

## Springwood Development Nominees

Torrens Title Land division to create 188 allotments over 490/D028/19.

## Calton Road Gawler East

490/D028/19

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## OVERVIEW

<b>Application No</b>	490/D028/19
<b>Unique ID/KNET ID</b>	2019/09114/01
<b>Applicant</b>	Springwood Development Nominees
<b>Proposal</b>	Torrens Title Land division to create 188 allotments over Dev no 490/D028/19
<b>Subject Land</b>	Calton Road, Gawler East <ul style="list-style-type: none"> <li>• Volume 6205 Folio 146 (Allotment 9010, DP 114845)</li> <li>• Volume 6212 Folio 430 (Allotment 7030, DP 119118)</li> <li>• Volume 6162 Folio 334 (Allotment 4, DP 28814)</li> </ul> Proposed lot 9000 and 9001 in 490/D026/19 and 960/D025/19
<b>Zone/Policy Area</b>	Residential (Gawler East) Zone / Mixed Use Centre Policy Area 3
<b>Relevant Authority</b>	State Commission Assessment Panel *as delegate of the State Planning Commission
<b>Lodgement Date</b>	13 June 2019
<b>Council</b>	Town of Gawler
<b>Development Plan</b>	Gawler (CT) Development Plan (consolidated 20 February 2018)
<b>Type of Development</b>	Merit
<b>Public Notification</b>	Category 1
<b>Statutory Referral Agencies</b>	- Environment Protection Authority
<b>Technical Responses</b>	- Town of Gawler - Department for Energy and Mining (Office of the Technical Regulator)
<b>Report Author</b>	Hannah Connell – Planning Officer
<b>RECOMMENDATION</b>	Development Plan Consent and Land Division Consent be <b>granted</b> subject to conditions

## EXECUTIVE SUMMARY

### 1. PROPOSAL

Application details are contained in the ATTACHMENTS.

The proposal seeks to establish 188 allotments from 2 allotments created through parent applications 490/D026/19 and 960/D025/19 (“the parent applications”).

The allotments vary in size from super conventional to terrace sized and are designed around the proposed Village Park.

A 425 mm diameter high pressure gas transmission pipeline (*Port Campbell to Adelaide Pipeline*) owned and operated by South East Australia Gas Pty Ltd (*SEA Gas*) crosses the site (underground) in a 15 metre wide easement. The application site also includes a Main Line Valve (MLV) to depressurise the pipeline for maintenance and emergency scenarios. The Village Park is proposed to surround the MLV compound.

This application is to be considered in conjunction with the parent applications (960/D025/19 and 490/D026/19) which form the Masterplan for the Springwood development at Gawler East. The relevant provisions of the Development Plan were considered in this application including:

- Land Division
- Land Use
- Allotment configuration and Density
- Open Space
- Landscaping
- Significant and Regulated Trees
- Hazards (including Bushfire Protection)
- Stormwater and Runoff
- Noise Emissions/Air Quality (to a limited extent)
- Waste Management
- Aboriginal Heritage
- Barossa character preservation Overlay
- Sloping land
- Traffic Impact, Access and Parking
- Native Vegetation
- Fauna
- Site Contamination (to an extent)
- Connection to Services

It is not available to the SCAP to re-consider and re-assess all of the above matters in as many were considered in the parent applications.

The key outstanding areas of assessment for this 188 additional allotment Land Division are:

1. Interface with gas pipeline and Mainline Valve;
2. Interface issues with the 'parent application'; and
3. Any recommendations pertinent to this application only.

As this development application proposes more than 50 residential allotments the application was referred to the Environment Protection Authority ("EPA") for comment pursuant to Section 37(4)(a)(i) of the *Development Act 1993* and Schedule 8 Item 10 (b) of the *Development Regulations 2008*.

## **2. BACKGROUND**

The proposal seeks to establish 188 allotments from two superlots proposed in the parent applications. The total development site for Springwood is 186.1 hectares and comprises 1,201 Allotments. There are also associated roads, drainage infrastructure, open space, earthworks, landscaping and future development provision for a village centre and an education precinct. The removal of 47 Regulated Trees and 40 Significant Trees was also sought through the parent application.

The Development application which forms the parent application is/was considered by the SCAP at its' meeting of 13 February 2020; prior to the consideration of this application.

## **3. DESCRIPTION OF PROPOSAL**

Application details are contained in the ATTACHMENTS.

The proposal seeks the division of 2 land parcels, created through the subsequent parent applications, into 188 allotments. The total area to be divided is 14.11 hectares. The allotment sizes range from 210 sqm (Terrace allotments) to 850 sqm (Super Conventional allotments).

This application forms Stage 2 and 4 of the Springwood development.

#### 4. COUNCIL COMMENTS or TECHNICAL ADVICE

##### 4.1 Gawler Council

The application was referred to the Town of Gawler ("Council") for technical comments for the purposes of the *Development Regulations 2008*, 'Division 2 – Prescribed requirements – general land division', for the purposes of sections 33(1)(c)(v) and 51(1) of the Act. For the sake of specificity, the matters prescribed in *Division 2*, include the following:

- Widths of roads and thoroughfares
- Road widening
- Requirement as to forming roads
- Construction of roads, bridges, drains and services
- Supplementary provisions

Further to the above, in relation to the 'open space contribution scheme', section 50(2)(d) and section 50(3) of the Act, requires the SCAP to be satisfied that where land will be vested with a council to be held as 'open space' that the council is a party to an agreement as referred to in section 50(2)(d).

Council's comments in relation to technical land division requirements (i.e. road and stormwater infrastructure and open space) have been addressed in the parent applications.

Notwithstanding the above, the Council thought it prudent to provide their opinion in relation to the SEA Gas pipeline easements. To that extent, the Council opined that the existing easement will need to be extinguished and a new easement (terms and conditions) created contemporaneously over the land vesting in Council ownership.

A previous application, approved by the Council, (DA 490/D009/17) dealt with potential safety impacts on the pipeline by requiring at least a 6m separation distance either side of the pipeline. This was agreed between the applicant and SEA Gas at the time. The Council recommends that similar agreements should be reached for all future development.

High noise levels associated with the MLV remain an issue with the proposed land division applications. An updated SMS workshop should be conducted to review the latest land division plans lodged by all affected parties.

#### 5. STATUTORY REFERRAL BODY COMMENTS

Referral responses are contained in the ATTACHMENTS.

Pursuant to Section 37(1) of the *Development Act 1993*, and in accordance with Schedule 8(2) of the *Development Regulation 2008*, the following State Agencies have been consulted:

- Minister for Environment – Schedule 8, clause 2(10)

##### 5.1 Minister for Environment – DIRECTION

**Responsible State Agency: Environment Protection Authority**

Comments provided by the EPA in relation to the environmental impacts of this application were provided through the parent applications. To that extent, the EPA's general comments offered no content that was unique or specific to this application.

## **6. LAND DIVISION CONSULTATION – State Agencies**

### **6.1 Department for Energy and Mining (Office of the Technical Regulator)**

Pursuant to Section 29(3) of the *Development Act 1993*, the SCAP may, in relation to an application involving the division of land, consult with any other State Agency. Accordingly, comments were sought from the following State Agencies:

- Department for Energy and Mining (Office of the Technical Regulator)
  - SA Power Networks
  - ElectraNet
  - SEAGas

The advice obtained from the above State Agencies is to be considered and taken into regard in the determination of the application, however the SCAP is not legally bound to accept or adopt their recommendations. In particular, where matters raised are appropriately managed and/or controlled by separate legislation overseen by the OTR, it is considered appropriate to include an advisory note, rather than adopting an artificial control through the *Development Act 1993*.

The position of the Technical Regulator is established under the following Acts:

- *Electricity Act 1996*
- *Gas Act 1997*
- *Energy Products (Safety and Efficiency) Act 2000*
- *Water Industry Act 2012*

The Office of the Technical Regulator ("the OTR") sits within the Department for Energy and Mining ("DEM") and assists the Technical Regulator in the administration of the above Acts. Its' primary objectives are ensuring the safety of workers, consumers and property as well as compliance with legislation and applicable standards in the electricity, gas and water industries.

In this context, it is important to make the distinction that SEA Gas is not a State Agency. Rather, the OTR, through DEM, is the State Agency which regulates these private corporations.

#### Port Campbell to Adelaide gas pipeline (PCA)

If this land division application is approved, DEM recommends a condition that the actions of the 2017 SMS are complied with. If there are any changes to the proposed land division or land use outside the scope of the 2017 SMS study, a new SMS for the development must be undertaken, and the proponent, licensee and relevant stakeholders must participate in a SMS validation workshop. The controls and actions identified in the SMS must then be implemented.

#### Main Line Valve

DEM recommend that if any additional dwellings are proposed to be located within 220m of the vent, further assessment must be conducted to demonstrate that the risk is as low as reasonably practicable ("ALARP"). This assessment should determine the number of houses and what proximity to the vent these can be constructed for the risk to remain ALARP, considering the effectiveness of any procedural controls which may be implemented

## 7. PUBLIC NOTIFICATION

The subject land is located in the Residential (Gawler East) Zone in the Gawler (CT) Development Plan. As land division is neither listed as a complying or non-complying form of development in the zone, the proposed division of land is to be assessed on its merits pursuant to Section 35(5) of the Act.

With regard to public notification, the Zone defers to Schedule 9 of the *Development Regulations 2008*. The relevant clause in the categorisation of the application is outlined in Schedule 9, Part 1, Clause 5 which identifies the proposal to be a Category 1 form of development thereby the undertaking of public notification is expressly prohibited pursuant to Section 39(3)(a) of the Act.

## 8. POLICY

The parent application has considered the overall policy setting for this land division proposal. The policy specific to land division in the Gawler Council Development Plan are considered here.

The application site is located within the Residential (Gawler East) Zone. A portion of the site is located within the Mixed Use Centre Policy Area 3.

The zone envisages a predominantly residential area with low and medium density dwellings and associated infrastructure, retail, commercial, recreational, educational and community development in accordance with the Structure Plan for the area MAP Ga/1 (Overlay Enlargement G).

### Land Division

#### PDC 9 Land division:

- (a) Should not exceed 1000 allotments until at least the following infrastructure indicated by Structure Map Ga/1(Overlay 1) Enlargement G has been constructed:
  - (i) A collector road between Calton Road and One Tree Hill Road; and
  - (ii) A collector road between One Tree Hill Road and Potts Road; and
  - (iii) An upgrade of Potts Road and its intersection with Main North Road to accommodate the traffic flows associated with further continued development.
- (b) Should not prejudice the construction of the collector road indicated by Structure Plan Map Ga/1(Overlay 1) Enlargement G.

The submitted Planning Statement confirms that *an allotment does not exist until it has been deposited in the Lands Titles Office and a title for that allotment is issued*.

The Gawler East Link Road is currently being constructed by DPTI and projected to be completed in 2020. This piece of infrastructure will be installed prior to the formal creation of 1000 allotments with the Lands Titles office for the proposed plan of division. This is considered to satisfy part PDC9 part (a) and (b) above.

### 8.1 Land Use and Allotment Configuration

The proposed plan of division includes a variety of dwelling types arranged around the District Park. Generally speaking there is a high proportion of *Villa* and *Courtyard* style dwellings. These have site areas ranging from 400-624 sqm. There is also approximately 20 terraces proposed, with the majority of them located around the southern side of the District Park.



From a land use perspective, the application is consistent with the broad objectives of the zone and policy and promotes a mix of low-medium density housing.

## 9. PLANNING ASSESSMENT

### 9.1 Background

The Main Line Valve (“MLV”) compound is located within the application site and its’ main purpose is to depressurise the pipeline for maintenance and emergency scenarios. As such, within the MLV compound there is a Vent Stack and an Emergency Vent. The Vent Stack requires a minimum buffer zone of 45m between the nearest residence as a ‘*hazardous area*’ exclusion zone. This is required to remove ignition sources from the hazardous area of the gas plume.

The Emergency vent is designed to rapidly evacuate gas in the event of a pipeline emergency.

In 2017 (as required by AS 2885) a Safety Management Study (SMS) was undertaken to identify actions required to ensure the risk of the pipeline operation remains ALARP with the Springwood Masterplan, given that a change in land use is being proposed.

The 2017 SMS recommends that residential allotments are not located within 220m of the MLV to protect residents from extreme noise levels -118 dB(A) at 45m.

Notwithstanding the above, the Petroleum Geothermal Energy ACT 2000 requires all transmission pipelines to be designed, constructed, operated and maintained in accordance with Australian Standard (AS) 2885: Pipelines- Gas and Liquid Petroleum (Regulation 29). The Standard requires that the pipeline will be designed to be compatible with the surrounding land use.

The Port Campbell to Adelaide pipeline is currently designed to be compatible with the existing rural land however it should be noted that approximately 25 dwellings are currently sited less than 220m from the MLV. The land division creating these residential allotments was approved by the Town of Gawler in development application 490/D009/17.

### 9.2 Assessment

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

It is acknowledged that the Development Plan states that development within the zone is required to comply with AS2885.

Notwithstanding the above, the design of the pipeline is not a matter for the planning authority to determine. The design of the pipeline, and it’s compliance with the AS 2885, is monitored by the Technical Regulator (Department of Energy and Mining). In effect once the land use has changed the licensee of the pipeline must adhere to AS 2885.

This is confirmed by Department of Energy and Mining who state that *if any additional dwellings are proposed to be located within 220m of the vent, further assessment must be conducted to demonstrate that the risk is ALARP.*

It should be noted that the 2017 SMS included a series of options that demonstrated how noise can be managed on the site. One of the options included constructing a 15 metre

high noise barrier around the Main Line Valve or relocating the Main Line Valve outside of the Springwood development site. It is understood that negotiations between Developer and SEA Gas have not progressed past this point however it is understood that a number of options are available.

The application also proposes a new road crossing over the pipeline easement. This road crossing will need to be designed in accordance with AS 2885, given that it is likely to require concrete protection to protect the pipeline from excavation and vehicle loading.

The Barossa Trunk Main is also located within the application site. The new road crossing has been designed to cross the Barossa Trunk Main where it is designed to divert underground in an existing gullet.

## **10. CONCLUSION**

On balance, it is considered that the proposal to construct 188 allotments is reasonable and complies with the objectives of the Residential (Gawler East) Zone.

The purpose of the division is to create residential sized allotments, with road access, suitable open space and supporting infrastructure.

In considering the intent of the Development Plan, the orderly extension of services, and surrounding land uses, the proposal is unlikely to detrimentally impact upon a sensitive catchment area (with extensive stormwater management treatments). The proposal also represents a logical extension of the Gawler township.

The proposal is not seriously at variance with the Development Plan and it is recommended that Development Plan consent and Land Division consent be granted.

## **11. RECOMMENDATION**

It is recommended that the State Commission Assessment Panel:

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE that the State Commission Assessment Panel is satisfied that the proposal generally accords with the related Objectives and Principles of Development Control of the Gawler Development Plan.
- 3) RESOLVE to grant Development Plan Consent (and Land Division Consent) to the proposal by Springwood Development Nominees for Land Division 188 additional allotments at Calton Road, Gawler in CT 6212/430, CT 6205/146 and CT 6162/334 (proposed to be allotment number 9000 and 9001 in the parent land division) subject to the following reserved matters and conditions of consent.



## DEVELOPMENT PLAN CONSENT CONDITIONS

1. The development shall be undertaken and completed in accordance with the associated stamped plans and documentation, except where varied by conditions below (if any).

**REASON:** *To ensure the development is undertaken in accordance with this consent.*

2. Construction of all road, stormwater and footpath infrastructure is to be in accordance with the following construction hold points with a minimum of 48 hours' notice given to relevant council to attend site:

- a. Stormwater Hold Points – Excavation; pit and pipe installation; and backfill material.
- b. Road Hold Points – Subgrade inspection, Subbase inspection, Basecourse inspection, and asphalt installation.
- c. Footpath Hold Points – Formwork prior to concrete pour.

**REASON:** *To ensure that infrastructure is provided in an orderly manner.*

3. All fire tracks shall be designed to allow safe and convenient access for fire vehicles to adequately access dwellings for the purpose of fire protection and allow safe evacuation of the community in the event of a fire in accordance with the Ministers Code for Undertaking Development in Bushfire Protection Areas.

**REASON:** *To ensure infrastructure is provided for the purpose of Bushfire fighting purposes.*

4. All roads shall be designed in accordance with the Ministers Code for Undertaking Development in Bushfire Protection Areas, where required, for safe and convenient movement of vehicles and have a sealed surface.

**REASON:** *To ensure that Bushfire fighting service vehicles and personnel can operate within the site.*

5. All physical infrastructure services, including electricity and telecommunication services are to be provided underground.

**REASON:** *To improve the character and amenity of the locality.*

7. If required by the Technical Regulator that is responsible for the *Gas Act 1997*, the applicant must participate in a Safety Management Study in relation to the allotments that are created as a result of this consent.

**REASON:** To satisfy the requirements of the Technical Regulator.

## LAND DIVISION CONSENT CONDITIONS

2. The final design and engineering specifications shall be undertaken in consultation with the Town of Gawler and take into account:

- the specifications prescribed in *Part 9, Division 2 – Prescribed requirements – general land division* of the *Development Regulations 2008*; and
- the relevant council (Town of Gawler and The Barossa Council) design standards; and
- the relevant Australian Standards.

Prior to the issue of a Certificate under Section 51 of the *Development Act 1993*, the final design and engineering specifications in relation to relevant stage of development (i.e. the relevant stage for which clearance is being sought) shall be submitted to the reasonable satisfaction of the State Commission Assessment Panel.

**REASON:** *To ensure that infrastructure is provided to an appropriate standard.*

7. The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services SA Water 2019/00266.
8. The augmentation requirements of the SA Water Corporation shall be met.
9. The necessary easements shall be vested to SA Water.
10. A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.
11. All required road works shall be designed and constructed in accordance with Austroads Guides/Australian Standards and to DPTI's satisfaction. All associated costs (including project management and any necessary road lighting and drainage upgrades) shall be borne by the applicant.
7. Detailed civil engineering design plans and specifications prepared by a suitably qualified professional engineer in relation to relevant stage of development (i.e. the relevant stage for which clearance is being sought) shall be provided to the relevant council prior to the issue of Section 51 Clearance.

**REASON:** *To ensure that civil design details are provided to the relevant council.*

8. A stormwater Management Plan, to be provided in stages (including provision for WSUD features), prepared by a suitably qualified hydrological engineer shall be provided to the relevant council, in consultation with and to the reasonable satisfaction of the relevant council, in relation to relevant stage of development (i.e. the relevant stage for which clearance is being sought) prior to the issue of Section 51 clearance for the relevant stage.

The stormwater management plan should consider that overall peak discharge rate from the land post-development shall be limited to the predevelopment flow rate for all storm events up to and including the 1 in 100-year ARI storm event with detention storage provided inside and outside of watercourse environments (where appropriate).

**REASON:** *To ensure impact on the environment is minimised as a result of development.*

9. The Applicant shall provide detailed landscape design drawings and specifications, prepared by a suitably qualified landscape architect, for all proposed landscape works in proposed road reserves and open space areas to be vested in the Town of Gawler. The detailed landscape design drawings and specifications, in relation to relevant stage of development (i.e. the relevant stage for which clearance is being sought), shall be to the satisfaction of the council prior to the issue of Section 51 Clearance.

**REASON:** *To ensure the urban environment is satisfactorily managed by the council*

10. All works proposed for the construction of proposed public roads and the proposed reserves must be completed or otherwise appropriately bonded, to the satisfaction of the relevant council, prior to Section 51 Clearance.

**REASON:** *to provide for the construction of satisfactory public roads and reserves.*

11. Maintenance access tracks shall be provided along the top of embankments to the satisfaction of the relevant council, in relation to relevant stage of development (i.e. the relevant stage for which clearance is being sought), prior to the issue of Section 51 Clearance in accordance with the following:

- Access tracks shall be 3 metres in width and if forming part of a cycling connection shall be of asphalt type in accordance with Town of Gawler Standard Detail SK-203.
- Access tracks shall be 3 metres in width and if not forming part of a cycling connection shall be of cement stabilised crushed rock type in accordance with Town of Gawler Standard Detail SK-203.
- Include appropriate drainage systems, retaining structures and scour control measures to the satisfaction of the Town of Gawler.
- Provide safe and convenient access to stormwater basins, stormwater water quality
- Devices and any other public infrastructure in accordance with Australian Standard AS2890, Austroads Guidelines and ARRB Group 'Unsealed Roads Manual: Guidelines for Good Practice.'

**REASON:** *To ensure that infrastructure is provided in accordance with Council requirements.*

12. An allotment plan shall be provided to and approved by the relevant council showing the extent and the depth of filling on the allotments approved as part of this division.

A compaction and clean fill certificate issued by a suitably qualified engineer shall be provided to the reasonable satisfaction of Council, in relation to relevant stage of development (i.e. the relevant stage for which clearance is being sought), indicating that the compacted fill is suitable to support standard footings for residential development prior to the issue of Section 51 Clearance.

**REASON:** *To ensure the subject land is suitable for its intended use.*

## ADVISORY NOTES

- a. This Development Plan Consent will expire after 10 years from the date of this Notification, unless final Development Approval from Council has been received within that period or this Consent has been extended by the State Planning Commission.
- b. The applicant is also advised that any act or work authorised or required by this Notification must be substantially commenced within 1 year of the final Development Approval issued by Council and substantially completed within 10 years of the date of final Development Approval issued by Council, unless that Development Approval is extended by the Council.
- c. All local Residential Roads for traffic volumes up to 3,000 vehicles per day shall have a 14 metre wide road reserve with a 7.4 metre wide road carriageway and include a 1.5m wide concrete footpath constructed on one side of the roadway in accordance with 'Council Standard Detail SK-200' with mountable kerb and gutter in accordance with 'Council Standard Detail SK-304'.
- d. All Collector Roads Type 1 for traffic volumes between 8,000 vehicles per day and 15,000 vehicles per day shall have a road reserve width of 22 metres and include 1.5 metre wide bike lanes, 3.5 metre wide traffic lanes, a 3 metre wide central median and 2.1 metre wide on-street parking to both sides of the roadway with 1.5 metre wide concrete footpath to both sides of the roadway in accordance with 'Council Standard Detail SK-200' and barrier kerb and gutter to 'Council Standard Detail SK-305'.
- e. All Collector Roads Type 2 for traffic volumes between 3,000 vehicles per day and 8,000 vehicles per day shall have a road reserve width of 20 metres and include 2.1 metre wide onstreet parking to both sides of the roadway and 3.5 metre wide traffic lanes and a 1.5 metre wide concrete footpath to one side of the roadway in accordance with 'Council Standard Detail SK-200', a 3.0 metre wide shared path to one side of the roadway in accordance with 'Council Standard Detail SK-203', with barrier kerb and gutter to 'Council Standard Detail SK-305'.
- f. All shared paths are to be 3m in width and constructed in accordance with Council 'Council Standard Detail SK-203'.
- g. All roads shall be designed to facilitate safe and convenient movement of vehicles by achieving a sign posted speed environment of 50 kilometres per hour unless specified otherwise by the Town of Gawler.
- h. Access roads within high pedestrian volume areas including town centre area shall be designed as shared streetscapes and create pedestrian friendly environments designed generally in accordance with the most recent 'Streets for People: Compendium for South Australian Practice'.

- i. Stormwater detention and WSUD systems will be integrated within public open space areas and be designed to consider function, amenity, safety, future maintenance and be rationalised where possible.
- j. A Soil Erosion and Drainage Management Plan (SEDMP) shall be provided to the council prior to the construction commencing. The SEDMP must be implemented in accordance with the 'Stormwater Pollution Prevention.
- k. The applicant is reminded of their statutory obligations under the *Native Vegetation Act 1991* and the *Environment Protection and Biodiversity Conservation Act 1999* and shall comply with those obligations before undertaking the approved development.
- l. All traffic control devices and roadway intersections shall be designed to relevant current Australian Standards, Austroads Guidelines, the Manual of Legal Responsibilities and Technical Requirements for Traffic Control Devices and to the satisfaction of the Town of Gawler.
- m. Street name signs shall be in accordance with Councils Standard drawing SK-604.
- n. The design traffic for the formed surface of roads shall be based on Chapter 12 of the Austroads Guide to Pavement Technology, Part 2: Pavement Structural Design should be utilised for pavement design and construction
- o. Public street lighting and public area lighting should comply in all respects with the Australian Standard AS1158.
- p. Light Emitting Diode (LED) Lighting should be provided to all public roads, laneways, cyclist paths and open spaces as well as around public facilities such as toilets, bus stops, seating, bins, and carparks.
- q. All open space areas shall be designed in accordance with the Town of Gawler Open Space Guidelines.
- r. Street trees shall be planted in accordance with Council Policy 7.12 (Street Tree Planting for New Land Divisions). The species and location of trees shall be to the satisfaction of Council and shall consider the common service trench location, street light location and setback from the kerb.
- s. Irrigated areas shall be designed in accordance with the relevant council's Open Space Guideline and considering the sustainable use of water to the satisfaction of the relevant council.
- t. Design should be developed considering Crime Protection through Environmental Design (CPTED) principles and a safety in design assessment provided to the satisfaction of the Town of Gawler.
- u. "As constructed" drawings shall be provided to the relevant council prior to the date of Practical Completion in respect of all infrastructure constructed as part of the development. The drawings shall be provided in hard copy format and electronic "DWG" or "DXF" and "PDF" format.

- v. Temporary turnaround areas and appropriate road and allotment drainage shall be provided to the reasonable satisfaction of the Town of Gawler to facilitate proposed staging or works.
- w. All costs for the design and construction of all infrastructure shall be borne by the owner/applicant. Following a certificate of practical completion from relevant council the owner/applicant shall be responsible for all maintenance for a period to be agreed with the relevant council (defects liability period).
- x. During construction, precautions shall be taken to prevent the pollution of stormwater by mud, silt, dust or other debris from the site in accordance with EPA Code of Practice for the Building and Construction Industry.
- y. A Maintenance and Management Plan shall be prepared for any areas of open space that are proposed to be vested in a council.
- z. Road pavement design and construction shall have a design life of 30-years, including allowance for predicted road traffic, future road construction traffic, residential construction traffic, future potential bus routes and the construction of future stages of the land division to the satisfaction of the council.
- aa. All bridge structures shall be designed by a suitably qualified professional engineer in accordance with Australian Standard AS5100.
- bb. Construction works associated with bridge structures shall be inspected and certified that it has been constructed in accordance with the approved plans and specifications by a suitably qualified and experienced structural engineer.
- cc. All activities on the site should be undertaken cognisant of the *Local Nuisance and Litter Control Act 2016*.
- dd. Approvals from all service authorities to modify services infrastructure are required to be obtained prior to commencement of construction and a copy of the approvals provided to the relevant council.
- ee. Noise levels must comply with the Environment Protection (Noise) Policy 2007.
- ff. The developer shall be responsible for liaison with SA Power Networks in respect to both public lighting and for the provision of an underground electricity service to all new allotments in the development.
- gg. The appropriate Council Officer(s) shall be notified prior to commencing the various stages of infrastructure installation in order to inspect installation and traffic management.
- hh. No retaining walls are approved as part of this land division application. Any retaining wall exceeding one (1) metre in height or combination of retaining wall and fence exceeding the height of 2.1 metres or any addition to an existing retaining wall and/or fence exceeding the afore mentioned heights shall require Development Approval.
- ii. No blasting shall occur on the subject land in accordance with AS 2885.



- jj. Future land owners are advised that landscaping of road verges in front of private properties requires Council approval in accordance with Section 221 of the Local Government.

EPA Advisory Notes

- kk. The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act*, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- ll. The applicant is reminded that due care should be taken to prevent or minimise adverse impacts and to appropriately manage stormwater runoff during construction and post-construction. Guidance can be found in the EPA's *Stormwater Pollution Prevention*

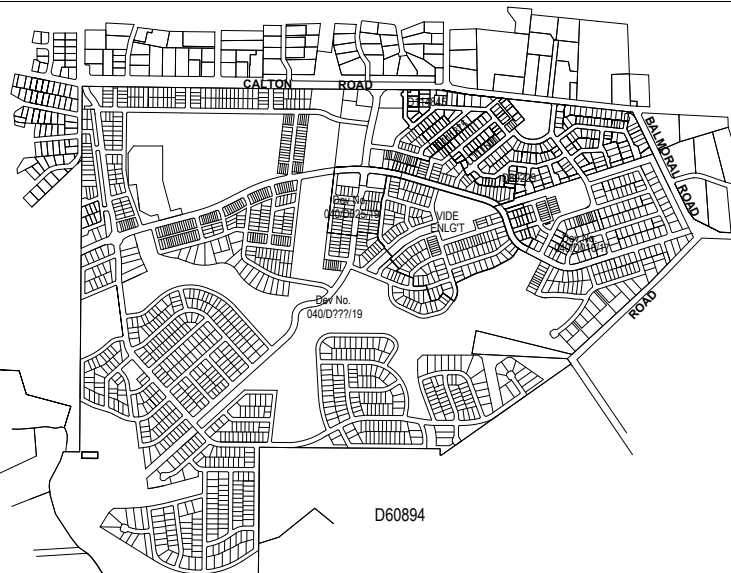
*Code of Practice for the Building and Construction Industry:*

[http://www.epa.sa.gov.au/files/47790\\_bccop1.pdf](http://www.epa.sa.gov.au/files/47790_bccop1.pdf)

If during any site works, contamination is identified which poses actual or potential harm to the health or safety of human beings or the environment that is not trivial, taking into account the land use, or harm to water that is not trivial, the applicant may need to remediate the contamination in accordance with EPA guidelines.

EPA information sheets, guidelines documents, codes of practice, technical bulletins etc. can be accessed on the following web site: <http://www.epa.sa.gov.au>

00. The applicant has a right of appeal against the conditions which have been imposed on this Development Plan Consent. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

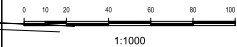


Development No. / /  
Town of Gawler

Proposed Plan of Division  
Allotment 9201 in Dev No. 490/DD010/17  
Allotment 9001 in Dev No. 490/DD025/19  
Allotment 9003 in Dev No. 490/DD???/19  
Hundred of Barossa

**GAWLER EAST**

PT CT 6212430  
PT CT 6205146  
PT CT 6162334



D60894

Super Conventional (22+)	4
Conventional (20)	6
Traditional (17 - 19)	22
Courtyard (14 - 17)	58
Villa (12.5)	54
Villa (10.5)	24
Terrace	20
Total	188
Other	0
Total	188

No. of proposed allotments 188  
Area of division 14.11ha  
Reserve area 2.285ha  
Length of new roads 2660m

Contour interval 2m.  
Datum AHD.

Vide Titles for disposition of easements

Road pavements shown are indicative only.

\*\*Not to be used for detailed engineering design.\*\*

Dimensions and areas are subject to survey.

© ALEXANDER & SYMONDS PTY. LTD. Original Draw Size B1

**Glenn Ian Hordacre**

LICENSED SURVEYOR

REF: AD10816 0000

DWG NO.: AD10816-CG PROP4 REV C

REVISION: C

DATE: 12-06-2019

Alexander & Symonds Pty Ltd

11 King William Street Kent Town,

South Australia 5007

PO Box 1000 Kent Town, SA 5071

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+ Property + Land Development +

+ Construction + Mining +

+ Spatial Information Management +





## Certificate of Title

**Title Reference** CT 6162/334  
**Status** CURRENT  
**Easement** YES  
**Owner Number** 13091095  
**Address for Notices** CARE WILLIAM BUCK GPO BOX 11050 ADELAIDE SA 5001  
**Area** 53.15HA (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

LEANNE HEATHER BRUGGEMANN  
OF C/- WILLIAM BUCK GPO BOX 11050 ADELAIDE SA 5001  
1 / 24 SHARE

HEATHER DAWN AMES  
OF C/- WILLIAM BUCK GPO BOX 11050 ADELAIDE SA 5001  
21 / 24 SHARE

BRENTON ROBERT AMES  
OF C/- WILLIAM BUCK GPO BOX 11050 ADELAIDE SA 5001  
1 / 24 SHARE

KAREENA DAWN PRIESTLEY  
OF C/- WILLIAM BUCK GPO BOX 11050 ADELAIDE SA 5001  
1 / 24 SHARE

## Description of Land

ALLOTMENT 4 DEPOSITED PLAN 28814  
IN THE AREA NAMED GAWLER EAST  
HUNDRED OF BAROSSA

## Last Sale Details

There are no sales details recorded for this property

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
AGREEMENT	11764743	MINISTER FOR HOUSING AND URBAN DEVELOPMENT
AGREEMENT	12459905	TOWN OF GAWLER

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
4926915747	PROPOSED CURRENT	Lot 7022 BALMORAL ROAD, GAWLER EAST, SA 5118
4926915755	PROPOSED CANCELLED	Lot 4 CALTON ROAD, GAWLER EAST, SA 5118
4926915763	PROPOSED CANCELLED	Lot 4 CALTON ROAD, GAWLER EAST, SA 5118

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

APPROVED G9/2012

### Administrative Interests

NIL

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 6205 Folio 146

Parent Title(s) CT 6186/895

Creating Dealing(s) VE 12885392

Title Issued 26/03/2018 Edition 2 Edition Issued 06/07/2018

### Estate Type

FEE SIMPLE

### Registered Proprietor

FIVE AMES FARMING PTY. LTD. (ACN: 609 760 536)  
OF 63 GAWLER TERRACE GAWLER SOUTH SA 5118

### Description of Land

ALLOTMENT 9010 DEPOSITED PLAN 114845  
IN THE AREA NAMED GAWLER EAST  
HUNDRED OF BAROSSA

### Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A ON D114845 TO THE MINISTER FOR INFRASTRUCTURE (T 1374106)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C ON D114845 TO TRANSMISSION LESSOR CORPORATION OF 1 UNDIVIDED 2ND PART (SUBJECT TO LEASE 9061500) AND ELECTRANET PTY. LTD. OF 1 UNDIVIDED 2ND PART (T 2370109)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E ON D114845 TO ELECTRANET PTY. LTD. (TG 12371822)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED T ON D114845 (TG 9662213)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED U ON D114845 (TG 10297076)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED H ON D114845 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED J ON F252234 FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED K(T/F) ON F252234 FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

### Schedule of Dealings

Dealing Number	Description
11764743	AGREEMENT UNDER DEVELOPMENT ACT 1993 PURSUANT TO SECTION 57A
12459905	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
12915311	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)



## Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 6212 Folio 430

Parent Title(s)	CT 6212/266			
Creating Dealing(s)	RTU 12970764			
Title Issued	22/08/2018	Edition	1	Edition Issued 22/08/2018

### Estate Type

FEE SIMPLE

### Registered Proprietor

SPRINGWOOD DEVELOPMENT NOMINEES PTY. LTD. (ACN: 609 351 671)  
OF L 1 22-26 VARDON AVENUE ADELAIDE SA 5000

### Description of Land

ALLOTMENT 7030 DEPOSITED PLAN 119118  
IN THE AREA NAMED GAWLER EAST  
HUNDRED OF BAROSSA

### Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A ON D119118 TO SOUTH AUSTRALIAN WATER CORPORATION (T 1374106)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED H.S ON D119118 (TG 9839646)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED J ON D119118 (TG 12970760)

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED R ON D119118 (TG 10045651)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED D ON D119118 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED F ON D119118 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED N ON D119118 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED P(T/F) ON D119118 FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED W ON D119118 FOR WATER SUPPLY PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

### Schedule of Dealings

Dealing Number	Description
11764743	AGREEMENT UNDER DEVELOPMENT ACT 1993 PURSUANT TO SECTION 57A
12459905	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
12915302	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)



## Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Our Ref: MER F 2009/000399; 2019\_093

19 July 2019

Development Assessment Commission  
Submitted via the Electronic Land Division Lodgement Site (EDALA)

To Whom It May Concern,

**Land Division Application: Development Number 490/D028/19**

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I refer to the above land division application (65317) in the vicinity of Pipeline Licence (PL) 13, licensed to SEA Gas Pty Ltd for the Port Campbell to Adelaide gas pipeline (PCA) under the *Petroleum and Geothermal Energy Act 2000 (PGE Act)*.

The *PGE Act* requires all transmission pipelines to be designed, constructed, operated and maintained in accordance with Australian Standard (AS) 2885: *Pipelines – Gas and Liquid Petroleum* (Regulation 29). This standard exists to ensure protection of the pipeline, which in turn ensures the safety of the community, protection of the environment and security of (gas) supply to users.

AS 2885 requires that the pipeline be designed to ensure it will be compatible with the surrounding land use. Where there is a change in land use, it must be demonstrated that risks have been reduced to As Low as Reasonably Practicable (ALARP).

This land division application has been referred to the Department for Energy and Mining (DEM) as it is within the measurement length of the PCA.

The PCA has been designed to be compatible with Rural land use in this location, based on the information available regarding the existing and planned land use at the time of construction. The proposed development will result in a change to the existing Rural land use classification.

In 2017, as required by AS 2885, a Safety Management Study (SMS) was undertaken by SEA Gas, involving the Gawler Council, the developer and DEM as the technical regulator of the transmission pipeline, to identify the controls required to ensure that the risk of the pipeline operation remains ALARP throughout and following completion of the proposed development.

SEA Gas have advised that the information submitted by the developer and available on EDALA in support of this application does not provide sufficient detail assure that the development will incorporate all of the actions identified in the SMS study.

If this land division application is approved, DEM recommends a condition that the actions of the 2017 SMS are complied with. If there are any changes to the proposed land division or land use outside the scope of the 2017 SMS study, a new SMS for the development must be undertaken, and the proponent, licensee and relevant stakeholders must participate in a SMS validation workshop. The controls and actions identified in the SMS must then be implemented.

ENERGY RESOURCES DIVISION

In addition to the buried pipeline, this division is also within the vicinity of a mainline valve facility (MLV2). This facility has been designed to enable depressurisation of the pipeline for both scheduled maintenance and emergency scenarios. In response to the proposed development within the vicinity of the vent, SEA Gas have undertaken a number of assessments to determine at what proximity to the valve dwellings may be located to ensure that risk to the public of a potential venting scenario remains ALARP, as is required by AS 2885.

In regards to ignition control in the case of a gas venting event, SEA Gas have confirmed that no houses should be constructed within 45m of the vent. DEM understand that the proposed design is consistent with this requirement.

SEA Gas have previously advised that risks relating to noise exposure from all design venting scenarios are considered tolerable for occupants of residential properties constructed 220m or further from the vent. SEA Gas have also undertaken a risk assessment to demonstrate that for the current, limited number of houses located within 220m of the vent, the risk to the public can be considered ALARP, as notification to a limited number of occupants is a practical control.

DEM recommend that if any additional dwellings are proposed to be located within 220m of the vent, further assessment must be conducted to demonstrate that the risk is ALARP. This assessment should determine the number of houses and what proximity to the vent these can be constructed for the risk to remain ALARP, considering the effectiveness of any procedural controls which may be implemented.

It was identified in a previous study that further investigation may be warranted into the feasibility of moving the MLV vent to different location. This should be explored further as a potential risk reduction method if an ALARP study is conducted, however long term potential for a similar development event to occur in the vicinity of the future vent site must also be considered.

Direct contact with SEA Gas on this matter should be through Michael Jarosz on 0477 112 463 [Michael.Jarosz@seagas.com.au](mailto:Michael.Jarosz@seagas.com.au).

If you have any queries in relation to this matter, please contact me on (08) 8429 2470 or [Michael.Malavazos@sa.gov.au](mailto:Michael.Malavazos@sa.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Malavazos', enclosed within a circular scribble.

Michael Malavazos  
**Director Engineering Operations**  
**Energy Resources Division**  
**Department for Energy and Mining**

## RESIDENTIAL (GAWLER EAST) ZONE

### Introduction

The Objectives and Principles of Development Control that follow apply in the Residential (Gawler East) Zone shown on Gawler [Maps Ga/5, 6, 9 and 20](#) and Policy Areas [Map Ga/15 and 18](#). They are additional to those expressed for the whole of the Council area.

### OBJECTIVES

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

### DESIRED CHARACTER

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

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

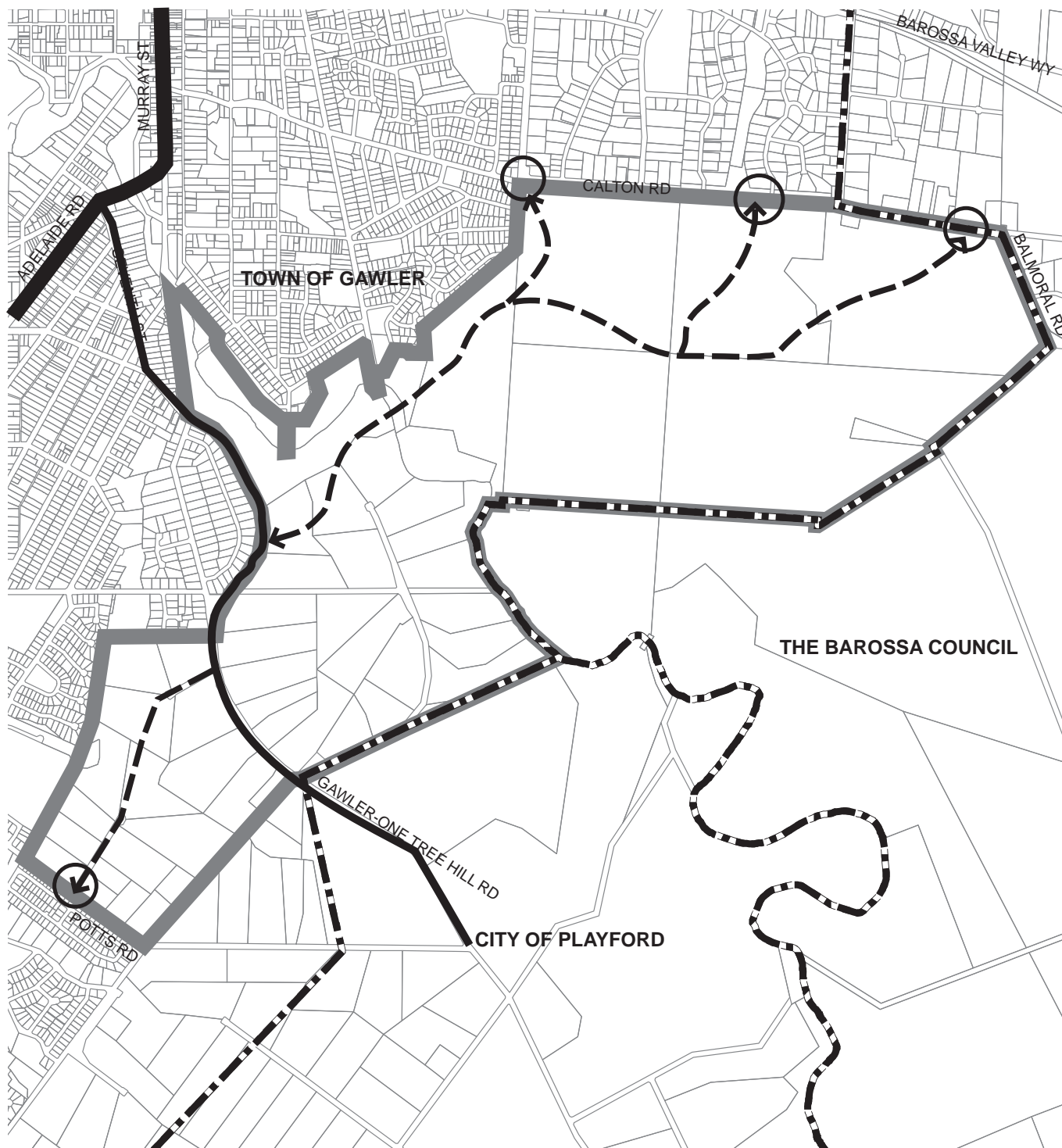
The zone will accommodate a diversity of housing forms. The Mixed Use Centre Policy Area 3 will comprise a mix of residential development and a range of commercial, retail, educational, recreational and community facilities. A smaller range of retail facilities, together with compact housing are anticipated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








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

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

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

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



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



1:20,000  
0 250 500 750 1000 1250 metres

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



The delivery of housing diversity will require innovative solutions for front or rear access and parking. Rear access will be provided in the form of 'service lanes', which support vehicular access requirements at reduced speeds providing a safe pedestrian environment.

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

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

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

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

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

The north-eastern, eastern and southern boundary of the zone adjoins agricultural, rural and rural living land. It is essential that development provide an appropriate buffer between dwellings and land used for agriculture. Larger allotments together with open space and road networks and increased dwelling setbacks will be established at the peripheries of the zone boundary in order to provide an appropriate low density transition and interface with adjacent rural and rural living land.

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

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

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

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - Affordable housing
  - Community facilities
  - Domestic outbuilding in association with a dwelling
  - Domestic structure
  - Dwelling
  - Dwelling addition
  - Dwelling with associated home based business uses
  - Non-residential use that serves the local community, for example:
    - child care facility
    - health and welfare service
    - open space
    - primary and secondary school
    - recreation area
    - shop, office or consulting room
  - Supported accommodation

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

### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development should occur in accordance with Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#).
- 5 Road reserves should be of a width, design and alignment that can:
  - (a) provide for safe and convenient movement and parking of vehicles and other users according to projected vehicle volumes, speeds and the character of the road;
  - (b) accommodate bus routes where required;
  - (c) provide for shared, on-street parking bays for nearby residents and visitors wherever practical to achieve unrestricted movement along collector roads;
  - (d) allow vehicles to enter or reverse from an allotment or garage in a single movement, allowing for cars parked on the opposite side of the road (where applicable) or fixed infrastructure on the street;
  - (e) allow for the efficient movement of service and emergency vehicles; and
  - (f) accommodate street planting, landscaping, street furniture and utilities infrastructure.
- 6 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

### Land Division

- 7 Land division should facilitate the provision of a broad range of housing options, including affordable housing.
- 8 Land division should accommodate open space and movement networks that provide for strong connections and safe and convenient access to public facilities, public transport and potential future development of adjoining sites.

**9 Land division:**

- (a) should not exceed 1000 allotments until at least the following infrastructure indicated by Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#) has been constructed:
  - (i) a collector road between Calton Road and One Tree Hill Road; and
  - (ii) a collector road between One Tree Hill Road and Potts Road; and
  - (iii) an upgrade of Potts Road and its intersection with Main North Road to accommodate the traffic flows associated with further continued development.
- (b) should not prejudice the construction of the collector road indicated by Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#).

**10 Rear lanes should:**

- (a) have a minimum reserve width of 6.5 metres;
- (b) be limited in length to a maximum of 100 metres;
- (c) have a minimum carriageway width of 5.5 metres;
- (d) include protuberances to accommodate landscaping and lighting should not exceed 1.0 metre;
- (e) landscaping should be in the form of tall vertical trees in preference to low level shrubs;
- (f) be designed to accommodate garbage trucks and emergency service vehicles.

**11 Public lighting should be provided to all public roads, laneways, paths and open spaces.**

**12 Development with frontage to the eastern side of the Gawler – One Tree Hill scenic road should be established on allotments of no less than 1000 square metres in area and incorporate screen planting between buildings and the road in order to provide a distinctive landscape character along this corridor.**

**13 Land located west of the South Para River should not be divided for the purpose of creating additional allotments unless forming part of an integrated development scheme where all infrastructure is delivered to service the land in an orderly and economic manner including potable water supply, grey water supply, waste water disposal, formed all-weather public roads and access, and stormwater disposal.**

**14 Detention and/or retention basins should incorporate good design techniques that:**

- (a) allow sediments to settle so as to treat stormwater prior to discharge into watercourses or the marine environment;
- (b) ensure human health and safety, particular with respect to high velocity drainage points;
- (c) ensures the control of mosquitoes and nuisance insects (eg midges); and
- (d) where wetlands are used for the cleaning of stormwater it is advisable that the storage is able to retain the 25 year, 24 hour rainfall event.

**15 Transmission lines should be protected from encroachment through the provision of:**

- (a) a 30 metre wide corridor (15 metres each side from the centreline) for the 132kV line;
- (b) a 50 metre wide corridor (25 metres each side from the centreline) for the 275kV line.

- 16 Residential allotments should not be created within the Major Transmission Infrastructure Corridors shown on Structure Plan [Map Ga/1 \(Overlay 1\) Enlargement G](#), or within the existing easements for the 132kV and 275kV transmission lines.

### Land Use and Density

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

### Built Form/Setbacks

- 18 Buildings should not exceed the following heights:
- (a) two storey development for properties adjacent to the boundary of adjoining zones other than the Open Space Zone;
  - (b) three storeys for the balance of the zone, other than apartment/mixed use buildings within the Mixed Use Centre Policy Area where a 5 storey limit applies.
- 19 Where allotments have direct frontage to an open space reserve, housing should address the reserve.
- 20 Where an allotment immediately adjoins public open space, clear, safe and convenient pedestrian access should be provided to the dwelling.
- 21 Residential building setbacks should satisfy the minimum dimensions outlined in Table 1 except where a proposed plan of division is accompanied by a building envelope plan that demonstrates that lesser building setbacks will contribute to the achievement of the desired character for the zone:

**Table 1**

Parameter	Value
Primary Street Frontage (excluding arterial or collector roads forming the zone boundary and the One Tree Hill Scenic Road shown on <a href="#">Map Ga/1 (Overlay 1) Enlargements Part A and Part B</a> )	3.0 metres to front facade 1.5 metres for dwellings where vehicle access obtained from the rear or side 1.5 metres to veranda/balcony elements 0.5 metres to entry porch and portico
Secondary Street Frontage (Corner Lots)	1.5 metres to facade 0.6 metres for dwellings on allotments with a frontage equal to or less than 9.0 metres 0.5 metres for veranda/balcony elements 0 metres for entry porch/portico
Side Boundary (excluding road frontage)	0.0 metres for dwellings on allotments with a road frontage equal to or less than 9.0 metres; 0.9 metres for dwellings on allotments with a frontage greater than 9.0 metres, other than a garage wall with a maximum length of 6.0 metres
Rear Boundary (other than rear lane)	0.9 metres
Open Space Reserve Frontage	1.5 metres where dwellings front the reserve 0.5 metres to entry porch and portico, veranda and balcony elements.

Parameter	Value
Single Carport/Garage	5.0 metres from primary street frontage 0.5 metres for laneway frontage
Double Carport/Garage	5.0 metres from primary street frontage 0.5 metres for laneway frontage
Arterial or Collector Roads	6.0 metres to front façade 5.5 metres to carport/garage 4.0 metres to veranda/balcony
One Tree Hill Scenic Road shown on <a href="#">Map Ga/1 (Overlay 1) Enlargements Part A and Part B</a>	15.0 metres to all buildings (excluding minor protrusions such as porches, porticos, eaves, verandas, balconies or similar)
Rear Lane (upper level dwelling)	0.5 metres for laneway frontage

### Private Open Space

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

**Table 2**

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

### Amenity and Public Spaces

23 Residential development should have regard to existing and possible future noise sources with respect to site layout, orientation, design and construction to ensure a safe and comfortable residential environment and to minimise conflict with existing non-residential activities.

- 24 Front fencing should balance the desire for an open streetscape and passive surveillance with the need for functional privacy. Clear delineation should be provided between public and private spaces, which may incorporate fencing, landscaping or a combination of these elements.
- 25 Filling of land exceeding 1.0 metre in height is appropriate where both of the following can be achieved:
- (a) it is associated with the remediation and development of the former quarry site;
  - (b) consequential retaining is not directly visible from a public road.
- 26 Residential development should provide an area for the storage of waste receptacles that is screened from primary and secondary street frontages.

### Bushfire Protection

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

### Separation of Use

- 28 Development should be designed and sited to minimise negative impact on existing and potential future land uses considered appropriate in the locality.
- 29 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.

### Car Parking

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

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



Form of Development	No. of required car spaces
Shop	5.5 spaces per 100 square metres
Video Store	5.5 spaces per 100 square metres

### Affordable Housing

- 33 Development should include a minimum 15 percent of residential dwellings for affordable housing.
- 34 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.
- 35 Dwellings constituting affordable housing should be designed within the parameters shown in Table 3.

**Table 3**

Parameter	Detached Dwelling	Semi-Detached Dwelling	Group Dwelling	Residential Flat Building	Row Dwelling
Minimum area of private open space for ground level dwellings	20 square metres	20 square metres	20 square metres	20 square metres	20 square metres
Minimum area of private open space in the form of a balcony for dwellings above ground level	8 square metres	8 square metres	8 square metres	8 square metres	8 square metres
Minimum open space dimension	3.0m for ground level private open space and 2.0m for balconies	3.0m for ground level private open space and 2.0m for balconies	3.0m for ground level private open space and 2.0m for balconies	3.0m for ground level private open space and 2.0m for balconies	3.0m for ground level private open space and 2.0m for balconies
Minimum number of on site car parking spaces	1	1	1	1	1

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Crematorium

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

- there exist 1000 allotments within the area defined by the Gawler East Development Constraints Concept Plan [Figure CoP/5](#); and
- the following infrastructure has not been completed in full:

- (i) a collector road between Calton Road and One Tree Hill Road;
- (ii) a collector road between One Tree Hill Road and Potts Road;
- (iii) an upgrade of Potts Road and its intersection with Main North Road to accommodate the traffic flows associated with further continued development.

Fuel Depot  
 Horticulture  
 Hospital except where located within Mixed Use Policy Area 3  
 Industry  
 Intensive animal keeping  
 Junk Yard  
 Major public service depot  
 Office greater than 150 square metres, except where located within Mixed Use Centre Policy Area 3 and/or Local Centre Policy Area 19  
 Prescribed mining operations  
 Refuse destructor  
 Shop or group of shops with a gross leaseable floor area exceeding 250 square metres, except where located within Mixed Use Centre Policy Area 3 and/or Local Centre Policy Area 19  
 Telecommunications Facility above 30 metres in height  
 Warehouse  
 Waste reception, storage, treatment or disposal, except a sewerage treatment plant.

### Public Notification

- 38** Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*. Further, all development listed within Principle of Development Control 1 of the Residential (Gawler East) Zone, Mixed Use Policy Area 3 and/or Local Centre Policy Area 19 are designated category 2 (except where the development is classified as Category 1 or non-complying).

## Mixed Use Centre Policy Area 3

### Introduction

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

### OBJECTIVES

- Objective 1:** A functional and diverse zone accommodating a mix of commercial, retail, recreation, community, residential, office, consulting rooms and educational uses.
- Objective 2:** Development that minimises any adverse impacts upon the amenity of the locality within the policy area.
- Objective 3:** Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

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

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

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

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

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

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

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

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

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

Shop and dwelling  
Supermarket.

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

### **Form and Character**

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

## **Local Centre Policy Area 19**

### **Introduction**

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

### **OBJECTIVES**

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

### **DESIRED CHARACTER**

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

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

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

- 120** Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.
- 121** Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 122** Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.
- 123** New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.
- 124** Development located within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:
  - (a) not prejudice the continued operation of those facilities;
  - (b) be located, designed and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended hours of operation.

## Land Division

### OBJECTIVES

**Objective 45:** Land division in appropriate localities to create a compact urban area.

Development of the metropolitan area should proceed in an orderly and convenient manner, making proper use of the State's economic resources and avoiding scattered development caused by haphazard and premature division of land.

Development which satisfies urban demands and requirements should be confined to sites within identified urban areas. This objective may be achieved through selective development of infill housing, redevelopment and refurbishment of existing housing, and use of vacant and under-utilised land, with the aim of reducing the social, environmental and economic costs of urban development, and maximising use of the community investment in facilities and services in existing housing areas. While a compact form of development is generally desirable, recognition must be given to areas of particular character of amenity, or to specific constraints such as environmental or historical value, water catchment areas and areas of bushfire hazard.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 125** Land should not be divided where community facilities or public utilities are lacking or inadequate or where land in the vicinity has been divided and the allotments have not been substantially developed.
- 126** Land should not be divided:
  - (a) in a manner which would prevent the satisfactory future division of the land, or any part thereof;
  - (b) if the proposed use, or the establishment of the proposed use, is likely to lead to undue erosion of the land or land in the vicinity thereof;
  - (c) unless wastes produced by the proposed use of the land, or any use permitted by the principles of development control, can be managed so as to prevent pollution of a public water supply or any surface or underground water resources;

- (d) if the size, shape and location of, and the slope and nature of the land contained in, each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used;
- (e) if any part of the land is likely to be inundated by tidal or floodwaters and the proposed allotments are to be used for a purpose which would be affected detrimentally when the land is inundated;
- (f) where the proposed use of the land is the same as the proposed use of other existing allotments in the vicinity, and a substantial number of the existing allotments have not been used for that purpose;
- (g) if it would cause an infringement of any provisions of relevant building legislation or any by-law or regulation made thereunder; or
- (h) where existing significant trees or remnant vegetation will be removed or compromised.

**127** When land is divided:

- (a) any reserves or easements necessary for the provision of public utility services should be provided;
- (b) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in a satisfactory manner;
- (c) a water supply sufficient for the purpose for which the allotment is to be used should be made available to each allotment;
- (d) provision should be made for the disposal of waste waters, sewage and other effluents from each allotment without risk to health;
- (e) roads or thoroughfares should be provided where necessary for safe and convenient communication with adjoining land and neighbouring localities;
- (f) each allotment resulting from the division should have safe and convenient access to the carriageway of an existing or proposed road or thoroughfare at all times;
- (g) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare;
- (h) for urban purposes, provision should be made for suitable land to be set aside for usable local open space; and
- (i) if it borders a watercourse the land immediately adjoining the watercourse should become public open space, with a public road fronting the open space and be rehabilitated for appropriate public use.

**128** Where land which has a frontage onto the Gawler River, North Para River and South Para River is divided, a reserve at least 30 metres wide, when measured from the top of the bank, should be provided along such a frontage.

**129** Land division within an area identified as being 'Excluded Area from Bushfire Protection Planning Provisions' on Bushfire Protection Area [Figures Ga\(BPA\)/1 to 5](#) should be designed to make provision for:

- (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it;
- (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads; and

- (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

## Mining

### OBJECTIVES

**Objective 46:** Continued availability of metallic, industrial and construction, minerals by preventing development likely to inhibit their exploitation.

Building and construction minerals are significant to the metropolitan area due to scarcity of natural timbers for building construction. Adelaide is particularly dependent on resources of clay and shale for brick manufacture, and sand and stone for concrete and mortar aggregate. Equally important are materials such as filling sand and quarry products used in road building and general construction. Transport costs of these bulky low-value products rise rapidly as the distance increases between the workings and the point of consumption, with a consequent increase in price to the consumer.

Although large reserves of most of these materials exist, they can be easily sterilized by other uses of the land. Workable deposits should therefore be kept free of building and other development so that the deposits are available when needed.

**Objective 47:** Protection of the landscape from undue damage from quarrying and similar extractive and associated manufacturing industries.

Land should not be left derelict following the extraction of minerals, and wherever possible steps should be taken to reclaim the land and put it to a suitable use. After-use plans should form the basis of the working program, indicate the depths and direction of working, access roads, support for abutting roads and adjoining land, disposal of waste and screening of plant and machinery by trees.

The remaining natural environment of land adjoining the Gawler River which has not been affected by loam extraction, should be preserved.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 130** Known reserves of economically-workable mineral deposits should be kept free from development until such time as the deposits are able to be exploited.
- 131** Quarrying and similar extractive and associated manufacturing industries should be sited and managed so that their impact on the landscape is minimal.
- 132** Removal of undesirable structures and the beautification of quarry faces by landscaping or restoration of the natural cover of the land, should be undertaken after mining and quarry workings are finished.
- 133** Mining operations in areas of remnant bushland or scenic areas should only proceed following full evaluation of the benefits to the community in retaining bushland or scenery, as opposed to the development of the deposit and the relative abundance of alternative deposits.
- 134** Mining operations should be based on a rehabilitation plan to ensure a close correlation between the operations and the after-use of the site.
- 135** No new loam pits should be opened within the Gawler Rivers Floodplain Area identified on [Figures FI/1 to FI/8](#) and further loam extraction should be:
  - (a) contained within existing approved pits; and
  - (b) worked in accordance with a development and rehabilitation plan that describes the intended stages of rehabilitation and long-term after-use.