



**Metropolitan:** Gawler (CT), Holdfast Bay (City), Marion (City), Norwood Payneham and St Peters (City), Onkaparinga (City), Playford (City), Port Adelaide Enfield (City), Salisbury (City), Walkerville (CT)

**Outer Metropolitan:** Adelaide Hills Council, Alexandrina Council, The Barossa Council, Light Regional Council, Mallala (DC), Mount Barker (DC), Victor Harbor (City), Yankalilla (DC)

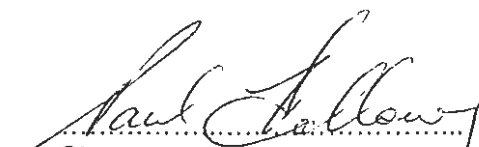
## **RESIDENTIAL PARKS AND CARAVAN AND TOURIST PARKS**

**Approval Development Plan 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

11 DEC 2008

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Date of Gazette



## **Approval DPA**

### **Background**

The Residential Parks and Caravan and Tourist Parks Development Plan Amendment (DPA) by the Minister amends the following seventeen (17) Development Plans:

Metropolitan: Gawler (CT), Holdfast Bay (City), Marion (City), Norwood Payneham and St Peters (City), Onkaparinga (City), Playford (City), Port Adelaide Enfield (City), Salisbury (City), Walkerville (CT)

Outer Metropolitan: Adelaide Hills Council, Alexandrina Council, The Barossa Council, Light Regional Council, Mallala (DC), Mount Barker (DC), Victor Harbor (City), Yankalilla (DC)

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

- An Initiation Document agreed on 15 October 2007
- Interim operation that commenced on 13 December 2007
- A DPA that was released for public/council/agency consultation from 13 December 2007 to 21 February 2008
- Public Meetings conducted by the Development Policy Advisory Committee (DPAC) Public Meeting Subcommittee on 27 February 2008, 3 March 2008 and 5 March 2008.

### **Consultation and responses**

A total of twenty-six (26) public, sixteen (16) council submissions, ten (10) agency submissions and one (1) submission from a Member of Parliament were received in relation to the DPA during the consultation period. Twenty-three (23) people requested to make verbal submissions at the Public Meetings. The following highlights issues or matters of particular importance.

A number of the submissions:

- did not support the proposed zoning as they consider it does not accurately reflect the circumstances 'on the ground' i.e. the extent of residential area versus caravan/tourist park area, and/or land that should be included/excluded
- requested that their land be placed in an alternative zone e.g. from Residential Park Zone to Caravan and Tourist Park Zone
- requested that their land be excluded from the rezoning process
- considered that policies do not consider land division by lease/licence of portion of an allotment.

### **Approval Stage**

The following additional matters were identified and the following investigations conducted by the Department of Planning and Local Government after the consultation process:

- The Crown Solicitor provided advice in relation to the definition of land division and leases longer than 6 years

- The District Council of Yankalilla (Normanville Beach Caravan Park), District Council of Mount Barker (Mount Barker Caravan Park), and Goolwa Caravan Park owners provided clarification of the relevant caravan park boundaries
- Goolwa Caravan Park provided additional information in respect to long and short term accommodation to assist with considerations for amending the zoning
- The City of Norwood Payneham and St Peters (Adelaide Caravan Park) and District Council of Mallala (Middle Beach Caravan Park) provided site specific draft Desired Character Statements
- The City of Holdfast Bay (Brighton Caravan Park) provided amendments which reflected the Kingston Park Urban Design Framework
- The City of Onkaparinga provided more specific amendments to the Caravan Park Zones to include elements of the Tourist Development Zones, developed as part of the Onkaparinga General PAR
- Both the Town of Gawler (Dalkeith Caravan Park) and District Council of Mallala (Middle Beach Caravan Park) submitted that these caravan parks had been incorrectly zoned as Residential Parks. However, investigations established that the current land use for both Dalkeith and Middle Beach Caravan Parks was residential, with long term leases.

Additional consultation was conducted with representatives from:

- Department for Transport, Energy and Infrastructure, Department for Families and Communities, and The Office of Consumer Affairs in respect to:
  - the definition of a transportable building
  - the option of excluding Tindo (Recreation SA) from the DPA
  - the land use and tenure model of Rosetta Village and Seachange Village
  - retaining Sturt River Caravan Park in a Residential Park Zone.
- Tourism SA in respect to the concerns raised by the Caravan Parks Association of SA.

The Residential Park and Caravan and Tourist Park Working Group, established on 1 July 2008 by the Minister for Urban Development and Planning, also provided advice to the Minister on the DPA.

Appropriate amendments to the policy and zoning have subsequently been made to the DPA.

Tindo (Recreation SA) and Second Valley Caravan Park have been excluded from the DPA.



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## **RESIDENTIAL PARKS AND CARAVAN AND TOURIST PARKS**

**Approval Development Plan Amendment**

**ANALYSIS RELEASED FOR CONSULTATION**

**By the Minister**



# 1. ANALYSIS

This DPA introduces policies into the General section of Development Plans to guide the future development of Residential Parks and Caravan and Tourist Parks. These policies are intended to guide the future development of these parks and provide greater certainty to both the tourism industry and long-term residents as to their future use and function.

The DPA recognises the two principal and distinctive roles provided by caravan parks: the provision of short-term tourist accommodation and long-term housing.

The new policy framework specifically affects metropolitan and outer metropolitan Adelaide due to the higher development pressures facing this region and the need to provide suitable policy to facilitate appropriate development.

Importantly, this DPA does not impact on land tenure or the ownership of land.

## 1.1 BACKGROUND

Caravan parks have traditionally provided affordable, short-term holiday accommodation for tourists travelling in caravans. This role has now gradually expanded to include a variety of accommodation types (including tents [temporary and permanent], caravans, transportable homes, self-contained cabins and chalets) as well as increased lengths of tenancies (including long-term).

New Development Plan policies are now needed to respond to the changing roles of caravan parks and to facilitate their future growth and development.

### 1.1.1 Caravan Parks and the Tourism Industry

Caravanning is one of the fastest growing sectors in the tourism and hospitality industry<sup>1</sup>. In 2003-04, caravan parks contributed over \$54 million to the state economy; employed nearly 800 people<sup>2</sup>; and accommodated 10% of domestic visitors and 15% of international visitors. In fact visitor nights in caravan parks are currently growing faster than total domestic (hotel/motel etc) visitor nights<sup>3</sup>.

As a result, caravan parks are becoming more sophisticated as they attempt to meet the growing and changing demands of consumers. This has led to a decrease in the number of powered and unpowered sites and on-site vans and an increase in the number of cabins<sup>4</sup>. The majority of South Australian caravan parks are still short-term tourist parks (based on the length of stay of the majority of residents).

Despite this growth in demand, it is possible that some caravan parks may be lost to other forms of development as property values in attractive locations increase. This loss of caravan parks to other development is significant as, once lost, they are difficult to re-establish because of their substantial land requirements<sup>5</sup>. The retention of caravan parks

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1. Caravan Parks and Caravanning in South Australia, SATC, Briefing Paper No.4

2. Caravan Parks Background Research Paper, SATC Research Unit, February 2005

3. Draft Caravan Parks: Background Research Paper Feb 2005: SATC

4. ABS Data: Tourism Indicators Australia, Dec 2000 (catalogue 8364.0)

5. Caravan Parks and Caravanning in South Australia, SATC, Briefing Paper No.4 p4

for tourist accommodation is particularly important in rural and remote areas where tourism accommodation opportunities are often limited, but is also important in the metropolitan area which may stage large scale events placing pressure on available accommodation (for example the Royal Adelaide Show, the Fringe or the Festival).

To provide for the increasing diversification of caravan parks, this DPA incorporates caravan parks that are primarily used for tourist accommodation into a 'Caravan Park and Tourist Park Zone', which includes policies that support this type of use.

### **1.1.2 Caravan Parks and Long-term Accommodation**

Since 1986 it has been legal to live in caravan parks in South Australia and a number of caravan parks now provide this type of accommodation. According to the South Australian Tourism Commission and ABS data, which only considers parks accommodating more than 40 sites, 6-7% of parks provide long-term accommodation\* in SA<sup>6</sup> (i.e. the majority of sites are occupied by long-term residents) with up to 63% of the 1321 sites available in South Australia used in this way (2005 ABS census survey).

\*According to the ABS, a long-term resident is any person who considers the park to be their primary place of residence, or who has been continuously residing in a caravan park or residential park for more than two months (or is intending to do so).

Providing long-term accommodation gives more options to caravan park owners in a fluctuating tourism market (in South Australia the average occupancy rates for nights sold at caravan parks range from 33% to 49.5%<sup>7</sup>), while also providing housing and lifestyle choice for the community.

The *Residential Parks Act 2007*, sets out the rights and responsibilities of owners and long-term residents of caravan parks and other forms of residential parks. The Act aims to provide stability and predictability for both parties and also access to low cost dispute resolution.

The provisions apply only to residential park accommodation arrangements of 60 days or more, but do not apply to agreements entered into for holidays. It applies to both residential park tenancy agreements and residential park site agreements.

### **1.1.3 Existing Use Rights**

It is important to note that an activity that constitutes the continuation of an existing use of land is not considered to be 'development' under the *Development Act 1993*. Therefore, the new policies introduced through this DPA will impact only when a development application is lodged and do not affect existing development or tenure arrangements.

### **1.1.4 When are Caravans considered to be Development?**

A caravan is not considered to be a building under the *Development Act 1993* but is viewed as a vehicle. For this reason, legislative requirements regarding caravans are limited to features such as plumbing and electrical standards as well as transportation standards (eg towing chassis design).

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6. Caravan Parks – Background Research Paper developed as Input into Caravan Park Policy Strategy – Draft 02/2005

7. Briefing Paper No.4: Caravan Parks and Caravanning in South Australia



Development approval is required only when a van is to be permanently fixed to the land (e.g. when it is attached to plumbing or when its wheels are removed) or if its occupation results in a change of use of the land.

Part 1 of the *Development Act 1993* defines a caravan as a building when it is permanently fixed to land:

A building means a building or structure or a portion of a building or structure (including any fixtures or fittings which are subject to the provisions of the Building Code of Australia), whether temporary or permanent, movable or immovable, and includes a boat or pontoon permanently moored or fixed to land, or a caravan permanently fixed to land.

Schedule 3 of the Development Regulations, 'Acts and activities which are not development', part 5 (2) excludes the following use from requiring development approval:

- (e) the parking of a caravan or motor-home of any weight on land used for residential purposes by a person who is an occupant of a dwelling situated on that land.

## **1.2 THE STRATEGIC CONTEXT AND POLICY DIRECTIONS**

### **1.2.1 South Australia's Strategic Plan**

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

- **Growing prosperity:**  
The policies contained in this DPA seek to protect caravan parks, which are considered important to the tourism industry, thus contributing towards targets to increase visitor expenditure by growing visitor numbers, lengths of stay and spending.
- **Improving wellbeing:**  
The policies contained in this DPA promote the primary provision of affordable housing in Residential Parks and its secondary provision in Caravan and Tourist Parks.
- **Attaining sustainability:**  
The policies contained in this DPA seek to improve sustainability through the appropriate design and location of caravan parks.
- **Building communities:**  
The policies contained in this DPA protect Caravan and Tourist Parks in important locations thereby enabling communities to develop and grow through the injection of tourist dollars into their local economy.

### **1.2.2 Consistency with the Planning Strategy**

The Planning Strategy presents current State Government 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 Planning Strategy is divided into three sections — Metropolitan Adelaide, Outer Metropolitan Adelaide and Regional South Australia — and is based on key economic, social and environmental imperatives.

The key policies contained in the Planning Strategy that relate to caravan parks are to:

- provide sufficient land for economic activity, supported by the required infrastructure
- provide diverse and affordable housing to suit the different needs and preferences of the community
- provide living areas with good amenity, housing and facilities
- monitor population and socio-demographic trends and prepare projections to guide government, community and industry in decision making about the provision of housing and services
- protect land, marine environment waterways and ground water from contamination and provide adequate standards and regular monitoring of the health of the environment
- strengthen South Australia's reputation for food and wine, nature-based, coastal and marine tourism.

### **1.2.3 Consistency with other key policy documents**

#### Housing Plan for South Australia (2005)

The key principles of the Housing Plan as they relate to caravan parks are to:

- expand the supply of affordable housing by implementing affordable and high needs housing targets in all significant new housing developments, and to maximise under-used and surplus government land holdings
- continue support for peak agencies and consumers to ensure that the interests of low income housing consumers are represented in housing policy and program development
- continue to implement energy, sustainable water and waste management practices and innovations in new social housing development.

The policies described in this DPA support the Housing Plan by promoting the protection of caravan parks and thus their potential to provide a source of low-cost housing.

#### The South Australian Tourism Plan (2003-2008)

The key policy directions contained in the Tourism Plan that relate to caravan parks are to:

- upgrade and develop caravan and camping areas to meet the demands of self-drive and touring markets
- foster an industry that advocates and practises ecologically sustainable development
- encourage strategically located tourist accommodation
- encourage strategic development consistent with the state's positioning and branding in appropriate locations and subject to sound performance criteria (including touring parks)
- encourage water-based recreation holidays incorporating tourist parks (caravans and cabins) in strategic areas.

### **1.2.4 BDP Policy Library**

The State Government is currently improving South Australia's planning and development assessment system by implementing the Better Development Plans (BDP) program. This project aims to enhance and improve the planning system by:

- increasing clarity, consistency and certainty in Development Plans
- developing better linkages between the Planning Strategy and Development Plans
- promoting a more efficient means for policy review.

The BDP approach will result in Development Plans which:

- are clearly worded and concise
- do not contradict each other
- are not repetitive
- use consistent terminology and structure.

A new BDP policy framework has been proposed for caravan parks that is designed to clarify and preserve the role of caravan parks and is consistent within the proposed new structure and principles of the BDP program.

The new caravan parks policies are proposed to become part of the BDP policy library at the conclusion of this DPA process.

## **1.3 INVESTIGATIONS PREVIOUSLY UNDERTAKEN**

In August 2006, a cross-agency Caravan Parks Working Group was established to:

- investigate the role of caravan parks across the state
- identify the potential pressures on caravan parks
- recommend an appropriate planning policy response.

The investigations of this group identified that:

- there are approximately 250 caravan parks in South Australia
- caravan parks are contained in approximately 47 different zones in councils' Development Plans across the state
- the majority of caravan parks in South Australia provide mainly tourist accommodation. However, a number of tourist parks provide both tourist and long-term accommodation
- the use of caravan parks for long-term accommodation is most prevalent in metropolitan Adelaide, particularly to the north of Adelaide
- caravan parks provide a considerable proportion of accommodation for both domestic and international visitors to South Australia for holiday/leisure purposes.

The group concluded that such a diverse range of planning policy approaches to caravan parks has resulted in uncertainty for both the tourism market and long-term residents. Furthermore, only a few caravan parks are located within a zone that recognises or facilitates their current use.

It was concluded therefore that there is a general need to develop a planning policy framework for caravan parks that:

- enables the growth and development of caravan parks for tourist accommodation
- recognises the increasingly important role some caravan parks play in providing long-term accommodation
- provides consistency in the planning policy framework affecting caravan parks and tourist parks.

Based on these objectives, the group established a set of general and zone policies that could be applied to caravan parks. This DPA is based on this policy framework.

## 1.4 INVESTIGATIONS INITIATED TO INFORM THIS DPA

### 1.4.1 Identifying Caravan Parks

A number of data sources were used by Planning SA to identify all the caravan parks in metropolitan and outer metropolitan Adelaide. These sources included the internet and land use information from the Valuer-General. Each site was mapped and aerial photographs prepared to assist in confirming the current use of the land. Site investigations were also undertaken where necessary to confirm this information.

### 1.4.2 Distinguishing between Tourist Parks and Residential Parks

The objective of this DPA is to recognise the two distinctive roles of caravan parks: tourist accommodation or long-term accommodation. Accordingly it was necessary to determine which parks are predominantly used for either purpose.

Research data from the Research and Analysis Unit of the Department for Families and Communities and Housing SA was used to achieve this. This data was sourced from another study into the non-tourist use of caravan parks in South Australia (i.e. those used by people who are not tourists and who have no other permanent address).

The decision was made that caravan parks in which 60% or more of sites are used for long-term accommodation would be classified as residential parks. However, it was found that in most cases the numbers were much more definitive than this (i.e. significantly over 60%). In two parks, the Woodcroft Park Caravan Park (metropolitan) and the Beachside Caravan Park (outer metropolitan), there was a clear separation between the long-term component and the short-term tourist component. These two parks were therefore classified in both categories.

Overall, the investigations identified that there are 8 residential parks within metropolitan Adelaide and 4 in outer metropolitan Adelaide (listed below).

The remaining parks have been classified as Caravan and Tourist Parks.

<b>Residential Parks (Metropolitan)</b>	<b>Residential Parks (Outer Metropolitan)</b>
Dalkeith Caravan Park	Seachange Village
Hillier Park Residential Village	Middle Beach Caravan Park
Sturt River Caravan Park	Rosetta Village
Elizabeth Village	Beachside Caravan Park*

Residential Parks (Metropolitan)	Residential Parks (Outer Metropolitan)
The Palms Residential Park	
Virginia Gardens Residential Park	
Highway 1 Caravan & Tourist Park	
Woodcroft Park Caravan Park*	

\*also designated as Caravan and Tourist Parks

### 1.4.3 Caravan Parks Excluded from Rezoning

Criteria were also established to identify caravan parks that did not need to be considered for rezoning. These parks are:

- located within a National Park, Conservation Park or similar: Caravan parks in these areas are generally managed through Management Plans required under section 38 of the *National Parks and Wildlife Act 1972*

OR

- not primarily used for tourism or long-term accommodation. In most cases these are small parks (generally under 20 sites) that are linked to council facilities such as an oval, tennis courts etc

OR

- no longer operating

OR

- subject to separate legislation (e.g. Adelaide Shores Caravan Resort and Holiday Village – *West Beach Recreation Reserve Act 1987*).

## 2. RECOMMENDED POLICY CHANGES

### 2.1 Current planning policy

There are currently no guidelines available to assist councils in amending Development Plan policy that specifically relates to caravan parks. Councils have therefore had to tackle this issue individually and this has resulted in approximately 47 different zones identified in various councils' Development Plans that apply to caravan parks across the state (just over one-third are in a tourist accommodation zone, a third are in a residential zone, and the remainder are in a range of zones).

Within metropolitan and outer metropolitan Adelaide, caravan parks are located in approximately 17 different zones, including rural, special use, deferred urban, tourist accommodation MOSS, horticulture, recreation, waterfront, watershed, rural fringe, general farming, country township, parklands and coastal zones.

The two tables in Appendix 1 list every affected caravan park, their inherent type (long-term residential or tourist orientated) and current zoning. This provides an overview of current policy affecting these caravan parks and an insight into the variation in zoning between sites.

## 2.2 Recommended planning policy

Through the Better Development Plans (BDP) project, new and updated policy relating to caravan parks and tourist accommodation has been developed. It is opportune to introduce this new BDP policy to allow for the continued use of residential parks and caravan and tourist parks. In addition, the policies will acknowledge long-term occupancy as an appropriate use within these parks.

### 2.2.1 New Council Wide/General Policies

New policies have been inserted into the Council Wide (or General) section of Development Plans to ensure caravan parks are appropriately designed and located to provide appropriate access to public services and facilities and to provide a safe environment for occupants and visitors.

### 2.2.2 Proposed Zoning

The DPA will re-zone 44 caravan park sites within metropolitan and outer metropolitan Adelaide into either of the following zones:

**Residential Park Zone:** areas primarily used to meet the demands of long-term residents and a minority of tourists.

**Caravan and Tourist Park Zone:** areas entirely or predominately used by tourists for short-term stays, with only a minority (if any) of the park dedicated to long-term accommodation.

The proposed zoning of each park is shown in Appendix 1.

This re-zoning will facilitate the continuing 'roles' of caravan parks as providing either short-term tourist accommodation or long-term housing. The policy aim is to support the existing uses of caravan parks throughout metropolitan and outer metropolitan Adelaide with more concise and updated planning policy. In addition, the policies will acknowledge long-term occupancy as an appropriate use within these parks.

## Key policy features of each zone

Residential Parks Zone	Caravan and Tourist Parks Zone
<ul style="list-style-type: none"> <li>Located in areas with access to employment, shops, schools, public transport, and community and recreation facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Located with good access to key tourist attractions or high amenity locations such as beaches, or areas of cultural, historical or landscape significance.</li> </ul>
<ul style="list-style-type: none"> <li>Land division is non-complying. This will protect the park from being redeveloped for standard housing, which would result in the loss of both the tourism and affordable housing benefits.</li> </ul>	<ul style="list-style-type: none"> <li>Land division is non-complying (for the same reasons listed under the Residential Parks Zone).</li> </ul>
<ul style="list-style-type: none"> <li>Permanent structures are limited to a dwelling (manager's house), shop, recreation facility and toilets/amenities. This will retain the character of the park and discourage the construction of large-scale buildings and permanent dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>Permanent structures are limited to a dwelling (manager's house), shop, restaurant and toilets/amenities (for the same reasons listed under the Residential Parks Zone, with the only exception being the inclusion of restaurants to meet the tourist demand).</li> </ul>
<ul style="list-style-type: none"> <li>A minimum of 12.5% of the park should comprise open space, recreation and landscaped areas. This will ensure suitable spaces are set aside for recreation for tourists and long-term occupants.</li> </ul>	<ul style="list-style-type: none"> <li>A minimum of 12.5% of the park should comprise open space, recreation and landscaped areas (for the same reasons listed under the Residential Parks Zone).</li> </ul>
<ul style="list-style-type: none"> <li>Requires a minimum 16 square metre area of open space for each site. This provides long-term occupants with a small area of functional open space. This space may be in the form of a second undercover car parking space.</li> </ul>	<ul style="list-style-type: none"> <li>Private open space is not required.</li> </ul>
<ul style="list-style-type: none"> <li>Shops up to 80 square metres are a merit use to provide for a small local shop to serve the daily needs of residents.</li> </ul>	<ul style="list-style-type: none"> <li>Shops up to 150 square metres are a merit use to provide for needs of tourists, which may include the sale of items such as souvenirs.</li> </ul>
<ul style="list-style-type: none"> <li>A restaurant is non-complying.</li> </ul>	<ul style="list-style-type: none"> <li>A restaurant of up to 150 square metres is a merit use within the zone to serve the needs of tourists.</li> </ul>
<ul style="list-style-type: none"> <li>Caravans, cabins and dwellings should have a minimum site area of 100 square metres.</li> </ul>	<ul style="list-style-type: none"> <li>Caravans, cabins and dwellings should have a minimum site area of 81 square metres.</li> </ul>
<ul style="list-style-type: none"> <li>Visitor car parking is to be provided at the rate of one space per 10 sites for parks with fewer than 100 sites, and one space per 15 sites for parks with more than 100 sites.</li> </ul>	<ul style="list-style-type: none"> <li>Visitor car parking is to be provided at the rate of one space per 10 sites for parks with fewer than 100 sites, and one space per 15 sites for parks with more than 100 sites.</li> </ul>
	<ul style="list-style-type: none"> <li>No more than 40% of the sites should be used for long-term accommodation. This is to ensure that the long-term occupation of these parks does not lead to the displacement of existing tourist accommodation in important tourist destinations.</li> </ul>

### **2.2.3 Proposed Policy Areas/Precincts**

In some cases a policy area has been used in place of a caravan and tourist park zone because it is critical that the existing zoning policy continues to apply to the land.

This has occurred in the following Development Plans:

- Mallala Development Plan (Coastal Zone)
- Mount Barker Development Plan (Historic Township (Rural Setting Heritage Area) Zone)
- Alexandrina Development Plan (Waterfront Zone)
- Adelaide Hills Development Plan (Watershed (Primary Production) Zone).

A precinct has also been used in the Special Uses Zone (Heritage Policy Area) for the Gawler Council Development Plan. This was to ensure that the heritage provisions contained in this Policy Area would still apply.

## **2.3 Assessment matters**

With reference to the two proposed zones, the Residential Park Zone and the Caravan and Tourist Park Zone, new complying and non-complying lists, along with relevant categories of public notification, have been identified.

Where the existing zones have been retained and a new policy area or precinct introduced, some minor amendments have been made to the existing zones to better reflect the intent of the new policy area.

## **3. CONCLUSION**

Residential Parks and Caravan and Tourist Parks have distinctly separate roles: Residential Parks primarily provide longer-term housing options and Caravan and Tourist Parks primarily provide short-term tourist accommodation. However it is recognised that some parks may play both roles, and therefore the policies contained in this DPA allow a level of long-term accommodation to be provided in Caravan and Tourist Parks.

Given the important role caravan parks play in both the economy and in the provision of affordable housing and unique lifestyle options to the community, caravan parks should be appropriately zoned to ensure they are protected from redevelopment and that their ongoing use is facilitated.

## **4. LEGAL REQUIREMENTS**

### **4.1 Introduction**

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

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



## **4.2 Accords with the Planning Strategy**

Relevant strategies from the Planning Strategy for Metropolitan Adelaide and Outer Metropolitan Adelaide are summarised in Section 1.2.2 of these investigations along with comments as to how the DPA accords with these strategies. As indicated, the DPA complies with the Strategies set out in the Planning Strategy and it is the intent of the DPA to support the achievement of the Planning Strategy policies.

## **4.3 Accords with other parts of the relevant councils' Development Plan**

The policies in this DPA are consistent with the format, content and structure of the each of the affected Development Plans.

## **4.4 Complements the policies in the Development Plans for adjoining Council Areas**

The DPA has had regard to the existing objectives of the adjoining Development Plans. However, the amendment does not affect the Development Plan policies of adjoining Council areas as the amendments simply provide a more consistent policy framework to guide the assessment and development of residential parks and caravan and tourist parks in areas of the affected Councils.

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

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

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

## REFERENCES/BIBLIOGRAPHY

1. *South Australia's Strategic Plan*
2. *Planning Strategy*
3. *Housing Plan for South Australia* (March 2005)
4. *The South Australian Tourism Plan 2003 – 2008*
5. *Caravan Parks and Caravanning in South Australia*, SATC, Briefing Paper No.4
6. *Caravan Parks Background Research Paper*, SATC Research Unit, February 2005
7. ABS Data: Tourism Indicators Australia, Dec 2000 (catalogue 8364.0)
8. 'Caravan Parks as a Provider in the Affordable Housing Market' by Reed and Greenhalgh; *Property Management* Vol.22 No.5, 2004 pp396-409
9. ABS data: Australian Social Trends 2000 (catalogue 4102.0)
10. ABS ACAP publication: *Counting the Homeless 2001* (catalogue 2050.0)
11. *Positioning Paper: On the Margins? Housing Risk Among Caravan Park Residents*, AHURI, 06/2003
12. 'Flood Risk Management for Caravan Parks in New South Wales' by S Yeo, *Australian Geographer*, Vol.34, No.2 pp195-209 July 2003

## APPENDICES

## Appendix 1

### Current metropolitan caravan and tourist parks (total 19) showing their current and proposed new zoning

(text in italics is used to show an alternative name for the park)

Location	Current Zone and Policy Areas	Proposed Zoning Framework	Comments and/or Justifications
Corporation of the Town of Gawler			
Dalkeith Caravan Park	Rural Zone	Residential Park Zone	<p>The predominant use of this caravan park is for long-term accommodation so it is therefore a Residential Park. This park is located outside of the Urban Boundary and its use for long-term accommodation should not be intensified until such time as appropriate services and infrastructure are in place.</p> <p>An additional PDC has therefore been included to prevent the intensification or expansion of long-term residential accommodation in this park.</p>
Gawler Caravan Park	Special Uses Zone Policy Area 2- Historic (Conservation) Policy Area Gawler Rivers Flood Plain Policy Area	<p>A new Precinct has been inserted into the Special Use Zone:</p> <p>Special Use Zone Caravan and Tourist Park Precinct</p>	<p>The predominant use of this caravan park is for tourist accommodation and is therefore included in the Caravan Park and Tourist Park Zone. The site includes both cabins and camp sites.</p> <p>A precinct has been used, rather than a zone, as it was necessary to ensure that the Historic Conservation Policy Area and Gawler River Flood Plain PA would continue to apply.</p>
Hillier Park Residential Village <i>(Hillier Park Residential            and Tourist Park)</i>	Deferred Urban Zone  Rural Zone	Residential Park Zone	<p>The predominant use of this caravan park is for long-term accommodation, it is therefore a Residential Park.</p>

Location	Current Zone and Policy Areas	Proposed Zoning Framework	Comments and/or Justifications
City of Holdfast Bay			
Brighton Caravan Park & Holiday Village	Tourist Accommodation Zone	Caravan and Tourist Park Zone	<p>This site is predominantly used for tourism accommodation and includes cabins; and powered and unpowered caravan sites. It is therefore included in the Caravan Park and Tourist Park Zone. The adjoining land includes the historic Kingston House.</p> <p>It is proposed to delete the existing Tourism Accommodation Zone and replace it with the Caravan and Tourist Park Zone.</p> <p>Two Principles of Development Control have been carried over into the new Caravan and Tourist Park Zone. These relate to setbacks from the high water mark and development not being located on sites of environmental, cultural or heritage importance.</p>
City of Marion			
Marion Holiday Park	Special Use Zone	Caravan and Tourist Park Zone	<p>This caravan park has a variety of holiday cabins for tourists and is therefore included in the Caravan Park and Tourist Park Zone.</p> <p>The sports facilities to the east of the caravan park are under separate ownership and are not formally part of the park so this land has been kept within the Special Use Zone. The Special Uses Zone has been amended to remove references to the caravan park and adjoining land.</p>

Location	Current Zone and Policy Areas	Proposed Zoning Framework	Comments and/or Justifications
The City of Norwood Payneham & St Peters			
Adelaide Caravan Park Pty Ltd (Hackney Caravan Park, Top Tourist Parks)	Residential 2 (St Peters) Zone	Caravan and Tourist Park Zone	The park is wholly used for tourist accommodation and is therefore included in the Caravan Park and Tourist Park Zone.
City of Onkaparinga			
Aldinga Holiday Park	MOSS (Rural) Zone	Caravan and Tourist Park Zone	<p>The majority of sites are used for tourist accommodation with some long-term sites. It is therefore included in the Caravan Park and Tourist Park Zone.</p> <p>The land is located in a MOSS (Rural) Zone however, it has been used for a caravan park for some time. Therefore, zoning the land to a Caravan and Tourist Park Zone recognises its current use.</p> <p>The Desired Character Statement has been prepared to refer to the ecological importance of the Aldinga Scrub Conservation Park.</p>
Beach Woods EcoTourist Park (Maslin Beach Caravan & Camping Ground)	Tourist Accommodation Zone	Caravan and Tourist Park Zone	<p>This caravan park includes both cabins and camping/caravan sites and is therefore included in the Caravan Park and Tourist Park Zone.</p> <p>The adjacent camping ground north of the caravan park has also been included as it is essentially associated with/ancillary to the park.</p>
Christies Beach (& Tourist Park)	Tourist Accommodation Zone	Caravan and Tourist Park Zone	This caravan park is currently located in a Tourist Accommodation Zone, which directly abuts a Coastal Zone.

Location	Current Zone and Policy Areas	Proposed Zoning Framework	Comments and/or Justifications
			The zone boundary currently transects the sailing club. Accordingly a minor boundary realignment has been undertaken to incorporate the whole of the sailing club within the Coastal Zone.
McLaren Vale Lakeside Caravan Park	MOSS (Environment) Zone Pedler Creek - Policy Area 49	Caravan and Tourist Park Zone	This caravan park includes tourist caravan sites and cabin accommodation. It is therefore included in the Caravan Park and Tourist Park Zone.  The desired character statement will reinforce the intent of the Pedler Creek Policy Area provisions which reflect the open and natural character of the area.
Moana Beach (Caravan & Tourist Park)	Tourist Accommodation (Moana) Zone	Caravan and Tourist Park Zone	This park is predominantly used for tourist accommodation and is therefore included in the Caravan Park and Tourist Park Zone.
Sturt River Caravan Park	Residential Zone	Residential Park Zone	This park is predominantly used for long-term accommodation and has therefore been classified as a residential park.
Woodcroft Caravan Park	Residential Zone	Caravan and Tourist Park Zone Residential Park Zone	There is a clear separation within this park between the long-term accommodation and the tourism accommodation. Accordingly, this caravan park has been included in the Residential Park Zone and in the Caravan and Tourist Park Zone.

Location	Current Zone and Policy Areas	Proposed Zoning Framework	Comments and/or Justifications
City of Playford			
Elizabeth Village	Rural Zone	Residential Park Zone	<p>This park is for long-term accommodation and therefore has been included in the Residential Park Zone.</p> <p>This park is located outside of the Urban Boundary and its use for long-term accommodation should not be intensified until such time as appropriate services and infrastructure are in place.</p>
The Palms Residential Park	Horticulture West Zone Caravan Park - Policy Area 30	Residential Park Zone	<p>This park is for long-term accommodation and therefore has been included in the Residential Park Zone. The Caravan Park Policy Area – Policy Area 30 has been deleted.</p> <p>This park is located outside of the Urban Boundary and its use for long-term accommodation should not be intensified until such time as appropriate services and infrastructure are in place.</p>
Virginia Gardens Residential Park (The Gardens Caravan Park Pty Ltd)	Horticulture Zone	Residential Park Zone	<p>This park is for long-term accommodation and therefore has been included in the Residential Park Zone.</p> <p>This park is located outside of the Urban Boundary and its use for long-term accommodation should not be intensified until such time as appropriate services and infrastructure are in place.</p>



Location	Current Zone and Policy Areas	Proposed Zoning Framework	Comments and/or Justifications
City of Port Adelaide Enfield			
Windsor Gardens Caravan Park	Residential Zone Residential East Policy Area 43	Caravan and Tourist Park Zone	This park is predominantly used for tourist accommodation and is therefore included in the Caravan Park and Tourist Park Zone. The site includes motel style accommodation.
City of Salisbury			
Highway 1 Caravan & Tourist Park (Bolivar Gardens Caravan & Tourist Park)	Rural Zone	Residential Park Zone	<p>This park is predominantly used for long-term accommodation and is therefore included in the Residential Park Zone.</p> <p>This park is located outside of the Urban Boundary and its use for long-term accommodation should not be intensified until such time as appropriate services and infrastructure are in place.</p>
Corporation of the Town of Walkerville			
Levi Park Caravan Park (Vale Park Caravan Park)	Residential Zone Vale Park Central Policy Area 6	Caravan and Tourist Park Zone	This park is predominantly used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone. It includes a variety of cabins and historic house for accommodation as well as caravan sites.

**Current outer metropolitan caravan and tourist parks (total 25) showing their current and proposed new zoning**

Location	Current Zone and Policy Areas	Proposed Zoning Framework	Comments and/or Justifications
Adelaide Hills Council			
Gorge Caravan Park (Cudlee Creek Caravan Park)	Watershed (Primary Production) Zone	Watershed (Primary Production) Zone, Caravan and Tourist Park Policy Area	A small caravan park used for tourist accommodation. The current zoning has been retained due to the specific policies that need to continue to apply to the land. However, a Caravan Park and Tourist Park Policy Area has been introduced.
Alexandrina Council			
Clayton Bay Wetlands Caravan Park	Waterfront Zone	Waterfront Zone, Caravan and Tourist Park Policy Area	The current zoning has been retained due to the specific policies that need to continue to apply to the land. However, a Caravan Park and Tourist Park Policy Area has been introduced.  The non-complying list of the Waterfront Zone has not been amended due to the sensitive nature of the locality. This means that although shops and restaurants (less than 150 m <sup>2</sup> ) are permitted in other caravan and tourist parks, they cannot occur in this one.
Goolwa Camping & Tourist Park	Rural Fringe Zone	Caravan and Tourist Park Zone	This park is used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.
Goolwa Caravan Park	Tourist Accommodation Zone	Caravan and Tourist Park Zone	This park is used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.

Location	Current Zone and Policy Areas	Proposed Zoning Framework	Comments and/or Justifications
Hindmarsh Island Caravan Park	General Farming (Hindmarsh Island) Zone	Caravan and Tourist Park Zone	This park is predominantly used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.
Middleton Caravan Park	Tourist Accommodation Zone	Caravan and Tourist Park Zone	This park is used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.
Milang Lakeside Caravan Park	Waterfront Zone	Waterfront Zone, Caravan and Tourist Park Policy Area	<p>The current zoning has been retained due to the specific policies that need to continue to apply to the land. However, a Caravan Park and Tourist Park Policy Area has been introduced.</p> <p>The non-complying list of the Waterfront Zone has not been amended due to the sensitive nature of the locality. This means that whereas shops and restaurants (less than 150m<sup>2</sup>) are permitted in other caravan and tourist parks, they cannot occur in this one.</p>
Mount Compass Caravan Park <i>(Mt Compass Caravan Resort)</i>	General Farming (Port Elliot Goolwa District) Zone	Caravan and Tourist Park Zone	This park is used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.
Port Elliot <i>(Caravan &amp; Tourist Park)</i>	Tourist Accommodation Zone	Caravan and Tourist Park Zone	This park is used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.
Seachange Village	Residential Zone	Residential Park Zone	This site is used for long-term accommodation and has therefore been classified as a Residential Park.
<b>The Barossa Council</b>			
Barossa Valley (S.A) Tourist Park <i>(Nuriootpa Caravan &amp; Tourist Park)</i>	Recreation Zone	Caravan and Tourist Park Zone	This park is predominantly used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.

Location	Current Zone and Policy Areas	Proposed Zoning Framework	Comments and/or Justifications
Lyndoch Caravan Park (Barossa Caravan Park)	Rural (Valley Floor) Zone	Caravan and Tourist Park Zone	This park is predominantly used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.
Tanunda Caravan & Tourist Park	Recreation	Caravan and Tourist Park Zone	This park is predominantly used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.
Tindo Nudist Camp	Rural (1) Zone Policy Area 12- (Cockatoo Valley)	Caravan and Tourist Park Zone	This park is predominantly used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.
Light Regional Council			
Kapunda Tourist & Leisure Park	Parklands (Kapunda) Zone	Caravan and Tourist Park Zone	This park is predominantly used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.
District Council of Mallala			
Middle Beach Caravan Park	Coastal Zone	Coastal Zone, Residential Park Policy Area	<p>Predominantly long-term accommodation located on the coast.</p> <p>The site has been retained in the Coastal Zone with a Residential Park Policy Area.</p> <p>The site is remote from infrastructure and social services so its use for long-term accommodation should not be intensified until such time as appropriate services and infrastructure are in place.</p>
District Council of Mount Barker			
Hahndorf Resort & Tourist Park (Hahndorf Resort)	Rural Setting Heritage Area Zone	Rural Setting Heritage Area Zone, Caravan and Tourist Park Policy Area	The current zoning has been retained as it contains specific heritage policies that should continue to apply to the site. Accordingly, a policy area has been used to define the caravan park.

Location	Current Zone and Policy Areas	Proposed Zoning Framework	Comments and/or Justifications
Mount Barker Caravan & Tourist Park	Regional Town Centre Zone	Caravan and Tourist Park Zone	This park is predominantly used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.
District Council of Victor Harbor			
Adare Caravan Park (Adare at Victor Harbor Caravan Park & Holiday Units)	Residential Zone (Hindmarsh River) Policy Area 10	Caravan and Tourist Park Zone	<p>The site includes a range of uses including a conference/function and school camp facility with an area for caravans and camping.</p> <p>The new zone only applies to the north-west portion of the site, which accommodates the caravan park.</p>
Rosetta Village	Residential Zone, Residential (Bay Road) Policy Area 3	Residential Park Zone	This park is predominantly used for long-term accommodation and has therefore been classified as a residential park.
Victor Harbor Beachfront Caravan Park	Tourist Accommodation (Inman River) Zone	Caravan and Tourist Park Zone	This park is predominantly used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.
Victor Harbor Holiday & Cabin Park	Tourist Accommodation (Inman River) Zone	Caravan and Tourist Park Zone	<p>This park is predominantly used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.</p> <p>A specific Principle of Development Control 2 from the current Tourist Accommodation (Inman River) Zone will be inserted into the new Caravan and Tourist Park Zone to address flooding risk.</p>
District Council of Yankalilla			
Beachside Caravan Park (Normanville Caravan Park)	Tourist Accommodation Zone	Caravan and Tourist Park Zone Residential Park Zone	This park is used for both long-term accommodation and tourist accommodation. It has therefore been split into two separate zones:

Location	Current Zone and Policy Areas	Proposed Zoning Framework	Comments and/or Justifications
			<ul style="list-style-type: none"> <li>• Caravan and Tourist Park on the western side of the park</li> <li>• Residential Park on the eastern side of the park</li> </ul>
Normanville Beach Caravan Park	Tourist Accommodation Zone	Caravan and Tourist Park Zone	This park is predominantly used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.
Second Valley Caravan Park	Country Township Zone	Caravan and Tourist Park Zone	This park is predominantly used for tourist accommodation and has therefore been included in the Caravan and Tourist Park Zone.

**Caravan and residential parks in metropolitan and outer metropolitan Adelaide for which no changes to the zoning or policy area are proposed  
(Total 13)**

Location	Current Zone and Policy Areas	Proposed Zoning Framework	Comments and/or Justifications
Alexandrina Council			
Strathalbyn Caravan Park	Residential (Strathalbyn) Zone	N/A	Part of community recreation facilities including oval, tennis courts and clubrooms. Not proposed to rezone parks where the primary use is community recreation and the caravan park is ancillary to this.
The Barossa Council			
Langmeil Road Caravan Park	Residential Zone	N/A	Caravan park has closed
Mount Pleasant Caravan Park <i>(Talunga Park Caravan Park)</i>	Recreation Zone	N/A	Adjacent to oval and other community facilities. Not proposed to rezone parks where the primary use is community recreation and the caravan park is ancillary to this.
Murray Park (Eden Valley)	Rural 1 (Outside Watershed) Zone	N/A	Council owned with oval community facilities. Not proposed to rezone parks where the primary use is community recreation and the caravan park is ancillary to this.
Williamstown Queen Victoria Jubilee Park & Caravan Park <i>(Williamstown Caravan Park)</i>	Recreation Zone	N/A	Part of community recreation facilities including swimming pool, tennis courts and club rooms. Not proposed to rezone parks where the primary use is community recreation and the caravan park is ancillary to this.

Location	Current Zone and Policy Areas	Proposed Zoning Framework	Comments and/or Justifications
City of Charles Sturt			
Adelaide Beachfront Tourist Park (Fort Glanville Caravan Park)	Coastal Zone	N/A	Part of Fort Glanville Conservation Park. No proposed zone change.
Town of Gawler			
Shiralee Caravan Park	Business Zone	N/A	Caravan park has closed
City of Onkaparinga			
Port Noarlunga Tourist Park	Tourist Accommodation Zone	N/A	Caravan park has closed
The Vines Caravan Park	Residential Zone	N/A	Caravan park has closed
City of Mitcham			
Belair National Park Caravan Park	Hills Face Zone	N/A	Part of Belair National Park. No proposed zone change.
Brown Hill Creek Top Tourist Park (Mitcham Tourist Park)	Hills Face Zone	N/A	Part of Brownhill Creek Recreation Park. No proposed zone change.
District Council of Yankalilla			
Sunset Cove Holiday Park	Wirrina Cove	N/A	Caravan park has closed
City of West Torrens			
Adelaide Shores Caravan Resort and Holiday Village (West Beach Caravan Park)	Recreation (West Beach) Zone	N/A	Subject to <i>West Beach Recreation Reserve Act 1987</i> . No proposed zone change.





**Metropolitan: Gawler (CT), Holdfast Bay (City), Marion (City), Norwood Payneham and St Peters (City), Onkaparinga (City), Playford (City), Port Adelaide Enfield (City), Salisbury (City), Walkerville (CT)**

**Outer Metropolitan: Adelaide Hills Council, Alexandrina Council, The Barossa Council, Light Regional Council, Mallala (DC), Mount Barker (DC), Victor Harbor (City), Yankalilla (DC)**

## **RESIDENTIAL PARKS AND CARAVAN AND TOURIST PARKS**

**Approval Development Plan Amendment**

### **THE AMENDMENT**

**By the Minister**

#### **NOTE:**

The Plan Amendment section of this DPA has been divided into a number of sections.

Each SECTION relates to a single Development Plan area and contains the amendment instructions table and associated attachments. For reference purposes the list on the following page identifies which SECTION relates to which Development Plan area.



**SECTION****DEVELOPMENT PLAN**

1	Adelaide Hills Council
2	Alexandrina Council
3	The Barossa Council
4	Gawler (CT)
5	Holdfast Bay (City)
6	Light Regional Council
7	Mallala (DC)
8	Marion (City)
9	Mount Barker (DC)
10	Norwood, Payneham & St Peters (City)
11	Onkaparinga (City)
12	Playford (City)
13	Port Adelaide & Enfield (City)
14	Salisbury (City)
15	Victor Harbor (City)
16	Walkerville (CT)
17	Yankalilla (DC)



# **SECTION 1**

## **Adelaide Hills Council Development Plan**





# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

<b>Name of Local Government Area:</b>				
Adelaide Hills Council				
<b>Name of Development Plan(s):</b>				
Adelaide Hills Council				
<b>Name of DPA:</b>				
Residential Parks and Caravan and Tourist Parks DPA				
<p><i>The following amendment instructions (at the time of drafting) relate to the Adelaide Hills Council Development Plan consolidated on dated 13 March 2008. 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.</i></p>				
<b><u>Amendment instructions</u></b>				
<p><i>To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:</i></p>				
Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	<b>Method of change.</b> <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
<b>COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)</b>				

1	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 58:</p> <ol style="list-style-type: none"> <li>1. Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with Table AdHi/4 Car Parking Provisions.</li> <li>2. Development should be consistent with Australian Standard AS2890 Parking Facilities.</li> <li>3. Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Australian Guide to Traffic Engineering Practice Part 14.</li> </ol>	Y	N
2	PDC 274	<p>INSERT the following immediately after existing PDC 274(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	Y



3	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 277:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	N
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>WATERSHED (PRIMARY PRODUCTION) ZONE</b>				
4	PDC 68 (non-complying)	<p>REPLACE the words 'Caravan Park in the Caravan and Tourist Park Policy Area' with 'Caravan Park including alterations and additions to existing facilities in the Caravan and Tourist Park Policy Area' in alphabetical order in the list of developments exempted from non-complying in existing PDC 68.</p>	N	N
5	PDC 68 (non-complying)	<p>INSERT the following as new exemptions to the non-complying list:</p> <p>Cabin within a Caravan Park in the Caravan and Tourist Park Policy Area</p> <p>Camping ground in association with and ancillary to tourist accommodation in the Caravan and Tourist Park Policy Area</p>	N	N

		<p>Dwelling comprising a manager's residence in association with and ancillary to tourist accommodation within the Caravan and Tourist Park Policy Area</p> <p>Land Division where no additional allotments are created, either partly or wholly, within the Caravan and Tourist Park Policy Area, and where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007</p> <p>Tourist park in the Caravan and Tourist Park Policy Area</p>		
6	PDC 68 (non-complying)	DELETE '(not including caravan or camping grounds)' immediately following the words 'Tourist Accommodation and ancillary uses' in existing PDC 68	N	N
<b>CARAVAN AND TOURIST PARK POLICY AREA 40</b>				
7	Whole of Policy Area	REPLACE existing Caravan and Tourist Park Policy Area 40 with ATTACHMENT A.	N	N
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps &amp; Policy Area Maps)</b>				
8	Map AdHi/90	REPLACE existing Map AdHi/90 with ATTACHMENT B	N	N

## ATTACHMENT A



# **Caravan and Tourist Park Policy Area 40**

## **Introduction**

The objectives and principles of development control that follow, apply to the Caravan and Tourist Park Policy Area of the Watershed (Primary Production) Zone on Map AdHi/90. They are additional to those expressed for the whole of the council area and take precedence where a conflict occurs between the policy area and zone provisions.

## **OBJECTIVES**

- Objective 1** A Policy Area primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A Policy Area accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings, surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4** Development that contributes to the desired character of the Policy Area.

## **DESIRED CHARACTER**

This Policy Area primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Buildings will be a maximum height of two storeys and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1** The following forms of development are envisaged in the Policy Area:

- amenity block, including shower, toilet, laundry and kitchen facilities
- cabin
- camping ground
- caravan park
- caravan permanently fixed to land
- recreation area including tennis court, basketball court, playground
- swimming pool/spa
- tourist park and other forms of tourist accommodation

### **Form and Character**

- 2** Development should not be undertaken unless it is consistent with the desired character for the Policy Area.

- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 7 Development should not be located in areas subject to inundation by a 100 year return period flood event or situated on land fill which would interfere with the flow of such flood waters.
- 8 Development should be connected to an approved sewerage or common effluent disposal scheme or have an existing or approved on-site waste water treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank Systems in SA (including Supplements A & B) as prepared by the South Australian Health Commission.
- 9 No part of a septic tank effluent drainage field or any other waste water disposal area (e.g. irrigation area) should be located within 50m of a watercourse identified on a current series 1:50 000 Government standard topographic map.
- 10 No waste water disposal area should be located on any land with a slope greater than 20% (1 In 5), or where the depth to bedrock or seasonal or permanent watertable less than 1.2m.
- 11 No waste water facility should be located on land likely to be inundated by a 10 year return period flood event.
- 12 Development should be sited at least 25m from any watercourse identified on a current series 1:50 000 Government standard topographic map.
- 13 Development should have a secure, potable water supply that can provide at least 125L per person per day (including staff) that meets the South Australian Health Commission standards.

#### **Car Parking and Access**

- 14 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

#### **Street and Boundary Setbacks**

- 15 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### **Natural Hazards**

- 16 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

## **Land Division**

- 17** No additional allotments should be created wholly or partly within the Policy Area except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

## **Public Notification**

- 18** The following kinds of development (including any combination of any of the following or more than one of a particular kind) are assigned as **Category 1**:

Amenity block, including shower, toilet, laundry and kitchen facilities

Cabin

Camping ground

Caravan Park

Caravan permanently fixed to land

Recreation area

Swimming pool

Tourist Park





**ATTACHMENT B**



MAP AdHi/42 ADJOINS

MAP AdHi/42 ADJOINS



MAP AdHi/42 ADJOINS

**NOTE: For Zones See MAP AdHi/3**  
40 Caravan & Tourist Park

Scale 1:5000



**ADELAIDE HILLS COUNCIL**  
**POLICY AREAS**  
**MAP AdHi/90**

-  Policy Area Boundary
-  Development Plan Boundary



## **SECTION 2**

# **Alexandrina Council Development Plan**





# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

<b>Name of Local Government Area:</b>				
Alexandrina Council				
<b>Name of Development Plan(s):</b>				
Alexandrina Council				
<b>Name of DPA:</b>				
Residential Parks and Caravan and Tourist Parks DPA				
<p><i>The following amendment instructions (at the time of drafting) relate to the Alexandrina Council Development Plan consolidated on 20 March 2008. 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.</i></p>				
<b><u>Amendment instructions</u></b>				
<p><i>To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:</i></p>				
Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	<b>Method of change.</b> <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
<b>COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)</b>				

1	PDC 89	<p>INSERT the following immediately after existing PDC 89(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets and laundry facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	N
2	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 92:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	Y
3	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 110:</p> <ol style="list-style-type: none"> <li>1. Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with TABLE Alex/3 Car Parking Requirements.</li> <li>2. Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Australian Guide to Traffic Engineering Practice Part 14.</li> </ol>	Y	Y



<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>					
<b>RESIDENTIAL PARK ZONE</b>					
4	Whole of Zone	REPLACE existing Residential Park Zone with ATTACHMENT A.	N	N	
<b>CARAVAN AND TOURIST PARK ZONE</b>					
5	Whole of Zone	REPLACE existing Caravan and Tourist Park Zone with ATTACHMENT B.	N	N	
<b>WATERFRONT ZONE</b>					
6	PDC 12 Non-complying Development	<p>INSERT the following into the list of exemptions from existing PDC 12 in alphabetical order:</p> <p>Cabin within a Caravan Park in the Caravan and Tourist Park Policy Area</p> <p>Camping ground in association with and ancillary to tourist accommodation in the Caravan and Tourist Park Policy Area</p> <p>Tourist Park in the Caravan and Tourist Park Policy Area</p> <p>Land Division where no additional allotments are created, either partly or wholly, within the Caravan and Tourist Park Policy Area, and where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007</p> <p>Manager's residence in association with and ancillary to a Caravan Park in the Caravan and Tourist Park Policy Area which complies with the following criteria:</p>	N	N	

		<p>(i) is not located in areas subject to inundation by a 100 year return period flood event or sited on landfill which would interfere with the flow of such flood waters;</p> <p>(ii) is connected to an approved sewerage or common effluent disposal scheme or has an on-site wastewater treatment and disposal method which complies with the Standard for the Installation and Operation of Septic Tank Systems in South Australia (including supplements A and B) as prepared by the South Australian Health Commission;</p> <p>(iii) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse identified on a current series 1:50 000 Government Standard topographic map;</p> <p>(iv) not have a wastewater disposal area located on any land with a slope greater than 20 percent (one in five), or where the depth to bedrock or seasonal or permanent water table less than 1.2 metres;</p> <p>(v) not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a ten year return period flood event;</p> <p>(vi) is sited at least 25 metres from any watercourse identified on a current series 1:50 000 Government Standard topographic map.</p>			
--	--	---	--	--	--

7	PDC 12 Non-complying Development	REPLACE the words 'Caravan Park in the Caravan and Tourist Park Policy Area' with 'Caravan Park including alterations and additions to existing facilities in the Caravan and Tourist Park Policy Area' in alphabetical order in the list of developments exempted from non-complying in existing PDC 12.	N	N
<b>WATERFRONT ZONE (CARAVAN AND TOURIST PARK POLICY AREA 35)</b>				
8	DESIRED CHARACTER	REPLACE the words 'Buildings will be single storey' with 'Buildings will be a maximum height of two storeys' in the second paragraph of the Desired Character statement.	N	N
9	PDC 1	REPLACE existing PDC 1 with: <b>1</b> The following forms of development are envisaged in the Policy Area:  Amenity block, including shower, toilet, laundry and kitchen facilities Cabin Camping ground Caravan park Caravan permanently fixed to land Recreation area including tennis court, basketball court, playground Swimming pool/spa Tourist park and other forms of tourist accommodation	N	N
10	PDC 3	DELETE existing PDC 3	Y	N
11	PDC 4	REPLACE the word ',restaurant' with '(in association with and ancillary to a caravan and tourist park),'	N	N
12	PDC 8	RELOCATE existing PDC 8 from under the heading 'Car Parking and Access' to under the heading 'Form and Character'	Y	N

13	PDC 9	<p>REPLACE existing PDC 9 with the following:</p> <p><b>9</b> Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:</p> <p>(a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)</p> <p>(b) 6 metres from a public road</p> <p>(c) 2 metres from the boundary of the caravan park or camping ground.</p>	N	N	
14	PDC 11	<p>REPLACE existing PDC 11 with the following:</p> <p><b>11</b> No additional allotments should be created wholly or partly within the Policy Area except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.</p>	N	N	
15	NEW PDC	<p>INSERT the following PDC immediately after existing PDC 11:</p> <p><b>Public Notification</b></p> <p><b>1</b> The following kinds of development are listed as <b>Category 1</b> in the Caravan and Tourist Park Policy Area:</p> <p>Amenity block, including shower, toilet, laundry and kitchen facilities  Cabin  Camping ground  Caravan Park  Caravan permanently fixed to land  Recreation area</p>	N	N	

		Swimming pool Tourist Park		
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps &amp; Policy Area Maps)</b>				
16	Maps Alex/1 (Overlay 1) ENLARGEMENT E, H, I, J, K and L, and Alex/63	REPLACE WITH ATTACHMENT C	N	N



## ATTACHMENT A





# RESIDENTIAL PARK ZONE

## Introduction

The objectives and principles of development control that follow apply in the Residential Park Zone shown on Map Alex/62 and 63. They are additional to those expressed for the whole of the Council area and relevant district, and in cases of apparent conflict, take precedence over the more general provisions.

## OBJECTIVES

- Objective 1** A zone which primarily provides for affordable housing opportunities in a landscaped village setting.
- Objective 2** A zone accommodating low to medium-scale accommodation predominantly in the form of caravan and camping sites, cabins and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

A zone accommodating a range of affordable housing options, within a landscaped setting, that promotes community interaction through its permeable layout, the orientation of buildings, range of shared facilities and quality communal open space.

The zone accommodates a range of low to medium-scale, long-term and short-term accommodation, including camping sites, caravans, relocatable dwellings and cabins.

Buildings, including dwellings, are designed and constructed to enable their relocation, are a maximum of two storeys in height and generously set back from boundaries to allow for landscaped edges of the park. A landscaped village environment will be created.

New development will be sympathetic to the scale, shape, materials and colours of existing adjoining development and landscapes. Vegetation buffers and landscaping will be important in integrating the residential park into the landscape and adjoining urban areas, providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users. The soft landscaping should dominate over buildings and hard surfaces, with caravans only glimpsed in a leafy environment. The park will be enhanced through the further planting of street trees to provide a more leafy and attractive setting and to conceal the built form when viewed from the approaches to the park.

Pedestrian and vehicle linkages provide safe access to employment, shops, public transport facilities, medical services, education facilities, child care and other community facilities. Circulation and movement within the park should be pedestrian friendly and promote low speed vehicle movement.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- Amenity block, including shower, toilet, laundry and kitchen facilities
- Cabin
- Camping ground
- Caravan permanently fixed to land
- Outbuilding ancillary to a dwelling
- Recreation area
- Residential park

Resident workshop  
Storage area for recreation vehicle  
Swimming pool  
Transportable dwelling

### **Form and Character**

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a residential park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 At least 16 square metres of contiguous private space, which may be used as a second car parking space, should be provided on each site intended for residential accommodation.
- 6 Caravan, cabin and dwelling sites should be greater than 100 square metres in area.
- 7 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

### **Natural Hazards**

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

### **Land Division**

- 11 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

## **PROCEDURAL MATTERS**

### **Complying Development**

- 12 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

## Non-complying Development

13 The following kinds of development are non-complying in the Residential Park Zone:

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to a residential park  
Consulting room  
Crematorium  
Dairy  
Dam  
Dwelling (except for a manager's residence in association with and ancillary to a residential park)  
Educational establishment  
Farming  
Fuel depot  
Horse keeping  
Horticulture  
Hospital  
Hotel  
Indoor recreation centre, except where in association with and ancillary to a residential park  
Industry  
Intensive animal keeping  
Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
Marina  
Motor repair station  
Nursing home  
Office, except where in association with and ancillary to a residential park  
Petrol filling station  
Place of worship  
Pre-school  
Prescribed mining operations  
Public service depot  
Residential flat building  
Restaurant, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to a residential park.  
Road transport terminal  
Service trade premises  
Shop or group of shops, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to a residential park  
Stadium  
Stock sales yard  
Stock slaughter works  
Store  
Warehouse  
Waste reception, storage, treatment or disposal, except where in association with and ancillary to a residential park  
Wrecking yard

## Public Notification

- 14 For the purpose of Section 38 of the Development Act 1993 the following kinds of development are assigned as **Category 1 Development** in the Residential Park Zone:

Amenity block, including shower, toilet, laundry and kitchen facilities

Cabin

Camping ground

Caravan permanently fixed to land

Outbuilding

Recreation area

Residential park

Resident workshop

Storage area for recreation vehicle

Swimming pool

Transportable dwelling

**ATTACHMENT B**



# CARAVAN AND TOURIST PARK ZONE

## Introduction

The objectives and principles of development control that follow apply in the Caravan and Tourist Park Zone shown on Maps Alex/45 and 59 to 63. They are additional to those expressed for the whole of the Council area and relevant district, and in cases of apparent conflict, take precedence over the more general provisions.

## OBJECTIVES

- Objective 1** A zone primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4** Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

This Zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Buildings will be a maximum height of two storeys and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- amenity block, including shower, toilet, laundry and kitchen facilities
- cabin
- camping ground
- caravan park
- caravan permanently fixed to land
- recreation area including tennis court, basketball court, playground
- swimming pool/spa
- tourist park and other forms of tourist accommodation

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a tourist accommodation), community or recreational facility and toilets/amenities.

- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

#### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

#### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### **Natural Hazards**

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

#### **Land Division**

- 11 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

#### **Complying Development**

- 12 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

#### **Non-complying Development**

- 13 The following kinds of development are non-complying in the Caravan and Tourist Park Zone:

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to tourist accommodation  
Consulting room  
Crematorium  
Dairy  
Dam



Dwelling (except for a manager's residence in association with and ancillary to tourist accommodation)  
 Educational establishment  
 Farming  
 Fuel depot  
 Horse keeping  
 Horticulture  
 Hospital  
 Hotel  
 Indoor recreation centre, except where in association with and ancillary to tourist accommodation  
 Industry  
 Intensive animal keeping  
 Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
 Marina  
 Motor repair station  
 Nursing home  
 Office, except where in association with and ancillary to tourist accommodation  
 Petrol filling station  
 Place of worship  
 Pre-school  
 Prescribed mining operations  
 Public service depot  
 Residential flat building  
 Restaurant, except where it is both:  
     (a) less than 150 square metres in gross floor area  
     (b) in association with and ancillary to tourist accommodation  
 Road transport terminal  
 Service trade premises  
 Shop or group of shops, except where it is both:  
     (a) less than 150 square metres in gross floor area  
     (b) in association with and ancillary to tourist accommodation  
 Stadium  
 Stock sales yard  
 Stock slaughter works  
 Store  
 Warehouse  
 Waste reception, storage, treatment or disposal  
 Wrecking yard

### **Public Notification**












- 14** The following kinds of development are assigned as **Category 1 Development** in the Caravan and Tourist Park Zone:



Amenity block, including shower, toilet, laundry and kitchen facilities  
 Cabin  
 Camping ground  
 Caravan park  
 Caravan permanently fixed to land  
 Recreation area  
 Swimming pool  
 Tourist park



**ATTACHMENT C**



-  Living
-  Future Living
-  Town Centre
-  Industrial
-  Rural
-  Rural Living
-  Flood Prone Area \*
-  Waterfront
-  Caravan Tourist Park
-  Public Purpose - Education
-  Recreation

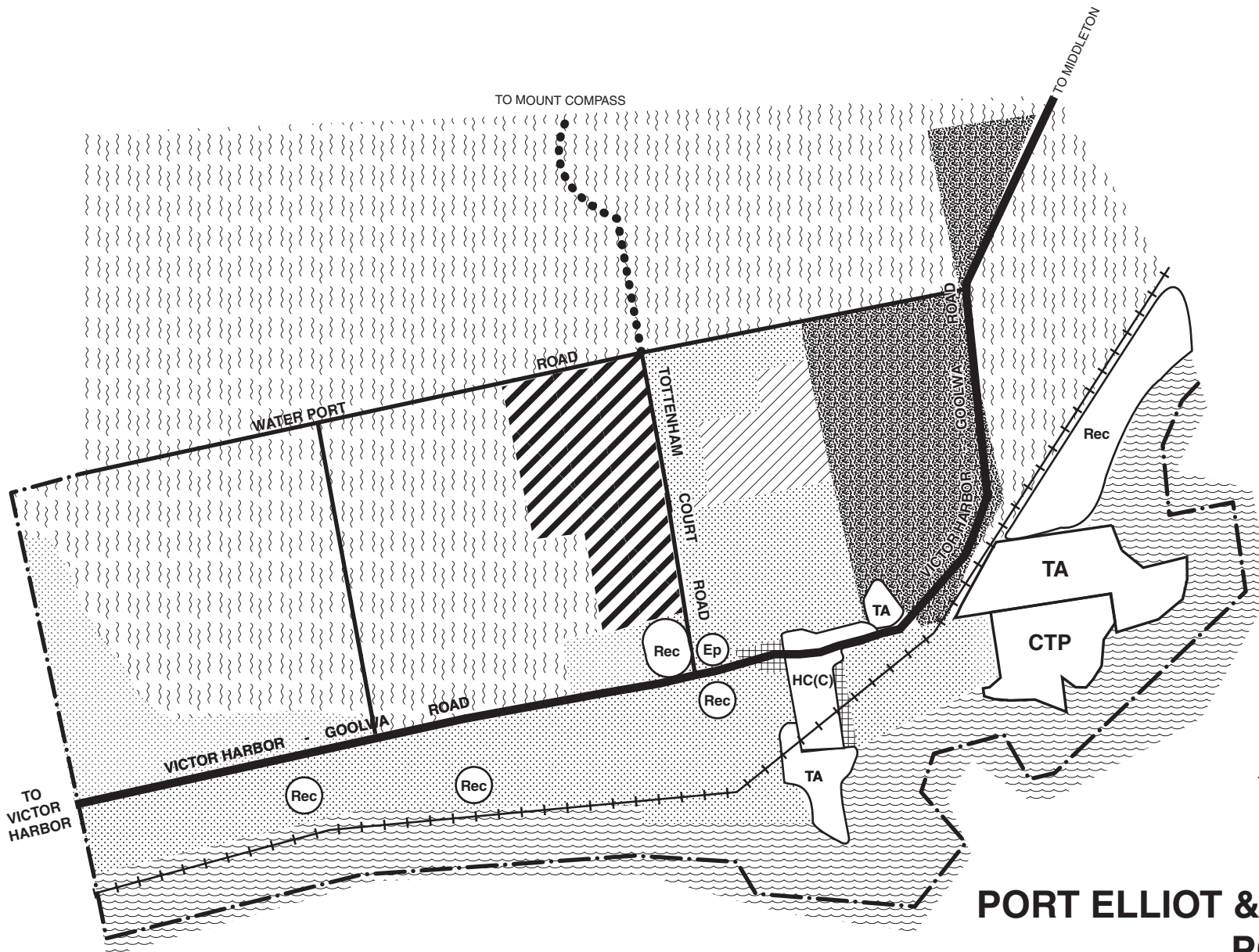
-  Major Collector Road
-  Secondary Arterial Road



\* Note:  
 The "flood prone area" shown is generalised; neither the Council nor the State Government give any undertaking as to the extent of the flooding. Interested persons should make their own inquiries and obtain professional engineering advice.



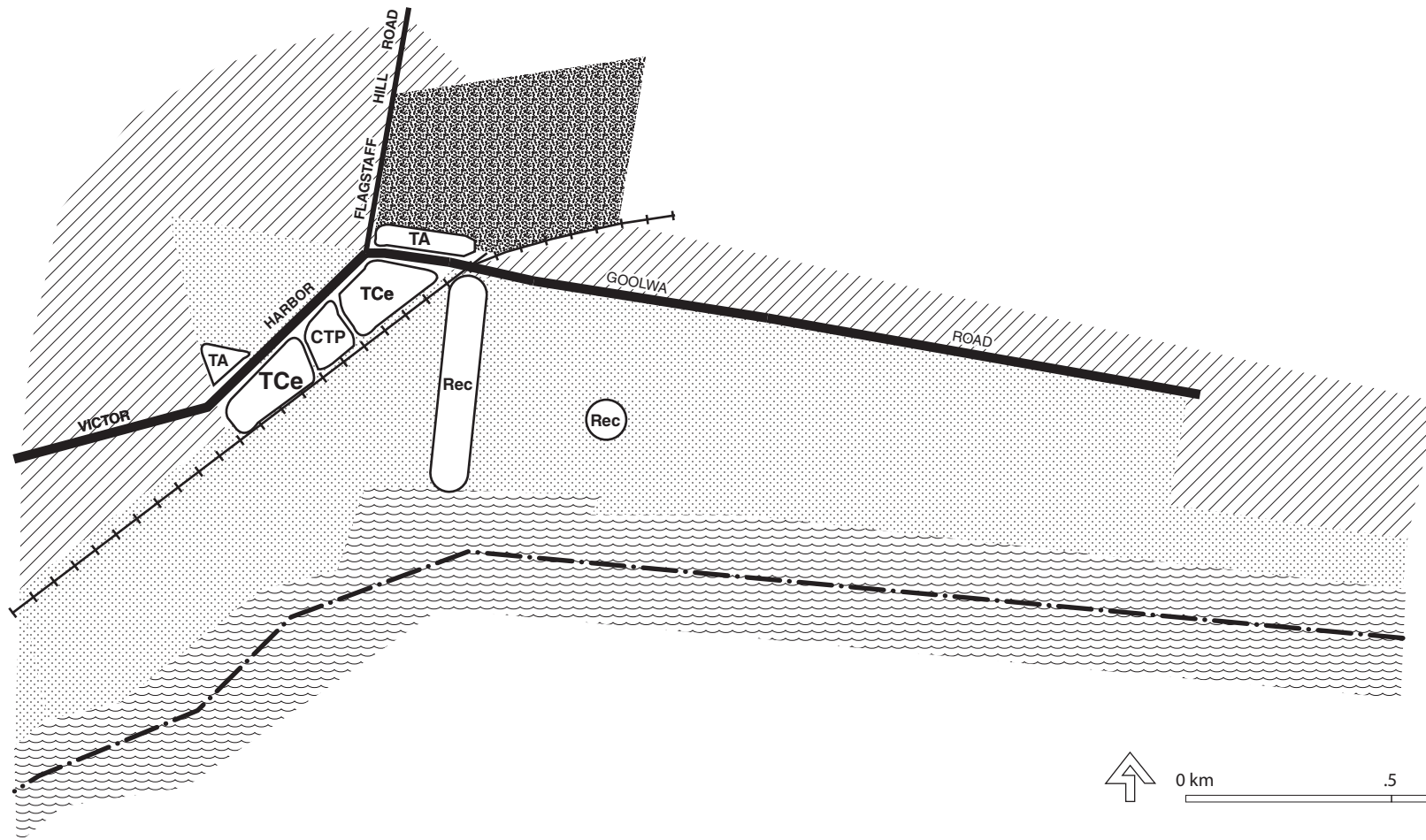
**ALEXANDRINA (DC)  
 STRATHALBYN DISTRICT  
 MILANG  
 STRUCTURE PLAN  
 MAP Alex/1 (Overlay 1)  
 ENLARGEMENT E**
















- (HC(C))** Historic Conservation (Centre)
- Residential
- Industrial
- Rural Living
- Rural Fringe
- (Rec)** Recreation
- Landscape
- Coastal
- Historic
- (TA)** Tourist Accommodation
- (CTP)** Caravan Tourist Park
- (Ep)** Education Primary
- Railway
- Tourist Road
- Local Road
- Secondary Arterial Road
- District Boundary

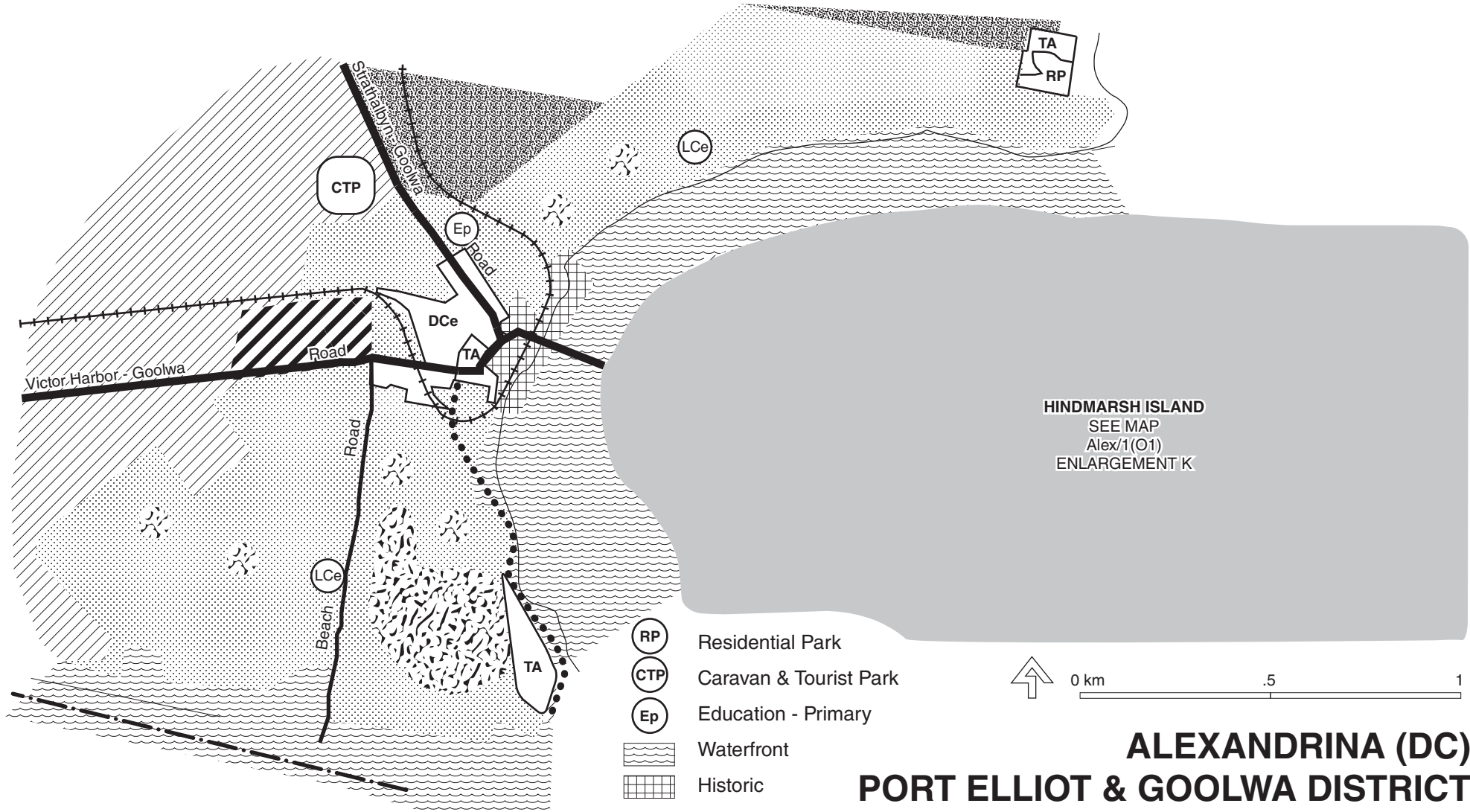


**ALEXANDRINA (DC)  
 PORT ELLIOT & GOOLWA DISTRICT  
 PORT ELLIOT (TOWN)  
 STRUCTURE PLAN  
 MAP Alex/1 (Overlay 1)  
 ENLARGEMENT H**











- |   |              |   |                         |
|---|--------------|---|-------------------------|
|  | Residential  |  | Caravan Tourist Park    |
|  | Town Centre  |  | Tourist Accommodation   |
|  | Local Centre |  | Recreation              |
|  | Rural Living |  | Railway                 |
|  | Rural Fringe |  | Local Road              |
|  | Coastal      |  | Secondary Arterial Road |
|   |              |  | District Boundary       |











**ALEXANDRINA (DC)**  
**PORT ELLIOT & GOOLWA DISTRICT**  
**MIDDLETON-SURFERS**  
**STRUCTURE PLAN**  
**MAP Alex/1 (Overlay 1)**  
**ENLARGEMENT I**



HINDMARSH ISLAND  
SEE MAP  
Alex/1(O1)  
ENLARGEMENT K

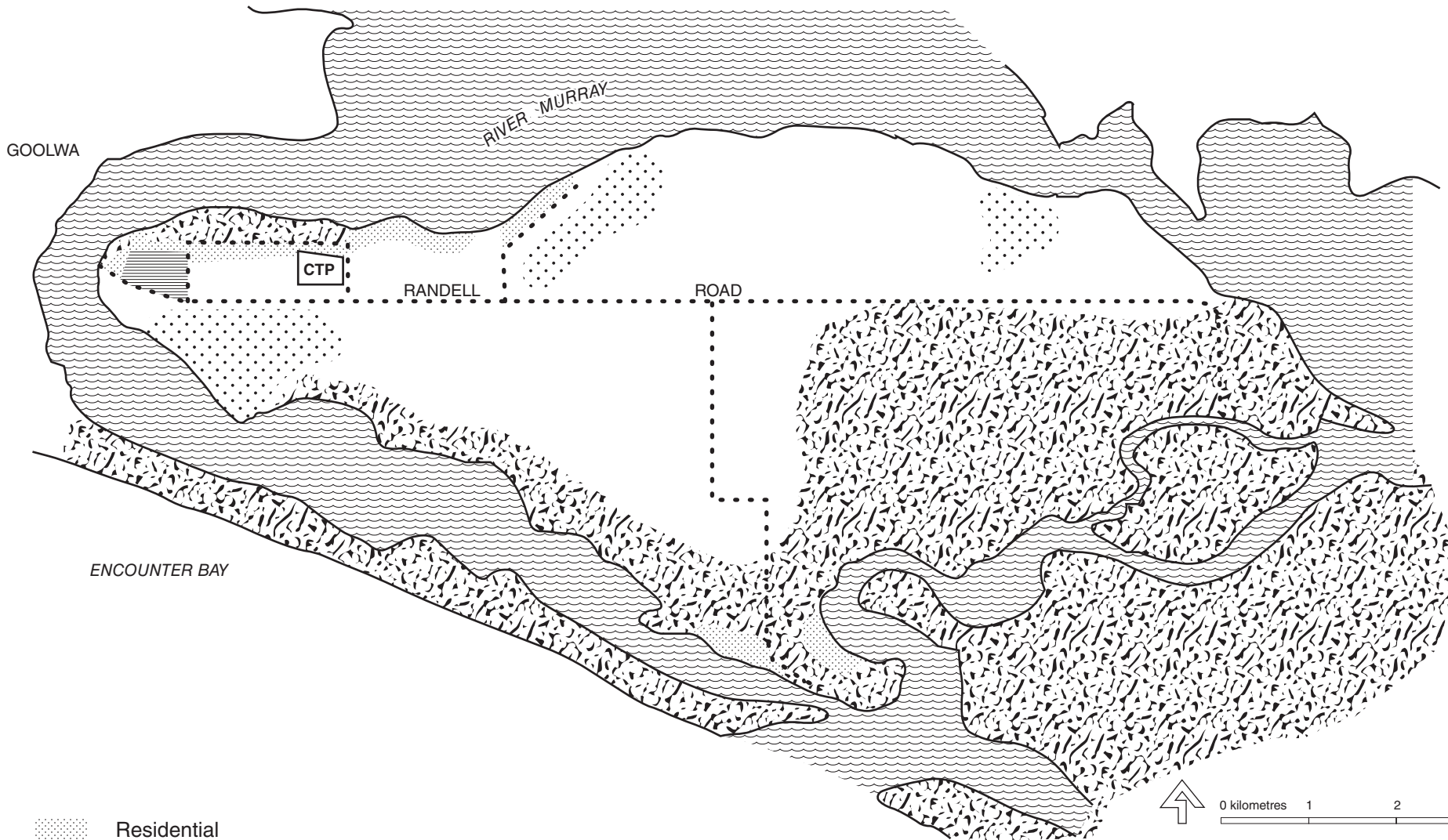










-  Residential
-  Rural Fringe
-  District Centre
-  Rural Living
-  Recreation
-  Local Centre
-  Industrial
-  Tourist Accommodation

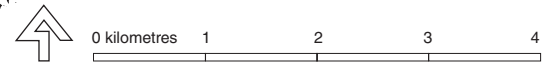
-  Residential Park
-  Caravan & Tourist Park
-  Education - Primary
-  Waterfront
-  Historic
-  Railway
-  Tourist Road
-  Local Road
-  Secondary Arterial Road
-  District Boundary

**ALEXANDRINA (DC)**  
**PORT ELLIOT & GOOLWA DISTRICT**  
**GOOLWA (TOWN)**  
**STRUCTURE PLAN**  
**MAP Alex/1 (Overlay 1)**  
**ENLARGEMENT J**

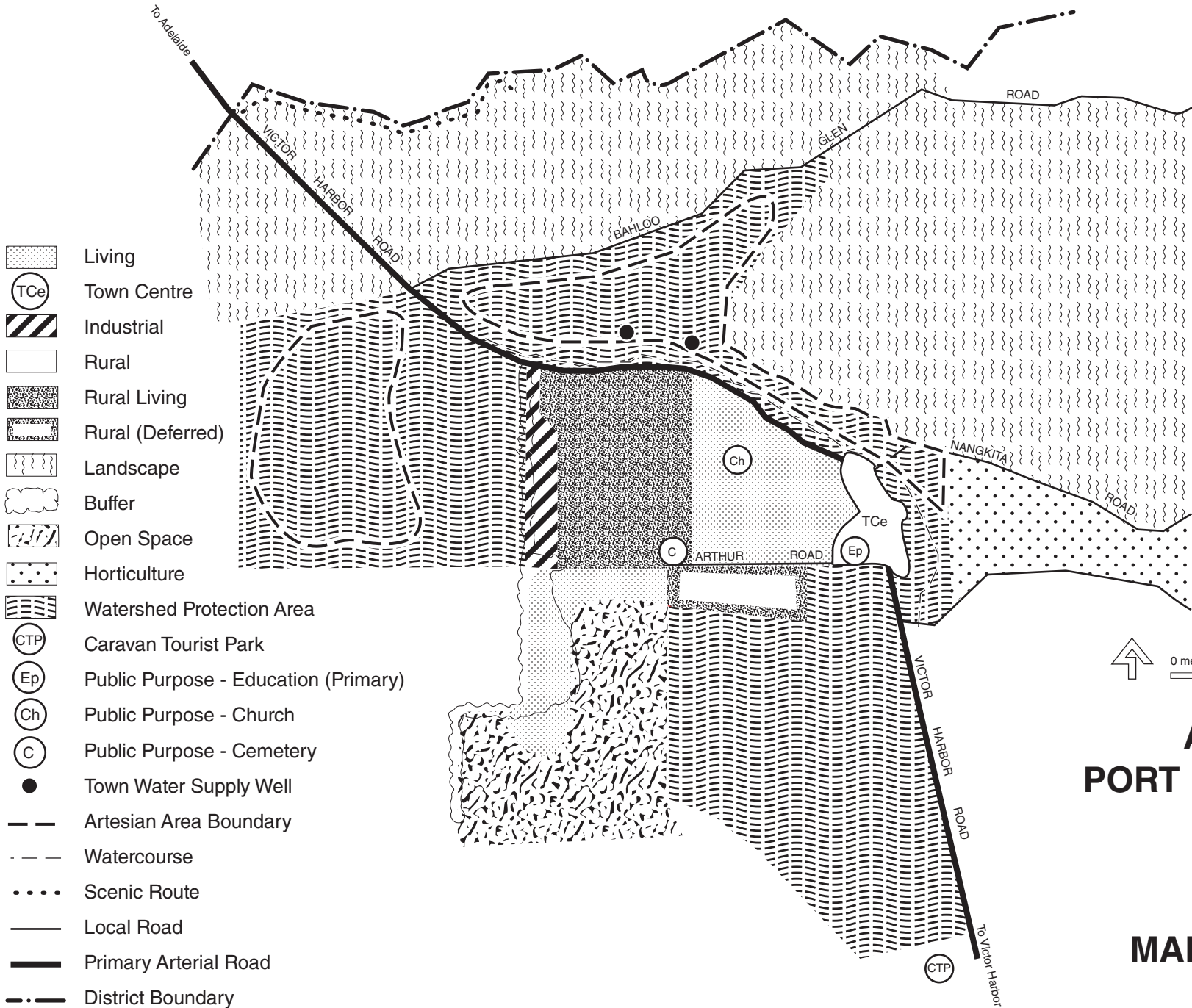


























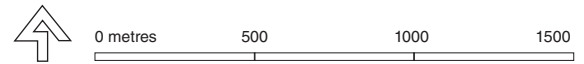
-  Residential
-  Marina Residential
-  Rural
-  River
-  Open Space
-  Country Living
-  Caravan and Tourist Park
-  Tourist Road



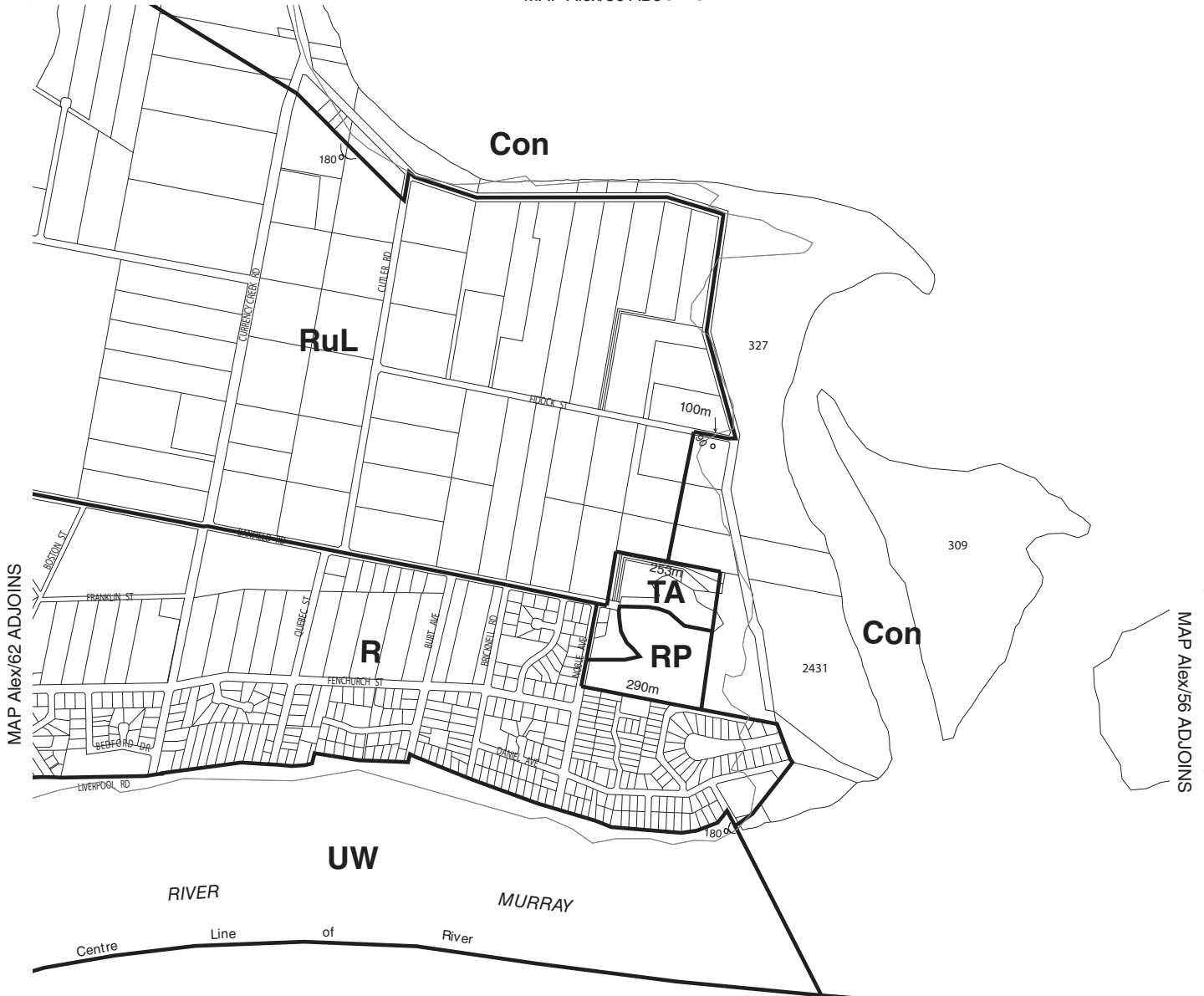
**ALEXANDRINA (DC)**  
**PORT ELLIOT & GOOLWA DISTRICT**  
**HINDMARSH ISLAND**  
**STRUCTURE PLAN**  
**MAP Alex/1 (Overlay 1)**  
**ENLARGEMENT K**



-  Living
-  Town Centre
-  Industrial
-  Rural
-  Rural Living
-  Rural (Deferred)
-  Landscape
-  Buffer
-  Open Space
-  Horticulture
-  Watershed Protection Area
-  Caravan Tourist Park
-  Public Purpose - Education (Primary)
-  Public Purpose - Church
-  Public Purpose - Cemetery
-  Town Water Supply Well
-  Artesian Area Boundary
-  Watercourse
-  Scenic Route
-  Local Road
-  Primary Arterial Road
-  District Boundary

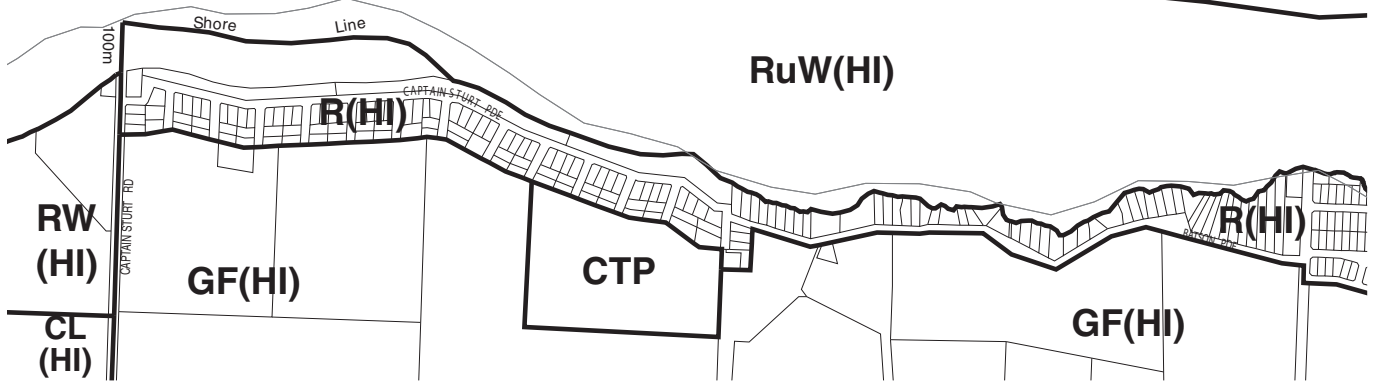


**ALEXANDRINA (DC)**  
**PORT ELLIOT & GOOLWA**  
**DISTRICT**  
**MOUNT COMPASS**  
**STRUCTURE PLAN**  
**MAP Alex/1 (Overlay 1)**  
**ENLARGEMENT L**



MAP Alex/62 ADJOINS

MAP Alex/56 ADJOINS

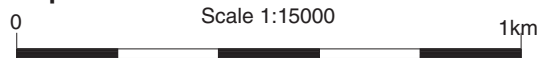


MAP Alex/65 ADJOINS

**NOTE: For Policy Areas See MAP Alex/72**

**HINDMARSH ISLAND**

	<b>Average Allotment area in Hectares for Land Division Purposes</b>
Con	Conservation
GF(HI)	General Farming (Hindmarsh Is)
R	Residential
R(HI)	Residential (Hindmarsh Island)
RP	Residential Park
RuL	Rural Living
RuW(HI)	Rural Waterfront (Hindmarsh Island)
TA	Tourist Accommodation
UW	Urban Waterfront
RW(HI)	Rural Waterfront (Hindmarsh Island)
CL(HI)	Country Living (Hindmarsh Island)
CTP	Caravan & Tourist Park



**ALEXANDRINA COUNCIL  
PT ELLIOT AND  
GOOLWA DISTRICT  
ZONES  
MAP Alex/63**

— Zone Boundary



## **SECTION 3**

# **The Barossa Council Development Plan**





# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

**Name of Local Government Area:**

The Barossa Council

**Name of Development Plan(s):**

The Barossa Council

**Name of DPA:****Residential Parks and Caravan and Tourist Parks DPA**

*The following amendment instructions (at the time of drafting) relate to The Barossa Council Development Plan consolidated on 3 April 2008. 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**

*To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	<b>Method of change.</b> <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
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**COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)**

1	NEW PDC	<p>INSERT the following PDC immediately after existing PDC 50:</p> <p>1. Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Australian Guide to Traffic Engineering Practice Part 14.</p>	Y	Y
2	NEW PDC	<p>INSERT the following PDC immediately after existing PDC 83:</p> <p>1. Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with Table Baro/4 Car Parking Standards and Guidelines.</p>	Y	Y
3	PDC 132	<p>INSERT the following immediately after existing PDC 132(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets and laundry facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	N



4	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 135:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	Y
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>CARAVAN AND TOURIST PARK ZONE</b>				
5	Whole of Zone	REPLACE existing Caravan and Tourist Park Zone with ATTACHMENT A	N	N
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps &amp; Policy Area Maps)</b>				
6	Map Baro/1 (Overlay 1) ENLARGEMENT B, Figure RuL(1)/3, Baro/22,Baro/26 and Baro/55.	REPLACE with ATTACHMENT B	N	N



## ATTACHMENT A



# CARAVAN AND TOURIST PARK ZONE

## Introduction

The objectives and principles of development control that follow apply to the Caravan and Tourist Park Zone as shown on Maps Baro/5, 8, 22, 27 and 39. They are additional to those expressed for the whole Council area.

## OBJECTIVES

- Objective 1** A zone primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4** Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

This Zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Buildings will be a maximum height of two storeys and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- amenity block, including shower, toilet, laundry and kitchen facilities
- cabin
- camping ground
- caravan park
- caravan permanently fixed to land
- recreation area including tennis court, basketball court, playground
- swimming pool/spa
- tourist park and other forms of tourist accommodation

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.

- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

#### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

#### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### **Natural Hazards**

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

#### **Land Division**

- 11 No additional allotments should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

#### **Complying Development**

- 12 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

#### **Non-complying Development**

- 13 The following kinds of development are non-complying in the Caravan and Tourist Park Zone:

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to tourist accommodation  
Consulting room  
Crematorium  
Dairy  
Dam  
Dwelling (except for a manager's residence in association with and ancillary to tourist accommodation)

Educational establishment  
Farming  
Fuel depot  
Horse keeping  
Horticulture  
Hospital  
Hotel  
Indoor recreation centre, except where in association with and ancillary to tourist accommodation  
Industry  
Intensive animal keeping  
Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
Marina  
Motor repair station  
Nursing home  
Office, except where in association with and ancillary to tourist accommodation  
Petrol filling station  
Place of worship  
Pre-school  
Prescribed mining operations  
Public service depot  
Residential flat building  
Restaurant, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Road transport terminal  
Service trade premises  
Shop or group of shops, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Stadium  
Stock sales yard  
Stock slaughter works  
Store  
Warehouse  
Waste reception, storage, treatment or disposal  
Wrecking yard

#### **Public Notification**

- 14** The following kinds of development are assigned as **Category 1 Development** in the Caravan and Tourist Park Zone:

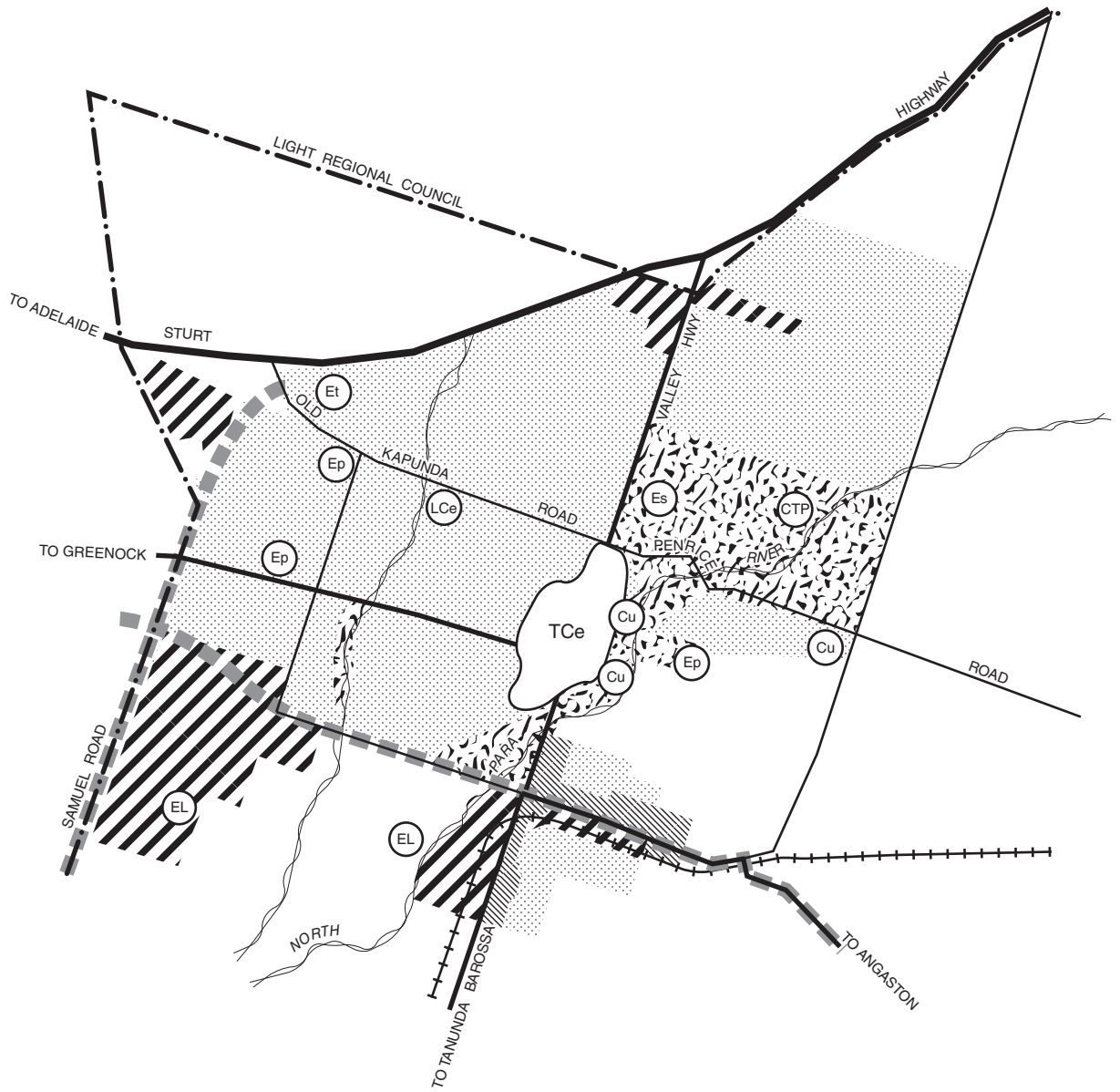
Amenity block, including shower, toilet, laundry and kitchen facilities  
Cabin  
Camping ground  
Caravan park  
Caravan permanently fixed to land  
Recreation area  
Swimming pool  
Tourist park




















**ATTACHMENT B**





-  Living
-  Town Centre
-  Local Centre
-  Industrial
-  Commercial
-  Rural
-  Caravan Tourist Park
-  Community Use
-  Education - Primary
-  Education - Secondary
-  Education - Tertiary
-  Effluent Lagoon
-  Recreation/Open Space
-  Rural Living

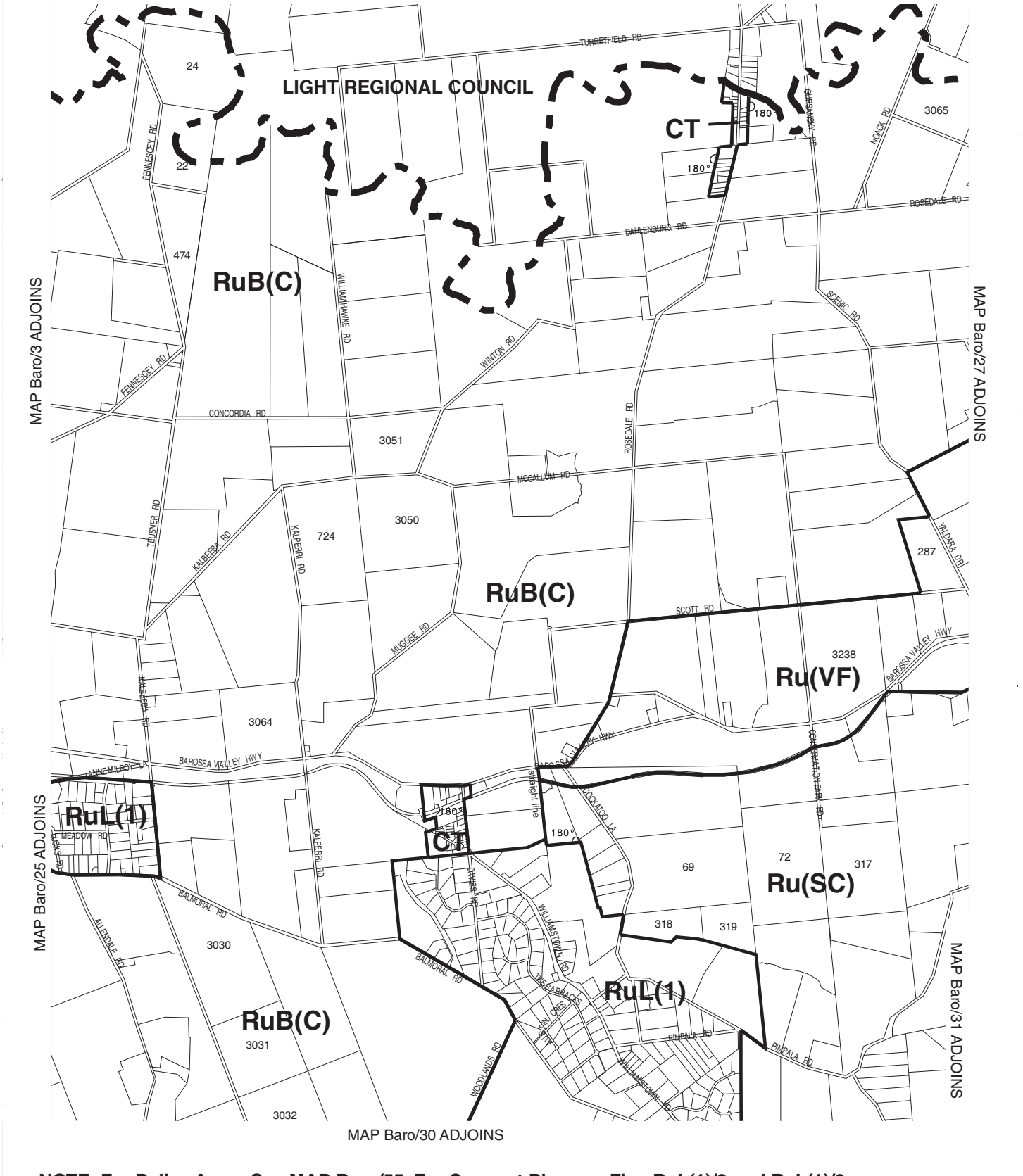
-  Watercourse
-  Railway
-  Major Local Road
-  Secondary Arterial Road
-  Primary Arterial Road
-  Development Plan Boundary
-  Proposed Road Improvement



0 kilometres 1 2

**THE BAROSSA COUNCIL  
NURIOOTPA  
STRUCTURE PLAN  
MAP Baro/1 (Overlay 1)  
ENLARGEMENT B**





**NOTE: For Policy Areas See MAP Baro/55. For Concept Plan see Figs RuL(1)/2 and RuL(1)/3.**

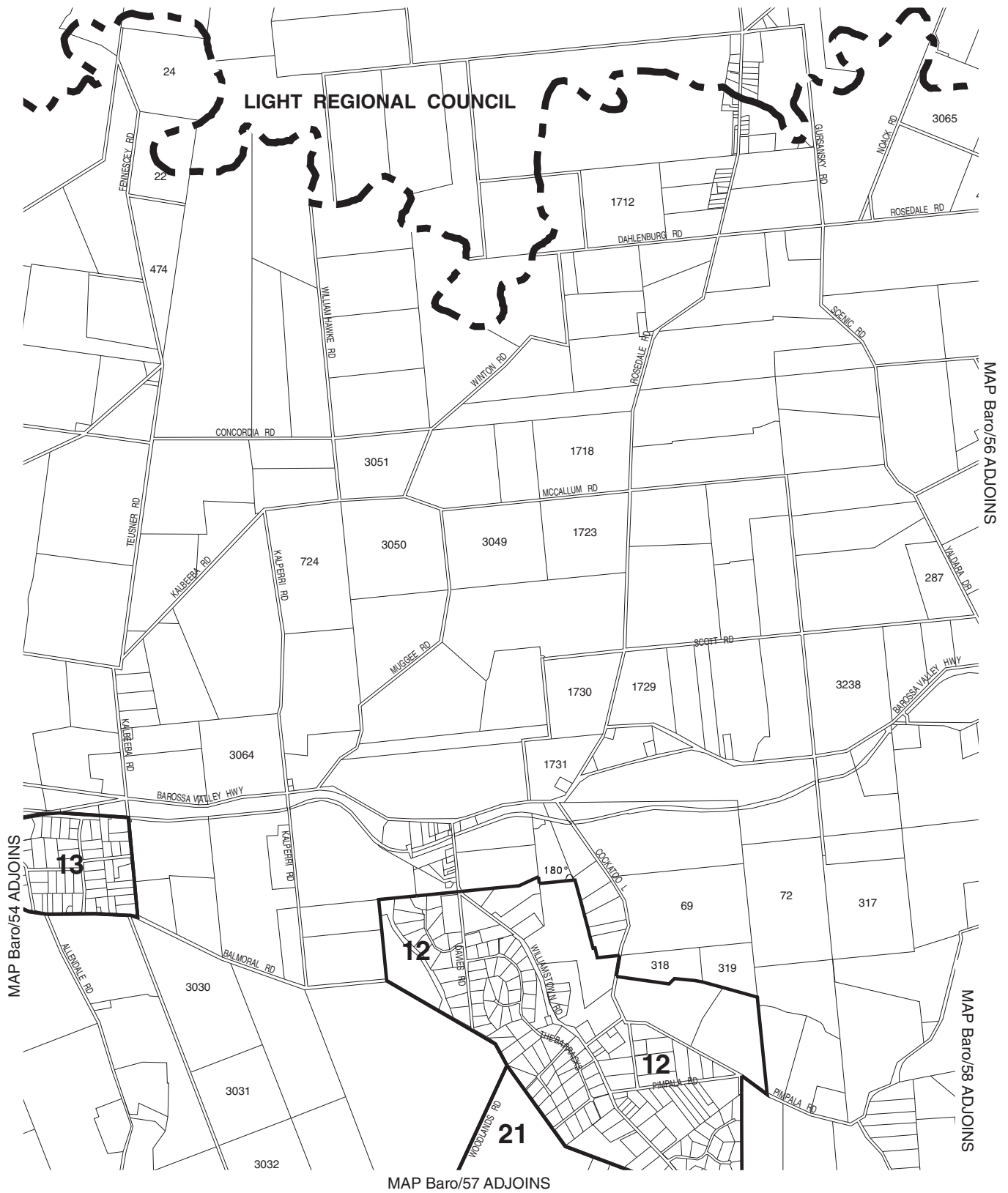
- CT** Country Township
- Ru(SC)** Rural (Sandy Creek)
- Ru(VF)** Rural (Valley Floor)
- RuB(C)** Rural B (Concordia)
- RuL(1)** Rural Living (1)

-  Zone Boundary
-  Development Plan Boundary

Scale 1:40000



# THE BAROSSA COUNCIL ZONES MAP Baro/26



**NOTE: For Zones see MAP Baro/26. For Concept Plan see Figure RuL(1)/1.**

- 12 Cockatoo Valley Policy Area
- 13 Kalbeeba East Policy Area
- 21 Cockatoo Valley South Policy Area

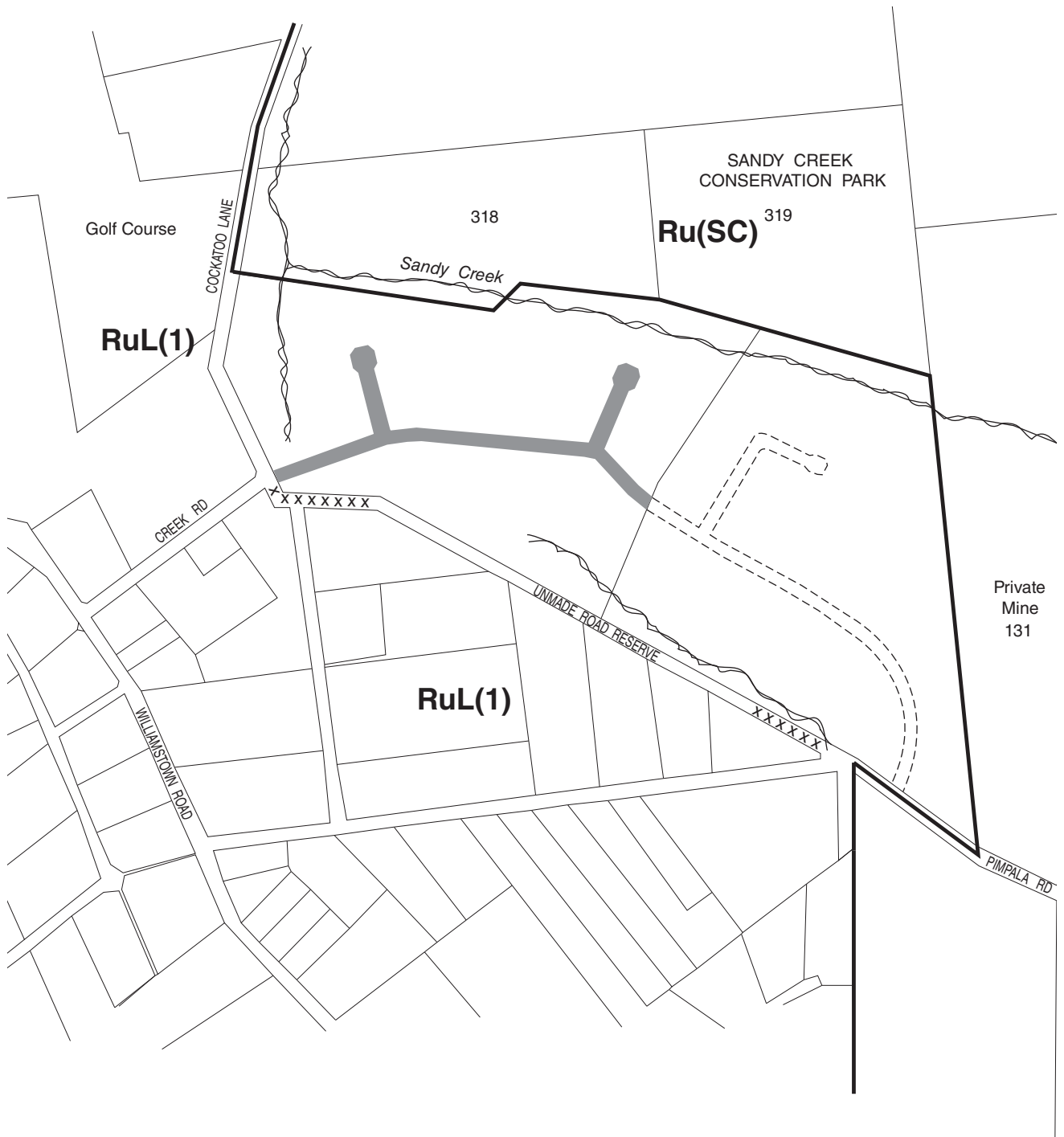



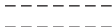
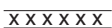


Scale 1:40000

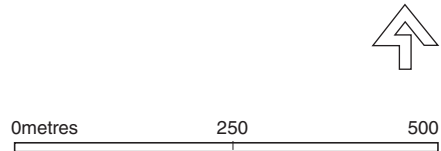


# THE BAROSSA COUNCIL POLICY AREAS MAP Baro/55

- Policy Area Boundary
- Development Plan Boundary



-  Stage 1 Road
-  Stage 2 Road
-  Road Closure
-  Watercourse
- Ru(SC)** Rural (Sandy Creek) Zone
- RuL(1)** Rural Living (1) Zone
-  Zone Boundary



**THE BAROSSA COUNCIL  
COCKATOO VALLEY  
RURAL LIVING  
CONCEPT PLAN  
Figure RuL(1)/3**





# **SECTION 4**

## **Gawler (CT) Development Plan**





# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

**Name of Local Government Area:**

Town of Gawler

**Name of Development Plan(s):**

Gawler (CT)

**Name of DPA:****Residential Parks and Caravan and Tourist Parks DPA**

*The following amendment instructions (at the time of drafting) relate to the Gawler (CT) Development Plan consolidated on 14 February 2008. 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**

*To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	<b>Method of change.</b> <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.

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

1	NEW PDC	<p>INSERT the following PDC immediately after existing PDC 104:</p> <ol style="list-style-type: none"> <li>1. Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Australian Guide to Traffic Engineering Practice Part 14.</li> </ol>	Y	N
2	PDC 170	<p>INSERT the following immediately after existing PDC 170(e):</p> <ol style="list-style-type: none"> <li>(f) ensure that adequate amenity blocks (showers, toilets and laundry facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</li> </ol>	N	N
3	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 173:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	N

4	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 210:</p> <ol style="list-style-type: none"> <li>1. Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with Table Ga/2 Car Parking Requirements.</li> <li>2. Development should be consistent with Australian Standard AS2890 Parking Facilities.</li> </ol>	Y	N
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>RESIDENTIAL PARK ZONE</b>				
5	Whole of Zone	REPLACE existing Residential Park Zone with ATTACHMENT A	N	N
<b>SPECIAL USES ZONE</b>				
6	PDC 7	<p>REPLACE the following in existing PDC 7 list of non-complying development in alphabetical order:</p> <p>'Detached dwelling' with 'Dwelling (except for a manager's residence in association with and ancillary to tourist accommodation)'</p> <p>'Land division, except where no additional allotments are created wholly or partly within the Zone' with 'Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007'</p>	N	N

		<p>'Mining' with 'Prescribed mining operations'</p> <p>'Restaurant, except where:  (a) less than 150 square metres in gross floor area  (b) in association with and ancillary to tourist accommodation.'</p> <p>with  'Restaurant, except where it is both :  (a) less than 150 square metres in gross floor area  (b) in association with and ancillary to tourist accommodation'</p> <p>'Shop or group of shops, except where:  (a) less than 150 square metres in gross floor area  (b) in association with and ancillary to tourist accommodation'</p> <p>with  'Shop, except where it is both:  (a) less than 150 square metres in gross floor area  (b) in association with and ancillary to tourist accommodation'</p>		
7	PDC 7	<p>INSERT the following into existing PDC 7 list of non-complying development in alphabetical order:</p> <p>Residential Flat Building</p>	N	N

8	PDC 8	<p>REPLACE existing PDC 8 with the following:</p> <p><b>Public Notification</b></p> <p>8 The following kinds of development are assigned as <b>Category 1 Development</b> in the Special Uses Caravan and Tourist Park Precinct:</p> <p>Amenity block, including shower, toilet, laundry and kitchen facilities  Cabin  Camping ground  Caravan park  Caravan permanently fixed to land  Recreation area  Swimming pool  Tourist park</p>	N	N
<b>Special Uses Zone Caravan and Tourist Park Precinct</b>				
9	Whole of Precinct	REPLACE existing Special Uses Zone Caravan and Tourist Park Precinct with ATTACHMENT B	N	N
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps &amp; Policy Area Maps)</b>				
10	Map Ga/4, 8 and 21	REPLACE WITH ATTACHMENT C	N	N





## ATTACHMENT A



# RESIDENTIAL PARK ZONE

## Introduction

In addition to the Council Wide policies (including the Gawler River Floodplain Policy Area), the Residential Park Zone applies to the areas shown in:

Residential Park Zone: Maps Ga/8, 10 and 11  
Gawler Rivers Floodplain: Figure GRFP/1.

## OBJECTIVES

- Objective 1** A zone which primarily provides for affordable housing opportunities in a landscaped village setting.
- Objective 2** A zone accommodating low to medium-scale accommodation predominantly in the form of caravan and camping sites, cabins and transportable dwellings, surrounded by open landscaped areas.
- Objective 3** Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

A zone accommodating a range of affordable housing options, within a landscaped setting, that promotes community interaction through its permeable layout, the orientation of buildings, range of shared facilities and quality communal open space.

The zone accommodates a range of low to medium-scale, long-term and short-term accommodation, including camping sites, caravans, relocatable dwellings and cabins.

Buildings, including dwellings, are designed and constructed to enable their relocation, are a maximum of two storeys in height and generously set back from boundaries to allow for landscaped edges of the park. A landscaped village environment will be created.

New development will be sympathetic to the scale, shape, materials and colours of existing adjoining development and landscapes, and should be limited for the Dalkeith Caravan Park to the enhancement of community facilities. Vegetation buffers and landscaping will be important in integrating the residential park into the landscape and adjoining urban areas, providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users. The soft landscaping should dominate over buildings and hard surfaces, with caravans only glimpsed in a leafy environment. The park will be enhanced through the further planting of street trees to provide a more leafy and attractive setting and to conceal the built form when viewed from the approaches to the park.

Pedestrian and vehicle linkages provide safe access to employment, shops, public transport facilities, medical services, education facilities, child care and other community facilities. Circulation and movement within the park should be pedestrian friendly and promote low speed vehicle movement.

No further intensification or expansion of long-term residential accommodation will be undertaken within the Dalkeith Caravan Park due to its location outside of the urban boundary.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

Amenity block, including shower, toilet, laundry and kitchen facilities  
Caravan permanently fixed to land  
Cabin  
Camping ground  
Outbuilding ancillary to a dwelling  
Recreation area  
Residential park  
Resident workshop  
Storage area for recreation vehicle  
Swimming pool  
Transportable dwelling (except within the Dalkeith Caravan Park)

### **Form and Character**

- 2 No further intensification or expansion of long-term residential accommodation should be undertaken within the Dalkeith Caravan Park.
- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a residential park), community or recreational facility and toilets/amenities.
- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 6 At least 16 square metres of contiguous private space, which may be used as a second car parking space, should be provided on each site intended for residential accommodation.
- 7 Caravan, cabin and dwelling sites should be greater than 100 square metres in area.
- 8 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

### **Car Parking and Access**

- 9 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

### **Street and Boundary Setbacks**

- 10 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

### **Natural Hazards**

- 11 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

## Land Division

- 12 No additional allotments should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

## PROCEDURAL MATTERS

### Complying Development

- 13 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

### Non-complying Development

- 14 The following kinds of development are non-complying in the Residential Park Zone:

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to a residential park  
Consulting room  
Crematorium  
Dairy  
Dam  
Dwelling (except for a manager's residence in association with and ancillary to a residential park)  
Educational establishment  
Farming  
Fuel depot  
Horse keeping  
Horticulture  
Hospital  
Hotel  
Indoor recreation centre, except where in association with and ancillary to a residential park  
Industry  
Intensive animal keeping  
Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
Marina  
Motor repair station  
Nursing home  
Office, except where in association with and ancillary to a residential park  
Petrol filling station  
Place of worship  
Pre-school  
Prescribed mining operations  
Public service depot  
Residential flat building  
Restaurant, except where it is both  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to a residential park  
Road transport terminal  
Service trade premises  
Shop or group of shops, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to a residential park

Stadium  
Stock sales yard  
Stock slaughter works  
Store  
Warehouse  
Waste reception, storage, treatment or disposal, except where in association with and ancillary to a residential park  
Wrecking yard

**Public Notification**

- 15** For the purpose of Section 38 of the Development Act 1993 the following kinds of development are assigned as **Category 1 Development** in the Residential Park Zone:

Amenity block, including shower, toilet, laundry and kitchen facilities  
Cabin  
Camping ground  
Caravan permanently fixed to land  
Outbuilding  
Recreation area  
Residential park  
Resident workshop  
Storage area for recreation vehicle  
Swimming pool  
Transportable dwelling (except within the Dalkeith Caravan Park)

**ATTACHMENT B**





## **Special Uses Zone Caravan and Tourist Park Precinct**

The objectives and principles that apply to the Special Uses Zone Caravan and Tourist Park Precinct are additional to those expressed for the whole of the Council area and for the Special Uses Zone and Special Uses Zone Historic (Conservation) Policy Area and take precedence where a conflict occurs between the precinct, policy area and zone provisions.

The following maps apply: Precinct Map Ga/21

### **OBJECTIVES**

- Objective 1** A precinct primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A precinct accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4** Development that contributes to the desired character of the precinct.

### **DESIRED CHARACTER**

This precinct primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Buildings will be a maximum height of two storeys and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

#### **Land Use**

- 1 The following forms of development are envisaged in the precinct:
  - amenity block, including shower, toilet, laundry and kitchen facilities
  - cabin
  - camping ground
  - caravan park
  - caravan permanently fixed to land
  - recreation area including tennis court, basketball court, playground
  - swimming pool/spa
  - tourist park and other forms of tourist accommodation

#### **Form and Character**

- 2 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.

- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

#### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

#### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### **Natural Hazards**

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

#### **Land Division**

- 11 No additional allotment(s) should be created wholly or partly within the precinct except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

**ATTACHMENT C**





**NOTE : For Policy Areas See MAP Ga/14**

**Ru** Rural  
**RuL** Rural Living  
**DU** Deferred Urban

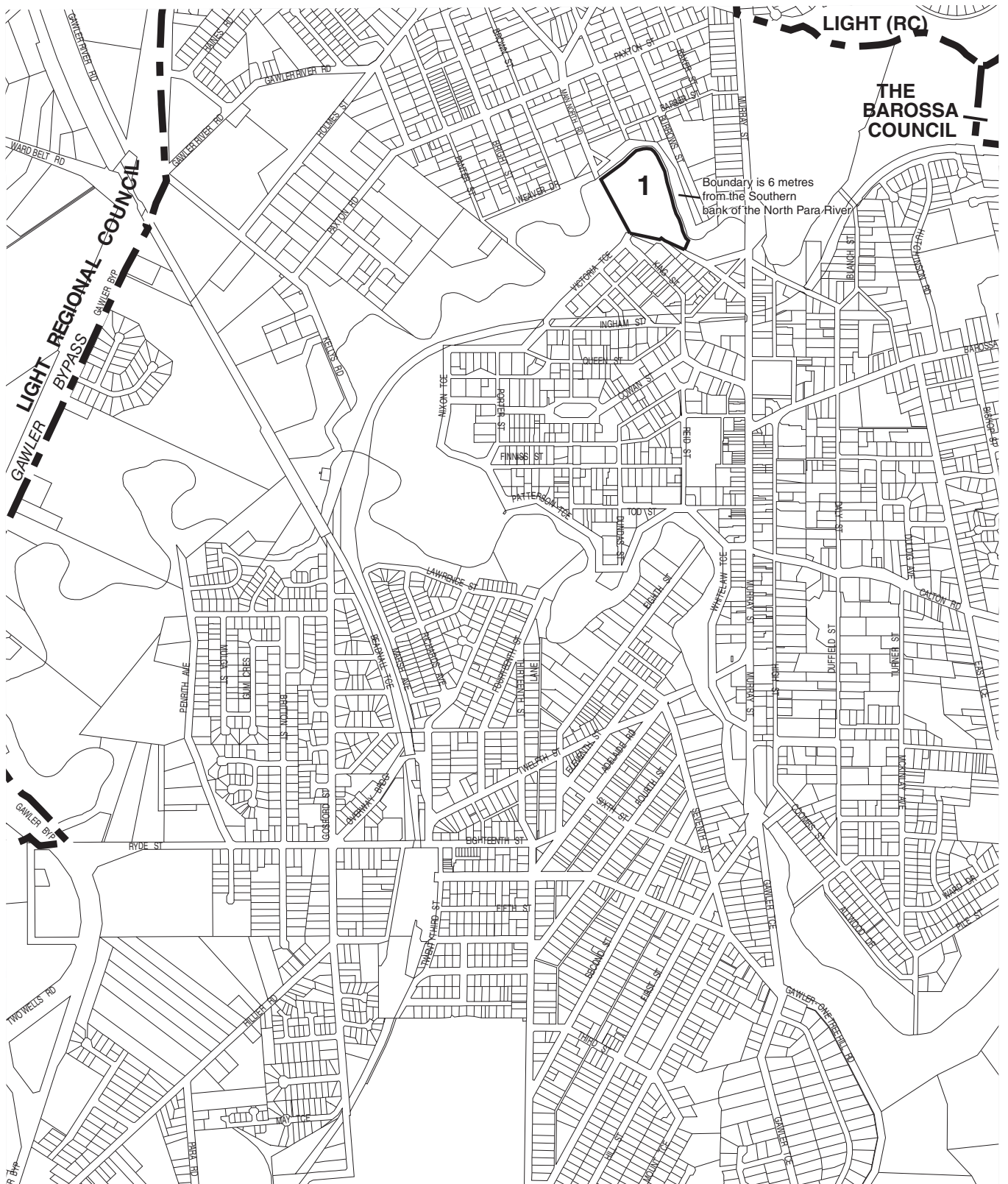
— Zone Boundary  
 - - - Development Plan Boundary

Scale 1:15000



**GAWLER (CT)  
 ZONES  
 MAP Ga/4**





**Special Uses Zone**

**1** Caravan & Tourist Park Precinct



Scale 1:15000



- Precinct Boundary
- Development Plan Boundary

**GAWLER (CT)  
PRECINCTS  
MAP Ga/21**





# **SECTION 5**

## **Holdfast Bay (City) Development Plan**





# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

**Name of Local Government Area:**

City of Holdfast Bay

**Name of Development Plan(s):**

Holdfast Bay (City)

**Name of DPA:****Residential Parks and Caravan and Tourist Parks DPA**

*The following amendment instructions (at the time of drafting) relate to the Holdfast Bay (City) Development Plan consolidated on 10 January 2008. Where amendments to this Development Plan(s) 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**

*To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	<b>Method of change.</b> <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
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**COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)**

1	PDC 145	<p>INSERT the following immediately after existing PDC 145(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets and laundry facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	N
2	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 148:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	Y
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>RESIDENTIAL D ZONE</b>				
3	PDC 12	REPLACE the words 'Tourist Accommodation Zone' with 'Caravan and Tourist Park Zone'	N	N
<b>RESIDENTIAL (COASTAL) ZONE</b>				
4	Introduction	REPLACE the words 'Tourist Accommodation Zones' with 'Caravan and Tourist Park Zones'	N	N

**CARAVAN AND TOURIST PARK ZONE**

5	Whole of Zone	REPLACE existing Caravan and Tourist Park Zone with ATTACHMENT A	N	N
<b>TABLE</b>				
6	TABLE HoB/2	REPLACE the words 'Tourist Accommodation' with the words 'Caravan and Tourist Park' wherever they appear in Table HoB/2	N	N
7	TABLE HoB/3 Figure 6: Maximum Height Limit in Residential D Zone	REPLACE the words 'Tourist Accommodation' with the words 'Caravan and Tourist Park' wherever they appear in Figure 6	N	N



## ATTACHMENT A





# CARAVAN AND TOURIST PARK ZONE

## Introduction

The objectives and principles of development control that follow apply to the Caravan and Tourist Park Zone shown on Map HoB/11. They must be read in conjunction with the relevant objectives and principles of development control for the whole council area.

## OBJECTIVES

- Objective 1** A zone primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4** Development in accordance with the following Desired Future Character Statement.

## DESIRED FUTURE CHARACTER STATEMENT

The Caravan and Tourist Park Zone incorporates the area occupied by the Brighton Caravan Park in Kingston Park. This Zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing short-term tourist accommodation in high demand locations.

Buildings will be single storey and blend in with the natural environment. The visual impact of the caravan park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the caravan park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for caravan park users.

Development of the caravan park will improve the sensitive interrelationships between the caravan park and the diverse land uses existing within the Caravan and Tourist Park Zone. Development will be sensitive and sympathetic to the unique environmental, cultural and historic landscape of the Kingston Park precinct.

Circulation and movement within the caravan park will be pedestrian friendly and promote low speed vehicle movement, and will be appropriately integrated with the traffic networks within the Caravan and Tourist Park Zone.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- amenity block, including shower, toilet, laundry and kitchen facilities
- cabin
- camping ground
- caravan park
- caravan permanently fixed to land
- recreation area including tennis court, basketball court, playground
- swimming pool/spa
- tourist park

### **Form and Character**

- 2 Development should not be undertaken unless it is consistent with the Desired Future Character Statement for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 7 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities buildings should be set back a minimum of:
  - (a) 1 metre from an internal road (with all internal road surfaces being treated to prevent the generation of nuisance dust)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

### **Natural Hazards**

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.
- 11 Development should be set back at least 45 metres from the high water mark.

### **Heritage**

- 12 Development should not be located on sites of environmental, cultural or heritage importance.

### **Land Division**

- 13 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

### **Non-complying Development**

- 14 The following kinds of development are non-complying in the Caravan and Tourist Park Zone:

Amusement machine centre  
 Bus Depot  
 Cemetery  
 Commercial forestry  
 Community centre, except where in association with and ancillary to tourist accommodation  
 Consulting room  
 Crematorium  
 Dairy  
 Dam  
 Dwelling (except for a manager's residence in association with and ancillary to tourist accommodation)  
 Educational establishment  
 Farming  
 Fuel depot  
 Horse keeping  
 Horticulture  
 Hospital  
 Hotel  
 Indoor recreation centre, except where in association with and ancillary to tourist accommodation  
 Industry  
 Intensive animal keeping  
 Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
 Marina  
 Motor repair station  
 Multiple dwelling  
 Nursing home  
 Office, except where in association with and ancillary to tourist accommodation  
 Petrol filling station  
 Place of worship  
 Pre-school  
 Prescribed mining operations  
 Public service depot  
 Residential flat building  
 Restaurant, except where it is both:  
     (a) less than 250 square metres in gross floor area  
     (b) in association with and ancillary to tourist accommodation  
 Road transport terminal  
 Row dwelling  
 Semi-detached dwelling  
 Service trade premises  
 Shop or group of shops, except where it is both:  
     (a) less than 250 square metres in gross floor area  
     (b) in association with and ancillary to tourist accommodation  
 Stadium  
 Stock sales yard  
 Stock slaughter works  
 Store  
 Warehouse  
 Waste reception, storage, treatment or disposal  
 Wrecking yard

### **Public Notification**

- 15** The following kinds of development are assigned as **Category 1 Development** in the Caravan and Tourist Park Zone:

Amenity block, including shower, toilet, laundry and kitchen facilities

Cabin  
Camping ground  
Caravan Park  
Caravan permanently fixed to the ground  
Recreation area  
Swimming pool  
Tourist Park

## **SECTION 6**

# **Light Regional Council Development Plan**





# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

**Name of Local Government Area:**

Light Regional Council

**Name of Development Plan(s):**

Light Regional Council

**Name of DPA:****Residential Parks and Caravan and Tourist Parks DPA**

*The following amendment instructions (at the time of drafting) relate to the Light Regional Council Development Plan consolidated on 6 March 2008. 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**

*To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	<b>Method of change.</b> <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
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**COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)**

1	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 30:</p> <ol style="list-style-type: none"> <li>1. Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with Table Lig/6 Vehicle Parking Requirements.</li> <li>2. Development should be consistent with Australian Standard AS2890 Parking Facilities.</li> <li>3. Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Australian Guide to Traffic Engineering Practice Part 14.</li> </ol>	Y	Y
2	PDC 107	<p>INSERT the following immediately after existing PDC 107(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets and laundry facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	N



3	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 110:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	Y
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>CARAVAN AND TOURIST PARK ZONE</b>				
4	Whole of Zone	REPLACE existing Caravan and Tourist Park Zone with ATTACHMENT A	N	N



## ATTACHMENT A



# CARAVAN AND TOURIST PARK ZONE

## Introduction

The objectives and principles of development control that follow apply in the Caravan and Tourist Park Zone as shown on Maps Lig/18 and Lig/19. They are additional to those expressed for the whole of the council area.

## OBJECTIVES

- Objective 1** A zone primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4** Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

This Zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Buildings will be a maximum height of two storeys and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- amenity block, including shower, toilet, laundry and kitchen facilities
- cabin
- camping ground
- caravan park
- caravan permanently fixed to land
- recreation area including tennis court, basketball court, playground
- swimming pool/spa
- tourist park and other forms of tourist accommodation

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.

- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

#### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

#### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### **Natural Hazards**

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

#### **Land Division**

- 11 No additional allotments should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

#### **Complying Development**

- 12 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

#### **Non-complying Development**

- 13 The following kinds of development are non-complying in the Caravan and Tourist Park Zone:

- Amusement machine centre
- Bus Depot
- Cemetery
- Commercial forestry
- Community centre, except where in association with and ancillary to tourist accommodation
- Consulting room
- Crematorium
- Dairy
- Dam
- Dwelling (except for a manager's residence in association with and ancillary to tourist accommodation)
- Educational establishment

Farming  
Fuel depot  
Horse keeping  
Horticulture  
Hospital  
Hotel  
Indoor recreation centre, except where in association with and ancillary to tourist accommodation  
Industry  
Intensive animal keeping  
Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
Marina  
Motor repair station  
Nursing home  
Office, except where in association with and ancillary to tourist accommodation  
Petrol filling station  
Place of worship  
Pre-school  
Prescribed mining operations  
Public service depot  
Residential flat building  
Restaurant, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Road transport terminal  
Service trade premises  
Shop or group of shops, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Stadium  
Stock sales yard  
Stock slaughter works  
Store  
Warehouse  
Waste reception, storage, treatment or disposal  
Wrecking yard

#### **Public Notification**

- 14** The following kinds of development are assigned as **Category 1 Development** in the Caravan and Tourist Park Zone:

Amenity block, including shower, toilet, laundry and kitchen facilities  
Cabin  
Camping ground  
Caravan park  
Caravan permanently fixed to land  
Recreation area  
Swimming pool  
Tourist park





# **SECTION 7**

## **Mallala (DC) Development Plan**





# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

**Name of Local Government Area:**

District Council of Mallala

**Name of Development Plan(s):**

Mallala (DC)

**Name of DPA:****Residential Parks and Caravan and Tourist Parks DPA**

*The following amendment instructions (at the time of drafting) relate to the Mallala (DC) Development Plan consolidated on 26 June 2008. 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**

*To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	<b>Method of change.</b> <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
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**COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)**

1	NEW OBJECTIVE	<p>INSERT the following new Objective immediately after existing Objective 28:</p> <p>Objective: Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.</p>	Y	N
2	PDC 55	<p>INSERT the following immediately after existing PDC 55(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	N
3	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 58:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	Y

4	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 69:</p> <ol style="list-style-type: none"> <li>1. Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with Table Mal/1 Maximum Number of Car Parking Spaces Required.</li> <li>2. Development should be consistent with Australian Standard AS2890 Parking Facilities.</li> <li>3. Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Australian Guide to Traffic Engineering Practice Part 14.</li> </ol>	Y	Y
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>COASTAL ZONE</b>				
5	Introduction	REPLACE the words 'Maps Mal/4 to 11' with words 'Maps Mal/4 to 11 and 25' in the first paragraph.	N	N
6	PDC 29 (ii) (b)	INSERT the word ';or' immediately after 'additional allotments'	N	N
7	PDC 29 (ii) (b)	<p>INSERT the following words immediately after paragraph (b):</p> <p>(c) the division results in the creation of an additional allotment wholly or partly in the Residential Park Policy Area except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.</p>	N	N

<b>COASTAL ZONE (RESIDENTIAL PARK POLICY AREA)</b>				
8	Whole of Policy Area	REPLACE existing Residential Park Policy Area with ATTACHMENT A.	N	N
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps &amp; Policy Area Maps)</b>				
9	Map Mal/25	REPLACE WITH ATTACHMENT B	N	N

## ATTACHMENT A





# RESIDENTIAL PARK POLICY AREA

## Introduction

The objectives and principles of development control that follow apply to that part of the council area referred to as Residential Park Policy Area as shown on Map Mal/25. They are additional to those expressed for the whole of the council and the Coastal Zone.

## OBJECTIVES

- Objective 1** A policy area which primarily provides for affordable housing opportunities in a landscaped village setting.
- Objective 2** A policy area accommodating low to medium-scale accommodation predominantly in the form of caravan and camping sites, cabins and guest rooms, surrounded by open landscaped areas within a backdrop of mangrove forests, coastal estuaries, and samphire wetlands.
- Objective 3** Development that contributes to the desired character of the policy area.

## DESIRED CHARACTER

A policy area accommodating a range of affordable housing options, within a landscaped setting, that promotes community interaction through its permeable layout, the orientation of buildings, range of shared facilities and quality communal open space.

The policy area accommodates a range of low to medium-scale, long-term and short-term accommodation, including camping sites, caravans cabins, and guest rooms in addition to a kiosk, educational buildings, a community meeting hall, and interpretive facilities in conjunction with a board walk over estuaries and samphire wetlands.

Buildings are designed and constructed to enable their relocation, are a maximum height of two storeys and generously set back from boundaries to allow for landscaped edges of the park.

New development will be sympathetic to the scale, shape, materials and colours of existing adjoining development and the surrounding natural landscape, and should be limited to enhancement of community and education facilities. Fencing in the area should be limited in extent, size, and colours so as to maintain the open and natural character of the area. Vegetation buffers and landscaping will be important in integrating the residential park into the natural landscape providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users. The park will be enhanced through the further planting of locally indigenous bushes, trees and shrubs so as to blend with the natural coastal / estuarine environment and to soften and screen the built form when viewed from the approaches to the park.

Circulation and movement within the park should be pedestrian friendly and promote low speed vehicle movement.

No further intensification or expansion of long-term residential accommodation will be undertaken within the policy area.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- Amenity block, including shower, toilet, laundry and kitchen facilities
- Cabin

Camping ground  
Caravan permanently fixed to land  
Educational building  
Interpretive facility  
Kiosk  
Meeting room  
Residential park  
Recreation area

### **Form and Character**

- 2 No further intensification or expansion of long-term residential accommodation should be undertaken within the policy area.
- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a residential park), community or recreational facility and toilets/amenities.
- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 6 At least 16 square metres of contiguous private space, which may be used as a second car parking space, should be provided on each site intended for residential accommodation.
- 7 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 8 Caravan, cabin and dwelling sites should be greater than 100 square metres in area.

### **Car Parking and Access**

- 9 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

### **Street and Boundary Setbacks**

- 10 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

### **Natural Hazards**

- 11 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.
- 12 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
  - (a) site levels are at least 3.25 metres Australian Height Datum
  - (b) building floor levels are at least 3.5 metres Australian Height Datum

- (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres above those levels, plus an allowance to accommodate land subsidence at the site until the year 2100.

### **Land Division**

- 13** No additional allotment(s) should be created wholly or partly within the policy area except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

### **Public Notification**

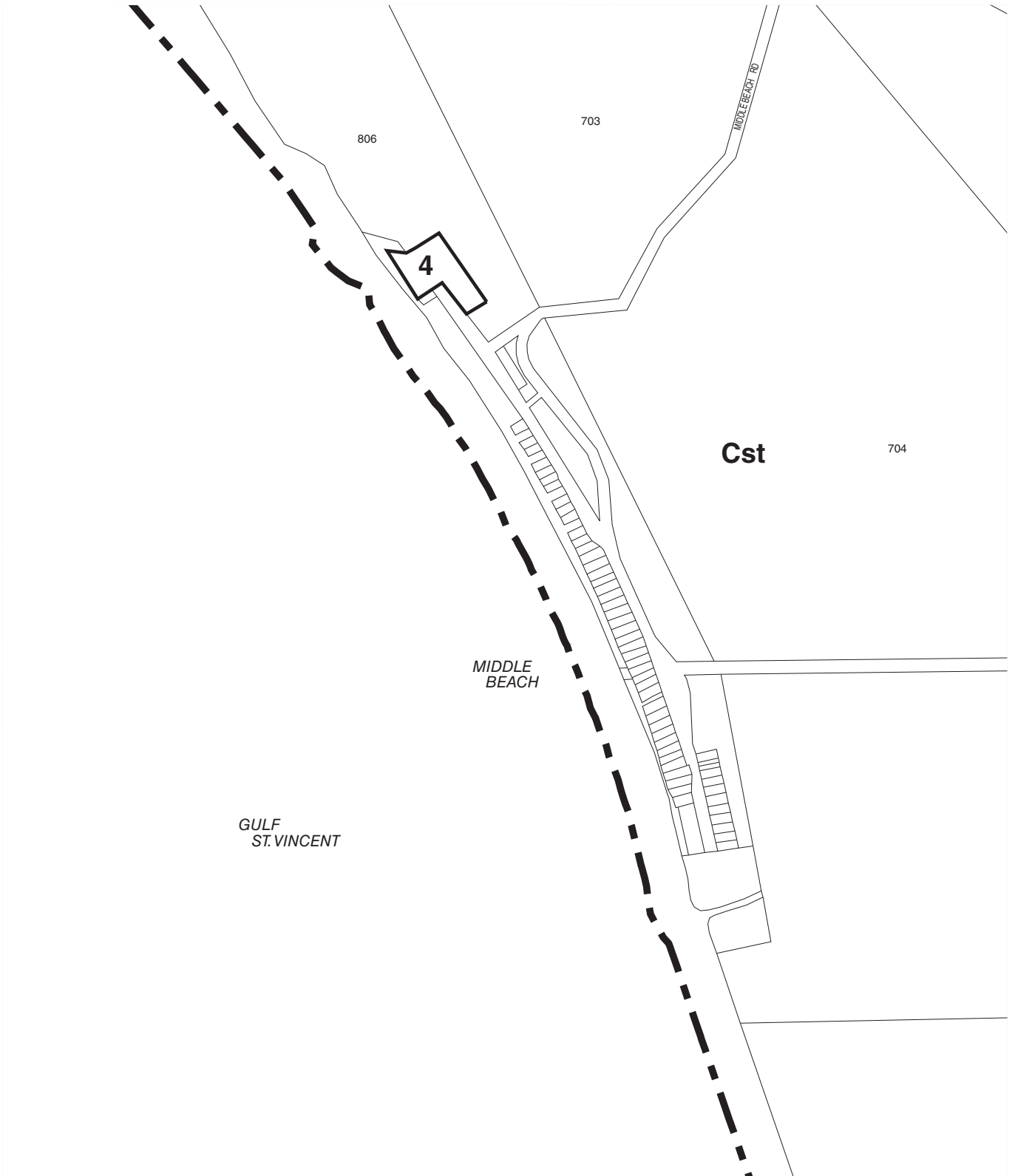
- 14** The following kinds of development are assigned **Category 1 Development** for the purposes of public notification in the Residential Park Policy Area.

Amenity block, including shower, toilet, laundry and kitchen facilities  
Cabin  
Camping ground  
Caravan permanently fixed to land  
Educational building  
Interpretive facility  
Kiosk  
Meeting room  
Recreation area  
Residential park



**ATTACHMENT B**





**MIDDLE BEACH**

4 Residential Park Policy Area 4

Scale 1:10000



**MALLALA (D.C.)  
POLICY AREAS  
MAP MaI/25**

- Policy Area Boundary
- — — — — Development Plan Boundary





# **SECTION 8**

## **Marion (City) Development Plan**





# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

**Name of Local Government Area:**

City of Marion

**Name of Development Plan(s):**

Marion (City)

**Name of DPA:****Residential Parks and Caravan and Tourist Parks DPA**

*The following amendment instructions (at the time of drafting) relate to the Marion (City) Development Plan consolidated on 20 December 2007. 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**

*To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	<b>Method of change.</b> <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
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**COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)**

1	NEW OBJECTIVE	<p>INSERT the following new Objective immediately after existing Objective 25:</p> <p>Objective: Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.</p>	Y	N
2	PDC 120	<p>INSERT the following immediately after existing PDC 120(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	N
3	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 123:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	Y

4	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 145:</p> <ol style="list-style-type: none"> <li>1. Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand.</li> <li>2. Development should be consistent with Australian Standard AS2890 Parking Facilities.</li> <li>3. Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Australian Guide to Traffic Engineering Practice Part 14.</li> </ol>	Y	Y
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>CARAVAN AND TOURIST PARK ZONE</b>				
5	Whole of Zone	REPLACE existing Caravan and Tourist Park Zone with ATTACHMENT A	N	N
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps &amp; Policy Area Maps)</b>				
6	Map Mar/9	REPLACE with ATTACHMENT B	N	N



## ATTACHMENT A





# CARAVAN AND TOURIST PARK ZONE

## Introduction

The Objectives, Desired Character and Principles of Development Control that follow apply in the Caravan and Tourist Park Zone shown on Map Mar/9. They are additional to those expressed for the whole of the Council area.

## OBJECTIVES

- Objective 1** A zone primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4** Development that contributes to the desired character of the zone.

## Desired Character

This Zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Buildings will be a maximum height of two storeys and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- amenity block, including shower, toilet, laundry and kitchen facilities
- cabin
- camping ground
- caravan park
- caravan permanently fixed to land
- recreation area including tennis court, basketball court, playground
- swimming pool/spa
- tourist park and other forms of tourist accommodation

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.

- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

#### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

#### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### **Natural Hazards**

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

#### **Land Division**

- 11 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

#### **Complying Development**

- 12 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

#### **Non-complying Development**

- 13 The following kinds of development are non-complying in the Caravan and Tourist Park Zone:

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to tourist accommodation  
Consulting room  
Crematorium  
Dairy  
Dam  
Dwelling (except for a manager's residence in association with and ancillary to tourist accommodation)  
Educational establishment

Farming  
Fuel depot  
Horse keeping  
Horticulture  
Hospital  
Hotel  
Indoor recreation centre, except where in association with and ancillary to tourist accommodation  
Industry  
Intensive animal keeping  
Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
Marina  
Motor repair station  
Nursing home  
Office, except where in association with and ancillary to tourist accommodation  
Petrol filling station  
Place of worship  
Pre-school  
Prescribed mining operations  
Public service depot  
Residential flat building  
Restaurant, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Road transport terminal  
Service trade premises  
Shop or group of shops, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Stadium  
Stock sales yard  
Stock slaughter works  
Store  
Warehouse  
Waste reception, storage, treatment or disposal  
Wrecking yard

#### **Public Notification**

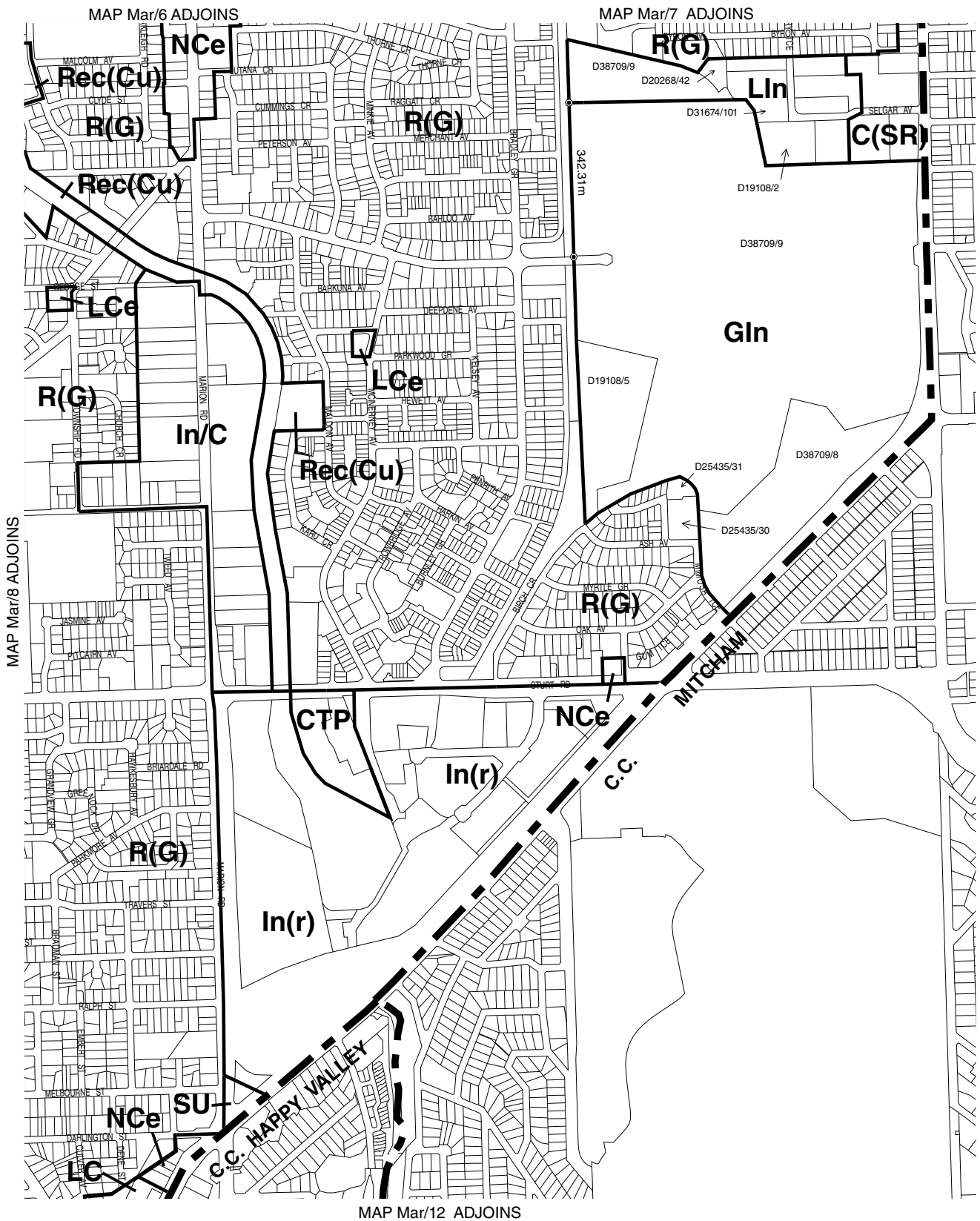
- 14** The following kinds of development are assigned as **Category 1 Development** in the Caravan and Tourist Park Zone:

Amenity block, including shower, toilet, laundry and kitchen facilities  
Cabin  
Camping ground  
Caravan park  
Caravan permanently fixed to land  
Recreation area  
Swimming pool  
Tourist park



**ATTACHMENT B**

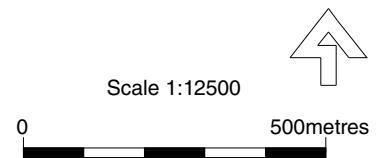




**NOTE: For Policy Areas see MAP Mar/25**

- C(SR)** Commercial (South Road)
- Gln** General Industry
- In(r)** Industry (Research)
- In/C** Industry/Commerce
- LC** Local Commercial
- LCe** Local Centre
- LIn** Light Industry
- NCe** Neighbourhood Centre
- R(G)** Residential (General)
- Rec(Cu)** Recreation (Community)
- SU** Special Uses
- CTP** Caravan & Tourist Park

- Zone Boundary
- Development Plan Boundary



# MARION (CITY) ZONES MAP Mar/9





# **SECTION 9**

## **Mount Barker (DC) Development Plan**





# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

**Name of Local Government Area:**

District Council of Mount Barker

**Name of Development Plan(s):**

Mount Barker (DC)

**Name of DPA:****Residential Parks and Caravan and Tourist Parks DPA**

*The following amendment instructions (at the time of drafting) relate to the Mount Barker (DC) Development Plan consolidated on 2 May 2008. 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**

*To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	Method of change. <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.

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

1	NEW OBJECTIVE	INSERT the following new Objective immediately after existing Objective 38: Objective: Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.	Y	N
2	PDC 105	INSERT the following immediately after existing PDC 105(e): (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.	N	N
3	NEW PDC's	INSERT the following PDC's immediately after existing PDC 108:  1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.  2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.	Y	N
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>REGIONAL TOWN CENTRE ZONE</b>				
4	Introduction	INSERT the words 'Policy Area 17 (Caravan and Tourist Park)' immediately below 'Policy Area 16 (Gawler Street Historic (Conservation) Policy Area)'	N	N

5	New Policy Area	INSERT ATTACHMENT A immediately following Policy Area 16 (Gawler Street Historic (Conservation) Policy Area)	N	N
<b>CARAVAN AND TOURIST PARK ZONE</b>				
6	Whole of Zone	DELETE existing Caravan and Tourist Park Zone	N	N
<b>HISTORIC TOWNSHIP (RURAL SETTING HERITAGE AREA) ZONE (HT(4))</b>				
7	PDC 125	<p>INSERT the following as new exemptions to the non-complying list:</p> <p>Cabin within a Caravan Park in the Caravan and Tourist Park Policy Area 25</p> <p>Camping ground in association with and ancillary to tourist accommodation in the Caravan and Tourist Park Policy Area 25</p> <p>Dwelling comprising a manager's residence in association with and ancillary to tourist accommodation within the Caravan and Tourist Park Policy Area 25</p> <p>Land Division where no additional allotments are created, either partly or wholly, within the Caravan and Tourist Park Policy Area 25, and where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007</p> <p>Tourist park in the Caravan and Tourist Park Policy Area 25</p>	N	N

<b>HISTORIC TOWNSHIP (RURAL SETTING HERITAGE AREA) ZONE (HT(4)) Caravan and Tourist Park Policy Area 25</b>				
8	Whole of Policy Area	REPLACE existing Caravan and Tourist Park Policy Area 25 with ATTACHMENT B	N	N
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps &amp; Policy Area Maps)</b>				
9	Map MtB/21, MtB/46 and Fig RTCe/1	REPLACE with ATTACHMENT C	N	N

**ATTACHMENT A**





## **Policy Area 17 (Caravan and Tourist Park)**

### **Introduction**

The following objectives and principles of development control apply to Policy Area 17 (Caravan and Tourist Park) shown in Map MtB/46 and Regional Town Centre Concept Plan Fig RTCe/1. They are additional to those expressed for the whole of the zone and the whole of the council area, and in cases of apparent conflict, take precedence over the more general provisions.

### **OBJECTIVES**

- Objective 1** A policy area primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A policy area accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4** Development that contributes to the desired character of the policy area.

### **DESIRED CHARACTER**

This policy area primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Buildings will be a maximum height of two storeys and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

#### **Land Use**

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

- amenity block, including shower, toilet, laundry and kitchen facilities
- cabin
- camping ground
- caravan park
- caravan permanently fixed to land
- recreation area including tennis court, basketball court, playground
- swimming pool/spa
- tourist park and other forms of tourist accommodation

#### **Form and Character**

- 2** Development should not be undertaken unless it is consistent with the desired character for the policy area.

- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

#### **Car Parking and Access**

- 7 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

#### **Street and Boundary Setbacks**

- 8 Every dwelling, annex, caravan fixed to land, recreational facility or amenities buildings should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### **Natural Hazards**

- 9 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

#### **Land Division**

- 10 No additional allotments should be created wholly or partly within the policy area except where a lease or licence agreement is made, granted or accepted under the Residential Parks Act 2007.

#### **Complying Development**

- 11 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

#### **Non-complying Development**

- 12 The following kinds of development are non-complying in Policy Area 17 (Caravan and Tourist Park):

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to tourist accommodation  
Consulting room  
Crematorium  
Dairy  
Dam  
Dwelling (except for a manager's residence in association with and ancillary to tourist accommodation)

Educational establishment  
Farming  
Fuel depot  
Horse keeping  
Horticulture  
Hospital  
Hotel  
Indoor recreation centre, except where in association with and ancillary to tourist accommodation  
Industry  
Intensive animal keeping  
Land division which results in the creation of an additional allotment(s) either wholly or partly within the policy area, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
Marina  
Motor repair station  
Nursing home  
Office, except where in association with and ancillary to tourist accommodation  
Petrol filling station  
Place of worship  
Pre-school  
Prescribed mining operations  
Public service depot  
Restaurant, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Residential flat building  
Road transport terminal  
Service trade premises  
Shop or group of shops, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Stadium  
Stock sales yard  
Stock slaughter works  
Store  
Warehouse  
Waste reception, storage, treatment or disposal  
Wrecking yard

### **Public Notification**

- 13** The following kinds of development are assigned as **Category 1 Development** in Policy Area 17 (Caravan and Tourist Park):

Amenity block, including shower, toilet, laundry and kitchen facilities  
Cabin  
Camping ground  
Caravan Park  
Caravan permanently fixed to land  
Recreation area  
Swimming pool  
Tourist Park



**ATTACHMENT B**



## **Caravan and Tourist Park Policy Area 25**

### **Introduction**

The objectives and principles of development control that follow apply to in the Caravan and Tourist Park Policy Area 25 for the portion of the Historic Township (Rural Setting Heritage Area) Zone (HT(4)) as shown on Map MtB/61.

### **OBJECTIVES**

- Objective 1** A policy area primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A policy area accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4** Development that contributes to the desired character of the policy area.

### **DESIRED CHARACTER STATEMENTS**

This policy area primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Buildings will be a maximum height of two storeys and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

#### **Land Use**

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

- amenity block, including shower, toilet, laundry and kitchen facilities
- cabin
- camping ground
- caravan park
- caravan permanently fixed to land
- recreation area including tennis court, basketball court, playground
- swimming pool/spa
- tourist park and other forms of tourist accommodation

#### **Form and Character**

- 2** Development should not be undertaken unless it is consistent with the desired character for the policy area.

- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

#### **Car Parking and Access**

- 7 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

#### **Street and Boundary Setbacks**

- 8 Every dwelling, annex, caravan fixed to land, recreational facility or amenities buildings should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### **Natural Hazards**

- 9 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

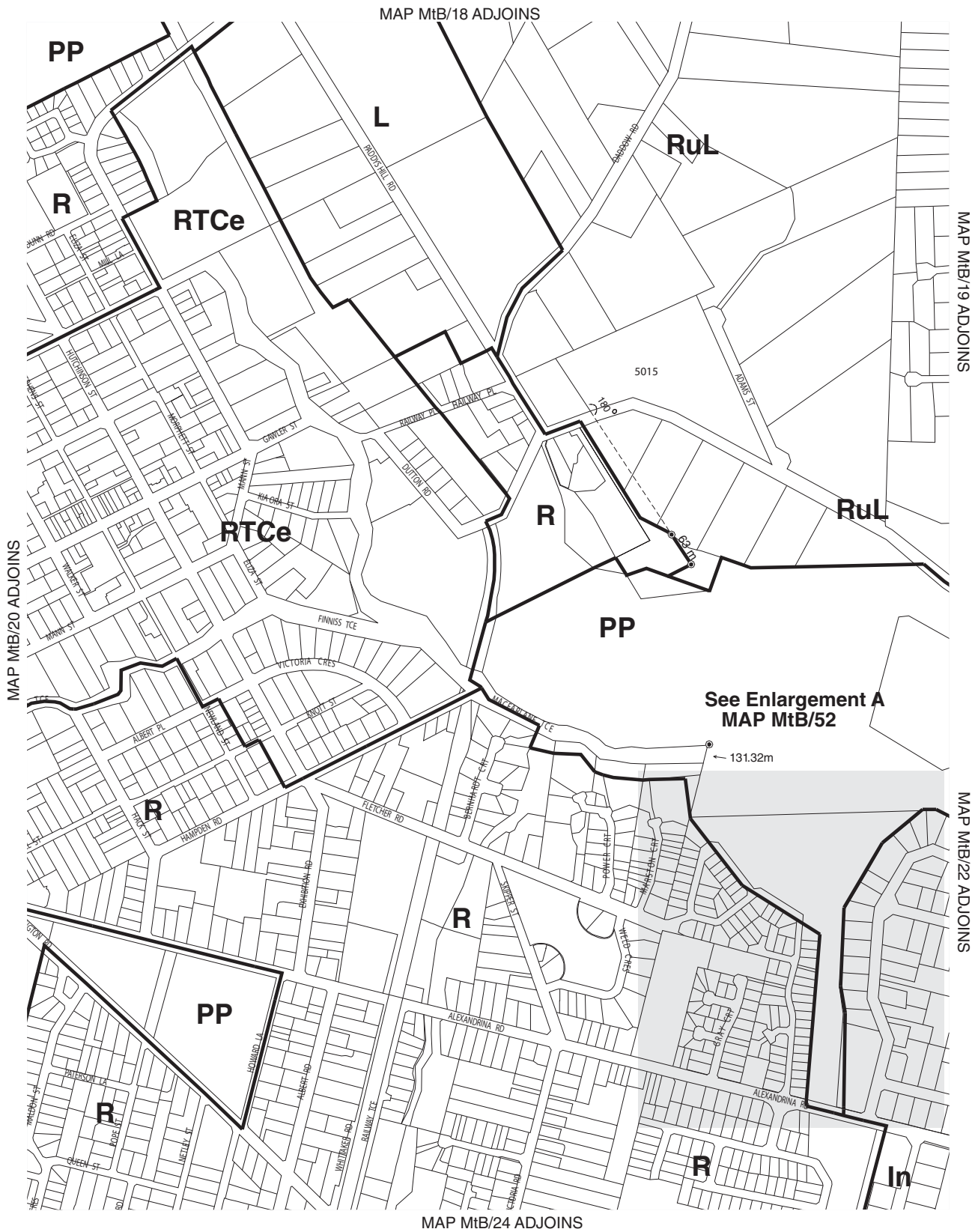
#### **Land Division**

- 10 No additional allotments should be created wholly or partly within the policy area except where a lease or licence agreement is made, granted or accepted under the Residential Parks Act 2007.




## ATTACHMENT C

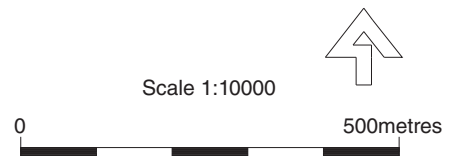




**NOTE : For Policy Areas See MAP MtB/46  
MOUNT BARKER TOWNSHIP**

- In Industry
- L Landscape
- PP Public Purpose
- R Residential
- RTCe Regional Town Centre
- RuL Rural Living

-  Zone Boundary
-  Development Plan Boundary



# MOUNT BARKER (DC) ZONES MAP MtB/21

MAP MtB/44 ADJOINS

MAP MtB/45 ADJOINS

MAP MtB/48 ADJOINS

MAP MtB/47 ADJOINS

MAP MtB/60 ADJOINS

### MOUNT BARKER TOWNSHIP

- 3 Policy Area 3 (Allotments 3000 square metres)
- 5 Policy Area 5 (Allotments 20000 square metres)
- 8 Policy Area 8 (Core Area)
- 9 Policy Area 9 (Mixed Uses Area)
- 10 Policy Area 10 (Residential Interface Area)
- 11 Policy Area 11 (Mount Barker Creek Area)
- 12 Policy Area 12 (Bulky Goods Area)
- 16 Policy Area 16 (Gawler Street Historic (Conservation) Policy Area)
- 17 Policy Area 17 (Caravan and Tourist Park)
- 19 Policy Area 19 Historic (Conservation) Mount Barker District
- 20 Policy Area 20 (Urban Regeneration Area)
- 21 Policy Area 21 (Medium Density Area)

-  Policy Area Boundary
-  Development Plan Boundary

Scale 1:10000



# MOUNT BARKER (DC) POLICY AREAS MAP MtB/46

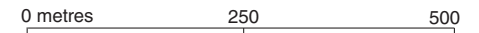


**Policies Within Regional Town Centre Zone**

- 8 Policy Area 8 (Core Area)
- 9 Policy Area 9 (Mixed Uses Area)
- 10 Policy Area 10 (Residential Interface Area)
- 11 Policy Area 11 (Mount Barker Creek Area)
- 12 Policy Area 12 (Bulky Goods Area)
- 13 Policy Area 13 (Open Space Area)
- 14 Policy Area 14 (Civic Area)
- 15 Policy Area 15 (Auchendarroch Area)
- 16 Policy Area 16 (Gawler Street) Historic (Conservation) Policy Area
- 17 Policy Area 17 (Caravan and Tourist Park)

**Policies Within Zones (Various)**

- 19 Historic (Conservation) Policy Area 19



**MOUNT BARKER (DC)  
REGIONAL TOWN CENTRE ZONE  
CONCEPT PLAN  
Fig RTCe/1**



# **SECTION 10**

## **Norwood, Payneham & St Peters (City) Development Plan**







# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

**Name of Local Government Area:**

City of Norwood, Payneham & St Peters

**Name of Development Plan(s):**

Norwood, Payneham & St Peters (City)

**Name of DPA:**

**Residential Parks and Caravan and Tourist Parks DPA**

*The following amendment instructions (at the time of drafting) relate to the Norwood, Payneham & St Peters (City) Development Plan consolidated on 13 December 2007. 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**

*To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	Method of change. <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
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**COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)**

1	PDC 76	<p>INSERT the following immediately after existing PDC 76(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	N
2	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 79:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	Y

3	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 93:</p> <ol style="list-style-type: none"> <li>1. Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand.</li> <li>2. Development should be consistent with Australian Standard AS2890 Parking Facilities.</li> <li>3. Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Australian Guide to Traffic Engineering Practice Part 14.</li> </ol>	Y	Y
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>CARAVAN AND TOURIST PARK ZONE</b>				
4	Whole of Zone	REPLACE existing Caravan and Tourist Park Zone with ATTACHMENT A	N	N
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps &amp; Policy Area Maps)</b>				
5	Map NPSP/6	REPLACE with ATTACHMENT B.	N	N



**ATTACHMENT A**



# CARAVAN AND TOURIST PARK ZONE

## Introduction

The objectives and principles of development control that follow apply to the Caravan and Tourist Park Zone shown on Map NPSP/6. The provisions for the zone are additional to the City Wide provisions expressed for the whole of the council area.

## OBJECTIVES

- Objective 1** A zone primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, serviced apartments and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local area, including the visual amenity created by surrounding buildings and adjoining open space areas.
- Objective 4** Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

The Caravan and Tourist Park Zone primarily accommodates a range of tourist accommodation uses, including cabins, caravans and associated facilities.

The Zone encompasses the Adelaide Caravan Park, which is bounded on the north western boundary by the River Torrens Linear Park, on the north eastern boundary by Twelftree Reserve and on the southern boundary by the residential area of Hackney.

The two heritage buildings which are located along Richmond Street are a significant feature of the Adelaide Caravan Park. Any new development along the Richmond Street frontage will complement the siting, scale and setbacks of these heritage buildings. New development along Richmond Street will not compete with the two Local Heritage Places nor will it dominate the historic character elements of Richmond Street.

Development on the Adelaide Caravan Park site will continue to provide an opportunity for short term accommodation in close proximity to the City and will not result in the total displacement of the existing tourist accommodation. The new buildings on the site will be predominantly single storey however, carefully integrated two storey development which does not dominate the site or negatively impact on the two Local Heritage Places or the surrounding residential character may be appropriate.

Development in the Zone will conserve and enhance the Adelaide Caravan Park's attractive landscape setting which is further enhanced by its close proximity to the River Torrens Linear Park and the Twelftree Reserve.

The visual impact of the Adelaide Caravan Park will be minimal from the River Torrens Linear Park, tourist routes and the surrounding residential areas. Vegetation buffers and landscaping will continue to play an important role in integrating the Adelaide Caravan Park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the Adelaide Caravan Park will be pedestrian friendly and promote low speed vehicle movement.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Land Use**

- 1 The following forms of development are envisaged in the zone:
  - amenity block, including shower, toilet, laundry and kitchen facilities
  - cabin
  - camping ground
  - caravan park
  - caravan permanently fixed to land
  - recreation area including tennis court, basketball court, playground
  - swimming pool/spa
  - tourist park and other forms of tourist accommodation including serviced apartments

### **Form and Character**

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

### **Natural Hazards**

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

### **Land Division**

- 11 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.



## Complying Development

- 12 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

In addition, the following kinds of development are **complying** in the Caravan and Tourist Park Zone:

Maintenance or repair to a Local Heritage Place, provided that there is no change to the external appearance of the building

Work undertaken within a Local Heritage Place that does not increase the total floor area of the building and does not alter the external appearance of the building

## Non-complying Development

- 13 The following kinds of development are non-complying in the Caravan and Tourist Park Zone:

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to tourist accommodation  
Consulting room  
Crematorium  
Dairy  
Dam  
Dwelling (except for a manager's residence in association with and ancillary to tourist accommodation)  
Educational establishment  
Farming  
Fuel depot  
Horse keeping  
Horticulture  
Hospital  
Hotel  
Indoor recreation centre, except where in association with and ancillary to tourist accommodation  
Industry  
Intensive animal keeping  
Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
Marina  
Motor repair station  
Nursing home  
Office, except where in association with and ancillary to tourist accommodation  
Petrol filling station  
Place of worship  
Pre-school  
Prescribed mining operations  
Public service depot  
Residential flat building  
Restaurant, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Road transport terminal  
Service trade premises  
Shop or group of shops, except where it is both:

- (a) less than 150 square metres in gross floor area
- (b) in association with and ancillary to tourist accommodation

Stadium

Stock sales yard

Stock slaughter works

Store

Warehouse

Waste reception, storage, treatment or disposal

Wrecking yard

#### **Public Notification**

- 14** The following kinds of development are assigned as **Category 1 Development** in the Caravan and Tourist Park Zone:

Amenity block, including shower, toilet, laundry and kitchen facilities

Cabin

Camping ground

Caravan park

Caravan permanently fixed to land

Recreation area

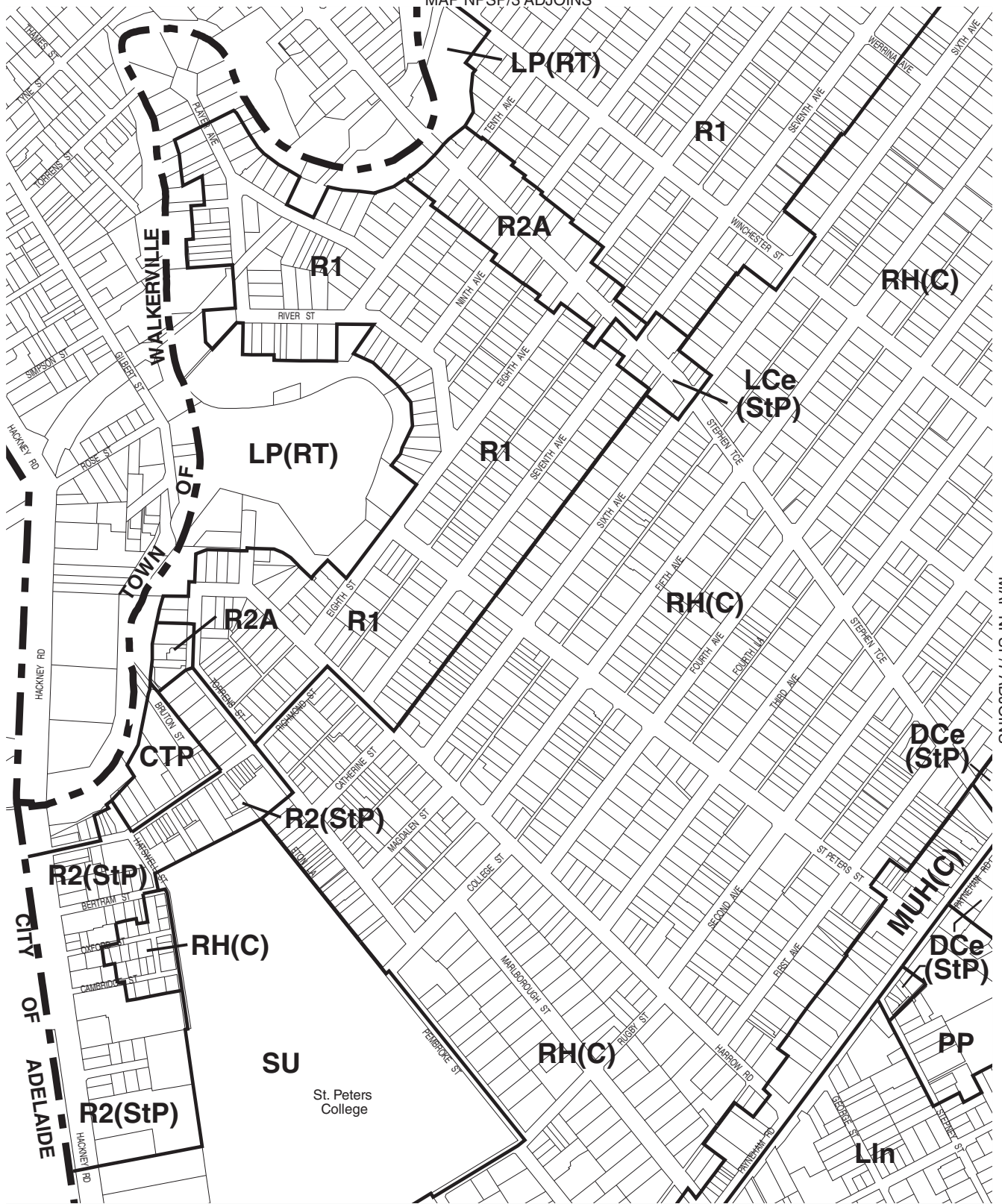
Swimming pool

Tourist park

**ATTACHMENT B**



MAP NPSP/3 ADJOINS



MAP NPSP/7 ADJOINS

MAP NPSP/9 ADJOINS

**NOTE : For Policy Areas See MAP NPSP/13**

- |          |                                     |
|----------|-------------------------------------|
| CTP      | Caravan & Tourist Park              |
| DCe(StP) | District Centre (St Peters)         |
| LCe(StP) | Local Centre (St Peters)            |
| LIn      | Light Industry                      |
| LP(RT)   | Linear Park (River Torrens)         |
| MUH(C)   | Mixed Use Historic (Conservation)   |
| PP       | Public Purposes                     |
| RH(C)    | Residential Historic (Conservation) |
| R1       | Residential 1                       |
| R2(StP)  | Residential 2 (St Peters)           |
| R2A      | Residential 2A                      |
| SU       | Special Uses                        |

- |   |                           |
|---|---------------------------|
|  | Zone Boundary             |
|  | Development Plan Boundary |

Scale 1:8000



**NORWOOD PAYNEHAM  
AND ST PETERS (CITY)  
ZONES  
MAP NPSP/6**



# **SECTION 11**

## **Onkaparinga (City) Development Plan**







# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

**Name of Local Government Area:**

City of Onkaparinga

**Name of Development Plan(s):**

Onkaparinga (City)

**Name of DPA:****Residential Parks and Caravan and Tourist Parks DPA**

*The following amendment instructions (at the time of drafting) relate to the Onkaparinga (City) Development Plan consolidated on 28 August 2008. 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**

*To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	<b>Method of change.</b> <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
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**COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)**

1	Tourism Development Residential Parks and Caravan and Tourist Parks PDC 19	INSERT the following immediately after existing PDC 19(e):  (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.	N	N
2	NEW PDC's	INSERT the following PDC's immediately after existing PDC 22:  1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.  2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.	Y	N
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>CARAVAN AND TOURIST PARK ZONE</b>				
3	Whole of Zone	REPLACE existing Caravan and Tourist Park Zone with ATTACHMENT A	N	N
<b>RESIDENTIAL PARK ZONE</b>				
4	Whole of Zone	DELETE existing Residential Park Zone and INSERT ATTACHMENT B immediately following the Residential (Hackham) Zone.	N	N

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

5	Maps Onka/3, 142, 164, 185 and 186	REPLACE with ATTACHMENT C	N	N
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**ATTACHMENT A**



# CARAVAN AND TOURIST PARK ZONE

## Introduction

The objectives and principles of development control that follow apply to the Caravan and Tourist Park Zone. They are additional to those Council Wide provisions expressed for the whole of the council area. Tables Onka/1 to 16 may also be applicable depending on the nature of development.

There are Policy Areas within the Zone, with provisions for these immediately following the Zone text. These provisions are additional to those expressed for the whole of the Zone.

Maps which are directly applicable to the zone are listed below:

Zone maps: Maps Onka/45, 48, 71, 82, 88, 92, 105 and 106.

Policy Areas: 3 Moana Caravan and Tourist Park Policy Area: Map Onka/185

21 Maslin Beach Caravan and Tourist Park Policy Area: Map Onka/164, 186

22 Christies Beach Caravan and Tourist Park Policy Area: Map Onka/142

## OBJECTIVES

- Objective 1** A zone primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4** Development that contributes to the desired character of the zone.
- Objective 5** The protection of the Aldinga Scrub Conservation Park from the adverse impacts of development.

## DESIRED CHARACTER

This Zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Buildings will be a maximum height of two storeys and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

The open and natural character of the Pedler Creek area and fragile ecology of the Aldinga Scrub Conservation Park will be protected and enhanced.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

amenity block, including shower, toilet, laundry and kitchen facilities

cabin  
camping ground  
caravan park  
caravan permanently fixed to land  
recreation area including tennis court, basketball court, playground  
swimming pool/spa  
tourist park and other forms of tourist accommodation

### **Form and Character**

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 No development should occur that is detrimental to the conservation objectives of the Aldinga Scrub Conservation Park.
- 7 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 8 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

### **Car Parking and Access**

- 9 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

### **Street and Boundary Setbacks**

- 10 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

### **Natural Hazards**

- 11 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

### **Land Division**

- 12 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.



## Complying Development

- 13 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

## Non-complying Development

- 14 The following kinds of development are non-complying in the Caravan and Tourist Park Zone:

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to tourist accommodation  
Consulting room  
Crematorium  
Dairy  
Dam  
Dwelling (except for a manager's residence in association with and ancillary to tourist accommodation)  
Educational establishment  
Farming  
Fuel depot  
Horse keeping  
Horticulture  
Hospital  
Hotel  
Indoor recreation centre, except where in association with and ancillary to tourist accommodation  
Industry  
Intensive animal keeping  
Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
Marina  
Motor repair station  
Nursing home  
Office, except where in association with and ancillary to tourist accommodation  
Petrol filling station  
Place of worship  
Pre-school  
Prescribed mining operations  
Public service depot  
Residential flat building  
Restaurant, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Road transport terminal  
Service trade premises  
Shop or group of shops, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Stadium  
Stock sales yard  
Stock slaughter works  
Store  
Warehouse  
Waste reception, storage, treatment or disposal  
Wrecking yard

## **Public Notification**

- 15** The following kinds of development are assigned as **Category 1 Development** in the Caravan and Tourist Park Zone:

- Amenity block, including shower, toilet, laundry and kitchen facilities
- Cabin
- Caravan park
- Caravan permanently fixed to land
- Camping ground
- Recreation area
- Swimming pool
- Tourist park

## **Moana Caravan and Tourist Park Policy Area 3**

### **DESIRED CHARACTER STATEMENT**

The desired character of the Moana Caravan and Tourist Park Policy Area is that of a major activity node associated with the Metropolitan Open Space System and the Coast Park concept (refer to the Planning Strategy for Metropolitan Adelaide). Development of the tourist park located between Nashwauk Reserve and Pedler Creek should maintain elements that continue to associate it with its public open space origin. This can be achieved with landscaping elements and treatments that integrate or associate the site with the public open spaces that surround it. It is anticipated that the park will develop with a long term stay, cabin or transportable component not exceeding half of the site. The balance of the park will include facilities to service short term and seasonal visitors. Development in the policy area will be designed to accommodate 1 in 100 year flood inundation according to current ground and surface levels, taking into account predicted upstream development in the catchment and storm tide effects associated with predicted sea level rise in a 50 year forward setting.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1** Cabins and other permanently located accommodation within the tourist park on the south side of Nashwauk Reserve should comprise lightweight construction, featuring simple but attractive architectural design. These buildings should generally be single storey within the tourist park site but two storey construction with an outward orientation to Nashwauk Reserve is appropriate at this northern interface.
- 2** Dwellings (other than managers' residences) or long stay accommodation should not be developed in the zone.
- 3** Minor development adjacent Pedler Creek should make provision for a public reserve, 10 metres wide measured from the top-of-bank, while major development (e.g. the erection of permanent new buildings for human occupation) should make allowance for public open space and be designed to accommodate 1 in 100 year flood inundation.
- 4** Development should be undertaken in a manner that is consistent with the Moana Concept Plan Figure M/1.

## **Maslin Beach Caravan and Tourist Park Policy Area 21**

### **DESIRED CHARACTER STATEMENT**

The desired character of the Maslin Beach Caravan and Tourist Park Policy Area is formed on the premise of a private and secure tourist accommodation site within a rural farmland setting. Its proximity to the southern beaches is a major advantage, but the policy area lacks any strong character association with coastal relief features. The aim is to visually isolate the internal operations of the site from surrounding farmland through dense perimeter landscaping and internally focused single storey development.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Perimeter landscaping should ensure an effective visual screen, but also be of a type and scale to buffer the impact of surrounding primary production uses.

## **Christies Beach Caravan and Tourist Park Policy Area 22**

### **DESIRED CHARACTER**

The desired character of the Christies Beach Caravan and Tourist Park Policy Area is that of a minor activity node associated with the Metropolitan Open Space System and the Coast Park concept (refer to the Planning Strategy for Metropolitan Adelaide). Focal public open space follows the alignment of the original Esplanade, with main traffic flows now diverted around the eastern side of the zone via Sydney Crescent. The surf life saving club and sailing club facilities stand as landmark buildings that reinforce, oversee and offer security to public use of the adjacent open spaces along the foreshore. The development of those spaces to encourage visitation, casual social gatherings and an appreciation of the local coastal environment, further build a strong sense of place. The tourist park that occupies the balance of the zone is physically separated from the foreshore open spaces by a high embankment. At grade, it connects with Sydney Crescent on its eastern boundary, where its main entrance is established. An interface is created with surrounding residential development which needs to be managed sensitively to maintain an acceptable quality of residential amenity.

### **PRINCIPLES OF DEVELOPMENT CONTROL**

- 1 Development within the foreshore environment should be limited to the surf life saving club, sailing club and public open spaces.
- 2 The curtilage to the surf life saving club and sailing club facilities should be integrated into landscape appearance and recreational use of surrounding public open space.
- 3 Development should ensure that minimal traffic should enter the Esplanade between the northern and southern entrances of Sydney Crescent, with through traffic being directed along Sydney Crescent.
- 4 Development within the tourist park should continue in the mode of lightweight single storey construction offering accommodation mainly to the holiday, short-stay market.
- 5 The southern, eastern and northern surrounds of the tourist park should be landscaped to minimise the visual impact of its development on surrounding residential properties.



**ATTACHMENT B**



# RESIDENTIAL PARK ZONE

## Introduction

The objectives and principles of development control that follow apply to the Residential Park Zone. They are additional to those Council Wide provisions expressed for the whole of the council area. Tables Onka/1 to 16 may also be applicable depending on the nature of development.

Maps, plans and other graphics which are directly applicable to the zone are listed below:  
Zone maps: Map Onka/3 and 45

## OBJECTIVES

- Objective 1** A zone which primarily provides for affordable housing opportunities in a landscaped village setting.
- Objective 2** A zone accommodating low to medium-scale accommodation predominantly in the form of caravan and camping sites, cabins and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

A zone accommodating a range of affordable housing options, within a landscaped setting, that promotes community interaction through its permeable layout, the orientation of buildings, range of shared facilities and quality communal open space.

The zone accommodates a range of low to medium-scale, long-term and short-term accommodation, including camping sites, caravans, relocatable dwellings and cabins.

Buildings, including dwellings, are designed and constructed to enable their relocation, are a maximum of two storeys in height and generously set back from boundaries to allow for landscaped edges of the park. A landscaped village environment will be created.

New development will be sympathetic to the scale, shape, materials and colours of existing adjoining development and landscapes. Vegetation buffers and landscaping will be important in integrating the residential park into the landscape and adjoining urban areas, providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users. The soft landscaping should dominate over buildings and hard surfaces, with caravans only glimpsed in a leafy environment. The park will be enhanced through the further planting of street trees to provide a more leafy and attractive setting and to conceal the built form when viewed from the approaches to the park.

Pedestrian and vehicle linkages provide safe access to employment, shops, public transport facilities, medical services, education facilities, child care and other community facilities. Circulation and movement within the park should be pedestrian friendly and promote low speed vehicle movement.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- amenity block, including shower, toilet, laundry and kitchen facilities
- cabin
- camping ground
- caravan permanently fixed to land

outbuilding ancillary to a dwelling  
recreation area  
resident workshop  
residential park  
storage area for recreation vehicle  
swimming pool  
transportable dwelling

### **Form and Character**

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a residential park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 At least 16 square metres of contiguous private space, which may be used as a second car parking space, should be provided on each site intended for residential accommodation.
- 6 Caravan, cabin and dwelling sites should be greater than 100 square metres in area.
- 7 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

### **Natural Hazards**

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

### **Land Division**

- 11 No additional allotments should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.



## PROCEDURAL MATTERS

### Complying Development

- 12 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

### Non-complying Development

- 13 The following kinds of development are non-complying in the Residential Park Zone:

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to a residential park  
Consulting room  
Crematorium  
Dairy  
Dam  
Dwelling (except for a manager's residence in association with and ancillary to a residential park)  
Educational establishment  
Farming  
Fuel depot  
Horse keeping  
Horticulture  
Hospital  
Hotel  
Indoor recreation centre, except where in association with and ancillary to a residential park  
Industry  
Intensive animal keeping  
Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
Marina  
Motor repair station  
Nursing home  
Office, except where in association with and ancillary to a residential park  
Petrol filling station  
Place of worship  
Pre-school  
Prescribed mining operations  
Public service depot  
Restaurant, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to a residential park  
Residential flat building  
Road transport terminal  
Service trade premises  
Shop or group of shops, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to a residential park  
Stadium  
Stock sales yard  
Stock slaughter works  
Store  
Warehouse  
Waste reception, storage, treatment or disposal, except where in association with and ancillary to a residential park

Wrecking yard

**Public Notification**

- 14** The kinds of development are assigned Category 1 for the purposes of public notification.

Amenity block, including shower, toilet, laundry and kitchen facilities

Cabin

Camping ground

Caravan permanently fixed to land

Outbuilding

Recreation area

Resident workshop

Residential park

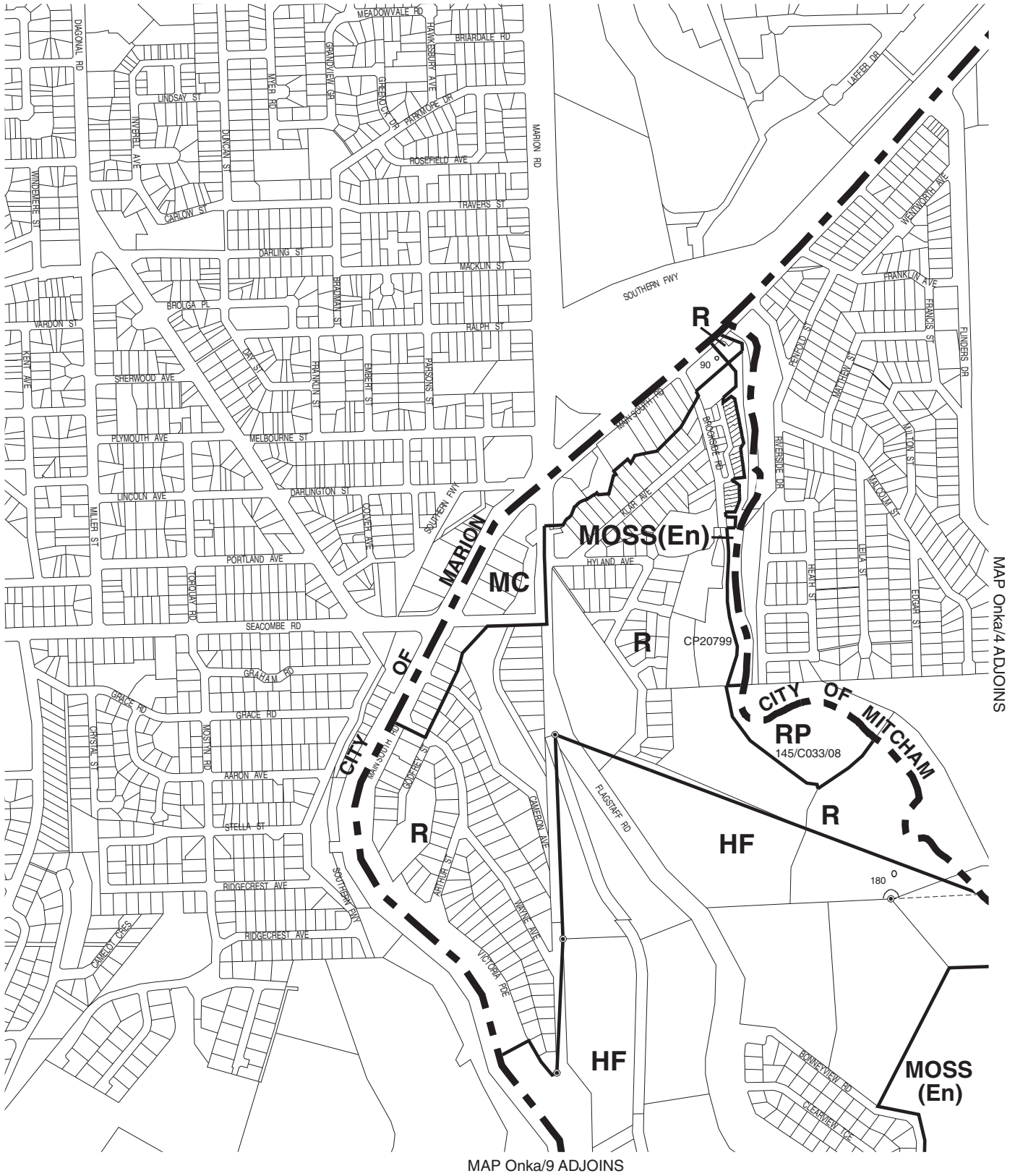
Storage area for recreation vehicle

Swimming pool

Transportable dwelling

**ATTACHMENT C**





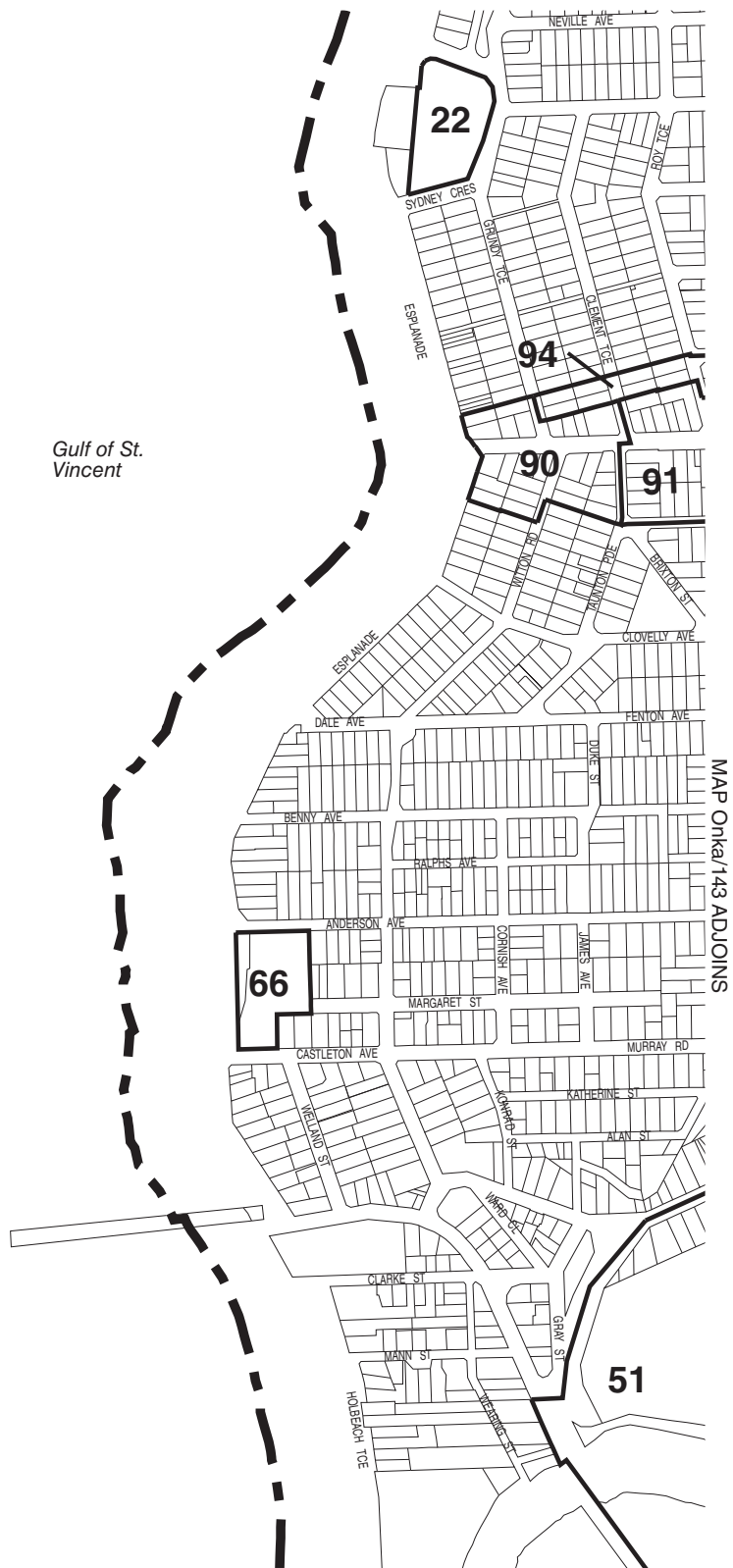
- HF** Hills Face
- MC** Mixed Commercial
- MOSS(En)** Metropolitan Open Space System (Environment)
- R** Residential
- RP** Residential Park

- Zone Boundary
- - -** Development Plan Boundary

Scale 1:10000



# ONKAPARINGA CC ZONES MAP Onka/3



MAP Onka/148 ADJOINS

MAP Onka/143 ADJOINS

- 22 Christies Beach
- 51 Onkaparinga River
- 66 Port Noarlunga
- 90 Beach Front
- 91 Beachside Village
- 94 Residential



Scale 1:10000



# ONKAPARINGA CC POLICY AREAS MAP Onka/142

- Policy Area Boundary
- Development Plan Boundary

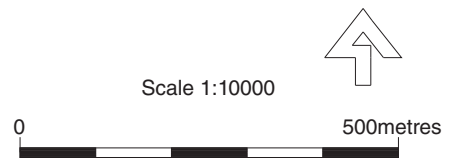
MAP Onka/163 ADJOINS

MAP Onka/165 ADJOINS



- 21 Maslin Beach Caravan & Tourist Park
- 52 Port Willunga Creek
- 69 Maslin Beach
- 76 Port Willunga Foreshore
- 77 Port Willunga
- 78 Old Port Road
- 79 Aldinga Village

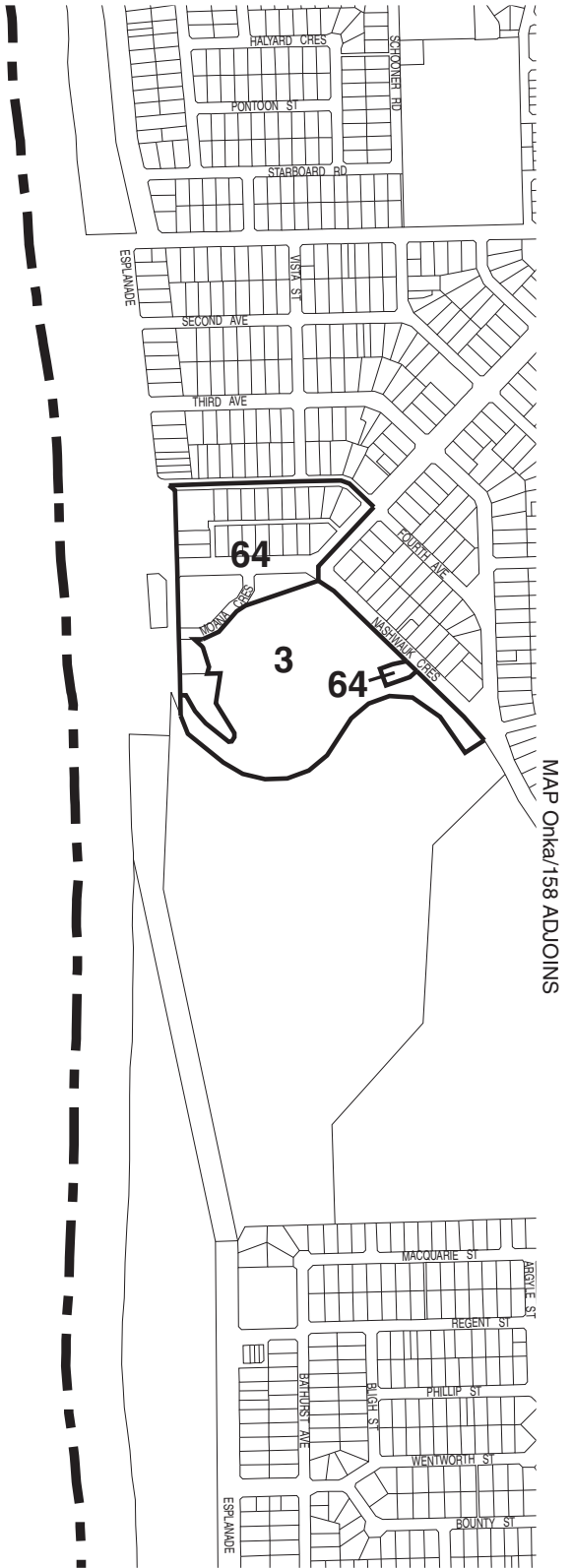
-  Policy Area Boundary
-  Development Plan Boundary



# ONKAPARINGA CC POLICY AREAS MAP Onka/164

Gulf of St. Vincent

Cst  
3 nautical miles  
seaward of  
low water mark



3  
64

Moana Caravan and Tourist Park  
Moana Foreshore

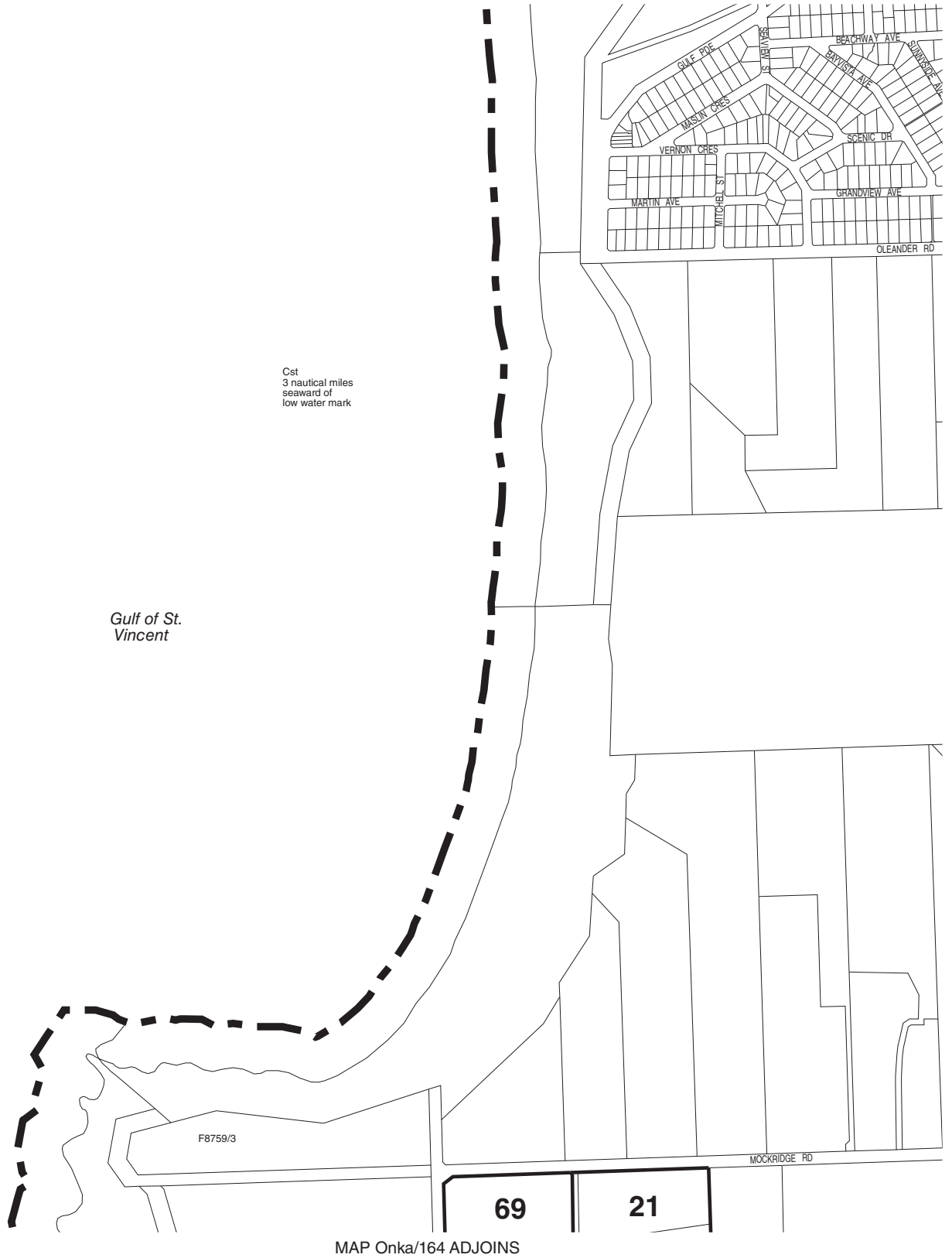
Scale 1:10000



# ONKAPARINGA CC POLICY AREAS MAP Onka/185

———— Policy Area Boundary  
- - - - - Development Plan Boundary





21  
69

Maslin Beach Caravan & Tourist Park  
Maslin Beach

Scale 1:10000



0 500metres

**ONKAPARINGA CC  
POLICY AREAS  
MAP Onka/186**

———— Policy Area Boundary  
- - - - - Development Plan Boundary



# **SECTION 12**

## **Playford (City) Development Plan**





# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

**Name of Local Government Area:**

City of Playford

**Name of Development Plan(s):**

Playford (City)

**Name of DPA:****Residential Parks and Caravan and Tourist Parks DPA**

*The following amendment instructions (at the time of drafting) relate to the Playford (City) Development Plan consolidated on 7 August 2008. 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**

*To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	<b>Method of change.</b> <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.

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

1	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 24:</p> <ol style="list-style-type: none"> <li>1. Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand.</li> <li>2. Development should be consistent with Australian Standard AS2890 Parking Facilities.</li> <li>3. Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Australian Guide to Traffic Engineering Practice Part 14.</li> </ol>	Y	Y
2	PDC 138	<p>INSERT the following immediately after existing PDC 138(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	N

3	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 141:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	Y
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>RESIDENTIAL PARK ZONE</b>				
4	Whole of Zone	REPLACE existing Residential Park Zone with ATTACHMENT A	N	N
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps &amp; Policy Area Maps)</b>				
5	Map Play/9	REPLACE WITH ATTACHMENT B	N	N





**ATTACHMENT A**



## RESIDENTIAL PARK ZONE

### Introduction

The objectives and principles of development control that follow apply in the Residential Park Zone shown on Maps Play/4, 8 and 9. They are additional to those expressed for the whole of the council area.

### OBJECTIVES

- Objective 1** A zone which primarily provides for affordable housing opportunities in a landscaped village setting.
- Objective 2** A zone accommodating low to medium-scale accommodation predominantly in the form of caravan and camping sites, cabins and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

A zone accommodating a range of affordable housing options, within a landscaped setting, that promotes community interaction through its permeable layout, the orientation of buildings, range of shared facilities and quality communal open space.

The zone accommodates a range of low to medium-scale, long-term and short-term accommodation, including camping sites, caravans, relocatable dwellings and cabins.

Buildings, including dwellings, are designed and constructed to enable their relocation, are a maximum of two storeys in height and generously set back from boundaries to allow for landscaped edges of the park. A landscaped village environment will be created.

New development will be sympathetic to the scale, shape, materials and colours of existing adjoining development and landscapes. Vegetation buffers and landscaping will be important in integrating the residential park into the landscape and adjoining urban areas, providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users. The soft landscaping should dominate over buildings and hard surfaces, with caravans only glimpsed in a leafy environment. The park will be enhanced through the further planting of street trees to provide a more leafy and attractive setting and to conceal the built form when viewed from the approaches to the park.

Pedestrian and vehicle linkages provide safe access to employment, shops, public transport facilities, medical services, education facilities, child care and other community facilities. Circulation and movement within the park should be pedestrian friendly and promote low speed vehicle movement.

No further intensification or expansion of long-term residential accommodation will be undertaken within Elizabeth Village due to its location outside of the urban boundary.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

- amenity block, including shower, toilet, laundry and kitchen facilities
- cabin
- caravan permanently fixed to land
- camping ground

outbuilding ancillary to a dwelling  
recreation area  
resident workshop  
residential park  
storage area for recreation vehicle  
swimming pool  
transportable dwelling (except within Elizabeth Village)

### **Form and Character**

- 2 No further intensification or expansion of long-term residential accommodation should be undertaken within Elizabeth Village.
- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a residential park), community or recreational facility and toilets/amenities.
- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 6 At least 16 square metres of contiguous private space, which may be used as a second car parking space, should be provided on each site intended for residential accommodation.
- 7 Caravan, cabin and dwelling sites should be greater than 100 square metres in area.
- 8 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

### **Car Parking and Access**

- 9 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

### **Street and Boundary Setbacks**

- 10 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

### **Natural Hazards**

- 11 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

### **Land Division**

- 12 No additional allotments should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

## PROCEDURAL MATTERS

### Complying Development

- 13 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

### Non-complying Development

- 14 The following kinds of development are **non-complying** in the Residential Park Zone:

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to a residential park  
Consulting room  
Crematorium  
Dairy  
Dam  
Dwelling (except for a manager's residence in association with and ancillary to a residential park)  
Educational establishment  
Farming  
Fuel depot  
Horse keeping  
Horticulture  
Hospital  
Hotel  
Indoor recreation centre, except where in association with and ancillary to a residential park  
Industry  
Intensive animal keeping  
Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
Marina  
Motor repair station  
Nursing home  
Office, except where in association with and ancillary to a residential park  
Petrol filling station  
Place of worship  
Pre-school  
Prescribed mining operations  
Public service depot  
Restaurant, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to a residential park  
Residential flat building  
Road transport terminal  
Service trade premises  
Shop or group of shops, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to a residential park  
Stadium  
Stock sales yard  
Stock slaughter works  
Store  
Warehouse

Waste reception, storage, treatment or disposal, except where in association with and ancillary to a residential park  
Wrecking yard

**Public Notification**

- 15** The following kinds of development are assigned Category 1 for the purposes of public notification.

Amenity block, including shower, toilet, laundry and kitchen facilities

Cabin

Camping ground

Caravan permanently fixed to land

Outbuilding

Recreation area

Resident workshop

Residential park

Storage area for recreation vehicle

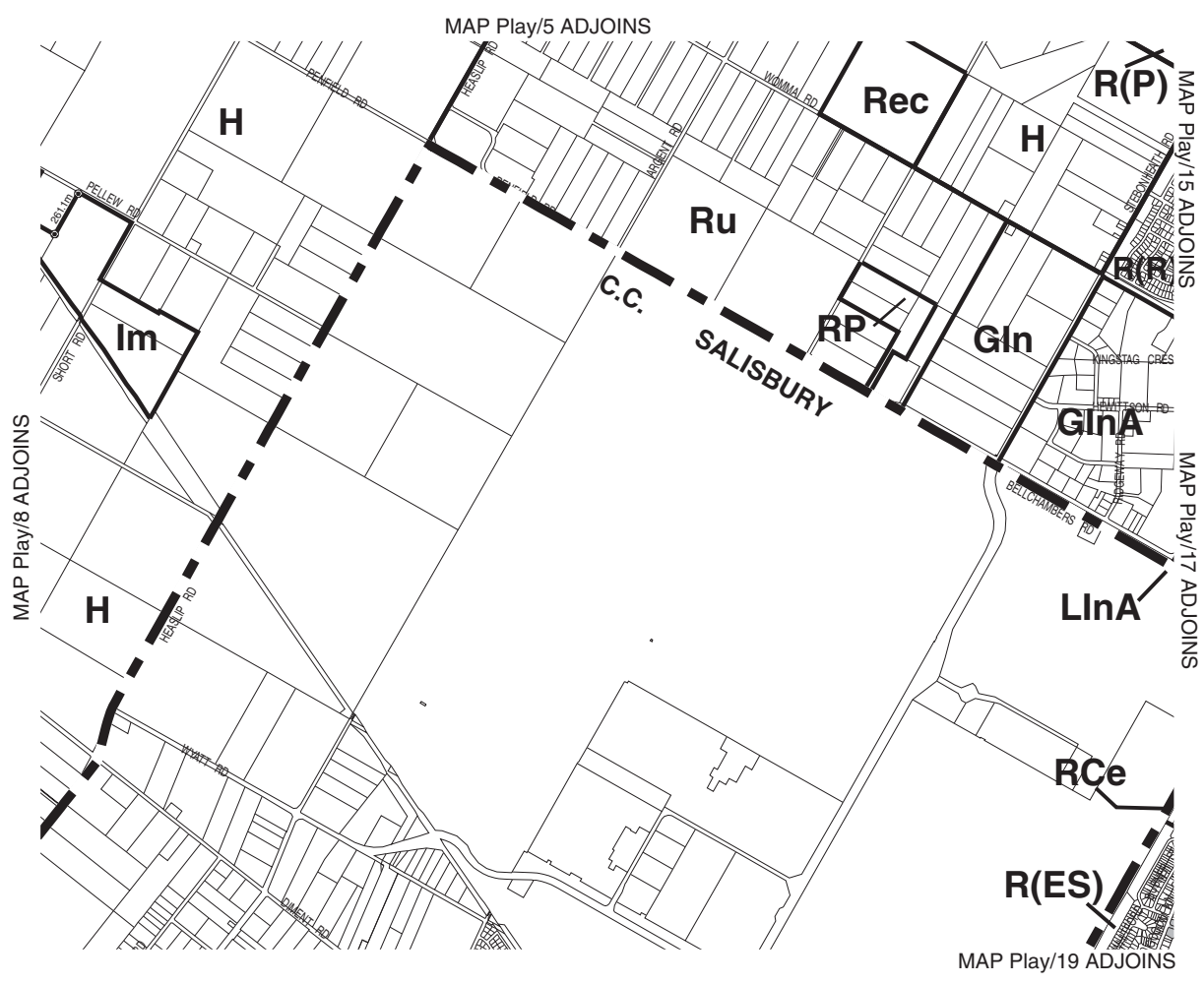
Swimming pool

Transportable dwelling (except within Elizabeth Village)

**ATTACHMENT B**






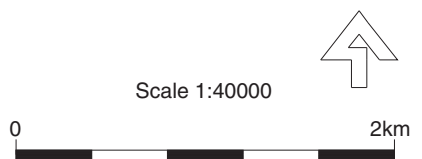




**NOTE: For Policy Areas see MAP Play/29 and 31**

- Gln** General Industry
- GlnA** General Industry A
- H** Horticulture
- Im** Intermodal
- LlnA** Light Industry A
- RP** Residential Park
- R(P)** Residential (Plains)
- R(R)** Residential (Regeneration)
- R(ES)** Residential (Elizabeth South)
- RCe** Regional Centre
- Rec** Recreation
- Ru** Rural

-  Zone Boundary
-  Development Plan Boundary
-  Redevelopment Sites



# C.C. PLAYFORD ZONES MAP Play/9



# **SECTION 13**

## **Port Adelaide & Enfield (City) Development Plan**





# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

**Name of Local Government Area:**

City of Port Adelaide Enfield

**Name of Development Plan(s):**

Port Adelaide Enfield (City)

**Name of DPA:****Residential Parks and Caravan and Tourist Parks DPA**

*The following amendment instructions (at the time of drafting) relate to the Port Adelaide & Enfield (City) Development Plan consolidated on 17 January 2008. 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**

*To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	<b>Method of change.</b> <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.

<b>COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)</b>				
1	PDC 282	<p>INSERT the following immediately after existing PDC 282(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	N
2	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 285:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	N
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>CARAVAN AND TOURIST PARK ZONE</b>				
3	Whole of Zone	REPLACE existing Caravan and Tourist Park Zone with ATTACHMENT A	N	N

**ATTACHMENT A**





# CARAVAN AND TOURIST PARK ZONE

## Introduction

The objective and principles of development control that follow apply in the Caravan and Tourist Park Zone shown on Map PAdE/41. They are additional to those expressed for the whole of the council area.

## OBJECTIVES

- Objective 1** A zone primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4** Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

This zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins.

The River Torrens Linear Park contributes significantly to the character of the zone. Buildings will be a maximum height of two storeys and blend in with the natural environment. The visual impact of the park will be minimal from scenic vantage points, public lookouts and the River Torrens Linear Park. Vegetation buffers and landscaping comprising of locally indigenous species will be important in integrating the park into the natural landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

The inclusion of long-term accommodation will not lead to the displacement of existing tourist accommodation.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- amenity block, including shower, toilet, laundry and kitchen facilities
- cabin
- camping ground
- caravan park
- caravan permanently fixed to land
- recreation area including tennis court, basketball court, playground
- swimming pool/spa
- tourist park and other forms of tourist accommodation

### Form and Character

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

- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

#### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

#### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### **Fencing**

- 10 Where the zone abuts public open space, including the Torrens Linear Park, permeable fencing should be used so as not to impede the amenity, views or vistas of the caravan and tourist park. Where chain mesh fencing is used, it should be black PVC coated and be a maximum of 2 metres in height.
- 11 Where the zone abuts a residential street:
  - (a) a combination of fencing and landscaping should be used to reduce the impact of the activity within the zone on adjoining residential areas
  - (b) fencing should be placed behind the boundary and landscaping to soften visual impacts of the zone
  - (c) solid fencing should only be considered where it is required to attenuate noise from surrounding residential areas.
- 12 The siting and construction of any fencing should not be detrimental to significant trees.
- 13 Brush fencing is not to be used at any time.

#### **Natural Hazards**

- 14 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

#### **Land Division**

- 15 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

## Complying Development

- 16 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

## Non-complying Development

- 17 The following kinds of development are **non-complying** in the Caravan and Tourist Park Zone:

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to tourist accommodation  
Consulting room  
Crematorium  
Dairy  
Dam  
Dwelling (except for a manager's residence in association with and ancillary to tourist accommodation)  
Educational establishment  
Farming  
Fuel depot  
Horse keeping  
Horticulture  
Hospital  
Hotel  
Indoor recreation centre, except where in association with and ancillary to tourist accommodation  
Industry  
Intensive animal keeping  
Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
Marina  
Motor repair station  
Nursing home  
Office, except where in association with and ancillary to tourist accommodation  
Petrol filling station  
Place of worship  
Pre-school  
Prescribed mining operations  
Public service depot  
Residential flat building  
Restaurant, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Road transport terminal  
Service trade premises  
Shop or group of shops, except where it is both  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Stadium  
Stock sales yard  
Stock slaughter works  
Store  
Warehouse

Waste reception, storage, treatment or disposal  
Wrecking yard

**Public Notification**

- 18** The following kinds of development are assigned as **Category 1 Development** in the Caravan and Tourist Park Zone:

Amenity block, including shower, toilet, laundry and kitchen facilities  
Cabin  
Camping ground  
Caravan park  
Caravan permanently fixed to land  
Recreation area  
Swimming pool  
Tourist park

# **SECTION 14**

## **Salisbury (City) Development Plan**





# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

**Name of Local Government Area:**

City of Salisbury

**Name of Development Plan(s):**

Salisbury (City)

**Name of DPA:****Residential Parks and Caravan and Tourist Parks DPA**

*The following amendment instructions (at the time of drafting) relate to the Salisbury (City) Development Plan consolidated on 24 January 2008. 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**

*To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	<b>Method of change.</b> <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
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**COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)**

1	NEW PDC's Transportation (Movement of People and Goods)	<p>INSERT the following PDC's immediately after existing PDC 6:</p> <ol style="list-style-type: none"> <li>1. Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand.</li> <li>2. Development should be consistent with Australian Standard AS2890 Parking Facilities.</li> <li>3. Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Australian Guide to Traffic Engineering Practice Part 14.</li> </ol>	Y	N
2	PDC 30 Residential Development	<p>INSERT the following immediately after existing PDC 30(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	N



3	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 33:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	N
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>RESIDENTIAL PARK ZONE</b>				
4	Whole of Zone	DELETE existing Residential Park Zone and INSERT ATTACHMENT A immediately following Coastal Township Zone.	N	N
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps &amp; Policy Area Maps)</b>				
5	Map Sal/24	REPLACE with ATTACHMENT B	N	N



**ATTACHMENT A**



# CARAVAN AND TOURIST PARK ZONE

## Introduction

The objectives and principles of development control that follow apply to the Caravan and Tourist Park Zone shown on Map Sal/24. They are additional to, and more particular than, those expressed for the whole of council area.

## OBJECTIVES

- Objective 1** A zone primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4** Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

This Zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Buildings will be a maximum height of two storeys and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- amenity block, including shower, toilet, laundry and kitchen facilities
- cabin
- camping ground
- caravan park
- caravan permanently fixed to land
- recreation area including tennis court, basketball court, playground
- swimming pool/spa
- tourist park and other forms of tourist accommodation

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.

- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

#### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

#### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### **Natural Hazards**

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

#### **Land Division**

- 11 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

#### **Complying Development**

- 12 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

#### **Non-complying Development**

- 13 The following kinds of development are non-complying in the Caravan and Tourist Park Zone:

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to tourist accommodation  
Consulting room  
Crematorium  
Dairy  
Dam  
Dwelling (except for a manager's residence in association with and ancillary to tourist accommodation)

Educational establishment  
Farming  
Fuel depot  
Horse keeping  
Horticulture  
Hospital  
Hotel  
Indoor recreation centre, except where in association with and ancillary to tourist accommodation  
Industry  
Intensive animal keeping  
Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
Marina  
Motor repair station  
Nursing home  
Office, except where in association with and ancillary to tourist accommodation  
Petrol filling station  
Place of worship  
Pre-school  
Prescribed mining operations  
Public service depot  
Residential flat building  
Restaurant, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Road transport terminal  
Service trade premises  
Shop or group of shops, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Stadium  
Stock sales yard  
Stock slaughter works  
Store  
Warehouse  
Waste reception, storage, treatment or disposal  
Wrecking yard

#### **Public Notification**

- 14** The following kinds of development are assigned as **Category 1 Development** in the Caravan and Tourist Park Zone:

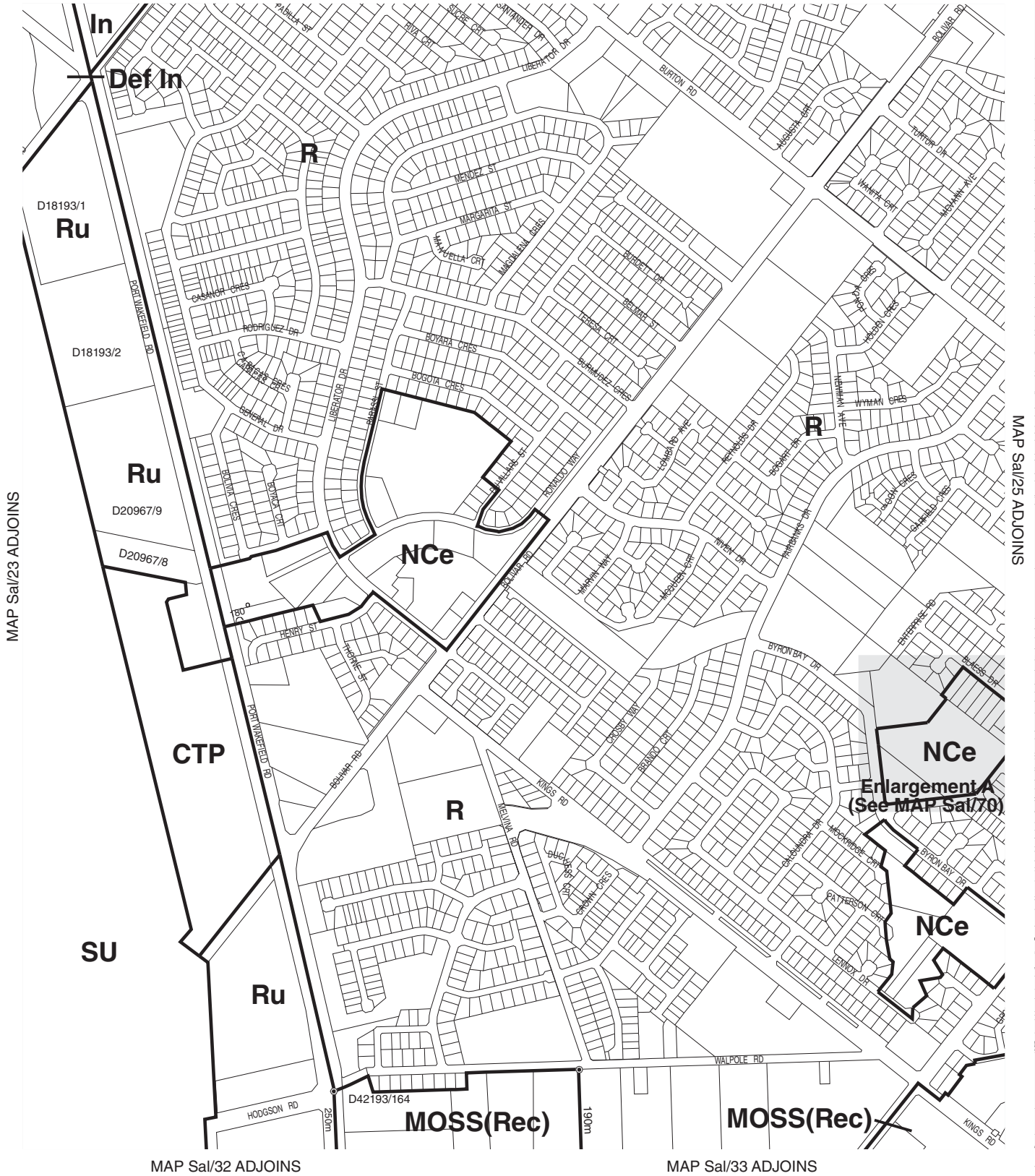
Amenity block, including shower, toilet, laundry and kitchen facilities  
Cabin  
Camping ground  
Caravan park  
Caravan permanently fixed to land  
Recreation area  
Swimming pool  
Tourist park





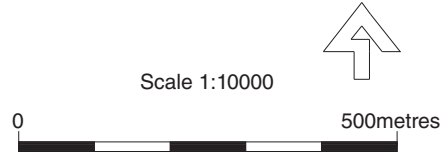
**ATTACHMENT B**





- CTP** Caravan and Tourist Park
- Def In** Deferred Industry
- In** Industry
- MOSS(Rec)** Metropolitan Open Space System (Recreation)
- NCe** Neighbourhood Centre
- R** Residential
- Ru** Rural
- SU** Special Uses

- Zone Boundary
- Development Plan Boundary



**SALISBURY (CITY)**  
**ZONES**  
**MAP Sal/24**



# **SECTION 15**

## **Victor Harbor (City) Development Plan**





# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

**Name of Local Government Area:**

City of Victor Harbor

**Name of Development Plan(s):**

Victor Harbor (City)

**Name of DPA:****Residential Parks and Caravan and Tourist Parks DPA**

*The following amendment instructions (at the time of drafting) relate to the Victor Harbor (City) Development Plan consolidated on 20 March 2008. 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**

*To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	<b>Method of change.</b> <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.
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**COUNCIL WIDE PROVISIONS (including figures and illustrations contained in the text)**

1	PDC 112	<p>INSERT the following immediately after existing PDC 112(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	N
2	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 113:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	Y



3	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 187:</p> <ol style="list-style-type: none"> <li>1. Development should be consistent with Australian Standard AS2890 Parking Facilities.</li> <li>2. Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Australian Guide to Traffic Engineering Practice Part 14.</li> </ol>	Y	Y
4	PDC 387	<p>INSERT the following immediately after existing PDC 387(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	N

5	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 389:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	N
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>RESIDENTIAL PARK ZONE</b>				
6	Whole of Zone	REPLACE existing Residential Park Zone with ATTACHMENT A	N	N
<b>CARAVAN AND TOURIST PARK ZONE</b>				
7	Whole of Zone	REPLACE existing Caravan and Tourist Park Zone with ATTACHMENT B	N	N
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps &amp; Policy Area Maps)</b>				
8	Map ViH/17, ViH/29, ViH/1 (Overlay 1) ENLARGEMENT A	REPLACE WITH ATTACHMENT C	N	N

**ATTACHMENT A**



# RESIDENTIAL PARK ZONE

## Introduction

The objectives and principles of development control that follow apply in the Residential Park Zone shown on Maps ViH/20 and 21. They are additional to those expressed for the whole of the Council area and relevant district, and in cases of apparent conflict, take precedence over the more general provisions.

## OBJECTIVES

- Objective 1** A zone which primarily provides for affordable housing opportunities in a landscaped village setting.
- Objective 2** A zone accommodating low to medium-scale accommodation predominantly in the form of caravan and camping sites, cabins and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

A zone accommodating a range of affordable housing options, within a landscaped setting, that promotes community interaction through its permeable layout, the orientation of buildings, range of shared facilities and quality communal open space.

The zone accommodates a range of low to medium-scale, long-term and short-term accommodation, including camping sites, caravans, relocatable dwellings and cabins.

Buildings, including dwellings, are designed and constructed to enable their relocation, are a maximum of two storeys in height and generously set back from boundaries to allow for landscaped edges of the park. A landscaped village environment will be created.

New development will be sympathetic to the scale, shape, materials and colours of existing adjoining development and landscapes. Vegetation buffers and landscaping will be important in integrating the residential park into the landscape and adjoining urban areas, providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users. The soft landscaping should dominate over buildings and hard surfaces, with caravans only glimpsed in a leafy environment. The park will be enhanced through the further planting of street trees to provide a more leafy and attractive setting and to conceal the built form when viewed from the approaches to the park.

Pedestrian and vehicle linkages provide safe access to employment, shops, public transport facilities, medical services, education facilities, child care and other community facilities. Circulation and movement within the park should be pedestrian friendly and promote low speed vehicle movement.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- Amenity block, including shower, toilet, laundry and kitchen facilities
- Cabin
- Camping ground
- Caravan permanently fixed to land
- Outbuilding ancillary to a dwelling
- Recreation area
- Residential park

Resident workshop  
Storage area for recreation vehicle  
Swimming pool  
Transportable dwelling

### **Form and Character**

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a residential park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 At least 16 square metres of contiguous private space, which may be used as a second car parking space, should be provided on each site intended for residential accommodation.
- 6 Caravan, cabin and dwelling sites should be greater than 100 square metres in area.
- 7 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

### **Natural Hazards**

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

### **Land Division**

- 11 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

## **PROCEDURAL MATTERS**

### **Complying Development**

- 12 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

## Non-complying Development

13 The following kinds of development are non-complying in the Residential Park Zone:

- Amusement machine centre
- Bus Depot
- Cemetery
- Commercial forestry
- Community centre, except where in association with and ancillary to a residential park
- Consulting room
- Crematorium
- Dairy
- Dam
- Dwelling (except for a manager's residence in association with and ancillary to a residential park)
- Educational establishment
- Farming
- Fuel depot
- Horse keeping
- Horticulture
- Hospital
- Hotel
- Indoor recreation centre, except where in association with and ancillary to a residential park
- Industry
- Intensive animal keeping
- Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007
- Marina
- Motor repair station
- Nursing home
- Office, except where in association with and ancillary to a residential park
- Petrol filling station
- Place of worship
- Pre-school
- Prescribed mining operations
- Public service depot
- Residential flat building
- Restaurant, except where it is both:
  - (a) less than 150 square metres in gross floor area
  - (b) in association with and ancillary to a residential park
- Road transport terminal
- Service trade premises
- Shop or group of shops, except where it is both:
  - (a) less than 150 square metres in gross floor area
  - (b) in association with and ancillary to a residential park
- Stadium
- Stock sales yard
- Stock slaughter works
- Store
- Warehouse
- Waste reception, storage, treatment or disposal, except where in association with and ancillary to a residential park
- Wrecking yard

## Public Notification

- 14 For the purpose of Section 38 of the Development Act 1993 the following kinds of development are assigned as **Category 1 Development** in the Residential Park Zone:

Amenity block, including shower, toilet, laundry and kitchen facilities

Cabin

Camping ground

Caravan permanently fixed to land

Outbuilding

Recreation area

Residential park

Resident workshop

Storage area for recreation vehicle

Swimming pool

Transportable dwelling



**ATTACHMENT B**



# CARAVAN AND TOURIST PARK ZONE

## Introduction

The objectives and principles of development control that follow apply in the Caravan and Tourist Park Zone shown on Maps ViH/17 and 21. 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.

## OBJECTIVES

- Objective 1** A zone primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4** Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

This Zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Buildings will be a maximum height of two storeys and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- amenity block, including shower, toilet, laundry and kitchen facilities
- cabin
- camping ground
- caravan park
- caravan permanently fixed to land
- recreation area including tennis court, basketball court, playground
- swimming pool/spa
- tourist park and other forms of tourist accommodation

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.

- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

#### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

#### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### **Natural Hazards**

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

#### **Land Division**

- 11 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

#### **Complying Development**

- 12 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

#### **Non-complying Development**

- 13 The following kinds of development are non-complying in the Caravan and Tourist Park Zone:

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to tourist accommodation  
Consulting room  
Crematorium  
Dairy  
Dam

Dwelling (except for a manager's residence in association with and ancillary to tourist accommodation)  
 Educational establishment  
 Farming  
 Fuel depot  
 Horse keeping  
 Horticulture  
 Hospital  
 Hotel  
 Indoor recreation centre, except where in association with and ancillary to tourist accommodation  
 Industry  
 Intensive animal keeping  
 Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
 Marina  
 Motor repair station  
 Nursing home  
 Office, except where in association with and ancillary to tourist accommodation  
 Petrol filling station  
 Place of worship  
 Pre-school  
 Prescribed mining operations  
 Public service depot  
 Residential flat building  
 Restaurant, except where it is both:  
     (a) less than 150 square metres in gross floor area  
     (b) in association with and ancillary to tourist accommodation  
 Road transport terminal  
 Service trade premises  
 Shop or group of shops, except where it is both:  
     (a) less than 150 square metres in gross floor area  
     (b) in association with and ancillary to tourist accommodation  
 Stadium  
 Stock sales yard  
 Stock slaughter works  
 Store  
 Warehouse  
 Waste reception, storage, treatment or disposal  
 Wrecking yard

### **Public Notification**

- 14** The following kinds of development are assigned as **Category 1 Development** in the Caravan and Tourist Park Zone:

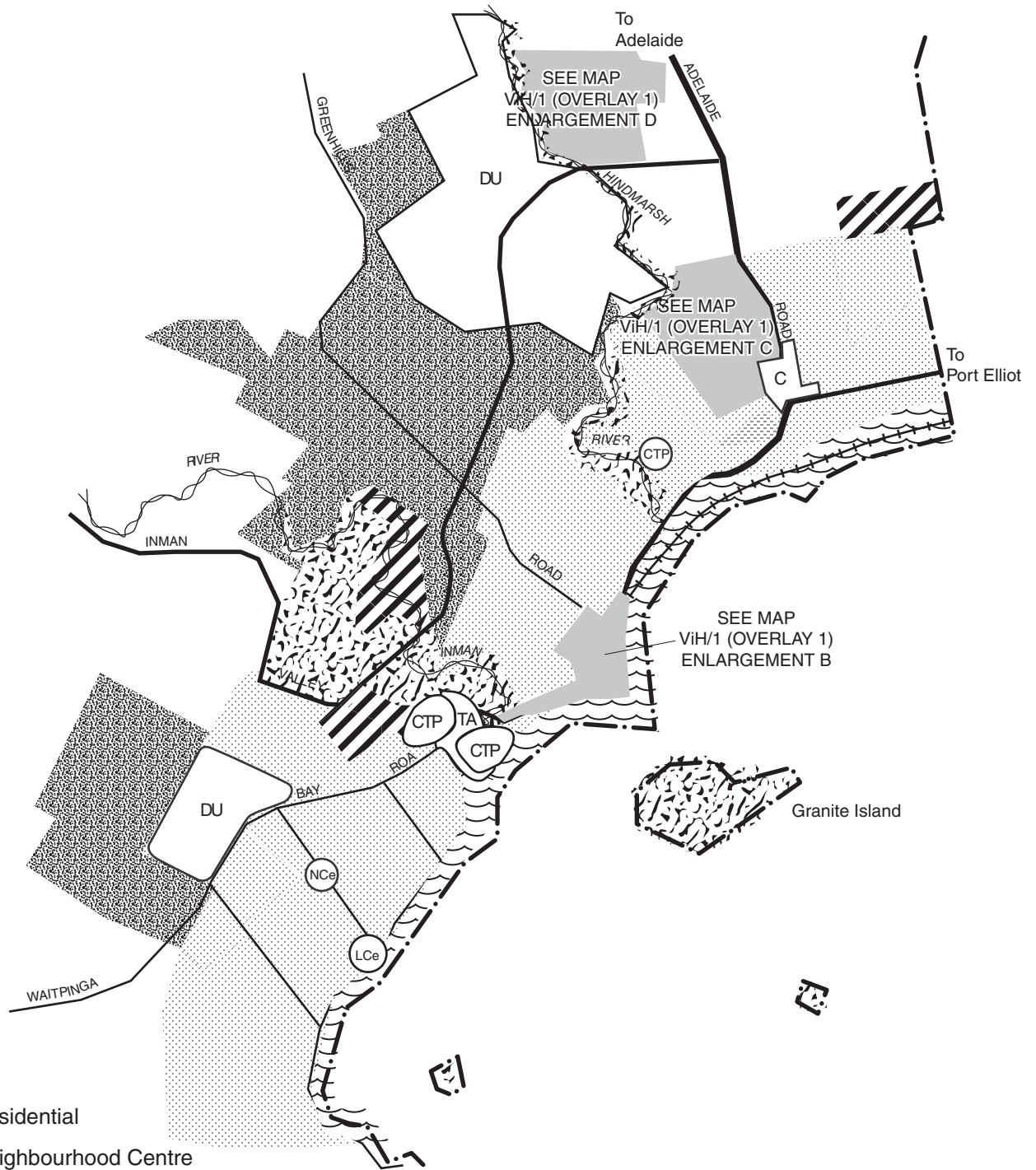
Amenity block, including shower, toilet, laundry and kitchen facilities  
 Cabin  
 Camping ground  
 Caravan park  
 Caravan permanently fixed to land  
 Recreation area  
 Swimming pool  
 Tourist park



















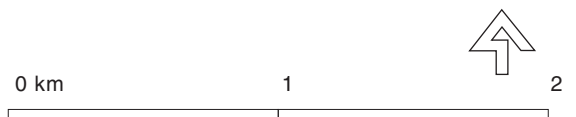
**ATTACHMENT C**







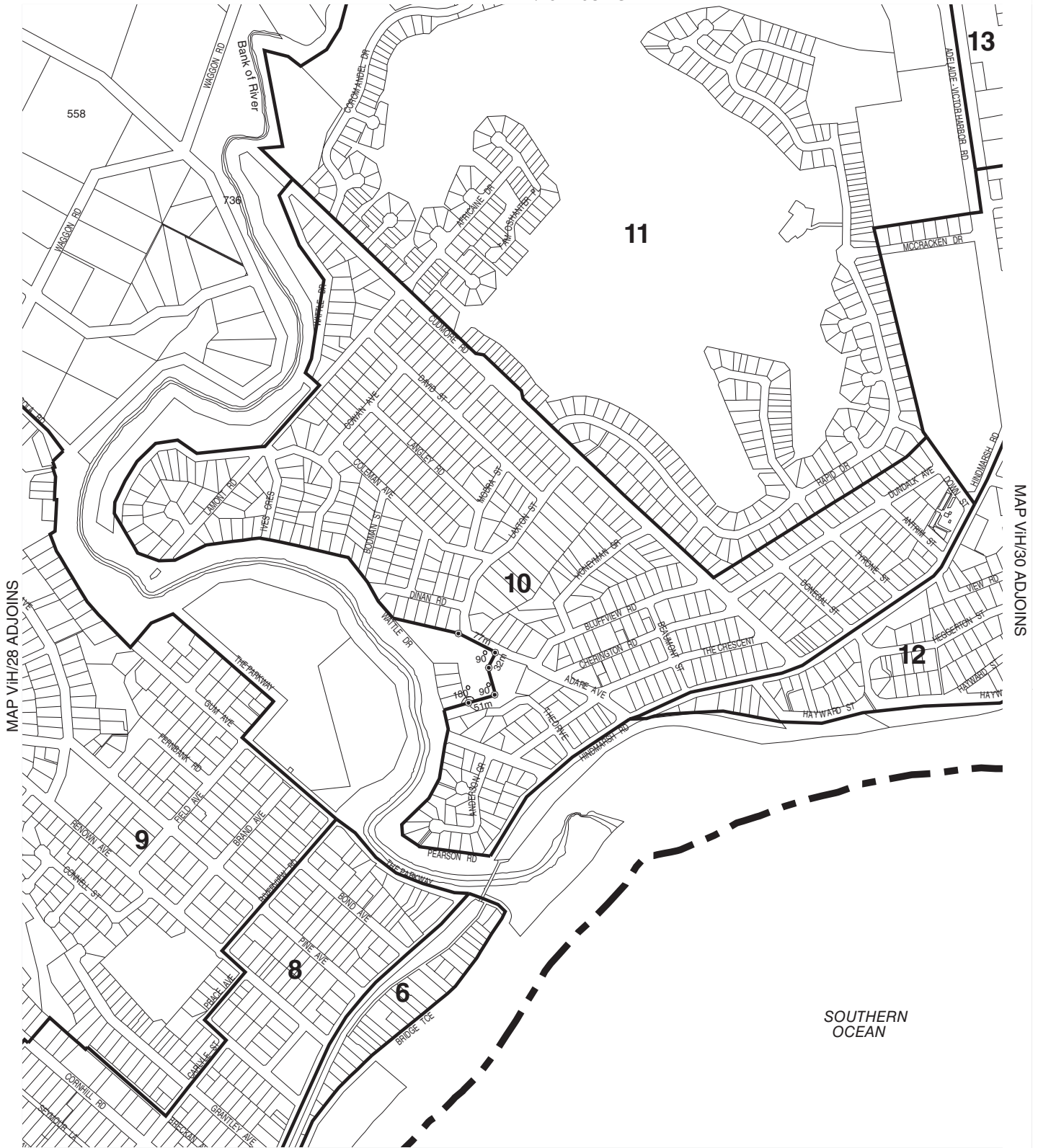
-  Residential
-  Neighbourhood Centre
-  Commerical
-  Caravan Tourist Park
-  Tourist Accommodation
-  Industrial
-  Rural Living
-  Coastal
-  Deferred Urban
-  Open Space
-  Watercourse
-  Railway
-  Major Local Road
-  Secondary Arterial Road
-  Primary Arterial Road
-  Development Plan Boundary



**VICTOR HARBOR (CITY)  
VICTOR HARBOR (TOWN)  
STRUCTURE PLAN  
MAP ViH/1 (Overlay 1)  
ENLARGEMENT A**



MAP ViH/25 ADJOINS



MAP ViH/33 ADJOINS

**VICTOR HARBOR TOWNSHIP**

**NOTE: For Zoning See Maps ViH/17**

- 6 Residential Policy Area
- 8 Residential (Town Centre) Policy Area
- 9 Residential (Mt Breckan) Policy Area
- 10 Residential (Hindmarsh River) Policy Area
- 11 Residential (Golf Course) Policy Area
- 12 Residential (Hayborough) Policy Area
- 13 Residential (Hayborough North) Policy Area

-  Policy Area Boundary
-  Development Plan Boundary

Scale 1:10000



**VICTOR HARBOR (CITY)  
POLICY AREAS  
MAP ViH/29**



# **SECTION 16**

## **Walkerville (CT) Development Plan**





# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

**Name of Local Government Area:**

Town of Walkerville

**Name of Development Plan(s):**

Walkerville (CT)

**Name of DPA:****Residential Parks and Caravan and Tourist Parks DPA**

*The following amendment instructions (at the time of drafting) relate to the Walkerville (CT) Development Plan consolidated on 13 December 2007. 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**

*To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	<b>Method of change.</b> <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.

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

1	PDC 18	<p>INSERT the following immediately after existing PDC 18(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	N
2	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 21:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	N
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>CARAVAN AND TOURIST PARK ZONE</b>				
3	Whole of Zone	REPLACE existing Caravan and Tourist Park Zone with ATTACHMENT A	N	N



**ATTACHMENT A**



# CARAVAN AND TOURIST PARK ZONE

## Introduction

The objectives, proposal and principles of development control that follow apply in the Caravan and Tourist Park Zone shown on Mar Walk/4. They are additional to those expressed for the whole of the council area.

## OBJECTIVES

- Objective 1** A zone primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4** Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

This Zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Buildings will be a maximum height of two storeys and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- amenity block, including shower, toilet, laundry and kitchen facilities
- cabin
- camping ground
- caravan park
- caravan permanently fixed to land
- recreation area including tennis court, basketball court, playground
- swimming pool/spa
- tourist park and other forms of tourist accommodation

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.

- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

#### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

#### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### **Natural Hazards**

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

#### **Land Division**

- 11 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

#### **Complying Development**

- 12 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

#### **Non-complying Development**

- 13 The following kinds of development are **non-complying** in the Caravan and Tourist Park Zone:

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to tourist accommodation  
Consulting room  
Crematorium  
Dairy  
Dam  
Dwelling (except for a manager's residence in association with and ancillary to tourist accommodation)

Educational establishment  
Farming  
Fuel depot  
Horse keeping  
Horticulture  
Hospital  
Hotel  
Indoor recreation centre, except where in association with and ancillary to tourist accommodation  
Industry  
Intensive animal keeping  
Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
Marina  
Motor repair station  
Nursing home  
Office, except where in association with and ancillary to tourist accommodation  
Petrol filling station  
Place of worship  
Pre-school  
Prescribed mining operations  
Public service depot  
Residential flat building  
Restaurant, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Road transport terminal  
Service trade premises  
Shop or group of shops, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to tourist accommodation  
Stadium  
Stock sales yard  
Stock slaughter works  
Store  
Warehouse  
Waste reception, storage, treatment or disposal  
Wrecking yard

#### **Public Notification**

- 14** The following kinds of development are assigned as **Category 1 Development** in the Caravan and Tourist Park Zone:

Amenity block, including shower, toilet, laundry and kitchen facilities  
Cabin  
Camping ground  
Caravan park  
Caravan permanently fixed to land  
Recreation area  
Swimming pool  
Tourist park



# **SECTION 17**

## **Yankalilla (DC) Development Plan**







# Development Act 1993

## Amendment Instructions Table – Development Plan Amendment

**Name of Local Government Area:**

District Council of Yankalilla

**Name of Development Plan(s):**

Yankalilla (DC)

**Name of DPA:****Residential Parks and Caravan and Tourist Parks DPA**

*The following amendment instructions (at the time of drafting) relate to the Yankalilla (DC) Development Plan consolidated on 13 March 2008. 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**

*To give effect to the amendments authorised for interim operation on 13 December 2007, except where varied as follows:*

Amendment Instruction Number	<ul style="list-style-type: none"> <li>• OBJECTIVE (OBJ)</li> <li>• PRINCIPLE OF DEVELOPMENT CONTROL (PDC)</li> <li>• DESIRED CHARACTER STATEMENT (DCS)</li> <li>• MAP/TABLE No</li> <li>• OTHER (SPECIFY)</li> </ul>	Method of change. <ul style="list-style-type: none"> <li>• DELETE</li> <li>• REPLACE</li> <li>• INSERT</li> </ul>	Renumbering required (Y/N)	Subsequent Policy cross-references requiring update (Y/N) if yes please specify.

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

1	New Objective	<p>INSERT the following new Objective immediately after existing Objective 10:</p> <p>Objective: Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.</p>	Y	N
2	PDC 26	<p>INSERT the following immediately after existing PDC 26(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	N
3	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 27:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	Y

4	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 48:</p> <ol style="list-style-type: none"> <li>1. Development should be consistent with Australian Standard AS2890 Parking Facilities.</li> <li>2. Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Australian Guide to Traffic Engineering Practice Part 14.</li> </ol>	Y	Y
5	PDC 180	<p>INSERT the following immediately after existing PDC 180(e):</p> <p>(f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.</p>	N	N

6	NEW PDC's	<p>INSERT the following PDC's immediately after existing PDC 182:</p> <ol style="list-style-type: none"> <li>1. A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.</li> <li>2. Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.</li> </ol>	Y	Y
<b>ZONE AND/OR POLICY AREA PROVISIONS (including figures and illustrations contained in the text)</b>				
<b>CARAVAN AND TOURIST PARK ZONE</b>				
7	Whole of Zone	REPLACE existing Caravan and Tourist Park Zone with ATTACHMENT A	N	N
<b>RESIDENTIAL PARK ZONE</b>				
8	Whole of Zone	REPLACE existing Residential Park Zone with ATTACHMENT B	N	N
<b>MAPPING (Structure Plans, Overlays, Enlargements, Zone Maps &amp; Policy Area Maps)</b>				
9	Map Ya/26, Ya/33, Ya/1 (Overlay 1) ENLARGEMENT A	REPLACE with ATTACHMENT C	N	N

## ATTACHMENT A



# CARAVAN AND TOURIST PARK ZONE

## Introduction

The objectives and principles of development control that follow apply in the Caravan and Tourist Park Zone shown on Maps Ya/26 and 29. They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

## OBJECTIVES

- Objective 1** A zone primarily for short-term tourist accommodation and associated facilities.
- Objective 2** A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- Objective 4** Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

This Zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Buildings will be a maximum height of two storeys and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- amenity block, including shower, toilet, laundry and kitchen facilities
- cabin
- camping ground
- caravan park
- caravan permanently fixed to land
- recreation area including tennis court, basketball court, playground
- swimming pool/spa
- tourist park and other forms of tourist accommodation

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.

- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 The total number of tourist accommodation sites in the park should be at least 60% of the total number of sites available.
- 6 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

#### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

#### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### **Natural Hazards**

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

#### **Land Division**

- 11 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

#### **Complying Development**

- 12 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

#### **Non-complying Development**

- 13 The following kinds of development are **non-complying** in the Caravan and Tourist Park Zone:

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to tourist accommodation  
Consulting room  
Crematorium  
Dairy  
Dam  
Dwelling (except for a manager's residence in association with and ancillary to tourist accommodation)



Educational establishment  
 Farming  
 Fuel depot  
 Horse keeping  
 Horticulture  
 Hospital  
 Hotel  
 Indoor recreation centre, except where in association with and ancillary to tourist accommodation  
 Industry  
 Intensive animal keeping  
 Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
 Marina  
 Motor repair station  
 Nursing home  
 Office, except where in association with and ancillary to tourist accommodation  
 Petrol filling station  
 Place of worship  
 Pre-school  
 Prescribed mining operations  
 Public service depot  
 Residential flat building  
 Restaurant, except where it is both:  
     (a) less than 150 square metres in gross floor area  
     (b) in association with and ancillary to tourist accommodation  
 Road transport terminal  
 Service trade premises  
 Shop or group of shops, except where it is both:  
     (a) less than 150 square metres in gross floor area  
     (b) in association with and ancillary to tourist accommodation  
 Stadium  
 Stock sales yard  
 Stock slaughter works  
 Store  
 Warehouse  
 Waste reception, storage, treatment or disposal  
 Wrecking yard

### **Public Notification**

**14** For the purpose of Section 38 of the Development Act 1993 the following kinds of development are assigned as **Category 1 Development** in the Caravan and Tourist Park Zone:

Amenity block, including shower, toilet, laundry and kitchen facilities  
 Cabin  
 Camping ground  
 Caravan park  
 Caravan permanently fixed to land  
 Recreation area  
 Swimming pool  
 Tourist park



**ATTACHMENT B**



## RESIDENTIAL PARK ZONE

### Introduction

The objectives and principles of development control that follow apply in the Residential Park Zone shown on Map Ya/29. They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

### OBJECTIVES

- Objective 1** A zone which primarily provides for affordable housing opportunities in a landscaped village setting.
- Objective 2** A zone accommodating low to medium-scale accommodation predominantly in the form of caravan and camping sites, cabins and transportable dwellings surrounded by open landscaped areas.
- Objective 3** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

A zone accommodating a range of affordable housing options, within a landscaped setting, that promotes community interaction through its permeable layout, the orientation of buildings, range of shared facilities and quality communal open space.

The zone accommodates a range of low to medium-scale, long-term and short-term accommodation, including camping sites, caravans, relocatable dwellings and cabins.

Buildings, including dwellings, are designed and constructed to enable their relocation, are a maximum of two storeys in height and generously set back from boundaries to allow for landscaped edges of the park. A landscaped village environment will be created.

New development will be sympathetic to the scale, shape, materials and colours of existing adjoining development and landscapes. Vegetation buffers and landscaping will be important in integrating the residential park into the landscape and adjoining urban areas, providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users. The soft landscaping should dominate over buildings and hard surfaces, with caravans only glimpsed in a leafy environment. The park will be enhanced through the further planting of street trees to provide a more leafy and attractive setting and to conceal the built form when viewed from the approaches to the park.

Pedestrian and vehicle linkages provide safe access to employment, shops, public transport facilities, medical services, education facilities, child care and other community facilities. Circulation and movement within the park should be pedestrian friendly and promote low speed vehicle movement.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

- Amenity block, including shower, toilet, laundry and kitchen facilities
- Cabin
- Camping ground
- Caravan permanently fixed to land
- Outbuilding ancillary to a dwelling
- Recreation area
- Resident workshop

Residential park  
Storage area for recreation vehicle  
Swimming pool  
Transportable dwelling

### **Form and Character**

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a residential park), community or recreational facility and toilets/amenities.
- 4 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 5 At least 16 square metres of contiguous private space, which may be used as a second car parking space, should be provided on each site intended for residential accommodation.
- 6 Caravan, cabin and dwelling sites should be greater than 100 square metres in area.
- 7 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

### **Car Parking and Access**

- 8 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

### **Street and Boundary Setbacks**

- 9 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 1 metre from an internal road (and the internal road surfaces should be surfaced to prevent dust becoming a nuisance)
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

### **Natural Hazards**

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

### **Land Division**

- 11 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

## **PROCEDURAL MATTERS**

### **Complying Development**

- 12 Complying developments are prescribed in schedule 4 of the Development Regulations 1993.

## Non-complying Development

13 The following kinds of development are **non-complying** in the Residential Park Zone:

Amusement machine centre  
Bus Depot  
Cemetery  
Commercial forestry  
Community centre, except where in association with and ancillary to a residential park  
Consulting room  
Crematorium  
Dairy  
Dam  
Dwelling (except for a manager's residence in association with and ancillary to a residential park)  
Educational establishment  
Farming  
Fuel depot  
Horse keeping  
Horticulture  
Hospital  
Hotel  
Indoor recreation centre, except where in association with and ancillary to a residential park  
Industry  
Intensive animal keeping  
Land division which results in the creation of an additional allotment(s) either wholly or partly within the Zone, except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007  
Marina  
Motor repair station  
Nursing home  
Office, except where in association with and ancillary to a residential park  
Petrol filling station  
Place of worship  
Pre-school  
Prescribed mining operations  
Public service depot  
Residential flat building  
Restaurant, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to a residential park  
Road transport terminal  
Service trade premises  
Shop or group of shops, except where it is both:  
    (a) less than 150 square metres in gross floor area  
    (b) in association with and ancillary to a residential park  
Stadium  
Stock sales yard  
Stock slaughter works  
Store  
Warehouse  
Waste reception, storage, treatment or disposal, except where in association with and ancillary to a residential park  
Wrecking yard

## Public Notification

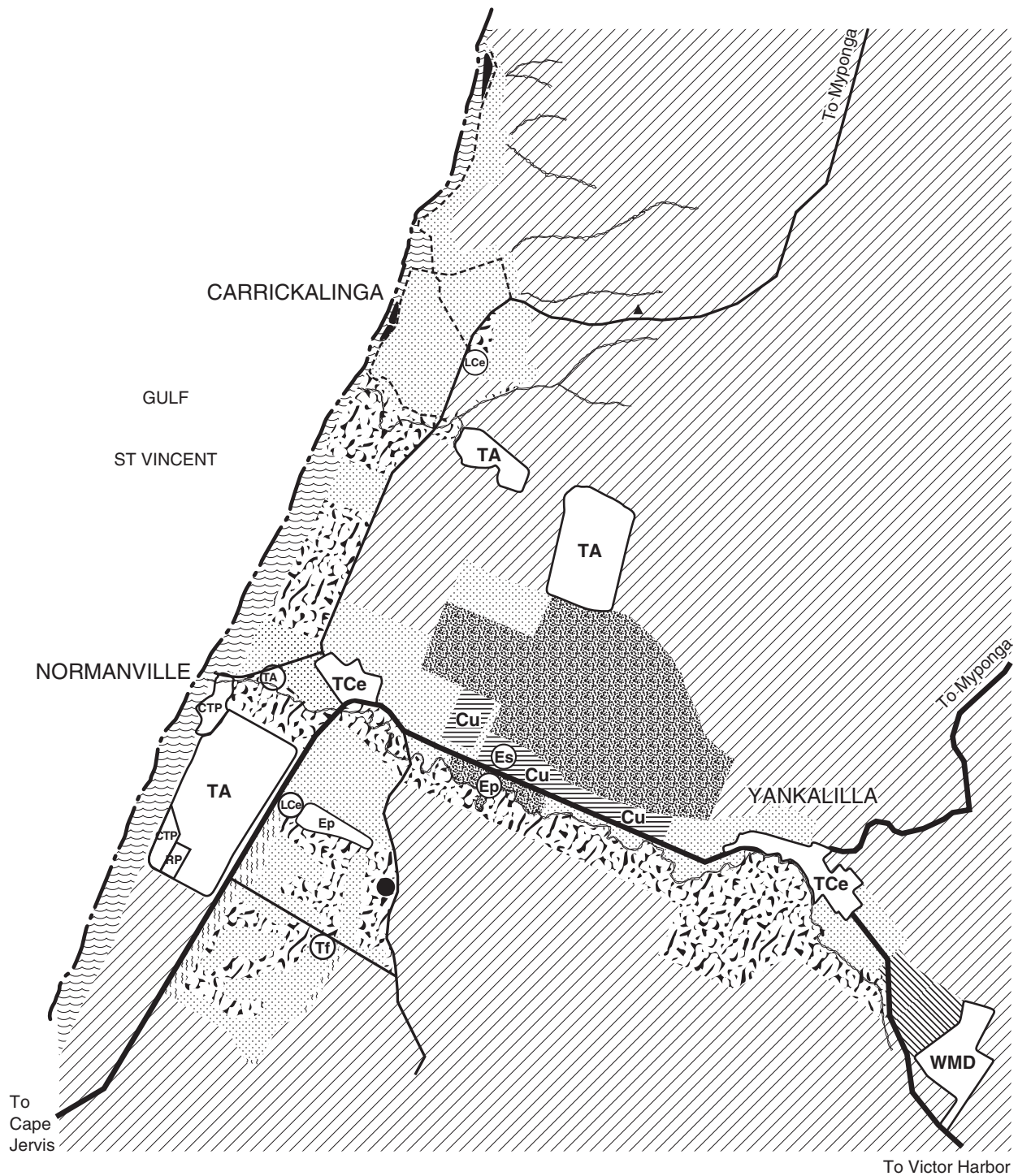
- 14 For the purpose of Section 38 of the Development Act 1993 the following kinds of development are assigned as **Category 1 Development** in the Residential Park Zone:

- Amenity block, including shower, toilet, laundry and kitchen facilities
- Cabin
- Camping ground
- Caravan permanently fixed to land
- Outbuilding ancillary to a dwelling
- Recreation area
- Resident workshop
- Residential park
- Storage area for recreation vehicle
- Swimming pool
- Transportable dwelling

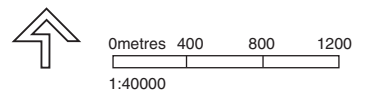


**ATTACHMENT C**

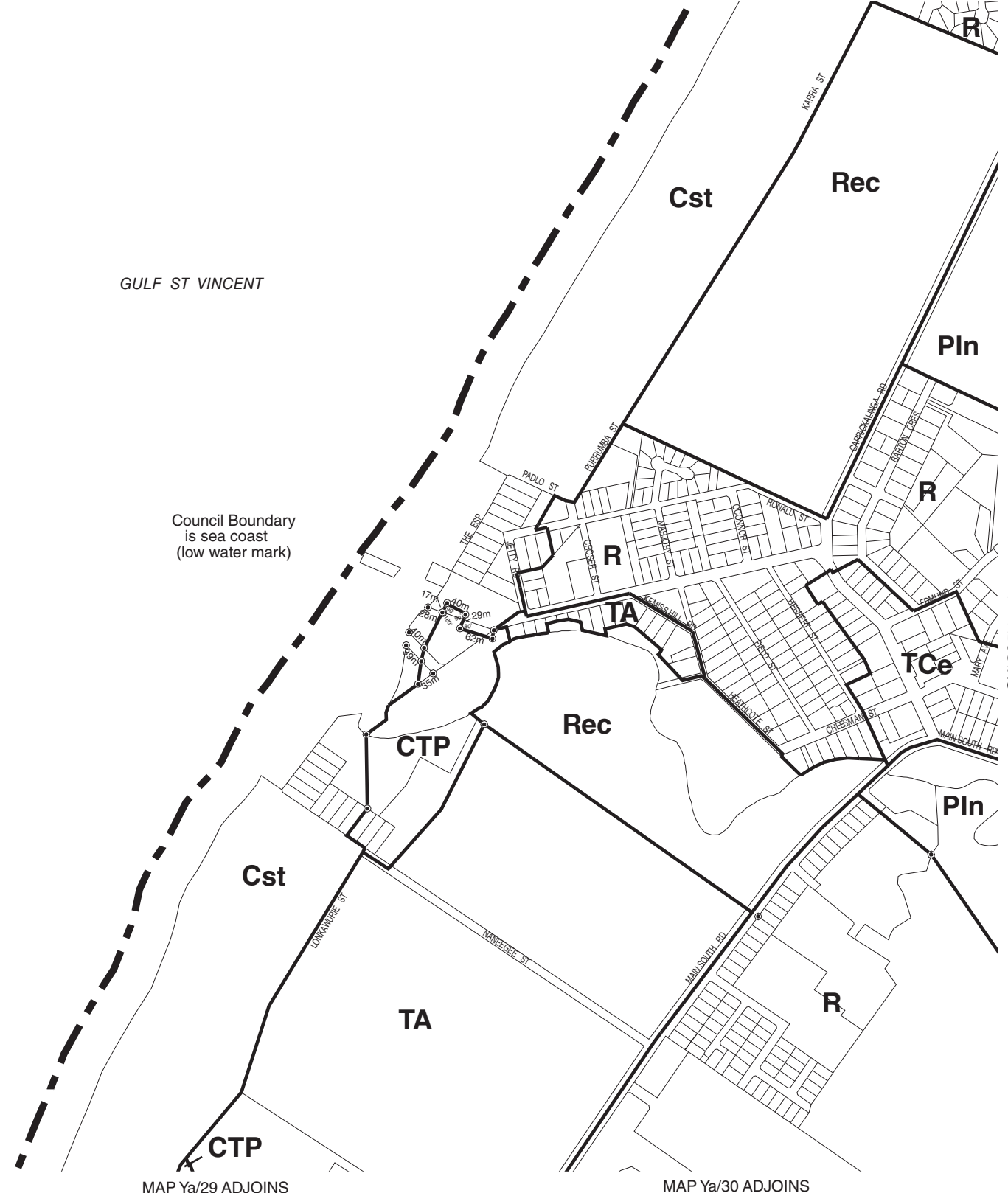




- |  |                                     |  |                                 |
|--|-------------------------------------|--|---------------------------------|
|  | Living                              |  | Public Purposes (Community Use) |
|  | Town Centre                         |  | Tourist Accommodation           |
|  | Local Centre                        |  | Caravan & Tourist Park          |
|  | Commercial / Industrial             |  | Residential Park                |
|  | Rural                               |  | Tourist Facility                |
|  | Rural Living                        |  | Open Space                      |
|  | Landscape                           |  | Waste Management Depot          |
|  | Coastal                             |  | Watercourse Protection          |
|  | Education Primary                   |  | Parking                         |
|  | Education Secondary                 |  | Lookout                         |
|  | Public Purposes (Education Primary) |  | Treatment Plant                 |
|  | Secondary Arterial Road             |  |                                 |
|  | Major Local Road                    |  |                                 |
|  | Collector/Local Crossing Road       |  |                                 |
|  | Local Government Area Boundary      |  |                                 |



**YANKALILLA (DC)  
CARRICKALINGA,  
NORMANVILLE  
AND YANKALILLA (TOWNS)  
STRUCTURE PLAN  
MAP Ya/1 (Overlay 1)  
ENLARGEMENT A**



**NORMANVILLE**  
**NOTE: For Policy Areas See MAPs Ya/37 & 38**

- Cst** Coastal
- Pln** Primary Industry
- R** Residential
- Rec** Recreation
- TA** Tourist Accommodation
- TCe** Town Centre
- CTP** Caravan & Tourist Park

Scale 1:10000





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

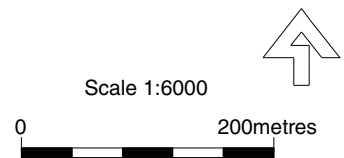
**YANKALILLA (D.C.)**  
**ZONES**  
**MAP Ya/26**



**SECOND VALLEY**

- CT** Country Township
- Cst** Coastal
- Pln** Primary Industry
- RuL** Rural Living

-  Zone Boundary
-  Development Plan Boundary



**YANKALILLA (D.C.)  
ZONES  
MAP Ya/33**