

Urban Employment Zone

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

OBJECTIVES

- 1 A mixed use employment zone that accommodates a **wide** range of industrial land uses together with other related employment and business activities.
- 2 **Commercial uses** including shops, offices, consulting rooms, personal service establishments and training facilities that are able to provide support services for businesses and an expanding workforce **located primarily along main road frontages**.
- 3 Provision for enterprises, such as major logistics and manufacturing plants, high technology and/or research and development related uses, located to take advantage of existing and future road and rail infrastructure.
- 4 The effective location and management of activities at the interface of industrial/commercial activity with land uses that are sensitive to these operations.
- 5 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones.
- 6 Development that promotes business clusters that provide a range of economic and environmental benefits.
- 7 Co-ordinated and integrated development that:
 - (a) incorporates high speed information technology and telecommunications facilities and infrastructure
 - (b) contributes to the improvement of the physical, social and economic conditions of adjoining communities where appropriate.
- 8 **Adequate and co-ordinated servicing of land and provision of infrastructure before development takes place**.
- 9 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Onkaparinga's **Urban Employment Zone** will be a high quality enterprise and employment destination of regional importance for Southern Adelaide. It will attract a wide range of activities that generate employment. While currently focusing on industry and similar activities, over time offices and industry-related educational establishments, high technology and/or research and development related uses will develop in compatibility with the surrounding uses. It is anticipated that the zone will associate with and leverage off new manufacturing trends emerging from the Tonsley Innovation District.

Clustering of industrial activities to share resources and reduce waste impacts and energy needs is encouraged, as well as shared use of facilities and services, including training, communication and information technology and car parking areas where practical.

As a zone accommodating well-established industrial activities, which fulfil an important employment function for the surrounding residential areas and region, they will be protected from the intrusion of inappropriate uses which may reduce their potential operation and the utility of the land resource.

Activities which are potentially hazardous or produce negative off-site impacts, such as noise, air, water and waste emissions, significant volumes of industrial traffic or have a detrimental impact on the amenity of properties should not be located adjacent residential or similar environmentally sensitive zones.

Non-industrial development should not compromise ongoing industrial operations and should only be established where designed and sited to be compatible with existing EPA licenses and associated separation distances.

The development of local shops (including cafes and restaurants), consulting rooms, service trade premises, indoor recreation centres and training facilities are encouraged in the zone to support the existing and expanding workforce and to provide support services for business. Such land uses that cannot be reasonably accommodated within a centre type location could be located within parts of the zone outside of Aldinga and the Core Industry Area where sufficient and safe vehicle access and parking is demonstrated.

More sensitive land uses such as educational establishments, child care centres and consulting rooms will be located in the appropriate policy areas and designed to ensure that higher impact land uses (such as general industry) are not undermined and can continue the successful operation of such land uses.

Entry for industrial traffic, commercial traffic and heavy vehicles will be from arterial and distributor roads and via local roads within the zone. Vehicles will be restricted from entering residential areas through the use of traffic management measures.

To ensure the safe movement and accommodation of all vehicles in the zone, development that is a traffic generating activity should demonstrate how vehicle movements will manage impacts on Main South Road and the adjoining road network, particularly the Main South / Seaford Road / Patapinda Road intersection.

It is envisaged that over time Seaford Road will need to be augmented and upgraded to accommodate increases in traffic volumes.

Development particularly in the **Main Road Policy Area 12** will consolidate driveway crossovers to optimise the provision for on-street car parking and minimise conflicts with traffic.

A large portion of the area is located in Lonsdale, extending from Christie Creek in the south to the Field River and the City boundary in the north. The terrain varies from gently to steeply sloping and accordingly some areas are visually prominent from the road network and residential areas. In areas of visual prominence it is important that development incorporates on-site measures together with visual and environmental buffers to avoid the potential for negative impacts on the urban landscape as viewed from main roads and residential areas.

The allotment pattern in Lonsdale provides a mix of sizes to cater for a range of land uses. The core area will continue to provide large allotments to meet the needs of industry. Any further division of land should not undermine the existing allotment pattern in the area.

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

Development will be well designed and comprise high quality, innovative contemporary architecture that is both adaptable and flexible to accommodate multiple uses or changes in future land uses where practical. Buildings will provide a positive visual impact incorporating a variation in materials, facade treatments and setbacks rather than appearing as large uniform buildings with blank façades.

Buildings facing onto public roads or thoroughfares will avoid large expanses of solid unarticulated walling or blank facades by incorporating design elements in particular glazing to increase the void to solid ratio of external surfaces and will incorporate landscaping to soften their appearance.

The erection of open ornamental or decorative fences, other than wire mesh and barbed wire, at the street frontage of a site is appropriate as part of a development. Colour coated wire mesh fencing is appropriate where it is sited in line with the building or behind landscaped areas.

Landscaping, matched to the scale of the development will be carefully integrated with built form, to achieve evaporative cooling and shading, habitat, stormwater retention or other desired functions, while also providing a pleasant and attractive environment.

Car parking areas will include trees to provide shade and enhance visual amenity. The appearance of outdoor storage areas will also be enhanced through landscaping. Landscaping will be carefully designed to minimise opportunity for crime by ensuring passive/active surveillance and minimising places of entrapment.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of stormwater, will be integrated throughout the area at the neighbourhood, street, site and building level including in car park areas. Harvested stormwater will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

Interface Area

The area at O'Sullivan Beach contains vacant land and provides a transition between longstanding general industry activities accessed from Morrow Road and adjoining residential areas.

The area fronting Brodie Road on the western side comprises a diverse mix of new industrial activities focussing on manufacturing and processing activities.

It is envisaged that these areas, as shown on [Concept Plan Map Onka/29 - Core Industry and Interface Areas](#) will accommodate light or service industry uses, warehousing, office, consulting rooms, retail activities and training facilities, which reduce adverse impact on the amenity and safety of the adjoining **Residential Zone**.

The Interface Area will be developed in a way that minimises impacts on residential land uses through the appropriate setback, scale and massing of buildings, a high standard of design and extensive landscaping along road frontages. General or special industry is not appropriate within the Interface Area.

Co-ordinated Development Sites

There are a number of larger sites in the Core Industry Area as identified on [Concept Plan Map Onka/29 - Core Industry and Interface Areas](#) that are vacant or underutilised and potentially available for redevelopment in the short to medium term. These sites provide the opportunity for delivery of integrated development of contemporary design and layout, and provision of land use and on-site infrastructure. Development should integrate with and enhance the streetscape with provision of landscaping that contributes to the evolving character of the zone.

Development of Co-ordinated Development Sites may be more intensive with a mix of allotment sizes and a wider range of land uses not envisaged in the Core Industry Area. Co-ordinated Development Site design and planning allows for a greater sharing of car parking and provision of uses such as child care centres, indoor recreation centres, cafes or other uses that support employment activity. These land uses will form part of an integrated development rather than stand alone.

Careful Co-ordinated Development Site layout and building design should be applied to mitigate amenity impacts on any sensitive uses within a site and not compromise the operation of existing business. On site environment auditing and remediation may be required to ensure a site is capable of accommodating sensitive uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development, or combination thereof, are envisaged in the zone:
 - bulky goods outlet (outside the Core Industry Area)
 - consulting room (outside the Core Industry Area)
 - electricity substation
 - fuel depot
 - indoor recreation centre (outside of the Core Industry Area)
 - industry (other than special industry)
 - general industry (within the Core Industry Area)
 - motor repair station
 - office
 - petrol filling station
 - prescribed mains
 - public service depot
 - road transport terminal
 - service trade premises
 - service industry
 - shop or group of shops
 - training facility
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should be in accordance with the relevant [Concept Plan Map Onka/29 - Core Industry and Interface Areas](#).
- 4 Development should not impede the operation of established land uses through encroachment, over development of sites or noise/emissions or any other harmful or nuisance-creating impact.
- 5 Shops or groups of shops (other than bulky good outlets and service trade premises) should serve the local workforce within the zone and have a gross leasable floor area of:
 - (a) 500 square metres or less where located in the designated **Main Road Policy Area 12, Old Reynella Policy Area 14**, a Co-ordinated Development Site or Interface Area
 - (b) 250 square metres or less in all other circumstances.
- 6 Bulky goods outlets and service trade premises should only be located in the **Main Road Policy Area 12, Old Reynella Policy Area 14**, a Co-ordinated Development Site, or Interface Area.
- 7 Bulky goods outlets and service trade premises should not have any adverse impacts on heavy vehicle access or freight movements.
- 8 Restaurants and cafes should be located in **Main Road Policy Area 12, Old Reynella Policy Area 14**, a Co-ordinated Development Site, or Interface Area and have a gross leasable floor area of 250 square metres or less, or 150 square metres or less in all other circumstances.
- 9 Short term workers accommodation or other sensitive uses within the zone should be designed and located to ensure the ongoing operation of any existing activity within the zone is not impeded.
- 10 The Core Industry Area as identified on [Concept Plan Map Onka/29 - Core Industry and Interface Areas](#) should be primarily developed for the following land uses including ancillary or related activities:
 - (a) industry (including general industry)

- (b) high technology and/or research
 - (c) warehousing and storage.
- 11 Development in the Interface Area should promote the redevelopment and transition of the area towards a mix of industry, retail and other commercial uses that improve amenity and minimise impacts from noise, vibration, air quality, odour, dust, hours of operation and on-street parking.

Form and Character

- 12 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 13 Buildings should present an attractive appearance and enhance the streetscape through:
- (a) the use of high quality materials including masonry or similar construction in particular where visible from the public realm
 - (b) incorporating glazing within the street facing façade(s) to increase the solid to void ratio of external surfaces
 - (c) articulation of built form and use of texture, pattern, graphics and colour to present visual interest.
- 14 Development should be set back at least 8 metres from any primary road frontage except where it satisfies (a) or (b), (c), (d) and (e):
- (a) the set back of the proposed building is consistent with the set back of existing buildings on adjoining or nearby land
 - (b) off street car parking is provided at the rate specified [Table Onka/3 - Off Street Vehicle Parking Requirements](#) either partially or fully to the side or rear of the site
 - (c) is an appropriate bulk and scale so as not to dominate the street
 - (d) is a high standard of building design that improves streetscape appearance and character
 - (e) landscaping and lighting is provided to enhance visual impact and improve pedestrian comfort.
- 15 Where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 16 Building façades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise or light spillage that would adversely affect the amenity of nearby residents.
- 17 To minimise building mass adjacent another zone or policy area intended to accommodate residential land uses, buildings over 3 storeys should seek to minimise interface impacts by scaling down buildings and articulating building facades to complement adjoining developments.
- 18 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining boundary of another zone or policy area intended to accommodate residential land uses and should be designed to minimise its effect on the amenity of the locality.
- 19 Development should control noise emissions through the use of attenuation devices and sound proofing, particularly activities requiring extended hours of operation.
- 20 The hours of operation of an activity should not detract from the amenity of any residential area.
- 21 Within 50 metres of a boundary of another zone or policy area intended to accommodate residential land uses:

- (a) non-residential development (including loading and unloading activities) should:
 - (i) demonstrate appropriate acoustic performance
 - (ii) ensure that all noise sources including machinery, loading, unloading and other service areas on allotments nearest to the residential boundary are located within the building.
 - (b) development should be designed and constructed of a material to ensure noise emissions are minimised within acceptable standards.
- 22 Development should not occur until it is demonstrated that the land is suitable for its intended use (including where impacts from adjoining contaminated site(s) have been investigated and remediated) in particular where there is:
- (a) a land use change to a sensitive use, and/or
 - (b) land division creating allotments intended for a sensitive use.
- 23 Development should be adaptable to allow for flexibility of use over time and accommodate multiple uses and shared facilities where practical, including training areas and car parking.
- 24 Buildings should not occupy more than 50 percent of the total area of the site upon which they are located, unless it can be demonstrated that stormwater can be harvested, treated, stored and reused on the site of the development to minimise impacts on external stormwater infrastructure.
- 25 Off-street car parking spaces should be provided at a rate not less than the rate specified in [Table Onka/3 - Off Street Vehicle Parking Requirements](#).
- 26 Landscaping should be designed, implemented and maintained in accord with the guidelines listed in [Table Onka/6 - Landscaping Guidelines for Non-Residential Development](#).
- 27 Development should provide landscaped areas comprising at least 10 per cent of the site area and having a minimum width of 3 metres along at least one front or side boundary.
- 28 A minimum of one medium to large tree per 8 car parking bays should be provided within the off street vehicle parking areas that is capable of providing summer shade.
- 29 Advertisements attached to buildings should:
- (a) not cover more than 15 per cent of a single wall face
 - (b) in the case where the building contains more than one tenancy, not consist of more than one wall mounted advertisement per tenancy.
- 30 In addition to the General Section provisions, advertisements should conform to the design principles listed in [Table Onka/5 - Design Guidelines for Advertisements](#).

Co-ordinated Development Sites

- 31 Sites within the **Core Industry Area** greater than 5 hectares may be developed in a coordinated and integrated manner where providing the following:
- (a) a range of allotment sizes and tenancy options
 - (b) integrated off street car parking areas allowing for a potential reduction in the rate of car parking subject to demand assessment
 - (c) a mix of land uses that create diverse employment opportunity that meet the intent of the zone
 - (d) land uses such as child care, cafes, gymnasium and consulting room that support employment generating activity and should not exceed 25 per cent of the total gross leasable floorspace for all uses

- (e) a high quality environment that incorporates tree planting, lighting and footpaths for safe movement of people
- (f) appropriate interface treatments to address any impacts on sensitive uses within the site.

Lonsdale

- 32 Access to the zone, north of Sigma Road, should be provided from Sigma Road.
- 33 Allotments with a frontage to Lonsdale Road should provide a wide landscaped buffer to reduce the visual impact of development when viewed from the road.

Reynella

- 34 Access to the zone should be provided from Moore Road.

Hackham

- 35 Access to the zone should be primarily provided from Gates Road.

McLaren Vale and Willunga

- 36 Development should include small-scale local industrial and commercial activities primarily to serve the Willunga and McLaren Vale townships and surrounding districts.
- 37 Buildings fronting Chalk Hill Road, McLaren Vale, should be of a particularly high standard of design, and provide front landscaping including trees and shrubs planted at close intervals.
- 38 Advertisements should not be erected if they would be visible from Victor Harbor Road or from Aldinga Road.

Seaford

- 39 Development within Seaford should be undertaken in accordance with [Concept Plan Map Onka/16 - Seaford](#).
- 40 A minimum 20 metre wide landscaped buffer strip should be provided on land directly adjacent to residential land to the south at Seaford.

Land Division

- 41 Land division within the Core Industry Area should:
 - (a) create allotments that are of a size and shape suitable for the intended use
 - (b) be in accordance with the following parameters (except if a Co-ordinated Development Site or where intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated):

Parameter	Minimum value
Allotment size	1000 square metres
Frontage width to a public road	20 metres

- 42 Land division outside of the Core Industry Area should create allotments that are of a size and shape suitable for the intended use.
- 43 Land division involving the development of broad-hectare land which is not already provided with service infrastructure should provide a stormwater strategy to achieve best practice stormwater disposal and improve the standard of water quality within the Field River ecosystem.

Main Road Policy Area 12

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

OBJECTIVES

- 1 An area that accommodates a range of commercial, light industrial and retail land uses along main road frontages.
- 2 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area supports a greater mix of commercial activity accommodating service trade premises, consulting rooms, offices, retail showrooms, local shops (including cafes and restaurants), indoor recreation and training facilities.

These uses will support an expanding workforce, provide support services for business, reflect existing commercial land uses, encourage a wider range of employment generating land uses and improve the interface between surrounding zones which contain more sensitive land uses. A mix of complementary land uses will assist in extending the usage of the policy area beyond normal working hours to enhance its vibrancy and safety.

Development in this policy area will not compromise the future operation of nearby industrial land uses and will be designed to complement and minimise any impacts.

Buildings will be orientated towards the primary road, varied in form and will incorporate articulated facades, careful detailing and a variety of building materials to create visual interest. Development will be of a high standard and incorporate site landscaping and co-ordinated signage and lighting to promote a desirable economic and trading environment. It is desirable to integrate rear parking areas between adjoining sites where possible.

It is important that bulky goods outlets and retail showrooms do not reach a size that would be more appropriate to a dedicated bulky good zone or centre type zone.

Vehicle access points should be minimised or consolidated on all main roads to reduce interference on the free flow of traffic movements.

At Sherriffs Road, the policy area's function will also allow for the continued operation and expansion of the existing hotel/motel on the corner of Sherriffs Road and Lindsay Road, Lonsdale as shown on [Concept Plan Map Onka/27 – Bulky Goods](#).

The policy area along Main South Road, Old Noarlunga and Seaford Road, Old Noarlunga / Seaford comprises a mix of non-residential and residential uses. The policy area encourages the progressive replacement of residential development with commercial and related activities appropriate for main road corridors. Redevelopment may occur over an extended period of time. It is important that as development intensifies, overlooking, overshadowing and noise impacts on existing residential uses including within the **Home Business Policy Area 17** will be moderated through good design and noise attenuation techniques. Impacts on adjoining zones or policy areas will also be addressed through appropriate building envelopes, transition of building heights, design and location of windows and balconies, and use of landscaping.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - bulky goods outlet
 - consulting rooms
 - light industry
 - office
 - petrol filling station
 - retail showrooms
 - service industry
 - service trade premises
 - shops or groups of shops
 - training facility
 - warehouse.
- 2 Bulky goods outlet, retail showrooms and service trade premises should have a gross leasable area less than 2000 square metres.
- 3 Shops or groups of shops should have a gross leasable floor area of 500 square metres or less.
- 4 Development which would compromise the ability of existing general industries from operating within the zone, either individually, collectively or indirectly, should be sited and incorporate design measures to minimise impact on future occupiers.
- 5 Except for development comprising alterations and/or additions to the existing hotel/motel identified on [Concept Plan Map Onka/27 – Sherriffs Road](#), hotels and/or motels should not be developed within the policy area.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 7 Development should be designed and sited to address the street, promote street-level activity and contribute to crime prevention.
- 8 Development within the part of the policy area in Sherriffs Road, Lonsdale should be undertaken in accordance with [Concept Plan Map Onka/27 – Sherriffs Road](#).
- 9 Development should not exceed 12 metres in height.
- 10 Vehicle parking should be predominantly located at the rear or underneath buildings.
- 11 Vehicle loading areas should be provided to avoid the necessity for customers to carry large items to vehicles.
- 12 Access points to Main South Road, Old Noarlunga should be minimised in number and shared between developments to minimise interference on traffic using this arterial road.
- 13 Development should not provide vehicle access onto Elizabeth Street, Old Noarlunga for non-residential development except for home businesses.

Infrastructure Policy Area 13

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

OBJECTIVES

- 1 Primarily, a policy area for the provision of infrastructure including water, waste water, waste management and renewable energy technologies.
- 2 Infrastructure facilities and land required for infrastructure facilities preserved from the encroachment of incompatible land uses.
- 3 Watercourse and public cycling or walking trails should be protected from the impacts associated with the encroachment of development.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area encompasses the SA Water Corporation Sewerage Treatment Plant at Christies Beach, the SA Water Corporation Desalination Plant at Lonsdale and the Southern Region Waste Resource Authority (SRWRA) facility at Seaford Heights. These facilities are of regional significance in the context of Metropolitan Adelaide.

Southern Region Waste Resource Authority

It is important that this landfill site be developed and managed appropriately and protected from urban encroachment into the future. The land includes a major valley falling from the north east to the south west. The north eastern portion of the site has been used for land filling and these operations are progressively filling up the remaining portion of the valley that was once a tributary of Pedler Creek. Three watercourses traverse the policy area, Western Creek, Eastern Creek and Pedler Creek. A disused railway embankment dissects the south western corner of the land and forms part of the Coast to Vines Rail Trail. The watercourses and the Coast to Vines Rail Trail should be protected from development and enhanced as part of the ongoing rehabilitation of the site.

It is envisaged that development within this section of the policy area will primarily comprise activities involving or ancillary to the reuse, recycling, recovery, treatment, transfer and disposal of waste materials, and the generation of energy from renewable resources, including the associated distribution networks and plant and equipment associated with the extraction of landfill gas.

Land in this section of the policy area which is no longer needed for landfill or waste management will be remediated or revegetated (as necessary) and may be used for purposes consistent with the applicable **Urban Employment Zone** and which do not detract from the ongoing landfill land waste management operations. These uses will not detrimentally impact on the amenity or appearance of the surrounding locality or the environment nor impair ongoing operations on the balance of the landfill site.

SA Water Sewerage Treatment Plant and Adelaide Desalination Plant

As regionally significant facilities, it is important that these sites are developed and managed appropriately and protected from urban encroachment now and into the future. Core activities will maintain a separation to nearby residential areas in particular at Christies Beach where established residential development surrounds much of the site.

The portions of the policy area which are no longer needed for core infrastructure activities will be suitable to accommodate associated activities such as water educational facilities, training facilities or employment generating uses such as water reuse and recycling business enterprises.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - drainage system, including storm water retention basin
 - electricity substation
 - landfill
 - methane extraction plant
 - public service depot
 - rail infrastructure
 - sewerage infrastructure
 - waste transfer depot
 - stockpiling of fill material
 - renewable energy facility
 - passive recreation opportunities at Pedler Creek
 - training or interpretive facility
 - interpretive / directional signage
 - water desalination/recycling and related activities.

Form and Character

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

Landscaping

- 3 Landscaping should:
 - (a) provide an effective landscaped buffer to assist screening from outside the zone
 - (b) be located on suitably raised ground or mounds capable of sustaining native trees and shrubs, where at least 50 per cent of the plantings are trees
 - (c) comprise locally indigenous plant species that are suitable for the locality in terms of tolerance and environmental weed control
 - (d) reduce the potential for dust migration to areas adjoining the zone
 - (e) be selected to attract native birds and other wildlife (but not those considered pest species to the region)
 - (f) minimise maintenance costs
 - (g) be linked to rehabilitation areas to provide biodiversity corridors.

Impact Minimisation and Hazard Management

- 4 Development at the SRWRA site should be designed and sited so as to minimise the risk of hazard from building and plant associated with the extraction of landfill gas and electricity generation.

Movement of People and Goods

- 5 Development at the SRWRA site that involves, or is likely to involve, the transport of materials for processing, recycling or reuse should be sited, designed and managed so as to minimise transportation needs.
- 6 Public access paths for pedestrians and cyclists within or adjacent to the SRWRA site should incorporate signage and other facilities at points of interest or educational value.

Land division

- 7 Land division should not occur unless the land is suitable for its intended use and any risks to health are identified, assessed and controlled in accordance with appropriate standards.

Old Reynella Policy Area 14

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

OBJECTIVES

- 1 A mixed use policy area that accommodates a range of commercial, education, industrial and tourism land uses.
- 2 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity.
- 3 Conservation and enhancement of the historic buildings of the former Hardy's winery complex and their setting.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area contains the state heritage listed Hardy's (former Reynell's) Reynella Winery, including Pigeon Loft, Cave Cellar No.1, Reynell's House, the Dairy, the shell of the Chateau and the Boiler Stack. It also contains several local heritage places, vineyards and a mix of newer buildings.

The site provides a unique opportunity for re-use of existing buildings in adaptive and innovative ways. It is important that new development protect the historic character of the winery complex and its setting and minimises adverse impacts on adjacent residential development.

The policy area will retain a strong employment focus, encouraging the continuation or establishment of commercial and light industry uses along with complementary new uses such as education, child care, indoor recreation centre, function centre or tourism related development. Small scale retail ancillary to uses envisaged in the policy area is appropriate.

It is envisaged that new development will be focussed within the heritage and commercial areas as shown on [Concept Plan Map Onka/30 - Old Reynella](#). New development will be designed and sited to conserve, enhance and complement the setting and composition of the heritage buildings that provide a visual cue, signal and reminder of the historic and long standing use of the site for the process of wine making in Old Reynella. This may, in some circumstances, affect the siting and scale of development in parts of the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - bulky goods outlet
 - cafe
 - consulting room
 - convention centre
 - education establishment
 - indoor recreation centre
 - industry (other than special or general industry)
 - office
 - restaurant
 - service trade premises

- short term workers accommodation
- store
- tourist development
- training facility
- viticulture
- warehouse.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be undertaken in accordance with [Concept Plan Map Onka/30 - Old Reynella](#).
- 4 Development should be located within the Heritage and Commercial Areas identified on [Concept Plan Map Onka/30 - Old Reynella](#) with the balance of the policy area developed after more detailed investigations and master planning has occurred addressing land use, access, stormwater and interface matters.
- 5 Development should be designed to ensure that existing mature vegetation is retained and augmented with additional landscaping to further enhance the amenity of the policy area.

Movement and Access

- 6 Development should provide vehicle access via the existing access points on Panalatinga Road and Reynell Road as shown on [Concept Plan Map Onka/30 - Old Reynella](#).
- 7 Development should ensure that vehicle parking is obscured from main road frontages by locating parking areas behind buildings or screening with landscaping.

Port Stanvac Policy Area 15

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

OBJECTIVES

- 1 A policy area that has been cleared of built development and is awaiting remediation as part of the closure of a former oil refinery.

DESIRED CHARACTER

The policy area is situated at Lonsdale and historically dedicated for use as an oil refinery, including its associated land for safety buffering and environmental purposes. The oil refinery was closed in 2003 and most buildings or structures have now been removed.

Comprehensive development will not occur until such time as remediation of the land, where necessary and master planning has been completed. Whilst the foreshore offers future recreation opportunities for the community, the ongoing remediation work, upgrade works of the 215-metre rock groyne and the Port Stanvac wharf demolition, mean it is critical that the exclusion zone is respected until the works are completed and the foreshore area is reopened to the public.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 Comprehensive redevelopment should only be undertaken in the policy area following preparation of a site wide master plan.

Form and Character

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

Home Business Policy Area 17

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

OBJECTIVES

- 1 A policy area accommodating small-scale businesses where people live and work on the same site.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area is situated in two locations within the council area, west of Main South Road, Old Noarlunga and west of How Road, Aldinga Beach. Its function is to provide an essentially residential area but with allotments of a larger size so that they are able to accommodate small scale home businesses of a commercial nature.

Residential development will be undertaken in a manner that presents to the street frontage with an emphasis on establishing and maintaining a typical residential character with home business activities being undertaken behind the residential building. At least one person involved in the business will reside in the dwelling. Businesses will be established on the same site as the dwelling.

It is anticipated non-residential development will be of a scale greater than 'home activity'. Businesses established within the policy area through their scale and nature of use will not reach a scale or intensity that would normally be expected to occur within a commercial or urban employment (comprising light industry or industry) location.

Vehicle access will be maintained along at least one side boundary to access the rear of the site. An area will be set aside for any future home business that does not infringe on the private open space of the associated dwellings.

Development should be of a kind and scale that maintains a standard of amenity that is not affected by unsightly development, excessive noise, dust, fumes, smoke or other adverse impacts. It is vital that development adjacent the **Residential Zone** does not adversely affect the residential amenity and outlook from premises in the adjoining zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling in association with home business
 - light industry
 - motor repair station
 - service industry
 - shop ancillary to industry
 - store
 - warehouse.
- 2 A home business should operate on an allotment on which there is an occupied detached dwelling.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Maximum wall height	6 metres
Minimum number of onsite car parking spaces (One of which should be covered)	1 space for a 1 bedroom dwelling 2 spaces for 2 or more bedrooms In addition to the above, 1 space should be provided for every non-resident employee.

- 5 Development should primarily be single storey. Two-storey development may be appropriate where it meets (a), (b) and (c):
- (a) the upper storey is set back a greater distance from the side and rear boundaries than the single storey component
 - (b) the upper storey component will not result in the building being dominant, bulky or out of context with other buildings in the locality
 - (c) the wall height does not exceed 6 metres measured from natural ground level.
- 6 Home businesses should comply with the following:
- (a) an additional on-site car parking space should be provided for every non-resident person involved in the production and/or supply of the industry or business
 - (b) other than persons resident on the site, no more than three persons should be involved in any industry or business
 - (c) no building or activity associated with the home industry should be sited closer to any street alignment than the existing or approved dwelling
 - (d) no vehicle used in association with any industry or business should exceed 5 tonnes tare weight
 - (e) the total area used in association with the home industry (whether within a building or external space) should not be greater than 100 square metres or 10 per cent of the allotment.
- 7 No business activity should take place which involves any of the following:
- (a) it has a high water demand and/or produces high volumes of waste water
 - (b) it produces of industrial wastes with a high Biological Oxygen Demand (BOD)
 - (c) it produces or stores chemicals of a type and quantity listed in Schedule 22 of the *Development Regulations 2008*.
- 8 Development should incorporate landscaped buffer strips along boundaries to screen non-residential buildings, site activities and any unsightly material from nearby residents.
- 9 No more than two non-residential buildings should be located on the site.

- 10 Non-residential buildings should be located unobtrusively and be grouped together to minimise visual impacts.
- 11 The display of goods in a building or dwelling or curtilage should not exceed 20 square metres.
- 12 Buildings, swimming pools or any ancillary residential structures should be located to allow off street vehicular access to non-residential building(s) used in association with home business.
- 13 Buildings should be located to allow vehicular access to the rear of the site adjacent to one side boundary of the site.
- 14 A dwelling should have an allotment area of at least 1000 square metres and a frontage to a public road not less than 20 metres.

Land Division

- 15 Land division should create allotments with an area of at least 1000 square metres and a frontage of 20 metres.
- 16 Land division should not result in the creation of allotments in the form of a battleaxe (or similar) configuration.

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

- 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"> (a) does not move, rotate or incorporate flashing light(s) (b) has no part that projects above the walls or fascia where attached to a building (c) covers less than 15 per cent of the total surface area of a wall oriented to a public road or reserve (d) does not include bunting, streamers, flags or wind vanes (e) does not include third party advertising.
Any building more than 8.5 metres in maximum height above natural ground level where located within Home Business Policy Area 17	
Any development listed in Schedules 21 or 22 of the <i>Development Regulations 2008</i> where located within the Home Business Policy Area 17	
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 Infrastructure Policy Area 13	
Bulky goods outlet	Except where located in: <ol style="list-style-type: none"> (a) Main Road Policy Area 12 (b) Old Reynella Policy Area 14 (c) Interface Area (d) a Co-ordinated Development Site.
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"> (a) Main Road Policy Area 12 (b) Old Reynella Policy Area 14 (c) Old Noarlunga Policy Area 19.

Form of development	Exceptions
Consulting room	Except where located in one of the following: <ul style="list-style-type: none"> (a) Main Road Policy Area 12 (b) Old Reynella Policy Area 14 (c) Home Business Policy Area 17 (d) an Interface Area (e) a Co-ordinated Development Site.
Dwelling	Except where either (a) or (b) or (c) apply: <ul style="list-style-type: none"> (a) in association with a home business where located in the Home Business Policy Area 17 (b) alterations and additions to existing dwellings (c) where located within Old Noarlunga Policy Area 19 and at least one of the following is satisfied: <ul style="list-style-type: none"> (i) it is ancillary to industrial development (ii) it forms part of a tourism development.
Educational establishment	Except where located in the Old Reynella Policy Area 14
Horticulture	Except where (a) or (b) or (c) apply: <ul style="list-style-type: none"> (a) it is located in the Old Noarlunga Policy Area 19 (b) it is located in the Southern Region Waste Resource Authority facility in Infrastructure Policy Area 13 (c) the use is: <ul style="list-style-type: none"> (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 Infrastructure Policy Area 13	Except where no additional allotments are created partly or wholly within the policy area.
Intensive animal keeping	
Motel	Except where located within the Old Reynella Policy Area 14 or within the Old Noarlunga Policy Area 19 .
Nursing home	
Prescribed mining operations	
Preschool	Except where located in one of the following: <ul style="list-style-type: none"> (a) Main Road Policy Area 12 (b) Old Reynella Policy Area 14 (c) Home Business Policy Area 17 (d) an Interface Area (e) a Co-ordinated Development Site
Special industry	
Stadium	
Tourist development	Except where located within the Old Reynella Policy Area 14 or within the Old Noarlunga Policy Area 19 .

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 Residential Zone boundary	Development where the site of the proposed development is located within 60 metres of a Residential Zone boundary