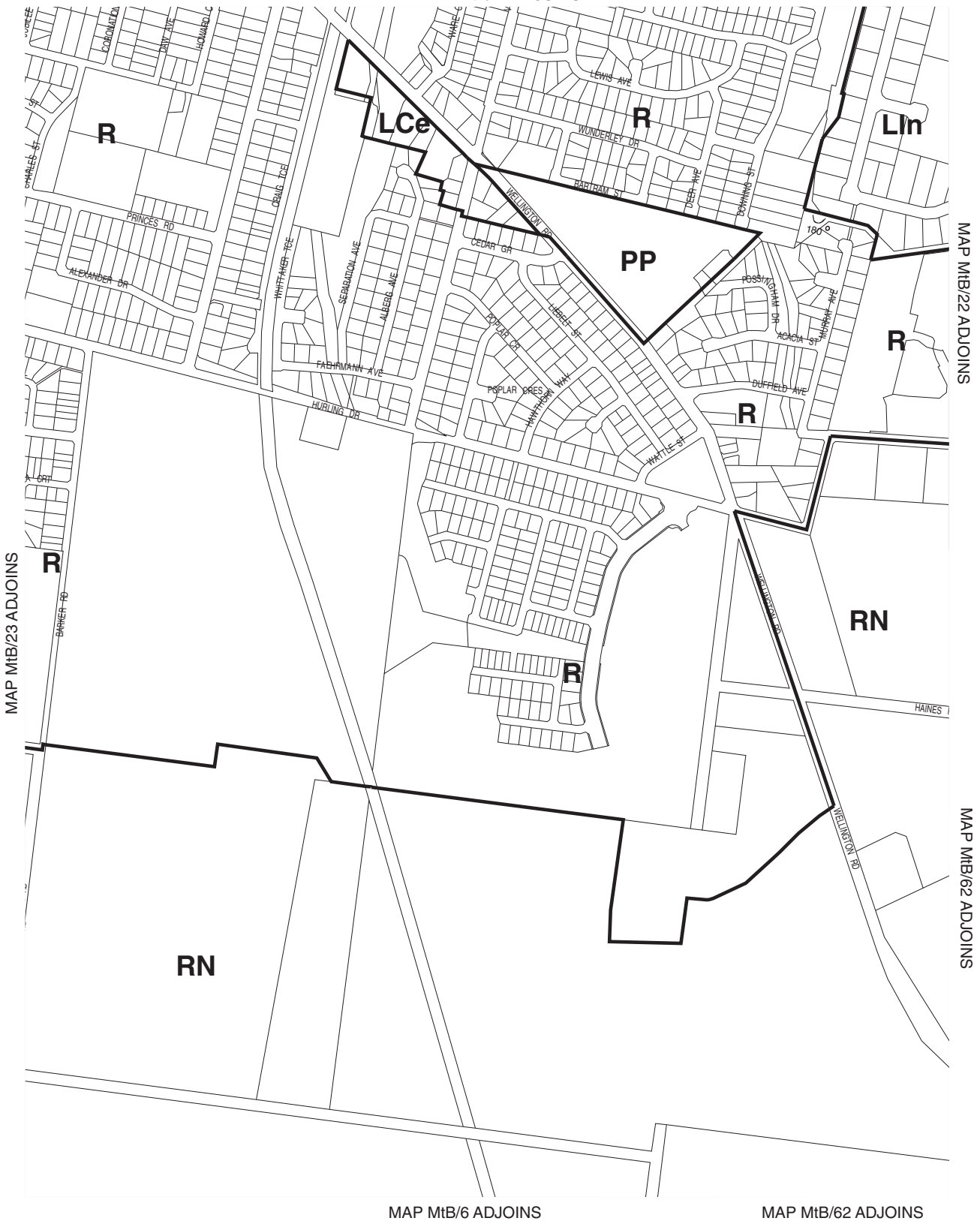


Scale 1:10000



**MOUNT BARKER (DC)
ZONES
MAP MtB/23**

- Zone Boundary
- Development Plan Boundary



NOTE : For Policy Areas See MAP MtB/60

MOUNT BARKER TOWNSHIP

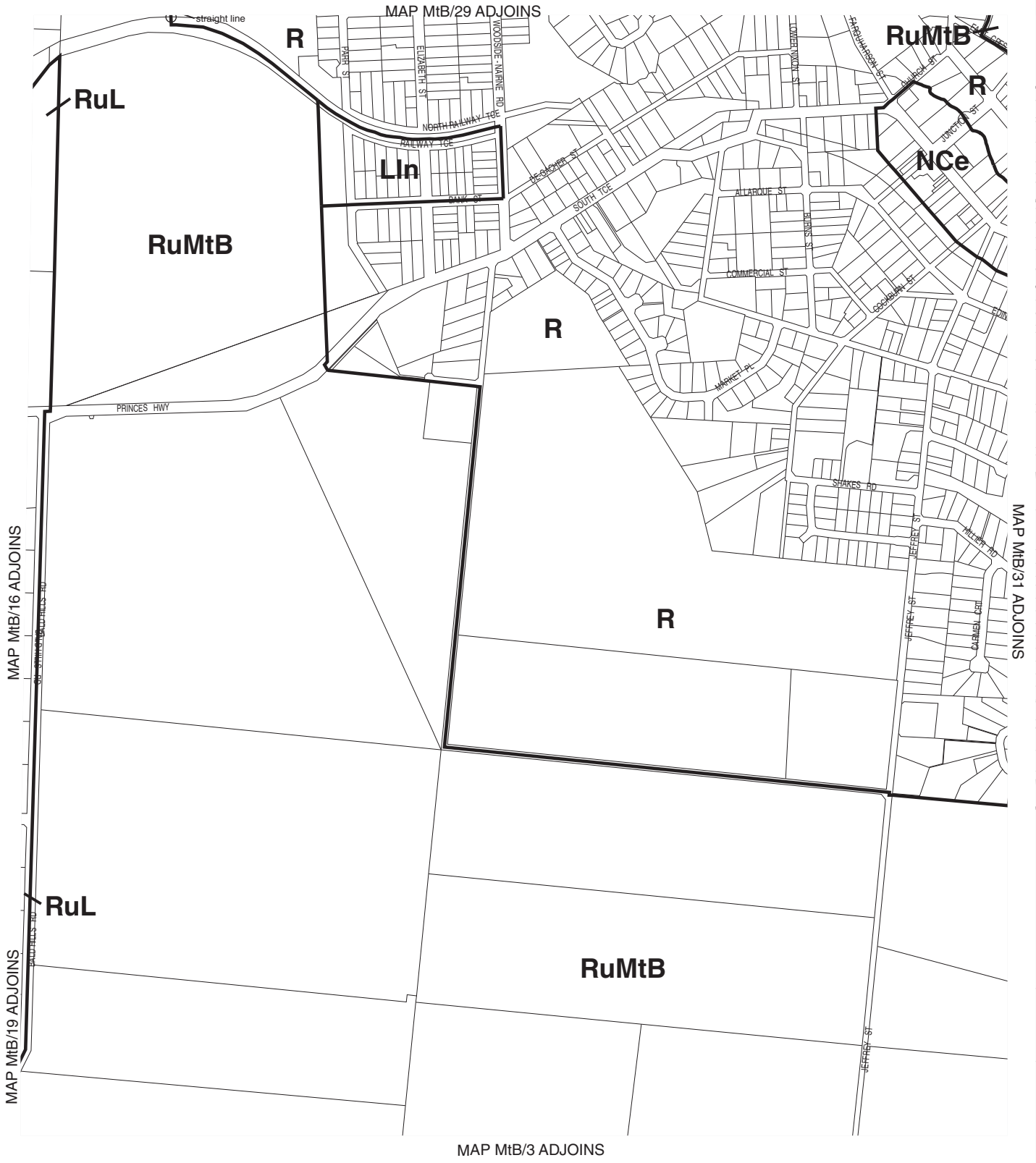
- DU Deferred Urban
- LIn Light Industry
- LCe Local Centre
- PP Public Purpose
- R Residential
- RN Residential Neighbourhood

- Zone Boundary
- Development Plan Boundary

Scale 1:10000



**MOUNT BARKER (DC)
ZONES
MAP MtB/24**



NAIRNE TOWNSHIP

NOTE: For Policy Areas See MAP MtB/41

- LIn** Light Industry
- NCe** Neighbourhood Centre
- R** Residential
- RuL** Rural Living
- RuMtB** Rural Mount Barker

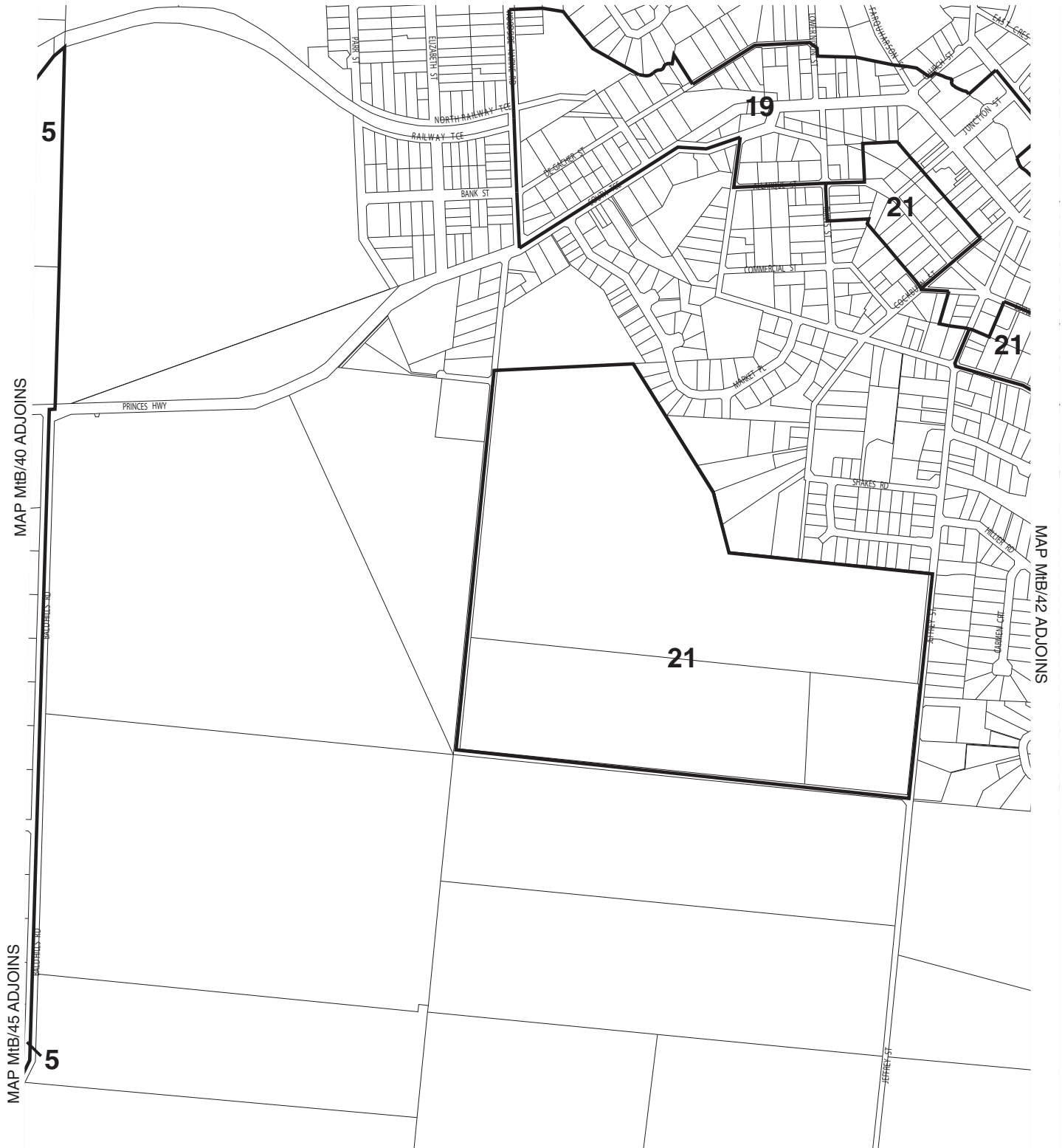
-  Zone Boundary
-  Development Plan Boundary



Scale 1:10000



**MOUNT BARKER (DC)
ZONES
MAP MtB/30**



NAIRNE TOWNSHIP

- 5** Policy Area 5 (Allotments 20000 square metres)
- 19** Policy Area 19 Historic (Conservation) Mount Barker District
- 21** Policy Area 21 (Medium Density Area)

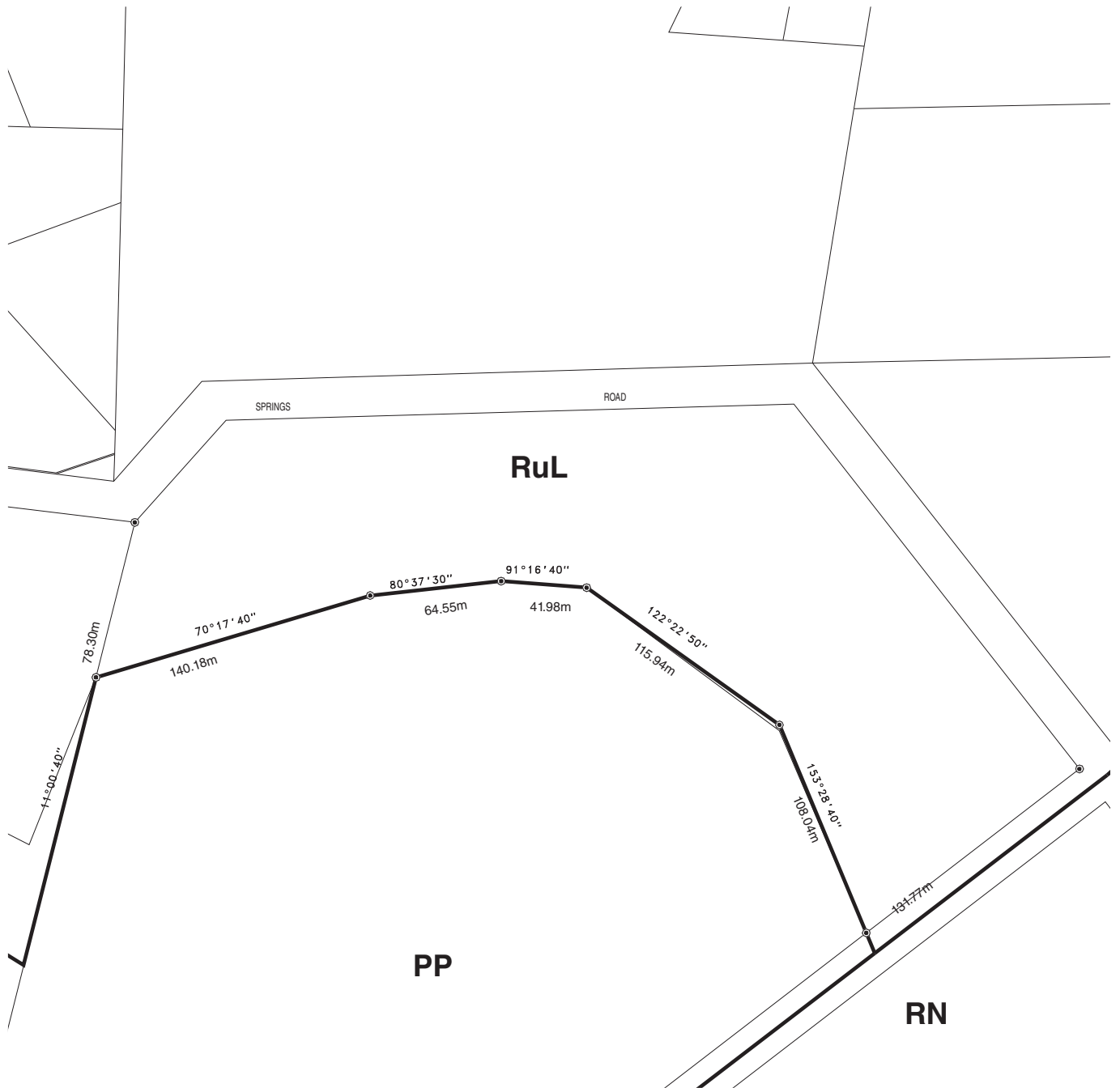


Scale 1:10000



**MOUNT BARKER (DC)
POLICY AREAS
MAP MtB/41**

- Policy Area Boundary
- Development Plan Boundary



ENLARGEMENT A

PP Public Purpose
RN Residential Neighbourhood
RuL Rural Living



Scale 1:3000



————— Zone Boundary
 - - - - - Development Plan Boundary

MOUNT BARKER (DC) ENLARGEMENT MAP MtB/50

MAP MtB/46 ADJOINS



MOUNT BARKER TOWNSHIP

- 20 Policy Area 20 (Urban Regeneration Area)
- 21 Policy Area 21 (Medium Density Area)
- 23 Policy Area 23 (Restricted Urban)

Scale 1:10000



**MOUNT BARKER (DC)
POLICY AREAS
MAP MtB/60**


- Policy Area Boundary
- Development Plan Boundary

ATTACHMENT F

(Maps)



Note: This significant constraints map is indicative only.
 The location and / or extent of the items it identifies may be different to that indicated in light of further investigation.

 Intensive Animal Keeping (Poultry)

 Area of high environmental significance



MOUNT BARKER (DC)
MOUNT BARKER AND LITTLEHAMPTON
SIGNIFICANT CONSTRAINTS
MAP MtB/1 (Overlay 2)
ENLARGEMENT A1



Note: This significant constraints map is indicative only.
 The location and / or extent of the items it identifies may be different to that indicated in light of further investigation.



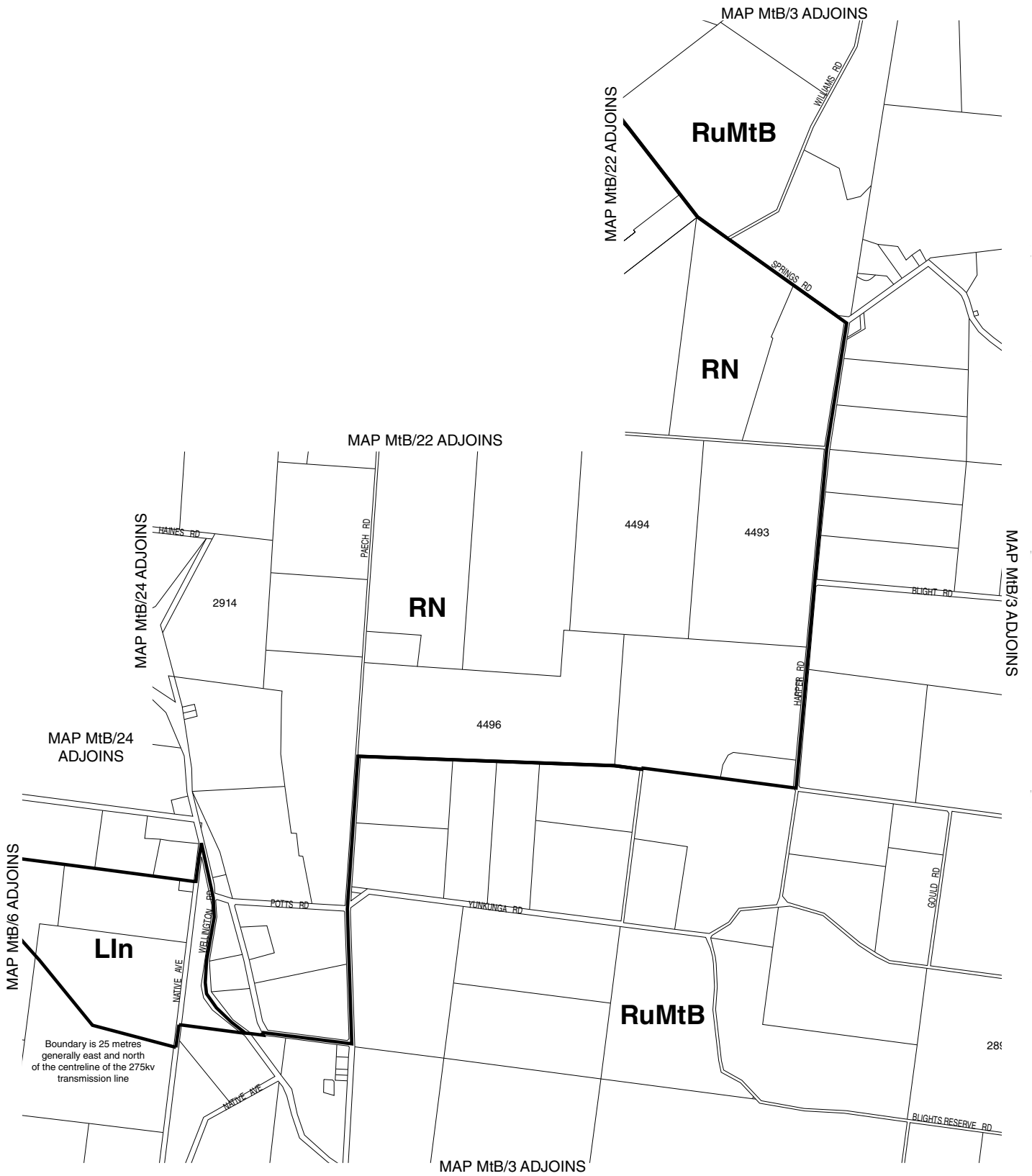
Intensive Animal Keeping (Poultry)



Area of high environmental significance





MOUNT BARKER (DC)
MOUNT BARKER AND LITTLEHAMPTON
SIGNIFICANT CONSTRAINTS
MAP MtB/1 (Overlay 2)
ENLARGEMENT A2



NOTE: For Policy Areas See MAP MtB/63

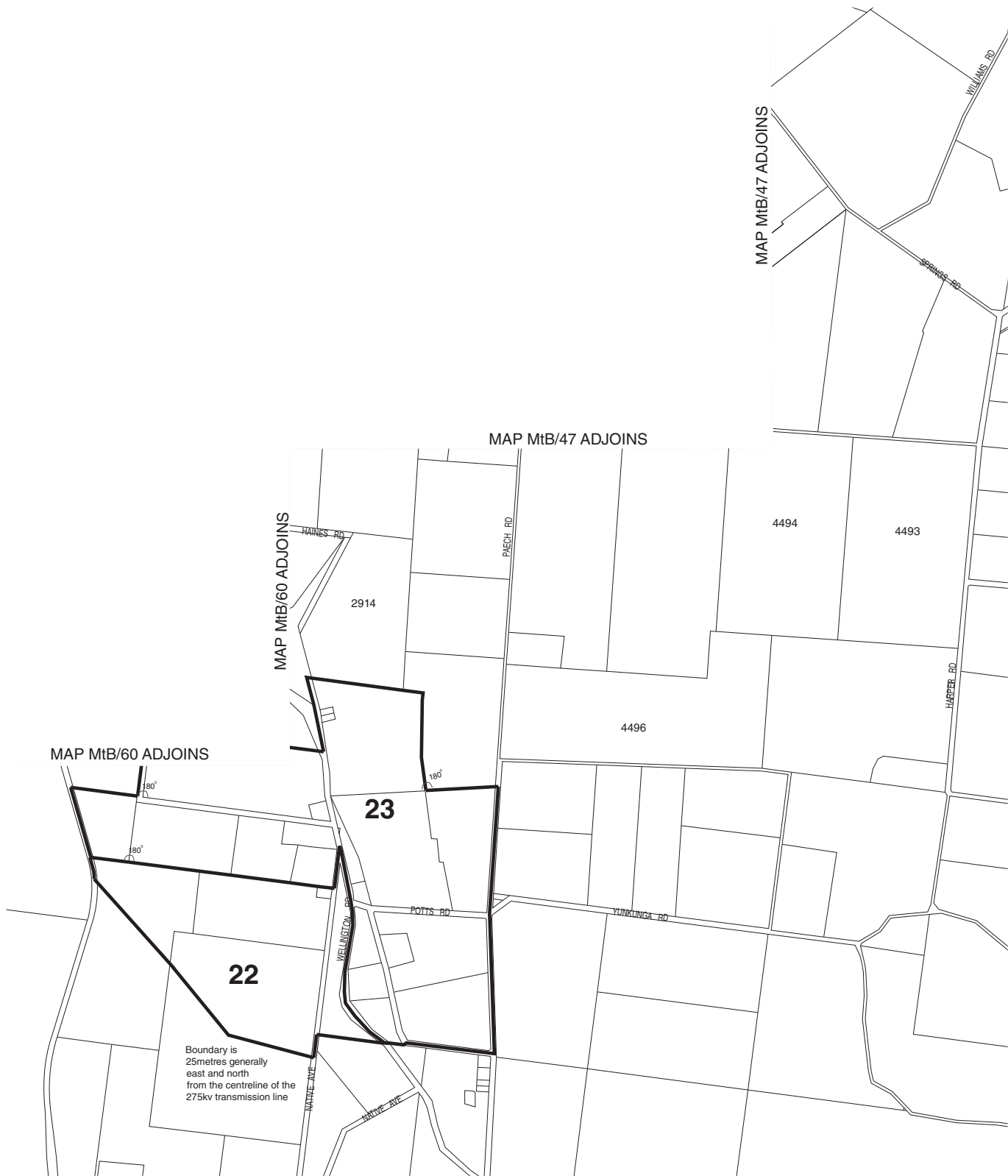
- RN** Residential Neighbourhood
- RuMtB** Rural Mount Barker
- LIn** Light Industry

-  Zone Boundary
-  Development Plan Boundary

Scale 1:20000



MOUNT BARKER (DC) ZONES MAP MtB/62



22
23

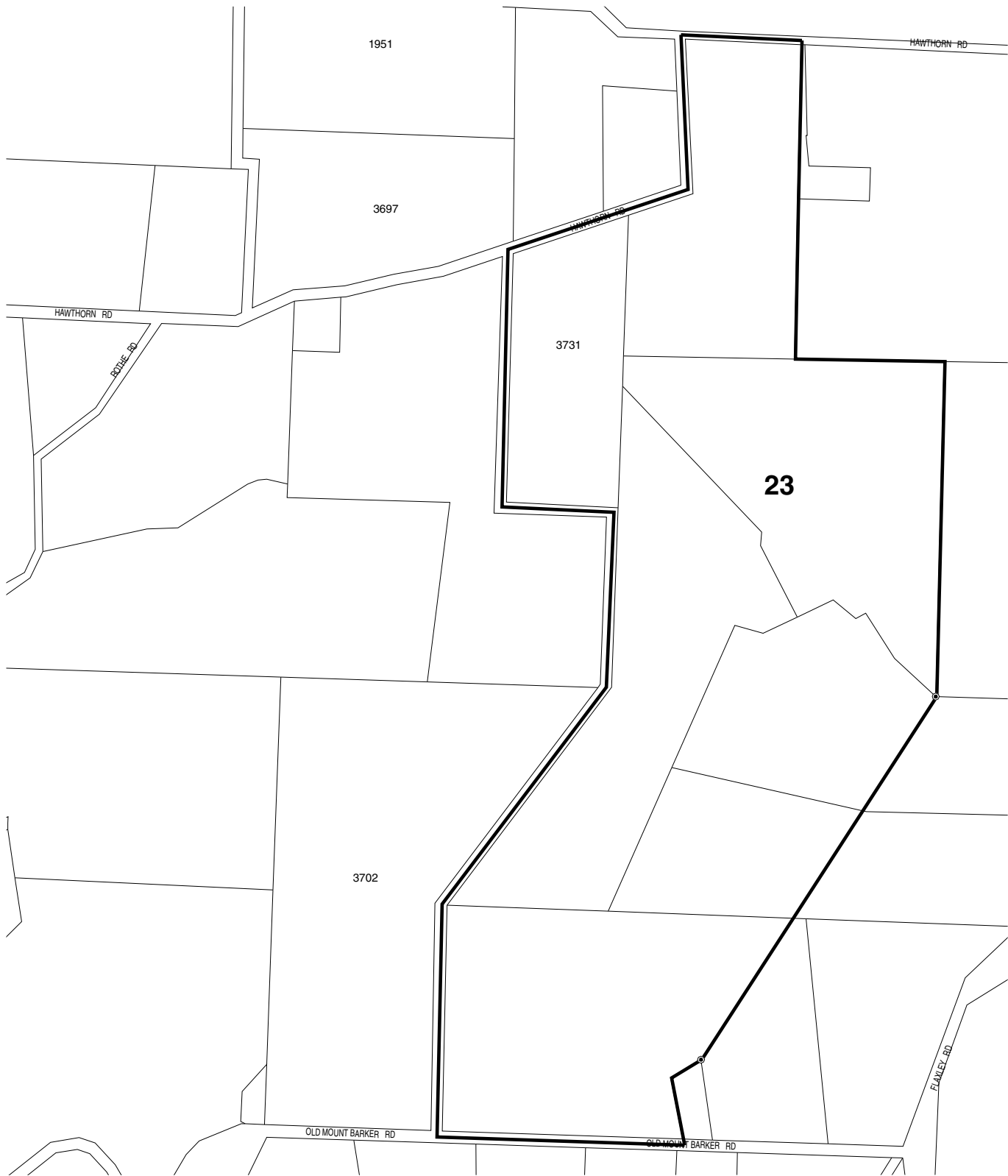
Policy Area 22 (Light Industry)
Policy Area 23 (Restricted Urban)

Scale 1:20000



MOUNT BARKER (DC)
POLICY AREAS
MAP MtB/63

———— Policy Area Boundary



23

Policy Area 23 (Restricted Urban)



Policy Area Boundary

Scale 1:10000



**MOUNT BARKER (DC)
POLICY AREAS
MAP MtB/64**



Government of South Australia

Department of Planning
and Local Government

**Mount Barker (DC) Development Plan
Mount Barker Urban Growth**

Approval Development Plan Amendment

By the Minister

**EXECUTIVE SUMMARY AND ANALYSIS
RELEASED FOR CONSULTATION FROM 10
JUNE 2010 TO 4 AUGUST 2010**

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REFERENCES/BIBLIOGRAPHY

THE AMENDMENT

EXECUTIVE SUMMARY

INTRODUCTION

The *Development Act 1993* provides the legislative framework for undertaking amendments to a Development Plan. The Act allows either the relevant council or, under prescribed circumstances, the Minister for Urban Development and Planning to amend a Development Plan.

This Development Plan Amendment (DPA) has been prepared by the Minister for Urban Development and Planning in accordance with sections 24(1)(g) and 26 of the Development Act. Section 24(1)(g) allows the Minister to prepare an amendment where he/ she considers that an amendment to the Development Plan is appropriate due to a matter which he/she considers to be of significant social, economic or environmental importance.

In this case, the Minister is undertaking the amendment to ensure land is provided within the District Council of Mount Barker to accommodate a share of the population growth expected within the Greater Adelaide Region over the next 15 years.

A DPA (this document) explains what policy changes are being proposed and why, and how the amendment process will be conducted.

A DPA consists of:

- Executive Summary (this section)
- Analysis
- The Amendment.

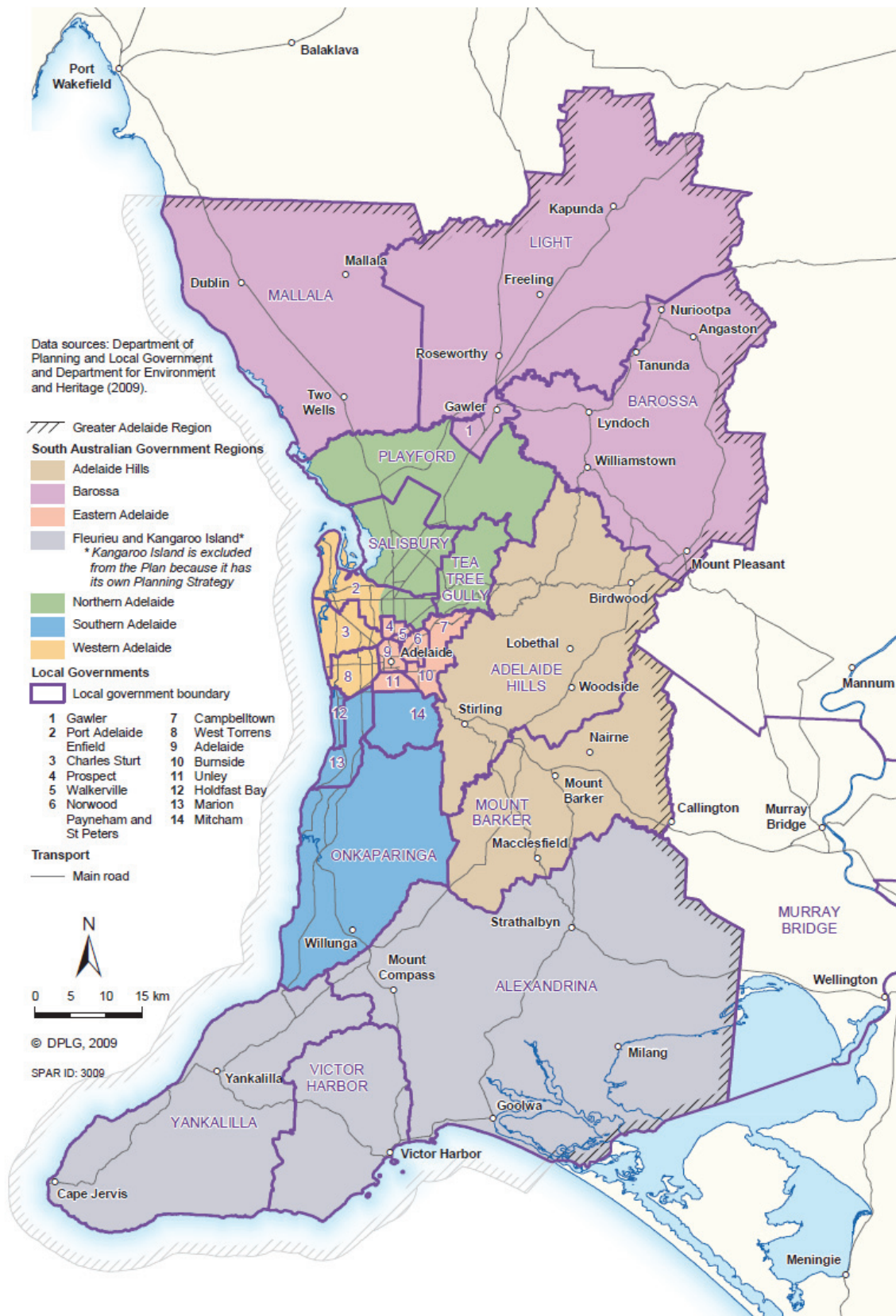
NEED FOR THE AMENDMENT

South Australia's Strategic Plan (2007) sets a target of 2 million people by 2050 for the State. Due to faster than anticipated population growth, more recent population projections indicate that this target could be reached by 2027, some 23 years ahead of time. Most of the population growth is expected to occur within the Greater Adelaide Region (see Map 1), where population is forecast to increase to 1.85 million people by 2036.

As a result, the State Government is proactively planning for a higher population growth scenario to ensure the supply of land for housing and employment keeps pace with the rate of growth. The vision is set out in *The 30-Year Plan for Greater Adelaide* (2010) (the 30-Year Plan) which seeks to accommodate an additional 560,000 people and create at least 282,000 jobs over the next 30 years.

The 30-Year Plan establishes population, dwelling and jobs growth targets distributed across seven administrative regions within the Greater Adelaide Region. In addition, the Plan supports the achievement of a 25-year rolling supply of land for residential, commercial and industrial purposes, inclusive of a 15-year supply of zoned land at any given time.

MAP 1: Greater Adelaide Regions



Source: The 30-Year Plan for Greater Adelaide, Department of Planning and Local Government, 2010

This DPA has been undertaken to support the achievement of targets relating to the Adelaide Hills administrative region and, in particular, those relevant to the Mount Barker District that contribute towards the provision of Greater Adelaide's planned 15-year zoned urban land supply.

At present, land adjacent to the established urban areas in Mount Barker and Nairne townships fall within the Rural (Mount Barker) Zone of the Mount Barker (DC) Development Plan. The Rural (Mount Barker) Zone does not support intensive urban development and, as such, will need to be amended in order to appropriately guide development contemplated by the Plan over the designated timeframe of 15 years.

This DPA is therefore proposing to amend the land use zoning within areas identified as potentially accommodating urban growth at Mount Barker and Nairne to guide its use for a range of urban purposes that are necessary to accommodate new residents and support community needs.

AREA AFFECTED

The area affected by this DPA mainly comprises rural land illustrated on Map 2 and comprises:

- about 45 hectares located to the south-west of the Nairne township, and east of the Saleyard Road alignment and west of Jeffrey Street
- about 1265 hectares of rural land adjacent to the western, southern and south-eastern boundaries of the Mount Barker township.

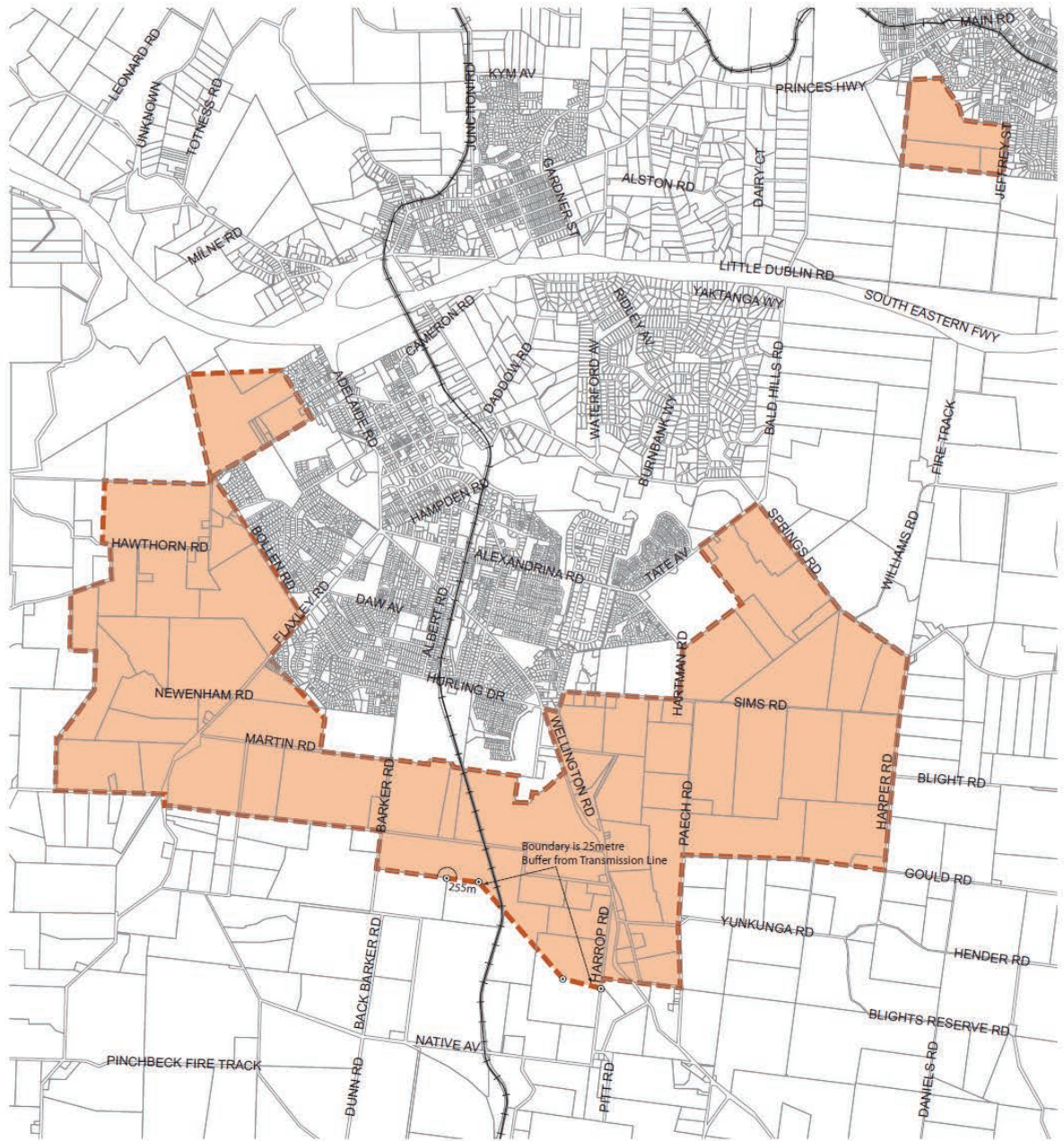
The DPA also proposes to amend requirements relating to the urban-rural interface that reflect the proposed changes in land use expectations created by the DPA.

PROPOSED POLICY CHANGES

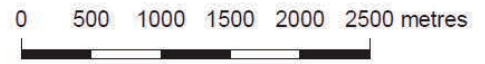
The main changes proposed are outlined below.

- Amending Council-wide policy and figures to:
 - support a wide variety of housing forms (including medium density and affordable housing types) in the proposed growth areas in addition to existing designated areas within the Residential Zone
 - provide for shopping and other centre development in the growth areas where identified on a Structure Plan to complement shopping provided in designated centre zones
 - amend Bushfire Protection Area figures to recognise the changing land use profile of proposed growth areas from rural to urban, while continuing to recognise bushfire risk in future development decisions
 - ensure development does not prejudice the potential provision of freeway access at the Bald Hills Road alignment.
- In relation to the new growth area adjoining the Nairne township it is proposed to:
 - rezone about 45 hectares from Rural (Mount Barker) to Residential
 - include the new residential land in the Medium Density Policy Area 21 to support a wider range of housing choices and support the provision of affordable housing
 - amend the relevant zone, policy area maps and overlays to give effect to the above.

MAP 2: Affected Area



1:45,000



- ++++ Railways
- Area Affected

MOUNT BARKER COUNCIL

- In relation to the Mount Barker township it is proposed to:
 - rezone most of the affected area (about 1200 hectares) from Rural (Mount Barker) to a new Residential Neighbourhood Zone to accommodate a range of housing forms as well as a range of complementary services and activities to meet the needs of future residents
 - incorporate a number of existing residential lots near Flaxley Road into the Residential Zone to reflect the current use of the land
 - incorporate about 42 hectares of land within the existing Light Industry Zone as new Policy Area 22, applying additional requirements to development proposals located in the Policy Area.
- In the Residential Zone, amend Figures R/3 and R/4 to remove redundant references to the 'interface' with the adjacent rural areas.
- Amend Council-wide Structure Plan, zone and policy area maps to give effect to the rezoning of land mentioned above.

LEGAL REQUIREMENTS

Prior to the preparation of this DPA, the Minister received advice from persons holding prescribed qualifications pursuant to section 101 of the *Development Act 1993*.

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

- accords with the Planning Strategy
- accords with other parts of the Development Plan
- complements the policies in Development Plans for adjoining areas
- satisfies the requirements prescribed by the Regulations.

CONSULTATION

This document is now released for concurrent council, agency and public consultation.

The organisations and agencies that will be consulted on the DPA include:

- Department of the Premier and Cabinet (Office for Recreation and Sport, Aboriginal Affairs and Reconciliation)
- Department for Transport, Energy and Infrastructure (Public Transport Division – TransAdelaide, Transport Services, Office of Major Projects and Infrastructure, Land Services Group)
- Department of Justice (South Australia Police, SA State Emergency Service, Country Fire Service)
- Department of Trade and Economic Development
- South Australian Tourism Commission
- Department for Environment and Heritage
- Environmental Protection Authority
- Department of Water, Land and Biodiversity Conservation
- Department of Planning and Local Government (Office for State / Local Government Relations)
- Department of Primary Industries and Resources (Agriculture Food and Wine, Forestry, Minerals and Energy Resources)
- Department of Education and Children's Services
- Department of Further Education, Employment, Science and Technology

- Department for Families and Communities (Housing SA - SA Affordable Housing Trust, Office for Community Housing)
- Department of Health
- Land Management Corporation
- Department of Treasury and Finance
- District Council of Mount Barker
- Conservation Council of South Australia
- SA Murray Darling Basin Natural Resource Management Board
- ETSA Utilities
- Origin Energy
- SA Water
- ElectraNet
- Local Government Association
- Member for Heysen
- Member for Kavel

All written and verbal agency and public submissions made during the consultation phase will be recorded and considered by the Development Policy Advisory Committee (DPAC), which is an independent body responsible for conducting the consultation stage of Ministerial DPAs. Changes to the DPA may occur as a result of this consultation process. (See also 'Have your say' information box at the front of this DPA.)

THE FINAL STAGE

When DPAC has considered the comments received and heard all the public submissions, it will provide the Minister for Urban Development and Planning with a report on its findings.

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

Note: This Executive Summary is for information only and does not form part of the Amendment to the Development Plan.

ANALYSIS

1 BACKGROUND

Townships within the District Council of Mount Barker have, from time to time, been expanded to accommodate urban growth as the available supply of appropriately zoned land became scarce.

The Mount Barker township has played a pivotal role in accommodating population growth in the District due to its entrenched role as a regional service centre for the Central Hills Region, a role recognised by successive State Planning Strategies. The *Planning Strategy for Regional South Australia* (January 2003) promoted the development of the Mount Barker township through a combination of infill opportunities within established town boundaries and the identification of new land for residential expansion based on population projections and infrastructure capacity.

Later in 2003, the District Council of Mount Barker released its *Residential and Industrial Strategy 2020: Towards Sustainability* (August 2003) report, which considered options to expand residential and employment activities. This strategy along with other council led studies provided a blueprint for the preparation of two council amendments to the Development Plan – one looking at residential growth, the other employment opportunities through industrial land supply.

In the second half of 2006, the State Government finalised the *Planning Strategy for the Outer Metropolitan Region* (revised and re-released in 2007) introducing a town boundary around a number of townships throughout the inner region including Mount Barker, Littlehampton and Nairne. In doing so, the Strategy recognised the work undertaken by the District Council of Mount Barker and provided an opportunity to review the use of rural parcels within the newly defined boundary for urban purposes that were not considered in Council's earlier rezoning process.

The release of *The 30-Year Plan for Greater Adelaide* (the 30-Year Plan) continues to recognise the importance of Mount Barker as an urban growth area. Importantly, the Plan goes somewhat further in recognising the potential significance of Mount Barker in contributing to South Australia's population growth targets over the coming decades. It identifies areas that should be considered for future growth in the context of a land bank of urban zoned land to satisfy population growth pressures in the near and medium term (i.e. over the next 15 years).

For this reason, the potential growth at Mount Barker should be considered within the broader planning targets applicable to the Greater Adelaide Region rather than in isolation.

The DPA process provides a basis to examine whether the land use policy framework contained in the Mount Barker (DC) Development Plan is appropriate to guide urban growth—cognisant of the new strategic opportunities identified by the State Government—and to identify any amendments to the Development Plan that might be necessary to guide future development.

2 THE STRATEGIC CONTEXT AND POLICY DIRECTIONS

2.1 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.

Amending the Mount Barker (DC) Development Plan so that it guides the future growth of Mount Barker and Nairne townships, will assist in achieving a number of the South Australia's Strategic Plan's objectives and targets. As the proposed changes would provide for an expanded range of land uses to include housing and employment activities, there is potential for the DPA to deliver against a broad range of targets including those discussed below.

Table 1: Strategic Plan summary

Strategic Plan Objective / Targets	Response
<p>Objective 1: Growing Prosperity</p> <p>T1.1 Economic Growth: exceed the national economic growth rate by 2014.</p> <p>T1.2 Competitive business climate: Maintain Adelaide's rating as the least costly place to set up and do business in Australia and continue to improve our position internationally.</p> <p>T1.11 Unemployment: Maintain equal or lower than the Australian average through to 2014.</p> <p>T1.12 Employment participation: Increase the employment to population ratio, standardised for age differences, to the Australian average.</p> <p>T1.22 Total population: increase South Australia's population to 2 million by 2050, with an interim target of 1.64 million by 2014.</p>	<p>The DPA will provide development opportunities that support employment generation and assist in achieving the population target.</p>
<p>Objective 3: Attaining Sustainability</p> <p>T3.1 Lose no species: lose no known native species as a result of human impacts.</p> <p>T3.5 Greenhouse gas emissions reduction: achieve the Kyoto target by limiting the state's greenhouse gas emissions to 108% of 1990 levels during 2008-2012, as a first step towards reducing emissions by 60% (to 40% of 1990 levels) by 2050.</p> <p>T3.12 Renewable energy: support the development of renewable energy so that it comprises 20% of the state's electricity production and consumption by 2014</p> <p>T3.14 Energy efficiency – dwellings: increase the energy efficiency of</p>	<p>This DPA advances this objective and associated targets by:</p> <ul style="list-style-type: none"> • including a structure plan and supporting policy that promotes the development of an urban form that encourages walking and cycling • encouraging the provision of local employment opportunities to reduce the amount of employment based travel outside the Mount Barker District • promoting energy efficiency, stormwater management and water conservation techniques • supporting the protection of areas of environmental significance or value.

<p>dwelling by 10% by 2014.</p>	
<p>Objective 6: Expanding Opportunity</p> <p>T6.7 Affordable housing: increase affordable home purchase and rental opportunities by 5 percentage points by 2014.</p> <p>T6.8 Housing stress: halve the number of South Australians experiencing housing stress by 2014.</p>	<p>This DPA advances this objective and associated targets by including policy that promotes diversity in housing types, including 15% for affordable housing.</p>

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 30-Year Plan is a volume of the Planning Strategy for South Australia and applies to the area affected by this DPA. The Plan has been prepared by the Government to guide the community, local government, business and industry.

The main aim of the Plan is to outline how the South Australian Government proposes to balance population and economic growth with the need to preserve the environment and protect the heritage, history and character of Greater Adelaide. The Plan seeks to create inclusive, vibrant and liveable communities, while protecting the regional hinterlands and primary production lands and sustaining natural resources. Finally, the Plan is one of the key tools to assist the State Government, local government and the entire community in building resilience to the risks and impacts of climate change.

2.2.1 Context and Vision

The context and vision for the Plan is outlined in detail in Chapters B and C. While it is not intended to reiterate the content of these chapters in any detail, it is worth providing a snapshot of the those comments of most relevance to formulating a land use planning framework for growth areas identified at Mount Barker.

The Plan's context provides discussion on a number of main themes including population characteristics, form of new development and employment.

In relation to expected changes to the size and make-up of the population within the Greater Adelaide Region:

- a total forecast population for Greater Adelaide of 1.85 million people by 2036 – the population is growing faster than was forecast in *South Australia's Strategic Plan* (2004) and the *Prosperity Through People* population policy (2004), which both forecast a target of 2 million people by 2050 for the entire state; this is now projected to be reached 23 years ahead of target, in 2027
- Greater Adelaide's population is older than the Australian average and our share of people aged over 65 is growing faster than the national average:
 - those aged over 65 will increase from 194,000 in 2006 to 407,000 in 2036, a 110 per cent increase
 - the proportion of aged people (over 65 years) in the population will increase from 18 per cent in 2006 to 22 per cent in 2036

- the number of South Australians aged 85 years or more is projected to increase by 222 per cent by 2036, with those living in non-private accommodation projected to increase by more than 220 per cent from about 10,000 in 2006 to in excess of 31,000 in 2036.
- the three dominant household types in Greater Adelaide (couples with children, couples without children and lone-person households) will comprise about 84 per cent of total occupied private dwellings and of these:
 - lone-person households were the fastest-growing household type in the past decade and are projected to account for 33 per cent of all household types in Greater Adelaide by 2036
 - lone-person households reflect the ageing of the population and changes in family relationships
- changes in population dynamics has resulted in the need for more dwellings to accommodate the same number of people - in the 1950s to 1970s, when households were made up of large families, 300 extra homes were needed for every 1000 extra people; today, 420 homes are required for every 1000 people; and by 2036, 435 homes will be required for every 1000 people.

To meet the demands of a larger population and household needs, the Plan outlines a vision for a 'new urban form' including:

- *Concentrating new housing in existing areas:*
 - Township growth will be confined to larger regional towns where infrastructure and services can be provided. Growth will be contained for smaller townships and villages to protect their heritage and character.
- *Locating new housing and new jobs in transport corridors:*
 - The Plan contains a detailed strategy to locate the bulk of new housing in established areas around the existing public transport networks and transit corridors to create a transit-connected city
- *Placing an emphasis on good design and creating unique precincts*
- *Creating vibrant mixed-use precincts*
 - A greater co-location of a greater mixture of building uses (e.g. street facing shops and services located under residential apartments, providing walkable neighbourhoods and easy access to services)
- *Taking a new approach to Greenfields development*
 - New greenfield developments to contain a larger mixture of densities and housing types.
- *Retaining the essential characteristics of rural towns*
- *Achieving a diversity of dwelling types*
 - Achieve a greater mix of dwelling types to cater for the changing make-up of the population. These would range from single detached dwellings to low-rise attached accommodation, such as townhouses and villas, and medium-density housing, such as well designed three-to-five storey apartment blocks in appropriate locations.
- *Water and energy efficiency*
- *Greenways and a network of open spaces*
 - A network of connected open spaces would characterise the major activity centres and transit corridors. These very distinct green buffers would improve amenity, have a cooling effect and provide a noise buffer between residential accommodation and transport thoroughfares.

The translation of the above elements to greenfield developments is directly relevant to the formulation of a land use policy framework for the proposed growth areas at Mount Barker. Importantly, the vision provides a challenge in the sense that the deliverable physical outcomes for identified growth areas should take into account

the role and function of affected townships. As a result, the policy proposed in one location may differ from another, particularly when it involves separate towns.

2.2.2 Mount Barker District Growth Area: Targets and Policies

The Plan contains policies and targets that address a wide range of development and environmental issues. The table contained in **Appendix A** identifies the policies and targets of relevance to this DPA and how they are being addressed.

Table 2 summarises targets for population and dwelling growth for each of the seven State Government Regions which comprise Greater Adelaide.

Table 2: Targets by Region 2009-2038

Region	Population Growth Target	Dwelling Growth Target	Jobs
Eastern Adelaide (including City of Adelaide)	65,000	33,440	56,500
Western Adelaide	83,000	42,560	40,500
Southern Adelaide	82,000	40,500	43,000
Northern Adelaide	169,000	67,600	79,000
Barossa	110,000	46,400	38,500
Adelaide Hills (including Murray Bridge)	29,000	13,000	13,000
Fleurieu	22,000	14,500	11,500
Greater Adelaide Total	560,000	258,000	282,000

Source: *The 30-Year Plan for Greater Adelaide, SA Government 2010*

The targets for the Adelaide Hills Region distribute population and housing quotas between Adelaide Hills and Murray Bridge - Table 3 is a summary of the targets relevant to the Mount Barker District.

Table 3: Adelaide Hills targets (excluding Murray Bridge)

Population	Dwellings		
	Total	Affordability Component	
15,600	7,000	2100 (30% of total housing to be affordable)	1,050 (15% of total for Affordable Housing (includes 5% for high needs))

Source: *The 30-Year Plan for Greater Adelaide, SA Government 2010*

The jobs target for the region is not distributed in the same way as dwellings and population. More specifically, the 13,000 jobs target (and 280 hectares of employment land required to accommodate this) is established for the whole of the Adelaide Hills Region – it has not been apportioned based on the expected distribution of housing growth. This provides flexible choices in the geographical distribution of jobs given the complexities associated with ascribing jobs in this way, including local and regional opportunities, employer and industry needs, work travel preferences and so on.

There is nevertheless a need to consider employment targets for the Adelaide Hills Region and how these might be distributed - this is discussed later in the Analysis section.

2.3 Other strategic documents

The DPA has been prepared cognisant of a number of other documents, and the goals and objectives contained within them. The following sections provide a summary of these as they relate to the planning needed to contribute to urban growth goals within the Mount Barker District

2.3.1 Adelaide and Mount Lofty Ranges Natural Resource Management Plan

The Adelaide and Mount Lofty Ranges Natural Resource Management (NRM) Plan targets and outcomes relevant to the DPA are contained in Table 4 below.

Table 4: Adelaide and Mount Lofty Ranges NRM Targets

Relevant NRM Targets		Outcomes
T1	Stormwater and waste water used	75% of stormwater used. 100% of waste water reused.
T2	Surface water and groundwater	All water resources meet water quality guidelines to protect defined environmental values.
T3	Water resources managed within sustainable limits	All water resources used within sustainable yield (allowing for variability).
T7	Condition and function of ecosystems (terrestrial, riparian)	Recovery RE: significant ecosystems.
T9	Conservation status of native species (terrestrial, marine, aquatic)	No decline in conservation status from current levels.

The attainment of the water related targets are supported by existing policy in the Mount Barker (DC) Development Plan that promote water sensitive urban design measures in all developments (Council-wide (CW) Objectives 77 to 89, and Principles of Development Control (PDC) 21, 156, 211, 338 to 348 for example).

There are also provisions that support the protection and enhancement of native vegetation (e.g. CW Objectives 92 to 98, and PDCs 12, 44, 151, 315, 361 to 367). Additional controls also exist for significant trees.

Implications for DPA policy amendments:

The existing Development Plan requirements are sufficiently comprehensive to address the potential impact of future development on stormwater systems, and promote on-site retention and reuse. As such, no changes are proposed to stormwater related provisions in the Development Plan in this DPA.

Mount Barker Council is in the process of amending its Development Plan to introduce the State's Planning Policy Library. This provides a suitable basis to achieve consistency with the Natural Resources Module from the library that addresses natural landscape features.

The proposed Structure Plan Map MtB/1 (Overlay 1) Enlargement A contained in the Amendment section of this DPA will support NRM Targets T7 and T9 by identifying areas of native vegetation that should be retained as open space or within lower density residential precincts, which will reinforce policies applicable to the conservation of native vegetation referred to above during the subsequent development phases.

2.3.2 Strategic Infrastructure Plan for South Australia (2005/06 - 2014/15)

The *Strategic Infrastructure Plan for South Australia* is a coordinated long-term approach to infrastructure provision throughout the state. It provides an overarching framework for the planning and delivery of infrastructure by all government and private sector infrastructure providers. The Plan identifies strategic priorities for 14 infrastructure sectors such as transport, energy, health, and recreation and sport.

While the Infrastructure Plan does not contain any specific reference to the area affected by this DPA, it does express policies and actions as outlined in the following table which are relevant to the planning and development of broad hectare land – key actions include:

Table 5: Key Infrastructure Plan Actions

Transport
<ul style="list-style-type: none"> • Coordinate the development of urban planning and transport systems to maximise the economic, social and environmental benefits.
Land
<ul style="list-style-type: none"> • Give greater consideration to population data and changing demographics in residential land supply planning. • Ensure that planning for residential developments is more closely integrated with infrastructure and transport planning. • Ensure residential land supply is available when needed to meet market demand.
Community Services and Housing
<ul style="list-style-type: none"> • Encourage higher-density residential development in appropriate urban areas through planning for land use and infrastructure augmentation. • Promote energy efficiency and environmental sustainability in new residents developments.

The DPA supports these policies by:

- including a Structure Plan that will guide and coordinate land use, transport and open space outcomes
- rezoning additional land for the purposes of residential development which will meet current and future demand
- supporting a full range of dwelling forms and densities to provide housing choice for the projected population
- maintain and reinforce existing policies in relation to energy efficiency and environmental sustainability.

2.3.3 Housing Plan for South Australia (March 2005)

The Housing Plan contains five main objectives and key actions in relation to affordable housing, high needs housing, neighbourhood renewal and other associated areas of importance to South Australians.

Key principles and actions of the Housing Plan relevant to this DPA include:

- expanding the supply of affordable housing by implementing a target of 10% affordable and 5% high need housing in all significant new housing developments. Work with industry, local government and the community to achieve this target.
- working with the Department of Planning and Local Government (the Department) to develop planning mechanisms to support affordable housing provision, including:
 - amending development plans to accommodate affordable housing
 - developing guidelines for design and planning modules for affordable housing
- halving the number of South Australians experiencing housing stress within 10 years
- increasing South Australia's population to two million by 2050.

The growth envisaged to be accommodated within the Mount Barker District provides a significant opportunity to support relevant aspects of the Housing Plan. Consideration should be given to local circumstances prevailing in the District that may influence choices for high needs housing (in particular) to ensure easy access to a range of community services and facilities and public transport.

Implications for DPA policy amendments:

The Mount Barker (DC) Development Plan does not contain any provisions that specifically require the delivery of 15% affordable housing.

The Policy Library contains a suite of policies to support the delivery of affordable housing consistent with strategic directions. This DPA will introduce these requirements for the proposed urban growth areas.

2.3.4 District Council of Mount Barker Strategic Documents

There are a number of documents prepared by or for the District Council of Mount Barker in recent years that have been considered in preparing this DPA including:

- Strategic Plan 2009 – 2019
- Residential and Industry Strategy 2020 – Towards Sustainability
- Community Recreation and Sport Plan (2004-2007)
- Regional Recreational Precinct Study (2006)
- Recreational Trails Strategy 2006-2010 (2007)
- Transport Master Plan (December 2009)

A number of these documents provide a basis for Council to plan for urban growth within the District in terms of residential and employment needs, and identify some of the key principles upon which that growth might be based. It is evident that the potential recreational needs were and are regarded as an important component of Council's vision for its area, which is clearly evidenced by the recent acquisition of a

significant site near Bald Hills Road and the continuing efforts to build onto the recreational trails network.

Two particular documents are summarised in more detail below given that they have been prepared cognisant of the State Government's intentions via the preparation of the 30-Year Plan and the expectations that Mount Barker would accommodate part of Greater Adelaide's urban growth.

District Council of Mount Barker Strategic Plan 2009 – 2019

The Strategic Plan sets out goals based around the following key principles:

- Creating and supporting a safe, healthy, creative and resourceful community
- A District which is progressive in the responsible stewardship of natural resources and ecologically sustainable development
- A thriving District with ecologically sustainable produce, services and manufacturing
- Infrastructure and development that promotes safety, wellbeing and environmental sustainability
- An inclusive Council that demonstrates leadership through transparent and integrated decision-making

Of these five Community Goal areas (excepting Council Leadership), some proposals are seen as being relevant to the proposals contained in this DPA, while others address a broad range of Council strategic programmes and initiatives that could be applied across the whole Council. Some of the desired outcomes and initiatives relevant to this DPA are detailed below.

Table 6: Summary of Council Strategic Plan 2009-2019

Goal Area	Strategies & Ongoing Initiatives	Target
People, Communities And Culture	A healthy and resilient community	<ul style="list-style-type: none"> • Develop a plan to allow the development of sporting, recreation and cultural facilities on Council land east of Bald Hills Road Mount Barker by June 2011.
	Ongoing initiatives	<ul style="list-style-type: none"> • Review Development Plan policy to ensure it is successful in delivering healthy lifestyle opportunities. • Provide a minimum of 12.5% useable public open space in all new development.
Our Environment	Water resources and ecosystems are protected and restored	<ul style="list-style-type: none"> • Upgrade the Mount Barker Waste Water Treatment Plant by December 2010.
	Biodiversity is protected, and restored and good land management practiced	<ul style="list-style-type: none"> • Develop a biodiversity strategy by December 2010.

	Ongoing initiatives	<ul style="list-style-type: none"> • Introduce water sensitive urban design policies into Council's development plan, reduce per capita the District mains water consumption and practice water conservation initiatives across Council facilities. • Improve and maintain creeks on public land. • Actively manage native vegetation sites on roadsides and community land, use native species in Council landscaping projects and support volunteers working on bushland sites.
Enterprise and Business	A regional approach to Enterprise and economic development that supports appropriate and sustainable business and commerce	Develop a town centre master plan by June 2010.
	A viable and sustainable primary production sector	<ul style="list-style-type: none"> • Review Council's development plan by December 2011 to ensure it allows for appropriate local enterprise and employment opportunities and that high quality productive land is protected. • Advocate for a feasibility study on the creation of a regional centre of excellence to support the rural primary production sector (annual rolling target).
	Ongoing initiatives	<ul style="list-style-type: none"> • Encourage and support local employment opportunities. • Develop the Mount Barker town centre master plan.
Infrastructure and Human Settlements	Preservation of rural atmosphere, open spaces and natural resources of the District	Review Development Plan by December 2011 to ensure town boundaries are adequately defined.
	Preservation of the built heritage and character of the District	
	Improved transportation services; a safe and integrated transport network	<ul style="list-style-type: none"> • Support the installation of a freeway interchange to service Mount Barker, Littlehampton and Nairne, and an east-west connector through potential urban expansion areas. • Lobby Federal and State Government for funding for the construction of the freeway interchange at Bald Hills Road. • Implement the 2009 Transport Master Plan as required and as funding resources become available. • Complete the upgrading of Bald Hills Road by 2014.
	Towns and communities where cycling and walking is safe and accessible	<ul style="list-style-type: none"> • Develop a trails master plan for main growth areas by June 2010. • Develop a District wide trails master plan by June 2012.

	Ongoing initiatives	<ul style="list-style-type: none"> • Revise Council's Development Plan to incorporate quality urban design principles. • Ensure that new and existing bus routes are considered as a part of all new developments and facilitate transport services for individuals and groups with special requirements. • Design and construct new trails.
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The development of locally based trails is an on-going program led by the District Council of Mount Barker.

Implications for DPA policy amendments:

The DPA has been prepared cognisant of local initiatives that seek to build on and develop a network of trails to points of local and regional interest. In particular, the pattern of trails and pathways proposed in the DPA and represented on the Structure Plan build on the existing and proposed networks described in Concept Plans and figures found in the Development Plan. This will promote healthy lifestyles and will also provide opportunities to employ water sensitive urban design techniques in the design and layout of neighbourhoods through retention of natural watercourses and drainage lines.

In addition, policy is proposed to be inserted at the Council-wide level to ensure any development outside the new growth areas does not hinder the potential construction of a freeway interchange at Bald Hills Road. The Structure Plan will also support the provision of a road network that distributes traffic between the existing and future interchanges and provides a viable route for heavy commercial vehicles to avoid the town centre area.

Transport Master Plan (December 2009)

The overall objective for the Transport Master Plan is to 'develop a safe, integrated, and efficient transport network that meets future and current needs'. The Outcomes and Strategies of the Transport Master Plan are categorised under the following areas:

1. Future Growth
2. Public Transport
3. Walking and Cycling
4. Road Safety
5. Travel Demand Management.

The Master Plan identifies that the biggest influence on future transport in the District is the expected rate of development and population increase. Key outcomes and strategies relevant to this DPA include:

Strategy 1.1 Develop a network strategy for north to south intra-regional and short distance inter-regional movements to reduce the impact of increasing commuter and freight traffic

Strategy 1.2 Plan and develop a local connector to the east and south of Mount Barker connecting Wellington Road and Flaxley Road traffic to Bald Hills Road/South East Freeway interchange

Strategy 3.3 Ensure provisions for walking and cycling are implemented in new residential developments

Strategy 5.4 Ensure new developments (residential, commercial and industrial) facilitate measures that support Travel Demand Management programs.

In relation to future growth areas, the following Strategies are also relevant:

- Strategy 1.2.3 actions include to 'develop a local connector between Wellington Road and Paech/Hartman Road'
- Strategy 1.4.3 actions include 'Ensure all new development areas within Mount Barker including those outlined in DPAs be provided with strategic access points that support and are aligned with the network operating strategy'. In this respect proposed new road connectors are identified to the south of Mount Barker, as well as road upgrades
- Strategy 1.7 actions relate to local traffic management as follows:
 - 1.7.2 'Develop Sims Road external infrastructure in response to development'. Subject to public consultation, implement Sims Road Concept Plan'.
 - 1.7.5 'Flaxley Road / Hurlington Drive: Consider improved junction controls to cater for future traffic volumes pending the ongoing development of the area'.

Other key issues and actions of note include:

- improve the effectiveness of radial services from outer townships into Mount Barker
- assessments of new developments to include walking and cycling provision
- adopt a regulatory approach by continuing to account for walking and cycling facilities in new developments.

Implications for DPA policy amendments:

The DPA incorporates a Structure Plan that includes the provision of major local roads that will facilitate traffic movements between Wellington Road and the South Eastern Freeway without passing through the existing township, together with the establishment of a 'ring route' connecting Flaxley Road to Wellington Road. This is expected to improve movement around the township for new and existing residents.

In addition, the Structure Plan anticipates the provision of a second interchange on the South Eastern Freeway, which will assist in reducing the need for traffic (and especially commercial vehicles) from travelling through the centre of town and contribute to reduce traffic volumes on the on-off ramps at the existing interchange.

The Structure Plan also includes a system of linear parks and corridors to facilitate pedestrian and bicycle movement, particularly to future open space, schools and centres. This network links with existing pedestrian and bicycle paths, where possible, including links through to the established regional town centre.

2.4 The State's Planning Policy Library

The State Government is improving South Australia's planning and development assessment system by encouraging and assisting in the conversion of Development Plans using the State's Planning Policy Library. Many metropolitan Adelaide and

country councils have already undertaken a conversion of Development Plans to the new format.

However, as the Mount Barker (DC) Development Plan has not yet adopted the Policy Library format, the DPA has been prepared having regard to the existing form of Council's Development Plan. Notwithstanding, relevant aspects of the Policy Library and guiding principles have been taken into account in preparing the DPA. The following parts of the library have been considered in formulating a policy framework for the growth areas at Mount Barker, taking into account the particular local circumstances of the affected areas and the desired land use outcomes:

Table 7: Relevant Policy Library Modules

General Sections	
Centre and retail development	Open Space and Recreation
Design and appearance	Residential development
Hazards (flooding and Site Contamination)	Significant trees
Heritage Conservation	Siting and visibility
Heritage Places	Supported accommodation
Infrastructure	Transportation and access
Natural Resources	
Zone Sections	
Commercial Zone	Neighbourhood Centre Zone
Mixed Use Zone	Residential High Density Zone

One of the guiding principles of the Policy Library is to avoid or reduce repetition in Development Plans. As a consequence, the amendments proposed in this DPA rely on existing Development Plan policy where it exists and relevant to guiding future development decisions.

The District Council of Mount Barker has commenced a process to convert its Development Plan into the new format through a Council DPA process.

2.5 Residential Development Code

The Residential Development Code was introduced in 2009 to make simpler, faster and cheaper planning and building approvals for home construction and renovation. The Code is called up under the *Development Regulations 2008* and expands the matters that can be assessed for planning consent as 'complying development'.

Complying development essentially provides a 'tick-box' assessment for a proposal against a set of criteria (for example: location, height, setback, site coverage, private open space and overshadowing).

If the proposal meets the measurable requirements ('Performance Controls') of the Regulations, it is a complying development and planning consent must be issued within 10 working days of the application lodgement. A Code approval can be obtained for the following matters:

- carport, verandah, pergola, garage, and other minor structures
- single storey dwelling addition
- new dwellings (under certain conditions).

The Code does not apply to all council areas, including Mount Barker. However, the policy framework proposed to be introduced by this DPA is intended to align with the requirements of the Code in case the area affected (particularly areas adjacent to the

Mount Barker township) is identified as a Code Area by notice in the Government Gazette.

3. DEMOGRAPHIC AND HOUSING TRENDS

3.1 Introduction

Information on population growth, age profiles and household types are useful for the planning and delivery of human services and as a basis upon which to consider housing policy and construction industry dynamics. Predicting the needs of future communities relies on (amongst other factors) population projections that are derived from a number of assumptions including international, national and intrastate migration, and fertility and mortality rates.

They are nevertheless a useful tool for servicing agencies and organisations to plan work and fund programs to meet community needs. However, matching service requirements with changing population characteristics and growth rates requires constant monitoring and evaluation.

3.2 Population Characteristics and Trends

Section 2.2.2 above identified the targets from the 30-Year Plan that this DPA seeks to achieve in relation to population growth and new dwellings.

The following sections provide additional context for the DPA and the strategic targets, and how this DPA proposes to support the achievement of those targets.

3.2.1 Population Change and Age Profiles

The Mount Barker District forms part of the Outer Adelaide Statistical Division (OASD), which extends from the Mallala and Light council areas in the north to Yankalilla and Victor Harbor in the south.

Between the 1996 and 2006 census periods the population for the OASD increased from about 99,000 to almost 129,000, a rise of 30,000 or 30% over the decade.

During the 1996 to 2006 period, the Mount Barker District experienced an increase in population (excluding overseas visitors) from just over 20,250 to almost 25,830. The addition of about 5,580 people in Mount Barker is consistent with the growth experienced in the wider OASD, representing a 30% increase on the 1996 population level.

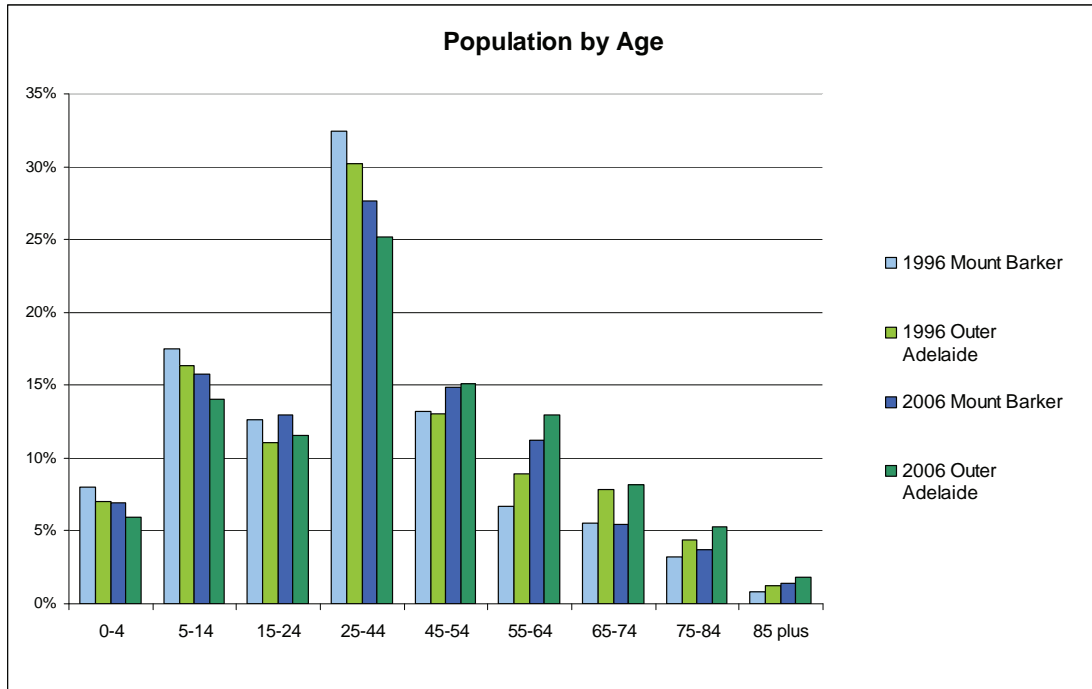
Mount Barker's population is focussed within the urban townships. The greatest concentration is found in the Mount Barker Central Statistical Local Area (SLA), which takes in the Mount Barker, Littlehampton, Nairne and Hahndorf townships. In 1996, Mount Barker Central SLA accounted for 13,054 people (excluding overseas visitors) or about 64% of the District's population. By 2006, this figure had climbed to 17,721 or almost 69%.

In overall terms, most of the growth between 1996 and 2006 occurred within Mount Barker Central SLA, being 4667 persons or 84% of total District growth. This correlates with mapped data which indicates considerable local dwelling construction around the Mount Barker, Littlehampton and Nairne townships since the 1990s. In

fact, the population in these three townships increased by 4303 people from 10,358 to 14,661 over this ten year period.

The distribution of the population based on age for the 1996 and 2006 census periods is shown on Figure 1 for both the OASD and Mount Barker District. It shows that between the 1996 and 2006 census periods the proportion of the population under 45 years of age has generally declined, while the proportion of people 45 years and over has increased.

Figure 1: Population by age – Outer Adelaide Region and Mount Barker District



However, the Mount Barker District has a younger population than the OASD generally, where people aged under 45 represented 64% of the population as compared to 57% in the OASD.

In terms of the Mount Barker District, it is evident that there are internal differences in the spatial distribution of age groups. In particular, Mount Barker Central SLA has typically had a higher proportion of the Council’s elderly than the District as a whole.

3.2.2 Household Structure and Size

While the total number of all household types in the Mount Barker District increased between 1996 and 2006, there has been a shift in the representation of each household type as a proportion of total households. In particular, there has been a 3% decline in the overall representation of couples with children and a rise in smaller household types (see figure 2).

A similar trend is observed for the Mount Barker Central SLA (see Figure 3), however, the degree of change is not as pronounced due to the fact the Central SLA had a higher level of smaller household types in 1996 than the District, particularly lone-person households.

The District’s growth in smaller households, comprising couples without children and lone-person households, is reflective of State-wide trends. This trend has

manifested into a decline in the average household size, which for Mount Barker District is about 2.6 persons per household.

Figure 2: Mount Barker District – Households Type

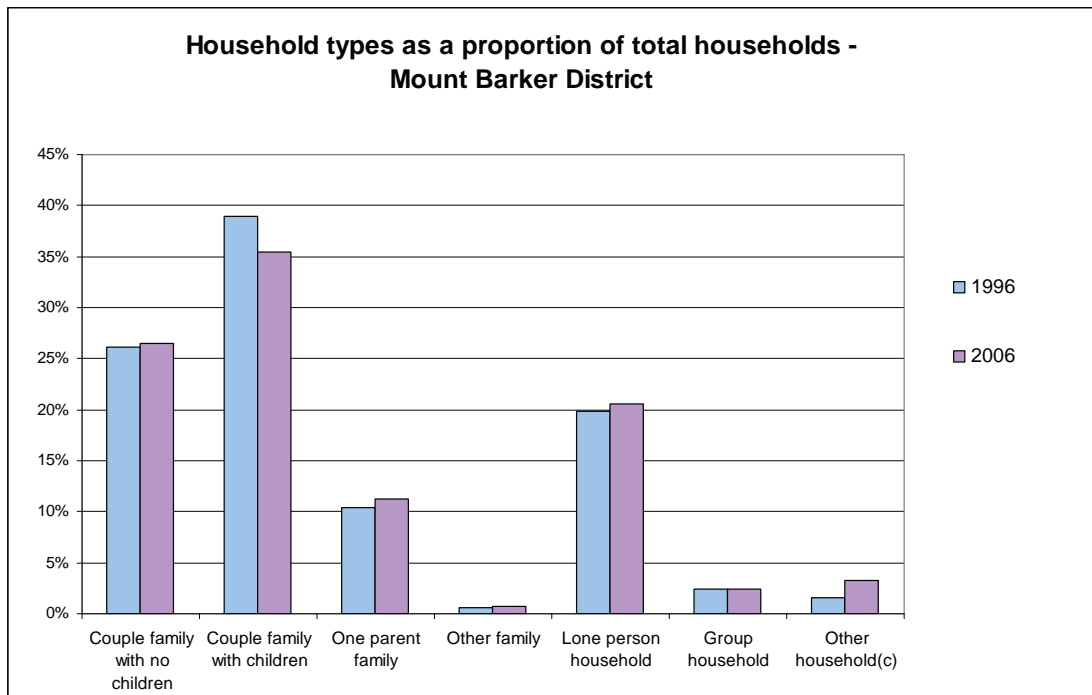
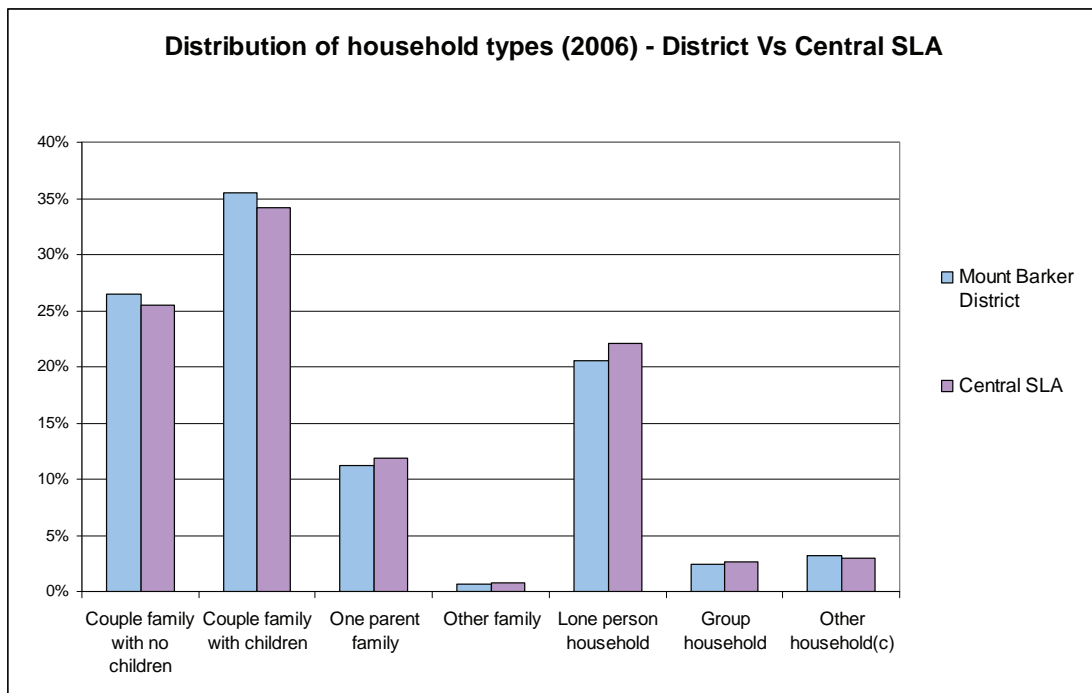


Figure 3: Distribution of Household Types



3.2.3 Summary and Conclusions

The population characteristics demonstrate that Mount Barker District has a younger age profile when compared to the Outer Adelaide Region generally. However, the

proportion of older persons has generally increased over time across both Outer Adelaide and Mount Barker.

On closer inspection, the proportion of older people located in the Central SLA townships of Mount Barker is generally higher than the District-wide average. In addition, there is a trend towards some smaller households, which appears more significant in the Central SLA.

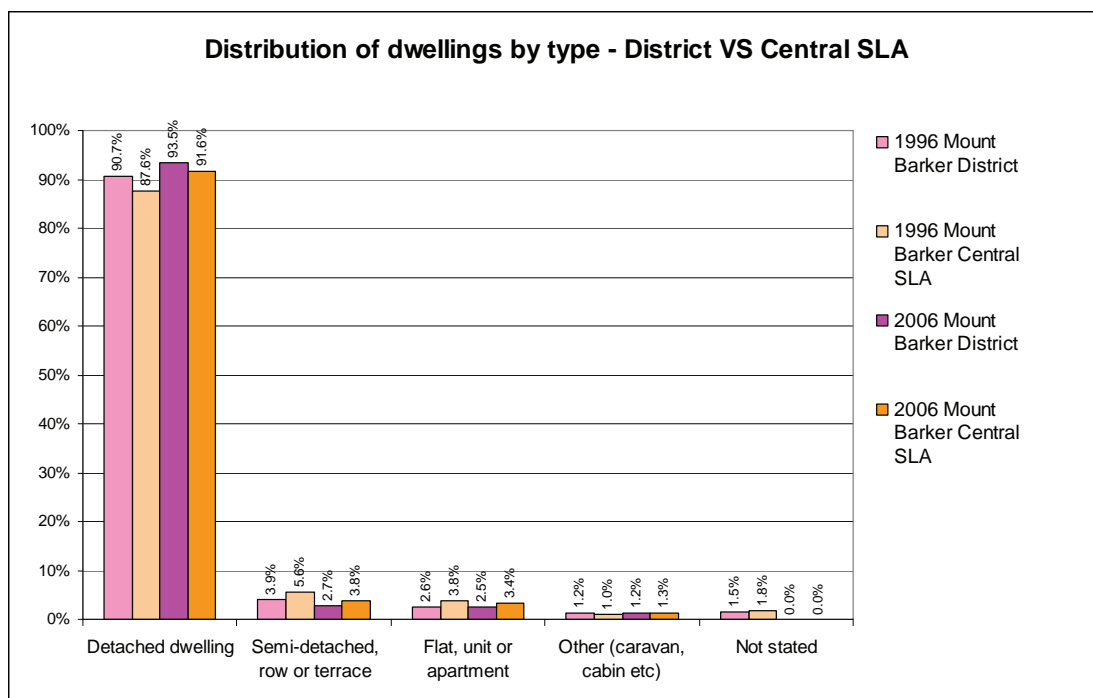
If these trends continue there may be a trend towards smaller and more compact housing forms, particularly in the larger townships of Mount Barker, Littlehampton and Nairne. The policy framework formulated for the proposed growth areas provides sufficient flexibility to ensure the housing industry can respond to changes in housing preferences.

3.3 Housing Characteristics

3.3.1 Housing Types

Housing development in the Mount Barker District demonstrates a strong preference for detached dwellings, representing almost 94% of the housing stock according to 2006 census figures. Figure 4, which compares dwelling types between 1996 and 2006, shows that detached dwellings have become more prevalent over this period. By implication, the representation of other forms of housing such as semi-detached and row dwellings and flats has declined.

Figure 4: Distribution of Dwellings



The prevalence of the detached dwellings is likely to be the result of many factors including affordable land, lifestyle / housing preferences and landscape elements (such as sloping land) that can favour low density housing forms. Land use policy could have also influenced this outcome. In the rural areas, for example, detached dwellings are the only form of housing anticipated.

While preferences for detached dwellings also extend to the Mount Barker Central SLA, it is not as pronounced as the District as a whole (see Figure 5). The marginally higher presence of other housing forms in the Central SLA may reflect the role of Mount Barker township as the main regional service centre that attracts a wider variety of families and demands greater choices in housing product.

In 2007 changes were made to Mount Barker (DC) Development Plan to encourage higher density housing forms in some townships (Mount Barker, Littlehampton and Nairne). These changes were applied to:

- portions of the established urban area (Policy Areas 20 and 21 in the Residential Zone)
- growth areas generally to the south of the Mount Barker township.

The effects of these changes are difficult to gauge at this early stage, however, it is clear that the market preferences for detached dwellings continues to prevail despite the policy initiative.

Table 8 provides a summary dwelling types and numbers as at June 2009 using valuations data.

Table 8: Total dwellings – type and origin

	Mount Barker	Littlehampton	Nairne	
Detached	3464	738	1352	
Semi-detached, row, flats etc	628	61	111	
Institutional / retirement living	220	0	7	
Rural residential	147	113	91	
Total	4458	912	1561	6931

Source: DPLG 2009 valuations data

3.3.2 Housing Age and Construction Rates

Using information on housing age provides an appreciation of how fast or slow construction is occurring and, therefore, the speed at which the market is consuming land for housing. This provides some understanding of supply and demands issues, but also has a bearing on population growth and the delivery of State and local government services and facilities.

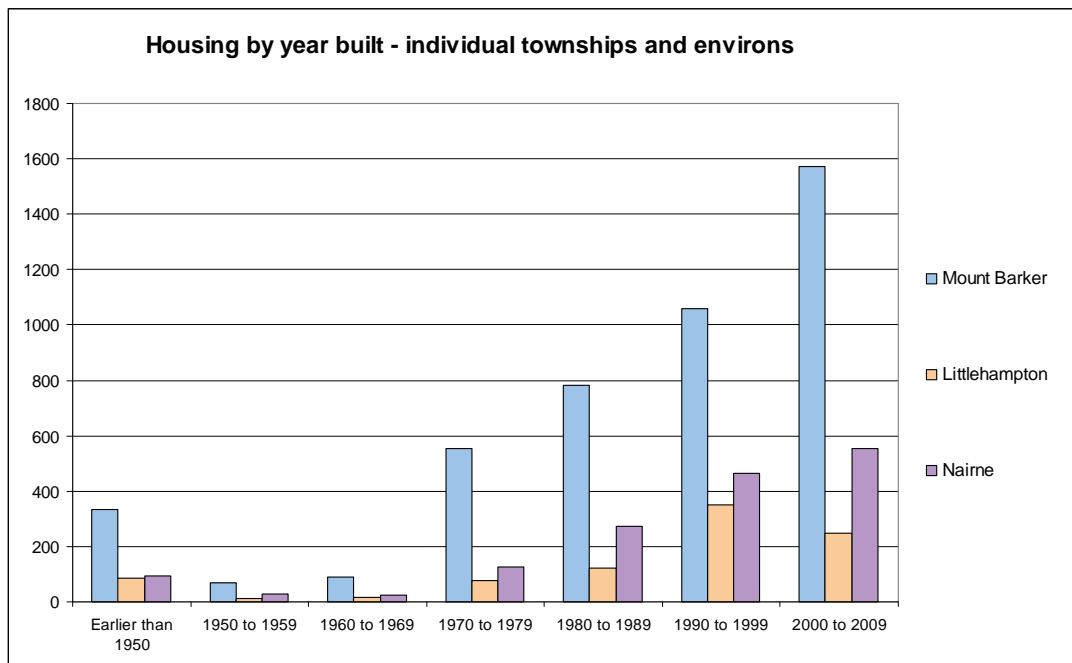
Figure 5 combines looks at housing by year built for three key townships and immediate rural environs in the Central SLA.

Since the 1960s, the rate of housing construction in all three townships in any ten year period has generally increased with the exception of Littlehampton where a slowing of dwelling construction appears to have occurred from a high of 350 in the 1990s to less than 250 in the 2000s.

Notwithstanding, the influences on the rate of residential land divisions and dwelling approvals locally could also be affected by wider supply and demand considerations.

Broadly, the information indicates the central role Mount Barker has in accommodating housing growth in the region when compared to other towns.

Figure 5: All Housing by Year Built



Source: DPLG 2009 valuations data

3.3.3 Housing affordability

The 30-Year Plan provides two notable targets intended to improve access to housing and reduce housing stress. While mentioned in section 2.2.2, there is merit in looking into these matters a bit further given the relevance to housing policy that will eventually be used by the relevant planning authority when determining development proposals and assist the Department for Families and Communities in negotiations for the supply of affordable housing.

In terms of the broader position on affordability, the 30-Year Plan provides the following target:

At least 30 per cent of new housing is available at competitive house prices (that is, at or below the median house sale price in its market) to ensure affordability.

There are various techniques used to record median property prices (i.e. yearly, quarterly and monthly), which can alter the outcome. However, for indicative purposes the Department of Transport, Energy and Infrastructure internet site – Metro Median House Sales – records 2009, 4th quarter median house prices for the suburb of Mount Barker and Nairne as being \$340,000 and \$346,000 respectively.

The 30-Year Plan also includes a target of 15% for Affordable Housing. The implementation of the 15% is focussed on Government land, Declared Major Developments and significant rezoning or change in use to residential from non-residential uses, the latter being relevant to this DPA and a key deliverable that should be applied to any rezoned land.

The target for affordable housing is people wanting to buy or rent a home whose household incomes are described as low to moderate. In South Australia, a low income is up to 80% of the gross annual median household income, and a moderate income household is between 80 and 120% of the gross annual median income.

The most widely used measure of housing affordability is that households should pay no more than 30% of their income in mortgage repayments, or 30% (plus Commonwealth Rent Assistance) in rent.

Based on the median annual income the indicative house purchase price for metropolitan and outer metropolitan Adelaide is:

- \$170,000 for low income earners (80% of median annual income)
- \$255,000 for moderate income earners (120% of median annual income).

The achievement of the affordable housing target presents the greatest challenge due to the price differential between the median house price and the affordable housing benchmarks. In effect, a Development Plan policy framework that supports the latter will ultimately improve affordability at or below the median.

The State's Planning Policy Library includes policy supportive of the 15% affordable housing target through flexible arrangements on land division (including small lots) and housing types. This could be applied to the proposed growth areas to stimulate housing choice and affordability.

Implications for DPA policy amendments:

The DPA adopts the Policy Library affordable housing policies to all rural land rezoned for housing. This policy requires 15% of affordable housing to be provided.

3.4 Population and Housing Projections

3.4.1 Latent Capacity (dwellings / population)

There have been various observations made during the preparation of this DPA about the capacity of established urban land at Mount Barker, Littlehampton and Nairne to accommodate future growth. Generally referred to as latent capacity, the ability for established areas to actively contribute to overall population and dwellings growth is affected by a range of factors as will be discussed later.

The latent capacity for the Mount Barker, Littlehampton and Nairne townships and their rural surrounds, being those areas likely to have the most influence on the growth areas proposed in this DPA, will change substantially depending on where the emphasis is placed and the types of mitigating factors used.

For simplicity, only the potential yield from the Residential and Rural Living zones for the Mount Barker, Littlehampton and Nairne townships was considered. In all cases, land used for non residential uses including open space, reserves, schools and the like were excluded from the analysis as they were not regarded as being available for residential development.

Based on minimum requirements (i.e. lot sizes) in the Development Plan, the calculations demonstrated:

- in the Rural Living Zone, limited capacity for additional housing, with the greatest contribution likely to come from existing vacant land in the order of 76 additional detached house sites
- in the Residential Zone, a range of development opportunities in relation to:
 - development of vacant residential allotments
 - division and development of larger vacant residential lots
 - division and development of broad hectare residential land (occupied or vacant).

The opportunities in the Residential Zone varied due to different requirements that apply to specific areas in the zone, particularly those areas that allow for higher density housing. The following table provides a summary of the findings in relation to vacant residential sites and broad hectare land in the Residential Zone.

Table 9: Potential lot / dwelling yield from vacant and residentially zoned broad hectare land

Criteria / assumptions	Mount Barker	Littlehampton	Nairne	Total
<ul style="list-style-type: none"> • Existing residential lots – lots less than 1200m² outside Policy Areas 20 and 21 	162	75	87	324
<ul style="list-style-type: none"> • Lots 1200m² - 4000m² outside Policy Areas 19, 20 and 21 • 600m² min. lot size. 	4	10	98	112
<ul style="list-style-type: none"> • Lots over 4000m² outside Policy Areas 19, 20 and 21 • 600m² min. lot size • Broad hectare application of the following: STEP 1: 25% buffer STEP 2: 40% discount applied for roads / open space, stormwater management etc 	885	128	100	1113
<ul style="list-style-type: none"> • Lots 1200m² - 4000m² in Policy Area 19 • 600m² min. lot size 	0	19	0	19
<ul style="list-style-type: none"> • Lots over 600m² in Policy Areas 20 and 21 • 300m² min. lot size (for semi-detached dwellings) 	7	2	9	18
TOTAL	1058	234	294	1586

Source: DPLG 2009 land use data and 30-Year Plan

The 30-Year Plan for Greater Adelaide provides guidance on how to allocate broad hectare land as follows:

- provide for a buffer of 25 per cent of the total land mass to allow for land that will remain undeveloped for various reasons (for example, due to landowner decisions, environmental constraints, buffer requirements or policy decisions).

- provide 40–60 per cent of the remaining total land mass to be developed for non-residential purposes (for example, roads, open spaces, commercial, retail, utilities, local employment etc).

The calculations in the above table have used the lower 40 per cent discount as the larger broad hectare areas in all three townships are best characterised as residential estates where non-residential uses (e.g. schools, shops etc) are not a significant consumer of available land.

3.4.2 Potential Capacity of Proposed Growth Areas (dwellings / population)

The Mount Barker and Nairne townships are proposed to expand by approximately 1265 hectares and 45 hectares respectively – a total of 1310 hectares.

Table 10 describes the land that may be available for residential development based on the proposed expansion of Mount Barker and Nairne Townships.

Table 10: Residential land forecast

		Total	Mount Barker (share)	Nairne (share)
Gross land budget (hectares)		1310	1265	45
Less 25% buffer = available gross land budget		983	949	34
Percentage of gross land available for residential development	60% (High)	590	569	20
	50% (Medium)	491	474	17
	40% (Low)	393	380	14

To understand how the land budget translates into potential dwelling numbers, the following table provides forecast numbers of dwellings / lots using different average lot sizes for each of the high, medium and low net residential land budgets from Table 10. It generally indicates that allotment yields are highly sensitive to average lot sizes, and therefore could significantly sway outcomes in respect to desired dwelling targets.

Table 11: Potential lot / dwelling yield

Average lot size	Township	Residential land scenario (number of allotments that could theoretically be created under the High, Medium and Low scenario in Table 10)		
		High (60%)	Medium (50%)	Low (40%)
500m ²	Mount Barker	11385	9488	7590
	Nairne	405	338	270
	<i>Total</i>	<i>11790</i>	<i>9825</i>	<i>7860</i>

		Residential land scenario (number of allotments that could theoretically be created under the High, Medium and Low scenario in Table 10)		
Average lot size	Township	High (60%)	Medium (50%)	Low (40%)
600m²	Mount Barker	9488	7906	6325
	Nairne	338	281	225
	<i>Total</i>	<i>9825</i>	<i>8188</i>	<i>6550</i>
700m²	Mount Barker	8132	6777	5421
	Nairne	289	241	193
	<i>Total</i>	<i>8421</i>	<i>7018</i>	<i>5614</i>

For the purposes of this DPA, an average lot size of 600m² has been assumed having regard to the following:

- Market preferences for detached dwellings.
- Landscape attributes that can result in lower allotment yields, in particular:
 - slope which can result in a more spacious built form. The Mount Barker (DC) Development Plan requires sites of at least 800m² where the slope is greater than 1 in 8, and 1200m² where the slope is greater than 1 in 5
 - the provision of larger sites to mitigate potential nuisance at the urban/rural interface.
- Land use policies that encourage housing choice, including the provision of affordable housing that is likely to support smaller and more compact housing.

In relation to the latter two considerations, preliminary calculations showed the number of dwellings obtained in either the high, medium or low residential land budget scenarios could support average allotment sizes above 600m² after allowances are made for 15% affordable housing and 10-15% of the available land being affected by a slope of 1 in 8 or more. This provided some assurances that future residential development could respond appropriately to some factors within the identified residential land budget and still produce an outcome that is consistent with current housing preferences.

3.4.3 Ultimate Capacity (dwellings / population)

The ultimate population (i.e. existing resident population *plus* existing latent capacity *plus* proposed urban expansion) across the main population centres of Mount Barker / Littlehampton / Nairne townships (inclusive of the adjacent rural living areas) could reach between 40,000 and 48,000 people as demonstrated in Table 12.

Table 12: Ultimate Dwelling and Population Forecasts

	Population centre (including rural living areas)			Rural living	Total
	Mount Barker	Littlehampton	Nairne		
Exiting dwellings / population					
Source / assumptions:	4458 dw	912 dw	1561 dw	NA	6931 dw
• 2.63 persons per dwelling	11725 people	2399 people	4105 people	(dwellings included in relevant township figure)	18229 people
• Dwelling (dw)					

	Population centre (including rural living areas)				
	Mount Barker	Little-hampton	Nairne	Rural living	Total
count using 2009 valuation data for urban townships and rural living (Note: refer to Table 8)					
Forecast Latent Capacity					
Source / assumptions: <ul style="list-style-type: none"> • 2.63 persons per dwelling • Potential yield from vacant sites and vacant and occupied broad hectare land using 2009 land use data (Note: refer to Tables 9)	1058 lots/dw 2783 people	234 lots/dw 616 people	294 lots/dw 773 people	76 lots/dw 200 people	1662 lots/dw 4372 people
Existing and latent Sub-Total	5516dw 14508 people	1146 dw 3015 people	1855 dw 4878 people	76 dw 200 people	8593dw 22601 people
Forecast urban growth areas					
Source / assumptions: <ul style="list-style-type: none"> • 2.63 persons per dwelling • 25 per cent of gross land budget deducted as a buffer • For high, medium and low land and dwelling scenarios - see table 11 – using minimum lot size of 600m² (Note: refer to Tables 10)	Scenario 1 – High net residential land				
	9488 lots/dw 24952 People	NA	338 lots/dw 888 People	NA	9825 lots/dw 25840 people
	Scenario 2 – Medium net residential land				
	7906 lots/dw 20793 people	NA	281 lots/dw 740 People	NA	8188 lots/dw 21533 people
	Scenario 3 – Low net residential land				
	6325 lots/dw 16635 people	NA	225 lots/dw 592 People	NA	6550 lots/dw 17227 people

	Population centre (including rural living areas)				
	Mount Barker	Little-hampton	Nairne	Rural living	Total
EXISTING AND FORECAST					
High scenario	15004 lots/dw	1146 lots/dw	2193 lots/dw	76 lots/dw	18418 lots/dw
	39460 people	3015 people	5766 people	200 people	48441 people
Medium Scenario	13422 lots/dw	1146 lots/dw	2136 lots/dw	76 lots/dw	16781 lots/dw
	35301 people	3015 people	5618 people	200 people	44134 people
Low scenario	11841 lots/dw	1146 lots/dw	2080 lots/dw	76 lots/dw	15143 lots/dw
	31143 people	3015 people	5470 people	200 people	39828 people

It has previously been noted that the land budget for Mount Barker includes a 25% buffer to account for land potentially not made available for urban development – which equates to some 327 hectares. In the case of Mount Barker township, there are some potential areas that are unlikely to be made available in the foreseeable future (if at all) including Mount Barker Golf Club land (43 hectares) and land purchased by the District Council of Mount Barker for future recreational needs (37 hectares).

3.4.4 Projected Land Provision and Dwelling Construction for proposed Growth Areas

Preliminary dwelling projections based on former growth areas, including the overall timeframe for development, has been prepared by Connor Holmes in the *Mount Barker Township Expansion – Demographic and Social Analysis* (October 2009). The underlying assumptions and principles established in the report have been applied to the growth areas proposed in this DPA.

In terms of expectation for the rate of development, the *Demographic and Social Analysis* report acknowledges that land ownership patterns make it difficult to predict project staging and timing, but generally observed that:

Typically the sale of allotments and construction of dwellings in large residential subdivisions is slower in the early stages of land release and gains momentum as the subdivision takes shape, giving buyers more certainty about the area they are buying in to.

The proposed urban expansion is likely to result in multiple residential projects rather than a single developer project which may result in a different pattern of allotment sales and construction. It can be reasonably expected that multiple concurrent projects will increase the speed of construction, due to an increased capacity to create allotments (multiple developers/contractors involved) and an increased choice of land for buyers.

Having regard to historical dwelling approvals in Mount Barker LGA, which peaked in 2003/04 at around 425 dwellings, it is considered that an average dwelling construction rate of 450 dwellings per annum is a suitable assumption for planning purposes.

ABS dwelling approvals data shows that dwellings approvals have ranged from about 170 – 428 dwellings per year, with an average of 237 dwellings per year. For general planning purposes the following table outlines the potential timeframe for development completion for each of the low, medium and high residential development scenarios detailed previously assuming average allotment take up rates in Mount Barker from a low of 300 lots per annum to a high of 500 lots per annum in the medium term.

Table 13 Rate of development

Scenario	Lots/dwelling sites	Years	
		300 dw/yr	500 dw/yr
High	9825	33	20
Medium	8188	27	16
Low	6550	22	13

In all but the low residential development scenario (i.e. a residential land budget of 40% in association with high lot take up rates) does the proposed growth area fall short of the desired 15 years land supply. However, the DPA residential land supply seems capable of meeting dwelling targets for the Mount Barker component of the Adelaide Hills Region in both the medium and high residential land scenarios (i.e. 50% and 60% residential land budgets). If the latent supply estimates are taken into consideration (i.e. 1586 lots/dwellings, of which about 1110 are from broad hectare sites), the 30-Year Plan target can be met under all scenarios.

Importantly, the disparity between the supply of residential land, the sale of lots to the market and the construction of dwellings is likely to occur over different timeframes and could also change over the lifetime of a project or multiple projects. In addition, the sale of residential sites is not a true reflection of actual dwelling construction, which provides a more critical basis upon which to forecast population growth. There are many examples observed within the latent supply figures, for example, where allotments have remained vacant many years after the initial land division.

While acknowledging the above limitations an indicative schedule for dwelling occupation is provided in the Table below, adopting similar principles and assumptions to those used in the *Demographic and Social Analysis* report and assuming that the rate of construction gathers pace as the form of development takes shape.

Table 14: Indicative dwelling occupation schedule

Dwelling occupation period	Residential land scenario		
	High	Medium	Low
5 years	1550	1552	1552
10 years	3800	3803	3801
15 years	6050	6055	5905
20 years	8300	7901	6550
25 years	9825	8188	-

Consistent with District-wide dwelling approvals data, the table assumes that the rate of construction increases over the first 5 years from a low of 170 dwellings per year, to a high of about 450 dwellings per year before slowing in the latter stages of development as land becomes scarcer.

3.4.5 Projected Demographic Profile of proposed growth areas

The following tables consider the profile of the population for the new growth areas using the information from previous sections and the assumptions used in *Demographic and Social Analysis* report including:

- an average household size of 2.63 persons, declining slightly from 2.66 over the construction and occupation period as early residents age (refer to Table 15 below)
- a generally younger age profile than the ASD and the overall age profile of Mount Barker reflecting the attraction of families to the area and the associated higher average household size projected for this area (refer to Table 16 for a projected age profile for the growth area after 10 years and at full construction and occupation for each scenario).

Table 15: Dwelling Occupancy Rate & Population Projections for Growth Areas

Years	Occupancy rate	High		Medium		Low	
		Dwellings	Population	Dwellings	Population	Dwellings	Population
5	2.66	1550	4123	1550	4123	1550	4123
10	2.64	3800	10032	3800	10032	3800	10032
15	2.64	6050	15911	6050	15911	5904	15528
20	2.63	8300	21828	7901	20779	6550	17225
Over 20	2.63	9825	25841	8188	21534	-	-

Table 16: Age Profile for growth areas at 10 year and completion

Age	10 years (high/medium/low)		Development completion			
	%	Persons	%	High	Medium	Low
				Persons		
0-4	8.00%	803	7.50%	1938	1615	1292
5-14	16.50%	1655	16.00%	4134	3445	2756
15-19	7.50%	752	7.00%	1809	1507	1206
20-24	5.75%	577	5.25%	1357	1130	904
25-34	14.25%	1429	14.00%	3618	3015	2412
35-44	18.00%	1806	18.25%	4716	3930	3144
45-54	13.00%	1304	13.25%	3424	2853	2283
55-64	10.00%	1003	10.75%	2778	2315	1852
65-74	4.00%	401	4.50%	1163	969	775
75-85	2.50%	251	2.75%	711	592	474
85 & over	0.50%	50	0.75%	194	161	129
TOTAL		10032		25840	21533	17227

4. EMPLOYMENT CHARACTERISTICS AND POTENTIAL

4.1 Introduction

The 30-Year Plan aims to provide 282,000 jobs across the entire region over the next 30 years. Of this target, 13,000 jobs are earmarked for the Adelaide Hills Region (including Murray Bridge).

Unlike the dwellings target, the Plan does not apportion the jobs target between Mount Barker District and Murray Bridge thus allowing a broader approach to jobs growth based around key principles including:

- Set specific jobs targets at a regional level, which will:
 - reflect where people are going to live to minimise journey-to-work times
 - ensure sufficient land is available for commercial, industrial, retail, primary production, mining and other activities.
- Integrate services sector jobs (e.g. government activities, retail, hospitality, tourism, finance, legal, and science and innovation) into new growth areas, activity centres, transit corridors and transit-oriented developments.
- Ensure planning controls for employment lands are flexible enough to allow new green technologies and industries to emerge.

While the Plan does not specifically identify new employment lands within the Mount Barker District, there is an expectation about the provision of jobs and the setting aside of land for this purpose. The guidance offered by the Plan is twofold. Firstly, it sets a target of 280ha of employment lands across the region and secondly it provides a description of how that land might be positioned with respect to where people live. The following statement from the Plan encapsulates this intent:

'The Plan aims to distribute as many jobs as possible within 15-20 minutes travel time of where people live. Jobs located within this distance from residents are designated as local jobs regardless of whether they are occupied by people living in the same region or local government area.'

Travel times do not equate easily to travel distances due to speed limits, road conditions (e.g. turns) and traffic (i.e. morning and evening peak hours). As a result, the distribution of jobs in relation to the proposed growth areas cannot be expected to be spatially uniform. The South Eastern Freeway, for example, where higher average speeds are likely to be encountered could allow employment lands to be located farther away from the township population and still meet the overall 20 minute threshold.

The overall plan for the distribution of jobs in Mount Barker means that jobs do not necessarily need to be located alongside and within new growth areas. However, employment opportunities closer to homes should be explored, but in association with opportunities on a regional level.

4.2 Current Employment Characteristics

4.2.1 Resident Workforce and Local Jobs

At the 2006 Census there were 13,543 persons in the workforce residing within Mount Barker LGA. Of these, 533 were looking for work, which represents an unemployment rate of 3.9%.

Workforce participation in Mount Barker represents 66% of the over 15 year old population and 51% of the overall population. Mount Barker has a substantially higher workforce participation rate than the metropolitan rate of 59% and 48% of the over 15 year old population and overall population respectively.

Higher workforce participation reflects the younger age profile of Mount Barker compared to the Adelaide Metropolitan area and the residential building activity which has occurred within the area recently - typically, workforce participation rates are higher in new residential estates.

Of the 13,010 residents classified as working in 2006, 5110 worked within the Mount Barker LGA, representing a **self-containment** rate of 39.3% ($5110 \div 13010$). Key destinations for residents travelling outside Mount Barker LGA for work include: City of Adelaide (1470 persons); other metropolitan destinations (3125 persons); Adelaide Hills (993 persons); Murray Bridge (440 persons); and Alexandrina (331 persons).

The total estimated number of jobs available in Mount Barker LGA at the 2006 census was 7974. The number of people residing in Mount Barker LGA that are in the workforce (13,010) and the number of locally based jobs (7974) represents an **employment self-sufficiency** rate of 61.3% ($7974 \div 13,010$).

The largest employing industries in Mount Barker are retail trade, health and community services, manufacturing, education and property and business services. In total, 64% of local jobs are occupied by residents. Of the 2864 jobs occupied by people travelling to Mount Barker LGA for work, most came from the Adelaide Hills (1,151 workers), Alexandrina (501 workers), Onkaparinga (235 workers), Murray Bridge (181 workers) and Mitcham (148 workers).

Key employment locations within Mount Barker LGA include:

- Mount Barker Town Centre
- Hahndorf Township
- Neighbourhood and Local Centres in townships
- Industry Zones at Mount Barker, Littlehampton, Nairne, Kanmantoo, Callington and Totness
- Mixed Use Zone in Meadows
- Home Industry Zone in Macclesfield
- Schools – mainly located in the Mount Barker township, but primary schools are also located in other townships
- Agricultural activities throughout the LGA.

The following table provides a summary of employment sectors and the zones in which they are most likely to be found. It also includes the number of available jobs in the Mount Barker District for each category based on 2006 census figures.

Table 17: Employment Categories

Industry of employment	Category (Zone Type)	Jobs in each category	Percent of total
<ul style="list-style-type: none"> • Agriculture and Forestry • Mining 	Rural (rural)	588	7%
<ul style="list-style-type: none"> • Construction 	Construction (n/a)	482	6%
<ul style="list-style-type: none"> • Manufacturing • Wholesale Trade 	Industry (industry)	1343	17%

<ul style="list-style-type: none"> • Transport and Storage • Electricity, Gas and Water Supply • Retail Trade • Accommodation, Cafes & Restaurants • Communication Services • Finance and Insurance • Property and Business Services • Government Administration & Defence Services • Education • Health and Community Services • Cultural and Recreational Services • Personal and Other Services 	Services (centre, public purpose, commercial, residential)	5464	69%
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Source: Connor Holmes (2010) - ABS Customised Data 2006 Census

It is understood that Mount Baker Council is actively considering rural based employment opportunities. On this basis employment within the rural category has not been considered further as part of this DPA.

It is worth noting, however, that changes have been made in the last decade to support value adding enterprises in the rural areas across the Mount Lofty Ranges following the approval of the Ministerial Small Scale Rural/Agricultural and Home Based Industries Plan Amendment Report in September 2000.

In terms of the remaining jobs sectors, the focus is on those categories where the spatial allocation of land is most evident – industry and services.

Industry

A review of industrial zones by Mount Barker Council in late 2008 identified 138 hectares of industrially zoned land in the District. Of this an estimated 61% (84 hectares) accommodated industrial activities, 25% (35 hectares) was used for non-industrial activities and less than 14% was vacant (19 hectares).

Developed industrial land represents a rough 70% / 30% split between industrial and non-industrial uses.

The following table shows the distribution of vacant industrial land at July 2008.

Table 18: Industrial Zones

Industrial land site	Zone	Vacant land (Ha)
Oborn Road, Mt Barker	LIn	3.7
Secker Road, Mt Barker	LIn	0.8
Kanmantoo	InK	0.0
Callington	LIn	2.3
Echunga	LIn	0.2
Littlehampton	LIn	0.2
Meadows	LIn	0.6
Macclesfield	LIn	1.8
Nairne East	LIn	0.8
Nairne West	LIn	2.7

Totness	LIn	5.7
TOTAL		18.8

Source: District Council of Mount Barker (2008) – Industry Sites Review.

Ownership of vacant industrial land is dispersed and as a result its availability for use will be affected by the intentions of individual owners. The availability of existing industrial land to new entrants into Mount Barker or the relocation of existing businesses to larger sites for expansion purposes could be problematic on this basis.

Work undertaken for Council's *Residential and Industry Strategy 2020: Towards Sustainability* (2002), provided some indication of potential annual demand for industrial land. For illustrative purposes, the rate of 3.5 to 4 hectares per annum of land suggested by Colliers, which has been used in order to adjust 2008 industrial land figures to a 2006 equivalent (i.e. 84 hectares – 8 hectares = 78 hectares). That is, if 8 hectares of land has been developed since 2006, then the total amount of land used for industry in 2006 can be estimated at around 78 hectares (assuming about a third of the 8 hectares was developed for non-industrial uses).

Although these figures are only intended for illustrative purposes, they do provide a basis for translating jobs into an area equivalent. In short, 78 hectares could be broadly attributed to 1343 industrial sector jobs (refer Table 17), or the equivalent of about 17 industry based jobs per hectare. This figure is overly simplistic as it assumes the number of jobs provided in industrial zones is fairly uniform, which is unlikely to be the case. For example, the industrial land budget includes the Kanmantoo industrial area that is likely to have a comparatively low workforce per hectare than those at Totness and Oborn/Secker roads, Mount Barker, due to the types of activities undertaken. Being the second largest industrial area by size (at 22 hectares and 16% of all industrial land), the Kanmantoo industrial area could generally lower the overall rate of jobs per hectare.

In preparing this DPA, a much high figure of 30 industrial jobs per industrial hectare has been suggested. However, rather than apply a single rate, the DPA looks at the provision of industrial land at various rates to seek a balance between the provision of employment lands for existing and future residents, while meeting housing targets and ensuring Mount Baker remains an attractive and desirable place in which to live.

Services

Most service sector jobs are likely to be found in activity centres where the majority of shops and offices are found. Other locations for service sectors jobs include schools and colleges, health services and recreation activities (e.g. public swimming pools, golf courses etc) that can be dispersed around urban settlements.

The above is reflected in land use mapping which shows Mount Barker's Regional Town Centre Zone as a focus for business activity.

More detailed information is offered on the distribution of retailing through the Department of Planning and Local Government's Retail Database (2007). It shows the dominance of the regional centre for shopping activity compared to other centres. It also shows 'leakage' of retail floor space into the Light Industry Zone, which accounts for some of the non-industrial uses found in industrial areas.

Table 19: Distribution of Retail Floor space

Suburb	Zone	Floor space - m ²	Total
MOUNT BARKER	RTCe	68,156	86,690
	LCe	2,225	
	R	677	
	LIN	15,632	
LITTLEHAMPTON	LCe	747	3227
	NCe	2,480	
NAIRNE	NCe	2800	2800
TOTNESS	LIN	2,530	2530
			94247

The 30-Year Plan recognises Mount Barker as a regional centre. The Mount Barker (DC) Development Plan also recognises the existing town centre as the primary focus for retail and business activity within the Central Mount Lofty Ranges. The development of any new centres is expected to continue to uphold the role of the regional town centre.

4.3 Employment Strategy & Projections

4.3.1 Introduction

The dynamics associated with employment and dedicating land for such purposes is affected by factors including:

- the distribution of jobs is not consistent – locational attributes and strategic advantages will often play an important role in deciding location such as being close to strategic transport infrastructure or co-location of employment clusters (e.g. defence, health sciences etc)
- spatial requirements differ between market sectors – for example, offices can provide employment opportunities within a relatively small area when compared to other activities (e.g. warehousing).

The principle behind the employment strategy encompassed in this DPA is centred around parity with the current employment self-sufficiency rate (i.e. 63% within Mount Baker) as a minimum. It also assumes that the breakdown of jobs based on the four categories identified in Table 17 remains relatively stable. This would mean that the number of jobs in the rural category would need to increase to maintain its 7% share of total jobs in the Mount Barker District. It is accepted that such an assumption could be optimistic as the number of rural based jobs actually declined marginally between the 2001 and 2006 census periods.

4.3.2 Projected workforce participation for growth areas

Information on workforce participation provided in the *Demographic and Social Analysis* report which considered that 69% of the population 15 years and over within the growth areas would be employed (full or part time) at development completion or 53% of the growth areas population (which is slightly higher than the estimated 51% for the LGA as a whole). This would be comparable with workforce participation rates in nearby Nairne and Littlehampton in 2006 that have similar age profiles to that projected for the new urban areas.

Table 20: Workforce and self-sufficiency in growth areas

Development Scenario	Projected workforce (53% of persons at development completion)	Local jobs needed to maintain current self-sufficiency level (61% of workforce)
High	12984	7920
Medium	10820	6600
Low	8656	5280

Table 21: Self-sufficiency by employment sector

Employment category	High	Medium	Low
Rural	591	493	394
Construction	485	404	323
Industry	1350	1125	900
Services	5494	4578	3663

The majority of industry and service sector jobs are likely to occur within activity centres.

4.3.3 Activity Centres / Services

Details regarding potential retail floor space demand and distribution are provided in the *Mount Barker Retail Analysis* (Connor Holmes 2009). The study identifies retail floor space needs generated by forecast population growth in new growth areas based on assumptions about catchment characteristics, household income and expenditure patterns, and retail turnover.

The same assumptions and principles have been applied to the proposed growth areas for each of the high, medium and low population and housing growth scenarios discussed previously.

In establishing how and where retail expenditure occurs, the *Mount Barker Retail Analysis* report further assumed:

- some non-food and food retail expenditure will occur outside of the Mount Barker Council area (e.g. in the Central Business District of Adelaide)
- the remaining retail expenditure is distributed between new and established centres within Mount Barker.

The projected demand for retail floor space generated by the growth areas and the projected distribution of that floor space between new centres and the established Town Centre is shown in Table 22.

Table 22: Floor space demand and distribution based on retail spending

	High	Medium	Low
Dwellings	9825	8188	6550
Total retail spend (p.a.)	\$380M	\$307M	\$236M
Total retail floor space demand (m ²)	66,000	53,400	41,000
Floor space retained in Mount Barker	46000	37000	28000
Floor space attributable to new centres	27000	22000	17000
Floor space attributable to new the Town Centre	19000	15000	11000

In commenting on the distribution of floor space expected to be required locally, the *Mount Barker Retail Analysis* report specifically seeks to support further growth of Mount Barker's Town Centre, and in particular states:

Of the floor space projected to be captured within Mount Barker it is anticipated that 80% of food expenditure and 20% of non-food expenditure will be captured at new centres within the urban expansion area. The remaining 20% of food expenditure and 80% of non-food expenditure is expected to be captured within the Town Centre.

The report went on further to suggest that because an amount of floor space is explicitly provided for in the existing Town Centre there is unlikely to be any negative impacts on the Town Centre as a result of new centres being located in the growth areas.

The potential distribution of retail floor space across the proposed growth areas is likely to be affected by various factors including concentration of residential activity, overall housing and population numbers, positioning of major roads through the land division process and forces shaping market sector provision of retail services (i.e. exposure and accessibility). Some of the market expectations associated with the establishment of new centres in described in the *Retail Analysis* report as follows:

Retail facilities within the new urban area should meet the weekly shopping needs of residents and each Neighbourhood Centre is expected to include a supermarket and a range of specialty shops such as chemist, newsagent, bakery, etc.

Typically, major supermarket chains (i.e. Coles and Woolworths) seek a retail space of 3,000m²- 4,000m². However, a full range of supermarket goods – i.e. bakery, fruit & veg, delicatessen, fresh meat, dairy and frozen sections, as well as a full range of groceries can be accommodated in around half this space. The IGA, Foodland and Foodworks chains generally operate at these sizes. If discount supermarket chain Aldi open stores in South Australia, they also have models of this size.

A smaller supermarket provides greater urban design flexibility (compared with a larger supermarket 'box') and allows for the development of a wider range of specialty shops. Neighbourhood Centres sized around 5,000m² provide the flexibility to accommodate a range of supermarket size requirements.

The provision of a number of local centres will ensure that all residents have access to local goods and services within walking distance. These centres will be small (500m²- 1,000m² retail floor space) but may be supplemented with non-retail uses such as commercial space for accountant, chiropractor, etc. Types of retail uses anticipated within these centres include convenience stores, cafes, etc. Such centres can play an important community role by providing a walkable focal point/meeting place.

The report went on to say:

.....non-retail floor space provision of around 2,000 m² should be planned for within Neighbourhood Activity Centres and around 100m² -200m² should be planned for Local Activity Centres.

Using centre functionality as a guide, the new growth areas could justify the establishment of 3 to 4 neighbourhood scale centres together with smaller local centres that could provide a supportive role.

However, this DPA has been prepared on the essential proposition that retail space should be provided in a manner that meets the needs of residents. That is, rather than prescribe a number or predetermine location of centres this DPA seeks to create an environment that allows centre activity to be distributed in a manner that maximises accessibility for residents based on walkable cities, and reduce vehicular trips, while at the same time having regard to the conditions likely to support successful centres like exposure and access.

As such the DPA policy framework establishes principles to allow the market to respond to gaps in the provision of retail floor space as and when it becomes evident.

Importantly, expectations surrounding the role of the Town Centre as a major shopping and business destination have been retained.

Implications for DPA policy amendments

The Mount Barker (DC) Development Plan contains numerous references to centres and centres development. The Plan supports the designation of the Mount Barker regional town centre as the focal point for services in the District and recognises the role of centres generally for the provision of goods and services within a hierarchy of centres (e.g. Council-wide Objectives 20 to 31, and PDC 160 to 168).

Some of these existing policies do not envisage centre type development outside centre zones. As a result, there is a need to review these with the view to supporting the flexible approach sought by this DPA as it applies to new growth areas. However, most of the requirements relate to the layout and design of centre areas and are therefore relevant to retail and other centre development in the new growth areas.

Notably, existing policy requires centres to be developed in accordance with their assigned role in the centres hierarchy, providing a basis to ensure new centres do not usurp the role of higher order centres including the regional town centre.

The DPA will include additional policy and text to clarify expectations for neighbourhood and local centres within the growth areas. Rather than specifying specific boundaries for these centres, a Residential Neighbourhood Zone is proposed which allows for the location to be determined during the detailed design phase, within the parameters set by the Structure Plan.

In addition, opportunities for services such as schools, child care facilities, health centres and so on are anticipated generally within the Residential Neighbourhood Zone. In this regard, the DPA and existing Development Plan policy provide guidance on the establishment of non-residential uses in predominantly residential areas.

4.3.4 Industrial Land

There is vacant industrially zoned land that could be used in Mount Barker for future industrial needs (refer to Table 18). If land were consumed at a rate of 4 hectares per year (as suggested by Colliers in the *Residential and Industrial Land Strategy*), the vacant industrial land as at 2008 would represent almost 5 years supply across the District (of which almost two years has elapsed). It has also been suggested that

there is additional capacity within the developed industrial areas because they are underutilised.

Due to the particular difficulties in gaining access to underutilised industrial sites, the potential use of such sites has not been taken into account in considering the need for additional industry sector employment land.

The allocation of industrial land in Mount Barker is proposed to respond to the direct needs of the working population likely to be accommodated in the new growth areas. As indicated in Table 21, a certain proportion of jobs have been attributed to the industry sector. The following table provides an indication of the land required to meet industry jobs based on assumptions about the number of jobs that might be supported spatially.

Table 23: Industrial land needs

Development scenario	Industrial Land (ha)		
	20 persons/ha	25 persons/ha	30 persons/ha
High	68	54	45
Medium	56	45	38
Low	45	36	30

Industrial land in and around the townships of Mount Barker, Littlehampton and Nairne is zoned Light Industry, which anticipates primarily light and service industries, store and warehousing activities.

The District Council of Mount Barker has previously considered adding to the industrial land bank via its *Residential & Industry Strategy 2020: Towards Sustainability* document. That document identified several possible sites for industrial rezoning, some of which progressed to a proposal which was released for public comment in the *District Wide Industry Plan Amendment Report (2005)* (now referred to as a Development Plan Amendment).

Although no additional land was rezoned for industrial development as part of that Council process, the extensive growth proposed for Mount Barker necessitates reconsideration of the employment opportunities available to address strategic imperatives associated with the provision of employment lands.

In this regard, various factors may impact on Mount Barker’s desirability for industrial development including:

- the relatively high industrial land values in Mount Barker when compared to other areas in the Greater Adelaide Region and Murray Bridge - the allocation of more land for industrial purposes could assist in mitigating such imbalances
- industry preferences to co-locate with other industries in strategic locations (e.g. transport and storage, defence).

Locally, some insight is provided by the *Monarto South Intermodal and Land Use Study* (December 2008) which looked at the provision of a regional node for large scale industry development within the Rural City of Murray Bridge. In particular, the study identified the potential for a ‘Monarto Precinct’ to allow further agglomeration and synergies to be developed with the large industry activities already located at Monarto, creating business and infrastructure efficiencies.

In the context of urban growth areas at Mount Barker, this DPA does not envisage larger scale industries in the District, but seeks to build on to the employment base

offered within the existing Light Industry Zone and provide an alternative for existing industries to relocate to larger sites etc.

Land intended for industrial use has particular requirements including:

- access to transport networks, including road freight routes, airports, ports, railways;
- flat land (i.e. generally less than 10% (1 in 10) slope);
- access to suitable, affordable infrastructure, including water and power;
- suitably sized, affordable allotments; and
- separation from residential development and other sensitive uses, this can occur through locating light industry and/or commercial development at the interface with residential areas or providing a vegetated buffer.

Based on possible sites previously considered for industrial use elsewhere (e.g. Mount Baker Council's *Residential & Industry Strategy 2020: Towards Sustainability* report) as well as traits generally regarded as suitable for industrial land (e.g. access, slope and size), a number of possible sites were considered.

For the purposes of this DPA, a minimum size criterion consistent with the medium development scenario has been assumed (i.e. 38 to 56 hectares). It is acknowledged that a portion of this need could be met by existing vacant industrially zoned land. Keeping in mind that some allocation of this vacant land should be attributed to additional workforce numbers generated by the development of land determined within the latent supply, the amount of vacant land is likely to be under 10 hectares. On this basis, an area generally in the order of 40 hectares should be sufficient to meet future industrial sector jobs of the type envisaged.

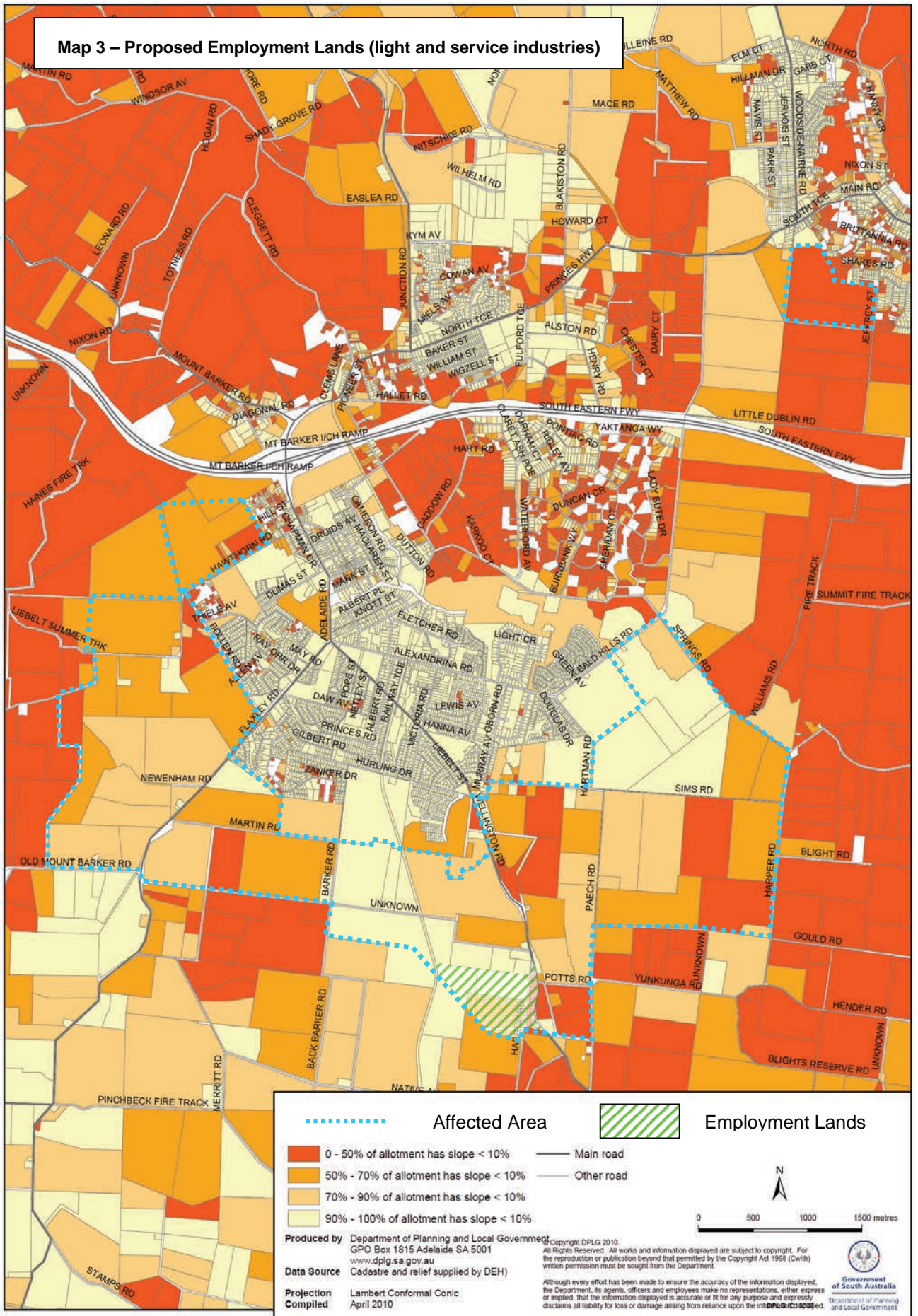
This land could be accommodated in myriad locations based on slope and access criterion. However, a single consolidated area is preferred to maximise the amount of land that is internal to the industrial 'park' and therefore provide efficiencies at the interface with sensitive land uses (e.g. housing).

In consideration of the above factors, the site proposed in the DPA (see Map 3) comprises land that adjoins and lies to the north of the ElectraNet high voltage transmission corridor, and extends west from Wellington Road to the railway line. The northern most boundary is in approximate alignment with Potts Road. Some of the advantages of the site include:

- provides an effective use of land near a high voltage transmission line that is a less desirable backdrop for residential development
- it is separated from proposed residential areas to the west by the rail corridor
- it is separated from proposed residential areas to the east by Wellington Road, a designated arterial road
- provides a viable road route to a potential interchange at Bald Hills Road allowing commercial vehicles to avoid the town centre area.

The total land area proposed to accommodate industrial sector employment is in excess of 40 hectares. For comparison purposes, the total amount of light industrial land provided in the Mount Barker / Littlehampton / Nairne area comprises about 76 hectares (Mount Barker – 31 hectares, Littlehampton – 39 hectares and Nairne – 6.5 hectares), including vacant land.

Map 3 – Proposed Employment Lands (light and service industries)



Implications for DPA policy amendments

The DPA proposes to rezone a portion of the identified growth areas as Light Industry. The provisions of the Light Industry Zone in the Mount Barker (DC) Development Plan will apply to the development of the land (in addition to relevant Council-wide policy).

Some changes to the Light Industry Zone requirements are proposed to ensure development provides a pleasant entrance to the township and includes landscape treatment along those boundaries at the interface with future residential areas. As with the Residential Neighbourhood Zone, the high voltage transmission lines will affect development in the northern part of the Light Industry Zone. The potential duplication of the transmission line easement will also need to be taken into account.

5. INVESTIGATIONS INFORMING THIS DPA

5.1 Introduction

A number of documents have been reviewed during the preparation of this DPA to assist in the formulation of policy directions and land use decisions. Key elements of these documents are discussed in the following sections.

5.2 Current Zoning and Policy Framework

The Area Affected is located within the District Council of Mount Barker. The Mount Barker (DC) Development Plan is the relevant planning instrument. All land comprising the Area Affected is located within the Rural (Mount Barker) Zone.

The zones and policy areas which presently apply to the Area Affected and surrounding land are shown on Map 4(a) and 4(b) respectively. A brief description of each zone is provided below.

Rural (Mount Barker) Zone

All of the land being considered for urban growth lies within the Rural (Mount Barker) Zone. The objectives of the Zone seek to accommodate a broad range of primary production activities, including value adding opportunities.

In addition, the retention of the rural landscape character and native vegetation are identified as key priorities as reflected by the Zone's two general Objectives which are reproduced below.

Objective 1: *A zone primarily for agricultural activities comprising dairying, grazing, cropping, viticulture, horticulture and intensive animal keeping in appropriate locations.*

Objective 2: *The maintenance of a pleasant, attractive rural landscape characterised by verdant undulating pasture lands, dotted with clumps of large majestic gum trees with the occasional cluster of farm buildings.*

Map 4(a) – Existing Zoning

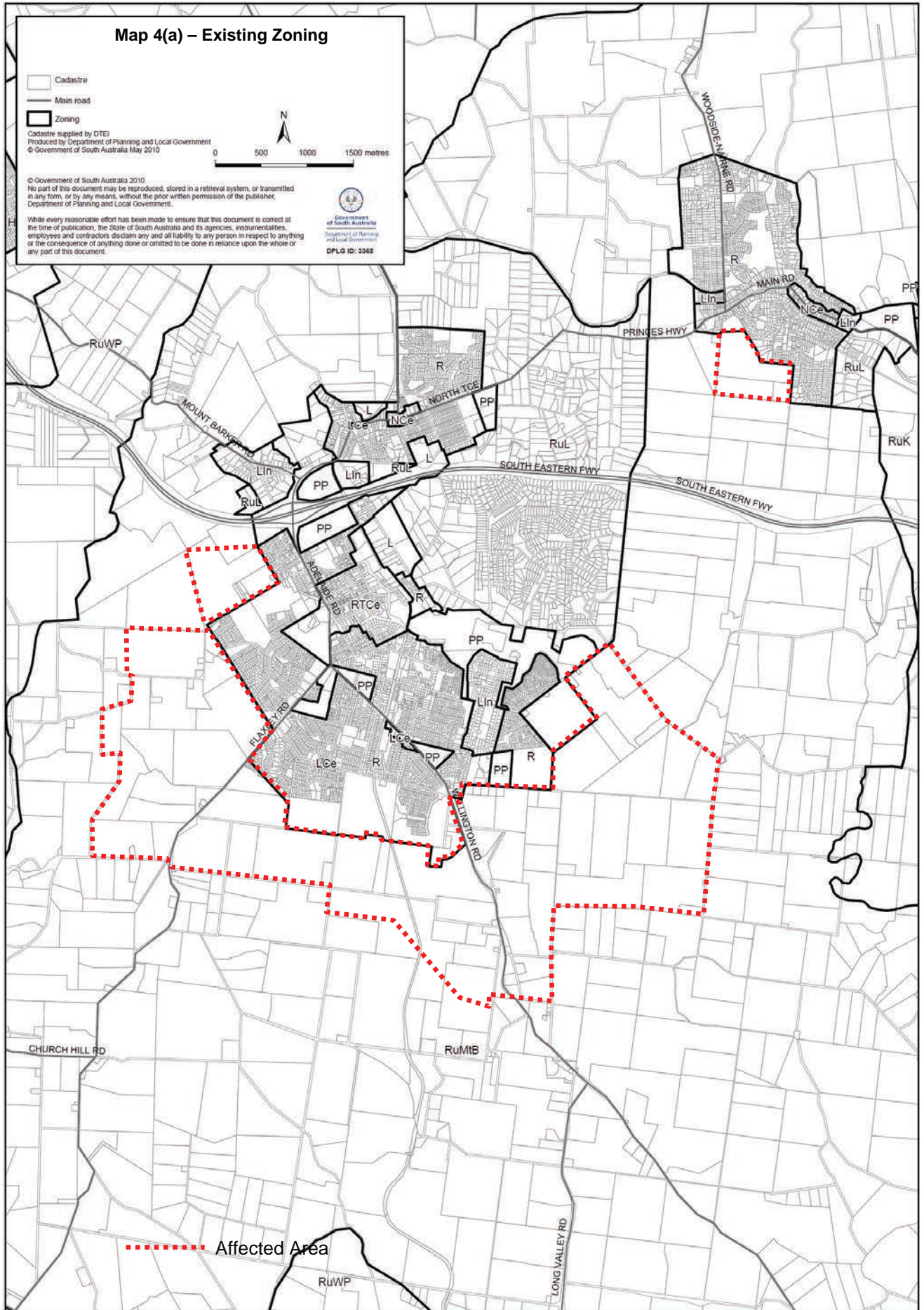
- Cadastral
- Main road
- Zoning

Cadastral supplied by DTEI
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..... Affected Area

Map 4(b) – Existing Policy Areas

Cadastre
 Main road
 Policy Area

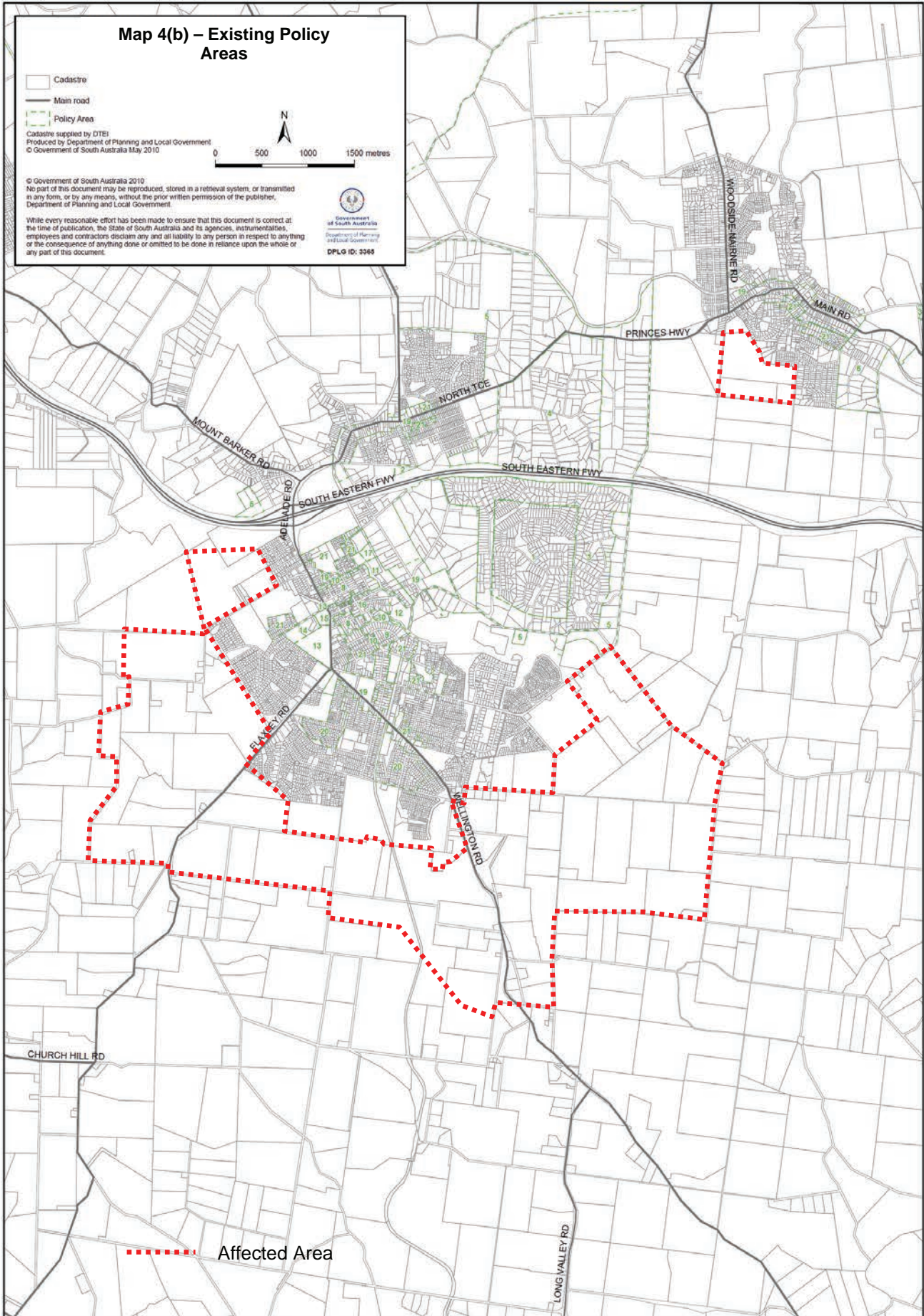
Cadastre supplied by DTI
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The objectives of the Zone are supported by more detailed Principles of Development Control (PDC). In addition to emphasising that development should primarily be for agricultural purposes, PDCs also provide guidance in relation to the provision of physical infrastructure, vehicle access, impact management, stormwater and waste disposal, land division, water courses and flooding.

The Development Plan identifies that the conversion of agricultural land to residential/rural living activities can pose a threat to the long-term economic viability of the Zone. These residential uses have the potential to conflict with primary production (e.g. due to noise, spray drift etc). To this end, controls on land division and land use provide clear signals that this Zone is not intended for urban residential use.

Residential Zone

The Residential Zone is the primary zone for residential development in the Council area. It establishes Desired Character Statements for all urban settlements including Mount Barker and Nairne.

The desired character of both Nairne and Mount Barker reinforces the form of development in established built up areas, being predominantly low density single storey detached dwellings on generous sized allotments of at least 600 square metres in area within a landscaped setting.

However, medium density housing is encouraged within designated locations including:

- Policy Area 20 (Urban Regeneration Area)
- Policy Area 21 (Medium Density Area)
- designated broad hectare land on the outskirts of some townships when located close to centre activities, community uses and areas of open space.

Broad hectare areas identified for medium density housing include land south of Hawthorn Road and generally to the south of Hurling Drive. Both areas are identified in concept plan figures in the Development Plan.

Site area and frontage requirements applicable to medium density housing are set out in Principle of Development Control (PDC) 14 of the Residential Zone as follows:

- 14** *The minimum site area sizes and frontages to a road/private access way (public or private) specified in the table below apply in the following circumstances:*
- (a) *Policy Area 20 (Urban Regeneration Area);*
 - (b) *Policy Area 21 (Medium Density Area);*
 - (c) *on land immediately adjacent to shops, community facilities, schools and/or areas of public open space exceeding 2000 square metres within each of the designated 'Subject Areas' delineated in Concept Plan [Figure R/1](#) (Hawthorn South) and Concept Plan [Figure R/3](#) (Hurling Drive);*

Type of Dwelling	Area (square metres)	Frontage to a Road/Private Access Way (metres)
<i>Detached</i>	400	12
<i>Semi-detached</i>	300 (per dwelling)	9
<i>Row</i>	250	7
<i>Group</i>	400	12

<i>Residential Flat Building</i>	250*	16
<i>Multiple</i>	600	15
<i>Accommodation designed specifically for the needs of aged persons or persons with a disability</i>	225	7

The Zone includes other requirements that seek to mitigate impacts from adjacent rural activities through the provision of large allotments at the rural/urban interface, minimise risk from hazard (e.g. dwellings to be located out of areas prone to a 1 in 100 year flood) and address site layout and building design.

Landscape Zone

The Zone is located adjacent to the South Eastern Freeway. As the name suggests, it is a Zone intended to ensure the continuance of rural activities and maintain an open or landscape character as a backdrop to the freeway.

The only location the Zone comes into close proximity with the proposed growth areas is north of Hawthorn Road, Mount Barker. The growth areas maintain a suitable distance from the Freeway that is consistent with the separation established by the established Landscape Zone.

5.3 Land Use and Site Features

5.3.1 Nairne Growth Area and Environs

The Nairne growth area generally slopes down in a southerly direction, forming a gully towards the south western corner where steeper slopes are encountered. The gully extends into the surrounding rural area.

The land is largely cleared due to its use for grazing and primary production purposes. Based on current land use data, none of the affected land is used for intensive farming. Vegetation is generally limited to scattered trees / bushes, with concentrations observable along property boundaries and close to farm buildings.

North and east of the growth area is housing associated with the Nairne township. An exception is the Nairne Primary School which is located at the northern edge of the growth area on Saleyard Road (refer to Map 5).

Land beyond the western and southern boundaries is used for various rural purposes including irrigated horticulture and viticulture.

5.3.2 Mount Barker Growth Area and Environs

The growth area is expansive and undulating. A number of seasonal watercourses run intermittently throughout valleys across the locality towards the Mount Barker Creek. Larger permanent watercourses/bodies of water in the area include Western Flat Creek running parallel to Flaxley Road through the western most portion of the study area, and various dams located in the majority of properties and fed by winter creeks and bores.

The growth area is flanked by elevated ranges running north – south (approximately) on both the eastern and western limits. Elevated / steep gradient areas are most

prominent around the Flaxley and Martin Road intersection and Wellington Road area.

Pockets of native vegetation cover exist within the growth area, particularly in the eastern portion of the site (see Map 6). There are also numerous trees scattered throughout the growth area particularly in road reserves, and along creek lines / property boundaries.

Land uses within the growth areas are largely rural in nature and comprise pasture and grazing activities in the main. A number of properties undertake irrigated seasonal and perennial horticulture / viticulture. A broiler / poultry shed is located west of Harrop Road (see Map 5). Non-rural based activities in the growth areas include a number of rural residential properties, the Adelaide Polo Club, a bus repair / services business and part of the Mount Barker Golf Course.

The area surrounding the proposed growth areas is primarily used for a range of primary production activities. One of the few worth noting is the broiler / poultry shed located several hundred metres from the western boundary of the proposed growth area.

5.4 Heritage

5.4.1 European Heritage

The location of European heritage places, both state and local, can be viewed on the South Australian Heritage Places database via the Department of Planning and Local Government website. The database is an online search tool to assist people to find information about heritage places in South Australia, including locality maps.

In respect to the areas affected by this DPA, there are a number of State and local heritage places within or close to the proposed growth areas. These State and local places are referred to in Tables MtB/11 and 12 of the Mount Barker (DC) Development Plan respectively.

Development Act 1993 provides the basis for identifying local heritage places in Development Plans. Local heritage Table MtB/12 was last updated by Mount Barker Council in October 2007 following approval of its District Wide Heritage Plan Amendment Report (PAR). The PAR also introduced a number of Historic (Conservation) Policy Areas. The heritage listings and policy areas were based on survey work and recommendations contained in the District Council of Mount Barker District Wide Heritage Survey, Pope/Heritage Online (2004).

Heritage places located in or near the proposed growth areas are identified below.

Table 24: Heritage Places

Item	Heritage Place Description
State Heritage Places	
A	Former Burnbank School, Springs Road, Mount Barker.
B	Dwelling ('Eden Park') and Coach-house on Paech Road, Wistow.
Local Heritage Places	
a	Barn / shed, Jeffery Street, Nairne

b	House, Adlooka and Hedge, 14-16 Hawthorn Road (adjacent growth areas).
c	Hawthorn Farm, Lot 101, 18 Hawthorn Road
d	House and former Cemetery Fairfield, Lot 2, Bollen Road.
e	Local Stone Walls (painted), Lot 7, Newenham Road
f	Old Baker Homestead, Lot 22, Fidler Lane-Wellington Road, Mt Barker
g	Local Stone Walls, Lot 23, Fidler Lane, Wistow
h	Local Stone Walls, Lot 21, Fidler Lane, Wistow
i	Avenue of Indigenous Trees, Fidler Lane (either side), Mt Barker
j	Former Lord Nelson Hotel, Wellington Road, Mount Barker
k	Parkindula (house), Wellington Road, Mount Barker (adjacent)
l	Cottage (Stokes), Lot 151, Wellington Road, Wistow
m	Stone Barns, Lot 50, Wellington-Paech Road, Wistow
n	Eden Park – outbuilding, school and residence, Yunkunga Road, Wistow
o	The Buttress House, Cnr Springs and Harper roads, Mount Barker
p	Greengables (house, dairy, bakehouse, barn and shed), Lot 3, Springs Road, Mount Barker
q	Clearfield Farm, Lot 82, Springs Road, Mount Barker.
r	Lester Farm (house and dairy), Lot 830, Springs Road, Mount Barker (adjacent)
s	Farmhouse and barn, Lot 11, east of Williams Road, Mount Barker Springs (adjacent)

The Mount Barker (DC) Development Plan contains Council-wide provisions on heritage conservation (Council-wide Objectives 61 to 64, and PDCs 259 to 266). These are relevant to the heritage places identified, and provide guidance for development that may impinge on the heritage values including:

- land division which could affect the setting of designated heritage places
- the development of land adjoining heritage places, and
- development that directly affects a heritage place.

Given the intention of this DPA is to change the nature of the landscape from rural to urban, some care will be needed in respect to those places and particularly where the rural setting contributes to the historical context. In some cases, established vegetation near those places could assist in maintaining the overall setting given the requirements to retain native vegetation and significant tree controls. Alternatively, options for the use of buildings and surrounds for purposes other than residential or the placement of public open space could be used effectively to assist in retaining key elements that reinforce heritage characteristics.

Importantly, the DPA does not affect the status of any existing heritage place. As such, the requirements and considerations that are pertinent to those places will remain.

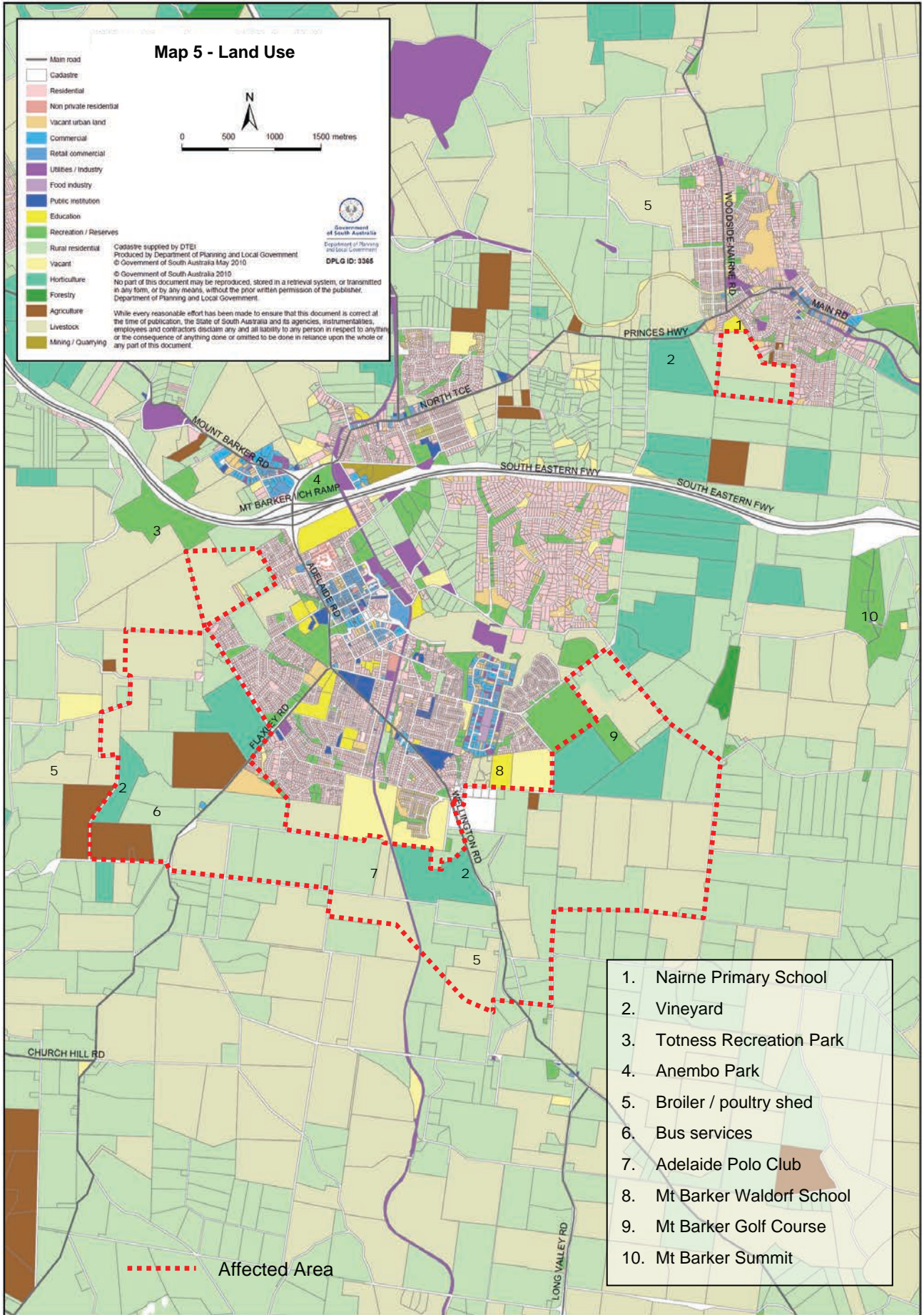
Implications for DPA policy amendments

The existing Development Plan requirements provide a sufficient basis to minimise the potential impact of future development on the European heritage values identified in the growth areas (e.g. Council-wide PDC 259 to 266). As such, no changes are proposed to heritage provisions in the Development Plan by this DPA.

Map 5 - Land Use

Main road
 Cadastre
 Residential
 Non private residential
 Vacant urban land
 Commercial
 Retail commercial
 Utilities / industry
 Food industry
 Public institution
 Education
 Recreation / Reserves
 Rural residential
 Vacant
 Horticulture
 Forestry
 Agriculture
 Livestock
 Mining / Quarrying

Cadastre supplied by DTET
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1. Nairne Primary School
2. Vineyard
3. Totness Recreation Park
4. Anembo Park
5. Broiler / poultry shed
6. Bus services
7. Adelaide Polo Club
8. Mt Barker Waldorf School
9. Mt Barker Golf Course
10. Mt Barker Summit

..... Affected Area

Map 6 – Landscape Characteristics / Features

- Cadastre
- Remnant native vegetation
- Slope > 33 %
- Main road
- Watercourses
- Slopes between 12.5% and 33%
- Transmission buffers
- Height greater than 390 metres

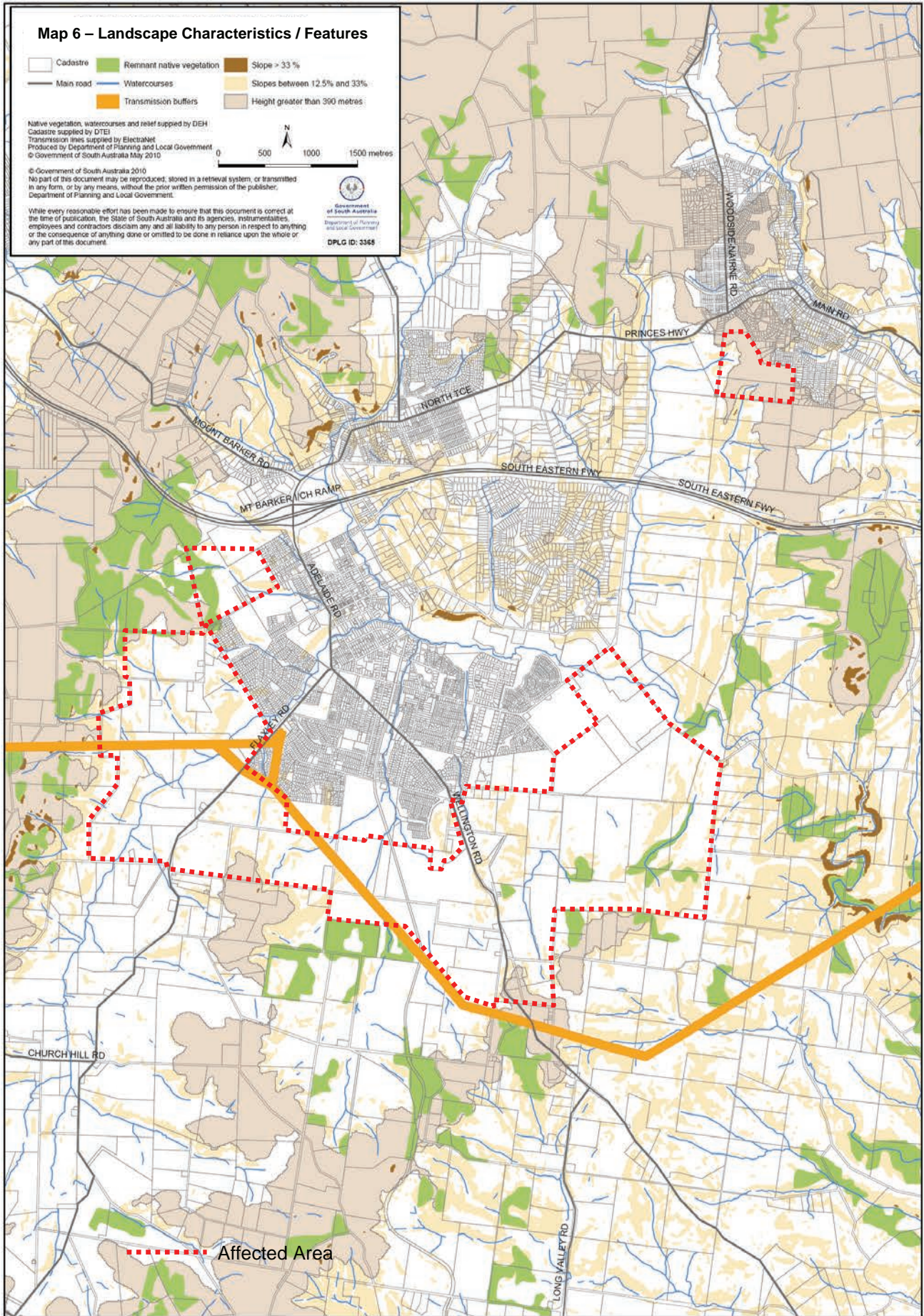
Native vegetation, watercourses and relief supplied by DEH
 Cadastre supplied by DTET
 Transmission lines supplied by ElectraNet
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..... Affected Area

5.4.2 Aboriginal Heritage

The *South Australian Aboriginal Heritage Act 1988* provides broad protection for Aboriginal sites by making it an offence to damage or disturb an Aboriginal site without authorisation from the Minister for Aboriginal Affairs and Reconciliation. An Aboriginal site is defined as a site that is significant to Aboriginal tradition, archaeology, anthropology and history. Should an Aboriginal site be discovered at a development site, the proponent must report the discovery to the Minister as soon as practical.

A desk-top assessment of the Indigenous cultural heritage has been undertaken to inform this DPA. In addition, advice has been obtained from the State Government's Aboriginal Affairs and Reconciliation Division which administers the Register of Aboriginal Sites and Objects.

Although there are no known entries in the Register that correspond to the areas affected by this DPA, it has been suggested that previous studies highlight the possibility that sites may be present. Such sites are more likely to occur in close proximity to water courses and may include scarred trees, campsites/stone artefacts, painting and engraving sites, and burials and stone arrangements.

Implications for DPA policy amendments:

The existing Development Plan requirements provide a sufficient basis to minimise the potential impact of future development on Aboriginal heritage values if identified in the growth areas. As such, no changes are proposed to heritage provisions in the Development Plan by this DPA.

5.5 Flora and Fauna

Map 6 identified remnant native vegetation at the landscape level. Survey work covering most of the proposed growth areas was undertaken by Environmental and Biodiversity Services (EBS). The flora survey and fauna assessment found that of those areas investigated:

.....contains mapped remnant Eucalypt woodland vegetation and has additional environmental values such as native significant trees. Further environmental values (local environmental assets) have been identified through a brief site based assessment in conjunction with biological database searches and background research to determine areas of significance and those areas which would benefit from protection and restoration.

Potentially significant flora and fauna species recorded within 5km of the Area Affected were identified and mapped.

In commenting specifically on *Threatened Flora Records (Pre 1999)*, the report advises:

..... It is evident that there are essentially no records within the Area Affected although there are some recordings adjacent to the northern border of the Area Affected.

The coverage of mapped flora/fauna species found in the EBS report does not extend to the proposed growth area adjacent Nairne township. However, the report captured recordings surrounding the Mount Barker township.

In relation to threatened flora species, none are present within the Mount Barker growth areas. The closest recordings are observed to the north-west of the proposed growth areas near Totness Recreation Park.

Significant fauna species within the 5km search area include three nationally threatened and 25 State threatened species. Two clusters (birds) of Threatened Fauna Recordings occur within the proposed growth areas as follows:

- adjacent the Laratinga Wetlands, near Bald Hills Road.
- near the intersection of Bollen Road and Western Flat Creek.

Both areas are reserved in the proposed Structure Plan as open space and follow the alignment of the Mount Barker Creek and Western Flat Creek respectively. These act as biodiversity corridors for habitat retention and flora and fauna conservation.

In addition, twenty-seven areas of remnant native vegetation were identified during the EBS field assessment. Whilst the focus of the field assessment was on native vegetation, areas of exotic vegetation were also identified and mapped to differentiate vegetated areas. EBS note that:

.....all significant trees identified can be classed as high fauna habitat value, with a high number of trees possessing hollows suitable for nesting birds, possums, and/or bark suitable for bats and invertebrates. Many of the scattered Eucalypts across the landscape would also likely provide roosting, nesting and feeding habitat to many species of local and common bird species.

The EBS investigations also identified locations which may have some habitat value. Those locations include degraded riparian zones. Map 7 illustrates approximate areas mapped by EBS that contain one or more of the following attributes.

- Threatened ecological community
- Intact overstorey stratum
- Riparian zone
- Areas with high concentration of native Significant Trees
- Proximity to intact remnant areas
- Associated with other areas of value (e.g. wetlands/revegetation)
- NPWS or Council Reserve, Heritage Agreement or SEB (Significant Environmental Benefit) area (under the Native Vegetation Act, 1991).

Areas which are recommended to be restored and/or protected include:

- many of the riparian areas;
- the understorey of all identified remnants;
- an existing SEB area.

A further area which contains a high concentration of native significant trees with very little understorey was also identified. EBS recommended that:

Where possible, native significant trees in this area should be retained in publicly accessible open space reserves or small pocket parks to enable their retention and preservation. Alternatively, future residential subdivision in this area should incorporate larger lot sizes and appropriate tree protection zones (where necessary and appropriate) to retain and preserve existing native significant trees.

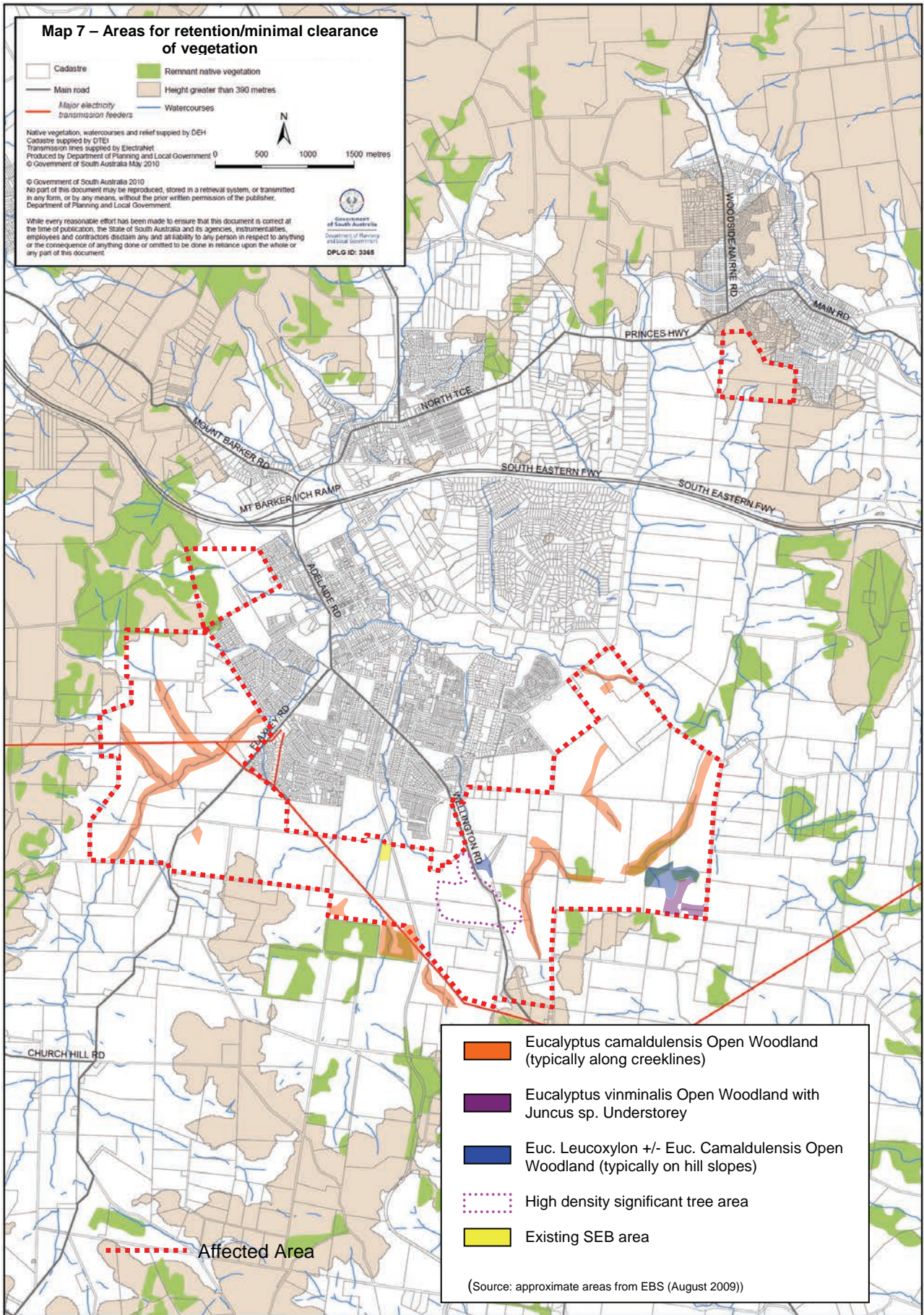
Map 7 – Areas for retention/minimal clearance of vegetation



Native vegetation, watercourses and relief supplied by DEH
 Cadastral supplied by DTI
 Transmission lines supplied by ElectraNet
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- Eucalyptus camaldulensis Open Woodland (typically along creeklines)
 - Eucalyptus viminalis Open Woodland with Juncus sp. Understorey
 - Euc. Leucoxydon +/- Euc. Camaldulensis Open Woodland (typically on hill slopes)
 - High density significant tree area
 - Existing SEB area
- Affected Area
- (Source: approximate areas from EBS (August 2009))

Implications for DPA policy amendments:

The Mount Barker (DC) Development Plan includes Council-wide provisions relating to the protection of significant trees and native vegetation / habitat (Council-wide Objectives 92 to 100 and PDCs 361 to 378). These provisions apply to development within proposed growth areas and are further supported by the DPA as follows:

- *the Structure Plan identifies areas intended to be retained within an open space network, including remnant native vegetation and watercourses*
- *expectations for the retention of native vegetation and watercourses are reinforced in the Desired Character for the Residential Neighbourhood Zone.*

5.6 Utility Infrastructure

Preliminary investigations were undertaken to determine the potential implications of urban growth within Mount Barker on utility services. Some of those investigations were framed around areas initially being considered for growth before the 30-Year Plan was finalised. While the growth areas were adjusted as part of finalisation of the Plan, the nature of those earlier investigations are still largely relevant.

The following information draws upon the previous work and supplements it where information has since been made available.

5.6.1 Electricity

Mount Barker falls within an area referred to as the Eastern Hills region for electrical supply purposes. Primary supply to the region is presently provided via the Mount Barker 132/66 kV substation by ElectraNet's Cherry Gardens and Tailem Bend substations, with a further, more remote supply from Para substation to the north of Adelaide via Mannum and Mobilong near Murray Bridge.

Mount Barker is supplied by a 20km long 132kV transmission line from Cherry Gardens and an 80km long 132kV transmission line from Tailem Bend (via Mobilong). The ETSA Utilities operated 66 kV and 33 kV sub-transmission networks then reticulate electricity throughout the region via numerous ETSA Utilities substations.

There are a number of 33, 66, 132 and 275kV lines located in and around Mount Baker.

Initial investigations concerning the potential supply of electricity to new growth areas at Mount Barker were conducted by Fyfe Engineers and Surveyors (*Infrastructure Investigation for Mount Barker Expansion DPA* (September, 2009). Supply considerations by ETSA Utilities was limited to an initial 4,000 dwellings due to long timeframes associated with the development of new growth areas, and the present diversity demand design practice for residential dwellings of 8kV per allotment (producing an overall demand increase totalling 32MVA).

Electrical distribution supply is currently provided via:

- the Mount Barker sub-station located on the corner of Flaxley Road and Hurling Drive – with an installed capacity of 20MVA

- the Nairne sub-station located on the corner of Woodside and North Roads – with a capacity of 3MVA.

Augmentation of existing capacity will be required to meet the demands placed on the electricity supply networks by the urban growth proposed in this DPA. The following four options were identified by Fyfe Engineers and Surveyors to supply proposed future loads to Mount Barker:

1. *Significantly upgrade the 132/66/11 kV Mount Barker substation.*
2. *Significantly upgrade the 33/11 kV Nairne sub-station or provide alternate substation within that area.*
3. *Build a new sub-station, near the 'Market Gardens' site, supplied from a 66kV extension from near the Mount Barker sub-station and/or a 33kV extension from near the Nairne sub-station, or combination loop tie of both.*
4. *Build a new ElectraNet reduction sub-station to drop High voltage down to distribution limits for additional supply to the current Mount Barker sub-station.*

Fyfe Engineers and Surveyors also advised that:

ElectraNet and ETSA have strategically reviewed the above mentioned power upgrade possibility in the past. It has been stated that ElectraNet have acquired a parcel of land at Mount Barker for a new ElectraNet sub-station that would reduce the existing twin 275kV and single 132kV circuits to 66kV for ETSA distribution. The proposed new ElectraNet / ETSA sub-station is stated to be located near the current Mount Barker sub-station on Flaxley Road.

ElectraNet own the high voltage supply and convert power down from 275kV to 66kV so ETSA can further drop the voltage to a useable 11 kV. This is the reason that two sub-stations would be required to be installed.

ETSA Utilities has identified in their Development Plan that the Mount Barker supply is under immense pressure over the coming years and have identified that the supply requires upgrade within three years or there will not be sufficient power supply to service the current growing needs of the township.

Planning for the ElectraNet / ETSA sub-station referred to above is well advanced - ElectraNet has purchased land west of Flaxley Road for augmentation purposes.

ETSA Utilities has also indicated a potential need for:

- an extension of the 66kV lines through the growth areas south of Mount Barker to source power from existing and new sub-stations
- a 1 hectare sub-station site (approx.) within the eastern portion of the Mount Barker growth area (which is additional to the Mount Barker south substation site on Flaxley Road).

Electricity lines require the provision of easements including a 26 metre corridor for 66kV lines and a 50 metre corridor for ElectraNet's 275kV and 132kV lines. Easements are determined through the land division process as part of the detailed design phase. However, ElectraNet has advised that it may require an additional 50 metre corridor on top of the current easement to allow for the duplication of its high voltage powerlines.

Implications for DPA policy amendments:

The Mount Baker (DC) Development Plan requires development within townships to be connected to public utilities, including an electricity supply, and makes provision for appropriate easements and reserves necessary for such supply (e.g. Council-wide PDC 205, 209 and 210).

These requirements have been reviewed against best practice policy found in the Better Development Plan Policy Library. Generally the Infrastructure module provides a more comprehensive suite of requirements relevant to the provision of utility services, such as the need to accommodate services in common trenches and undergrounding of electricity supplies.

On this basis, it is intended to augment existing policy by including additional policy at the zone level to ensure greater consistency with the Policy Library.

Given the specific requirements associated with the potential duplication of ElectraNet's high voltage lines, the Residential Neighbourhood Zone and new Policy Area 22 of the Light Industry Zone include specific requirements to ensure appropriate consideration is given to this at the land division stage.

It should be noted that the introduction of infrastructure related policy as part of this DPA will be reviewed as part of Council's Policy Library conversion DPA process. This could result in the removal of some policy introduced by this DPA to avoid repetition with Council-wide Policy Library policy following completion of the conversion process.

5.6.2 Water Supply

Water is currently supplied to Mount Barker and Nairne by SA Water. Proposed growth areas are not serviced by any substantial supply mains and therefore new infrastructure works and mains will be required.

Fyfe Engineers and Surveyors have undertaken investigations concerning the existing and potential future water supply network to service the growth areas around Mount Barker (*Infrastructure Investigation for Mount Barker Expansion DPA*, (September, 2009). Key findings of their investigations are provided as follows:

- *Filtered water is supplied to Mount Barker from the Summit Water Treatment Plant (WTP) (Peak Capacity 72 MUday). This plant is supplied with raw water from the River Murray only via Murray Bridge-Onkaparinga Pipeline.*
- *SA Water has indicated that there is sufficient potable water to supply water to the Mount Barker growth area subject to two options as follows:*
 - *establishing a southern EL423 zone by duplicating the DN450 pumping main between Littlehampton and Wistow Tanks and duplication of the Wistow Tank for security storage*
 - *a new 6ML tank (Adjacent the Wistow EL423 Tank) that balances the demand for this zone.*
- *The Summit WTP will probably need upgrading to meet demands for development.*
- *The DN600 transfer main from the Summit WTP to Littlehampton EL401 Tank will also need duplication.*

- *The maximum head that the proposed new tanks could service is AHD 390m. Therefore, there are some hilly areas located on the southern portion of the subject land within the scope that will not be able to be served via this proposed upgrade.*

The above findings have implications for the serviceability of some areas identified in the 30-Year Plan for urban growth. In some cases it affects small portions of land, however, a parcel of land immediately west of the Hawthorn / Bollen roads intersection is constrained by several factors including the 390 metre elevation. As a result, the rural zoning of this parcel is proposed to remain.

In relation to potential requirements attached to reticulated water supply, no further policy is considered necessary beyond those already contained in the Mount Barker (DC) Development Plan in relation to the provision of utility services generally.

Implications for DPA policy amendments:

Refer to comment under section 5.6.1 - Electricity.

5.6.3 Wastewater / Effluent Disposal

Effluent disposal for the Mount Barker and Nairne townships is under the auspice of the District Council of Mount Barker. The proposed growth areas are not currently serviced by Council's Wastewater Treatment Plant (WWTP), which is located about 2 kilometres south east of the Mount Barker town centre. It receives septic tank effluent flows from Mount Barker, Littlehampton, Nairne and Brukunga.

A description and current approved capacity of the WWTP is provided in *Wallbridge & Gilbert (2009)*, and consists of:

- An effluent inlet pump station which receives septic tank effluent and transfers wastewater to the treatment system.
- Fully mixed aeration lagoons for suspended solids (SS) and biological oxygen demand (BOD) removal and a polishing lagoon for nitrogen (N) removal.
- Dissolved Air Flotation (DAF) plant for the additional removal of effluent solids
- Continuous microfiltration (CMF) process for further removal of solids
- From the CMF it is transferred to the Laratinga wetlands for storage and further polishing
- From Laratinga wetlands it is pumped to various sites for irrigation
- approval to upgrade the WWTP capacity to cater for a population of 25,000 within the existing site.

Wallbridge & Gilbert (2009) considered requirements for future wastewater treatment and disposal for assumed total equivalent persons (EP) of 50,000 to assist Council in its long term planning beyond 2025. Three options were identified, which are summarised below.

Option 1

..... looks at upgrading required infrastructure and processes within the existing WWTP site to be able to accept total flows from Mount Barker, Littlehampton and Nairne for the projected population growth Council estimates will be reached beyond 2030. The proposed works for this Option will need to be staged over the next 10 to 15 years.

The following are 3 possible options within Option1 that can be considered:

- Option 1a – looks at converting the current secondary SGAL and polishing lagoon to an activated sludge process for the maximum population.
- Option 1b- looks at converting the existing polishing lagoon to an activated sludge process so flows can be balanced between the SGAL and proposed activated sludge process
- Option 1c – looks at converting the existing polishing lagoon to an SGAL process so flows can be balanced between the new and existing SGAL.

Option 2

.....looks at establishing an additional WWTP at Nairne to accept flows from Nairne and Brukunga and flows from new dwellings proposed to be established east of Bald Hills Road in Mount Barker. This will potentially reduce the ultimate proposed flows to the existing WWTP and minor upgrades within the plant can be undertaken to ensure the WWTP can receive flows for an EP of 40,000. This being the case, the strategy is then for the existing WWTP to be able to cater for an EP of 40,000 and the proposed new WWTP at Nairne to cater for an EP of 10,000.

The new WWTP at Nairne will consist of the following processes and be designed to cater for an EP of 10,000 (approx ADF of 2 ML/d):

- Secondary treatment, most likely SBR process
- Tertiary treatment, Clarifier/DAF and filtration process (CMF)
- Disinfection, UV and chlorination as required.

The existing WWTP will still need to undergo some upgrades to continue to be able to accept estimated flows from Littlehampton and the remaining parts of Mount Barker.

When establishing the plant at Nairne it has been assumed that the existing transfer main between Nairne and Mt Barker can be used to transfer effluent from the new developments in Mt Barker to Nairne (i.e. reuse the current flow direction).

The following are the 3 possible options within Option 2 that can be considered pertaining to the existing WWTP upgrades required:

- Option 2a – looks at converting the current secondary SGAL and polishing lagoon to an activated sludge process for the maximum population
- Option 2b- looks at converting the existing polishing lagoon to an activated sludge process so flows can be balanced between the SGAL and proposed activated sludge process
- Option 2c – looks at converting the existing polishing lagoon to an SGAL process so flows can be balanced between the new and old SGAL.

Option 3

.....looks at building a new WWTP at a suitable location meeting the required buffer distance of more than 400m for a 50,000 EP and decommissioning the existing WWTP. This will involve the construction, installation and commissioning of a new WWTP by 2020 to cater for the rapid growth predicted for Mount Barker and its surrounds.

The new WWTP will consists of the following processes and cater for an ultimate population of 50,000:

- Secondary treatment, an activated sludge process
- Tertiary treatment, Clarifier/DAF and filtration process (CMF)
- isinfection, UV and chlorination as required.

The new WWTP will require an area of approximately 3 ha to establish the required processes, this assumes that a mechanical plant is used. Facultative lagoons are an option but they will require significantly more area. Should the storage facilities be located at the same site then the area required will be in the order of 25ha.

This does not include the required buffer zone for a plant of this size as it would be decided by the EPA based on an individual assessment. The buffer would need to be considered when selecting a site.

But assuming the minimum buffer distance can be negotiated for the site then for the treatment plant only with no on site storage an area including buffer of 63 ha would be required.

If the storage facilities (additional to the existing storages, Laratinga and Samwells and proposed Brown Dam) are at the same site then an area including a buffer of 85ha would be required.

It should be noted however that a buffer of more than 300m may be required. Should the buffer increase to 400m then an area up to 150ha would be required.

The options for wastewater management have different implications for the DPA. Firstly, there are regulatory and approval requirements that will need to be addressed. In particular, *Wallbridge & Gilbert (2009)* point out that:

If Council are looking to carry out upgrades to the current site..... to be able to cater for a projected maximum population the EPA will need to be consulted and provide approval.

There is a risk that an approval to upgrade the current site may not be granted.

There is a further risk that the EPA could impose additional operational requirements on the existing plant even at current flow rates should they deem that the plant's operation poses a real risk to the environment (i.e. overflows, odour etc).

The above comments identify with current land use arrangements in the vicinity of the WWTP where some dwellings are within the Environment Protection Authority's (EPA) established guideline separation distances for WWTPs in South Australia.

Secondly, the siting, processes and negotiated separation requirements of a new WWTP could impact the amount of land available for urban use depending on location.

Implications for DPA policy amendments:

The DPA notes that there are solutions to ensure appropriate effluent treatment and disposal. No further policy is considered necessary regarding the treatment and disposal of effluent. Existing Development Plan policy (e.g. Council-wide PDC 155(b) and others) provide a basis to consider wastewater management at the land division stage.

Also, refer to comment under section 5.6.1 - Electricity.

5.6.4 Reclaimed Water

Fyfe Engineers and Surveyors have undertaken investigations concerning the opportunity for the use of reclaimed water in the Area Affected (*Infrastructure Investigation for Mount Barker Expansion DPA* (September, 2009).

Key findings of their investigations include:

Due to the increased effluent from the proposed subject sites into the Council's treatment plant, the Council will have increased difficulties in disposing of the treated water to the Mount Barker creek system based on the set discharge requirements from the EPA and Department of Health forcing Council to insist and regulate the development sites to take back a percentage of their waste water after treatment for on-site irrigation of reserves and open space and potentially direct plumbing into new dwellings.

Currently there is a treated effluent supply tank on Paris Court that services the surrounding developments (Martindale, Jennings, Waterford, and Dalmainy estates). This has a 75m head and could potentially service further development on the eastern side of Bald Hills Road.

Additional storage tanks would be required around the development sites in order to supply the total area. Alternatively the reclaimed water pump station facility could be upgraded to maintain a constant water pressure to the extents of the developments.

Fyfe Pty Ltd has identified 2 additional locations for reclaimed water retention tanks over the subject land. These 3 additional storage tanks would be 500KL in size and be located at an elevation of 405m AHD. This elevation and location would allow for distribution to dwellings over approximately 300Ha each and also allow for supply of reclaimed water to all reserves and parks within the subject land. These storage tanks could also be used by MFS or CFS for additional water supply for fire fighting purposes.

Transfer of reclaimed water to these storage tanks could be undertaken via distribution mains from the waste water treatment plant to the individual tanks with 200mm mains and booster pumps.

Implications for DPA policy amendments:

The DPA notes the advice that there are solutions to enable the use and distribution of reclaimed water throughout the Area Affected and beyond.

In terms of infrastructure generally, refer to comments under section 5.6.1 - Electricity.

5.6.5 Gas

There is currently no gas supply generally available to Mount Barker.

However, it is noted that the developers of the Bluestone estate located on the southern fringe of the urban area of Mount Barker includes access to a reticulated gas supply to allotments within the estate. Similar arrangements for other developments will be a matter for the developer of the land and relevant planning authority.

In terms of a gas supply available to the township generally, Fyfe Engineers and Surveyors took the view that:

'...the opportunity for natural gas supply to Mount Barker over the next 30 years is considered marginal, irrespective of the population of Mount Barker potentially expanding to in excess of 30,000 people.'

Implications for DPA policy amendments:

In the event that a gas supply is provided to new growth areas, refer to comments under section 5.6.1 - Electricity.

5.6.6 Telecommunications

Fyfe Engineers and Surveyors have undertaken investigations concerning the supply of Fibre to the Premises (FTTP) telecommunications to the proposed growth areas adjacent to Mount Barker (*Infrastructure Investigation for the Mount Barker Expansion DPA* (September, 2009).

Fyfe Engineers and Surveyors have confirmed:

With the intention of the Federal project to achieve 90% of metro and regional households to have fibreoptic broadband, legislation is being updated to ensure that Greenfield Developments that gain Development Approval after 1st July 2010 will be required to install broadband fibreoptic to the allotments being created.

The Government has already stated that the Broadband Fibreoptic network will be funded via the Building Australia Fund, bonds and private sector investment. This will require the private sector to install the Fibreoptic to the new allotments.

Specific requirements and augmentation of telecommunications infrastructure supply would be negotiated as part of land division process.

Implications for DPA policy amendments:

See comments under section 5.6.1 – Electricity.

5.7 Land Use History / Land Contamination

Adelaide Environmental Consulting (AEC) investigated the land use history and potential for site contamination within most of the proposed growth areas.

The investigations are outlined in the *Draft Phase 1 Environmental Site Assessment (Site History)* report prepared by AEC, dated September 2009 and comprise:

- research of the site history
- detailed and limited site inspections
- review of local geology and hydrogeology
- review of Government records
- identification of potential contaminants associated with past and present use

AEC noted that various historical activities common to agricultural use are considered potential contaminating activities. Contaminants associated with the possible activities include (but are not limited to) heavy metals, fuels and oils, solvents, ash and cinders, pesticides, herbicides, fertilizers and asbestos.

In relation to the areas considered, the AEC investigations reached the following (limited) conclusions:

The available historical information indicates the study area has had a long history of predominantly agricultural use. This includes beef/dairy cattle and sheep grazing, broad-acre crop farming and some vegetable cultivation. A small number of residences and commercial operations are scattered throughout the study area.

As part of the study AEC was able to conduct eight detailed site inspections (covering 14 property IDs). Some form of potential contamination (albeit considered likely to possess a low risk) was identified in each of these inspections. All identified potential contamination sources are common features and processes inherent to agricultural-use properties.

Whilst the majority of the area is Greenfield with low potential for contaminating activities it is likely that some contaminating processes have occurred in areas of the site throughout their history.

It should be noted that with respect to changing land use to residential use it is likely there will be a requirement to engage a South Australian Environment Protection Authority accredited auditor (contaminated lands). Case-by-case investigation would be required to confirm the environmental contamination status of each site (particularly those not accessed) in regards to future redevelopment.

Areas not considered in the AEC preliminary site investigations include:

- the proposed growth area south of Nairne township
- rural zoned land north of Martin Road and east of Flaxley Road
- land generally to the north and west of the Hawthorn Road alignment.

Most of the land referred to above is not obviously different to those areas considered by AEC in that they are used primarily for grazing and other agricultural activities. Some of the smaller land holdings are either used for residential purposes or vacant according to available land use data.

Given the long-term use of the most of the growth areas for rural activities (rather than for industrial land use for example), it is expected that any land contamination can be appropriately addressed at the development application stage when detailed subdivision and development design investigations occur, and appropriate remediation identified and undertaken as required.

Any land proposed to be developed for a sensitive use, such as residential development, will be assessed at the detailed design stage against current legislative requirements. These assessments may require comprehensive soil and groundwater investigations and the appointment of an accredited auditor.

Implications for DPA policy amendments:

A search on 'contamination' in the Mount Barker (DC) Development Plan found several references relating to a need to remediate existing or past industrial land (Council-wide Obj 39), or the need to prevent contaminating activities (e.g. Council-wide PDC 132, 144 and 353 etc).

The Policy library provides a more comprehensive basis to respond to development proposals in areas where contamination may have occurred. Given the limitations associated with the AEC report and the fact that the AEC report does not consider all of the land affected by this DPA, it is proposed to introduce the following from the 'Hazard' module.

Objective

- *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.*

Principle of Development Control

- *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.*

5.8 Stormwater Management

Stormwater flood mapping for 1 in 100 year events in the District Council of Mount Barker currently exists for the established urban areas of the Mount Barker township, including the broad hectare residentially zoned land south of Hurling Drive. A characteristic of the flood mapping is its general alignment with established creeks and drainage lines, although the extent of potential flooding from individual creeks appears to vary.

Further investigation is needed to determine the likely extent of flooding in proposed growth areas. However, it seems likely that flooding is most probably going to occur in and around natural drainage lines. Anecdotally, it has been suggested that land in the vicinity of the Flaxley Road and Bollen Road intersection and within the proposed growth areas is prone to inundation. This is in the vicinity of the flood mitigation dam wall installed by Council to alleviate downstream flooding along the western side of Bollen Road.

Notwithstanding, Council has engaged consultants to undertake floodplain mapping in the Mount Barker township. The floodplain modelling, due for completion in mid 2010, is the first step towards developing a Stormwater Management Plan that will address issues identified through the modelling.

Information regarding the management of stormwater flows for proposed growth areas is provided in *Gilbert and Associates, Stormwater Flood Management Report* (September 2009). The report relates to growth areas south of the Hawthorn Road alignment and extending in an arc around the southern parts of the Mount Barker township. As a consequence, potential development in proposed growth areas generally to the north of Hawthorn Road and Nairne has not been considered.

Although the report does not provide complete coverage of the proposed growth areas, the principles of Water Sensitive Urban Design (WSUD) are relevant to all affected areas.

WSUD is defined as the integration of urban planning and development with the management, protection and conservation of water within the consideration of the total urban water cycle. It provides sustainable stormwater management outcomes by combining hydraulic design criteria with ecological, biological, economic, social and aesthetic considerations. A whole water cycle approach is taken, rather than a focus on a single aspect. The objective is to limit impacts of urban development on the pre-existing environment.

Gilbert & Associates have prepared a '*Stormwater Flood Management Report*' (September 2009) which presents a stormwater management strategy for the Area Affected based on Water Sensitive Urban Design (WSUD). Key findings of the report are summarized / quoted as follows:

In order to minimise the impact of development on the existing ecosystem, it is proposed to restrict the flow rate into any creeks flowing through the development to the 100 year ARI predevelopment flow rate. This will require the use of rainwater tanks, sedimentation basins and detention basins to control the volume of water generated by the proposed residential development.

The report looked into possible storage area requirements for 8 sub-catchments for the purposes of managing stormwater flows to pre-development levels. Such calculations provide an indication as to the volume of water required to be detained based on a number of assumptions including depth of detention basins, rainfall intensity and duration, development area, density of development, impervious surfaces and so on. In the absence of a development proposal, calculations only provide a guide to inform stormwater management. Further detailed modelling will be necessary during the design phase each development, however, it is expected that future development will treat stormwater on site via a number of methods including:

- Wetlands
- Bio-filtration
- Gross Pollutant traps
- Water Sensitive Urban Designs (WSUD) i.e. Swales etc.

On the basis of the report prepared by Gilbert & Associates, Fyfe Engineers and Surveyors advise in the 'Infrastructure Investigation for Mount Barker Expansion DPA' (September 2009) that:

The development of the growth area utilizing WSUD principles and measures including rainwater tanks, roadside swales, buffer strips, gross pollutant traps, and sedimentation / detention basins will ensure that stormwater runoff from the sites will be of the same or better quality than pre-development flows ensuring no pollution or reduction of water quality in the creeks within Mount Barker region. In addition pre-development flows can be preserved to ensure there are no peak flows and to avoid flooding of the local water catchment system.

The DPA is supportive of current Development Plan policy which seeks to retain existing creeks and other natural drainage lines. These natural drainage lines are also intended to support bicycle and pedestrian movement networks through the proposed growth areas and help maintain creek-side vegetation.

Implications for DPA policy amendments:

The requirements contained in the Mount Baker (DC) Development Plan on stormwater flood risk management are comprehensive (refer to Council-wide Objectives 80 to 83, 85 and PDC 9, 13, 24, 151, 155 to 157 and others).

The Development Plan also includes requirements under the more specific headings 'Catchment Water Management' and 'Stormwater Management'.

The Desired Character and Concept Plan for the growth areas reinforce the need for development to adopt WSUD techniques.

5.9 Road Network and Transport

5.9.1 South Eastern Freeway

The Strategic Infrastructure Plan for South Australia – Regional Overview (may 2005) specifies the need for local government to ‘undertake a needs analysis for the development of a new access to the South Eastern Freeway near Mount Barker’.

Since this time the District Council of Mount Barker have undertaken concept development for the installation of a freeway access at Bald Hills Road and are pursuing funding options, including Federal Government funding.

Initial concept design for Bald Hills Road interchange were developed by Wallbridge and Gilbert for the District Council of Mount Barker in February 2009. Reasons for the preferred location were summarised in the November 2009 report as follows:

- only uninterrupted road link to Alexandrina Road in the south (which connects with Adelaide Road) to Princess Highway in the north
- improves connectivity between surrounding towns such as Littlehampton and Nairne with Mount Barker
- is of relatively high standard when compared with other roads and has an 80kph speed zone for the majority of its length
- majority of proposed growth is expected to be to the south and east of Mount Barker, making Bald Hills Road the primary collectors for these developments.

The report further considered the advantages of the Bald Hills Road location as:

- traffic generated from the eastern sectors of Mount Barker, the Nairne area and beyond would benefit from a new access at Bald Hills Road, as the freeway access arrangements via the existing interchange is less convenient and more time consuming than the alternative
- it will alleviate and postpone current demands and future capacity issues at the existing Adelaide Road Interchange and along Adelaide Road
- it will reduce the level of traffic travelling through Littlehampton and the centre of Mount Barker
- it will reduce the amount of freight traffic currently using Adelaide Road
- it will provide an alternative access to Mount Barker in the event of an incident rendering the Adelaide Road Interchange unusable as in the case of a major emergency such as evacuation of an area due to bushfire.

Implications for DPA policy amendments:

To cater for the specific requirements and anticipated provision of a freeway interchange at Bald Hills Road, the DPA proposes to include additional policy that seeks to ensure development does not occur (outside the proposed growth areas) that would hinder the construction of this interchange.

5.9.2 Mount Barker and surrounds

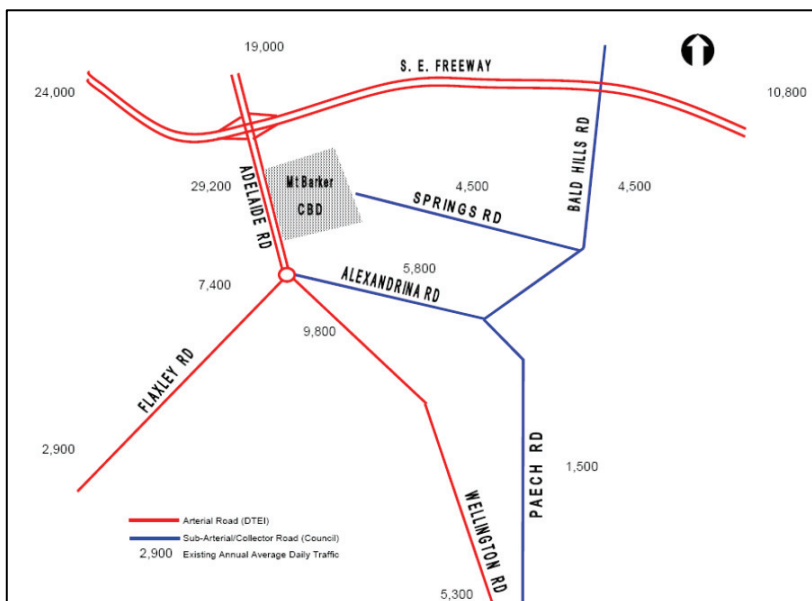
The road network comprises arterial roads under the care, control and management of the Department for Transport Energy and Infrastructure (DTEI), and major and other local roads under the stewardship of the District Council of Mount Barker.

A schematic plan of the current road network is provided in Figure 6 below.

The 30-Year Plan shows an indicative ring route of Mount Barker (Map E7) across the eastern and southern areas of Mount Barker.

The future road network will need to provide a network for access to and from and between the Mount Barker growth areas. A 'ring route' is proposed across the southern and eastern areas. The need for orbital travel around the Mount Barker township is not considered necessary given the reliance on travel to and from the freeway and central business district. However, the proposed ring route will facilitate access to the east and south of the central business district for connection to the existing freeway interchange and a possible future interchange at Bald Hills Road.

Figure 6: Current Main Road Network



Source: ARRB consulting (Oct. 2009) – Mount Barker Township Expansion DPA Traffic Assessment

A traffic assessment undertaken by ARRB consulting (October 2009) on behalf of the District Council of Mount Barker considered the traffic and transport effects of expanding Mount Barker township. Intended as a strategic level assessment, it provides an indication of current and projected transport demands caused by urban growth on the local and arterial road network.

The assessment is based on a development scenario consisting of 6400 houses, local and neighbourhood centres, schools, a new road network and areas for open space and sport.

In terms of the proposed road network, the assessment assumed the road network included:

- a distributor road between Flaxley and Wellington roads
- a distributor road between Paech Road and Bald Hills/Springs road
- a collector road between Wellington Road and Paech Road
- collector roads within residential precincts connecting to the distributor and arterial road network
- local roads within each residential precinct.

Detailed analysis of the traffic impacts as a result of the DPA requires further investigation. Impacts to the wider road network will be considered in parallel to the DPA.

Implications for DPA policy amendments:

The DPA includes a Structure Plan that provides an indicative layout of key roads linking the proposed growth areas to the wider road network. Actual positioning of roads will be determined through more detailed analysis and design.

The Mount Barker (DC) Development Plan contains requirements to ensure the safe and efficient movement of people and goods throughout the council area (see Council-wide Objectives. 40 to 47 and PDC 171 to 183). These provide a basis to assess development creating roads and the impact on adjoining roads.

Given the potential consequences of development on the wider road network, not just roads adjoining development areas, the DPA proposes changes to the Development Plan that will flag the need to ensure development does not exceed the carrying capacity / acceptable service levels of the wider road network, including the freeway interchange at Adelaide Road.

In addition, to ensure development does not occur that may prejudice the establishment of a second freeway interchange at Bald Hills Road, a new policy will be inserted at the Council-wide level under 'Movement of People and Goods' specifically addressing this issue.

Subject to the findings of more detailed traffic analysis, refinements to the DPA policy may be necessary to ensure an appropriate basis is provided for assessment of future development.

5.9.3 Nairne Growth Area and surrounds

Access to the growth areas at Nairne is via Saleyard Road along the western boundary and/or Jeffery Street along the eastern boundary. Saleyard Road provides a direct route to the Princes Highway and potentially to Mount Barker or the South Eastern Freeway. The Jeffery Street option connects to Britannia Road and then allows traffic through to the Nairne town centre area.

The Saleyard Road/Princes Highway/Woodside Road junction has been the subject of significant upgrade works to reduce traffic congestion and improve safety. Those works are almost complete.

Access options for the possible use of the land south of Nairne Primary School were prepared for Council by Murray Young and Associated in 2008. Both options sought to establish a through road that would allow vehicles to travel towards the Nairne town centre area or to the Princes Highway. The preferred option was to link Saleyard Road through to Jeffery Street.

Subject to final alignment, the road could be established through a single landholding and designed to ensure access is available to individual parcels.

Implications for DPA policy amendments:

The DPA supports the preferred option of a through road between Saleyard Road and Jeffrey Street. The alignment of the through road should ensure access is achievable from all parts of the growth area.

5.9.4 Public Transport

Bus services operate within the Mount Barker township based on inter-regional and intra-township routes. Inter-regional services provide links between neighbouring towns, including Hahndorf, Littlehampton/Nairne, and Strathalbyn. Intra-township routes provide feeder services to the park and ride bus interchange on Dutton Road, the central business district and surrounding residential areas.

Bus services in Mount Barker are limited with a frequency on most routes of approximately one per hour, although a higher frequency is provided during the morning and evening peak periods.

Bus services generally operate after 7am and before 8pm, including services to and from Adelaide. A review of current time tables indicates that some services depart the Dutton Road park and ride bus interchange and travel via the freeway to Adelaide that arrive prior to 9am, including several express services.

5.10 Community services

Information on community services has been obtained from the *Demographic and Social Analysis* (October 2009). The information provides base line information to assist servicing authorities to plan for the provision of a range of human services.

The population projections presented earlier should be regarded as an initial guide. However, they are not intended as a substitute for on-going monitoring of the population and adjustments will need to be made to service requirements based on the actual profile of new residents and the rate of growth.

5.10.1 Education

Existing provision

The following table provides an overview of the current facilities located in Mount Barker, Littlehampton and Nairne.

Table 25: Education Facilities

Township	Facility
Mount Barker	<p>A TAFE college is located on Dumas Road in the Regional Town Centre Zone.</p> <p>The town has a number of primary, secondary and combined secondary/primary schools as follows:</p> <p>Secondary schools</p> <ul style="list-style-type: none"> • Mount Barker High School (Govt) • Cornerstone College (Lutheran) <p>Combined schools</p> <ul style="list-style-type: none"> • St Francis de Sales College (Catholic) • Mount Barker Waldorf School <p>Primary schools</p> <ul style="list-style-type: none"> • Mount Barker Primary (Govt) • Mount Barker South Primary (Govt) • St Marks Lutheran <p>Pre-school</p> <ul style="list-style-type: none"> • Mount Barker Kindergarten Inc

	<ul style="list-style-type: none"> Willow Close Pre-school Centre Mount Barker Waldorf School – Pre-school Class <p>Child Care</p> <ul style="list-style-type: none"> Mount Barker Community Child Care Centre TAFE SA Mount Barker Child Care Centre Wellington Road Child Care Centre Mount Barker Family House Inc – Family Day Care
Littlehampton	<p>Primary School Littlehampton Primary School (Govt)</p> <p>Pre-school Littlehampton Child Parent Centre</p> <p>Child Care</p> <ul style="list-style-type: none"> Littlehampton Child Care Centre Matilda's Child Care Centre
Nairne	<p>Primary School Nairne Primary School (Govt)</p> <p>Pre-school Nairne Child Parent Centre</p> <p>Child Care None</p>

Projected Needs Generated by New Growth Areas

A number of schools are likely to be required to serve the population of the urban expansion area at Mount Barker.

The extent to which additional demand is absorbed by existing schools will depend on the physical capacity of these schools to expand their student population, the individual strategic decisions of non-government school providers and DECS (i.e. whether expansion is pursued) and the attractiveness of existing schools to the new population. It is not possible to assess the latter two factors at this stage.

The projected school enrolments for the proposed growth areas can be determined based on the number of school aged persons. As a general guide, the *Demographic and Social Analysis* (2009) estimated that over the lifetime of the development (up to 2030) about 21% of the population would be of school enrolment age split between primary and secondary schools at 13% and 8% respectively.

Using the projected population numbers (refer to Table 19), the following table provides an estimate of school enrolments attributable to new growth areas under each development scenario at development completion.

Table 26: Projected Enrolments from Growth Areas

	Applied % of total population	Development Scenario		
		High	Medium	Low
Total Enrolments	21%	5145	4287	3430
Primary School	13%	3185	2654	2123
Secondary school	8%	1960	1633	1307

The school enrolments are likely to be distributed between government and non-government schools. For Mount Barker township, the distribution in 2006 favoured government primary and secondary schools, which accounted for 57% and 54% of enrolments respectively.

The proposed land use framework for the growth areas will allow schools (education facilities) to be accommodated within the broad urban framework on an equitable access arrangement. This means that the various service providers (government and non-government) can determine the location based on site requirements and respond to gaps in service provision as and when needed.

The *Demographic and Social Analysis* (2009) provides an indication of the number of new schools that may be required based on a total growth areas population of 18,000 people. In short, the report identified the provision of schools as follows:

'...three primary schools and one secondary or combined R-12 school. It is possible that one of the primary schools will not be required, subject to the expansion of existing schools and possibility that a new primary school may be located within the current township boundary as part of the development of remaining land, however it would be prudent to plan for education facilities on this basis and review school education demand as the development progresses.'

The actual need to provide new schools will be subject to service providers monitoring changes in population size, the number of forecast and actual enrolments, and plans of existing education providers to expand existing facilities.

Implications for DPA policy amendments:

The DPA proposes a new Residential Neighbourhood Zone that identifies educational activities as a desired use. Policy is included in the Zone to guide the development of non-residential uses (e.g. schools) within a broader residential environment.

5.10.2 Health Services

A range of health services are currently available within Mount Barker and surrounds as demonstrated in Table 27.

Table 27: Health Services

Health Service	Location	Comments
Hospital		
Mount Barker District Soldiers Memorial Hospital	87 Wellington Road, Mount Barker	<ul style="list-style-type: none"> • 31 beds • accident and emergency • in-patient /day-patient services, e.g. obstetrics, gynaecology, paediatrics, general medicine, surgery and palliative care.
General Practice Medical Centres		
Mount Barker Medical Centre	73 Gawler Street Mount Barker	
Mount Barker Family Medical Practice	1 Albert Pl, Mount Barker	
Mount Barker Surgery	9 Hutchinson Street, Mount Barker	

Nairne Medical Centre	111 Princess Highway, Nairne	
Dental		
King Alison Dental Therapist	62 Hutchinson St, Mount Barker	
Mount Barker Denture Clinic	2 Cameron Road, Mount Barker	
Gagliardi Daniela Dr	Mount Barker Village Shopping Centre Hutchinson St, Mount Barker	
Jensen OC & JR	10 Walker St, Mount Barker	
Farrer Steven Dr	1 Albert Rd, Mount Barker	
Aged Accommodation		
Sash Ferguson	8 Fletcher Rd Mount Barker	51 high-care beds
The Laurels Estate	2 Hutchinson Street Mount Barker	25 Serviced Apartment 134 Independent living units 25 low care beds
Collett Barker Cottages	Hutchinson Street Mount Barker	15 Independent living units
Elmwood Grove	Alexandrina Road Mount Barker	14 Independent living units
Exhibition Court	3 Exhibition Road, Mount Barker	5 Courtyard two bedroom Independent living units
Jubilee Cottages	8 Fletcher Rd, Mount Barker ,5251	10 single bedroom Independent living units

It has been suggested in Connor Holmes (2009) that health services within Mount Barker serve a larger catchment than just the township of Mount Barker, reflecting the township's regional role.

Projected Needs Generated by New Growth Areas

New residents of the urban expansion area will create demand for a range of health services including:

- Hospital services
- GP services
- Specialist medical services
- Dental services
- Aged care services

The provision of services to meet the needs of the incoming residents within the proposed growth areas can be estimated using general rates of provision adopted by the various service providers. Needs can, once again, be estimated based on potential population growth mentioned in previous sections.

In this regard, the *Demographic and Social Analysis* (2009) advises that:

The population of the new urban area alone is unlikely to support the development of a new public hospital, GP or dental services, though the population of the new urban area may access these services within Mount Barker or other services outside the region. The number of aged care places funded within Mount Barker may increase as a result of population growth, this will be determined by the State Government.

It is likely that new private health services will be established within Mount Barker as a result of population expansion. While current health services are disproportionately high compared with Mount Barker's population (e.g. around 30 general practitioners are located within private medical centres in Mount Barker compared with around 12 required to serve the local population), it is suggested that there is unlikely to be substantial capacity for these services to absorb additional demand. Private medical services make

locational decisions on a commercial basis, that is, these services would not be located within Mount Barker if there was insufficient demand to support them. As such, it is anticipated that additional health infrastructure required (see Table 9.6) will not be reduced by capacity within existing services.

... the new population will also generate demand for specialist medical services such as physiotherapy, podiatry, obstetrics, cardiology, etc.

Implications for DPA policy amendments:

The DPA proposes a new Residential Neighbourhood Zone that identifies educational activities as a desired use. Policy is included in the Zone to guide the development of non-residential uses (e.g. health facility, supported accommodation etc) within a broader residential environment.

5.10.3 Recreation and Open Space

A range of recreation facilities are currently available within Mount Barker and surrounds as demonstrated in Table 28.

Table 28: Recreation Facilities

Recreation Facility	Location	Comments
Adelaide Hills Recreation Centre	Alexandrina Road, MOUNT BARKER	Oval and 6 courts suitable for Basketball Cricket - Hard Pitch Football (Australian Rules) Tennis Soccer Netball Gymnasium
Mountain Pool	Cameron Street, MOUNT BARKER	Public outdoor swimming pool
Mount Barker Skate Park	Keith Stephenson Park – Adelaide Road, MOUNT BARKER	Skate Park Playground Picnic Area
Laratinga Wetlands	Bald Hills Road, MOUNT BARKER	Picnic Area Cycling/Walking trails
Mount Barker Golf Course	Bald Hills Road, MOUNT BARKER	18 hole golf course
Rage Cage	Wellington Road, MOUNT BARKER	Soccer Basketball In-line hockey
Adelaide Polo Grounds	Barker Road, MOUNT BARKER	Polo fields
Mount Barker Community Library	Dumas Street, MOUNT BARKER	Offers books, DVDs, CDs, magazines plus a toy library and computer/internet access.

Mount Barker Bowling Club	Mann Street, MOUNT BARKER	Lawn bowls plus venue hire
Mount Barker Croquet Club	Mann Street, MOUNT BARKER	Croquet
Mount Barker Family House	Princes Road, MOUNT BARKER	Community centre
Mount Barker Town Hall	Gawler Street, MOUNT BARKER	Community venue
Nairne Golf Course	Oval Road, Nairne	
Nairne Oval		Offers cricketing activities and tennis courts.
Anembo Park		Incorporates a large oval, a softball/baseball field, a hockey field, six tennis courts and model car club track.

Projected Needs Generated by New Growth Areas and Related Projects

The expanded urban area will create demand for additional recreation facilities including indoor facilities such as community centres, indoor recreation centres and libraries and outdoor facilities such as ovals, courts and parks.

The provision of selected recreation activities was estimated in *Demographic and Social Analysis* prepared by Connor Holmes based on participation rates generated by national ABS data. While it is reasonable to assume that local participation rates will vary from national trends, the figures provide a starting point to consider the provision of a range sporting facilities. In particular, the report identified a need for

- Australian Rules Football/Cricket ovals
- Netball courts
- Soccer pitch and
- Tennis courts.

The need for passive recreation facilities such as parks, playgrounds, picnic areas, community centre/hall and cycling trails will also be generated and should be provided within the new urban area.

The proposed Structure Plan and land use framework provides the basis to distribute land for both passive and active recreation and sporting facilities to meet the recreational and sporting needs of the population of the proposed growth areas and demand from other areas within the established township. The framework supports the equitable distribution of open space (particularly passive/family recreation facilities such as parks, picnic areas, playgrounds and walking/cycling trails) to ensure that they are located close to the population they serve, ideally within walking distance. The linear open space network shown on the Structure Plan allows the progressive creation of walking and bicycle trails for recreation and improve interconnection of community services, and an integrated network of public open spaces.

There are two important elements relating to the provision of open space in Mount Barker. First is the major redevelopment and expansion of recreation facilities at Anembo Park, Littlehampton. When complete, the Anembo Park Regional Sporting Facility will provide a hockey field, soccer pitch, junior and adult BMX track, 16 tennis

courts, four under-10 soccer pitches, remote control car track, nature walk and picnic area.

Also, Council purchased about 37 hectares of land at Bald Hills Road, adjacent to the Laratinga Wetlands. The subject land is approximately three times as large as the Anembo Park Regional Sporting Facility and is expected to comprise a wide range of sporting and recreation facilities. Potentially this land could provide for all of the recreation needs of the population of the new urban area and additional demand from other areas within the township boundary which have yet to be developed.

Indeed, it is anticipated that this strategic land holding could deliver and accommodate many of the recreational facilities required to support the existing and expanded Mount Barker community.

Notwithstanding, consideration should also be given to an appropriate spatial distribution of recreation opportunities, particularly in relation to passive/family recreation facilities such as parks, picnic areas, playgrounds and walking/cycling trails. It is desirable that these facilities are located close to the population they serve, ideally within walking distance. The statutory requirement to provide 12.5% open space within the expanded urban area can create opportunities for these types of recreation facilities.

Implications for Policy Amendment

The proposed Structure Plan identifies a network of open space trails for pedestrian and cyclists. This is supported by the Desired Character for the Residential Neighbourhood Zone and associated policy that reinforces the need to locate open space within proximity to the people it is intended to serve.

Section 50 of the Development Act 1993, enables the assessment authority to require up to 12.5% of the development area to be vested in the council or Crown for open space purposes. Any open space required under s.50 is additional to the open space land purchased by Council near Bald Hills Road.

5.10.4 Emergency Services

Emergency services, specifically police stations, ambulance stations, SES and fire services generally have a catchment of more than 25,000 people and are unlikely to be located within the new urban area.

Country Fire Service (CFS) stations have smaller catchments than Metropolitan Fire Service Stations (MFS) and CFS stations are already located at Mount Barker, Littlehampton and Nairne.

A 24 hour police station is located at 64 Gawler Street, within the Mount Barker Town Centre. State Emergency Service (SES) and an ambulance station are also located within Mount Barker.

Given the full range of emergency services conveniently located within Mount Barker, the provision of additional services within the new urban area is unlikely to be necessary.

Implications for Policy Amendment

The Residential Neighbourhood Zone provides opportunity for a range of land uses, including activity centres, which allow for emergency service facilities to be relocated or new facilities to be established, if required.

5.11 Bushfire Risk

The Mount Lofty Ranges region was the first region in South Australia to introduce mapping in Development Plans to identify areas of bushfire risk and related policies and processes to ensure risk from bushfires is integrated into the development process and decision making.

For the Mount Barker District, mapping introduced in 2001 identified CFS referral and non-referral areas that effectively signalled a divide between urban townships and their rural counterparts.

In recent years, the bushfire mapping has been reviewed and extended to other parts of the State likely to experience pressure from urban growth. One of the key features of the review was a shift to categorise risk into one of three levels for land use planning purposes - high bushfire risk, medium bushfire risk or general bushfire risk. Some areas were also identified as 'excluded'.

Different planning and building requirements apply depending on the designated level of bushfire risk.

The Bushfire Protection Area figures for Mount Barker introduced in 2007 carried across the previous distinction between urban and rural land through the assignment of *medium* and *high* bushfire risk respectively.

As a consequence, the proposed new growth areas adjacent Nairne and Mount Barker townships fall within the high bushfire risk category.

On review of the modelled mapping undertaken for the Mount Barker District, it is observed that much of the identified hazard comprises remnant vegetation generally on the slopes east and west of the established built-up areas. Some of those hazard areas will fall inside the proposed growth areas and some will be adjacent.

This DPA anticipates that areas of remnant vegetation within proposed growth areas will be retained in areas of open space and therefore free of housing development. Conserving the natural landscape in this way means that the vegetation still presents a hazard in the event of bushfire for any nearby housing. The issue also arises for vegetation close to the new urban boundary.

The current Development Plan includes *Bushfire Protection* policies that provide for the appropriate division of land and siting of buildings to mitigate the potential effects of bushfire as detailed below.

Bushfire Protection

Bushfire Protection Objectives apply to the General, Medium and High Bushfire Risk areas shown on Bushfire Protection Area Figures MtB (BPA)/1 to 22, except where exempted.

Objective 101: *Development should minimise the threat and impact of bushfires on life and property while protecting the natural and rural character.*

Objective 102: *Buildings and the intensification of non-rural land uses directed away from areas of high bushfire risk.*

Principle of Development Control

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

380 *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; and*
- (c) *have a dedicated water supply available at all times for fire fighting which:*
 - (i) *is located adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles,*
 - (ii) *comprises a minimum of 5000 litres in areas shown as General or Medium Bushfire Risk on Bushfire Protection Area figures; or*
 - (iii) *comprises a minimum of 22 000 litres in areas shown as High Bushfire Risk on Bushfire Protection Area figures.*

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

382 *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.*

383 *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.*

384 *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; and*
- (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.*

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

386 *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.*

Development in general bushfire risk areas is subject to assessment by the relevant planning authority against the above requirements. For medium and high bushfire risk areas, building construction requirements also apply.

In general terms, the current application of a medium bushfire risk category to the entire Mount Barker township (in particular) seems unnecessary given that the scale of the proposed growth areas will increasingly dislocate existing urban areas from the rural interface and areas of potential hazard, and the likely efforts of a larger permanent population to deal with sparks and embers that may blow into the township (unlike holiday settlements where there is a greater risk of sparks and embers being left unattended due low homeowner/neighbour occupancy rates). It seems reasonable in this context to rely on requirements for an on-site water supply to suppress spark and ember attack in much of the Mount Barker town area, and focus greater attention on those areas closest to the 'coal-face'.

This DPA recognises that the proposed new urban land around Mount Barker will result in a substantial urban centre that can be buffered from the effects of bushfire by application of planning and building requirements in the towns urban fringes and in identified hazard spots. As such, most of the established urban area and new growth areas are proposed to be categorised as a general bushfire risk, with land at the urban edge or near substantive areas of native vegetation being included within the medium bushfire risk category to invoke planning and construction requirements.

The general bushfire risk category provides a basis to manage bushfire risk over time as a result of development staging or as a result of areas not being released for urban use.

Implications for Policy Amendment

It is proposed to alter Bushfire Protection Area Figures within the Mount Barker (DC) Development Plan to identify the Mount Barker town area and adjacent growth areas as a mix of general and medium bushfire risk, and identify the Nairne growth area in the medium bushfire risk category, which applies to that town.

6 CONCLUSIONS AND RECOMMENDED POLICY CHANGES

6.1 Preferred Land Uses and Arrangement

The purpose of this DPA is to support the expansion of urban areas in the Mount Barker District to help meet population and employment targets in the 30-Year Plan. The expansion will result in the loss of rural land, however, the proposed urban land is an extension of an existing township and is expected to reduce urban growth pressures at other smaller townships in the region.

Such expansion needs to have regard to other targets in the Plan that seeks to address housing stress, particularly the provision of alternative and affordable housing forms.

The proposed directions are largely encapsulated in a single zone that is expected to accommodate residential development and a range of complementary activities to meet the needs of future residents. This approach provides an appropriate level of flexibility to allow professionals across various fields to design the layout of new residential estates, in which key roads and other factors will determine the location of significant land use elements such as activity centres and schools.

The approach to the new growth area at Nairne is intended to ensure new development is sympathetic to the established character of the township. This is consistent with the strategic goals that seek to ensure smaller regional settlements retain their character.

6.2 Council Wide Policy

The Council-wide section of the Mount Barker (DC) Development Plan contains a number of policies which are relevant to the assessment of future development proposals. For the most part, these policies are comprehensive and are generally consistent with the Policy Library. Importantly, the District Council of Mount Barker has commenced a process to introduce the Policy Library into the Development Plan.

On this basis, the amendments to the Council-wide section are limited to those that will ensure the intent behind the DPA proposals are carried through and remove unnecessary contradictions. This is most apparent in relation to centres policy.

Other changes are to align the bushfire hazard mapping with the proposed changes in land use.

6.3 Residential Neighbourhood Zone

This DPA proposes the introduction of a new Residential Neighbourhood Zone, which has been drafted to take into account the introduction of the Policy Library into the Mount Barker (DC) Development Plan and the Residential Development Code.

Due to the timeframe over which proposed growth areas are expected to be developed, this zone provides a flexible approach to development to encourage innovations in housing design and construction, transport and lifestyles. Guidance is established via a Structure Plan and Desired Character that provides signals to

expected land uses and general location, but promotes flexibility in terms of specific design outcomes.

Some of the key policy features in the Zone are summarised in Table 29.

Table 29: Residential Neighbourhood Zone Features

Policy issue	Proposed response
Site area	<p>The DPA proposes the introduction of site areas based on dwelling type, which will provide sufficient flexibility to accommodate most housing styles.</p> <p>This policy has been drafted to ensure a range of housing styles can be developed that include affordable and innovative housing products that meet the needs of a diverse community.</p>
Private open space	<p>Policies have been drafted to complement the Residential Development Code.</p>
Setbacks	<p>Minimum front setbacks have been introduced primarily to support the Residential Development Code complying standards (which refers to the Development Plan for set-backs).</p> <p>It is noted that residential areas provide an opportunity to apply different setback requirements as constraints do not exist with regards to complementing the character of established areas.</p> <p>For major arterial roads a setback of 8 metres is proposed that meet the requirements of the Department for Transport, Energy and Infrastructure requirements. This setback will also enable a boulevard effect to be established. For all other roads a setback of 3 metres is proposed (unless abutting a reserve or activity centre, in which case lesser setbacks are encouraged).</p> <p>Side and rear boundary setbacks have been drafted to be compatible with the Residential Development Code.</p>
Building height	<p>A diversity of housing types is desired. To facilitate this outcome, it is desirable to allow two storey dwellings, and three storey residential buildings, particularly in locations where:</p> <ul style="list-style-type: none"> • higher densities are sought, for example around centres and transport links • where there are urban design reasons, for example on corner sites • where there are amenity opportunities, for example near open space. <p>These outcomes will be promoted by the Desired Character for the Zone.</p>
Site Coverage	<p>The Residential Zone applicable to residential areas in Mount Barker and Nairne includes maximum residential site coverage provisions that are adjusted based on site area.</p> <p>However, it is proposed that the Residential Neighbourhood Zone relies on the application of amenity and sustainability provisions such as solar , privacy and front and side setbacks, to determine site coverage rather than numerical site coverage provisions.</p>
Activity centres	<p>Polices are proposed to guide the location and design of local and neighbourhood activity centres. The location of activity centres will be guided by the proposed Structure Plan.</p>

6.3.1 Complying development

The Residential Neighbourhood Zone has been crafted to anticipate its declaration for application of the Residential Development Code. If applied, the following activities will be complying development under the Code:

- carport, verandah, pergola, garage, and other minor structures

- single storey dwelling addition
- new dwellings (under certain conditions).

6.3.2 Non-complying development

The non-complying list contained in the State's Planning Policy Library Residential Zone has been adopted for the Residential Neighbourhood Zone with amendments that will enable the establishment of the centres.

6.3.3 Categories of public notification

Schedule 9 of the *Development Regulations 2008* describes public notification categories. However, public notification categories can also be listed in the Development Plan. The public notification categories proposed in this DPA have been drafted to reflect the envisaged land uses for each zone.

The Residential Neighbourhood Zone differs from standard residential zones in that it envisages neighbourhood centre development. Under the Development Regulations a number of centre uses would automatically default to category 3 (which requires the notification of the owner or occupier of adjacent land and the public generally). Accordingly, where appropriate these land uses have been listed as category 1 or 2 to reflect desired centre activity within the zone.

6.4 Light Industry Zone

A portion of the affected area has been specifically targeted for a range of low impacting industrial and service trade activities. Allocating land specifically for these uses will minimise potential conflict between incompatible activities given that the location is fixed (as opposed to allowing such uses to occur generally within the Residential Neighbourhood Zone). This allows landowners within the Residential Neighbourhood Zone to design and plan accordingly.

In addition, it overcomes the risk that other uses could displace local employment opportunities within the industry sector.

The new employment land is included as a Policy Area (Policy Area 22) within the Light Industry Zone so that additional policy can be applied without affecting other parts of the zone. Particular requirements focus on design criteria and landscaping to ensure future development in the Policy Area retains a pleasant entrance to the Mount Barker township and provides a 'soft' edge to other land use zones.

6.4.1 Complying development

Complying development in the Light Industry Zone is limited to those prescribed in Schedule 4 of the *Development Regulation 2008*.

There are no complying uses specified in the Light Industry Zone and given the location and intention to accommodate other forms of urban development around the zone, a merit based assessment is preferred.

6.4.2 Non-complying development

The Light Industry Zone includes a list of non-complying forms of development that will also apply to new Policy Area 22.

6.4.3 Categories of public notification

Schedule 9 of the *Development Regulations 2008* describes public notification categories. Also, the Mount Barker Development Plan identifies category 1 and 2 activities in tables MtB/13 and 14 respectively.

All of the uses desired within the Zone (including Policy Area 22), including light industry, service industry, store and warehouse, appear as category 1 developments (unless the site is adjacent to land in another zone). No changes are proposed in this regard.

6.5 Residential Zone

The Residential Zone has been extended to capture a number of residential lots near Flaxley Road. These lots fall adjacent to the proposed Light Industry Zone, but are separated by high voltage power lines.

The Nairne growth area has also been included in the Zone as part of Policy Area 21 which supports medium density housing. This will assist in delivering on affordable housing targets supported by a policy framework that applies to other parts of the town.

7. STATEMENT OF STATUTORY COMPLIANCE

7.1 Introduction

Section 26 of the Development Act 1993, prescribes that a Development Plan Amendment must assess the extent to which the proposed amendment:

- accords with the Planning Strategy
- accords with other parts of the Development Plan
- complements the policies in the Development Plans for adjoining areas
- satisfies the requirements prescribed by the Regulations.

7.2 Accords with the Planning Strategy

Relevant strategies from the 30-Year Plan (2010) are summarised in the Appendices of this DPA, along with comments as to how the DPA accords with these strategies. As indicated, the DPA complies with the strategies set out in the Plan and it is the intent of the DPA to support the achievement of relevant targets and policies.

The extent of the affected area differs slightly to the area identified as '*future urban growth areas*' in the 30-Year Plan as it applies to Mount Barker. In effect, some areas have been 'swapped' for others to improve the layout of the urban area, and avoid areas that may present greater challenges in terms of service provision, impact of remnant vegetation and bushfire risk, or would be dislocated from the main urban area.

7.3 Accords with other parts of the Development Plan

The policies in this DPA are consistent with the format, content and structure of the Mount Barker (DC) Development Plan.

The area affected by this DPA is primarily confined to areas being rezoned from rural in preparation for urban activity. Some adjustment to the requirements associated with the development of land in adjoining zones has been unavoidable, however, the changes are intended to complement the changes in the land use expectations central to this DPA.

7.4 Complements the policies in the Development Plans for adjoining Council Areas

The amendment does not affect the intent of the Development Plan policies of the adjoining Council areas.

7.5 Satisfies the requirements prescribed by the Regulations

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

Note: This Analysis is for information only and does not form part of the Amendment to the Development Plan.

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27. *Mount Barker Township Expansion DPA - Traffic Assessment* (October 2009), ARRB Consulting.
28. *Phase 1 Environmental Site Assessment (Site History)*, (September 2009), AEC Environmental Pty Ltd.
29. *Mount Barker Township Expansion Flora and Fauna Assessment* (August 2009) Environmental and Biodiversity Services (EBS).
30. *Mount Barker DPA – Background Investigation: Bush Fire Risk Management and Planning Issues*, (October 2009) Scholefield Robinson Horticultural Services.
31. *Indigenous desk-top cultural heritage study for the Mount Barker Township Expansion Development Plan Amendment*, (August 2009) Vivienne Wood Heritage Consultant Pty Ltd.
32. *Concept Study for Bald Hills Road Upgrade Between Hartman Road and the Princess Highway*, (February 2009) Wallbridge and Gilbert Consulting Engineers.
33. *Bald Hills Road Interchange Mount Barker – Concept Planning Study* (November 2009), Wallbridge and Gilbert Consulting Engineers.
34. *Mount Barker DPA – Background Investigations Primary Production Issues* (14 September 2009), Schofield Robinson.
35. *Monarto South Intermodal Land Use Study*, (December 2008) Jensen Planning and Design.

The 30-Year Plan for Greater Adelaide: Policies and Targets

The 30-Year Plan	DPA Response
<p>Overall spatial distribution</p> <p>Policies</p> <p>1 Plan for population growth of 560,000 people over 30 years and accommodate this growth through the delivery of 258,000 additional dwellings to be constructed over the life of the Plan.</p> <p>6 Concentrate growth outside the metropolitan area in major regional towns and generally constrain growth in small towns and villages to protect their heritage and character.</p> <p>7 Ensure that the bulk of new residential development in Greater Adelaide is low- to medium-rise development (including detached dwellings) and confine high-rise developments to the 14 identified transit-oriented developments.</p>	<p>Policies</p> <ul style="list-style-type: none"> The new growth areas adjacent to Mount Barker and Nairne townships have the capacity to contribute around 18,000 people or close to 7000 dwellings, which is consistent with the distribution of people and dwellings anticipated in the Plan. Most of the proposed growth will be as an extension to the Mount Baker township, which is recognised as a major regional town in the central Adelaide Hills. The proposed expansion of Nairne township is in keeping with the town's role and continues to maintain the town's individual character and identity. The form of development anticipated in Mount Barker's growth areas has taken into account individual town character, development trends and function. In this regard, the proposed extension of the Residential Zone at Nairne will ensure development in the new growth area reflects established low-rise development. <p>However, it is anticipated that the more substantive growth areas adjacent Mount Barker township provide a means to encourage more intensive development outcomes in appropriate locations, including wider housing choice, different built form (including taller buildings), and an extensive range of activities to support new residents.</p>
<p>Mixed-use activity centres</p> <p>Policies</p> <p>25 Adopt a typology of activity centres, as set out in the Activity centre typology table in Appendix 3 and represented in Map D6.</p> <p>29 Ensure activity centres promote mixed-use development rather than separate residential, commercial and retail developments.</p> <p>30 Develop higher-density residential developments within and adjacent to activity centres.</p>	<p>This DPA supports these policies by supporting the establishment of three neighbourhood centres and a number of local centres within the growth area adjacent to Mount Barker. The policy framework will support the activity centre typology described as follows:</p> <p>Neighbourhood centres serve local residential communities and incorporate a mixture of services for their daily to weekly needs.</p> <p>Local centres provide for the daily needs of local neighbourhoods, encouraging communities to walk, and also cater for passing traffic.</p> <p>Further, the DPA will promote mixed use development within the neighbourhood centres. Policies are proposed to be included to promote the integration of residential uses with non-residential uses.</p>

The 30-Year Plan	DPA Response	
New metropolitan and township growth areas		
Policies		
<p>32 Ensure new urban growth occurs in designated urban and township expansion areas shown on Map D7. This map shows the indicative areas of land that will be considered for urban growth. The actual boundaries of land will be identified for public consultation when the process of updating the relevant Development Plan is undertaken.</p>	<ul style="list-style-type: none"> The area affected by this DPA has been identified on Map D7 as a 'Growth Area – 15 years zoned supply'. The actual boundaries of the land proposed to be rezoned take into account cadastral boundaries to ensure clarity in the application of land use policy and development procedures under the Development Act 1993. 	
<p>35 Base the planning of greenfield growth areas on the principles of self-contained, mixed-use development that is contiguous to transport services where possible.</p>	<ul style="list-style-type: none"> The DPA has been prepared with the view to promoting local employment opportunities and establishing walkable neighbourhoods supported by a network of pedestrian and cycle ways linking key activity nodes (including the established town centre), open space and sporting/recreation areas. However, Mount Barker township is connected to metropolitan Adelaide via the South Eastern Freeway. Public transport (buses) services operate between the metropolitan area and Mount Barker township. 	
<p>36 Base the selection of new urban areas on minimising bushfire risks and minimising impacts on watershed and high-value environmental areas, and avoiding areas where service provision is constrained.</p>	<ul style="list-style-type: none"> Consideration has been given to the various constraints associated with the identification of land for urban use and the policy requirements that should be applied when developing the land including hazard minimisation and protection of valued landscapes. None of the land affected by the DPA is within a watershed area. 	
<p>37 Design new growth areas to avoid exposure to bushfire risk, and minimise impacts on watershed, biodiversity and high-value environmental areas. Growth areas adjacent to areas of high environmental significance (see Biodiversity) should provide a suitable buffer to reduce potential impacts. Buffers should be located on land outside that identified as highly significant.</p>	<ul style="list-style-type: none"> See comment above. 	
<p>38 Ensure new growth areas provide a mixture of dwelling types and an increased supply of smaller dwellings, and continue to cater for families by providing the bulk of new detached family homes.</p>	<ul style="list-style-type: none"> The DPA establishes a basis for the provision of a range of housing types, with higher density housing forms close to areas of high amenity or close to services and facilities. The DPA also requires the provision of 15% affordable housing. 	
<p>40 Make specific provision for employment lands in other townships to encourage self-contained communities and reduce the reliance on car travel.</p>	<ul style="list-style-type: none"> The DPA provides for mixed-use precincts that could support a range of employment activities including the retail, services and business sectors. Land has also been identified to encourage local diversification in employment opportunities in light and service industries that would respect the towns setting, with more intensive industrial directed towards land in other parts of the region including Monarto and Murray Bridge. Consideration has been given to the interface between proposed new urban growth areas and the adjoining 	

The 30-Year Plan	DPA Response
<p>44 Manage the interface between primary production activities and urban areas and townships through the identification of appropriate separation buffers, screening vegetation and appropriate alignment of allotment boundaries.</p>	<p>primary production land and potentially impacting uses.</p> <p>In particular, policy is included in the proposed zoning to ensure the land division and general pattern of development reduced potential nuisances caused by rural activities.</p>
<p>Targets</p> <p>P Plan for strategic new growth areas, comprising a net land supply of 10,650 hectares (gross total of 14,200 hectares, including the 25 per cent buffer identified in Target R). These areas include:</p> <ul style="list-style-type: none"> - Mount Barker <p>R Provide for a buffer of 25 per cent of the total land mass to allow for land that will remain undeveloped for various reasons (for example, due to landowner decisions, environmental constraints, buffer requirements or policy decisions).</p> <p>S Provide 40–60 per cent of the total land mass to be developed for non-residential purposes (for example, roads, open spaces, commercial, retail, utilities and local employment).</p> <p>T Ensure that fringe developments and development involving township growth provide a net contribution of active and passive open space to the local area.</p>	<ul style="list-style-type: none"> • This DPA will rezone around 1310 hectares of land for primarily residential development, with areas identified for a range of supporting services and facilities including shopping. The land component includes a 25% buffer and has taken into account achievement of dwelling targets based on the use of available land for non-residential activities. • The <i>Development Act 1993</i> can require up to 12.5% open space to be provided as part of a land division proposal. Furthermore, the Mount Barker Council has purchased land within the proposed growth areas for open space purposes, which is additional to the 12.5% that may be required through a land division process.
<p>Urban design</p> <p>Policies</p> <p>2 Maximise and increase the quality of public spaces, and require excellent design in the public realm.</p> <p>3 Require new mixed-use medium- and high-rise developments to provide active street frontages (such as shops, services and restaurants) to encourage connectivity and increase public safety.</p> <p>10 Promote a highly permeable and connected grid street structure in new growth areas and transit-oriented developments to encourage walking and cycling.</p>	<p>A Desired Character Statement has been included in the relevant zones to promote the establishment of a quality public realm including the provision of active street frontages, permeable street networks and the creation of safe and attractive streetscapes.</p> <p>Emphasis is also given to creating a pedestrian / cycle network to support the workable neighbourhoods concept.</p> <p>The affected areas include a number of local heritage places. Existing Development Plan policy provides a basis to consider the values of these places through the assessment of land division and built form proposals.</p>

The 30-Year Plan	DPA Response
<p>11 Provide safe and attractive streetscapes in growth areas and transit-oriented developments through street tree plantings and lighting.</p> <p>14 Ensure local heritage places and areas of heritage value are identified and incorporated into planning policy.</p>	
<p>Communities and social inclusion Policies</p> <p>1 Plan for population growth of 560,000 people over 30 years.</p> <p>4 Plan for the growing number of young families.</p> <p>5 Plan for the projected increase in the number and proportion of elderly people and respond to their preference to remain living in their existing community.</p> <p>7 Create safe and inviting public spaces that will encourage community participation by a wide range of people.</p> <p>8 Provide engaging spaces where young people can congregate for social activities in a positive setting.</p>	<p>This DPA will support the development of around 7,000 dwellings and more, which can accommodate a projected population in excess of 18,000 people. Most of this growth will be accommodated through expansion of the Mount Barker township, with some moderate growth also proposed to the Nairne township.</p> <p>Provision for housing diversity will assist in providing accommodation suited to a range of household types, meet housing preferences and deliver on affordability and affordable housing targets.</p> <p>The zoning and policy framework supports the creation of safe, walkable and pleasant neighbourhoods from the land division design / layout and land use expectations, to built form considerations.</p> <p>The DPA supports the provision of a range of community services and facilities that may by a diverse community.</p>
<p>Aboriginal heritage and culture Policies</p> <p>1 Identify and protect (consistent with the <i>Aboriginal Heritage Act 1988 72</i>) Aboriginal cultural heritage sites and areas of significance, including those associated with the marine, estuarine and coastal environment, and incorporate these where appropriate into Development Plan policies, Structure Plans and development processes.</p>	<p>Although there are no known Aboriginal sites or objects within the areas affected by this DPA, the desk study used to inform the DPA is not comprehensive one. However, it does recognise the potential existence of heritage site(s), particularly along creek lines. In this regard, the DPA seeks to keep natural creek lines and other natural assets free from urban development, such as their inclusion in open space corridors and non-motorised linkages.</p> <p>Notwithstanding the above, the Mount Barker (DC) Development Plan includes requirements relating to the conservation of heritage value, including to indigenous cultures. Furthermore, protection of all Aboriginal sites and objects (whether registered or not) is provided by the <i>Aboriginal Heritage Act 1988</i>.</p>

The 30-Year Plan Housing mix, affordability and competitiveness Policies	DPA Response
<p>2 Ensure housing affordability is a key input to annual and long-term housing supply targets.</p> <p>3 Integrate a mixture of competitive housing styles, types, sizes and densities into the wider housing market, including medium-density low-rise and attached dwellings.</p> <p>5 Increase the total share of smaller housing, particularly around transport interchanges and collocated with services such as health and retail.</p> <p>6 Ensure Structure Plans and Development Plans provide for new retirement housing and residential aged care facilities, and protect and allow for appropriate redevelopment of such existing facilities. This will increase the opportunities for older people to remain living in and connected to their communities as their needs for support increase.</p>	<p>The desired character statement for the Residential Neighbourhood Zone supports a range of low to medium density dwelling forms, particularly in the growth areas adjacent to Mount Barker township when located near centres, open space areas and other high amenity locations.</p> <p>The Nairne township growth area seeks to adopt similar requirements to those applicable to other parts of the town to retain its main character elements, however, some additional flexibility has been built in to provide opportunities for affordable housing.</p>
<p>Targets</p> <p>C At least 30 per cent of new housing is available at competitive house prices (that is, at or below the median house sale price in its market) to ensure affordability.</p>	<p>The DPA introduces policy that allows for a range of housing types and sizes to meet different household needs and encourage the provision of housing across different price brackets. The DPA also includes specific requirements for affordable housing, which is a specific sub-set of affordability.</p>
<p>Affordable housing Policies</p> <p>1 Reinforce the state government policy that at least 15 per cent of new dwellings should meet the criteria for affordable housing (of which five per cent is specifically for high needs housing) in significant new developments and growth areas, including:</p> <ul style="list-style-type: none"> - rezoning that substantially increases dwelling potential (including new greenfield growth areas) <p>4 Provide for the integration of new affordable housing with other new dwellings in developments to avoid inappropriate concentrations of social housing.</p>	<p>Policies have been introduced requiring 15% Affordable Housing to be provided in a manner consistent with Plan policies.</p>

The 30-Year Plan	DPA Response
<p>5 Ensure that the standard of affordable housing is at least consistent with other dwellings in a development, for example, in appearance, construction, materials, energy efficiency and water conservation measures.</p>	
<p>Targets</p>	
<p>A Provide for at least 15 per cent of housing in all new significant developments to be affordable housing, including five per cent for high-needs people.</p> <p>B At least 38,700 new dwellings (15 per cent of all dwelling growth) should be affordable housing (see Table D1, pg 99).</p>	<p>See previous comment. Procedures are in place to secure the provision of affordable housing through the development process.</p>
<p>Health and wellbeing</p>	
<p>Policies</p>	
<p>1 Design pedestrian- and cycle-friendly areas in growth areas and existing neighbourhoods to promote active communities.</p>	<ul style="list-style-type: none"> • The policies and concept plan proposed for the new growth areas encourages the provision of walking and cycling trails and corridors to facilitate access to open space, activity nodes /hubs, and points of interest to support the principles of walkable communities.
<p>3 Protect Greater Adelaide's high-quality food bowl areas (for example, Virginia) to ensure a supply of affordable fresh food.</p>	<ul style="list-style-type: none"> • The designation of land for urban use has taken into account the values attributed to land for primary production. Generally, areas of high value have been avoided and retained for rural purposes.
<p>4 Increase housing density and encourage a variety of high-quality shops to locate near railway stations and major bus stops so people can buy groceries and fresh food on their way home, rather than making a separate car journey.</p>	<ul style="list-style-type: none"> • The location of mixed use areas that are intended to provide a range of non-residential uses as well as greater housing diversity and densities, is based on the concept of walkable communities.
<p>Targets</p>	
<p>A Closely connect new dwellings to shops, schools, local health services and a variety of destinations within a walking range of 400 metres. Residents will have easy access to open space for physical activity and recreation.</p>	<p>The DPA provides a framework for delivering services and facilities within walking distance of most people.</p>
<p>B Closely connect new dwellings to local parks within walking range.</p>	

The 30-Year Plan	DPA Response
<p>The economy and jobs Policies</p> <p>1 Plan for high jobs growth and set a high jobs target to encourage interstate net migration of working-age people into Greater Adelaide.</p> <p>2 Set specific jobs targets at a regional level, which will:</p> <ul style="list-style-type: none"> - reflect where people are going to live to minimise journey-to-work times - ensure sufficient land is available for commercial, industrial, retail, primary production, mining and other activities. <p>(The Plan aims to distribute as many jobs as possible within 15-20 minutes travel time of where people live. Jobs located within this distance from residents are designated as local jobs regardless of whether they are occupied by people living in the same region or local government area.)</p>	<p>This DPA provides employment opportunities within proposed growth areas either as an integral part of the planning of broad hectare residential estates (such as activities where interface issues can be readily and appropriately managed including schools, health services, child care and local shopping activities) or by specifically designating land for those uses that are generally regarded as less compatible with residential activity and are more likely to require a separation.</p> <p>Alternative locations for employment exist within 15-20 minutes travel, however, the approach taken is to encourage local employment at a rate consistent with current workforce characteristics.</p>
<p>Targets</p> <p>A Provide for 282,000 additional jobs during the next 30 years. The regional distribution of additional jobs is:</p> <ul style="list-style-type: none"> - 13,000 in the Adelaide Hills and Murray Bridge. 	<p>The DPA includes land specifically allocated for employment purposes. In addition, the zoning for much of the affected area accommodates uses such as child care facilities, schools, health services and commercial uses (such as retailing) that will complement residential development and provide local job opportunities.</p> <p>Land set aside and intended to stimulate local employment opportunities as part of the proposed growth areas is in addition to land already available within the Mount Barker District and the District Council of Murray Bridge for centres and industry. This includes an existing supply of industrial land that may be more suited to a wider range of industrial activities at Monarto and Murray Bridge where interface and land use compatibility issues could prove less problematic.</p>
<p>Services Services include government activities, retail, hospitality, tourism, finance, legal, and science and innovation. These sectors require being located in activity centres, transit corridors, transit-orientated developments and recognised science and technology clusters.</p> <p>Policies</p> <p>30 Integrate services sector jobs into new growth areas, activity centres, transit corridors and transit-orientated developments.</p>	

The 30-Year Plan	DPA Response
<p>Green industries</p> <p>Policies</p> <p>38 Ensure planning controls for employment lands are flexible enough to allow new green technologies and industries to emerge.</p>	
<p>Transport</p> <p>Policies</p> <p>1 Protect the transport functionality of road and rail corridors through planning policy in Development Plans</p> <p>2 Designate and protect strategic freight corridors as identified on Map D15.</p> <p>5 Increase the amount of new residential housing in those transit corridors earmarked for network expansion and upgrade.</p>	<p>The DPA and existing Development Plan policy provide a basis to ensure development near main road and rail routes is undertaken in a manner that protects key transport corridors.</p> <p>The South Eastern Freeway is identified as a primary freight road. The proposed growth areas of Mount Barker are primarily located away from the Freeway. The closest growth area to the Freeway is the land located north of Hawthorn Road, however, the extent of the urban zoning will ensure that residential uses are separated from the Freeway.</p> <p>Mount Barker is connected to metropolitan Adelaide via the South Eastern Freeway. Currently, public bus services operate along this route and will need to be monitored and reviewed as population in the District grows and more becomes known about the demand for public transport services. In this regard, the Plan identifies the Freeway as a 'potential mass transit' corridor.</p>
<p>Targets</p> <p>A Reduce car dependency and increase public transport to 10 per cent of all transport use by 2018 (<i>South Australia's Strategic Plan</i>, target T3.6).</p> <p>D Create new, and upgrade existing, park and ride facilities to support access to transport interchanges.</p> <p>F Create dedicated walking and cycling corridors to improve access to activity centres, public transport nodes, and local walking and cycling routes.</p>	<p>Bus transport services connect the city and Mount Barker along the South Eastern Freeway. Public transport demand will need to be monitored and reviewed as population in the District grows and as it becomes obvious known about the demand for public transport services. In this regard, the Plan identifies the Freeway as a 'potential mass transit' corridor.</p> <p>The DPA provides opportunity for park-and-ride facilities within the new growth areas should such a facility warranted. This may be influenced by any expansion of the established park-and-ride facility adjacent to Mount Barker's town centre, and the provision of new bus services and routes as the township grows.</p>
<p>Infrastructure</p> <p>Policies</p> <p>1 Maximise the location of economic and social infrastructure</p>	<ul style="list-style-type: none"> Proposed growth areas will take advantage of the services etc already available or proposed within Mount

The 30-Year Plan	DPA Response
<p>by:</p> <ul style="list-style-type: none"> - locating new housing growth in proximity - integrating health and educational facilities with transport services and locating them near retail centres - integrating community sporting hubs and links with transport services. <p>4 Identify and preserve critical infrastructure corridors (including transmission lines, substations, water and gas pipelines, and new utility corridors) through Structure Plans for new growth areas, transit corridors and transit-orientated developments.</p> <p>6 Prioritise the rollout of new growth areas (where practical) to areas that are contiguous to existing infrastructure, to ensure that infrastructure augmentation can be delivered at least cost to the community.</p>	<p>Barker, as well as the potential to extend these services in response to urban expansion.</p> <ul style="list-style-type: none"> • A 275kV transmission line cuts across the growth areas south and west of the Mount Barker township. The retention of the current transmission line and its potential replacement have been provided for as part of the urban expansion. • The Mount Barker growth areas form part of the government's proposal to accommodate population growth within Greater Adelaide over the next 15 years. High level investigations suggest identify options in the provision of utility infrastructure services, however, further detailed work will be required. The formation of the Government Planning and Coordinating Committee will provide a central coordinating role in the provision of infrastructure and setting priorities.
<p>Biodiversity</p> <p>Policies</p> <p>3 Avoid where possible any impact on biodiversity. If unavoidable, the impact will be minimised and offset. A comprehensive offset scheme will be developed, based on existing offset provisions and drawing on models such as bio-banking. The scheme will provide for a net gain to biodiversity through flexible offsets. The offsets could be made across regions or by funding designated rehabilitation programs.</p> <p>7 Create greenways in transit corridors and along major watercourses and the coast to enhance and connect urban biodiversity (see Open space, sport and recreation). Greenways will take into consideration and complement <i>South Australia's Strategic Plan</i> biodiversity corridors (target T3.2).</p>	<ul style="list-style-type: none"> • The DPA identifies area for retention of natural environmental feature including remnant vegetation and watercourses. The protection of these resources will be an integral consideration during the assessment of proposals under the <i>Development Act 1993</i>. This will involve native vegetation clearance and offset matters for land division.
<p>Targets</p> <p>A Protect 115,000 hectares (13 per cent of Greater Adelaide) of existing natural areas identified as areas of high</p>	<ul style="list-style-type: none"> • Map D19 identifies land within the growth areas of Mount Barker township as being of high environmental significance. The DPA either retains the rural zoning of these areas (where practical to do so), or are

<p>The 30-Year Plan environmental significance in Map D19.</p> <p>E Minimise the discharge of stormwater, pollution and nutrients to freshwater, coastal and marine environments through the adoption of appropriate water-sensitive urban design (WSUD) and <i>Adelaide Coastal Water Quality Improvements Plan</i> policies and targets into Development Plans.</p>	<p>DPA Response recognised as areas in which the natural elements are to be retained against an urban backdrop. The retention of native vegetation is also supported by long established Development Plan policy.</p> <ul style="list-style-type: none"> • WSUD requirements are proposed to be included into the Development Plan through this DPA.
<p>Open space, sport and recreation Policies</p> <p>Greater Adelaide Open Space System</p> <p>1 Provide for a Greater Adelaide open-space framework that builds on MOSS to create quality open space across the region. The open space will feature urban forests and parks, watercourse and coastal linear parks, trails, greenways and green buffers, and sustainable recreation and sporting facilities (see Map D20).</p> <p>2 Ensure open space is accessible by all communities and will:</p> <ul style="list-style-type: none"> - link, integrate and protect biodiversity assets and natural habitats - provide linkages to encourage walking and cycling to local activities, local activity centres and regional centres - be multi-functional, multi-use (including the shared use of strategically located school facilities) and able to accommodate changing use over time - incorporate the principles of Crime Prevention Through Environmental Design for safety and amenity - contain appropriate and low-maintenance species and locate trees to maximise access to shade - encourage passive recreation opportunities such as provision of a variety of paths and children's play equipment. <p>3 Provide neighbourhood open spaces within safe, comfortable walking distances of residents in new growth areas.</p> <p>8 Identify and reserve land in new growth areas for the development of major recreation and sport facilities.</p>	<p>Any development within the new growth areas will be required to include well located and designed public open space to provide for passive and active recreation, pedestrian and cycle paths, biodiversity and habitat, vegetation protection and revegetation, and storm and flood water management. This is supported by the <i>Development Act 1993</i> which make provision for 12.5 per cent open space.</p> <p>In addition, the District Council of Mount Barker has purchased land that is intended to accommodate a major community and sporting hub. It is anticipated that this land can accommodate all of the sporting needs associated with an expanded township.</p>

The 30-Year Plan	DPA Response
<p>Targets</p> <p>B Provide a minimum of 12.5 per cent open space in all new developments</p> <p>D Locate public open spaces within walking distance of new housing to ensure equitable distribution of open space in an area.</p>	<ul style="list-style-type: none"> • The <i>Development Act 1993</i> provides a basis for achieving 12.5% open space in new residential land divisions. The open space would be additional to the land purchased by Mount Barker Council mentioned above. • The DPA specifically support the equitable distribution of open space throughout the proposed growth areas.
<p>Policies</p> <p>Greenways</p> <p>10 Establish greenways along major transit corridors, watercourses and linear parks.</p> <p>11 Plan and develop greenways to link parks, reserves and public facilities to provide walking and cycling access.</p> <p>13 Ensure that greenways are landscaped with local indigenous species where possible and incorporate water-sensitive urban design techniques.</p>	<p>Refer to previous comments in this section.</p>
<p>Policies</p> <p>Sporting Facilities</p> <p>17 Establish major community sporting hubs that are linked to other community infrastructure and transport services.</p> <p>11 Plan and develop greenways to link parks, reserves and public facilities to provide walking and cycling access.</p> <p>13 Ensure that greenways are landscaped with local indigenous species where possible and incorporate water-sensitive urban design techniques.</p>	<p>Refer to previous comments in this section.</p>
<p>Targets</p> <p>J Major sporting facility hubs will be developed in appropriately</p>	<p>Land for the purposes of creating a major sporting and recreation hub at Mount Barker has been acquired by the</p>

<p>The 30-Year Plan</p> <p>identified locations. Potential locations (identified on Map D21 could include, but would not be limited to:</p> <ul style="list-style-type: none"> - Mount Barker <p>K Ensure there is a net increase in passive and active open space over five-yearly intervals.</p>	<p>DPA Response</p> <p>District Council of Mount Barker, including a contribution from the Planning and Development Fund.</p>
<p>Climate change Policies</p> <p>13 Create a more liveable urban environment through the establishment of a network of greenways, tree-lined streets and open spaces, which will have a cooling effect on nearby new neighbourhoods and new buildings</p> <p>14 Encourage commercial and industrial developers to include green buffers and shady areas in their developments, to make workplaces more liveable.</p>	<p>Energy efficient design principles will be applied to proposals within the proposed growth areas and included in proposed planning policy.</p> <p>Design parameters and principles can be reflected in the Development Plan policy to encourage energy efficiency in terms of orientation, solar access, construction type (thermal mass and insulation), ventilation, water harvesting and the like. As a consequence of this encouragement through land use policy, the successful application of these measures will assist in reducing the demand for power and services on each property.</p>
<p>Targets</p> <p>A Implementation of the Plan results in a reduction in South Australia's overall greenhouse gas emissions of around 17 per cent over the Plan's 30-year life (see Figure D1 and Appendix 2).</p> <p>C Achieve a per capita reduction in vehicle kilometres travelled (VKT) over five-yearly intervals.</p>	<p>Measure adopted through the DPA will support achievement of these targets.</p>
<p>Water Policies</p> <p>1 Incorporate water-sensitive urban design (WSUD) techniques in new developments to achieve water quality and water efficiency benefits (see Box 4 for examples of WSUD techniques</p>	<p>Water Sensitive Urban Design (WSUD) promotes development that is thoroughly designed, constructed and maintained so as to lessen impacts on hydrological and ecological processes.</p> <p>WSUD will be adopted in design process to achieve sustainability of water consumption, water recycling, waste minimisation and environmental protection.</p> <p>The proposal includes WSUD principles for improved stormwater management. It is proposed to incorporate the following elements:</p> <ul style="list-style-type: none"> • landscaped channels and grassed swales to improve runoff quality and convey stormwater to retention basins for flows up to the 100 year ARI storm event; • a stormwater capture basin and wetlands to allow the treatment and re use of stormwater.

The 30-Year Plan Targets	DPA Response
<p>A Reduce demand on mains water supply from new development through the introduction of water-sensitive urban design.</p> <p>B Require all new dwellings to be connected to alternative water sources, which must supply at least 15 per cent of the internal water needs of these households.</p> <p>C Achieve independence from mains water supplies for new public open spaces in transit corridors through WSUD techniques.</p> <p>D Achieve alternatives to mains water for outdoor use through WSUD techniques in all new greenfield developments that are subject to Structure Plans and Precinct Requirements after 2011.</p>	<p>Measures adopted through the DPA will support achievement of these targets.</p>
<p>Emergency management and hazard avoidance</p>	
<p>Policies</p> <p>5 Minimise risk to people, property and the environment from exposure to hazards (including bushfire, flooding, erosion, dune drift and acid sulphate soils) by designing and planning for development in accordance with the following risk hierarchy: Avoidance—avoid permanent development in and adjacent to areas at significant risk from hazards unless it can be demonstrated that there is an overriding social, economic or environmental benefit. Adaptation—design buildings and infrastructure to minimise long-term risk. Protection—undertake works to protect existing development or facilitate major new developments; such works include stormwater discharge management to accommodate higher tide levels.</p> <p>6 Identify and rehabilitate areas and sites where land is contaminated as part of development processes.</p>	<ul style="list-style-type: none"> • Mount Barker District has been mapped for bushfire risk, with townships generally designated as medium and rural areas as high. The DPA has taken into account bushfire risk in light of changing expectations for land use with the view to minimising risk to future urban development. • This potential contamination of land affected by the DPA has been considered during its preparation. The policy recognises the potential for contamination as a result of past land uses (primarily rural uses) and the need to ensure land intended for sensitive uses (e.g. residential, schools etc) is safe for that use or remediated appropriately.

