

Development Plan Amendment (DPA) approved

Council received formal written correspondence from the Treasurer (as Delegate to the Minister for Planning) for approval of the Old Reynella Former Winery Site DPA on 22 May 2020. The DPA that was approved is the version originally approved by Council on 18 February 2020. The DPA was gazetted and consolidated in our [Development Plan](#) on 28 May 2020.

What are the new zones?

The entire site was previously zoned Urban Employment (UE). The rezoning results in a new Residential Zone, a new Suburban Activity Node (SAN) Zone and retention of the UE Zone over the south-eastern part of the site.

How have the zone boundaries changed?

The zone boundaries in the Development Plan (soon to be superseded by the state government's Planning and Design Code) were further amended by the Minister on 8 October 2020 via a 'Section 29' amendment. This amendment was made at the request of the landowner to correct a zone boundary anomaly.

After surveying the site, it was found that the original alignment between the Residential Zone and the UE Zone did not allow for the shoulder of the existing private road around the Bunnings and other warehouse buildings. The Department for Infrastructure and Transport (DIT) advised that the zone boundary correction could be processed as a Section 29 amendment as it did not change the intent of the DPA. The Minister agreed to amend the mapping for the boundaries such that that the road shoulder does not fall within the residential area. This resulted in the UE Zone boundary being shifted west by approximately five metres.

What is now allowed to occur on the land?

The **Residential Zone** is primarily intended for residential uses that also include:

- aged care accommodation
- affordable housing
- detached dwelling, semi-detached dwelling, row dwelling
- retirement village
- small scale non-residential uses that serve the local community: (child care facility, health and welfare service, educational establishment, recreation area, shop, office or consulting room).

The **Suburban Activity Node Zone** is intended to comprise a mix of employment, community, educational, and living/residential opportunities that also includes open space, partial retention of the vineyards and reuse of the heritage buildings.

The **Urban Employment Zone** 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, childcare, indoor recreation centre, function centre or tourism related development.



What is the 'Low Density Interface Area'?

The Low Density Interface Area is adjacent to the existing housing on the south and west boundaries and the new Residential Zone. For housing allotments in this area, the following is sought:

- a minimum allotment size for detached dwellings of 400sq metres
- a maximum building height of two storeys or 9 metres (note: two storey dwellings are a contemplated form of development in the Residential Zone and are commonplace across Adelaide and the Onkaparinga area)
- a rear setback of 8 metres
- a frontage width of 12 metres.

Refer to the new Old Reynella Policy Area 69 and the related Concept Plan in the [Development Plan](#).

Will the vines be retained?

Some of the vines are likely to be retained, being those that form part of the SAN Zone in the north-eastern part of the site. However, as none of the vines are heritage listed, nor do they form part of the buffer to industry, there is no requirement for the owner to seek council's approval to remove the existing vines on the land.

Will the heritage places be protected?

- The site has historically been used as the Reynell's/ Hardy's Reynella Winery Complex since the late 1830's to early 1840's and contains six state and three local heritage places.
- The rezoning did not change the listing of any of these heritage places.
- The provisions in the Development Plan seek to maximise opportunities for the preservation and activation of the State and Local Heritage Places on the site through creative, adaptive and innovative re-use and re-purposing of these buildings and their surrounds.
- Any new development on or immediately adjacent to a heritage place will need to consider the context and heritage significance of these places.
- Council is undertaking a city-wide heritage review, which will commence at the Reynella Winery Complex.

What happens now?

In June 2020, development application (DA) 145/8066/2020 was lodged with council and the Department for Infrastructure & Transport (DIT) seeking approval for the division of four allotments into six allotments, the effect of which is to realign boundaries around existing buildings and create two vacant 'super lots' for further division.

DA 145/8102/2020 was lodged in August 2020 seeking approval for the division of the super lots into 219 allotments, public roads, reserves and the removal of seven regulated trees and one significant tree. The application is currently being assessed against the Development Plan provisions for the new zones. In accordance with the state government's Development Act and Regulations, there is no formal public notification process for a residential land division application in a residential zone.

Refer to a separate [fact sheet](#) for details of the land divisions.

Who can I contact for more information:

If you have any questions, please contact our Development Services staff on 8384 0666 or applications@onkaparinga.sa.gov.au.