PRINCIPLES AND POLICIES
Part II

This section of the Structure Plan contains the principles and policies which are required to realise the vision for Mount Barker, Littlehampton and Nairne.

These principles and policies should be read in conjunction with the spatial plans and policy guidelines.

These principles and policies are grouped under the following planning priorities.

Sustainability

Overview

A healthy ecology and rich biodiversity are important to agricultural productivity and adaptation to climate change. They also contribute to a more liveable city through maintaining air and water quality, providing micro-climates that cool urban development, and the benefits of access to nature for the wellbeing and mental health of residents

Very little indigenous vegetation remains in the district since European occupation, therefore it is important that identified remnants are protected, preserved, and enhanced. Development will not erode the biological health of the region, but rather should capitalise on opportunities to restore indigenous biodiversity.

The landscape and climate of the region is prone to hazards including bushfire and flooding, in addition to erosion, soil disturbance and increased salinity. Climate change is likely to amplify the risk of many of these hazards. Water, air, and noise pollution, as well as site contamination are risks to both environmental and human health. These hazards will be minimised by the location and design of development.

Mount Barker, Littlehampton and Nairne townships are located within the Bremer – Barker Catchment of the South Australian Murray Darling Basin and primarily use mains water sourced from the River Murray.

Achieving sustainable levels of demand for water and energy is essential, particularly considering the effects of climate change. The District Council of Mount Barker aspires to be a carbon neutral community, to reduce greenhouse gas emissions, and adopt a 'cradle to cradle'[1] waste management approach. Development will incorporate efficient energy use into planning and design, and maximise on-site water capture, treatment, storage and re-use practices.

The Mount Lofty Range's climate, availability of water and quality soils makes it a vital region for food production. Peri-urban regions represent less than 3% of land used for agriculture but are responsible for approximately 25% of the total gross value of agricultural production.[2]

In 2005/06 the Gross Food Revenue for the Adelaide Hills Region (excluding wine) was estimated at $431 million.[3] This food production, along with the flow on businesses, is responsible for a significant proportion of workforce employment and gross domestic product. Development will therefore aim to protect and enhance high quality primary production in the district.

Principles

1. **Recognise, protect and enhance environmental assets.**

   ### *Policies*

   1.1 Retain remnant indigenous vegetation, and enhance its biodiversity value through additional indigenous plantings.

   1.2 Retain remnant indigenous vegetation along road reserves and manage these areas for their conservation and recreation value as part of an integrated trails network (for example Martin Road and Fidler Lane)

   1.3 Protect areas of high environmental significance from the impacts of urban development by locating them within the public reserve network and buffering them from other uses, including formal recreation and infrastructure.

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[1] In the 'cradle to cradle' approach all material inputs and outputs are seen either as technical or biological nutrients. Technical nutrients can be recycled or reused with no loss of quality, while biological nutrients can be composted or consumed.

[2] Houston P (2005) Re-valuing the Fringe: Some findings on the value of agricultural production in Australia's Peri-urban Regions Geographical Research volume 43, no 2, pages 209-223, June.

[3] Adelaide Hills Regional Development Board (2008) Adelaide Hills Economic Perspective 2008, Page 11.

1.4 Protect the quality and function of soil, water and ecosystems by preventing the adverse impacts of land use and development, such as the removal of top soil.

1.5 Where biodiversity is unavoidably compromised by the impact of development, these should be off-set using initiatives that protect and enhance biodiversity in the area, for example through revegetation and/or bushcare activities. All offsets should include long term maintenance programs.

1.6 Locate and design development to prevent the further loss, degradation and/or fragmentation of areas of environmental significance.

1.7 Utilise buffers to manage the interface between urban development and areas of conservation value and primary production land uses.

1.8 Plant indigenous vegetation within public open spaces and creek lines to enhance biodiversity and ecosystem function.

2. **Protect people, the environment and property from hazards including flooding and bushfires.**

   Policies

   2.1 Avoid permanent development in and adjacent to areas where risk from hazards is likely to increase.

   2.2 Ensure urban development abutting primary production and conservation areas provides at a minimum a 40 metre buffer, incorporating a 20 metre vegetated central median, flanked by 10 metre maintained fire breaks.

   2.3 Mitigate flooding impact by:
   2.3.1 Avoiding development within the 100 year Average Return Interval flood plain, and ensuring that any revegetation is undertaken so as not to impede the flow of stormwater;
   2.3.2 Ensuring development incorporates the collection and harvesting of stormwater runoff, storage and re-use, and ensuring peak flow rates discharging from development areas are less than or equal to predevelopment stormwater conditions up to a 1 in 100 year event; and
   2.3.3 Ensuring development retains the natural form and alignment of

watercourses and incorporates appropriate buffers and Water Sensitive Urban Design (WSUD) techniques.

2.4 Address identified risks and hazards, and provide the appropriate level of service (particularly with regard to emergency service agencies), to protect the health and wellbeing of the community.

3. **Protect water resources for people and the environment through integrated water management.**

   Policies

   3.1 Ensure that development stores and harvests rainwater and maximises the use of treated waste water to meet daily requirements and significantly reduce reliance on the River Murray.

   3.2 Sustainably manage water by incorporating WSUD techniques in the design of subdivisions and built form.

   3.3 Protect and improve the ground and surface water quality within the Bremer – Barker Catchment through improved watercourse and pollution management.

   3.4 Allow for soil and ground water recharge.

4. **Create a carbon neutral community and conditions for climate change adaptation and resilience.**

   Policies

   4.1 Preserve and enhance the district's primary production function.

   4.2 Ensure urban development facilitates access to affordable and nutritious fresh food for residents.

   4.3 Assess potential to integrate food production with community facilities and the open space system, including community gardens, orchards and productive street tree plantings.

   4.4 Incorporate sustainable energy supply, conservation and low energy-use features into the design of residential, commercial and industrial buildings and subdivisions to achieve greater carbon efficiency.

4.5 Reduce resource consumption through selection of energy efficient and low embodied energy materials for construction.

4.6 Avoid waste and maximise opportunities for recycling of waste and the by-products of construction.

4.7 Minimise car dependent urban development and ensure (where practical) employment, shops, schools, public transport, entertainment and recreation opportunities and facilities are accessible from residential areas without the need for a private motorcar.

Liveability

Overview

Good urban development shapes the built environment to support human, as well as environment health[4]. The *30 Year Plan for Greater Adelaide* promotes housing diversity and choice, affordable living, social inclusion, fairness and accessibility, as well as healthy, safe and connected communities. This Structure Plan expresses these principles in the context of the communities' needs, and the physical setting of the Adelaide Hills.

Given the planned growth for Mount Barker and Nairne, there is a need to;
- Recognise and plan for continuing community characteristics regarding household size and composition, including higher proportions of family households and children.
- Recognise and plan for changing community characteristics including projected increase in the number and proportion of elderly people, and smaller household sizes.
- Promote desired changes such as improving the retention rate of young adults (20-29 year olds) in the community.

There is currently a mismatch between trends in household size and composition, and the housing stock available to residents of the townships. Around 94% of all housing in the district are detached dwellings. In recent years, however, there has been an increase in smaller households of one or two persons, to over 55% of all households in the district. While it is acknowledged that detached dwellings make an important contribution to the existing township character, the availability of other housing forms (medium and high density housing) that may better meet changing household structures has

remained very low, at around 5% of all dwellings in the district. This mismatch between household structure and dwelling type needs to be addressed.

A variety of housing types, sizes and tenures will contribute to a more diverse population, and enable people to find appropriate housing for their stage of life, enhancing opportunities for them to stay connected to their communities as they age. Housing diversity also responds to changes in household size and composition, and the needs of vulnerable groups including younger and older people, and people with disabilities. Desired changes such as retention of young adults in the community, as well as aging in place, require changes to dwelling types and increased housing diversity.

Establishing walkable neighbourhoods will make a positive contribution to the physical activity, wellbeing and mental health of residents. For this approach to succeed there must be sufficient population in the residential area to support easily accessible community services, local shops and regular public transport. Benchmarks developed for liveable cities suggest that a minimum gross density of 15 dwellings per hectare of urban land is required to support walkable neighbourhoods[5].

Thoughtful design of public places will create safe, welcoming areas that encourage active participation by all age groups. These places should provide for informal and formal celebration of cultural heritage, art and diversity. Linking well designed public places to viable night time activities should be actively pursued. Design should also recognise the needs of young people for engaging spaces where they can congregate and contribute positively to their communities.

Development will effectively support the residents' capacity to build connections and meet their own needs. This requires early provision of those services and community facilities which enable residents to meet each other, and to access existing facilities and services. These include meeting places, local parks, primary schools, pedestrian/cycle trails and public transport services. Timely provision of other services and facilities can occur as the new areas mature and the population grows and changes.

Principles

5. Create affordable and diverse housing and living opportunities.

[4] NSW Health (2010) *Healthy Urban Design Checklist*

[5] Western Australian Planning Commission (2007) *Liveable Neighbourhoods,* Element 1, Page 3

Policies

5.1 Ensure competitive housing prices, choice and long–term affordability by providing housing diversity including;

  5.1.1 10% of all dwellings in the district to be medium or high density[6]. Achieving this requires 18% of dwellings within the areas rezoned by the Ministerial Mount Barker Urban Growth Development Plan Amendment to be medium or high density.

  5.1.2 Increased dual occupancy, supported housing, community housing and housing for older people.

5.2 Medium and high density housing to be located within 400 metres of centres, public transport routes and landscape corridors, and to support areas of high public amenity including vibrant public places.

5.3 Demonstrated housing diversity (including display villages) in lot size, housing products, price points and sustainability features which conserve resources and reduce household running costs.

5.4 Ensure dwellings are adaptable and accessible, including universal design to accommodate varied household sizes, older people and people with a disability.

5.4 Ensure retirement villages, small clusters of dwellings designed for older or disabled people, residential aged care and other supported living facilities are located within 200 metres of a bus stop serviced by regular public transport, and 400 metres from a local, neighbourhood and /or regional centre.

6. **Facilitate timely provision of community facilities, services, employment and sustainable transport**

   Policies

   6.1 Essential social infrastructure, community facilities and public transport services should be provided early in the development of growth areas and in accordance with good practice service provision triggers.

   6.1 Health, education, recreation facilities and community services to be provided in locations that enable equitable access for the community and support the viability of mixed use centres and nodes.

   6.3 Development to support a walkable neighbourhood affording opportunities for accessible local employment, services, and social interaction by integrating residential land uses with compatible non-residential land uses and public transport stops.

   6.4 Development to provide space for community gardens in neighbourhoods with higher dwelling density and reduced private open space.

   6.5 Provision of a mass transit service to metropolitan Adelaide.

7. **Support community health, wellbeing and social inclusion.**

   Policies

   7.1 Recognition of the Peramangk people, their aspirations and their places of significance in development processes, place-making practices and naming protocols.

   7.2 Development to apply healthy urban design principles[7].

   7.3 Prioritise the needs of pedestrians and cyclists in urban development, and ensure path connectivity links residents to destinations such as schools, shops, employment centres and services, open space networks and public transport in both new and existing urban areas.

   7.4 Community facilities to be located, designed and delivered to promote integration of existing and new communities, satisfy the needs of residents of different ages, abilities and ethnicity, and be flexible enough to adapt to changing community needs.

   7.5 Development should maximise community safety and apply Crime Prevention Through Environmental Design (CPTED) principles such as promoting active use, passive

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[6] Residential Densities to be in accordance with the *30 Year Plan for Greater Adelaide* including;
  • High density to constitute a net residential site density greater than 70 dwellings per hectare.
  • Medium Density to constitute a net residential site density between 35 and 70 dwellings per hectare.
  • Low Density to constitute a net residential site density less than 35 dwellings per hectare
  • Net residential densities to be calculated using residential site area only and exclude all other land.

[7] Planning Institute of Australia (2009) *Health Spaces and Places* www.healthyplaces.org.au

surveillance and improved lighting of public space.

7.6 All dwellings to be within walking distance of public open space or a developed trail that connects to active recreation opportunities and physical activity for all ages.

7.7 Facilitate informal and formal celebrations of cultural heritage, art and diversity.

Prosperity

Overview

The *30 Year Plan for Greater Adelaide* promotes prosperity through growing employment in a low emissions economy. Along with attractive and liveable new communities, this will contribute to improving a competitive business environment. This means creating jobs that are located close to where people live to minimise journeys to work, reducing resources used for transport and improving overall quality of life.

Increasing opportunities for local business and employment in Mount Barker, Littlehampton and Nairne will contribute to this vision and build a more robust local economy and a thriving local community.

Investment in infrastructure, expansion of local training opportunities and attraction of skilled labour are critical to realising economic development opportunities. There is also evidence that high quality urban space and a vibrant cultural life are important attractors of local business investment[8].

Growth in commercial, retail and community activity, particularly those of a regional scale, should reinforce Mount Barker Town Centre's role as the key regional centre for the Eastern Mount Lofty Ranges.
The viability of Centres will be ensured through their safe and effective accessibility by visitors, whether via walking, bicycle, public transport or private vehicle.

Centres at neighbourhood and local scale should provide for the daily and some weekly needs of local residents without inhibiting the primacy of the Regional Centre. Neighbourhoods will have a balanced and integrated mix of employment, services and housing.

Employment activities such as industrial development, which have a higher level of impact on the amenity of residents, are to be separated from areas where people live by buffers, landscaping and design treatments. At the same time, such activities will be provided in various locations within easy travel distance for local residents.

Primary production will continue to be one of the most important contributors to the prosperity of the region. It will be protected from encroachment by urban development and enhanced by value adding and innovation in agricultural practices.

Principles

8. **Maximise local employment**

Policies

8.1 Ensure sufficient land is available for growth in commercial, retail, community, primary production, services and industry sectors to adequately support the desired growth of employment and business opportunity. The target is a self-containment rate (the proportion of employed residents who have local jobs) at 45%.[9]

8.2 Ensure effective access to Information and Communications Technology (ICT), utilities infrastructure and freight networks.

8.3 Protect and strengthen high value primary production land by supporting value adding and agricultural diversification/innovation.

8.4 Protect primary production and industrial functionality and employment activities through effective buffer (distance, landscape and design), treatments.

8.5 Promote working from home and home business opportunities including 'home activities', home industry and home offices.

8.6 Promote local business function, opportunity and expansion.

9. **Maximise local education**

Policies

9.1 Ensure children have access to public and private schools, reinforced by strong and safe transport linkages to schools

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[8] Growth Areas Authority (2008) *A Strategic framework for Creating Liveable New Communities. Final report*.p10

[9] CEGA & Econsearch (2010) *Economic Impacts Associated with Population Growth in the Mt Barker District*

(e.g. walking and cycling trails, clearly designated bus routes, well designed drop-off/pick-up zones attached to schools).

9.2 Promote, facilitate and deliver opportunities for life-long learning by ensuring access to library and learning facilities (e.g. mobile lending, online learning, and access to school facilities via shared use agreements).

9.3 Support the growth of, and access to, tertiary learning centres and post school training by:
9.3.1 Encouraging co-location with existing schools and other complementary land uses (e.g. offices and in the Town Centre).
9.3.2 Ensuring access to ICT services within dwellings.

10. Reinforce Mount Barker as the primary Regional Centre for the Eastern Mount Lofty Ranges that is a vibrant focus for civic, commercial, retail and cultural activity.

Policies

10.1 Ensure that development is consistent with the *Mount Barker Regional Town Centre Strategy*.

10.2 Locate activities of regional significance within the Mount Barker Regional Town Centre and relocate activities which inhibit the Regional Centre function.

10.3 Ensure that the Mount Barker Regional Town Centre provides a mix of major supermarkets, specialty shops, cafes and restaurants, offices and consulting rooms, financial and business services, entertainment and arts venues.

10.4 Ensure that Mount Barker Regional Town Centre remains the location of the District's key civic institutions, government administrative functions and government services.

10.5 Ensure that the Mount Barker Regional Town Centre activities are complemented by high-density residential and tourist accommodation to add social vibrancy and economic robustness.

10.6 Apply 'place making' approaches, creating squares, plazas, parks and streets that attract people and encourage interaction, and ensure that Mount Barker has a distinguishable and

memorable character that reflects the culture of its community.

10.7 Apply Transit Oriented Development principles to increase the intensity and mix of land uses, and improve access and connectivity to other activity centres.

10.8 Retain important historic buildings that give the community a sense of historical perspective, recognisable links with people and events in history, and a sense of community pride and stability, while also facilitating new buildings that generate innovation, surprise and excitement.

11. Neighbourhood and Local Centres which serve the daily, and some weekly, shopping and social needs of the community.

Policies

11.1 Ensure that neighbourhoods and Littlehampton and Nairne townships have centres which serve as nodes of activity and community interaction, and provide 'convenience' goods for day-to-day shopping and some 'comparison' goods for weekly shopping, together with some community facilities tailored to the needs of that local community.

11.2 Neighbourhood centres should incorporate an 'anchor' retail supermarket, along with specialty retailing, complementary commercial and community land uses. Local centres can be substantially smaller in area and range of facilities.

11.3 Apply 'place making' approaches to development of the Littlehampton and Nairne main streets to; attract people and encourage interaction, support the viability of local businesses, tourism and community facilities, and enhance the sense of place.

11.4 Ensure that centres are accessible by pedestrian/bicycle networks to encourage walking and cycling, and limit the dominance of motor vehicles.

11.5 Locate schools, health care facilities, aged care facilities and 'lifestyle villages' within close proximity to employment centres to support their function and minimise private vehicle use (i.e. enable a number of tasks to be achieved in a single trip).

Identity

Overview

Mount Barker, Littlehampton and Nairne have a structure that is typical of many country townships, focused around a commercial heart/main street. They are geographically and socially distinct from each other, and from nearby localities such as Totness, Blakiston and Wistow. As they continue to grow they should retain their individual identities.

This township development pattern provides pedestrian connectivity via legible street networks and agglomeration of commercial and community land uses in centres, and should be replicated in new development areas. Retaining and enhancing community connectedness will assist with the integration of development with existing urban communities. This connectedness should be reinforced via an integrated regional open space and trails network.

Buildings and places of heritage and cultural significance in the townships are highly valued by the community and provide a distinct character and a sense of identity. It is essential that heritage places be protected and enhanced, influencing the development of surrounding buildings. Adaptive reuse of heritage buildings can contribute to their value and usefulness to the community.

Residential areas are currently dominated by detached dwellings at very low densities with large areas of private open space and landscaping. Increased housing densities in the future will provide greater urban variety and vibrancy, support for centres and infrastructure, and improved housing choice for residents. Reductions in private open space and landscaping should be offset with improvements in and access to the public realm including gathering places, streetscapes with shade trees and smaller areas of high quality public recreation facilities. Some existing older residential areas have the potential for redevelopment and revitalisation.

Innovation in design and built-form will be encouraged to deliver higher quality, more sustainable and more functional buildings, public places, neighbourhoods and towns. While design innovation will be important to meet the challenges of the future, the local context of community, heritage, landscape quality and climate must also be respected. Higher density development requires careful urban design and consideration of the interface with the existing urban area, community aspirations and the broader rural setting.

12. Promote high quality, sustainable and functional built form.

Policies

12.1 Acknowledge, protect and manage areas of significant landscape and amenity value, including landscapes that form attractive vistas or frame entrances to Mount Barker, Littlehampton, Nairne and Wistow.

12.2 Development to apply principles of good practice urban design including a neighbourhood structure that incorporates commercial main streets, walkability, mixed uses, a permeable and legible street network, and features active street frontages.

12.3 Land division and dwelling design to attain environmental and social sustainability through passive low energy design to minimise non-renewable energy consumption.

12.4 Development to support water harvesting and recycling opportunities, use of low embodied energy materials, and adaptable / universal dwelling design.

13. Create a high quality and functional public realm.

Policies

13.1 Foster social interaction and reinforce the character of the existing townships through the design and location of public places such as parks, plazas, streetscapes, public art, community gardens, recreation spaces and active street frontages.

13.2 Useable public open space intended for active recreation should be provided in accordance with the District Council of Mount Barker's open space hierarchy, design guidelines and maintenance/ service standards for public open space.

13.3 Innovation in the provision, delivery and design of public open space will minimise maintenance costs and maximise accessibility, functionality and quality of experience – ensuring open space is both functional and affordable

13.4 Shared use of open space including school ovals and club managed sporting grounds will be actively encouraged.

13.5 Creek lines, floodplains and remnant native vegetation will form the basis of an integrated, multi-function system of trails. This trails network provides for pedestrian connectivity, passive recreation opportunities, urban food production, water management, and biodiversity conservation and enhancement.

13.6 Creek lines, floodplains, detention and retention basins form part of the stormwater management network, and at the same time afford additional recreational value to open space requirements.

13.7 Ensure the design of streets supports their role as public places as well as transport links.

13.8 Enhance the character of streetscapes with large canopy street tree plantings that provide shade, shelter and visual amenity.

14. Promote design responsive to the landscape, topography and climate of the Adelaide Hills.

Policies

14.1 Protect areas of natural beauty, landscape value and cultural value by inclusion in open space and conservation reserves.

14.2 Areas containing sloping land or established indigenous vegetation, concentrations of significant trees, are expected to accommodate larger sites and lower density housing forms. This will reduce the overall visual impact of built form and structures (including retaining walls) on the landscape.

14.3 Development should be located so as to preserve ridge lines for landscaping, trails and tree planting – ensuring the long distant vistas provide an environmental/treed perspective and avoid built form.

14.4 Development should minimise the alteration of natural land forms, minimise cut and fill on sloping sites through promotion of stepped level buildings, be visually complementary with the natural character of

surrounding areas, and restore and enhance visual quality in degraded areas.

15. Identify, develop and protect places of heritage and cultural significance, and desired town character.

Policies

15.1 Identify, maintain and enhance the landscape character, including township separation and entrances to Mount Barker, Littlehampton, Nairne and Wistow townships and prevent development of one conurbation.

15.2 Identify and protect places of Indigenous and non-indigenous heritage and cultural significance.

15.3 Conserve and enhance historic main streets as centres of activity.

15.4 Ensure land use and the design of buildings and public places, including streetscapes and entrances, supports the desired character of townships and recognises the expressed aspirations of the community.

15.5 Building location, lot size, set-backs and landscaping should complement existing town character.

15.6 Community buildings should be architecturally significant and occupy prominent sites within activity centres, providing opportunities for informal gatherings and public events.

16. Strategically plan and manage growth.

Policies

16.1 Ensure development including growth areas form contiguous and compact extensions to the existing urban area, have good physical connectivity, are integrated and provide a coherent and legible urban form.

16.2 Utilise vegetated buffers to ensure development does not encroach upon or adversely impact on the functionality of areas of importance to high value primary production or environmentally sensitive areas.

16.3 Investigate densification of existing urban areas and achieve greater housing yields including rural living

zones, prior to any further rezoning of rural land.

16.4 Development to be orderly, efficient and sequenced to enhance attainment of population critical mass and avoid over supply.

16.5 Determine and formalise urban growth boundaries to restrict urban activities outside of townships extending into highly productive and adjacent agricultural land.

Functionality

Overview

Mount Barker, Littlehampton and Nairne offer a range of infrastructure to support their community including roads, public transport, schools, open space, recreational facilities, water supply and waste water treatment, and health and community services.

Infrastructure supporting the existing urban areas is, in many cases, at capacity or in deficit and has not kept pace with recent urban growth initiatives. This includes a broad range of community and cultural facilities for recreation, the arts, library, health care and government services.

To support population growth and urban expansion, infrastructure provision is required to meet the needs of new residents, integrate new with existing and effectively manage the cumulative impacts of population growth over the total urban area.

Principles

17. **Infrastructure is to be provided in accordance with the District Council of Mount Barker's Strategic Management Plans, including, but not limited to:**
    - Strategic Plan
    - Environment plans
    - Social Plans
    - Integrated Water Management Plans
    - Mount Barker Regional Town Centre Strategy
    - Open Space Strategy
    - Mount Barker, Littlehampton and Nairne Trails Plan
    - Transport Master Plan

18. **Provision, augmentation and coordination of infrastructure to ensure development is orderly, economic, equitable, timely and meets the needs and standards of the community.**

Policies

18.1 Ensure that infrastructure and services for development is strategically planned, financed, located and delivered in a timely manner.

18.2 Where a development results in an extension or augmentation of the existing infrastructure, or provision of other required infrastructure, appropriate partnership models of contribution towards installation will need to be negotiated.

18.3 Infrastructure is to be designed and constructed in accordance with the District Council of Mount Barker's design standards for gifted assets.

18.4 Examine opportunities for Council owned land including unmade road reserves to be integrated with new development opportunities.

18.5 Traffic, stormwater, social and environmental impact assessments should be undertaken to determine infrastructure requirements and design improvements necessary to cater for development. Improvements required to infrastructure as a result of proposed changes shall be negotiated with all parties.

18.6 Provision, location and design of community facilities, including sport and recreation spaces, shall be:
   18.6.1 in accordance with community characteristics, recognising demographics, geographic isolation and changing community needs over time,
   18.6.2 consistent with a clear hierarchy of regional, district and local facilities,
   18.6.3 well distributed through the urban area to ensure equitable access, and
   18.6.4 facilitate the integration of new residents with the existing community.

18.7 Identify and preserve critical infrastructure corridors and future sites from encroachment by incompatible uses, exposure to hazards, and exclude powerline and stormwater

corridors as part of Development Act (1993) open space contributions.

18.8 Promote innovative approaches to infrastructure design and delivery, which improve the sustainability, liveability, prosperity and identity of the area.

18.9 Promote integration of infrastructure to maximise opportunities for the provision and management of shared facilities and co-location to create nodes of activities.

19. Provision of the full range of infrastructure to support the growing communities.

Policies

Civic and cultural facilities

19.1 Provision of civic and cultural facilities which cater for a diversity of interests, ages and needs of the existing and new communities including their identification, planning and integration, and consistency with;
19.1.1 The District Council of Mount Barker's Strategic Management Plans, and
19.1.2 Table of Social Infrastructure Provision (Appendix A).

Education and children's services

19.2 Provision of education facilities and services which cater for the needs of the existing and new communities including their identification and the reservation of appropriately located and sized sites for preschools, primary and secondary schools, and consistency with;
19.2.1 The District Council of Mount Barker's Strategic Management Plans, and
19.2.2 Table of Social Infrastructure Provision (Appendix A).

19.3 Promote expansion of existing, and location of new, regional tertiary education facilities within Mount Barker, and support life long learning.

Electricity

19.4 Provision of equitable access across townships for electricity facilities and services.

19.5 Provide for a 100 metre ElectraNet transmission line corridor incorporating;
19.5.1 A 50 metres easements for the current transmission line, and
19.5.2 A 50 metre corridor for the future replacement of the transmission line parallel and to the south of the current corridor.

19.6 The 100 metre ElectraNet corridor to be used, designed and developed in accordance with Land Use Plan and Design Guidelines for the ElectraNet Transmission Line Corridors and not form part of Development Act (1993) open space requirements.

Emergency Services

19.7 Emergency facilities and services are identified, planned, allowed for and integrated to ensure the effective protection of urban communities from hazards including development of an Emergency Services hub in an appropriate location to minimise response times.

19.8 Development of an emergency response plan including identification of safe zones and evacuation routes for each township.

Gas

19.9 Investigate and determine the delivery of reticulated gas to the region, and connectivity to dwellings and industry.

Health

19.10 Provision of health facilities and services which cater for the needs of the existing and new communities including their identification, planning, integration, and consistency with;
19.10.1 The District Council of Mount Barker's Strategic Management Plans, and
19.10.2 Table of Social Infrastructure Provision (Appendix A).

19.11 Plan for expansion of regional health services within Mount Barker including the Mount Barker and Districts Soldiers Memorial Hospital and the Adelaide Hills Community Health Service.

19.12 Ensure provision of additional aged care, disability and respite care facilities and services to meet projected needs of an aging population.

Pedestrian and Cyclist access

19.13 Develop an interconnected network of pedestrian and cycling trails and corridors providing connectivity from residential activities to commercial, retail, community and recreational destinations, minimising vehicle use.

19.14 Unsealed road reserves (for example Martin Road and Fidler Lane), and creek lines to be protected for conservation gains and potential use for a pedestrian - cycling trails network.

19.15 Centres within growth areas to be connected to the pedestrian and cycling network.

19.16 Public and community transport and facilities including park and rides to be safely and directly accessible by pedestrians and cyclists including older and disabled people.

Potable water

19.17 Ensure sufficient potable water is available to support the expanded population.

19.18 Apply an integrated water management approach to transition urban development to harvest and store rainwater to meet their needs and minimise reliance upon the River Murray as the supply of potable water.

Public and Community Transport

19.19 Public transport infrastructure to provide:
19.19.1 Improved connectivity and frequency from townships within the Eastern Mount Lofty Ranges to the Mount Barker Regional Town Centre,
19.19.2 Improved intra-town and inter-town connectivity and frequency for Mount Barker, Littlehampton and Nairne,
19.19.3 Improved frequency to metropolitan Adelaide via a mass transit system.
19.19.4 Park and Ride locations which effectively service demand and minimise creating through traffic within residential neighbourhoods.
19.19.5 Provide for bus depot site to facilitate expanded and more frequent services.

19.20 Provide for the equitable provision of community and disability transport including taxi and access taxi services.

Recreation

19.21 Provision of active and passive recreation spaces which cater for a diversity of interests, ages and the needs of the existing and new communities including their identification, planning, integration, and consistency with;
19.21.1 Regional Recreation Hub identified by the *30 Year Plan for Greater Adelaide.*
19.21.2 The District Council of Mount Barker's Strategic Management Plans, and
19.21.3 Table of Social Infrastructure Provision (Appendix A).

19.22 Link active recreation areas to the pedestrian and cycle trails network.

19.23 Recreation facilities to be equitably distributed and affordable across the whole community.

Road Transport

19.24 Additional interchange to the South Eastern Freeway to be constructed at Bald Hills Rd.

19.25 Provision of a connector road through the Mount Barker growth areas, between Hawthorn Road, and Springs Road, Mount Barker.

19.26 Provision of a link road through the Nairne growth areas, between Saleyard Road and Jeffrey Street, Nairne, and further investigation of a possible extension of the link road from Saleyard Road to the Princes Highway.

19.27 Provision of roads within growth areas which;
19.27.1 Minimise impacts on creek lines, ridges, pedestrian networks and remnant indigenous vegetation.
19.27.2 Are designed to be legible, permeable and to promote safety of pedestrians and cyclists.

19.28 Ensure the role and function of Adelaide Road is compatible with the Mount Barker Regional Town Centre's

role and function, providing safe access, identity and across road connectivity.

19.29 Provision of other road transport infrastructure in accordance with Table Mount Barker – Traffic and Transport Interventions dated 1 December 2010 (Appendix B).

Stormwater

19.30 Urban stormwater runoff, collection, retention and detention to be managed using WSUD principles to promote reuse, localised infiltration and mitigation of flooding hazards.

19.31 Development infrastructure within growth areas to be designed to ensure that stormwater run off does not exceed pre-development flow rates.

Telecommunications

19.32 Provision of telecommunications infrastructure to support the national broadband network.

19.33 Mobile phone towers to be located to ensure adequate coverage while minimising negative impact on local amenity and landscape quality.

Wastewater

19.34 Development within the Outer Metropolitan Planning Strategy township boundaries for Mount Barker, Littlehampton and Nairne to be serviced by the existing Council managed Community Wastewater Management System.

19.35 Development within Mount Barker as identified by the 30 Year Plan for Greater Adelaide to preferably be serviced by deep sewer network – to be further investigated.

19.36 Development within Nairne as identified by the 30 Year Plan for Greater Adelaide to be serviced by the existing Council managed Community Wastewater Management System.

19.37 Ensure sewerage treatment and community wastewater treatment plants are protected from encroachment by incompatible land uses (particularly residential, community and educational

establishments) that may compromise ongoing operations.

19.38 Provide dwelling wastewater disposal connections and systems that are consistent with Department of Health and Environmental Protection Authority requirements.

19.39 Maintain and where appropriate extend the environmental and community values of the Laratinga wetlands.

19.40 Investigate and develop innovative processes that provide positive economic benefits to local communities in the processing, management, disposal and reuse of treated waste water.