

## Old Noarlunga Policy Area 19

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

### OBJECTIVES

- 1 A policy area accommodating a range of low impact light industrial, commercial, warehouse, storage, tourist accommodation, cultural, entertainment and recreation uses.
- 2 Economic redevelopment and rehabilitation of the site of the former abattoir including the removal of non-functional and dilapidated structures and the remediation of contaminated land.
- 3 Buildings, facilities and car parks located and designed to complement the high quality natural environment and attractive elevated setting adjacent to the Onkaparinga River National Park.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area contains a former abattoir surrounded by generally open or undeveloped land. The site has a unique setting with prominent vistas to the coast and other parts of the council. It also forms a backdrop to the township of Old Noarlunga and the Onkaparinga River National Park.

A range of industry, commercial, tourist or community uses are envisaged to encourage investment towards total site redevelopment and rehabilitation of this site.

In all cases the aim is to provide a form of development that is visually attractive and interesting and sits comfortably as part of this natural backdrop. Future development may comprise the demolition of part or all of the former abattoir and construction of new buildings designed to maximise the expansive available views in most directions.

The previous land uses in the policy area may have led to contamination of land and underlying groundwater within the area, therefore final development options will be partially determined by the extent of any contamination and the remediation of land within the area if or as required.

It is envisaged that the building form not be restricted to small scale, but is contemporary, carefully designed, and utilises a range of materials and colours to present interesting facades and respond to the hilltop setting. Professionally designed landscaping will be employed to enhance the functionality and appearance of the site at close range and to screen larger building elements within the site when viewed from a distance.

The siting and design of buildings will respond to the setting of the nearby St Phillip and St James church and ensure sightlines of this building are not obscured.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area; subject to soil quality assessment and adequate remediation prior to development:
  - community centre
  - entertainment, cultural and exhibition facility
  - horticulture
  - indoor recreation centre
  - light industry

**Onkaparinga Council**  
**Zone Section**  
**Urban Employment Zone**  
***Old Noarlunga Policy Area 19***

- place of worship
- recreation area
- service industry
- service trade premises
- store
- tourist development
- warehouse.

- 2 Other forms of employment generating development may be appropriate providing that:
- (a) it provides a high level of amenity for users of the site
  - (b) environmental or bushfire risks are minimised
  - (c) environmental and recreation values of the Onkaparinga River National Park are complemented
  - (d) it does not adversely impact on views from the Old Noarlunga township.

**Form and Character**

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Buildings should be sited and designed to complement the elevated natural setting and avoid obscuring views of the St Phillips and St James church from distant vantage points.
- 5 Development should ensure the removal of structures within the policy area that are dilapidated or have no economic purpose.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table Onka/1 - Conditions for Complying Development](#):

- general industry in the Core Industry Area
- light industry in the Core Industry Area.

### Non-complying Development

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

Form of development	Exceptions
Advertisement or advertising hoarding	Except where the advertisement or advertising hoarding: <ol style="list-style-type: none"> <li>(a) does not move, rotate or incorporate flashing light(s)</li> <li>(b) has no part that projects above the walls or fascia where attached to a building</li> <li>(c) covers less than 15 per cent of the total surface area of a wall oriented to a public road or reserve</li> <li>(d) does not include bunting, streamers, flags or wind vanes</li> <li>(e) does not include third party advertising.</li> </ol>
Any building more than 8.5 metres in maximum height above natural ground level where located within <b>Home Business Policy Area 17</b>	
Any development listed in Schedules 21 or 22 of the <i>Development Regulations 2008</i> where located within the <b>Home Business Policy Area 17</b>	
Any development undertaken within 25 metres of the high bank of the Pedler Creek watercourse and the Coast to Vines Rail Trail where located within the <b>Infrastructure Policy Area 13</b>	
Bulky goods outlet	Except where located in: <ol style="list-style-type: none"> <li>(a) <b>Main Road Policy Area 12</b></li> <li>(b) <b>Old Reynella Policy Area 14</b></li> <li>(c) Interface Area</li> <li>(d) a Co-ordinated Development Site.</li> </ol>
Caravan or residential park	Except for minor alterations and additions within a caravan park or residential park.
Community Centre	Except where located in <ol style="list-style-type: none"> <li>(a) <b>Main Road Policy Area 12</b></li> <li>(b) <b>Old Reynella Policy Area 14</b></li> <li>(c) <b>Old Noarlunga Policy Area 19.</b></li> </ol>

Form of development	Exceptions
Consulting room	Except where located in one of the following: (a) <b>Main Road Policy Area 12</b> (b) <b>Old Reynella Policy Area 14</b> (c) <b>Home Business Policy Area 17</b> (d) an Interface Area (e) a Co-ordinated Development Site.
Dwelling	Except where either (a) or (b) or (c) apply: (a) in association with a home business where located in the <b>Home Business Policy Area 17</b> (b) alterations and additions to existing dwellings (c) where located within <b>Old Noarlunga Policy Area 19</b> and at least one of the following is satisfied: (i) it is ancillary to industrial development (ii) it forms part of a tourism development.
Educational establishment	Except where located in the <b>Old Reynella Policy Area 14</b>
Horticulture	Except where (a) or (b) or (c) apply: (a) it is located in the <b>Old Noarlunga Policy Area 19</b> (b) it is located in the Southern Region Waste Resource Authority facility in <b>Infrastructure Policy Area 13</b> (c) the use is: (i) ancillary to and in association with a development envisaged in the zone (ii) necessary to support the operation of the development (iii) located on the same allotment as the development (iv) within an enclosed building.
Land division where it is located in the <b>Infrastructure Policy Area 13</b>	Except where no additional allotments are created partly or wholly within the policy area.
Intensive animal keeping	
Motel	Except where located within the <b>Old Reynella Policy Area 14</b> or within the <b>Old Noarlunga Policy Area 19</b> .
Nursing home	
Prescribed mining operations	
Preschool	Except where located in one of the following: (a) <b>Main Road Policy Area 12</b> (b) <b>Old Reynella Policy Area 14</b> (c) <b>Home Business Policy Area 17</b> (d) an Interface Area (e) a Co-ordinated Development Site
Special industry	
Stadium	
Tourist development	Except where located within the <b>Old Reynella Policy Area 14</b> or within the <b>Old Noarlunga Policy Area 19</b> .

## Public Notification

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

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

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