

# Development Plan

## Naracoorte Lucindale Council

Consolidated – 29 November 2012

Please refer to the Naracoorte Lucindale Council page at [www.sa.gov.au/developmentplans](http://www.sa.gov.au/developmentplans) to see any amendments not consolidated.



**Government of South Australia**

Department of Planning,  
Transport and Infrastructure



**Government  
of South Australia**

Department of Planning,  
Transport and Infrastructure

## **Department of Planning, Transport and Infrastructure**

Roma Mitchell House  
136 North Terrace  
Adelaide

Postal Address  
GPO Box 1815  
Adelaide SA 5001

Phone (08) 8303 0600  
Fax (08) 8303 0782

Email [dplgwebmaster@sa.gov.au](mailto:dplgwebmaster@sa.gov.au)  
Web [www.dpti.sa.gov.au](http://www.dpti.sa.gov.au)



## **Naracoorte Lucindale Council**

Degaris Place  
Naracoorte

Postal Address  
PO Box 555  
Naracoorte SA 5271

Phone (08) 8762 2133  
Fax (08) 8762 3139

Email [council@nlc.sa.gov.au](mailto:council@nlc.sa.gov.au)  
Web [www.naracoortelucindale.sa.gov.au](http://www.naracoortelucindale.sa.gov.au)

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# Introduction Section





## Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Naracoorte Lucindale Council Development Plan since its inception on 7 December 2000. Further information on authorised amendments prior to this date may be researched through the relevant Council, the Department of Planning, Transport and Infrastructure or by viewing Gazette records.

Consolidated	Amendment – [Gazetted date]
7 December 2000	Naracoorte (CT), Naracoorte (DC) and Lucindale (DC) Development Plans - Minor Policy Amendment and Consolidation – [7 December 2000]
15 November 2001	Telecommunications Facilities State-wide Policy Framework PAR ( <i>Ministerial</i> ) – [30 August 2001]
21 February 2002	Organic Waste Processing (Composting) PAR ( <i>Ministerial</i> ) (Interim) – [20 December 2001]
13 February 2003	Organic Waste Processing (Composting) PAR ( <i>Ministerial</i> ) – [5 December 2002]
7 August 2003	Wind Farms PAR ( <i>Ministerial</i> ) – [24 July 2003] Seasonal Workers Accommodation PAR – [7 August 2003]
12 August 2004	Miscellaneous Amendments PAR – [5 August 2004]
1 December 2005	Hynam Abattoir PAR – [1 December 2005]
8 June 2006	Effluent Disposal Waste Control System PAR (Interim) – [8 June 2006]
14 December 2006	Bushfire Management (Part 1) PAR ( <i>Ministerial</i> ) – [9 November 2006]
15 February 2007	Effluent Disposal Waste Control System PAR – [8 February 2007]
29 October 2009	Naracoorte Railway Yards DPA – [8 October 2009] Naracoorte Industry DPA (Interim) – [29 October 2009]
22 July 2010	Bushfire (Miscellaneous Amendments) DPA ( <i>Ministerial</i> ) (Interim) – [10 December 2009] Naracoorte Industry DPA – [22 July 2010]
14 October 2010	Better Development Plan (BDP) Conversion – [14 October 2010]
24 February 2011	Heritage DPA (Interim) – [24 February 2011] Bushfires (Miscellaneous Amendments) DPA ( <i>Ministerial</i> ) – [9 December 2010]
16 February 2012	Statewide Wind Farms DPA (Interim) ( <i>Ministerial</i> ) – [19 October 2011] Heritage DPA – [16 February 2012]
29 November 2012	Termination of the Statewide Wind Farms DPA ( <i>Ministerial</i> ) and its removal from the Naracoorte Lucindale Council Development Plan – [18 October 2012] Statewide Wind Farms DPA ( <i>Ministerial</i> ) – [18 October 2012] Infrastructure Zone DPA – [29 November 2012] Section 29 (2)(c) Amendment – [29 November 2012]

**Consolidated:** The date of which an authorised amendment to a Development Plan was consolidated (incorporated into the published Development Plan) pursuant to section 31 of the *Development Act 1993*.

**Gazetted:** The date of which an authorised amendment was authorised through the publication of a notice in the Government Gazette pursuant to Part 3 of the *Development Act 1993*.



## Introduction to the Development Plan

Welcome to the Development Plan for the Naracoorte Lucindale Council.

This introduction has been prepared by the Department of Planning, Transport and Infrastructure as a guide to assist you in understanding this Development Plan.

For full details about your rights and responsibilities, you are advised to refer to the *Development Act 1993* and the associated *Development Regulations 2008* and/or consult your council.

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website [www.dpti.sa.gov.au](http://www.dpti.sa.gov.au) or by contacting the Department of Planning, Transport and Infrastructure at 136 North Terrace, Adelaide, SA 5000.

### Overview of the Planning System

South Australia has an integrated planning and development system, with three distinct but interrelated parts, these being:

- Legislation
- The Planning Strategy
- Development Plans.

The **legislative framework** establishing the planning and development system and setting out its statutory procedures is provided by the *Development Act 1993* and its associated *Development Regulations 2008*. The Development Act is the core legislation enacted by the South Australian Parliament to establish the planning and development system framework and many of the processes required to be followed within that framework (including processes for assessing development applications). The Regulations provide more details about the framework and are updated from time to time by the Governor (on the advice of the Minister for Planning).

The State Government's broad vision for sustainable land use and the built development of the state is outlined in the **Planning Strategy**. The relevant volume of the Planning Strategy for this Development Plan is the Limestone Coast Region Plan.

The Planning Strategy, which covers a full range of social, economic and environmental issues, informs and guides policies both across Government and in local area Development Plans. The Planning Strategy is required under section 22 of the Development Act and is updated by the State Government every few years. Local councils also prepare strategic plans which guide the same matters but at a local level. These strategic plans are not, however, development assessment tools: that is the role of Development Plans.

**Development Plans** are the key on-the-ground development assessment documents in South Australia. They contain the rules that set out what can be done on any piece of land across the state, and the detailed criteria against which development applications will be assessed. Development Plans cover distinct and separate geographic areas of the state. There is a separate Development Plan for each one of the 68 local council areas, plus a handful of other Development Plans covering areas not situated within local government boundaries. Development Plans outline what sort of developments and land use are and are not envisaged for particular zones (eg residential, commercial, industrial), and various objectives, principles and policies further controlling and affecting the design and other aspects of proposed developments.

## What is Development?

'Development' is defined in Section 4 of the *Development Act 1993* as:

- a change in the use of land or buildings
- the creation of new allotments through land division (including Strata and Community Title division)
- building work (including construction, demolition, alteration and associated excavation/fill)
- cutting, damaging or felling of significant trees
- specific work in relation to State and Local heritage places
- prescribed mining operations
- other acts or activities in relation to land as declared by the Development Regulations.

No development can be undertaken without an appropriate **Development Approval** being obtained from the relevant authority after an application and assessment process.

## How does the Development Plan relate to other legislation?

The Development Plan is a self-contained policy document prepared under and given statutory recognition pursuant to *the Development Act 1993*.

It is generally independent of other legislation but is one of many mechanisms that control or manage the way that land and buildings are used.

The *Development Act 1993* and *Development Regulations 2008* contain a number of provisions to ensure that development applications are referred to other government agencies when appropriate.

## What doesn't a Development Plan do?

Development Plans are applicable only when new development is being designed or assessed. They do not affect existing development (see above for a description of what constitutes 'development').

Once a Development Approval is issued, the details contained within the application and any conditions attached to that approval are binding.

Development Plan policies guide the point in time assessment of a development application but do not generally seek to control the on-going management of land, which is the role of other legislation (eg the *Environment Protection Act 1993*, *Natural Resources Management Act 2004*, *Liquor Licensing Act 1997*).

## When do you use the Development Plan?

The Development Plan should be used during a development application process. This may include:

- when undertaking or proposing to undertake 'development' (eg building a house or factory or converting an office into a shop)
- when assessing or determining a development proposal (eg by council staff, a Council or Regional Development Assessment Panel or the Development Assessment Commission)
- when you believe you could be affected by a proposed development and you are given an opportunity to comment on it as part of the assessment process.

## How to read the Development Plan

Development Plans are comprised of several sections as described below.

**All** sections and **all** relevant provisions within each section of the Development Plan must be considered in relation to a development proposal or application.

Development Plans use three text font colours:

- (a) Black text is used to identify all standard policy that forms the basis of all council Development Plans.

- (b) Green text is used to identify additional council-specific policy or variables that have been included in the Development Plan to reflect local circumstances.
- (c) Blue text illustrates hyperlinks to maps, overlays and tables in the Development Plan. These hyperlinks are operational only when viewing electronic versions of the Development Plan.

## Development Plan Structure Overview

Advisory Section	Function
<b>Table of Contents</b>	Navigational aid to reference sections within the Development Plan by name and page number.
<b>Amendment Record Table</b>	Tabled information recording previously-authorized Development Plan amendments and their consolidation dates.
<b>Introduction</b> Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? How to read the Development Plan?	A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).
<b>Strategic Setting</b> State Strategic Setting <i>(Metro/Outer Metro/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
<b>Council Preface Map</b>	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
<b>General Provisions</b> Objectives Principles of Development Control	These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as: <ul style="list-style-type: none"> <li>▪ site and design criteria</li> <li>▪ access and vehicle parking requirements</li> <li>▪ heritage and conservation measures</li> <li>▪ environmental issues</li> <li>▪ hazards</li> <li>▪ infrastructure requirements</li> <li>▪ land use specific requirements.</li> </ul> <p>They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.</p>

Assessment Section	Function
<b>Zone Provisions</b>	<p>These policies give greater certainty and direction about where certain forms of developments should be located. Maps are referenced within zones that show where land uses are suitable to be located.</p> <p>Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.</p>
Desired Character Statements	<p>These express a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired.</p>
Objectives	<p>These are the specific planning policies that determine what land uses are encouraged or discouraged in the zone. They often contain detailed provisions to further guide the scale and design of development.</p>
Principles of Development Control	<p>These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.</p>
Policy Area	<p>Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.</p>
Precincts	<p>Precincts are used to express policies for a small sub-area of a zone or a policy area.</p> <p>Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas. They do not contain additional objectives or desired character statements.</p>
Procedural Matters	<p>All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development.</p> <p>Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations.</p>
<b>Tables</b>	<p>These tables provide detailed data for the assessment of certain elements of development, for example, numeric values for setbacks from road boundaries and car parking rates for certain types of development.</p> <p>Conditions for complying development are grouped into their respective tables.</p>
<b>Mapping</b> Structure Plan Maps	<p>Structure Plan maps will commonly show the general arrangement and broad distribution of land uses; key spatial elements; and movement patterns throughout the council area and major urban areas.</p>

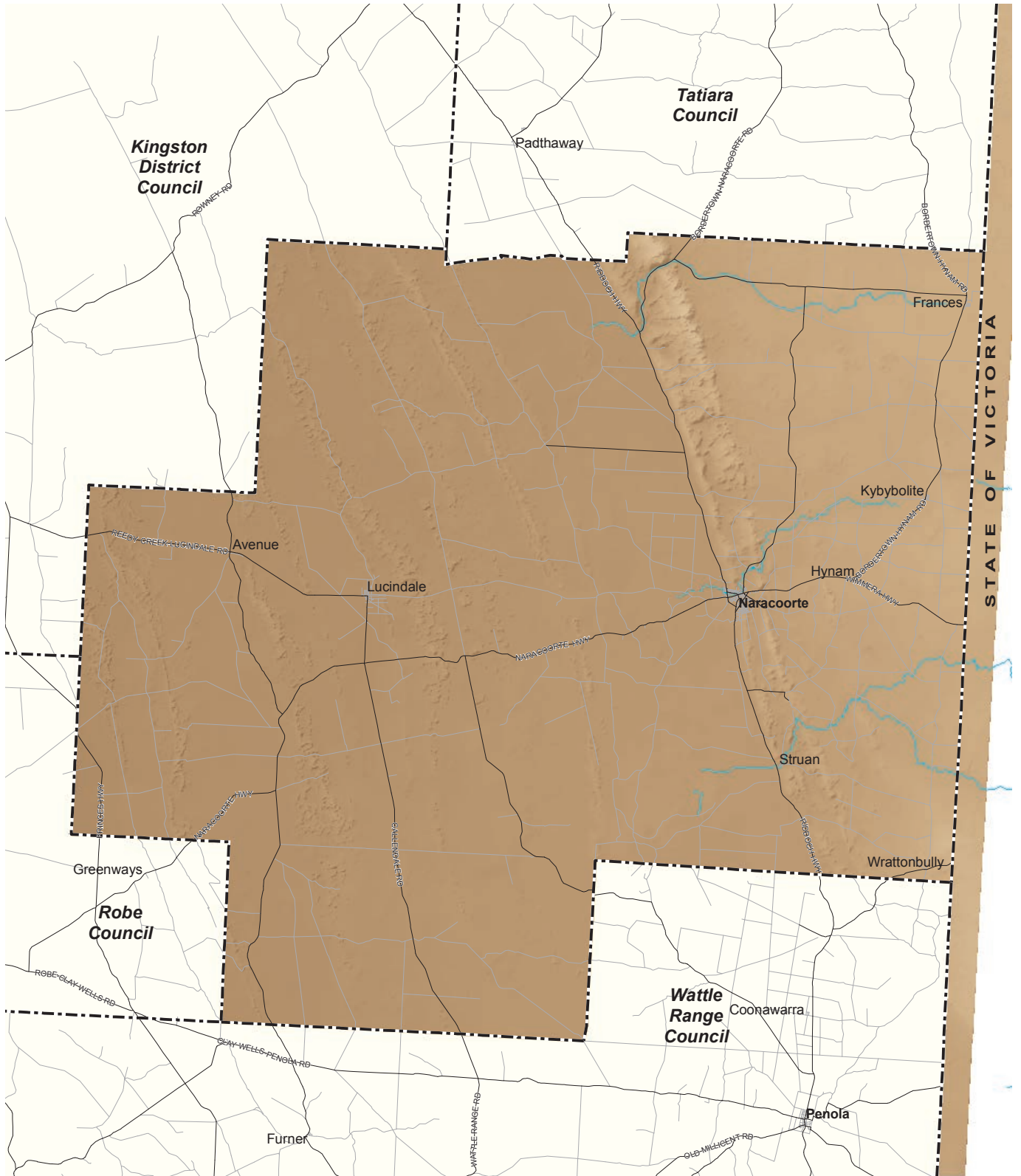
Assessment Section	Function
Council Index Maps	<p>This is the first point of reference when determining the appropriate map(s) applying to a specific property.</p> <p>An enlargement index map may be included where needed, eg for large townships.</p>
Extent Map Series	
Location Maps	<p>Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location.</p> <p><i>Note: the entire council area will always be represented as the first map in the extent map series and will commence as map 1.</i></p>
Overlay Maps	<p>Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example:</p> <ul style="list-style-type: none"> <li>▪ Transport</li> <li>▪ Development Constraints</li> <li>▪ Heritage</li> <li>▪ Natural Resources.</li> </ul> <p><i>Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.</i></p>
Zone Maps	Used to determine which zone applies to which land.
Policy Area Maps	Used to depict the presence and location of any applicable policy area.
Precinct Maps	Used to depict the presence and location of any applicable precincts.
Bushfire Maps <i>(where applicable)</i>	
Bushfire Protection Area BPA Maps - Bushfire Risk	Bushfire Protection Area - BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires.
Concept Plan Maps	<p>Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed.</p> <p>Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.</p>

#### Further info

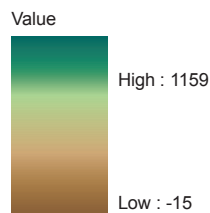
Contact the Naracoorte Lucindale Council.

Visit the Department of Planning, Transport and Infrastructure website: [www.dpti.sa.gov.au](http://www.dpti.sa.gov.au).

Discuss your matter with your planning consultant.



To identify the precise location of the Development Plan boundary refer to Council Index Map then select the relevant map number.



# Council Preface Map



# General Section



# Advertisements

## OBJECTIVES

- 1 Urban and rural landscapes that are not disfigured by advertisements and/or advertising hoardings.
- 2 Advertisements and/or advertising hoardings that do not create a hazard.
- 3 Advertisements and/or advertising hoardings designed to enhance the appearance of the building and locality.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:
  - (a) consistent with the predominant character of the urban or rural landscape
  - (b) in harmony with any buildings or sites of historic significance or heritage value in the area
  - (c) co-ordinated with and complement the architectural form and design of the building they are to be located on.
- 2 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:
  - (a) clutter
  - (b) disorder
  - (c) untidiness of buildings and their surrounds.
- 3 Buildings occupied by a number of tenants should exhibit co-ordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.
- 4 The content of advertisements should be limited to information relating to the legitimate use of the associated land.
- 5 Advertisements and/or advertising hoardings should:
  - (a) be completely contained within the boundaries of the subject allotment
  - (b) be sited to avoid damage to, or pruning or lopping of, on-site landscaping or street trees
  - (c) not obscure views to vistas or objects of high amenity value.
- 6 Advertisements and/or advertising hoardings should be confined to the townships of Naracoorte and Lucindale, Kybybolite, Hynam and Francis only.
- 7 Free standing advertisements and/or advertising hoardings should:
  - (a) where the frontage of the site is less than 40 metres, not exceed 6 metres in height or 6 square metres in advertisement area and be limited to only 1 per site or complex
  - (b) where the frontage of the site exceeds 40 metres an additional advertisement of not more than six metres in height and 6 square metres in advertisement area may be erected or the maximum height and size of a single sign may be increased as follows:

- (i) the maximum height should increase by 1 additional metre for every 10 additional metres of frontage or part thereof, up to a maximum height of 10 metres
  - (ii) the maximum advertisement area should increase by 1 square metre for every 10 metres of frontage or part thereof up to a maximum advertisement area of 10 square metres
  - (c) be consistent with the design theme of advertising on other buildings within the site or complex
  - (d) incorporate the name or nature of each business or activity within the site or complex in a single advertisement that is designed with graphic and colour co-ordinated panels mounted below the main site identity display.
- 8 Advertisements and/or advertising hoardings should not be erected on:
- (a) a public footpath or veranda post
  - (b) a road, median strip or traffic island
  - (c) a vehicle adapted and exhibited primarily as an advertisement
  - (d) residential land, unless erected to fulfil a statutory requirement or as a complying type of advertisement or advertising hoarding associated with the residential use of the land.
- 9 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building, unless the advertisement or advertising hoarding is appropriately designed to form an integrated and complementary extension of the existing building.
- 10 Advertisements and/or advertising hoardings erected on a veranda or that project from a building wall should:
- (a) have a clearance over a footway to allow for safe and convenient pedestrian access
  - (b) where erected on the side of a veranda, not exceed the width of the veranda or project from the veranda
  - (c) where erected on the front of a veranda, not exceed the length of the veranda or project from the veranda
  - (d) where projecting from a wall, have the edge of the advertisement or advertising hoarding abutting the surface of the wall.
- 11 Advertisements should be designed to conceal their supporting advertising hoarding from view.
- 12 Advertisements should convey the owner/occupier and/or generic type of business, merchandise or services using simple, clear and concise language, symbols, print style and layout and a small number of colours.
- 13 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.
- 14 Outside of townships and country settlements advertisements other than traffic signs, tourist signs or advertisements on an existing tourist information bay display board, should not be erected in road reserves.

#### Safety

- 15 Advertisements and/or advertising hoardings should not create a hazard by:
- (a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver's perception of the road or persons or objects on the road

- (b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals
- (c) distracting drivers from the primary driving task at a location where the demands on driver concentration are high
- (d) obscuring a driver's view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (eg junctions, bends, changes in width, traffic control devices).

#### Free Standing Advertisements

16 Free standing advertisements and/or advertising hoardings should be:

- (a) limited to only 1 primary advertisement per site or complex
- (b) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.

17 Free standing advertisements and/or advertising hoardings for multiple-business tenancy complexes should:

- (a) incorporate the name or nature of each business or activity within the site or complex in a single advertisement
- (b) be integrally designed and mounted below the more predominant main complex or site identity advertisement.

18 Portable, easel or A-frame advertisements should be displayed only where:

- (a) no other appropriate opportunity exists for an adequate co-ordinated and permanently erected advertisement and/or advertising hoarding
- (b) they do not obstruct or compromise the safety of pedestrians or vehicle movement
- (c) there is no unnecessary duplication or proliferation of advertising information
- (d) there is no damage to, or removal of, any landscaping on the site.

19 Portable, easel or A-frame advertisements associated with a development should be displayed only during the hours the development is open for trading.

#### Flags, Bunting and Streamers

20 Advertisements and/or advertising hoardings incorporating any flags, bunting, streamers, or suspended objects should:

- (a) be placed or arranged to complement and accord with the scale of the associated development
- (b) other than flags, not be positioned higher than the building they are attached or related to
- (c) not be displayed in residential areas.

#### Advertising along Arterial Roads

21 Advertising and/or advertising hoardings should not be placed along arterial roads that have a speed limit of 80 km/h or more.

## Animal Keeping

### OBJECTIVES

- 1 Animals not kept at a density beyond the carrying capacity of the land or water.
- 2 Animal keeping development sited and designed to avoid adverse effects on surrounding development.
- 3 Intensive animal keeping protected from encroachment by incompatible development.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Animal keeping and associated activities should not create adverse impacts on the environment or the amenity of the locality.
- 2 Storage facilities for manure, used litter and other wastes should be designed and sited:
  - (a) to be vermin proof
  - (b) with an impervious base
  - (c) to ensure that all clean rainfall runoff is excluded from the storage area
  - (d) outside the 1-in-100 year average return interval flood event area.
- 3 **Screen landscaping should be established and maintained around the perimeter of the site and around buildings, pens and holding yards intended for use for animal keeping.**

### Horse Keeping

- 4 Stables, horse shelters or associated yards should be sited:
  - (a) at least 50 metres from a watercourse
  - (b) on land with a slope no greater than 1-in-10 metres.
- 5 **Development in the form of horse keeping should ensure any:**
  - (a) **stable, shelter or holding yard is situated more than 30 metres from any dwelling**
  - (b) **stable or shelter is sited 3 metres from any allotment boundary**
  - (c) **stable, shelter or holding yard should remain free from inundation by floodwaters.**
- 6 A concrete drainage apron should be provided along the front of stables directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.
- 7 Stables, horse shelters or associated yards should be sited at least 30 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.
- 8 All areas accessible to horses should be separated from septic tank drainage areas.

## Dairies

- 9 Dairies and associated wastewater lagoons and liquid/solid waste storage and disposal areas should be located at a distance from nearby dwellings, public roads and outside the 1-in-100 year average return interval flood event area of any watercourse to avoid adverse impacts or nuisance by noise, smell or pollution on nearby sensitive receptors such as dwellings.
- 10 Dairies should include a lagoon for the storage or treatment of milking shed effluent which should be located:
  - (a) at least 20 metres from a public road
  - (b) at least 200 metres from any dwelling not located on the land
  - (c) outside any 1-in-100 year average return interval flood event area of any watercourse.

## Intensive Animal Keeping

- 11 Intensive animal keeping operations and their associated components, including holding yards, temporary feeding areas, movement lanes and similar, should not be located on land within any of the following areas:
  - (a) 800 metres of a public water supply reservoir
  - (b) the 1-in-100 year average return interval flood event area of any watercourse
  - (c) 200 metres of a major watercourse (third order or higher stream)
  - (d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies
  - (e) 2000 metres of a defined and zoned township, settlement or urban area (except for land based aquaculture)
  - (f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility).
- 12 Intensive animal keeping operations in uncovered situations should incorporate:
  - (a) a controlled drainage system which:
    - (i) diverts runoff from external areas, and
    - (ii) directs surface runoff into an effluent management system that has sufficient capacity to hold run off from the controlled drainage area
  - (b) pen floors which:
    - (i) ensure that effluent does not infiltrate and contaminate groundwater or soil, and
    - (ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent
  - (c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.
- 13 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be sited, designed, constructed and managed to avoid adverse odour impacts on nearby sensitive land uses.

### **Kennels**

- 14 The floor of kennels should be constructed of concrete or similar impervious material and be designed to allow for adequate drainage when kennels are cleaned.
- 15 Kennels and exercise yards should be designed and sited to minimise noise nuisance to neighbours through:
  - (a) orienting their openings away from sensitive land uses such as dwellings
  - (b) siting them as far as practicable from allotment boundaries.
- 16 Kennels should occur only where there is a permanently occupied dwelling on the land.

### **Land Based Aquaculture**

- 17 Land-based aquaculture and associated components should not be located on land within 500 metres of a defined and zoned township, settlement or urban area.
- 18 Land-based aquaculture ponds should be sited and designed to:
  - (a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event
  - (b) prevent pond leakage that would pollute groundwater
  - (c) prevent any overflow that would enable the species being farmed to enter any watercourse or drainage line
  - (d) minimise the need for intake and discharge pipes to traverse sensitive environments.
- 19 Buildings associated with land-based aquaculture should provide enclosed storage areas to accommodate all equipment associated with aquaculture operations in a manner which is integrated with the use of the land.
- 20 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.



## Building near Airfields

### OBJECTIVES

- 1 Development that ensures the long term operational, safety and commercial aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long term operational, safety and commercial aviation requirements of airfields.
- 2 Buildings and structures that penetrate the obstacle limitation surfaces (OLS) should not be developed unless a safety analysis determines that the building/structure does not pose a hazard to aircraft operations.
- 3 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
  - (a) lighting glare
  - (b) smoke
  - (c) air turbulence
  - (d) storage of flammable liquids
  - (e) attraction of birds
  - (f) materials that affect aircraft navigational aids.
- 4 Lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 5 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 6 Dwellings should not be located within areas affected by airport noise.
- 7 **Development should not take place in the proximity to Naracoorte Aerodrome if the development would be unduly affected by noise.**
- 8 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

## Centres and Retail Development

### OBJECTIVES

- 1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres.
- 2 Centres that ensure rational, economic and convenient provision of goods and services and provide:
  - (a) a focus for community life
  - (b) safe, permeable, pleasant and accessible walking and cycling networks.
- 3 The provision of a safe pedestrian environment within centres which gives high priority to pedestrians, public and community transport.
- 4 Increased vitality and activity in centres through the introduction and integration of housing.
- 5 Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role.
- 6 The Naracoorte and Lucindale town centres functioning as the primary retail and business centres serving Naracoorte, Lucindale and the region.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within centres should:
  - (a) integrate facilities within the zone
  - (b) allow for the multiple use of facilities and the sharing of utility spaces
  - (c) allow for the staging of development within the centre
  - (d) be integrated with public and community transport.
- 2 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
- 3 Development within centres should provide:
  - (a) public spaces such as malls, plazas and courtyards
  - (b) street furniture, including lighting, signs, litter bins, seats and bollards, that is sited and designed to complement the desired character
  - (c) unobtrusive facilities for the storage and removal of waste materials
  - (d) public facilities including toilets, infant changing facilities for parents, seating, litter bins, telephones and community information boards
  - (e) access for public and community transport and sheltered waiting areas for passengers
  - (f) lighting for pedestrian paths, buildings and associated areas

- (g) a single landscaping theme
  - (h) safe and secure bicycle parking.
- 4 A single architectural theme should be established within centres through:
- (a) constructing additions or other buildings in a style complementary to the existing shopping complex
  - (b) renovating the existing shopping complex to complement new additions and other buildings within the centre
  - (c) employing a signage theme.
- 5 The design of undercroft or semi-basement car parking areas should not detract from the visual quality and amenity of adjacent pedestrian paths, streets or public spaces.
- 6 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than 1 metre.

#### Arterial Roads

- 7 Centres should develop on one side of an arterial road or in one quadrant of an arterial road intersection.
- 8 Centre development straddling an arterial road should:
- (a) concentrate on one side of the arterial road or one quadrant of the arterial road intersection
  - (b) minimise the need for pedestrian and vehicular movement from one part of the centre to another across the arterial road.

#### Retail Development

- 9 A shop or group of shops with a gross leaseable area of greater than 150 square metres should be located within a centre zone.
- 10 A shop or group of shops with a gross leaseable area of less than 150 square metres should not be located on arterial roads unless within a centre zone.
- 11 A shop or group of shops located outside of zones that allow for retail development should:
- (a) be of a size and type that will not hinder the development, function or viability of any centre zone
  - (b) not demonstrably lead to the physical deterioration of any designated centre
  - (c) be developed taking into consideration its effect on adjacent development.
- 12 Retail showrooms should only be located in centres and bulky goods zones.
- 13 Bulky goods outlets located within centres zones should:
- (a) complement the overall provision of facilities
  - (b) be sited towards the periphery of those centres where the bulky goods outlet has a gross leaseable area of 500 square metres or more.

## Community Facilities

### OBJECTIVES

- 1 Location of community facilities including social, health, welfare, education and recreation facilities where they are conveniently accessible to the population they serve.
- 2 The proper provision of public and community facilities including the reservation of suitable land in advance of need.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Community facilities should be sited and developed to be accessible by pedestrians, cyclists and public and community transport.
- 2 Community facilities should be integrated in their design to promote efficient land use.
- 3 Design of community facilities should encourage flexible and adaptable use of open space and facilities for a range of uses over time.

## Crime Prevention

### OBJECTIVES

- 1 A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers wherever practicable.
- 2 Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.
- 3 Development should provide a robust environment that is resistant to vandalism and graffiti.
- 4 Development should provide lighting in frequently used public spaces including those:
  - (a) along dedicated cyclist and pedestrian pathways, laneways and access routes
  - (b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.
- 5 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.
- 6 Landscaping should be used to assist in discouraging crime by:
  - (a) screen planting areas susceptible to vandalism
  - (b) planting trees or ground covers, rather than shrubs, alongside footpaths
  - (c) planting vegetation other than ground covers a minimum distance of 2 metres from footpaths to reduce concealment opportunities.
- 7 Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.
- 8 Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.
- 9 Public toilets should be located, sited and designed:
  - (a) to promote the visibility of people entering and exiting the facility (eg by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance)
  - (b) near public and community transport links and pedestrian and cyclist networks to maximise visibility.
- 10 Development should avoid pedestrian entrapment spots and movement predictors (eg routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

## Design and Appearance

### OBJECTIVES

- 1 Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.
- 2 Roads, open spaces, buildings and land uses laid out and linked so that they are easy to understand and navigate.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
- 3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:
  - (a) articulation
  - (b) colour and detailing
  - (c) small vertical and horizontal components
  - (d) design and placing of windows
  - (e) variations to facades.
- 4 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise:
  - (a) the visual impact of the building as viewed from adjoining properties
  - (b) overshadowing of adjoining properties and allow adequate sun light to neighbouring buildings.
- 5 Building form should not unreasonably restrict existing views available from neighbouring properties and public spaces.
- 6 Transportable buildings, and buildings of lightweight construction elevated above the ground should be designed and constructed to:
  - (a) a suitable standard which will not detract from the character of adjoining residential development
  - (b) disguise the appearance of the building as a transportable structure by:
    - (i) minimising the distance between the finished ground level of the site upon which the building is located and the underside of the building, which, in any event should not be greater than 500 millimetres
    - (ii) providing for timber base boards between the underside of the building and finished ground beneath the building

(iii) providing for the addition of a carport, verandas or pergolas integrated with the design of the building, which impart a permanent appearance to the building.

- 7 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare.
- 8 Structures located on the roofs of buildings to house plant and equipment should form an integral part of the building design in relation to external finishes, shaping and colours.
- 9 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 10 Development should provide clearly recognisable links to adjoining areas and facilities.
- 11 Buildings, landscaping, paving and signage should have a co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 12 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 13 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 14 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/or landscaping.
- 15 Outdoor lighting should not result in light spillage on adjacent land.
- 16 Balconies should:
  - (a) be integrated with the overall architectural form and detail of the building
  - (b) be sited to face predominantly north, east or west to provide solar access
  - (c) have a minimum area of 2 square metres.

#### Building Setbacks from Road Boundaries

- 17 The setback of buildings from public roads should:
  - (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
  - (b) contribute positively to the streetscape character of the locality
  - (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.

- 18 Except where specified in a particular zone, policy area or precinct, the main face of a building should be setback from the primary road frontage in accordance with the following table:

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:
<p style="text-align: center;"><i>When <math>b - a \leq 2</math>, setback of new dwelling = a or b</i></p>	
Greater than 2 metres	At least the average setback of the adjacent buildings.

- 19 Except where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.



## Energy Efficiency

### OBJECTIVES

- 1 Development designed and sited to conserve energy, and minimise waste.
- 2 Development that provides for on-site power generation including photovoltaic cells and wind power.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should provide for efficient solar access to buildings and open space all year around.
- 2 Buildings should be sited and designed:
  - (a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings
  - (b) so that open spaces associated with the main activity areas face north for exposure to winter sun.

### On-site Energy Generation

- 3 Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:
  - (a) taking into account overshadowing from neighbouring buildings
  - (b) designing roof orientation and pitches to maximise exposure to direct sunlight.
- 4 Public infrastructure, including lighting and telephones, should be designed to generate and use renewable energy.

## Forestry

### OBJECTIVES

- 1 Forestry development that is designed and sited to maximise environmental and economic benefits whilst managing potential negative impacts on the environment, transport networks and surrounding land uses and landscapes.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Forestry plantations should not be undertaken if they will cause or require the clearance of valued trees or substantially intact strata of vegetation, or detrimentally affect the physical environment or scenic quality of the rural landscape.
- 2 Forestry plantations should not occur:
  - (a) on land with a slope exceeding 20 degrees
  - (b) within a separation distance (which may include forestry firebreaks and vehicle access tracks) of 50 metres of either of the following:
    - (i) any dwelling including those on an adjoining allotment
    - (ii) a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.
- 3 Forestry plantations should:
  - (a) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of a major watercourse (a third order or higher watercourse)
  - (b) incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas
  - (c) retain a minimum 5 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse). This separation distance should contain locally indigenous vegetation (including grasses) and unmodified topography to ensure water flow.
- 4 Forestry plantations should incorporate:
  - (a) 7 metre wide external boundary firebreaks for plantations of 40 hectares or less
  - (b) 10 metre wide external boundary firebreaks for plantations of between 40 and 100 hectares
  - (c) 20 metre wide external boundary firebreaks, or 10 metres with an additional 10 metres of fuel-reduced plantation, for plantations of 100 hectares or greater.
- 5 Forestry plantations should incorporate vehicle access tracks:
  - (a) within all firebreaks
  - (b) of a minimum width of 7 metres with a vertical clearance of 4 metres
  - (c) that are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire fighting vehicles

(d) that partition the plantation into units not exceeding 40 hectares in area.

- 6 Forestry plantations should ensure the clearances from power lines listed in the Table following are maintained when planting trees with an expected mature height of more than 6 metres:

<b>Voltage of transmission line</b>	<b>Tower or pole</b>	<b>Minimum horizontal clearance distance between plantings and transmission lines (in metres)</b>
500 kV	Tower	38
275 kV	Tower	25
132 kV	Tower	20
132 kV	Pole	20
66 kV	Pole	20
Less than 66 kV	Pole	20

## Hazards

### OBJECTIVES

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Development located to minimise the threat and impact of bushfires on life and property.
- 6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.
- 7 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.
- 8 Protection of human health and the environment wherever site contamination has been identified or suspected to have occurred.
- 9 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.
- 10 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 2 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

#### Flooding

- 3 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 4 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:
  - (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
  - (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.

- 5 The finished floor level of buildings and structures within the **Naracoorte Creek Flood Inundation Area** shown on [Concept Plan Map NaLu/1 - Naracoorte Creek Flood Area](#) should be raised to a level at least 500 millimetres above the Australian Height Datum of a 1-in-100 year average return interval flood event.
- 6 Development, including earthworks associated with development, should not do any of the following:
  - (a) impede the flow of floodwaters through the land or other surrounding land
  - (b) increase the potential hazard risk to public safety of persons during a flood event
  - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
  - (d) cause any adverse effect on the floodway function
  - (e) increase the risk of flooding of other land
  - (f) obstruct a watercourse.

#### Bushfire

- 7 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the *Bushfire Protection Area BPA Maps - Bushfire Risk*.
- 8 Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.
- 9 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
  - (a) vegetation cover comprising trees and/or shrubs
  - (b) poor access
  - (c) rugged terrain
  - (d) inability to provide an adequate building protection zone
  - (e) inability to provide an adequate supply of water for fire fighting purposes.
- 10 Residential, tourist accommodation and other habitable buildings should:
  - (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect;
  - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation; and
  - (c) have a dedicated and accessible water supply available at all times for fire fighting.
- 11 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.
- 12 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.

- 13 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.
- 14 Where land division does occur it should be designed to:
  - (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
  - (b) minimise the extent of damage to buildings and other property during a bushfire
  - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
  - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 15 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:
  - (a) facilitate safe and effective operational use for fire fighting and other emergency vehicles and residents
  - (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.
- 16 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

#### Salinity

- 17 Development should not increase the potential for, or result in an increase in, soil and water salinity.
- 18 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.
- 19 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

#### Acid Sulfate Soils

- 20 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
  - (a) natural water bodies and wetlands
  - (b) agricultural or aquaculture activities
  - (c) buildings, structures and infrastructure
  - (d) public health.
- 21 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

#### Site Contamination

- 22 Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

## Containment of Chemical and Hazardous Materials

- 23 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.
- 24 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:
  - (a) discharge of polluted water from the site
  - (b) contamination of land
  - (c) airborne migration of pollutants
  - (d) potential interface impacts with sensitive land uses.

## Landslip

- 25 Land identified as being at risk from landslip as shown on the *Overlay Maps - Development Constraints* should not be developed.
- 26 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.
- 27 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.
- 28 Development in areas susceptible to landslip should:
  - (a) incorporate split level designs to minimise cutting into the slope
  - (b) ensure that cut and fill and heights of faces are minimised
  - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
  - (d) control any erosion that will increase the gradient of the slope and decrease stability
  - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
  - (f) provide drainage measures to ensure surface stability is not compromised
  - (g) ensure natural drainage lines are not obstructed.

## Heritage Places

### OBJECTIVES

- 1 The conservation of State and local heritage places.
- 2 The continued use, or adaptive reuse of State and local heritage places that supports the conservation of their cultural significance.
- 3 Conservation of the setting of State and local heritage places.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A heritage place spatially located on *Overlay Maps – Heritage* and more specifically identified in [Table NaLu/4 - State Heritage Places](#) or in [Table NaLu/3 - Local Heritage Places](#) should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:
  - (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the *Table(s)*
  - (b) the structural condition of the place represents an unacceptable risk to public or private safety.
- 4 Development of a State or local heritage place should retain those elements contributing to its heritage value, which may include (but not be limited to):
  - (a) principal elevations
  - (b) important vistas and views to and from the place
  - (c) setting and setbacks
  - (d) building materials
  - (e) outbuildings and walls
  - (f) trees and other landscaping elements
  - (g) access conditions (driveway form/width/material)
  - (h) architectural treatments
  - (i) the use of the place.
- 5 Development of a State or local heritage place should be compatible with the heritage value of the place.
- 6 Original unpainted plaster, brickwork, stonework, or other masonry of existing State or local heritage places should be preserved, unpainted.
- 7 New buildings should not be placed or erected between the front street boundary and the façade of existing State or local heritage places.
- 8 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:



- (a) scale and bulk
  - (b) width of frontage
  - (c) boundary setback patterns
  - (d) proportion and composition of design elements such as roof lines, openings, fencing and landscaping
  - (e) colour and texture of external materials.
- 9 The introduction of advertisements and signage to a State or local heritage place should:
- (a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias and infill end panels and windows
  - (b) not conceal or obstruct historical detailing of the heritage place
  - (c) not project beyond the silhouette or skyline of the heritage place
  - (d) not form a dominant element of the place.
- 10 The division of land adjacent to or containing a State or local heritage place should occur only where it will:
- (a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area
  - (b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally
  - (c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place
  - (d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality
  - (e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.

## Historic Conservation Area

Refer to the [Map Reference Tables](#) for a list of the *Overlay Maps - Heritage* that relate to this Historic Conservation Area.

### OBJECTIVES

- 1 The conservation of areas of historical significance.
- 2 Development that promotes, conserves and enhances the cultural significance and historic character of identified places and areas.
- 3 Development that complements the historic significance of the area.
- 4 The retention and conservation of places such as land, buildings, structures and landscape elements that contribute positively to the historic character of the area.
- 5 Development that contributes to desired character.

### DESIRED CHARACTER

#### Area 1 Livingston Street

This area encompasses the properties on both sides of Livingston Street between Butler and Magarey Streets. The area is characterised by a consistent pattern of single and double fronted detached cottages, on small allotments in a broad street, built close to the street frontage.

These cottages were built for railway workers. The smaller, humble cottages at the western end of the street were among the earliest constructed in the 1870s - 1890s at the time the first railway line was built to Naracoorte and are closest to the first railway station. They were built as two-roomed cottages clad in corrugated iron, fibro sheet or weatherboard with corrugated and patterned sheet metal roofing. The rear extensions have largely been replaced with modern constructions to increase accommodation size.

The more prosperous weatherboard and stone double-fronted houses at the higher, eastern end demonstrate the development of the township as the railway provided a new prosperity at the turn of the 20<sup>th</sup> century.

Development within the policy area will be consistent in form and scale with the existing development and preserve and enhance the historic character of the area.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the Historic Conservation Area.
- 2 Buildings and structures should not be demolished in whole or in part, unless they are:
  - (a) structurally unsafe and/or unsound and cannot reasonably be rehabilitated
  - (b) inconsistent with the desired character for the Historic Conservation Area
  - (c) associated with a proposed development that supports the desired character for the Historic Conservation Area.

- 3 Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:
  - (a) scale and bulk
  - (b) width of frontage
  - (c) boundary setback patterns
  - (d) proportion and composition of design elements such as roof lines, pitches, openings, verandas, fencing and landscaping
  - (e) colour and texture of external materials
  - (f) visual interest.
- 4 New residential development should include landscaped front garden areas that complement the desired character.
- 5 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.
- 6 Second storey additions to single storey dwellings should achieve one or more of the following:
  - (a) a sympathetic two-storey addition that uses existing roof space or incorporates minor extensions to the roof space at the rear of the dwelling
  - (b) a second storey within the roof space, where the overall building height, scale and form is compatible with existing single-storey development in the policy area
  - (c) second storey windows having a total length less than 30 per cent of the total roof length along each elevation.
- 7 Front fences and gates should:
  - (a) reflect and conserve the traditional period, style and form of the associated building
  - (b) generally be of low timber pickets, low pier and plinth masonry, wrought iron, brush or masonry
  - (c) be no more than 1.2 metres in height.
- 8 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.
- 9 Advertisements and/or advertising hoardings associated with places and areas of heritage significance should:
  - (a) be of a size, colour, shape and materials that enhances the character of the locality
  - (b) not dominate or detract from the prominence of any place and/or area of historic significance.
- 10 Development should respect the existing topography and the relationship of sites to street levels and to adjoining land and not involve substantial cut and/or fill or sites.
- 11 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.

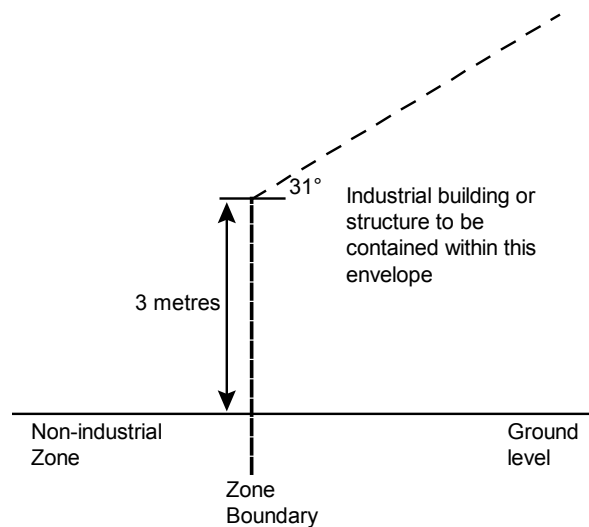
# Industrial Development

## OBJECTIVES

- 1 Industrial, warehouse, storage, commercial and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.
- 2 The development of small scale agricultural industries, wineries, mineral water extraction and processing plants, and home based industries in rural areas.
- 3 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- 4 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.
- 5 Compatibility between industrial uses within industrial zones.
- 6 The improved amenity of industrial areas.
- 7 Co-location of industries in townships to enable promotion and implementation of innovative waste recovery practices, methods of power generation and reuse of by-products.

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Offices and showrooms associated with industrial, warehouse, storage, commercial and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.
- 2 Any building or structure on, or abutting the boundary of, a non-industrial zone should be restricted to a height of 3 metres above ground level at the boundary and a plane projected at 31 degrees above the horizontal into the development site from that 3 metre height, as shown in the following diagram:



- 3 Industrial development should enable all vehicles to enter and exit the site in a forward direction, where practical.

- 4 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.
- 5 Building facades facing a non-industrial zone, public road, or public open space should:
  - (a) use a variety of building finishes
  - (b) not consist solely of metal cladding
  - (c) contain materials of low reflectivity
  - (d) incorporate design elements to add visual interest
  - (e) avoid large expanses of blank walls.
- 6 Industrial development should minimise significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.
- 7 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.
- 8 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be setback in one of the following ways:
  - (a) in line with the building façade
  - (b) behind the building line
  - (c) behind a landscaped area that softens its visual impact.

#### Small-scale agricultural industries and wineries in rural areas

- 9 Agricultural industries and wineries in rural areas should:
  - (a) use existing buildings and, in particular, buildings of heritage value, in preference to constructing new buildings
  - (b) be setback at least 50 metres from:
    - (i) any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 government standard topographic map
    - (ii) a dam or reservoir that collects water flowing in a watercourse
    - (iii) a lake or wetland through which water flows
    - (iv) a channel into which water has been diverted
    - (v) a known spring
    - (vi) sink hole
  - (c) be located within the boundary of a single allotment, including any ancillary uses
  - (d) not result in more than one industry located on an allotment
  - (e) include a sign that facilitates access to the site that is sited and designed to complement the features of the surrounding area and which:

- (i) does not exceed 2 square metres in area
  - (ii) is limited to 1 sign per establishment (for agricultural and home-based industries)
  - (iii) is not internally illuminated.
- 10 Agricultural industries and wineries in rural areas should not:
- (a) necessitate significant upgrading of public infrastructure including roads and other utilities
  - (b) generate traffic beyond the capacity of roads necessary to service the development
  - (c) result in traffic and/or traffic volumes that would be likely to adversely alter the character and amenity of the locality
  - (d) be located on land with a slope greater than 20 per cent (1-in-5).
- 11 Agricultural industries (except for wineries) in rural areas should be small scale, and:
- (a) should include at least one of the following activities normally associated with the processing of primary produce:
    - (i) washing
    - (ii) grading
    - (iii) processing (including bottling)
    - (iv) packing or storage
  - (b) may include an associated ancillary area for the sale and/or promotion of produce (including display areas)
  - (c) should have a total combined area for one or any combination of these activities (including ancillary sales area) not exceeding 250 square metres per allotment, with a maximum building area of 150 square metres, including a maximum area of 50 square metres for ancillary sale and display of goods manufactured in the industry
  - (d) should process primary produce that is grown within the region.
- 12 Agricultural industries and wineries should not be located:
- (a) on land that is classified as being poorly drained or very poorly drained
  - (b) within 800 metres of a high water level of a public water supply reservoir
  - (c) closer than 300 metres to a dwelling or tourist accommodation that is not in the ownership of the applicant.
- 13 Wineries in rural areas should:
- (a) include at least one of the following activities normally associated with the making of wine:
    - (i) crushing
    - (ii) fermenting
    - (iii) bottling
    - (iv) maturation/cellaring of wine

- (v) ancillary activities of administration, sale and/or promotion of wine product and restaurant
- (b) be located within the boundary of a single allotment which adjoins or is on the same allotment as a vineyard
- (c) process primary produce that is primarily sourced within the region
- (d) only include a restaurant as an ancillary use to the winery
- (e) be located not closer than 300 metres to a dwelling or tourist accommodation (that is not in the ownership of the winery applicant) where the crush capacity is equal to or greater than 500 tonnes per annum.

## Infrastructure

### OBJECTIVES

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 Infrastructure, including social infrastructure, provided in advance of need.
- 3 Suitable land for infrastructure identified and set aside in advance of need.
- 4 The visual impact of infrastructure facilities minimised.
- 5 The efficient and cost-effective use of existing infrastructure.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur without the provision of adequate utilities and services, including:
  - (a) electricity supply
  - (b) water supply
  - (c) drainage and stormwater systems
  - (d) waste disposal
  - (e) effluent disposal systems
  - (f) formed all-weather public roads
  - (g) telecommunications services
  - (h) social infrastructure, community services and facilities
  - (i) gas services.
- 2 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
- 3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 4 Development should not take place until adequate and co-ordinated drainage of the land is assured.
- 5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 6 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
- 7 Urban development should not be dependent on an indirect water supply.
- 8 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.



- 9 In urban areas, electricity supply serving new development should be installed underground.
- 10 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.
- 11 Utility buildings and structures should be grouped with non-residential development where possible.
- 12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.

## Interface between Land Uses

### OBJECTIVES

- 1 Development located and designed to prevent adverse impact and conflict between land uses.
- 2 Protect community health and amenity and support the operation of all desired land uses.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
  - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
  - (b) noise
  - (c) vibration
  - (d) electrical interference
  - (e) light spill
  - (f) glare
  - (g) hours of operation
  - (h) traffic impacts.
- 2 Development should be sited and designed to minimise negative impact on existing and potential future land uses considered appropriate in the locality.
- 3 Development adjacent to a **Residential Zone** or residential area within a **Township Zone** should be designed to minimise overlooking and overshadowing of nearby residential properties.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses considered appropriate for the zone should not be developed or should be designed to minimise negative impacts.
- 6 Dwellings should not be located within:
  - (a) 400 metres of a mining lease/licence boundary of a working quarry or mining operation where blasting does not occur
  - (b) 500 metres of a mining lease/licence boundary of a working quarry or mining operation where the crushing, grinding or milling of rocks, ores or minerals occurs
  - (c) 3 kilometres of a mining lease/licence boundary of a working quarry or mining operation where blasting does occur.
- 7 Where existing site constraints do not permit the location of a dwelling further than 400 metres from the mining lease/licence boundary of a working quarry or mining operation where blasting does not occur or

500 metres where the crushing, grinding or milling of rocks, ores or minerals occurs or 3 kilometres where blasting does occur, the dwelling should be:

- (a) sited as far as possible from the lease or licence boundary
  - (b) sited on land which is stable
  - (c) be structurally designed to minimise impacts which may arise from the operation of the quarry or mine.
- 8 Development that incorporates a sensitive land use should not occur within 500 metres of the boundary of the Naracoorte saleyards located on allotment 120 FP 214703, allotment 653 FP 205999 and allotment 654 FP 206000.

#### Noise

- 9 Development should be sited, designed and constructed to minimise negative impacts of noise and to avoid unreasonable interference.
- 10 Development should be consistent with the relevant provisions in the current *Environment Protection (Noise) Policy*.

#### Rural Interface

- 11 The potential for adverse impacts resulting from rural development should be minimised by:
- (a) not locating horticulture or intensive animal keeping on land adjacent to townships
  - (b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.
- 12 Traffic movement, spray drift, dust, noise, odour, and the use of frost fans and gas guns associated with primary production activities should not lead to unreasonable impact on adjacent land users.
- 13 Existing primary production uses and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 14 Development within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:
- (a) not prejudice the continued operation of those facilities
  - (b) be located, designed, and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended operation of activities.

## Land Division

### OBJECTIVES

- 1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing under utilised infrastructure and facilities.
- 2 Land division that creates allotments appropriate for the intended use.
- 3 Land division layout that is optimal for energy efficient building orientation.
- 4 Land division that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.
- 5 Land division restricted in rural areas to ensure the efficient use of rural land for primary production and avoidance of uneconomic infrastructure provision.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 When land is divided:
  - (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner
  - (b) a sufficient water supply should be made available for each allotment
  - (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health
  - (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.
- 2 Land should not be divided if any of the following apply:
  - (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use
  - (b) any allotment will not have a frontage to one of the following:
    - (i) an existing road
    - (ii) a proposed public road
    - (iii) access to a public road via an internal roadway in a plan of community division
  - (c) the intended use of the land is likely to require excessive cut and/or fill
  - (d) it is likely to lead to undue erosion of the subject land or land within the locality
  - (e) the wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development
  - (f) the area is unsewered and cannot accommodate an appropriate onsite wastewater disposal system within the allotment that complies with (or can comply with) the relevant public and environmental health legislation applying to the intended use(s)

(g) any allotments will straddle more than one zone or policy area.

3 Land division for the purposes of creating community title allotments should:

- (a) where the purpose of the division is for agricultural production, provide 'common property' for the construction of buildings associated with the conduct of the use
- (b) allow for configuration of allotments consistent with industry standards and efficient management practices for the proposed land use
- (c) ensure all engineering services for the use are able to be located within the 'common property'
- (d) ensure every allotment in the division is provided with a frontage to 'common property' to facilitate access thereto
- (e) ensure every allotment in the division has a land area appropriate for the proposed use
- (f) not be undertaken where division by Torrens Title would provide for the more orderly development of the land or adjoining land.

#### Design and Layout

4 Land divisions should be designed to ensure that areas of native vegetation and wetlands:

- (a) are not fragmented or reduced in size
- (b) do not need to be cleared as a consequence of subsequent development.

5 The design of a land division should incorporate:

- (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
- (b) safe and convenient access from each allotment to an existing or proposed public road or thoroughfare
- (c) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
- (d) suitable land set aside for useable local open space
- (e) public utility services within road reserves and where necessary within dedicated easements
- (f) the preservation of significant natural, cultural or landscape features including State and local heritage places
- (g) protection for existing vegetation and drainage lines
- (h) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development

6 Land division should facilitate optimum solar access for energy efficiency.

7 Land division within an area identified as being an '**Excluded Area from Bushfire Protection Planning Provisions**' as shown on *Bushfire Protection Area BPA Maps - Bushfire Risk* should be designed to make provisions for:

- (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it
  - (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads
  - (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 8 Land division involving a form of development that is likely to result in the generation of domestic wastewater should be connected to one of the following:
- (a) the sewerage system in Naracoorte
  - (b) the community wastewater management system in the township of Lucindale
  - (c) a suitably designed and constructed on-site waste control system with a secondary level of treatment in all other locations.
- 9 Allotments in the form of a battleaxe configuration should:
- (a) have an area of at least 550 square metres (excluding the area of the 'handle' of such an allotment)
  - (b) provide for an access onto a public road, with the driveway 'handle' being not less than 6 metres in width nor more than 30 metres in length
  - (c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
  - (d) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
  - (e) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 10 Allotments should have an orientation, size and configuration to encourage development that:
- (a) minimises the need for earthworks and retaining walls
  - (b) maintains natural drainage systems
  - (c) faces abutting streets and open spaces
  - (d) does not require the removal of native vegetation to facilitate that development
  - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 11 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 12 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 30 metres wide from the top of the bank of a watercourse and that incorporates land within the 1-in-100 year average return interval flood event area.
- 13 Land adjoining natural watercourses or drainage channels which are subject to inundation by a 1-in-100 year average return interval flood event should not be divided.

- 14 The layout of a land division should keep flood-prone land free from development.
- 15 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:
  - (a) contains and retains all watercourses, drainage lines and native vegetation
  - (b) enhances amenity
  - (c) integrates with the open space system and surrounding area.

### Roads and Access

- 16 Road reserves should be of a width and alignment that can:
  - (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users
  - (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors
  - (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street
  - (d) accommodate street tree planting, landscaping and street furniture
  - (e) accommodate the location, construction and maintenance of stormwater drainage and public utilities
  - (f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites
  - (g) allow for the efficient movement of service and emergency vehicles.
- 17 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.
- 18 The layout of land divisions should result in roads designed and constructed to ensure:
  - (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points
  - (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians
  - (c) that existing dedicated cycling and walking routes are not compromised.
- 19 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
  - (a) the size of proposed allotments and sites and opportunities for on-site parking
  - (b) the availability and frequency of public and community transport
  - (c) on-street parking demand likely to be generated by nearby uses.
- 20 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

## Land Division in Rural Areas

- 21 Rural land should not be divided if the resulting allotments would be of a size and configuration likely to impede the efficient use of rural land for any of the following:
- (a) primary production
  - (b) value adding industries related to primary production
  - (c) protection of natural resources.
- 22 Rural land should not be divided where new allotments would result in any of the following:
- (a) fragmentation of productive primary production land
  - (b) strip development along roads or water mains
  - (c) prejudice against the proper and orderly development of townships
  - (d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks.



## Landscaping, Fences and Walls

### OBJECTIVES

- 1 The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.
- 2 Functional fences and walls that enhance the attractiveness of development.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:
  - (a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)
  - (b) enhance the appearance of road frontages
  - (c) screen service yards, loading areas and outdoor storage areas
  - (d) minimise maintenance and watering requirements
  - (e) enhance and define outdoor spaces, including car parking areas
  - (f) maximise shade and shelter
  - (g) assist in climate control within and around buildings
  - (h) minimise heat absorption and reflection
  - (i) maintain privacy
  - (j) maximise stormwater reuse
  - (k) complement existing vegetation, including native vegetation
  - (l) contribute to the viability of ecosystems and species
  - (m) promote water and biodiversity conservation.
- 2 Landscaping should:
  - (a) include the planting of locally indigenous species where appropriate
  - (b) be oriented towards the street frontage
  - (c) result in the appropriate clearance from powerlines and other infrastructure being maintained.
- 3 Landscaping should not:
  - (a) unreasonably restrict solar access to adjoining development
  - (b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding

- (c) introduce pest plants
  - (d) increase the risk of bushfire
  - (e) remove opportunities for passive surveillance
  - (f) increase leaf fall in watercourses
  - (g) increase the risk of weed invasion.
- 4 Fences and walls, including retaining walls, should:
- (a) not result in damage to neighbouring trees
  - (b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
  - (c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
  - (d) incorporate articulation or other detailing where there is a large expanse of wall facing the street
  - (e) assist in highlighting building entrances
  - (f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites
  - (g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land
  - (h) be constructed of non-flammable materials.
- 5 Fencing should be open in form to allow cross ventilation and access to sunlight.

## Mineral Extraction

### OBJECTIVES

- 1 Development of mining activities in a way that contributes to the sustainable growth of the industry.
- 2 Protection of mineral deposits against intrusion by inappropriate forms of development.
- 3 Areas with scenic or conservation significance protected from undue damage arising from mining operations.
- 4 Mining operations undertaken with minimal adverse impacts on the environment and on the health and amenity of adjacent land uses.
- 5 Minimisation of the impacts from mining activities upon the existing groundwater level and the quality of groundwater resources.
- 6 Mining operations that make adequate provision for site rehabilitation.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Known reserves of economically-viable mineral deposits should be kept free of development that may inhibit their future exploitation.
- 2 Development in proximity to mining operations should not be undertaken where it may be exposed to adverse impacts resulting from mining activities.
- 3 Mining in scenic and native vegetation areas should only be undertaken if:
  - (a) the proposed location is the best site in regard to minimising loss of amenity, degradation of the landscape and loss of native vegetation
  - (b) there are a limited number of known reserves of the minerals in the area or elsewhere in the State
  - (c) the extraction and transportation of materials from alternative sites to principal centres of consumption carry significantly higher costs
  - (d) the site is capable of restoration with locally indigenous plant species to counter the long term impact on the landscape and biodiversity.
- 4 Stormwater and/or wastewater from land used for mining should be diverted into a silt retention structure so that it can be reused on-site for purposes such as truck wash-down, dust control, washing of equipment and landscape irrigation or for disposal off-site in an environmentally responsible manner.
- 5 Access to land used for mining should be sited and designed to accommodate heavy-vehicle traffic and ensure the safety of all road users.
- 6 Mining operations should:
  - (a) ensure that minimal damage is caused to the landscape
  - (b) minimise the area required for operations, and provide for the progressive reclamation of disturbed areas
  - (c) minimise disturbance to natural hydrological systems

- (d) be of overall benefit to the community and together with the planned after use of the site, outweigh any loss of amenity or other resources (including native vegetation, scenic areas and significant or unique natural or man made features) resulting from the operations
- (e) be established only on sites which contain minerals of the necessary quality and then only if no practical alternative source is available
- (f) maximise the utilisation of the resource but minimise the adverse impacts of operation
- (g) be conducted in accordance with a development and reclamation programme which:
  - (i) minimises the area required for operations and provides for progressive reclamation of disturbed areas
  - (ii) provides for the removal of buildings, plant, equipment, rubbish and litter when operations are completed
  - (iii) renders the site safe for future occupiers or users
- (h) be conducted in a manner which ensures that danger and unreasonable damage or nuisance does not arise by way of:
  - (i) generation of noise, dust, heavy traffic, waste products and other pollution of air, surface and undergroundwater, or land
  - (ii) destruction of surface vegetation and soils
  - (iii) unstable work faces and dumps and erosion of unprotected workings
  - (iv) changed landform and disturbance to topography
  - (v) visual impact of activities and plant
  - (vi) hours of operation
- (i) include on completion of mining operations the establishment of an after use appropriate to the zoning of the land, the site and the locality
- (j) not involve the extraction of undergroundwater if it is likely to have a detrimental impact on the water resource.

#### Separation Treatments, Buffers and Landscaping

- 7 Mining development should be sited, designed and sequenced to protect the amenity of surrounding land uses from environmental nuisance such as dust or vibration emanating from mining operations.
- 8 Mining operations that are likely to impact upon the amenity of the locality should incorporate a separation distance and/or mounding/vegetation between the mining operations (including stockpiles) and adjoining allotments to help minimise exposure to those potential impacts.
- 9 Quarry faces should be orientated away from public view.
- 10 Screening of mining areas should occur in advance of extraction commencing.
- 11 An area of densely vegetated and/or mounded land should be established around the perimeter of mining sites in order to screen excavated land and mineral processing facilities from all of the following:
  - (a) residential areas
  - (b) tourist areas

- (c) tourist routes
  - (d) scenic routes.
- 12 Screen planting around mining operations should incorporate a mixture of trees and shrubs that:
- (a) contribute to an attractive landscape
  - (b) suit local soil and climatic conditions
  - (c) are fast growing and/or have a long life expectancy
  - (d) are locally indigenous species.
- 13 Borrow pits for road making materials should:
- (a) be sited so as to cause the minimum effect on their surroundings
  - (b) not be located on land visible from arterial roads as shown on *Overlay Maps - Transport* if equivalent resources are available within other areas within the Development Plan boundary.

## Natural Resources

### OBJECTIVES

- 1 Retention, protection and restoration of the natural resources and environment.
- 2 Protection of the quality and quantity of South Australia's surface waters, including inland and undergroundwaters.
- 3 The ecologically sustainable use of natural resources including water resources, including groundwater, surface water and watercourses.
- 4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- 5 Development consistent with the principles of water sensitive design.
- 6 Development sited and designed to:
  - (a) protect natural ecological systems
  - (b) achieve the sustainable use of water
  - (c) protect water quality, including receiving waters
  - (d) reduce runoff and peak flows and prevent the risk of downstream flooding
  - (e) minimise demand on reticulated water supplies
  - (f) maximise the harvest and use of stormwater
  - (g) protect stormwater from pollution sources.
- 7 Storage and use of stormwater which avoids adverse impact on public health and safety.
- 8 Native flora, fauna and ecosystems protected, retained, conserved and restored.
- 9 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.
- 10 Minimal disturbance and modification of the natural landform.
- 11 Protection of the physical, chemical and biological quality of soil resources.
- 12 Protection of areas prone to erosion or other land degradation processes from inappropriate development.
- 13 Protection of the scenic qualities of natural and rural landscapes.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.
- 2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.

- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks and wetlands.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

#### Water Sensitive Design

- 5 Development should be designed to maximise conservation, minimise consumption and encourage reuse of water resources.
- 6 Development should not take place if it results in unsustainable use of surface or groundwater resources.
- 7 Development should be sited and designed to:
  - (a) capture and reuse stormwater, where practical
  - (b) minimise surface water runoff
  - (c) prevent soil erosion and water pollution
  - (d) protect and enhance natural water flows
  - (e) protect water quality by providing adequate separation distances from watercourses and other water bodies
  - (f) not contribute to an increase in salinity levels
  - (g) avoid the water logging of soil or the release of toxic elements
  - (h) maintain natural hydrological systems and not adversely affect:
    - (i) the quantity and quality of groundwater
    - (ii) the depth and directional flow of groundwater
    - (iii) the quality and function of natural springs.
- 8 Water discharged from a development site should:
  - (a) be of a physical, chemical and biological condition equivalent to or better than its pre-developed state
  - (b) not exceed the rate of discharge from the site as it existed in pre-development conditions.
- 9 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.
- 10 Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.
- 11 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.
- 12 Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.

- 13 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 14 Stormwater management systems should:
  - (a) maximise the potential for stormwater harvesting and reuse, either on-site or as close as practicable to the source
  - (b) utilise, but not be limited to, one or more of the following harvesting methods:
    - (i) the collection of roof water in tanks
    - (ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks
    - (iii) the incorporation of detention and retention facilities
    - (iv) aquifer recharge.
- 15 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 16 Artificial wetland systems, including detention and retention basins, should be sited and designed to:
  - (a) ensure public health and safety is protected
  - (b) minimise potential public health risks arising from the breeding of mosquitoes.

#### Water Catchment Areas

- 17 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.
- 18 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.
- 19 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.
- 20 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.
- 21 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface runoff should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
  - (a) fenced to exclude livestock
  - (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land
  - (c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter runoff so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 22 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:



- (a) adversely affect the migration of aquatic biota
  - (b) adversely affect the natural flow regime
  - (c) cause or contribute to water pollution
  - (d) result in watercourse or bank erosion
  - (e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse.
- 23 The location and construction of dams, water tanks and diversion drains should:
- (a) occur off watercourse
  - (b) not take place in ecologically sensitive areas or on erosion-prone sites
  - (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
  - (d) not negatively affect downstream users
  - (e) minimise in-stream or riparian vegetation loss
  - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)
  - (g) protect ecosystems dependent on water resources.
- 24 Irrigated horticulture and pasture should not increase groundwater-induced salinity.
- 25 Development should comply with the current *NRM Water Allocation Plans* and *Environment Protection (Water Quality) Policy*.

#### Biodiversity and Native Vegetation

- 26 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 27 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna.
- 28 The provision of services, including power, water, effluent and waste disposal, access roads and tracks should be sited on areas already cleared of native vegetation.
- 29 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
- (a) provides an important habitat for wildlife or shade and shelter for livestock
  - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
  - (c) provides an important seed bank for locally indigenous vegetation
  - (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
  - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture
  - (f) is growing in, or is characteristically associated with a wetland environment.

- 30 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:
- (a) erosion or sediment within water catchments
  - (b) decreased soil stability
  - (c) soil or land slip
  - (d) deterioration in the quality of water in a watercourse or surface water runoff
  - (e) a local or regional salinity problem
  - (f) the occurrence or intensity of local or regional flooding.
- 31 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
- (a) provision for linkages and wildlife corridors between significant areas of native vegetation
  - (b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff
  - (c) the amenity of the locality
  - (d) bushfire safety
  - (e) the net loss of native vegetation and other biodiversity
  - (f) the effects of retention on farm management
  - (g) the co-ordinated replanting of trees in association with neighbouring property owners.
- 32 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 33 Development should be located and occur in a manner which:
- (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone
  - (b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels
  - (c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.
- 34 Development should protect the biodiversity resources of the region by incorporating low impact site development techniques and in accord with the *South East Pest Management Strategy*.
- 35 Development should promote the long term conservation of vegetation by:
- (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies
  - (b) minimising impervious surfaces beneath the canopies of trees
  - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.

- 36 Horticulture involving the growing of olives should be located at least:
- (a) 500 metres from:
    - (i) a national park
    - (ii) a conservation park
    - (iii) a wilderness protection area
    - (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area
  - (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.
- 37 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

#### Soil Conservation

- 38 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 39 Development should be designed and sited to prevent erosion.
- 40 Development should take place in a manner that will minimise alteration to the existing landform.
- 41 Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.

## Open Space and Recreation

### OBJECTIVES

- 1 The creation of a network of linked parks, reserves and recreation areas at regional and local levels.
- 2 Pleasant, functional and accessible open spaces providing a range of physical environments.
- 3 A wide range of settings for active and passive recreational opportunities.
- 4 The provision of open space in the following hierarchy:
  - State
  - Regional
  - District
  - Neighbourhood
  - Local.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Urban development should include public open space and recreation areas.
- 2 Public open space and recreation areas should be of a size, dimension and location that:
  - (a) facilitate a range of formal and informal recreation activities
  - (b) provide for the movement of pedestrians and cyclists
  - (c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites of natural or cultural value
  - (d) link habitats, wildlife corridors, public open spaces and existing recreation facilities
  - (e) enable effective stormwater management
  - (f) provides for the planting and retention of large trees and vegetation.
- 3 Open space should be designed to incorporate:
  - (a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes
  - (b) park furniture, shaded areas and resting places to enhance pedestrian comfort
  - (c) safe crossing points where pedestrian routes intersect the road network
  - (d) easily identified access points
  - (e) frontage to abutting public roads to optimise pedestrian access and visibility
  - (f) reuse of stormwater for irrigation purposes.
- 4 Where practical, access points to regional parks should be located close to public transport.
- 5 District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.

- 6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.
- 7 Local parks should be:
  - (a) a minimum of 0.2 hectares in size
  - (b) centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.
- 8 No more than 20 per cent of land allocated as public open space should:
  - (a) have a slope in excess of 1-in-4
  - (b) comprise creeks or other drainage areas.
- 9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.
- 10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.
- 11 Development in open space should:
  - (a) be clustered where practical to ensure that the majority of the site remains open
  - (b) where practical, be developed for multi-purpose use
  - (c) be constructed to minimise the extent of hard paved areas.
- 12 Open spaces and recreation areas should be located and designed to maximise safety and security by:
  - (a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance
  - (b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced
  - (c) locating play equipment where it can be informally observed by nearby residents and users during times of use
  - (d) clearly defining the perimeters of play areas
  - (e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks
  - (f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.
- 13 Landscaping associated with open space and recreation areas should:
  - (a) not compromise the drainage function of any drainage channel
  - (b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas
  - (c) maximise opportunities for informal surveillance throughout the park
  - (d) enhance the visual amenity of the area and complement existing buildings
  - (e) be designed and selected to minimise maintenance costs

- (f) provide habitat for local fauna.
- 14 Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.
- 15 Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.

## Orderly and Sustainable Development

### OBJECTIVES

- 1 Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
- 2 Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
- 3 Development that does not jeopardise the continuance of adjoining authorised land uses.
- 4 Development that does not prejudice the achievement of the provisions of the Development Plan.
- 5 Development abutting adjoining Council areas having regard to the policies of that Council's Development Plan.
- 6 Urban development contained within existing townships and settlements and located only in zones designated for such development.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along water frontages or arterial roads shown in *Overlay Maps - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or under utilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 Development should be undertaken in accordance with the following concepts:
  - [Concept Plan Map NaLu/1 - Naracoorte Creek Flood Area](#)
  - [Concept Plan Map NaLu/2 - Naracoorte Bypass Route](#)
  - [Concept Plan Map Nalu/3 - Deferred Urban](#)
  - [Concept Plan Map Nalu/4 - Naracoorte Town Centre](#)

## Renewable Energy Facilities

### OBJECTIVES

- 1 Development of renewable energy facilities that benefit the environment, the community and the state.
- 2 The development of renewable energy facilities, such as wind farms and ancillary development, in areas that provide opportunity to harvest natural resources for the efficient generation of electricity.
- 3 Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts on the natural environment and other land uses.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Renewable energy facilities, including wind farms and ancillary development, should be:
  - (a) located in areas that maximize efficient generation and supply of electricity; and
  - (b) designed and sited so as not to impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips.

### Wind Farms and Ancillary Development

- 2 The visual impacts of wind farms and ancillary development (such as substations, maintenance sheds, access roads and wind monitoring masts) should be managed through:
  - (a) wind turbine generators being:
    - (i) setback at least 1000 metres from non-associated (nonstakeholder) dwellings and tourist accommodation
    - (ii) setback at least 2000 metres from defined and zoned township, settlement or urban areas (including deferred urban areas)
    - (iii) regularly spaced
    - (iv) uniform in colour, size and shape and blade rotation direction
    - (v) mounted on tubular towers (as opposed to lattice towers)
  - (b) provision of vegetated buffers around substations, maintenance sheds and other ancillary structures.
- 3 Wind farms and ancillary development should avoid or minimise the following impacts on nearby property owners / occupiers, road users and wildlife:
  - (a) shadowing, flickering, reflection or glint
  - (b) excessive noise
  - (c) interference with television and radio signals and geographic positioning systems
  - (d) interference with low altitude aircraft movements associated with agriculture
  - (e) modification of vegetation, soils and habitats striking of birds and bats.



- 4 Wind turbine generators should be setback from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms) a distance that will ensure that failure does not present an unacceptable risk to safety.

## Residential Development

### OBJECTIVES

- 1 Safe, convenient, pleasant and healthy living environments that meet the full range of needs and preferences of the community.
- 2 An increased mix in the range and number of dwelling types available within urban boundaries to cater for changing demographics, particularly smaller household sizes, housing for seniors and supported accommodation.
- 3 Higher dwelling densities in areas close to centres, public and community transport and public open spaces.
- 4 The regeneration of selected areas identified at zone and/or policy area levels.
- 5 Affordable housing and housing for seniors provided in appropriate locations.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
  - (a) the siting and construction of a dwelling and associated ancillary outbuildings
  - (b) the provision of landscaping and private open space
  - (c) convenient and safe vehicle access and off-street parking
  - (d) passive energy design.
- 2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 3 Residential allotments should be of varying sizes to encourage housing diversity.
- 4 Dwellings constituting affordable housing and housing for seniors should be located to optimise access to shops, social services and facilities, or public transport.

### Design and Appearance

- 5 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 6 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.
- 7 The design of residential flat buildings should:
  - (a) define individual dwellings in the external appearance of the building
  - (b) provide transitional space around the entry
  - (c) ensure building entrances provide shelter, are visible and easily identifiable from the street.

## Overshadowing

- 8 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:
  - (a) windows of habitable rooms, particularly living areas
  - (b) ground level private open space
  - (c) upper level private balconies that provide the primary open space area for any dwelling
  - (d) access to solar energy.
- 9 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 5.00 pm on the 21 June.
- 10 Development should ensure that ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
  - (a) half of the existing ground level open space
  - (b) 35 square metres of the existing ground level open space (with at least one of the area's dimensions measuring 2.5 metres).

Development should not increase the overshadowed area by more than 20 per cent in cases where overshadowing already exceeds these requirements.

## Garages, Carports and Outbuildings

- 11 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 12 Garages and carports facing the street should not dominate the streetscape.
- 13 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

## Street and Boundary Setbacks

- 14 Dwellings should be setback from allotment or site boundaries to:
  - (a) contribute to the desired character of the area
  - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 15 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:
  - (a) minimise the visual impact of buildings from adjoining properties
  - (b) minimise the overshadowing of adjoining properties.
- 16 Side boundary walls in residential areas should be limited in length and height to:
  - (a) minimise their visual impact on adjoining properties
  - (b) minimise the overshadowing of adjoining properties.

- 17 Carports and garages should be setback from road and building frontages so as to:
- (a) contribute to the desired character of the area
  - (b) not adversely impact on the safety of road users
  - (c) provide safe entry and exit
  - (d) not dominate the appearance of dwellings from the street.

#### Site Coverage

- 18 Site coverage should be limited to ensure sufficient space is provided for:
- (a) pedestrian and vehicle access and vehicle parking
  - (b) domestic storage
  - (c) outdoor clothes drying
  - (d) a rainwater tank
  - (e) private open space and landscaping
  - (f) front, side and rear boundary setbacks that contribute to the desired character of the area
  - (g) convenient storage of household waste and recycling receptacles.

#### Private Open Space

- 19 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:
- (a) to be accessed directly from the internal living areas of the dwelling
  - (b) generally at ground level to the side or rear of a dwelling and screened for privacy
  - (c) to take advantage of but not adversely affect natural features of the site
  - (d) to minimise overlooking from adjacent buildings
  - (e) to achieve separation from bedroom windows on adjoining sites
  - (f) to have a northerly aspect to provide for comfortable year-round use
  - (g) to not be significantly shaded during winter by the associated dwelling or adjacent development
  - (h) to be shaded in summer.
- 20 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

#### Site Facilities and Storage

- 21 Site facilities for group dwellings, residential parks and residential flat buildings should include:
- (a) mail box facilities sited close to the major pedestrian entrance to the site
  - (b) bicycle parking for residents and visitors

- (c) household waste and recyclable material storage areas away from dwellings
- (d) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character for dwellings which do not incorporate ground level private open space.

### Visual Privacy

- 22 Upper level windows, balconies, terraces and decks should have a sill height of not less than 1.5 metres or be permanently screened to a height of not less than 1.5 metres above finished floor level to avoid overlooking into habitable room windows or onto the useable private open spaces of other dwellings.
- 23 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

### Noise

- 24 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid causing potential noise nuisance to adjoining landowners and occupiers.
- 25 Residential development close to high noise sources (eg major roads, railway lines, tram lines, industry, and airports) should be designed to locate bedrooms, living rooms and private open spaces away from those noise sources, or protect these areas with appropriate noise attenuation measures.
- 26 Residential development on sites abutting established collector or higher order roads should include front fences and walls that will supplement the noise control provided by the building facade.
- 27 The number of dwellings sharing a common internal pedestrian entry within a residential flat building should be minimised to limit noise generation in internal access ways.
- 28 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
  - (a) active communal recreation areas, parking areas and vehicle access ways
  - (b) service equipment areas and fixed noise sources on the same or adjacent sites.

### Car Parking and Access

- 29 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 30 On-site parking should be provided having regard to:
  - (a) the number, nature and size of proposed dwellings
  - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
  - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons
  - (d) availability of on-street car parking
  - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 31 Parking areas servicing more than one dwelling should be of a size and location to:
  - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely

- (b) provide adequate space for vehicles to manoeuvre between the street and the parking area
  - (c) reinforce or contribute to attractive streetscapes.
- 32 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:
- (a) serve users efficiently and safely
  - (b) not dominate internal site layout
  - (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling
  - (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.
- 33 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.
- 34 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

#### Dependent Accommodation

- 35 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration and the minimum total site is 900 square metres
  - (b) the accommodation has a small floor area relative to the associated main dwelling with a floor area not exceeding 50 square metres
  - (c) adequate outdoor space of a minimum of 20 square metres is provided for the use of all occupants
  - (d) adequate on-site car parking is provided by 1 additional car parking space being provided on the site
  - (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling
  - (f) the building is attached to the associated main dwelling.

#### Swimming Pools and Outdoor Spas

- 36 Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited so as to protect the privacy and amenity of adjoining residential land.

## Short-Term Workers Accommodation

### OBJECTIVES

- 1 A range of appropriately located accommodation types supplied for seasonal and short-term workers.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Accommodation intended to be occupied on a temporary basis by persons engaged in employment relating to the production or processing of primary produce including minerals should be located within existing townships or within primary production areas, where it directly supports and is ancillary to legitimate primary production activities or related industries.
- 2 Buildings used for short-term workers accommodation should:
  - (a) be designed and constructed to enhance their appearance
  - (b) provide for the addition of a carport, verandas or pergolas as an integral part of the building
  - (c) where located outside of townships, not jeopardise the continuation of primary production on adjoining land or elsewhere in the zone
  - (d) be supplied with service infrastructure such as power, water, and effluent disposal sufficient to satisfy the living requirements of workers.
- 3 Short-term workers accommodation should not be adapted or used for permanent occupancy.
- 4 A common amenities building should be provided for temporary forms of short-term accommodation such as caravan and camping sites.
- 5 Workers accommodation in the form of a hostel should:
  - (a) have buildings which are setback a minimum of 8 metres from the primary (shortest) street frontage, except in rural areas where the street setback should be not less than 30 metres
  - (b) have a floor area of less than 50 percent of the site area
  - (c) be setback from site boundaries (not having a frontage to a public road) in a manner which will avoid adverse impacts such as overshadowing, overlooking, loss of privacy, the impairment of visual amenity and the undue enclosure of private open space
  - (d) provide outdoor open space on the site of the development, for the exclusive use and enjoyment of the occupants of the hostel
  - (e) suitable areas for the drying of clothes and the storage of domestic garbage receptacles should be provided on site and screened from public view.
- 6 Suitable screening should be established and maintained around buildings intended to be used for workers accommodation and the perimeter of the site and should include a combination of new landscaping, existing vegetation and latticework covered with climbing plants.
- 7 Workers accommodation should not be established in rural areas unless it is:
  - (a) in the form of a hostel

- (b) ancillary to the existing use of the land for primary production and the land on which the accommodation is to be established has a Minimum Development Unit (MDU) of not less than 40 hectares
  - (c) associated with specific service infrastructure (gas, electricity, water, effluent disposal, telecommunications, roads) or short term construction projects and is for a limited period of not more than 12 months.
- 8 Workers accommodation in rural areas should:
- (a) have a maximum floor area of 300 square metres
  - (b) accommodate a maximum of 30 people
  - (c) be located at least 30 metres from the street alignment and 10 metres from any other property boundary.
- 9 Workers accommodation in rural areas should maintain the natural character and beauty of such areas, by:
- (a) utilising existing vegetation as a screen for the development where possible
  - (b) locating buildings in discrete clusters amongst existing dwellings and farm buildings
  - (c) ensuring that the development has minimal visual impact on views from main roads, predominant tourist destinations, or areas of conservation significance
  - (d) utilising building materials and colours that blend with the natural rural landscape
  - (e) the use of a shared access driveway.
- 10 Temporary forms of workers accommodation should generally be confined to sites where the placement and removal of transportable buildings will have minimal disturbance on the amenity of the locality.



## Siting and Visibility

### OBJECTIVES

- 1 Protection of scenically attractive areas, particularly natural and rural landscapes.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to minimise its visual impact on:
  - (a) the natural, rural or heritage character of the area
  - (b) areas of high visual or scenic value, particularly rural and natural areas
  - (c) views from public reserves, tourist routes and walking trails.
- 2 Development should not detract from the amenity of any area or disrupt the appearance of major entrance routes into Naracoorte, Lucindale or the country townships of Hynam, Kybybolite and Frances.
- 3 Buildings should be sited in unobtrusive locations and, in particular, should:
  - (a) be grouped together
  - (b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads.
- 4 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:
  - (a) sited below the ridgeline
  - (b) sited within valleys or behind spurs
  - (c) sited in such a way as to not be visible against the skyline when viewed from public roads
  - (d) set well back from public roads, particularly when the allotment is on the high side of the road.
- 5 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:
  - (a) the profile of buildings should be low and the roof lines should complement the natural form of the land
  - (b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land
  - (c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.
- 6 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.
- 7 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.

- 8 Driveways and access tracks should be designed and surfaced to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.
- 9 Development should be screened through the establishment of landscaping using locally indigenous plant species:
  - (a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds
  - (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
  - (c) along the verges of new roads and access tracks to provide screening and minimise erosion.

## Sloping Land

### OBJECTIVES

- 1 Development on sloping land designed to minimise environmental and visual impacts and protect soil stability and water quality.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development and associated driveways and access tracks should be sited and designed to integrate with the natural topography of the land and minimise the need for earthworks.
- 2 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:
  - (a) minimises their visual impact
  - (b) reduces the bulk of the buildings and structures
  - (c) minimises the extent of cut and/or fill
  - (d) minimises the need for, and the height of, retaining walls
  - (e) does not cause or contribute to instability of any embankment or cutting
  - (f) avoids the silting of watercourses
  - (g) protects development and its surrounds from erosion caused by water runoff.
- 3 Driveways and access tracks across sloping land should be accessible and have a safe, all-weather trafficable surface.
- 4 Development sites should not be at risk of landslip.
- 5 Development on steep land should include site drainage systems to minimise erosion and avoid adverse impacts on slope stability.
- 6 Steep sloping sites in unsewered areas should not be developed unless the physical characteristics of the allotments enable the proper siting and operation of an effluent drainage field suitable for the development intended.
- 7 The cutting and/or filling of land outside townships and urban areas should:
  - (a) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres so as to preserve the natural form of the land and the native vegetation
  - (b) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment
  - (c) only be undertaken if the resultant slope can be stabilised to prevent erosion
  - (d) result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.

## Supported Accommodation and Housing for Seniors

### OBJECTIVES

- 1 Provision of well designed supported accommodation for community groups with special needs.
- 2 Residential accommodation for the aged, which provides a safe, secure, attractive, convenient and comfortable living environment, located in the towns of Naracoorte and Lucindale.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Supported accommodation and housing for seniors (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) should be:
  - (a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport.
  - (b) located where on-site movement of residents is not unduly restricted by the slope of the land
  - (c) sited and designed to promote interaction with other sections of the community, without compromising privacy
  - (d) of a scale and appearance that reflects the residential style and character of the locality
  - (e) provided with public and private open space and landscaping.
- 2 Supported accommodation and housing for seniors should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:
  - (a) internal communal areas and private spaces
  - (b) useable recreation areas for residents and visitors, including visiting children
  - (c) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry
  - (d) storage areas for items such as boats, trailers and caravans
  - (e) mail boxes and waste disposal areas within easy walking distance of all units.
- 3 Residential accommodation for the aged should be designed and located to provide access to an adequate level of support services including:
  - (a) transport (eg retirement village bus or community bus)
  - (b) recreation facilities and meeting places
  - (c) meals (eg using private facilities, communal dining facilities, community meal services)
  - (d) security and personal alarms
  - (e) live-in staff where frail persons are to be accommodated
  - (f) services such as mobile library, home support services, community care workers and nursing services.

- 4 Buildings used for supported accommodation for the aged should:
  - (a) be orientated and designed to maximise access to sources of natural light and energy
  - (b) have living areas which receive natural sunlight for a minimum of 2 hours per day
  - (c) be well insulated and energy efficient
  - (d) provide for the lighting of public spaces and paths of travel to avoid unsafe conditions.
- 5 Walkways whether in a building or otherwise about an allotment which accommodates supported accommodation should:
  - (a) facilitate ease of movement for pedestrians, or persons confined to wheelchairs, and persons using personal mobility aids, including where appropriate the provision of ramps in addition to steps
  - (b) not have gradients steeper than 1-in-14 with changes to gradient clearly identified
  - (c) not include steps with a tread width of less than 600 millimetres and a rise of less than 80 millimetres or more than 100 millimetres
  - (d) be provided with seats and protected where appropriate from sun, rain and wind
  - (e) have firm, even and slip resistant, surfaces
  - (f) be provided with small diameter hand rails where there may be a risk or danger of pedestrians falling.
- 6 Access roads within supported accommodation and housing for seniors developments should:
  - (a) not have steep gradients
  - (b) provide convenient access for emergency vehicles, visitors and residents
  - (c) provide space for manoeuvring cars and community buses
  - (d) include kerb ramps at pedestrian crossing points
  - (e) have level-surface passenger loading areas.
- 7 Car parking associated with supported accommodation and housing for seniors should:
  - (a) be conveniently located on site within easy walking distance of resident units
  - (b) be adequate for residents, service providers and visitors
  - (c) include covered and secure parking for residents' vehicles
  - (d) have slip-resistant surfaces with gradients not steeper than 1-in-40
  - (e) allow ease of vehicle manoeuvrability
  - (f) be designed to allow the full opening of all vehicle doors
  - (g) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise
  - (h) be appropriately lit to enable safe and easy movement to and from vehicles.

## Supported Accommodation

- 8 Supported accommodation should include:
- (a) ground level access or lifted access to all units
  - (b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs
  - (c) adequate living space allowing for the use of wheelchairs with an attendant
  - (d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.
- 9 Car parking associated with supported accommodation should:
- (a) have adequate identifiable provisions for staff
  - (b) include private parking spaces for independent living units
  - (c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.

## Telecommunications Facilities

### OBJECTIVES

- 1 Telecommunications facilities provided to deliver communication services to the community.
- 2 Telecommunications facilities sited and designed to minimise visual impact on the amenity of the local environment.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Telecommunications facilities should:
  - (a) be located in a co-ordinated manner to deliver communication services efficiently
  - (b) use materials and finishes that minimise visual impact
  - (c) have antennae located as close as practical to the support structure
  - (d) be located primarily in industrial, commercial, business, office, centre and rural zones
  - (e) where technically feasible, be co-located with other telecommunications facilities
  - (f) incorporate landscaping to screen the development, particularly equipment shelters and huts
  - (g) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points and significant vistas.
- 2 Telecommunications facilities in areas of high visitation and community use should use innovative design techniques (eg sculpture and other artworks) where possible and where the resulting design would positively contribute to the character of the area.
- 3 Telecommunications facilities should be located in residential zones only if sited and designed to minimise visual impact by:
  - (a) using existing buildings and vegetation for screening
  - (b) incorporating the facility within an existing structure that may serve another purpose
  - (c) taking into account the size, scale, context and characteristics of existing structures, landforms and vegetation so as to complement the local environment.
- 4 Telecommunications facilities should not have a direct or significant effect on the amenity, character and settings of Historic Conservation Areas, local heritage places, State heritage places or State Heritage Areas.

## Tourism Development

### OBJECTIVES

- 1 Environmentally sustainable and innovative tourism development.
- 2 Tourism development that assists in the conservation, interpretation and public appreciation of significant natural and cultural features including State or local heritage places.
- 3 Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.
- 4 Tourism development that protects areas of exceptional natural value, allows for appropriate levels of visitation, and demonstrates an environmental analysis and design response which enhances environmental values.
- 5 Tourism development in rural areas that does not adversely affect the use of agricultural land for primary production.
- 6 Tourism development that contributes to local communities by adding vitality to neighbouring townships, regions and settlements.
- 7 Increased opportunities for visitors to stay overnight.
- 8 Ensure new development, together with associated bushfire management minimise the threat and impact of bushfires on life and property while protecting the environment.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Tourism development should have a functional or locational link with its natural, cultural or historical setting.
- 2 Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.
- 3 Tourism development should ensure that its scale, form and location will not overwhelm, over commercialise or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.
- 4 Tourism developments should:
  - (a) use construction materials that are in keeping with traditional building styles, incorporating by way of example:
    - (i) stone or masonry or weatherboard walls
    - (ii) timber framed windows
    - (iii) pitched corrugated steel roofs in either naturally weathered galvanised iron or similar
    - (iv) verandas where appropriate
    - (v) outbuildings, fences and other structures to complement the major buildings
  - (b) provide safe and convenient vehicle access that is compatible with the surrounding uses.



- 5 Tourism development should, where appropriate, add to the range of services and accommodation types available in an area.
- 6 Any upgrading of infrastructure to serve tourism development should be consistent with the landscape and the intrinsic natural values of the land and the basis of its appeal.
- 7 Major tourism developments should generally be located within designated areas and existing townships, towns or cities.

#### Tourism Development in Association with Dwelling(s)

- 8 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.
- 9 Car parking for tourist accommodation associated with a dwelling should be provided at the rate of 1 space for each guest room or suite of rooms, and ensure that:
  - (a) parking areas are attractively developed and landscaped, or screen fenced, and do not dominate the street frontage
  - (b) the bedrooms of residential neighbours are suitably shielded from noise and headlight glare associated with guest vehicle movements
  - (c) a domestic character is retained through the scale and appearance of landscaping and paving materials that provide a suitable all-weather surface.

#### Tourism Development Outside Townships

- 10 Tourist developments should demonstrate excellence in design to minimise potential impacts or intrusion on primary production activities and on areas of high conservation, landscape and cultural value.
- 11 Tourism developments in rural areas should be sited and designed to minimise impacts and have a functional or locational link with either of the following:
  - (a) the surrounding agricultural production or processing
  - (b) the natural, cultural or historical setting of the area.
- 12 Tourism developments in rural areas should primarily be developed in association with one or more of the following:
  - (a) agricultural, horticultural, viticultural or winery development
  - (b) heritage places and areas
  - (c) public open space and reserves
  - (d) walking and cycling trails
  - (e) interpretive infrastructure and signs.
- 13 Where appropriate, tourism developments in areas outside townships should:
  - (a) adapt and upgrade existing buildings of heritage value
  - (b) seek to improve conditions in disturbed or degraded areas on the site.
- 14 Advertisements associated with tourism developments should:
  - (a) not exceed 0.5 square metres in area for each display

- (b) be limited to no more than 2 per site
  - (c) be located on the same site as the tourist development
  - (d) not be internally illuminated.
- 15 Tourism development in rural areas should occur only where it:
- (a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)
  - (b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the primary purpose of the zone and/or policy area.
- 16 Tourism development, particularly in remote areas should be designed to minimise energy and water demands and incorporate alternative, sustainable technologies that use renewable energy sources and/or treat and reuse stormwater and wastewater to minimise reliance on mains services.
- 17 Natural features, signs and walkways should be used to manage and minimise potential risks of visitors damaging areas of cultural or natural significance, fragile areas, and areas of highest environmental value.
- 18 The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.

#### Residential Parks and Caravan and Tourist Parks

- 19 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.
- 20 Residential parks and Caravan and Tourist parks should be designed to:
- (a) minimise potential conflicts between long term residents and short-term tourists
  - (b) protect the privacy and amenity of occupants through landscaping and fencing
  - (c) minimise traffic speeds and provide a safe environment for pedestrians
  - (d) include centrally located recreation areas
  - (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site.
  - (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.
- 21 Visitor car parking should be provided at the rate of:
- (a) one space per 10 sites to be used for accommodation for parks with less than 100 sites
  - (b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.
- 22 On-site visitor parking in Caravan and Tourist parks should:
- (a) be designed and located to be accessible to visitors at all times
  - (b) not dominate the internal site layout

- (c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.
- 23 Long term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.
- 24 A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.
- 25 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

## Transportation and Access

### OBJECTIVES

- 1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
  - (a) provide equitable access to a range of public and private transport services for all people
  - (b) ensure a high level of safety
  - (c) effectively support the economic development of the State
  - (d) have minimal negative environmental and social impacts
  - (e) maintain options for the introduction of suitable new transport technologies.
- 2 Development that:
  - (a) provides safe and efficient movement for all motorised and non-motorised transport modes
  - (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
  - (c) provides off-street parking
  - (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks.
- 3 A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.
- 4 Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks.
- 5 Safe and convenient freight movement throughout the State.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Land uses arranged to support the efficient provision of sustainable transport networks and encourage their use.

#### Movement Systems

- 2 Development should be integrated with existing transport networks, particularly major rail and road corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport networks.
- 3 Development should not prejudice the potential future alignment and the establishment of the Naracoorte bypass route shown on [Concept Plan Map NaLu/2 - Naracoorte Bypass Route](#).
- 4 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.
- 5 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

- 6 Landscaping adjacent to primary and secondary arterial roads should not interfere with the sight distance of drivers.
- 7 Land uses that generate large numbers of visitors such as shopping centres and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage walking and cycling.
- 8 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, entertainment and sporting facilities, should incorporate passenger pick-up and set-down areas. The design of such areas should ensure interference to existing traffic is minimised and give priority to pedestrians, cyclists and public and community transport users.
- 9 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 10 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.
- 11 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 12 Driveway crossovers affecting pedestrian footpaths should maintain the level of the footpath.
- 13 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.
- 14 Industrial/commercial vehicle movements should be separated from passenger vehicle car parking areas.
- 15 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.

### Cycling and Walking

- 16 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, public transport stops and activity centres.
- 17 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves and recreation areas.
- 18 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.
- 19 New developments should give priority to and not compromise existing designated bicycle routes.
- 20 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 21 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
  - (a) showers, changing facilities, and secure lockers
  - (b) signage indicating the location of bicycle facilities.
- 22 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 13*.

- 23 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14*.

#### Access

- 24 Development should have direct access from an all weather public road.
- 25 Development should be provided with safe and convenient access which:
- (a) avoids unreasonable interference with the flow of traffic on adjoining roads
  - (b) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
  - (c) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 26 Development should not restrict access to publicly owned land.
- 27 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised, and where possible access points should be:
- (a) limited to local roads
  - (b) shared between developments.
- 28 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.
- 29 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse on to the road.
- 30 Development with access from arterial roads or roads as shown on *Overlay Maps - Transport* should be sited to avoid the need for vehicles to reverse on to the road.
- 31 Driveways, access tracks and parking areas should be designed and constructed to:
- (a) follow the natural contours of the land
  - (b) minimise excavation and/or fill
  - (c) minimise the potential for erosion from runoff
  - (d) avoid the removal of existing vegetation
  - (e) be consistent with *Australian Standard AS 2890 Parking facilities*.

#### Access for People with Disabilities

- 32 Development should be sited and designed to provide convenient access for people with a disability.

#### Vehicle Parking

- 33 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [Table NaLu/1 - Off-street Vehicle Parking Requirements](#).
- 34 Development should be consistent with *Australian Standard AS 2890 Parking facilities*.

- 35 Vehicle parking areas should be sited and designed in a manner that will:
- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
  - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
  - (c) not inhibit safe and convenient traffic circulation
  - (d) result in minimal conflict between customer and service vehicles
  - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
  - (f) minimise the number of vehicle access points to public roads
  - (g) avoid the necessity for backing onto public roads
  - (h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
  - (i) not dominate the character and appearance of a centre when viewed from public roads and spaces
  - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
- 36 Vehicle parking areas should be designed to reduce opportunities for crime by:
- (a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads
  - (b) incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places
  - (c) being appropriately lit
  - (d) having clearly visible walkways.
- 37 Where parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to customers.
- 38 Parking areas that are likely to be used during non daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.
- 39 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 40 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping at the rate of 1 square metres for every 10 square metres of hard surfaces.
- 41 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

## Waste

### OBJECTIVES

- 1 Development that, in order of priority, avoids the production of waste, minimises the production of waste, reuses waste, recycles waste for reuse, treats waste and disposes of waste in an environmentally sound manner.
- 2 Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:
  - (a) avoiding the production of waste
  - (b) minimising waste production
  - (c) reusing waste
  - (d) recycling waste
  - (e) recovering part of the waste for reuse
  - (f) treating waste to reduce the potentially degrading impacts
  - (g) disposing of waste in an environmentally sound manner.
- 2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.
- 3 Development should avoid as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).
- 4 Untreated waste should not be discharged to the environment, and in particular to any water body.
- 5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.
- 6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:
  - (a) screened and separated from adjoining areas
  - (b) located to avoid impacting on adjoining sensitive environments or land uses
  - (c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system
  - (d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water



- (e) protected from wind and stormwater and sealed to prevent leakage and minimise the emission of odours
- (f) stored in such a manner that ensures that all waste is contained within the boundaries of the site until disposed of in an appropriate manner.

## Wastewater

- 7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Wastewater lagoons should not be sited in any of the following areas:
  - (a) within land subject to a 1-in-100 year average return interval flood event
  - (b) within 50 metres of the top of the bank of a watercourse
  - (c) where the base of the lagoon would be below any seasonal water table.
- 9 Artificial wetland system for the storage of treated wastewater, such as wastewater lagoons, should be:
  - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts.
  - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

## Waste Treatment Systems

- 10 Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.
- 11 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:
  - (a) the quality of surface and groundwater resources
  - (b) public health
  - (c) the amenity of a locality
  - (d) sensitive land uses.
- 12 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.
- 13 Any on-site wastewater treatment system/ reuse system or effluent drainage field should be located within the allotment of the development that it will service.
- 14 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.
- 15 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or groundwater resources or damaging crops.
- 16 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting

works and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:

- (a) into any waters
- (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
  - (i) seepage
  - (ii) infiltration
  - (iii) carriage by wind, rain, sea spray, or stormwater
  - (iv) the rising of the watertable.

17 Winery waste management systems should be designed to ensure:

- (a) surface runoff does not occur from the wastewater irrigation area at any time
- (b) wastewater is not irrigated onto waterlogged areas, land within 50 metres of a creek, or swamp or domestic or stock water bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer
- (c) wastewater is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land
- (d) wastewater is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the wastewater
- (e) stormwater runoff from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods
- (f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.

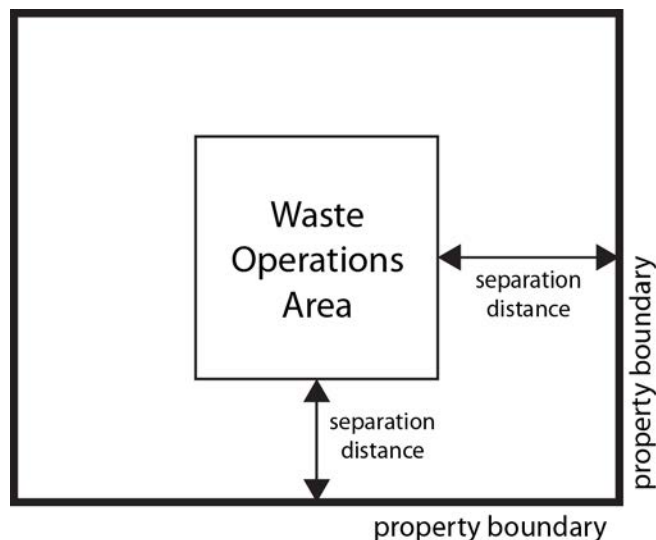
## Waste Management Facilities

### OBJECTIVES

- 1 The orderly and economic development of waste management facilities in appropriate locations.
- 2 Minimisation of human and environmental health impacts from the location and operation of waste management facilities.
- 3 Protection of waste management facilities from incompatible development.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Waste management facilities should be located and designed to minimise adverse impacts on both the site and surrounding areas from the generation of surface water and groundwater pollution, traffic, noise, odours, dust, vermin, weeds, litter, gas and visual impact.
- 2 Waste management facilities in the form of land fill and organic processing facilities should not be located in existing or future township, living, residential, centre, office, business, institutional or environmental protection, conservation, landscape, water protection and open space areas.
- 3 Waste management facilities should not be located where access to the facility requires, or is likely to involve, the use of non-arterial roads in adjacent residential areas.
- 4 Waste management facilities should:
  - (a) be appropriately separated from sensitive land uses and environmentally sensitive areas
  - (b) incorporate the separation distance between the waste operations area (including all closed, operating and future cells) and sensitive uses within the development site as illustrated in the figure below:



- (c) not incorporate other land uses and activities within the separation distance unless they are compatible with both a waste management facility and any adjacent land uses.
- 5 Separation and/or noise attenuation should be used to ensure noise generation associated with the waste management operation does not unreasonably interfere with the amenity of sensitive land uses.

- 6 Sufficient area should be provided within the waste operations area for the:
  - (a) maximum expected volume of material on the site at any one time
  - (b) containment of potential groundwater and surface water contaminants
  - (c) diversion of clean stormwater away from the waste and potentially-contaminated areas.
- 7 Processing facilities and operational areas should be screened from public view.
- 8 Waste management sites should be accessed by appropriately constructed and maintained roads.
- 9 Traffic circulation movements within any waste management site should:
  - (a) be of a dimension and constructed to support all vehicles transporting waste
  - (b) enable all vehicles to enter and exit the site in a forward direction.
- 10 Suitable access for emergency vehicles should be provided to and within waste management sites.
- 11 Chain wire mesh or pre-coated painted metal fencing to a minimum height of 2 metres should be erected on the perimeter of a waste management facility site to prevent access other than at entry points.
- 12 Plant, equipment or activities that could cause a potential hazard to the public should be enclosed by a security fence.
- 13 Litter control measures that minimise the incidence of wind blown litter should be provided.
- 14 The waste operations area of a landfill or organic waste processing facility should be sited at least:
  - (a) 3 kilometres from an airfield used by commercial aircraft to minimise the risk of bird strikes to aircraft
  - (b) 500 metres from:
    - (i) the boundaries of the allotment
    - (ii) the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation in the case of an organic waste processing facility for the composting of waste
  - (c) 250 metres from a public open space reserve, forest reserve, national park, conservation zone or policy area
  - (d) 100 metres from:
    - (i) the nearest surface water (whether permanent or intermittent)
    - (ii) a 1-in-100 year average return interval flood event area.
- 15 The waste operations area of a landfill should not be located on land:
  - (a) that is subject to land slipping
  - (b) with ground slopes greater than 10 percent, except where the site incorporates a disused quarry.
- 16 The waste operations area of an organic waste processing facility should not be located on land:
  - (a) that is subject to land slipping

- (b) with ground slopes greater than 6 percent
  - (c) where the interface of the engineered landfill liner and natural soils would be within any of the following:
    - (i) 15 metres of unconfined aquifers bearing groundwater with less than 3000 mg/L total dissolved salts
    - (ii) 5 metres of groundwater with a water quality of 3000 to 12 000 mg/L total dissolved salts
    - (iii) 2 metres of groundwater with a water quality of greater than 12 000 mg/L total dissolved salts.
- 17 Where required, a leachate barrier should be provided between the operational areas and underlying soil and groundwater.
- 18 Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should make sustainable use of landfill gas emissions. For smaller landfill activities, if the sustainable use of the landfill gas emissions is not practical or feasible, flaring should be used to avoid gases being vented directly to the air.



# Zone Section





## Airfield Zone

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

### OBJECTIVES

- 1 A zone primarily accommodating aircraft operations, passenger terminals, airport and aviation-related light industrial, service industrial, warehouse and storage purposes.
- 2 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This Naracoorte aerodrome is a valuable regional facility. Development will be compatible with the operation of the aerodrome which will also have the character of an enterprise zone to assist with freight forwarded by air and to enable industrial development compatible with the operations of the airfield.

It is desirable to maintain the majority of the land in a single land parcel of land to assist with airfield management, however separate allotments under a community title scheme are encouraged to foster development of uses complementary to the aerodromes primary purpose.

Development throughout the zone will be required to conform to Civil Aviation Safety Authority requirements to maintain the safety of the airport's operation.

It is envisaged that the airport will be developed for a range of air services including charter operations, flight training, access for the Royal Flying Doctor Service, aircraft maintenance and agricultural operations.

Development of an industrial nature which relates to the operation of the aerodrome, or may provide a commodity which requires transportation by air, is encouraged within the zone.

Buildings will be sited and designed so as to not impact upon the safe operation of the aerodrome.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - air passenger or air freight terminal
  - aircraft related facility
  - airport
  - fuel depot
  - light industry ancillary to and in association with aviation activities
  - recreation area
  - service industry ancillary to and in association with aviation activities
  - shop within the terminal building
  - warehouse ancillary to and in association with aviation activities.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development that would be adversely affected by noise and other hazards caused by airport activities should not be undertaken in the zone.
- 4 Development should not impede the use of the zone for aviation purposes.

## Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Commercial and light industrial development located on the airport site should:
  - (a) facilitate the more efficient operation of the airport
  - (b) be sited in defined clusters
  - (c) not adversely affect the amenity of surrounding land uses.

## Land Division

- 7 Land should not be divided except for the realignment of allotment boundaries, where this assists in the more efficient operation and use of the airport.
- 8 There should be no increase in the total number of allotments in the zone.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

<b>Form of development</b>	<b>Exceptions</b>
Community centre	
Consulting room	
Dwelling	
Educational establishment	Except where ancillary to and in association with aviation activities.
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Place of worship	
Pre-school	
Residential flat building	
Shop	Except where located within the terminal building.
Tourist accommodation	

Form of development	Exceptions
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Waste reception, storage, treatment or disposal

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
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All forms of development

## Caravan and Tourist Park Zone

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

### OBJECTIVES

- 1 A zone primarily for short-term tourist accommodation and associated facilities.
- 2 A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins and transportable dwellings surrounded by open landscaped areas.
- 3 Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins.

Dwellings and long term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - amenity block, including shower, toilet and laundry facilities
  - cabin
  - caravan park
  - caravan permanently fixed to land
  - camping ground
  - recreation area including tennis court, basketball court, playground
  - swimming pool/spa
  - tourist park and other forms of tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.

- 6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 8 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

#### Car Parking and Access

- 9 Every caravan, cabin or dwelling site should have parking for at least 1 vehicle, either located on the site or grouped within the park.
- 10 Internal road surfaces should be surfaced to prevent dust becoming a nuisance.

#### Street and Boundary Setbacks

- 11 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be setback a minimum of:
  - (a) 1 metre from an internal road
  - (b) 6 metres from a public road
  - (c) 2 metres from the boundary of the caravan park or camping ground.

#### Natural Hazards

- 12 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

#### Land Division

- 13 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the *Residential Parks Act 1972*.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of Development	Exceptions
Amusement machine centre	
Bus depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to tourist accommodation.

Form of Development	Exceptions
Consulting room	
Dwelling	Except for a manager' residence in association with and ancillary to tourist accommodation.
Educational establishment	
Indoor recreation centre	Except where in association with and ancillary to tourist accommodation.
Industry	
Intensive animal keeping	
Land division which results in the creation of additional allotment(s) either wholly or partly within the zone.	Except where a lease or licence agreement is made, granted or accepted under the <i>Residential Park Act 2007</i> .
Nursing home	
Office	Except where in association with and ancillary to tourist accommodation.
Residential flat building	
Restaurant	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Shop or group of shops	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Amenity block, including shower, toilet, laundry and kitchen facilities	
Cabin	
Camping ground	
Caravan park	
Caravan permanently fixed to land	
Recreation area	
Swimming pool	
Tourist park	

## Commercial Zone

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

### OBJECTIVES

- 1 A zone accommodating a range of commercial and business land uses.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone accommodates a range of commercial, service and light industrial activities which provide a service function to the townships of Naracoorte and Lucindale and the surrounding region.

#### Naracoorte

The Commercial Zone adjoining the Riddoch Highway comprises a mixture of retail and Highway related commercial activities together with service uses that provide a district wide function. The zone will continue to provide highway related service functions including petrol stations and food outlets.

As the Riddoch Highway is a major tourist route and represents the first impressions of many travellers passing through the town, it is important that development along the Highway is constructed to a high standard, with well defined entries, site landscaping and limited, but clearly visible signage.

Improvement to some existing sites along the highway is desirable and can be achieved as land uses change.

It is preferable that the Commercial Zone adjoining the Town Centre accommodate a range of activities suited to a location of the periphery of the Town Centre and take into account the interface with residential development.

Primary uses will include offices and consulting rooms, uses related to the motor trades (except panel beating and crash repair activities which are better suited to an industrial-based zone) and service trade premises.

The character of the zone varies from one area to another so development will have regard to the design, scale and siting of the particular development it adjoins to achieve cohesive streetscapes and progressive improvement to the character of the locality.

New development needs to ensure that all required car parking and vehicle manoeuvring is able to occur on site, and a high quality of development is achieved through appropriate building design, building articulation, incorporation of signage into building facades and site landscaping.

#### Lucindale

At Lucindale commercial uses are predominantly those which service the day-to-day needs the township and surrounding agricultural hinterland.

It is important that any new uses recognise the close relationship with adjoining residential development and ensure that site operations are not disruptive to adjoining residents.

A high standard of development is desirable, with greater emphasis on improved building design and site landscaping.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods outlet
  - consulting room
  - motor vehicle related business other than wrecking yard
  - office
  - petrol filling station
  - retail plant nursery
  - service industry
  - service trade premises
  - shop with a gross leasable area less than 150 square metres
  - store
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should be primarily low traffic generating service and retail activities compatible with the amenity of the locality and adjoining land uses.
- 4 Retail development in the zone should not hinder the development or function of any centre zone.
- 5 Shops, other than a bulky goods outlet or a retail plant nursery, should have a gross leasable area less than 100 square metres.

### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Commercial buildings should be setback from the boundary of a public street at a distance equal to the average setbacks of the two adjacent buildings. Where there are no adjoining buildings the street setback should be 6 metres from the road alignment.

### Land Division

- 8 Land division should create allotments that vary in size and are suitable for a variety of commercial activities and should have:
  - (a) an area of not less than 1000 square metres
  - (b) an average width of at least 20metres.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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



Form of development	Exceptions
Dwelling	Except in the form of a hostel for the accommodation of seasonal workers, where the site of the development shares a contiguous boundary with a <b>Residential Zone</b> .
Fuel depot	
General industry	
Hospital	
Nursing home	
Pre-school	
Residential flat building	
Road transport terminal	
Shop or group of shops	Except where it achieves one of the following: (a) the gross leasable area is less than 150 square metres (b) the shop is a bulky goods outlet (c) the shop is a retail plant nursery.
Special industry	
Stadium	
Stock sales yard	
Waste reception, storage, treatment, or disposal	
Wrecking yard	

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Consulting room	Petrol filling station
Office	Warehouse
Retail plant nursery	
Service industry	
Service trade premises	
Shop with a gross leasable area less than 250 square metres	
Store	

## Conservation Zone

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

### OBJECTIVES

- 1 The conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, faunal habitat, biodiversity and cultural values.
- 2 Provision of opportunities for the public to experience and appreciate the significance of the native vegetation and original remnant natural habitat of the area through low impact recreational activities and interpretive facilities.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone applies to land which has major conservation significance in respect to both natural features and to earth sciences. Land within the zone comprises important areas of native vegetation and wildlife habitat which remains largely in its original state, and is to be retained and protected. The vegetation is important habitat for a number nationally listed endangered species.

The zone also accommodates James Quarry, an area to the east of Naracoorte which is of considerable importance in respect to the study of earth sciences.

The zone is intended to maintain a character which emphasizes the following:

- (a) a diversity of local native flora and fauna
- (b) a range of habitats
- (c) retention of natural beauty
- (d) retention of native vegetation
- (e) minimal impact or interference from human beings.

Development within the zone will be restricted to uses which are compatible with retaining the habitat, but could include a native wildlife park.

James Quarry has some interesting landforms as a result of the old quarry workings and its scientific attributes can be preserved in conjunction with the use of the land as a tourist attraction, such as a tourist garden

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purpose
  - scientific monitoring structures or facility
  - small-scale facility associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, camping grounds, remote shelters or huts
  - structures for conservation management purpose

- wildlife/fauna park.
  -
- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development should be undertaken in a manner which minimises the effect on natural landscape features, flora and fauna and their habitat corridors, land adjoining water, scenic routes or scenically attractive areas.
- 5 Development should use the following measures to avoid impacting detrimentally on the natural environment, processes and/or conservation qualities of land in the zone:
- (a) minimising the extent of earthworks
  - (b) minimising the extent of vehicle access servicing that development
  - (c) minimising the extent of locally indigenous vegetation removal
  - (d) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines
  - (e) screening the visual impact by planting locally indigenous species having due regard to bushfire risk
  - (f) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 6 Where public access is necessary in the zone, the construction of recreational trails and appropriate fencing such as post and wire should be provided to control the movement of the public whilst minimising the impact on biodiversity.
- 7 On Sections 1044, 1132 and 1133, Hundred of Naracoorte:
- (a) development should be limited to alterations and extensions to existing facilities
  - (b) buildings and structures should be of a high standard of design with particular emphasis on:
    - (i) external appearance
    - (ii) maintaining a low building profile
    - (iii) selection of compatible building materials and finishes having a natural colour and texture
    - (iv) siting of buildings to ensure they blend with the surroundings, having regard to the conservation significance of the zone.
- 8 Signage should only be installed where it is relevant to the conservation values and promotion of the objectives of the zone, and should be:
- (a) restricted to those needed for direction, identification and interpretation
  - (b) discrete in design, colour and of a size of no more than 2 square metres.

#### Land Division

- 9 Land division should not result in an additional number of allotments partly or wholly within the zone.
- 10 Boundary realignments should not occur unless to assist in the management of native vegetation.

## PROCEDURAL MATTERS

### Complying Development

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

No other forms of development are complying in the zone.

### Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where in association with conservation works or tourist information purposes.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering one or more of the following: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> .
Educational establishment	
Farm building	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	

Form of development	Exceptions
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i> .
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

#### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Development associated with the existing use of the land on Section 1044, 1132 and 1133, Hundred of Naracoorte, including shelter sheds and other buildings and structures associated with conservation activities	

## Deferred Urban Zone

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

### OBJECTIVES

- 1 A zone accommodating a restricted range of rural uses that are not prejudicial to development of the land for urban purposes and maintain the rural appearance of the zone.
- 2 A zone comprising land to be used primarily for broad-acre cropping and grazing purposes until required for future urban expansion.
- 3 Prevention of development likely to be incompatible with long term urban development, or likely to be detrimental to the orderly and efficient servicing and conversion of the land for urban use.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone is located to the north and south of Naracoorte town centre along the West Naracoorte Range.

This zone has been delineated to enable future infrastructure requirements to be planned for in the advance of need to ensure a compact, orderly and economic urban expansion in the future. In the interim, it is desirable that the land continue to be used for broad acre agricultural and pastoral purposes and that development incompatible with the future residential development of the land concerned not be undertaken.

Residential development will not occur within the zone until existing residential land within Naracoorte has been substantially developed.

Land to the north of Naracoorte will be undertaken in conjunction, and be integrated, with the re-development of the golf course. Existing native vegetation will be retained, and development will only occur when a master plan for the whole zone has been approved by the Council. Redevelopment of this area will include a new access over Naracoorte Creek to Playford Drive, which will be provided by the developer.

The zone to the south of the town will only occur when needed and when services have been extended, with particular emphases on providing road linkages to adjoining land, linked reserves, maintenance of native vegetation and stormwater management, which will include the provisions of stormwater ponding basins. No new vehicular access points will be created on to the Riddoch Highway.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - broad-acre cropping
  - grazing.
  -
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it will be prejudicial to the orderly and economic development of future urban land uses within the zone.

## Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 No development should occur until a master plan for the whole of each of the northern and southern sections of the zone has been prepared and approved by the Council.
- 6 Development of the Naracoorte north parklands should be carried out in accordance with the concepts shown on [Concept Plan Map NaLu/3 - Deferred Urban](#).
- 7 Residential development should not occur until existing residential zoned land in Naracoorte has been substantially developed and the land is serviced with all necessary infrastructure facilities including mains water, electricity, telecommunications and connection to the town's sewerage system.

## Land Division

- 8 Land division should not occur unless it is in the form of an alteration to the boundaries of an allotment and no additional allotments are created in the zone.
- 9 The alteration of allotment boundaries should only occur in order to achieve one or more of the following:
  - (a) correct an anomaly in the placement of allotment boundaries with respect to the location of existing buildings or structures
  - (b) improve the management of the land for the purpose of primary production
  - (c) enable the provision of public infrastructure.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that does not result in more than one dwelling on an allotment.

Form of development	Exceptions
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	



## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Dwelling Land division	

## Industry Zone

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

### OBJECTIVES

- 1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.
- 2 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone will accommodate larger scale industrial land uses and those activities that require a location away from residential areas.

It is important that the safe and continued operation of the bulk handling facilities is not jeopardised.

Development within the industry zone will be undertaken having regard to the following goals:

- (a) enhancing the visual environment through the appropriate design and siting of buildings, screening and site landscaping
- (b) providing safe access for a range of vehicles up to an including b-double semi trailers
- (c) minimising impacts on adjoining sensitive land uses
- (d) avoiding land contamination
- (e) detention, retention, recycling and reuse of water
- (f) protection of groundwater resources from contamination.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - industry
  - transport distribution
  - warehouse.
  -
- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development should:
  - (a) be primarily for light and general industry, warehousing and storage purposes
  - (b) avoid adverse impact on adjoining residential development by controlling emission of noise, fumes, dust, vibration, limiting traffic intrusion through residential areas and any other harmful or nuisance creating impact

- (c) contribute to the creation of attractive industrial areas through high quality building design and construction, extensive tree planting and screen landscaping.
- 5 In areas where a uniform street setback pattern has not been established, buildings should be setback in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
- (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment
  - (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment
  - (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 6 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 non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 7 Development within industrial areas should:
- (a) provide adequate access to the rear of all premises
  - (b) provide for all loading and unloading of vehicles to take place on the site of the development
  - (c) ensure that the number, location and design of access points to a public road or thoroughfare accommodate the vehicles expected in association with the development, best ensures the safety of pedestrians and the safety and free flow of traffic in the locality
  - (d) establish parking areas, the design, layout and pavement of which ensure maximum accessibility, the safety of pedestrians and the safety and free flow of traffic in the locality
  - (e) incorporate office buildings of high design standards and generally of masonry construction
  - (f) provide for cladding of all buildings, other than masonry buildings with new materials
  - (g) provide for open storage areas to be screened from view by dense landscaping or fencing constructed of timber, masonry or pre-treated coloured metal cladding
  - (h) provide for security fences to be constructed, where appropriate, behind the line of the building or behind landscaping areas
  - (i) provide for a minimum of 10 per cent of the development site to be landscaped in the following manner:
    - (i) a minimum 3 metre wide strip should be established adjacent to the street alignment
    - (ii) 20 per cent of all plantings should be trees which can be expected to grow to at least the maximum height of the main building on the site
    - (iii) a substantial proportion of trees should be planted in car parking areas to shade staff and visitor cars and to minimise the impact of large areas of bitumen.

#### Land Division

- 8 Land division should create allotments that:
- (a) are of a size and shape suitable for the intended use

- (b) have an area of not less than 2000 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
- (c) have a frontage to a public road of at least 10 metres
- (d) have an average width not less than 20 metres.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	
Educational establishment	Except where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Pre-school	
Place of worship	
Residential flat building	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Tourist accommodation	

## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Industry	
Land division	
Service industry	
Store	
Warehouse	

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## Infrastructure Zone

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

### OBJECTIVES

- 1 Primarily, a zone for the provision of infrastructure.
- 2 Infrastructure facilities and land required for infrastructure facilities preserved from the encroachment of incompatible land uses.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone comprises the land within the old Naracoorte Rail Yards, and includes the existing rail line and associated infrastructure comprising the former station building and car park.

The rail line forms a vital transport and freight connection for the region and for this reason the rail reserve will be retained and protected from inappropriate adjoining development.

The close proximity of the rail line to reserve areas along Naracoorte Creek will require fencing of the rail line and provision for an appropriate north south pedestrian crossing of the line to link to the **Town Centre Zone**.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - drainage system, including stormwater retention basin
  - electricity substation
  - landfill
  - methane extraction plant
  - public service depot
  - rail infrastructure
  - sewerage infrastructure
  - waste transfer depot.
  -
- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.

### PROCEDURAL MATTERS

#### Complying Development

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

#### Non-complying Development

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

Form of development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Community centre	
Consulting room	
Dairy	
Dwelling	
Educational establishment	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except where it is: (a) ancillary to and in association with development for the purposes of infrastructure (b) located on the same allotment.
Place of worship	
Pre-school	
Residential flat building	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Warehouse	
Wrecking yard	

#### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

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**Category 1**

**Category 2**

Rail-related activity

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## Light Industry Zone

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

### OBJECTIVES

- 1 A zone accommodating a range of light industrial, storage and warehouse land uses.
- 2 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone accommodates existing industrial development located along the Wimmera Highway and Gordon Street (Riddoch Highway) including service trade premises, and rural supplies outlets.

As the Riddoch Highway is a major tourist route and represents the first impressions of many travellers passing through the town, it is important that development along the Highway is constructed to high standard, with well defined entries, site landscaping and limited, but clearly visible, signage.

Improvement to some existing sites along the highway is desirable and can be achieved as land uses change.

Development along the Wimmera Highway is a mixture of commercial and light industrial use. Primary uses in the zone will be related to the motor trades including panel beating and crash repair activities and service trade premises, particularly those serving primary industry.

The zone's location fronting arterial roads requires that development will have a high standard of presentation which will be achieved through appropriate building design, incorporation of signage into building facades visible public car parking and site landscaping.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - light industry
  - service industry
  - store
  - warehouse.
  -
- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Advertisements and advertising hoardings should not include any of the following:
  - (a) flashing or animated signs
  - (b) bunting, streamers, flags, wind vanes and similar
  - (c) roof mounted advertisements projected above the roof line

(d) parapet mounted advertisements projecting above the top of the parapet.

5 Development within industrial areas should:

- (a) provide adequate access to the rear of all premises
- (b) provide for all loading and unloading of vehicles to take place on the site of the development
- (c) ensure that the number, location and design of access points to a public road or thoroughfare accommodate the vehicles expected in association with the development, best ensures the safety of pedestrians and, best ensures the safety and free flow of traffic in the locality
- (d) establish parking areas, the design, layout and pavement of which ensure maximum accessibility, the safety of pedestrians and the safety and free flow of traffic in the locality
- (e) incorporate office buildings of high design standards and generally of masonry construction
- (f) provide for cladding of all buildings, other than masonry buildings with new materials
- (g) provide for open storage areas to be screened from view by dense landscaping or fencing constructed of timber, masonry or pre-treated coloured metal cladding
- (h) provide for security fences to be constructed, where appropriate, behind the line of the building or behind landscaping areas
- (i) provide for a minimum of ten percent of the development site to be landscaped in the following manner:
  - (i) a minimum 3 metre wide strip should be established adjacent to the street alignment
  - (ii) 20 per cent of all plantings should be trees which can be expected to grow to at least the maximum height of the main building on the site
  - (iii) a substantial proportion of trees should be planted in car parking areas to shade staff and visitor cars and to minimise the impact of large areas of bitumen.

## Land Division

6 Land division should create allotments that:

- (a) are of a size and shape suitable for the intended use
- (b) have an area of not less than 1000 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
- (c) have a frontage to a public road of at least 10 metres
- (d) have an average width not less than 20 metres.

## PROCEDURAL MATTERS

### Complying Development

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

## Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dairy	
Dwelling	
Educational establishment	
General industry	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Place of worship	
Pre-school	
Residential flat building	
Restaurant	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Tourist accommodation	
Waste reception, storage, treatment or disposal other than in the form of a recycling collection depot	
Wrecking yard	

## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Light industry	
Land division	
Service industry	
Service trade premises	
Store	
Warehouse	

---

## Mixed Use Zone

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

### OBJECTIVES

- 1 A functional and diverse zone accommodating a mix of commercial, community, light industrial, medium density residential, office, and small-scale shop land uses.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone represents an area within the township of Naracoorte situated along both sides of Livingston Street, between Butler Terrace and Magarey Crescent. The street currently accommodates a variety of detached dwellings on individual allotments, along with some existing commercial activity.

The aim of the zone is to provide a transition between existing non-residential development contained within the adjoining **Town Centre Zone** to the north and east, the **Industry Zone** to the west and the **Residential Zone** to the south.

This will be achieved through the retention and gradual conversion of existing residential dwellings to small-scale offices, consulting rooms and other business functions primarily servicing the needs of the local community.

It is important that development within the zone seeks to maintain the existing residential character of Livingston Street at the same time promoting the shared use of car parking for small-scale business development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - community facility
  - consulting room
  - group dwelling
  - institutional facility
  - light industry
  - motor repair station
  - multiple dwelling
  - office
  - residential flat building
  - recycling collection depot
  - row dwelling
  - service trade premises
  - shop or group of shops where the gross leasable area is 250 square metres or less
  - warehouse.
  -
- 2 Development listed as non-complying is generally inappropriate.

### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 The bulk and scale of development should be compatible with adjoining land uses.
- 5 Car parking areas should be provided at the rear or side of premises.
- 6 Advertisements and advertising hoardings should not include any of the following:
  - (a) flashing or animated signs
  - (b) bunting, streamers, flags, or wind vanes
  - (c) roof mounted advertisements projected above the roof line
  - (d) parapet mounted advertisements projecting above the top of the parapet.

### Land Division

- 7 Land division should create allotments that vary in size and are suitable for a variety of commercial activities and should have:
  - (a) an area of not less than 1000 square metres
  - (b) an average width of at least 20 metres.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Fuel depot	
Horse keeping	
Horticulture	
Intensive animal keeping	
Prescribed mining operations	
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is 250 square metres or less.
Special industry	
Stock sales yard	
Stock slaughter works	

Form of development	Exceptions
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Waste reception, storage, treatment  
or disposal

Wrecking yard

#### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
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Consulting room

Detached dwelling

Office

Land division

## Primary Production Zone

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

### OBJECTIVES

- 1 Economically productive, efficient and environmentally sustainable primary production.
- 2 Allotments of a size and configuration that promote the efficient use of land for primary production.
- 3 Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.
- 4 Accommodation of wind farms and ancillary development.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone comprises some of the most productive land in the State and includes irrigated and non-irrigated cropping, grazing, horticulture and forestry. Given the fertility of soils and availability of water, it is important that rural use of the land is able to continue free from competing demands or conflicting land uses.

The zone is characterised by numerous small allotments and sections of land that have been the subject of pressure for conversion to rural living use.

Little intensification of the present extent of settlement is warranted. In many ways, a proliferation of intensive development and occupation of the zone would threaten its proper function and render the rural landscape susceptible to competing demands and undesirable change. To maintain the agricultural importance and stability of the zone, it is vital that the size of land holdings is not significantly reduced and that future pressure for development in the zone will not result in the conversion of agricultural land to less productive uses.

It is envisaged that this zone will continue to accommodate grazing, cropping, horticulture and forestry keeping as the dominant land uses without restricting other forms of compatible development, including the further development of land-based aquaculture, which contributes to agricultural productivity and the rural character.

The maintenance of sustainable farm management is paramount to the long term protection of rural productivity. Erosion control, general land care and water management need to be addressed to ensure future agricultural productivity.

Although some of the land has long been cleared for agricultural production and grazing, significant tracts of native vegetation still remain. The areas of vegetation scattered throughout the district and along the road reserves are important features needing protection. The protection of district assets such as these contributes to the character and attractiveness of the rural landscape. These features are to be further enhanced by supplementary planting.

The zone contains substantial water resources, both surface and groundwater which should be protected. The extensive development of commercial forestry can only be undertaken where its environmental sustainability can be proven.

Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) are envisaged within the zone and constitute a component of the zone's desired character. These facilities will need to be located in areas where they can take advantage of the natural resource upon which they rely and, as a consequence, components (particularly turbines) may need to be:



- located in visually prominent locations such as ridgelines
- visible from scenic routes and valuable scenic and environmental areas
- located closer to roads than envisaged by generic setback policy.

This, coupled with the large scale of these facilities (in terms of both height and spread of components), renders it difficult to mitigate the visual impacts of wind farms to the degree expected of other types of development. Subject to implementation of management techniques set out by general / council wide policy regarding renewable energy facilities, these visual impacts are to be accepted in pursuit of benefits derived from increased generation of renewable energy.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulk handling and storage facility
  - commercial forestry
  - dairy farming
  - farming
  - horticulture
  - intensive animal keeping
  - tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings)
  - wind farm and ancillary development
  - wind monitoring mast and ancillary development.
- 2 Development should be primarily for broad acre grazing and cropping on large land holdings and a range of intensive rural land uses where soil conditions are suitable and water is available.
- 3 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
  - (a) in visually prominent locations
  - (b) closer to roads than envisaged by generic setback policy.
- 4 Development listed as non-complying is generally inappropriate.
- 5 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
  - (a) it has a direct relationship with primary production
  - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
  - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
  - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
  - (e) the use would be inappropriate within a township.
- 6 A shop should be:
  - (a) ancillary to primary production or processing uses, or tourist accommodation or other tourist development

- (b) located on the same site as the primary use.
- 7 Buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:
- (a) grouped together on the allotment and setback from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
  - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.
- 8 Tourist accommodation should not be converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking.
- 9 A dwelling should only be developed if:
- (a) there is a demonstrated connection with farming or other primary production
  - (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
  - (c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity
  - (d) it does not result in more than 1 dwelling per allotment
  - (e) it is sited at least 30 metres from a public roadway.

#### Form and Character

- 10 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 11 Development should not occur within 500 metres of a National Park, Conservation Park, Wilderness Protection Area or significant stands of native vegetation if it will increase the potential for, or result in, the spread of pest plants.

#### Land Division

- 12 Land division for rural or related purposes should comply with all of the following criteria:
- (a) provide evidence to be submitted with a plan of division to demonstrate that:
    - (i) water, of sufficient quality and quantity, is available to sustain the proposed use
    - (ii) the land is appropriate for the proposed use
    - (iii) the land is capable of supporting the proposed use with reasonable investment and management inputs
    - (iv) the use will be compatible with adjacent or nearby uses of land
    - (v) a management plan or investment schedule has been prepared for the proposed use
    - (vi) there will be no adverse impacts on downstream property owners in terms of water flow and discharge of pollutants
    - (vii) there will not be a deleterious risk of the water table either falling or rising because of excessive irrigation
  - (b) create allotments of a size not less than that shown for the specific forms of development outlined in the following table:

Form of Development	Minimum Allotment Size (hectares)
Farming	40
Commercial forestry Intensive animal keeping Irrigated pasture Land aquaculture	20
Horticulture Market garden	10
Community title land division	1
Land division to accommodate 1 of 2 dwellings that existed or was under construction before 1 December 1972	1

## 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 NaLu/2 - Conditions for Complying Development](#):

- commercial forestry plantations
- woodlots.

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than 2 advertisements on the allotment.</li> </ul> </li> </ul>
Community centre	
Consulting room	
Dwelling	Except for a detached dwelling that: <ul style="list-style-type: none"> <li>(a) is on an allotment of at least 40 hectares</li> <li>(b) will not result in more than one dwelling on the allotment</li> <li>(c) is in the form of a hostel for the accommodation of seasonal workers.</li> </ul>

Form of Development	Exceptions
Educational establishment	
Horticulture involving the growing of olives	<p>Except where the location for the growing of olives achieves (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) at least 500 metres from all of the following:               <ul style="list-style-type: none"> <li>(i) a National Park</li> <li>(ii) a Conservation Park</li> <li>(iii) a Wilderness Protection Area</li> <li>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</li> </ul> </li> <li>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</li> </ul>
Hospital	
Hotel	
Indoor recreation centre	
Land division	<p>Except where it achieves any of the following:</p> <ul style="list-style-type: none"> <li>(a) 40 hectares, where the land is to be used for farming</li> <li>(b) 20 hectares, where the land is to be used for commercial forestry, intensive animal keeping, irrigated pasture or land aquaculture</li> <li>(c) 10 hectares, where the land is to be used for horticulture or market garden</li> <li>(d) 1 hectare in a plan of community division and where the use of the land is for primary production purposes</li> <li>(e) 1 hectare to contain 1 of 2 dwellings on the land that were existing or under construction before 1 December 1972.</li> </ul>
Motor repair station	
Nursing home	
Office	<p>Except where ancillary to and in association with primary production or tourism development.</p>
Petrol filling station	
Place of worship	
Pre-school	
Primary school	
Residential flat building	
Service trade premises	
Shop or group of shops	<p>Except where both of the following apply:</p> <ul style="list-style-type: none"> <li>(a) ancillary to and in association with primary production or tourism development</li> <li>(b) the gross leasable area is less than 50 square metres.</li> </ul>
Wrecking yard	

## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Bulk handling and storage facility	Intensive animal keeping
Commercial forestry	Tourist accommodation
Dairy	Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from:
Farming	(a) an existing dwelling or tourist accommodation that is not associated with the wind farm
Horticulture	(b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists
Land division	(c) the boundaries of any Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area or Precinct or any Heritage Area (including within the area of an adjoining Development Plan)
	Wind monitoring mast and ancillary development

## Recreation Zone

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

### OBJECTIVES

- 1 A zone accommodating sporting, entertainment, cultural and recreational activities and associated spectator and administrative facilities.
- 2 Development of integrated recreational areas and facilities that accommodate a range of activities accessible to the community.
- 3 Buildings, facilities and carparks located and designed to blend in with existing or additional trees, vegetation and landscaping.
- 4 Retention of the predominantly open character of Naracoorte Creek.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone includes the land bordering Naracoorte Creek, much of which has been identified as falling within an area subject to occasional flooding.

The creek provides a linear open space link running roughly east west through the town, and provides the opportunity to link surrounding residential development with the town centre via pedestrian and bicycle pathways.

Buildings and structures within the zone will need to be designed and sited having regard to the potential for flooding, and site works to lay back the banks of the creek may assist in dealing with downstream flooding, providing access to the creek and to enable re-vegetation of the creek line.

Development of the zone needs to make provision for stormwater management, including ponding basins and drainage swales (in preference to piped disposal) where sufficient land is available. It is preferable that these are incorporated into the overall landscaping of the zone.

Access across Naracoorte Creek at Cameron and Macdonnell Streets will need to be provided or upgraded and fencing of both sides of the rail line will need to be undertaken to maintain public safety should it become operational again.

The zone also comprises land surrounding the township of Lucindale, north of Naracoorte and the Naracoorte showgrounds. The land comprises primarily parklands and public infrastructure, including the football oval and associated infrastructure, bowling club, tennis courts and high school.

Development will comprise recreational and public uses which complement development currently within the zone.

The zone will maintain its open character with the retention of vegetation a priority.

Considerable opportunity exists within the zone to enhance these activities and take advantage of the facilities that have been developed, not only (but predominantly) for general recreation and community-related uses that would advantage the district. Development will continue to be for recreation and public purposes.

Key design and management aspects that have to be considered with the development of the zone include the provision of safe and convenient access arrangements for vehicles, cyclists and pedestrians and the maintenance of the area's attractive environment.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - car parking
  - clubroom associated with a sports facility
  - community centre
  - community hall
  - educational establishment
  - emergency services facility
  - entertainment, cultural and exhibition facility
  - golf course
  - indoor and outdoor recreation facility
  - library
  - lighting for night use of facilities
  - meeting hall
  - office associated with community or recreation facility
  - playground
  - shops or groups of shops ancillary to recreation development
  - showground
  - sports ground and associated facility
  - theatre
  - special event
  - spectator and administrative facilities ancillary to recreation development
  - stormwater drainage and management infrastructure
  - swimming pool.
  -
- 2 Development listed as non-complying is generally inappropriate.
- 3 A shop or group of shops should only be developed in this zone where:
  - (a) it is ancillary to recreation and sport development
  - (b) the total gross leasable area is less than 80 square metres.

### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should be undertaken only on land where it can be demonstrated that problems from flooding do not exist or where appropriate measures to avoid flooding are taken.
- 6 Development should not be undertaken that is liable to lead to pollution of surface or groundwater resources.
- 7 Buildings should be designed, constructed and located on sites with landscaping in a manner which will retain and enhance the existing open woodland character of the parkland area.
- 8 Strong thematic landscaping should be instituted on individual sites to improve the landscape, provide shade and shelter, create interest, provide habitat, retain existing native vegetation, use locally indigenous plant species in plantings where possible and define different activity areas.
- 9 All car parking areas should be shaded and screened with vegetation to improve the amenity of the zone.

## Land Division

- 10 No additional allotments should be created wholly or partly within the zone.
- 11 Land division or the re-arrangement of existing allotment boundaries should take place as part of a co-ordinated development scheme, or as a rationalisation of land holdings that is designed to allow more efficient and economic use of land consistent with the objectives for the zone.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Consulting room	
Crematorium	
Dwelling	
Fuel depot	
Hospital	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except where associated with community or recreation facilities.
Petrol filling station	
Place of worship	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Stock sales yard	



Form of development	Exceptions
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Car parking	
Clubroom associated with a sports facility	
Community centre	
Community hall	
Educational establishment	
Emergency services facility	
Entertainment, cultural and exhibition facility	
Golf course	
Indoor and outdoor recreation facility	
Library	
Lighting for night use of facilities	
Meeting hall	
Office associated with community or recreation facility	
Playground	
Shops or groups of shops ancillary to recreation development	
Showground	
Sports ground and associated facility	
Theatre	
Special event	
Spectator and administrative facilities ancillary to recreation development	
Stormwater drainage and management infrastructure	
Swimming pool	

## Residential Zone

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

### OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 Retention of buildings, items and streetscapes of historic character and charm.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone promotes pleasant, safe and convenient living environments for the residents of Naracoorte and Lucindale supported by an appropriate range of recreation, education, community and aged care facilities.

The residential areas of Naracoorte and Lucindale have traditionally developed at low densities on generally large allotments comprising, in the main, single storey detached dwellings. This trend is expected to continue but there will be pressure to increase the density of development to meet demand for more compact allotments to meet the demands of the ageing population.

Development within residential areas will continue to exhibit a high quality of design, with generous street setbacks and space between and around buildings.

Infill development at higher density will occur throughout the zone but will conform to existing character by maintaining street and side setbacks, and building form and scale evident within the locality. Buildings fronting a public road will address the street by providing a legible entry to the street, use of windows, verandas and other features, rather than presenting side walls to the street frontage.

Environmentally sustainable development practices including the installation of rainwater tanks, solar systems, and building orientation and design will be reflected in the presentation of development.

Land division within the zone will provide public road links to adjoining undeveloped land where necessary, and for this purpose community title division of land will not be appropriate where public road links are preferred.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - small-scale non-residential use that serves the local community, for example:
    - child care facility

- health and welfare service
  - open space
  - primary and secondary school
  - recreation area
  - shop, office or consulting room
  - supported accommodation.
  -
- 2 Development listed as non-complying is generally inappropriate.
  - 3 Vacant or under utilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
  - 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
    - (a) serves the local community
    - (b) is consistent with the character of the locality
    - (c) does not detrimentally impact on the amenity of nearby residents.
  - 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

#### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 33 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 8 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres - single storey 8 metres - two storey.
Minimum setback from secondary road frontage	1.5 metres - single storey 4 metres - two storey.
Minimum setback from side boundaries	1.2 metres
Minimum setback from rear boundary	6 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	6 metres
Minimum area of private open space other than for affordable housing	40 square metres plus 20 square metres per bedroom for a dwelling of more than one bedroom.
Minimum number of on site car parking spaces other than for affordable housing (one of which should be covered)	2

- 9 Sheds, garages, carports and similar outbuildings, whether free standing or not, should be designed within the following parameters:

Parameter	Value
Maximum floor area	90 square metres or 10 per cent of the allotment or site area, whichever is the lesser.
Maximum building height (from natural ground level)	3.6 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metres
Minimum setback from a public road or public open space area	No closer than the dwelling with which it is associated.

- 10 A dwelling should have a minimum site area (and in the case of residential flat building, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling type	Site area (square metres)	Minimum frontage (metres)
Detached	600 minimum	10
Residential flat building	450 average	10
All other dwelling types	450 minimum	10

## Land Division

- 11 Unless for the purpose of dividing an existing or approved dwelling development, land division should not create a vacant allotment with an area less than 600 square metres, or less than 1200 square metres where not connected to a community wastewater management system or sewer.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	
Amusement machine centre	
Consulting room	
Crematorium	
Dairy	
Farming	

Form of Development	Exceptions
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motor repair station	
Office	
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is less than 80 square metres (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Domestic outbuilding in association with a dwelling	Child care facility
Dwelling	Health and welfare service
Dwelling addition	Primary and secondary school

## Rural Living Zone

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

### OBJECTIVES

- 1 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.
- 2 The siting of all buildings to minimise their impact on views from public roads and places.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone provides for low density residential living consisting of detached dwellings on large allotments and associated small-scale, non-intensive rural activities. To help achieve a desirable level of amenity, it is expected that the numbers of non-domestic animals, such as horses, sheep, goats and poultry kept on an allotment will be limited to maintain appropriate pasture cover.

Development will be set well back from boundaries and properties within the zone and will be well landscaped with locally indigenous plant species to promote privacy and to provide for the screening of buildings and structures from neighbouring properties and public roadways.

Boundary fencing will be of open, post and rail or post and wire construction and outbuildings will be located close to the house and will not be of a scale or location that dominates the landscape or views from adjoining properties.

Development will be largely self sufficient in terms of water supply and effluent disposal. To maximize water reuse, development should be provided with on-site sewage treatment systems that allow reuse of water for irrigation.

Because water is sourced from bores, the location of any effluent disposal areas will be at least 50 metres from the bore on an adjoining allotment. Rainwater will be used in preference to bore water for human consumption purposes.

The zone has been divided into three precincts which have been established to guide the manner in which land division is expected to occur within the respective precincts. **Precinct 3** identifies land that is not considered appropriate for further subdivision.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - detached dwelling
  - domestic outbuilding in association with a detached dwelling
  - domestic structure
  - dwelling addition
  - farming
  - farm building
  - stable.

- 2 Development listed as non-complying is generally inappropriate.
- 3 There should be no more than one dwelling per allotment.
- 4 Land uses ancillary to the residential use of the land should not interfere with the residential function and semi-rural character of the area.
- 5 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 6 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.
- 7 Not more than 4 dogs should be kept on an allotment.

#### Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Buildings should be sited in unobtrusive locations and in particular should be:
  - (a) located in discrete clusters screened from view by existing natural landforms and vegetation or by established landscape buffers
  - (b) located to maximise the retention of native vegetation
  - (c) sited on excavated rather than filled sites in order to reduce the vertical profile of the building
  - (d) of low profile, generally of single-storey construction
  - (e) constructed of materials which are of a low light reflective nature, and of muted colours so as to blend with the rural landscape.
- 10 Buildings clearly visible from a public road or space should not be constructed of highly reflective materials such as zincalume, unless they can be screened from view by vegetation.
- 11 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	30 metres
Minimum setback from secondary road frontage	30 metres
Minimum setback from side boundaries	30 metres
Minimum setback from rear boundary	10 metres
Maximum building height (from natural ground level)	6 metres
Minimum number of on site car parking spaces (one of which should be covered)	2

- 12 Sheds, garages, **carports** and similar outbuildings, **whether free standing or not**, should be designed within the following parameters:

Parameter	Value
Maximum floor area	150 square metres
Maximum building height (from natural ground level)	4 metres
Maximum wall height (from natural ground level)	3.5 metres
Minimum setback from side and rear boundaries	10 metres
Minimum setback from a public road or public open space area	No closer than the dwelling with which it is associated.

#### Land Division

- 13 The depth of an allotment should not exceed 3 times its average width and the average width should not be less than 12 metres.
- 14 Land division should not be undertaken unless:
- (a) the drainage field for a septic tank or an irrigation area for effluent disposal on any land abutting the proposed division is situated at least 50 metres from the boundary of an allotment in the proposed division
  - (b) effluent disposal fields are located at least 50 metres from existing bores on land abutting the proposed division
  - (c) a potable water supply is provided for every allotment in the proposed division which is to be used for residential purposes
  - (d) the division of land is not prejudicial to the conservation of existing native vegetation.

#### PRECINCT SPECIFIC PROVISIONS

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

##### Precinct 1

- 15 Land division should not create an allotment with an area less than 5000 square metres.

##### Precinct 2

- 16 Land division should not create an allotment with an area less than 1 hectare.

##### Precinct 3

- 17 No additional allotments should be created wholly or partly within the precinct.



## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than 2 advertisements on the allotment.</li> </ul> </li> </ul>
Amusement machine centre	
Crematorium	
Dairy	
Dwelling	Except detached dwelling.
Fuel depot	
General industry	
Hotel	
Intensive animal keeping	Except where it involves the keeping of not more than 4 dogs.
Land division	Except a land division where one the following applies: <ul style="list-style-type: none"> <li>(a) it creates an additional allotment of at least 5000 square metres within <b>Precinct 1</b></li> <li>(b) it creates an additional allotment of at least 1 hectare within <b>Precinct 2</b>.</li> <li>(c) where no additional allotments are created partly or wholly within the <b>Precinct 3</b></li> <li>(d) where no additional allotments are created from land located within 400 metres from a mining lease or licence or boundary of a working quarry or mining operation.</li> </ul>
Major public service depot	
Motor repair station	
Petrol filling station	
Residential flat building	
Restaurant	

Form of development	Exceptions
Road transport terminal	
Service trade premises	
Shop or group of shops	
Special industry	
Stock sales yard	
Stock slaughter works	
Store	Except an outbuilding on an allotment where no dwelling exists.
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

#### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Detached dwelling	
Domestic outbuilding in association with a detached dwelling	

## Town Centre Zone

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

### OBJECTIVES

- 1 A centre accommodating a wide range of retail, office, administrative, community, cultural and entertainment facilities to serve residents of the town and the surrounding rural community.
- 2 Conservation and upgrading of buildings of historic character.
- 3 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone encompasses land within the townships of both Naracoorte and Lucindale. Development within the zone will reinforce the essential role that the townships play in servicing the greater community, confirming the economic importance of such activities in the wider context of the region.

#### Naracoorte

The Naracoorte town centre is the main focus of shopping, office and community uses for the town of Naracoorte and surrounding region.

The centre has two distinct retail characters: the Main Street shopping area fronting Ormerod, Smith and Robertson Streets which comprises mainly smaller scale specialty shops; with the Kincaig Plaza shopping centre and the ex-railyards land providing for more contemporary shopping development.

#### Main Street

The Main Street area includes those sites fronting Ormerod Street, Smith Street and Robertson Street, east of Magarey Crescent and west of Sandstone Avenue and comprises primarily single storey buildings erected on the front boundary and built to side boundaries with verandas built over the footpath.

It is vital that new development in this area maintain the pattern of existing development. This will involve the siting of new buildings square to and on the street alignment with minimal breaks between buildings other than where there has been an existing access to the rear of the site. Verandas will continue to be provided over the footpath and outdoor dining facilities developed on the footpath where conditions (footpath width, pedestrian safety and accessibility) are appropriate.

Buildings are generally to be single storey but may be two storey where they adjoin existing two storey development provided they do not exceed the height of the adjoining two storey building.

Vehicular access to properties will be by in-only access from Smith and Ormerod Streets with egress via Riverside Street or Robertson Street respectively.

Service access, service functions and car parking will be located at the rear of each property and will be shared, where achievable, to maximise the common use of car parking, minimise the amount of sealed area and to minimise the number of individual access points.

Provision for pedestrian access will be made via the rear of buildings, or, where possible, pedestrian links via malls and walkways.

Long term parking for the town centre is to be developed along Riverside Avenue.

### Kingcraig Plaza

Kingcraig Plaza shopping centre fronting Robertson Street is more typical of the modern shopping centre set well back from the street and surrounded by car parking.

Improved landscaping to the car park area will be provided, with more shade trees and improved pedestrian links/pathways between the car park and shops.

Redevelopment of the shopping centre will make provision for improved environmental performance by the adoption of Green Star Building Rating principles.

### Railyards

Development within the retail area on the old rail yards ought to make provision for an additional supermarket and other retail developments requiring large floor areas.

Building design within this part of the town centre will be co-ordinated with unified building themes providing public shelter in the form of verandas, canopies and awnings to external elevations, with entrances linked to identifiable landscaped public areas that serve as meeting places and for outdoor dining.

Ground level frontages for commercial uses are to have large windows to enable a connection between the interior and the adjoining public spaces, and large areas of blank wall will be avoided to elevations which are visible from the street or other public space.

Where walls without glazed penetrations are unavoidable, other design features will be incorporated, such as colour and texture variation.

Colour, texture, material and detail are important in order to provide scale and visual interest. A variety of building materials and finishes are to be used in each building or group of buildings.

It is important that buildings not be massive in scale, nor exceed 6 metres in height, and be articulated vertically and horizontally to reduce the bulk and form of any one building or group of buildings.

Service functions will be separated physically and visually (as much as possible) from public spaces and service areas will be screened from view. Service access will be obtained from Ormerod Street.

Development will have regard to the rail easement and separation distance from the northern boundary of the zone.

Fencing of the rail line will be required and pedestrian access across the rail line only be achieved in consultation with the rail operator and/or the Department of Transport Energy and Infrastructure.

### Commercial Area

The '**Commercial Area**' shown on [Concept Plan Map NaLu/4 - Naracoorte Town Centre](#) will accommodate bulky goods outlets, retail showrooms, service trade premises and commercial uses not requiring a location in the retail core area.

Development will generally be low traffic generating activities.

Buildings are generally to be of single storey construction, well articulated with variety in building materials and with identifiable public entries and street numbers. The use of verandas and like treatments is encouraged and landscaping will form an integral component of site design.

Buildings may be erected to the road alignment in those parts of the zone where minimal setbacks are already exhibited. In these circumstances, buildings are to be of single storey construction with verandas built over the footpath for pedestrian protection and building articulation. Active road frontages are encouraged for those developments involving the display of goods such as new car showrooms.

Display yards will provide site landscaping to the road frontages as an integrated component of any goods display and advertising will be limited. The use of flags and bunting is discouraged.

Advertisements are to be limited to the identification of use(s) on the site(s).

Landscaped car parking areas will be established on all sites.

It is also vital that development have regard to adjoining residential development to minimise the impact of visual intrusion, noise and light overspill.

### Residential Area

Development in the '**Residential Area**' shown on [Concept Plan Map NaLu/4 - Naracoorte Town Centre](#) will compromise medium density residential development, workers accommodation or tourist accommodation.

Development will be designed and sited having regard to the potential impacts from adjoining non residential land uses.

### Lucindale

The Lucindale town centre focuses on Musgrave Avenue, and remains as a subsidiary service area for the local community. Development in this part of the zone will provide a wide range of generally smaller scale retail and commercial land uses.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods outlet
  - café
  - consulting room
  - cultural centre
  - entertainment facility
  - fitness studio
  - hotel
  - meeting room
  - motor repair station
  - office
  - petrol filling station
  - restaurant
  - service trade premises
  - shop
  - tourist facility.
  -
- 2 Development listed as non-complying is generally inappropriate.
- 3 A dwelling should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.

### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Consistent with the respective **Areas** shown on [Concept Plan Map NaLu/4 - Naracoorte Town Centre](#), land uses and development should be located and directed as follows:
  - (a) '**Retail Core Area**' - retail, administrative and government offices, and commercial development with Smith Street being the principal focus for shopping and administrative activity

- (b) **‘Commercial Area’**- retail showrooms, offices, community and other commercial development not requiring a retail core location
  - (c) **‘Residential Area’** - medium density residential development comprising a range of dwelling types as well as motel and hostel developments.
- 6 Development should be of a scale and form appropriate to the locality and should not exceed 8 metres in height.
- 7 Buildings and structures fronting Smith and Ormerod Streets should be constructed in sympathy with adjoining buildings so as to complement and enhance the existing character of the streetscape. Particular regard should be had to building and roof heights, setbacks, facade treatment, profile, verandas, construction materials and colours.
- 8 Buildings, places or monuments of historical or architectural importance should be conserved, and where appropriate, rehabilitated without prejudice to their character or significance.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Dairy	
Dwelling located outside of the <b>‘Residential Area’</b> identified on <a href="#">Concept Plan Map NaLu/4 - Naracoorte Town Centre</a> .	Except a dwelling that is: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with a non-residential development</li> <li>(b) located on the same allotment.</li> </ul>
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Major public service depot	
Residential flat building	Except where located within the <b>‘Residential Area’</b> identified on <a href="#">Concept Plan Map NaLu/4 - Naracoorte Town Centre</a> .
Road transport terminal	
Special industry	
Stock sales yard	
Stock slaughter works	

Form of development	Exceptions
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Waste reception, storage, treatment or disposal

Wrecking yard

#### Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
------------	------------

All forms of development

## Township Zone

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

### OBJECTIVES

- 1 Services and facilities grouped together to serve the local community and the visiting public.
- 2 Increased mix in the range of dwellings available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Conservation and enhancement of the main road streetscape and scenic rural setting of the township.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone consists of the country townships of Hynam, Kybybolite and Frances which are small residential communities providing accommodation and services to their immediate hinterlands.

Development within the towns will complement their current low density, low scale character and enable a range of service to meet the day-to-day needs of the local community.

None of the towns is expected to expand beyond their current boundaries and new development needs to have regard to the building form, scale and siting of adjoining development.

Development at Frances will be mindful of the impacts arising from the existing bulk handling facilities on Railway Terrace.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - community facility
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - educational establishment
  - open space
  - recreation area
  - shop or group of shops where the gross leasable area is less than 250 square metres
  - small-scale commercial development
  - small scale light and service industry development
  - small-scale tourist development
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.



- 4 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.
- 5 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

#### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres - single storey. 8 metres - two storey.
Minimum setback from secondary road frontage	1.5 metres - single storey. 4 metres - two storey.
Minimum setback from side boundaries	1.2 metres
Minimum setback from rear boundary	6 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	6 metres
Minimum area of private open space	40 square metres plus 20 square metres per bedroom for a dwelling of more than one bedroom.
Minimum number of on site car parking spaces (one of which should be covered)	2

- 8 Development of a business, commercial or industrial nature should be consolidated with existing facilities to establish identifiable service centres.
- 9 Sheds, garages, carports, and similar outbuildings, whether free-standing or not, should be designed within the following parameters:

Parameter	Value
Maximum floor area	90 square metres or 10 per cent of the allotment or site area, whichever is the lesser.
Maximum building height (from natural ground level)	3.6 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metres
Minimum setback from a public road or public open space area	No closer than the dwelling with which it is associated.

- 10 A dwelling should have a minimum site area (and in the case of residential flat building, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling Type	Site Area (square metres)	Minimum Frontage (metres)
Detached	600 minimum	10
Residential flat building	450 average	10
All other dwelling types	450 minimum	10

#### Land Division

- 11 Unless for the purpose of dividing an existing or approved dwelling development, land division should not create a vacant allotment with an area less than 600 square metres, or less than 1200 square metres where not connected to a community wastewater management system or sewer.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Crematorium	
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wrecking yard	

## Public Notification

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

Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Domestic outbuilding in association with a dwelling	Child care facility
Domestic structure	Health and welfare service
Dwelling	Primary and secondary school
Dwelling addition	



# Table Section



## Table NaLu/1 - Off-street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Aged persons home	1 per residential unit plus 1 per 4 units for visitor car parking
Bowling club	10 per bowling green
Community centre	1 per 10 square metres of total floor area
Consulting room	4 per consulting room
Detached dwelling	2 per dwelling one of which will be undercover
Funeral parlour	1 per 5 seats in a chapel or where no chapel is developed 1 per 25 square metres of total floor area plus provision for the storage of vehicles operated by the parlour
Group dwelling Residential flat building Row dwelling Semi-detached dwelling	1.5 spaces for each dwelling in the complex with each dwelling being provided with 1 undercover space
Guest house	1 per 2 beds
Gymnasium	1 per 10 square metres of total floor area
Hospital	1 per 2 beds
Hostel	1 per 3 beds
Hotel	(a) 1 per 2 square metres of total floor area available to the public in a front bar plus (b) 1 per 6 square metres of total floor area available to the public in a lounge bar or beer garden plus (c) 1 per 10 square metres of total floor area available to the public in a restaurant
Industry	(a) 1 space for each 50 square metres of part thereof for the first 200 square metres of total floor area plus (b) 1 space for each 100 square metres or part thereof where the total floor area of the development exceeds 200 square metres but less than 2000 square metres, except where the development is to be used for purely warehousing purposes, the rate should be 1 space for each 150 square metres or part thereof plus (c) 1 space for every 150 square metres or part thereof where the total floor area exceeds 2000 square metres plus (d) 1 space for every 30 square metres or part thereof of that area used for office purposes
Motel or other tourist accommodation	1 per room or residential unit plus 1 per 10 square metres of total floor area available to the public in a restaurant
Non-residential club	1 per 5 square metres of total floor area accessible to club members

Naracoorte Lucindale Council  
 Table Section  
 Table NaLu/1 - Off-street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Office/bank	1 per 25 square metres of total floor area with a minimum of 4 spaces
Petrol filling station	10 for staff and customer use
Restaurant	1 per 3 seats provided or capable of being provided
Retail showroom	1 per 30 square metres of total floor area
Service trade premises	1 per 150 square metres of outdoor display area plus (a) 1 per 30 square metres of total floor area of office, indoor display area and spare parts sales (b) 1 per 75 square metres of total floor area of any servicing, repair, detailing or storage area.
Shop (excluding restaurant)	1 per 15 square metres of total floor area



## Table NaLu/2 - Conditions for Complying Development

Form of Development	Compliance Criteria / Conditions
Commercial forestry plantations Woodlots	<p>1 Forestry plantations and woodlots shall comply with the requirements of ETSA with respect to plantation setbacks from electricity transmission lines.</p> <hr/> <p>2 Forestry plantations and woodlots shall be surrounded by a perimeter firebreak of not less than:            (a) 10 metres in width for plantations of less than 10 hectares            (b) 20 metres in width for plantations of greater than 10 hectares.</p> <hr/> <p>3 Large plantations shall be divided into units not exceeding 400 hectares by a 20 metre wide fire break.</p> <hr/> <p>4 Each fire break shall contain a vehicle access track and a shall include a minimum 10 metre wide fuel modified strip between the plantation and the vehicle access track.</p> <hr/> <p>5 Vehicle access tracks shall:            (a) be a minimum width of 7 metres to allow for the simultaneous access of 2 large fire fighting vehicles            (b) have a minimum clearance of 4 metres            (c) have a minimum inside curve radii of 9 metres            (d) not exceed a 16 degree gradient            (e) not have a cross fall that exceeds 8 degrees            (f) be located on the outer edge of perimeter fire breaks            (g) be aligned to provide continuous straight travel, preferably in north-south, east-west directions            (h) be clearly sign posted by name and number.</p> <hr/> <p>6 Access tracks shall be maintained to ensure that they are accessible during the Fire Danger Season.</p> <hr/> <p>7 Dead end tracks shall be clearly sign posted and shall be constructed to allow large fire fighting vehicles to turn around with safety by use of either of the following:            (a) a turn around area with a minimum formed road surface diameter of 25 metres            (b) a 'T' or 'Y' shaped turnaround area with a minimum formed track surface leg lengths of 17 metres and a minimum inside road radii of 9 metres.</p> <hr/> <p>8 Fire breaks shall be constructed at the time of plantation establishment and be maintained throughout the life of the plantation, including:            (a) maintaining grassland areas of fire breaks and access tracks to a maximum height of 10 centimetres during each Fire Danger Season            (b) management of seasonal, flammable undergrowth by slashing, spraying, stock grazing, ploughing or grading            (c) the removal of slash and thinning residue.</p> <hr/> <p>9 Forestry plantations and woodlots shall be setback from existing dwellings in the following manner:            (a) 35 metres for plantations not exceeding 40 hectares</p>

Form of Development	Compliance Criteria / Conditions
	<ul style="list-style-type: none"> <li>(b) 50 metres for plantations of between 40 to 80 hectares</li> <li>(c) for plantations exceeding 80 hectares:               <ul style="list-style-type: none"> <li>(i) a minimum of 50 metres combined with fuel reduction within the plantation to provide a total buffer of 100 metres from the northern or western alignment of the dwelling</li> <li>(ii) a minimum of 35 metres combined with fuel reduction works within the plantation to provide a total 50 metres from the eastern or southern alignment of the dwelling.</li> </ul> </li> </ul>
	<p>10 Forestry plantations and woodlots shall be provided with a strategically located water supply for fire fighting purposes of not less than the following:</p> <ul style="list-style-type: none"> <li>(a) 22 000 litres for plantations of less than 10 hectares</li> <li>(b) 30 000 litres for plantations of between 10 to 40 hectares</li> <li>(c) 45 000 litres for plantations of between 40 to 80 hectares</li> <li>(d) 90 000 litres for plantations of between 80 to 400 hectares plus 90 000 litres for each additional 400 hectare plantation unit.</li> </ul>
	<p>11 Fire fighting water supplies shall be clearly sign posted and accessible to fire fighting vehicles at all times. Signs shall clearly indicate the direction and distance to, and the quantity of the available water supply.</p>
	<p>12 Water supply locations and vehicle access tracks shall be recorded on a plantation plan to be made available to fire fighting personnel, as required. The plantation plan shall:</p> <ul style="list-style-type: none"> <li>(a) identify the capacity of each water supply and details of access</li> <li>(b) signage that identifies the name and number of vehicle access tracks.</li> </ul>
	<p>13 Plantation layout plans shall be revised annually and made available to relevant local Country Fire Service Groups.</p>

## Table NaLu/3 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
Lucindale-Kingston Road AVENUE RANGE	Farm Group "Bull Island"; Whole of exterior of Shearing Shed and Shearers' Quarters	S 101 S 102 S 108 S 220	H441700 H441700 H441700 H441700	CT 5589/895 CT 5589/895 CT 5589/895 CT 5589/895	b	25525
Lucindale-Kingston Road AVENUE RANGE	Former School (Art Gallery); Whole of exterior including porch	S 294	H441700	CT 5579/833	a c	25524
Bool Lagoon Road BOOL LAGOON	Farm Group "Killanoola"; Whole of exterior of Homestead, Shearing sheds, Quarters and Outbuildings and function related historic internal elements	S 53	H41300	CT 5477/603	a b d e	25567
Honner's Road FRANCES	Woolshed "Binnum"; Whole of exterior and function related historic internal elements	A 96 A 97	F200196 F200196	CT 5409/716 CT 5409/716	a b d e	25526
Section 683 Hundred of Binnum Bull Oak Woodland FRANCES	Cemetery (Bull Oak Woodland); Headstones, fences and kerbing	S 683	H430200	CR 5372/414	a e	25530
Railway Terrace FRANCES	Hotel; Whole of exterior excluding later additions	92	F171032	CT 5328/669	a c	25527
Second Street FRANCES	Post Office and Shop; Whole of exterior	A 1	D15565	CT 5112/511	b c	25529
Second Street FRANCES	Former Police Station; Whole of exterior	A 36	T430201	CT 5524/813	a c	25528
Lot 50 Caves Road HYNAM	Dwelling "Gum Park"; Whole of exterior excluding later additions	A 50	D55682	CT 5902/840	a d	25531
Hynam Caves Road HYNAM	Hynam Cemetery,; Stone walls, gates headstones, graves and cypress pine trees	S 486	H44070	CR 5958/179	a e	25534
Laurie Park Road HYNAM	Homestead "Laurie Park"; Whole of exterior	S 189N S 189S S 190 S193	H440700 H440700 H440700 H440700	CT 5578/484 CT 5578/484 CT 5578/484 CT 5578/484	a e	25568
Pallants Road HYNAM	Cottage (Closer Settlement); Surviving fabric of dwelling	A 831	F206117	CT 5543/30	a	25532

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
Wimmera Highway HYNAM	Hynam Hall (former Schoolhouse); Whole of exterior of School House and cypress pine trees.	S 628	H440700	CT 5677/753	a c	25537
Wimmera Highway HYNAM	Hynam Woolshed; Whole of exterior and function related historic internal elements	A 190	D74040	CT 6014/35	a d e	25536
Wimmera Highway HYNAM	Farm Group "Hynam House"; Whole of exterior of Homestead, Shearers' Quarters and Cottage excluding later additions	A 1	D15158	CT 5397/954	a b d e	25535
Langkoop Road JOANNA	Former Stables; Whole of exterior	Pieces 41 Pieces 42	D499941 D499941	CT 5572/583 CT 5572/583	b d	25538
Struan - Joanna Road JOANNA	Former Schoolhouse; Whole of exterior	S 169 S 176	H440800 H440800	CT 5799/319 CT 5799/319	a c	25539
Deepwater Road KEPPOCH	Homestead "Lake Roy"; Whole of Homestead exterior	S 2 S 3 S 4 S 6	D39409 D39409 D39409 D39409	CT 5406/407 CT 5406/407 CT 5406/407 CT 5406/407	a d	25570
Morambro Lane KEPPOCH	Farm Group "Morambro"; Whole of exterior of Homestead and Shearing Shed	A 362 Part S 255 Part S 257 Part S 270 S 252	F205708 F205708 F205708 F205708 F205708	CT 5554/49 CT 5554/49 CT 5554/49 CT 5554/49 CT 5554/49	a d	25571
Bordertown Road KYBYBOLITE	Trial Plots and associated Farm Buildings; Whole of exterior of stone and timber buildings and layout of trial plots	Part S 530 S 550	H430200 H430200	CR 5634/98 CR 5634/98	a c e	25545
Cooee Road KYBYBOLITE	Woolshed "Cooee"; Whole of exterior	A 3	D56582	CT 5848/318	a c	25540
Kidman Street KYBYBOLITE	Former Cheese Factory; Whole of exterior	A 122	T430202	CT 5707/895	a b	25542
18 Lacey Drive KYBYBOLITE	Dwelling; Whole of exterior excluding later additions	A 17 A 18	T430202 T430202	CT 5514/597 CT 5514/597	a d	25543
Mill Road KYBYBOLITE	Dwelling "Cooee" and Former Shop; Whole of exterior of both buildings	A 4	D56582	CT 5848/319	a e	25544
Mullinger Road KYBYBOLITE	Mullinger Swamp Conservation Park; Whole of reserve and remnant timber fencing	S 681	H430200	CR 5633/940	a g	25547
Railway Terrace KYBYBOLITE	Cemetery; Stone walls, gates, graves, headstones and conifer trees	A 408	F205754	CT 5843/167	a e	25546

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
Callendale Road LUCINDALE	Farm Group "Redbank"; Whole of exterior of Homestead, Cottage, Shearing Shed and stone outbuildings	Part S 57 S 58 S 59	H440900 H440900 H440900	CT 5425/144 CT 5425/144 CT 5425/144	a b e	25549
Callendale Road LUCINDALE	Farm Group "Callendale"; Whole of exterior of Homestead, Cottage and Stables	A 3	D72936	CT 6029/213	a b	25573
Legges Lane LUCINDALE	Farm Group "Fernleigh"; Whole of exterior of Homestead, Shearing Shed and Stables	S 254	H440600	CT 5598/386	a d e	25572
24 Musgrave Avenue LUCINDALE	Former Shop, Store; Whole of exterior of stone shop and store including loading platform	A 1	F160899	CT 5293/991	a c	25552
32 Musgrave Avenue LUCINDALE	Dwelling, former Police Station and Cell Building; Whole of exterior and internal fittings of police cell, exterior of former Police Station	A 103	T440901	CR 5677/322	a	25551
1 Willow Avenue LUCINDALE	Former Presbyterian Church; Whole of exterior	A 92	T440901	CT 5857/256	a c	25553
Moy Hall Road MOYHALL	Homestead "Moy Hall"; Whole of exterior of Homestead and stone outbuildings excluding later additions	S 5 S 7	H441300 H441300	CT 5299/694 CT 5299/694	a e	25574
Caves Road NARACOORTE	Homestead "Kay Park"; Whole of exterior of farm buildings excluding later additions	A 396 A 398 A 399 A 402	H441200 H441200 H441200 H441200	CT 5361/419 CT 5361/419 CT 5361/419 CT 5361/419	a b	25555
Church Street NARACOORTE	St Andrews Sunday School and Stables; Whole of exterior	A 1	D55200	CT 5819/280	a c	25578
4 Church Street NARACOORTE	Presbyterian Manse; Whole of exterior excluding later additions	A 213	F199107	CT 5830/105	a	25579
1 Gordon Street NARACOORTE	St. Thomas Catholic Church; Whole of exterior of church and parish hall	A 296	F199107	CT 5729/399	a c d	25580
19 Gordon Street NARACOORTE	Naracoorte TAFE (former High School); Whole of exterior of 1913 school buildings excluding later additions	A 100	D42141	CT 5263/57	a c	25581

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Table NaLu/3 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
3 Jenkins Terrace NARACOORTE	Dwelling; Whole of exterior excluding later additions	A 67	D231	CT 5195/534	a b	25583
15 Jenkins Terrace NARACOORTE	Dwelling; Whole of exterior of dwelling excluding later additions	A 253 A 63	D231 D231	CT 5668/239 CT 5668/239	a d	25584
65 Jenkins Terrace NARACOORTE	Medical Centre (former Dwelling "Buona Vista"); Whole of exterior of building excluding later additions	A 190	F199084	CT 5820/153	a d e	25585
18 MacDonnell Street NARACOORTE	Dwelling; Whole of exterior of dwelling excluding later additions	A 528	F205874	CT 5530/488	a b	25586
29 MacDonnell Street NARACOORTE	Stables (ruins) and Tuck Shop; Surviving stone and iron structures	A 60	T441201	CT 5245/581	a c	25587
Moore Street NARACOORTE	Swim Lake; Lake and exterior of changing sheds	A 30	D35858	CR 5753/655	a c	25588
73 Ormerod Street NARACOORTE	Naracoorte Hotel; Whole of exterior of stone hotel buildings excluding later additions	A 200	D61408	CT 5066/3	a c	25591
91 Ormerod Street NARACOORTE	Naracoorte Art Gallery (former Surgery & Dwelling); Whole of exterior including stone garage and pergolas	A 618	F205964	CT 5855/218	d e	25592
Ormerod and Smith Street NARACOORTE	Town Squares; Road layout, war memorials and bandstand, Town Clock and cypress pine trees	Pieces 91 Pieces 92	F200088 F200088	CT 2012/115 CT 2012/115	a c e	25593
4 Poplar Street NARACOORTE	Masonic Lodge; Whole of Lodge exterior and cypress pine trees	A 74 A 75	D187 D187	CT 5826/147 CT 5826/147	a c d	25594
10 Robertson Street NARACOORTE	Heritage Chapel; Whole of exterior of 1906 building	A 236 A 241	F199130 F199130	CT 5446/305 CT 5446/305	a c	25596
12 Robertson Street NARACOORTE	Dwelling (former Shillings Restaurant); Whole of exterior excluding later additions	A 100	F14897	CT 5308/706	a c	25597
20 Robertson Street NARACOORTE	Hotel "Bushman's Arms"; Whole of exterior of two-storey hotel and stone outbuilding excluding later additions	A 46	F104035	CT 5912/952	a c d	25595

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
32 Robertson Street NARACOORTE	Former Convent (La Eurana House) and Tree; Whole of exterior and oak tree	A 247	F201223	CT 5821/437	a c g	25598
10 Rolland Street NARACOORTE	Dwelling (former Head Teacher's Dwelling); Whole of exterior of dwelling excluding later additions	A 227	T441202	CT 5473/636	b	25599
14 Rolland Street NARACOORTE	School and Shelter Shed; Whole of exterior of 1896-1913 stone buildings and shelter shed	A 222 A 228 A 229	T441202 T441202 T441202	CR 5758/612 CR 5758/613 CT 5528/582	a c d	25600
Smith Street NARACOORTE	James Quarry Lime Kiln; Surviving stone and brick structures	A 102	D73353	CT 5987/751	a	25607
64 Smith Street NARACOORTE	Bank; Whole of exterior of two storey building	A 224	F199118	CT 5612/441	a c d	25601
79 Smith Street NARACOORTE	Office (former Bank); Whole of exterior	A 91	F204162	CT 5395/674	a c d	25602
116 Smith Street NARACOORTE	Shop; Shopfront	Part A 1 Part A 2	F18167 F18167	CT 5632/422 CT 5632/422	a d	25604
124-140 Smith Street NARACOORTE	Former Rivoli Theatre; Whole of exterior	A 2	F105921	CT 5168/361	c d	25605
158 Smith Street NARACOORTE	Kincraig Hotel; Whole of exterior of two-storey building	A 91	F164786	CT 5307/961	a c d	25606
95 Smith / MacDonnell Street NARACOORTE	Town Hall (former Institute); Whole of exterior	A 10 Part A 9	F205946 F205946	CT 5659/4 CT 5659/4	a c d e	25603
Stewart Terrace NARACOORTE	Cemetery Gates, Wall & Sexton's Room; Cemetery gates, wall and Sextons Cottage including cypress pine trees	S 1114	H441200	CT 5665/464	a e	25556
Wimmera Highway NARACOORTE	Homestead "Penkyne"; Whole of exterior	A 1	D16246	CT 5759/416	a e	25558
Stewart Terrace / Wattle Avenue corner NARACOORTE	Dwelling, Cottage and Stables; Whole of exterior of stone house, cottage and Stables excluding later additions	A 278 A 279	H441200 H441200	CT 5396/216 CT 5396/216	a e	25557
Princes Highway REEDY CREEK	Farm Group "Conmurra"; Whole of exterior of Homestead, Shearing Shed and Stables	Pieces 5 Pieces 6 S 176 S 180 S 365	F218634 F218634 F218634 F218634 F218634	CT 5874/250 CT 5874/250 CT 5874/250 CT 5874/250 CT 5874/250	a d e	25575

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Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
Old Kingston Road STEWART RANGE	Former Dwelling "Sarnia" (ruins); Surviving fabric of stone and iron buildings	Q 98	F215249	CT 5643/261	a b e	25590
Lochaber South Road STEWARTS RANGE	Shearing Shed "Messamurry"; Surviving fabric of stone and iron building and function related historic internal elements	Pieces 1 Pieces 2 Pieces 3 Pieces 4	D37685 D37685 D37685 D37685	CT 5162/350 CT 5162/350 CT 5162/350 CT 5162/350	a c d	25559
Lucindale Road STEWARTS RANGE	Shearing Shed and Outbuildings "The Nook"; Whole of exterior of stone and iron buildings and function related historic internal elements	S 425	H441200	CT 5369/254	a c	25560
Maranoa Downs Road STEWARTS RANGE	Dwelling; Whole of exterior excluding later additions	A 10 A 11 A 13 A 14 A 15 A 16	T441601 T441601 T441601 T441601 T441601 T441601	CT 5436/607 CT 5436/607 CT 5436/607 CT 5436/607 CT 5436/607 CT 5436/607	a c	25561
Old Kingston Road STEWARTS RANGE	Farm Complex (ruins); Surviving fabric of stone and iron buildings	S 11 S 12 S 15 S 16 S 17 S 18 S 19	H441200 H441200 H441200 H441200 H441200 H441200 H441200	CT 5483/984 CT 5483/984 CT 5483/984 CT 5483/984 CT 5483/984 CT 5483/984 CT 5483/984	a b	25562
Plantation Road STEWARTS RANGE	Plantation; Surviving plantation of sugar gum trees	A 100	D28016	CT 5397/532	a c	25563
Stewarts Range Road STEWARTS RANGE	Dwelling and Almond Grove; Whole of exterior of dwelling and grove of trees	S 36	H441600	CT 5363/458	a b	25565
Stewarts Range Road STEWARTS RANGE	Sheep Dip; Surviving stone and iron structure	S 170	H441200	CT 5590/626	a b	25566
Stewarts Range Road STEWARTS RANGE	Former Stewarts Range School; Whole of exterior of school buildings	S 36	T441600	CT 5572/638	a c	25564
Riddoch Highway STRUAN	Working Men's Graves; Headstones				a	25576
Comaum - Wrattobully Road WRATTONBULLY	Farm Group "Wrattenbullie"; Whole of exterior of Homestead and Shearers' Quarters	A 2 S 65 S 66	D21208 D21208 D21208	CT 5456/475 CT 5456/475 CT 5456/475	a d e	25569



## Table NaLu/4 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Avenue Range-Keilira Road AVENUE RANGE	Cairnbank Homestead & Shearing Shed	S92	H441700	CT 5434/133	a g	13731
Furner Road AVENUE RANGE	Crower Homestead	S69	H440500	CT 5728/452		13841
KYBYBOLITE	Dwelling ('Kybybolite' House)	S530	H430200	CR 5634/98		10246
6 Church Street NARACOORTE	St Andrew's Presbyterian Church	A1	D55200	CT 5819/280		10252
Degaris Place also known as Debors Place NARACOORTE	Naracoorte Council Office (former Commercial Bank of SA Naracoorte Branch) and front fence	A623	F205969	CT 5820/376		10251
2 Laurie Crescent NARACOORTE	St Paul's Anglican Church	A292	F199186	CT 3849/134		13905
MacDonnell Street NARACOORTE	The Sheep's Back Museum (former Simpson's Flour Mill)	A73	F205845	CT 5749/387		10250
23-25 McDonnell Street NARACOORTE	Former Limbert's Store and Residence	A12	D30845	CT 5117/407	a	14023
30 McLay Street NARACOORTE	Naracoorte (previously Dartmoor) Homestead Complex, including the homestead, two-storey building, cottage and old cottage	A100	D58712	CT 5879/702		12765
13 Ormerod Street NARACOORTE	Shop (former Naracoorte District Council Chambers)	A94	F206282	CT 5802/754		13904
81 Smith Street NARACOORTE	National Bank Naracoorte Branch	A503	F205849	CT 5549/621		10247
NARACOORTE	Blanche & Victoria Fossil Caves, Naracoorte Caves National Park	S392 A22	H440800 D51601	CR 5622/225 CR 5658/439		11604
Riddoch Highway STRUAN VIA NARACOORTE	Former Farmhouse, linked to Struan House	S376	H441300	CR 5609/672		10248
Riddoch Highway STRUAN VIA NARACOORTE	Office (former Dwelling 'Struan House')	S376	H441300	CR 5609/672		10249

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***Table NaLu/4 - State Heritage Places***

Note: this table was last updated on 14 February 2011 and is an extract from the South Australian Heritage Register established under Section 13 (1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

# Mapping Section

Map Reference Tables

Spatial Extent Maps

Bushfire Risk Maps

Concept Plan Maps



## Map Reference Tables

### Index Maps

#### Index Map Type

[Council Index Map](#)

[Enlargement Index Map - Naracoorte](#)

### Zone Maps

Zone Name	Zone Map Numbers
Airfield Zone	NaLu/19, NaLu/20, NaLu/23, NaLu/24
Caravan and Tourist Park Zone	NaLu/12, NaLu/13, NaLu/16, NaLu/17
Commercial Zone	NaLu/2, NaLu/16, NaLu/17
Conservation Zone	NaLu/17, NaLu/18, NaLu/21
Deferred Urban Zone	NaLu/12, NaLu/13, NaLu/20, NaLu/21
Industry Zone	NaLu/3, NaLu/14, NaLu/15, NaLu/16, NaLu/18
Infrastructure Zone	NaLu/16
Light Industry Zone	NaLu/14, NaLu/16, NaLu/17, NaLu/18, NaLu/20
Mixed Use Zone	NaLu/16
Primary Production Zone	NaLu/1, NaLu/2, NaLu/3, NaLu/4, NaLu/5, NaLu/6, NaLu/7, NaLu/8, NaLu/9, NaLu/10, NaLu/11, NaLu/12, NaLu/13, NaLu/14, NaLu/15, NaLu/16, NaLu/17, NaLu/18, NaLu/19, NaLu/20, NaLu/21, NaLu/22, NaLu/23, NaLu/24, NaLu/25
Recreation Zone	NaLu/2, NaLu/12, NaLu/13, NaLu/16, NaLu/17
Residential Zone	NaLu/2, NaLu/12, NaLu/13, NaLu/16, NaLu/17, NaLu/18, NaLu/20, NaLu/21
Rural Living Zone	NaLu/7, NaLu/8, NaLu/9, NaLu/10, NaLu/11, NaLu/12, NaLu/13, NaLu/14, NaLu/16, NaLu/17, NaLu/18, NaLu/20, NaLu/21, NaLu/22, NaLu/24, NaLu/25
Town Centre Zone	NaLu/2, NaLu/16, NaLu/17
Township Zone	NaLu/4, NaLu/5, NaLu/6

### Precinct Maps

Precinct Name	Precinct Map Numbers
Precinct 1	NaLu/20, NaLu/21, NaLu/24, NaLu/25
Precinct 2	NaLu/7, NaLu/8, NaLu/9, NaLu/10, NaLu/11, NaLu/12, NaLu/13, NaLu/14, NaLu/16, NaLu/17, NaLu/18, NaLu/20, NaLu/21, NaLu/22
Precinct 3	NaLu/8, NaLu/9, NaLu/10, NaLu/11, NaLu/13, NaLu/14, NaLu/22

## Historic Conservation Area Maps

Area Name	<i>shown within Overlay Maps - Heritage</i>
Historic Conservation Area	Overlay Map NaLu/16 - Heritage

## Overlay Maps

Overlay Map - Type	Overlay Map Numbers
Location	NaLu/1, NaLu/2, NaLu/3, NaLu/4, NaLu/5, NaLu/6, NaLu/7, NaLu/8, NaLu/9, NaLu/10, NaLu/11, NaLu/12, NaLu/13, NaLu/14, NaLu/15, NaLu/16, NaLu/17, NaLu/18, NaLu/19, NaLu/20, NaLu/21, NaLu/22, NaLu/23, NaLu/24, NaLu/25
Transport	NaLu/1, NaLu/2, NaLu/3, NaLu/4, NaLu/5, NaLu/6, NaLu/7, NaLu/8, NaLu/12, NaLu/15, NaLu/16, NaLu/17, NaLu/18, NaLu/20, NaLu/24
Heritage	NaLu/1, NaLu/2, NaLu/4, NaLu/5, NaLu/6, NaLu/12, NaLu/16, NaLu/17 NaLu/18
Natural Resources	NaLu/1

## Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	NaLu/1, NaLu/2, NaLu/3, NaLu/4, NaLu/5, NaLu/6, NaLu/7, NaLu/8, NaLu/9, NaLu/10, NaLu/10, NaLu/12, NaLu/13, NaLu/14, NaLu/15, NaLu/16, NaLu/17, NaLu/18, NaLu/19

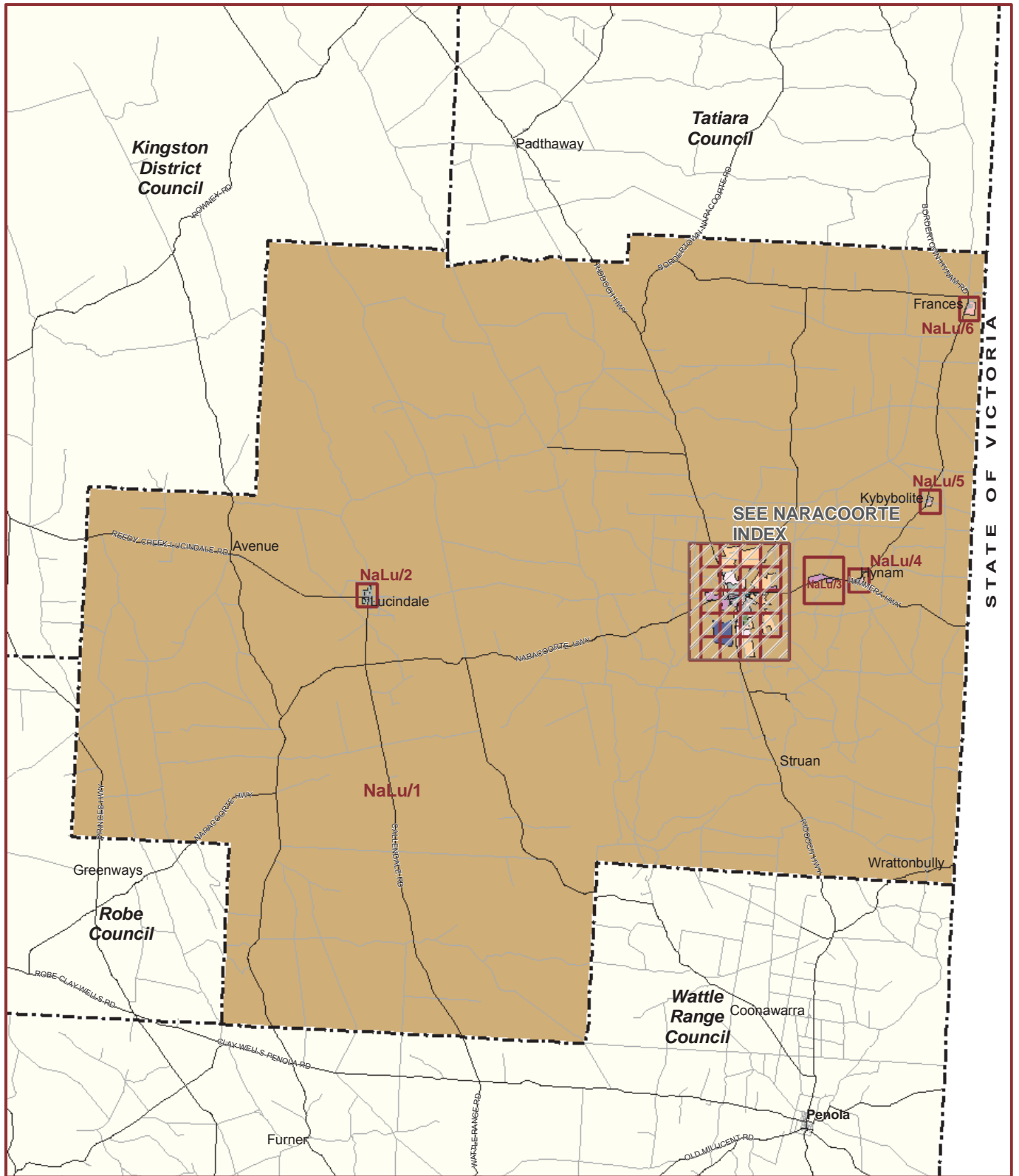
## Concept Plan Maps

Concept Plan Title	Concept Plan Map Numbers
Naracoorte Creek Flood Area	NaLu/1
Naracoorte By-Pass Route	NaLu/2
Deferred Urban	NaLu/3
Naracoorte Town Centre	NaLu/4

# Spatial Extent Map





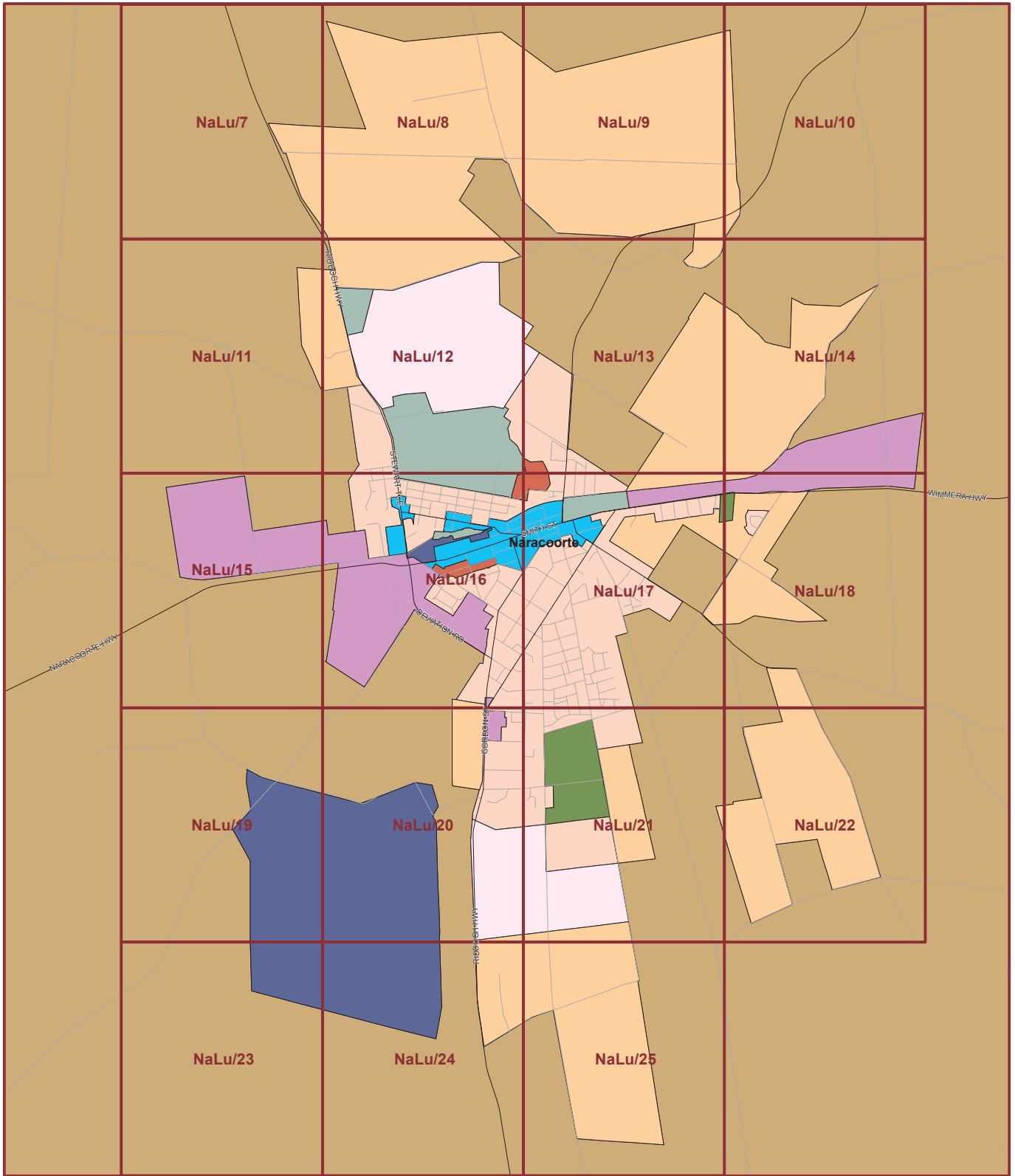


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps NaLu/1 to Map NaLu/25 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.



# Council Index Map

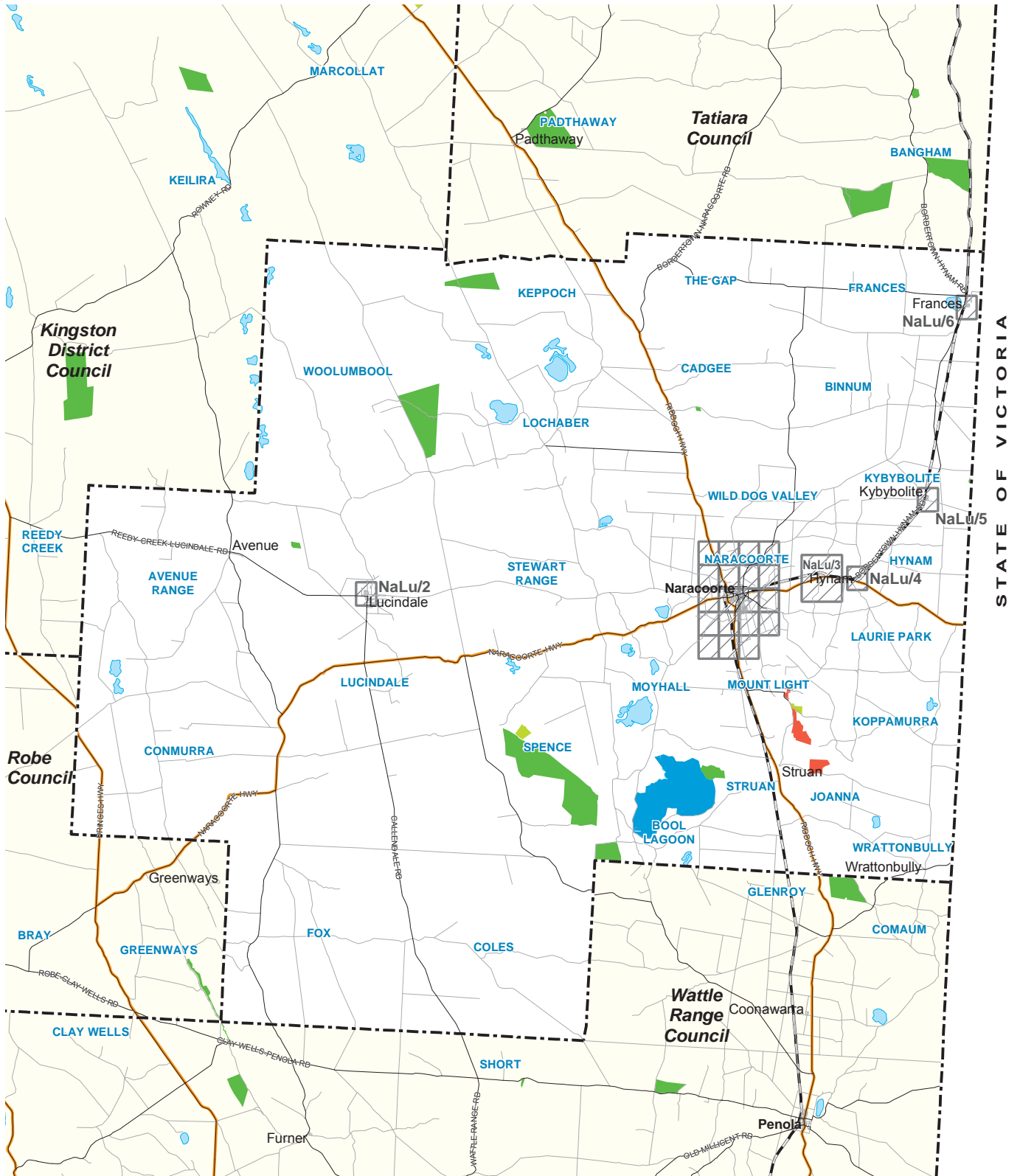
 Enlargement Index












For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps NaLu/1 to Map NaLu/25 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

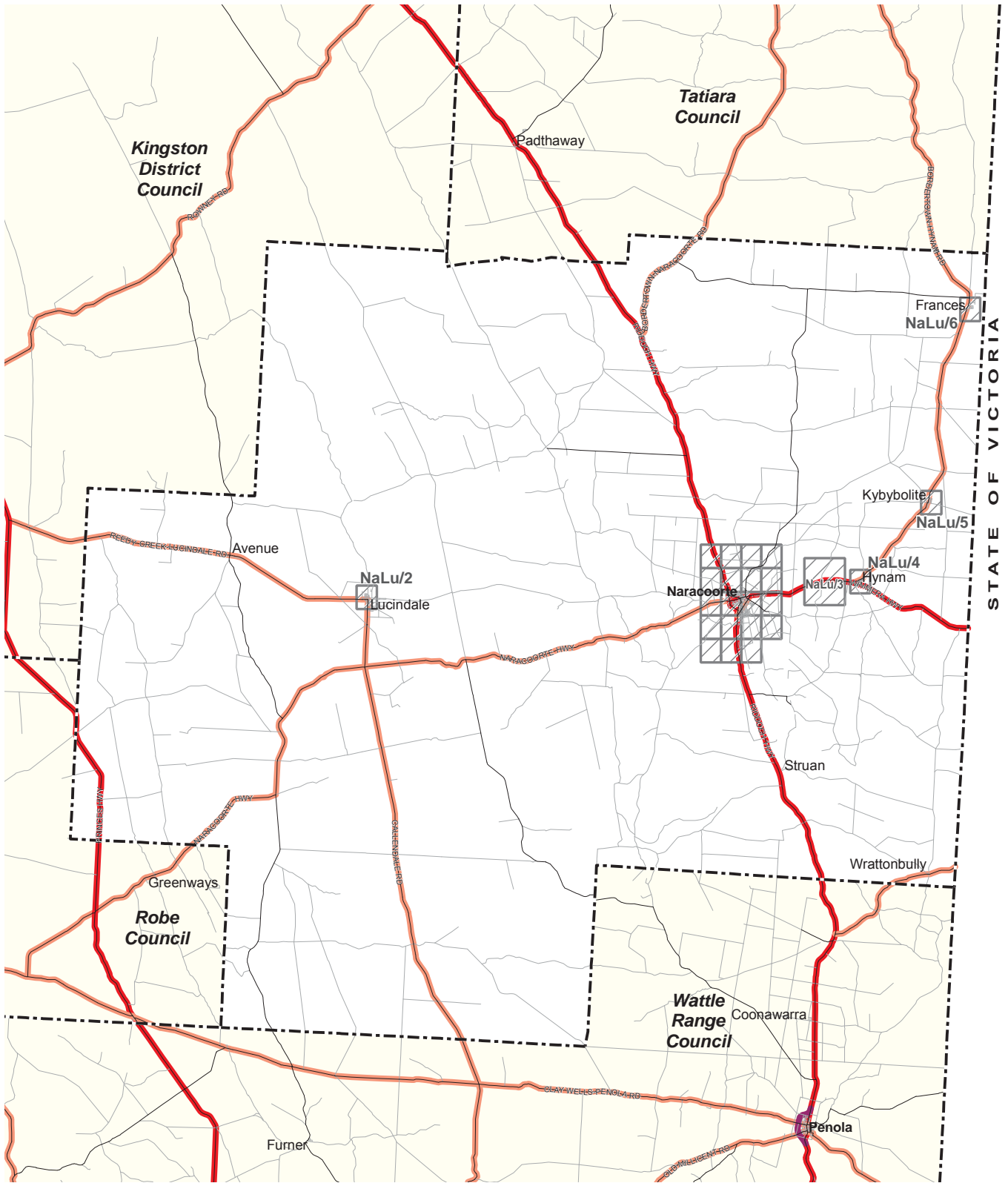


# NARACOORTE Enlargement Index Map



-  Council Office
-  Railways
-  Tourist Routes
-  National Park
-  Conservation Park
-  Game Reserve
-  Conservation Reserve
-  Waterbodies
-  Development Plan Boundary

# Location Map NaLu/1

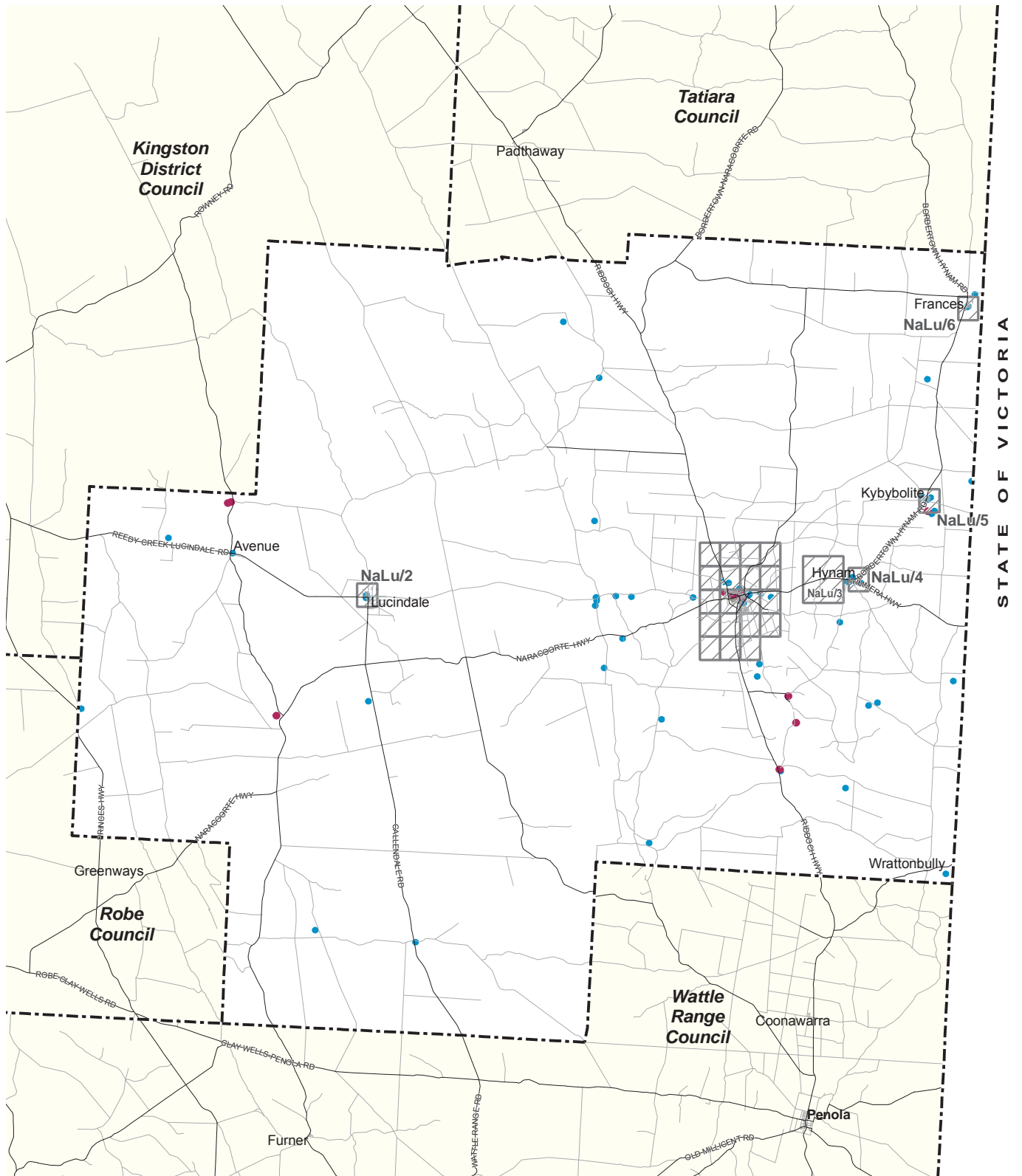


- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

# Overlay Map NaLu/1

## TRANSPORT

**NARACOORTE LUCINDALE COUNCIL**  
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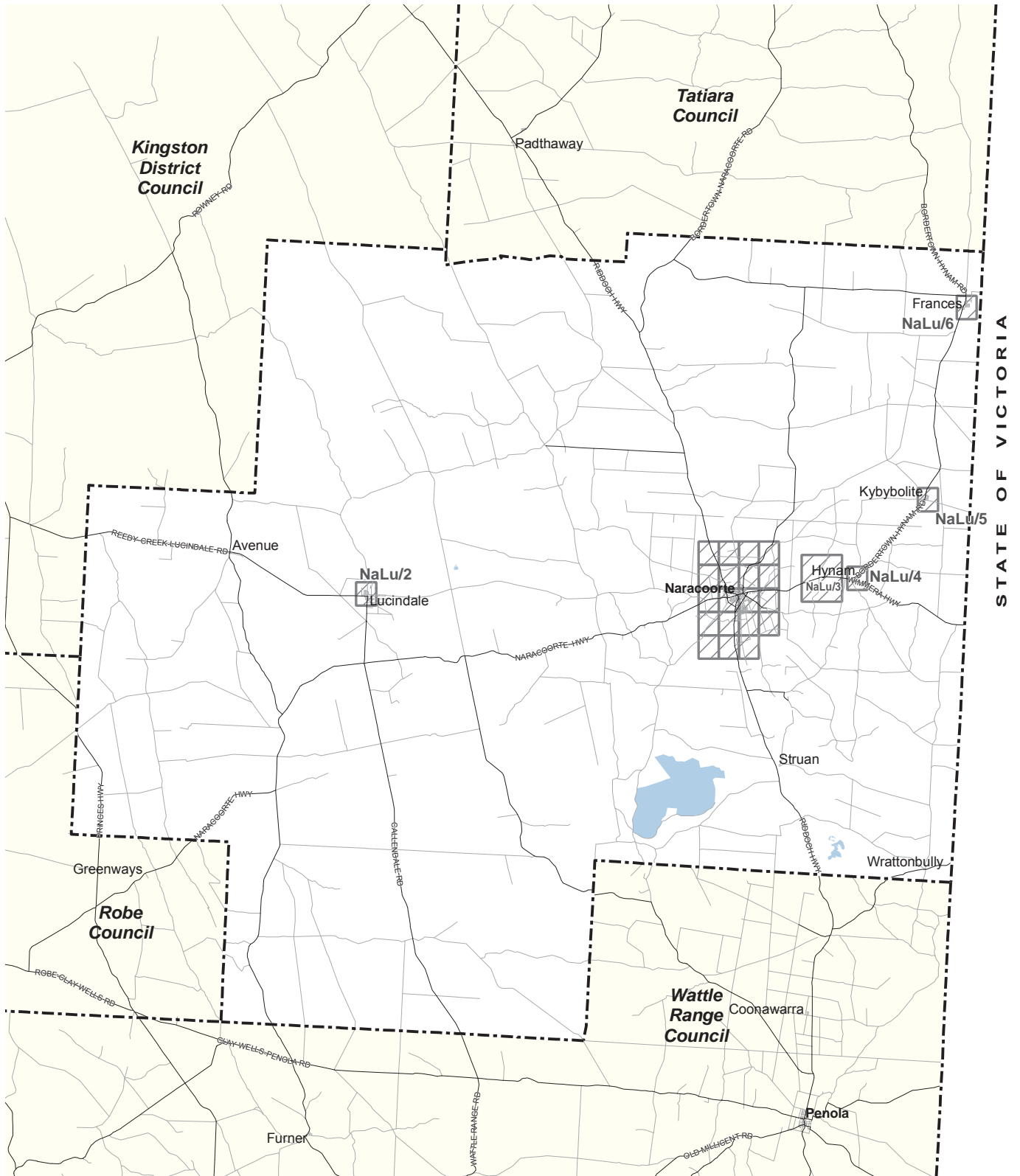
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.



- Local heritage place
- State heritage place
- Development Plan Boundary

# Overlay Map NaLu/1

## HERITAGE



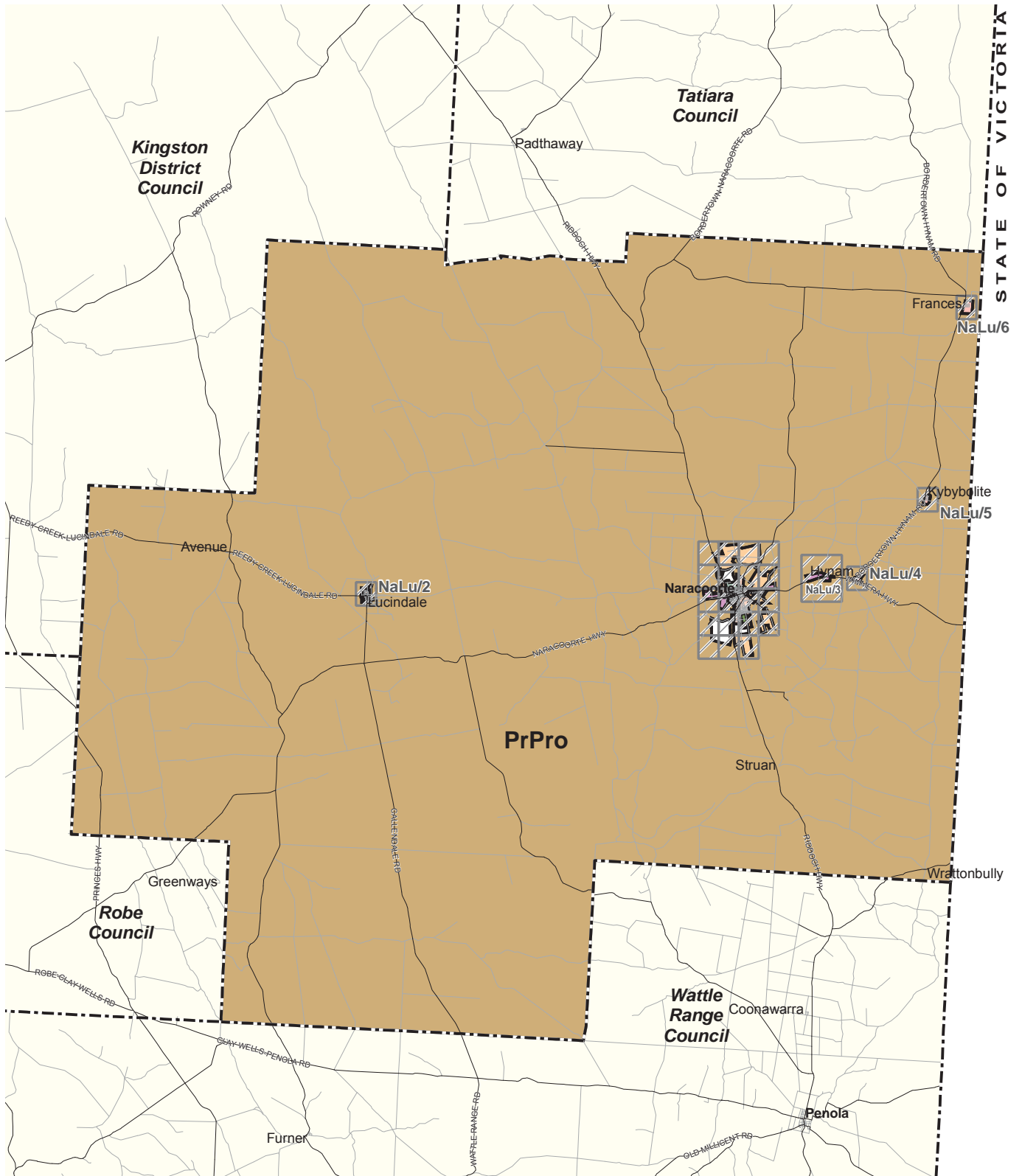
STATE OF VICTORIA



# Overlay Map NaLu/1

## NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



See enlargement map for accurate representation.



- Zones**
- PrPro Primary Production
  - Zone Boundary
  - Development Plan Boundary

# Zone Map NaLu/1

MAP NaLu/1 Adjoins



MAP NaLu/1 Adjoins



LUCINDALE

# Location Map NaLu/2

- S** School
- L** Public Library
- H** Other Health Services
- P** Police Station



MAP NaLu/1 Adjoins



MAP NaLu/1 Adjoins

Secondary Arterial Roads



0 500m

LUCINDALE

# Overlay Map NaLu/2 TRANSPORT

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MAP NaLu/1 Adjoins



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.

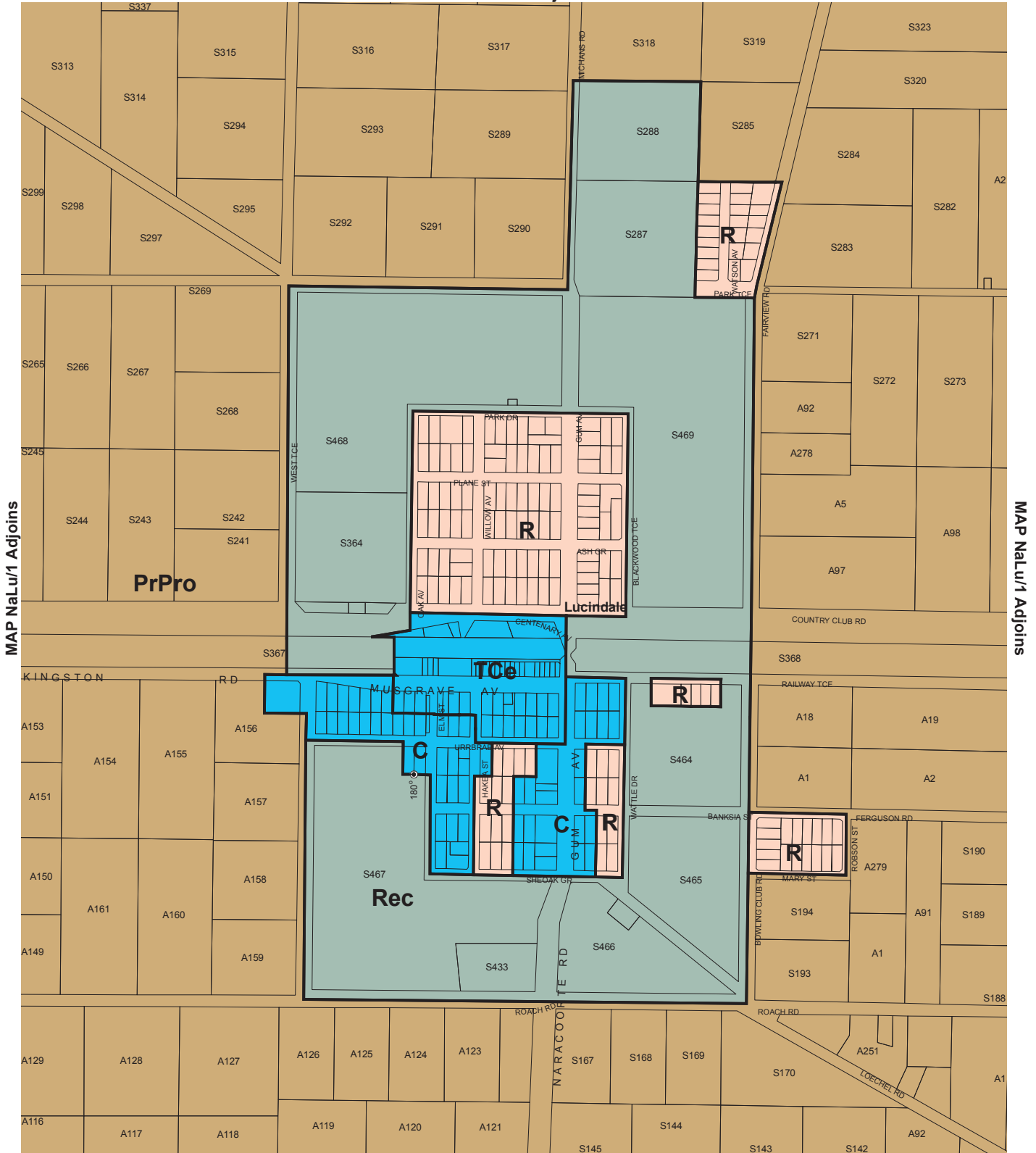


LUCINDALE

# Overlay Map NaLu/2 HERITAGE

• Local heritage place

MAP NaLu/1 Adjoins



MAP NaLu/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- Commercial
  - Primary Production
  - Recreation
  - Residential
  - Town Centre
  - Zone Boundary

LUCINDALE

# Zone Map NaLu/2

MAP NaLu/1 Adjoins

HYNAM



# Location Map NaLu/3

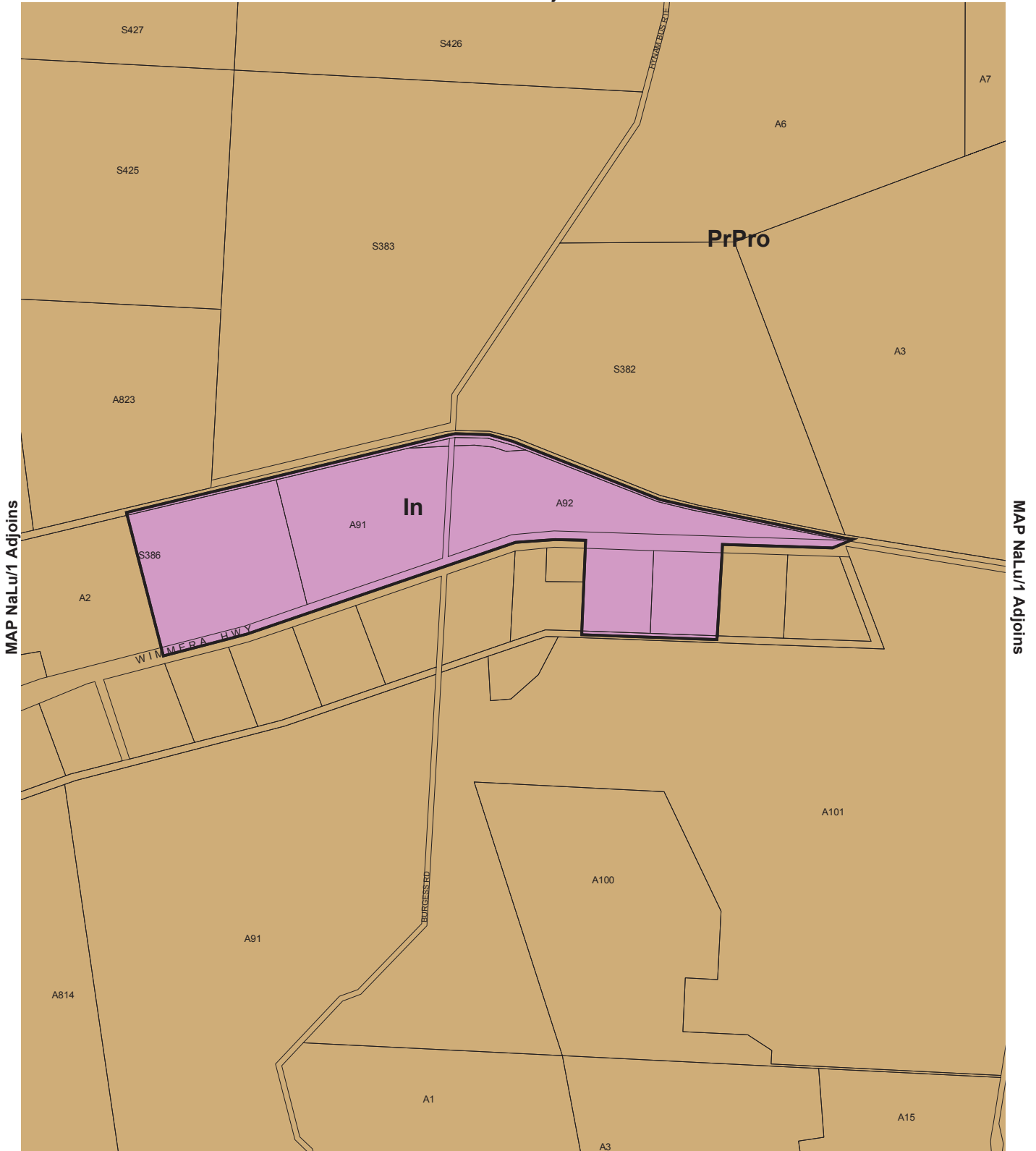
-  Railways
-  Tourist Routes

MAP NaLu/1 Adjoins



# Overlay Map NaLu/3 TRANSPORT

MAP NaLu/1 Adjoins



MAP NaLu/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- In Industry
- PrPro Primary Production
- Zone Boundary

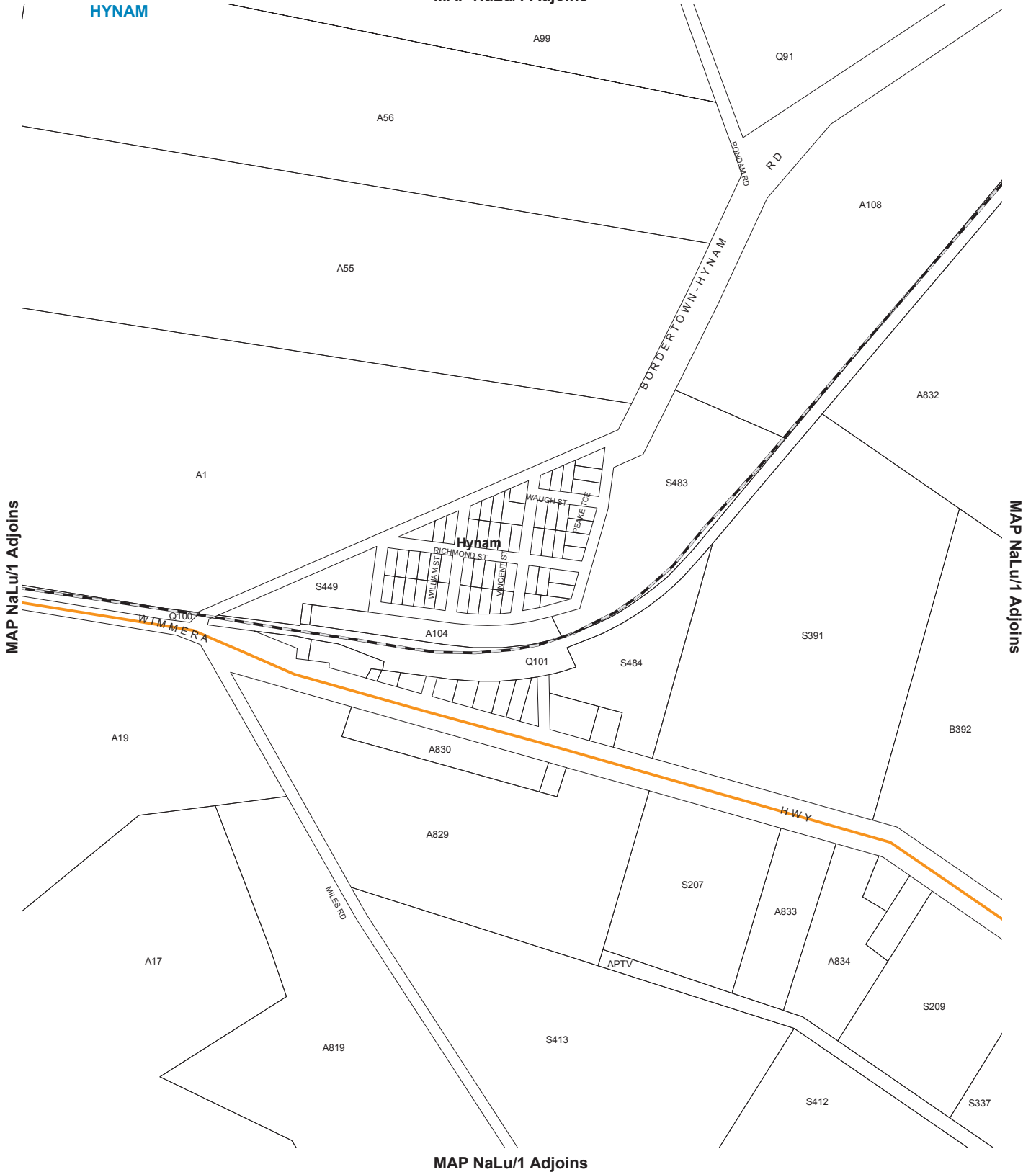
# Zone Map NaLu/3

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HYNAM

MAP NaLu/1 Adjoins



MAP NaLu/1 Adjoins

MAP NaLu/1 Adjoins



HYNAM

# Location Map NaLu/4

-  Railways
-  Tourist Routes

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MAP NaLu/1 Adjoins



HYNAM

# Overlay Map NaLu/4 TRANSPORT

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- Primary Arterial Roads
- Secondary Arterial Roads



MAP NaLu/1 Adjoins



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



HYNAM

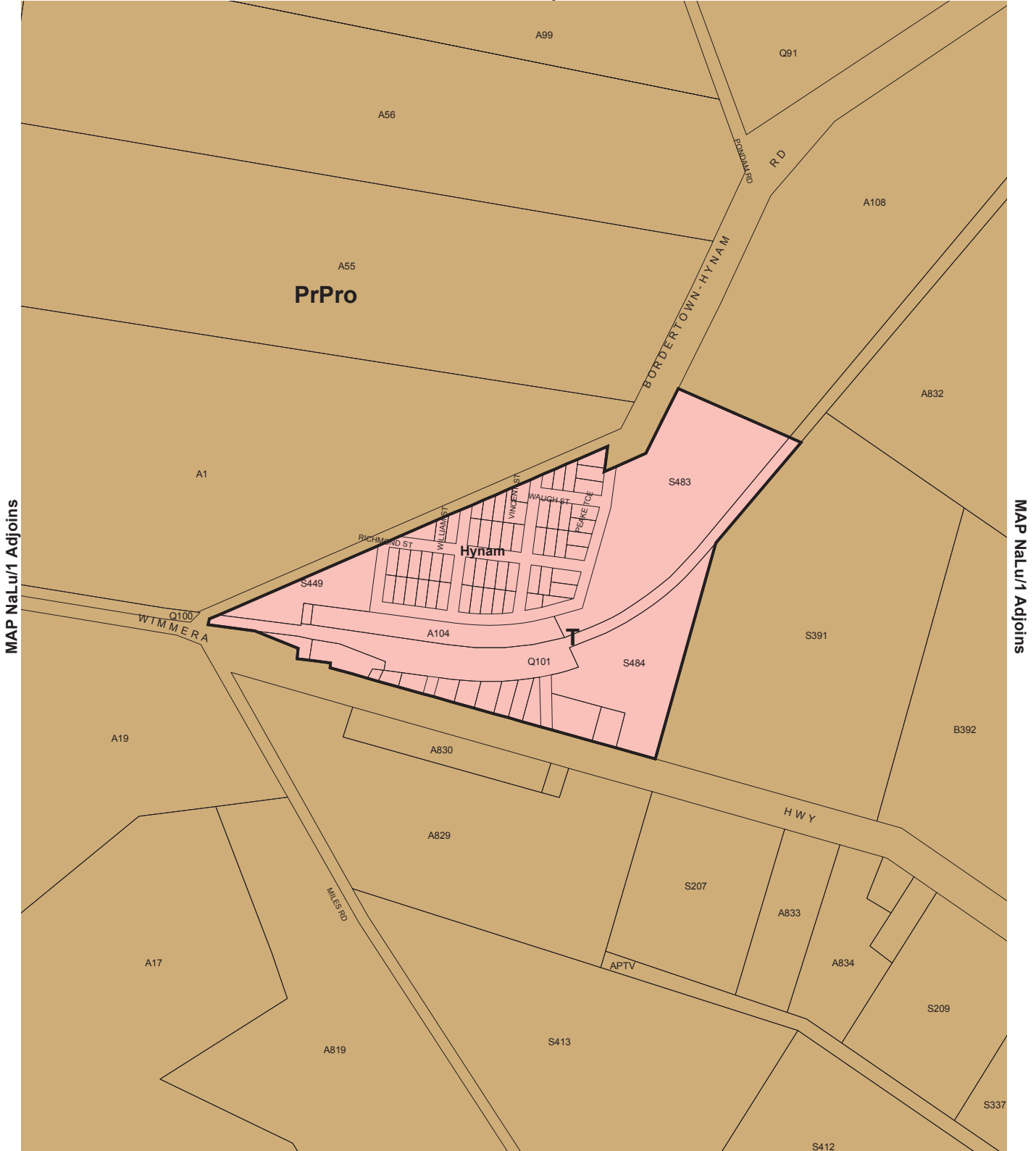
# Overlay Map NaLu/4 HERITAGE

• Local heritage place

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MAP NaLu/1 Adjoins



MAP NaLu/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



HYNAM

# Zone Map NaLu/4

- Zones**
- PrPro Primary Production
  - T Township
  - Zone Boundary

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MAP NaLu/1 Adjoins



MAP NaLu/1 Adjoins



KYBYBOLITE

# Location Map NaLu/5

—+—+—+— Railways

MAP NaLu/1 Adjoins



MAP NaLu/1 Adjoins

MAP NaLu/1 Adjoins

MAP NaLu/1 Adjoins



KYBYBOLITE

# Overlay Map NaLu/5 TRANSPORT

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Secondary Arterial Roads

MAP NaLu/1 Adjoins



Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory  
Items please refer to the relevant tables within this document.

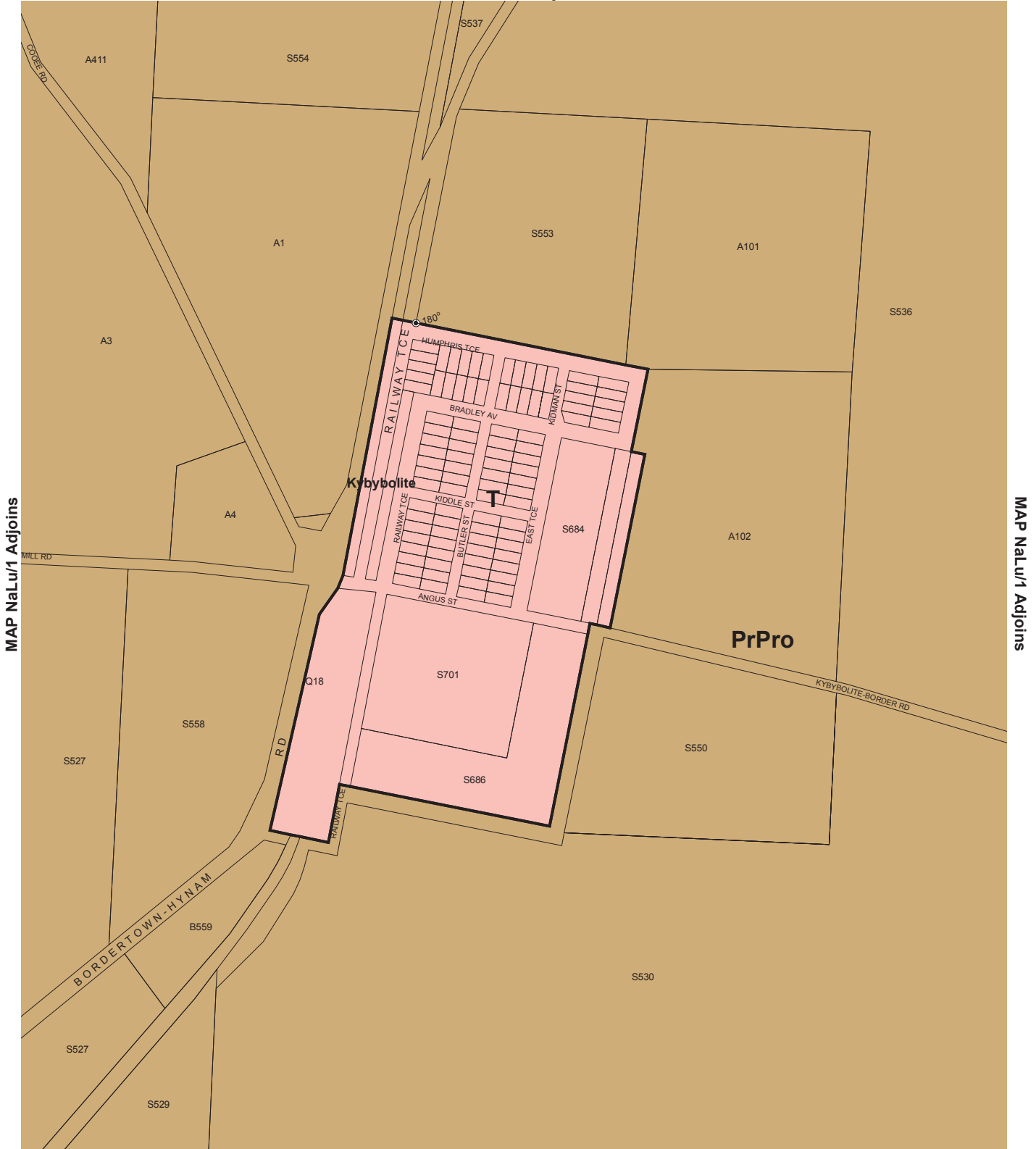


KYBYBOLITE

# Overlay Map NaLu/5 HERITAGE

- Local heritage place
- State heritage place

MAP NaLu/1 Adjoins



MAP NaLu/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



KYBYBOLITE

# Zone Map NaLu/5

- Zones**
- PrPro Primary Production
  - T Township
  - Zone Boundary

MAP NaLu/1 Adjoins



FRANCES

# Location Map NaLu/6

-  School
-  Railways

MAP NaLu/1 Adjoins



MAP NaLu/1 Adjoins

MAP NaLu/1 Adjoins

MAP NaLu/1 Adjoins



FRANCES

# Overlay Map NaLu/6 TRANSPORT

Secondary Arterial Roads



MAP NaLu/1 Adjoins



Heritage points are indicative only.  
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 Items please refer to the relevant tables within this document.



FRANCES

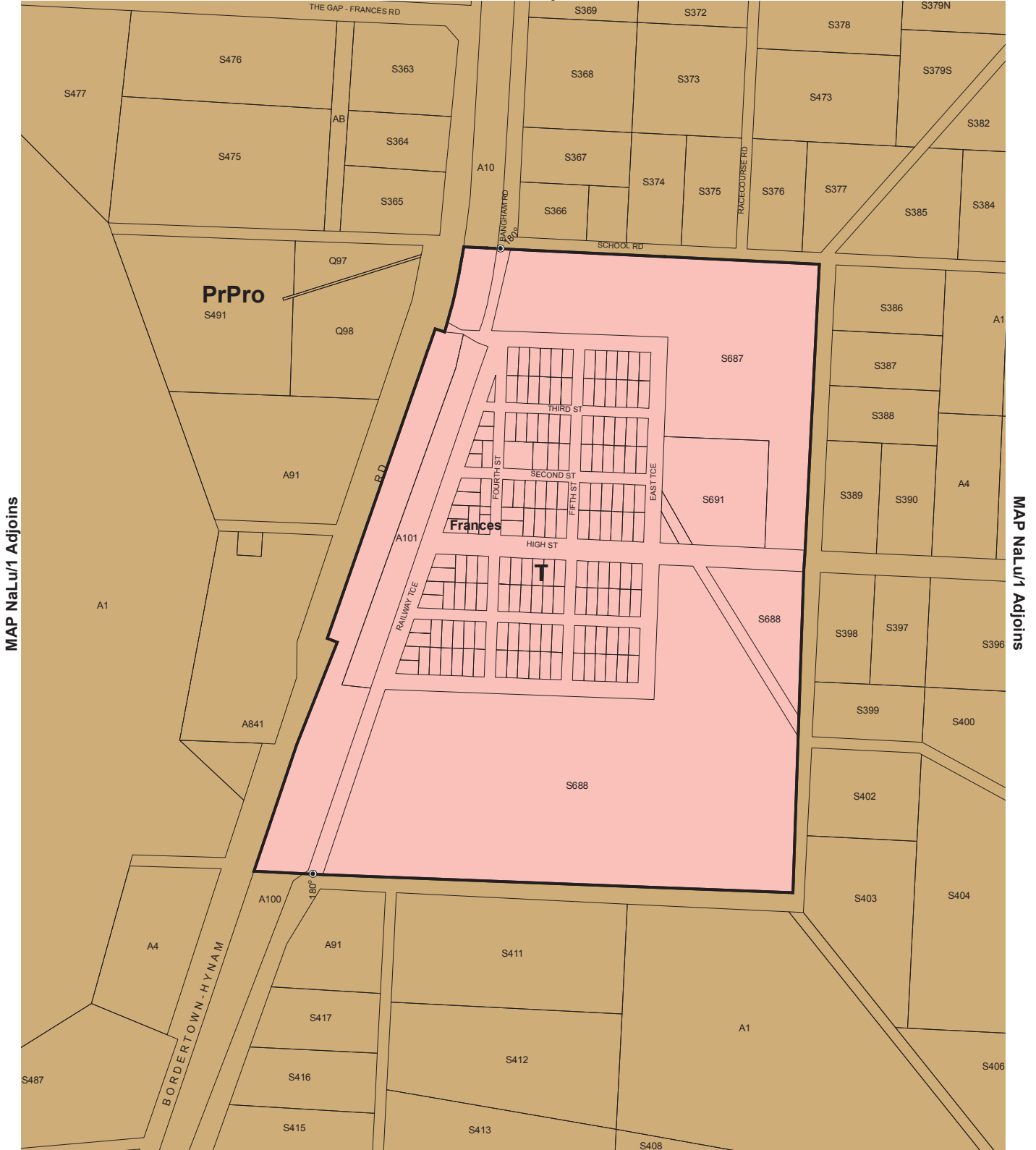
# Overlay Map NaLu/6 HERITAGE

• Local heritage place

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MAP NaLu/1 Adjoins



MAP NaLu/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



FRANCES

# Zone Map NaLu/6

- Zones**
- PrPro Primary Production
  - T Township
  - Zone Boundary

MAP NaLu/1 Adjoins

S676 WILD DOG VALLEY



NARACOORTE



NARACOORTE

# Location Map NaLu/7

— Tourist Routes

MAP NaLu/1 Adjoins

S676

A1

A2

S675

A3

A1

A673

MAP NaLu/1 Adjoins

MAP NaLu/8 Adjoins

A672

A1

A2

S71

A2

S1099

REPEATER STATION RD

A2

A665

A7

A3

A12

A1

S408

A13

MAP NaLu/11 Adjoins

N

0


500 m

NARACOORTE

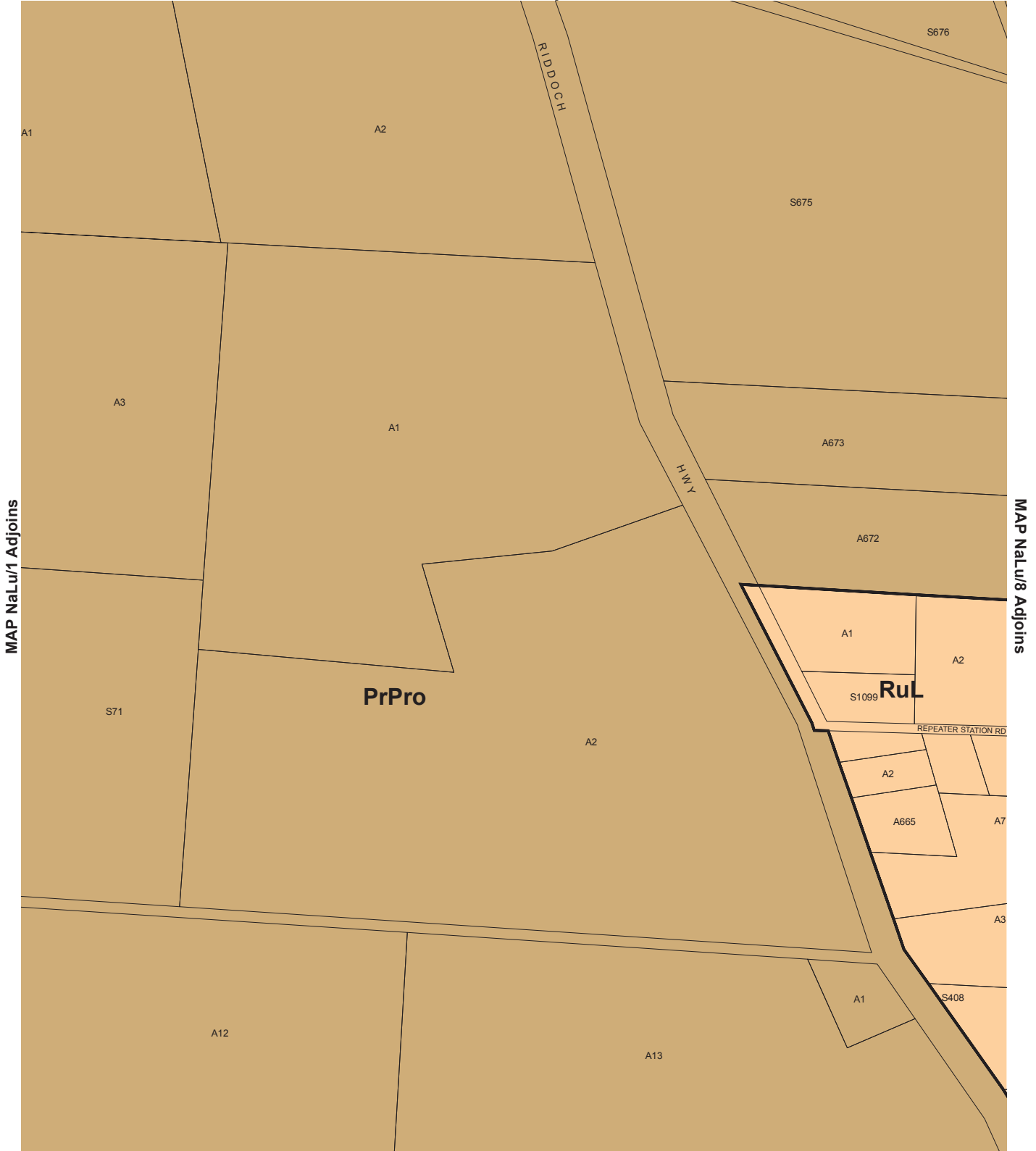
# Overlay Map NaLu/7 TRANSPORT

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 Primary Arterial Roads

MAP NaLu/1 Adjoins



MAP NaLu/1 Adjoins

MAP NaLu/8 Adjoins

MAP NaLu/11 Adjoins

Lamberts Conformal Conic Projection, GDA94



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# Zone Map NaLu/7

Zones

- PrPro Primary Production
- RuL Rural Living
- Zone Boundary

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MAP NaLu/1 Adjoins

S676

A1

A2

S675

A3

A1

A673

MAP NaLu/1 Adjoins

MAP NaLu/8 Adjoins

A672

RIDDIOCH HWY

A1

A2

S1099

2

REPEATER STATION RD

A2

A2

A7

A665

A3

S71

A1

S408

A12

A13

MAP NaLu/11 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct  
2 Area 2



0 500m

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# Precinct Map NaLu/7

 Precinct Boundary

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MAP NaLu/1 Adjoins



WILD DOG VALLEY

NARACOORTE

MAP NaLu/7 Adjoins

MAP NaLu/9 Adjoins

MAP NaLu/12 Adjoins



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# Location Map NaLu/8

 Tourist Routes

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MAP NaLu/1 Adjoins




NARACOORTE

# Overlay Map NaLu/8 TRANSPORT

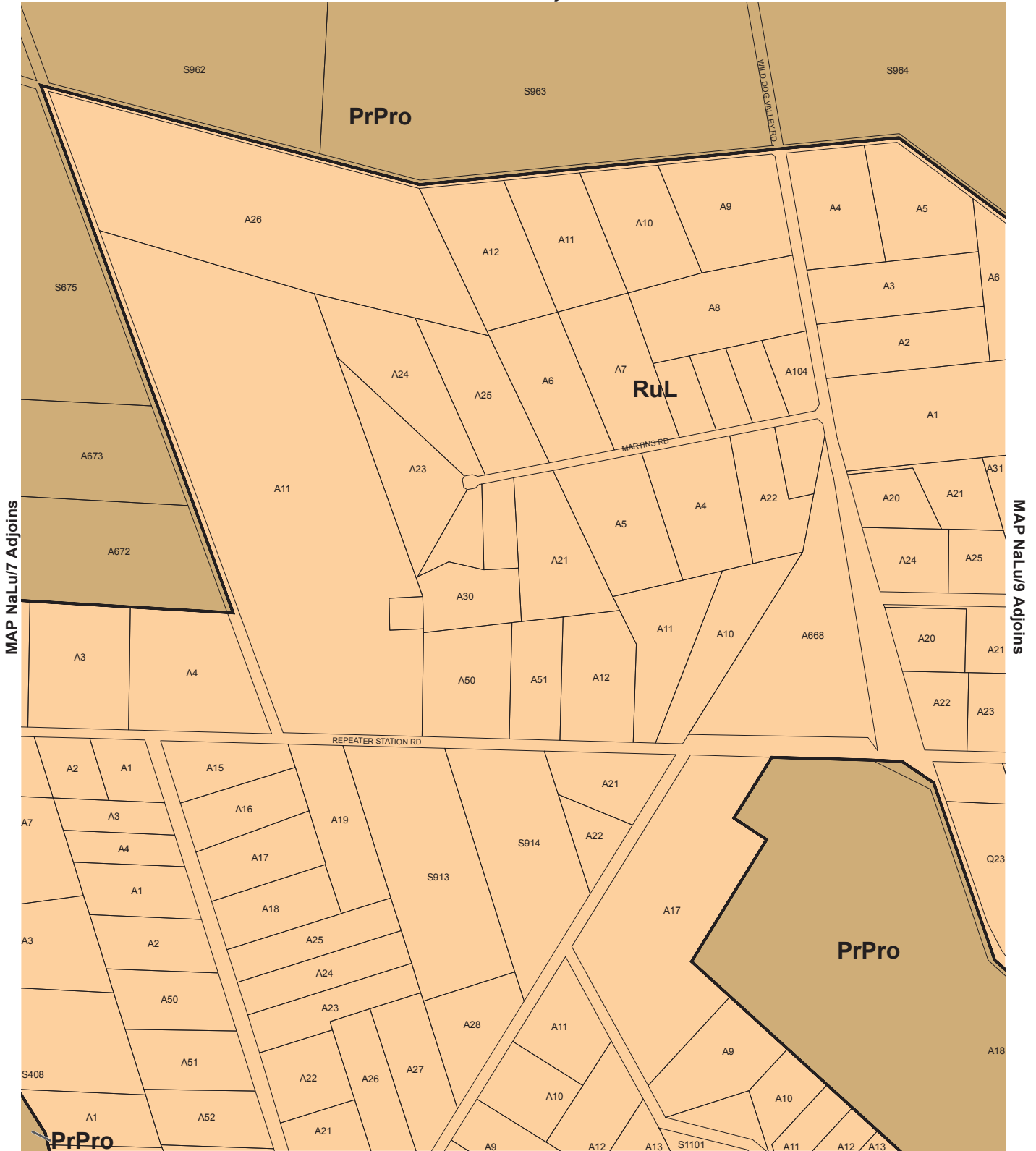
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 Primary Arterial Roads



MAP NaLu/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



NARACOORTE

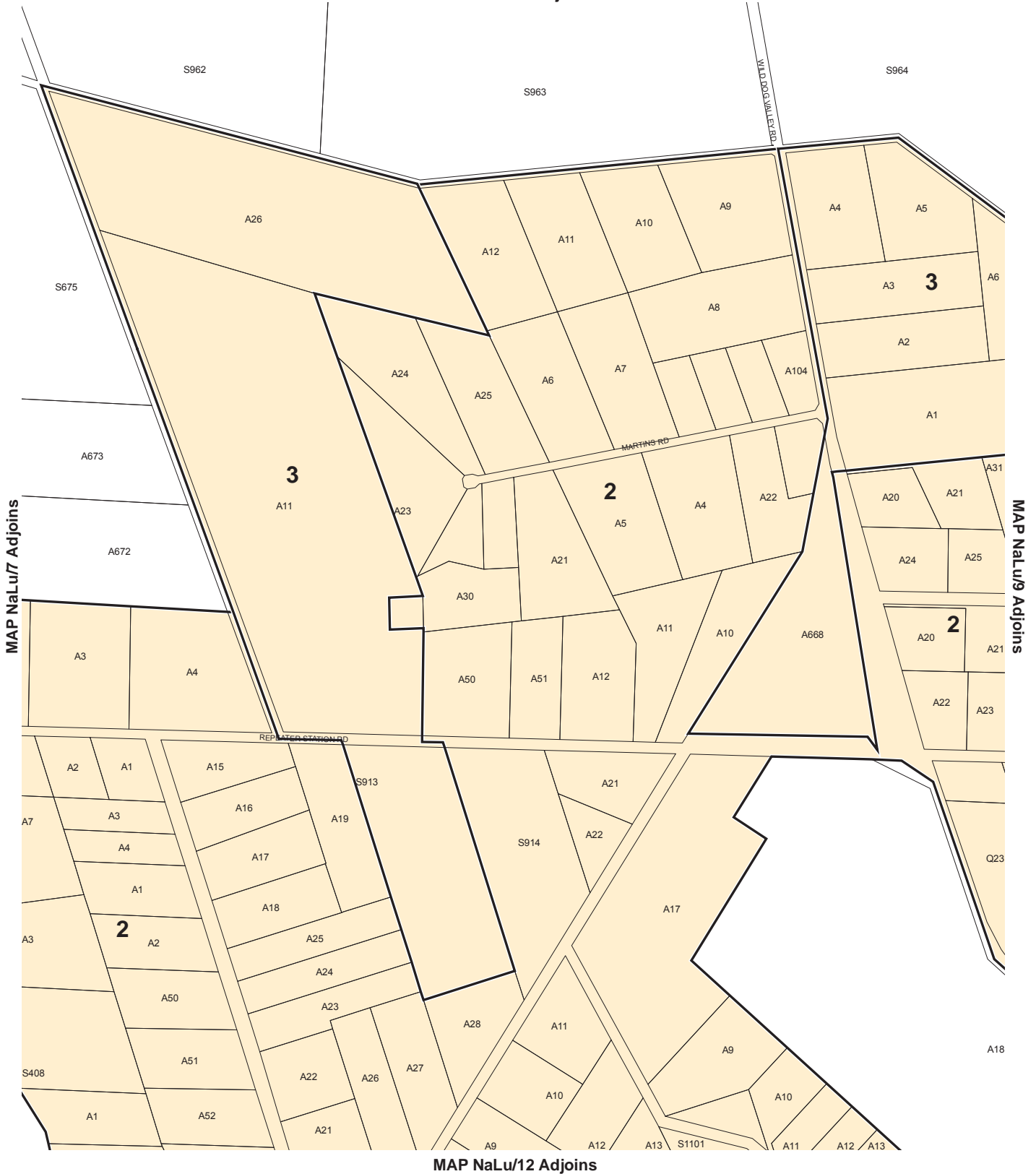
# Zone Map NaLu/8

- Zones**
- PrPro Primary Production
  - RuL Rural Living
  - Zone Boundary

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MAP NaLu/1 Adjoins




Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 2 Area 2  
 3 Area 3



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# Precinct Map NaLu/8

 Precinct Boundary

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MAP NaLu/1 Adjoins

WILD DOG VALLEY



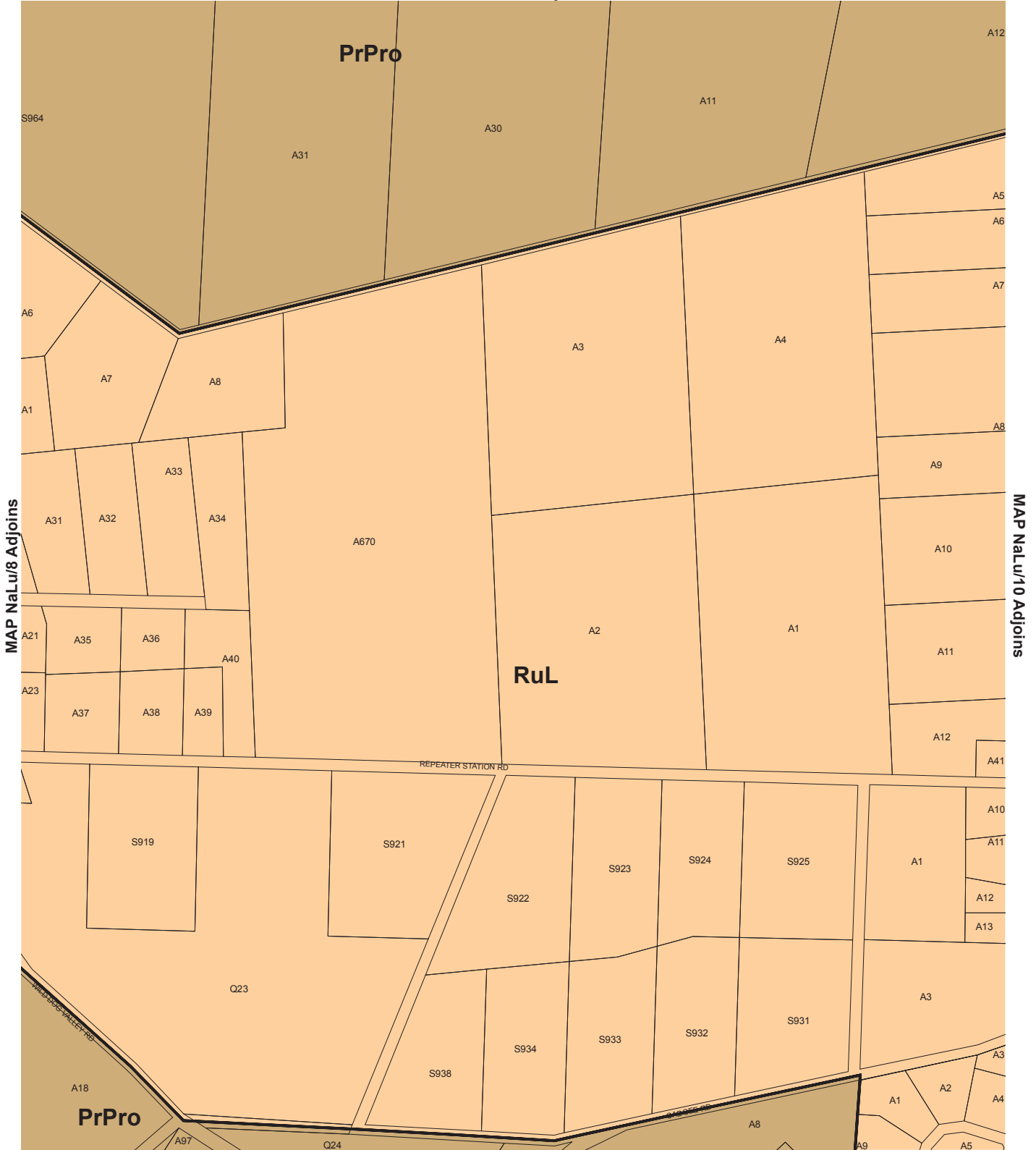
NARACOORTE

# Location Map NaLu/9

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MAP NaLu/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



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# Zone Map NaLu/9

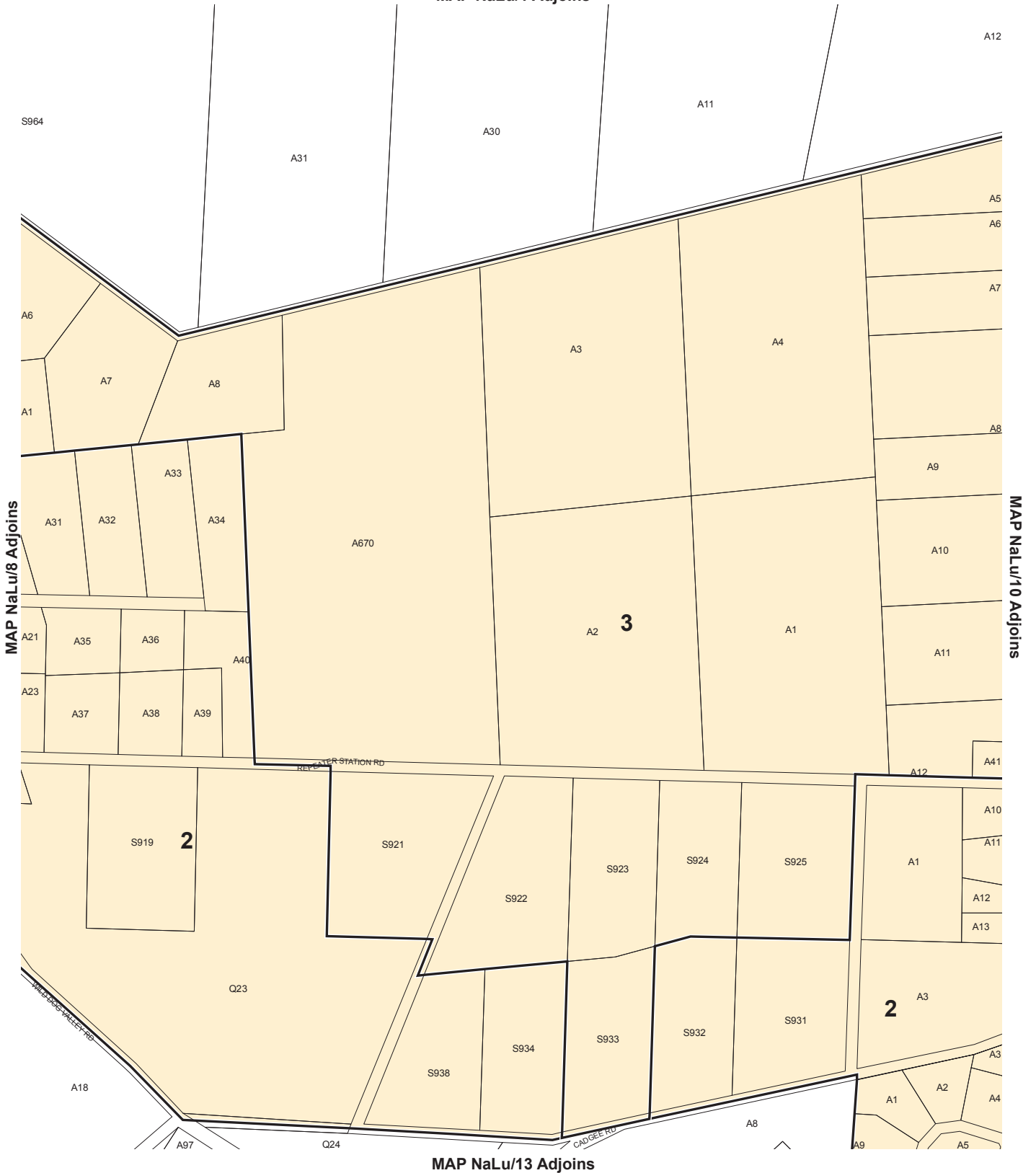
**Zones**

- PrPro Primary Production
- RuL Rural Living
- Zone Boundary

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MAP NaLu/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 2 Area 2  
 3 Area 3



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# Precinct Map NaLu/9

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 Precinct Boundary

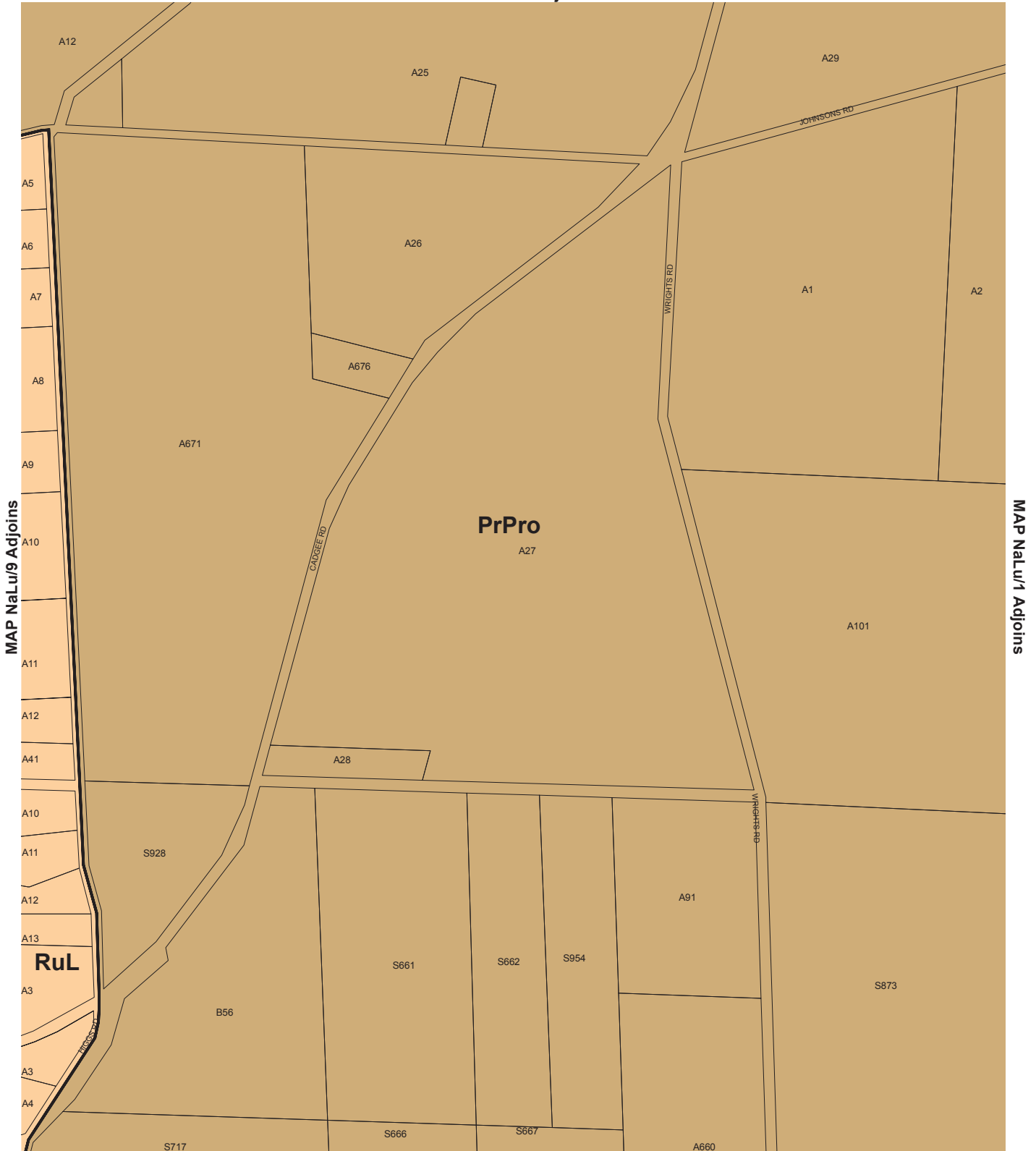
MAP NaLu/1 Adjoins  
WILD DOG  
VALLEY



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# Location Map NaLu/10

MAP NaLu/1 Adjoins



MAP NaLu/14 Adjoins

Lamberts Conformal Conic Projection, GDA94



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# Zone Map NaLu/10

- Zones**
- PrPro Primary Production
  - RuL Rural Living
  - Zone Boundary

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MAP NaLu/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 2 Area 2  
 3 Area 3



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# Precinct Map NaLu/10

 Precinct Boundary



MAP NaLu/7 Adjoins



NARACOORTE

MESSAMURRAY RD

TREATMENT WORKS RD

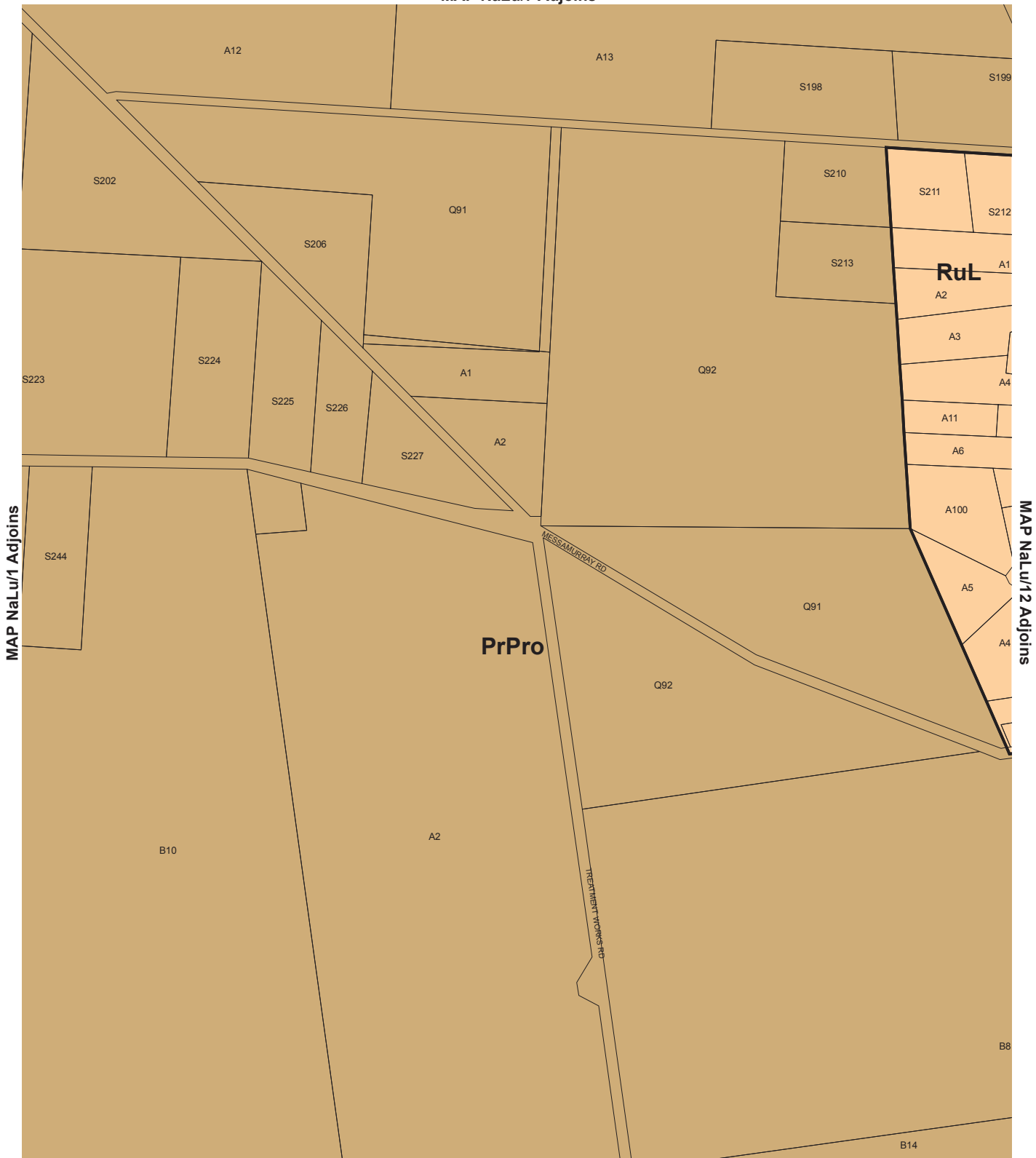
B14



NARACOORTE

# Location Map NaLu/11

MAP NaLu/7 Adjoins



MAP NaLu/15 Adjoins

Lamberts Conformal Conic Projection, GDA94



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# Zone Map NaLu/11

- Zones**
- PrPro Primary Production
  - RuL Rural Living
  - Zone Boundary

MAP NaLu/7 Adjoins



MAP NaLu/1 Adjoins

MAP NaLu/12 Adjoins

MAP NaLu/15 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct  
2 Area 2



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# Precinct Map NaLu/11

 Precinct Boundary

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MAP NaLu/8 Adjoins



MAP NaLu/11 Adjoins

MAP NaLu/13 Adjoins

MAP NaLu/16 Adjoins



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# Location Map NaLu/12

- School
- Other Health Services
- Tourist Routes



**MAP NaLu/8 Adjoins**



MAP NaLu/11 Adjoins

MAP NaLu/13 Adjoins

**MAP NaLu/16 Adjoins**

Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory  
Items please refer to the relevant tables within this document.



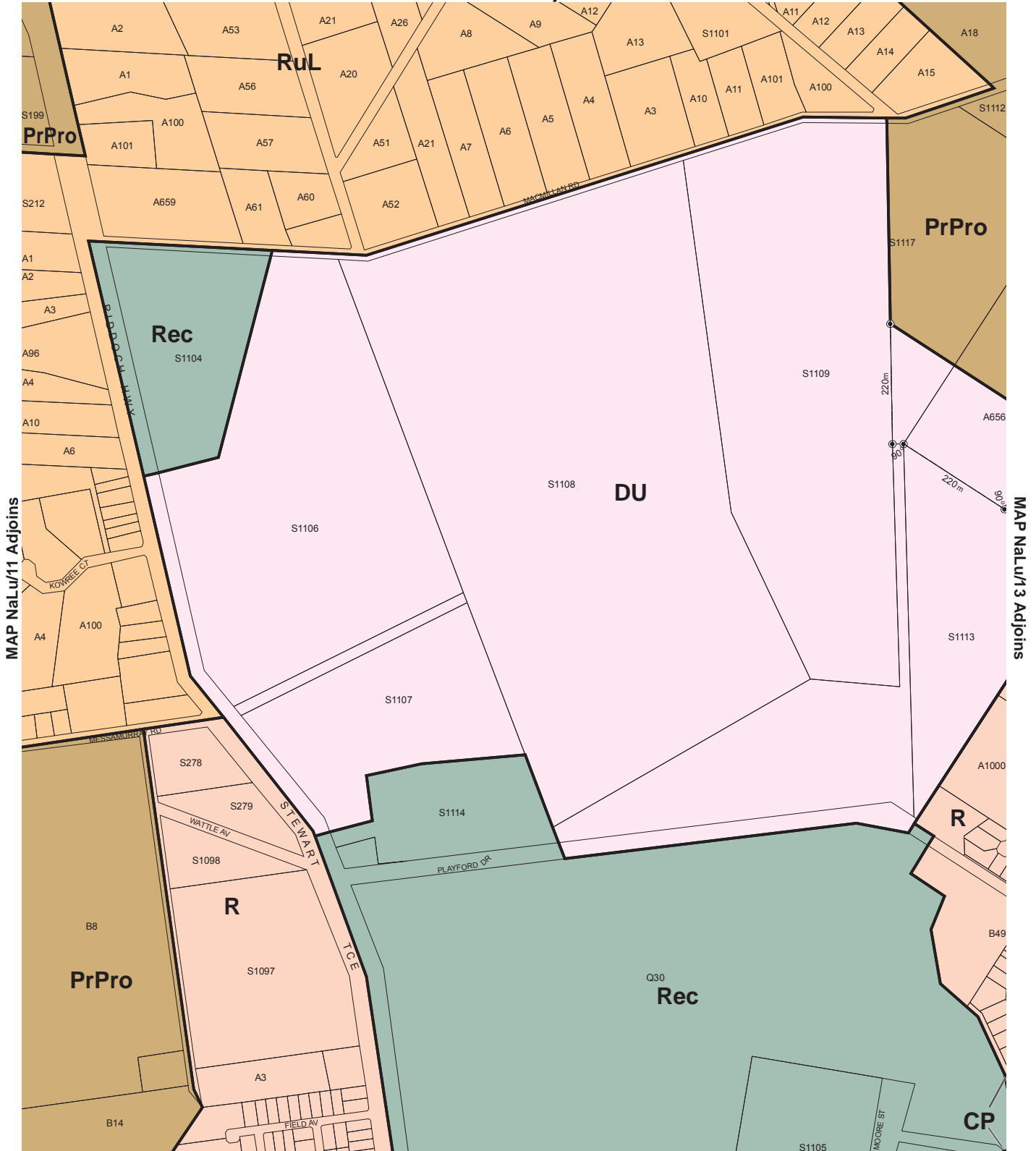
# NARACOORTE

# Overlay Map NaLu/12

# HERITAGE

• Local heritage place

MAP NaLu/8 Adjoins



MAP NaLu/16 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- CP Caravan and Tourist Park
- DU Deferred Urban
- PrPro Primary Production
- Rec Recreation
- R Residential
- RuL Rural Living
- Zone Boundary

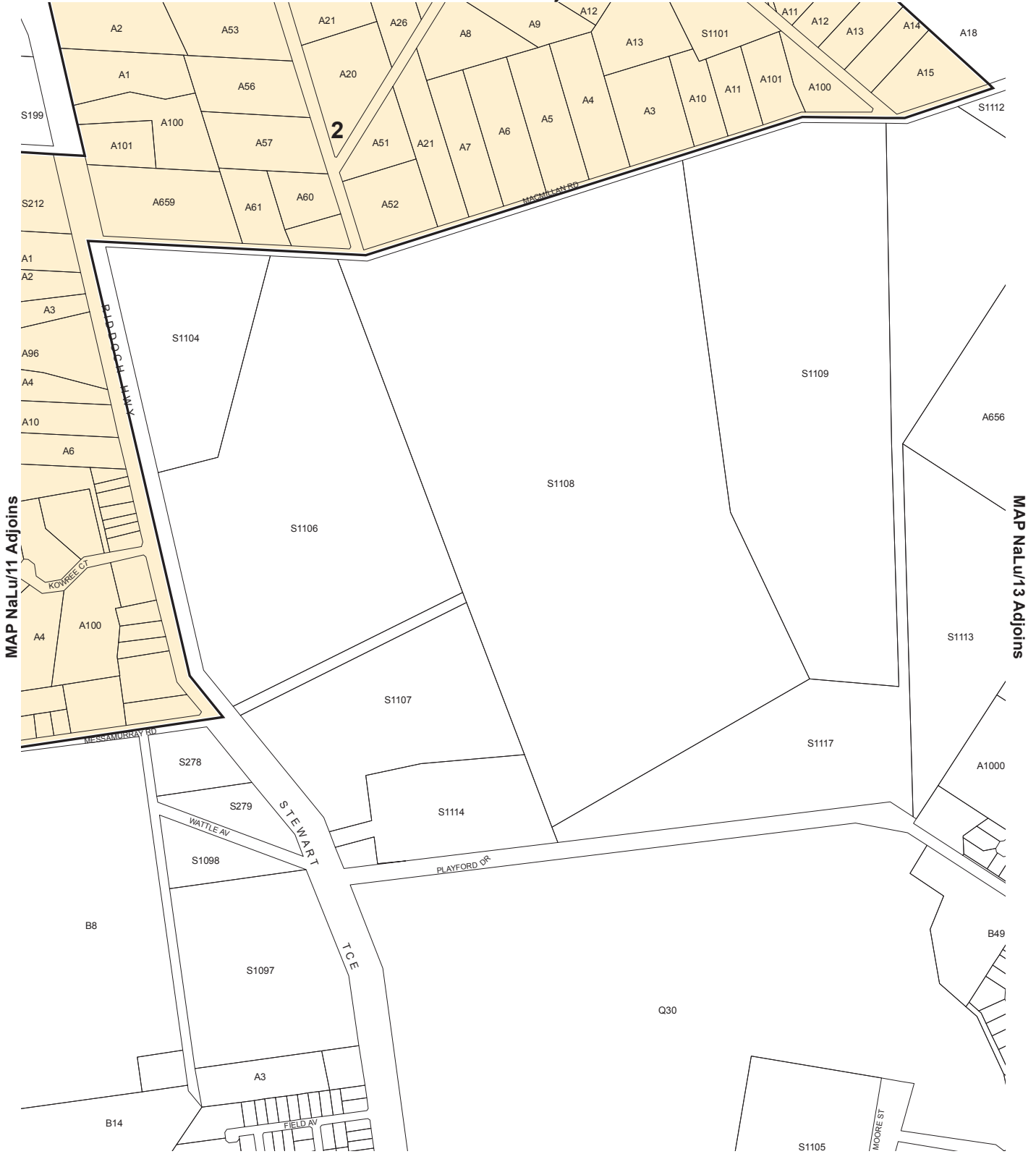
NARACOORTE

# Zone Map NaLu/12

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MAP NaLu/8 Adjoins



MAP NaLu/16 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct  
2 Area 2



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# Precinct Map NaLu/12

 Precinct Boundary



MAP NaLu/9 Adjoins



MAP NaLu/12 Adjoins

MAP NaLu/14 Adjoins

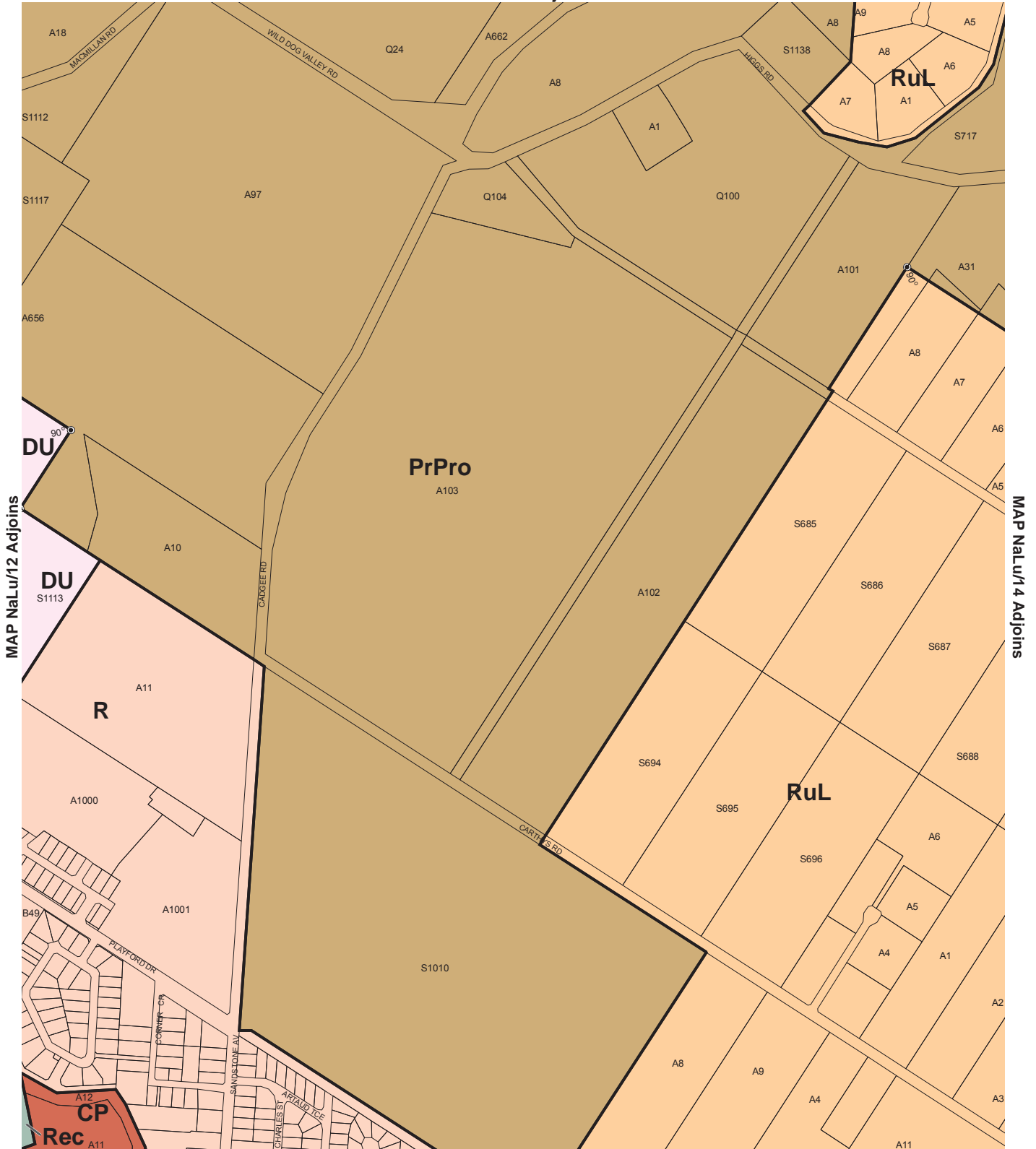
MAP NaLu/17 Adjoins



NARACOORTE

# Location Map NaLu/13

MAP NaLu/9 Adjoins



MAP NaLu/17 Adjoins

Lamberts Conformal Conic Projection, GDA94

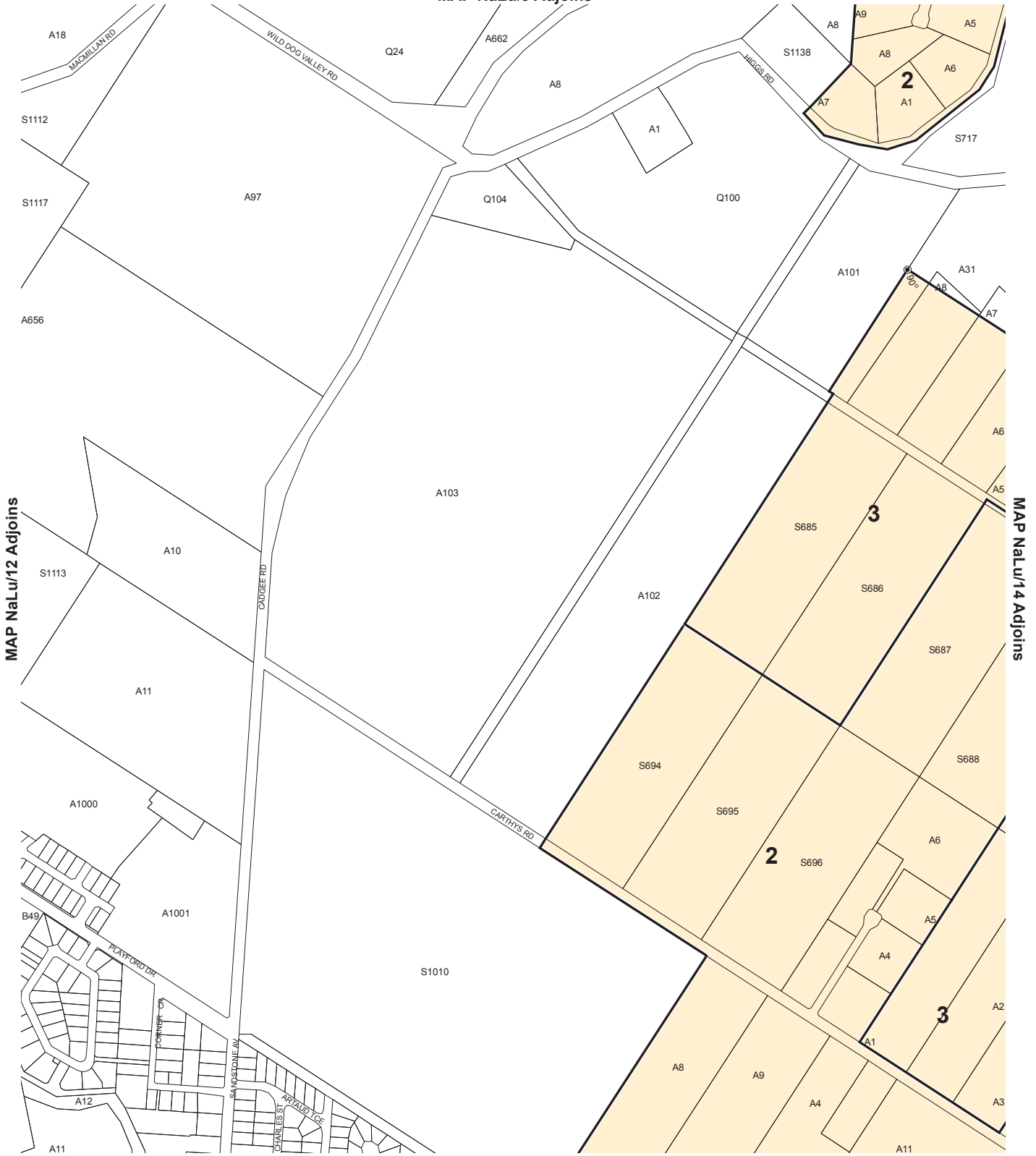


- Zones**
- CP Caravan and Tourist Park
  - DU Deferred Urban
  - PrPro Primary Production
  - Rec Recreation
  - R Residential
  - RuL Rural Living
  - Zone Boundary

**NARACOORTE**

# Zone Map NaLu/13

MAP NaLu/9 Adjoins



MAP NaLu/12 Adjoins

MAP NaLu/14 Adjoins

MAP NaLu/17 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 2 Area 2  
 3 Area 3



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# Precinct Map NaLu/13

Precinct Boundary

MAP NaLu/10 Adjoins



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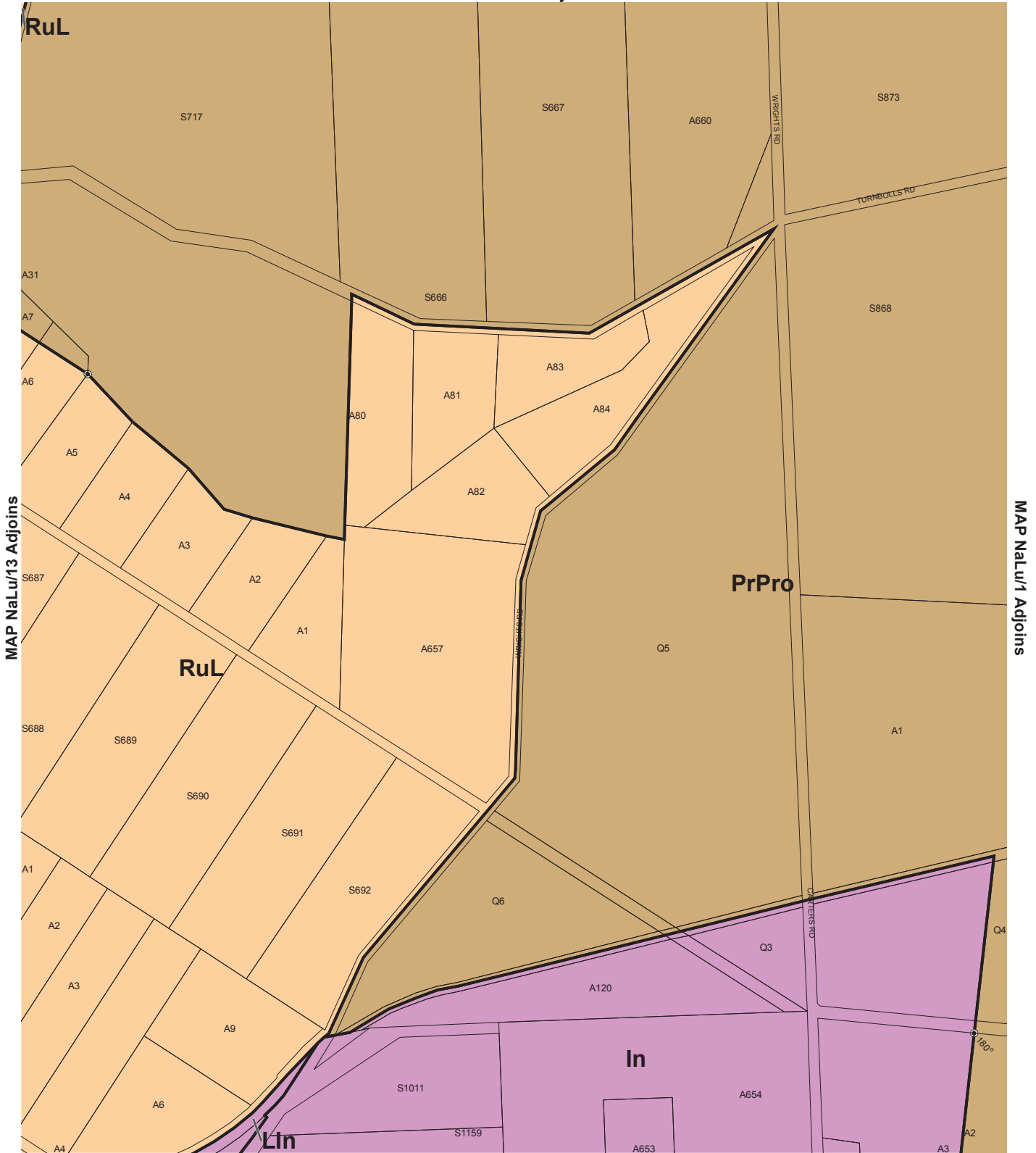
# Location Map NaLu/14

Railways

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MAP NaLu/10 Adjoins



MAP NaLu/18 Adjoins

Lamberts Conformal Conic Projection, GDA94



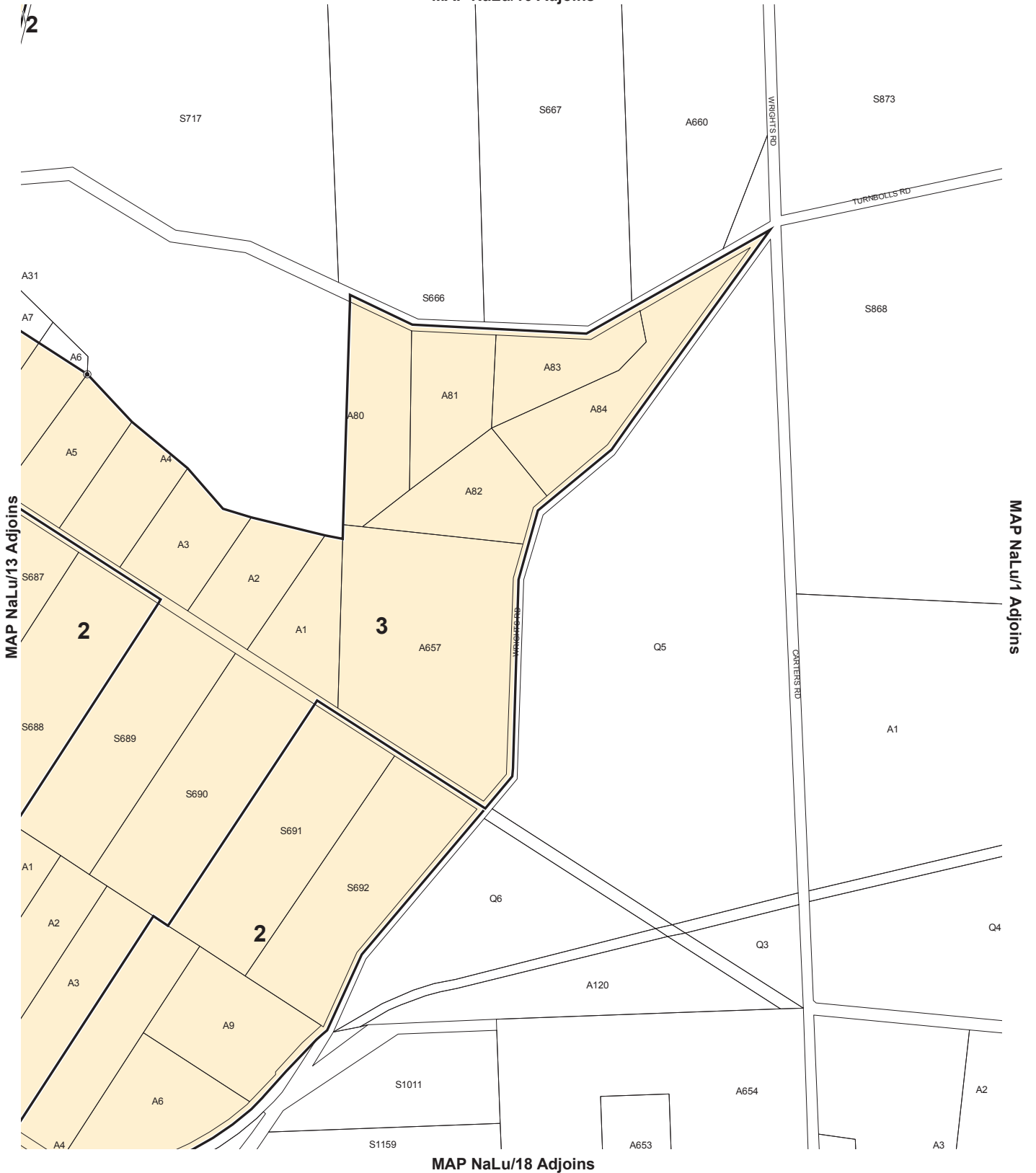
NARACOORTE

# Zone Map NaLu/14

- Zones**
- Industry
  - Light Industry
  - Primary Production
  - Rural Living
  - Zone Boundary

MAP NaLu/10 Adjoins

1/2



Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 2 Area 2  
 3 Area 3



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# Precinct Map NaLu/14

 Precinct Boundary

MAP NaLu/11 Adjoins



MAP NaLu/1 Adjoins

MAP NaLu/16 Adjoins

MAP NaLu/19 Adjoins



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# Location Map NaLu/15

— Tourist Routes

MAP NaLu/11 Adjoins



MAP NaLu/16 Adjoins

MAP NaLu/1 Adjoins

MAP NaLu/19 Adjoins




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# Overlay Map NaLu/15 TRANSPORT

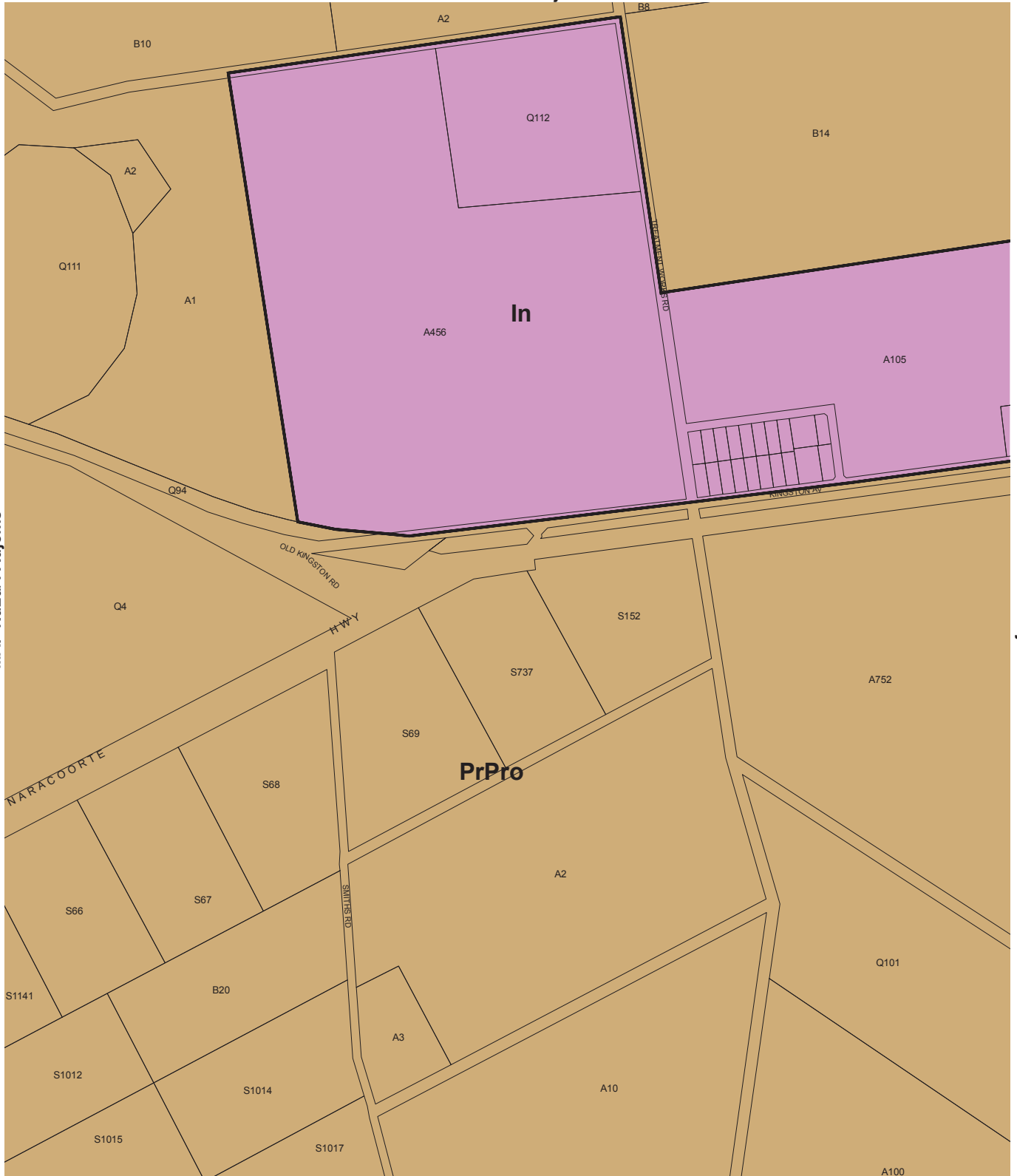
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 Secondary Arterial Roads



MAP NaLu/11 Adjoins



MAP NaLu/1 Adjoins

MAP NaLu/16 Adjoins

MAP NaLu/19 Adjoins

Lamberts Conformal Conic Projection, GDA94



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# Zone Map NaLu/15

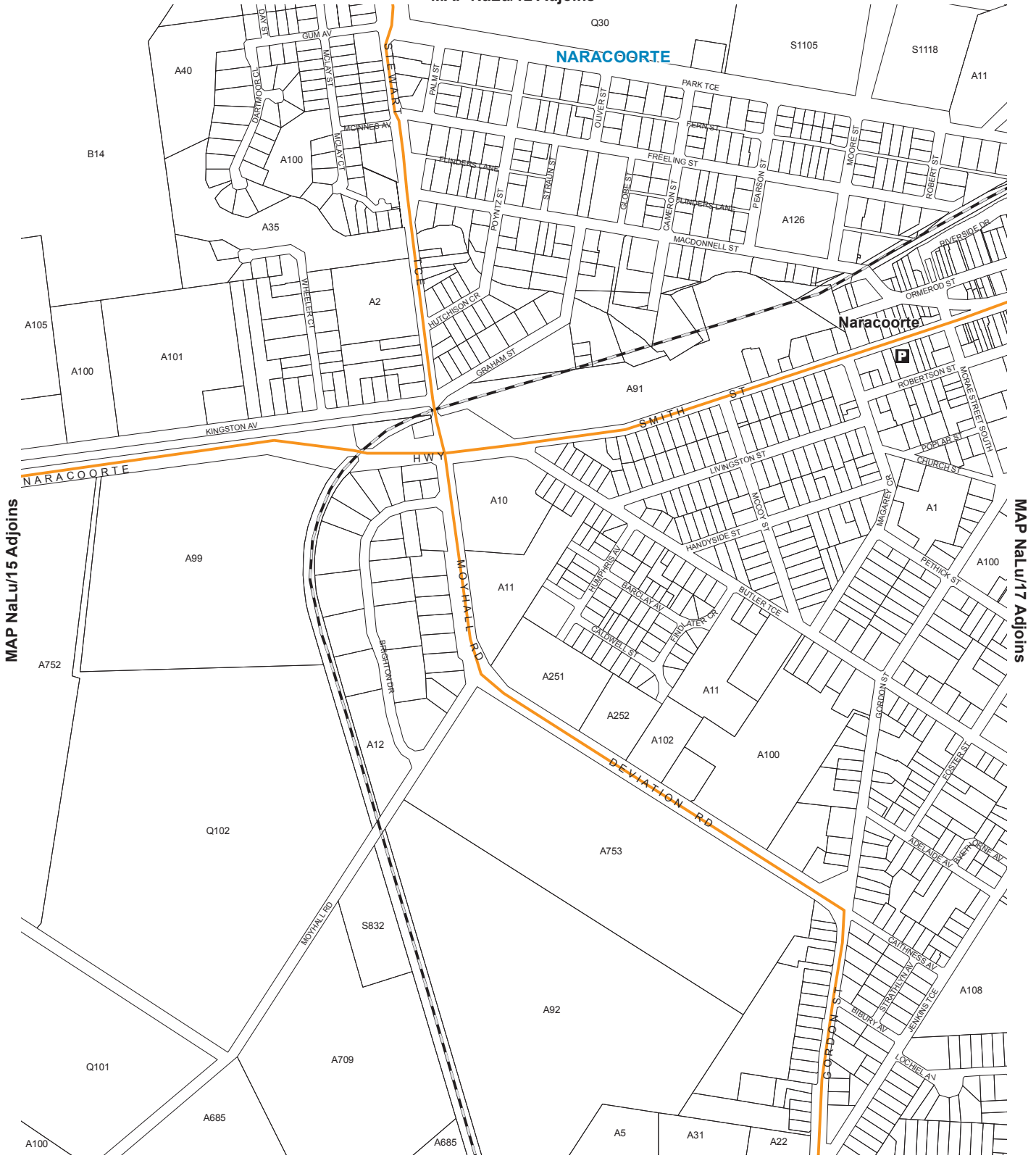
Zones

- Industry
- Primary Production
- Zone Boundary

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MAP NaLu/12 Adjoins



MAP NaLu/15 Adjoins

MAP NaLu/17 Adjoins




MAP NaLu/20 Adjoins



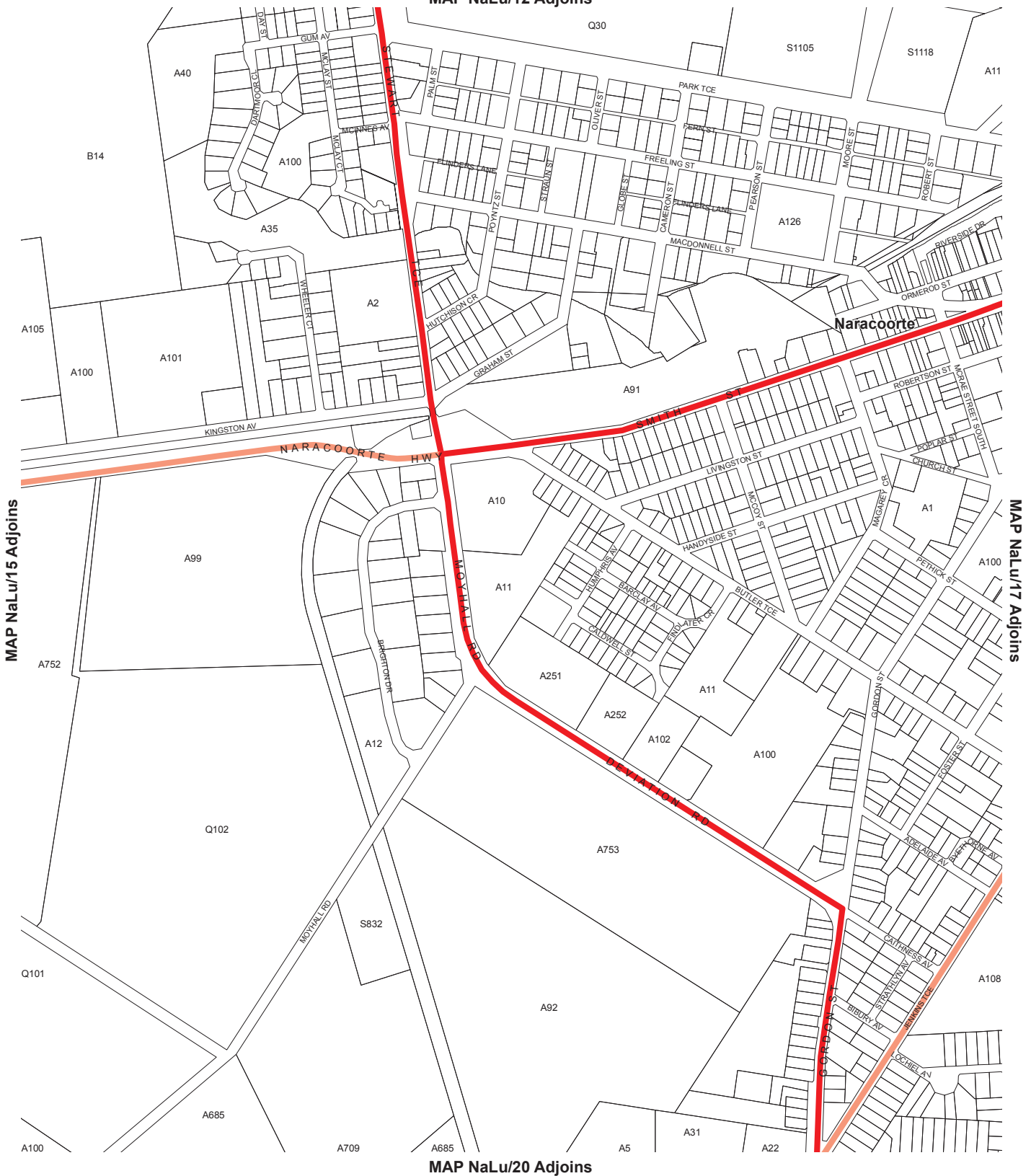
NARACOORTE

# Location Map NaLu/16

NARACOORTE LUCINDALE COUNCIL  
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-  Police Station
-  Railways
-  Tourist Routes

MAP NaLu/12 Adjoins



MAP NaLu/15 Adjoins

MAP NaLu/17 Adjoins

MAP NaLu/20 Adjoins

- Primary Arterial Roads
- Secondary Arterial Roads



**NARACOORTE**  
**Overlay Map NaLu/16**  
**TRANSPORT**

MAP NaLu/12 Adjoins



Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.

Historic Conservation Area  
 1 Livingston Street

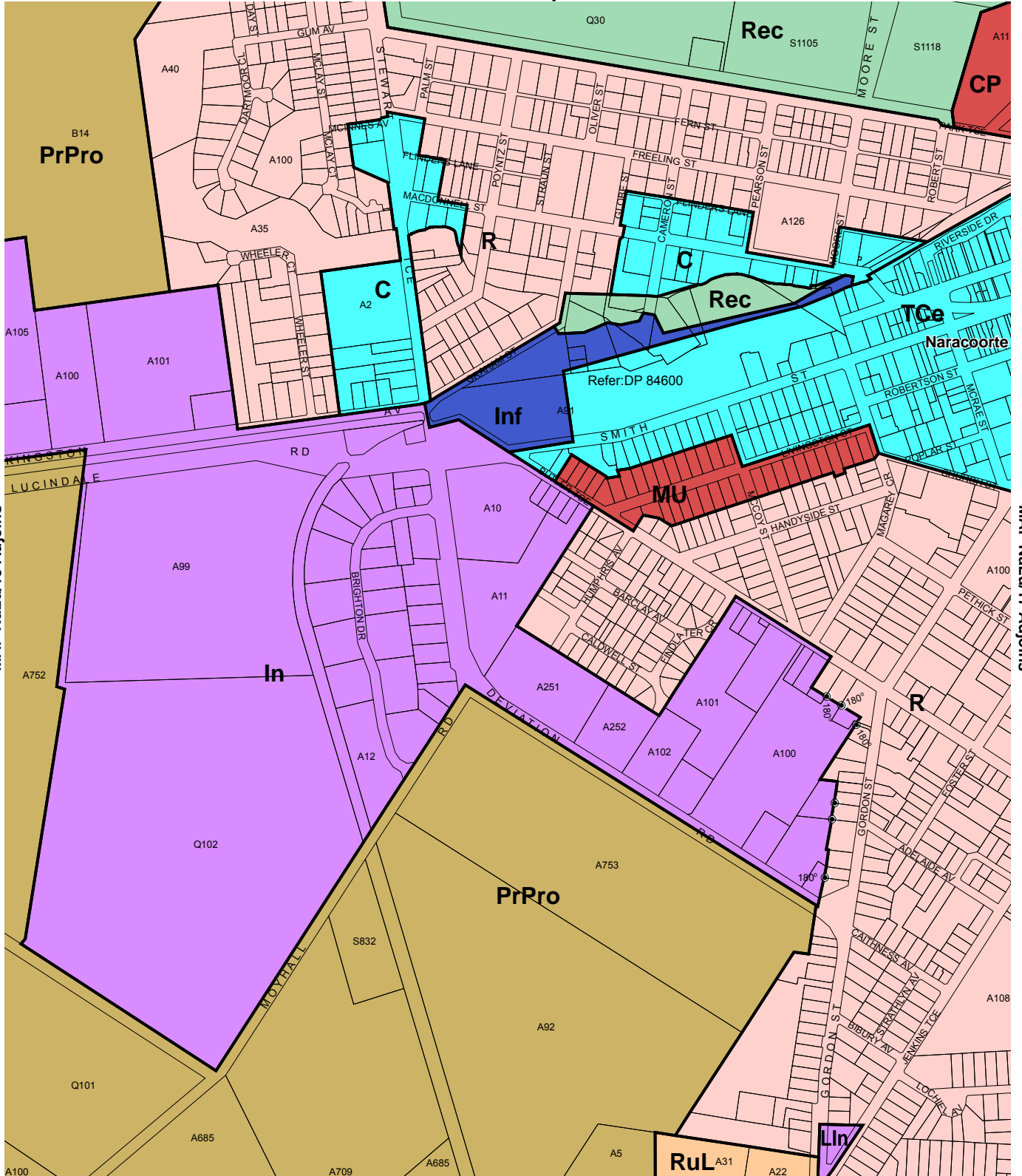


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# Overlay Map NaLu/16 HERITAGE

- Local heritage place
- State heritage place
- Historic Conservation Area

MAP NaLu/12 Adjoins



MAP NaLu/15 Adjoins

MAP NaLu/17 Adjoins

MAP NaLu/20 Adjoins

Lamberts Conformal Conic Projection, GDA94



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# Zone Map NaLu/16

Zones	
<span style="color: red;">■</span> CP	Caravan and Tourist Park
<span style="color: cyan;">■</span> C	Commercial
<span style="color: purple;">■</span> In	Industry
<span style="color: blue;">■</span> Inf	Infrastructure
<span style="color: lightpurple;">■</span> LIn	Light Industry
<span style="color: red;">■</span> MU	Mixed Use
<span style="color: olive;">■</span> PrPro	Primary Production
<span style="color: green;">■</span> Rec	Recreation
<span style="color: pink;">■</span> R	Residential
<span style="color: orange;">■</span> RuL	Rural Living
<span style="color: cyan;">■</span> TCe	Town Centre
<span style="border: 1px solid black;"> </span>	Zone Boundary

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MAP NaLu/12 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
2 Area 2



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# Precinct Map NaLu/16

 Precinct Boundary

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MAP NaLu/13 Adjoins



MAP NaLu/18 Adjoins

MAP NaLu/16 Adjoins

MAP NaLu/21 Adjoins



0 500m

NARACOORTE

Location Map NaLu/17

- School
- Public Library
- Council Office
- Other Health Services
- Hospital
- Railways
- Tourist Routes

MAP NaLu/13 Adjoins



MAP NaLu/16 Adjoins

MAP NaLu/18 Adjoins

MAP NaLu/21 Adjoins



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# Overlay Map NaLu/17 TRANSPORT

NARACOORTE LUCINDALE COUNCIL

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- Primary Arterial Roads
- Secondary Arterial Roads



MAP NaLu/13 Adjoins



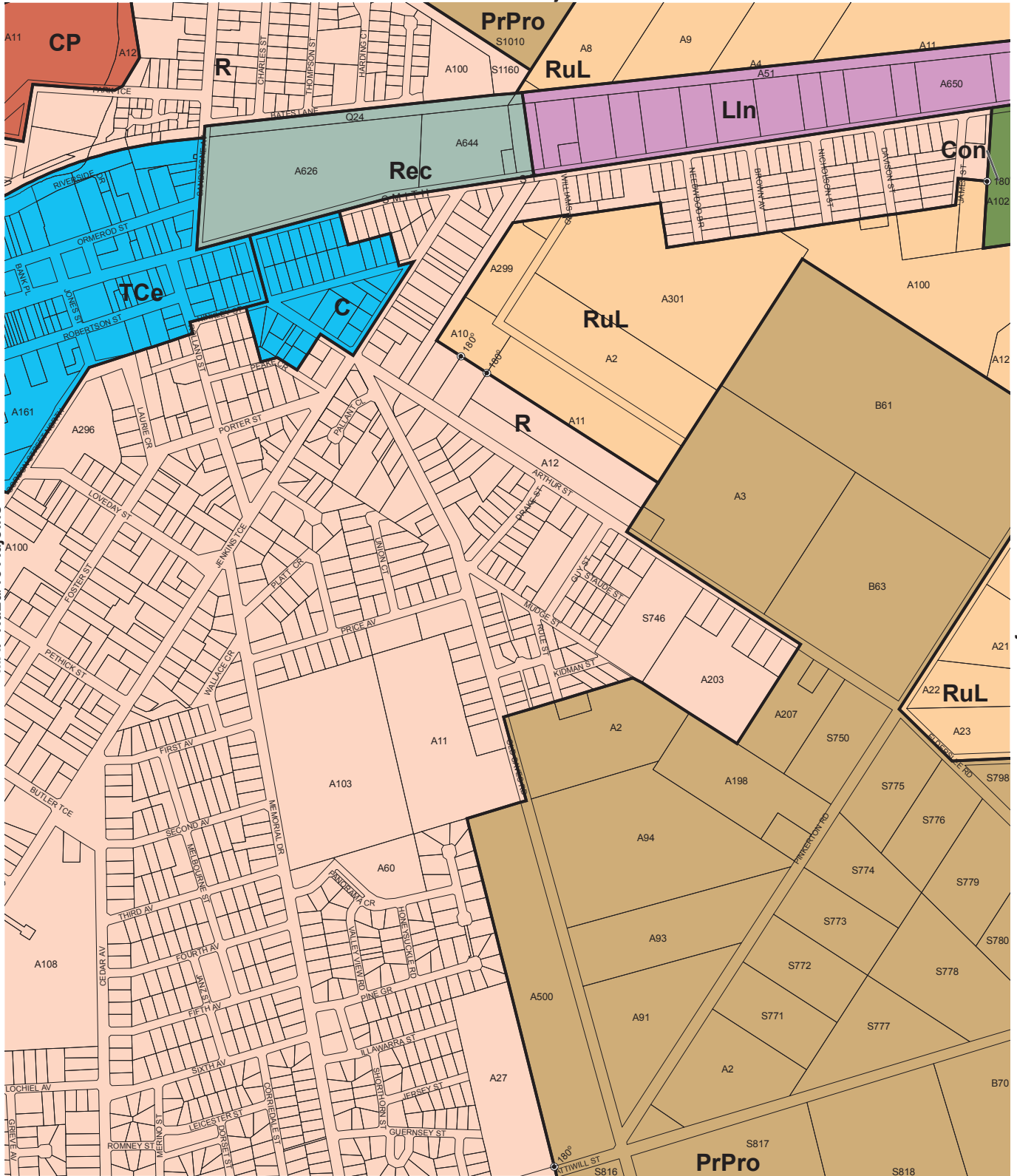
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



NARACOORTE  
**Overlay Map NaLu/17**  
**HERITAGE**

- Local heritage place
- State heritage place

MAP NaLu/13 Adjoins



MAP NaLu/21 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Zones**

CP	Caravan and Tourist Park
C	Commercial
Con	Conservation
LIn	Light Industry
PrPro	Primary Production
Rec	Recreation
R	Residential
RuL	Rural Living
TCe	Town Centre
	Zone Boundary



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# Zone Map NaLu/17

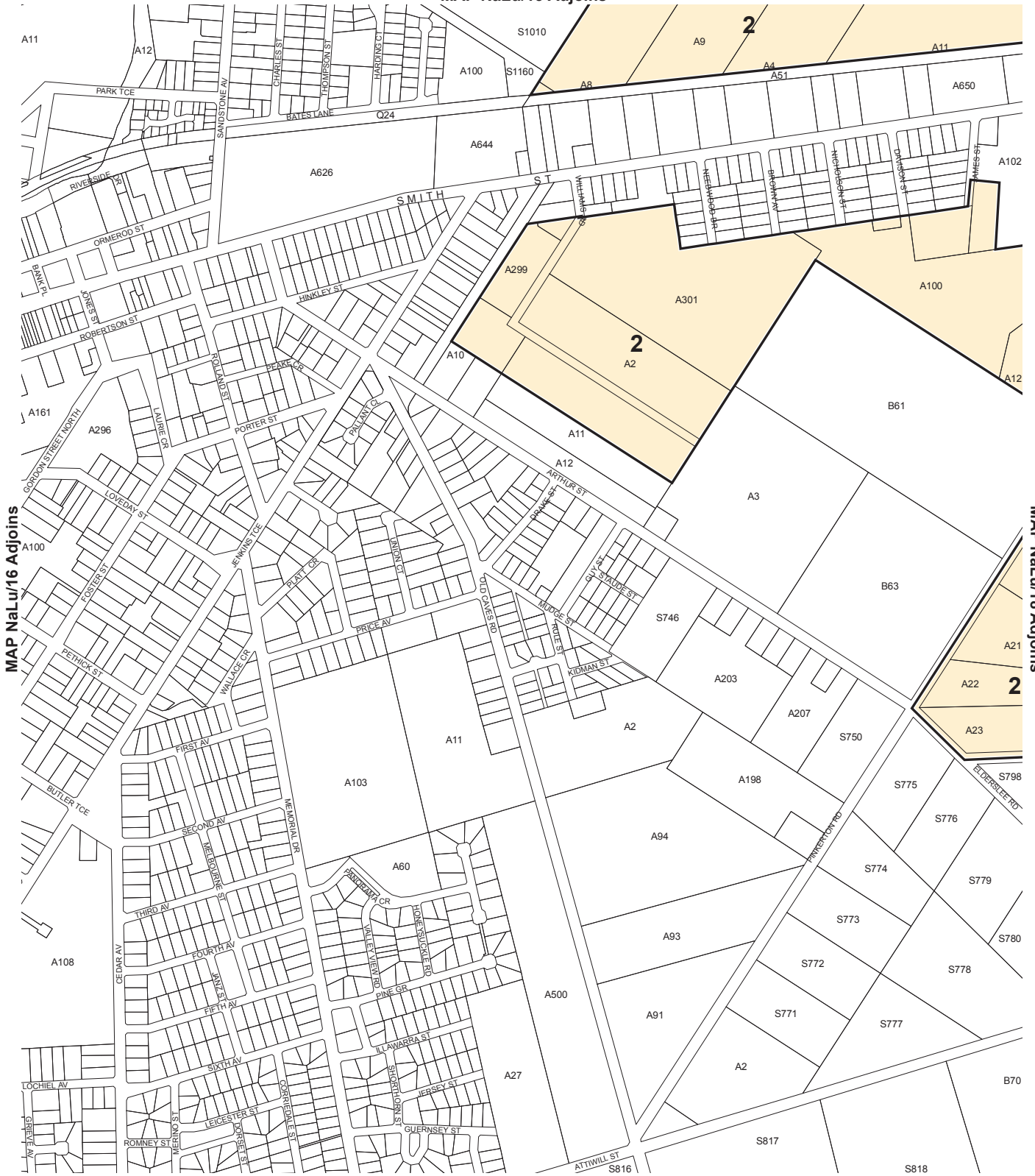
NARACOORTE LUCINDALE COUNCIL

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MAP NaLu/16 Adjoins

MAP NaLu/18 Adjoins

MAP NaLu/13 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
2 Area 2



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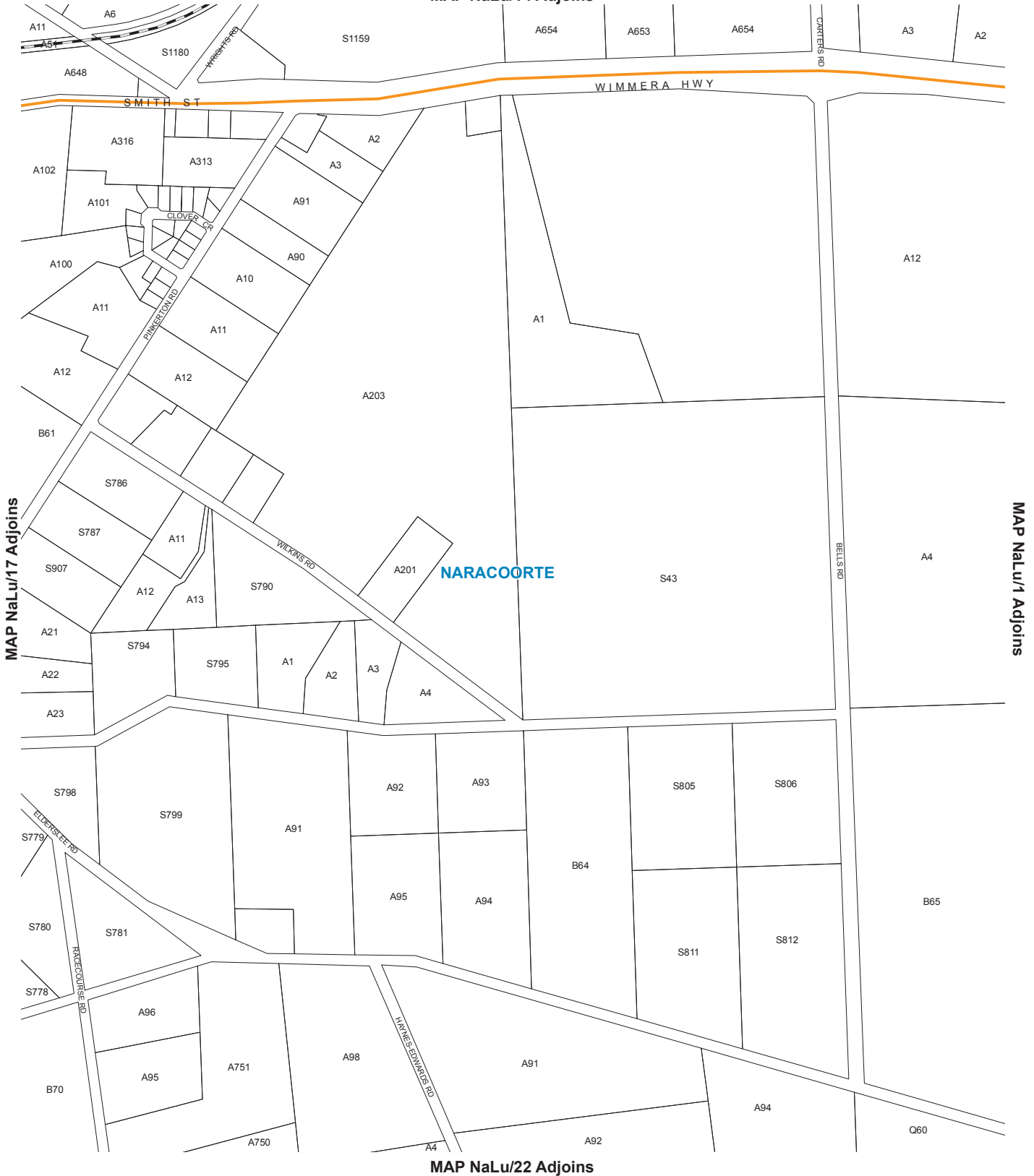
# Precinct Map NaLu/17

 Precinct Boundary

NARACOORTE LUCINDALE COUNCIL

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MAP NaLu/14 Adjoins



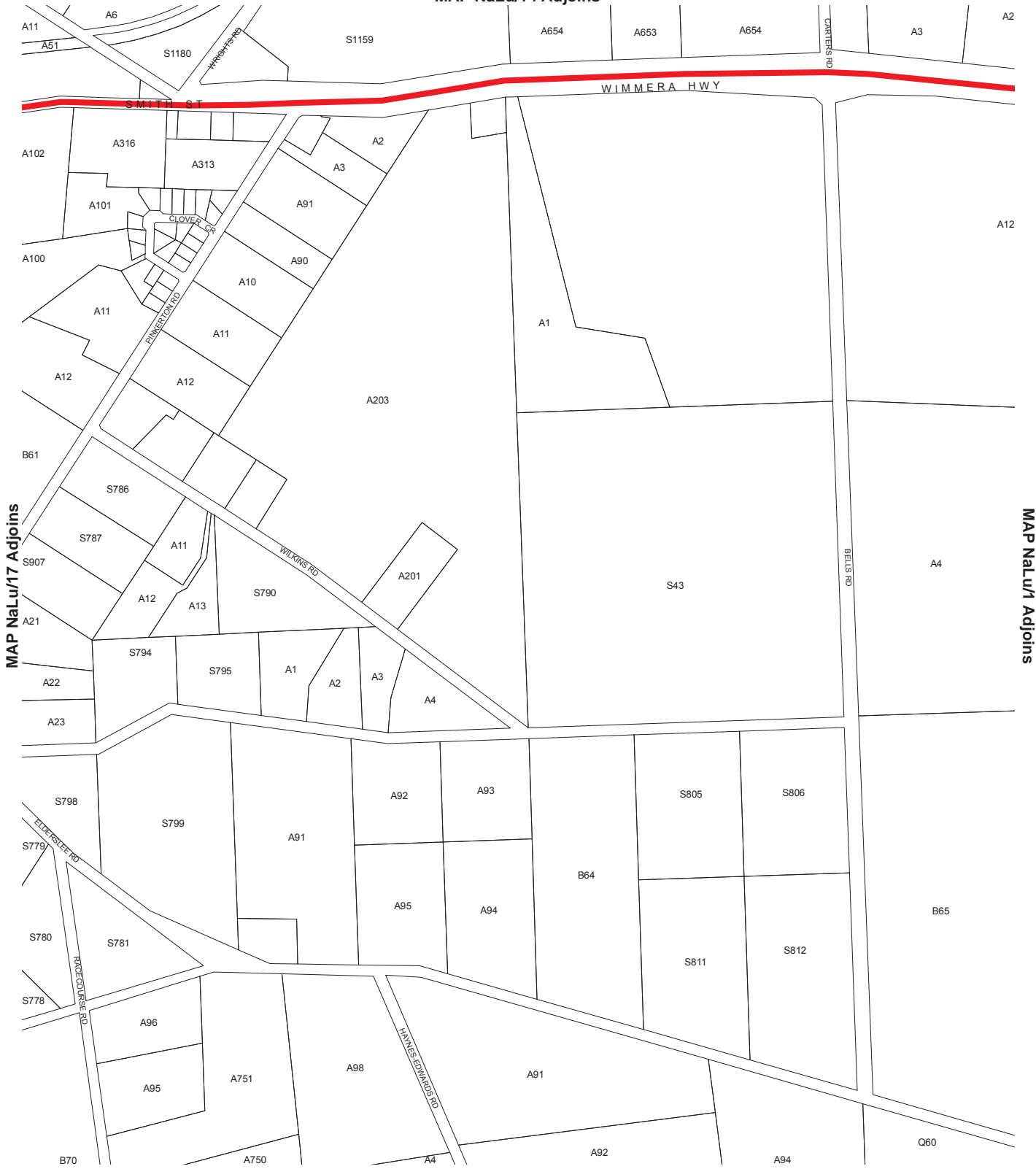
0 500m

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# Location Map NaLu/18

-  Railways
-  Tourist Routes

MAP NaLu/14 Adjoins



MAP NaLu/17 Adjoins

MAP NaLu/1 Adjoins

MAP NaLu/22 Adjoins



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# Overlay Map NaLu/18 TRANSPORT

NARACOORTE LUCINDALE COUNCIL

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Primary Arterial Roads

MAP NaLu/14 Adjoins



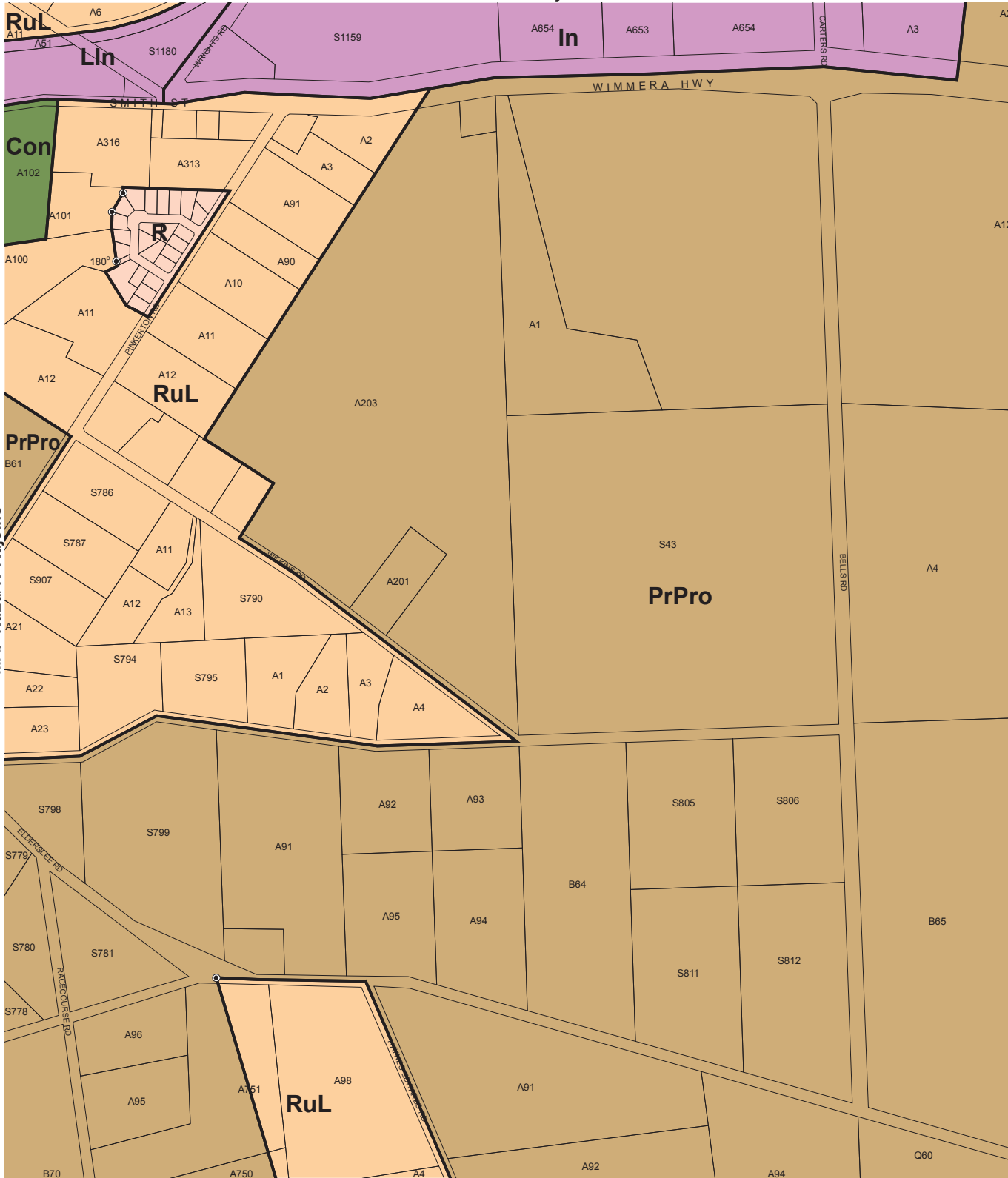
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



NARACOORTE  
**Overlay Map NaLu/18**  
**HERITAGE**

• Local heritage place

MAP NaLu/14 Adjoins



Lamberts Conformal Conic Projection, GDA94

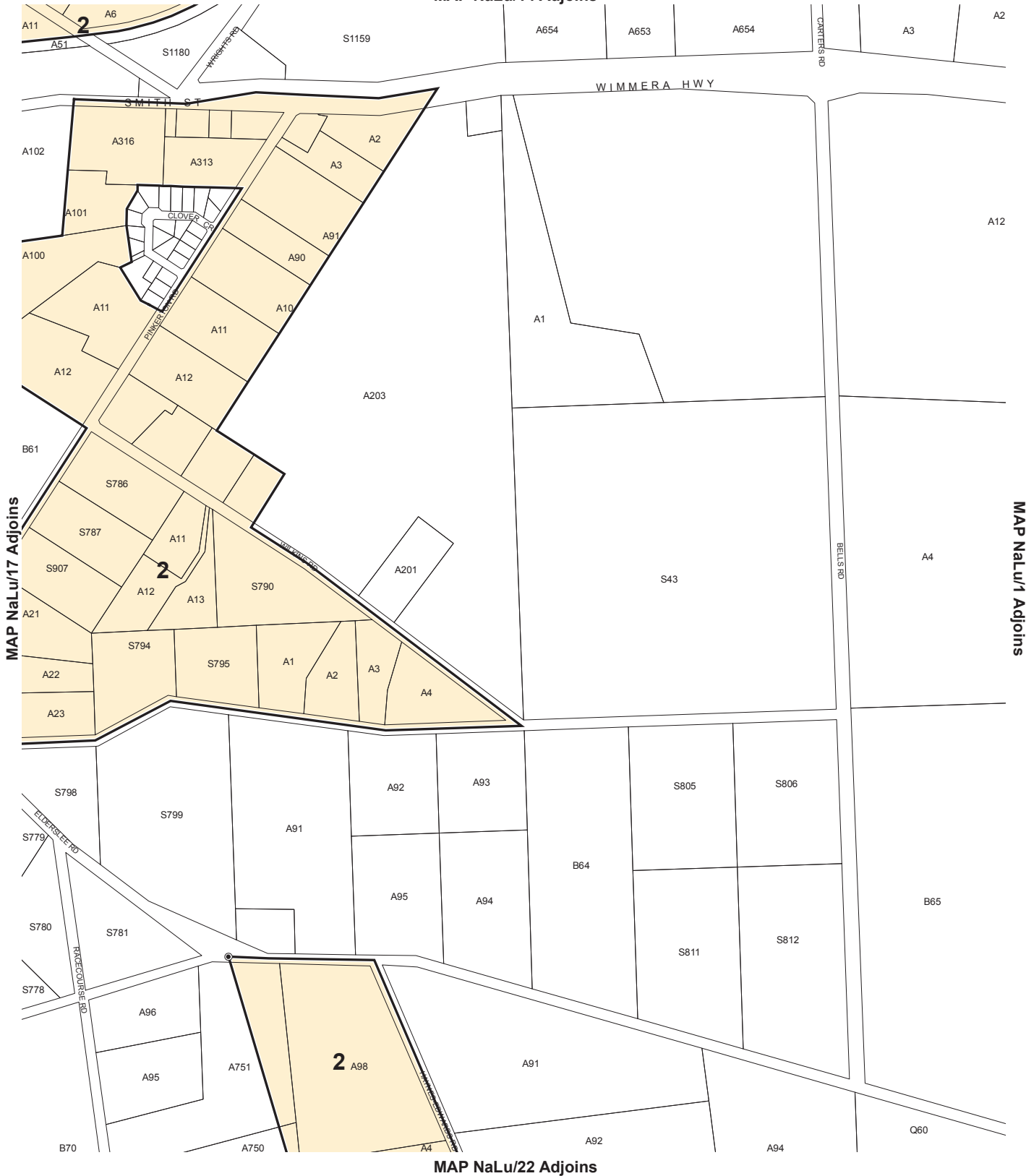


**Zones**

Con	Conservation
In	Industry
LIn	Light Industry
PrPro	Primary Production
R	Residential
RuL	Rural Living
	Zone Boundary

NARACOORTE  
**Zone Map NaLu/18**

MAP NaLu/14 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
2 Area 2



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# Precinct Map NaLu/18

 Precinct Boundary

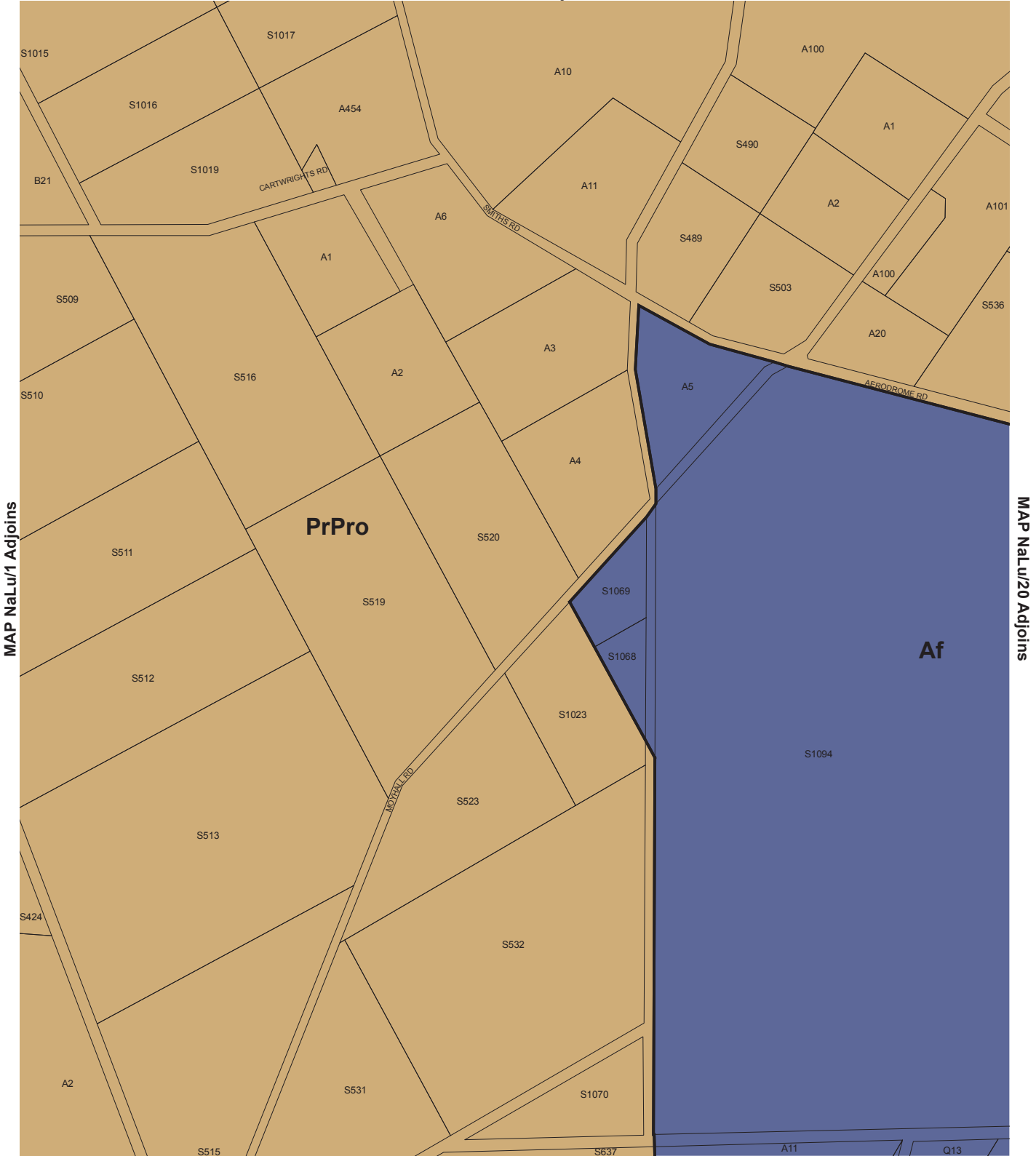


MAP NaLu/15 Adjoins



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**Location Map NaLu/19**

MAP NaLu/15 Adjoins



Lamberts Conformal Conic Projection, GDA94



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# Zone Map NaLu/19

- Zones**
- Af** Airfield
  - PrPro** Primary Production
  - Zone Boundary**

MAP NaLu/16 Adjoins



MAP NaLu/21 Adjoins

MAP NaLu/19 Adjoins

MAP NaLu/24 Adjoins



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# Location Map NaLu/20

-  Railways
-  Tourist Routes

MAP NaLu/16 Adjoins



MAP NaLu/19 Adjoins

MAP NaLu/21 Adjoins

MAP NaLu/24 Adjoins

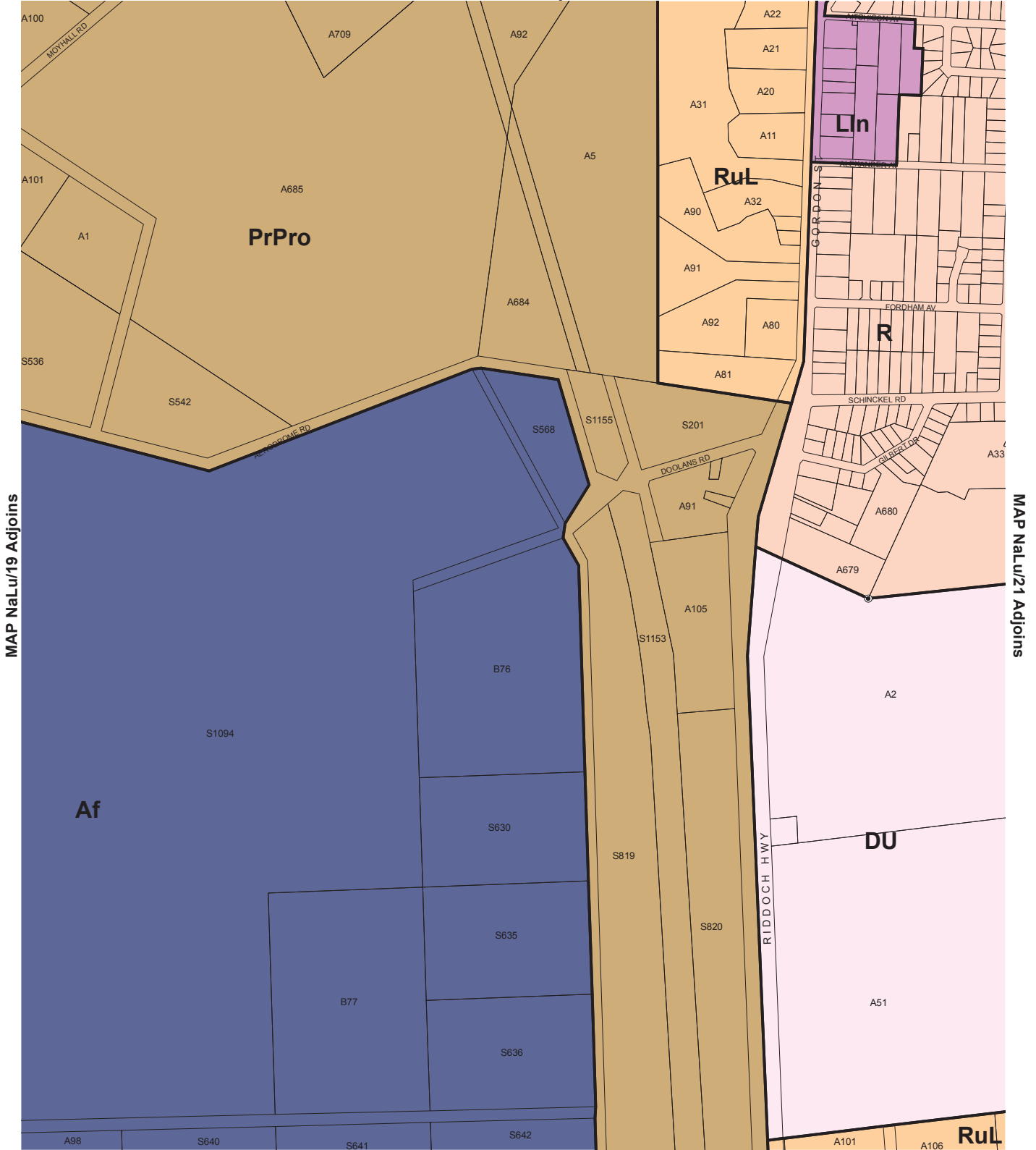


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# Overlay Map NaLu/20 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads

MAP NaLu/16 Adjoins



MAP NaLu/24 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- Af Airfield
- DU Deferred Urban
- LIn Light Industry
- PrPro Primary Production
- R Residential
- RuL Rural Living
- Zone Boundary

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# Zone Map NaLu/20

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MAP NaLu/16 Adjoins



MAP NaLu/19 Adjoins

MAP NaLu/21 Adjoins

MAP NaLu/24 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Precinct
- 1 Area 1
  - 2 Area 2



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# Precinct Map NaLu/20

 Precinct Boundary

MAP NaLu/17 Adjoins

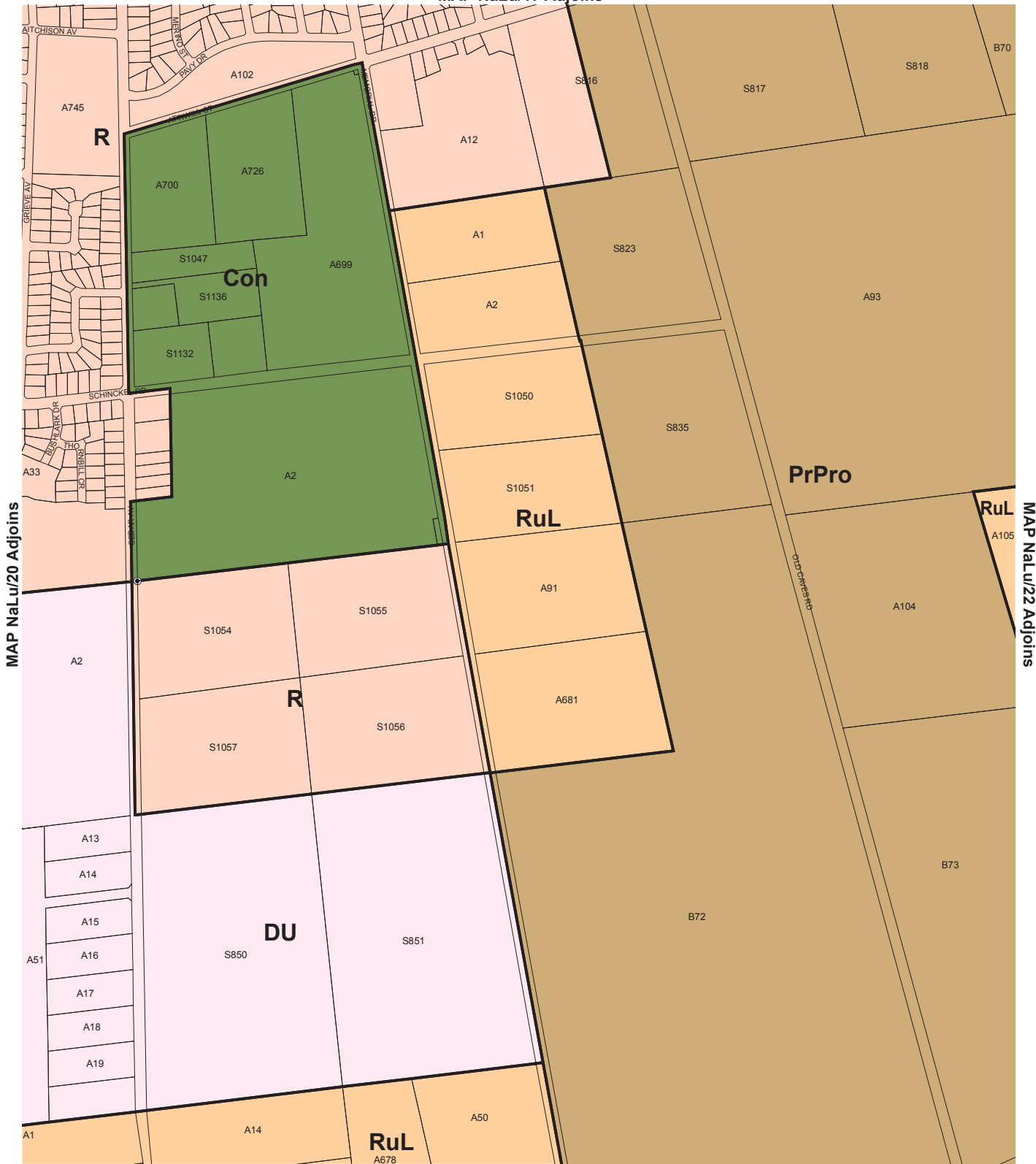


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# Location Map NaLu/21

**S** School

MAP NaLu/17 Adjoins



MAP NaLu/25 Adjoins

Lamberts Conformal Conic Projection, GDA94



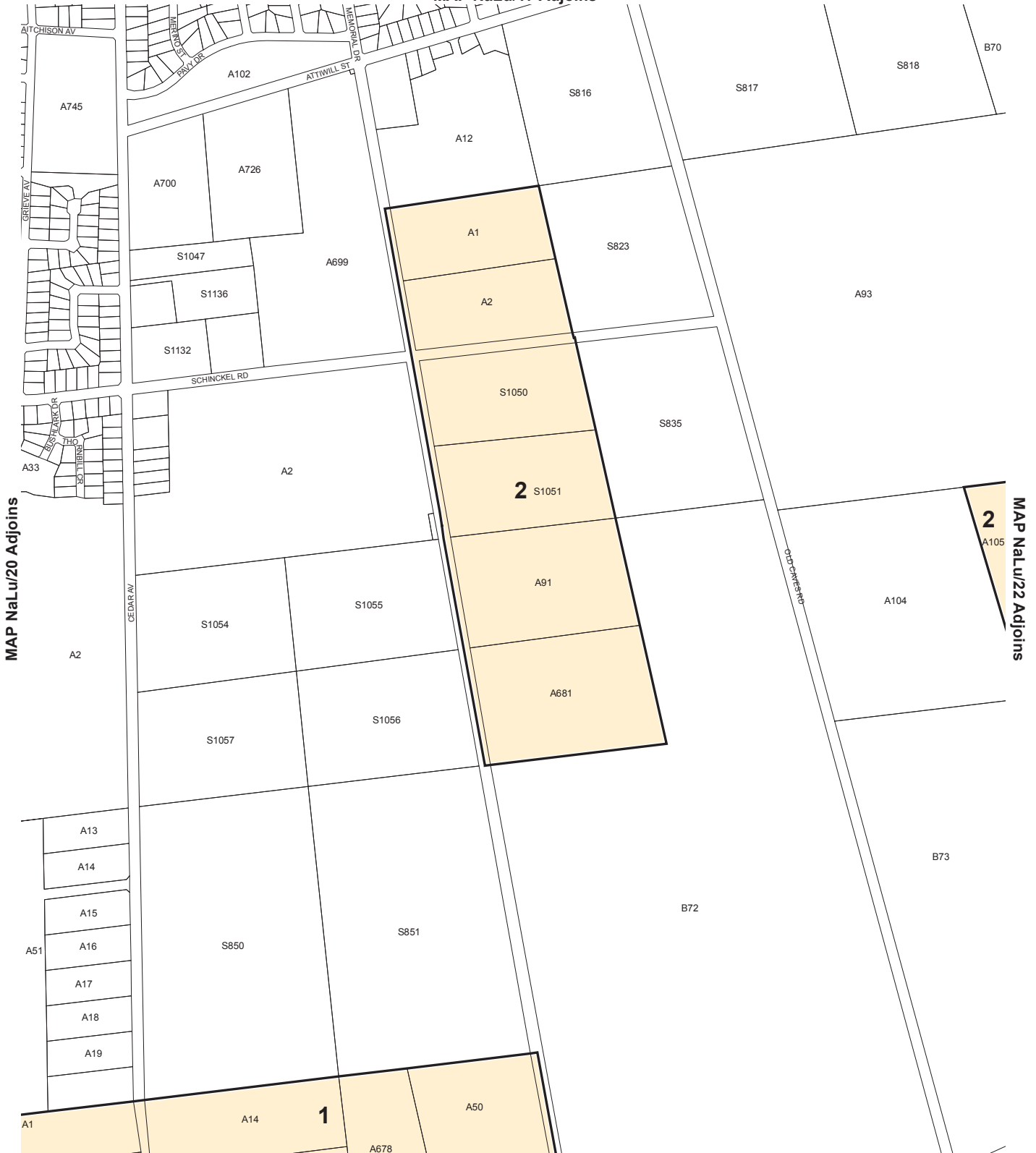
- Zones**
- Conservation
  - Deferred Urban
  - Primary Production
  - Residential
  - Rural Living
  - Zone Boundary

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# Zone Map NaLu/21



MAP NaLu/17 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 1 Area 1  
 2 Area 2



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# Precinct Map NaLu/21

 Precinct Boundary

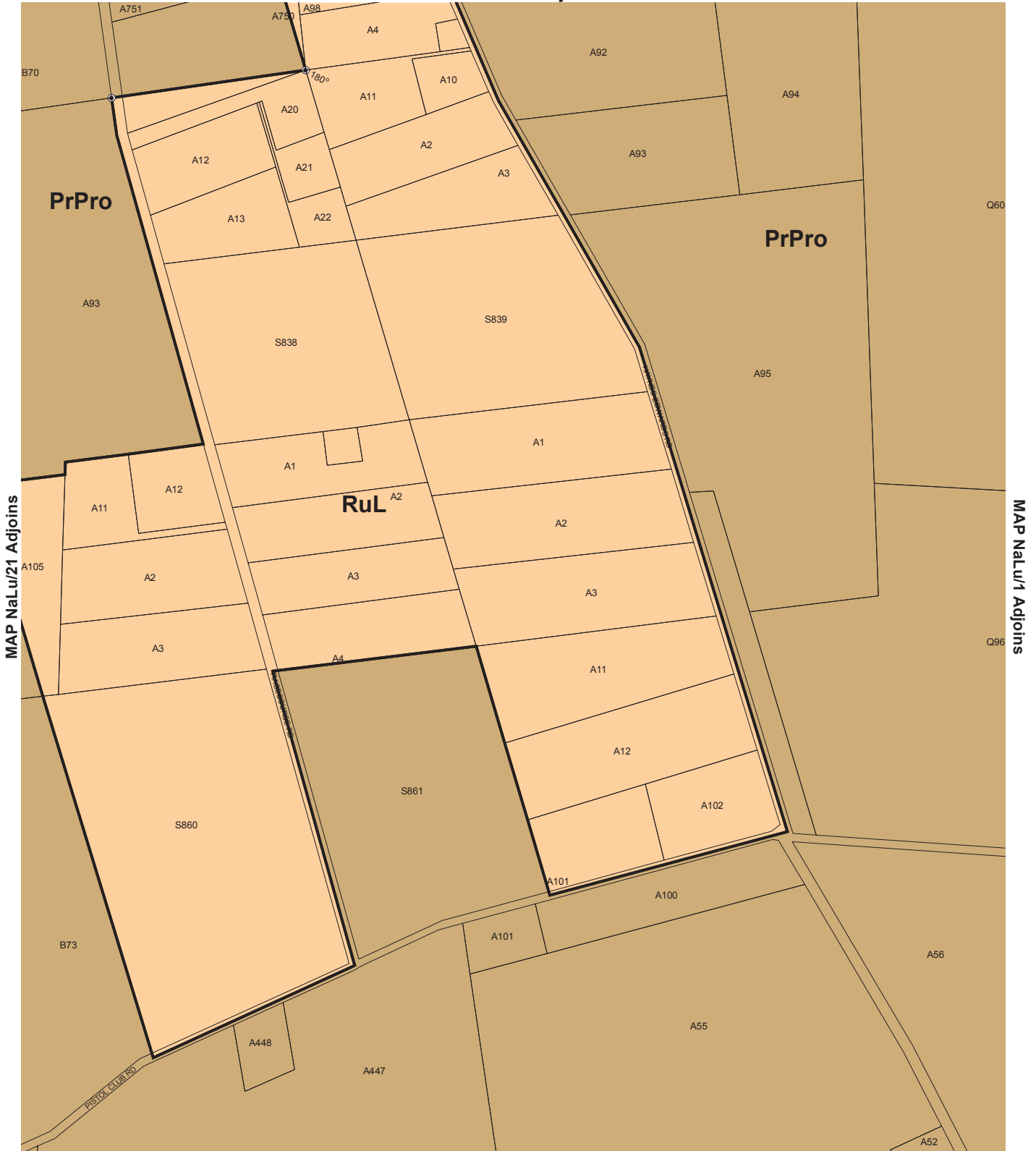
MAP NaLu/18 Adjoins



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# Location Map NaLu/22

MAP NaLu/18 Adjoins



MAP NaLu/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



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# Zone Map NaLu/22

- Zones**
- PrPro Primary Production
  - RuL Rural Living
  - Zone Boundary

MAP NaLu/18 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 2 Area 2  
 3 Area 3

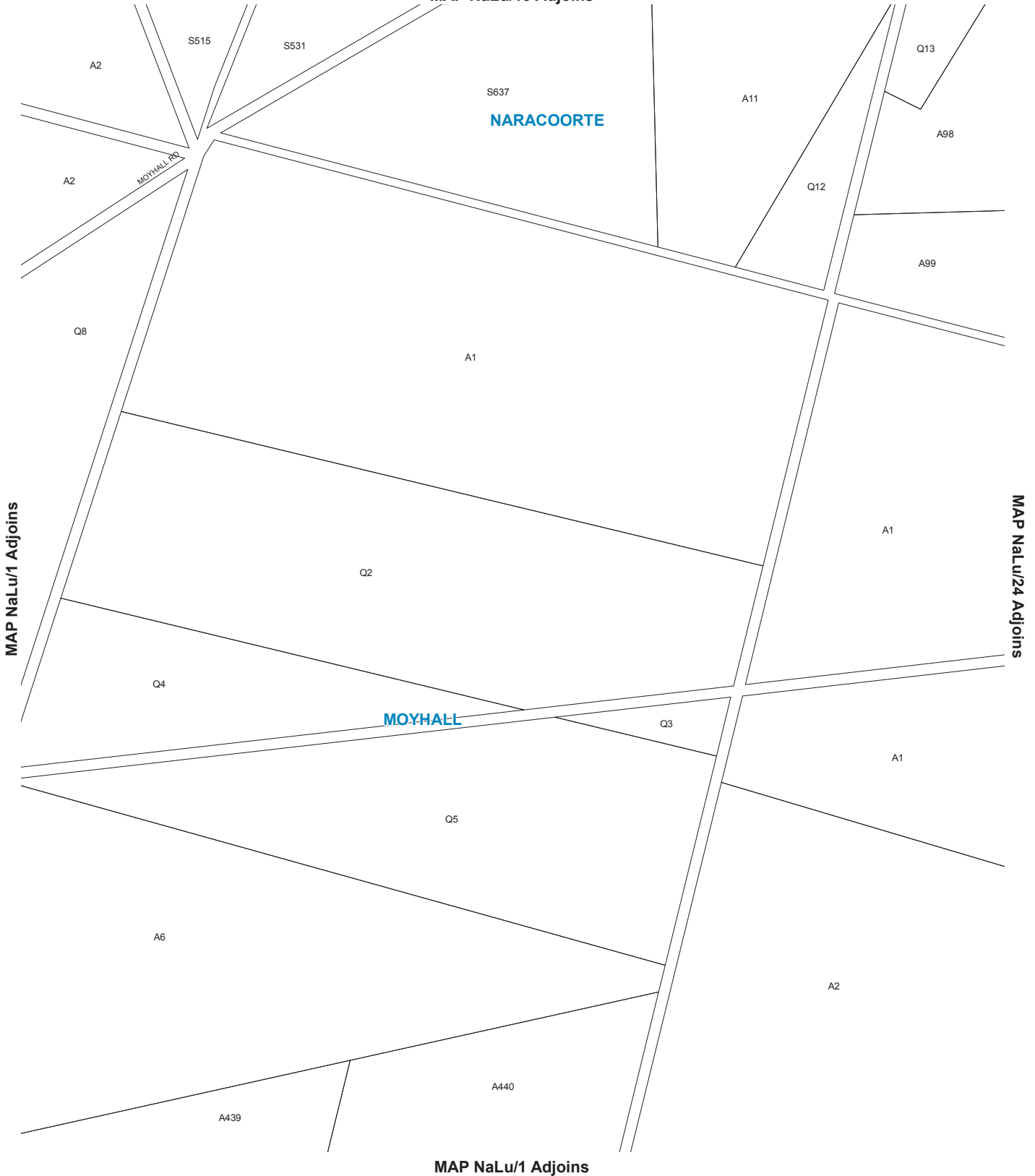


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# Precinct Map NaLu/22

Precinct Boundary

MAP NaLu/19 Adjoins



MAP NaLu/24 Adjoins

MAP NaLu/1 Adjoins

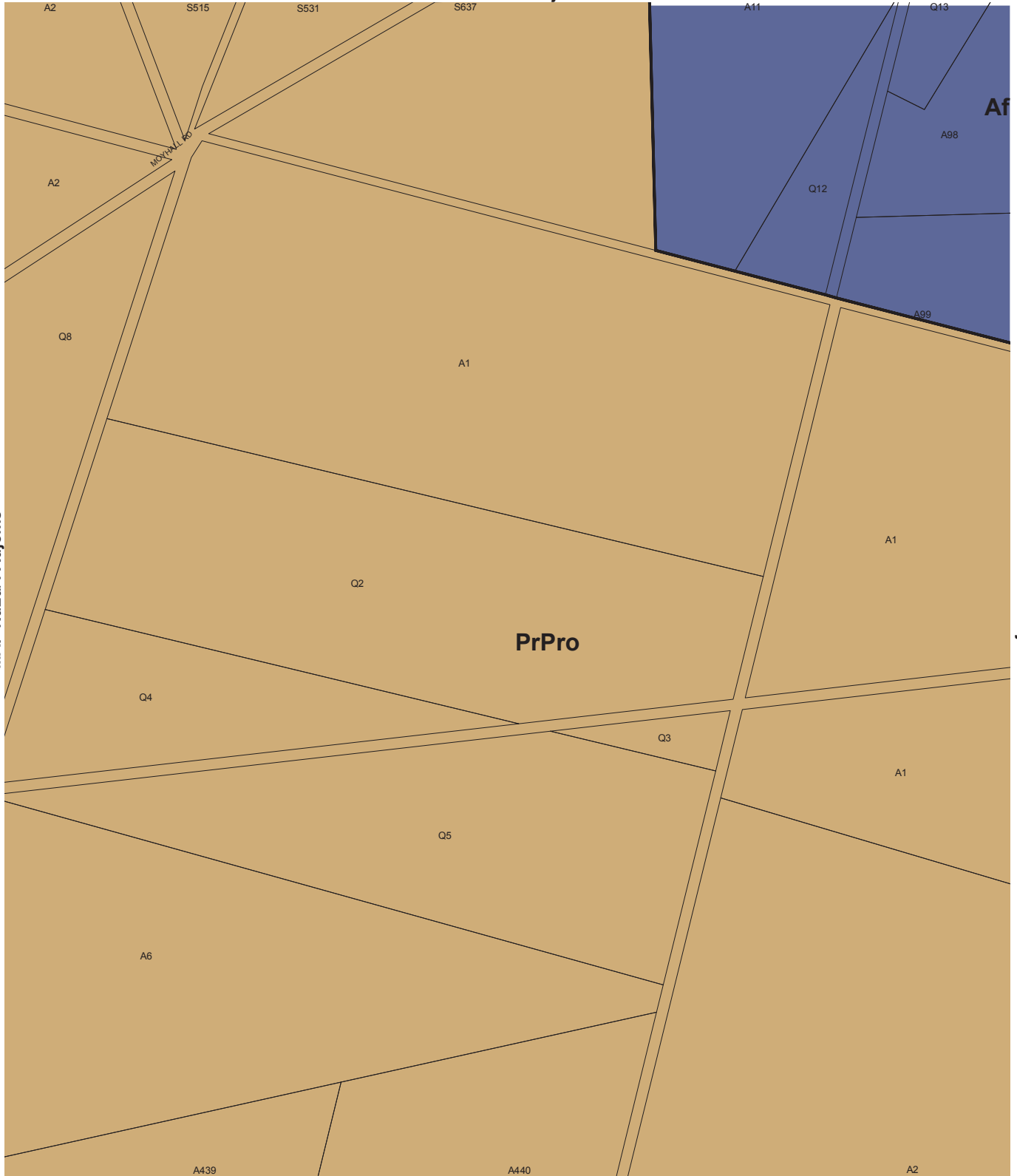
MAP NaLu/1 Adjoins



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# Location Map NaLu/23

MAP NaLu/19 Adjoins



MAP NaLu/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



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# Zone Map NaLu/23

Zones

- Airfield
- Primary Production
- Zone Boundary

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MAP NaLu/20 Adjoins



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# Location Map NaLu/24

- Railways
- Tourist Routes

MAP NaLu/20 Adjoins



MAP NaLu/23 Adjoins

MAP NaLu/25 Adjoins


MAP NaLu/1 Adjoins



# NARACOORTE

# Overlay Map NaLu/24

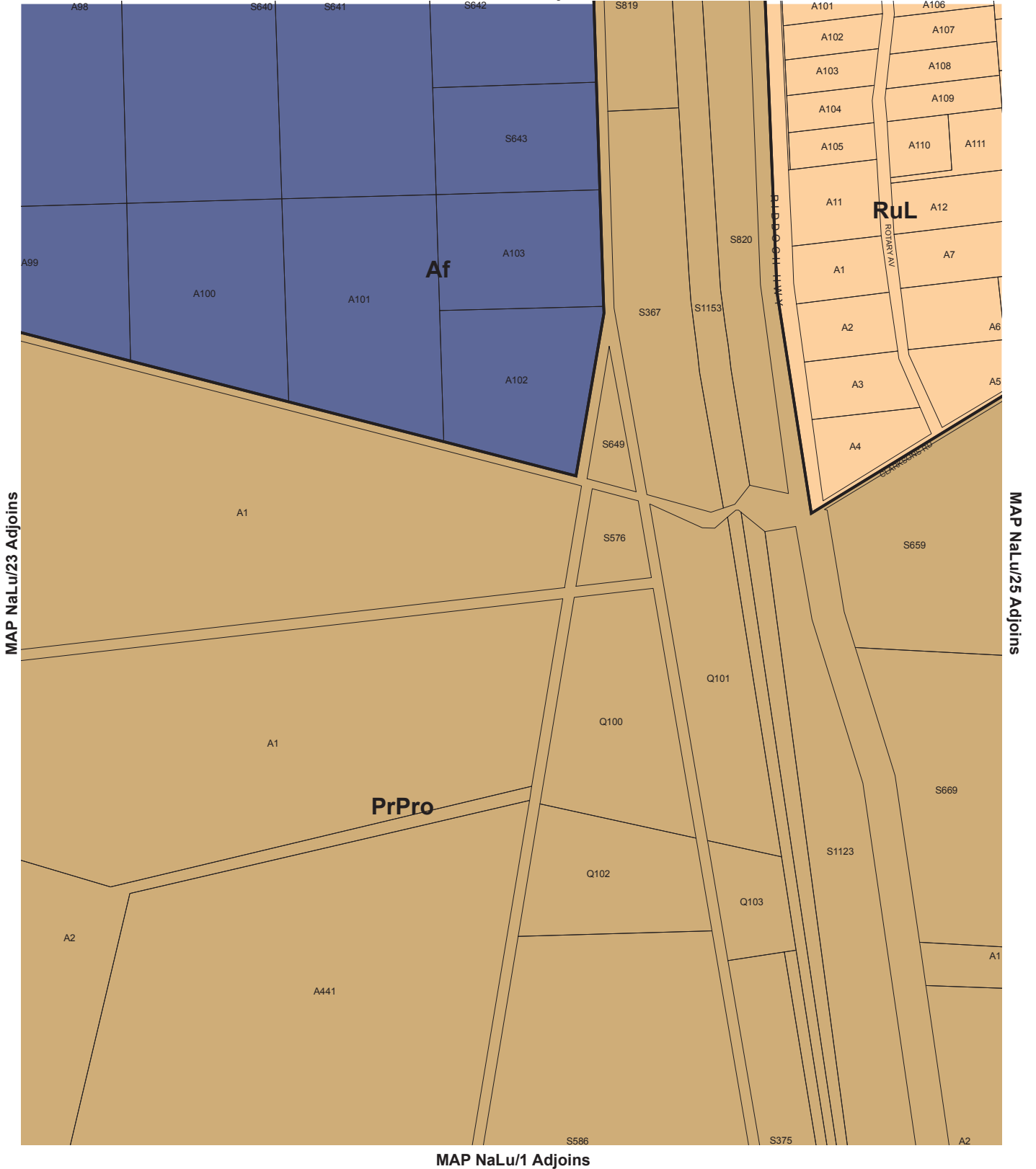
# TRANSPORT

 Primary Arterial Roads

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MAP NaLu/20 Adjoins



Lamberts Conformal Conic Projection, GDA94



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# Zone Map NaLu/24

- Zones**
- Af Airfield
  - PrPro Primary Production
  - RuL Rural Living
  - Zone Boundary

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MAP NaLu/20 Adjoins



MAP NaLu/23 Adjoins

MAP NaLu/25 Adjoins

MAP NaLu/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct 1 Area 1



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Precinct Map NaLu/24

Precinct Boundary

MAP NaLu/21 Adjoins



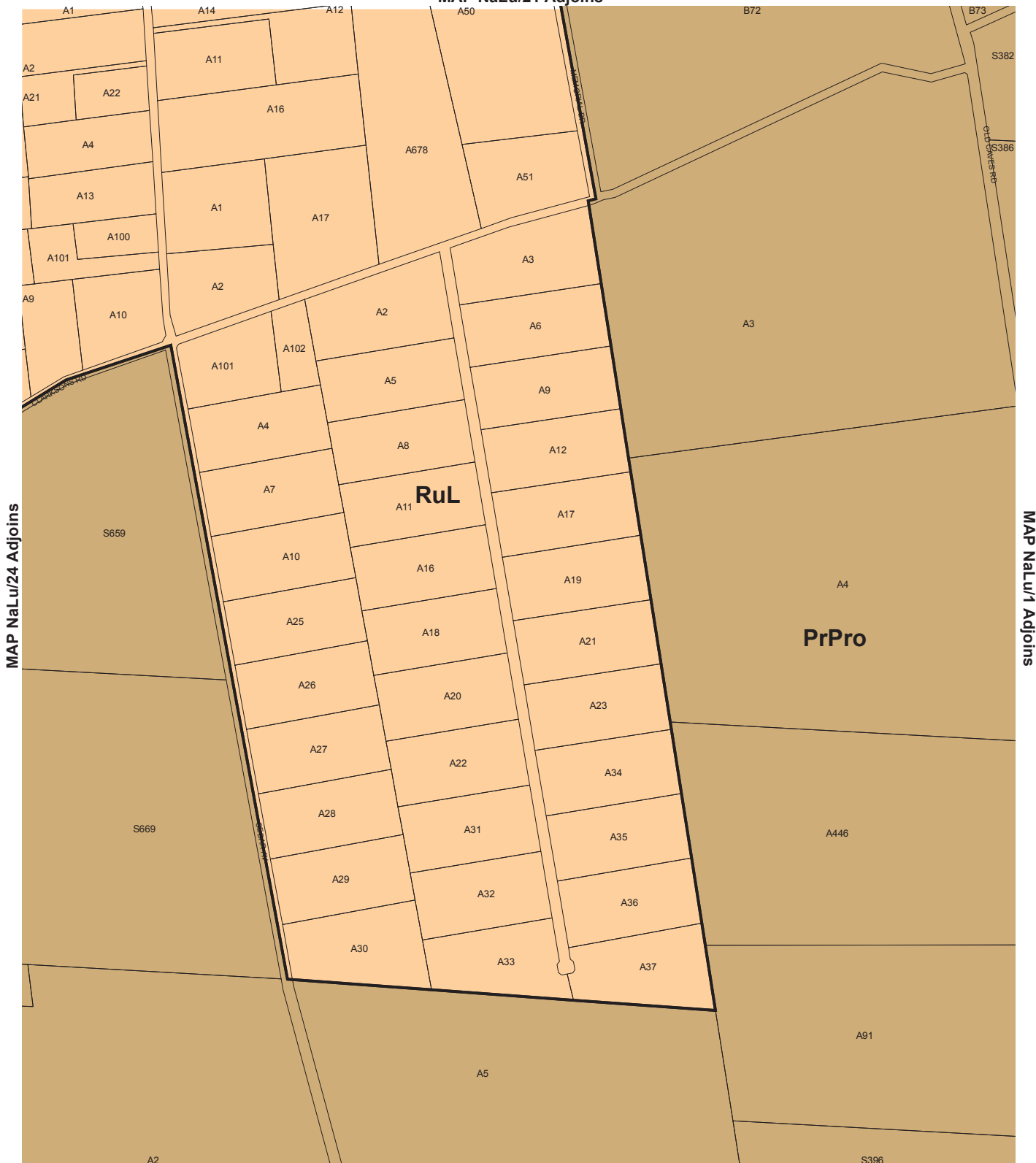
MAP NaLu/1 Adjoins



NARACOORTE

# Location Map NaLu/25

MAP NaLu/21 Adjoins



MAP NaLu/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



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# Zone Map NaLu/25

- Zones**
- PrPro Primary Production
  - RuL Rural Living
  - Zone Boundary

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MAP NaLu/21 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
1 Area 1



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# Precinct Map NaLu/25

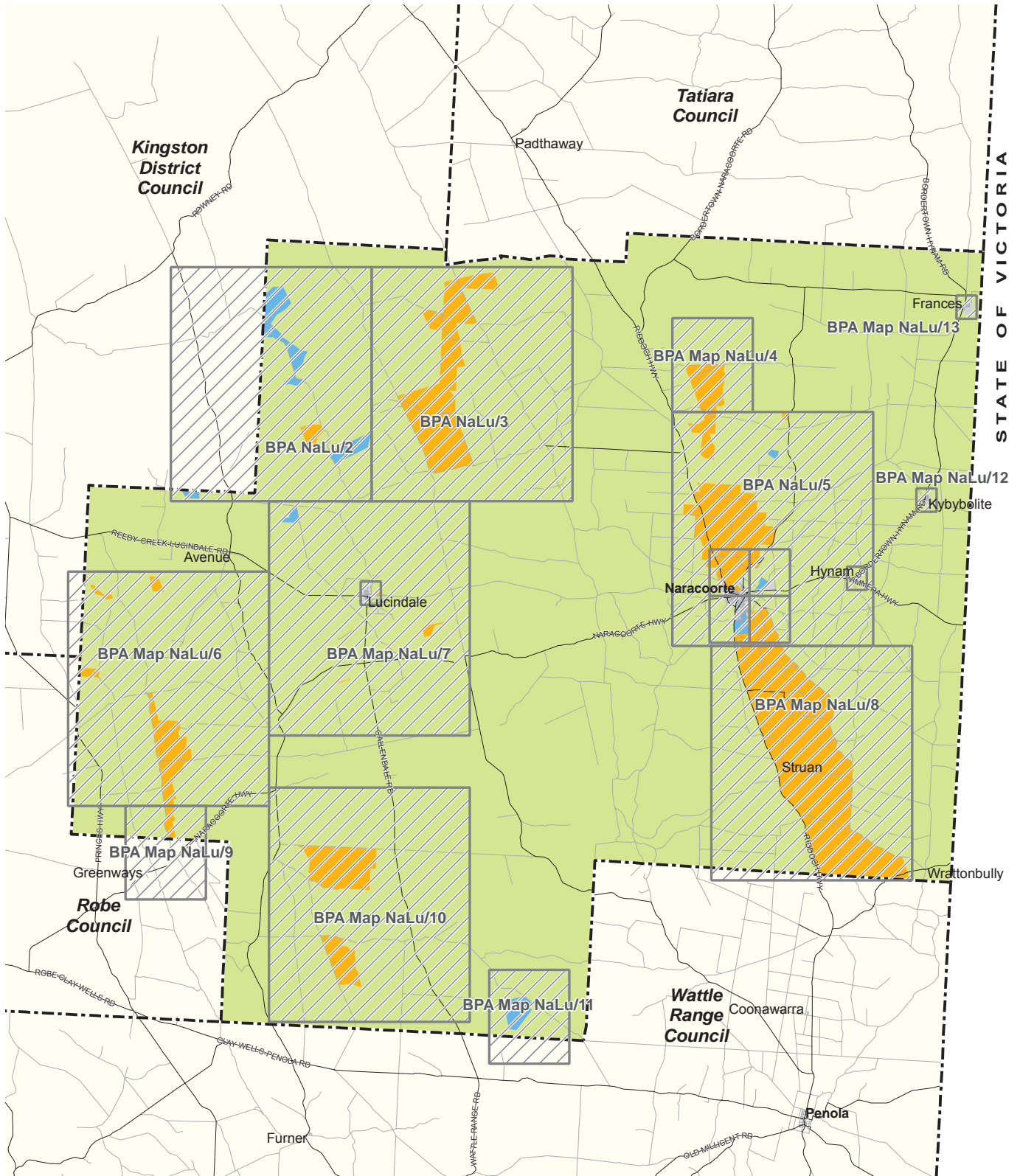
 Precinct Boundary



# Bushfire Risk BPA Maps







See enlargement map for accurate representation.

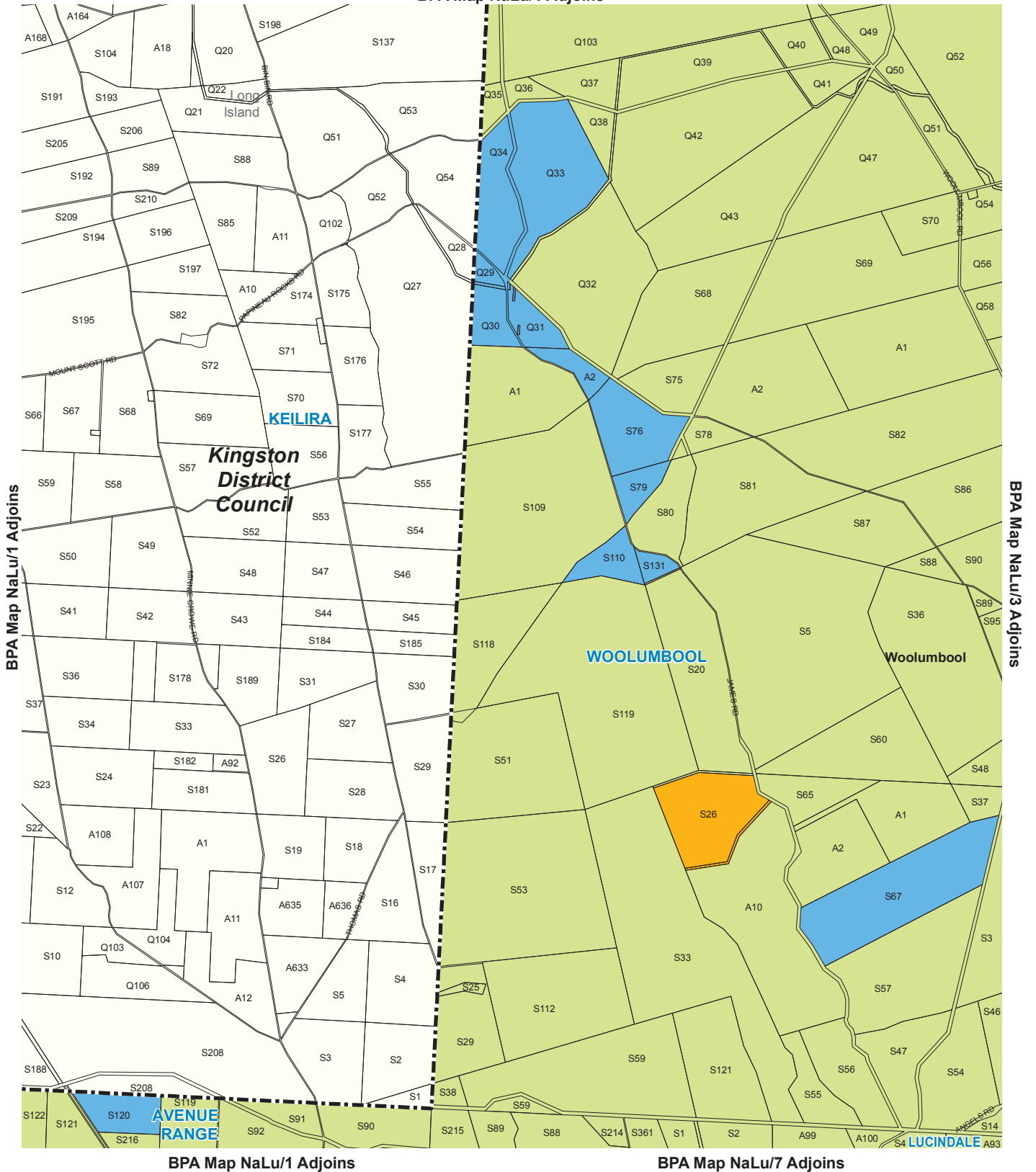


# Bushfire Protection Area

## BPA Map NaLu/1

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary



BPA Map NaLu/3 Adjoins

BPA Map NaLu/1 Adjoins

BPA Map NaLu/1 Adjoins

BPA Map NaLu/7 Adjoins



0 5 km

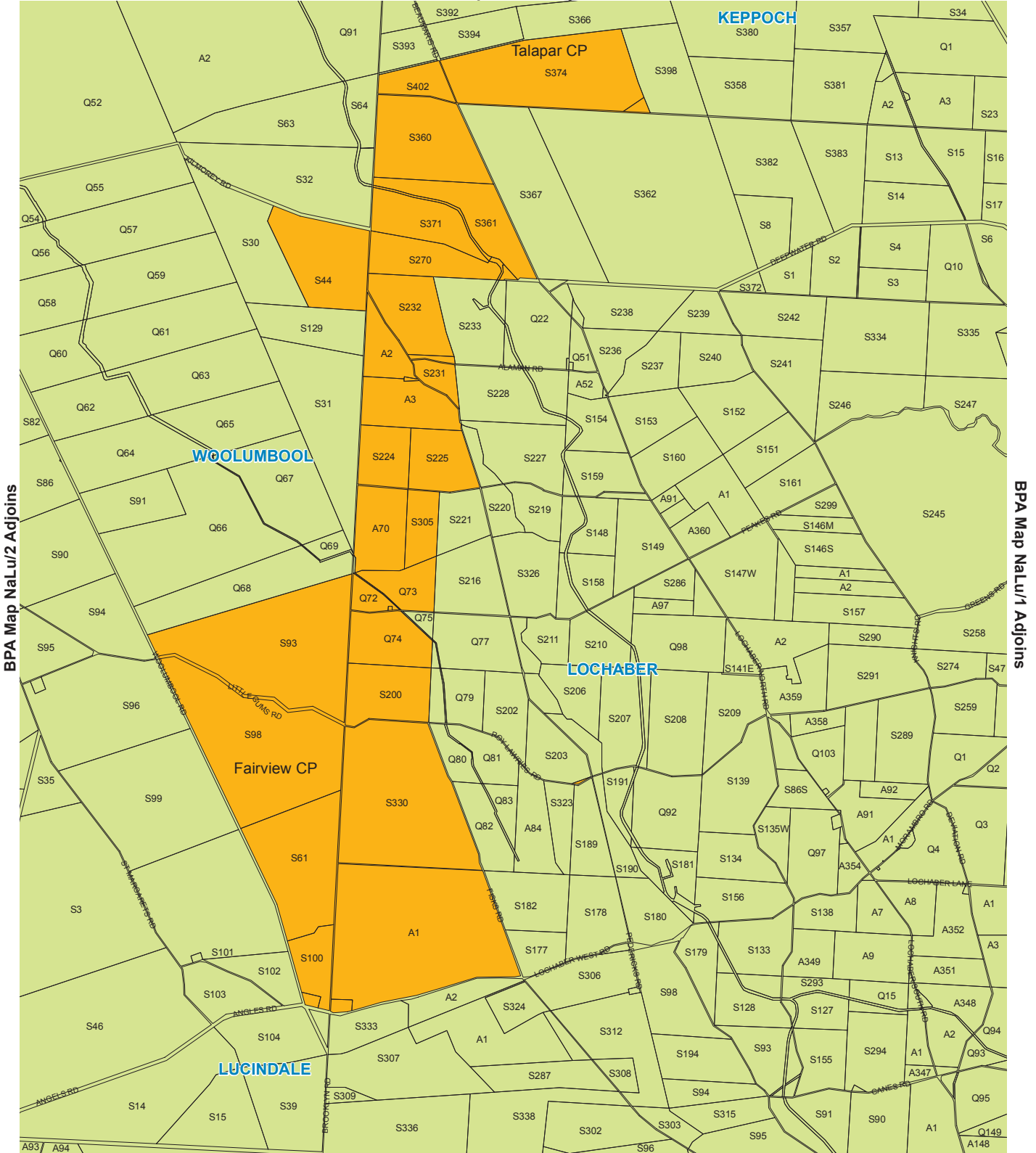
# Bushfire Protection Area

## BPA Map NaLu/2

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

BPA Map NaLu/1 Adjoins



BPA Map NaLu/7 Adjoins

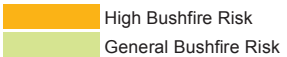
BPA Map NaLu/1 Adjoins



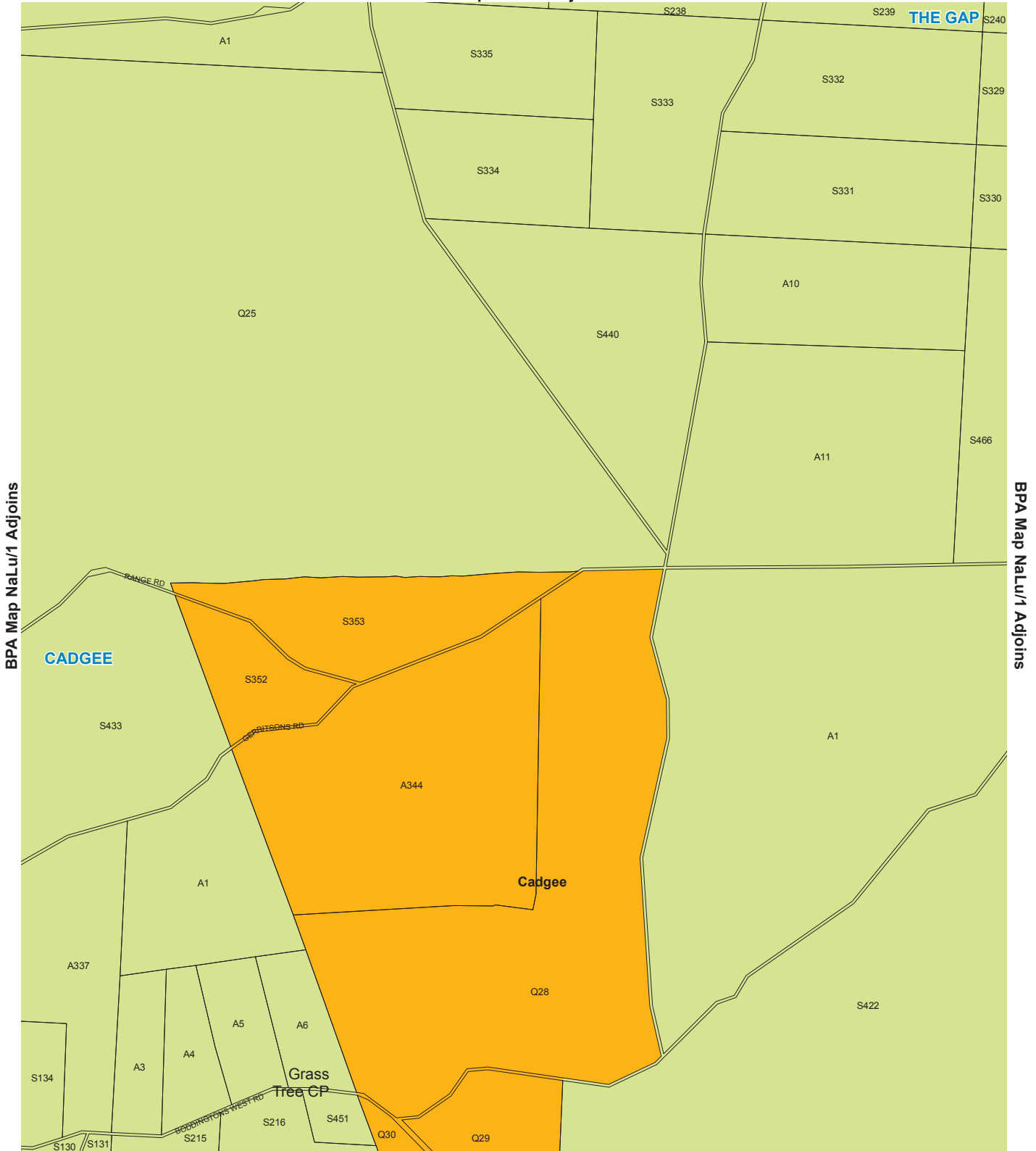
# Bushfire Protection Area

## BPA Map NaLu/3

### BUSHFIRE RISK



BPA Map NaLu/1 Adjoins



BPA Map NaLu/5 Adjoins

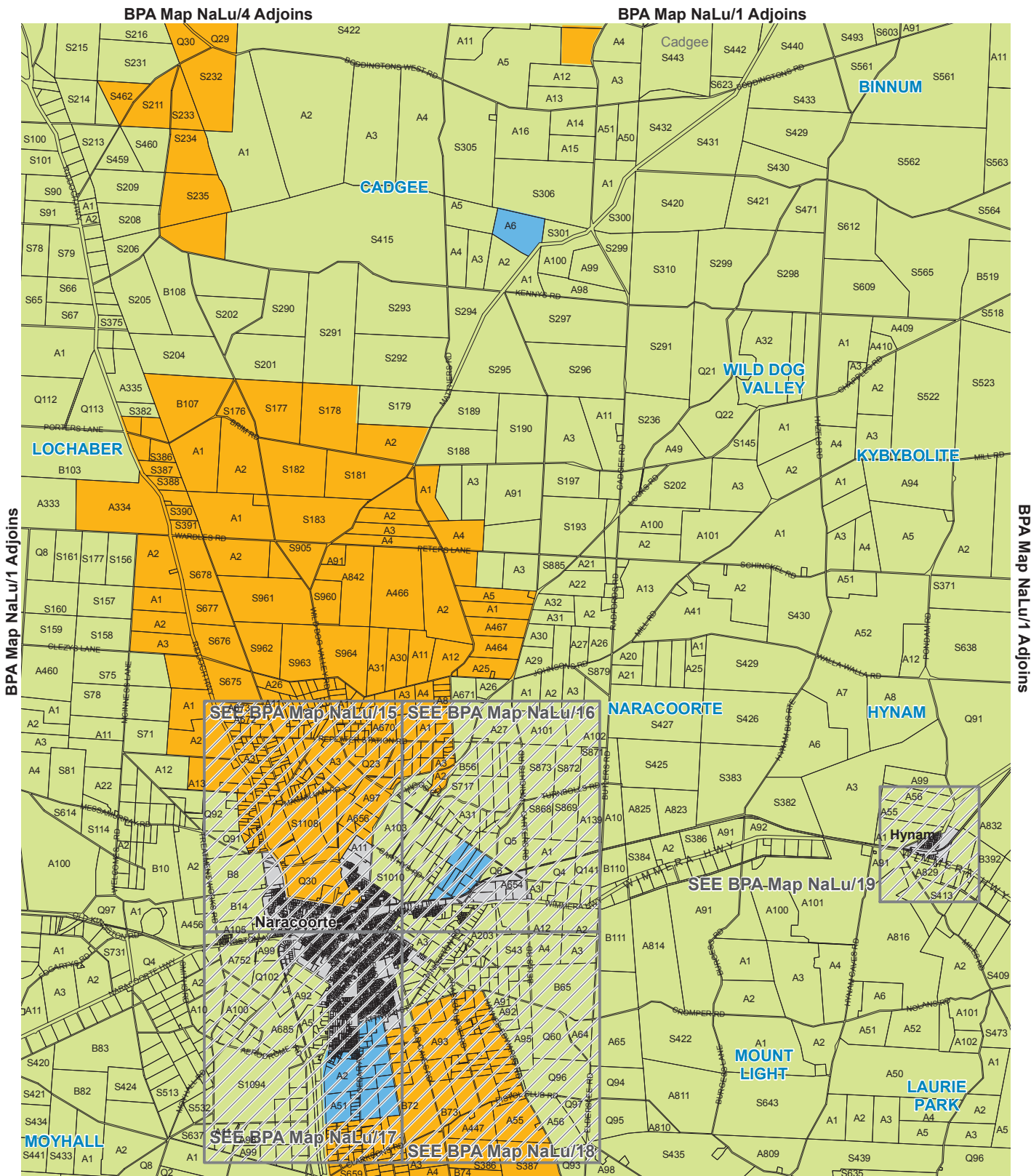


# Bushfire Protection Area

## BPA Map NaLu/4

### BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk



BPA Map NaLu/1 Adjoints

See enlargement map for accurate representation.

BPA Map NaLu/8 Adjoints

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

# Bushfire Protection Area

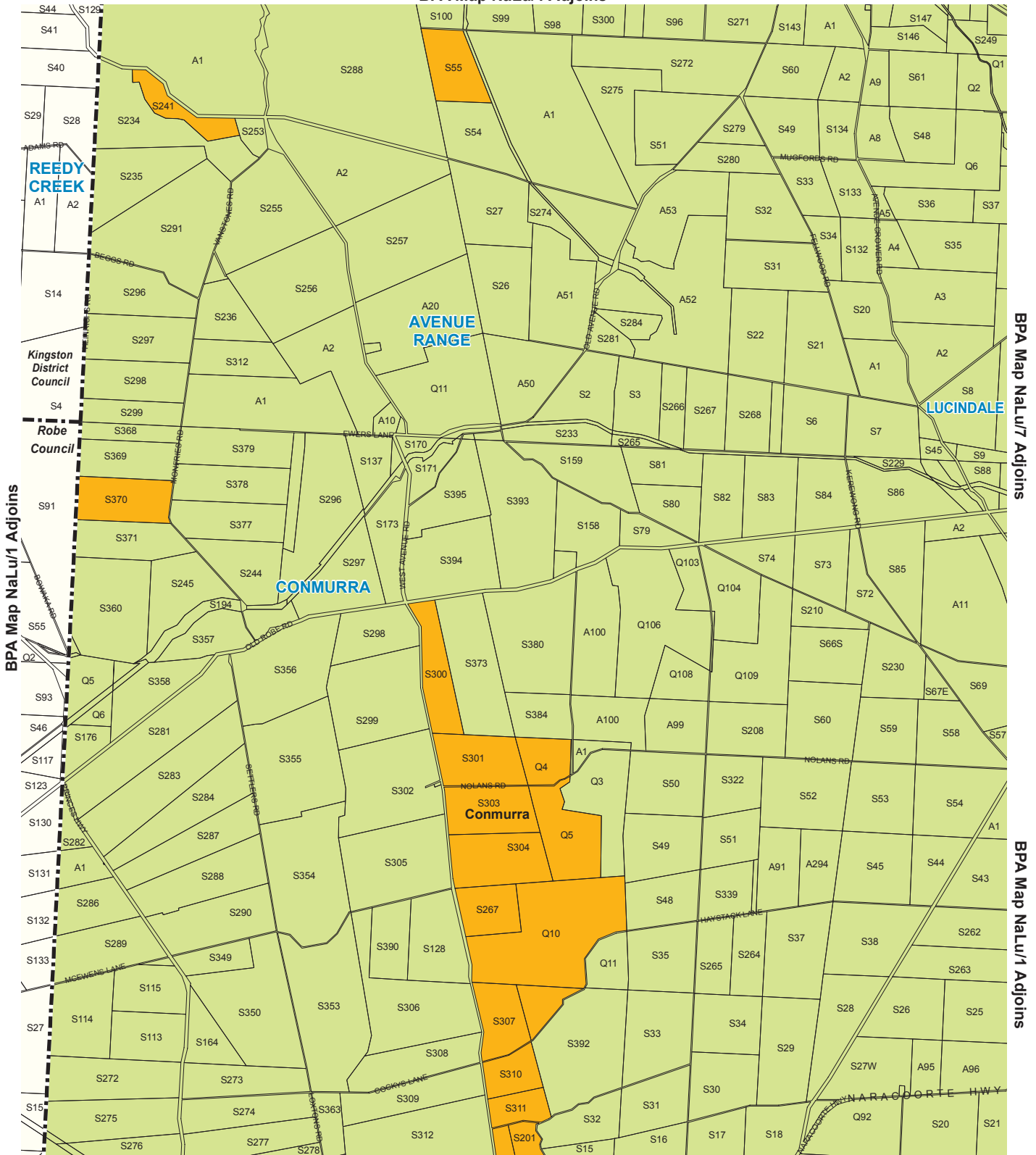
## BPA Map NaLu/5

### BUSHFIRE RISK

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BPA Map NaLu/1 Adjoins



BPA Map NaLu/1 Adjoins

BPA Map NaLu/9 Adjoins

BPA Map NaLu/1 Adjoins



# Bushfire Protection Area

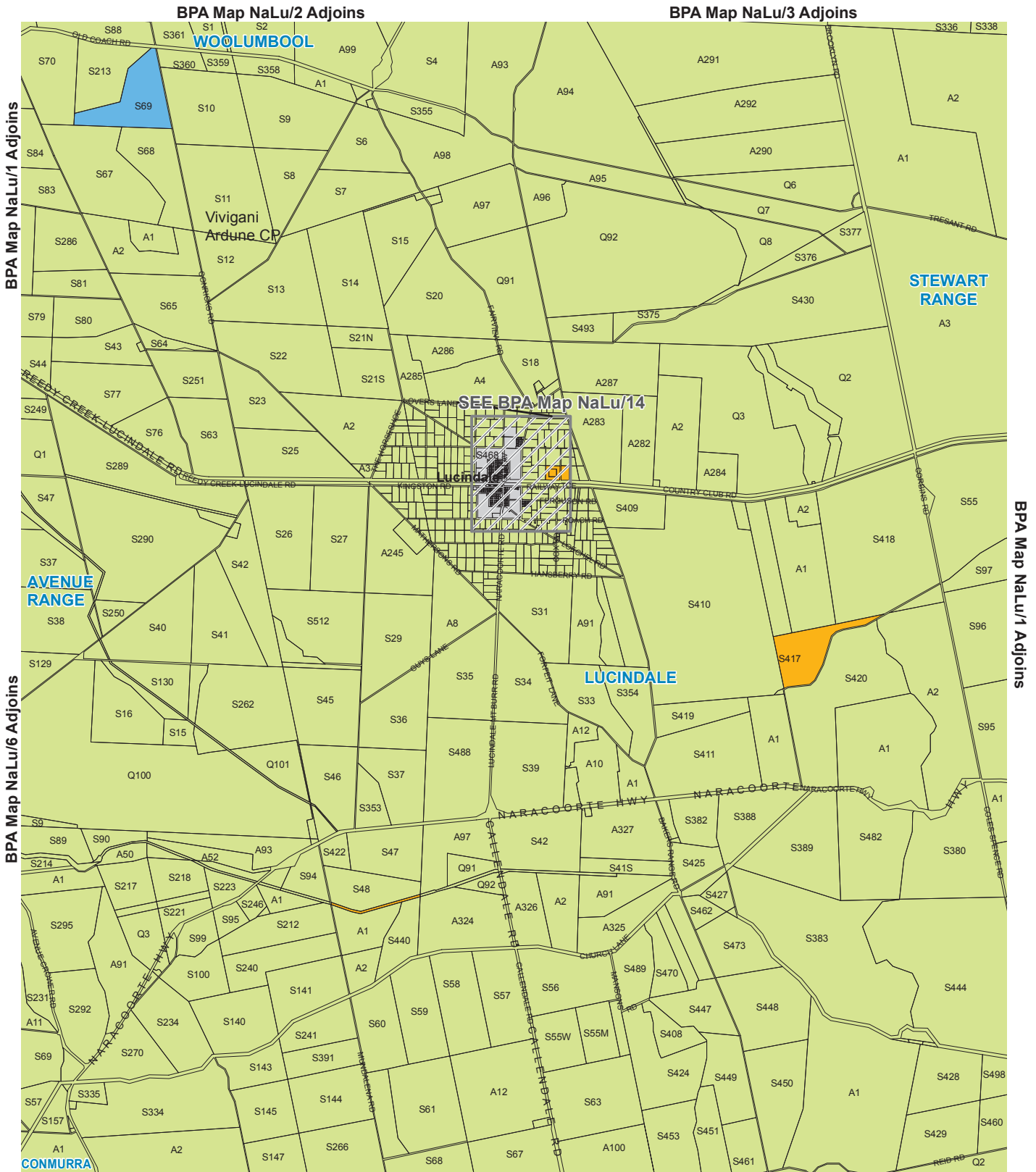
## BPA Map NaLu/6

### BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

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BPA Map NaLu/1 Adjoins

See enlargement map for accurate representation.



# Bushfire Protection Area

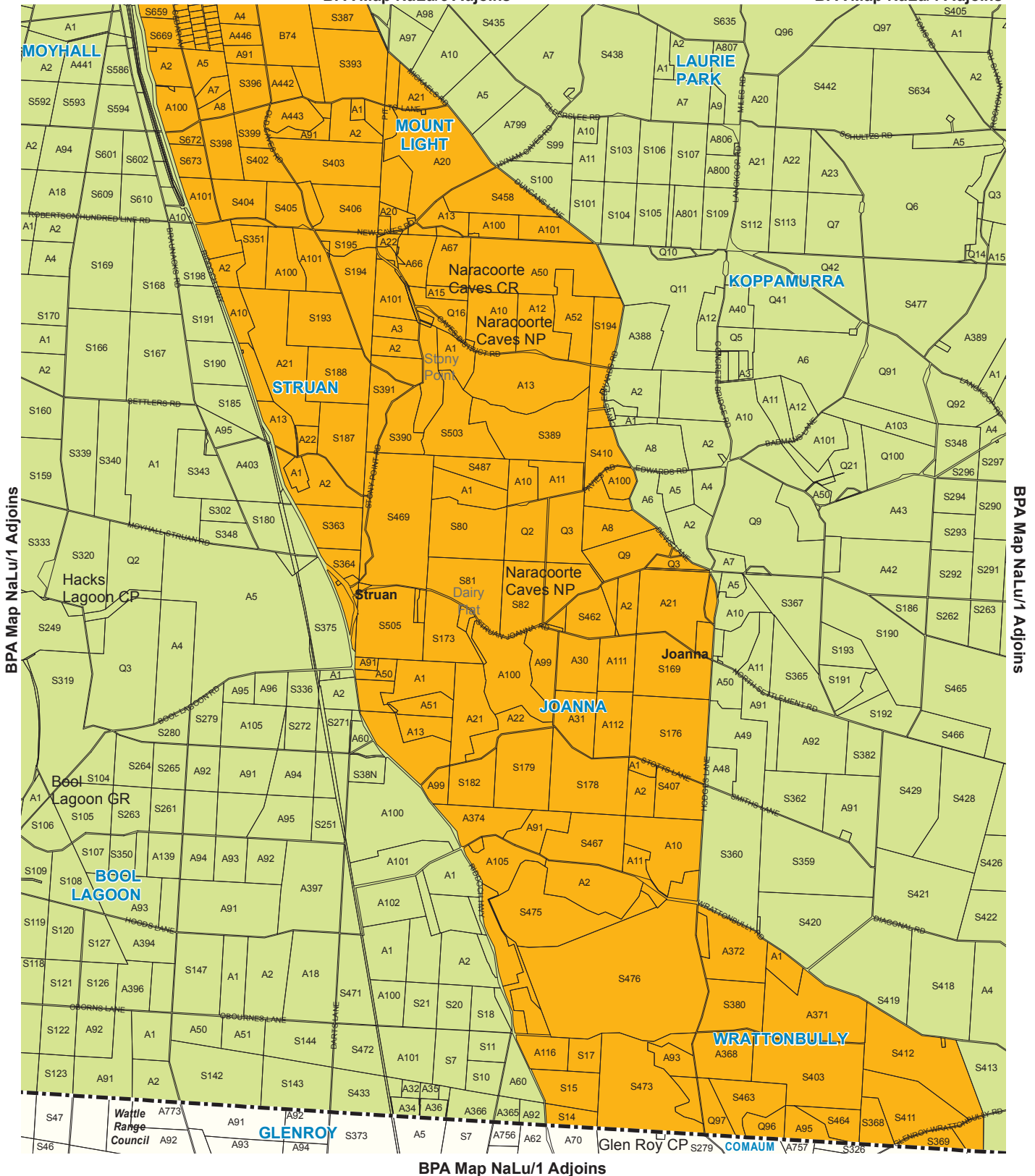
## BPA Map NaLu/7

### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

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# Bushfire Protection Area

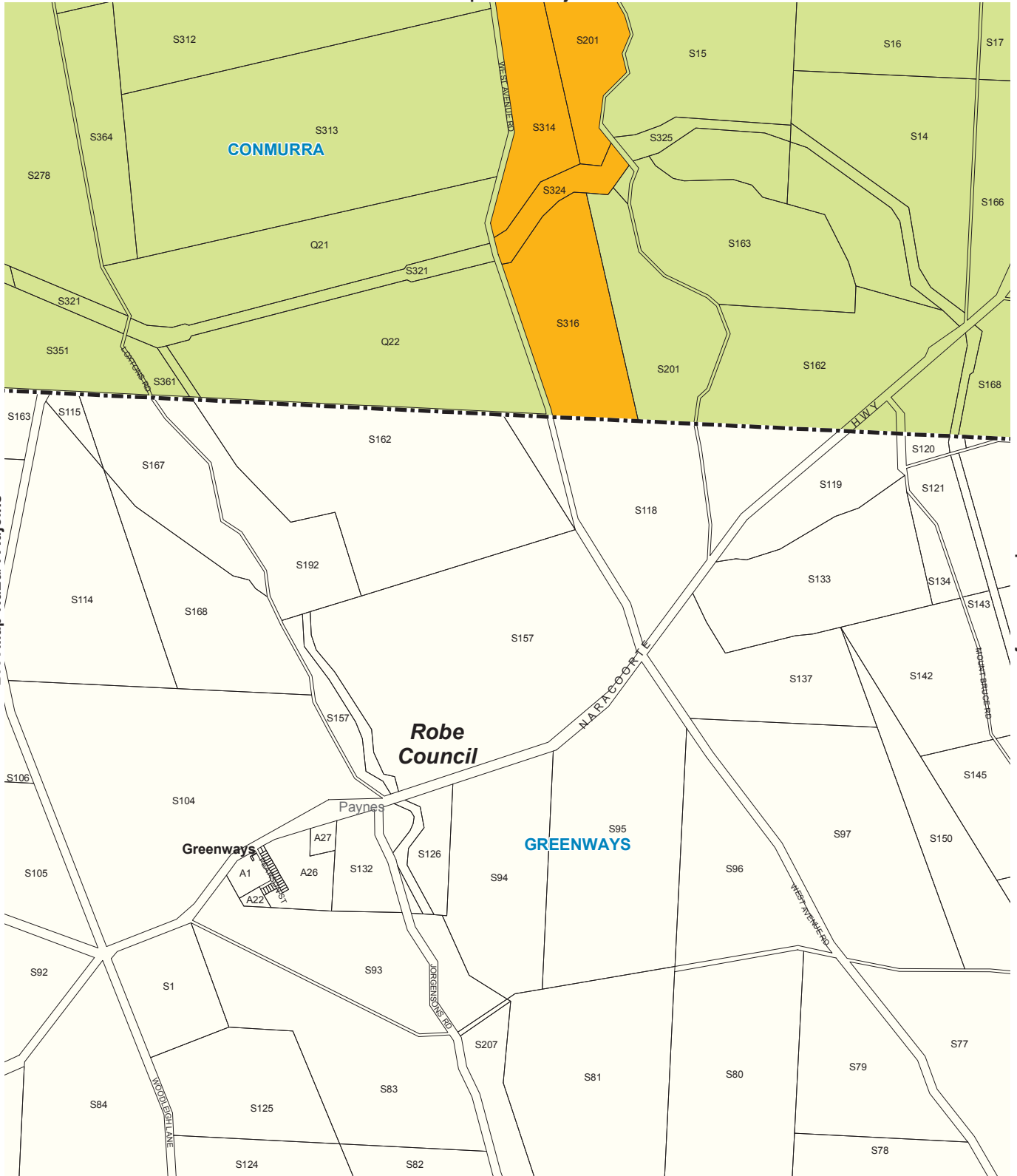
## BPA Map NaLu/8

### BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary



BPA Map NaLu/6 Adjoins



BPA Map NaLu/1 Adjoins



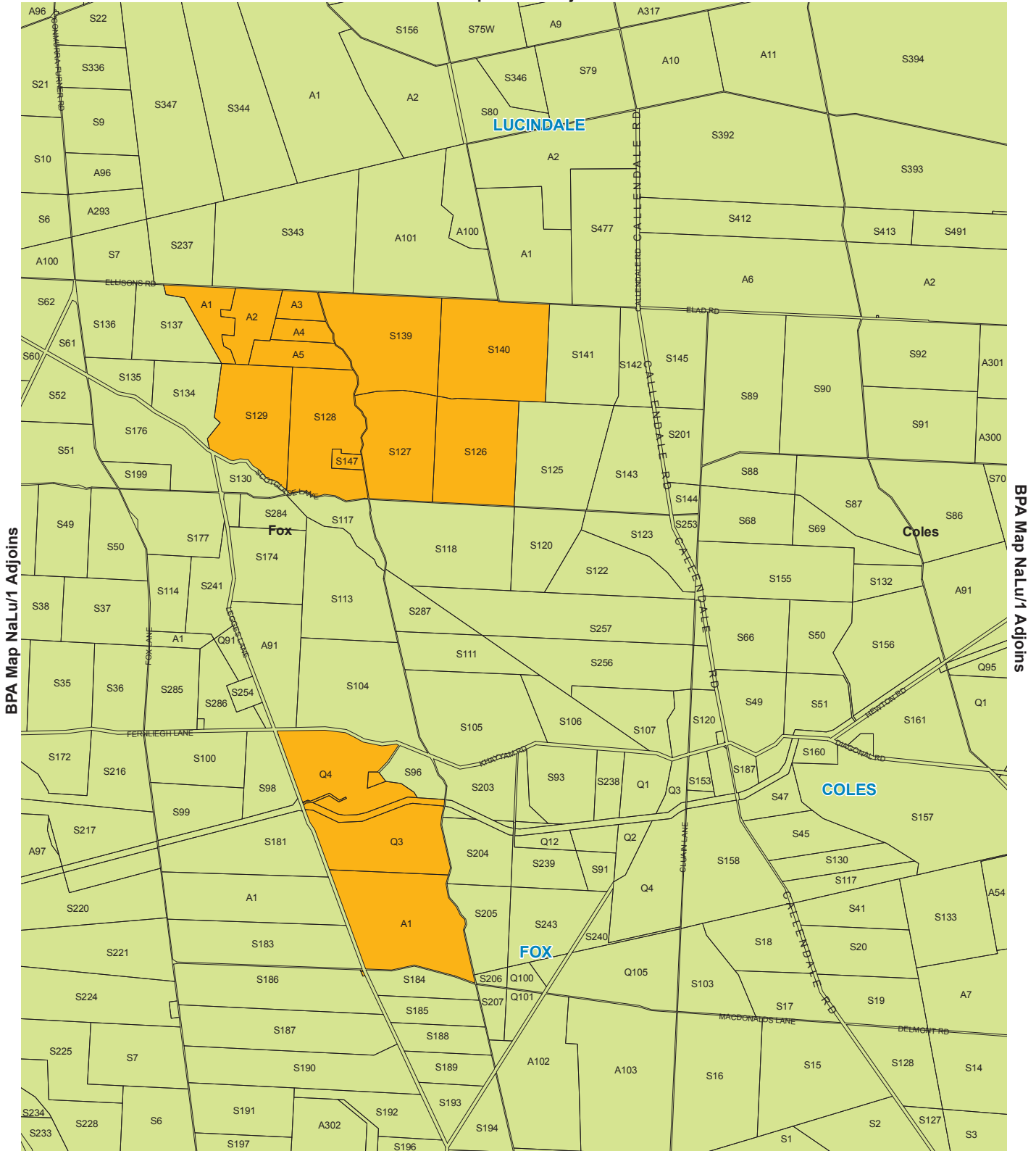
# Bushfire Protection Area

## BPA Map NaLu/9

### BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

BPA Map NaLu/1 Adjoins



BPA Map NaLu/1 Adjoins



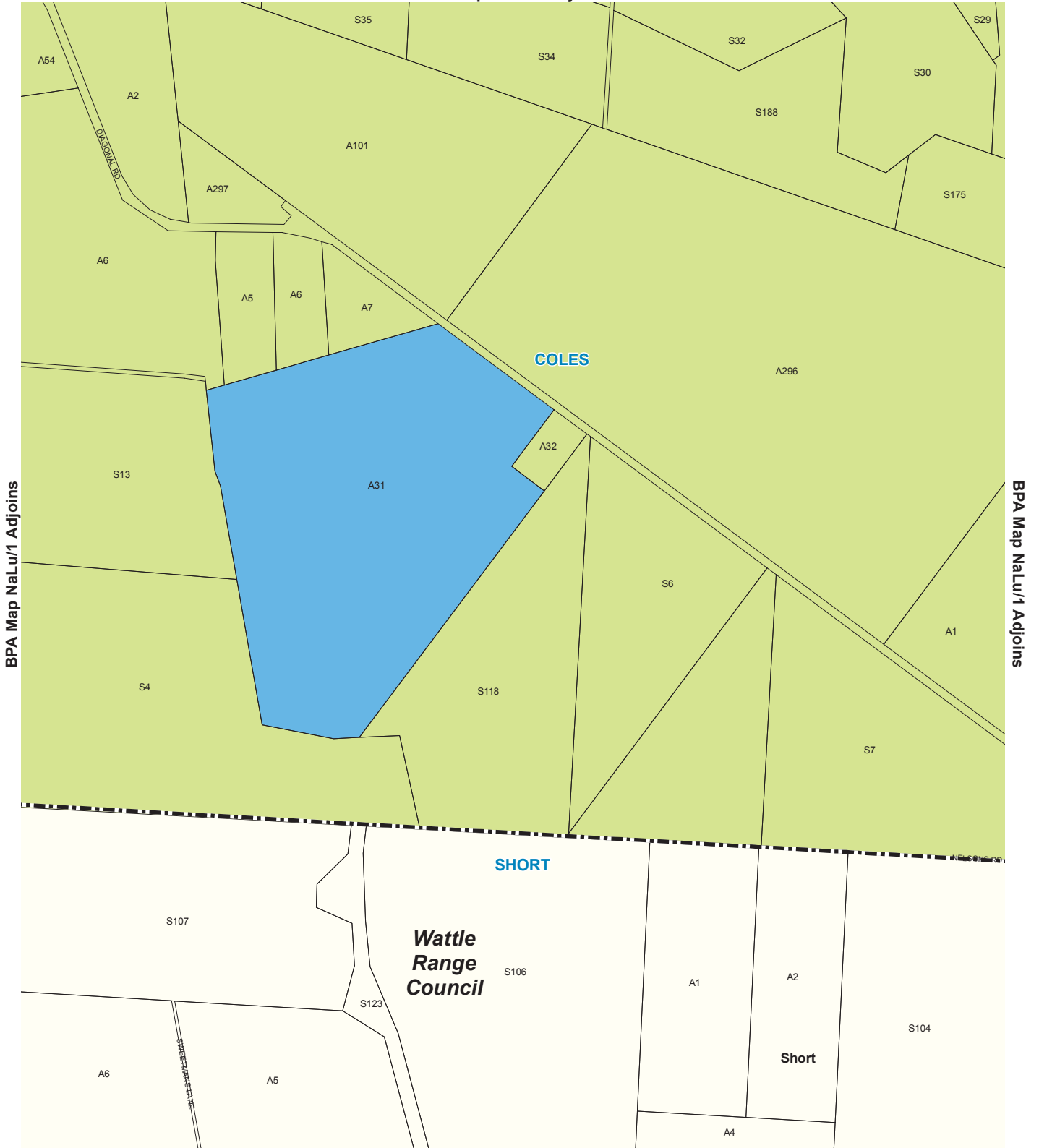
# Bushfire Protection Area

## BPA Map NaLu/10

### BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk

BPA Map NaLu/1 Adjoins



BPA Map NaLu/1 Adjoins



# Bushfire Protection Area

## BPA Map NaLu/11

### BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

BPA Map NaLu/1 Adjoins



BPA Map NaLu/1 Adjoins



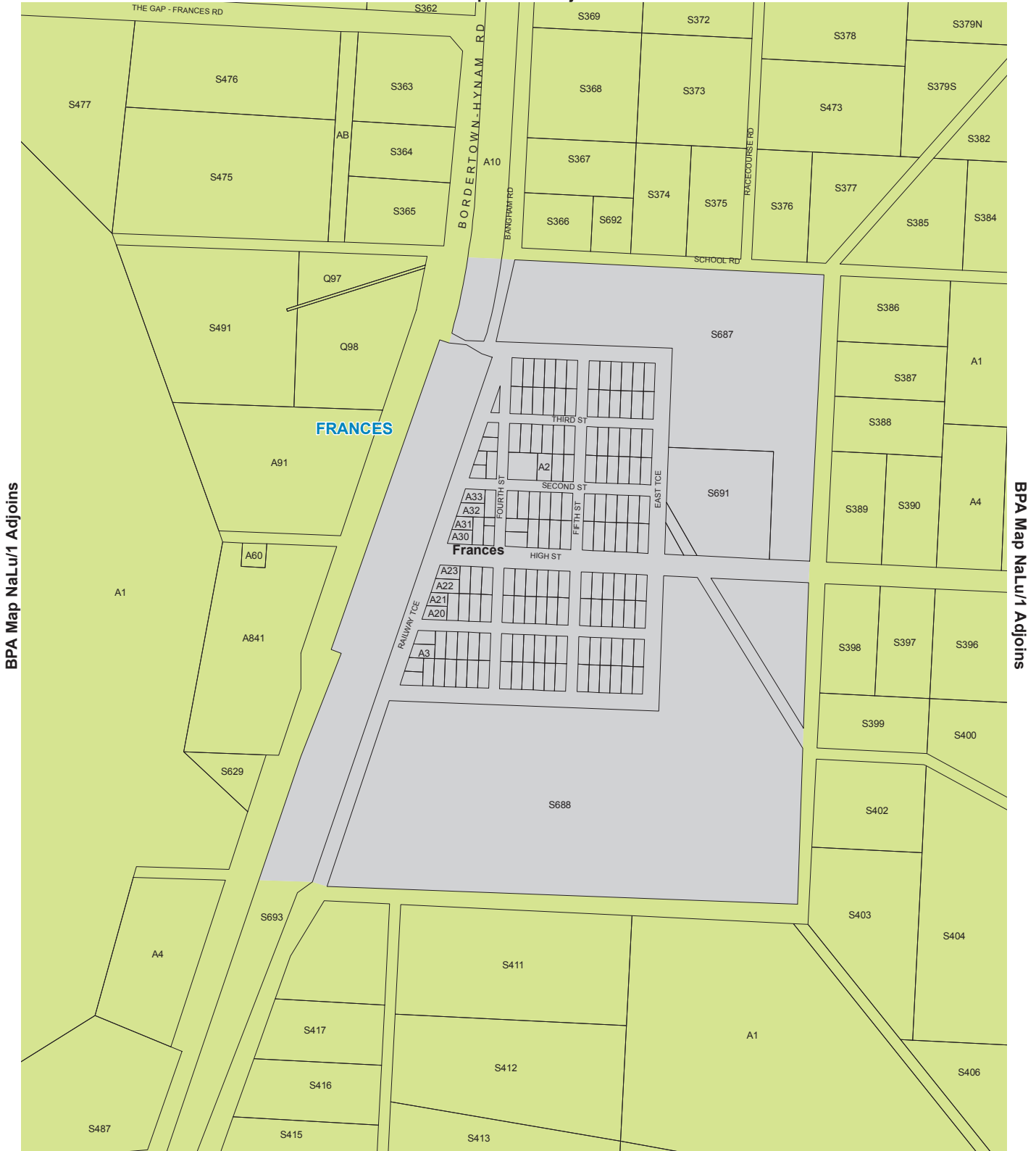
# Bushfire Protection Area

## BPA Map NaLu/12

### BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map NaLu/1 Adjoins



BPA Map NaLu/1 Adjoins



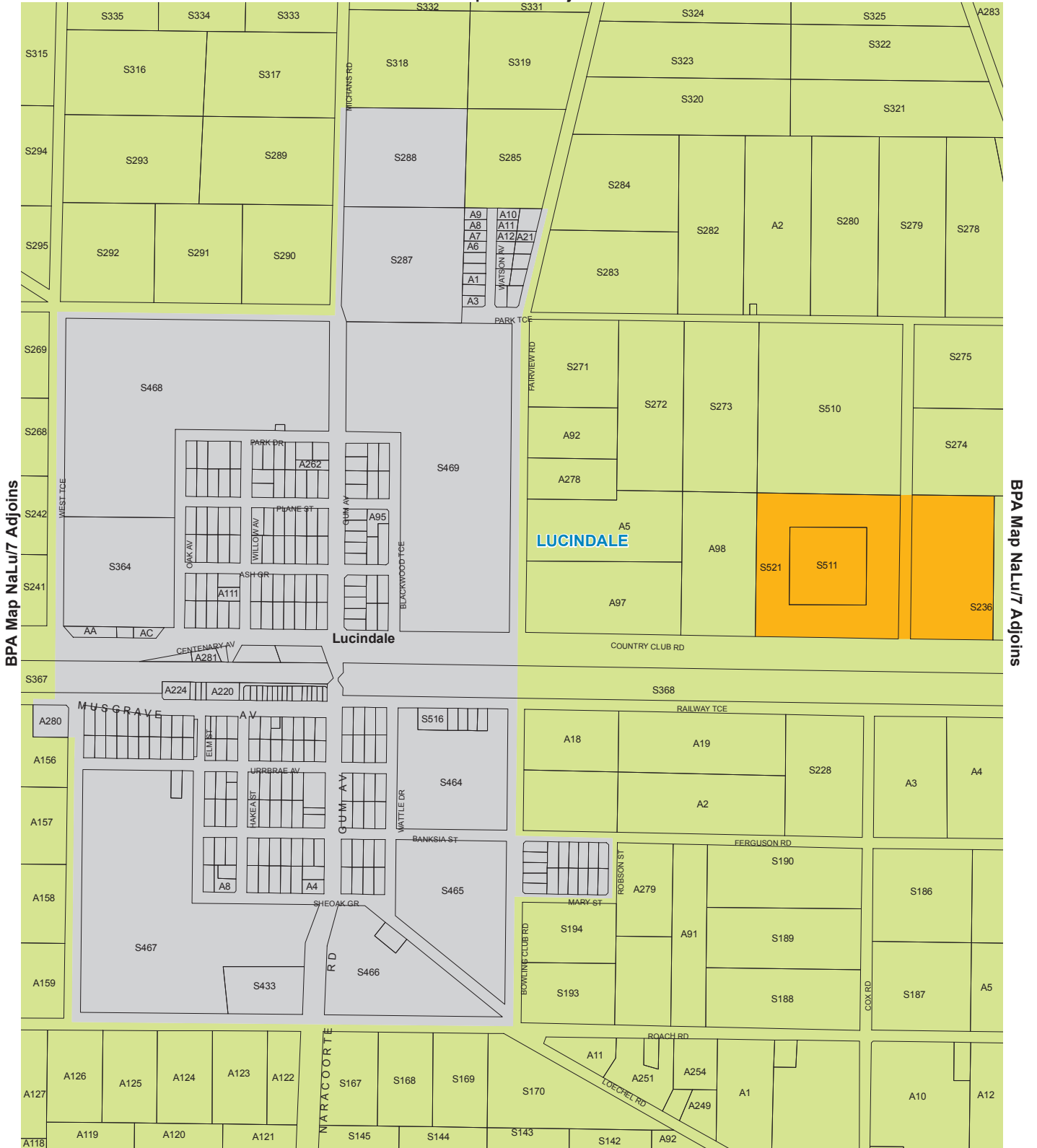
# Bushfire Protection Area

## BPA Map NaLu/13

### BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map NaLu/7 Adjoints



BPA Map NaLu/7 Adjoints



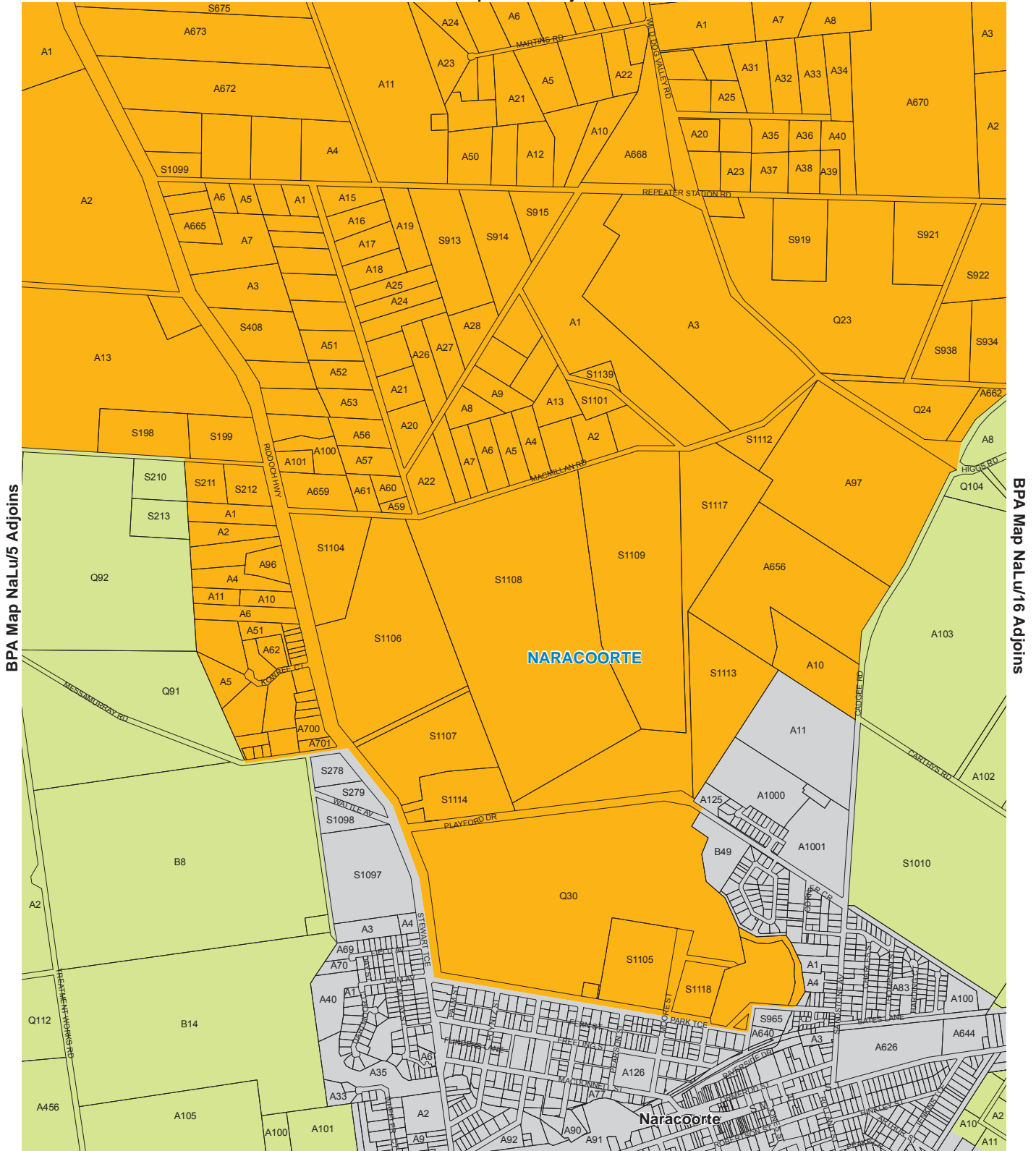
# Bushfire Protection Area

## BPA Map NaLu/14

### BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map NaLu/5 Adjoins



BPA Map NaLu/17 Adjoins



# Bushfire Protection Area

## BPA Map NaLu/15

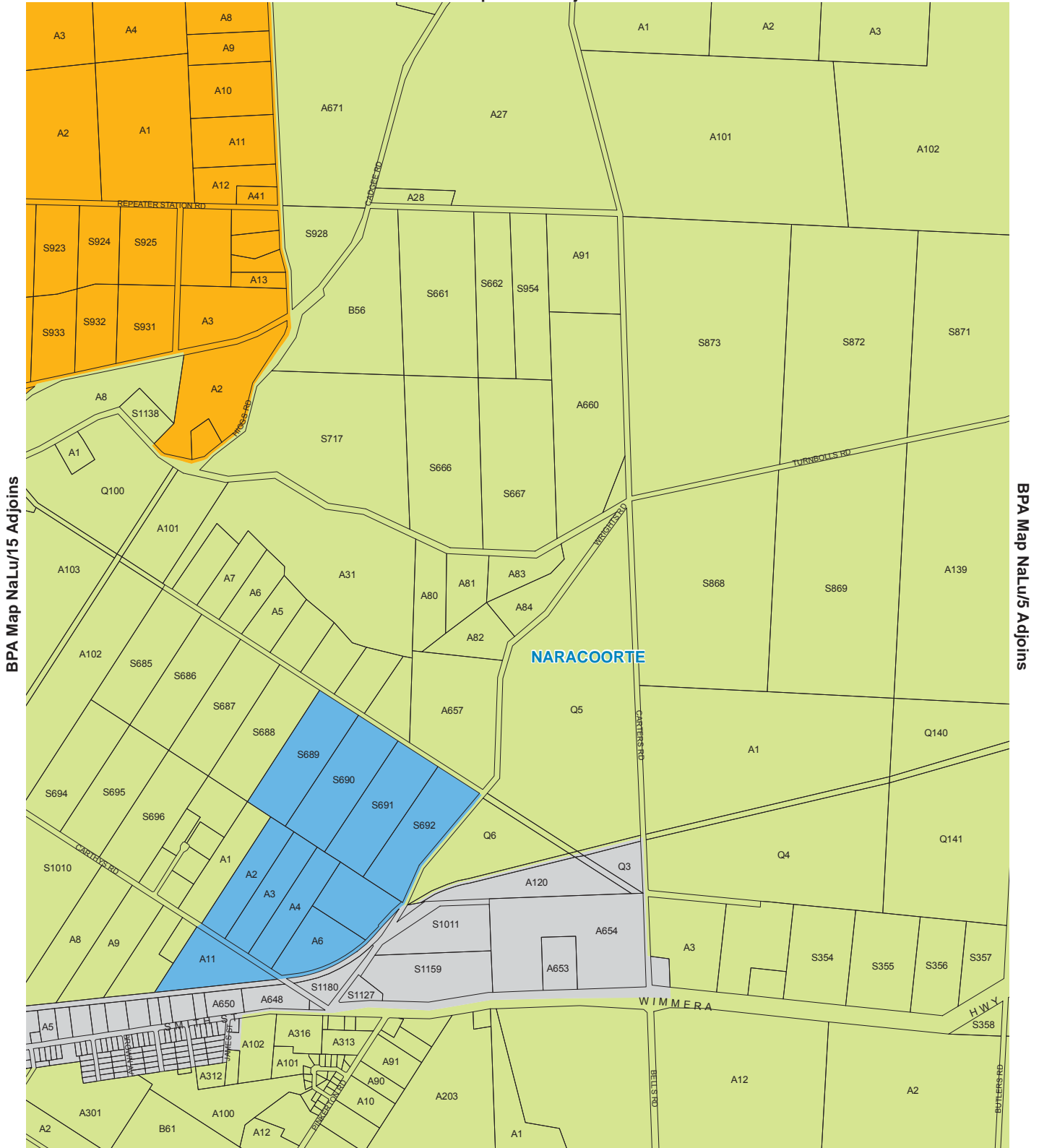
### BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

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BPA Map NaLu/5 Adjoins



BPA Map NaLu/18 Adjoins



# Bushfire Protection Area

## BPA Map NaLu/16

### BUSHFIRE RISK

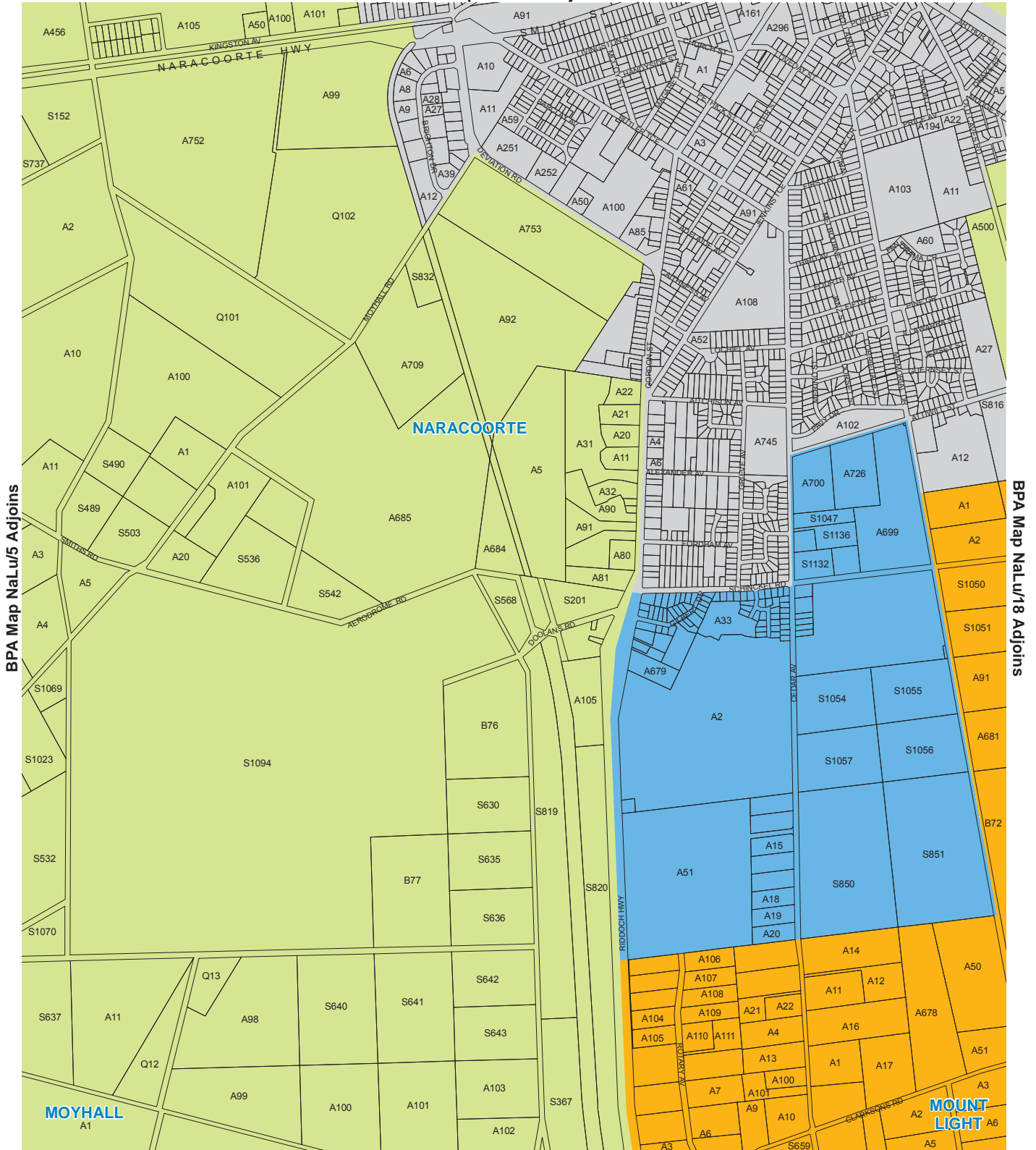
- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

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BPA Map NaLu/15 Adjoins



BPA Map NaLu/5 Adjoins



# Bushfire Protection Area

## BPA Map NaLu/17

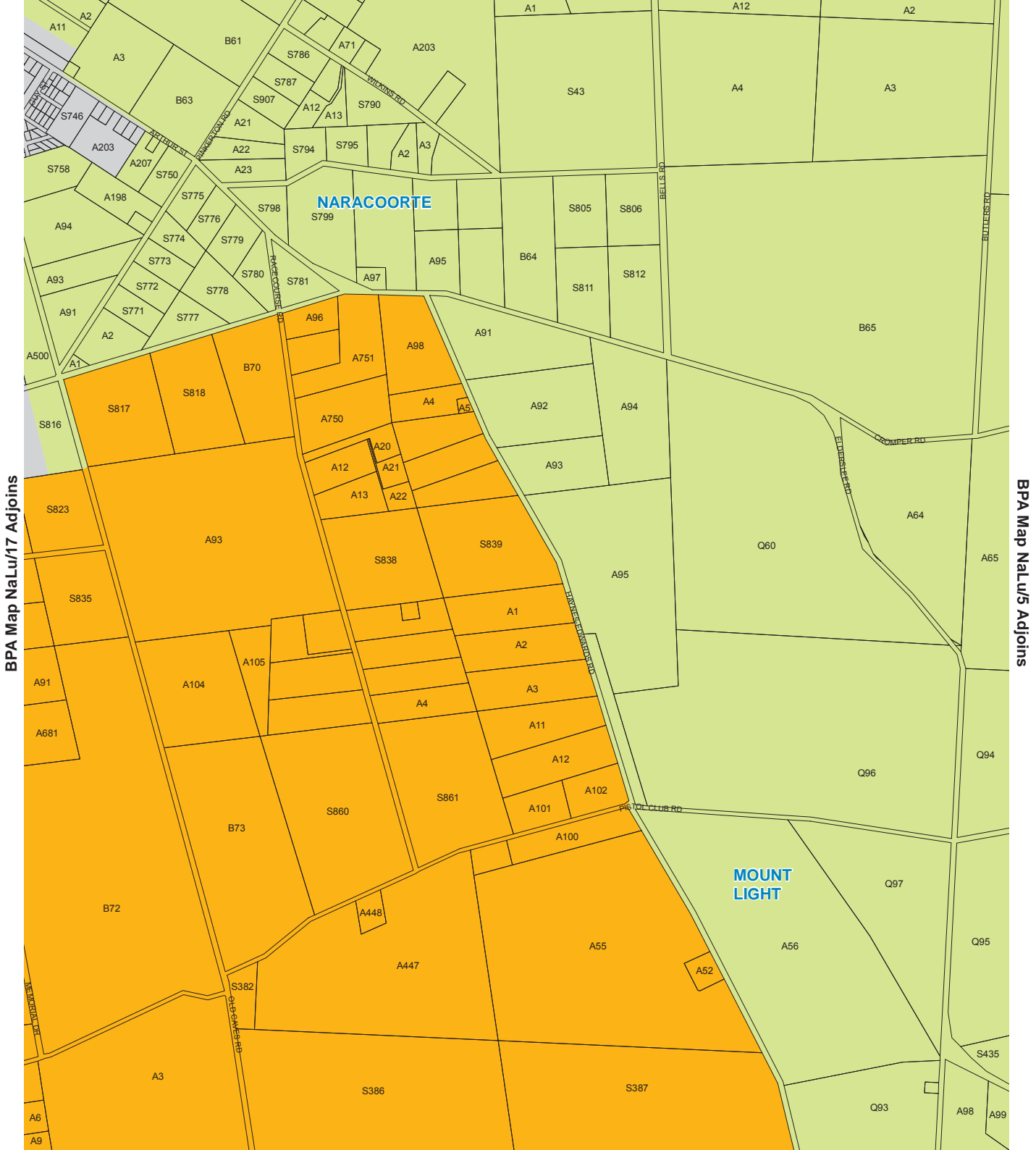
### BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

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BPA Map NaLu/16 Adjoins



BPA Map NaLu/5 Adjoins



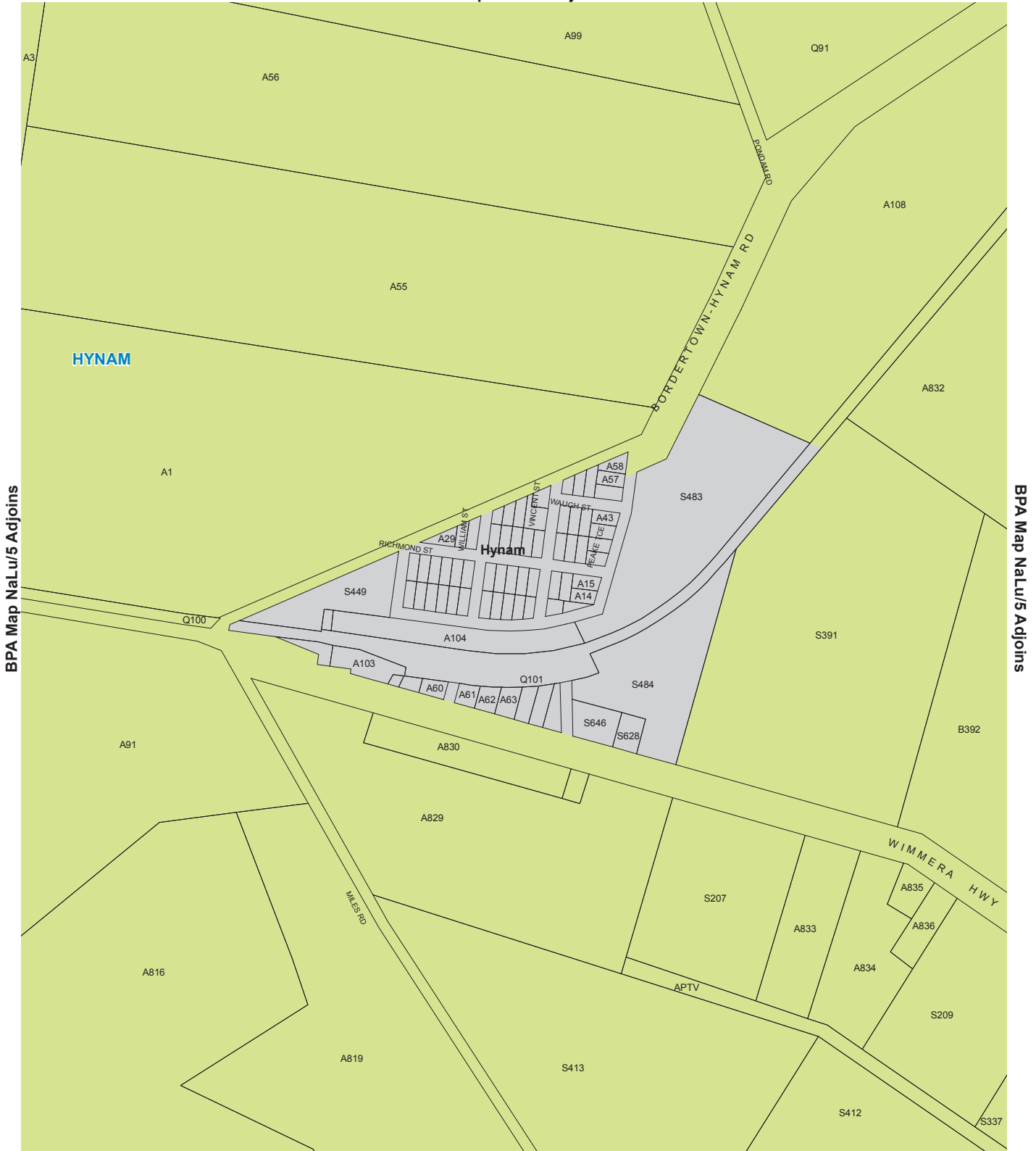
# Bushfire Protection Area

## BPA Map NaLu/18

### BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions

BPA Map NaLu/5 Adjoins





BPA Map NaLu/5 Adjoins



# Bushfire Protection Area

## BPA Map NaLu/19

### BUSHFIRE RISK

-  General Bushfire Risk
-  Excluded area from bushfire protection planning provisions

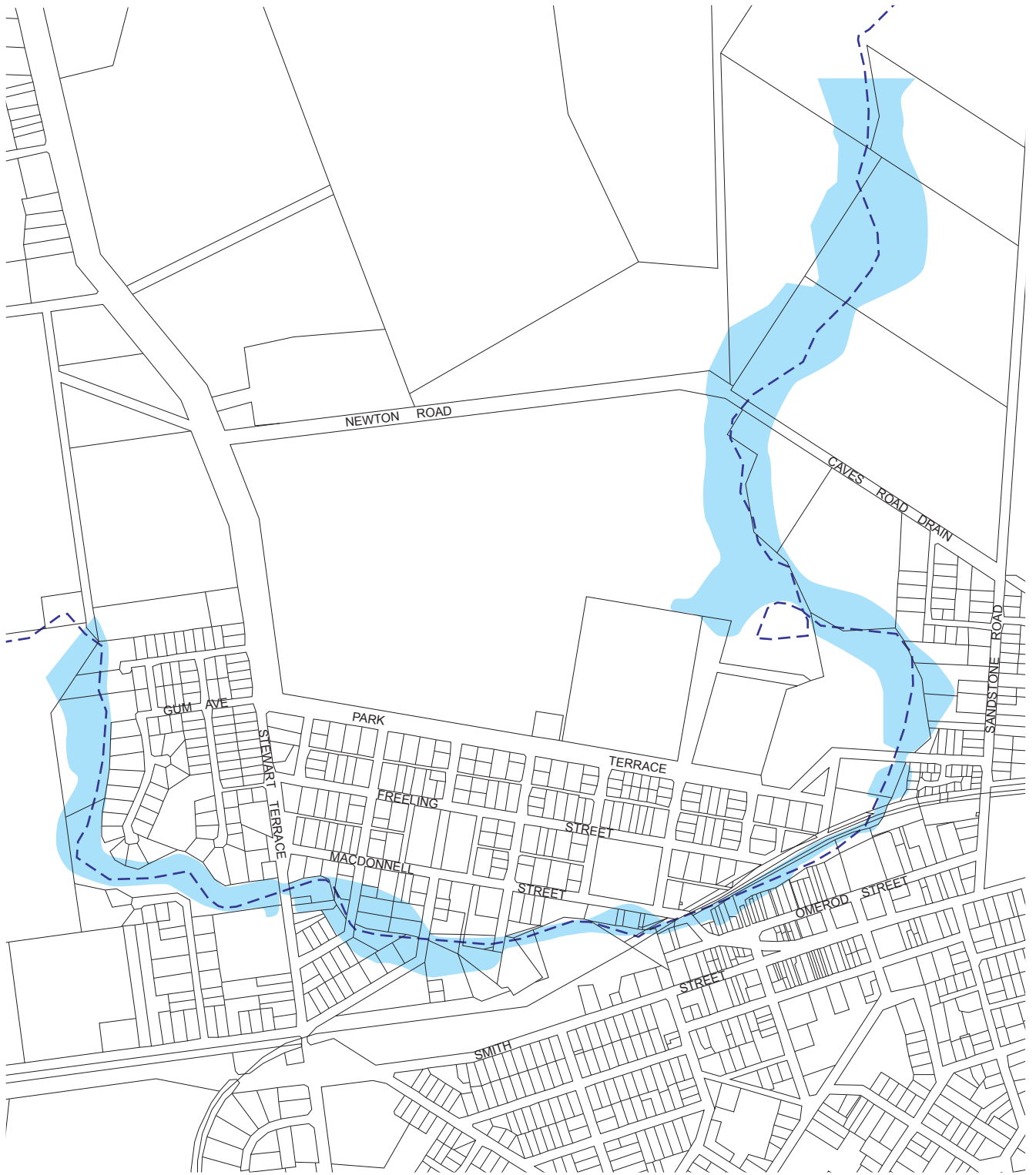
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# Concept Plan Maps





Note: For a detailed identification of the flood prone area refer to Flood Inundation Mapping of Naracoorte Creek prepared by Tonkin Consulting Report November 2000 available at Council.

- 100 Year ARI Flood Inundation Area
- Creek Centreline



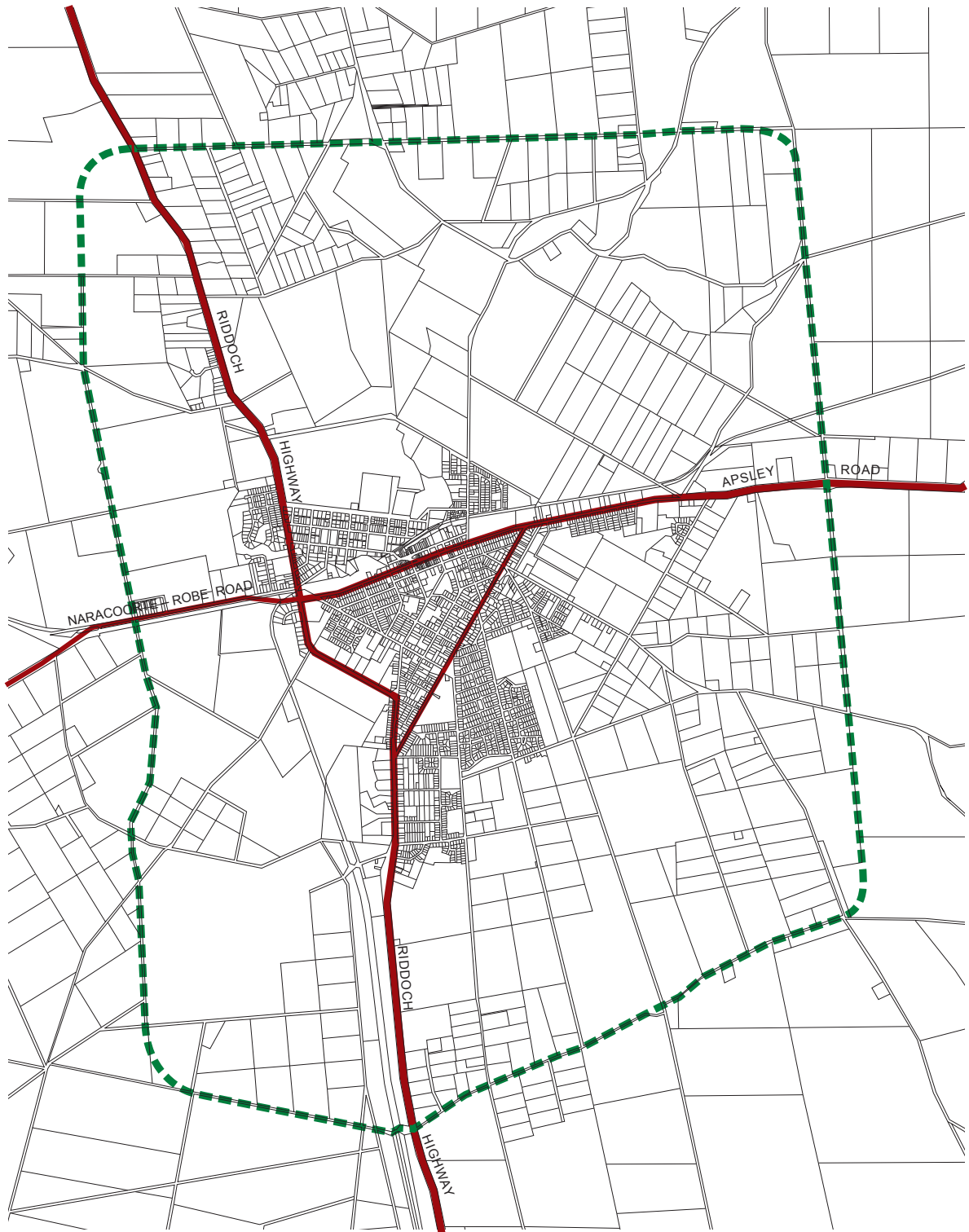
0 m 100 200 300 400 500

NARACOORTE

# Concept Plan Map NaLu/1

## NARACOORTE CREEK FLOOD AREA

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Scale 1:50 000  
0 km

2.5

- - - Proposed Bypass
- Primary Arterial Road
- Secondary Arterial Road

# NARACOORTE

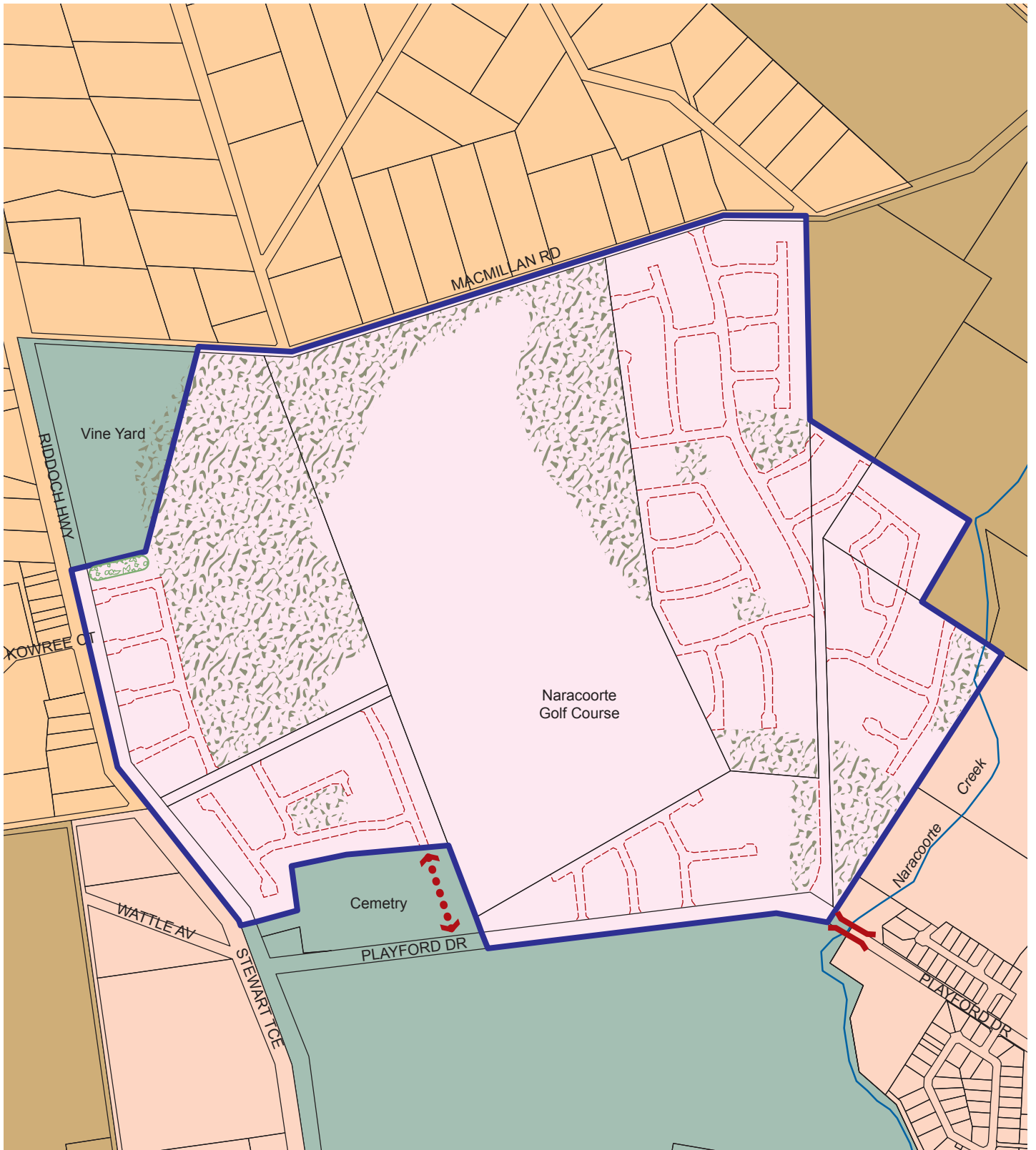
## Concept Plan Map NaLu/2












### NARACOORTE BYPASS ROUTE

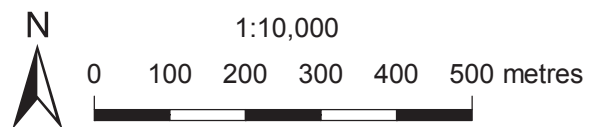
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-  Concept Boundary
-  Indicative Open Space
-  Indicative Road Network
-  Pedestrian/Bike Access
-  New Bridge to Naracoorte Creek
-  20m wide plantation buffer
-  Deferred Urban
-  Primary Production / Mining
-  Recreation
-  Residential
-  Rural Living



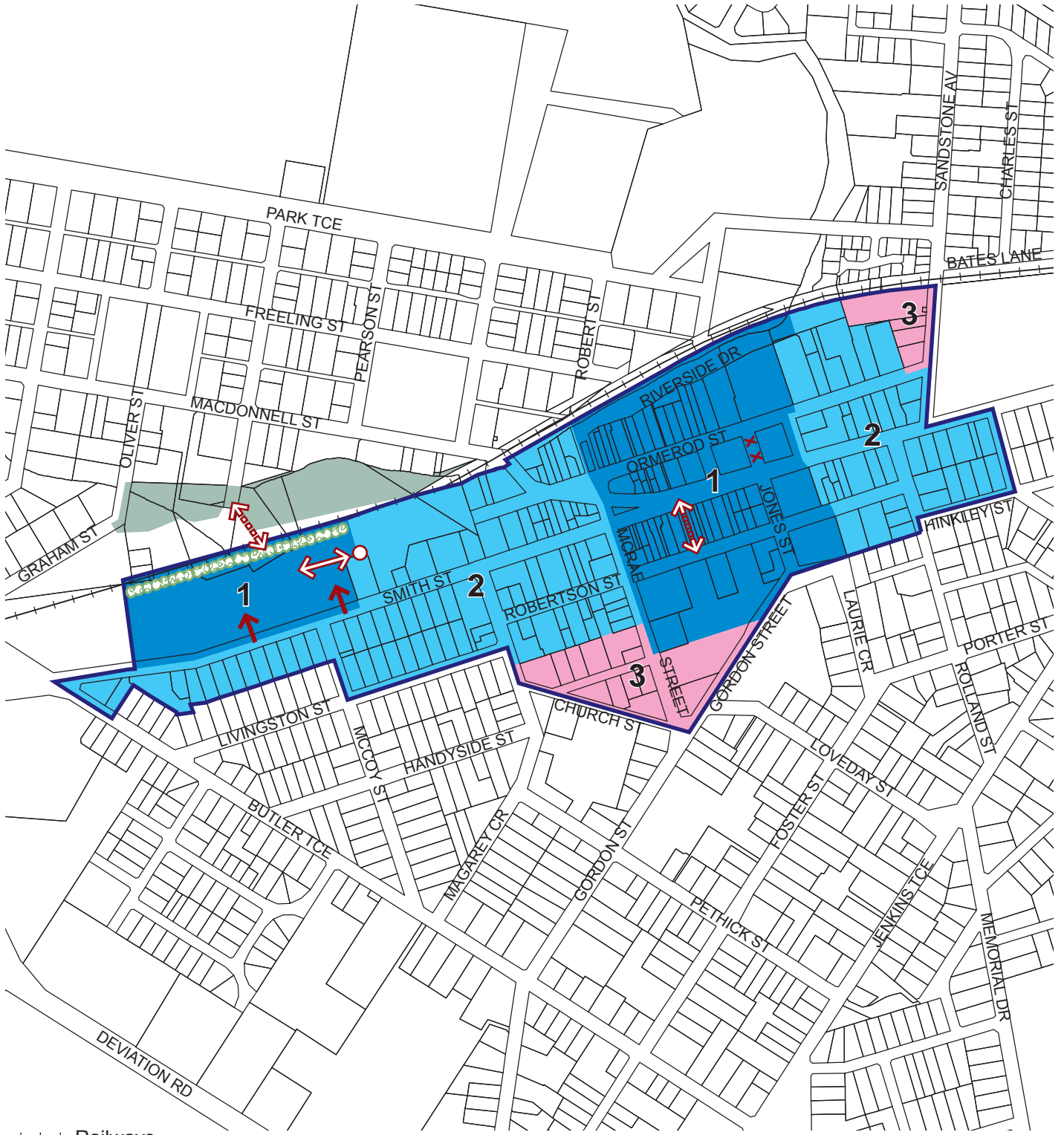
NARACOORTE

# Concept Plan Map NaLu/3

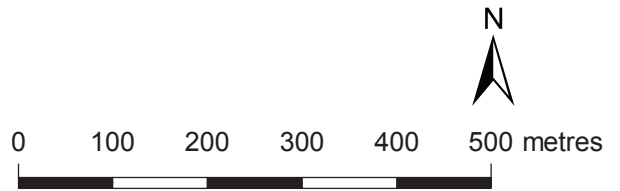
## DEFERRED URBAN

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- +—+— Railways
- Concept Area Boundary
- 1 Retail Core Area
- 2 Commercial Area
- 3 Residential Area
- Reserve
- Landscape Buffer
- Road Link
- Pedestrian Links
- Service and Pedestrian Access Only
- x x Possible Road Closure
- New cul-de-sac turning head



NARACOORTE

# Concept Plan Map NaLu/4

## NARACOORTE TOWN CENTRE