Development Plan

Goyder Council

Consolidated – 24 November 2016

Please refer to the Goyder Council page at www.sa.gov.au/developmentplans to see any amendments not consolidated.

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Introduction Section

Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Regional Council of Goyder Development Plan since its inception on 19 August 1999. Further information on authorised amendments prior to this date may be researched through the relevant Council, Department of Planning, Transport and Infrastructure or by viewing Gazette records.

Consolidated	Amendment – [Gazetted date]
19 August 1999	General PAR (Amalgamation of DC Burra Burra, DC Eudunda, DC Hallett and DC Robertstown Development Plans) – [19 August 1999] Waste Disposal (Landfill) PAR (*Ministerial)* – [19 August 1999]
13 April 2000	Section 27(5) Amendment - Waste Disposal (Landfill) PAR *(Ministerial)* – [9 March 2000] Section 29(2)(b) Amendment – [13 April 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) *(Ministerial)* – [31 August 2000]
11 October 2001	Telecommunications Facilities State-wide Policy Framework PAR *(Ministerial)* – [30 August 2001]
14 February 2002	Organic Waste Processing (Composting) PAR (Interim) *(Ministerial)* – [20 December 2001]
30 January 2003	Organic Waste Processing (Composting) PAR *(Ministerial)* – [5 December 2002]
21 August 2003	Wind Farms PAR *(Ministerial)* – [24 July 2003]
24 March 2005	Enterprise Zone PAR – [24 March 2005]
12 April 2007	Better Development Plan (BDP) General PAR – [12 April 2007]
15 January 2009	Sustainable Tourism DPA – [15 January 2009]
3 June 2010	Statewide Bulky Goods DPA *(Ministerial)* (Interim) – [1 June 2010]
17 February 2011	Statewide Bulky Goods DPA *(Ministerial)* – [13 January 2011]
23 February 2012	Statewide Wind Farms DPA (Interim) *(Ministerial)* – [19 October 2011]
18 October 2012	Termination of the Statewide Wind Farms DPA *(Ministerial)* and its removal from the Goyder Council Development Plan – [18 October 2012] Statewide Wind Farms DPA *(Ministerial)* – [18 October 2012]
24 November 2016	Integrated Water Management Regional DPA – [24 November 2016]

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 Regional Council of Goyder.

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 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 Mid North 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
Table of Contents	Navigational aid to reference sections within the Development Plan by name and page number.
Amendment Record Table	Tabled information recording previously-authorised Development Plan amendments and their consolidation dates.
Introduction 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).
Strategic Setting State Strategic Setting *(30-Year Plan for Greater Adelaide/Regional Planning Strategy)* Council Strategic Setting *(Council Strategy)*``	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.
Council Preface Map	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.

Assessment Section	Function
General Provisions 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: ▪ site and design criteria ▪ access and vehicle parking requirements ▪ heritage and conservation measures ▪ environmental issues ▪ hazards ▪ infrastructure requirements ▪ land use specific requirements. 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.
Zone Provisions	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. Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.

Assessment Section	Function
Desired Character Statements	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.
Objectives	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.
Principles of Development Control	These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.
Policy Area	Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.
Precincts	Precincts are used to express policies for a small sub-area of a zone or a policy area. Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas.
Procedural Matters	All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development. 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.
Tables	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. Conditions for complying development are grouped into their respective tables.
Mapping Structure Plan Maps	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.
Council Index Maps	This is the first point of reference when determining the appropriate map(s) applying to a specific property. An enlargement index map may be included where needed, eg for large townships.

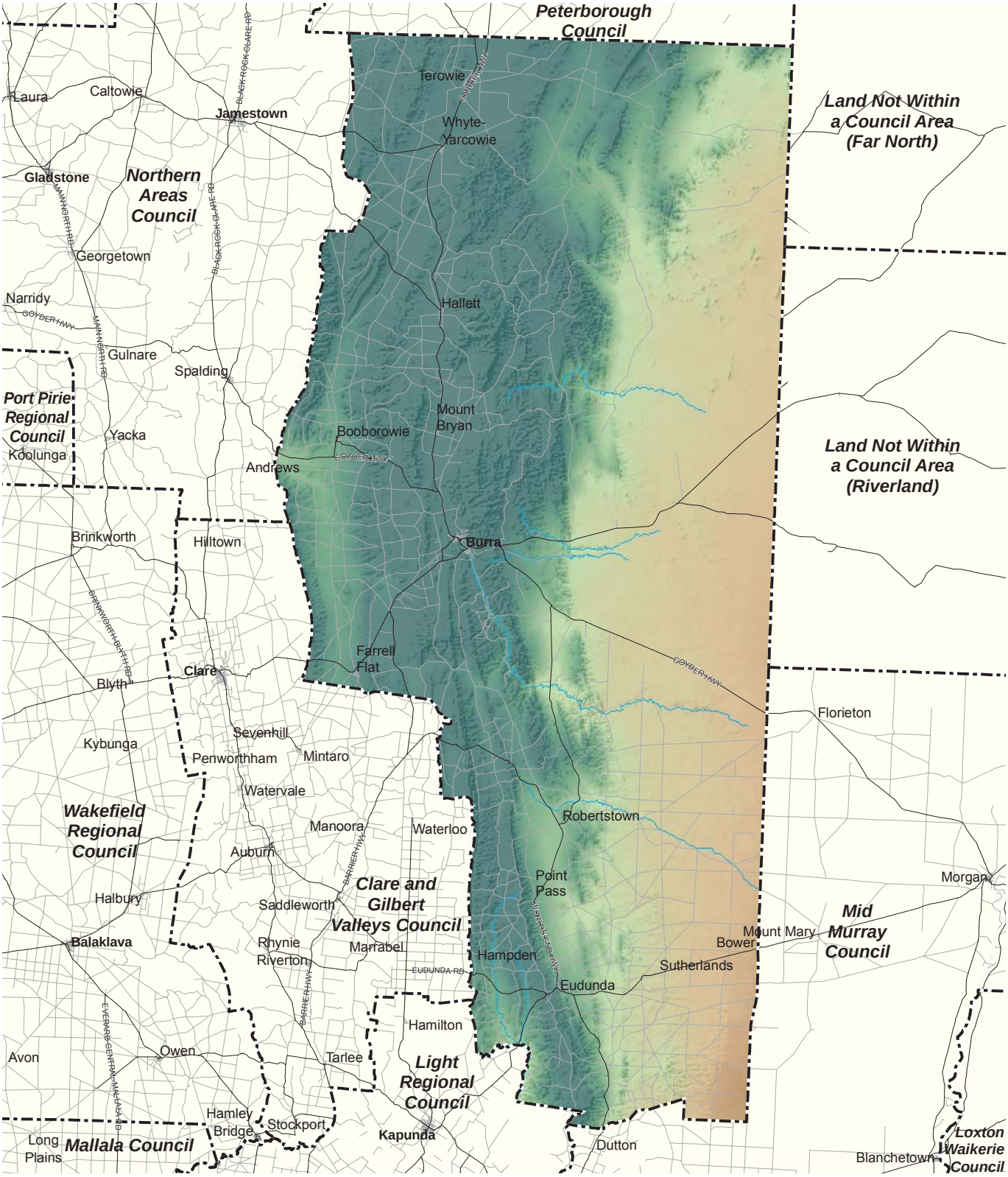
Assessment Section	Function
Extent Map Series Location Maps	Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location. *Note: the entire council area will always be represented as the first map in the extent map series and will commence as map 1.*
Overlay Maps	Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example: ▪ Transport ▪ Development Constraints ▪ Heritage ▪ Natural Resources. *Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.*
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 *(where applicable)* 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	Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed. Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.

Further info

Contact the Council.

Visit the Department of Planning, Transport and Infrastructure website: 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.

Altitude

High : 1432

Low : -26

N

0 25 km

Council Preface Map

GOYDER COUNCIL

Consolidated - 24 November 2016

General Section

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.

Horse Keeping

3 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.

4 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.

5 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.

6 All areas accessible to horses should be separated from septic tank drainage areas.

Dairies

7 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.

8 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

General

9 Intensive animal keeping operations and their various 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

(e) 2000 metres of a defined and zoned township, settlement or urban area

(f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility.

10 Intensive animal keeping operations should include on site storage and treatment facilities for manure, used litter and other wastes and appropriate disposal of wastes.

11 Intensive animal keeping operations should include a drainage system to direct surface runoff from uncovered areas to appropriately designed wastewater lagoons.

12 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be designed, managed and sited to avoid adverse impacts on other land uses

Kennels

13 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.

14 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.

15 Kennels should occur only where there is a permanently occupied dwelling on the land.

Land-based Aquaculture

16 Land-based aquaculture ponds should be designed, constructed and sited to:

(a) prevent the risk of flooding from a 1 in 25 year average flood

(b) be outside the 1 in 100 year average return interval flood event area of a watercourse.

Bulk Handling and Storage Facilities

OBJECTIVES

1 Facilities for the bulk handling and storage of agricultural and other commodities sited and designed to minimise adverse impacts on the landscape and on and from surrounding land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Facilities for the handling, storage and dispatch of commodities in bulk should be:

(a) located in bulk handling, industry or primary production type zones

(b) sited, designed and operated to minimise risks of contamination to the environment and adverse impacts on nearby sensitive land uses and from surrounding land uses.

2 Development of facilities for the handling, transportation and storage of bulk commodities should have:

(a) areas set aside on the site of the development for the marshalling and manoeuvring of vehicles attending the site

(b) roadways and parking areas surfaced in a manner sufficient to control dust emissions from the site

(c) vehicle circulation between activity areas contained within the site and without the need to use public roads

(d) landscaping, using locally indigenous plant species wherever practical, established within the site for the purpose of providing shade and shelter, and to assist with screening and dust filtration

(e) a buffer area for the establishment of dense landscaping adjacent road frontages

(f) security fencing around the perimeter of the site.

3 Temporary bunkers for storage should not compromise the efficient circulation and parking of vehicles within the site.

4 Access to and from the site should be designed to allow simultaneous movement of vehicles entering and exiting in a forward direction to minimise interference to other traffic using adjacent public roads.

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 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.

4 Increased vitality and activity in centres through the introduction and integration of housing.

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 Centre development straddling an arterial road should:

(a) concentrate on one side of the arterial road or one quadrant of the arterial road intersection; and

(b) minimise the need for pedestrian and vehicular movement from one part of the centre to another across the arterial road.

4 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.

5 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.

6 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.

7 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than one metre.

Retail Development

8 A shop or group of shops with a gross leaseable area of greater than 250 square metres should be located within a centre zone.

9 A shop or group of shops with a gross leaseable area of less than 250 square metres should not be located on arterial roads unless within a centre zone.

10 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.

11 Bulky goods outlets located within centre zones should:

(a) complement the overall provision of facilities

(b) be sited towards the periphery of those zones where the bulky goods outlet has a gross leasable area of greater than 500 square metres.

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 to meet the needs of a range of users over time.

4 Community facilities should cluster and co-locate to create multi-functional buildings and sites.

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 two 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 Development in areas dominated by nineteenth and twentieth century development should be sympathetic with the form of this development by incorporating:

(a) simple design with regular shapes

(b) roof pitches of 22.5 degrees or steeper

(c) gable or hip roof designs with shallower veranda roofs.

2 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.

3 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.

4 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.

5 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 natural light to neighbouring buildings.

6 Building form should not unreasonably restrict existing views available from neighbouring properties and public spaces.

7 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building with brickwork or timber, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.

8 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare.

9 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.

10 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.

11 Development should provide clearly recognisable links to adjoining areas and facilities.

12 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.

13 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.

14 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.

15 Development should be designed and sited so that outdoor storage and service areas are screened from public view by an appropriate combination of built form, solid fencing or landscaping.

16 Outdoor lighting should not result in light spillage on adjacent land.

17 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

18 The setback of buildings from public roads should:

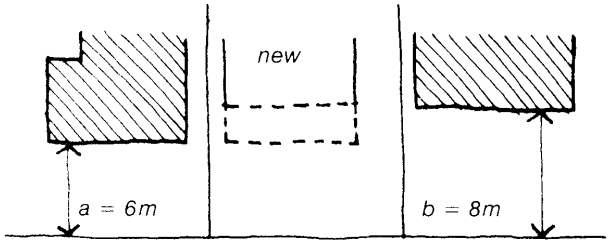
(a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality

(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.

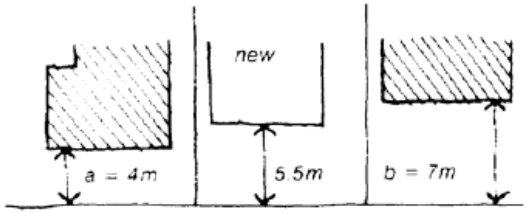
19 Except where specified in a particular Zone or Policy Area, development fronting the primary street (excluding verandas, porches and similar) should be set back by either of the following distances:

(a) the same distance as one or the other of the adjoining buildings, provided the difference between the setbacks of the two adjoining buildings is less than or equal to 2 metres (as shown in the figure below)



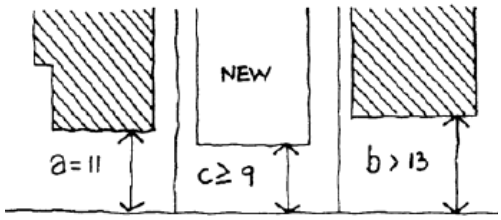
When b - a≤ 2, setback of new dwelling = a or b

(b) not less than the average of the setbacks of the adjoining buildings, if the difference between the setbacks of the adjoining buildings is greater than 2 metres (as shown in the figure below)



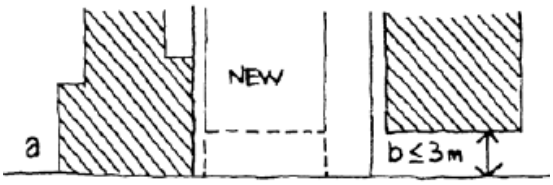
When b – a > 2,
set-back of new dwelling ≥ (a + b) ÷ 2

(c) no closer to the primary street frontage than 2 metres forward of the nearest dwelling having the least setback, where the setbacks of the adjoining buildings with frontage to the primary street are both greater than 10 metres (as shown in the figure below)



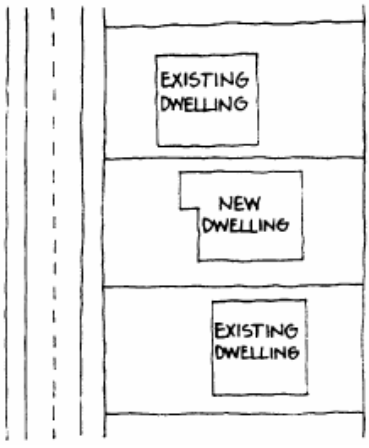
When a and b are both > 10m and
a < b, c ≥ a - 2

(d) the same distance as one or the other adjoining buildings, if the setbacks of the adjoining buildings are between 0-3 metres (as shown in the figure below).



When a ≤3 and b ≤3,
set-back of new dwelling = a or b

20 Where a proposed building has a variable front setback, the part of the building to be located closest to the road boundary should be sited closest to the neighbouring building with the least setback (as shown in figure below).



Set-backs stepped to provide transition

21 Except where otherwise specified in a Zone or Policy Area, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

22 Lesser setback distances may be considered where the proposed building will be substantially screened by existing vegetation, natural form and features of the land or adjacent existing buildings.

Energy Efficiency

OBJECTIVES

1 Development designed and sited to conserve energy and minimise waste.

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 so that the open spaces associated with the main activity areas face north for exposure to winter sun.

3 Buildings should be sited and designed to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings.

4 Roof pitches should facilitate the efficient use of solar hot water services and photovoltaic cells.

5 Development should be designed to minimise consumption of non-renewable energy through designing the roof of buildings with a north facing slope to accommodate solar collectors.

6 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 either 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 on land with a slope exceeding 20 degrees nor 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) 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 native vegetation (including grasses) and unmodified topography to ensure water flow

(b) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of a major watercourse (a third order or higher watercourse)

(c) 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.

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:

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines (in metres)
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 Development located to minimise the threat and impact of bushfires on life and property.

4 Expansion of existing non-rural uses directed away from areas of high bushfire risk.

5 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.

6 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.

7 Protection of human health and the environment wherever site contamination has been identified or suspected to have occurred.

8 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.

9 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:

(a) be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of natural hazards

(b) be sited, designed and undertaken with appropriate precautions being taken against fire, flood, coastal flooding, storm surge, landslip, earthquake, toxic emissions or other hazards such as vermin

(c) not occur on land where the risk of flooding is likely to be harmful to safety or damage property.

(d) be designed and sited to minimise environmental nuisance or harm resulting from biological, chemical or fire hazard, energy emission or explosion.

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.

3 The location of critical community facilities or key infrastructure in areas of high natural hazard risk should be avoided.

Flooding

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 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) occur on land where the risk of flooding is unacceptable having regard to personal and public safety and to property damage

(c) increase the potential hazard risk to public safety of persons during a flood event

(d) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood

(e) cause any adverse effect on the floodway function

(f) increase the risk of flooding of other land

(g) obstruct a watercourse.

Bushfire

6 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

7 Buildings and structures should be designed and configured to reduce the impact of bushfire through using 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

8 Habitable buildings should have a dedicated water supply comprising a minimum of 22 000 litres available at all times for fire fighting which is located adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles.

9 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to habitable buildings in the event of bushfire.

10 Land division 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.

11 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to facilitate safe and effective operational use for fire-fighting, other emergency vehicles and residents.

12 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

13 Development should not increase the potential for, or result in an increase in, soil and water salinity.

14 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.

15 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

Acid Sulfate Soils

16 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) the marine and estuarine environment

(b) natural water bodies and wetlands

(c) agricultural or land-based aquaculture activities

(d) buildings, structures and infrastructure

(e) public health.

17 Development, including primary production, or land-based 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

18 Development, including land division, should not occur on contaminated land or on potentially contaminated land unless either of the following applies:

(a) remediation of the site is undertaken to a standard that makes it suitable and safe for the proposed use

(b) the site will be maintained in a condition, or the development will be undertaken in a manner, that will not pose a threat to the health and safety of the environment or to occupiers of the site or land in the locality.

Containment of Chemical and Hazardous Materials

19 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.

20 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

21 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.

22 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.

23 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 Conservation

OBJECTIVES

1 The conservation of areas, places and their settings of indigenous and non-indigenous cultural significance.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should conserve and not adversely impact on the cultural or natural significance of places, areas, artefacts and shipwrecks that display any of the following values:

(a) aesthetic

(b) anthropological

(c) archaeological

(d) architectural

(e) ecological

(f) economic

(g) educational

(h) geological

(i) historic

(j) palaeontologic

(k) scientific

(l) social

(m) speleological

(n) spiritual

(o) technological.

2 Advertisements and/or advertising hoardings associated with culturally significant places and areas should:

(a) be of a size, colour, shape and materials that enhances the character of the locality

(b) not dominate or cause detraction from the prominence of any place and/or area of historic significance.

Heritage Places

OBJECTIVES

1 The conservation of State and local heritage places.

2 The continued use, or adaptive re-use 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 State heritage place spatially located on Overlay Maps Go/1, Go/2, Go/6, Go/7 and Go/11 – Heritage and more specifically identified in Table Go/2 – State Heritage Places, should not be demolished, destroyed or removed, in total or in part, unless either if the following apply:

(a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of listing

(b) the structural condition of the place is seriously unsound as to be unsafe and irredeemable.

2 Development located within the Burra State Heritage Area indicated on Overlay Maps Go/6 and Go/7 – Heritage should be consistent with the Design Guidelines for the Burra State Heritage Area set out in Table Go/1 - Design Guidelines for the Burra State Heritage Area.

3 Development of a State 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.

4 Development of a State or local heritage place should be compatible with the heritage value of the place.

5 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 rooflines, openings, fencing and landscaping

(e) colour and texture of external materials.

6 The introduction of advertisements and signage to a State 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.

7 The division of land adjacent to or containing a State 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 place to have a curtilage of a size sufficient to protect its setting.

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.

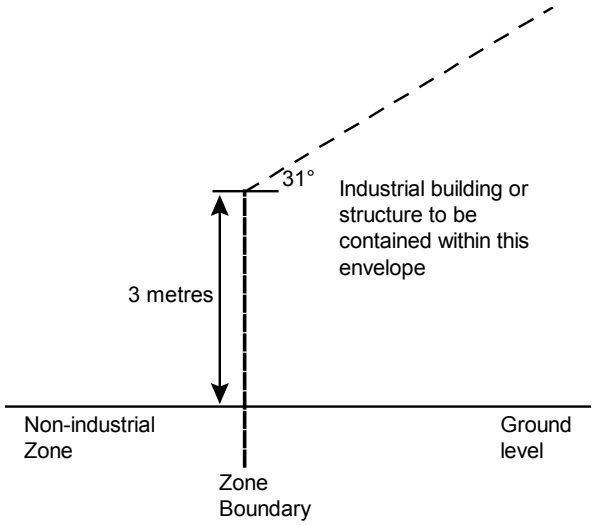
7 Co-location of industries in townships to enable promotion and implementation of innovative waste recovery practices, methods of power generation and reuse of by-products.

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 Industrial development should be adequately separated from adjoining land uses where the development is likely to cause significant adverse impact on adjoining land uses.

3 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:



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

5 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.

6 Building facades facing a non-industrial zone, public road, or public open space should:

(a) comprise quality contemporary architecture

(b) use a variety of building finishes

(c) not consist solely of metal cladding

(d) contain materials of low reflectivity

(e) incorporate design elements to add visual interest

(f) avoid large expanses of blank walls.

7 Industrial development should occur in a manner that minimises 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.

8 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.

9 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be set back 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, wineries and home-based industries in rural areas

10 Agricultural industries, home based 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 set back 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 one sign per establishment (for agricultural and home-based industries)

(iii) is not internally illuminated.

11 Agricultural industries, home-based 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:

(i) on land with a slope greater than 20 per cent (1in 5)

(ii) on land that is classified as being poorly drained or very poorly drained

(iii) closer than 300 metres (other than a home based industry) to a dwelling or tourist accommodation that is not in the ownership of the applicant.

12 Small-scale agricultural industries in rural areas:

(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 any 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 occur only on an allotment where a habitable dwelling exists.

13 Home-based industries in rural areas:

(a) should include at least one of the following activities:

(i) arts

(ii) crafts

(iii) tourist

(iv) heritage related activities

(b) may include an ancillary area for the sale or promotion of goods manufactured in the industry (including display areas)

(c) should have a total combined area for any one or any combination of these activities (including ancillary sales/promotion area) not exceeding 80 square metres per allotment with a maximum building area of 80 square metres, including a maximum area of 30 square metres for sale of goods made on the allotment by the industry

(d) should not be located further than 50 metres from a habitable dwelling occupied by the proprietor of the industry on the allotment.

14 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 dining

(b) only include dining facilities as an ancillary use to the winery

(c) 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 only 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 coordinated 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 sited and designed 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 designed and sited 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.

Noise

6 Development should be designed, constructed and sited to minimise negative impacts of noise and to avoid unreasonable interference.

7 Development should be consistent with the relevant provisions each of the following documents:

(a) AS 2107 Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors

(b) AS 3671 Acoustics - Road Traffic Noise Intrusion, Building Siting and Construction

(c) the current Environment Protection (Noise) Policy

Rural Interface

8 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.

9 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.

10 Existing primary production uses and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.

11 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 that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.

4 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 an existing or proposed public road

(c) the intended use of the land would require excessive cut and fill

(d) the intended use, or the establishment of that use, is likely to lead to undue erosion of the subject land or land within the locality

(e) the area is unsewered and cannot accommodate an appropriate waste disposal system within the allotment to suit the intended development

(f) the intended use of the land would be contrary to the zone objectives

(g) any single allotments are created that sit within more than one zone.

Design and Layout

3 Land divisions should be designed to complement the natural landform and minimise the need for earthworks or extensive cut and fill.

4 Land divisions should be designed to ensure that areas of native vegetation and wetlands do not need to be cleared as a consequence of subsequent development or fragmented or reduced in size.

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 coordinated and efficient site development.

6 Allotments in the form of a battleaxe configuration should:

(a) have a site area of at least 1000 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

(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.

7 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 existing native vegetation to facilitate that development

(e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.

8 The layout of a land division should provide for efficient solar access.

9 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.

10 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 25 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.

11 The layout of a land division should keep flood-prone land free from development.

12 The arrangement of roads, allotments, reserves and open space should enable the provision of a storm drainage system that:

(a) creates, contains and retains all watercourses, drainage lines and native vegetation

(b) incorporates retention and/or detention devices to maintain the volume and rate of run-off as near as possible to pre-development levels

(c) enhances amenity

(d) integrates with the open space system and surrounding area.

Roads and Access

13 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.

14 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.

15 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.

16 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.

17 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

18 Rural land should not be divided if the resulting allotments would be of a size ands 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.

19 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) uneconomic costs to the community for the provision of services

(d) prejudice against the proper and orderly development of townships

(e) 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 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) provide shade and shelter

(g) assist in climate control within buildings

(h) maintain privacy

(i) maximise stormwater re-use

(j) complement existing native vegetation

(k) contribute to the viability of ecosystems and species

(l) 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 autumnal leave fall in waterways

(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 Existing stone walls, particularly in Burra, should be retained.

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 allowed 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.

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 within the Township Fringe Policy Area 1 (as shown on Policy Area Maps Go/6, Go/7, Go/10 and Go/11) 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 underground waters.

3 The ecologically sustainable use of natural resources including soil and water resources (including underground water, surface water and watercourses as defined in the current *Environment Protection (Water Quality) Policy)*.

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 re-use of water resources.

6 Development should not take place if it results in unsustainable use of surface or underground water resources.

7 Development should be sited and designed to:

(a) capture and re-use 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 Land division resulting in the creation of 20 or more allotments should include stormwater management systems designed to achieve the following stormwater runoff outcomes:

(a) for up to but not including the 5 year average return interval flood event:

(i) pre-development peak flows should not be exceeded

(ii) the time to peak should match that of the pre-development case, as far as practical, provided this does not exacerbate downstream flooding

(iii) runoff should be contained within designed flow paths that avoid unplanned nuisance flooding

(b) for the 5 year to up to and including the 100 year average return interval flood event:

(i) flooding of residential, commercial, institutional, recreation and industrial buildings should be avoided

(ii) the time to peak and the peak flow should match that of the pre-development case, as far as practical (provided this does not exacerbate downstream flooding), unless catchment wide benefits can be demonstrated.

13 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.

14 Land division resulting in the creation of 20 or more allotments should include stormwater management systems designed to achieve the following stormwater runoff outcomes (compared to untreated stormwater runoff):

(a) 80 per cent reduction in average annual total suspended solids

(b) 60 per cent reduction in average annual total phosphorus

(c) 45 per cent reduction in average annual total nitrogen.

15 Development likely to result in significant risk of export of litter, oil or grease should include stormwater management systems designed to achieve the following gross pollutant outcomes:

(a) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff

(b) no visible oils/grease for flows up to the 1-in-3 month average return interval flood peak flow.

16 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.

17 Stormwater management systems should:

(a) maximise the potential for stormwater harvesting and re-use, 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.

18 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.

19 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

20 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.

21 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.

22 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.

23 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.

24 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off 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.

25 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

(f) increase the risk of flooding (upstream or downstream).

26 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, sediment basins and indigenous aquatic vegetation)

(g) protect ecosystems dependent on water resources

(h) ensure water capture is within sustainable limits.

27 Irrigated horticulture and pasture should not increase groundwater induced salinity.

28 Development should comply with the current *Environment Protection (Water Quality) Policy*.

29 Development within the Water Management Area designated on *Concept Plan Map Go/2 - Development Constraints - Water Management Areas* should not adversely affect the quality or quantity of the water resource.

Biodiversity and Native Vegetation

30 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.

31 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including riparian and riverine animals and plants, and their breeding grounds and habitats.

32 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.

33 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.

34 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.

35 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.

36 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.

37 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.

38 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.

39 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

40 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.

41 Development should be designed and sited to prevent erosion.

42 Development should take place in a manner that will minimise alteration to the existing landform.

43 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 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 to meet the needs of the community

(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.

3 Open space should be designed to incorporate:

(a) pedestrian, horse-riding and cycle linkages to other open spaces, centres and schools

(b) street furniture and shaded areas

(c) safe crossing points where pedestrian routes intersect the road network

(d) easily identified access points

(e) maximum frontage to abutting public roads to optimise pedestrian access and visibility

(f) re-use 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 generally be a minimum of 0.2 hectares in size, and should be 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 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 sited, designed 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 sited 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 internal small 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 the coast, water frontages or arterial roads shown in Overlay Maps Go/1, Go/2, Go/3, Go/4, Go/6, Go/7, Go/8, Go/9, Go/10 and Go/11 - 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 underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.

Outdoor 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) coordinated 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) visual disorder

(c) untidiness of buildings and their surrounds.

3 Buildings occupied by a number of tenants should exhibit coordinated 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 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.

7 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.

8 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.

9 Advertisements should be designed to conceal their supporting advertising hoarding from view.

10 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.

11 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.

12 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

13 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).

Freestanding Advertisements

14 Freestanding advertisements and/or advertising hoardings should be:

(a) limited to only one 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.

15 Freestanding 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.

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

(a) no other appropriate opportunity exists for an adequate coordinated 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, generally limited to one per site

(d) there is no damage to, or removal of, any landscaping on the site.

17 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

18 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

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

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 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 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.

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.

Design and Appearance

4 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.

5 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.

6 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.

7 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.

Garages, Carports and Outbuildings

8 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.

9 Garages and carports facing the street should not dominate the streetscape.

Street and Boundary Setbacks

10 Dwellings should be set back 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.

11 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.

12 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.

13 Carports and garages should be set back 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

14 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 garbage and recycling receptacles.

Private Open Space

15 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.

16 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the likely needs of the occupant(s), the location of the dwelling, and the dimension and gradient of the site.

17 Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table*:*

Site area of dwelling	Minimum area of private open space	Provisions
250 square metres or greater	20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater. One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1 in 10.
Less than 250 square metres	35 square metres	Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater. One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1 in 10.

18 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:

(a) 2.5 metres for ground level or roof-top private open space

(b) 2.0 metres for upper level balconies or terraces

19 Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be sited adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the dwelling's living space.

Site Facilities and Storage

20 Site facilities for group dwellings 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) garbage 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

21 Direct overlooking into habitable room windows and onto the useable private open spaces of other dwellings from windows, especially from upper-level habitable rooms and external balconies, terraces and decks, should be minimised through the adoption of one or more of the following:

(a) building layout

(b) location and design of windows and balconies

(c) screening devices

(d) landscaping

(e) adequate separation.

22 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

Noise

23 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.

24 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.

25 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 on the same or adjacent sites.

Car Parking and Access

26 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.

27 On-site parking should be provided having regard to:

(a) the number, nature and size of proposed dwellings

(b) proximity to centre facilities and public and community transport within walking distance of the dwellings

(c) the anticipated mobility and transport needs 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).

28 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.

29 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.

30 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.

31 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.

Undercroft Garaging of Vehicles

32 Undercroft garaging of vehicles should occur only where:

(a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties

(b) vehicles can safely exit from the site without compromising pedestrian safety or causing conflict with other vehicles

(c) driveway gradients provide for safe and functional entry and exit

(d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath

(e) openings into undercroft garage areas are designed to integrate with the main building so as to minimise visual impact

(f) incorporate adjacent landscaping, mounding and/or fencing to improve its presentation to the street and to adjacent properties

(g) the overall streetscape character of the locality is not adversely impaired (eg visual impact, building bulk, front setbacks relative to adjacent development.

33 Semi-basement or undercroft car parking should be suitably integrated with building form.

34 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

Dependent Accommodation

35 Dependent accommodation (ie accommodation for dependent persons 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

(b) the accommodation has a small floor area relative to the associated main dwelling

(c) adequate outdoor space is provided for the use of all occupants

(d) adequate on-site car parking is provided

(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 to meet the housing needs of 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.

Siting and Visibility

OBJECTIVES

1 Protection of scenically attractive areas, particularly natural, rural and coastal 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 areas

(c) views from public reserves, tourist routes and walking trails.

2 Buildings should be sited in unobtrusive locations and, in particular, should:

(a) be grouped together

(b) where possible be sited in such a way as to be screened by existing vegetation when viewed from public roads.

3 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.

4 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 rooflines 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.

5 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.

6 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.

7 Driveways and access tracks should be designed and constructed to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms, and be surfaced with dark materials.

8 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.

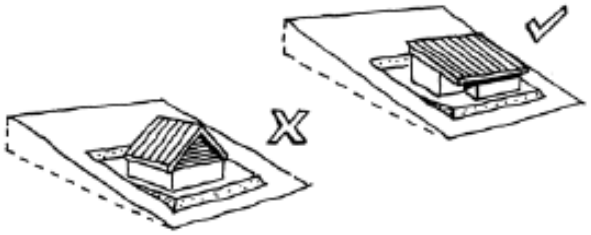
Sloping Land

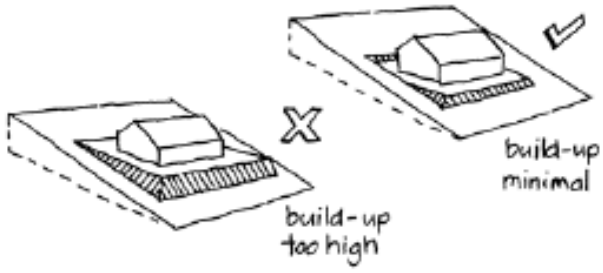
OBJECTIVES

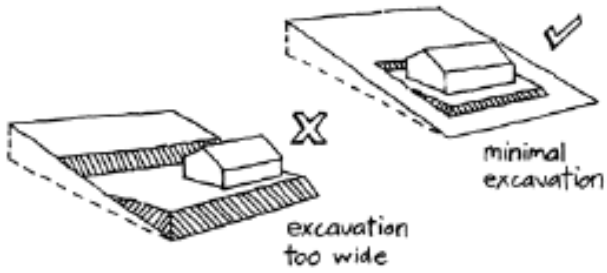
1 Development on sloping land designed to minimise environmental and visual impacts and protect soil stability and water quality.

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 excavation and 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 run-off.

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 excavation 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

OBJECTIVES

1 Provision of well designed supported accommodation for community groups with special needs.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Supported accommodation (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 to meet the needs of residents.

2 Supported accommodation should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:

(a) ground-level access or lifted access to all units

(b) internal communal areas and private spaces

(c) an interesting and attractive outlook from units and communal areas for all residents, including those in wheelchairs

(d) useable recreation areas for residents and visitors, including visiting children

(e) adequate living space allowing for the use of wheelchairs with an attendant

(f) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry

(g) storage areas for items such as boats, trailers and caravans

(h) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles

(i) mail boxes and waste disposal areas within easy walking distance of all units.

3 Access roads within supported accommodation 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.

4 Car parking associated with supported accommodation should:

(a) be conveniently located on site within easy walking distance of resident units

(b) be adequate for residents, staff, service providers and visitors

(c) include private parking spaces for independent living units

(d) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles

(e) include covered and secure parking for residents' vehicles

(f) have slip-resistant surfaces with gradients not steeper than 1 in 40

(g) allow ease of vehicle manoeuvrability

(h) be designed to allow the full opening of all vehicle doors

(i) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise

(j) be appropriately lit to enable safe and easy movement to and from vehicles.

Telecommunications Facilities

OBJECTIVES

1 Telecommunications facilities provided to meet the needs of 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 to meet the communication needs of the community

(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) where possible, incorporating the facility within an existing structures that may serve another purpose maintaining that structure's character

(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) Zones or Policy 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 a high quality 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 development should, where appropriate, add to the range of services and accommodation types available in an area.

5 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.

6 Major tourism developments should generally be located within designated areas and existing townships, or settlements.

Tourism Development in Association with Dwelling(s)

7 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.

8 Car parking for tourist accommodation associated with a dwelling should be provided at the rate of one 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

9 Tourist developments located within areas of high conservation value, high indigenous cultural value, high landscape quality or significant scenic beauty should demonstrate excellence in design to minimise potential impacts or intrusion.

10 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.

11 Tourism developments in rural areas should primarily be developed in association with one or more of the following:

(a) agricultural, viticultural and winery development

(b) heritage places and areas

(c) public open space and reserves

(d) walking and cycling trails

(e) interpretive infrastructure and signs.

12 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.

13 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 two per site

(c) be located on the same site as the tourist development

(d) not be internally illuminated.

14 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 purpose of the zone and/or policy area.

15 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.

16 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.

17 The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.

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 Overlay Maps Go/1, Go/2, Go/3, Go/4, Go/6, Go/7, Go/8, Go/9, Go/10 and Go/11 - Transport, and designed to minimise its potential impact on the functional performance of the transport networks.

3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.

4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

5 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 active transport modes.

6 Development generating high levels of traffic, such as schools, shopping centres and 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.

7 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.

8 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.

9 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.

10 Driveway cross-overs affecting pedestrian footpaths should maintain the level of the footpath.

11 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.

12 Industrial/commercial vehicle movements should be separated from passenger vehicle car-parking areas.

13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.

Cycling and Walking

14 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 and community transport stops and activity centres.

15 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.

16 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.

17 New developments should give priority to and not compromise existing designated bicycle routes. Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.

18 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

(c) secure bicycle parking facilities.

19 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.

20 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

21 Development should have direct access from an all weather public road.

22 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.

23 Development should not restrict access to publicly owned land.

24 The number of vehicle access points onto arterial roads shown on Overlay Maps Go/1, Go/2, Go/3, Go/4, Go/6, Go/7, Go/8, Go/9, Go/10 and Go/11 - Transport should be minimised, and where possible access points should be:

(a) limited to local roads

(b) shared between developments.

25 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.

26 Development with access from arterial roads or roads as shown on Overlay Maps Go/1, Go/2, Go/3, Go/4, Go/6, Go/7, Go/8, Go/9, Go/10 and Go/11 - Transport should be sited to avoid the need for vehicles to reverse on to the road.

27 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 run-off

(d) avoid the removal of existing vegetation

(e) be consistent with Australian Standard AS 2890 Parking facilities.

Access for People with Disabilities

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

Vehicle Parking

29 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand.

30 Development should be consistent with Australian Standard AS 2890 Parking facilities.

31 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.

32 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.

33 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.

34 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.

35 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.

36 Stormwater from parking areas should be collected for reuse, with overflow discharged to the Council stormwater system.

37 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 re-use

(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 or minimise 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) sited 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) sited 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 storage 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 Wastewater storage lagoons should be avoided within a water protection area within the meaning of Part 8 of the Environment Protection Act 1993.

10 Wastewater storage lagoons should be sufficiently separated from adjacent land uses that may be sensitive to adverse odours.

11 Wastewater storage lagoons should be designed and constructed in accordance with the current *Environment Protection (Water Quality) Policy*.

Waste Treatment Systems

12 Development that produces any effluent should be connected to an approved waste treatment system which may include sewage, community wastewater management systems, or on-site wastewater treatment and disposal methods.

13 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.

14 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.

15 Any domestic waste treatment system or effluent drainage field should be located within the allotment of the development that it will service.

16 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.

17 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 ground water resources or damaging crops.

18 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.

19 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 stockwater 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 run-off 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.

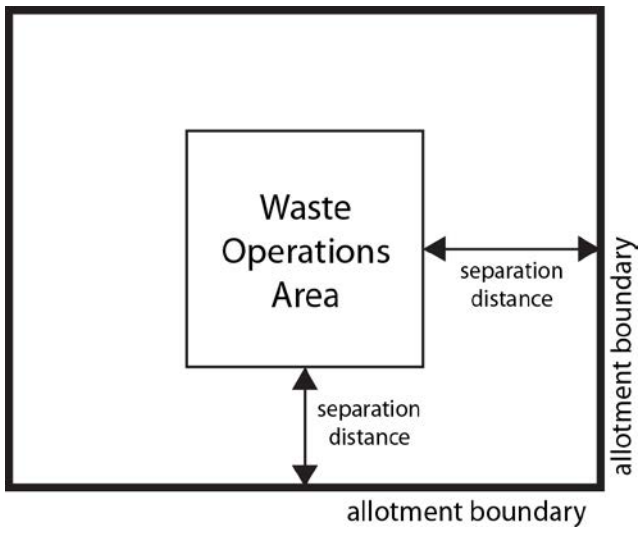
PRINCIPLES OF DEVELOPMENT CONTROL

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 should not be located in existing or future urban, 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 be appropriately separated from sensitive land uses and environmentally-sensitive areas. The separation distance between the waste operations area and sensitive uses should be incorporated within the development site as illustrated in the figure below. The waste operations area includes all closed, operating and future cells.



5 Only land uses and activities that are compatible with both a waste management facility and any adjacent land uses may be sited within the separation distance.

6 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.

7 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.

8 Landscaping should be provided to screen views of the processing facilities and operational areas.

9 Waste management sites should be accessed by appropriately constructed and maintained roads.

10 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.

11 Suitable access for emergency vehicles should be provided to and within waste management site.

12 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.

13 Plant, equipment or activities that could cause a potential hazard to the public should be enclosed by a security fence.

14 Litter control measures that minimise the incidence of wind blown litter should be provided.

15 The waste operations area of a landfill or organic waste processing facility should be sited:

(a) at least 3 kilometres from an airport used by commercial aircraft to minimise the risk of bird strikes to aircraft

(b) at least 1.5 kilometres from an airport used by piston aircraft

(c) at least 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

(d) at least 250 metres from a public open space reserve, forest reserve, national park, conservation zone or policy area

(e) at least 100 metres from:

(i) the nearest surface water (whether permanent or intermittent)

(ii) a 1 in 100 year average return interval flood event area.

16 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 per cent, except where the site incorporates a disused quarry.

17 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 per cent

(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.

18 A leachate barrier should be provided between the operational areas and underlying soil and groundwater.

19 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

Bulk Handling Zone

The following maps apply: Zone Maps Go/7 and Go/11.

OBJECTIVES

1 A zone in which agricultural and other commodities are received, stored and dispatched in bulk.

2 Buildings and structures screened from adjoining areas by landscaping, using locally indigenous plant species where possible.

3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Function
The Bulk Handling Zone affects land utilised for the purpose of bulk handling, storage and transport of agricultural and other commodities and are an essential component of the rural economy. Burra and Eudunda contain essential infrastructure for the storage, handling and transportation of agricultural and other commodities and should be protected from encroachment by incompatible development or activities that may affect their continued operations. Value-adding enterprises that attract employment and economic development to the district will be developed in conjunction with the bulk handling activities within this Zone.

Pattern of Development
Development within the Bulk Handling Zone, including ancillary structures and value-adding enterprises, will be based around an efficient vehicle circulation pattern. The original train station buildings will be retained and restored, possibly by a commercial enterprise, which desirably will include some level of community access to the buildings. Buffer planting will be developed and maintained adjacent to sensitive land uses.

Public Realm
Streets and roads surrounding the Bulk Handling Zone will be designed and maintained to a standard appropriate for heavy vehicle access. Typical for silo settings in country towns, the stands of pine trees will be protected or be replaced with suitable trees to provide both a screen and a green setting for the activities on these sites. Views of the silos, and at a more local level of the train station buildings, are valuable symbols of the agricultural economy and country township life. Views of these local landmarks will be maintained, particularly from key vantage points within and on the approaches to Burra and Eudunda.

Built Form
The main silo structure and the train station buildings are to be retained and restored, where appropriate, with other built form within the zone being subservient. New built form should have appropriate regard for the State Heritage Area status of Burra and the State heritage listing of the train station buildings and ancillary structures in both Burra and Eudunda. The train station buildings will not be obscured from public view from key vantage points and new structures will incorporate sympathetic form and design. New buildings will be clustered appropriately with existing structures, and while they should be designed to suit their intended purpose, the bulk and mass of buildings should be minimised to respect existing buildings and views.

Building Design / Character
Building design will compliment the form of the existing main structures on the sites and will be well articulated, using smaller building modules, variation in the facades and varying roof form and pitch. Buildings materials and colours will reduce the apparent bulk of the buildings and will complement the existing structures on the site and in the surrounding area. Materials such as stone, brick, timber and corrugated metal cladding should be used for new buildings, particularly those visible from the street and in Burra, those adjacent to the State Heritage listed structures on the site.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Desired Character, greater weight should be given to the following design elements:

- complementarity of the land use with bulk handling activities and its benefit to the district;
- retention of and appropriate economic reuse of existing heritage structures.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- bulk handling and storage of agricultural and other commodities
- office and workers' amenities (operating as an adjunct to a bulk handling use of the site)
- road transport terminal
- value-adding industries associated with bulk commodities.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Development unrelated to facilities associated with the reception, storage and dispatch of agricultural and other commodities in bulk, or value-adding industries processing such commodities, should not occur.

4 Development in and adjacent the zone should not impede the on-going operation of facilities associated with the handling and storage of bulk commodities.

Form and Character

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

6 Development associated with the handling and storage of bulk commodities, or value-adding processing, should be undertaken in a manner that minimises adverse off-site impacts on sensitive land uses.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

Form of Development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	
Educational establishment	
Horticulture	

Form of Development	Exceptions
Hospital	
Hotel	
Intensive animal keeping	
Motor repair station	
Nursing home	
Petrol filling station	
Place of worship	
Pre-school	
Shop	
Special industry	
Tourist accommodation	
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 are designated:

Category 1	Category 2
	Facilities for the bulk handling, transportation and storage of farm commodities

District Town Centre Zone

The following maps apply: Zone Maps Go/7 and Go/11.

OBJECTIVES

1 A centre that accommodates a full range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, religious and residential facilities to serve the community and visitors within the surrounding district.

2 Development of a visually and functionally cohesive and integrated district town centre.

3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Market Square, Burra

Function
Market Square will be the hub of Burra and provide a focus point for the town and the district. It will become a busy town centre that fulfils a range of functions and needs of both locals and passing trade. It will serve as the key shopping destination for the surrounding area while also offering boutique wares to the tourism market and a high standard of quality sustainable tourism accommodation for visitors. It will enhance its role as a focus for community activity with new life breathed into the town hall and other civic buildings.

Pattern of Development
The existing traditional town centre pattern of development with the mainstreet lined with buildings built to the street boundary and verandas over the footpath will be maintained. New development will maintain the typical building set backs, proportions and presence of verandas with posts covering the footpath and will not adversely impact on the historic qualities of the town centre. Any infill development or restoration should complement the heritage buildings and qualities of the town.

Public Realm
The public realm will be strengthened in a way that highlights the historic built assets of the town centre while also being functional and attractive. The verandas over footpaths, some of which are lined with vines, will be retained and new planting opportunities realised. Linkages to the civic monuments and gardens will be improved and the road environment, including parking, rationalised to improve its function and amenity. The history of the town will be incorporated to build a unique sense of place that reflects the heritage qualities of Burra. Public infrastructure such as bridges, signs, posts and services will contribute to, or at least not detract from the heritage value and appeal of the town, with original features being restored, and new features complementing the heritage style. The management of traffic and parking will be improved to create an environment that is safer and more convenient for all users.

Built Form
The existing positive character of built form and the relationships between buildings and the public realm will be maintained and enhanced. The existing building stock will remain intact, with all heritage buildings and structures to be retained, restored and maintained. More recent out of character infill development will be replaced or improved to better complement the heritage forms. New built form will only be in the form of sensitive additions to existing buildings or infill development that is designed to complement the heritage and character features of the town. Set backs, siting and scale of built form on an allotment will reflect and complement the predominant form exhibited in the locality. Buildings will generally be single storey reflecting the scale and character of the existing development and allowing historic two storey buildings to remain prominent features. New buildings, or the improvement of existing out of character buildings, will include features such as verandas with posts over the footpath. The existence of development exhibiting undesirable variations to the desired built form character in a locality will not be used to justify additional change from the desired character of the locality.

Building Design / Character
The existing character of building design and traditional materials used throughout Market Square will be maintained and enhanced in all new development, whether additions or new buildings. The development of new structures will complement the building era, design, style and materials of those in the surrounding locality, and will result in new development that sits harmoniously within the township and the State Heritage Area.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Desired Character, greater weight should be given to the following design elements:

- complementarity with identified heritage assets, in terms of built form, style and building materials;
- setbacks and building scale consistent with the locality;
- provision of land uses that add to or complement the range of facilities and services available within Burra.

Eudunda

Function
Eudunda town centre will host a range of businesses, services and facilities to support the local community, its rural hinterland and travellers including a high standard of quality sustainable tourism accommodation for visitors. It will provide for the needs of its residents, particularly those who do not have access to personal transport such as the aged and youth. It will act as a focus for the local community, representing and embodying the local pride and sense of community.

Pattern of Development
The integrity of both the "Top End of Town" and the "Bottom End of Town" will be retained, with strong patterns of commercial development built on or close to the street boundary. Vacant sites and buildings will be reactivated for appropriate new development, business and community uses that strengthen the traditional pattern of development and support the function of Eudunda. The town centre and road networks should be enhanced in a manner that draws passing trade into the town centre from South Terrace, with the Centenary Gardens at the heart and junction of the two ends of town providing a focal point for the community and visitors.

Public Realm
The public realm will be strengthened in a way that highlights the historic built assets of the town centre while also being functional and attractive. The verandas with posts built over the footpaths that are lined with vines will be retained and new planting opportunities realised. Linkages to the Centenary Gardens will be improved and the road environment, including parking, will be rationalised to improve its function and amenity. The history of the town and its families will be incorporated to build a unique sense of place. The management of traffic and parking will be improved to create an environment that is safer and more convenient for all users.

Built Form
Development will maintain the existing historic built form and enhance and adapt the assets for continued use. New development will complement existing buildings, reflecting the building to the street and side boundaries, the use of parapet walls and the presence of verandas over footpaths. Development will generally be single storey to maintain the prominence of the few existing taller buildings. The existence of development exhibiting undesirable variations to the desired built form character in a locality will not be used to justify additional change from the desired character of the locality.

Building Design/Character
Existing buildings should be restored and maintained over time and new development will complement the form, materials and colours of existing historic buildings. New buildings should take the form of traditional shops with large display windows, verandas over the footpath and parapet walls with appropriate signage, or alternatively, the form of traditional office and bank style buildings incorporating suitably proportioned openings, detailing, materials and signage. The integrity of the historic town centre elements should be protected and enhanced to create a strong sense of place and attraction for Eudunda.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Desired Character, greater weight should be given to the following design elements:

- complementarity of built form and building materials with traditional forms;
- building height and bulk;
- active interface with the street, including windows, doors and verandas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- bank
- child care centre
- civic centre
- community health centre
- consulting room
- discount department store
- dwelling in conjunction with non-residential development
- educational establishment
- emergency services facility
- entertainment facility
- hospital
- hotel
- indoor games centre
- library
- motor repair station
- office
- place of worship
- playing field
- pre-school
- residential flat building in conjunction with non-residential development
- restaurant
- shop
- supermarket
- swimming pool

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the existing or future retail activity within the zone.

Form and Character

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

5 Development should be designed and sited to promote linkages between the various developments within the centre and adjoining main roads.

6 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.

7 Dwellings should be located only behind or above non-residential uses on the same allotment.

Land Division

8 Land division in the District Town Centre Zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

Form of Development	Exceptions
Dwelling	Except where in conjunction with a non-residential development
Fuel depot	
Horticulture	
Industry	
Major public service depot	
Road transport terminal	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Historic Mining Zone

The following maps apply: Zone Map Go/7.

OBJECTIVES

1 Conservation of the historic and open character of the area.

2 Protection of reserves of mineral deposits against intrusion and sterilization from other forms of development.

3 Development of areas adjoining the mine area in a manner compatible with mineral extraction.

4 Interpretation of buildings, sites and features of the zone.

DESIRED CHARACTER

Function
The Historic Mining Zone will preserve the historic mining sites and structures that are a significant part of the cultural history of Burra. The area, which is part of the State Heritage Area listing, is an important tourist attractor for Burra and a key structural element within the town, dividing the original township settlement areas. Niche businesses and community / cultural events are also an important function of this zone.

Patterns of Development
The zone comprises buildings, ruins and sites associated with the activities of the former Burra Mines and Burra Smelting Works. Several unsealed roads provide access for tourism purposes to the historic sites, including lookouts over the town and the mine pools. Further development of structures should not occur within this area however, depending on their heritage value, it may be appropriate for existing buildings to be utilised for tourism purposes related to the mine. This includes shops and a high standard of quality sustainable tourist accommodation.

Public Realm
The Historic Mines area is largely part of the public realm and is visible from much of Burra. The open character of the sites within the zone and its roles as a buffer between the two parts of Burra will be retained. Visitor access roads and tracks will be safe and relatively comfortable, but the rural mining style of the access and facilities will be retained to maintain an authentic character.

Built Form, Building Design and Character
No new development should occur within the zone, apart from the restoration of existing heritage structures, or an extension or addition to an existing structure which should be undertaken in a manner that is consistent with the State Heritage Area status of the zone.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Desired Character, greater weight should be given to the following design elements:

- impact on the heritage value of the area;
- maintaining the open character of the area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- conservation
- interpretation of historic buildings, sites and features

Form and Character

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

Land Division

3 Land division should not be undertaken except where it will facilitate the use of land for appropriate uses within the zone.

4 Land division should not result in an additional number of allotments partly or wholly within the zone.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

Form of Development	Exceptions
All development	Except for development involving either of the following: (a) the conservation of historic buildings, structures, sites or features (b) minor structures and signage for the purpose of interpretation of historic buildings, structures, sites or features (c) the temporary erection of public amenities and other structures associated with a community or cultural event (d) tourist accommodation contained within an existing building or an extension or addition to an existing structure (e) shop (not including bulky goods outlet or personal services establishment) contained within an existing building or an extension or addition to an existing structure

Public Notification

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

Industry Zone

The following maps apply: Zone Maps Go/6, Go/7 and Go/11.

OBJECTIVES

1 A zone primarily accommodating a wide range of industrial, warehouse, storage, commercial and transport land uses.

2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Function
Industry Zones in Burra and Eudunda will foster the development of uses that add value to primary production, and produce goods and services for the district, region and state. Activities generating employment and economic growth will be encouraged with a range of different sized land parcels providing for the different needs of industrial activities.

Pattern of Development
Industrial areas are located near the edges of the town in close proximity to the main freight transport networks. New road networks within the larger land parcels will accommodate heavy vehicles and necessary infrastructure to create an efficient layout that maximises opportunities for a range of suitable industrial development. Activity will cluster within the zone, sharing access to main routes to minimise points of conflict. Sites will be efficiently developed through good site design and will include planting buffers to adjacent sensitive zones.

Public Realm
Industrial areas will be largely screened from public view through the incorporation of buffers and screen planting. Roads will be of a quality suitable for heavy vehicle traffic and mature roadside plantings will be retained and supplemented, while maintaining clear vehicular access.

Built Form
Industrial buildings will be designed to meet the needs of the intended use, however the mass and scale of the buildings will be located and designed to minimise the visual impact as viewed from public roads and surrounding properties. Setbacks from public roads and boundaries with sensitive uses will be generous to allow for substantial screening vegetation. Site and earthworks will be minimised and, where possible, multiple smaller sheds built to take advantages of the natural features of the site will be developed in preference to larger sheds that require significant earthworks.

Building Design / Character
Building mass will be well articulated, using smaller building modules, variation in the facades and varying roof form and pitch. Buildings materials and colours will reduce the apparent bulk of the buildings and will reflect nature of the surrounding area, particularly for sites that are more publicly visible.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Desired Character, greater weight should be given to the following design elements:

- appropriateness of the land use and its benefit to the district;
- adequate boundary setbacks and vegetation screening;
- design of structures and ancillary earthworks to minimise building mass visible from public areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- industry
- large scale commercial activities
- transport distribution
- warehouse

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

Form and Character

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

4 Development should be set back at least 8 metres from any road frontage, except where fronting a road identified on Overlay Maps Go/6, Go/7, Go/10 and Go/11 - Transport, where an increased setback may be required to minimise the visual impact of development.

5 In areas where a uniform street setback pattern has not been established, buildings should be set back 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 Building facades facing a residential zone should not contain openings or entrance ways that would result in the transmission of noise towards the residential zone that would adversely affect the amenity of the residential zone.

7 Any structure that protrudes beyond the roof silhouette (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.

8 Advertisements and/or 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 roofline

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

9 The site located to the north-west of Burra should be accessed from an internal service lane that runs parallel to the Barrier Highway to minimise direct highway access.

10 Development within each of the zoned areas should be staged to create orderly and compact developments.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

Form of Development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Educational Establishment	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Farm building including alterations and additions	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Nursing home	
Office	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Pre-School	
Place of worship	
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*.

Open Space Zone

The following maps apply: Zone Map Go/7.

OBJECTIVES

1 A zone in which the open space character is preserved to provide a visual contrast to the surrounding urban area.

2 Land within the zone developed for a range of passive and active outdoor recreation activities and open space development, conservation and revegetation, in a parkland setting.

3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Function
The Zone provides an open space corridor along Burra Creek recreation and preservation of the natural and historic assets. It provides opportunities for water quality improvement and flow management within the corridor. The historic and natural features of the corridor are a tourism asset for Burra, providing attractive settings for recreation for visitors and locals.

Pattern of Development and Public Realm
As a key natural asset with Burra, the open space creek corridor will remain as a green linkage that is generally publicly visible and accessible throughout the town. The public areas of the creek will be developed to offer various open space experiences including parkland type settings adjacent to parts of the creek with more permanent water, formal gardens at the old swimming pool site, and more natural riverine environments for walking trails. Development will be limited to facilities to support the open space function such as picnic tables, bins and lighting. Existing creek crossing points, particularly historic bridge structures with be retained. The historic dug-outs within the zone will be protected, and generally the creek will be retained in a natural state, with some water quality improvement activities and revegetation of the corridor with indigenous species. Significant vegetation should be retained and supplemented, where possible, by additional planting to enhance the amenity if the zone.

Built Form, Landscape and Building Design and Character
The natural character of the creek line will be maintained, with more sustainable approaches to the water flow, management of vegetation and water quality that are sited and designed in a way that enhances the natural and historic character of Burra. The more formalised open space areas within the corridor will be enhanced for public use through improved facilities and maintenance. New structures will be limited to ancillary facilities such as picnic shelters and public amenities, which will be sited well away from the creek line. New structures will reflect the historic qualities of the town using materials including stone, timber and corrugated iron. Existing historic bridges will be retained and any new or upgraded crossing points will be designed to complement the historic character of Burra and respect its State Heritage Area status.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Desired Character, greater weight should be given to the following design elements:

- maintaining natural and historic character qualities of the creek and environs;
- protecting the water quality and biodiversity of the creek corridor.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- conservation works
- recreation area
- sporting club facilities
- toilet blocks and barbeque facilities

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

Form and Character

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

4 Development should be of a high standard of coordinated design with an emphasis on the creation of pedestrian areas.

5 Buildings, site landscaping using locally indigenous plant species where possible, paving, car parking and signage should have a coordinated appearance and integrated layout.

Land Division

6 Land division should not be undertaken except where it will facilitate the use of land appropriate uses within the zone and provided no additional allotments are created.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

Form of Development	Exceptions
Advertisement and / or advertising hoarding	
Amusement machine centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Industry	

Form of Development	Exceptions
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone
Mining	
Motor repair station	
Nursing home	
Office	Except in association with recreation facilities
Petrol filling station	
Place of worship	
Pre-school	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	
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*.

Primary Production Zone

The following maps apply: Zone Maps Go/1, Go/2, Go/3, Go/4, Go/5, Go/6, Go/7, Go/8, Go/9, Go/10, Go/11 and Go/12.

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

Function
The region will support a more sustainable approach to primary production with rural production forming the core focus of the region. Sustainable land management practices will see long-term improvement in the quality of the environment and the economic activity of this region. Incompatible development will be restricted to support the ongoing function of primary production, with the division of land restricted to maintain large allotments and the construction of new dwellings and other structures limited to only being developed where they are associated with, and essential to, primary production activities. The townships of Eudunda (Bunker Site), Robertstown and Hallett contain necessary infrastructure for the storage, handling and transportation of agricultural and other commodities, which are an integral part of the rural economy, and should be protected from encroachment by incompatible activities. Alternative rural uses and value-adding enterprises that attract employment and economic development to the district will be developed in conjunction with the bulk handling activities in the Zone, but located sensitively to protect good quality land and to take advantage of existing infrastructure networks. Land of conservation and biodiversity significance will be protected from incompatible primary production activities and will be enhanced with tourism facilities to add to the diversity of the region's employment and economy.

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; and
- 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.

Pattern of Development
Large allotments will be maintained to prevent the reduced viability of primary production and the amalgamation of allotments will increase to maintain commercially viable farm sizes. New development in the primary production areas will be in the form of a range of different types of primary production, as well as appropriate value-adding uses. Alternative primary production uses and value-adding uses that are not directly reliant on good quality land will be located to avoid the sterilization of quality land, to minimise adverse impacts on sensitive uses and areas, as well as to take advantage of existing infrastructure including freight networks. On land of conservation and biodiversity significance, eco-tourism and nature based tourism accommodation may be appropriate where it is located in close proximity to scenic routes, trails and conservation parks.

Development ancillary to primary production, such as farm dwellings and outbuildings including large sheds, will be developed in appropriate locations to minimise the visual impact as well as the operational impact on the primary production use. The development and location of new dwellings will be restricted to prevent further impacts on the operation of primary production uses. Existing minor settlements will be accommodated but further development within them will be limited to prevent issues with the provision of services and the potential impacts on the surrounding productive land. New dwellings and other structures will be set well back from all boundaries, apart from within existing minor settlements where the existing pattern of development should be followed.

Public Realm
The public road network throughout the primary production areas will serve multiple functions, acting as a freight network, tourist drives, droving of stock, people movement routes, transportation of farm machinery and as biodiversity corridors. The scenic qualities of the public routes and views across the primary production area will remain attractive and generally unobstructed by inappropriate development, including excessive advertising signage. The nature and appearance of road reserves will vary across the primary production area depending on the role the road plays. Freight routes will maintain wide, open reserves with limited driveway access points. Road reserves will generally be kept clear of obstructions for the movement of farm machinery. Special tourist drives, particularly to conservation parks, will include vegetation corridors of biodiversity significance. Areas of conservation and biodiversity significance will be protected from inappropriate new development.

Built Form
New buildings will generally be associated with existing clusters of buildings and will be of complementary scale and massing to those buildings, while also being of appropriate dimensions to serve their intended function. New dwellings will generally be single storey and will include pitched roofs, verandas and porches to address climatic issues. Isolated new buildings, including large sheds, will be located and designed to blend with the existing landscape, with appropriate earthworks and building design to suit the natural landform. Other structures will be of a form that blends with, and does not detract from, the scenic qualities and function of the primary production area.

Building Materials / Character
The open rural landscape is the dominant character element and new development will maintain that character, with new buildings appropriately sited, designed and screened by vegetation. New buildings will be constructed using materials and colours that blend with the rural landscape and are traditionally used within the rural environment including corrugated steel, stone and timber.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Desired Character, greater weight should be given to the following design elements:

- impact on the sustainability and viability of primary production uses;
- visual impact on the landscape character;
- impact on the freight network.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- tourist accommodation, including through the diversification of existing farming activities and conversion of farm buildings
- farming
- intensive animal keeping (especially within Enterprise Policy Area 2)
- wind farm and ancillary development
- wind monitoring mast and ancillary development.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Horticulture, forestry, dairies and viticulture should only occur where there is adequate water supply, soil conditions and relevant industry standards can be met.

4 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.

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:

(a) be ancillary to primary production or processing uses, or tourist accommodation or other tourist development

(b) be located on the same site as the primary use.

7 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.

8 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 set back 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.

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 one dwelling per allotment.

Form and Character

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

11 Structures and buildings should generally be set back a minimum of 30 metres from all road boundaries.

12 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

13 Land division involving boundary realignments should only occur where the number of resulting allotments of less than 100 hectares is not greater than the number that existed prior to the realignment.

Township Fringe Policy Area 1

The following maps apply: Policy Area Maps Go/6, Go/7, Go/10 and Go/11.

OBJECTIVES

1 A policy area primarily for low-intensity primary production compatible with the adjoining urban areas.

2 Preservation of rural character and scenic features as a backdrop to the town.

3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Function
The Township Fringe of Burra and Eudunda provides a scenic backdrop to the towns, with open farming land and minimal building development. The area provides for low-impact farming activities that will maintain the attractive, open rural character surrounding the towns and will limit further residential expansion.

Pattern of Development
The Township Fringe Policy Area 1 will retain and open, rural pattern of development, with new development within the area will be limited to locations with result in minimal visual impact to Burra and Eudunda, as viewed from within and on the various approaches to the towns. Buildings and structures will be clustered together and any new dwellings will be sited directly adjacent to the township to form a logical visual extension and to minimise visual impact. New buildings, structures, earthworks and access roads will be sited well below ridgelines and in positions that minimise visual and noise impact or other nuisance to the township. Key infrastructure facilities, such as telecommunications and transmission services, will be located on high points within this area to provide important services to the towns, however the detailed siting and design will minimise the visual impact.

Public Realm
Views of this area are important and the open, rural character should be maintained. In Burra in particular, the hill slopes and ridgeline above the township will remain clear of development to maintain the appearance of Burra and a town nestled within a valley. Apart from main approaches to the towns, the roads will remain relatively unobtrusive and informal, with indigenous planting within the road corridor. The main roads will provide attractive approaches to the towns, with planting and signage that reflects the overall character and historic qualities of each town.

Built Form, Building Design and Character
Buildings will be single storey and unobtrusive in terms of their mass and scale. Buildings will be sited and designed with minimal earthworks, building shape and roof form to suit the natural landform. Clusters of smaller buildings will be used rather than larger and more imposing structures. Building form will reflect the traditional qualities of building form found within the surrounding rural area. Within the Burra State Heritage Area particular care will be taken with the siting and design of buildings, especially in proximity to historic sites and features. Buildings and other structures will incorporate design features and materials that blend into the rural landscape.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Desired Character, greater weight should be given to the following design elements:

- visual impact on the landscape character, particularly views of the town setting from key vantage points;
- impact on the sustainability and viability of primary production uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:

- farming
- low-intensity primary production

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Rural industries and activities such as intensive animal keeping, feedlots, commercial bulk handling and storage, mining, stock sale yards and produce processing industries that require large buildings or multiple structures should not be developed.

4 Animal keeping should generally be for farming or small-scale domestic purposes only.

5 Small-scale tourist accommodation should only be developed if it achieves the following:

(a) it is within existing buildings

(b) it is in the form of farm stay, guesthouse, rural or nature retreat or bed and breakfast accommodation as an integral part of the group of farm buildings.

Form and Character

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

7 Dwellings should be confined to a detached dwelling associated with primary production on the same allotment.

8 Farm buildings, dwellings and residential outbuildings, should be grouped together.

9 Buildings should be sited and designed to minimise their visual impact on the scenic and natural qualities of the landscape.

10 Existing vegetation should be retained and development of structures should include landscaping adjacent to roadside boundaries to provide an attractive entrance to towns as viewed from public roads and to enhance the scenic contrast between urban development and rural areas.

Enterprise Policy Area 2

The following maps apply: Policy Area Map Go/12.

OBJECTIVES

1 Intensive primary production precinct with sustainable activities and resource recovery as key elements of the production cycle.

2 Accommodation of intensive animal keeping industries collocated with composting facilities and renewable energy industries.

3 Protection of intensive primary production from incompatible land uses.

4 Staged development that facilitates the progressive construction of infrastructure to allow orderly access to roads, water and energy supplies.

5 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Function
The Enterprise Policy Area 2 will be the key location within the region for the development of intensive animal keeping industries, other complementary intensive primary industries and related value adding enterprises. Spanning both the Regional Council of Goyder and the Mid Murray Council, it provides a multi-purpose agricultural production precinct in which sustainable activities and resource recovery are key elements of the production cycle, optimising natural resources for maximum economic benefit. The area will be an important economic and employment asset to the region.

Pattern of Development
The Enterprise Policy Area 2 will develop in stages, with Stages 1 (part), 2 and 5 being within the Regional Council of Goyder and Stages 3, 4 and 6 within the Mid Murray Council. With each stage development will cluster around the service infrastructure including the road network, which links the area to key processing and market destinations. Uses will develop within the zone in a manner that achieves the required separation distances between different types of uses. Planting buffers of existing and new planting will be located between developments and within the 3-kilometre exclusion zone along the north, west and south edges of the Policy Area.

Public Realm
Much of the development within the Policy Area will be screened by existing vegetation and planted buffers within sites and along road corridors. The road network will be well maintained and capable of accommodating regular heavy vehicle use.

Built Form, Building and Site Design / Character
Buildings and structures within this zone will vary in scale, height and mass depending on their uses however, generally mass and scale will be minimised. Industrial and rural style buildings largely consisting of metal cladding will be the predominant building design within the area, with building function being more important than the building style. Environmentally sensitive building design to respond to the climatic conditions and to protect the environment from pollutants will be an important feature of the design of the site features and buildings within this area. The practices employed within the area will assure the conservation and health of the soil and watercourses, and will avoid the establishment and spread of weeds into the local ecosystem. The site and building design will minimise the removal of indigenous vegetation and will incorporate existing vegetation within buffer areas, supplemented by new planting. The buildings will cluster within each site to provide sufficient separation between uses, which will be in the form of vegetated buffers and stormwater control systems.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Desired Character, greater weight should be given to the following design elements:

- land use that supports the multi-functional nature of the precinct;
- suitable environmental protection measures;
- orderly development of the area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:

- farming and farm buildings
- intensive animal keeping
- organic waste composting facilities
- resource recovery
- supporting infrastructure
- wind farm and ancillary development
- wind monitoring mast and ancillary development.

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Development should be undertaken in stages in accordance with the staging plan identified on the Concept Plan Map Go/1 - Enterprise Policy Area, in order to make efficient use of established infrastructure and achieve the benefits of co-location of uses.

4 Development of dwellings or other sensitive uses should not occur within the exclusion area identified on the Concept Plan Map Go/1 - Enterprise Policy Area.

5 Industrial development should only occur where it involves the repair and maintenance of farm equipment, organic waste processing/composting, or the processing, packing, fermentation, storage and/or wholesale of primary produce and if:

(a) the development cannot be accommodated within other appropriately zoned locations

(b) it is unlikely to limit or jeopardise the use of adjoining land for the intensive primary production

(c) it is not likely to be detrimental or cause nuisance within the locality.

6 Dwellings are generally inappropriate unless it can be demonstrated that there is a direct need for a caretakers residence to facilitate the operation of intensive primary production uses.

Form and Character

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

8 Buildings should be clustered together within sites to minimise the need for removal of existing vegetation.

9 Design buildings visible from a public road to incorporate articulation in the form and mass to minimise their obtrusiveness.

10 Where a caretakers dwelling is required and considered appropriate, ensure that it is sited and designed to protect occupants from existing or potential adverse impacts of intensive primary production within the Policy Area.

11 Development should not occur until the necessary infrastructure is in place to allow safe operations to proceed.

12 Physical infrastructure required for development should be able to be economically provided in a manner that will not unreasonably increase the infrastructure maintenance cost to the community and is consistent with the development stages outlined in the Concept Plan Map Go/1 - Enterprise Policy Area.

13 Locate site access to provide safe and convenient access for the required vehicle types and volumes, having regard for the function and volume of traffic using the road.

14 Where possible, incorporate existing indigenous vegetation within buffers between development sites.

15 Development should be sited and designed to minimise the adverse impact on the surrounding environment including vegetation, soil, water and air quality.

16 Land division should not be undertaken except where it will facilitate the use of land for appropriate uses within the zone and provided no additional allotments are created.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in schedule four of the *Development Regulations 2008*.

Non-complying Development

The following forms of development are 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): (a) is adjacent to a road within an 80 km/h speed restriction or less (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Community centre	
Consulting room	
Commercial forestry where it is located in the Township Fringe Policy Area 1	
Dwelling where it is located in the Enterprise Policy Area 2	Except where it is directly related to the on-site management of an appropriate enterprise activity.
Dwelling	Except for a detached dwelling that will not result in more than one dwelling on the allotment.
Educational establishment	
Fuel Depot where it is located in the Township Fringe Policy Area 1	
Horticulture where it is located in the Enterprise Policy Area 2	
Horticulture involving the growing of olives	Except where the growing of olives is 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 a substantially intact stratum of native vegetation 5 hectares or less in area.
Hospital	
Hotel	

Form of Development	Exceptions
Industry where it is located in the Township Fringe Policy Area 1 or Enterprise Policy Area 2	Except where: (a) it is associated with processing of primary production (b) the total floor area of buildings for manufacture, storage or associated activities does not exceed 300 square metres (i) involvement in the industry by people who are not resident on the site does not exceed two persons (ii) the industry does not involve the use of vehicles exceeding eight tonnes in weight and no more than one vehicle over one tonne in weight.
Indoor recreation centre	
Intensive animal keeping where it is located in the Township Fringe Policy Area 1	
Land based aquaculture where it is located in the Enterprise Policy Area 2	
Land division	Except where: (a) all allotments resulting from the division are over 100 hectares (b) in the case of boundary realignments, the number of resulting allotments of less than 100 hectares is not greater than the number that existed prior to the realignment.
Mining where it is located in the Township Fringe Policy Area 1 or the Enterprise Policy Area 2	
Motor repair station	
Nursing home	
Office	Except where ancillary to and in association with primary production or tourism development
Petrol filling station	
Place of worship	
Road Transport Terminal where it is located in the Township Fringe Policy Area 1	
Pre-school	
Primary school	
Service trade premises	
Shop or group of shops	Except where: (a) ancillary to and in association with primary production or tourist development; and (b) it does not result in a total gross leasable area of shops on the allotment of greater than 80 square metres.

Form of Development	Exceptions
Short term workers accommodation when it is located in the Township Fringe Policy Area I or Enterprise Policy Area 2	
Stock sales yard where it is located in the Township Fringe Policy Area 1	
Stock slaughter works where it is located in the Township Fringe Policy Area 1	
Warehouse where it is located in the Township Fringe Policy Area 1	
Waste reception, storage, treatment or disposal where it is located in the Township Fringe Policy Area 1 and Enterprise Policy Area 2	Except an organic waste processing facility where it is located in the Enterprise Policy Area 2
Winery where it is located in the Enterprise Policy Area 2	
Wrecking yard	

Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
In the Enterprise Policy Area 2: Composting works Dwelling, where it will not result in more than one dwelling on the allotment and it is directly related to the on-site management of an appropriate enterprise activity Farming and farm buildings Infrastructure, to support appropriate enterprise activities Intensive animal keeping Intensive primary production activity Organic waste processing facility	Facilities for the bulk handling, transportation and storage of farm commodities Tourist Accommodation 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: (a) an existing dwelling or tourist accommodation that is not associated with the wind farm (b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists (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

The following maps apply: Zone Maps Go/6, Go/7 and Go/11.

OBJECTIVES

1 A zone accommodating sporting, entertainment, educational, 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 and facilities designed to high architectural standards and established within a landscaped setting, including tree plantings around buildings and car parking areas.

4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Function
Recreation zones within Burra and Eudunda will accommodate a variety of recreation, sporting, educational, community, showground, caravan park and open space assets. Facilities will serve both local and district functions, providing for a range of local needs while also attracting users from outside the area, particularly for major events. Multi-use precincts and facilities will develop, forming community hubs with high-level shared facilities.

Pattern of Development
Development will be rationalised to make the best use of community assets and new buildings and other structures will cluster together within open space; school; sporting and recreation grounds, providing opportunity for improved shared facilities. The more active and noisy activities will be located away from homes, however generally the facilities and open space areas will be overlooked by nearby homes to provide for casual surveillance for crime prevention. The development of showground facilities will allow for multiple uses and functions, both of the new facilities and remaining area, throughout the year.

Public Realm
With the majority of this zone being under Council control the public realm will be well maintained and create attractive assets for Burra and Eudunda communities and visitors. The facilities should provide for shade and shelter and cater to a range of different experiences and uses that recognise variations in the seasons. Roadways and parking areas should be orderly and efficient, and designed to withstand seasonal variations. Lighting, signage and other features should be included to make the area safe, legible and useable by all sectors of the community.

Built Form
The form of buildings will reflect their multi-functional use, with facilities clustered and co-located within the zone. The clustering of buildings will assist in maintaining an open rural character that provides a transition to the farming land beyond. Buildings will generally be single storey, however some higher structures that support the key uses within the zone such as grandstands are also appropriate. The form and mass of buildings, and the subsequent the need for cut and fill type earthworks, should be minimised through good design and siting.

Building Design / Character
The appearance of existing poor quality buildings will be improved and new buildings, while serving their functional purpose, will be more attractive and in keeping with the general character of the towns. In Burra the building form, design and materials will respect and reflect the State Heritage status of the town. The design of buildings will be climatically responsive, providing shade and shelter according to the season.

Buildings and facilities will be designed in a manner that assists in preventing crime and will generally blend well within the surrounding landscape.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Desired Character, greater weight should be given to the following design elements:

- functional design to provided for multi-purpose use;
- design for crime prevention and ongoing maintenance.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the Recreation Zone:

- car parking
- clubrooms associated with sports facilities
- community centre
- community hall
- educational establishment
- emergency services facility
- entertainment, cultural and exhibition facilities
- golf course
- indoor and outdoor recreation facilities
- library
- lighting for night use of facilities
- meeting hall
- office associated with community services
- playground
- shops or groups of shops ancillary to recreation development
- showground
- special event
- spectator and administrative facilities ancillary to recreation development
- sports grounds and associated facilities
- theatre
- swimming pool

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Shops or groups 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 50 square metres.

Form and Character

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

5 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.

6 All car-parking areas should be shaded and screened with vegetation to improve the amenity of the zone.

Land Division

7 No additional allotments should be created wholly or partly within the zone.

8 Land division or the rearrangement 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 four of the *Development Regulations 2008*.

Non-complying Development

Form of Development	Exceptions
Consulting room	
Crematorium	
Dwelling	
Fuel depot	
Horticulture	
Hospital	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone
Motor repair station	
Nursing home	
Office	Except where associated with recreation activities
Petrol filling station	
Place of worship	
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 50 square metres
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	

Form of Development	Exceptions
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Residential Zone

The following maps apply: Zone Maps Go/6, Go/7 and Go/11.

OBJECTIVES

1 A residential zone comprising a range of dwelling types.

2 Increased dwelling densities in close proximity to centres, public and community transport routes and public open spaces.

3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Burra

Function
Burra will provide a range of housing opportunities within the existing traditional housing stock, supplemented by sensitive infill development of new forms for smaller households and special needs. The residential areas will continue to meet the needs of the district and will also include suitable tourism accommodation for visitors. A mix of uses, including community facilities and services, small businesses and home businesses will operate within residential areas, supporting the economic growth of the town, but not adversely impacting on the residential amenity or the economic and employment activity of the District Town Centre, Town Centre or Industry Zone.

Pattern of Development
The existing rural setting of Burra will be retained by containing development within the existing settlement pattern, which is based on the original subdivision of the early townships along Burra Creek. Sensitive infill development, including the division of land, will be accommodated on vacant allotments in a manner that follows the existing pattern of development within the locality including allotment sizes and building setbacks. Vacant sites near the town centre and community facilities will be developed for more diverse housing forms to provide accommodation for the aged and others with special needs.

Public Realm
Burra's leafy image will be enhanced with existing street tree planting extended creating attractive, shady streets, in contrast to the surrounding hills, which should remain bare to greater emphasise the leafy value of the town. The informal nature of the public realm will be retained, but the quality of surfaces will be improved and the existing historic features such as stone kerbing will be protected and restored. The Burra Creek corridor and its tributaries will be revegetated using local species to create a green corridor within the town, linking Burra North and Kooringa. Public infrastructure such as bridges, signs, posts and services will contribute to, or at least not detract from the heritage value and appeal of the town, with original features being restored, and new features complementing the heritage style.

Built Form
The existing character of built form and the relationships between buildings and the public realm will be maintained and enhanced. The existing building stock of Burra will largely remain intact, with all heritage buildings and structures to be retained, restored and maintained. New built form will only be in the form of sensitive additions to existing buildings or infill development on vacant sites that is designed to complement the heritage and character features of the town. Building set backs and the location and scale of built form on an allotment will reflect and complement the predominant form exhibited in the locality. Buildings will generally be single storey reflecting the scale and character of the existing development, but will also be designed to fit to the slope and views afforded by the landform. Alternative forms of housing development, other than detached dwellings, will respect the proportions and setbacks of the traditional detached housing and will be designed to positively contribute to the character and diversity of housing choice in Burra. Outbuildings including garages and carports should be in the form of freestanding structures that are located

to the rear of dwellings away from the primary frontage, and should not be incorporated within the main roof of the associated dwelling. Existing stone walls and other traditional fencing styles will be retained and new fencing will complement and adapt these typical forms. The existence of development exhibiting undesirable variations to the desired built form character in a locality will not be used to justify additional change from the desired character of the locality.

Building Design / Character
The existing character of building design and traditional materials used throughout Burra will be maintained and enhanced in all new development, whether additions or new buildings. The development of new structures will complement the building era, design, style and materials of those in the surrounding locality, and will result in new development that sits harmoniously within the township and the State Heritage Area.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Desired Character, greater weight should be given to the following design elements:

- complementarity with identified heritage assets, in terms of built form, style and building materials;
- setbacks and building scale consistent with the locality;
- position of vehicle garaging and outbuildings.

Eudunda

Function
Over time the amount and diversity of housing types in Eudunda will increase to provide accommodation to meet the varied needs of new and existing residents and to support the continued operation of the town's services and facilities. Eudunda will be a hub for accommodation for workers in the district, providing housing and services in an attractive country setting within commuting distance of employment facilities in the surrounding areas. The residential area will also accommodate suitable home businesses and people working from home, creating a town that is more active throughout the day.

Pattern of Development
New development areas to the north of Eudunda will reinforce and complement the existing character of residential development in Eudunda, which is characterised by traditional country town street pattern and widths with dwellings at low densities that are generously setback from boundaries to allow for will vegetated gardens. Development, particularly to the north, will occur in a logical and staged sequence, expanding the town in a manner that with maturity, development in this area will blend in with the remainder of Eudunda forming a seamless transition between the old and the new. New development patterns will adapt the traditional pattern by responding to the natural landform and providing some more variety of allotment and housing sizes to reflect the range of housing needs. Vacant sites within the existing built up area will be filled in with new housing, but the predominant pattern of setbacks and garden space will be maintained. Vacant sites near the town centre and community facilities will be developed for more diverse housing forms to provide accommodation for the aged and others with special needs.

Public Realm
The public realm will be enhanced through the further planting of street trees to provide a more leafy and attractive setting and to conceal the built form within the valley when viewed from the approaches to the town. Street reservations will be wide, providing a sense of openness and encouraging views to the hills and farmlands beyond. New street verges will include a hard surfaced footpath adjacent to the property boundary on both sides of the street and will include street trees and lighting. Low front fencing that maintains an open character will define the boundary between public spaces and private gardens, delineating the private space and reflecting the character of the dwelling.

Built Form
Development will maintain the pattern of buildings in the streetscape by ensuring that new buildings are set back from the street, side and rear boundaries to allow for gardens and planting of trees. Set-backs from the front boundaries will reflect those of the surrounding dwellings and will maintain or create an open country town character. Garages, carports and outbuildings will generally be freestanding and to the rear of the dwellings, following more traditional forms and masses of buildings. Buildings will generally be single storey reflecting the scale and low-key character of the existing development, but will also be designed to take account of the slope and views afforded by the landform. Alternative forms of housing development, other

than detached dwellings, will respect the proportions and setbacks of the traditional detached housing and will be designed to positively contribute to the character and diversity of housing choice in Eudunda.

Building Design / Character
A wide variety of architectural styles will characterise the area, all responding to the climate and existing built form with verandas, porches, window shading, wide eaves and other similar features. Dwelling design will incorporate pitched roofs and use a mix of building materials, textures and colours to create interesting and attractive buildings that reflect the country town setting of Eudunda.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Desired Character, greater weight should be given to the following design elements:

- front and side boundary setbacks;
- opportunities for appropriate landscaping;
- position of vehicle garaging;
- provision of a land division in new development areas pattern that complements the country town traditional wide street and grid pattern while responding to the landform.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the Residential Zone:

- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling
- dwelling addition
- small scale non-residential uses that serve the local community, for example:
  - child care facilities
  - health and welfare services
  - open space
  - primary and secondary schools
  - recreation areas
  - shops, offices or consulting rooms
- supported accommodation
- tourist accommodation (1 to 5 units and maximum of 10 persons)

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Development should primarily be detached dwellings, with semi-detached, group and row dwellings located near services and suitably designed to achieve the desired character of the zone.

4 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to Increase housing choice by providing dwellings with densities higher than, but compatible with adjoining residential development.

5 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:

(a) serves the needs of the local community

(b) is consistent with the character of the locality

(c) does not detrimentally impact on the amenity of nearby residents.

6 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

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

8 Dwellings in Burra should be designed within the following parameters:

Parameter	Value
Maximum site coverage	50 per cent
Maximum building height (from finished floor level)	5 metres

9 Dwellings in Eudunda should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage in new subdivisions	8 metres
Minimum setback from secondary road frontage in new subdivisions	3 metres
Minimum setback from side boundaries	2 metres from one boundary and 3 meters from the other
Minimum setback from rear boundary	10 metres
Maximum site coverage	50 per cent
Maximum building height (from finished floor level)	5 metres

10 Garages and carports should be freestanding and located to the rear of the associated dwelling.

11 Where a garage or carport facing the street (other than an access lane way) is not to be freestanding and / or is not to be located to the rear of the associated dwelling, it should:

(a) be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance

(b) be setback a minimum of 5.5 metres from the primary street frontage or 0.5 metres behind the main building line, whichever is the greater distance.

12 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	70 square metres
Maximum building height (from finished floor level)	5 metres
Maximum wall height (from finished floor level)	2.7 metres

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

Dwelling Type	Minimum Site Area (square metres)	Minimum frontage (metres)
Detached	1000	18
Semi-detached	600	15
Group dwelling	500	20
Row dwelling	400	10

Land Division

14 Residential development in the northern area of Eudunda should be staged to develop in an orderly and efficient manner to create a logical extension of the town.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

Form of Development	Exceptions
Amusement machine centre	
Consulting rooms	Except where the total floor area is less than 100 square metres
Crematorium	
Dairy	
Farming	
Farm building including alterations and additions	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motor repair station	
Office	Except where the total floor area is less than 100 square metres
Petrol filling station	
Public service depot	
Restaurant	

Form of Development	Exceptions
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*.

Rural Living Zone

The following maps apply: Zone Maps Go/6 and Go/7.

OBJECTIVES

1 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.

2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Function
The Rural Living Zone will accommodate a combination of allotments containing rural pursuits and activities and dwellings on large allotments, many with home activities and rural pursuits. This area provides for smaller allotments than in the Primary Production Zone, encouraging the development of hobby farm type activities and niche primary production markets. Small scale, low impact business activities associated with the use of the land, including a high standard or quality sustainable tourist accommodation for visitors, will operate within the area in a manner that does not detract from the low-key rural character or adversely impact on the residential area through which this Zone is accessed. Residential development will coexist with the rural activities in the area, with generous setbacks and vegetation screening used to provide some interface treatment between uses.

Pattern of Development and Public Realm
Development will be sparse, with buildings and other structures clustered on each allotment, generously set back from all boundaries. The open rural character of the area will be maintained, with open informal street treatments enhancing the views across the valley and retaining the appearance of farmland. Allotment sizes will respond to the natural landform with increased allotment sizes further up the slope to minimise development in the steeper and more visually prominent parts of the area. Earthworks, driveways and other site works will be minimised and designed to blend within the landscape.

Built Form
Buildings in this area will be single storey and unobtrusive in nature, with structures clustered together and screened by vegetation, in a similar manner to traditional farmhouse development. The building siting, roof forms and building massing will reflect land contours and will be designed to sits comfortably within the landscape. The form of dwellings will be climatically responsive with good orientation to address solar access and to capture breezes. Buildings should enhance the semi-rural character of the area as seen from within and outside the area.

Building Design / Character
Building materials and colours will blend in with the landscape and maintain the rural character. Typical rural materials will be used including corrugated iron, timber, brick and stone, in colours that reflect the surroundings and that enable the structures to blend in with the landscape. Landscaping around buildings will provide important shading and screening.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Desired Character, greater weight should be given to the following design elements:

- design of structures and ancillary earthworks to blend within the landscape;
- boundary setbacks.

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
- outbuilding
- stable

2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

3 Retail, commercial and industrial development should not be undertaken in the zone, except when it:

(a) is minor in scale and ancillary to a dwelling

(b) is associated with rural activities or primary production

(c) does not detract from the rural and residential amenity of the area.

4 There should be no more than one dwelling per allotment.

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 hand fed and are accommodated within a stable or shelter.

Form and Character

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

8 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	15 metres
Minimum setback from secondary road frontage	15 metres
Minimum setback from side boundaries	15 metres
Minimum setback from rear boundary	30 metres
Maximum site coverage	5 per cent
Maximum height	5 metres

9 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	70 square metres
Maximum building height (from finished floor level)	5 metres

Parameter	Value
Maximum wall height (from finished floor level)	2.7 metres

Land Division

10 Land division should create allotments with an area greater than 1 hectare and a frontage to a public road of not less than 50 metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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): (a) is adjacent to a road within an 80 km/h speed restriction or less (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Crematorium	
Dairy	
Dwelling	Except detached dwelling
Fuel depot	
Horticulture	
Hotel	
Intensive animal keeping	
Industry	
Land division	Except where allotments resulting from the division are over 1 hectare in area and have a frontage to a public road of over 50 metres
Major public service depot	
Motor repair station	
Petrol filling station	
Restaurant	

Form of Development	Exceptions
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 50 square metres
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*.

Town Centre Zone

The following maps apply: Zone Map Go/7.

OBJECTIVES

1 A centre accommodating a wide range of retail, office, administrative, community, cultural and entertainment facilities appropriate to the needs of the 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

Best Place, Burra

Function
Best Place will serve as the convenience town centre for Burra North, while also serving the Burra district with a focus on businesses that provide goods and services that address the need for furniture, motor vehicles, machinery and other bulky items. It will provide a local hub for the Burra North community including the nearby industrial and commercial activities in the northern part of the town. The centre will also act as a gateway to the Historic Mine site with a focus on the mining and industrial history of Burra and will provide a high standard of quality sustainable tourist accommodation for visitors.

Pattern of Development
Development will be located close to the street boundary, with limited side setbacks providing a sense of enclosure and intimacy along the main road. Outdoor display areas and car parking will be located to the side or rear of buildings to maintain a building presence close to the street. Ancillary structures such as sheds will be located to the rear of the site, so as not to detract from the aesthetic qualities of the centre. Traditional stone walls and fences will also be used to maintain the enclosed feeling of the centre.

Public Realm
As the northern gateway to the Historic Mine site the heritage assets and character of the centre will be preserved and enhanced. The management of traffic and parking will be improved to create an environment that is safer and more convenient for all users. The streetscape will be upgraded to provide a greater sense of arrival and enclosure, with more formalised on street parking and street tree planting. It will include a community focused public space or node that encourages gathering and reflects and history of the local community. Public infrastructure such as bridges, signs, posts and services will contribute to, or at least not detract from the heritage value and appeal of the town, with original features being restored, and new features complementing the heritage style.

Built Form
The existing positive character of built form and the relationships between buildings and the public realm will be maintained and enhanced. The existing building stock will remain intact, with all heritage buildings and structures to be retained, restored and maintained. More recent out of character infill development will be replaced or improved to better complement the heritage forms. New built form will only be in the form of sensitive additions to existing buildings or infill development that is designed to complement the heritage and character features of the town. Set backs, siting and scale of built form on an allotment will reflect and complement the predominant form exhibited in the locality. Ancillary structures such as sheds will be low in scale and will be located and designed so as not to detract from the aesthetic qualities of the centre. The built form will generally be single storey reflecting the scale and character of the existing development,

respecting the form, massing and scale of heritage buildings, creating a cohesive and attractive local town centre for Burra North and gateway to the Historic Mines area. The existence of development exhibiting undesirable variations to the desired built form character in a locality will not be used to justify additional change from the desired character of the locality.

Building Design / Character
The existing character of building design and traditional materials used throughout Best Place will be maintained and enhanced in all new development, whether additions or new buildings. The development of new structures will complement the building era, design, style and materials of those in the surrounding locality, and will result in new development that sits harmoniously within the township and the State Heritage Area.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Desired Character, greater weight should be given to the following design elements:

- complementarity with identified heritage assets, in terms of built form, style and building materials;
- setbacks and building scale consistent with the locality;
- provision of land uses that add to or complement the range of facilities and services available within Burra.

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 and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

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.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

Form of Development	Exceptions
Dairy	
Dwelling	Except a dwelling that is: (a) ancillary to a non-residential development (b) necessary to support the operation of the development (c) located on the same allotment.
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Major public service depot	
Road transport terminal	
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Township Zone

The following maps apply: Zone Maps Go/2, Go/3, Go/4, Go/5, Go/8 and Go/9.

OBJECTIVES

1 Services and facilities grouped together to meet the needs of 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 scale, main road streetscape and scenic rural setting of the township.

4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Booborowie

Function
Booborowie will be a progressive rural town that has the flexibility to develop while maintaining the existing strong residential community. It will continue to provide minor service and community facilities to serve the needs of the local community and surrounding farms. The township will remain a largely residential area, however existing businesses will be retained, supported and allowed to expand, and small home businesses undertaking activities that serve the surrounding rural production needs will be encouraged. The town will also provide a high standard of quality sustainable tourist accommodation for visitors.

Pattern of Development
Over time the remaining vacant housing allotments in Booborowie will be developed for new houses and associated structures. Development will be contained within the twelve street-block core of the town, with the surrounding belt of land remaining for use for community and recreation purposes and as a buffer to the primary production land. Existing business activity will be retained at the southern end of the town. Additional business activity will be in the form of home activities, with ancillary structures sited to protect the amenity of the surrounding residents.

Public Realm
The country town feel will be retained, with the wide streets and appropriate kerbing and street trees forming an important part of the open rural character of the town and maintaining views to the surrounding farmland and distant hills. The surrounding buffer land to the north, south and east of the town will continue to contain the town and create the feeling of a parkland belt around the compact community. The tidy appearance and feeling of the town will be maintained and enhanced with the use of front and side fencing to provide a clear interfaces between the private and public realm.

Built Form
The low-key and low-scale built form of the town will be maintained, with new development being generally single storey and complementing the bulk and scale of existing buildings. Buildings will have pitched roofs of varied and interesting forms, as well as verandas and porches to the front of buildings to create interesting and functional street frontages. New development will complement the setbacks of the existing surrounding development, allowing sufficient space around buildings for gardens and driveways, with sheds and other outbuildings at the rear of properties. New businesses and development adjacent to existing businesses will follow a more commercial built form, with lesser street setbacks and built form that meets the business needs while remaining relatively low in height and bulk.

Buildings Materials / Character
A mix of old and new buildings styles will prevail in the town, with a blend of materials that are consistent with the country town environment. New conventional style housing will complement the pleasant feel of the town. The resulting character of the town will portray a proud, active and strong community.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Booborowie Desired Character, greater weight should be given to the following design elements:

- front and side boundary setbacks;
- low scale and bulk of built form.

Farrell Flat

Function
Farrell Flat will become predominantly a residential community that provides housing for families and workers in the district. The town will continue to act as a community service centre, with some minor provision of services. New local businesses will provide employment and products that service the surrounding primary production based community. The town will provide a high standard of quality sustainable tourist accommodation for visitors. The Township Zone will also accommodate facilities for bulk handling, storage and transportation of agricultural and other commodities, which are an integral part of the rural economy, and should be protected from encroachment by incompatible development or activities likely to prejudice their continued operations. Value-adding enterprises that attract employment and economic development to the district will be developed in conjunction with bulk handling activities within the Zone.

Pattern of Development
The original street grid and allotment pattern is to remain, with vacant allotments developed for new housing in a way that maintains space between buildings for vegetation. A mixture of new housing and employment related development will spread throughout the township, with the businesses locating in positions that minimise the impact on the residential properties. The main street area of Farrell Flat will maintain its original form, with any new development conforming to the original pattern of development. The buffer to the east around the township will remain, separating it from the primary production land.

Public Realm
Farrell Flat will maintain and enhance its green, leafy image, with further tree planting in public areas. From the approaches Farrell Flat will appear as a leafy oasis in the midst of farming land. The informal street environment will be maintained creating a relaxed country ambience, with limited formal footpaths and kerb, except in the main street. Areas of public reserves will be enhanced to create attractive and multi functional areas for community use that create a sense of pride and place in the community.

Built Form
Farrell Flat will remain a town of detached, single storey buildings set on large allotments surrounded by vegetation. Dwellings will remain on large allotments, with generous boundary setbacks and outbuildings located to the rear. Dwellings will generally be single storey, with freestanding garages and carports located to the rear or side of dwellings. New businesses will reactivate former business premises, especially in the main street, or will operate from new buildings that are designed to minimise bulk and scale that are well screened with vegetation to provide a buffer to any adjoining housing.

Building Materials / Character
The town will contain a range of building types and styles, while retaining its early heritage, particularly in the main street. A mix of buildings materials and colours will be used, however much of the built form will be screened by landscaping and trees, giving Farrell Flat an attractive leafy character. In the main street where the built form is the dominant element, new development and renovations should complement the materials used in the original buildings.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Farrell Flat Desired Character, greater weight should be given to the following design elements:

- opportunities for appropriate landscaping;
- front and side boundary setbacks.

Hallett

Function
Hallett will continue to host a residential community while providing minor service and community facilities to serve the needs of the surrounding farms and local community, including new residents. The township will remain a largely residential area, with existing businesses retained and a minor increase in home businesses to serve the surrounding rural community, tourism trade and provide some local employment. The town will also provide a high standard of quality sustainable tourist accommodation for visitors.

Pattern of Development
Over time some of the remaining vacant housing allotments in Hallett will be developed for new houses, while others will remain as part of larger allotments for existing family-sized dwellings. Existing businesses and new activity will be located along the Barrier Highway in the centre of the town. Some housing suitable for the older persons will be appropriate in a location near the Barrier Highway to provide access to the town's facilities.

Public Realm
Hallett will maintain its leafy, bushland character with large trees and gardens retained. The Barrier Highway corridor through the town will be enhanced while maintaining views of the town hall and the commercial activities. Community recreation assets such as the oval will be managed more flexibly so they can be used more frequently, while other facilities for the visiting public will be improved, such as visitor car parking areas. The scenic outlook of the town to the distant hills will be maintained, providing a pleasant experience for tourists and residents.

Built Form
The existing low scale of built form of the town will be maintained, with new development repeating the bulk and scale of existing buildings. Buildings will have pitched roofs of varied and interesting forms, as well and verandas and porches to the front of buildings to create interesting and functional street frontages. New development will have generous setbacks to all boundaries to provide ample space for gardens and tree planting to maintain the leafy character of the town. Development in the core of the town on the Barrier Highway will follow a more commercial built form, with limited street setbacks and form that meets the business needs while remaining relatively low in height and bulk. Built form should not interrupt views of the town hall, which is a key structure within the town.

Building Materials / Character
A mix of buildings materials will be used in the town in a way that complements the existing character. Buildings will be well screened by gardens and vegetation, forming a significant contribution to the character of Hallett. Traditional building materials including stone, brick, timber and corrugated steel will be used for new buildings and renovations along the Barrier Highway in the town to complement the original buildings, particularly the town hall.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Hallett Desired Character, greater weight should be given to the following design elements:

- opportunities for appropriate landscaping;
- front and side boundary setbacks.

Mount Bryan

Function
Mount Bryan will continue to host a quiet, cohesive residential community while providing community and minor service facilities to serve the needs of the local community, surrounding farms and passing trade. The town will also provide a high standard of quality sustainable tourist accommodation for visitors.

Pattern of Development
The pattern of residential development in Mount Bryan will remain largely unchanged with most vacant allotments remaining as part of the larger yards of existing dwellings, providing large areas for gardens and vegetation. Existing businesses will remain located along the Barrier Highway.

Public Realm
Mount Bryan will maintain its leafy character with trees and gardens retained. The rail corridor will be improved providing facilities for the public, including visitor car parking areas. The views from the town to the distant hills will be maintained and will be an attractive asset of the town.

Built Form
The existing low scale of built form of the town will be maintained, with any new development repeating the bulk and scale of existing buildings. Any new development will have generous setbacks to all boundaries to provide ample space for gardens and tree planting to maintain the leafy character of the town. Development along the Barrier Highway will follow a more commercial built form, with limited street setbacks and form that meets the business needs while remaining relatively low in height and bulk.

Building Materials / Character
A mix of buildings materials will be used in the town, with buildings generally well screened by gardens and vegetation. Traditional building materials including stone, brick, timber and corrugated steel will be used for any new buildings or renovations.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Mount Bryan Desired Character, greater weight should be given to the following design elements:

- opportunities for appropriate landscaping;
- front and side boundary setbacks.

Robertstown

Function
Development in Robertstown will maintain and strengthen the quiet, cohesive community as the town continues its role as a community hub and minor service centre for the local community and surrounding rural area. Over time it is envisaged that it will experience some residential growth but that growth will be carried out in a manner that integrates with the existing community and provides some housing diversity. Suitable home-based businesses and reactivation of former business premises will be encouraged to provide local employment, services and facilities to support the community. The town will also provide a high standard of quality sustainable tourist accommodation for visitors. The community and sporting facilities will remain an integral part of the town, supporting community life and the function of Robertstown within the district.

Pattern of Development
Renovation of existing properties will strengthen the core of the town centre around the Commercial Street and Eudunda-Robertstown Road junction. The road network and built form will be improved to provide stronger cues to the main street of the town centre (Commercial Street). New residential development, several with home-based businesses and some smaller homes for the aged, will be built on the remaining vacant land, including along the eastern side of Church Street, creating a compact town. The open rural character will be maintained with large allotments that allow for generous setbacks and onsite waste disposal.

Public Realm
The open rural character will be maintained by keeping the wide, open streetscapes, but with some enhancement overtime with street trees in a similar manner to New Street. The town centre areas will be upgraded to improve the footpaths and the car parking areas. The community recreation facilities will continue to be maintained and improved as a focus for local community and sporting activity.

Built Form
Development will maintain the pattern of buildings in the streetscape by ensuring that new buildings are setback from the street to allow for gardens and planting of trees, with generous side boundary setbacks to provide separation between buildings. Buildings will be single storey reflecting the scale and low-key character of the existing development. Garages, carports and outbuildings will generally be detached from the dwellings and located to the rear of side of the dwelling following more traditional forms and masses of buildings. Existing traditional and historic commercial, residential and community buildings will be restored, former business premises reactivated and new development will complement the existing form. The open

country township character of the town will be retained with generous buildings setbacks for dwellings, complemented by low front fencing and open style landscaping in front gardens. Non-residential development will incorporate low-key built form with limited bulk and mass that is surrounded by suitably landscaped screens to maintain the amenity of the town.

Building Materials / Character
Existing buildings should be restored and maintained over time and new development will complement the form, materials and colours of existing buildings. A wide variety of architectural styles will characterise the area, all responding to the rural character and climate. The integrity of the town centre elements should be protected and enhanced to continue to create a strong sense of place and community for Robertstown. The open rural character will be retained through the combination of built form, land use, private and public landscaping.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Robertstown Desired Character, greater weight should be given to the following design elements:

- low scale and height of development;
- front and side boundary setbacks appropriate to the location within the township.

Terowie

Function
The historic, pioneer town of Terowie will continue to function as a minor service and community centre for the local community and people using the Barrier Highway. The historic built form and cultural significance of the town will draw visitors in from the highway, with those visitors being catered for by the local services and amenities. The town will also provide a high standard of quality sustainable tourist accommodation for visitors. The main street will be the key location for service and community functions, apart from the existing facilities provided adjacent to the Barrier Highway, which will remain to serve the passing traffic.

Pattern of Development
The original street grid and allotment layout of the town will remain, with new development occurring on existing allotments within the township. The sparse settlement pattern will remain, with many undeveloped allotments separating clusters of buildings. New development will occur at a respectful distance from existing buildings creating new clusters within the bounds of the grid without impacting on the amenity enjoyed by the existing buildings. New development in Main Street will maintain the typical building set backs and proportions and will not impact on the historic qualities of the township.

Public Realm
Terowie will retain its feel as an outback town, with sparse vegetation and distant views out of the township. The streetscapes will remain informal with loose surfaces, no kerbing and limited planting, enabling the vistas through the town to remain unobstructed. The exception is the main street, where the sealed road and kerbing provide a more formal environment, with verandas over the footpath providing shade and public open space areas providing a landscaped oasis within the outback town.

Built Form
The historic built form of Terowie will remain unchanged, apart from restoration and maintenance of buildings. New development will respect and complement the existing character and will be sited away from existing buildings in order to preserve the sparse settlement pattern of the town and to respect the historic qualities of the buildings. New buildings will be positioned close to the street boundary but away from side boundaries in the same way the existing buildings sit. Garages, carports, sheds and other outbuildings will be positioned at the rear of allotments, away from the street frontage and detached from dwellings. Their form and mass will follow traditional built form proportions to maintain the historic character of the township.

In the main street the built form will echo the form of existing buildings, including verandas over the footpath and parapet walls, as well as display windows for shops and active street frontages for other types of buildings. Existing buildings will be retained and restored in a way that maintains the isolated, frontier feel of the town. Along the Highway new development and existing built form will be improved to better reflect the built form qualities of the remainder of the township. The existence of development exhibiting undesirable variations to the desired built form character in a locality will not be used to justify additional change from the desired character of the locality.

Building Materials / Character
Terowie's buildings are largely from the same era, generally all exhibiting the same style, types of building materials and colours. This consistency is a key part of the character of Terowie and it will be respected, with new development complementing the characteristics. Existing buildings should be restored and maintained using materials and colours that are consistent with the originals.

Key Design Elements
When determining whether or not a development proposal is in accordance with the Terowie Desired Character, greater weight should be given to the following design elements:

- complementarity of built form and building materials with existing buildings;
- scale and bulk consistent with existing built forms.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the Township Zone:

- community facilities
- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling
- dwelling addition
- educational establishment
- open space
- recreation area
- 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 and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

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
Maximum site coverage	50 per cent
Maximum building height	5 metres

8 Development of a business, commercial or industrial nature should be consolidated with existing facilities to establish identifiable service centres.

9 Garages and carports should be freestanding and located to the rear of the associated dwelling.

10 Where a garage or carport facing the street (other than an access lane way) is not to be freestanding and/or is not to be located to the rear of the associated dwelling, it should:

(d) be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance

(e) be setback a minimum of 5.5 metres from the primary street frontage of 0·5 metres behind the main building line , whichever is the greater distance.

11 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	70 square metres
Maximum building height	5 metres
Maximum wall height (from finished floor level)	2·7 metres

12 A dwelling should have an allotment area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

Dwelling Type	Minimum Site Area (square metres)	Minimum Frontage (metres)
Detached	1200	20
Semi-detached	1200	20
Group dwelling	500	30
Row dwelling	400	10

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

Form of Development	Exceptions
Crematorium	
Dairy	
Fuel depot	
General industry	
Horse keeping	

Form of Development	Exceptions
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 are designated:

Category 1	Category 2
	Facilities for the bulk handling, transportation and storage of farm commodities

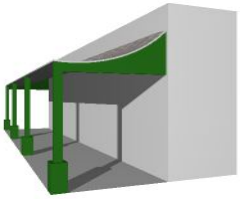
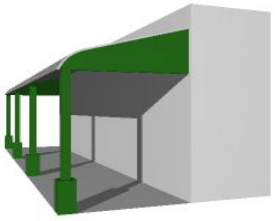
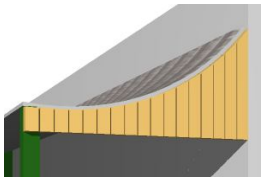
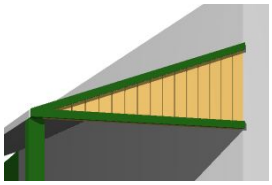
Table Section

Table Go/1 - Design Guidelines for the Burra State Heritage Area

1. Restoration and maintenance of places within the Burra State Heritage Area

Component / Aspect / Issue	Guidelines for Development
1.1 Original finishes	Original building materials should be retained where practicable and missing elements reinstated wherever possible. Mortars for re-pointing and repairs should match the colour, texture and mixture of the original. Mortars should include a high lime content. Replacement wall material should match the original laying pattern and pointing style of the existing. Paint removal should not damage masonry walls. Sand blasting shall not be used. The treatment of rising damp and investigation of the cause will require professional advice. All painted surfaces should be maintained in good repair with use of colours of a kind similar to or compatible with original colours where they can be determined from physical or archival evidence.
1.2 Roof	Materials closely consistent with early materials such as corrugated iron should be used. Evidence of original timber shingles within roof spaces should be retained. New roofing should be fixed over original material. Replacement timber shingles should match the colour, size, texture and species of the original shingles. Replacement slate shingles should match the colour, pattern, thickness and fixing technique of the original. Metal tiles or coloured concrete tiles should not be used. New roofing should be in galvanised or grey or similar recoloured finish. Zincalume should not be used unless painted. Repair by replacement of individual roof sheets with matching sheets should be considered in preference to re-roofing.

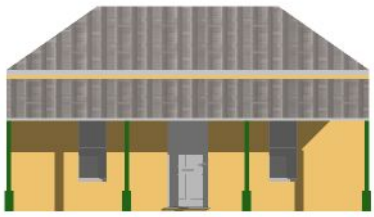
Component / Aspect / Issue	Guidelines for Development
	Traditional roof forms and eaves profiles should be retained as outlined below:
	appropriate  appropriate 
	appropriate  inappropriate 
1.3 Gutters and Downpipes	The profile, finish and material of these elements should be closely consistent with the original form; for example "ogee" gutters, round metal downpipes and rainheads of a traditional type.
1.4 Windows and Doors	The original materials, configuration and finish should be retained, specifically timber framing of windows that are highly visible from roads, lookouts or the like. Materially unsound sections should be replaced rather than total window replacement. The size, profile and finish of new timber components should be consistent with the original. Original doors and door hardware should be retained. Timber framed windows, doors and shopfronts should be retained and repaired where possible. Metal frame windows should not be introduced.
	Detailing of sashes and frames should be consistent with those of original windows as outlined below:
	12 pane double hung window with dressed stone sill 
	casement window with dressed stone sill 

Component / Aspect / Issue	Guidelines for Development
	double hung window with sun hood and dressed stone sill 
	4 pane casement window with dressed stone sill 
1.5 Verandas	The original form and detail of design should be maintained inclusive of roof form and detailing. Verandas, including posts should be reinstated to original or appropriate form and detailing. Decorative elements such as cast iron lacework should not be installed on buildings where this never existed or is inappropriate.
	 Most common veranda form  Less common veranda form: bullnose roof
	  Common end (spandrel) finishing of verandas

2. Alterations of and additions to places within The Burra State Heritage Area

Component / Aspect / Issue	Guidelines for Development
2.1 General	Extensions and additions should maintain and strengthen the character of the heritage place without compromising its integrity. Additions should maintain a distinction between new work and the original building fabric. New work should be designed to permit the return of the building to its original condition at a later date
2.2 Materials for extension and additions	Materials used for repair or infill of original walls should match or be closely compatible with the original materials of construction, including rendered masonry, stone, brick or lightweight construction with timber or corrugated iron cladding. Materials used for roofs should match or be closely compatible with the original materials for construction. Generally painted or galvanised corrugated iron is the most appropriate roofing material.
2.3 Location of Addition	The siting of the addition should respect and be in harmony with the historic character of the original building. The plan and roof form of the original building should be clearly legible. The impact of visible change to original buildings should be minimised. Additions should consider the character and structure of the original building and seek to minimise the impact of change. The addition should be located on the side considered to be of lesser heritage significance or to maintain the principal view of the original building.
2.4 Scale and proportion of new additions	The scale and bulk of the new work should not dominate the significant building. Lean-to additions should be set out from below the gutter line of the existing roof, unless the lean-to sections of the original building are otherwise constructed. A lean-to form is generally suited to a narrow addition across the width of a building and traditionally may have involved the enclosure of a veranda. Additions similar in size to the original building should be proportionate with those of the original building. The eaves line and roof height of the addition must be consistent with the original building. Additions larger than the original building should be separated visually. The roof and plan form should be consistent with and retain the visual dominance of the original building.

Component / Aspect / Issue	Guidelines for Development
2.5 Form of additions or alterations	Additions should respect the existing building form - the most important elements are the roof, type and pitch, the veranda and spacing of support posts and proportions of windows and other openings. Roof form and pitch and overhang should closely resemble or match the existing building. Additions other than lean-to additions should continue the form and elements of the building to which they are attached; for example the shape and pitch of the roof and the height and projections of eaves and gables. The following examples outline various acceptable forms of addition to a dwelling: (a) extension of original form at rear and side (this type of addition continues the existing gutter line and roof pitch. The additions repeat the existing roof form) (b) pavilion addition (this creates a separate roof, with elements of form similar to the form of the original roof, connected to the original building by a lower linking section) (c) wing addition (this extends a parallel roof ridge, maintaining the existing gutter line, ridge height and ceiling height and may include a veranda that is consistent with any original verandas). (d) lean-to with skillion roof addition (this traditional form of addition is generally suited to a narrow addition across the width of a building and traditionally may have involved the enclosure of a veranda). (e) lean-to with wing addition (this adds a wing orthogonal to the traditional lean-to addition, allowing increased floor space, within a lean-to appearance).
2.6 New Openings	The size and proportion of window, door and other openings should complement existing openings.
2.7 Eaves and Barges	Traditional edge details should be retained
2.8 Detailing	Detailing of the original building can be reflected by the detailing on the new section. The clear visual distinction between old and new should be maintained. Details such as gables, gutter trim and ridge capping should not conflict with the appearance of adjacent buildings.

Component / Aspect / Issue	Guidelines for Development
	  3 - 4 m from ground to gutter 1:2 window proportions approx. 35 - 40 degree roof pitch 2 - 2.4 m from ground to veranda gutter veranda roof pitch approx. 35 degrees
	Extensions and additions should be in proportion: ie
	  1. Existing two room cottage 2. Front veranda added
	  3. Rear skillion added 4. Side wing added

3. Fences and Gardens

Component / Aspect / Issue	Guidelines for Development
3.1 Fences	Original fences and gates should be retained and reinstated where possible. Where evidence regarding the original fence is not available, a fence sympathetic to the style of the building on the site to be fenced should be erected. The fence should be compatible in height, design and materials to the existing building or other similar fencing in the street. Relatively open fencing is appropriate to enable significant buildings to be viewed from public places. Solid side and rear fencing should be constructed of traditional materials such as timber, corrugated iron (galvanised, prepainted or painted zincalume) or rendered masonry with minimal decoration.

Component / Aspect / Issue	Guidelines for Development
3.2 Stone Walls	Stone walls should be retained and restored using similar size and type of stone and laying technique Dry stone walling should be retained.
3.3 Hedges	Hedges provide an acceptable alternative to fences. Species that already exist in the area should be planted. Existing hedges should be retained.
3.4 Gardens and Trees	Mature trees are often a landmark in the area and should be retained wherever possible. Established garden areas of significance should be retained.
3.5 Public Gardens	Public spaces should be carefully designed, landscaped and maintained. Landscaping enhances the appearance of buildings and species selected should be appropriate to the form and scale of the heritage place. Established public garden areas of significance should be retained.
3.6 Public Infrastructure	Stone kerbs, watertables and other items of public infrastructure that form part of the significance of the State Heritage Area should be retained and repaired.

4. Carports, garages, outbuildings and sheds

Component / Aspect / Issue	Guidelines for Development
4.1 Existing Structures	Existing structures, particularly stone, corrugated iron and timber should be retained and repaired where possible
4.2 Form	A carport, garage or shed should be designed to relate to the form and materials of the existing adjacent buildings. Roof pitches should be consistent with adjacent significant structures.
4.3 Materials	Materials should complement adjacent structures and include stone, timber or corrugated iron (galvanised, prepainted or painted zincalume) or rendered masonry with minimal decoration. Combinations of appropriate materials to create patterns of wall materials should be encouraged.
4.4 Location	The location of a new carport, garage, outbuilding or carport should preserve or enhance the setting of existing buildings. Carports, garages and sheds should be detached where possible. Carports can be attached to the heritage building provided they are to be well set back to allow the original form of the structure to be read clearly and provided they are constructed at walls where windows will not be obstructed. Garages should generally be located within the rear part of the site of a dwelling.

Component / Aspect / Issue	Guidelines for Development
4.5 Size	The height and proportion of new sheds should be sympathetic to the adjacent significant structures. The impact of new sheds should be reduced by using a combination of smaller roof forms with the appropriate roof pitch. Skillion buildings of lower roof pitch are also appropriate.
4.6 Openings	Openings should be carefully positioned in locations to maintain a traditional appearance.

5. The erection of new buildings

Component / Aspect / Issue	Guidelines for Development
5.1 General	These guidelines do not require development to have as its predominant design characteristic the imitation or replication of the design of buildings contributing to the historic character of thee locality. New buildings should maintain the historic integrity of the streets cape or precinct by its siting, form and massing and, style, colour and materials
5.2 Siting	The street edge and existing setbacks of adjacent buildings should be maintained. New buildings should be located to match any consistent or generally consistent set-back of existing buildings to maintain the traditional arrangement of buildings in the road concerned. The location of open space should also be considered.
5.3 Scale	The height of eaves should be similar to the height of the eaves of any adjoining buildings which contribute to the historic character of the locality. Vertical heights and horizontal lines should be maintained along the street facade. New infill buildings should be of similar scale and massing to the prevailing historic character of the locality.
5.4 Roof Forms	New roofs should not copy existing roof forms but should complement the general form, slope, colour and material. The pitch of roofs commonly found in the area of the development on buildings which contribute to the historic character of the locality, should be repeated.
5.5 Roof Material	Corrugated iron roofing (galvanised, prepainted or painted zincalume) should be used. Tiles may be used if the immediate adjacent surrounding buildings of historic buildings have tiled roofs
5.6 Wall Material	Materials of a traditional kind, such as rendered masonry, timber and corrugated iron (galvanised, prepainted or painted zincalume) should be used to complement significant stone walling.
5.7 Style	The new building should be designed as a contemporary structure.

Component / Aspect / Issue	Guidelines for Development
5.8 Colour	The colours of external building materials should be closely complimentary to and where possible reinforce the traditional colours of the locality.
5.9 Windows and Doors	Openings in walls that are viewed from public places should generally have proportions that complement adjacent significant buildings. Simple rendered surrounds of windows and doors are preferable to elaborate projecting quoins.

6. Advertising Signs

Component / Aspect / Issue	Guidelines for Development
6.1 General	Signs are one of the strongest visual elements in a street. Their location, scale and proportion, text and colour affect the character of the State Heritage Area.
6.2 Location	The placement and size of signs should be in scale and integrated with the architectural features and elements of the building. Signs should be designed to complement the building. Preferred sign locations, lettering styles and colours are those which were traditionally used in the 19th century. Signs should be positioned not to conceal architectural features or detailing. Signs may be painted or fixed flat to existing parapets, veranda fascias, veranda ends or veranda posts, providing they do not obscure the structure. The parapet serves to identify a building and the sign on it identifies the function of the building. Signs must not form false parapets by being positioned on a veranda edge, nor must they project orthogonally from the building facade. Signs are generally best located about the building axis or to emphasise an entrance. Other suitable locations are on side or end walls.
6.3 Scale and proportion	Scale and form of signs may be determined from the parapet or other adjacent building element. Parapet signage recesses should be used.
6.4 Text	Contemporary letter styles are relevant to the function of many businesses and may be used. Simple lettering in traditional type face gives signs greater clarity. Avoid the use of “olde worlde” lettering and Gothic script.
6.5 Colour	The background colour of a sign attached to a building should complement the colour of the building. Colours that detract from the overall appearance of he building are not recommended and include bright, garish and luminous paints.

Component / Aspect / Issue	Guidelines for Development
6.6 Lighting	Internally illuminated and neon signs are generally not appropriate for historic buildings, particularly above veranda level. Lighting provided by concealed spotlighting of signs is preferable.
6.7 Signage should be designed to compliment a veranda:	 appropriate  appropriate
6.8 Signage should not dominate a veranda:	 inappropriate  inappropriate
6.9 Signage should be incorporated into existing parapets and verandas:	 appropriate  appropriate  inappropriate  inappropriate

7. Demolition

Component / Aspect / Issue	Guidelines for Development
7.1 General	Many properties in Burra have an old stone ruin, stable or galvanised iron out building that contributes to the historic character and significance of Burra. Demolition in the State Heritage Area is Development.
7.2 Demolition	Prior to demolition consideration should be given to the possible heritage value of the structure to be demolished.

8. Interiors

Component / Aspect / Issue	Guidelines for Development
8.1 General	Interior restoration work should seek to maintain the character of the building as a whole.
8.2 Internal Finishes	Consideration should be given to the original and Painting colour scheme (determined by paint scrapes), especially in the most significant areas of the building. A matching scheme or one with similar tonal variance and contrast should be used. It is preferable to leave in place previous paint or wallpaper, painting or papering over these if possible.
8.3 Lighting and Fittings	The installation of lighting and fittings should cause a minimum of disturbance to the physical fabric of the building. Replicas should be avoided. The use of simple, unobtrusive contemporary fittings is preferable. Door hardware and switch ware should be retained where possible.
8.4 Ceilings and Cornices	Ceilings beyond repair should be covered with a new ceiling, not removed.
8.5 Floors	Original flooring should be retained where possible and individual boards or components replaced with matching species and size.
8.6 Floors	Original flooring should be retained where possible and individual boards or components replaced with matching species and size.
8.7 New Services	The impact of new services should be minimised. New services such as wiring or plumbing should be concealed by using existing cavities, conduits and fittings as far as possible.

Table Go/2 - 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
Tothill Belt Road APOINGA VIA SADDLEWORTH	Apoinga Smelter Site	S1594	H200100	CT 5709/847		11025
Tothill Belt Road APOINGA VIA SADDLEWORTH	Former Apoinga Hotel, 'Wilivere'	S1594	H200100	CT 5709/847	a c	16213
Main Road BOOBOROWIE	Former Booborowie Council Chambers	S866	H230100	CT 5775/664		11002
BOOBOROWIE	Booborowie Homestead, Outbuildings, Stables, Shearing Shed and Water Tank	A176 A175 A91	F186688 F186687 F173178	CT 5805/507 CT 5801/553 CT 5967/527	g	19122
1 Best's Place BURRA	Royal Exchange Hotel	A10	F104122	CT 5518/725		12664
Bridge Terrace BURRA	Former Unicorn Brewery Cellars & Wall	A4 A12	F10781 D63705	CT 5839/404 CT 5918/671		10005
Burra Mine Area BURRA	Former Powder Magazine, Burra Mine Area	A432	D48848	CT 5842/804		10045
Burra Mine Area BURRA	Former Haulage Engine Chimney [Welsh], Burra Mine Area	A432	D48848	CT 5842/804		10046
Burra Mine Area BURRA	Former Crusher Chimney [Cornish], Burra Mine Area	A432	D48848	CT 5842/804		10047
Burra Mine Area BURRA	Former Winding House	A432	D48848	CT 5842/804		10052
Burra Mine Area BURRA	Former Morphett's Pump House	A432	D48848	CT 5842/804		10053
Burra Mine Area BURRA	Former Graves Pump House	A432	D48848	CT 5842/804		10054
Burra Mine Area BURRA	Former Ore Sorting Floor, Burra Mine Area	A432	D48848	CT 5842/804		10055
Burra Mine Area BURRA	Former Mine Manager's Dwelling and Office	A432	D48848	CT 5842/804		10056
Burra Mine Area BURRA	Former Engine/Crusher House	A432	D48848	CT 5842/804		10445
Burra Road BURRA	Princess Royal Homestead	A344	D46215	CT 5472/67		10002
Burra Road BURRA	Princess Royal Station (Coach House, Stables & Attached Gate)	A344	D46215	CT 5472/67		10004
5-11A Chapel Street BURRA	Dwelling - Barker of Baldina Homes	A292	F186804	CT 5695/976		12638
19-27 Chapel Street BURRA	Dwelling - McBride Cottages	A252	F186764	CT 5814/740		12637

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
21 Commercial Street BURRA	Drew & Crewe's Store and Outbuilding	A3 A4	F101821 F218123	CT 5960/902 CT 5960/903		14426
22 Commercial Street BURRA	Commercial Hotel	A501	D56454	CT 5884/348		12668
29 Commercial Street BURRA	Stone Wall located on north side of Commercial Street	A92	F199942	CT 5758/313		10436
39 Commercial Street BURRA	Timber Dwelling of the 1840s	A104	D1672	CT 5195/539		10434
Commercial Street BURRA	Kooringa Bridge [Bowstring Truss]	ROAD RESERVE	H200800	N/A		10006
Commercial Street BURRA	Stone Wall located on south side of Commercial Street and Ware Street	A2 A3	D68405 D68405	CT 5953/956 CT 5953/957		10435
Helston Street BURRA	Former Redruth (North Burra) Police Station, Cells and Stables	A31	T200801	CR 5758/173		10014
2 Kangaroo Street BURRA	Dwelling - Part of former home of John and Essington Lewis	A303	F186815	CT 5731/915		12634
4 Kingston Street BURRA	Kooringa Hotel	A265	F210241	CT 5780/782		10410
11 Kingston Street BURRA	Former Burra Salvation Army Citadel	A102	F29914	CT 5088/949		10160
Kingston Street BURRA	Office (former Burra Bible Christian Chapel)	A282	F186794	CT 5861/674		10013
Kingston Street BURRA	Dwellings (Paxton Square Cottages)	A532	D1672	CT 5825/784		10159
Ludgvan Street BURRA	Redruth Bridge including Stone Abutments & Walls [Bowstring Truss]	ROAD RESERVE	H200800	N/A		10413
5 Market Square BURRA	Burra Hotel (previously Miners Arms Hotel)	A3	D12060	CT 5150/444		10404
Market Square BURRA	Market Square Rotunda (A Memorial to King Edward VII)	ROAD RESERVE	H200800	N/A		10405
Market Square BURRA	Burra War Memorial	S1- ROAD RESERVE	D1672	N/A		10409
1 Market Street BURRA	National Bank Burra Branch	A280	F186792	CT 5809/949		10007
3 Market Street BURRA	Dwelling	A281	F186793	CT 5708/895		12246
5 Market Street BURRA	Art Gallery (former Burra Post & Telegraph Office)	A10	F107008	CT 5177/635		10017
26 Market Street BURRA	Dwelling (former Smelter's Home Hotel)	A63	F21411	CT 5439/598		10419

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
Market Street BURRA	St Mary's Anglican Church	A435	F186947	CT 5697/45		10018
Market Street BURRA	Former South Australian Mining Association Store Room, Yard & Walls, Burra Mine Area	A467	F186979	CT 5731/762		10019
Market Street BURRA	Peacock's Chimney [Cornish], Burra Mine Area	A1	F1763	CT 5515/722		10020
Market Street BURRA	Mine Bridge [Stone Arch] abutments and wall on east side of Market Street	ROAD RESERVE	H200800	N/A		10021
Market Street BURRA	St Mary's Anglican Church Hall	A435	F186947	CT 5697/45		10022
Market Street BURRA	Former South Australian Mining Association Storeman's Dwelling, Burra Mine Area	A467	F186979	CT 5731/762		10049
Market Street BURRA	Burra Town Hall	A728	F211514	CT 5992/594		10403
Market Street BURRA	Burra Mines Historic Site	A2 A468 A432 Q102	F1763 F186980 D48848 D24484	CT 5250/610 CT 5882/153 CT 5842/804 CT 5562/624		10970
Mitchell Flat BURRA	Former Miners' Dugouts, tributary of Burra Creek	A321	F186833	CT 5797/328		10050
Mitchell Flat BURRA	Former Dugout Sites, Burra Creek	A21 & 22	F218454	CT 5864/98		11187
Railway Terrace BURRA	Burra Railway Station (Station Buildings, Water Columns and Tank)	A100 A101	D69560 D69560	CT 5962/957 CT 5968/898		10009
Railway Terrace BURRA	Former Bon Accord Mine Buildings	A464 A463	F186976 F186975	CT 5795/566 CT 5795/567		10023
Sancreed Street BURRA	Former Redruth (North Burra) Courthouse	A19	T200801	CR 5758/172		10027
Smelts Road BURRA	Former Burra Smeltsyard & Storehouse	A483	F186995	CT 5879/402		10024
Smelts Road BURRA	Burra Community School (former Model School)	A14	D63705	CT 5918/673		10025
Smelts Road BURRA	Former Burra Smelts Historic Site, including Smelts Bridge Abutments, Smelter Ruins, Smelter Furnace Ruins, Smelts Manager's Residence and Office	A91 A368 A91 A336 A483	F171450 F186880 F210067 F186848 F186995	CT 5333/577 CT 5409/72 CT 5783/900 CT 5793/688 CT 5879/402		10989
Spring Street BURRA	Burra Cemetery	Q95 A111 112	F199944 F212494	CT 5402/455 CT 5708/713		10432

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
Springbank Road BURRA	Old Koonoona Homestead	A99	D48776	CT 5508/591		11006
9 St Just Street BURRA	Former Smelts Superintendent's Dwelling & Wall	A25	D3554	CT 5325/966		10204
Tregony Street BURRA	Former Redruth Gaol (sometime Girls Reformatory)	S3530	H200800	CR 5758/171		10042
8 Truro Street BURRA	Attached Dwelling ('Tiver's Row')	A1 ACP	C25716 C25716	CT 6049/517 CT 6049/523		10203
9 Truro Street BURRA	Attached Cottage	A4	F125912	CT 5225/608		10033
10 Truro Street BURRA	Attached Dwelling ('Tiver's Row')	ACP A2	C25716 C25716	CT 6049/523 CT 6049/518		10032
11 Truro Street BURRA	Attached Cottage	A381	F186893	CT 5815/573		10036
12 Truro Street BURRA	Attached Dwelling ('Tiver's Row')	A3 ACP	C25716 C25716	CT 6049/519 CT 6049/523		10446
13 Truro Street BURRA	Attached Cottage	A382	F186894	CT 5736/169		10034
14 Truro Street BURRA	Attached Dwelling ('Tiver's Row')	A4 ACP	C25716 C25716	CT 6049/520 CT 6049/523		10037
16 Truro Street BURRA	Attached Dwelling ('Tiver's Row')	A5 ACP	C25716 C25716	CT 6049/521 CT 6049/523		10038
18 Truro Street BURRA	Attached Dwelling ('Tiver's Row')	A6 ACP	C25716 C25716	CT 6049/522 CT 6049/523		10039
2 Upper Thames Street BURRA	Attached Stone Cottage built for the South Australian Mining Association	A1	D22256	CT 5616/32		10040
4 Upper Thames Street BURRA	Attached Stone Cottage built for the South Australian Mining Association	A2	D22256	CT 5437/188		10041
6 Upper Thames Street BURRA	Dwelling built by the South Australian Mining Association	A288	F186800	CT 5364/405		10028
8 Upper Thames Street BURRA	Dwelling built by the South Australian Mining Association	A287	F186799	CT 5423/811		10029
9 Upper Thames Street BURRA	Dwelling (sometime Masonic Hall, former Burra Primitive Methodist Church)	A317	F186829	CT 5827/227		10011
10 Upper Thames Street BURRA	Dwelling built by the South Australian Mining Association	A286	F186798	CT 5796/137		10030
12 Upper Thames Street BURRA	Dwelling built by the South Australian Mining Association	A285	F186797	CT 5671/642		10031
16 Upper Thames Street BURRA	Dwelling	A318	F186830	CT 5916/430		10447

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
Vineyard Terrace BURRA	Dwelling ('Heathmont')	A98	F164690	CT 6039/223		12661
1A Ware Street BURRA	Coach House - Part of former home of John and Essington Lewis	A1	D68405	CT 5953/955		23748
BURRA	Hampton Township Precinct	A88 93 96 97 A92 A94 A95 A107 A108 A109 A110 A113 A114 A115 A116 A112 A111 A80 A82 A83 A84 85 87 A89 A117 A75 A77 78 A76 A118 A100 A101 A71 72 73 74 A81 A79 A86	F17437 F212164 F212165 F17437 F17437 F17437 F17437	CT 5449/261 CT 5449/208 CT 5449/209 CT 5449/207 CT 5449/206 CT 5449/205 CT 5449/204 CT 5449/203 CT 5449/38 CT 5454/654 CT 5454/656 CT 5449/250 CT 5449/201 CT 5449/202 CT 5449/210 CT 5449/248 CT 5449/246 CT 5449/258 CT 5454/660 CT 5454/662 CT 5449/267 CT 5449/265 CT 5449/262 CT 5454/658 CT 5696/438 CT 5696/437 CT 5843/199 CT 5869/140 CT 5874/330 CT 5874/429		10359
Dare's Hill Route near COLLINSVILLE VIA MOUNT BRYAN	Piltimittiappa Homestead, Chimney & Kitchen	S227	H201300	CT 5167/388	a b g	14882
8 South Terrace EUDUNDA	Former Appelts Store, Eudunda Roadhouse	A25	F104424	CT 5145/138		11011
near HALLETT	Cappeedee Homestead & Woolshed	A5	H240100	CT 5679/676	a d e g	14872
near HALLETT	Ulooloo Homesteads, Dairies & Hut	A190 195	F216596	CT 5620/629	a b	14873
KETCHOWLA VIA HALLETT	Ketchowla Woolshed, Old Homestead & Outbuildings to Old Homestead	S44 & 68	H220300	CL 1155/19	a b e	14874

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
MONGOLATA MONGOLATA	Mongolata Gold Battery, remains of Cyanide Works, Eating House and Dugouts and former Byles' Mine, Mongolata Goldfield	A6 S177	F156068 H201100	CT 5283/8 CT 5283/9	a	11004
MOUNT BRYAN	Mackerode Homestead (Dwelling, Petrol Room, Shearing Shed, Workshop & Garage)	A311	F216521	CT 5638/50	a	11003
Dare's Hill Tourist Route near MT BRYAN EAST VIA HALLETT	Collinsville Homestead Complex (Homestead, old cottage to south of homestead, house and underground tank to west of homestead, stone barn, stables, smithy & shearers' quarters)	S278	H201300	CT 5297/121	a g	14883
Truro Road NEALES FLAT VIA EUDUNDA	Ziegeler's Farm Group, including pug and pine cottage, remains of underground room, two stone dwellings, stone tank, two large and one small thatched sheds and dam	A96	F208351	CT 5488/538		11007
Besanko Street TEROWIE	Cell Block of former World War Two Staging Camp, Terowie Oval	S445	H220500	CR 5758/820	a	14878
Main Street TEROWIE	Former General Store	A527	T220501	CT 5790/470		10182
Main Street TEROWIE	Former ES & A (English, Scottish & Australian) Bank Terowie Branch	A660	F187172	CT 5831/491	b d	14879
Main Street TEROWIE	Terowie Hotel	A14	F114974	CT 5786/452	a	14880
Railway Terrace TEROWIE	Terowie Railway Station (platform with plaques, part of original station building including porter's lamp room & connected lavatories & detached guard room)	A104	D30773	CT 5136/824	a f g	14881
Off Wonna Road, near TEROWIE	Former Smokehouse	S248	H220500	CT 5476/231	b	14875
near WHYTE YARCOWIE	Mungibbie Homestead	S403	H220500	CT 5378/847	a	14877

Note: this table was last updated on 15 February 2011 and is an extract from the South Australian Heritage Register established under Section 13(1) of the Heritage 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

Spatial Extent Maps

Concept Plan Maps

Map Reference Tables

Index Maps

Map Reference
Council Index Map

Zone Maps

Zone Name	Map Numbers
Bulk Handling Zone	Go/7, Go/11
District Town Centre Zone	Go/7, Go/11
Historic Mining Zone	Go/7
Industry Zone	Go/6, Go/7, Go/11
Open Space Zone	Go/7
Primary Production Zone	Go/1, Go/2, Go/3, Go/4, Go/5, Go/7, Go/8, Go/9, Go/10, Go/11, Go/12
Recreation Zone	Go/6, Go/7, Go/11
Residential Zone	Go/6, Go/7, Go/11
Rural Living Zone	Go/6, Go/7
Town Centre Zone	Go/7
Township Zone	Go/2, Go/3, Go/4, Go/5, Go/8, Go/9

Policy Area Maps

Policy Area Name	Map Numbers
Township Fringe Policy Area 1	Go/6, Go/7, Go/10, Go/11
Enterprise Policy Area 2	Go/12

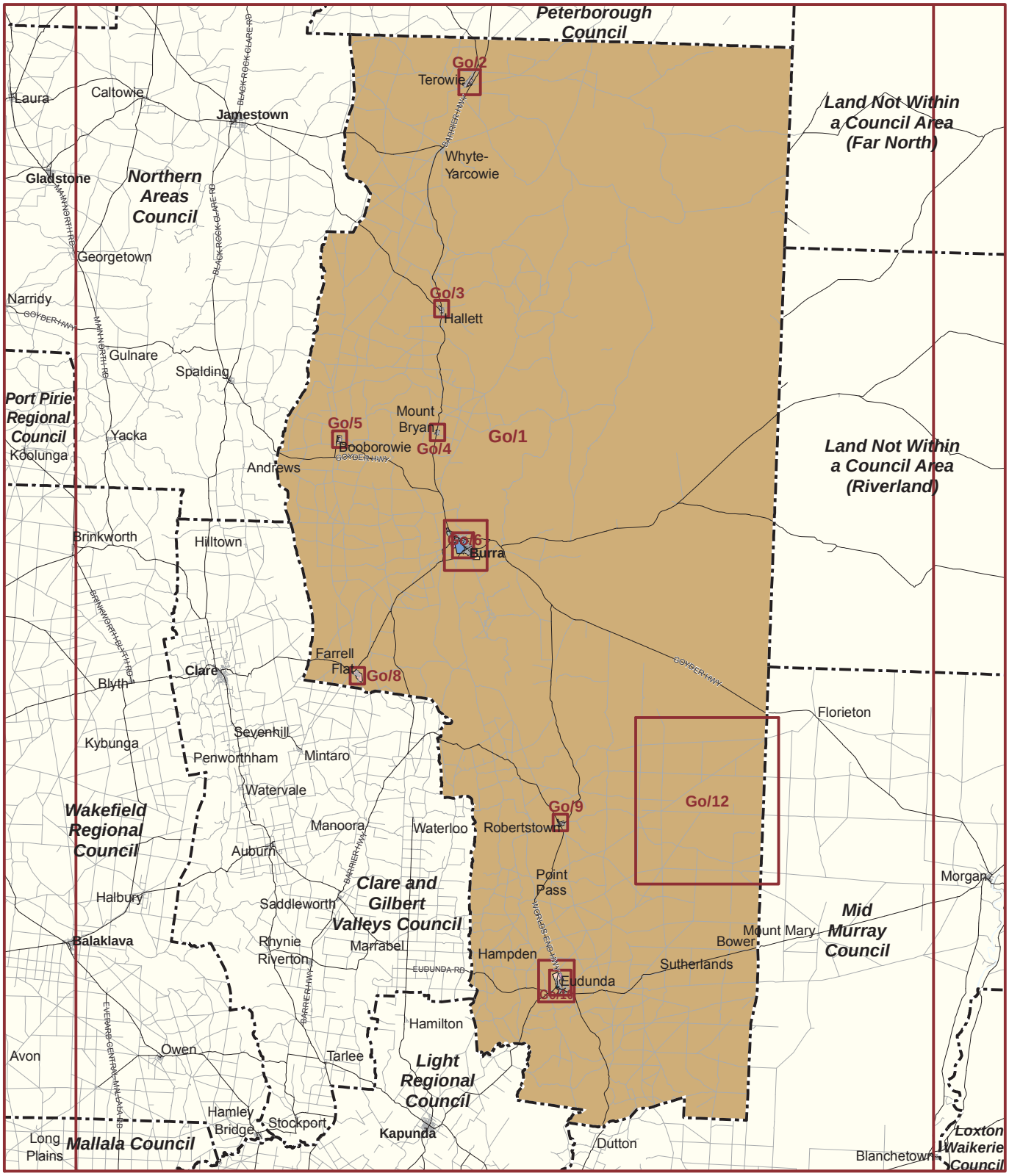
Overlay Maps

Issue	Map Numbers
Location	Go/1, Go/2, Go/3, Go/4, Go/5, Go/6, Go/7, Go/8, Go/9, Go/10, Go/11, Go/12
Transport	Go/1, Go/2, Go/3, Go/4, Go/6, Go/7, Go/8, Go/9, Go/10, Go/11
Heritage	Go/1, Go/2, Go/6, Go/7, Go/11

Concept Plan Maps

Concept Plan Title	Map Numbers
Enterprise Policy Area	Concept Plan Map Go/1
Development Constraints - Water Management Areas	Concept Plan Map Go/2

Spatial Extent Maps



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 Go/1 to Map Go/12 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.

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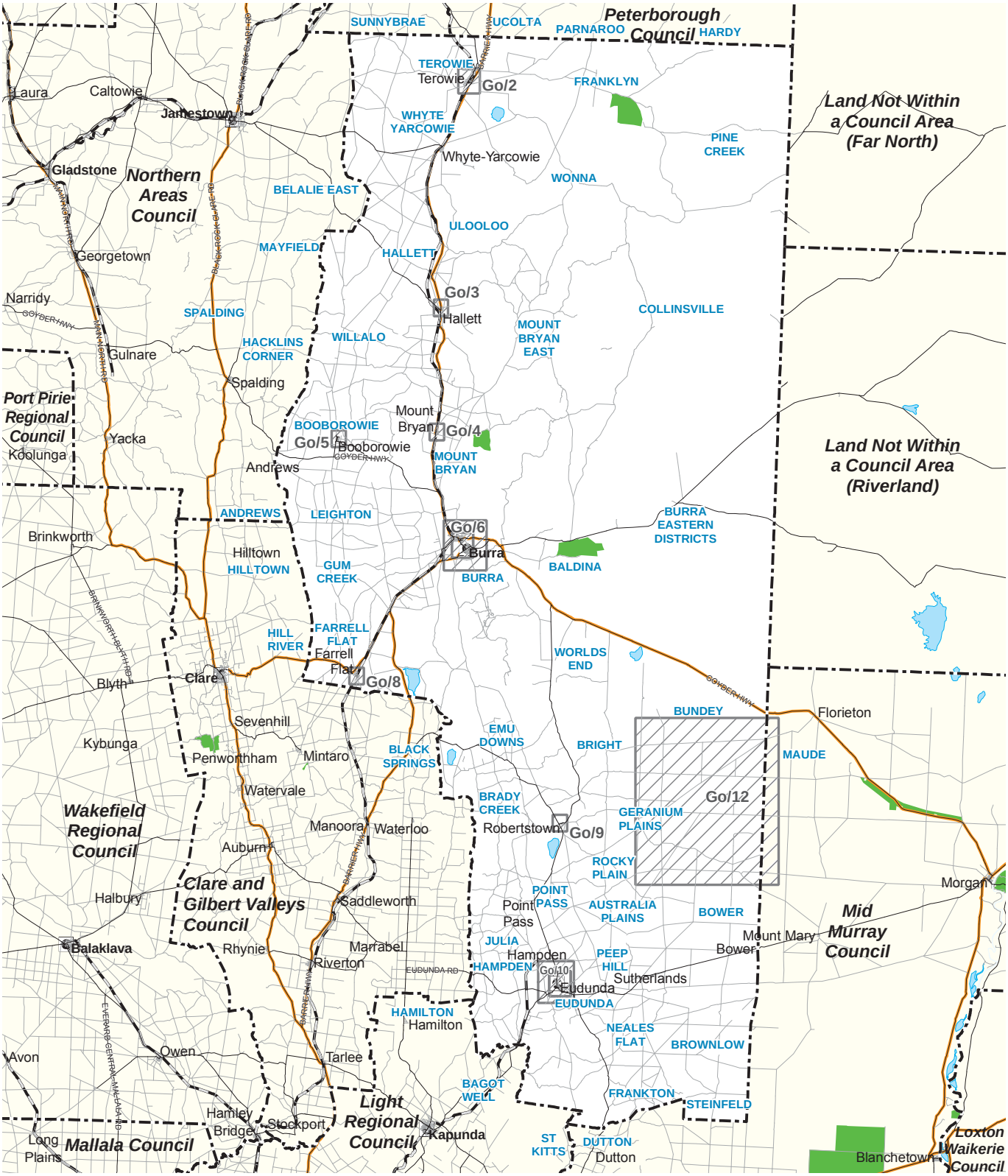
Council Index Map

GOYDER COUNCIL

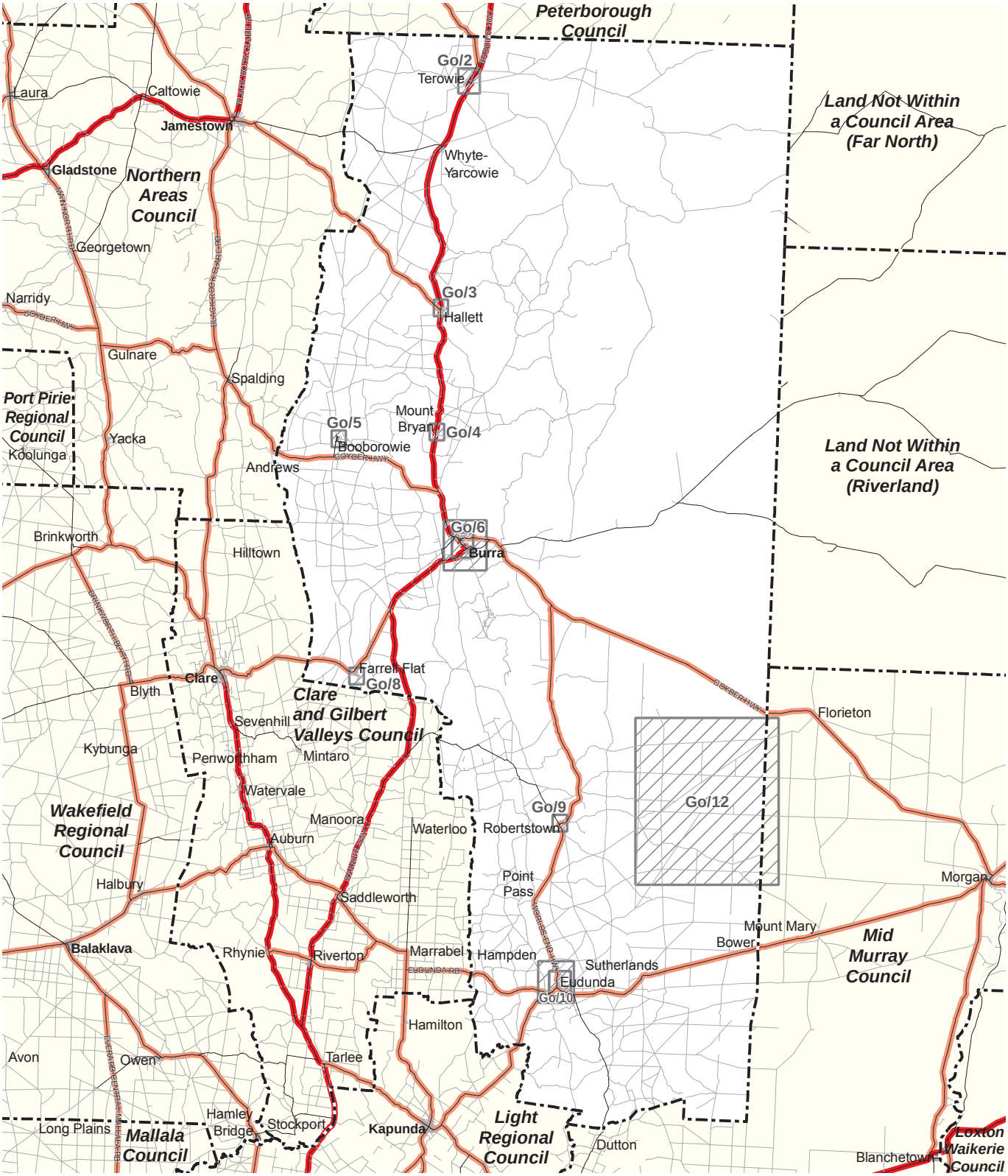
Consolidated - 24 November 2016



Location Map Go/1

GOYDER COUNCIL

Consolidated - 24 November 2016



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Overlay Map Go/1

TRANSPORT

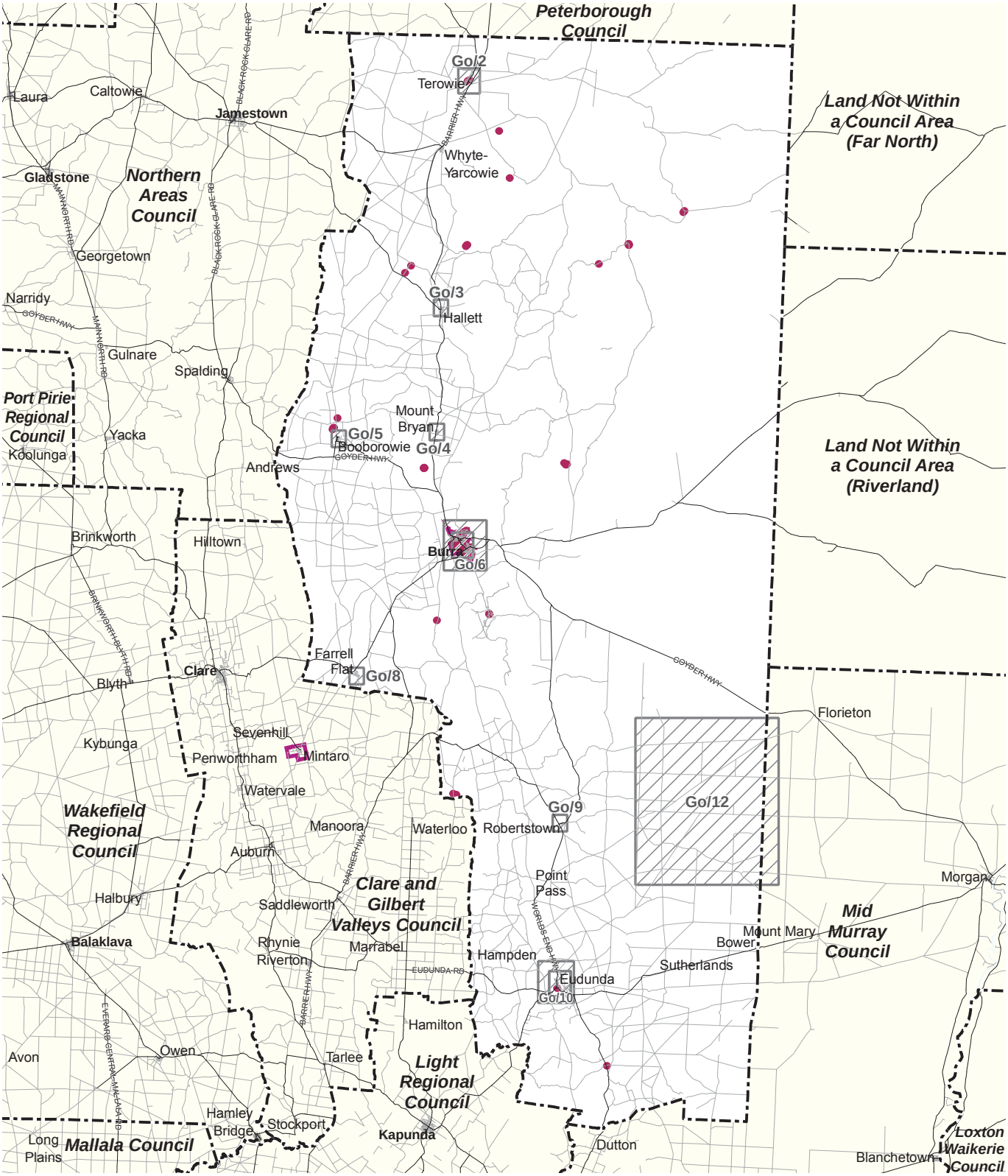
Primary Arterial Roads

Secondary Arterial Roads

Development Plan Boundary

GOYDER COUNCIL

Consolidated - 24 November 2016



For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.

N

0 25 km

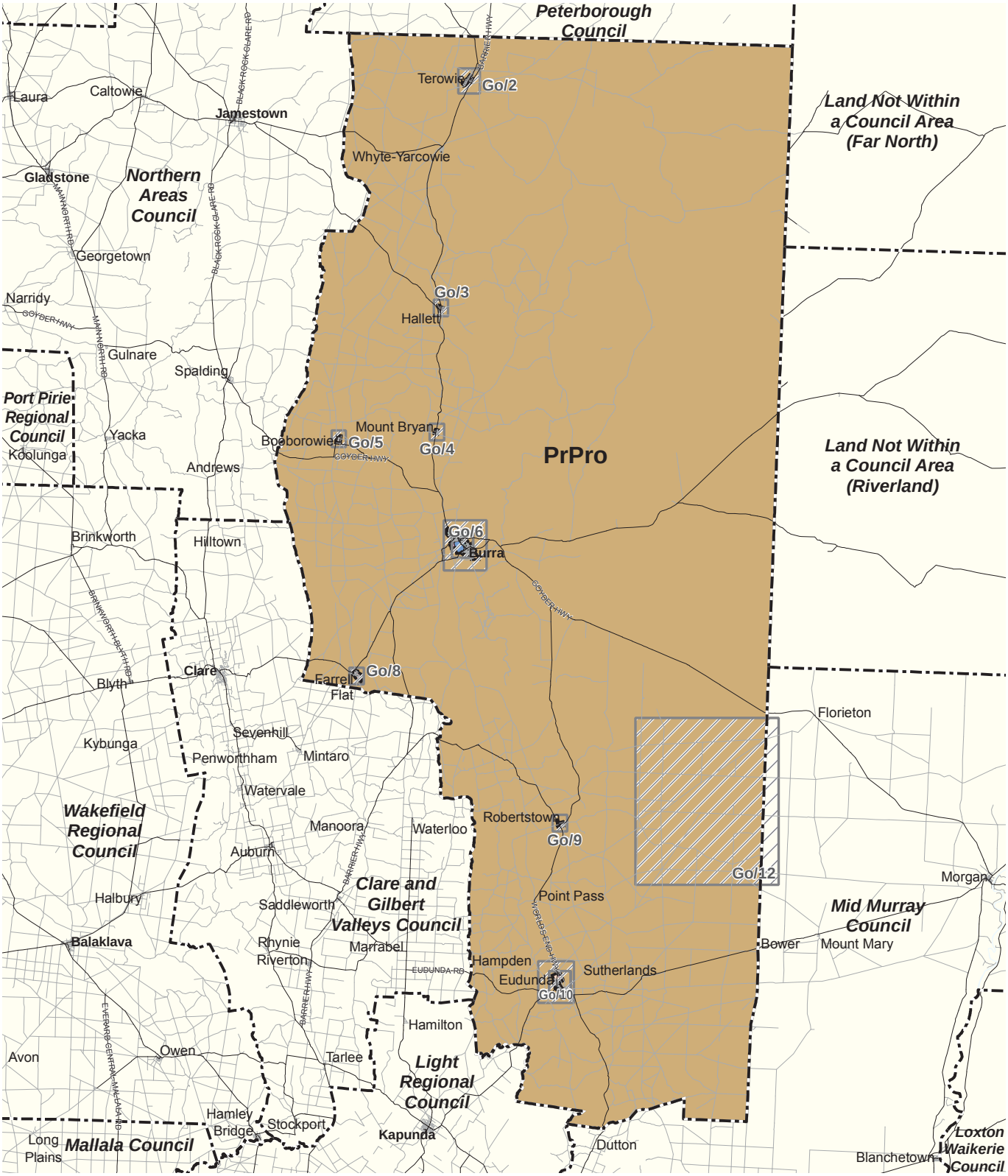
- State heritage place
- State Heritage Area
- Development Plan Boundary

Overlay Map Go/1

HERITAGE

GOYDER COUNCIL

Consolidated - 24 November 2016



See enlargement map for accurate representation.

Zone Map Go/1

Zones

- PrPro — Primary Production
- Zone Boundary
- Development Plan Boundary

GOYDER COUNCIL

Consolidated - 24 November 2016

TEROWIE

Location Map Go/2

S School

Railways

Tourist Routes

GOYDER COUNCIL

Consolidated - 24 November 2016

N

0 500 m

TEROWIE

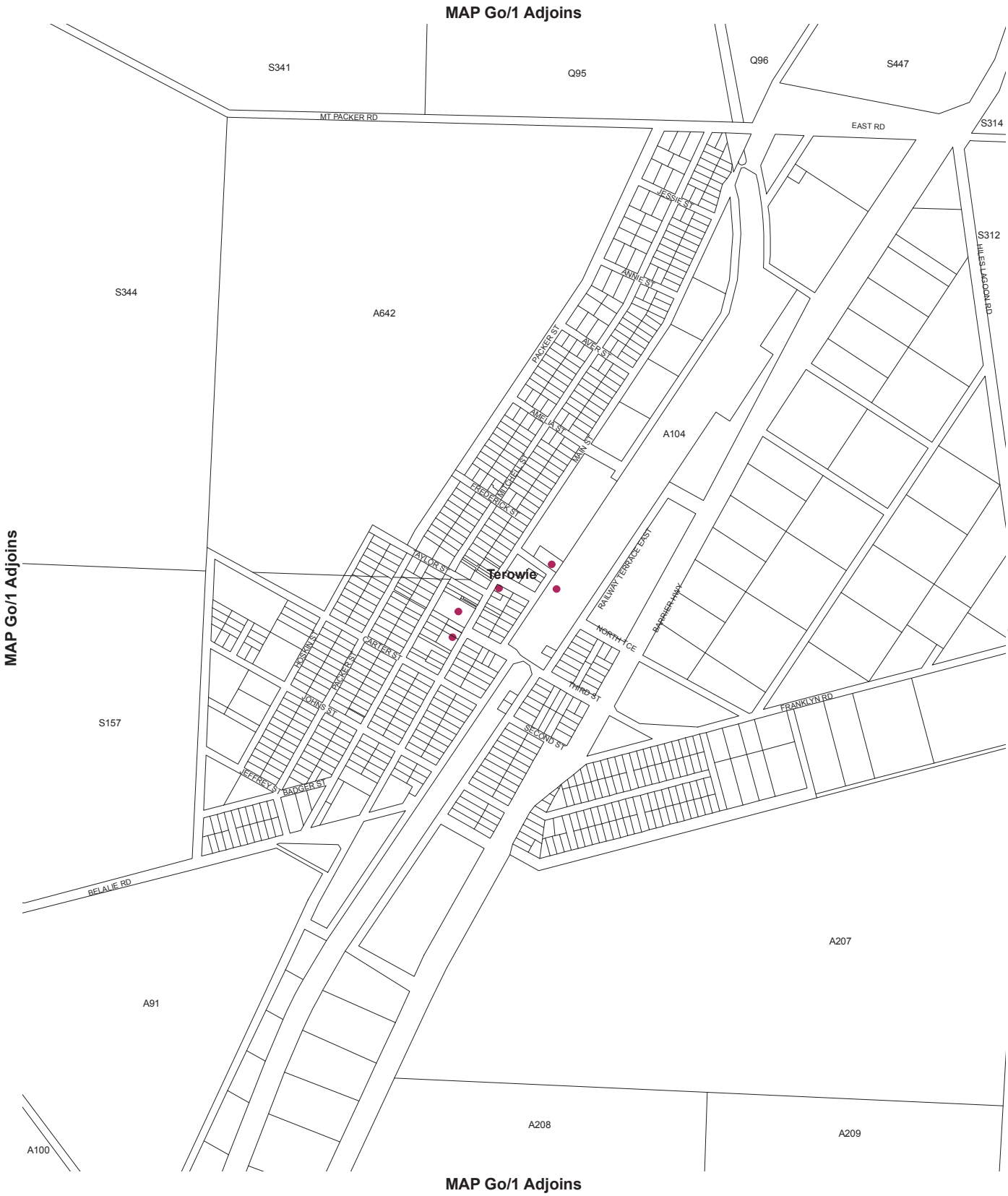
Overlay Map Go/2

TRANSPORT

Primary Arterial Roads

GOYDER COUNCIL

Consolidated - 24 November 2016



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

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TEROWIE

Overlay Map Go/2

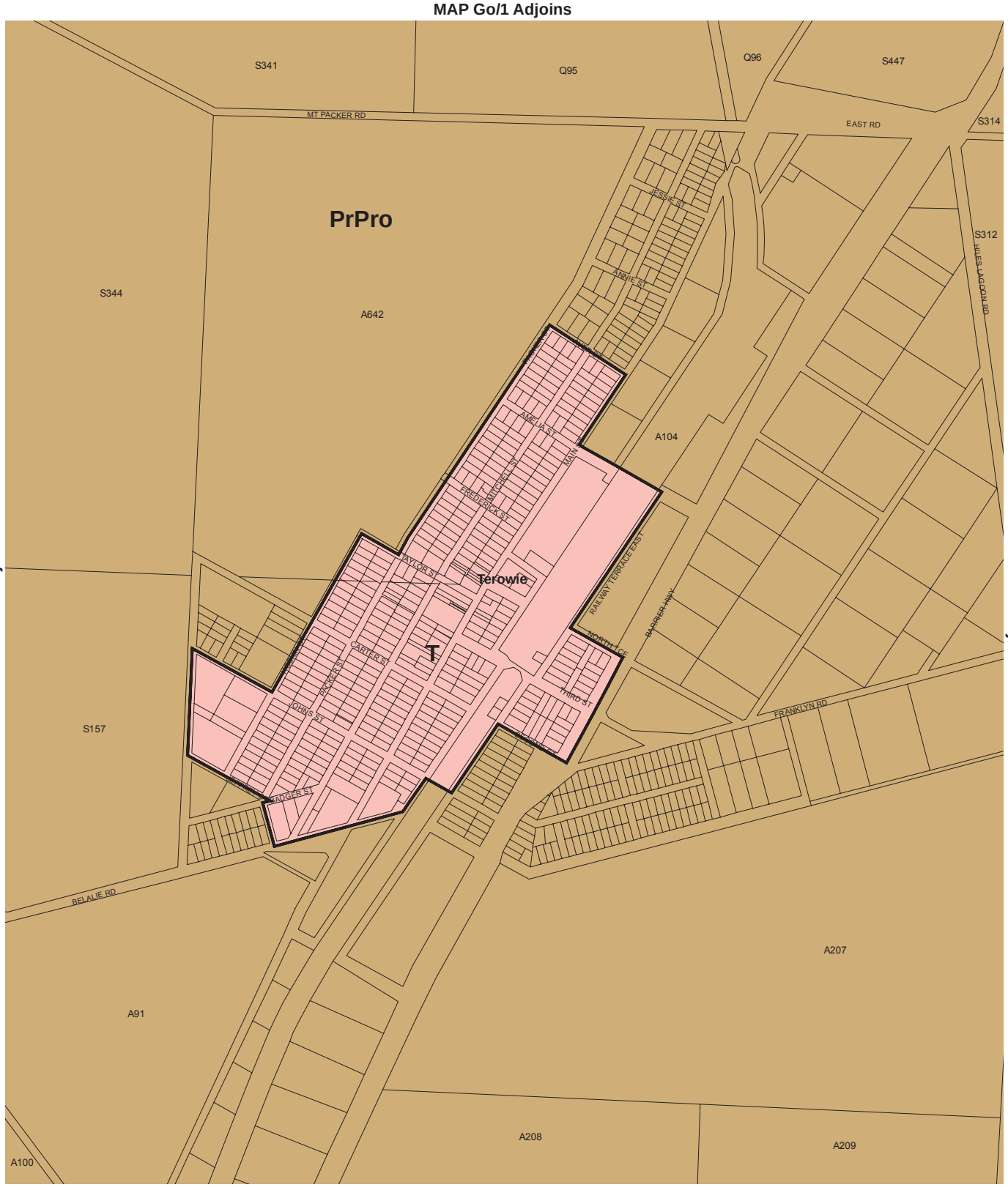
HERITAGE

GOYDER COUNCIL

Consolidated - 24 November 2016

● State heritage place

MAP Go/1 Adjoins



MAP Go/1 Adjoins

MAP Go/1 Adjoins

MAP Go/1 Adjoins

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TEROWIE

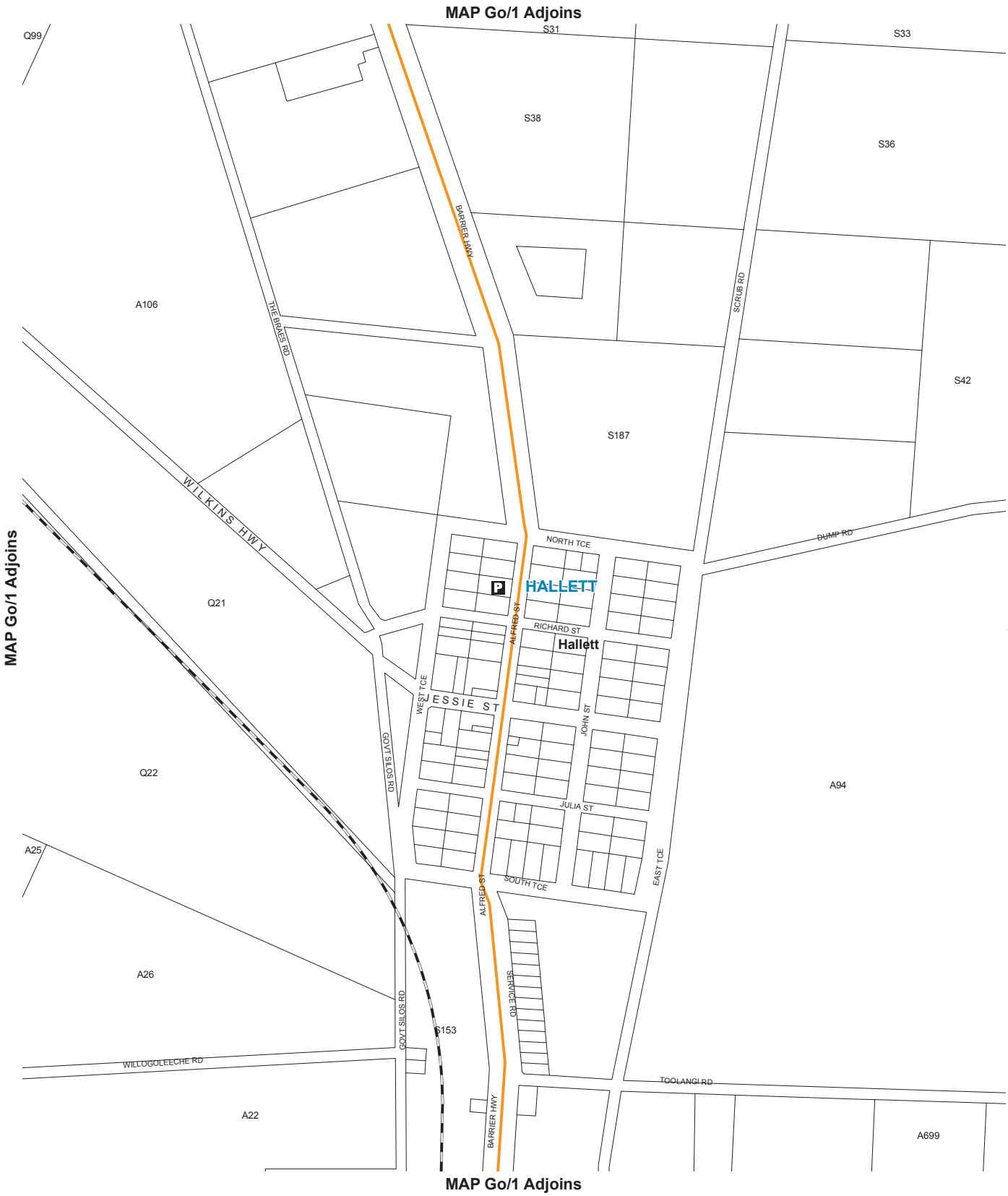
Zone Map Go/2

Zones

- PrPro — Primary Production
- T — Township
- Zone Boundary

GOYDER COUNCIL

Consolidated - 24 November 2016



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HALLETT

Location Map Go/3

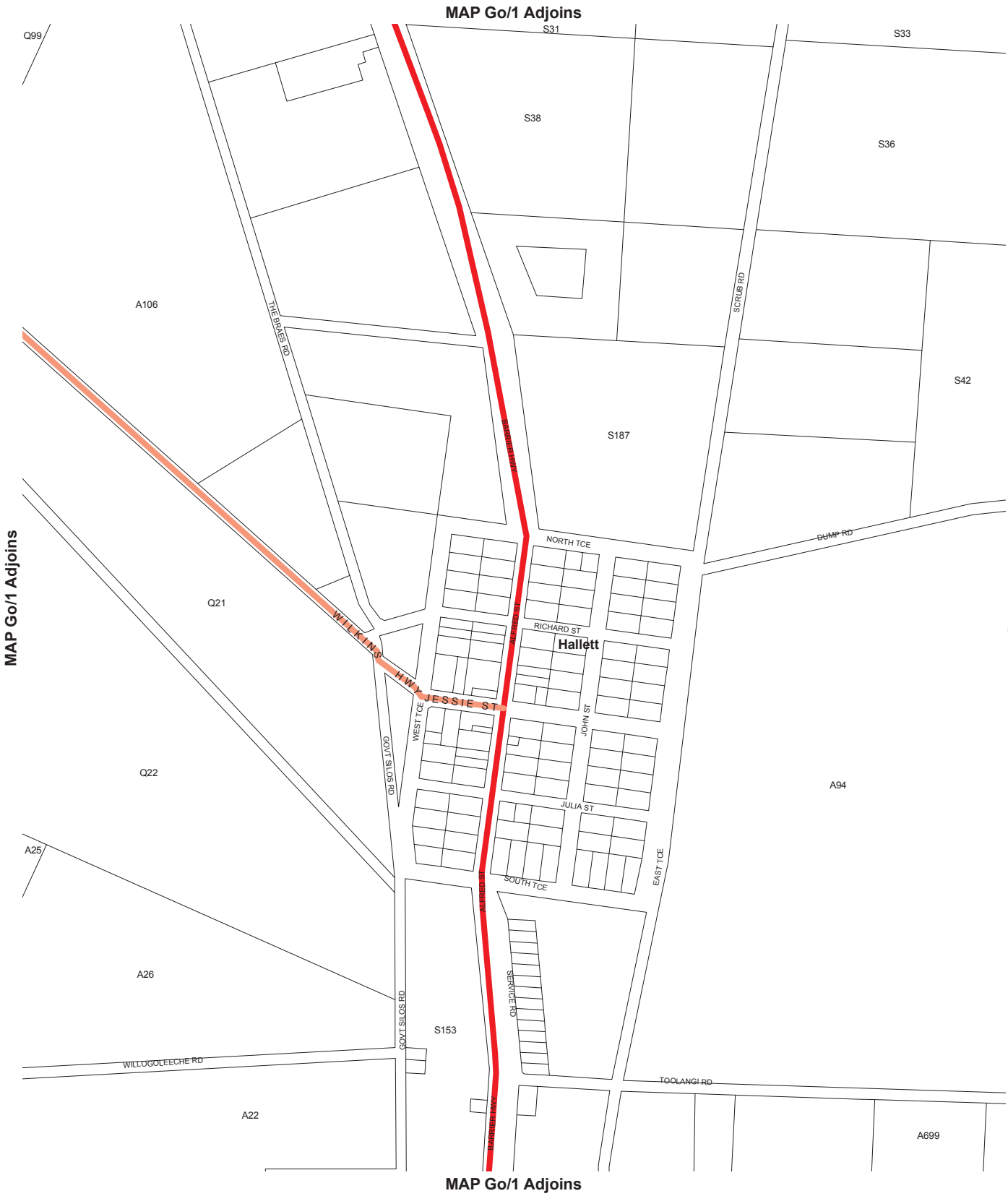
Police Station

Railways

Tourist Routes

GOYDER COUNCIL

Consolidated - 24 November 2016



Primary Arterial Roads

Secondary Arterial Roads

HALLETT

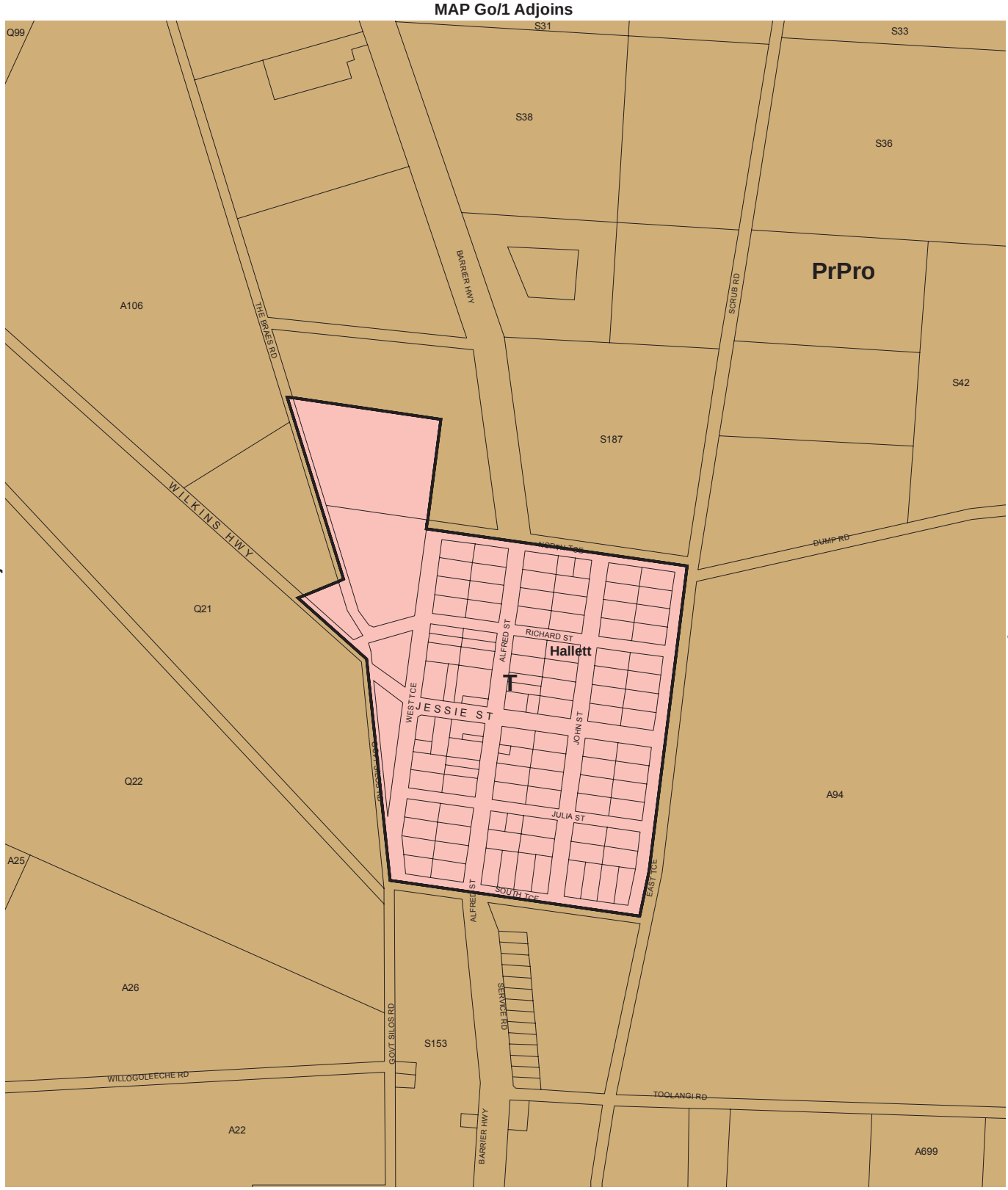
Overlay Map Go/3

TRANSPORT

GOYDER COUNCIL

Consolidated - 24 November 2016

MAP Go/1 Adjoins



MAP Go/1 Adjoins

MAP Go/1 Adjoins

MAP Go/1 Adjoins

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HALLETT

Zone Map Go/3

Zones

- PrPro — Primary Production
- T — Township
- Zone Boundary

GOYDER COUNCIL

Consolidated - 24 November 2016

MOUNT BRYAN

Location Map Go/4

Railways

Tourist Routes

GOYDER COUNCIL

Consolidated - 24 November 2016

N

0 500 m

MOUNT BRYAN

Overlay Map Go/4

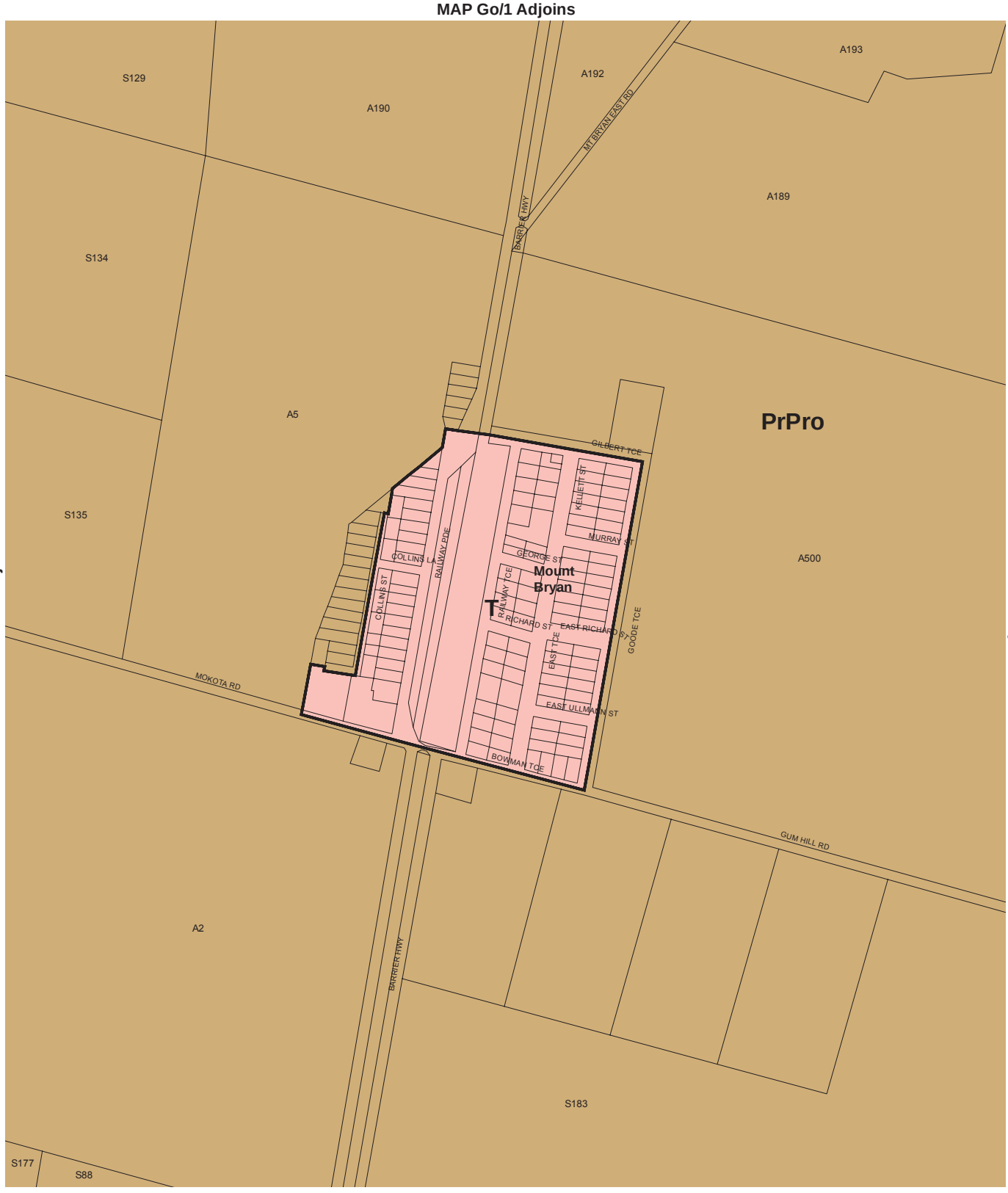
TRANSPORT

Primary Arterial Roads

GOYDER COUNCIL

Consolidated - 24 November 2016

MAP Go/1 Adjoins



MAP Go/1 Adjoins

MAP Go/1 Adjoins

MAP Go/1 Adjoins

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MOUNT BRYAN

Zone Map Go/4

Zones

- PrPro — Primary Production
- T — Township
- Zone Boundary

GOYDER COUNCIL

Consolidated - 24 November 2016

BOOBOROWIE

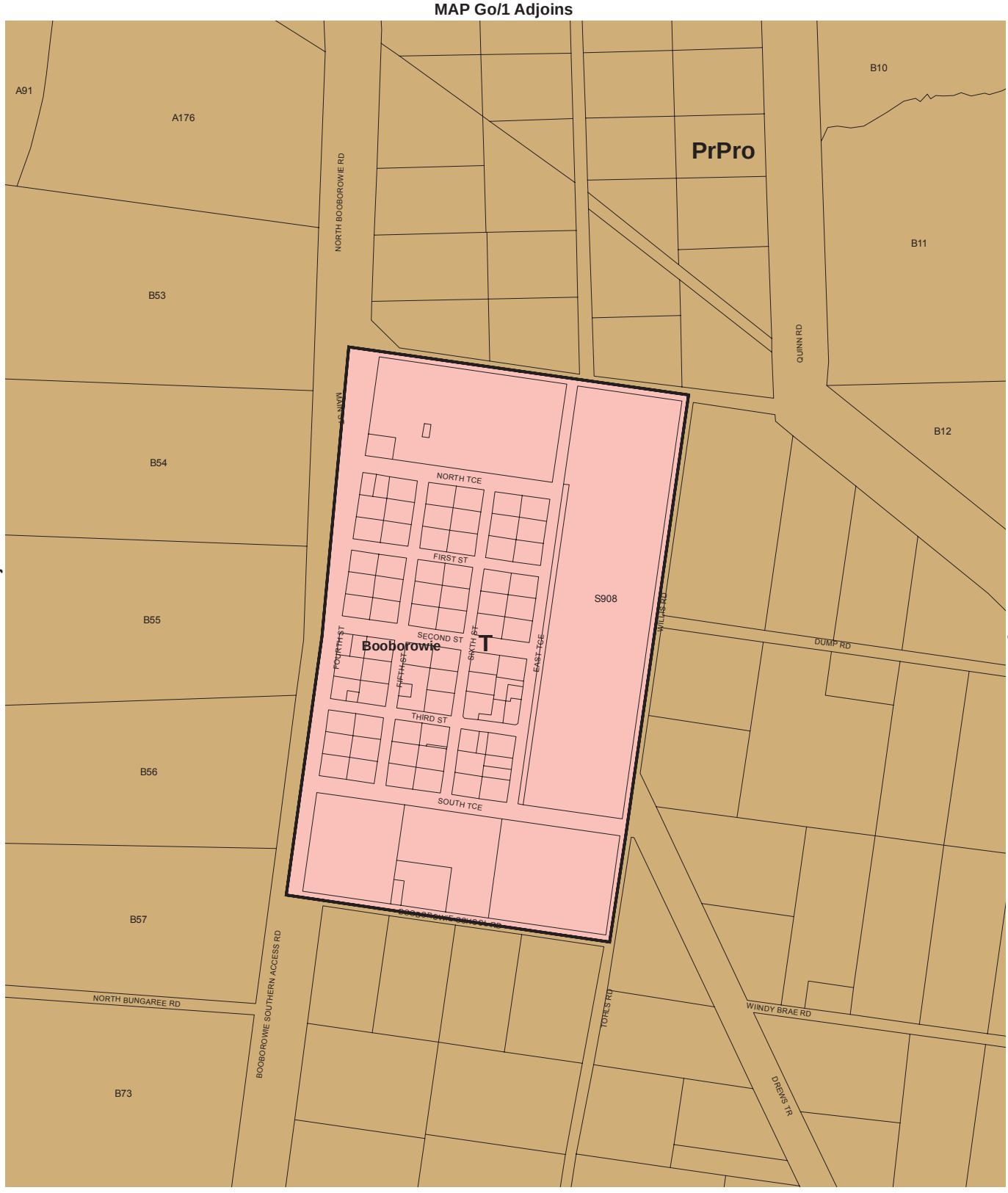
Location Map Go/5

S School

GOYDER COUNCIL

Consolidated - 24 November 2016

MAP Go/1 Adjoins



MAP Go/1 Adjoins

MAP Go/1 Adjoins

MAP Go/1 Adjoins

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BOOBOROWIE

Zone Map Go/5

Zones

- PrPro — Primary Production
- T — Township
- Zone Boundary

GOYDER COUNCIL

Consolidated - 24 November 2016

Railways
Tourist Routes
Waterbodies

BURRA

Location Map Go/6

GOYDER COUNCIL

Consolidated - 24 November 2016


MAP Go/1 Adjoins
MAP Go/1 Adjoins
MAP Go/1 Adjoins
MAP Go/1 Adjoins
SEE MAP Go/7
Nelson
Hampton
Burra
Burra
Q92
S3034
A3
A50
A55
A63
A65
Q202
A62
A61
A1
S141
A201
Q9
A2
A60
A91
A4
S132
A474
A8
A57
A58
S2069
A300
A328
A97
A322
A318
A500
A432
A113
A431
A100
A2
A3
A4
A421
A419
Q39
A11
A99
A93
Q92
S2263
A108
A10
A100
A141
A344
Q91
S176
S2253
A200
S177
WEST TCE
NORTH TCE
SEAFORD ST
BOWELL ST
HANNELLY ST
DUDGVAN ST
KOORINGA RD
DIPROSE RD
PISTOL CLUB RD
MCBRIDE STOCK RD
RYMILL ST
HANKINS RD
OLD ADELAIDE RD
UNNAMED RD
COPPERHOUSE ST
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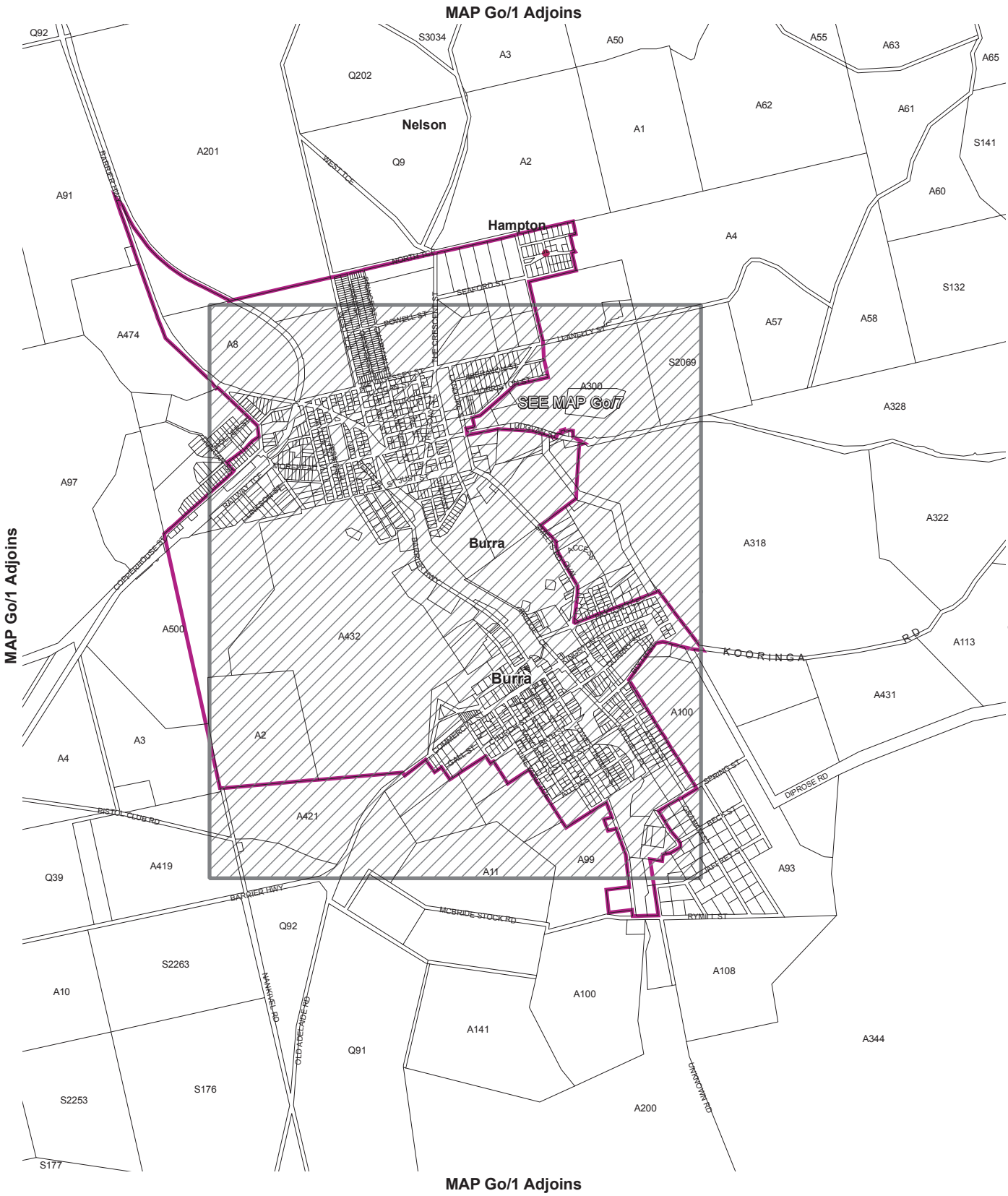
BURRA
Overlay Map Go/6
TRANSPORT
Primary Arterial Roads
Secondary Arterial Roads
GOYDER COUNCIL
Consolidated - 24 November 2016



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

N

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State heritage place

State Heritage Area

BURRA

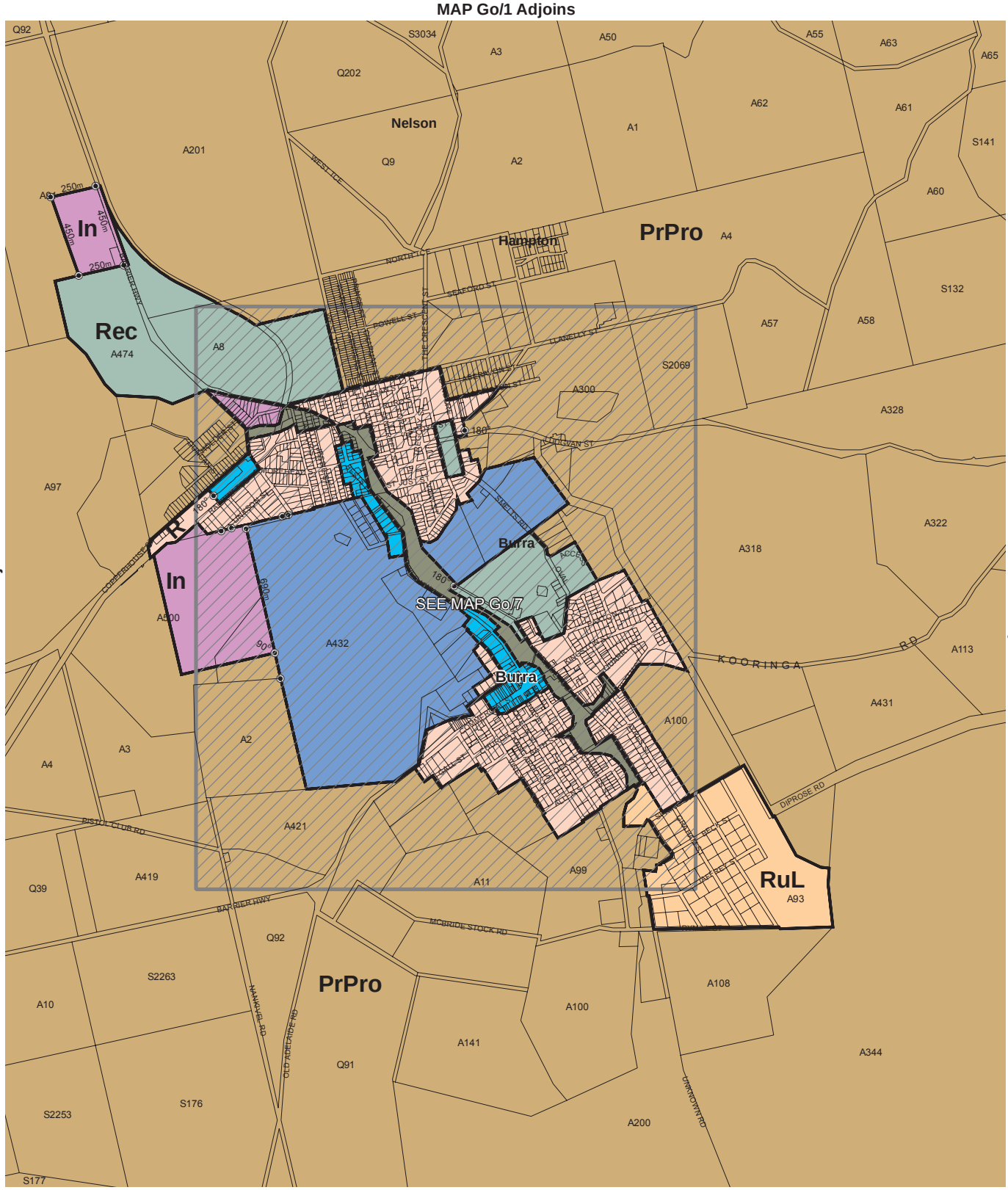
Overlay Map Go/6

HERITAGE

GOYDER COUNCIL

Consolidated - 24 November 2016

MAP Go/1 Adjoins



MAP Go/1 Adjoins

MAP Go/1 Adjoins

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Zones

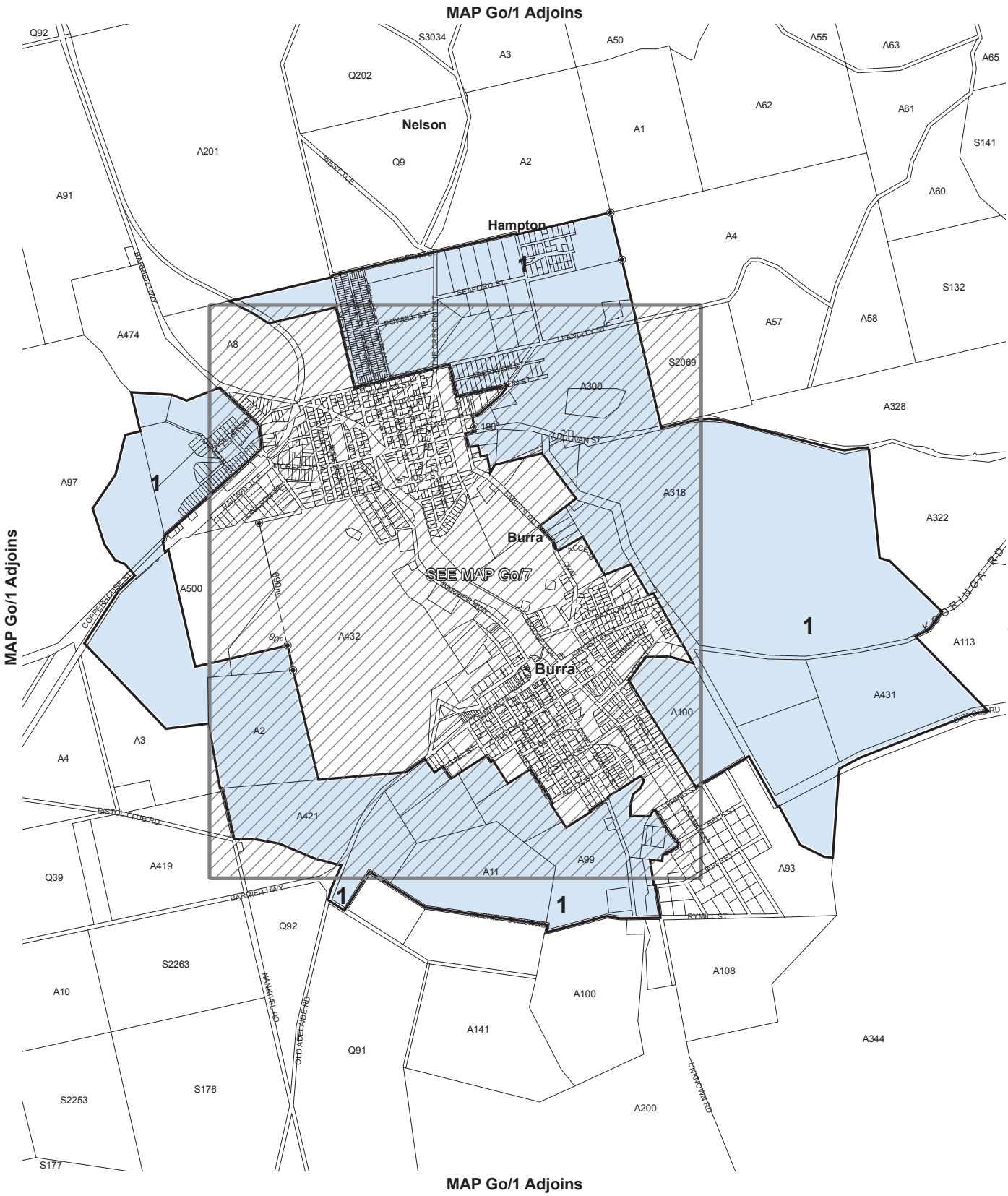
- In — Industry
- PrPro — Primary Production
- Rec — Recreation
- R — Residential
- RuL — Rural Living
- Zone Boundary

BURRA

Zone Map Go/6

GOYDER COUNCIL

Consolidated - 24 November 2016



Policy Area
1 Township Fringe

Policy Area Boundary

BURRA

Policy Area Map Go/6

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

BURRA

Location Map Go/7

GOYDER COUNCIL

Consolidated - 24 November 2016

BURRA

Overlay Map Go/7

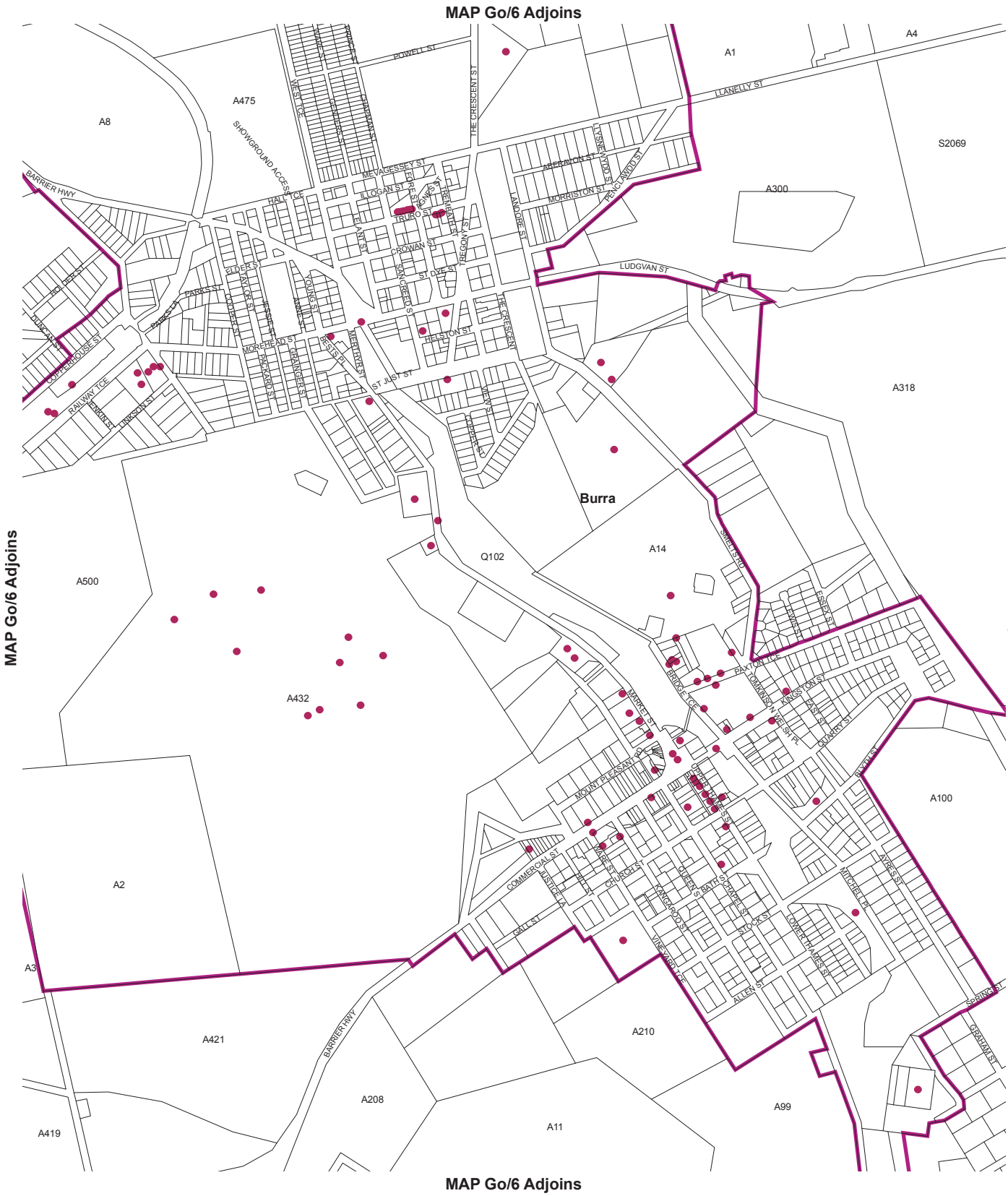
TRANSPORT

GOYDER COUNCIL

Consolidated - 24 November 2016

Primary Arterial Roads

Secondary Arterial Roads



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N

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State heritage place

State Heritage Area

BURRA

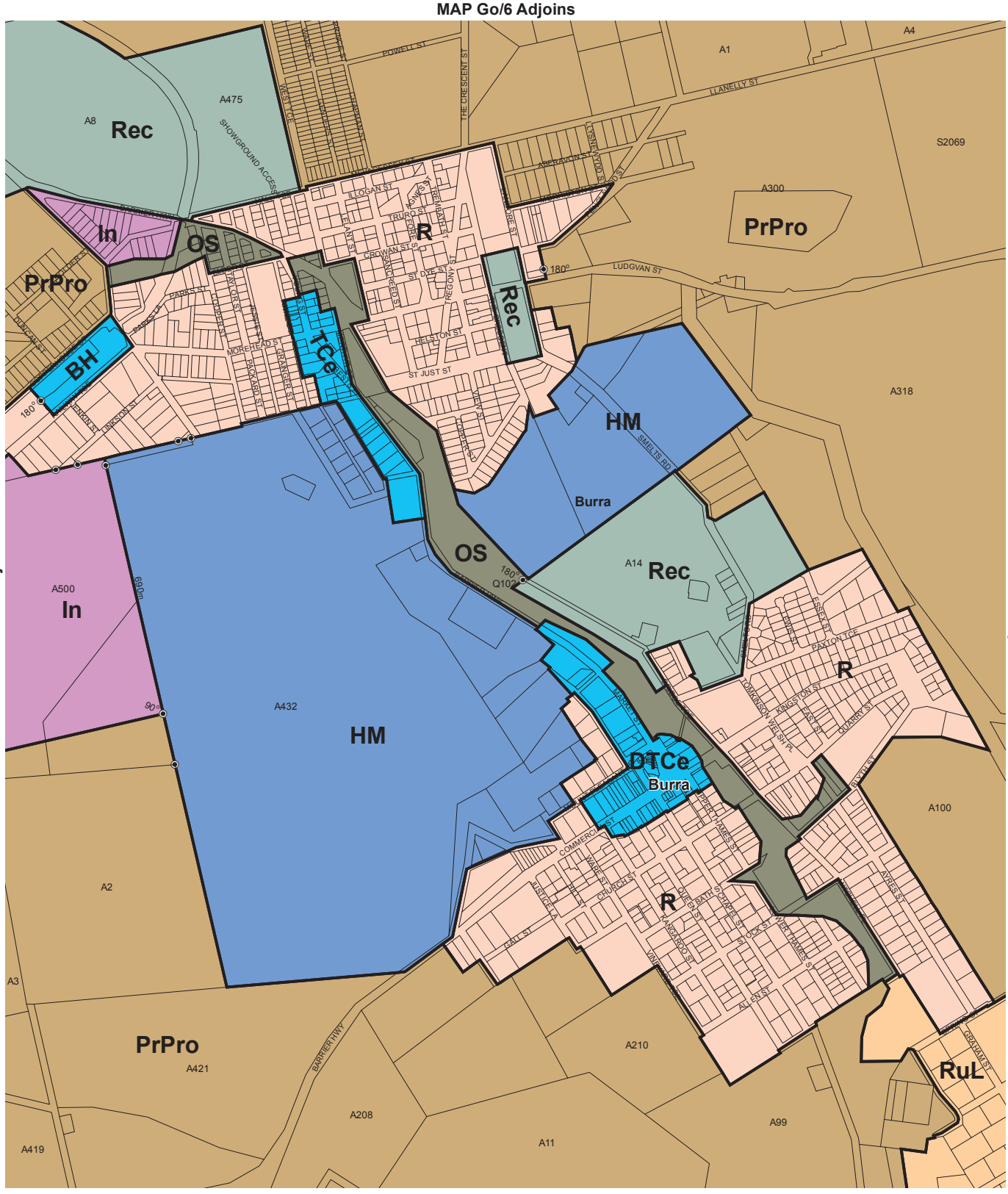
Overlay Map Go/7

HERITAGE

GOYDER COUNCIL

Consolidated - 24 November 2016

MAP Go/6 Adjoins



MAP Go/6 Adjoins

MAP Go/6 Adjoins

MAP Go/6 Adjoins

Zones

BH	Bulk Handling
DTCe	District Town Centre
HM	Historic Mining
In	Industry
OS	Open Space
PrPro	Primary Production
Rec	Recreation
R	Residential
RuL	Rural Living
TCe	Town Centre
	Zone Boundary

N

0 500 m

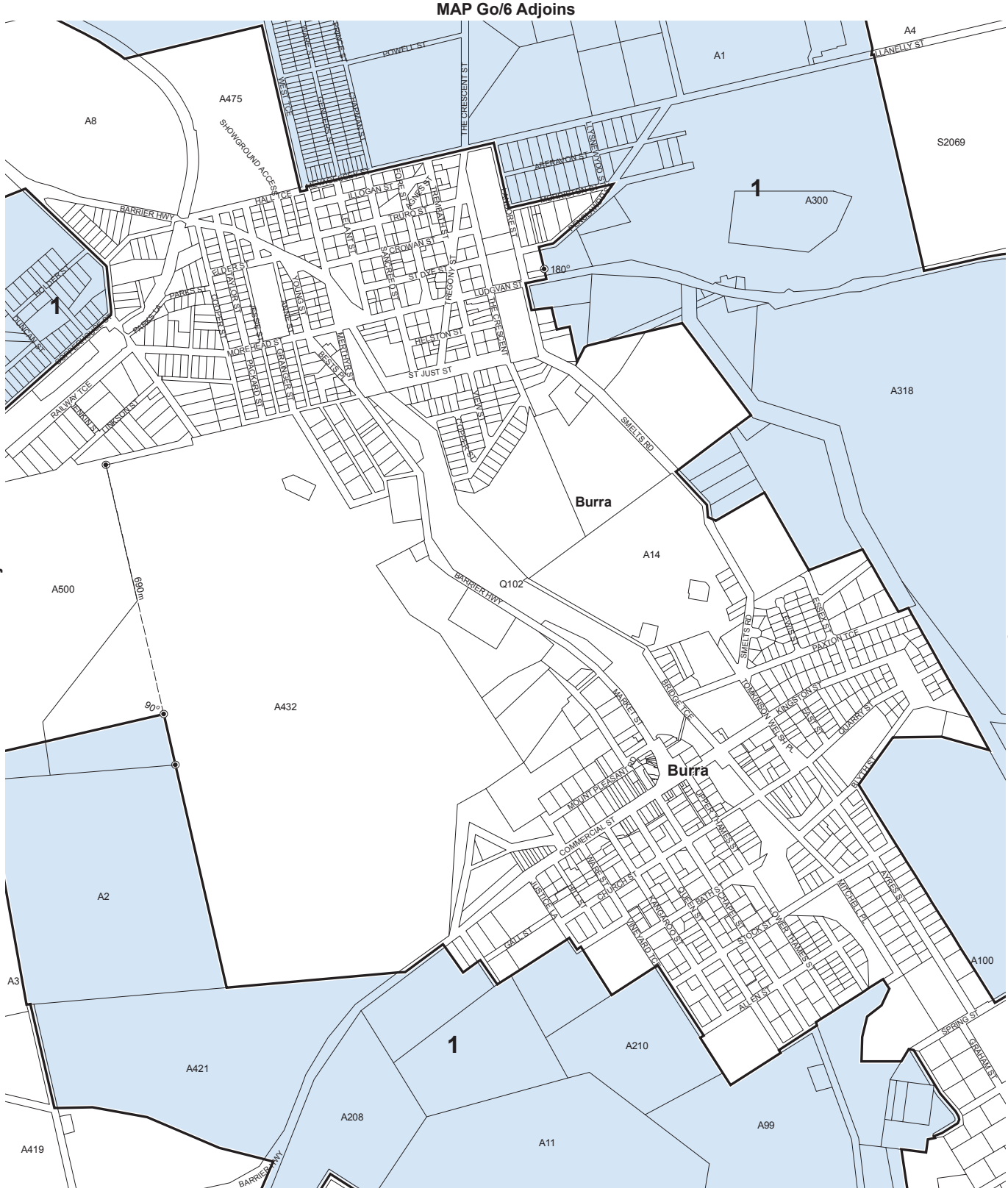
BURRA

Zone Map Go/7

GOYDER COUNCIL

Consolidated - 24 November 2016

MAP Go/6 Adjoins



Policy Area
1 Township Fringe

N

0 500 m

BURRA

Policy Area Map Go/7

Policy Area Boundary

GOYDER COUNCIL

Consolidated - 24 November 2016

N

0 500 m

FARRELL FLAT

Location Map Go/8

S School

Railways

Tourist Routes

GOYDER COUNCIL

Consolidated - 24 November 2016

FARRELL FLAT

Overlay Map Go/8

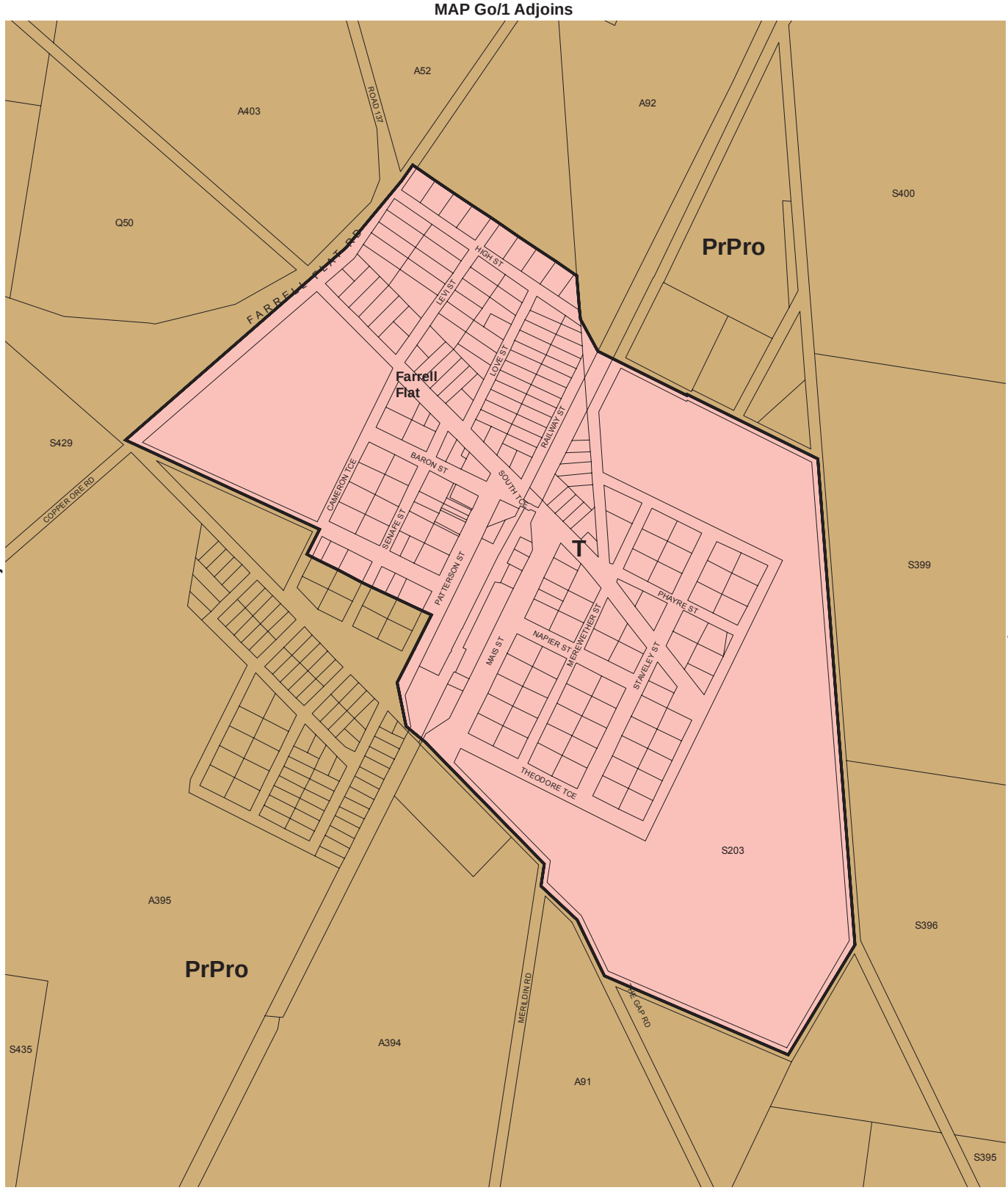
TRANSPORT

Secondary Arterial Roads

GOYDER COUNCIL

Consolidated - 24 November 2016

MAP Go/1 Adjoins



MAP Go/1 Adjoins

MAP Go/1 Adjoins

MAP Go/1 Adjoins

N

0 500 m

FARRELL FLAT

Zone Map Go/8

Zones

- PrPro — Primary Production
- T — Township
- Zone Boundary

GOYDER COUNCIL

Consolidated - 24 November 2016

ROBERTSTOWN

Location Map Go/9

S School

GOYDER COUNCIL

Consolidated - 24 November 2016

N

0 500 m

ROBERTSTOWN

Overlay Map Go/9

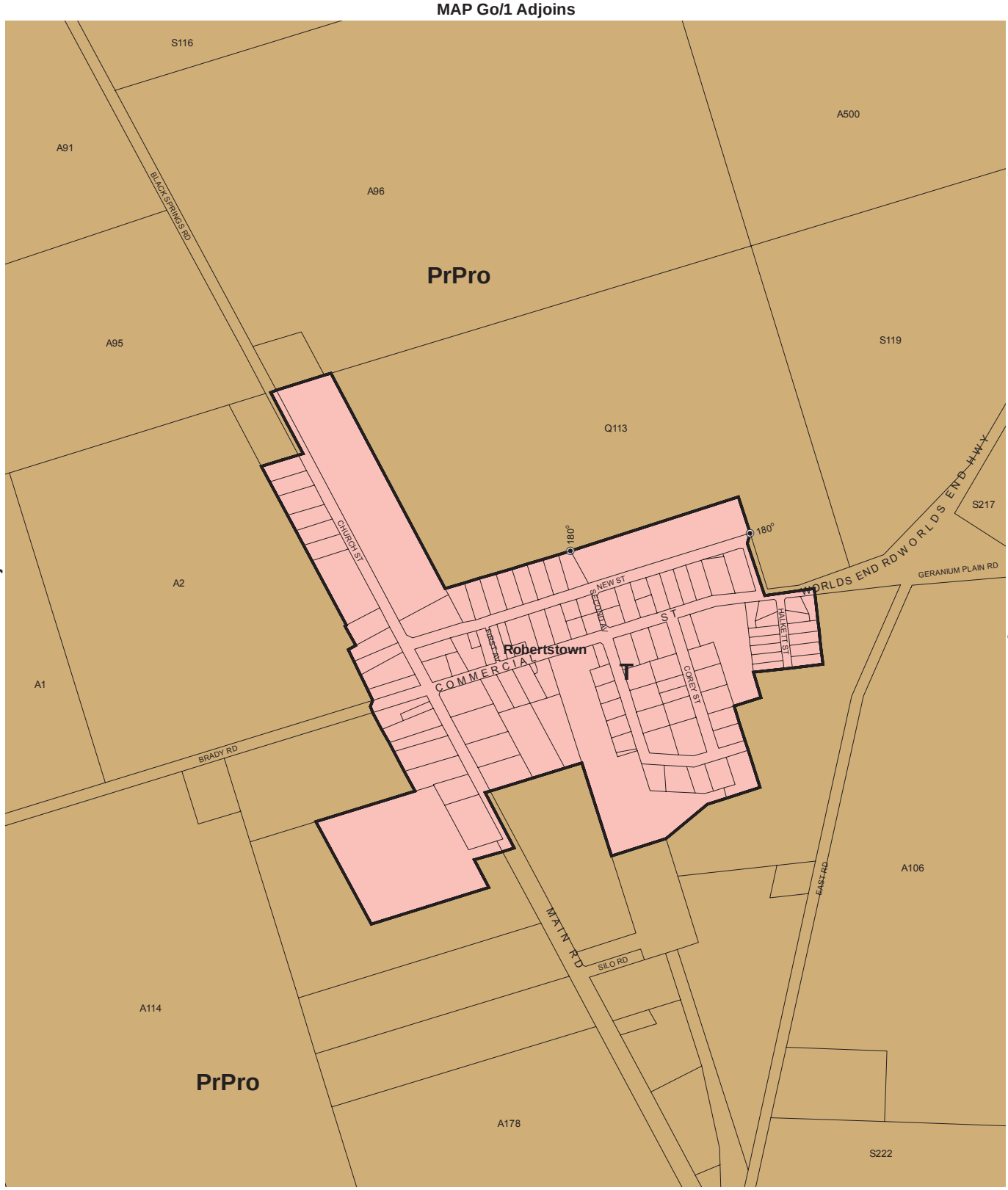
TRANSPORT

Secondary Arterial Roads

GOYDER COUNCIL

Consolidated - 24 November 2016

MAP Go/1 Adjoins



MAP Go/1 Adjoins

MAP Go/1 Adjoins

MAP Go/1 Adjoins

N

0 500 m

ROBERTSTOWN

Zone Map Go/9

Zones

- PrPro — Primary Production
- T — Township
- Zone Boundary

GOYDER COUNCIL

Consolidated - 24 November 2016

EUDUNDA

Location Map Go/10

Railways

GOYDER COUNCIL

Consolidated - 24 November 2016

EUDUNDA

Overlay Map Go/10

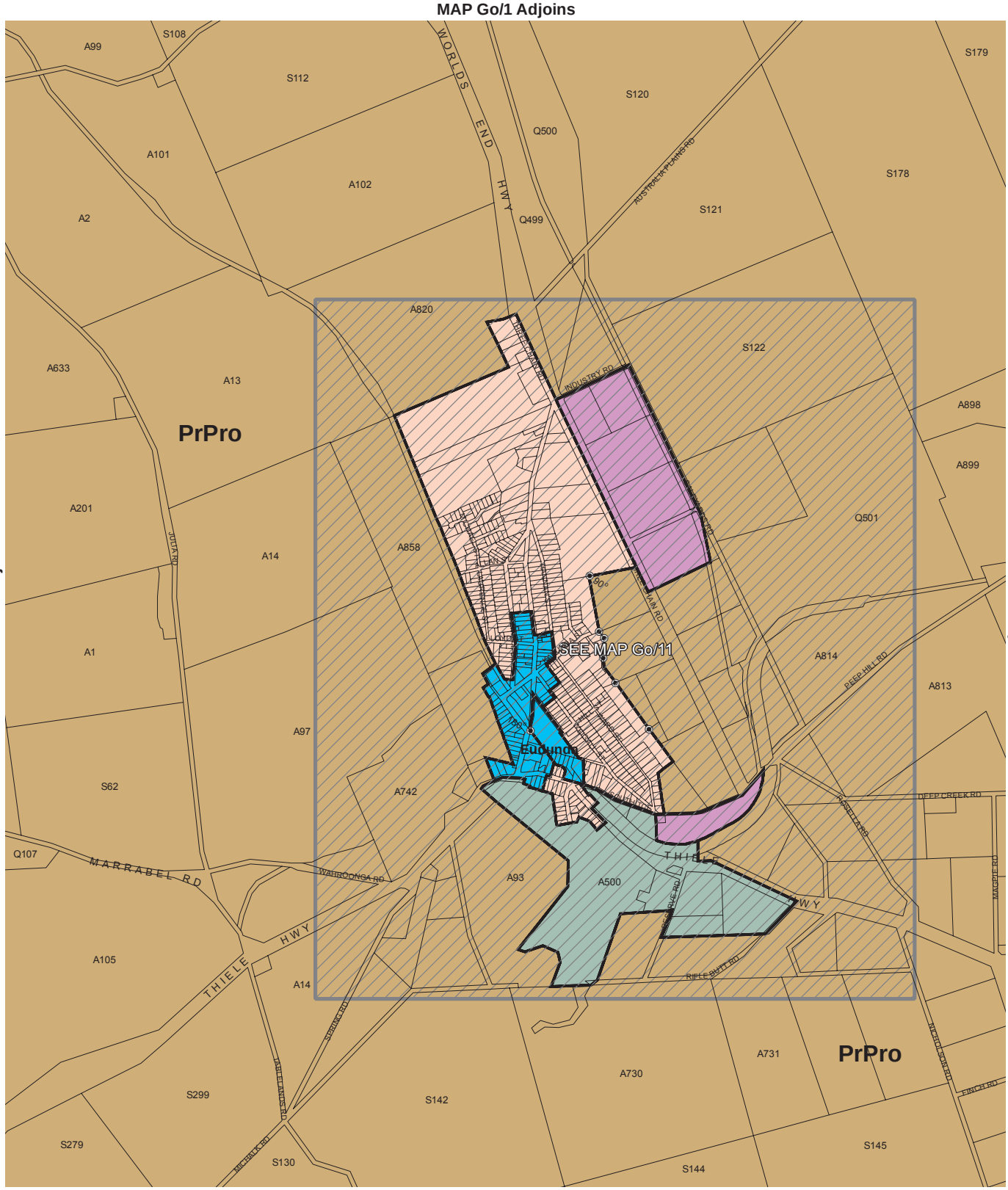
TRANSPORT

GOYDER COUNCIL

Consolidated - 24 November 2016

▬ Secondary Arterial Roads

MAP Go/1 Adjoins



N

0 1,000 m

EUDUNDA

Zone Map Go/10

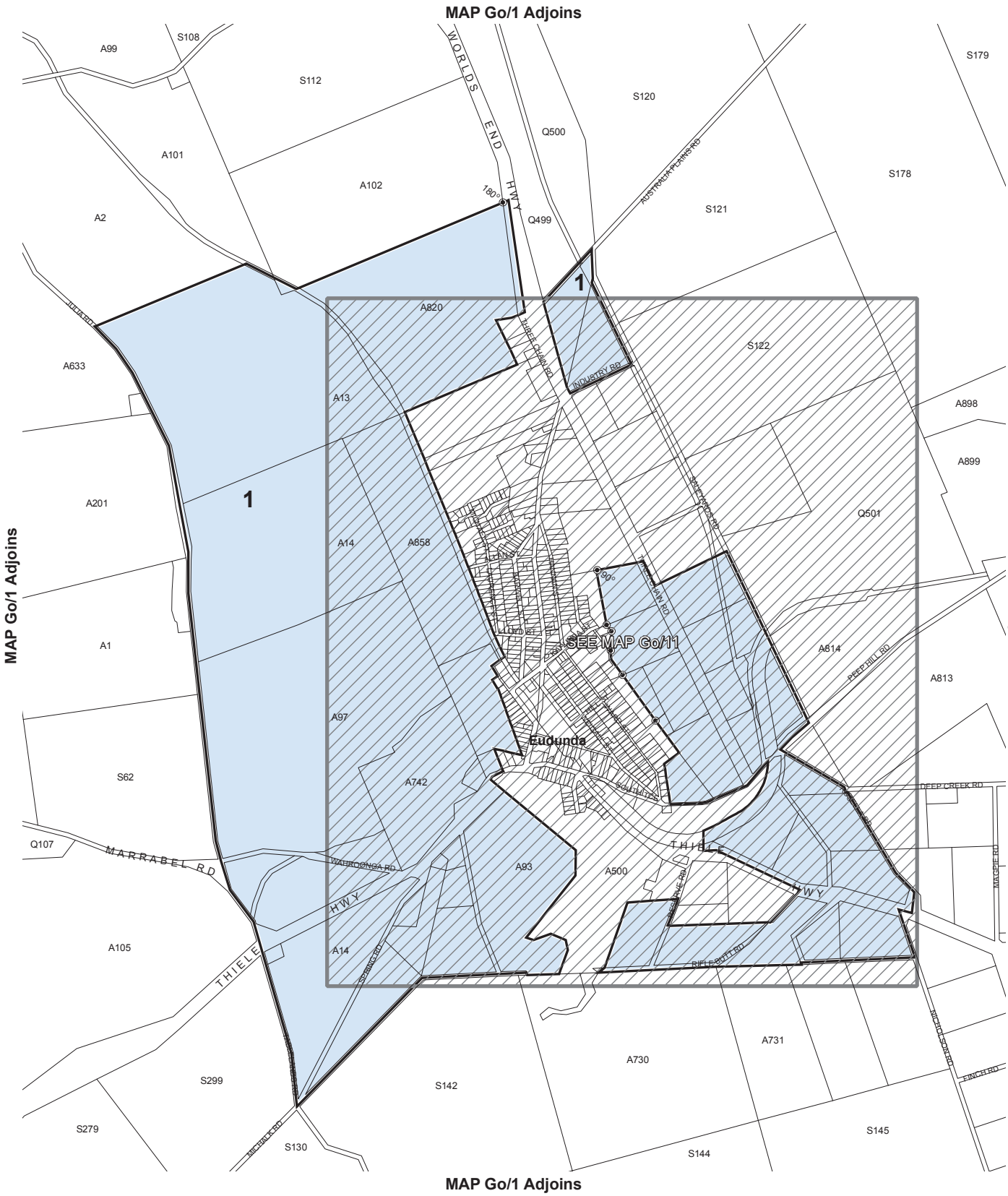
Zones

PrPro Primary Production

Zone Boundary

GOYDER COUNCIL

Consolidated - 24 November 2016



Policy Area
1 Township Fringe

Policy Area Boundary

EUDUNDA

Policy Area Map Go/10

- School
- Public Library
- Council Office
- Other Health Services
- Hospital
- Police Station
- Railways

EUDUNDA

Location Map Go/11

GOYDER COUNCIL

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N

0 500 m

EUDUNDA

Overlay Map Go/11

TRANSPORT

Secondary Arterial Roads

GOYDER COUNCIL

Consolidated - 24 November 2016

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

N

0 500 m

State heritage place

EUDUNDA

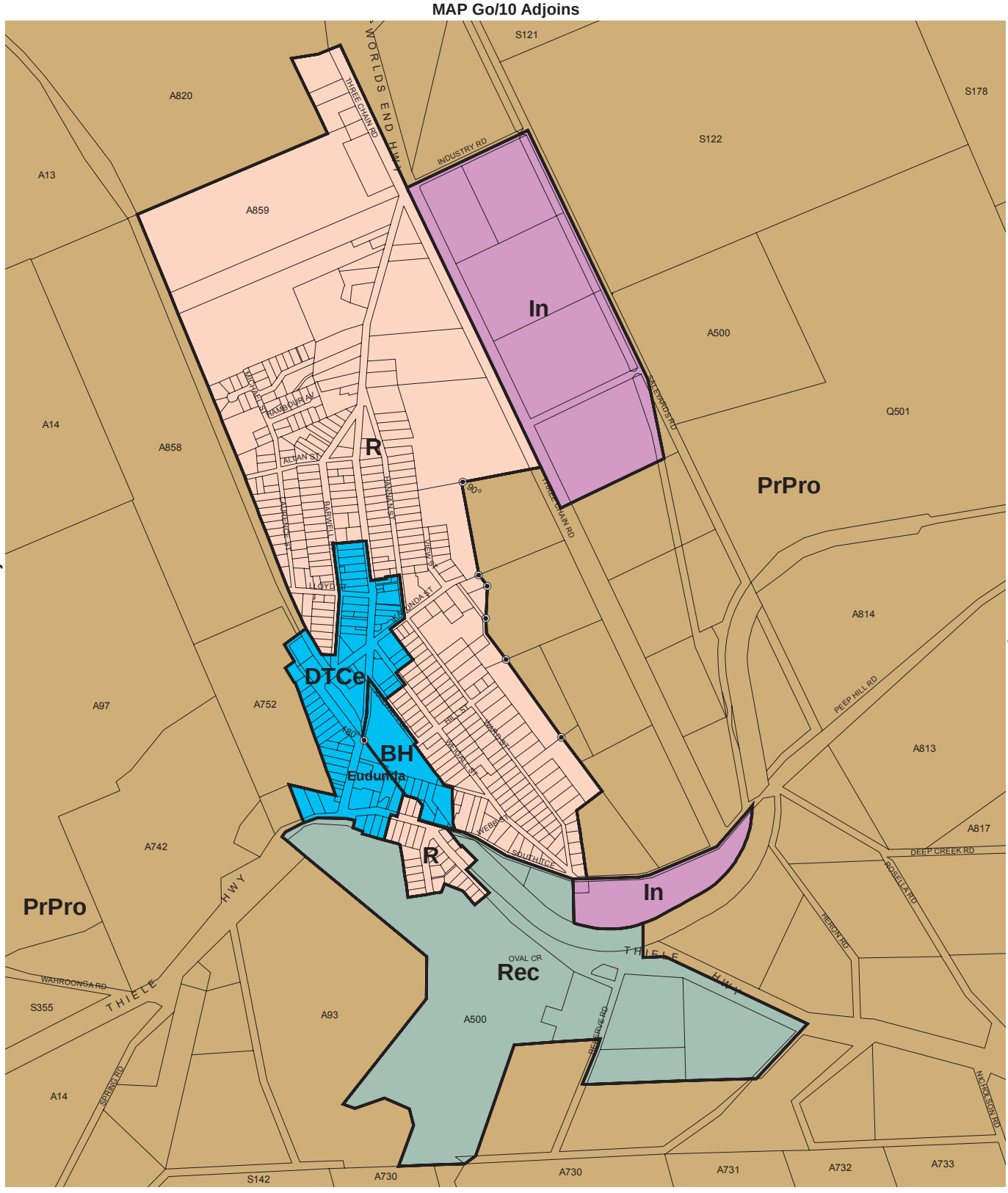
Overlay Map Go/11

HERITAGE

GOYDER COUNCIL

Consolidated - 24 November 2016

MAP Go/10 Adjoins



MAP Go/10 Adjoins

N

0 500 m

Zones

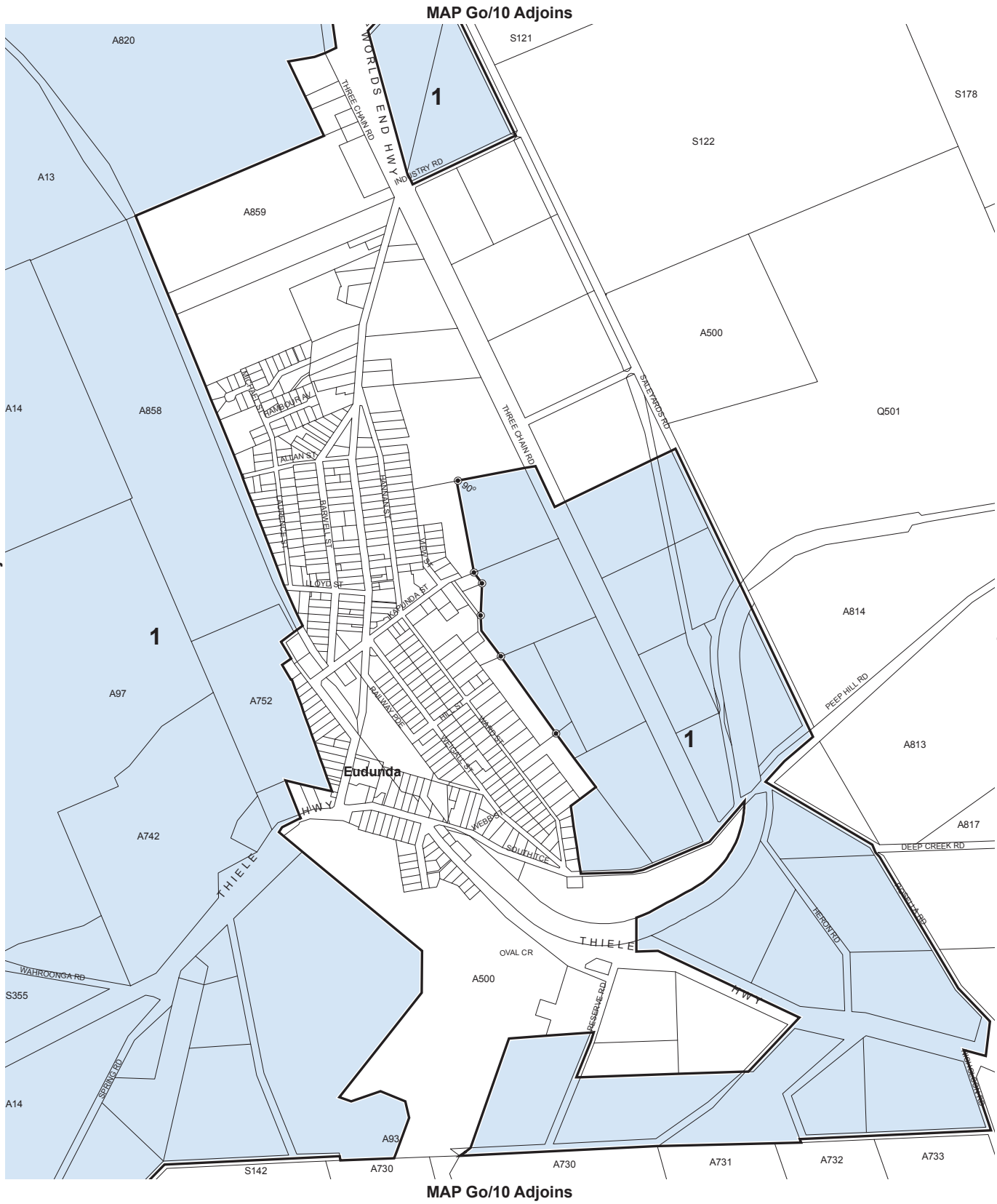
BH	Bulk Handling
DTCe	District Town Centre
In	Industry
PrPro	Primary Production
Rec	Recreation
R	Residential
	Zone Boundary

EUDUNDA

Zone Map Go/11

GOYDER COUNCIL

Consolidated - 24 November 2016



Policy Area
1 Township Fringe

N

0 500 m

EUDUNDA

Policy Area Map Go/11

Policy Area Boundary

GOYDER COUNCIL

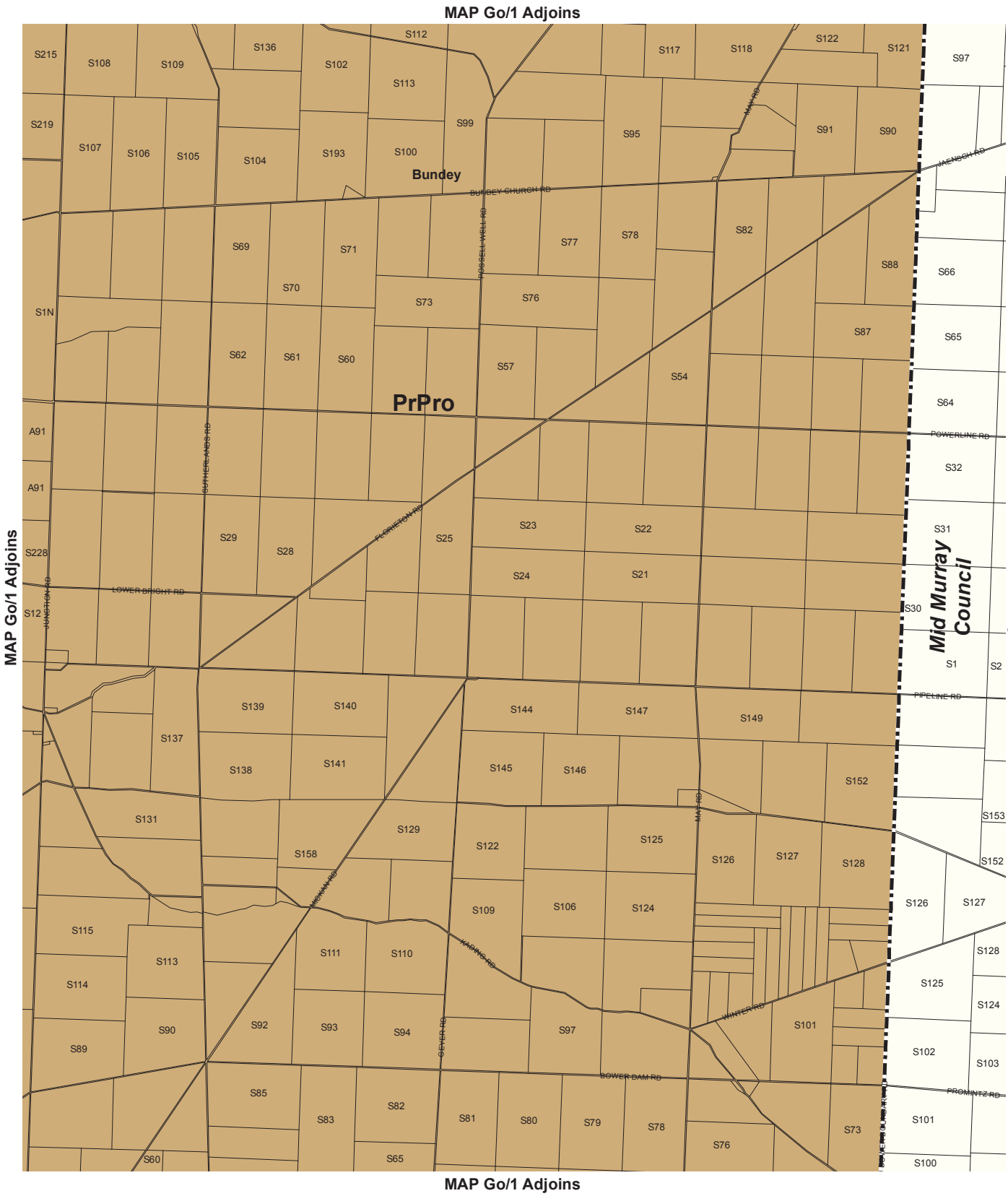
Consolidated - 24 November 2016

Location Map Go/12

Development Plan Boundary

GOYDER COUNCIL

Consolidated - 24 November 2016



Zone Map Go/12

Zones

PrPro Primary Production

Zone Boundary

Development Plan Boundary

GOYDER COUNCIL

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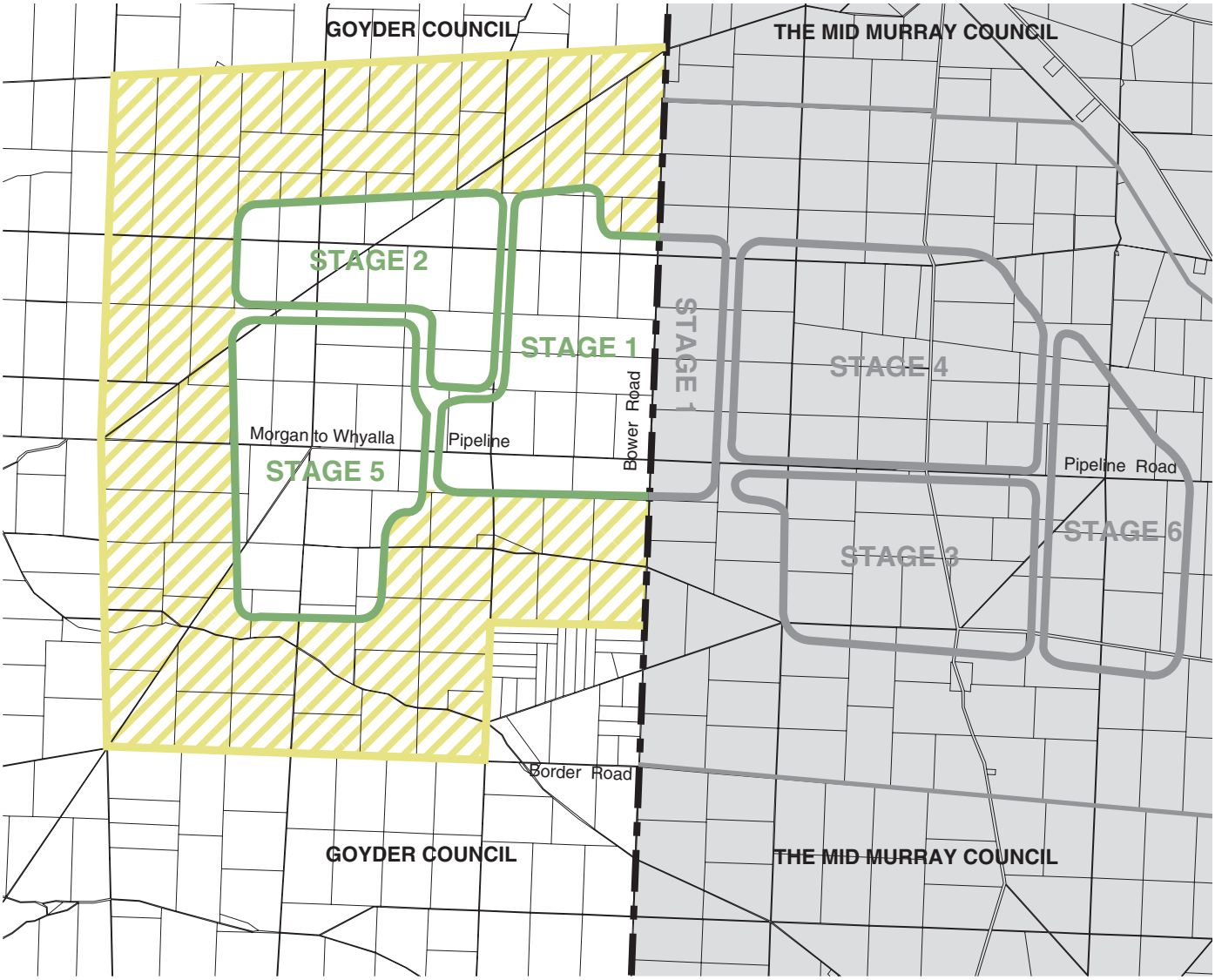
Policy Area
2 Enterprise

Policy Area Map Go/12

Policy Area Boundary
Development Plan Boundary

Concept Plan Maps



Development Exclusion Area (3 kilometres in width)

5 Staging Areas

Policy Area Boundary

Development Plan Boundary

0km 2 4 6 8 9

Concept Plan Map Go/1

ENTERPRISE POLICY AREA

GOYDER COUNCIL

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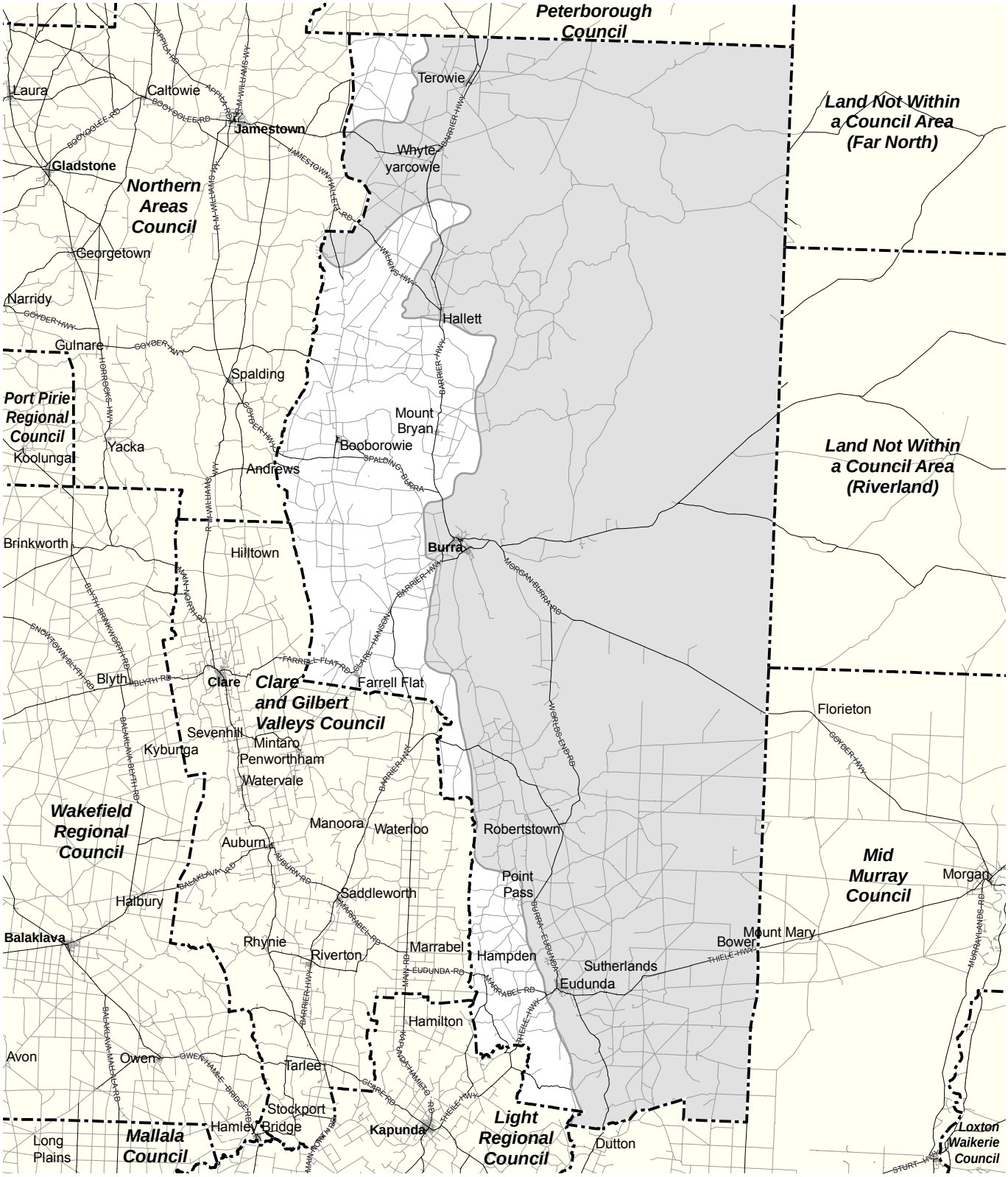

Note: Development in the identified areas may require referral in accordance with Schedule 8 of the Development Regulations 2008.

N

0 25km

Water Management Area

Murray Darling Basin

Development Plan Boundary

Concept Plan Map Go/2

DEVELOPMENT CONSTRAINTS

Water Management Areas

GOYDER COUNCIL

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