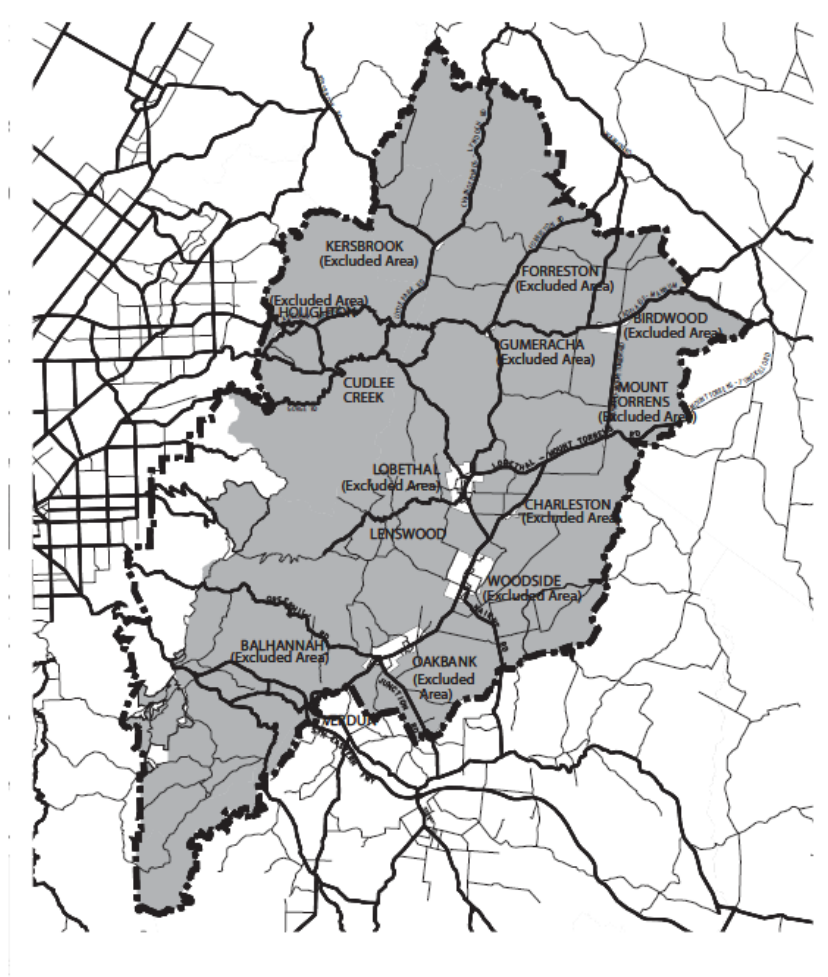


Watershed (Primary Production) Zone Fact Sheet

OVERVIEW

The Watershed (Primary Production) Zone (W(PP)) makes up the majority of the Adelaide Hills Council Area (refer map below). The Zone's objectives and principles aim to prevent development that may lead to deterioration in the quality of surface or underground water within the Mount Lofty Ranges Watershed and also maintain land in primary production.

The quality of Adelaide's water depends upon the effectiveness of pollution controls in these watersheds. The watershed supplies up to 60% of metropolitan Adelaide's drinking water, and therefore it is of extreme importance that watersheds are managed sustainably.



NOTE: This illustrated boundary may not accurately reflect the definition for the Mount Lofty Ranges Watershed set out in the Regulations under the Water Resources Act 1997.

--- Development Plan Boundary



ADELAIDE HILLS COUNCIL
MT LOFTY RANGES WATERSHED AREA

FORMS OF DEVELOPMENT THAT ARE NOT APPROPRIATE (NON-COMPLYING) IN THE W(PP) ZONE

In order to regulate activities which are detrimental to the supply of high quality water, density and pollution controls over land use and land division must be enforced.

Types of development that are non-complying in the Zone include:

- Land division creating any new allotments
- Two dwellings on a single allotment
- Alterations and additions to dwellings exceeding 50% of the floor area (unless criteria regarding distances from watercourses and waste control systems are met)
- Dwellings that are located within a 1:100 year flood area or less than 25m from a watercourse
- Tourists accommodation and ancillary uses to be located in a new building (or dwelling built after 14 September 1990)

Please refer to Council's Development Plan for a complete list of non-complying development.

PRINCIPLES OF DEVELOPMENT CONTROL

All proposed development is expected to satisfy the following principles:

- Water Conservation
 - All buildings/structures should generally be 25 metres away from any watercourse and not within the 1:100 year flood plain;
 - Septic tanks must be a minimum of 10 metres from a watercourse and irrigation areas a minimum of 50 metres away from a watercourse
 - Excavation and filling of land should be limited to 1.5 metres in height
 - The slope/gradient of a site should not exceed 1 in 4
- Materials used
 - Buildings should be clad in materials which are non-reflective and which do not detract from the amenity and character of the area. They should blend in with the natural environment.
 - Natural tones are preferred (e.g. browns, greens and greys)
- Waste System Requirements
 - The majority of the Zone is not connected to the 'mains' sewer system. Therefore an alternative on-site waste water dispersal system must be approved before any new dwelling can be approved.

PLEASE NOTE

The information provided in this Fact Sheet is only intended to be a summary. All applications are considered on their individual merits and therefore situations may vary.

Contact details

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Further information

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