

Development Plan

Grant Council

Consolidated – 4 July 2017

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



Government of South Australia
Department of Planning,
Transport and Infrastructure



Department of Planning, Transport and Infrastructure

Level 5, 50 Flinders Street
Adelaide

Postal Address
GPO Box 1815
Adelaide SA 5001

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

Email dpti.pddpacoordinator@sa.gov.au
Internet www.saplanningportal.sa.gov.au



District Council of Grant

324 Commercial Street West
Mount Gambier SA 5290

Postal Address
PO Box 724
Mount Gambier SA 5290

Phone (08) 8721 0444
Fax (08) 8721 0410

Email info@dcgrant.sa.gov.au
Internet www.dcgrant.sa.gov.au

TABLE OF CONTENTS

Introduction Section	1
Amendment Record Table	3
Introduction to the Development Plan	5
Council Preface Map	10
General Section	11
Advertisements	13
Safety	14
Free Standing Advertisements	14
Flags, Bunting and Streamers	15
Advertising along Arterial Roads	15
Animal Keeping	16
Horse Keeping	16
Dairies	16
Intensive Animal Keeping	17
Building near Airfields	20
Centres and Retail Development	21
Arterial Roads	22
Retail Development.....	22
Coastal Areas	23
Environmental Protection.....	23
Maintenance of Public Access.....	24
Hazard Risk Minimisation	25
Erosion Buffers	25
Land Division	26
Protection of Economic Resources.....	26
Development in Appropriate Locations.....	26
Community Facilities	27
Crime Prevention	28
Design and Appearance	29
Development Adjacent Heritage Places	30
Development of Land within the Gateway Precincts	30
Overshadowing	30
Visual Privacy	30
Relationship to the Street and Public Realm	31
Outdoor Storage and Service Areas.....	31
Building Setbacks from Road Boundaries	31

Energy Efficiency	33
On-site Energy Generation	33
Forestry	34
Hazards	36
Flooding	36
Bushfire	37
Salinity.....	38
Acid Sulfate Soils	38
Site Contamination.....	38
Containment of Chemical and Hazardous Materials	39
Landslip.....	39
Heritage Places	40
Industrial Development	42
Infrastructure	44
Interface between Land Uses	46
Noise Generating Activities.....	46
Air Quality.....	47
Rural Interface.....	47
Land Division	49
Design and Layout	50
Roads and Access	51
Land Division in Rural Areas.....	52
Landscaping, Fences and Walls	53
Marinas and Maritime Structures	55
Mineral Extraction	56
Separation Treatments, Buffers and Landscaping	57
Natural Resources	58
Water Sensitive Design.....	59
Water Catchment Areas.....	60
Biodiversity and Native Vegetation	61
Soil Conservation	63
Open Space and Recreation	64
Orderly and Sustainable Development	67
Renewable Energy Facilities	69
Wind Farms and Ancillary Development.....	69
Residential Development	71
Design and Appearance.....	71
Overshadowing	72
Garages, Carports and Outbuildings	72
Street and Boundary Setbacks	72

Site Coverage	73
Private Open Space.....	73
Site Facilities and Storage	74
Visual Privacy	74
Noise.....	75
Car Parking and Access	75
Undercroft Garaging of Vehicles.....	76
Affordable Housing	76
Dependent Accommodation	76
Swimming Pools and Outdoor Spas	77
Short-Term Workers Accommodation	78
Siting and Visibility	79
Sloping Land.....	81
Supported Accommodation, Housing for Aged Persons and People with Disabilities	82
Telecommunications Facilities	84
Tourism Development.....	85
Tourism Development in Association with Dwelling(s)	85
Tourism Development Outside Townships	86
Residential Parks and Caravan and Tourist Parks.....	87
Transportation and Access.....	88
Land Use.....	88
Movement Systems	88
Cycling and Walking	89
Access	90
Access for People with Disabilities	91
Vehicle Parking	91
Vehicle Parking for Residential Development	92
Waste.....	93
Wastewater	94
Waste Treatment Systems	94
Waste Management Facilities	96
Zone Section	99
Airfield Zone	101
Caravan and Tourist Park Zone.....	104
Coastal Conservation Zone	108
Coastal Open Space Zone	112
Coastal Settlement Zone.....	116
Commercial Zone	120

Industry Zone	124
Millicent Road Policy Area 1	126
Mount Schank Policy Area 2.....	127
Northern Gateway Policy Area 3.....	128
Penola Road Policy Area 4	130
Port MacDonnell Policy Area 5	131
Tarpeena Policy Area 6.....	132
Infrastructure (Coastal) Policy Area 12	133
Open Space Zone	136
Primary Production Zone	139
Glenburnie Racecourse Policy Area 7	143
Horticulture Policy Area 8.....	149
Restricted Development Policy Area 13	152
Residential Zone	157
Mount Percy Golf Course Policy Area 9	160
Low Density Policy Area 14	165
Rural Living Zone	169
Precinct 1 Allendale East	171
Precinct 2 Bay Road.....	171
Precinct 3 Cafirco Road.....	171
Precinct 4 Coastal	171
Precinct 5 Illman Road	172
Precinct 6 Mil Lel	172
Precinct 7 Mitchell Siding	172
Precinct 8 Sassanowsky Road.....	172
Precinct 9 Sherwin Road.....	172
Precinct 10 Suttontown.....	172
Precinct 11 Worrolong.....	172
Precinct 12 Wynham Road.....	173
Precinct 13 Princes Highway.....	173
Country Living Policy Area 10.....	174
Settlement Zone	178
Town Centre Zone	182
Township Zone	185
Yahl Policy Area 11.....	187

Table Section	191
----------------------	------------

Table Gra/1 - Building Setbacks from Road Boundaries	193
Table Gra/2 - Off Street Vehicle Parking Requirements	194
Table Gra/3 - Gateway Precinct Landscaping Schedule	195
Table Gra/4 - State Heritage Places	196

Mapping Section 197

Map Reference Tables.....199
Spatial Extent Maps.....203
Council Index Map205
Bushfire Risk BPA Maps.....341
Concept Plan Maps369

Copyright

© Government of South Australia.

All rights reserved. The document may be reproduced free-of-charge in any format providing that it is reproduced accurately and not used in any misleading context. The material must be acknowledged as Government of South Australia copyright and the title of the document specified.

Disclaimer

Although every effort has been made to ensure the accuracy of the information contained in this document, the Government of South Australia, its agents, officers and employees make no representations, either express or implied, that the information contained is accurate or fit for any purpose and expressly disclaims all liability for loss or damage arising from reliance upon the information supplied. Persons using this information should consult the relevant Gazette Notices and/or view an authorised copy of the subject Development Plan Amendment when exacting legal clarification on any amendment is required.

Introduction Section

Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Grant Council Development Plan since its inception on 20 July 2000. Further information on authorised amendments prior to this date may be researched through the relevant Council, the Department of Planning and Local Government or by viewing Gazette records.

CONSOLIDATED	AMENDMENT – [Gazetted date]
20 July 2000	Amalgamation of Mount Gambier (DC) and Port MacDonnell (DC) Development Plans - General PAR – [20 July 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) (<i>Ministerial</i>) – [31 August 2000]
18 January 2001	Section 27(5) Amendment – [18 January 2001]
11 October 2001	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) – [30 August 2001]
21 February 2002	Organic Waste Processing (Composting) PAR (Interim) (<i>Ministerial</i>) – [20 December 2001]
30 January 2003	Organic Waste Processing (Composting) (<i>Ministerial</i>) – [5 December 2002]
21 August 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003]
9 February 2006	Industry, Commercial and Bulky Goods PAR – [2 February 2006]
31 August 2006	Rural and Country Living PAR – [31 August 2006] Section 29(2)(b)(ii) Amendment – [31 August 2006]
5 July 2007	Bushfire Management (Part 1) PAR (<i>Ministerial</i>) – [9 November 2006]
16 August 2007	Country Township Expansion PAR – [16 August 2007]
28 February 2008	Yahl Township Expansion PAR – [28 February 2008] Greater Mount Gambier Deferred Urban DPA (Interim) (<i>Ministerial</i>) – [28 February 2008]
31 July 2008	Mount Gambier (Mount Percy) Golf Course DPA – [31 July 2008]
14 August 2008	Transport Services DPA – [14 August 2008]
16 October 2008	Greater Mount Gambier Deferred Urban DPA (<i>Ministerial</i>) - [16 October 2008]
29 October 2009	Calula Low Density Residential DPA – [29 October 2009]
1 July 2010	Bushfires (Miscellaneous Amendments) DPA (<i>Ministerial</i> (Interim) – [10 December 2009] Statewide Bulky Goods DPA (<i>Ministerial</i>) (Interim) – [1 June 2010] Retail (Neighbourhood Centre) Zone DPA – [30 June 2010]
26 August 2010	Recreation and Lifestyle Living (Glenburnie Racecourse) DPA – [26 August 2010]
17 February 2011	Bushfires (Miscellaneous Amendments) DPA (<i>Ministerial</i>) – [9 December 2010] Statewide Bulky Goods DPA (<i>Ministerial</i>) – [13 January 2011]
10 November 2011	Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) – [19 October 2011] Section 29(2)(b)(i) Amendment – [10 November 2011]
17 January 2013	Termination of the Statewide Wind Farms DPA (<i>Ministerial</i>) and its removal from the Grant (DC) Development Plan – [18 October 2012] Statewide Wind Farms DPA (<i>Ministerial</i>) – [18 October 2012] Section 29(2)(c) Amendment – [29 November 2012]

Grant Council
Introduction Section
Amendment Record Table

CONSOLIDATED	AMENDMENT – [Gazetted date]
28 August 2014	Better Development Plan (BDP) & General DPA – [28 August 2014] Gateway Precincts DPA – [28 August 2014] Country/Rural Living and Township Expansion DPA – [28 August 2014]
11 February 2016	Section 29(2)(b)(ii) Amendment – [11 February 2016]
4 July 2017	Port MacDonnell and Environs DPA – [4 July 2017] Section 29(3)(a) Amendment – [4 July 2017]

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 District Council of Grant.

This introduction has been prepared by the Department of Planning, Transport and Infrastructure as 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.saplanningportal.sa.gov.au or by contacting the Department of Planning, Transport and Infrastructure at Level 5, 50 Flinders Street, 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 volumes of the Planning Strategy for this Development Plan are:

- The 30-year Plan for Greater Adelaide (February 2010)
- The Planning Strategy for Regional SA (January 2003, as amended at December 2007)
- The Greater Mount Gambier Master Plan (February 2008).

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, 1993* 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-authorized 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 <i>(30-Year Plan for Greater Adelaide/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
Council Preface Map	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
General Section 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: <ul style="list-style-type: none"> ▪ 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. Many policies include a number of subclauses. All subclauses should be met, unless otherwise stated.

Assessment Section	Function
Overlay Section Provisions	These policies are spatially located through the application of specific overlay mapping where there is a envisaged land use outcome or application of appropriate design requirements determined by the locality of the proposed development.
Zone Section Provisions	<p>These policies give greater certainty and direction about where certain forms of developments should be located. Maps are referenced within zones that show where land uses are suitable to be located.</p> <p>Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.</p>
Desired Character Statements	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	<p>Precincts are used to express policies for a small sub-area of a zone or a policy area.</p> <p>Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas.</p>
Procedural Matters	<p>All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development.</p> <p>Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations.</p>
Table Section Provisions	<p>These tables provide detailed data for the assessment of certain elements of development, for example, numeric values for setbacks from road boundaries and car parking rates for certain types of development.</p> <p>Conditions for complying development are grouped into their respective tables.</p>
Mapping Section 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.

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

Further info

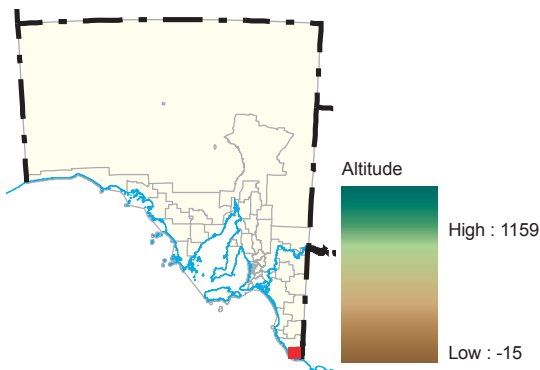
Contact the [District Council of Grant](#).

Visit the Department of Planning, Transport and Infrastructure website: www.sapanningportal.sa.gov.au

Discuss your matter with your planning consultant.



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



Council Preface Map

General Section

Advertisements

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:
 - (a) consistent with the predominant character of the urban or rural landscape
 - (b) in harmony with any buildings or sites of historic significance or heritage value in the area
 - (c) co-ordinated with and complement the architectural form and design of the building they are to be located on.
- 2 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:
 - (a) clutter
 - (b) disorder
 - (c) untidiness of buildings and their surrounds
 - (d) driver distraction.
- 3 Buildings occupied by a number of tenants should exhibit co-ordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.
- 4 The content of advertisements should be limited to information relating to the legitimate use of the associated land.
- 5 Advertisements and/or advertising hoardings should:
 - (a) be completely contained within the boundaries of the subject allotment
 - (b) be sited to avoid damage to, or pruning or lopping of, on-site landscaping or street trees
 - (c) not obscure views to vistas or objects of high amenity value.
- 6 Advertisements and/or advertising hoardings should 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.
- 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 especially 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).
- 14 Any internally illuminated advertising signs and/or advertising hoardings which utilise LED, LCD or other similar technologies should be located a minimum of 80 metres from traffic signals, level crossings and other important traffic control devices.

Free Standing Advertisements

- 15 Free standing 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.
- 16 Free standing advertisements and/or advertising hoardings for multiple-business tenancy complexes should:
- (a) incorporate the name or nature of each business or activity within the site or complex in a single advertisement
 - (b) be integrally designed and mounted below the more predominant main complex or site identity advertisement.
- 17 Portable, easel or A-frame advertisements should be displayed only where:
- (a) no other appropriate opportunity exists for an adequate co-ordinated and permanently erected advertisement and/or advertising hoarding
 - (b) they do not obstruct or compromise the safety of pedestrians or vehicle movement
 - (c) there is no unnecessary duplication or proliferation of advertising information
 - (d) there is no damage to, or removal of, any landscaping on the site.
- 18 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

- 19 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

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

Animal Keeping

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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.
- 4 A concrete drainage apron should be provided along the front or rear 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 100 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

- 9 Intensive animal keeping operations and their associated components, including holding yards, temporary feeding areas, movement lanes and similar, should not be located on land within any of the following areas:
 - (a) 800 metres of a public water supply reservoir
 - (b) the 1-in-100 year average return interval flood event area of any watercourse
 - (c) 200 metres of a major watercourse (third order or higher stream)
 - (d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies
 - (e) 2000 metres of a defined and zoned township, settlement or urban area (except for land based aquaculture)
 - (f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility)
 - (g) 400 metres of any **Rural Living Zone**
 - (h) 100 metres of any road.
- 10 No intensive animal keeping operation should be established within the '**Blue Lake Groundwater Protection Area**' as shown on [Concept Plan Map Gra/1 - Blue Lake Groundwater Capture Zone](#) without an appropriate Management Plan detailing all operational and management arrangements in relation to the:
 - (a) treatment of effluent and other wastes
 - (b) disposal of stormwater
 - (c) prevention of pollution of the area.
- 11 Intensive animal keeping operations in uncovered situations should incorporate:
 - (a) a controlled drainage system which:
 - (i) diverts runoff from external areas
 - (ii) directs surface runoff into an effluent management system that has sufficient capacity to hold run off from the controlled drainage area
 - (b) pen floors which:
 - (i) ensure that effluent does not infiltrate and contaminate groundwater or soil
 - (ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent
 - (c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.
- 12 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be sited, designed, constructed and managed to avoid adverse odour impacts on nearby sensitive land uses.

Kennels

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

Marine Based Aquaculture

- 20 Marine aquaculture and other offshore development should be ecologically sustainable and be located, designed, constructed and managed to:
 - (a) minimise adverse impacts on marine habitats and ecosystems, and public access to beaches, public watercourses or the foreshore
 - (b) take into account the requirements of traditional indigenous and commercial fishing grounds
 - (c) ensure satisfactory removal and disposal of litter, disused material, debris, detritus and dead animals from the development
 - (d) prevent the build up of waste.
- 21 In marine waters, marine aquaculture (other than inter tidal aquaculture) and other offshore development should be located a minimum of 100 metres seaward of the high-water mark.
- 22 Marine aquaculture development should not significantly obstruct or adversely affect any of the following:
 - (a) areas of high public use
 - (b) areas established for recreational activities

- (c) areas of outstanding visual, environmental, commercial or tourism value
 - (d) sites, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.
- 23 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.
- 24 Marine aquaculture should be developed in areas where an adequate water current exists to disperse sediments and be sited a sufficient height above the sea floor to:
- (a) prevent the fouling of waters, publicly owned wetlands or the nearby coastline
 - (b) minimise seabed damage.
- 25 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.
- 26 Marine aquaculture development should:
- (a) use feed hoppers that are painted in subdued colours and suspended as low as possible above the water
 - (b) position structures to protrude the minimum distance practicable above water
 - (c) avoid the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons.
- 27 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 28 Marine aquaculture access, launching and maintenance facilities should:
- (a) where possible, use existing and established roads, tracks, ramps and paths to or from the sea
 - (b) be developed cooperatively and co-located.
- 29 Marine aquaculture and other offshore development should be located at least:
- (a) 550 metres from a proclaimed shipwreck
 - (b) 1000 metres seaward from the boundary of any reserve under the *National Parks and Wildlife Act 1972*, unless a lesser distance is agreed with the Minister responsible for that *Act*.
- 30 Marine aquaculture development should be located so as not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping lanes or activities associated with existing jetties and wharves.
- 31 Marine aquaculture development should contribute to navigational safety by being:
- (a) suitably marked for navigational purposes
 - (b) sited to allow an adequate distance between farms for safe navigation
 - (c) located at least 250 metres from a commercial shipping lane
 - (d) comprised of structures that are secured and/or weighted to prevent drifting from the licensed site
 - (e) able to be rehabilitated when no longer operational.

Building near Airfields

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military aviation requirements of airfields.
- 2 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
 - (a) lighting glare
 - (b) smoke, dust and exhaust emissions
 - (c) air turbulence
 - (d) storage of flammable liquids
 - (e) attraction of birds
 - (f) reflective surfaces (eg roofs of buildings, large windows)
 - (g) materials that affect aircraft navigational aids.
- 3 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 4 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 5 Dwellings should not be located within areas affected by airport noise.
- 6 Dwellings should not be located within the core noise affected area as shown on [Concept Plan Map Gra/2 - Airfield Noise Exposure Contours](#).
- 7 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

Centres and Retail Development

OBJECTIVES

- 1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres.
- 2 Centres that ensure rational, economic and convenient provision of goods and services and provide:
 - (a) a focus for community life
 - (b) safe, permeable, pleasant and accessible walking and cycling networks.
- 3 The provision of a safe pedestrian environment within centres which gives high priority to pedestrians, public and community transport.
- 4 Increased vitality and activity in centres through the introduction and integration of housing.
- 5 Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role.
- 6 Development of centres outside of Greater Adelaide in accordance with the following hierarchy:
 - (a) Regional Centre
 - (b) District Centre
 - (c) Town Centre (for smaller towns with a single centre zone)
 - (d) Local Centre (subsidiary centres for towns with a regional or district centre).

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (d) public facilities including toilets, infant changing facilities for parents, seating, litter bins, telephones and community information boards
 - (e) access for public and community transport and sheltered waiting areas for passengers
 - (f) lighting for pedestrian paths, buildings and associated areas
 - (g) a single landscaping theme
 - (h) safe and secure bicycle parking.
- 4 A single architectural theme should be established within centres through:
- (a) constructing additions or other buildings in a style complementary to the existing shopping complex
 - (b) renovating the existing shopping complex to complement new additions and other buildings within the centre
 - (c) employing a signage theme.
- 5 The design of undercroft or semi-basement car parking areas should not detract from the visual quality and amenity of adjacent pedestrian paths, streets or public spaces.
- 6 Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than 1 metre.

Arterial Roads

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

Retail Development

- 9 A shop or group of shops with a gross leaseable area of greater than 250 square metres should be located within a centre zone.
- 10 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.
- 11 A shop or group of shops located outside of zones that allow for retail development should:
- (a) be of a size and type that will not hinder the development, function or viability of any centre zone
 - (b) not demonstrably lead to the physical deterioration of any designated centre
 - (c) be developed taking into consideration its effect on adjacent development.
- 12 Bulky goods outlets should only be located in centres zones.

Coastal Areas

OBJECTIVES

- 1 The protection and enhancement of the natural coastal environment, including environmentally important features of coastal areas such as mangroves, wetlands, sand dunes, cliff-tops, native vegetation, wildlife habitat shore and estuarine areas.
- 2 Protection of the physical and economic resources of the coast from inappropriate development.
- 3 Preservation of areas of high landscape and amenity value including stands of vegetation, shores, exposed cliffs, headlands, islands and hill tops, and areas which form an attractive background to urban and tourist areas.
- 4 Development that maintains and/or enhances public access to coastal areas with minimal impact on the environment and amenity.
- 5 Development only undertaken on land which is not subject to or that can be protected from coastal hazards including inundation by storm tides or combined storm tides and stormwater, coastal erosion or sand drift, and probable sea level rise.
- 6 Development that can accommodate anticipated changes in sea level due to natural subsidence and probable climate change during the first 100 years of the development.
- 7 Development which will not require, now or in the future, public expenditure on protection of the development or the environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be compatible with the coastal environment in terms of built-form, appearance and landscaping including the use of walls and low pitched roofs of non-reflective texture and natural earth colours.

Environmental Protection

- 2 The coast should be protected from development that would adversely affect the marine and onshore coastal environment, whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.
- 3 Development should not be located in delicate or environmentally-sensitive coastal features such as sand dunes, cliff-tops, wetlands or substantially intact strata of native vegetation.
- 4 Development should not be undertaken where it will create or aggravate coastal erosion, or where it will require coast protection works which cause or aggravate coastal erosion.
- 5 Development should be designed so that solid/fluid wastes and stormwater runoff is disposed of in a manner that will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.
- 6 Effluent disposal systems incorporating soakage trenches or similar should prevent effluent migration onto the inter-tidal zone and be sited at least 100 metres from whichever of the following requires the greater distance:
 - (a) the mean high-water mark at spring tide, adjusted for any subsidence for the first 50 years of development plus a sea level rise of 1 metre

- (b) the nearest boundary of any erosion buffer determined in accordance with the relevant provisions in this Development Plan.
- 7 Development that proposes to include or create confined coastal waters, as well as water subject to the ebb and flow of the tide should be designed to ensure the quality of such waters is maintained at an acceptable level.
- 8 Development should be designed and sited so that it does not prevent natural landform and ecological adjustment to changing climatic conditions and sea levels and should allow for the following:
- (a) the unrestricted landward migration of coastal wetlands
 - (b) new areas to be colonised by mangroves, samphire and wetland species
 - (c) sand dune drift
 - (d) where appropriate, the removal of embankments that interfere with the abovementioned processes.

Maintenance of Public Access

- 9 Development should maintain or enhance public access to and along the foreshore.
- 10 Other than small-scale infill development in a predominantly urban zone, development adjacent to the coast should not be undertaken unless it incorporates an existing or proposed public reserve, not including a road or erosion buffer, of at least 50 metres width between the development and the landward toe of the frontal dune or the top edge of an escarpment.
- 11 If an existing reserve is less than 50 metres wide, the development should incorporate an appropriate width of reserve to achieve a total 50 metres wide reserve.
- 12 Development that abuts or includes a coastal reserve should be sited and designed to be compatible with the purpose, management and amenity of the reserve, as well as to prevent inappropriate access to the reserve.
- 13 Development, including marinas and aquaculture, should be located and designed to ensure convenient public access along the waterfront to beaches and coastal reserves is maintained, and where possible enhanced through the provision of one or more of the following:
- (a) pedestrian pathways and recreation trails
 - (b) coastal reserves and lookouts
 - (c) recreational use of the water and waterfront
 - (d) safe public boating facilities at selected locations
 - (e) vehicular access to points near beaches and points of interest
 - (f) car parking.
- 14 Where a development such as a marina creates new areas of waterfront, provision should be made for public access to, and recreational use of, the waterfront and the water.
- 15 Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliff faces, should be restricted to defined pedestrian paths constructed to minimise adverse environmental impact.

- 16 Access roads to the coast and lookouts should preferably be spur roads rather than through routes, other than tourist routes where they:
- (a) do not detract from the amenity or the environment
 - (b) are designed for slow moving traffic
 - (c) provide adequate car parking.

Hazard Risk Minimisation

- 17 Development and its site should be protected against the standard sea-flood risk level which is defined as the 1-in-100 year average return interval flood extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance to accommodate land subsidence until the year 2100.
- 18 Development including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply:
- (a) site levels are at least 0.3 metres above the standard sea-flood risk level
 - (b) building floor levels are at least 0.55 metres above the standard sea-flood risk level
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 19 Buildings to be sited over tidal water or which are not capable of being raised or protected by flood protection measures in future, should have a floor level of at least 1.25 metres above the standard sea-flood risk level.
- 20 Development that requires protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes at the time of development, or in the future, should only be undertaken if all of the following apply:
- (a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity
 - (b) the measures do not nor will not require community resources, including land, to be committed
 - (c) the risk of failure of measures such as sand management, levee banks, flood gates, valves or stormwater pumping, is acceptable relative to the potential hazard resulting from their failure
 - (d) binding agreements are in place to cover future construction, operation, maintenance and management of the protection measures.
- 21 Development should not compromise the structural integrity of any sea wall or levee bank adjacent to the foreshore, or compromise its capacity to protect against coastal flooding and erosion.

Erosion Buffers

- 22 Development should be set back a sufficient distance from the coast to provide an erosion buffer (in addition to a public reserve) which will allow for at least 100 years of coastal retreat for single buildings or small scale developments, or 200 years of coastal retreat for large scale developments (ie new townships) unless either of the following applies:
- (a) the development incorporates appropriate private coastal protection measures to protect the development and public reserve from the anticipated erosion
 - (b) the council is committed to protecting the public reserve and development from the anticipated coastal erosion.

- 23 Where a coastal reserve exists or is to be provided it should be increased in width by the amount of any required erosion buffer. The width of an erosion buffer should be based on the following:
- (a) the susceptibility of the coast to erosion
 - (b) local coastal processes
 - (c) the effect of severe storm events
 - (d) the effect of a 0.3 metres sea level rise over the next 50 years on coastal processes and storms
 - (e) the availability of practical measures to protect the development from erosion caused by a further sea level rise of 0.7 metres per 50 years thereafter.
- 24 Development should not occur where essential services cannot be economically provided and maintained having regard to flood risk and sea level rise, or where emergency vehicle access would be prevented by a 1-in-100 year average return interval flood event, adjusted for 100 years of sea level rise.

Land Division

- 25 Land in coastal areas should only be divided if:
- (a) it or the subsequent development and use of the land will not adversely affect the management of the land, adjoining land or the coast
 - (b) sand dunes, wetlands and substantially intact strata of native vegetation are maintained or consolidated within single allotments.
- 26 Land division in coastal areas outside of designated urban or settlement zones should not increase either of the following:
- (a) the number of allotments abutting the coast or a reserve
 - (b) the number of allotments, including community title allotments and those that incorporate rights of way, with direct access to the coast or a reserve.
- 27 Land should not be divided for commercial, industrial or residential purposes unless a layout can be achieved whereby roads, parking areas and development sites on each allotment are at least 0.3 metres above the standard sea-flood risk level, unless the land is, or can be provided with appropriate coastal protection measures.

Protection of Economic Resources

- 28 Development should be sited, designed and managed so as not to conflict with or jeopardise the continuance of an existing aquaculture development.

Development in Appropriate Locations

- 29 Development along the coast should be in the form of infill in existing developed areas or concentrated into appropriately chosen nodes and not be in a scattered or linear form.
- 30 Development of a kind or scale (eg commercial or large-scale retail) that does not require a coastal location and would not significantly contribute to the community's enjoyment of the coast should not be located in coastal areas.

Community Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Crime Prevention

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Design and Appearance

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:
 - (a) building height, mass and proportion
 - (b) external materials, patterns, colours and decorative elements
 - (c) roof form and pitch
 - (d) façade articulation and detailing
 - (e) verandas, eaves, parapets and window screens.
- 2 Where a building is sited on or close to a side or rear boundary, the boundary wall should minimise:
 - (a) the visual impact of the building as viewed from adjoining properties
 - (b) overshadowing of adjoining properties and allow adequate sunlight access to neighbouring buildings.
- 3 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists.
- 4 Structures located on the roofs of buildings to house plant and equipment should be screened from view and should form an integral part of the building design in relation to external finishes, shaping and colours.
- 5 Balconies should:
 - (a) be integrated with the overall form and detail of the building
 - (b) include balustrade detailing that enables line of sight to the street
 - (c) be recessed where wind would otherwise make the space unusable
 - (d) be self-draining and plumbed to minimise runoff.
- 6 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, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.

Development Adjacent Heritage Places

- 7 Development on land adjacent to a State heritage place, as listed in [Table Gra/4 - State Heritage Places](#), should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

Development of Land within the Gateway Precincts

- 8 Development of land within the Gateway Precincts with frontages to Riddoch Highway (both sides) between Worrolong Road and Bishop Road, Princes Highway (both sides) between Cafpirco Road and Wandilo Road, and Jubilee Highway East (both sides) between Hawkins Road and Glenelg Highway should:
- (a) provide endemic landscaping suitable for the local areas as listed in [Table Gra/3 - Gateway Precinct Landscaping Schedule](#)
 - (b) provide a minimum 5 metre wide strip of landscaping comprising a combination of high crown evergreen trees and low shrubs and groundcover adjacent to the road frontage;
 - (c) ensure that the provision of landscape buffers and landscaping near public powerlines are provided in accordance with the requirements of the Electricity Act and Regulations
 - (d) provide setbacks from the primary road frontage of 10 metres or at least the height of the building development (whichever is the greater)
 - (e) promote a high standard of building design and external appearance of new developments with the main facade facing the frontage to the gateways
 - (f) restrict vehicular access to a minimum on the main highway and encourage internal service roads where possible
 - (g) ensure that storage areas, loading and unloading, and service areas are screened from public view by an appropriate combination of built form, solid fencing and landscaping
 - (h) ensure that advertising signage is consistent in design and provides uniformity with other signage facing the gateway precincts
 - (i) encourage the use of water sensitive urban design stormwater management techniques within appropriate low lying areas adjacent to and in conjunction with the road verge.

Overshadowing

- 9 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:
- (a) windows of main internal living areas
 - (b) upper-level private balconies that provide the primary open space area for a dwelling
 - (c) solar collectors (such as solar hot water systems and photovoltaic cells).

Visual Privacy

- 10 Development should minimise direct overlooking of the main internal living areas and private open spaces of dwellings through measures such as:
- (a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct

- (b) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms
 - (c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.
- 11 Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes.

Relationship to the Street and Public Realm

- 12 Buildings (other than ancillary buildings, group dwellings or buildings on allotments with a battle axe configuration) should be designed so that the main façade faces the primary street frontage of the land on which they are situated.
- 13 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 14 Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.
- 15 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 16 The ground floor of mixed use buildings should comprise non-residential land uses.
- 17 In mixed use areas, development facing the street should be designed to activate the street frontage(s):
- (a) including features that attract people to the locality such as frequent doors and display windows, retail shopfronts and/or outdoor eating or dining areas
 - (b) minimising the frontage for fire escapes, service doors, plant and equipment hatches
 - (c) avoiding undercroft or ground floor vehicle parking that is visible from the primary street frontage
 - (d) using colour, vertical and horizontal elements, roof overhangs and other design techniques to provide visual interest and reduced massing.
- 18 Where zero or minor setbacks are desirable, development should incorporate shelter over footpaths to enhance the quality of the pedestrian environment.

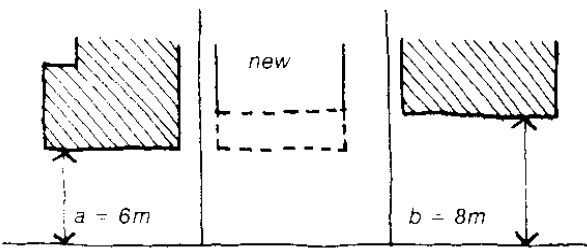
Outdoor Storage and Service Areas

- 19 Outdoor storage, loading and service areas should be:
- (a) screened from public view by a combination of built form, solid fencing and/or landscaping
 - (b) conveniently located and designed to enable the manoeuvring of service and delivery vehicles
 - (c) sited away from sensitive land uses.

Building Setbacks from Road Boundaries

- 20 Except in areas where a new character is desired, 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 function, appearance and/or desired character of the locality.

- 21 Except where specified in a particular zone, policy area or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in [Table Gra/1 - Building Setbacks from Road Boundaries](#).
- 22 Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

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

- 23 Except in areas where a new character is desired or where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.
- 24 **Secondhand or reused materials should not be used unless such materials are of good quality and of neat appearance.**

Energy Efficiency

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

On-site Energy Generation

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

Forestry

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (c) that are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles
- (d) that partition the plantation into units not exceeding 40 hectares in area.
- 6 Forestry plantations should ensure the clearances from power lines listed in the Table following are maintained when planting trees with an expected mature height of more than 6 metres:

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	30
132 kV	Pole	20
66 kV	Pole	20
Less than 66 kV	Pole	20

Hazards

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.
- 2 Development located on land subject to hazards as shown on the *Overlay Maps - Development Constraints* should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.
- 3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

- 4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 5 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.

- 6 Development, including earthworks associated with development, should not do any of the following:
 - (a) impede the flow of floodwaters through the land or other surrounding land
 - (b) increase the potential hazard risk to public safety of persons during a flood event
 - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
 - (d) cause any adverse effect on the floodway function
 - (e) increase the risk of flooding of other land
 - (f) obstruct a watercourse.

Bushfire

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

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

Salinity

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

Acid Sulfate Soils

- 20 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils (including land identified on the *Overlay Maps –Development Constraints*) 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 aquaculture activities
 - (d) buildings, structures and infrastructure
 - (e) public health.
- 21 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

Site Contamination

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

Containment of Chemical and Hazardous Materials

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

Landslip

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

Heritage Places

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

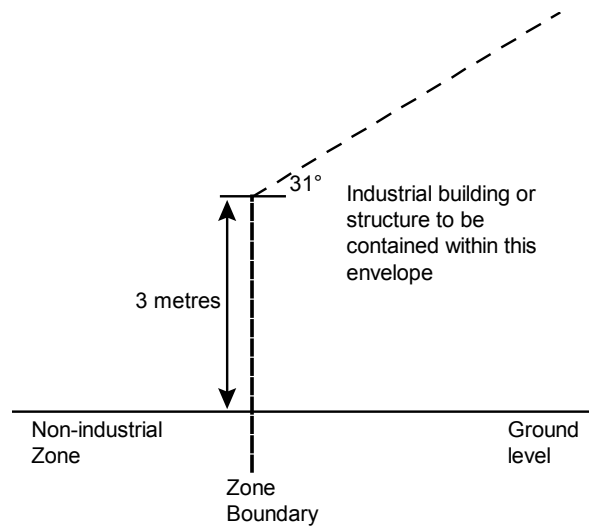
Industrial Development

OBJECTIVES

- 1 Industrial, warehouse, storage and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.
- 2 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- 3 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.
- 4 Compatibility between industrial uses within industrial zones.
- 5 The improved amenity of industrial areas.

PRINCIPLES OF DEVELOPMENT CONTROL

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



- 3 Industrial development should enable all vehicles to enter and exit the site in a forward direction.
- 4 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.
- 5 Building facades and other walls facing a non-industrial zone, public road, or public open space should:
 - (a) use a variety of building finishes
 - (b) not consist solely of colour coated metal cladding

- (c) contain materials of low reflectivity
 - (d) incorporate design elements to add visual interest
 - (e) avoid large expanses of blank walls.
- 6 Industrial development should minimise significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.
- 7 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.
- 8 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be set back in one of the following ways:
- (a) in line with the building facade
 - (b) behind the building line
 - (c) behind a landscaped area that softens its visual impact.
- 9 Marine aquaculture onshore storage, cooling and processing facilities should not impair the coastline and its visual amenity and should:
- (a) be sited, designed, landscaped and developed at a scale and using external materials that minimise any adverse visual impact on the coastal landscape
 - (b) be sited and designed with appropriate vehicular access arrangement
 - (c) include appropriate waste treatment and disposal.

Infrastructure

OBJECTIVES

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 The visual impact of infrastructure facilities minimised.
- 3 The efficient and cost-effective use of existing infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should only occur where it has access to adequate utilities and services, including:
 - (a) electricity supply
 - (b) water supply
 - (c) drainage and stormwater systems
 - (d) effluent disposal systems
 - (e) formed all-weather public roads
 - (f) telecommunications services
 - (g) gas services.
- 2 Development should incorporate any relevant and appropriate social infrastructure, community services and facilities.
- 3 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
- 4 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 5 Development should not occur until adequate and coordinated drainage of the land is provided.
- 6 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 7 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.
- 8 Urban development should have a direct water supply.
- 9 Electricity infrastructure should be designed and located to minimise visual and environmental impacts.
- 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.
- 13 Incompatible uses should not encroach upon the easements of infrastructure corridors for existing and proposed transmission lines.
- 14 In urban areas, electricity supply (except transmission lines) serving new development should be installed underground, excluding lines having a capacity greater than or equal to 33kV.
- 15 Provision should be made for new transmission and distribution substations and overhead major electricity line corridors (having a capacity greater than or equal to 33kV) in areas which have the required buffer distance to protect people and allow for adequate access.
- 16 Land division for the purpose of residential and other sensitive land uses should not occur within electricity line corridors or existing electricity easements unless the resultant allotments are large enough to enable accommodation of safe clearances and expected structures.
- 17 Development should not compromise the viability of transmission line corridors and substation.

Interface between Land Uses

OBJECTIVES

- 1 Development located and designed to minimise adverse impact and conflict between land uses.
- 2 Protect community health and amenity from adverse impacts of development.
- 3 Protect desired land uses from the encroachment of incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
 - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
 - (b) noise
 - (c) vibration
 - (d) electrical interference
 - (e) light spill
 - (f) glare
 - (g) hours of operation
 - (h) traffic impacts.
- 2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired 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 adjacent dwellings and private open space.
- 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 desired for the zone should be designed to minimise negative impacts.
- 6 **New dwellings should not be allowed within 1 kilometre of existing motor sport complexes and shooting ranges, to protect existing land uses from new development on neighbouring properties.**
- 7 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

Noise Generating Activities

- 8 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant *Environment Protection (Noise) Policy* criteria when assessed at the nearest existing noise sensitive premises.

- 9 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.
- 10 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.
- 11 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

Noise level assessment location	Desired noise level
Adjacent existing <i>noise sensitive development</i> property boundary	Less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum and Less than 5 dB(A) above the level of background noise ($LA_{90,15min}$) for the overall (sum of all octave bands) A-weighted level
<i>Adjacent land</i> property boundary	Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum or Less than 8 dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level

Air Quality

- 12 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.
- 13 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:
 - (a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere
 - (b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.

Rural Interface

- 14 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.
- 15 Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.
- 16 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.

- 17 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.
- 18 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.
- 19 Commercial forestry plantations exceeding 1 hectare in area should not be developed within an 8 kilometre radius from the intersection of Penola Road and Commercial Street, Mount Gambier as shown on [Concept Plan Map Gra/1 - Blue Lake Groundwater Capture Zone](#).

Land Division

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (g) any allotments will straddle more than one zone, policy area or precinct
- (h) the allotments unreasonably restrict access to publicly owned land such as recreation areas.

Design and Layout

- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:
 - (a) are not fragmented or reduced in size
 - (b) do not need to be cleared as a consequence of subsequent development.
- 4 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) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings
 - (c) safe and convenient access from each allotment to an existing or proposed road or thoroughfare
 - (d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
 - (e) suitable land set aside for useable local open space
 - (f) public utility services within road reserves and where necessary within dedicated easements
 - (g) the preservation of significant natural, cultural or landscape features including State and local heritage places
 - (h) protection for existing vegetation and drainage lines
 - (i) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development
 - (j) the preservation of significant trees.
- 5 Land division should result in allotments of a size suitable for their intended use.
- 6 Land division should facilitate optimum solar access for energy efficiency.
- 7 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown on *Bushfire Protection Area BPA Maps - Bushfire Risk* should be designed to make provisions for:
 - (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it
 - (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads
 - (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

- 8 Allotments within the **Coastal Settlement Zone, Residential Zone and Township Zone** in the form of a battleaxe configuration should:
 - (a) have an area of at least 600 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 4 metres in width nor more than 50 metres in length
 - (c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
 - (d) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
 - (e) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 9 Allotments should have an orientation, size and configuration to encourage development that:
 - (a) minimises the need for earthworks and retaining walls
 - (b) maintains natural drainage systems
 - (c) faces abutting streets and open spaces
 - (d) does not require the removal of native vegetation to facilitate that development
 - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 10 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.
- 11 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.
- 12 The layout of a land division should keep flood-prone land free from development.
- 13 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:
 - (a) contains and retains all watercourses, drainage lines and native vegetation
 - (b) enhances amenity
 - (c) integrates with the open space system and surrounding area.

Roads and Access

- 14 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.
- 15 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.
- 16 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.
- 17 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.
- 18 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

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

Landscaping, Fences and Walls

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (c) introduce pest plants
 - (d) increase the risk of bushfire
 - (e) remove opportunities for passive surveillance
 - (f) increase leaf fall in watercourses
 - (g) increase the risk of weed invasion
 - (h) obscure driver sight lines
 - (i) create a hazard for train or tram drivers by obscuring sight lines at crossovers.
- 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 Front fencing should be open in form to allow cross ventilation and access to sunlight.

Marinas and Maritime Structures

OBJECTIVE

- 1 The provision, in appropriate locations, of marinas, pontoons, jetties, piers, wharves and boat moorings that cater for vessels and:
 - (a) maintain public access to the waterfront
 - (b) do not compromise public safety
 - (c) preserve the structural integrity of the marine infrastructure
 - (d) minimise adverse impacts on the natural environment.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Marina development should include one or more of the following:
 - (a) wet and dry berthing of boats
 - (b) launching and retrieval of recreational boats and associated trailer and car parking areas
 - (c) access ramps, landings, storage and other structures associated with a marina
 - (d) clubrooms for maritime organisations.
- 2 The design of marinas, berths, channels, fairways, gangways and floating structures should comply with:
 - (a) *Australian Standard AS 3962: Guidelines for Design of Marinas*
 - (b) *Australian Standard AS 4997: Guidelines for the Design of Maritime Structures.*
- 3 Development should not obstruct or impair:
 - (a) navigation and access channels
 - (b) maintenance activities of marine infrastructure including revetment walls
 - (c) the operation of wharves.
- 4 Safe public access should be provided or maintained to:
 - (a) the waterfront
 - (b) known diving areas
 - (c) jetties, wharves and associated activities.
- 5 Marinas should be designed to:
 - (a) facilitate water circulation and exchange
 - (b) maximise the penetration of sunlight into the water.

Mineral Extraction

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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 be sited so as to cause the minimum effect on their surroundings.

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, *marine and estuarine* and underground waters.
- 3 The ecologically sustainable use of natural resources including water resources, including *marine waters*, groundwater, surface water and watercourses.
- 4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- 5 Development consistent with the principles of water sensitive design.
- 6 Development sited and designed to:
 - (a) protect natural ecological systems
 - (b) achieve the sustainable use of water
 - (c) protect water quality, including receiving waters
 - (d) reduce runoff and peak flows and prevent the risk of downstream flooding
 - (e) minimise demand on reticulated water supplies
 - (f) maximise the harvest and use of stormwater
 - (g) protect stormwater from pollution sources.
- 7 Storage and use of stormwater which avoids adverse impact on public health and safety.
- 8 Native flora, fauna and ecosystems protected, retained, conserved and restored.
- 9 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.
- 10 Minimal disturbance and modification of the natural landform.
- 11 Protection of the physical, chemical and biological quality of soil resources.
- 12 Protection of areas prone to erosion or other land degradation processes from inappropriate development.
- 13 Protection of the scenic qualities of natural and rural landscapes.
- 14 Protection of '**Area 1 - Blue Lake Groundwater Protection Area**' and '**Area 2 - Blue Lake Capture Area and Buffer Area**' as shown on [Concept Plan Map Gra/1 - Blue Lake Groundwater Capture Zone](#) from development liable to lead to pollution of the Blue Lake.

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, wetlands, estuaries and significant seagrass and mangrove communities.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

Water Sensitive Design

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

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

Water Catchment Areas

- 17 No development which has the potential to pollute the water quality in the Blue Lake should be undertaken within '**Area 1 - Blue Lake Groundwater Protection Area**' and within '**Area 2 - Blue Lake Capture Area and Buffer Area**' as shown on [Concept Plan Map Gra/1 - Blue Lake Groundwater Capture Zone](#).
- 18 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.
- 19 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.
- 20 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.
- 21 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.
- 22 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface runoff should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:

- (a) fenced to exclude livestock
 - (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land
 - (c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter runoff so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 23 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.
- 24 The location and construction of dams, water tanks and diversion drains should:
- (a) occur off watercourse
 - (b) not take place in ecologically sensitive areas or on erosion-prone sites
 - (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
 - (d) not negatively affect downstream users
 - (e) minimise in-stream or riparian vegetation loss
 - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)
 - (g) protect ecosystems dependent on water resources.
- 25 Irrigated horticulture and pasture should not increase groundwater-induced salinity.
- 26 Development should comply with the current *Environment Protection (Water Quality) Policy*.

Biodiversity and Native Vegetation

- 27 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 28 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including marine animals and plants, and their breeding grounds and habitats.
- 29 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
- (a) provides an important habitat for wildlife or shade and shelter for livestock
 - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities

- (c) provides an important seed bank for locally indigenous vegetation
 - (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
 - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture
 - (f) is growing in, or is characteristically associated with a wetland environment.
- 30 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:
- (a) erosion or sediment within water catchments
 - (b) decreased soil stability
 - (c) soil or land slip
 - (d) deterioration in the quality of water in a watercourse or surface water runoff
 - (e) a local or regional salinity problem
 - (f) the occurrence or intensity of local or regional flooding.
- 31 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
- (a) provision for linkages and wildlife corridors between significant areas of native vegetation
 - (b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff
 - (c) the amenity of the locality
 - (d) bushfire safety
 - (e) the net loss of native vegetation and other biodiversity.
- 32 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 33 Development should be located and occur in a manner which:
- (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone
 - (b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels
 - (c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.
- 34 Development should 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.
- 35 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.
- 36 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

- 37 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 38 Development should be designed and sited to prevent erosion.
- 39 Development should take place in a manner that will minimise alteration to the existing landform.
- 40 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, recreational trails and recreation areas at regional and local levels.
- 2 Pleasant, functional and accessible open spaces providing a range of physical environments.
- 3 A wide range of settings for active and passive recreational opportunities.
- 4 The provision of open space in the following hierarchy:
 - State
 - Regional
 - District
 - Neighbourhood
 - Local.

PRINCIPLES OF DEVELOPMENT CONTROL

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

- 5 District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.
- 6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.
- 7 Local parks should be:
 - (a) a minimum of 0.2 hectares in size
 - (b) centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.
- 8 No more than 20 per cent of land allocated as public open space should:
 - (a) have a slope in excess of 1-in-4
 - (b) comprise creeks or other drainage areas.
- 9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.
- 10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.
- 11 Development in open space should:
 - (a) be clustered where practical to ensure that the majority of the site remains open
 - (b) where practical, be developed for multi-purpose use
 - (c) be constructed to minimise the extent of hard paved areas.
- 12 Open spaces and recreation areas should be located and designed to maximise safety and security by:
 - (a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance
 - (b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced
 - (c) locating play equipment where it can be informally observed by nearby residents and users during times of use
 - (d) clearly defining the perimeters of play areas
 - (e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks
 - (f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.
- 13 Landscaping associated with open space and recreation areas should:
 - (a) not compromise the drainage function of any drainage channel
 - (b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas
 - (c) maximise opportunities for informal surveillance throughout the park

- (d) enhance the visual amenity of the area and complement existing buildings
 - (e) be designed and selected to minimise maintenance costs
 - (f) provide habitat for local fauna.
- 14 Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.
- 15 Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.

Orderly and Sustainable Development

OBJECTIVES

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

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 - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or under utilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 Development should be undertaken in accordance with the following Concept Plan Maps:
 - (a) [Concept Plan Map Gra/1 - Blue Lake Groundwater Capture Zone](#)
 - (b) [Concept Plan Map Gra/2 - Airfield Noise Exposure Contours](#)
 - (c) [Concept Plan Map Gra/3 - Western Gateway](#)
 - (d) [Concept Plan Map Gra/4 - Mount Schank Policy Area](#)

- (e) [Concept Plan Map Gra/5 - Northern Gateway](#)
- (f) [Concept Plan Map Gra/6 - Penola Road Policy Area](#)
- (g) [Concept Plan Map Gra/7 - Area for Limited Development](#)
- (h) [Concept Plan Map Gra/8 - Glenburnie Racecourse](#)
- (i) [Concept Plan Map Gra/9 - Residential Golf Course Policy Area](#)
- (j) [Concept Plan Map Gra/10 - Yahl Township Policy Area](#)
- (k) [Concept Plan Map Gra/11 – Country Living Policy Area](#)
- (l) [Concept Plan Map Gra/12 – Racecourse Bay](#)

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 (non-stakeholder) 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

- (f) 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 failure does not present an unacceptable risk to public safety.

Residential Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Design and Appearance

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

Overshadowing

- 8 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:
 - (a) windows of habitable rooms, particularly living areas
 - (b) ground-level private open space
 - (c) upper-level private balconies that provide the primary open space area for any dwelling
 - (d) access to solar energy.
- 9 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9 am and 5 pm on the 21 June.
- 10 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9 am and 3 pm on 21 June to at least the smaller of the following:
 - (a) half of the existing ground-level open space
 - (b) 35 square metres of the existing ground-level open space (with at least one of the area's dimensions measuring 2.5 metres).

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

Garages, Carports and Outbuildings

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

Street and Boundary Setbacks

- 14 Dwellings should be 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.
- 15 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:
 - (a) minimise the visual impact of buildings from adjoining properties
 - (b) minimise the overshadowing of adjoining properties.
- 16 Side boundary walls in residential areas should be limited in length and height to:
 - (a) minimise their visual impact on adjoining properties
 - (b) minimise the overshadowing of adjoining properties.

- 17 Carports and garages should be 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

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

Private Open Space

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

- 21 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.

- 22 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 metres for upper level balconies or terraces.
- 23 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

- 24 Site facilities for group dwellings, residential parks and residential flat buildings should include:
- (a) mail box facilities sited close to the major pedestrian entrance to the site
 - (b) bicycle parking for residents and visitors
 - (c) household waste and recyclable material storage areas away from dwellings
 - (d) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character for dwellings which do not incorporate ground level private open space.

Visual Privacy

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

Noise

- 27 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid causing potential noise nuisance to adjoining landowners and occupiers.
- 28 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.
- 29 Residential development on sites abutting established collector or higher order roads should include front fences and walls that will supplement the noise control provided by the building facade.
- 30 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.
- 31 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
 - (a) active communal recreation areas, parking areas and vehicle access ways
 - (b) service equipment areas and fixed noise sources on the same or adjacent sites.

Car Parking and Access

- 32 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 33 On-site parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons
 - (d) availability of on-street car parking
 - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 34 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.
- 35 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.
- 36 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.
- 37 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

- 38 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) landscaping, mounding and/or fencing is incorporated 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).
- 39 Buildings with four storeys or more above natural surface level should include provision for undercroft parking.
- 40 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 41 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

Affordable Housing

- 42 Affordable housing should be well integrated and complementary in design and appearance to other dwellings within the development.

Dependent Accommodation

- 43 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration
 - (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 by one additional car parking space being provided on the site
 - (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling

- (f) the building is attached to the associated main dwelling.

Swimming Pools and Outdoor Spas

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

Short-Term Workers Accommodation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Accommodation intended to be occupied on a temporary basis by persons engaged in employment relating to the production or processing of primary produce including minerals should be located within existing townships or within primary production areas, where it directly supports and is ancillary to legitimate primary production activities or related industries.
- 2 Buildings used for short-term workers accommodation should:
 - (a) be designed and constructed to enhance their appearance
 - (b) provide for the addition of a carport, verandas or pergolas as an integral part of the building
 - (c) where located outside of townships, not jeopardise the continuation of primary production on adjoining land or elsewhere in the zone
 - (d) be supplied with service infrastructure such as power, water, and effluent disposal sufficient to satisfy the living requirements of workers.
- 3 Short-term workers accommodation should not be adapted or used for permanent occupancy.
- 4 A common amenities building should be provided for temporary forms of short-term accommodation such as caravan and camping sites.

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 and coastal areas
 - (c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails
 - (d) the amenity of public beaches.
- 2 Buildings should be sited in unobtrusive locations and, in particular, should:
 - (a) be grouped together
 - (b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads.
- 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 roof lines should complement the natural form of the land
 - (b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land
 - (c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.
- 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 surfaced to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.
- 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.
- 9 The slopes of volcanic cones of Mount Gambier and Mount Schank should be kept free of small-scale domestic development or quarrying.
- 10 No building work should be permitted above the 56 metre contour of the southern slopes of the Blue Lake in the area bounded by Bay Road, Kilsby Road, Nelson Road, McCormick Street, John Watson Drive and Northumberland Avenue.

Sloping Land

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

OBJECTIVES

- 1 Provision of well designed supported accommodation for community groups with special needs in appropriate locations.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Supported accommodation (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) and housing for aged persons and people with disabilities should be:
 - (a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport
 - (b) located where on-site movement of residents is not unduly restricted by the slope of the land
 - (c) sited and designed to promote interaction with other sections of the community, without compromising privacy
 - (d) of a scale and appearance that reflects the residential style and character of the locality
 - (e) provided with public and private open space and landscaping.
- 2 Supported accommodation and housing for aged persons and people with disabilities should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:
 - (a) internal communal areas and private spaces
 - (b) useable recreation areas for residents and visitors, including visiting children
 - (c) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry
 - (d) storage areas for items such as boats, trailers, caravans and specialised equipment
 - (e) mail boxes and waste disposal areas within easy walking distance of all units.
- 3 Access roads within supported accommodation and development incorporating, housing for aged persons and people with disabilities 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.

Supported Accommodation, Housing for Aged Persons and People with Disabilities

- 4 Car parking associated with supported accommodation and housing for aged persons and people with disabilities should:
 - (a) be conveniently located on site within easy walking distance of resident units
 - (b) be adequate for residents, service providers and visitors
 - (c) include covered and secure parking for residents' vehicles
 - (d) have slip-resistant surfaces with gradients not steeper than 1-in-40
 - (e) allow ease of vehicle manoeuvrability
 - (f) be designed to allow the full opening of all vehicle doors
 - (g) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise
 - (h) be appropriately lit to enable safe and easy movement to and from vehicles.
- 5 Supported accommodation should include:
 - (a) ground-level access or lifted access to all units
 - (b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs
 - (c) adequate living space allowing for the use of wheelchairs with an attendant
 - (d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.
- 6 Car parking associated with supported accommodation should:
 - (a) have adequate identifiable provisions for staff
 - (b) include private parking spaces for independent living units
 - (c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.

Telecommunications Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Tourism Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Tourism development should have a functional or locational link with its natural, cultural or historical setting.
- 2 Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.
- 3 Tourism development should ensure that its scale, form and location will not overwhelm, over commercialise or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.
- 4 Tourism 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, towns or cities.

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 should demonstrate excellence in design to minimise potential impacts or intrusion on primary production activities and on areas of high conservation, landscape and cultural value.
- 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, horticultural, viticultural or winery development
 - (b) heritage places and areas
 - (c) public open space and reserves
 - (d) walking and cycling trails
 - (e) interpretive infrastructure and signs.
- 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 primary 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.

Residential Parks and Caravan and Tourist Parks

- 18 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.
- 19 Residential parks and Caravan and Tourist parks should be designed to:
 - (a) minimise potential conflicts between long-term residents and short-term tourists
 - (b) protect the privacy and amenity of occupants through landscaping and fencing
 - (c) minimise traffic speeds and provide a safe environment for pedestrians and provide adequate areas for the manoeuvring of caravans
 - (d) include centrally located recreation areas
 - (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site
 - (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.
- 20 Visitor car parking should be provided at the rate of:
 - (a) one space per 10 sites to be used for accommodation for parks with less than 100 sites
 - (b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.
- 21 On-site visitor parking in Caravan and Tourist parks should:
 - (a) be designed and located to be accessible to visitors at all times
 - (b) not dominate the internal site layout
 - (c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.
- 22 Long-term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.
- 23 A minimum of 12.5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.
- 24 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

Transportation and Access

OBJECTIVES

- 1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
 - (a) provide equitable access to a range of public, community 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 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
 - (e) provides convenient and safe access to public transport stops.
- 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 that are connected to the public transport network.
- 5 Safe and convenient freight and people 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, road and public transport corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport network.
- 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, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by the public transport network and encourage walking and cycling.
- 6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, and entertainment and sporting facilities should incorporate passenger pick-up and set-down areas. The design of such areas should minimise interference to existing traffic 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.
- 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 crossovers affecting pedestrian footpaths should maintain the level and surface colour of the footpath.
- 11 Driveway crossovers should be separated and the number minimised to optimise the provision of on-street visitor parking (where on-street parking is appropriate).
- 12 Development should be designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses.
- 13 Industrial/commercial vehicle movements should be separated from passenger vehicle car parking areas.
- 14 Development should provide for the on-site loading, unloading and turning of all traffic likely to be generated.

Cycling and Walking

- 15 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, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.
- 16 Development should provide access, and accommodate multiple route options, for pedestrians and cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves, and sport and recreation areas.
- 17 New developments should give priority to and not compromise existing designated bicycle routes.
- 18 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 19 Development 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) bicycle parking facilities.

- 20 On-site secure bicycle parking facilities should be:
- (a) located in a prominent place
 - (b) located at ground floor level
 - (c) located undercover
 - (d) located where surveillance is possible
 - (e) well lit and well signed
 - (f) close to well used entrances
 - (g) accessible by cycling along a safe, well lit route.
- 21 Pedestrian and cycling facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guides*.

Access

- 22 Development should have direct access from an all-weather public road.
- 23 Development should be provided with safe and convenient access which:
- (a) avoids unreasonable interference with the flow of traffic on adjoining roads
 - (b) provides appropriate separation distances from existing roads or level crossings
 - (c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
 - (d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 24 Development should not restrict access to publicly owned land such as recreation areas.
- 25 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised and, where possible, access points should be:
- (a) limited to local roads (including rear lane access)
 - (b) shared between developments.
- 26 Development with access from arterial roads or roads as shown on *Overlay Maps – Transport* should be sited to avoid the need for vehicles to reverse onto or from the road.
- 27 Structures such as canopies and balconies that encroach onto the footpath of an arterial road should not cause visual or physical obstruction to:
- (a) signalised intersections
 - (b) heavy vehicles
 - (c) street lighting
 - (d) overhead electricity lines
 - (e) street trees

(f) bus stops.

28 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 surface runoff
- (d) avoid the removal of existing vegetation
- (e) be consistent with *Australian Standard AS: 2890 - Parking facilities*.

Access for People with Disabilities

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

30 Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

Vehicle Parking

31 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table Gra/2 - Off Street Vehicle Parking Requirements](#).

32 Development should be consistent with *Australian Standard AS: 2890 - Parking facilities*.

33 Vehicle parking areas should be sited and designed to:

- (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 onto public roads
- (g) avoid the need for vehicles to reverse onto public roads
- (h) where practical, 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 site when viewed from public roads and spaces
- (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas
- (k) include infrastructure such as underground cabling and connections to power infrastructure that will enable the recharging of electric vehicles.

- 34 Where vehicle 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 users.
- 35 Vehicle parking areas that are likely to be used during non-daylight hours should provide floodlit entry and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the parking area.
- 36 Vehicle parking areas should be sealed or paved to minimise dust and mud nuisance.
- 37 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.
- 38 To assist with stormwater detention and reduce heat loads in summer, outdoor vehicle parking areas should include landscaping at the rate of 1 square metre for every 10 square metres of hard surface.
- 39 On-site visitor parking spaces should be sited and designed to:
 - (a) not dominate internal site layout
 - (b) be clearly defined as visitor spaces not specifically associated with any particular dwelling
 - (c) be accessible to visitors at all times.

Vehicle Parking for Residential Development

- 40 On-site vehicle parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.
- 41 Vehicle 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, including emergency service vehicles, to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.
- 42 The provision of ground level vehicle parking areas, including garages and carports (other than where located along a rear lane access way), should:
 - (a) not face the primary street frontage
 - (b) be located to the rear of buildings with access from a shared internal laneway
 - (c) ensure vehicle park entries are recessed at least 0.5 metres behind the main face of the building.

Waste

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Wastewater

- 7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Wastewater lagoons should not be sited in any of the following areas:
 - (a) within land subject to a 1-in-100 year average return interval flood event
 - (b) within 50 metres of the top of the bank of a watercourse
 - (c) within 500 metres of the coastal high water mark
 - (d) where the base of the lagoon would be below any seasonal water table.
- 9 Artificial wetland systems for the storage of treated wastewater, such as wastewater lagoons, should be:
 - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts
 - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

Waste Treatment Systems

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

- 16 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works, waste or recycling depots and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:
- (a) into any waters
 - (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
 - (i) seepage
 - (ii) infiltration
 - (iii) carriage by wind, rain, sea spray, or stormwater
 - (iv) the rising of the watertable.
- 17 Winery waste management systems should be designed to ensure:
- (a) surface runoff does not occur from the wastewater irrigation area at any time
 - (b) wastewater is not irrigated onto waterlogged areas, land within 50 metres of a creek or swamp or domestic or stock water bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer
 - (c) wastewater is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land
 - (d) wastewater is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the wastewater
 - (e) stormwater runoff from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods
 - (f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.

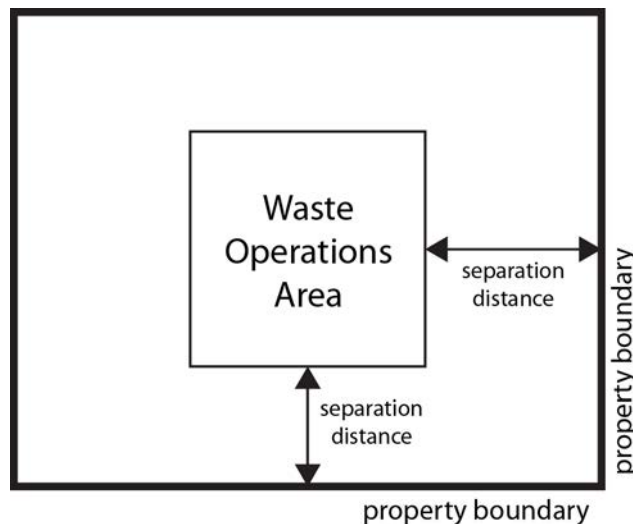
Waste Management Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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

- 16 The waste operations area of an organic waste processing facility should not be located on land:
- (a) that is subject to land slipping
 - (b) with ground slopes greater than 6 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 milligrams per litre total dissolved salts
 - (ii) 5 metres of groundwater with a water quality of 3000 to 12 000 milligrams per litre total dissolved salts
 - (iii) 2 metres of groundwater with a water quality of greater than 12 000 milligrams per litre total dissolved salts.
- 17 Where required, a leachate barrier should be provided between the operational areas and underlying soil and groundwater.
- 18 Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should make sustainable use of landfill gas emissions. For smaller landfill activities, if the sustainable use of the landfill gas emissions is not practical or feasible, flaring should be used to avoid gases being vented directly to the air.

Zone Section

Airfield Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The Mount Gambier and District Airport is a valuable Council owned facility serving Mount Gambier and the wider south east community. The zone comprises the current site owned by the District Council of Grant including Council owned land set aside for potential runway extensions. The zone is intended to maintain a suitable area for the airport's current and future operational requirements, other existing uses including the Pony Club, and future uses and activities that are compatible with the operation of the airport.

It is desirable to maintain the majority of the land in a single land parcel to assist with the airport management, however separate allotments under a Community Title scheme are encouraged to foster value added uses that are complementary to the airport's primary purpose.

Development throughout the zone will be required to conform with the Civil Aviation Safety Authority requirements to maintain the safety of the airport's operation. The zone will be maintained and developed for a range of air services including regional passenger and freight services, charter operations, aviation related light industrial aircraft and maintenance, storage, warehousing, and visitor accommodation ancillary to aviation.

Future buildings should be clustered in close proximity to the main passenger terminal and be of a low profile relative to the existing structures.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - air passenger or air freight terminal
 - aircraft related facility
 - airport
 - car rental business
 - fuel depot
 - hangar
 - light industry ancillary to and in association with aviation activities
 - recreation area
 - service industry ancillary to and in association with aviation activities
 - shop within the terminal building
 - visitor accommodation ancillary to aviation
 - warehouse ancillary to and in association with aviation activities.
- 2 Development listed as non-complying is generally inappropriate.

- 3 Development that would be adversely affected by noise and other hazards caused by airport activities should not be undertaken in the zone.
- 4 Development should not impede the use of the zone for aviation purposes.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Commercial and light industrial development located on the airport site should:
 - (a) facilitate the more efficient operation of the airport
 - (b) be sited in defined clusters
 - (c) not adversely affect the amenity of surrounding land uses.
- 7 **No habitable building should be located within the area bound by the '25 Noise Exposure Forecast Contours' shown on [Concept Plan Map Gra/2 - Airfield Noise Exposure Contours](#).**

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Community centre	
Consulting room	
Dwelling	
Educational establishment	Except where ancillary to and in association with aviation activities.
Hospital	
Horticulture	
Hotel	
Intensive animal keeping	
Nursing home	
Place of worship	
Pre-school	
Residential flat buildings	
Shop	Except where located within the terminal building.
Tourist accommodation	Except where ancillary to and in association with aviation activities.
Waste reception, storage, treatment or disposal	

Public Notification

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

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

Category 1	Category 2
Fuel depot	
Light industry	
Shop where located within the terminal building	
Store	
Warehouse	

Caravan and Tourist Park Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The role of this zone is primarily to accommodate a range of tourist accommodation uses, including camping sites, caravans and cabins. Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations.

It is envisaged that buildings will be single storey and blend in with the natural environment. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users. Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

The land in the zone at Port MacDonnell is at risk of coastal flooding and erosion, and the risk will increase in the event of future sea level rise due to climate change. Therefore, development will be required to provide appropriate coastal protection measures.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

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

- 4 Permanent buildings should be limited to a dwelling (manager's house), shop, restaurant, community or recreational facility and toilets/amenities.
- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 8 Development at Port MacDonnell, including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply:
 - (a) site levels are at least 1.85 metres Australian Height Datum
 - (b) building floor levels are at least 2.10 metres Australian Height Datum
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 9 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

Car Parking and Access

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

Street and Boundary Setbacks

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

Natural Hazards

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

Land Division

- 14 No additional allotments should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the *Residential Parks Act 2007*.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Bus depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to tourist accommodation.
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except for a manager's residence in association with and ancillary to tourist accommodation.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	Except where in association with and ancillary to tourist accommodation.
Industry	
Intensive animal keeping	
Land division which results in the creation of additional allotment(s) either wholly or partly within the zone.	Except where a lease or license agreement is made, granted or accepted under the <i>Residential Parks Act 2007</i> .
Marina	
Motor repair station	
Nursing home	
Office	Except where in association with and ancillary to tourist accommodation.
Petrol filling station	
Place of worship	

Form of development	Exceptions
Pre school	
Prescribed mining operations	
Public service depot	
Residential Flat Building	
Restaurant	Except where: (a) 150 square metres or less in gross floor area (b) in association with and ancillary to tourist accommodation.
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) 150 square metres or less in gross floor area (b) in association with and ancillary to tourist accommodation.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

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

Coastal Conservation Zone

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

OBJECTIVES

- 1 To enhance and conserve the natural features of the coast including visual amenity, landforms, fauna and flora.
- 2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone comprises land within the national park, conservation parks, government and privately owned land.

The role of this zone is to ensure the conservation of coastal features and scenic quality, enable appropriate public access and ensure that development is not subject to coastal hazards.

It is expected that development within the zone will be subservient to the conservation of the coastal environment in order to ensure that the fragile coastal environment is protected and biodiversity maintained.

Parts of the zone are at risk of coastal flooding, erosion and potential and actual sand drift hazard and this risk will increase in the event of future sea level rise due and climate change. Important historic sites, structures and relics associated with early settlement are to be retained.

The zone also comprises the majority of the coastal strip adjacent to the coastal settlement of Racecourse Bay and areas of Rural Living at Brown Bay. The role of this zone is primarily to maintain the coastal area as open space, protect remnant coastal features, maintain appropriate coastal protection strategies, to preserve public access to these areas and to encourage use that will enhance the communities' enjoyment of the coast.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - conservation work
 - interpretive signage and facilities.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Buildings and structures should mainly be for essential purposes, such as shelters and toilet facilities associated with public recreation, navigation purposes or necessary minor public works.
- 4 Development involving the removal of shell grit or sand, other than for coastal protection works purposes, or the disposal of domestic and industrial waste should not be undertaken.
- 5 Aquaculture inlet and outlet pipes are anticipated in the zone, where the adjoining land is located in an aquaculture zone, or where the environmental impacts will be minimal.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 8 Development should:
 - (a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition
 - (b) minimise vehicle access points to the area that is the subject of the development
 - (c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view
 - (d) utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 9 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.
- 10 Rock revetment adjacent to the foreshore should be maintained so as to provide adequate protection from coastal erosion.
- 11 Dwellings should not be erected unless:
 - (a) they are sited unobtrusively and designed to maintain the natural character of the locality
 - (b) they are located away from areas that have a high visual and scenic value, public reserves, tourist routes, walking trails and undeveloped areas
 - (c) they incorporate low pitched roofs of a non-reflective texture and natural earth colours
 - (d) there is only one dwelling per allotment.

Land Division

- 12 Land division should only occur where:
 - (a) no additional allotments are created wholly or partly within the zone
 - (b) there is no increase in the number of allotments with direct access to the coast or a reserve including by creation of land under rights of way or community titles.

PROCEDURAL MATTERS

Complying Development

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

No other forms of development are complying in the zone.

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except in association with conservation works for tourist information purposes.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	Except on land identified as Allotment 1 in Deposited Plan 33003, Certificate of Title: Volume 5752 Folio 762 at Port MacDonnell.
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where either of the following apply: (a) the development does not result in more than one dwelling on an allotment (b) the dwelling is used for the purposes of administering either or both of the: (i) <i>National Parks and Wildlife Act 1972</i> (ii) <i>Wilderness Protection Act 1992</i> .
Educational establishment	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	Except inlet and outlet pipes in association with aquaculture.
Land division	Except where all of the following apply: (a) no additional allotments are created wholly or partly within the zone (b) it results in allotments of greater than 40 hectares (c) there is no increase in the number of allotments with frontage or direct access to the coast.
Marina	
Motel	

Form of Development	Exceptions
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering either or both of the: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> .
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat buildings	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	Except on Allotment Piece 18, Deposited Plan 35466 Certificate of Title: Volume 5111 Folio 467, at Port MacDonnell.
Wrecking yard	

Public Notification

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

Coastal Open Space Zone

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

OBJECTIVES

- 1 Coastal land protected from development other than that necessary for conservation, recreational activity and public facilities.
- 2 Preservation and upgrading of the scenic character of the coastal landscape and foreshore areas fronting urban areas, townships or settlements.
- 3 Development of foreshore areas for a range of passive and active outdoor recreation activities and open space development, conservation and revegetation, in a parkland setting.
- 4 Land subject to inundation or susceptible to erosion kept free of development.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone comprises the majority of the coastal strip within and adjacent the urban settlement of Port MacDonnell and adjacent to the coastal settlements of Carpenter Rocks, Pelican Point, Blackfellows Caves and Nene Valley. The role of this zone is primarily to maintain the coastal area as open space, protect remnant coastal features, maintain appropriate coastal protection strategies, to preserve public access to these areas and to encourage use that will enhance the communities' enjoyment of the coast. Parts of the zone are at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change.

An important aspect of the zone is the significant stretches of open space together with a range of public facilities and amenities including jetties, boat havens and recreational boat ramps. It is expected that the zone will continue to allow for the provision of open space and associated facilities adjacent to the townships whilst protecting the natural coastal features and remnant coastal vegetation.

The Coastal Open Space Zone at Port MacDonnell has been extended to include coastal features such as sand dunes, vegetation, wetland areas and environmental buffers. This involves the protection of coastal dunes and coastal vegetation areas adjoining the Finger Point Wastewater Treatment Plant, the wetland area near Smiths Road, and intact native vegetation on Smiths Road and Springs Road including the area known as Clarke Park.

Protection of threatened species of significance (for example, the nationally vulnerable sand ixodia and the State listed vulnerable swamp daisy bush).

Future development in the zone adjacent to the Port MacDonnell foreshore area will consider various initiatives including improvements to the shared walking path and lighting, appropriately spaced shelter areas and drinking fountains, interpretive signage, picnic facilities, landscaping and rationalisation of playground areas and other associated improvements.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - coastal protection works
 - community recreation facility directly related to water activities (such as sailing clubs, boat ramps)
 - conservation works
 - jetty and boat ramp
 - public car parking
 - recreation area
 - toilet blocks and barbeque facilities.
- 2 Development listed as non-complying is generally inappropriate.
- 3 The provision of facilities should be related to the demand for such facilities so as to prevent oversupply and inappropriate siting.
- 4 Development should be for public purposes and use.
- 5 Development that does not require a coastal location should not be located in the zone.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development should not diminish the ability of the public to use and enjoy the coast or to gain access to the foreshore.
- 8 Development should be of a high standard of co-ordinated design with an emphasis on the creation of pedestrian areas.
- 9 Community facilities including shelters, boat ramps, public conveniences and kiosks, should be sited in convenient and accessible locations linked to the surrounding vehicular and pedestrian movement networks.
- 10 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 11 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
 - (a) site levels are at least 2.5 metres Australian Height Datum
 - (b) building floor levels are at least 2.75 metres Australian Height Datum
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 12 Development should be set back a minimum of 50 metres from the seaward allotment boundary to allow for future coast protection works if required.
- 13 The rock revetment adjacent to the foreshore should be maintained so as to provide adequate protection from coastal erosion.
- 14 Development should not be undertaken if it would inhibit or prejudice the future development and expansion of the Port MacDonnell cemetery including the need for native coastal vegetation clearance.

Land Division

15 Land division should not be undertaken except where:

- (a) it will facilitate an appropriate use within the zone
- (b) no additional allotments are created
- (c) there is no increase in the number of allotments with frontage or direct access to the coast.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Bus depot	
Caravan park	
Cemetery	Except on land identified as Allotment 1 in Deposited Plan 33003, Certificate of Title: Volume 5752 Folio 762 at Port MacDonnell.
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Educational establishment	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	

Form of Development	Exceptions
Land division	Except where both of the following apply: (a) no additional allotments are created wholly or partly within the zone (b) there is no increase in the number of allotments with frontage or direct access to the coast.
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	Except within the boat ramp area located on land identified as Sec 804, Certificate of Title: Volume 5661 Folio 902 at Port McDonnell.
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 80 square metres or less.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	Except on Allotment Piece 18, Deposited Plan 35466 Certificate of Title: Volume 5111 Folio 467, at Port MacDonnell.
Wrecking yard	

Public Notification

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

Coastal Settlement Zone

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

OBJECTIVES

- 1 The protection of the natural coastal environment from inappropriate development.
- 2 Existing dwellings upgraded to enhance amenity and incorporating environmental improvements.
- 3 Land subject to inundation or susceptible to erosion kept free of development.
- 4 Development at Cape Douglas accommodating dwellings catering for permanent residents and holiday makers.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The role of the zone at Cape Douglas is to allow for the relocation of existing dwellings to a safer and more satisfactory area. Provision has been made only for existing dwellings to relocate. The location adjacent to the coast may be affected by coastal flooding and coastal erosion and therefore development will be required to provide appropriate coastal protection measures. It is envisaged that new development within the zone will be designed to have regard to the coastal setting and character of the area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - coastal protection work
 - detached dwelling
 - outbuilding associated with a dwelling
 - tourist/visitor facility (other than accommodation).
- 2 Development listed as non-complying is generally inappropriate.
- 3 Dwellings should be upgraded to assist environmental improvements, including by the provision of approved waste control systems and effluent disposal, building setbacks and site coverage requirements, and reduction of the level of hazard risk.
- 4 Not more than one dwelling should be erected on an allotment.
- 5 Where there is an existing dwelling on an allotment, ancillary buildings should be limited to:
 - (a) one garage and one shed
 - (b) rainwater tank(s) and tank stand(s)
 - (c) open-sided garden structures, eg pergolas and gazebos.

- 6 Outbuildings should only be constructed in association with an existing dwelling and should not exceed 108 square metres in total floor area.
- 7 Water tanks and associated stands should only be erected in association with an existing dwelling.

Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Development should:
 - (a) minimise vehicle access points to the area that is the subject of the development
 - (b) ensure access to the coast is sited to avoid adverse impact on the environment
 - (c) be landscaped with locally indigenous species in order to enhance the amenity of the area and to screen buildings from public view
 - (d) be sited so that views to the coast are maintained where possible.
- 10 Additions or alterations to or replacement of an existing dwelling should:
 - (a) not exceed one-storey in height other than where required to increase the elevation to minimise the potential for personal or property damage as a result of inundation
 - (b) not be sited closer to the waterfront than any part of the existing dwelling
 - (c) be connected to an approved wastewater and effluent disposal system
 - (d) not impair the amenity of the locality through appropriate siting, design and use of building materials.
- 11 There should be no land-based disposal of sewage and sullage in the zone with all sewage and sullage being disposed through a sewerage scheme or into a septic tank connected to a septic tank effluent disposal scheme.
- 12 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
 - (a) site levels are at least 2.5 metres Australian Height Datum
 - (b) building floor levels are at least 2.75 metres Australian Height Datum
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

Land Division

- 13 Land should not be divided unless the resultant allotments are greater than 1200 square metres unless the allotment can be connected to an approved sewerage treatment and disposal system.
- 14 Land should not be divided unless the division is for the purpose of any of the following:
 - (a) creating an allotment to accommodate an existing dwelling
 - (b) creating a public road or a public reserve
 - (c) a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road with a speed limit of 80 km/h or less (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (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	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that will not result in more than one dwelling on an allotment.
Educational establishment	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	

Form of development	Exceptions
Land division	Except where the land division: (a) results in allotments of greater than 1200 square metres (b) is for one or more of the following purposes: (i) to accommodate an existing dwelling (ii) to create a road reserve or public reserve (iii) adjustment of allotment boundaries where no new allotments are created partly or wholly in the zone.
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 80 square metres or less.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Commercial Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The zone comprises the majority of the northern gateway precinct prescribed by the Greater Mount Gambier Master Plan. It includes the land located on the southern side of the intersection of Sturm Road and Riddoch Highway and the land on the eastern side of Riddoch Highway.

The role of the zone will be to provide suitable land for commercial use to satisfy the demand for business activity in close proximity to the city centre.

It is envisaged that the proposed development along Riddoch Highway will be distinctive and of high architectural standard and landscape quality to enhance the northern gateway significance of the site and maintain an attractive entrance into the city. Apart from existing development, no direct access will be available from Riddoch Highway.

The development will introduce a service road located adjacent to Riddoch Highway and setback with appropriate landscaping to ensure a functional and attractive entrance for the northern gateway area. The north eastern section of the zone will obtain access from Worrolong Road.

New buildings will be orientated toward the service road with appropriately screened service and storage areas located at the rear of the buildings. Strategic areas of screen planting will be provided within the zone, retaining existing vegetation where appropriate.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulky goods outlet with a gross leasable area of less than 500 square metres
 - consulting room
 - light industry
 - motor vehicle related business other than wrecking yard
 - office
 - petrol filling station
 - service trade premises
 - shop with a gross leasable area less than 250 square metres
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.

- 3 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 Shops should have a gross leasable area of less than 250 square metres and bulky goods outlets should have a gross leasable area of less than 500 square metres.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development of land should be carried out, where applicable in accordance with [Concept Plan Map Gra/5 - Northern Gateway](#).
- 7 No new vehicular access points should be allowed directly from Riddoch Highway.
- 8 The internal service road should run parallel to and be set back at least 10 metres from Riddoch Highway to provide a landscaped buffer.
- 9 Development, including buildings and signs viewed from Riddoch Highway, should be of a high standard of design and external appearance, and be landscaped to provide an attractive northern gateway entrance to the city.
- 10 Development should ensure that service areas and yards, loading and outdoor storage areas are appropriately screened from the Riddoch Highway frontage.
- 11 Landscaping should be established to:
 - (a) provide suitable enhancement to the buildings and structures
 - (b) provide shade and screening in car parking areas
 - (c) screen service areas and yards, loading and outdoor storage areas.
- 12 Landscaping should use locally indigenous plant species or other plant species with low supplementary water requirements. Planting along Riddoch Highway should use species outlined in [Table Gra/3 - Gateway Precinct Landscape Schedule](#).
- 13 Development should establish a dense landscape buffer of at least 5 metres in width along the eastern and northern boundaries of the zone.
- 14 Development should locate offices at the service road or main road frontage of the site and be constructed principally of masonry, rendered materials, colour coated materials, painted concrete tilt slabs, glass or other material which demonstrates innovative design and architectural merit.
- 15 Advertising signage should:
 - (a) contribute positively to the appearance of development and reflect the gateway significance of the policy area
 - (b) be coordinated in design, colour and graphics complementing adjacent buildings, structures and other well designed signs
 - (c) be compatible with the design and character of the buildings and land to which it is related, and the streetscape and amenity of its locality
 - (d) not endanger public safety or detrimentally affect the amenity of adjacent premises due to their location, position, construction or design.

- 16 Loading, unloading, plant and service area facilities should be located and designed to ensure that:
- (a) all loading and unloading activities are conducted within the subject land, and are separate from customer movement and parking areas;
 - (b) service vehicles are able to enter and exit the subject land in a forward direction
 - (c) adjacent rural living areas are not adversely affected by excessive noise, odour or visual intrusion.
- 17 Noise generated by development in this policy area should not unreasonably interfere with the amenity of adjacent noise sensitive zones.
- 18 Development within 200 metres of facilities for the crushing, grinding and milling of agricultural products should:
- (a) not prejudice the continued operation
 - (b) be located and developed having regard to the potential environmental impact arising from the operation of such facilities.

Land Division

- 19 Land division should create allotments that vary in size and are suitable for a variety of commercial activities and should have:
- (a) an area of not less than 1500 square metres
 - (b) an average width of at least 20 metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Dairy	
Dwelling	
Educational establishment	
Farm building	
Farming	
Fuel depot	
General industry	
Horticulture	
Hospital	
Intensive animal keeping	

Form of development	Exceptions
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Shop or group of shops	Except where it achieves one of the following: (a) the gross leasable area is less than 250 square metres (b) the shop is a bulky goods outlet and has a gross leasable area of less than 500 square metres.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment, or disposal	
Winery	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Office	Light industry
Service trade premises	Service industry
Store	
Warehouse	

Industry Zone

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

OBJECTIVES

- 1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.
- 2 A zone that will:
 - (a) be primarily for a range of industrial and commercial activities required to serve the needs of the city and the district
 - (b) be developed to avoid impact on adjoining sensitive uses and the Blue Lake capture area
 - (c) contribute to the creation of attractive industrial areas through high quality building design and construction, extensive tree planting, and screen landscaping.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The role of the zone will be to provide suitable land for industrial uses and infrastructure ranging from light industry and commercial uses west and north of the city, value adding primary industry and general industry uses on the sites located further from the city and wastewater treatment infrastructure at Finger Point.

It is envisaged that development will give attention to land management to ensure the land is not degraded or untidy, and will be designed and landscaped to avoid negative impacts on adjoining areas. The zone is distributed across seven separate policy areas, each with their own desired character.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - builders yard
 - fuel depot
 - industry
 - motor repair station
 - petrol filling station
 - transport distribution
 - store
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 No dwellings other than caretakers' dwellings should be erected in the zone.

- 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 walls facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.
- 7 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 8 Advertisements and advertising hoardings should not include any of the following:
 - (a) flashing or animated signs
 - (b) bunting, streamers, flags, or wind vanes
 - (c) roof-mounted advertisements projected above the roof line
 - (d) parapet mounted advertisements projecting above the top of the parapet.

Land Division

- 9 Land division should create allotments that:
 - (a) are of a size and shape suitable for the intended use
 - (b) have an area of not less than 2500 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
 - (c) have a frontage to a public road of at least 20 metres.

Millicent Road Policy Area 1

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

OBJECTIVES

- 1 An adequate supply of suitable and appropriately developed land to accommodate current and projected industrial activities.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The role of the policy area is to accommodate development capable of allowing extended hours of operation, including commercial transport depots, including refuelling, truck parking and offices and service/repair industries, and service trade premises which support the region's industrial and transport related activity.

It is envisaged that development along Millicent Road will be distinctive and of high architectural standard and landscape quality to reflect the western gateway significance of the site and to provide an attractive entrance to the town. All development along Millicent Road will be designed to have a frontage facing toward Millicent Road and appropriate screening of waste and storage areas.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Development should generally be in accordance with [Concept Plan Map Gra/3 - Western Gateway](#).
- 3 Development including buildings and signs should be designed and oriented to minimise any adverse impacts on the amenity of the residential properties on Milton Street.
- 4 Access and egress to allotments should be via a service road off Millicent Road as shown on [Concept Plan Map Gra/3 - Western Gateway](#)
 - (a) access from Milton Street at least 60 metres from Millicent Road
 - (b) access from Tollner Road.

Mount Schank Policy Area 2

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

OBJECTIVES

- 1 An adequate supply of suitable and appropriately developed land to accommodate current and projected industrial activities.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

It is envisaged that the area will consist predominantly of industrial uses, general industry development, and value adding industry for primary industry requiring large sites capable of allowing extended hours of operation, and including regionally significant industrial and transport related activities which support and compliment the region's agricultural, fishing and forestry industries.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Development should generally be in accordance with [Concept Plan Map Gra/4 - Mount Schank Policy Area](#).
- 3 Development including buildings and signs should be designed and oriented to minimise any adverse impacts on the character and amenity of the Mount Schank State Heritage Area.
- 4 A landscape buffer shall be developed at the eastern end adjacent to Mountain Path Road in accordance with [Concept Plan Map Gra/4 - Mount Schank Policy Area](#).
- 5 Development north of Post Office Road within the former quarry area should not be higher than 10 metres above the existing quarry floor levels.

Northern Gateway Policy Area 3

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

OBJECTIVES

- 1 An adequate supply of suitable and appropriately developed land to accommodate current and projected industrial activities.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area comprises the first stage of the Northern Gateway Precinct prescribed by the Greater Mount Gambier Master Plan. It includes the land located on the north western side of the intersection of Sturm Road and Riddoch Highway.

Development within the policy area will primarily accommodate a range of shopfront businesses which may include workshop facilities at the rear of premises supporting transport and primary industries located adjacent to the bypass route north of the city.

Proposed development along Riddoch Highway will be distinctive and of high architectural standard and landscape quality to enhance the northern gateway significance of the site and maintain an attractive entrance into the city. No direct access will be available from Riddoch Highway. The development will introduce a service road located adjacent to Riddoch Highway and setback with appropriate landscaping to ensure a functional and attractive entrance for the northern gateway area.

New buildings will be orientated toward the service road with appropriately screened service and storage areas located at the rear of the buildings. Strategic areas of screen planting will be provided around the perimeter of the site, retaining existing vegetation where appropriate.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Development of land should generally be in accordance with [Concept Plan Map Gra/5 - Northern Gateway Policy Area](#).
- 3 No new vehicular access points will be allowed directly from Riddoch Highway and all vehicular access will be provided from Sturm Road and an internal service road which will be provided parallel to the highway.
- 4 Development, including buildings and signs viewed from Riddoch Highway, should be of a high standard of design and external appearance, and be landscaped to provide an attractive northern gateway entrance to the city.
- 5 Development should ensure that service areas and yards, loading and outdoor storage areas are appropriately screened from the Riddoch Highway frontage.
- 6 Landscaping should be established to:
 - (a) provide suitable enhancement to the buildings and structures

- (b) provide shade and screening in car parking areas
 - (c) screen service areas and yards, loading and outdoor storage areas.
- 7 Landscaping should use locally indigenous plant species or other plant species with low supplementary water requirements.
- 8 Development should establish a dense landscape buffer of at least 5 metres in width along the western and northern boundaries of the policy area.
- 9 Development should locate offices at the service road or main road frontage of the site and be constructed principally of masonry, rendered materials, painted concrete tilt slabs, glass or other material which demonstrates innovative design and architectural merit.
- 10 An internal service road proposed as part of a division of land should be set back at least 10 metres from Riddoch Highway to provide a landscaped buffer.
- 11 Advertising signage should:
- (a) contribute positively to the appearance of development and reflect the gateway significance of the policy area
 - (b) be co-ordinated in design, colour and graphics complementing adjacent buildings, structures and other well designed signs
 - (c) be compatible with the design and character of the buildings and land to which it is related, and the streetscape and amenity of its locality
 - (d) not endanger public safety or detrimentally affect the amenity of adjacent premises due to their location, position, construction or design.
- 12 Loading, unloading, plant and service area facilities should be located and designed to ensure that:
- (a) all loading and unloading activities are conducted within the subject land, and are separate from customer movement and parking areas
 - (b) all service vehicles are able to enter and exit the subject land in a forward direction
 - (c) adjacent rural living areas are not adversely affected by excessive noise, odour or visual intrusion.
- 13 Noise generated by development in this policy area should not unreasonably interfere with the amenity of adjacent noise sensitive zones.

Penola Road Policy Area 4

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

OBJECTIVES

- 1 An adequate supply of suitable and appropriately developed land to accommodate current and projected industrial activities.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

It is expected that the area will consist predominantly of general industry and value adding industry for primary industry requiring large sites capable of allowing extended hours of operation, including regionally significant industry which complement the region's agricultural, fishing and forestry industries and transport related industries.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Development should generally be in accordance with [Concept Plan Map Gra/6 - Penola Road Policy Area](#).
- 3 Development of the land on the corner of Penola Road and Ridge Road should provide access from Ridge Road and a landscape buffer along Penola Road and Ridge Road to screen development from the northern approach road into Mount Gambier.

Port MacDonnell Policy Area 5

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

OBJECTIVES

- 1 An area for industrial and commercial development and facilities associated with the fishing industry and home industries in selected areas.
- 2 The appearance of land and buildings enhanced by landscaping.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area relates to the three separate areas used for industrial and commercial purposes at Port MacDonnell at Dingley Dell Road, Irven Street and Elizabeth Street. The area north of Dingley Dell Road will accommodate small home industries where people live and work on the same site.

It is expected that these areas will continue to be used for industrial and commercial development associated with the fishing industry.

Future development in the policy area is expected to enhance the visual environment through appropriate design and siting of buildings, and landscape screening away from public roads and adjoining sensitive land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Uses of land not for residential purposes, or ancillary to residential purposes, should be screened by landscaping or other means to minimise any adverse visual impact.
- 3 Development should be of a high standard in terms of design, siting and landscaping.
- 4 Development in the policy area should avoid adverse impacts on adjoining residential areas by utilising design and site layout which minimise emissions of noise, fumes, dust, vibration, limit traffic intrusion through residential areas and any other harmful or nuisance creating impacts.
- 5 Within the policy area north of Dingley Dell Road, no building or activity associated with the home industry should be sited closer to any street alignment than the existing or proposed dwelling.

Tarpeena Policy Area 6

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

OBJECTIVES

- 1 An area accommodating industries associated with commercial forestry including timber milling, timber processing, storage, dispatch and delivery of timber products.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The role of the policy area is to accommodate the timber industries on the western side of Penola Road at the northern end of town. It is expected that new development will be suitably located to avoid adverse impact on development within and adjoining the area and the appearance of land and buildings will be enhanced by landscaping.

PRINCIPLES OF DEVELOPMENT CONTROL

Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Development in the policy area should:
 - (a) be primarily for light and general industry, warehousing and storage purposes associated with the commercial forestry industry
 - (b) avoid adverse impact on adjoining residential development by controlling emission of noise, fumes, dust, vibration, limiting traffic intrusion through residential areas and any other harmful or nuisance creating impact
 - (c) contribute to the creation of attractive industrial areas through high quality building design and construction, extensive tree planting and screen landscaping.
- 3 Development should be of a high standard in terms of design, siting and landscaping.
- 4 Development along the Penola Road frontage of the zone should have regard to the main road frontage and the residential areas on the western side of the road.

Infrastructure (Coastal) Policy Area 12

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

OBJECTIVES

- 1 A policy area for the provision of wastewater treatment infrastructure at Finger Point.
- 2 Infrastructure facilities and land required for infrastructure facilities preserved from the encroachment of incompatible land uses.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area comprises the land used to accommodate the Finger Point Wastewater Treatment works required to service the City of Mount Gambier and surrounding areas.

New development within the treatment works area will be designed and sited in a suitable location that will be compatible with the surrounding locality. Development will be sited to minimise clearance of existing coastal vegetation and will be screened by landscaping utilising native species endemic to the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - drainage system, including stormwater retention basin
 - sewerage infrastructure
 - wastewater treatment works.
- 2 Development unrelated to facilities associated with the treatment of wastewater and sewerage infrastructure, should not occur.
- 3 Development should not impede the on-going operation of facilities associated with the treatment of wastewater and sewerage infrastructure.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development associated with the treatment of wastewater and sewerage infrastructure, 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

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

Form of development	Exceptions
Abattoir	Except within the Mount Schank Policy Area 2 .
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	Except where it is: <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment (c) located north of Dingley Dell Road within the Port MacDonnell Policy Area 5.
Educational establishment	Except where it is: <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
General industry	Except where it is located within one of the following policy areas: <ul style="list-style-type: none"> (a) Mount Schank Policy Area 2 (b) Penola Road Policy Area 4 (c) Infrastructure (Coastal) Policy Area 12.
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
Pre-school	
Place of worship	
Residential flat building	
Shop or group of shops	Except where the gross leasable area is 80 square metres or less.

Form of development	Exceptions
Special industry	Except where it is located within one of the following policy areas: (a) Mount Schank Policy Area 2 (b) Penola Road Policy Area 4 (c) Infrastructure (Coastal) Policy Area 12.
Tourist accommodation	

Public Notification

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

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

Category 1	Category 2
Advertisement	General industry located outside Millicent Road Policy Area 1.
Builder's yard	
Fuel depot	
Land division	
Light industry	
Motor repair station	
Petrol filling station	
Public service depot	
Road transport terminal	
Service industry	
Service trade premises	
Shop or group of shops with a gross leasable area 80 square metres or less	
Store	
Timber yard	
Training centre	
Transport depot (including refuelling, truck parking and offices)	
Value adding industries for primary industry	
Vehicle parking area	
Warehouse	
Weighbridge	

Open Space Zone

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

OBJECTIVES

- 1 A zone:
 - (a) in which the open space character is preserved to provide a visual contrast to the surrounding urban area
 - (b) comprising open space that accommodates a range of public and private activities in an open and natural setting, including:
 - (i) passive and active recreation land uses
 - (ii) habitat conservation and restoration.
- 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

The zone relates to the area on the northern edge of Port MacDonnell bound by Bay Road and Dingley Dell Road and the open space in the centre of the Tarpeena Township.

At Port MacDonnell the area comprises large expanses of low lying open space including the Germein Reserve and Wetland Conservation area. An important aspect of the zone in this area is the sporting, recreation and community facilities north of Elizabeth Street.

The area forms a greenbelt on the northern side of town characterised by nature reserves and recreation facilities, and opportunities exist to create vegetation corridors, revegetate road reserves and to provide shared pathway linkages.

The Tarpeena **Open Space Zone** acts as a buffer between the existing timber industry activities to the north and the residential component of the **Township Zone** to the south. The area is owned, established and maintained as vegetated open space and stormwater detention areas by the timber industry.

It is expected that the open character of both areas will be retained and that future development will be restricted to the envisaged uses to maintain and conserve the expanses of open space within the area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - conservation work
 - recreation area
 - sporting club facility
 - toilet block and barbeque facility.

- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should allow for unstructured passive and active recreation.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should only occur where it is integral to the aesthetic, drainage or recreation function of the zone
- 6 Buildings should be:
 - (a) restricted in size and number
 - (b) sited so as not to detract from the open natural character of the zone
 - (c) constructed of materials which blend with the landscape.
- 7 Development should ensure co-ordinated design with an emphasis on the creation of pedestrian areas.
- 8 Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.
- 9 Landscaping should comprise locally indigenous species and incorporate existing remnant vegetation.
- 10 Buildings, site landscaping (using locally indigenous plant species where possible), paving, car parking and signage should have a co-ordinated appearance and integrated layout.

Land Division

- 11 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

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

Form of development	Exceptions
Advertisement and / or advertising hoarding	
Amusement machine centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Fuel depot	

Form of development	Exceptions
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	Except in association with recreation facilities.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 80 square metres or less.
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

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

OBJECTIVES

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

DESIRED CHARACTER

The zone covers a large proportion of the Council area excluding the areas where horticulture and town activity takes place. It comprises a range of broad acre farming units and various land holdings which support the continuation of the agricultural and pastoral activities associated with the high level of crop and livestock production of the region.

The prosperity of the area depends largely on maintaining a high level of primary production and it is therefore desirable to prevent development and land division that will adversely affect the productivity of the area. It is expected that the long term protection of rural productivity will be enhanced by the maintenance of suitable farm management practices. It is desirable that buildings and structures that are visible from the roads are not dominant in their appearance.

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.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulk handling and storage facility
 - commercial forestry

Grant Council
Zone Section
Primary Production Zone

- dairy farming
 - farming
 - horticulture
 - intensive animal keeping
 - industry and warehousing associated with the processing, packaging and distribution of produce
 - tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings)
 - wind farm and ancillary development
 - wind monitoring mast and ancillary development.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
- (a) in visually prominent locations
 - (b) closer to roads than envisaged by generic setback policy.
- 4 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced in **close proximity**, 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.
- 5 A shop should be:
- (a) ancillary to primary production or processing uses, or tourist accommodation or other tourist development
 - (b) located on the same site as the primary use.
- 6 Buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:
- (a) grouped together on the allotment and setback from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
 - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.
- 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.

Form and Character

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

- 9 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.
- 10 Land should not be divided into allotments of less than 40 hectares unless one of the following apply:
- (a) the division rationalises a boundary or boundaries between existing allotments without any increase in the number of allotments which existed at 20 July 2000
 - (b) an owner of land wishes to create a separate allotment of up to 2 hectares, for one of two habitable dwellings existing on the land as at 2 March 1995
 - (c) the division is for the purpose of creating one only additional allotment of approximately 1 hectare in area to be used to accommodate buildings and facilities involved with the processing, display and sale of produce grown on the land
 - (d) the division is for the purpose of facilitating the more intensive use of the land for horticultural purposes, provided the allotment is not less than 10 hectares in area and where evidence has been submitted with the plan of division to demonstrate that:
 - (i) water, of sufficient quantity and quality, is available to sustain the proposed horticultural use
 - (ii) the land is suitable and appropriate for the proposed horticultural use
 - (iii) the land is capable of supporting the horticultural use with reasonable investment and management inputs
 - (iv) the horticultural use will be compatible with adjacent uses of land
 - (v) adverse impacts on downstream property owners in terms of water flow and discharge of pollutants will be avoided
 - (vi) there will not be a deleterious risk of the water table either falling or rising because of excessive irrigation.
- 11 Dwellings and other buildings intended for human habitation should not be established on allotments created of approximately 1 hectare in area to be used to accommodate buildings and facilities involved with the processing, display and sale of produce grown on the land.
- 12 Dwellings and other buildings intended for human habitation should not be established on allotments created for the purpose of facilitating the more intensive use of the land for horticultural purposes, unless:
- (a) the allotment is used for horticultural production and is at least 20 hectares in area
 - (b) the allotment has been continually used for primary production purposes for a period of not less than 12 months
 - (c) substantial investment in horticulture production has occurred
 - (d) the dwelling and any associated development, including driveways, is located so as not to prejudice the use of the allotment and surrounding properties for horticultural and primary production
 - (e) the siting, design and appearance of the development is compatible with the rural character of the area
 - (f) adverse impacts on the dwelling in terms of potential conflicts with horticultural and primary production activities on surrounding allotments are minimised, where:
 - (i) a minimum setback distance of 50 metres is provided between the road and dwelling

- (ii) a minimum separation distance of 75 metres is provided between the dwelling and adjoining properties to the side and rear
 - (iii) planted buffer areas are provided and maintained for shade, shelter, windbreaks and visual separation from horticultural and primary production activities on adjoining properties
 - (iv) ancillary outbuildings are clustered in close proximity to the dwelling.
- 13 Development of dwellings and other buildings intended for human habitation on allotments created for the purpose of facilitating the more intensive use of the land for horticultural purposes on land of not less than 10 hectares in area, should take place having regard to the occasional rural related land practices associated with horticultural and primary production activities on adjoining properties including dust generation, noise, spray drift, hours of operation and traffic movement.
- 14 No habitable building should be located within the area bounded by the '**25 Noise Exposure Forecast Contour**' shown on [Concept Plan Map Gra/2 - Airfield Noise Exposure Contours](#).
- 15 Development in proximity to the Mount Gambier Airfield should not create hazardous conditions for aircraft approaching or leaving the aerodrome.
- 16 Development should not be undertaken on the slopes of Mount Schank, or the terraced slopes of Dry Creek if it is likely to have a detrimental effect on the physical character or appearance of these areas.
- 17 Highway oriented commercial development should not be undertaken outside of zones relating specifically to the towns of Tarpeena, Yahl, Port MacDonnell, Allendale East or Kongorong.
- 18 There should be no prescribed mining operations on the slopes of Mount Schank proper.
- 19 No development should prevent access to Section 688 in Hundred Plan 421000, Crown Record: Volume 5633 Folio 54 (Mount Schank volcano) from a road.
- 20 Tourist oriented development associated with Mount Schank should be sensitively sited so as not to detract from or destroy the natural beauty or the form of Mount Schank.
- 21 Buildings should not be sited on the slopes of Mount Schank unless necessary for communications purposes.
- 22 Development within Sections 520, 553 and 609 in Hundred Plan 420800, Certificate of Title: Volume 5831 Folio 801, Certificate of Title: Volume 5628 Folio 391 and Certificate of Title: Volume 5355 Folio 785 respectively and as shown on [Location Map Gra/21](#) south of the town of Kongorong, should not adversely affect the orderly development of that town.
- 23 There should be no more than two dwellings in the whole of each of the following sections, lying within areas for '**Limited Development**' as shown on [Concept Plan Map Gra/7 - Area for Limited Development](#).
- 24 Development within Sections 550, 551, 552, 555, 556, 557 and 558 in Hundred Plan 421000, Certificate of Title Volume 5270, Folio 762 and Sections 553 and 554 in Hundred Plan 421000, Certificate of Title Volume 5270, Folio 764, respectively should provide safe and convenient two-way access to dwellings from existing formed all weather public roads.
- 25 Development including associated roads and access tracks should be protected from sea level rise by ensuring all of the following apply:
- (a) site levels are at least 1.85 metres AHD
 - (b) building floor levels are at least 2.1 metres AHD
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

Glenburnie Racecourse Policy Area 7

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

OBJECTIVES

- 1 A vibrant and desirable multi-purpose regional thoroughbred racing hub that caters for a diverse range of activities and users.
- 2 Development that contributes to the desired character of the policy area.
- 3 Promote thoroughbred racing as a primary activity in the 'Race Track' area as shown on [Concept Plan Map Gra/8 - Glenburnie Racecourse](#) with other uses secondary and compatible uses including community use, oval based sports carnivals and other recreational activities suited to an open area.
- 4 Development that can promote a limited opportunity for detached dwellings and horse keeping facilities at the Racecourse listed in the 'Lifestyle Living Area' as shown on [Concept Plan Map Gra/8 - Glenburnie Racecourse](#).

DESIRED CHARACTER

This policy area designates land identified as suitable for the continued use and development of the Glenburnie Racecourse to become a primary regional racing hub for the Limestone Coast Region, supporting the sustainability of the Thoroughbred Racing Industry at this location into the long term, offering leading horse and racing facilities, multipurpose facilities and opportunities for tourism, employment, and limited residential 'lifestyle living' opportunities.

Development will create vibrancy in the Racecourse by attracting and maintaining a diversity of people associated with the horse racing industry such as trainers, jockeys, and strappers; increase the accessibility of the area for patronage, investment, employment and tourism; and it will contribute towards the establishment of a setting commensurate with becoming a regional destination. Wherever possible, development will seek to adapt and reuse existing racing industry physical infrastructure, allow for multiple uses that can optimise the significant investments made in facilities, while also allowing for the sensitive and contextual expansion of facilities and services to support the racing industry achieve a regional destination for racing at this location.

The policy area is intended to provide planning flexibility that will ensure the achievement of a vibrant and sustainable Racecourse, including for activities that will develop the recreational value and community benefit of the Racecourse, provide diversification of uses synergetic and complementary to the racing industry including the provision of a limited number of residential 'lifestyle living' allotments, horse keeping, and a broad range of conference, horticultural and recreational activities.

It is envisaged that this policy area would accommodate a range of activities associated with the Glenburnie Racecourse including the administration of horse racing, horse keeping, horse breeding, and the sale of horses and the training of horses, and activities ancillary to or compatible with the Racecourse, including race meetings, horse keeping, club activities, catering, exhibitions, veterinary services and facilities for the training and exercise of horses. A key part of ensuring the desirability of the area will be the minimisation of negative impacts of horse keeping activities on the environment and on adjoining properties by the adoption of sustainable environmental property management, and the provision of access ways that can provide for the safe and secure movement of horses, people, and vehicles.

As part of ensuring safe access to and from the Racecourse, measures needed to cater for slow and turning traffic (e.g. horse floats) at the intersection of Jubilee Highway East and the entrance to the Glenburnie Racecourse should be investigated where appropriate. The amenity will be enhanced, particularly the western perimeter, with appropriate planning and other landscaping works using local indigenous plant species where possible.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - bar and betting area facilities
 - car and horse float parking
 - catering facilities
 - clubrooms associated with recreational and horse activities
 - conference facilities
 - entertainment, cultural and exhibition facilities
 - equine training centre
 - exercise therapeutic horse swimming pool
 - farrier's workshop
 - horse racing track
 - lighting for night use of facilities
 - overnight stabling facilities
 - playground
 - horse racing museum
 - special events
 - specialised horse veterinary hospital
 - spectator and administrative facilities ancillary to '**Multi Purpose Racing Centre**' development as shown on [Concept Plan Map Gra/8 - Glenburnie Racecourse](#).
 - temporary accommodation for owners and riders
 - toilets and change facilities.
- 2 Promote activities ancillary to, or compatible with, thoroughbred racing within the '**Multi Purpose Racing Centre**' as shown on [Concept Plan Map Gra/8 - Glenburnie Racecourse](#).
- 3 Development, including land division, should not occur where site contamination has occurred unless the site(s) has/have been assessed and remediate as necessary, to ensure that they are suitable for the proposed use.
- 4 All new residential development on allotments within the policy area that interface with the rest of the **Primary Production Zone** should:
 - (a) be setback at least 40 metres from the policy area boundary
 - (b) incorporate a vegetative buffer specially designed to minimise potential chemical spray drift.

General

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Development should be consistent with the [Concept Plan Map Gra/8 - Glenburnie Racecourse](#).
- 7 Development should not be undertaken in the '**Race Track**' area as shown on [Concept Plan Map Gra/8 - Glenburnie Racecourse](#) unless associated with horse racing infrastructure, sports carnival activities, or temporary structures associated with community activities.

Land Division

- 8 Land division within the '**Lifestyle Living Area**' as shown on [Concept Plan Map Gra/8 - Glenburnie Racecourse](#) should create allotments of size and dimension suitable to accommodate a detached dwelling and have:
 - (a) a frontage to a primary access road of not less than 30 metres
 - (b) a depth of not less than 70 metres.

Horse Keeping Activities

- 9 A stable is required for a horse being kept on an allotment of less than 10 000 square metres in area.
- 10 Each horse should be provided with a separate holding yard with a minimum area of 70 square meters, with a minimum width not less than 6 metres.
- 11 The keeping, breeding, training, exercising or stabling of horses should not be undertaken unless:
 - (a) any yards used for horse keeping are sited at least 10 metres from septic tank soakage trenches
 - (b) horse stables are provided with properly constructed and maintained manure bins for the collection and disposal of waste to prevent fly breeding and offensive odours.
- 12 Horse stables and yards should be constructed of materials that are safe for horses.
- 13 Stables should have gutters and downpipes leading to a rainwater tank to redirect stormwater away from the structure.
- 14 Each horse should be stabled separately in an area with a minimum width of 3.6 metres and a minimum height of 2.75 metres.
- 15 Stable shelter and yard surface should:
 - (a) be above the natural ground level
 - (b) be suitably graded for drainage purposes
 - (c) have a suitable impervious base
 - (d) be topped with a free draining and non erodible surface material
 - (e) be bordered by a drain to control and direct surface water runoff into a suitably vegetated area that can absorb all the water and prevent pooling.
- 16 Suitably enclosed storage facilities for collection and disposal of waste including manure, soiled bedding and litter should be designed and sited:
 - (a) to be vermin proof
 - (b) to be corrosion resistant
 - (c) to keep waste dry
 - (d) with an impervious base
 - (e) to ensure that all clean rainfall runoff is excluded from the storage area.
- 17 Stables and shelters, tack rooms and feed sheds, manure storage bins and any other building associated with the stabling and keeping of animals should be sited having regard to the following minimum requirements:
 - (a) 8 metres from any dwelling
 - (b) 8 metres from every boundary of an allotment
 - (c) 50 metres from any bore or well
 - (d) 50 metres from any watercourse where there is observed a clearly defined bed and banks and where water flows at any time.

18 Grazing should not occur on properties less than 1 hectare.

Built Form

- 19 Buildings and structures should be designed to respect the rural character of the area and minimise visual impact to the landscape and complement setting, in particular:
- (a) the design of buildings should exhibit a high architectural standard that responds to and reinforces positive aspects of the local environment and built form
 - (b) incorporating interesting roof forms of a non-reflective texture and natural earth colours
 - (c) minimising the mass of buildings by variations in wall and roof lines and by floor plans which complement the contours of the land
 - (d) incorporating large eaves, verandas and pergolas to create shadowed areas and reduce the bulky appearance of buildings
 - (e) surface materials of buildings should not detract from the visual character and amenity of the landscape.
- 20 Building design on land within the '**Multi Purpose Racing Centre**' area as shown on [Concept Plan Map Gra/8 - Glenburnie Racecourse](#) should respond in a distinctive manner through site layout and architectural design to define and signify public function areas and emphasise links to visitor parking areas.
- 21 Building within the '**Lifestyle Living Area**' as shown on [Concept Plan Map Gra/8 - Glenburnie Racecourse](#) should respond in a residential form and not exceed 40 per cent site coverage.
- 22 Buildings should be set back from the street frontage, a:
- (a) maximum 10 metres
 - (b) minimum 8 metres.
- 23 Buildings should be set back from the side boundary a minimum of 4 metres.
- 24 In the '**Lifestyle Living Area**' as shown on [Concept Plan Map Gra/8 - Glenburnie Racecourse](#), only one dwelling per allotment should be created, and dwellings should present to the racecourse as single storey forms of not more than 8 metres in total height above natural ground surface level.
- 25 Dwellings should be provided with sufficient private open space at a rate of not less than 25 per cent of the total site area.
- 26 No outbuilding should be more than 3.6 metres in height above natural ground surface level.

Fencing

- 27 Fencing should be minimised to ensure the presentation of an integrated racing hub unless necessary for safety and security purposes or to contain horses. Wherever fencing is required it should be transparent in nature where publicly visible.
- 28 Fences along property frontages in the '**Lifestyle Living Area**' as shown on [Concept Plan Map Gra/8 - Glenburnie Racecourse](#), if required, should be constructed of open mesh, post and wire, or other materials which are compatible with a rural living environment. Solid fences should not extend forward of dwelling.

Character, Amenity and Landscaping

- 29 Development should demonstrate strong thematic building design and landscaping framework consistent with the open rural and racing 'carnival' setting and visually distinguish between different activity areas.

- 30 Development should achieve high levels of community amenity through maintaining reasonable access to light, air and outlook.
- 31 Development should not result in a nuisance between activities.
- 32 Wherever possible, established vegetation should be retained and complemented through the use of local indigenous plant species in plantings.
- 33 All developments should incorporate landscaping to:
 - (a) screen structures from public roads
 - (b) screen structures from adjoining dwellings
 - (c) provide protection and shelter for any animals kept on the site
 - (d) complement built form and reduce the visual impact of larger buildings (e.g. taller and broader plantings against taller and bulkier building components)
 - (e) enhance the appearance of road frontages
 - (f) screen service yards, loading areas and outdoor storage areas
 - (g) minimise maintenance and watering requirements
 - (h) enhance and define outdoor spaces, including car parking areas
 - (i) provide shade and shelter.
- 34 Existing perimeter plantings should be enhanced in accordance with [Concept Plan Map Gra/8 - Glenburnie Racecourse](#) and in particular, retain existing native vegetation on the western perimeter.

Transportation, Access & Car Parking

- 35 Vehicle parking areas should be located and designed in a manner that will:
 - (a) facilitate safe and convenient pedestrian linkages from car parking areas to activity areas
 - (b) not inhibit safe and convenient traffic circulation
 - (c) result in minimal conflict between customer and service vehicles
 - (d) avoid the necessity to use public roads when moving from one part of a parking area to another
 - (e) restrict the number of vehicle access points to Jubilee Highway East to one only
 - (f) avoid the necessity for reversing onto public roads
 - (g) where reasonably possibly, 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
 - (h) provide landscaping that will shade and enhance the appearance of the vehicle park.

Environmental Sustainability & Services

- 36 Development should address principles of environmental sustainability and seek to:
 - (a) manage stormwater on site or provide satisfactory infrastructure needed to manage flows and water

- (b) quality in a sustainable manner
 - (c) wherever possible, provide for stormwater reuse
 - (d) maximise the use of solar energy and natural light
 - (e) minimise water use
 - (f) minimise the lifecycle costs of infrastructure to the community.
- 37 Where reticulated water supplies are unavailable, rainwater tanks with a minimum supply of 22 500 litres/per dwelling for domestic use should be installed.
- 38 Surface water should be managed in a manner that would not adversely affect neighbouring properties or water resources or degrade water resources through the export of sediments, suspended soils, organic matter, nutrients, bacteria and litter in stormwater runoff.
- 39 Wastes produced as a result of the operation of the '**Multi Purpose Racing Centre**' area as shown on [Concept Plan Map Gra/8 - Glenburnie Racecourse](#) should be treated and disposed of via a system designed to:
- (a) comply with the requirement of the *Public and Environmental Health Act 1987*
 - (b) avoid any cumulative adverse impacts on nutrient and microbial concentrations in local and regional groundwater systems.
- 40 The size, distribution and density of allotments contained in any land division within this area should be designed to avoid any cumulative adverse impacts associated with onsite household wastewater disposal on nutrient and microbial concentrations in local and regional groundwater systems.
- 41 Driveways and access tracks should be designed and constructed to blend sympathetically with the landscape and be surfaced with dark materials.
- 42 Wastes produced from the stabling and holding of horses in the '**Multi Purpose Racing Centre**' area as shown on [Concept Plan Map Gra/8 - Glenburnie Racecourse](#) should be disposed of in a matter that will not:
- (a) pollute surface or underground water
 - (b) generate odour and be a source of annoyance to neighbouring properties.

Horticulture Policy Area 8

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

OBJECTIVES

- 1 A policy area primarily for horticulture.
- 2 The establishment of appropriately scaled industries for washing, processing and packaging primary produce, and servicing and supporting horticulture.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The area has a desired character distinguished by horticulture and general farming. The high quality, deep volcanic, soils around Mount Gambier are some of the best horticultural soils in the State. They are highly productive, suited to a wide range of crops and cover only a small area. It is expected that uses, other than horticulture, will be discouraged on them.

The policy area includes the most productive and highly fertile land of the region and as a result, contains more intensive farming activities than those exhibited elsewhere in the district council. It is expected that its highly attractive rural amenity and outlook will be maintained and promoted by the continuation of existing activities and genuine horticultural production.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - farming
 - horticulture
 - light industry and service industry associated with the processing, packaging and distribution of produce
 - small-scale tourist development in association with wineries, farms and local heritage places
 - wind farm and ancillary development
 - wind monitoring mast and ancillary development.
- 2 Retail sales of goods produced and processed within the policy area are appropriate providing such sales remain ancillary and incidental to the principal horticultural, farming or processing use of the land.
- 3 Commercial development should be limited to the handling, storage, packing or wholesaling of primary produce and non-residential tourism.

Form and Character

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

Land Division

- 5 Land division should not create any allotment having an area of less than 15 hectares except where one of the following apply:

- (a) the division rationalises a boundary or boundaries between existing allotments without any increase in the number of allotments which existed at 20 July 2000
 - (b) an owner of land wishes to create a separate allotment of up to 2 hectares, for one of two habitable dwellings existing on the land as at 2 March 1995
 - (c) the division is for the purpose of creating one only additional allotment of approximately 1 hectare in area to be used to accommodate buildings and facilities involved with the processing, display and sale of produce grown on the land
 - (d) the division is for the creation of an allotment for a public road
 - (e) the division is for the purpose of facilitating the more intensive use of the land for horticultural purposes, provided the allotment is not less than 5 hectares in area and where evidence has been submitted with the plan of division to demonstrate that:
 - (i) water, of sufficient quantity and quality, is available to sustain the proposed horticultural use
 - (ii) the land is suitable and appropriate for the proposed horticultural use
 - (iii) the land is capable of supporting the horticultural use with reasonable investment and management inputs
 - (f) the horticultural use will be compatible with adjacent uses of land
 - (g) adverse impacts on downstream property owners in terms of water flow and discharge of pollutants will be avoided, and there will not be a deleterious risk of the water table either falling or rising because of excessive irrigation.
- 6 Dwellings and other buildings intended for human habitation should not be established on allotments created for the purpose of facilitating the more intensive use of the land for horticultural purposes, unless:
- (a) the allotment is used for horticultural production and is at least 15 hectares in area
 - (b) the allotment has been continually used for primary production purposes for a period of not less than 12 months
 - (c) substantial investment in horticulture production has occurred
 - (d) the dwelling and any associated development, including driveways, is located so as not to prejudice the use of the allotment and surrounding properties for horticultural and primary production
 - (e) the siting, design and appearance of the development is compatible with the rural character of the area
 - (f) the planning authority is satisfied that the development will not give rise to demands for additional urban services
 - (g) adverse impacts on the dwelling in terms of potential conflicts with horticultural and primary production activities on surrounding allotments are minimised, where:
 - (i) a minimum setback distance of 50 metres is provided between the road and dwelling
 - (ii) a minimum separation distance of 75 metres is provided between the dwelling and adjoining properties to the side and rear
 - (iii) planted buffer areas are provided and maintained for shade, shelter, windbreaks and visual separation from horticultural and primary production activities on adjoining properties

- (iv) ancillary outbuildings are clustered in close proximity to the dwelling.
- 7 Development of dwellings and other buildings intended for human habitation on allotments created for the purpose of facilitating the more intensive use of the land for horticultural purposes on land of not less than 5 hectares in area, should take place having regard to the occasional rural related land practices associated with horticultural and primary production activities on adjoining properties including dust generation, noise, spray drift, hours of operation and traffic movement.
- 8 Dwellings and other buildings intended for human habitation should not be established on allotments created for the purposes of facilitating buildings and facilities involved with the processing, display and sale of produce grown on the land.

Restricted Development Policy Area 13

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

OBJECTIVES

- 1 Preservation of the low lying rural land affected by seasonal inundation and rural character by restricting additional dwellings and non-agricultural development.
- 2 Low intensity rural activities on large land holdings.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area comprises approximately 350 hectares of low lying pastoral primary production land that is subject to seasonal inundation. The use of the land will be restricted to low intensity farming and grazing and building development will be restricted to farm buildings and water storage facilities.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - low intensity farming and grazing
 - farm building.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 The excavation and/or filling of land should:
 - (a) be no greater than 1.5 metres above or below natural ground level
 - (b) only be undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities for use on the allotment
 - (c) result in stable scree slopes that are covered with topsoil and landscaped so as to preserve and enhance or assist in the re-establishment of, the natural character of the locality.

Land Division

- 4 Land division should not be undertaken except where the proposal is to alter the boundaries of an allotment in order to improve the management of the land for the purpose of primary production and/or the conservation of natural features and provided no additional allotments are created.
- 5 Other than minor structures that are unlikely to be adversely affected by flooding, development including associated roads and parking areas, should be protected from sea level rise by ensuring all of the following apply:
 - (a) site levels are at least 1.85 metres Australian Height Datum
 - (b) building floor levels are at least 2.10 metres Australian Height Datum

- (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road with a speed limit of 80 km/h or less (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (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.
All development within Section 688 in H421000, Crown Record: Volume 5633 Folio 54 (Mount Schank Volcano).	
Community centre	
Consulting room	
Dwelling	Except where it is located outside of the Restricted Development Policy Area 13 and it is a detached dwelling that achieves one of the following: <ul style="list-style-type: none"> (a) it is on an allotment of at least 20 hectares that was created after 20 July 2000 and it is not located within a policy area (b) it is on an allotment of at least 15 hectares created after 20 July 2000 and it is located within the Horticultural Policy Area 8 (c) it is on an allotment created prior to 20 July 2000.
Educational establishment	
General industry	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): <ul style="list-style-type: none"> (a) at least 500 metres from all of the following: <ul style="list-style-type: none"> (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.

Form of Development	Exceptions
Hospital	
Hotel	
Indoor recreation centre	
<p>Land division, outside of the Glenburnie Racecourse Policy Area 7, of land or any part thereof which has previously been divided in a manner which:</p> <ul style="list-style-type: none"> (a) rationalised a boundary or boundaries between existing allotments without any increase in the number of allotments that existed as at 20 July 2000, or (b) created a separate allotment for one of two habitable dwellings existing on the land as at 2 March 1995 <p>and which would result in the creation of one or more additional allotments.</p>	
Motor repair station	
Office	Except where ancillary to and in association with primary production, aquaculture or tourism development.
Petrol filling station	
Place of worship	
Pre-school	
Primary school	
Residential flat buildings	
Road transport terminal where located within the Horticulture Policy Area 8 .	
Service trade premises	
Shop or group of shops	<p>Except where both of the following apply:</p> <ul style="list-style-type: none"> (a) ancillary to and in association with primary production or tourism development (b) the gross leasable area is 80 square metres or less.
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Commercial forestry Farm building Farming Horticulture (other than olive growing) Tourist accommodation in the nature of host farms, farm stay accommodation, bed and breakfast accommodation and cottage accommodation	Intensive animal keeping Horticulture (in the form of olive growing) Industry associated with primary production 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: <ul style="list-style-type: none"> (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.

Residential Zone

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

OBJECTIVES

- 1 A residential zone comprising a range of dwelling types including a minimum of 15 per cent affordable housing.
- 2 A zone accommodating primarily detached dwellings at low densities on individual allotments.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone relates the residential area of Port MacDonnell and the Mount Percy Golf Course Residential area.

An important aspect of the zone at Port MacDonnell is that it abuts the coastal zone and some of the land is low lying and has been subject to both coastal flooding and erosion. Council has put in place a coastal erosion protection strategy that addresses this risk and Council will maintain the rock protection to meet the present and future erosion risk that may occur as a result of global warming. Portions of this zone are also low lying and may be affected by coastal flooding and development will need to be built to specific levels to minimise the risk from coastal flooding.

Many of the recognised early heritage buildings that were originally established in the town are located within the residential area near the town centre. Development will protect, maintain and enhance the existing heritage buildings and character within the area.

New development at Port MacDonnell will have regard to the township coastal setting and seaside character. The Residential Zone at Springs Road and Smith Road seeks to create a high quality, low density residential area that successfully integrates native coastal vegetation, changes in topography and coastal views, where achievable.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or under utilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.

- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
- (a) serves the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

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

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	3 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	8 metres

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

Parameter	Value
Maximum floor area	108 square metres
Maximum building height (from natural ground level)	5 metres
Maximum wall height (from natural ground level)	4 metres
Minimum setback from side and rear boundaries	1 metres
Minimum setback from a public road or public open space area	8 metres

- 9 Building development should have no more than two storeys or have a maximum height above the naturally occurring ground level in excess of 8 metres.
- 10 Uses of land not for residential purposes, or ancillary to residential purposes, should be screened by landscaping or other means to minimise any adverse visual impact.
- 11 There should be no land division of Allotment 200 in Deposited Plan 82699, Certificate of Title: Volume 6048 Folio 854 at Port MacDonnell until the previously existing allotments in the zone have been substantially developed and until the surface of the land is raised by filling to avoid inundation by flood waters.
- 12 Development including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply:

- (a) site levels are at least 1.85 metres Australian Height Datum
 - (b) building floor levels are at least 2.10 metres Australian Height Datum
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 13 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 14 Affordable housing should be distributed through the zone to avoid over-concentration of similar types of housing in a particular area.
- 15 All new residential development on allotments along Pascoe Road that interface with the adjoining **Primary Production Zone** should be located at least 15 metres from the zone boundary and should include vegetative plantings specially designed to minimise potential chemical spray drift across the boundary.

Mount Percy Golf Course Policy Area 9

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

OBJECTIVES

- 1 A policy area primarily accommodating single and double storey detached dwellings, tourist accommodation and associated facilities and recreational facilities in association with a golf course.
- 2 Medium density residential development in areas adjacent to tourist accommodation and on sites specifically created adjoining the golf course.
- 3 Development within the policy area undertaken in a manner which is sympathetic to the natural features of the land and environment and which has regard to adjoining land uses.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area seeks to provide a unique residential living environment set in gently undulating terrain, with clusters of residential development at varying densities, and a tourist resort surrounded by open space and integrated into a championship length 18 hole golf course.

A key component of the golf course development will be the extensive replanting of endemic plant species throughout the site, together with the establishment of water features, both to compliment the golf course and assist in the management, storage and reuse of stormwater.

Development will maximise the storage and on site reuse of stormwater and treated effluent, with managed irrigation and fertilising of the golf course to minimise the potential for diffuse groundwater pollution. It is envisaged that stormwater will only be discharged to the aquifer after processing through detention basins and reed beds to remove rubbish and nutrients.

Appropriate buffers and design of the subdivision and development generally will have regard to the impacts of adjoining land uses, in particular, the pine forest on the western side of Mulwala Road, the ETSA substation on Crafter Road and the Railway line.

It is expected that development will be primarily single and two storey detached dwellings on a range of allotments sizes.

Higher density residential and tourist accommodation is appropriate in those locations identified in the Concept Plan and on larger sites specifically created fronting the golf course.

Properties that have dual frontages to a road and the golf course or open space will address both of these frontages. This will require that consideration be given to service areas for clothes drying, ensuring that the building addresses the street (legible entry from the street, use of windows, verandas and other features to ensure that the street frontage does not look like the back of the building) and incorporation of garaging into the dwelling design. It is expected on these sites separate garages and out buildings will not be developed. Garages will be sited and be of a scale to ensure that they do not dominate the dwelling or the streetscape to which they relate.

Development will be responsive to the surrounding natural environment through the choice of materials and colours, and utilise natural muted colours. Buildings will be designed having regard to the topography to minimise the need for excavation and fill.

Environmentally sustainable development practices including the installation of rainwater tanks, solar systems, and building orientation and design will be reflected in the design and siting of development. It is desired that the area will be developed in an orderly and economic manner in four stages. The first stage of development will include the golf course, resort and associated ancillary buildings, together with the residential area adjacent to Crafter Road. Stage 1 will also include the re-alignment of McKay Road. The subsequent stages will provide for a logical extension of the residential development, inclusive of the provision of all associated service infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 In addition to a golf course, the following forms of development are envisaged in the policy area:

- dwelling
- golf course clubhouse
- hotel
- retirement village
- residential flat building
- tourist accommodation.

2 Development should be undertaken in stages as outlined in the table below:

Stages	Type of Development
Stage 1	The resort, golf course, associated buildings, (including golf course clubhouse, hotel and tourist accommodation) and up to 150 residential allotments in the area adjacent to Crafter Road
Stage 2	Approximately 230 residential allotments in the area immediately west of McKay Road
Stage 3	Approximately 55 residential allotments in the area adjacent to Mulwala Road
Stage 4	Approximately 60 residential allotments in the area adjacent to the railway line

3 Development of residential allotments should not occur unless integrated with the development of an 18 hole championship length golf course.

4 Hotels, tourist accommodation and ancillary uses such as restaurant and convention facilities should be developed in association with the golf course resort as detailed on [Concept Plan Map Gra/9 - Residential Golf Course Policy Area](#).

Form and Character

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

6 Buildings, structures and other facilities should be designed and sited to:

- (d) be articulated in form and constructed utilising veranda and pergola treatments that reduce the impact of vertical external walls
- (e) be sympathetic to the finished and topographical features of the land
- (f) minimise the extent of earthworks necessary to accommodate and provide access to facilities
- (g) avoid adverse impacts on extensive or prominent views

- (h) be suitably landscaped to screen and provide shade to the building.
- 7 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
 - (e) rainwater tank(s)
 - (f) front, side and rear boundary setbacks that contribute to the desired character of the area.
- 8 Residential development should be designed and sited:
- (a) such that dwellings with frontage to a public road are designed and orientated to face the road by incorporating a legible entry from the street, use of windows, verandas and other features to ensure that the street frontage does not look like the back of the building
 - (b) to provide for landscaping, including trees and shrubs, between any buildings and the street alignment
 - (c) to achieve variety in street setback, building design and orientation and dwelling type
 - (d) so that dwellings are orientated, designed and constructed to:
 - (i) maximise outlook over adjoining public open spaces
 - (ii) maximise access to natural sources of light and energy
 - (iii) minimise noise impacts and unreasonable loss of privacy to adjoining residents.
- 9 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.
- 10 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 11 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to minimise the:
- (a) visual impact of buildings from adjoining properties
 - (b) overshadowing of adjoining properties.
- 12 An area of private outdoor open space should be established to provide for domestic outdoor functions, including entertaining, clothes drying, refuse storage, recreational purposes and to accommodate landscaping.

- 13 All forms of residential development should provide an area of private outdoor open space (excluding driveways, parking and vehicle manoeuvring areas) for each dwelling capable of containing a rectangle 4 metres by 6 metre and to be accessed directly from the internal living areas of the dwellings.
- 14 Fencing should be provided to maintain reasonable privacy at ground level and should not generally be less than 1.8 metres height above finished ground level.
- 15 Private outdoor open space should generally be established at the rear and sides of a dwelling and not include that area required as street setback between the building and primary road frontage.
- 16 Service yards for clothes drying and open storage should be constructed and located such that they are not visible from public roads, the golf course or other public place.
- 17 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	Single storey 6 metres Two storey 8 metres
Minimum setback from secondary road frontage	Single storey 2.5 metres Two storey 3.5 metres
Minimum setback from side boundaries	Single storey 1 metre Two storey 1.5 metres
Minimum setback from rear boundary	6 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	8 metres
Minimum area of private open space	20 square metres for each bedroom or room that could be used as a bedroom
Minimum number of onsite car parking spaces - one of which should be covered)	2

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

Parameter	Value
Maximum floor area	40
Maximum building height (from natural ground level)	3.5 metres
Maximum wall height (from natural ground level)	3 metres
Setback	at least 500 millimetres behind the main frontage of the building
Width (where facing the street)	Not greater than one third the width of the allotment frontage

- 19 Access roads and driveways should follow the contours of the land and adopt a curvilinear rather than a straight alignment.
- 20 Development should be extensively landscaped with plant species indigenous to the locality, which are generally low maintenance and drought tolerant.

- 21 Landscaping should provide for effective separation and screening of development within the policy area from adjoining residential and natural areas or farmland.
- 22 Development should retain on-site and utilise rainwater as a supplementary supply of drinking and irrigation water.
- 23 All detached dwellings should include the installation of a rainwater tank(s) of no less than 15 000 litres, and all other dwellings should include the installation of a rainwater tank(s) of no less than 5000 litres connected to the dwelling for use in hot water systems, toilet flushing, laundering or irrigation.
- 24 Development should include stormwater management measures to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.
- 25 Stormwater management systems should:
 - (a) maximise the potential for stormwater harvesting and reuse within the policy area
 - (b) treat stormwater to a standard that complies with the *Environment Protection (Water Quality) Policy 2003* prior to any discharge into the groundwater aquifer.
- 26 Stormwater detention and retention basins should be sited and designed to:
 - (a) ensure public health and safety is protected, particularly in regard to high velocity drainage points
 - (b) minimise potential health risks from exposure to mosquitoes
 - (c) accommodate flows up to a peak 100 year average recurrence interval event
 - (d) provide for the plantings and growth of wetland vegetation to help filter stormwater
 - (e) allow for excess stormwater to drain into the groundwater aquifer via a combination of infiltration and drainage bores.
- 27 Development that generates wastewater should be connected to at least one of (a) or (b):
 - (a) a community wastewater management system designed to treat, store and reuse reclaimed water within the policy area in a manner that prevents pollution of surface or underground water resources
 - (b) a sewer main that conveys wastewater out of the policy area for treatment and disposal.
- 28 Community wastewater treatments and storage facilities should be adequately separated from sensitive uses to avoid potential odour and/or noise complaints.
- 29 A golf clubhouse, restaurants, conference facilities, and small-scale consulting and retail facilities associated with the golf course and tourist accommodation should be located in that area shown as golf course resort on the [Concept Plan Map Gra/9 - Residential Golf Course Policy Area](#).
- 30 Residential development (including land division for residential purposes) on sites which previously involved a potentially contaminating activity, or within 300 metres of a chemical works should not occur until a report has been prepared by an independent environmental auditor approved by the Environment Protection Authority that states that the site is fit for the proposed residential use unconditionally or conditionally.

Land Division

- 31 Land division should not result in the creation of a vacant allotment of less than 450 square metres.

Low Density Policy Area 14

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

OBJECTIVES

- 1 A residential area comprising detached dwellings on a range of large allotments.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area will offer additional choices for residents seeking allotment sizes in between traditional residential and rural living sized allotments. Allotments will be between 1300 and 2500 square metres.

Development of the policy area at Smith Road, Port MacDonnell will have regard to the existing adjoining native coastal vegetation and undulating topography within the area. The policy area will create a unique open and spacious residential area comprising detached dwellings on large allotments with large setbacks to side boundaries and street frontages and large areas of open space.

The policy area will be landscaped to screen and provide shade to buildings and will have no fencing at the street frontage to enhance the open character of the area. Side and rear fencing will be colour coated and side fencing will be setback in line with the frontage of the dwelling.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling addition.
- 2 The use and placement of outbuildings should be ancillary to and in association with residential purposes.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	4 metres
Minimum setback from side boundaries	2 metres
Minimum setback from back boundary	8 metres

Parameter	Value
Maximum site coverage	40 per cent
Maximum building height (from natural ground level)	8 metres

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

Parameter	Value
Maximum floor area	108 square metres
Maximum building height	5 metres
Maximum wall height (from natural ground level)	4 metres
Minimum setback from side and rear boundaries	1metres
Minimum setback from a public road or public open space area	8 metres

6 Development should be undertaken in accordance with [Concept Plan Map Gra/13 - Port MacDonnell West](#).

7 Low density residential development should be designed and sited to:

- (a) provide articulation in form and utilise verandah and pergola treatments that reduce the impact of vertical external walls
- (b) be sympathetic to the finished and topographical features of the land
- (c) minimise the extent of earthworks necessary to accommodate and provide access to facilities
- (d) avoid adverse impacts on extensive or prominent views
- (e) be suitably landscaped to screen and provide shade to the building.

8 Development should be extensively landscaped with plant species indigenous to the locality, which are low maintenance and drought tolerant.

9 Where reticulated water supplies are unavailable, rainwater tanks with a minimum supply of 40 000 litres per dwelling for domestic use should be installed.

Land Division

10 Land division should create allotments with an area of greater than 1300 square metres and less than 2500 square metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	
Amusement machine centre	
Consulting room	Except where: (a) the total floor area is 100 square metres or less (b) the site does not front an arterial road.
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	Except in association with the golf course resort as shown on Concept Plan Map Gra/9 - Residential Golf Course Policy Area .
Industry	
Intensive animal keeping	
Land division in the Low Density Policy Area 14	Except where the allotments created are 1300 square metres or more.
Motel	Except in association with the golf course resort as shown on Concept Plan Map Gra/9 - Residential Golf Course Policy Area .
Motor repair station	
Office	Except where: (a) the total floor area is 100 square metres or less (b) the site does not front an arterial road.
Petrol filling station	
Public service depot	
Restaurant	Except in association with golf course resort.
Road transport terminal	
Service trade premises	

Form of Development	Exceptions
Shop or group of shops	Except where: (a) the gross leasable area is 80 square metres or less (b) the site does not front an arterial road.
Shop or group of shops within the Mount Percy Golf Course Policy Area 9 , with an individual floor area greater than 100 square metres or where the total floor area of all shops exceeds 500 square metres.	Except those shops comprising a: (a) personal service establishment (b) golf pro shop as a part of the clubhouse development.
Stock sales yard	
Stock slaughter works	
Store	Except storage and depot facilities associated with a golf course within the Mount Percy Golf Course Policy Area 9 .
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
<p>Within the Mount Percy Golf Course Policy Area 9, the following forms of development:</p> <ul style="list-style-type: none"> ▪ golf course and clubhouse ▪ gymnasium ▪ health centre ▪ hotel in association with a golf course resort and the golf course as shown on Concept Plan Map Gra/9 - Residential Golf Course Policy Area ▪ land division ▪ motel in association with a golf course resort and the golf course as shown on Concept Plan Map Gra/9 - Residential Golf Course Policy Area ▪ residential flat building ▪ retirement village ▪ tourist accommodation. 	

Rural Living Zone

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

OBJECTIVES

- 1 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.
- 2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The role of the zone is to accommodate rural living activities characterised by sensitively designed detached dwellings on large landscaped allotments. It is envisaged that new development will be designed to blend in with the prevailing character of the particular areas. Development within the zone at Brown Bay and Racecourse Bay should have regard to protected species within the area that should be protected from development.

Development of rural living properties adjacent to the Northern and Western Gateway precincts will require careful design of buildings and structures to reflect the attributes of the entry gateways. Development will ensure that the main façade of the building has a frontage to the gateways and that associated storage and outdoor sheds are suitably screened from the road frontage. Landscaping and design of development adjacent to Penola Road and Princes Highway will be coordinated with the road verge planting to reinforce the roads as the main gateways from the north and west.

An important aspect of the zone abutting the coast is that the areas may be affected by coastal flooding and/or coastal erosion. Development will need to be built to specific site and floor levels to minimise flooding and setback from the coast to minimise the risk of coastal flooding and erosion.

It is envisaged that properties within the zone will be well landscaped with locally indigenous plant species to promote privacy and to provide screening of buildings and structures from neighbouring properties and the public roadway.

Allotment 809 in FP194611, CT Volume 5792 Folio 824 Mount Percy Road, Compton contains an existing transport depot. This site and adjoining sites should not be developed until it is demonstrated that the land is or will be suitable for its intended use.

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, **except within the Country Living Policy Area 10**
 - farm building, **except within the Country Living Policy Area 10**
 - stable, **except within the Country Living Policy Area 10.**
- 2 Development listed as non-complying is generally inappropriate.

- 3 Development should be undertaken in accordance with [Concept Plan Map Gra/3 – Western Gateway](#), [Concept Plan Map Gra/5 – Northern Gateway](#), [Concept Plan Map Gra/11 – Country Living Policy Area](#) and [Concept Plan Map Gra/12 – Racecourse Bay](#).
- 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 Outside the **Country Living Policy Area 10**, the keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.

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	20 metres
Minimum setback from secondary road frontage	15 metres
Minimum setback from side boundaries	10 metres
Minimum setback from rear boundary	30 metres
Maximum site coverage	5 per cent
Maximum building height (from natural ground level)	8 metres

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

Parameter	Value
Maximum floor area	200 square metres
Maximum building height (from natural ground level)	8 metres
Maximum wall height (from natural ground level)	5 metres
Minimum setback from side and rear boundaries	10 metres
Minimum setback from a public road	25 metres

- 10 Buildings should be sited in such a manner as to reduce their visual impact from adjoining areas and should be:
 - (a) screened from view by established landscaped buffers on the site
 - (b) setback at least 20 metres from a public road or place
 - (c) sited on excavated rather than filled sites in order to reduce the vertical profile of buildings.
- 11 Buildings should be designed in such a way and be of a scale so as not to detract significantly from views of the land from existing built up areas and in particular:
 - (a) buildings should be low profile, generally of single storey construction

- (b) two storey buildings should utilise roof cavity spaces to accommodate additional floor area rather than establishing high vertical walls
 - (c) external materials should be of a low light reflective nature, and of natural colours so as to blend with the natural background.
- 12 Landscaping, screening, buffer planting and revegetation activities should use locally indigenous plant species and where possible, connect isolated habitats, wildlife corridors and other areas of native vegetation.
 - 13 Boundary fencing should be of open construction capable of being seen through.
 - 14 Rural living activities should be conducted in a manner that does not result in erosion, land degradation or water pollution.
 - 15 Where reticulated water supplies are unavailable, rainwater tanks with a minimum supply of 40 000 litres per dwelling for domestic use should be installed.
 - 16 New bore(s) may be established as part of a development provided it will not have a detrimental affect on the water quality or sustainability of the underground water resource.
 - 17 Development located adjacent to the existing transport depot on Mount Percy Road should not prejudice the continued operation of the existing use and be located and developed having regard to the potential environmental impact arising from the operation of the existing use.
 - 18 Development within the **Rural Living Zone** at Tollner Road should not occur without provision of an adequate sewerage system and reticulated domestic quality mains water supply.
 - 19 Within the **Rural Living Zone** at Racecourse Bay adjacent to the coast, access to the **Coastal Zone** should be restricted to the existing public road reserves and public access points.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 1 Allendale East

- 20 Land division at Allendale East should not create any allotment having an area of less than 2 hectares, or a width that is less than 50 per cent of its average depth.

Precinct 2 Bay Road

- 21 Land division at Bay Road should not create any allotment having an area of less than 0.5 hectares and should be designed to promote an internal road system with access from Florence Street.

Precinct 3 Cafpirco Road

- 22 Land division at Cafpirco Road should not create any allotment having an area of less than 2 hectares or a road frontage of less than 80 metres.

Precinct 4 Coastal

- 23 Along the coast:
 - (a) there should be a range of allotment sizes with no allotment having an area less than 1.5 hectares
 - (b) buildings should not be constructed on foredunes or where they are likely to affect the stability of the dune system on secondary dunes
 - (c) vehicular access to the coast should be minimised

- (d) prescribed mining operations or the removal of seaweed should not take place
- (e) buildings should have a low profile with earth colours and dull natural finishes
- (f) development should be designed having regard to natural coastal processes and where applicable, should incorporate suitable protective works
- (g) development should not take place where it will create or aggravate coastal erosion or require substantial coast protection works which may cause or aggravate coastal erosion
- (h) development including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply:
 - (i) site levels are at least 1.70 metres Australian Height Datum
 - (ii) building floor levels are at least 1.95 metres Australian Height Datum
 - (iii) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- (i) all development should be set back a minimum of 100 metres from the mean high water mark, to comply with Councils 'Hazard Risk Minimisation' standards, except where Council has received advice that this standard can be met by a lesser distance.

Precinct 5 Illman Road

- 24 Land Division at Illman Road should provide for a range of allotment sizes of between 1 and 3 hectares, with the majority of allotments being around 1.5 to 2 hectares, and should not provide for direct vehicular access from either roads or allotments to Princes Highway.

Precinct 6 Mil Lel

- 25 Land Division at Mil Lel should not create any allotment having an area less than 1.5 hectares.

Precinct 7 Mitchell Siding

- 26 Additional allotments should not be created at Mitchell Siding although rearrangement of existing boundaries may occur provided the total number of allotments is not increased.

Precinct 8 Sassanowsky Road

- 27 Land Division at Sassanowsky Road should provide for a range of allotment sizes of between 1 and 3 hectares, with the majority of allotments being around 1.5 to 2 hectares, and should not provide for direct vehicular access from either roads or allotments to Princes Highway.

Precinct 9 Sherwin Road

- 28 Land Division at Sherwin Road should provide for a range of allotment sizes of between 1 and 3 hectares, with the majority of allotments being around 1.5 to 2 hectares, and should not provide for direct vehicular access from either roads or allotments to Kennedy Avenue.

Precinct 10 Suttontown

- 29 Land division at Section 668, Hundred of Blanche, Pine Hall Avenue and Sturm Road, Suttontown should not create any allotment having an area of less than 4 hectares.

Precinct 11 Worrolong

- 30 Land division at Worrolong should not create any allotment having an area less than 2 hectares.

Precinct 12 Wynham Road

- 31 Land division at Wynham Road should not create any allotment having an area of less than 1 hectare.

Precinct 13 Princes Highway

- 32 Land division at Princes Highway and Wandilo Road should not create any allotment having an area of less than 1 hectare.

Country Living Policy Area 10

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

OBJECTIVES

- 1 Provision of low density residential development on large allotments in selected areas to form an edge to the city and townships and provide a buffer to adjoining rural land.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area relates to the edge of the city at Tollner Road and White Avenue and also to the area of land at Bay Road and Jones Road, Port MacDonnell.

Land division at Tollner Road and White Avenue will be undertaken to ensure new allotments are provided with a range of services comparable to those within the city, including reticulated water supply and common effluent disposal.

Development within the policy area will be undertaken in such a manner to minimise the likelihood of pollution of underground water resources.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area
 - detached dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should comprise detached dwellings and associated outbuildings of single storey construction on large allotments.
- 4 Dwellings should be designed with the following parameters:

Parameter	Value
Minimum setback from primary road frontage	15 metres
Minimum setback from secondary road frontage	10 metres
Minimum setback from side boundaries	5 metres
Minimum setback from rear boundary	10 metres
Maximum site coverage	15 per cent
Maximum building height (from natural ground level)	5 metres

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

Parameter	Value
Maximum floor area	150 square metres
Maximum building height (from natural ground level)	5 metres
Maximum wall height (from natural ground level)	4 metres
Minimum setback from side and rear boundaries	5 metres
Minimum setback from a public road	20 metres

- 6 Development of Allotments 2 and 3 in Deposited Plan 58644. Crown Records: Volume 5868 Folio 760 and Volume 5868 Folio 761 on White Avenue should take place in a manner that is not prejudicial to the existing community employment training facilities.
- 7 Within Port MacDonnell, land division and dwellings should be designed and sited:
- (a) to avoid direct access from dwelling sites to Riddoch Highway - (Port MacDonnell Road)
 - (b) to include measures to reduce impacts on residential amenity from impacts associated with heavy vehicle traffic such as noise
 - (c) to provide a buffer between residential development and the main road.

Land Division

- 8 Land division should not create any allotments of less than 5000 square metres in area unless they can be connected to the SA Water sewerage system or some other approved form of off-site domestic effluent disposal, in which case the minimum allotment size is 3,000 square metres.
- 9 Residential development on allotments over 5000 square metres in area, if not serviced by sewer, will require aerated water treatment systems for on-site disposal of domestic effluent.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> (a) is adjacent to a road with a speed limit of 80 km/h or less (b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> (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	
Development where located within the Country Living Policy Area 10 requiring on-site treatment and disposal of effluent.	Except where the development is to be connected, or in the case of land division, each allotment is suitable for connection to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.
Dwelling	Except a detached dwelling that results in no more than one dwelling per allotment.
Fuel depot	
General industry	
Horse keeping where located within the Country Living Policy Area 10	
Hotel	
Intensive animal keeping	
Land division	Except where all allotments resulting from the division are not in the policy area and over 5000 square metres.
Land division within the Country Living Policy Area 10	Except where it is creating an allotment or allotments greater than 3000 square metres in area, or greater than 5000 square metres in area if not connected to sewer, Community Wastewater Management Scheme or an on-site aerobic treatment system.
Motor repair station	

Form of development	Exceptions
Petrol filling station	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 80 square metres or less.
Special industry	
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*.

Settlement Zone

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

OBJECTIVES

- 1 A mixed use village environment with small collection of low-density dwellings, holiday accommodation, recreation and community facilities.
- 2 Small-scale services and facilities grouped together to service the requirements of the local community and the visiting public.
- 3 Low density residential development contained within the boundaries of the settlement.
- 4 Retention and enhancement of the small coastal township character of Carpenter Rocks, Pelican Point, Blackfellows Caves, Nene Valley and Racecourse Bay.
- 5 Development within Carpenter Rocks to provide facilities associated with tourism.
- 6 Development within Blackfellows Caves and Racecourse Bay to include domestic scale facilities associated with the fishing industry.
- 7 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone relates to the coastal settlements of Carpenter Rocks, Pelican Point, Blackfellows Caves, Nene Valley and Racecourse Bay. Development within the zone at Carpenter Rocks and Racecourse Bay should have regard to protected species within the area that should be protected from development.

An important aspect of the zone relating to the settlements is that it abuts the **Coastal Open Space Zone**. Therefore some of the land is low lying and may be affected by coastal flooding and development will need to be built to specific levels to minimise the risk from coastal flooding. Land at Carpenter Rocks, Nene Valley, Racecourse Bay and Pelican Point adjacent to the coast may also be affected by coastal erosion. Accordingly, new development within the zone will need to incorporate appropriate coastal protection measures. It is also envisaged that new development in the zone will be designed to have regard to the coastal setting and character of the area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - community facility
 - dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - dwelling addition
 - local community facility
 - recreation area
 - restaurant
 - shop or group of shops under 250 square metres in size

- supported accommodation
 - tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.
 - 3 Business and commercial development should be limited in scale and function to service the local requirements of the settlement and travellers using the main road.
 - 4 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

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Local service facilities should be grouped together in proximity to existing facilities.
- 7 Public access along the foreshore should be provided.
- 8 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:

(a) site levels and building floor levels, to comply with the Council's 'Hazard Risk Minimisation' standards as shown in the table below:

Location	Minimum Site Level (AHD)	Minimum Building Floor Level (AHD)
Carpenter Rocks	1.90	2.15
Pelican Point	2.20	2.45
Blackfellows Caves	1.90	2.15
Nene Valley	1.75	2.00
Racecourse Bay	1.70	1.95

- (b) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 9 Development should be set back a minimum of 20 metres from the seaward allotment boundary to allow for future coast protection works if required.
 - 10 Land should not be filled in a way that blocks views from an existing dwelling or public open space to the coast.
 - 11 Building height should be graduated away from the coast and foreshore.
 - 12 Building development at Nene Valley, between the coast and Glynn Drive/Ashby Drive, should be restricted to detached, single storey dwellings with low-pitched roof design and minimal site build-up and elevation above natural ground level.
 - 13 Building development at Bungaloo Bay, between Pelican Point Road and the coast, should be restricted to detached, single storey dwellings with low-pitched roof design.

14 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	3 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	8 metres

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

Parameter	Value
Maximum floor area	108 square metres
Maximum building height (from natural ground level)	5 metres
Maximum wall height (from natural ground level)	4 metres
Minimum setback from side and rear boundaries	1 metres
Minimum setback from a public road or public open space area	8 metres

16 New development located adjacent to Bucks Lake Game Reserve at Carpenter Rocks should provide a buffer of at least 50 metres between the reserve and future new development.

17 New development in Carpenter Rocks should not occur without suitable connection to electricity services and the provision of an appropriate stormwater/wastewater system.

Land Division

18 Land should not be divided unless the resultant allotments are greater than 1200 square metres unless the allotment can be connected to an approved sewerage treatment and disposal system.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Crematorium	
Dairy	
Fuel depot	

Form of Development	Exceptions
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Residential flat building	
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*.

Town Centre Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The Town Centre at Port MacDonnell is generally focused in the area of Bay Road, Sea Parade, Charles Street and Elizabeth Street. It also contains the Council Branch Office and the frontages to the coast between Standish Street / Bay Road and Bookey Street.

The role of the zone is to include a range of retail, commercial uses and community uses to serve the district as well as a mix of residential and tourist accommodation. The development of retail, commercial and community uses will ensure that the impacts on existing residents are minimised. It is expected that new development will be designed to have regard to the seaside frontage and coastal setting of the township.

An important aspect of the zone at Port MacDonnell is that it abuts the coastal zone and some of the land is low lying and has been subject to both coastal flooding and erosion. Council has put in place a coastal erosion protection strategy that addresses this risk and Council will maintain the rock protection to meet the present and future erosion risk that may occur as a result of climate change. Portions of this zone are also low lying and may be affected by coastal flooding and development will need to be built do specific levels to minimise the risk from coastal flooding.

Many of the recognised early heritage buildings that were originally established in the town are located within the town centre. Development will protect, maintain and enhance the existing heritage buildings and character within the area.

Future development in the zone will have regard to opportunities for streetscaping within the town centre including street tree infill opportunities and undergrounding of power, particularly in Standish Street, Meylin Street, Charles Street and Sea Parade. Also opportunities for improvements to signage including at the town entry, and enhancement of pedestrian amenity through the provision of high quality consistent street furniture and paving.

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.

Form and Character

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

4 The materials used, external appearance, siting, scale of buildings and structures should preserve and enhance the amenity of the locality.

5 Development should include appropriate landscaping, with plant species indigenous to the locality, which are low maintenance and tolerant of the coastal setting.

6 Development including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply:

- (a) site levels are at least 1.85 metres Australian Height Datum
- (b) building floor levels are at least 2.10 metres Australian Height Datum
- (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	

Form of development	Exceptions
Major public service depot	
Residential flat building	
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

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

OBJECTIVES

- 1 Services and facilities grouped together to serve the local community and the visiting public.
- 2 Conservation and enhancement of the main road streetscape and scenic rural setting of the township.
- 3 Retention and enhancement of the small rural township character of Tarpeena, Allendale East, Kongorong and Donovans.
- 4 Development within Tarpeena to maintain its service function to the surrounding forestry operations.
- 5 Development within Donovans to provide facilities associated with tourism.
- 6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone relates to the rural country townships of Tarpeena, Kongorong, Allendale East, Donovans and Yahl.

It is envisaged that each location will continue to function as a small township and display a country town character. The role of the zone will be for predominantly low density residential and minor support facilities centred on the main road.

Allotment 101, part section 522 in DP26500, CT Volume 5396 Folio 866 contains a former cheese factory. This site and adjoining sites should not be developed until it is demonstrated that the land is or will be suitable for its intended use.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- 3 Residential development should be mainly in the form of low-density **single** detached dwellings.
- 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 **Building development should have no more than two storeys or have a maximum height above the naturally occurring ground level in excess of 8 metres.**
- 8 **All development providing for human habitation should be connected to a rainwater storage tank with a capacity of not less than 22 000 litres unless a reticulated water supply system is available.**
- 9 **Development in Kongorong should not occur without suitable connection to electricity services and the provision of an appropriate stormwater/wastewater system.**
- 10 **Within Donovans, access to the Glenelg River frontage should be restricted to the existing public road reserves and public access points.**
- 11 **Within Donovans and Kongorong, all new residential development on allotments that interface with the adjoining primary production area that is set back less than 40 metres from the zone boundary should provide an adequate buffer to minimise potential impacts, including vegetative planting and solid fencing.**

Land Division

- 12 **Land division should not create any allotment having an area of less than 1200 square metres unless the allotment can be connected to an approved sewerage treatment and disposal system.**

Yahl Policy Area 11

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

OBJECTIVES

- 1 Low density residential development contained within the boundaries of the township.
- 2 Small-scale services and facilities grouped together to meet the needs of the local community and the visiting public.
- 3 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The desired character of Yahl is a continuation of the small rural character of the township that has been evident throughout its long history. This desired character can be further described in relation to the four quadrants of the intersection of Yahl Hall Road and Yahl Main Road. The original residential subdivision of the town occurred in the north west section on either side of Church Street. It is characterised by low scale and low density residential development. There are larger low density allotments on the main approach roads into the town and the primary school, and low density allotments on Lange Road. In the south western corner is the existing oval and hall complex and the area proposed for residential development. A bike track is located on the southern side of Yahl Hall Road.

The desired use of land in the policy area is expected to be predominantly low density residential development with minor support facilities. Land division will be capable of achieving the low density character and to allow for appropriate on-site effluent treatment and disposal. Development along the approach roads including buildings and landscaping are to be of high quality to promote an attractive entrance to the township. It is expected that fences adjacent to the bike track will be of a semi-transparent nature to ensure adequate sightlines for motorists, pedestrians and cyclists. All new development at the interface with the **Primary Production Zone** and the **Horticulture Policy Area 8** will include a landscape buffer similar to the existing development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - low density residential development
 - associated services and facilities.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should generally be in accordance with [Concept Plan Map Gra/10 - Yahl Township Policy Area](#).
- 4 The nature and scale of non-residential development should not adversely affect the amenity of neighbouring dwellings and should be screened by landscaping incorporating locally indigenous species or other means to minimise any adverse visual impact.

- 5 Urban-type development should not occur in this area unless it is able to be readily and economically provided with water, electricity, telecommunications and other essential public utilities, and provided effluent can be satisfactorily treated.
- 6 The keeping of animals should only occur where the scale and management of that use, and the design and siting of associated facilities would not affect adversely the amenity of the locality.
- 7 The size, distribution and density of allotments contained in any land division within the area should be designed to avoid any cumulative adverse impacts associated with on-site household wastewater disposal on nutrient and microbial concentrations in local and regional groundwater systems.
- 8 All development requiring on-site treatment and disposal of effluent should utilise an aerobic wastewater treatment system.
- 9 Building development should have no more than two storeys or have a maximum height above the naturally occurring ground level in excess of 8 metres.
- 10 All development providing for human habitation should be connected to a rainwater storage tank with a capacity of not less than 22 000 litres unless a reticulated water supply system is available.
- 11 New development along Yahl Main Road, Yahl Hall Road and Lange Road should be low density residential development on large allotments to provide an attractive approach to the township.
- 12 All new residential development on allotments that interface with the adjoining **Primary Production Zone** or the **Horticultural Policy Area 8** should be located at least 40 metres from the boundary and should include vegetative plantings specially designed to minimise potential chemical spray drift across the boundary.
- 13 Development, including land division, should not occur where site contamination has been identified or is suspected unless either (a) or (b) are satisfied:
 - (a) the site(s) has/have been assessed and remediated as necessary to ensure they are suitable 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 and land in the locality.
- 14 Development should be designed to minimise consumption of non-renewable water resources through the application of an appropriate range of techniques including provision of rainwater tanks, encouraging reuse of stormwater on-site and controlling stormwater runoff from the site.

Land Division

- 15 Land division should not create any allotment having an area of less than 1200 square metres unless the allotment can be connected to an approved sewage treatment and effluent disposal system.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Builders yard	Except where located outside the Yahl Policy Area 11 .
Commercial Forestry	
Crematorium	
Dairy	
Farm building	Except where located outside the Yahl Policy Area 11 .
Fuel depot	
Horse keeping	
Horticulture	
Industry	Except where located outside the Yahl Policy Area 11 .
Intensive animal keeping	
Junk Yard	Except where located outside the Yahl Policy Area 11 .
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is 250 square metres or less .
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*.

Table Section

Table Gra/1 - Building Setbacks from Road Boundaries

Road Boundary	Setback distance from road boundary (metres)
All roads within the Primary Production Zone excluding the Horticulture Policy Area 8	50
Bay Road, Nelson Road and Carpenter Rocks Road within the Horticulture Policy Area 8, Rural Living Zone and Industry Zone	50
Jubilee Highway East within the Horticulture Policy Area 8	50
All remaining roads within the Horticulture Policy Area 8	20
Riddoch Highway within the Industry Zone and Rural Living Zone	50
Millicent Road within the Industry Zone	20
Tollner Road, Milton Street, Ridge Road, Hutchinson Road and Post Office Road within the Industry Zone	20
All remaining roads within the Industry Zone	8
All Roads within the Coastal Conservation Zone	50
All Roads within the Coastal Open Space Zone	50
All other roads	8 metres to the primary road frontage and a 5 metre side road setback where the allotment is located on a corner, unless otherwise specified in the zone or policy area principles.

Table Gra/2 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Aged persons home/retirement village	1 per residential unit plus 1 per 4 units for visitor car parking.
Bowling club	10 per bowling green.
Bulky goods outlet	1 per 30 square metres of total floor area.
Community centre	1 per 10 square metres of total floor area.
Consulting rooms	4 car parks per consulting room.
Funeral parlour	1 per 5 seats in a chapel or where no chapel is developed, 1 per 25 square metres of total floor area plus provision for the storage of vehicles operated by the parlour.
Guest house	1 per 2 beds.
Gymnasium	1 per 10 square metres of total floor area.
Hospital	1 per 2 beds.
Hostel	1 per 3 beds.
Hotel	1 per 2 square metres of total floor area available to the public in a public bar; plus 1 per 6 square metres of total floor area available to the public in a lounge bar or beer garden; plus 1 per 10 square metres of total floor area available to the public in a restaurant.
Meeting hall	1 per 5 seats capable of being accommodated in the building.
Motel	1 per room or residential unit plus 1 per 10 square metres of total floor area available to the public in a restaurant.
Non-residential club	1 per 5 square metres of total floor area accessible to club members.
Office/bank	1 per 25 square metres of total floor area with a minimum of four car parking spaces.
Petrol filling station	10 spaces for staff and customer use.
Restaurant	1 per 3 seats provided or capable of being provided.
Service trade premises	1 per 150 square metres of outdoor display area, plus 1 per 30 square metres of total floor area of office, indoor display area and spare parts sales, plus 1 per 75 square metres of total area of any servicing, repair, detailing or storage area.
Shop (excluding restaurant)	1 per 15 square metres of total floor area.

Table Gra/3 - Gateway Precinct Landscaping Schedule

Type of species	Height guidelines (metre(s))
Shrubs 0.5 – 2 metres	
Acacia myrtifolia (Red stemmed wattle)	0.5 to 1.5
Acacia verticillata (Prickly Moses)	1 to 2
Atriplex cinerea (Grey saltbush)	1
Bursaria spinosa (Christmas bush)	1 to 3
Correa reflexa (Native fuchsia)	0.5
Dianella revoluta (Flax-lily)	0.7
Grevillea lavandulacea (Lavender)	1
Hakea rugosa (Dwarf hakea)	0.5 to 2
Lomandra multiflora (Club rush)	0.5
Olearia ramulosa (Twiggy daisy bush)	1.5
Trees for wet areas	
Melaleuca squarrosa (Scented paperbark)	1 to 4
Trees for dry areas	
Acacia mearnsii (Black wattle)	to 12
Acacia melanoxylon (Blackwood)	8 to 10
Allocasuarina verticillata (Drooping sheoak)	5 to 10
Euc. baxteri (Brown stringy bark)	30
Euc. camaldulensis (Red gum)	20 to 40
Euc. leucoxyton (Blue gum)	30
Eucalyptus obliqua (Stringy bark)	30
Euc. viminalis (Manna gum)	20
Wetland species	Wetland species
(Type A) - For shallow ephemeral planting: <ul style="list-style-type: none"> ▪ Gahnia filum (Chaffy saw-sedge) ▪ Isolepis nodosus (Knobby club-rush) ▪ Leptocarpus tenax (Slender twine-rush) ▪ Restio tetraphyllus (Tassel cord-rush). 	(Type B) - For emergent planting – can take long periods of inundation: <ul style="list-style-type: none"> ▪ Phragmites australis (Common reed) ▪ Triglochin procera (Water-ribbons) ▪ Typha domingensis (Cumbungi).

Table Gra/4 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Lighthouse Road CAPE NORTHUMBERLAND VIA PORT MACDONNELL	Cape Northumberland Lighthouse	A1	F14678	CT 5487/768		10257
Mingbool Road MOUNT GAMBIER	Mingbool Homestead & Stables	A22	D58148	CT 5900/95		13899
Pinehall Avenue MOUNT GAMBIER	Dwelling ('Pine Hall')	A14	F21320	CT 5460/623		13900
Ruwoldt Road near MOUNT GAMBIER	Dwelling - German Style Cottage	A2	D15106	CT 5699/147		13893
640 McLeans Road MOUNT SCHANK	Mount Salt Limestone Track	A57	F935	CT 6152/401	b	26430
3 Charles Street PORT MACDONNELL	Dwelling (former Port MacDonnell Customs House, Courthouse, Telegraph Station and Police Station)	A138	T421001	CT 5150/407		10254
Dingley Dell Road PORT MACDONNELL	Dingley Dell Museum (former Dwelling of Adam Lindsay Gordon), Dingley Dell Conservation Park	A714	F195326	CT 5831/263		10256
Mount Gambier - Carpenters Rocks Road, near PORT MACDONNELL	Coola Shearing Shed	S41	H420100	CT 6042/411	a d	13912
North of Carpenters Rocks, near PORT MACDONNELL	Cape Banks Lighthouse, Canunda National Park	S526	H420800	CR 5393/99	b	13913
Caroline Forest HQ Road YAHL	Former Oast House and Attached Stone Building	A10	D58083	CT 5859/676		10239

Note: In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

Mapping Section

Map Reference Tables

Spatial Extent Maps

Bushfire Risk Maps

Concept Plan Maps

Map Reference Tables

Index Maps

Index Map Type

[Council Index Map](#)

Zone Maps

Zone Name	Zone Map Numbers
Airfield Zone	Gra/18
Caravan and Tourist Park Zone	Gra/16, Gra/17, Gra/31
Coastal Conservation Zone	Gra/2, Gra/3, Gra/4, Gra/5, Gra/6, Gra/7, Gra/9, Gra/10, Gra/11, Gra/12, Gra/13, Gra/23, Gra/24, Gra/25, Gra/26, Gra/27, Gra/31, Gra/32, Gra/40
Coastal Open Space Zone	Gra/4, Gra/6, Gra/7, Gra/8, Gra/23, Gra/24, Gra/25, Gra/26, Gra/27, Gra/29, Gra/30, Gra/31, Gra/39, Gra/40
Coastal Settlement Zone	Gra/27
Commercial Zone	Gra/37
Industry Zone	Gra/14, Gra/18, Gra/20, Gra/22, Gra/30, Gra/36, Gra/37
Open Space Zone	Gra/22, Gra/29, Gra/30
Primary Production Zone	Gra/1, Gra/2, Gra/3, Gra/4, Gra/5, Gra/6, Gra/7, Gra/8, Gra/9, Gra/10, Gra/11, Gra/12, Gra/13, Gra/14, Gra/15, Gra/16, Gra/17, Gra/18, Gra/19, Gra/20, Gra/21, Gra/22, Gra/23, Gra/24, Gra/25, Gra/27, Gra/28, Gra/29, Gra/30, Gra/31, Gra/32, Gra/33, Gra/34, Gra/35, Gra/36, Gra/37, Gra/38, Gra/39, Gra/40
Residential Zone	Gra/14, Gra/29, Gra/30, Gra/31, Gra/35
Rural Living Zone	Gra/8, Gra/9, Gra/10, Gra/11, Gra/14, Gra/15, Gra/16, Gra/17, Gra/19, Gra/28, Gra/30, Gra/32, Gra/34, Gra/35, Gra/36, Gra/37
Settlement Zone	Gra/23, Gra/24, Gra/25, Gra/26, Gra/32, Gra/39, Gra/40
Town Centre Zone	Gra/30
Township Zone	Gra/21, Gra/22, Gra/28, Gra/33, Gra/38

Policy Area Maps

Policy Area Name	Policy Area Map Numbers
Millicent Road Policy Area 1	Gra/14, Gra/36
Mount Schank Policy Area 2	Gra/20
Northern Gateway Policy Area 3	Gra/37
Penola Road Policy Area 4	Gra/18
Port MacDonnell Policy Area 5	Gra/30
Tarpeena Policy Area 6	Gra/22
Glenburnie Racecourse Policy Area 7	Gra/17
Horticulture Policy Area 8	Gra/14, Gra/16, Gra/17, Gra/38
Mount Percy Golf Course Policy Area 9	Gra/14, Gra/35
Country Living Policy Area 10	Gra/8, Gra/14, Gra/30
Yahl Policy Area 11	Gra/38
Infrastructure (Coastal) Policy Area 12	Gra/7
Restricted Development Policy Area 13	Gra/8, Gra/30, Gra/31
Low Density Policy Area 14	Gra/29

Precinct Maps

Precinct Name	Precinct Map Numbers
Precinct 1 Allendale East	Gra/28
Precinct 2 Bay Road	Gra/16
Precinct 3 Cafpirco Road	Gra/34, Gra/35
Precinct 4 Coastal	Gra/9, Gra/10, Gra/11, Gra/32
Precinct 5 Illman Road	Gra/14
Precinct 6 Mil Lel	Gra/37
Precinct 7 Mitchell Siding	Gra/36
Precinct 8 Sassanowsky Road	Gra/36
Precinct 9 Sherwin Road	Gra/15
Precinct 10 Suttontown	Gra/37
Precinct 11 Worrolong	Gra/19
Precinct 12 Wynham Road	Gra/16
Precinct 13 Princes Highway	Gra/36

Overlay Maps

Overlay Map - Type	Overlay Map Numbers
Location	Gra/1, Gra/2, Gra/3, Gra/4, Gra/5, Gra/6, Gra/7, Gra/8, Gra/9, Gra/10, Gra/11, Gra/12, Gra/13, Gra/14, Gra/15, Gra/16, Gra/17, Gra/18, Gra/19, Gra/20, Gra/21, Gra/22, Gra/23, Gra/24, Gra/25, Gra/26, Gra/27, Gra/28, Gra/29, Gra/30, Gra/31, Gra/32, Gra/33, Gra/34, Gra/35, Gra/36, Gra/37, Gra/38
Transport	Gra/1, Gra/8, Gra/9, Gra/10, Gra/11, Gra/13, Gra/14, Gra/15, Gra/16, Gra/17, Gra/18, Gra/20, Gra/22, Gra/28, Gra/30, Gra/31, Gra/32, Gra/36, Gra/37
Heritage	Gra/1, Gra/4, Gra/8, Gra/17, Gra/20, Gra/30, Gra/37
Natural Resources	Gra/1, Gra/10, Gra/13

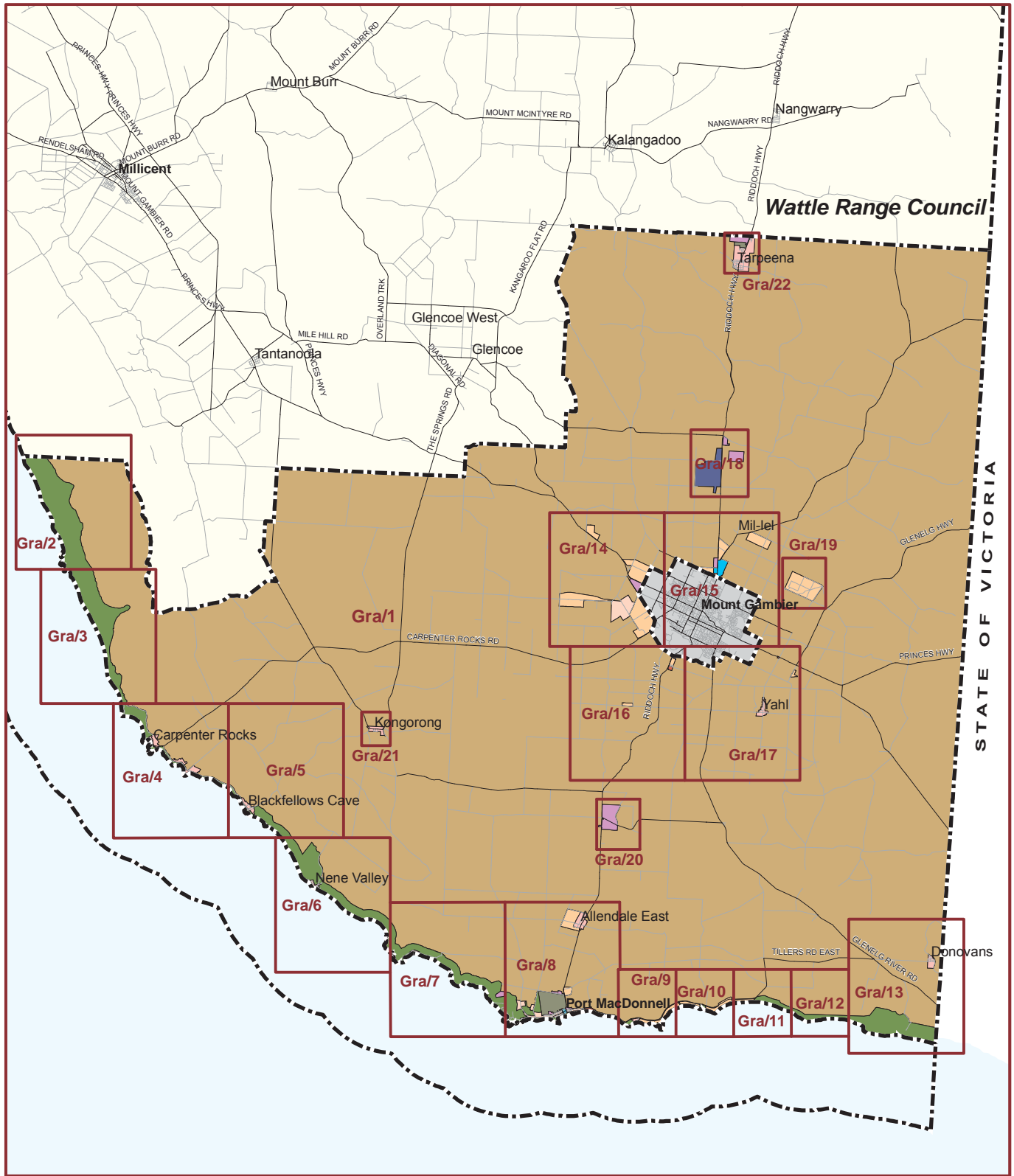
Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection - Bushfire Risk	Gra/1, Gra/2, Gra/3, Gra/4, Gra/5, Gra/6, Gra/7, Gra/8, Gra/9, Gra/10, Gra/11, Gra/12, Gra/13, Gra/14, Gra/15, Gra/16, Gra/17, Gra/18, Gra/19, Gra/20, Gra/21, Gra/22, Gra/23, Gra/24, Gra/25

Concept Plan Maps

Concept Plan Title	Concept Plan Map Numbers
Blue Lake Groundwater Capture Zone	Concept Plan Map Gra/1
Airfield Noise Exposure Contours	Concept Plan Map Gra/2
Western Gateway	Concept Plan Map Gra/3
Mount Schank Policy Area	Concept Plan Map Gra/4
Northern Gateway	Concept Plan Map Gra/5
Penola Road Policy Area	Concept Plan Map Gra/6
Area for Limited Development	Concept Plan Map Gra/7
Glenburnie Racecourse	Concept Plan Map Gra/8
Residential Golf Course Policy Area	Concept Plan Map Gra/9
Yahl Township Policy Area	Concept Plan Map Gra/10
Country Living Policy Area	Concept Plan Map Gra/11
Racecourse Bay	Concept Plan Map Gra/12
Port MacDonnell West	Concept Plan Map Gra/13

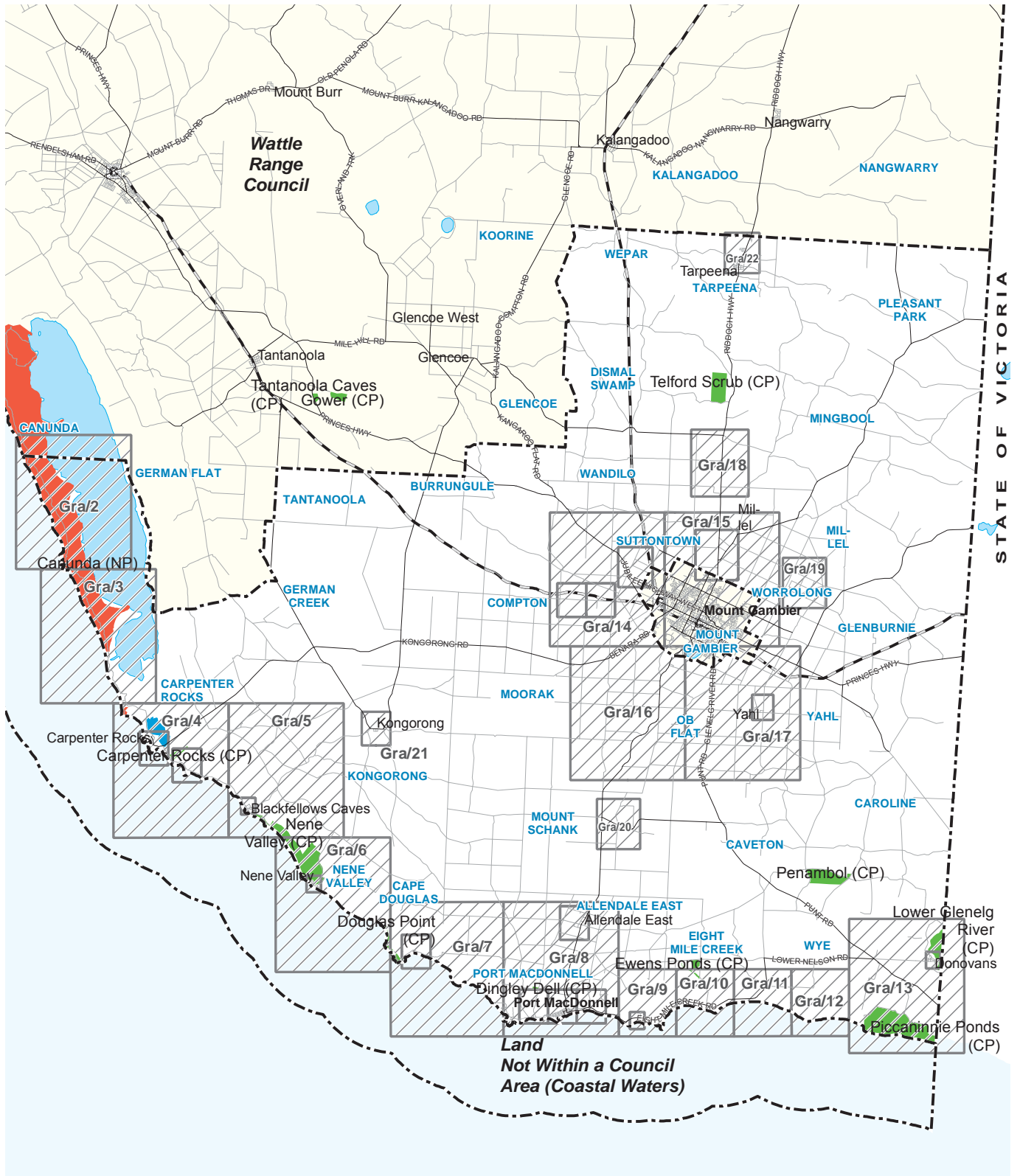
Spatial Extent Maps










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 Gra/1 to Map Gra/40 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.



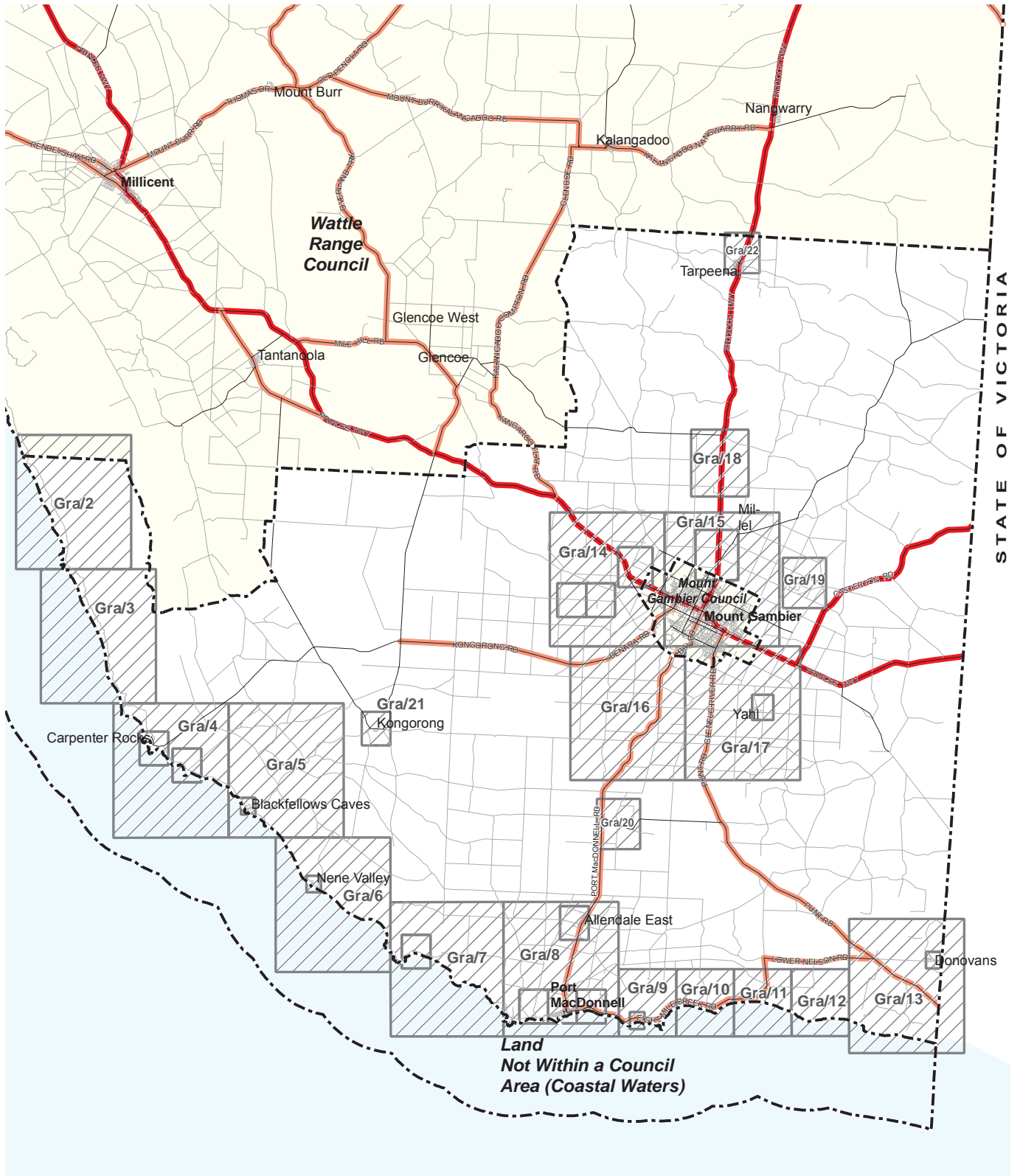
Council Index Map



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



Location Map Gra/1



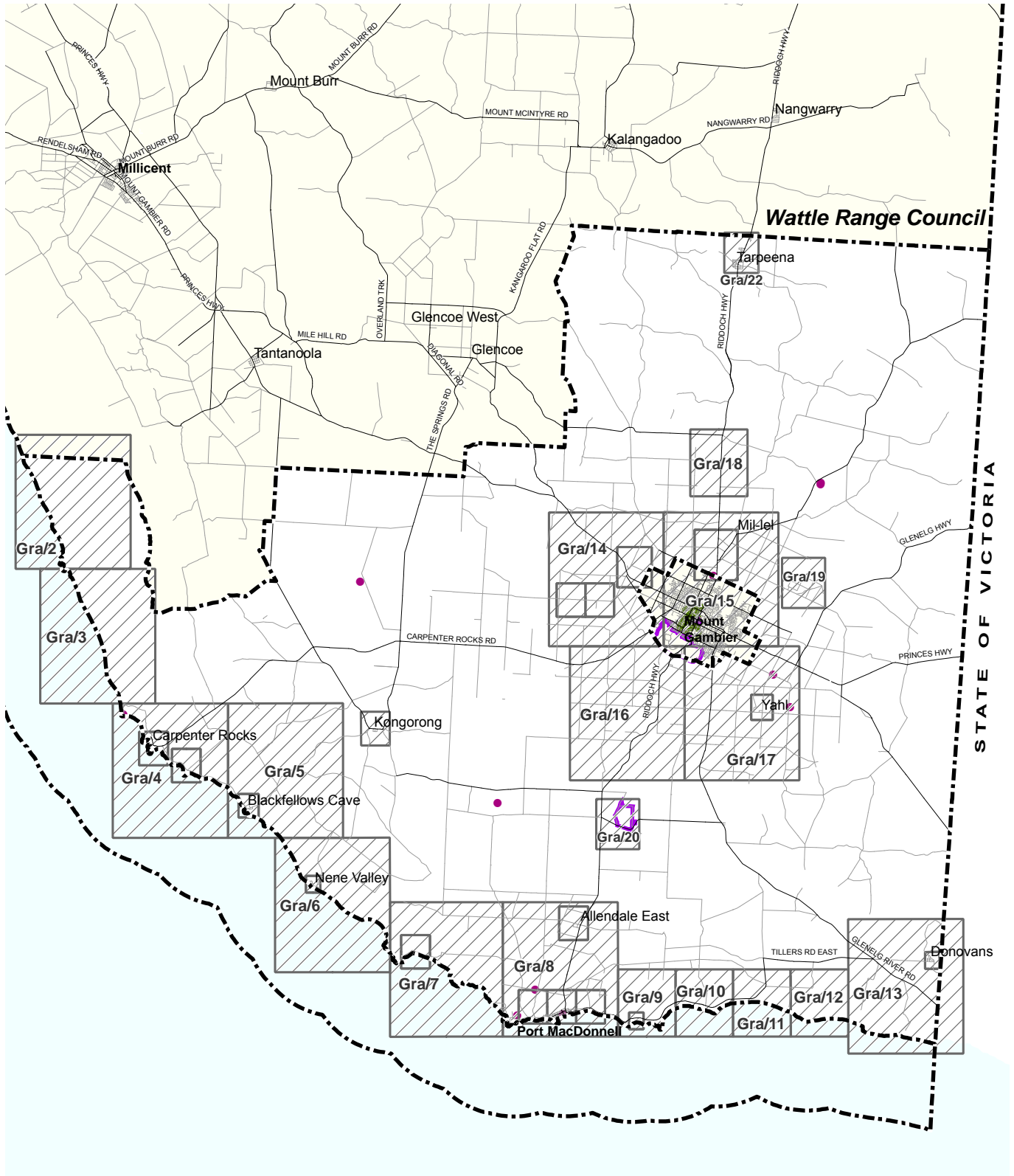
STATE OF VICTORIA



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

Overlay Map Gra/1

TRANSPORT



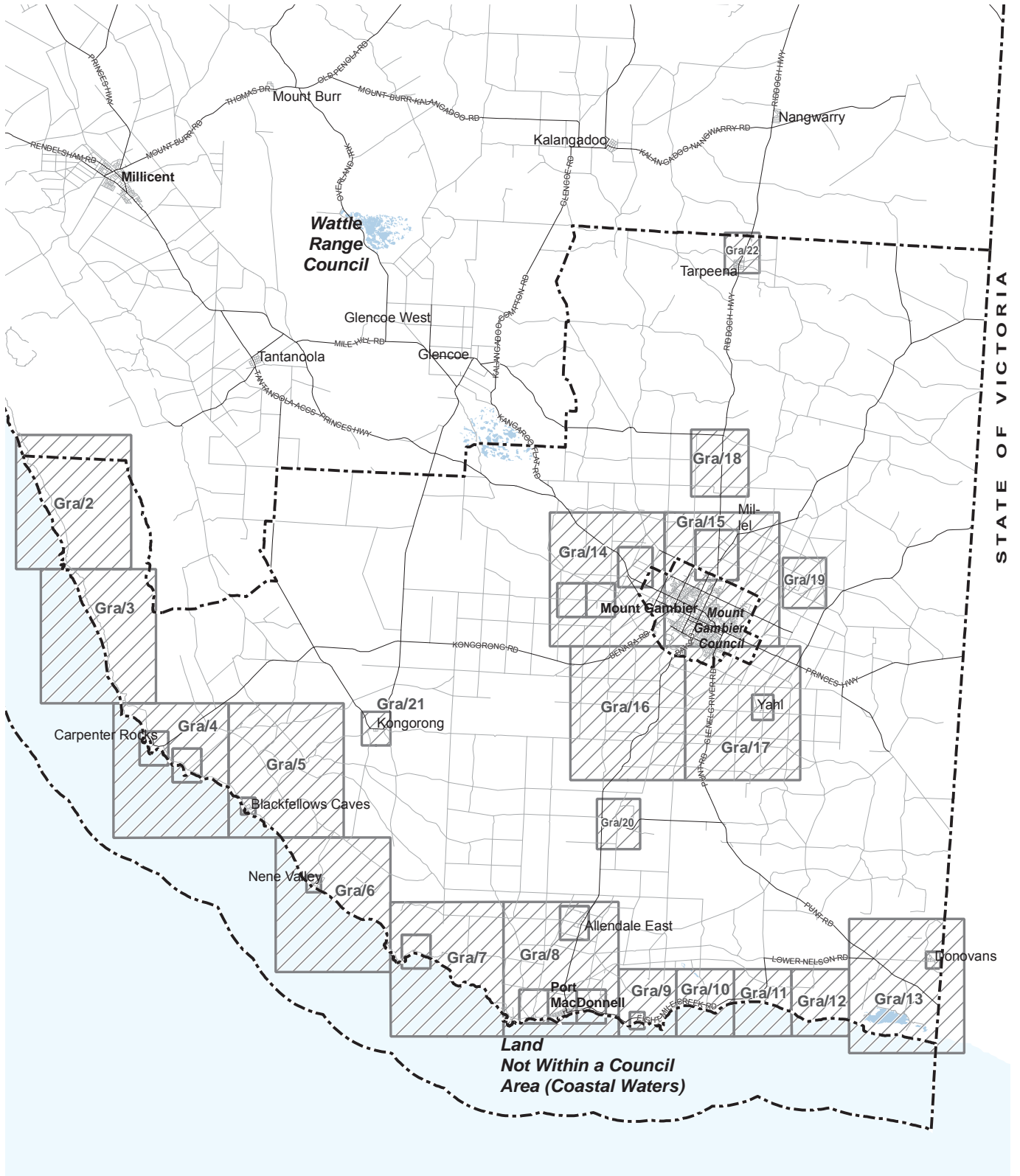
Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.



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

Overlay Map Gra/1

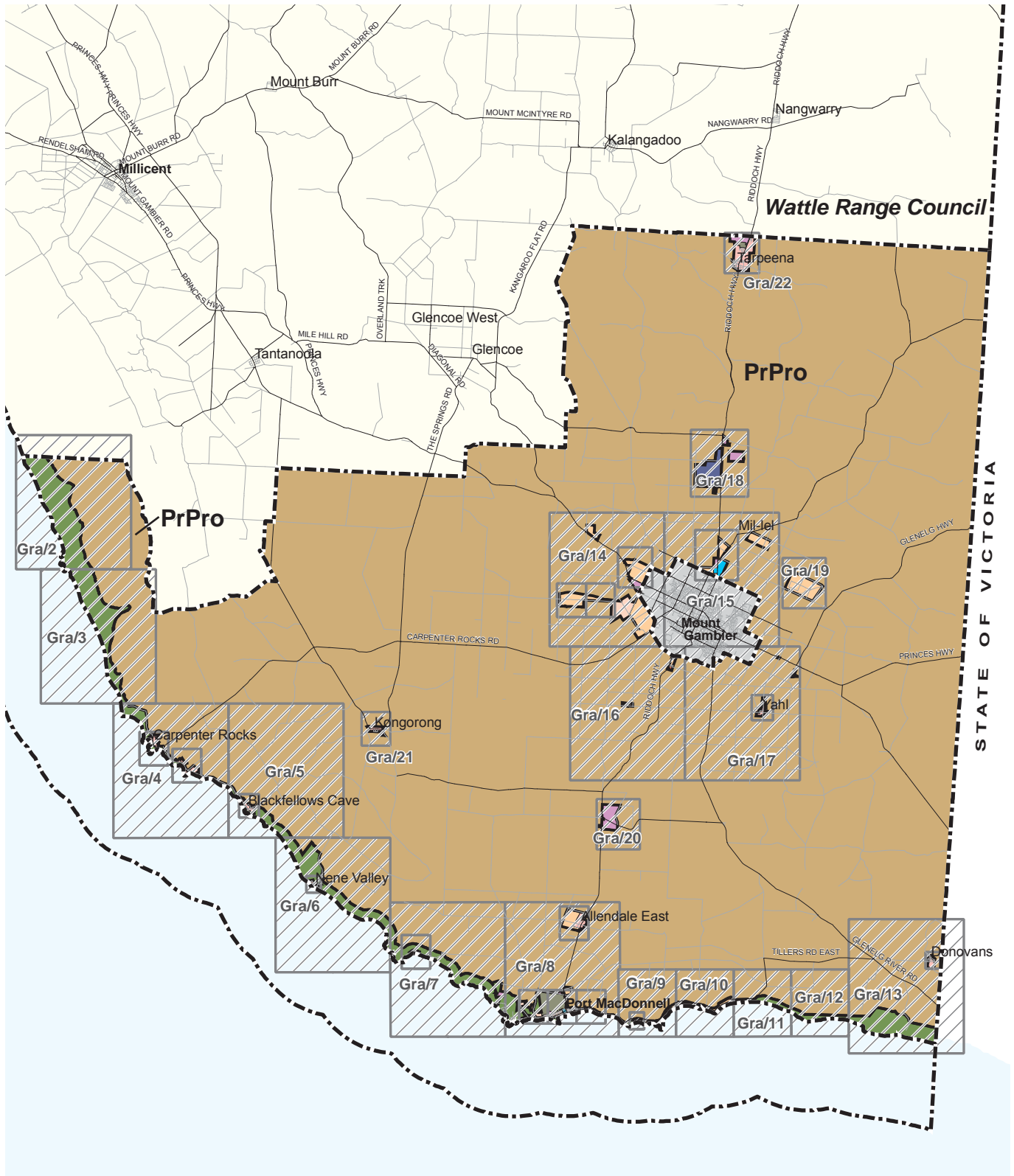
HERITAGE



Overlay Map Gra/1

NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



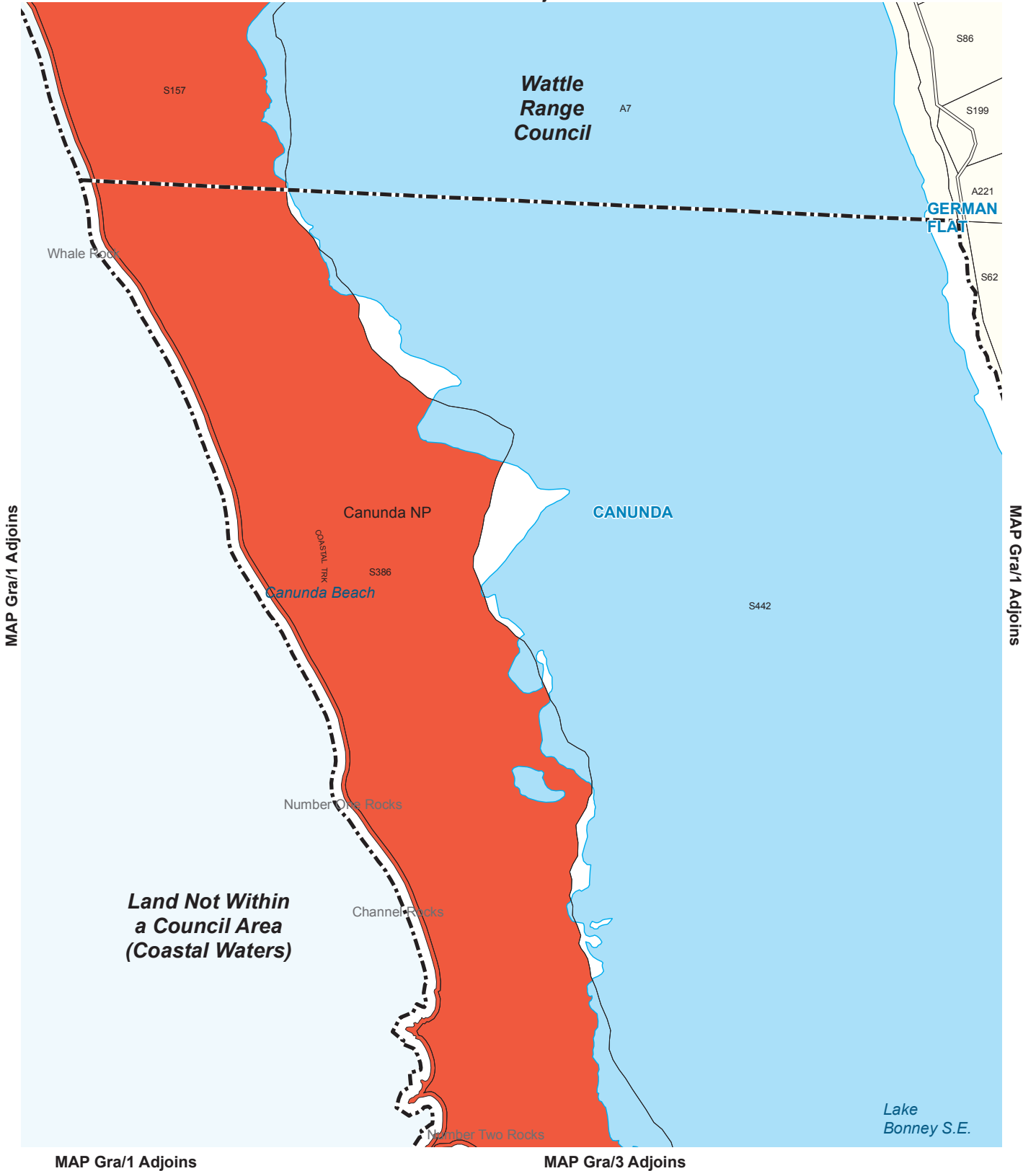
See enlargement map for accurate representation.



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

Zone Map Gra/1

MAP Gra/1 Adjoins



MAP Gra/1 Adjoins

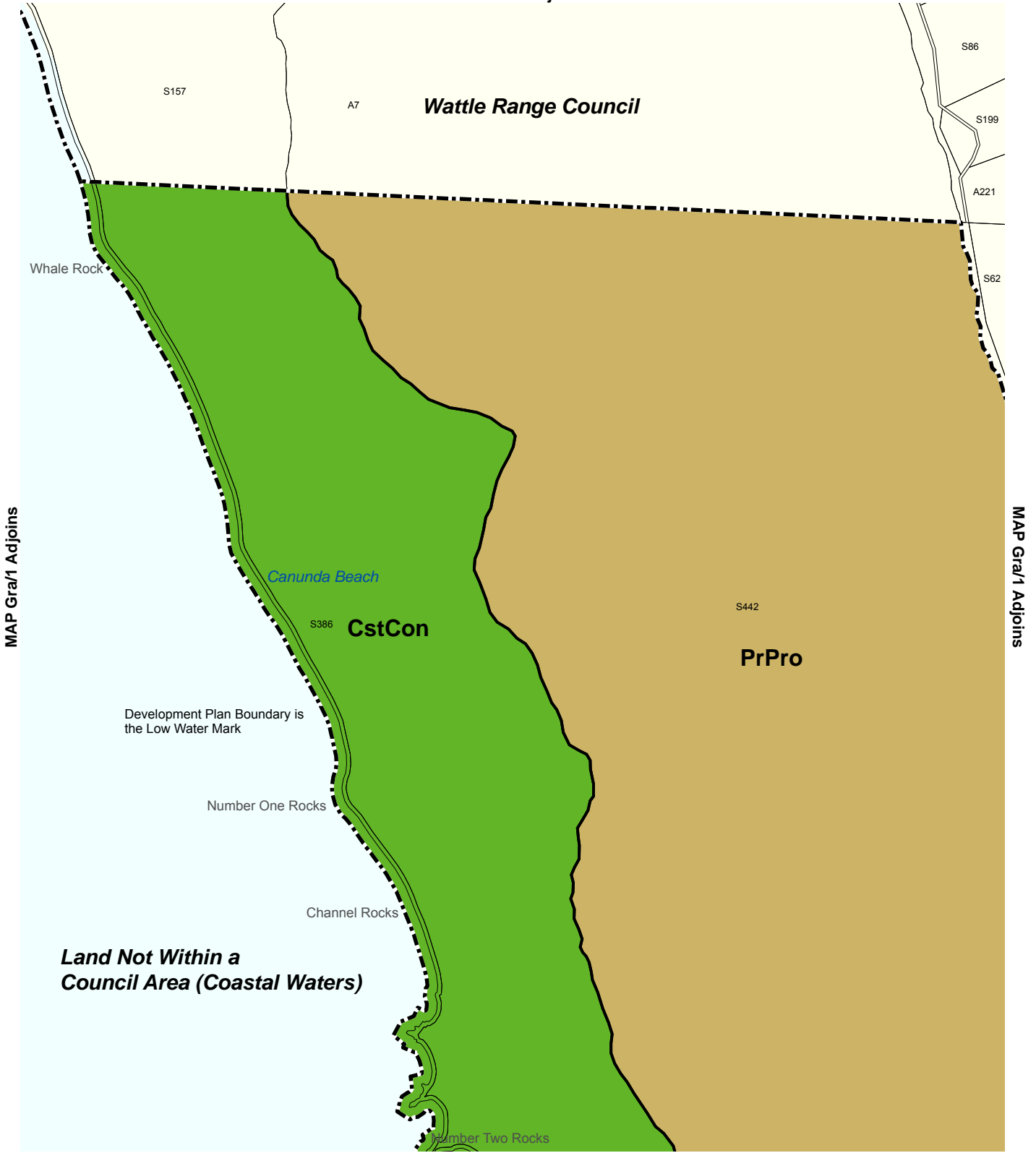
MAP Gra/3 Adjoins



Location Map Gra/2

- National Park
- Waterbodies
- Development Plan Boundary

MAP Gra/1 Adjoins



MAP Gra/1 Adjoins

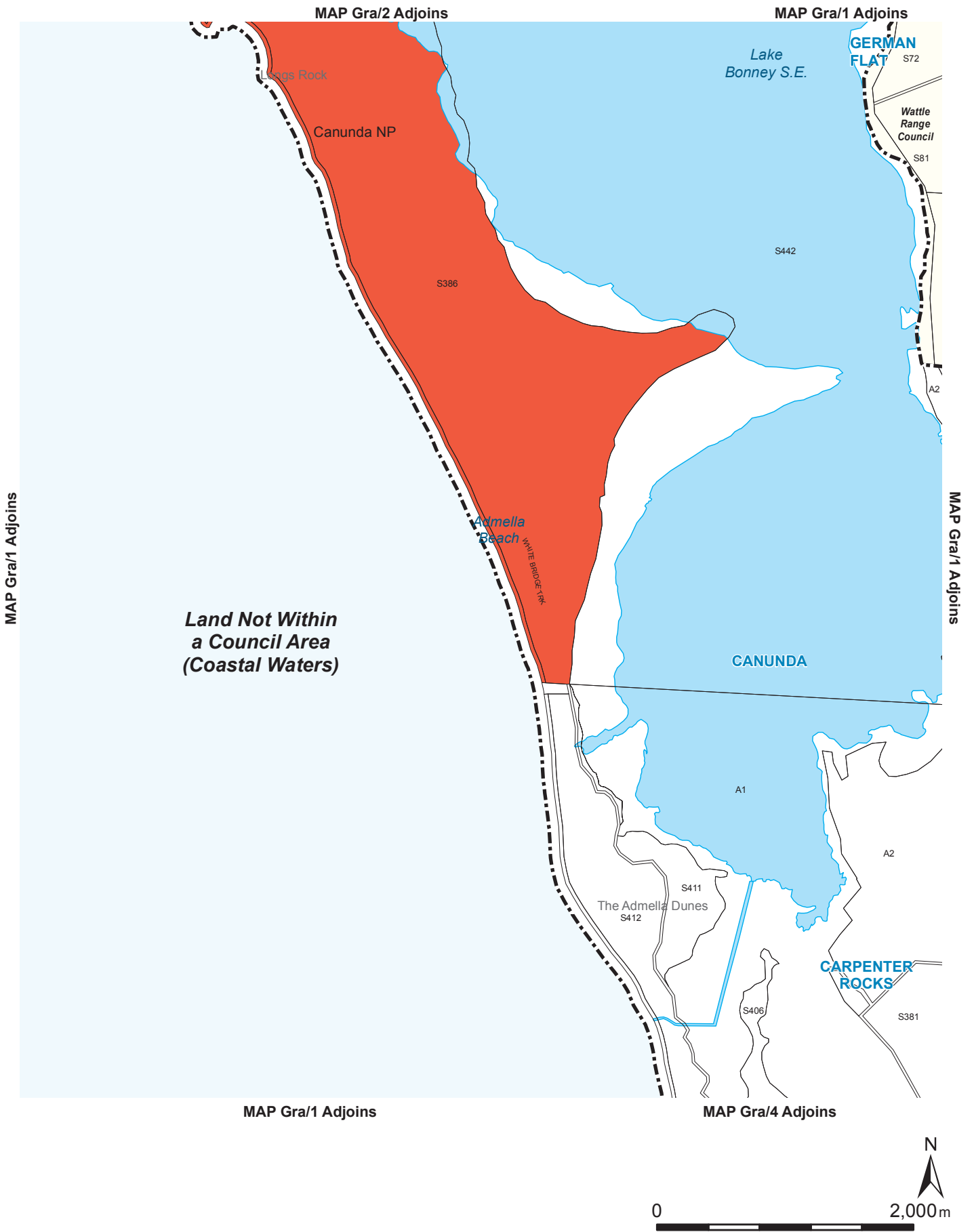
MAP Gra/3 Adjoins

Lamberts Conformal Conic Projection, GDA94



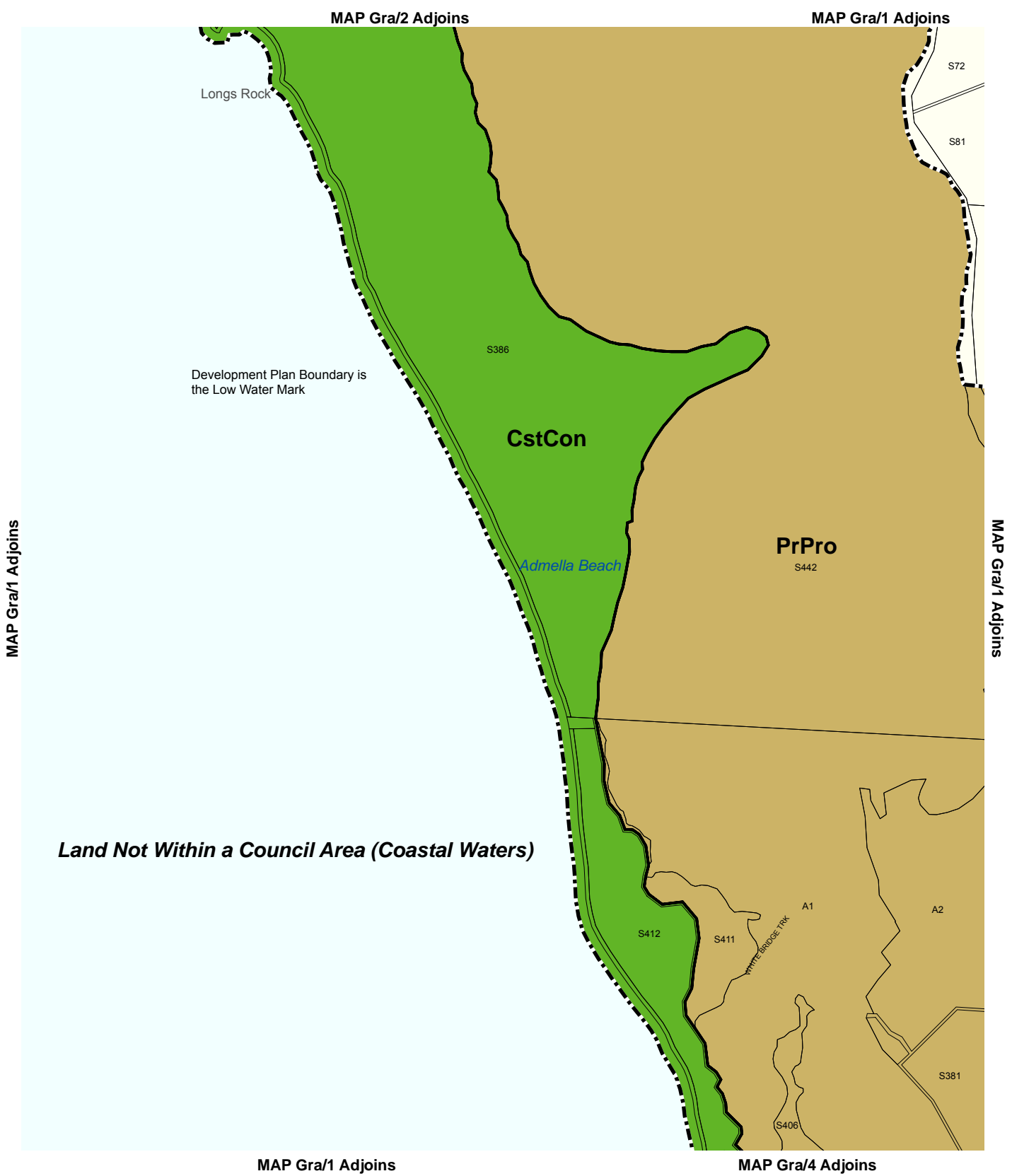
- Zones**
- CstCon Coastal Conservation
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Gra/2



- National Park
- Waterbodies
- Development Plan Boundary

Location Map Gra/3

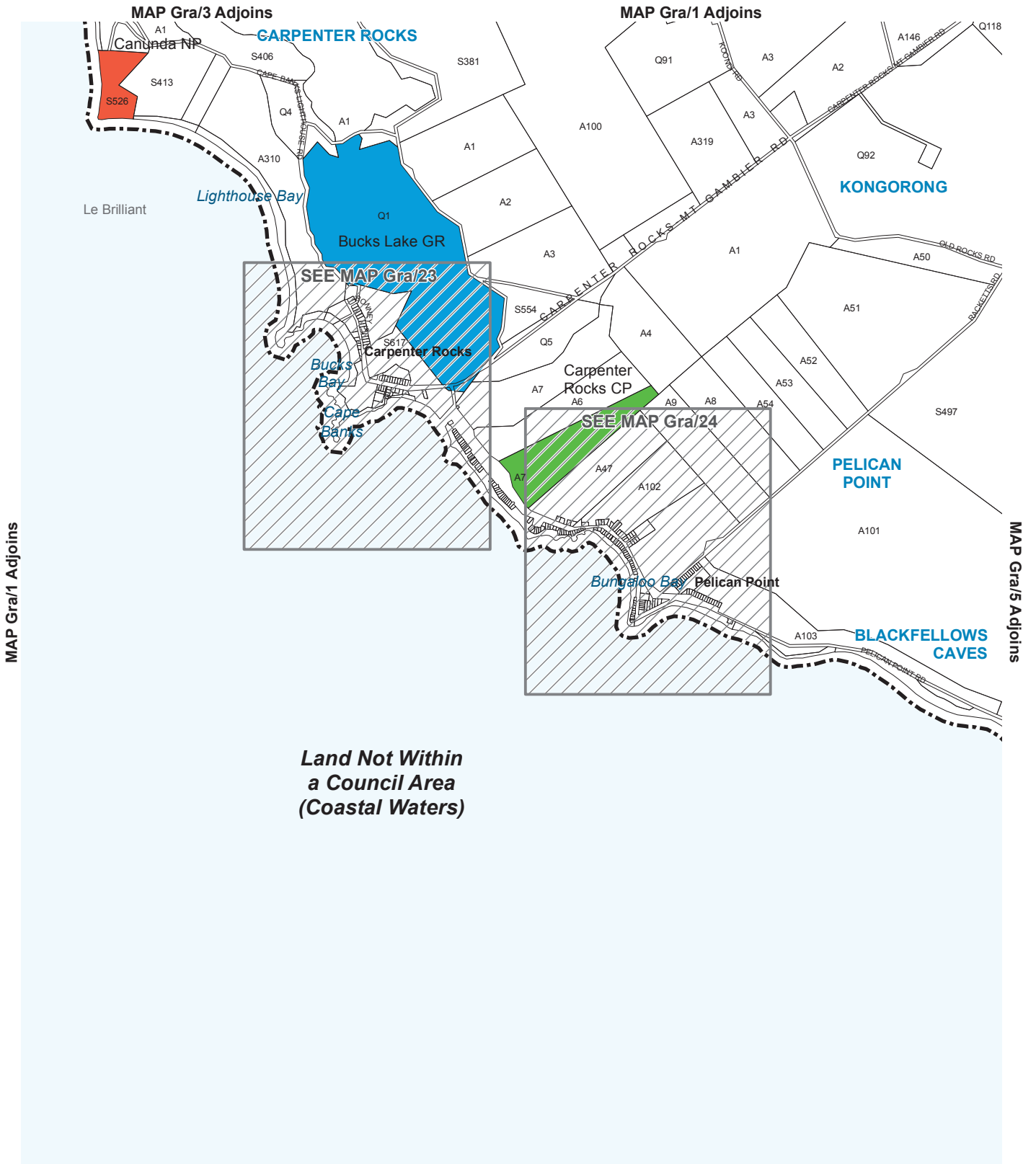


Lamberts Conformal Conic Projection, GDA94

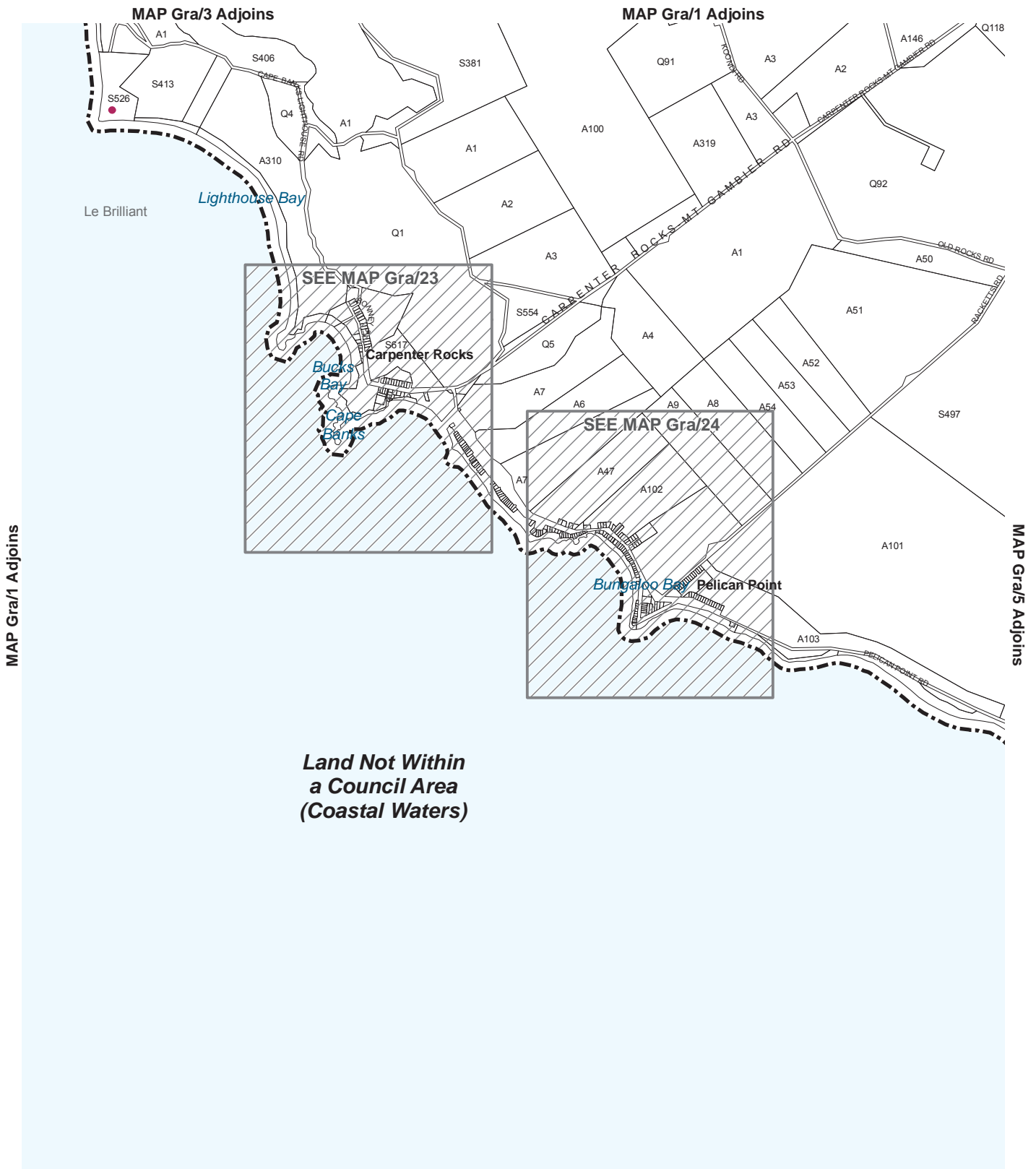


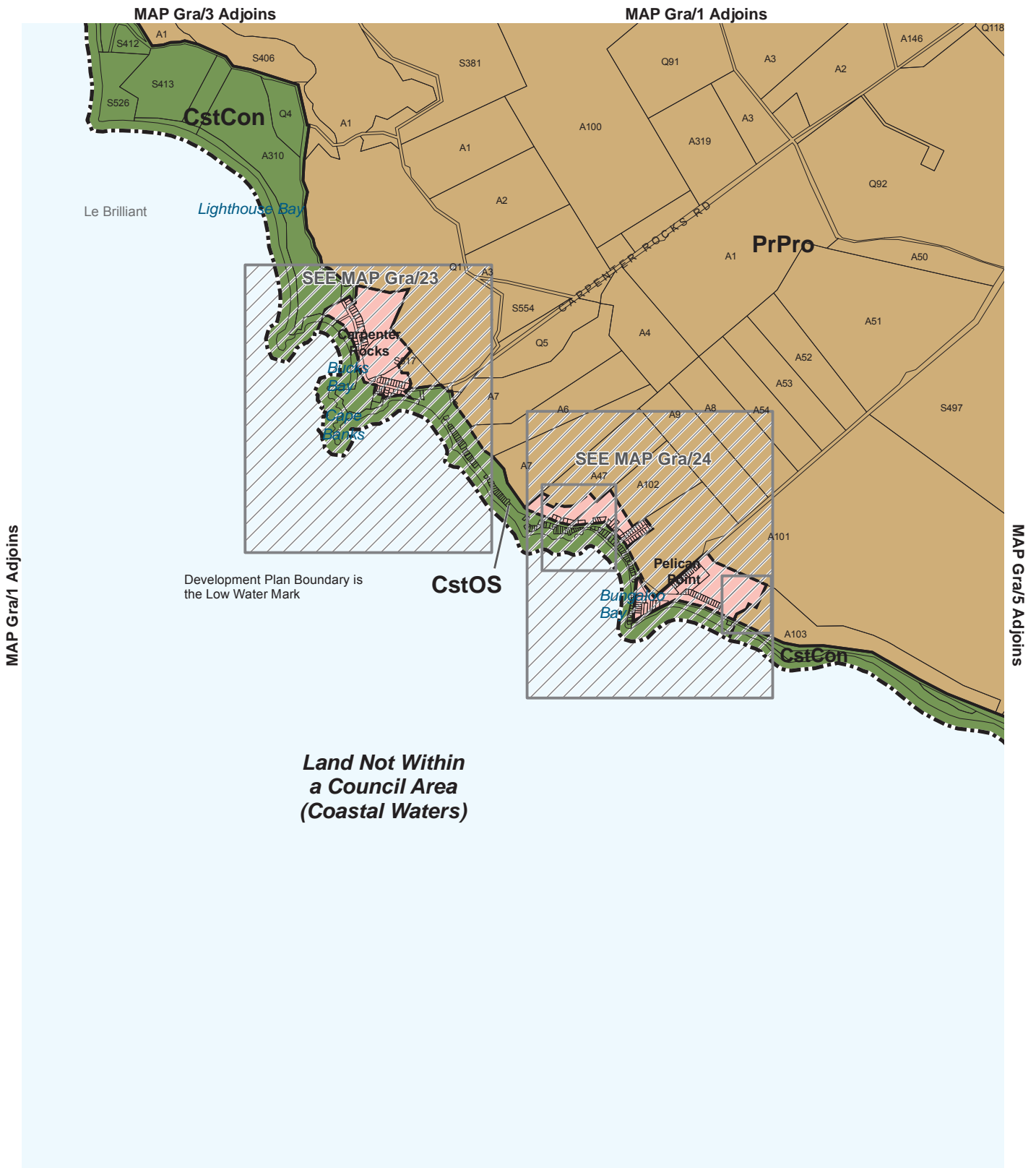
- Zones**
- CstCon Coastal Conservation
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Gra/3



Location Map Gra/4





See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

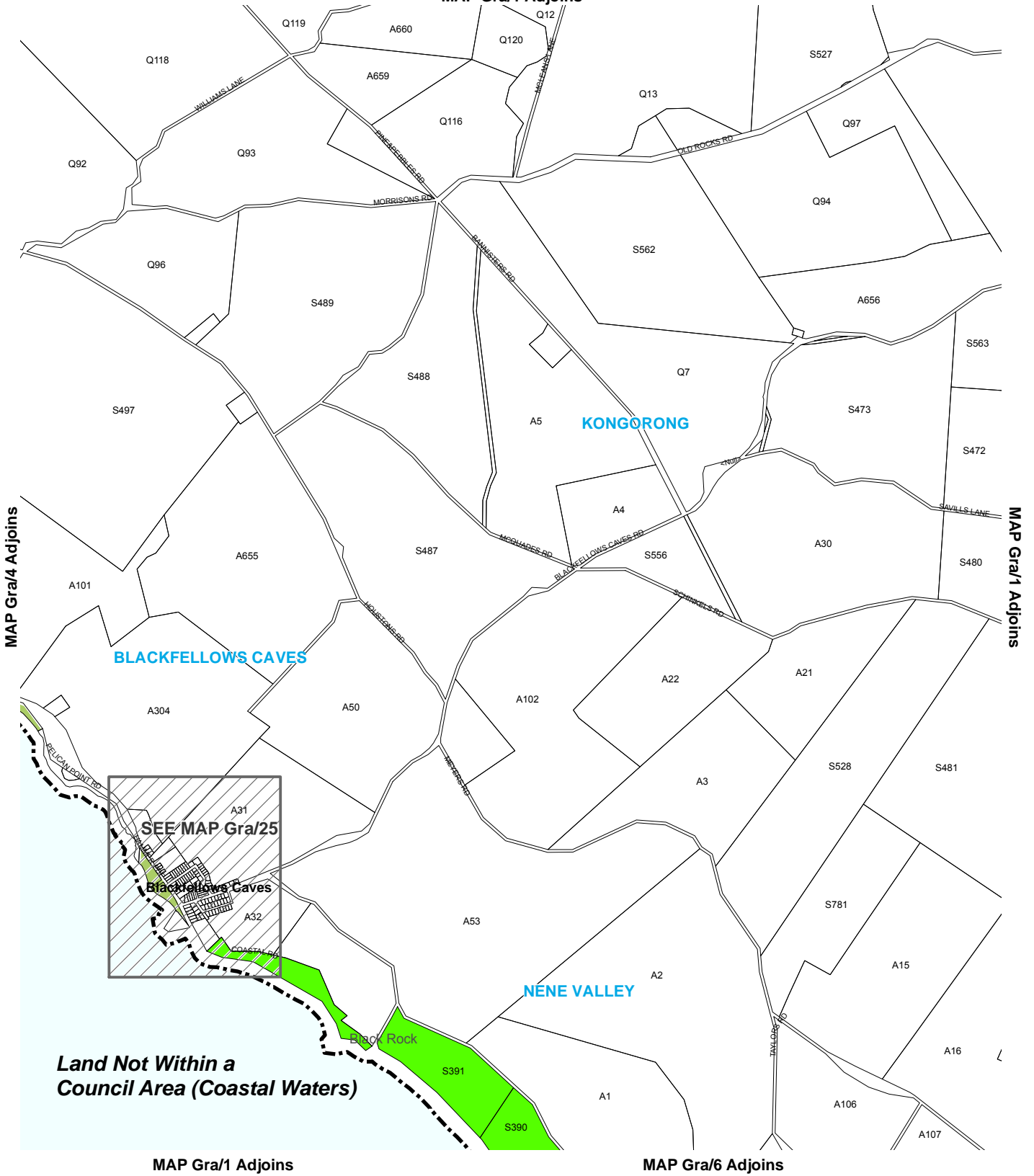


Zones

- CstCon Coastal Conservation
- CstOS Coastal Open Space
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

Zone Map Gra/4

MAP Gra/1 Adjoins

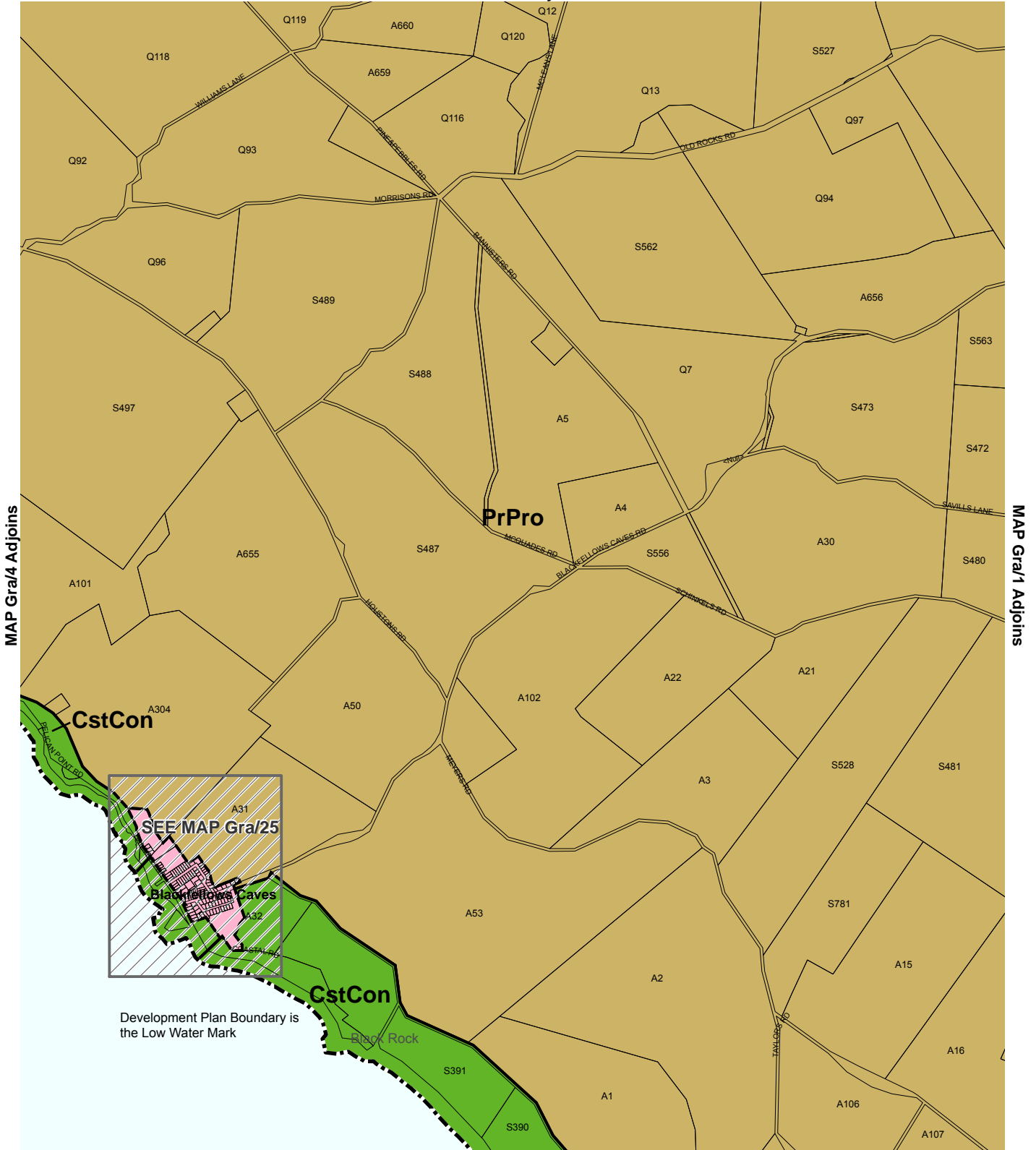


- Local Reserves
- Conservation Park
- Development Plan Boundary



Location Map Gra/5

MAP Gra/1 Adjoins



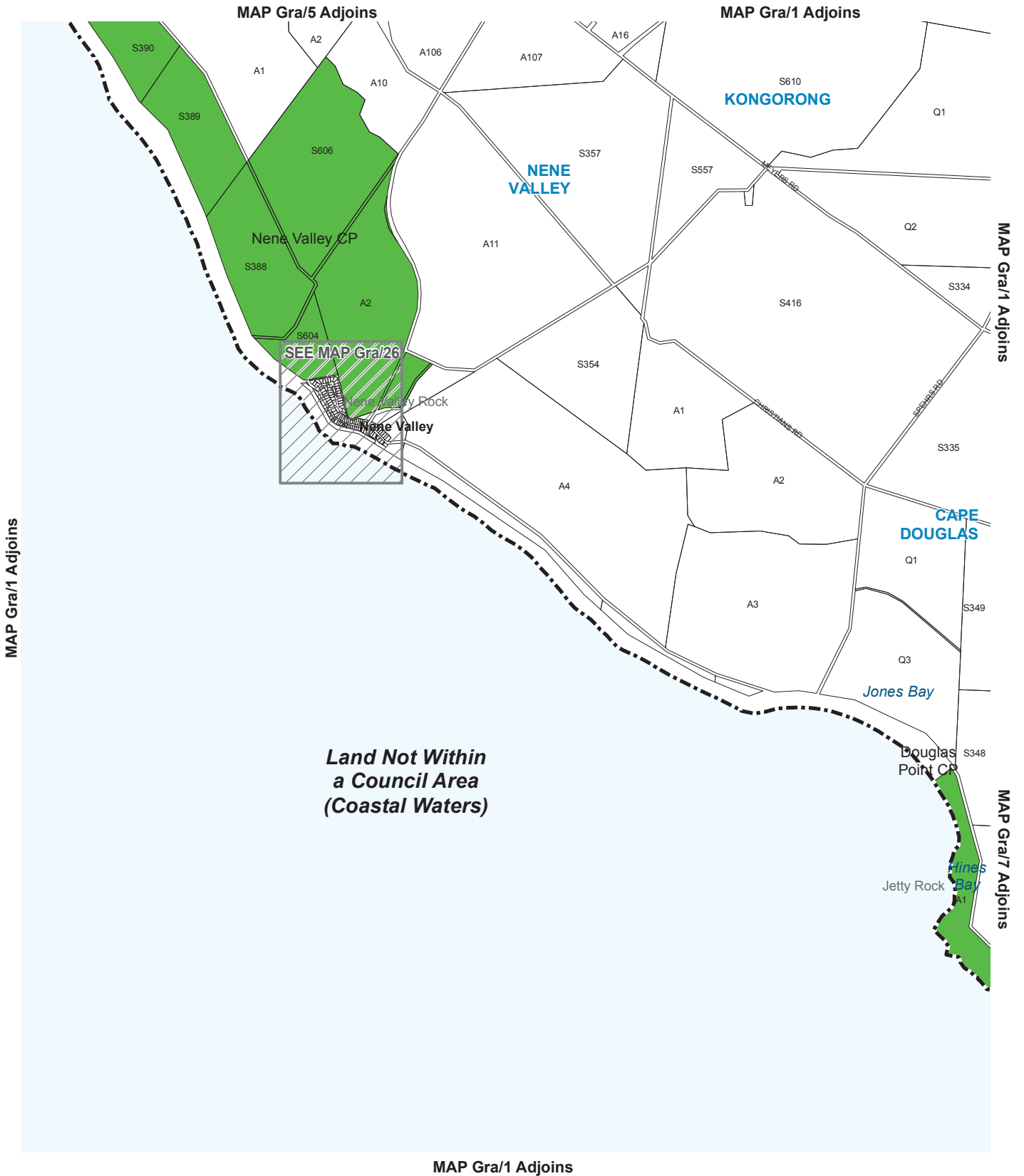
MAP Gra/1 Adjoins
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

MAP Gra/6 Adjoins



- Zones**
- CstCon Coastal Conservation
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Gra/5

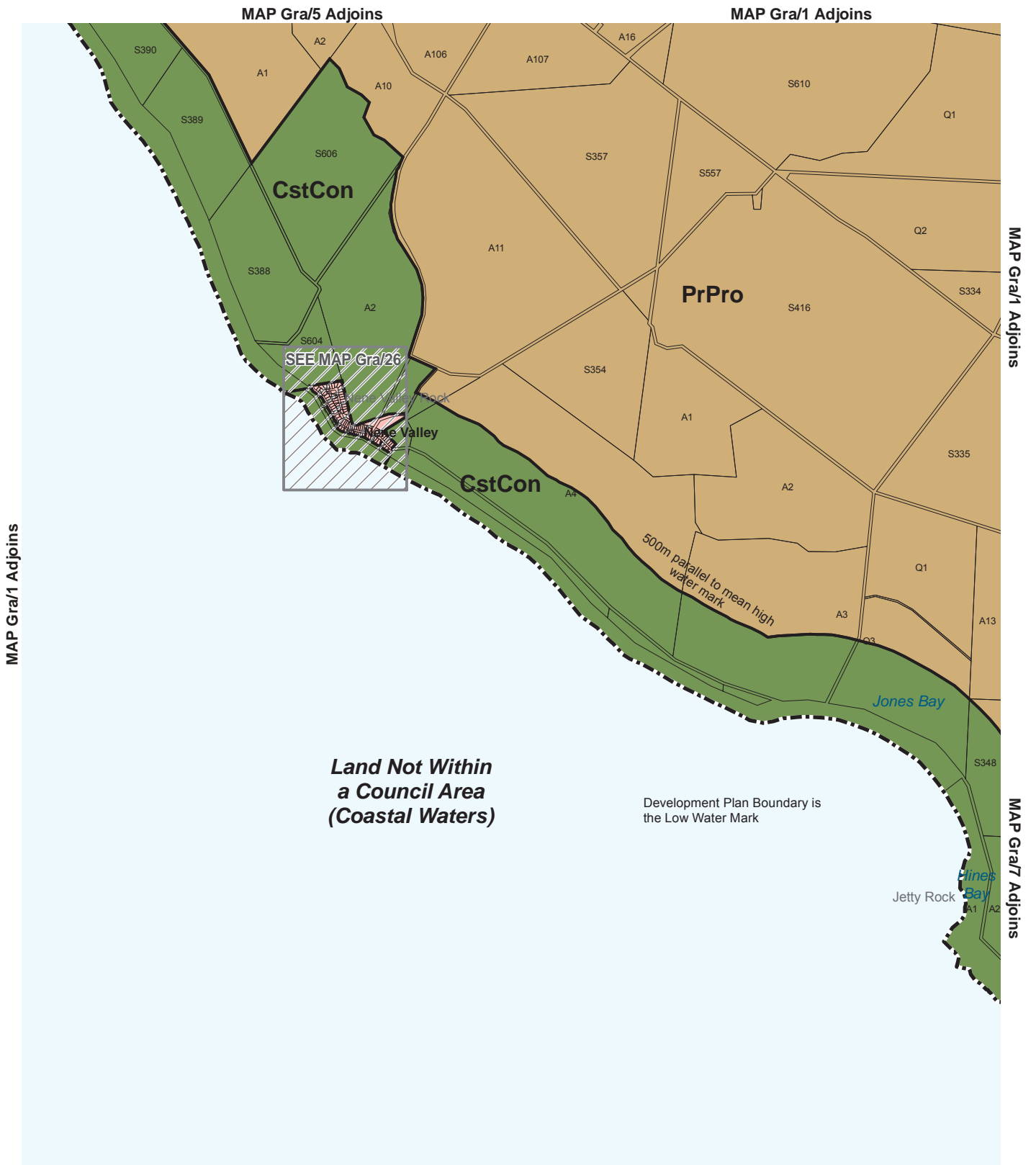


*Land Not Within
a Council Area
(Coastal Waters)*



Location Map Gra/6

- Conservation Park
- Development Plan Boundary



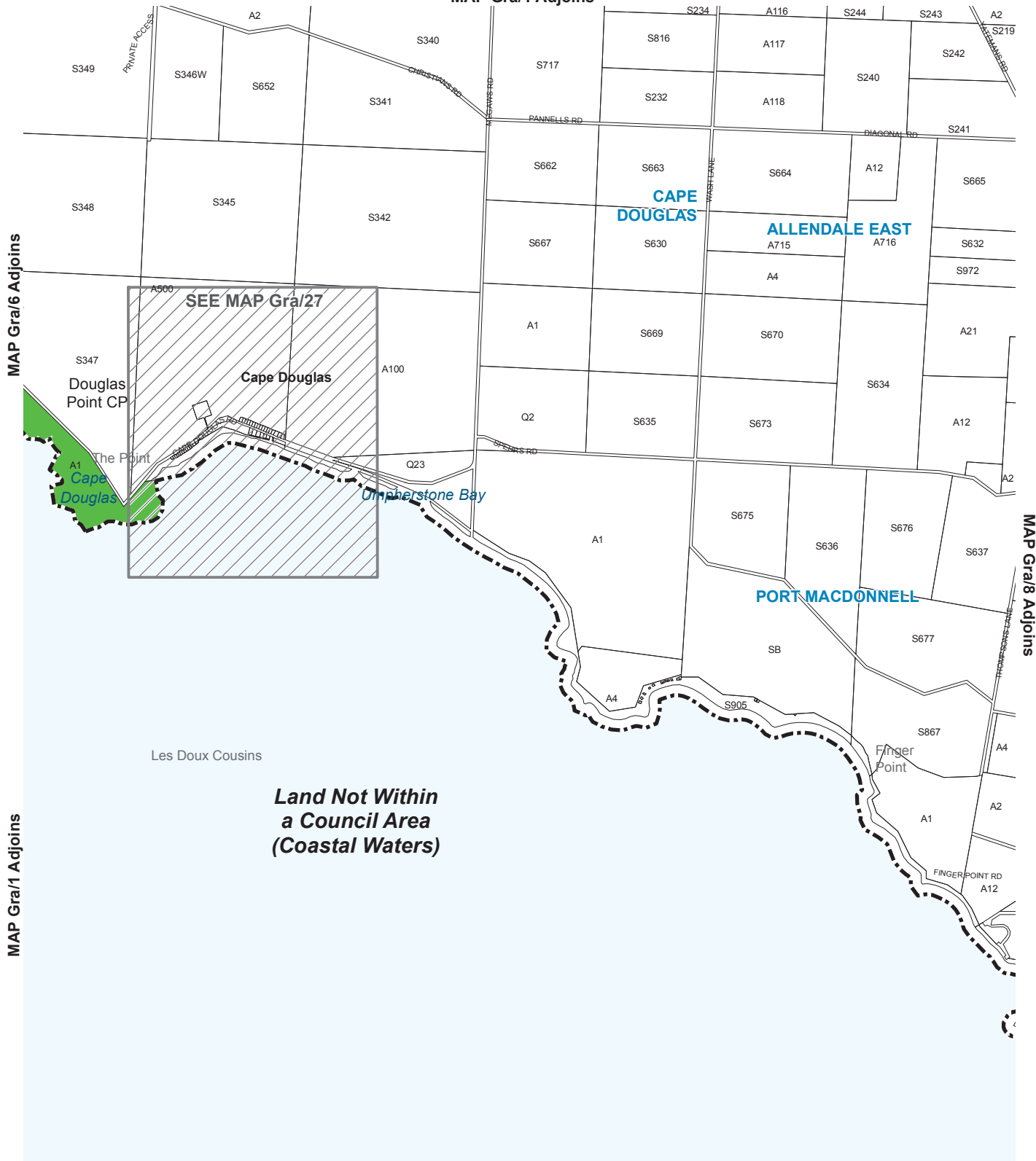
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Conservation
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Gra/6

MAP Gra/1 Adjoins



MAP Gra/1 Adjoins



Location Map Gra/7

- Conservation Park
- Development Plan Boundary

MAP Gra/1 Adjoins



See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

MAP Gra/1 Adjoins



Zones

- CstCon Coastal Conservation
- CstOS Coastal Open Space
- In Industry
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

Zone Map Gra/7

MAP Gra/1 Adjoins



Land Not Within a Council Area (Coastal Waters)

See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

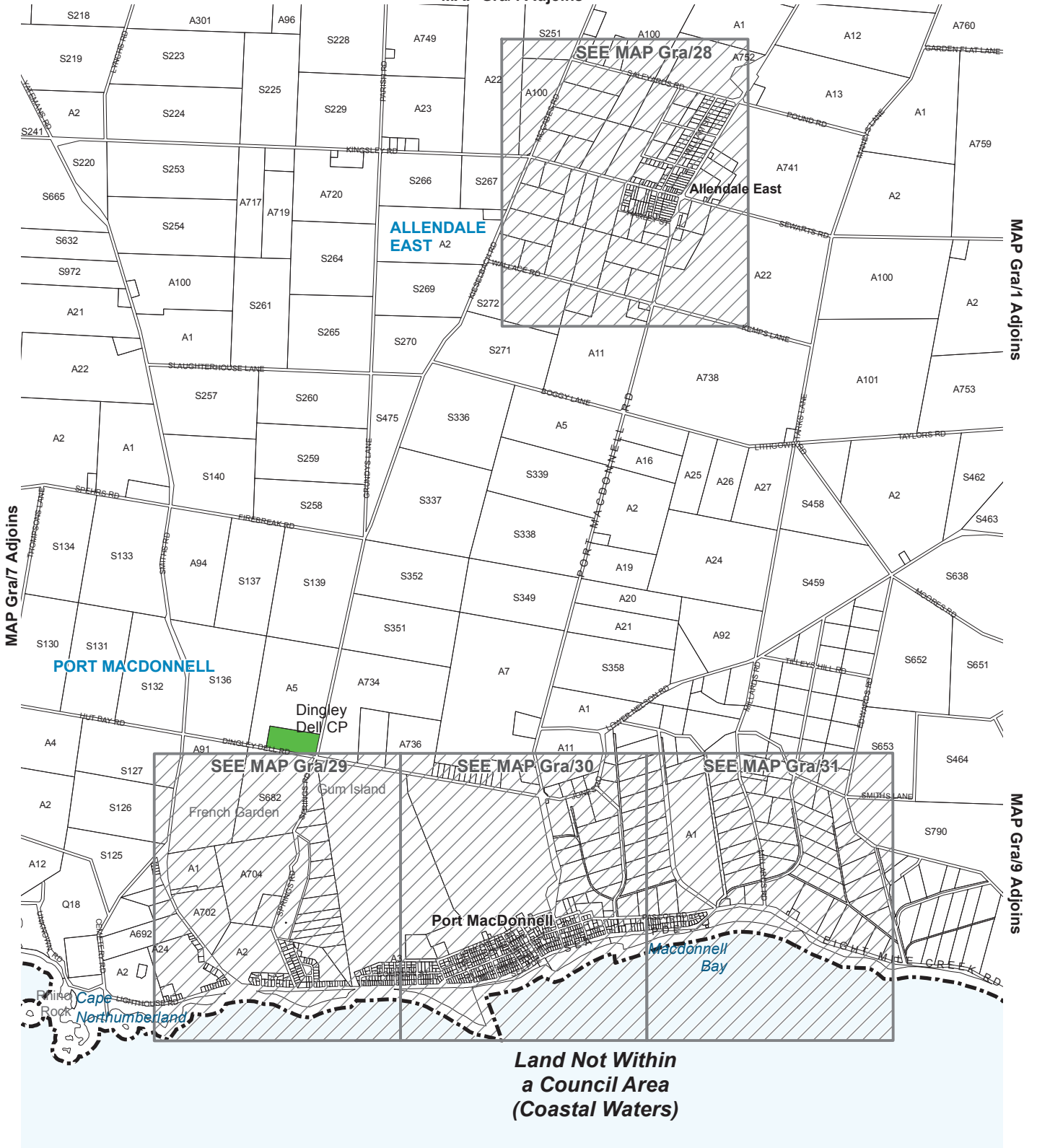
Policy Area
12 Infrastructure (Coastal)



Policy Area Map Gra/7

- Policy Area Boundary
- Development Plan Boundary

MAP Gra/1 Adjoins



Land Not Within a Council Area (Coastal Waters)

MAP Gra/1 Adjoins

Location Map Gra/8

- Conservation Park
- Development Plan Boundary

MAP Gra/1 Adjoins





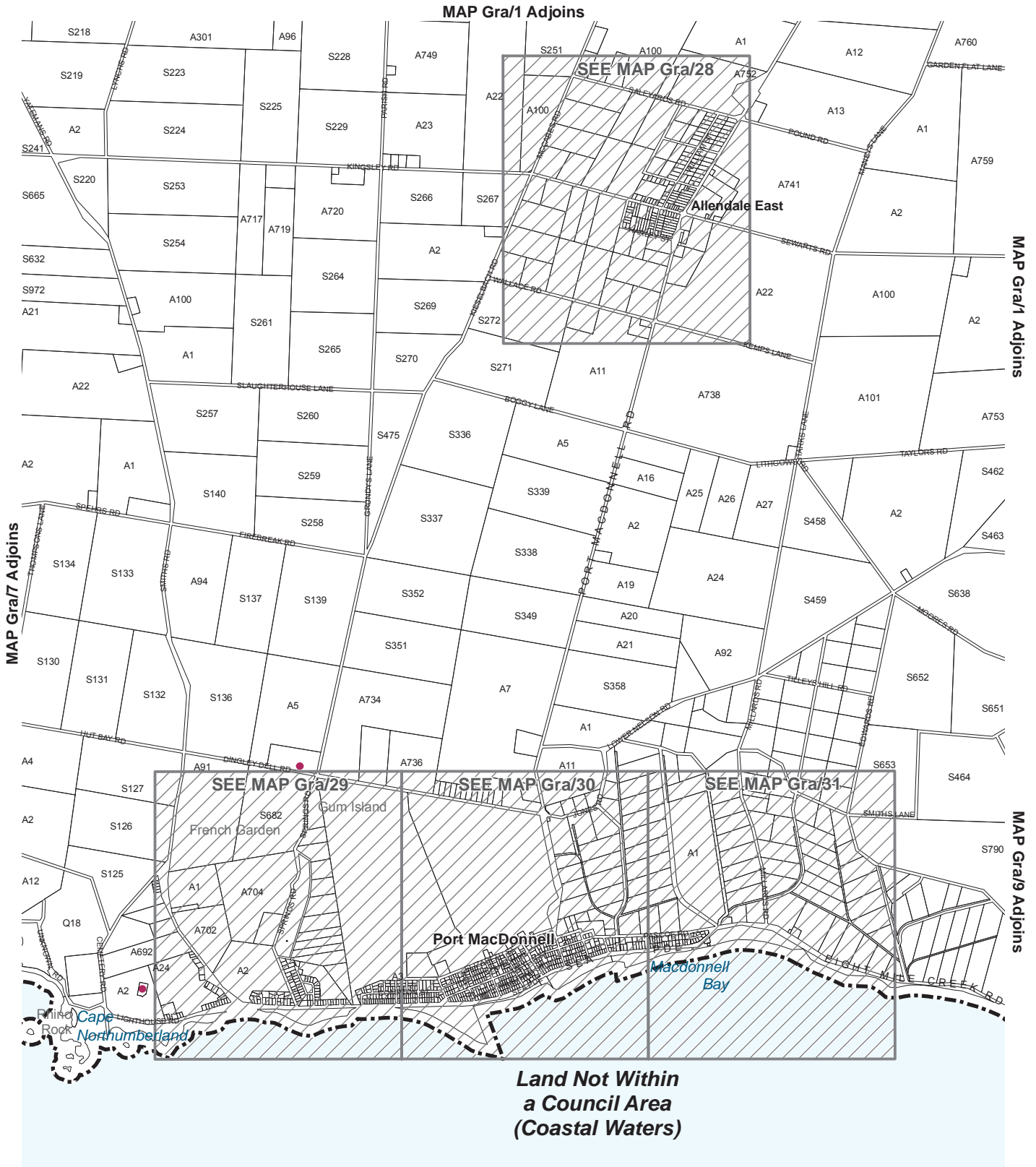
MAP Gra/1 Adjoins



Overlay Map Gra/8

TRANSPORT

-  Secondary Arterial Roads
-  Development Plan Boundary



MAP Gra/1 Adjoins

Heritage points are indicative only.
 For further information on State Heritage Places
 please refer to the relevant table within this document.

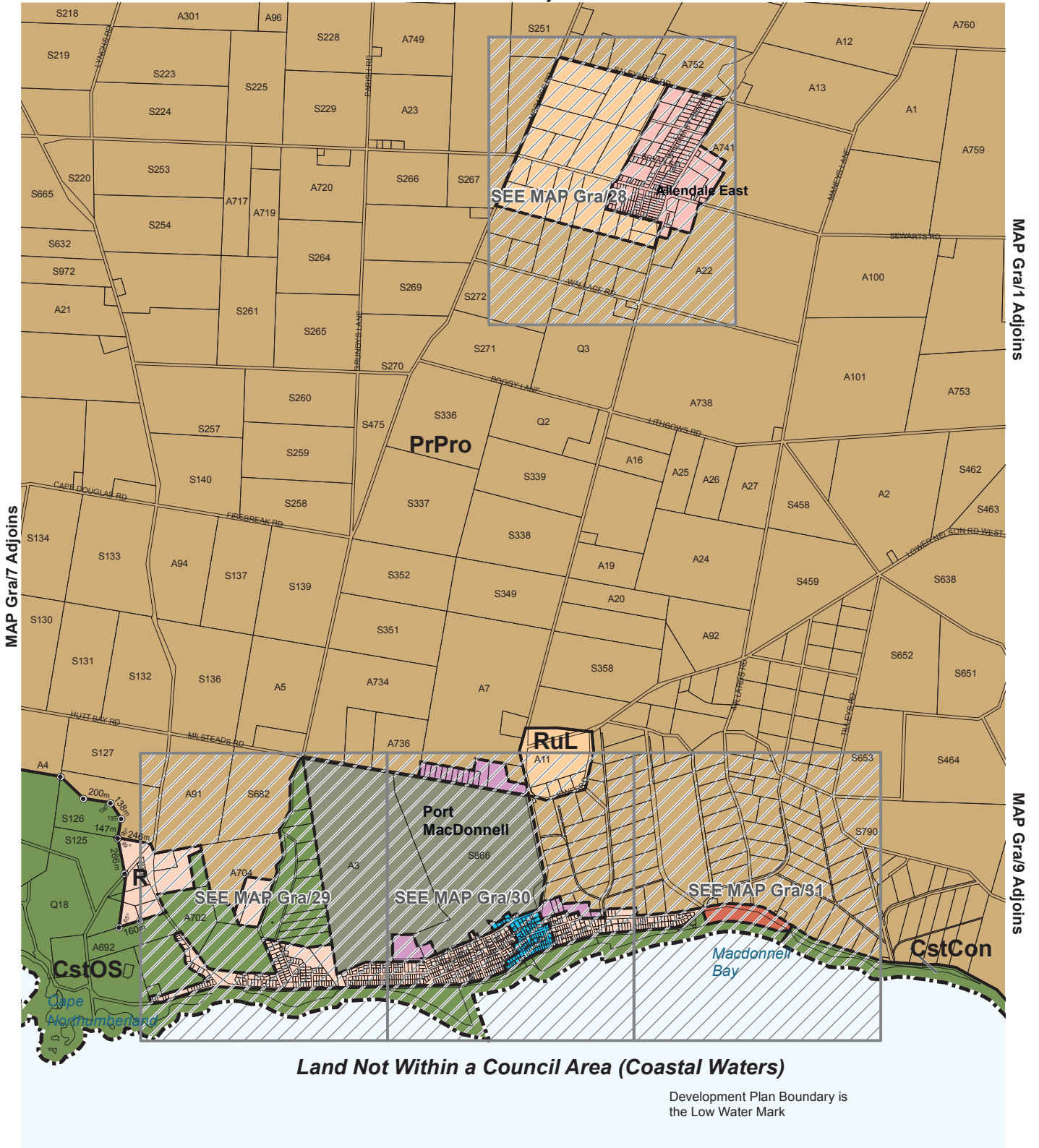


Overlay Map Gra/8

HERITAGE

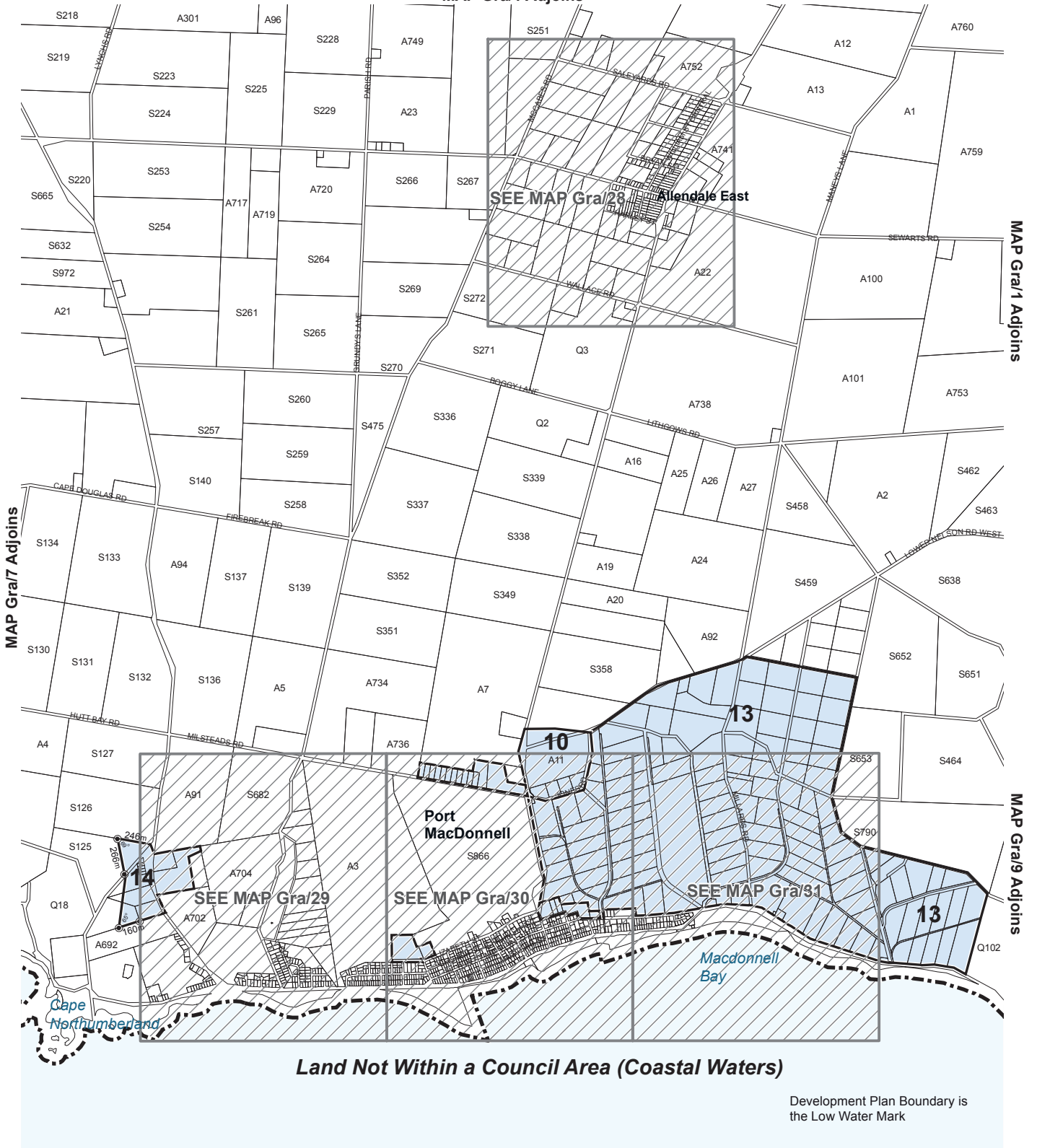
- State heritage place
- Development Plan Boundary

MAP Gra/1 Adjoins



MAP Gra/1 Adjoins

MAP Gra/1 Adjoins



MAP Gra/1 Adjoins

See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

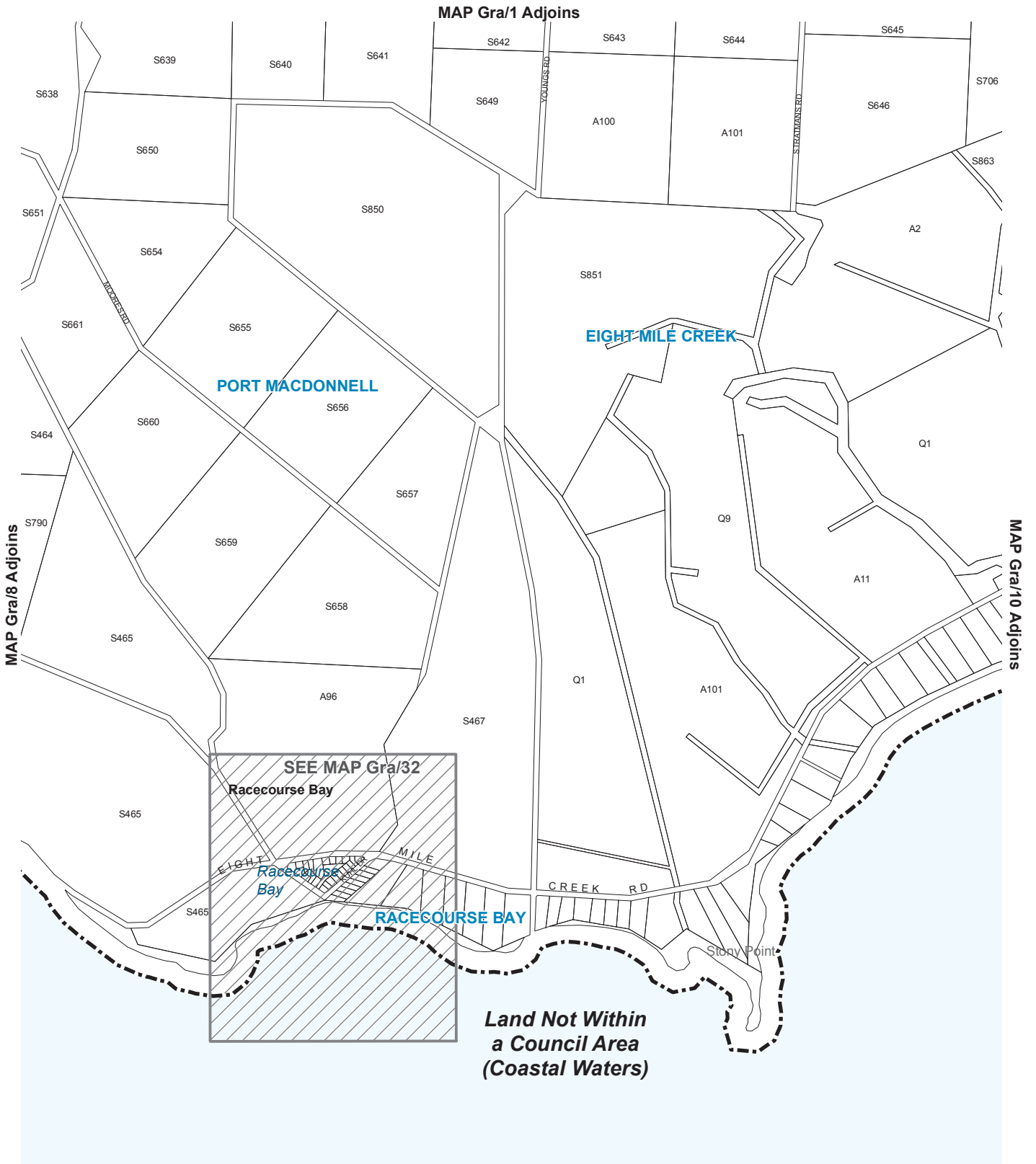
Policy Area

- 10 Country Living
- 13 Restricted Development
- 14 Low Density Residential



Policy Area Map Gra/8

- Policy Area Boundary
- Development Plan Boundary



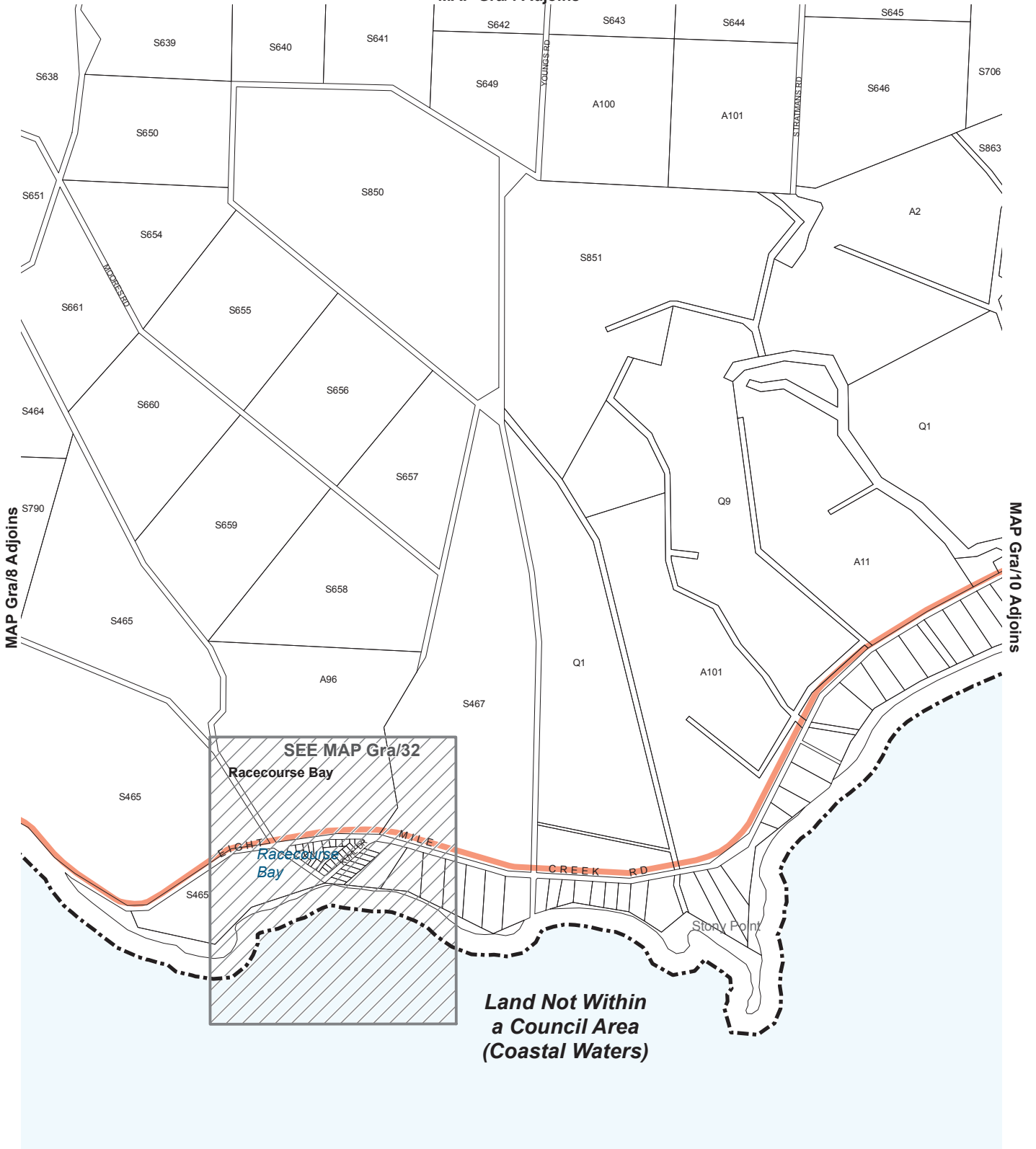
MAP Gra/1 Adjoins



Location Map Gra/9

----- Development Plan Boundary

MAP Gra/1 Adjoins



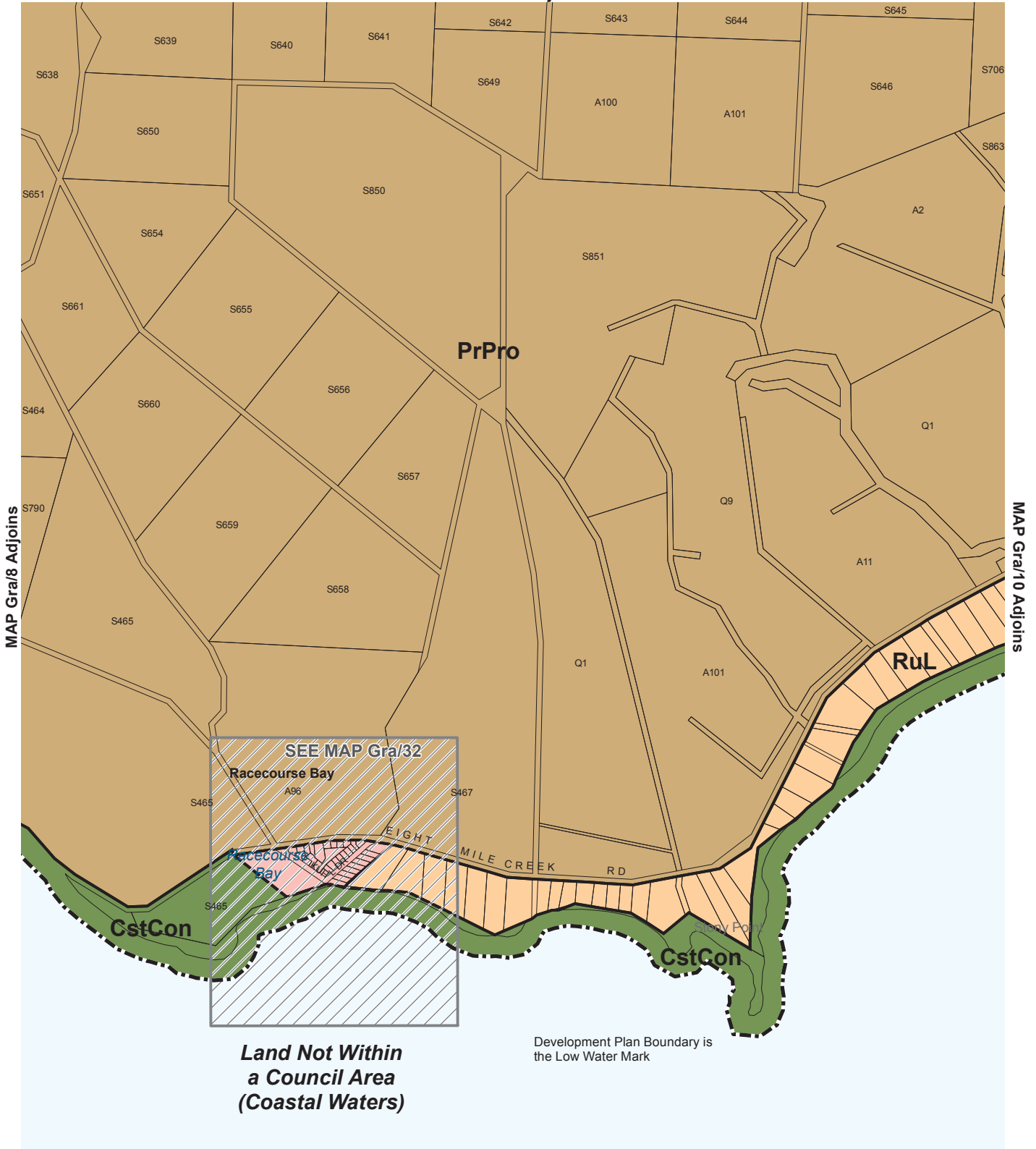
MAP Gra/1 Adjoins



Overlay Map Gra/9 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP Gra/1 Adjoins

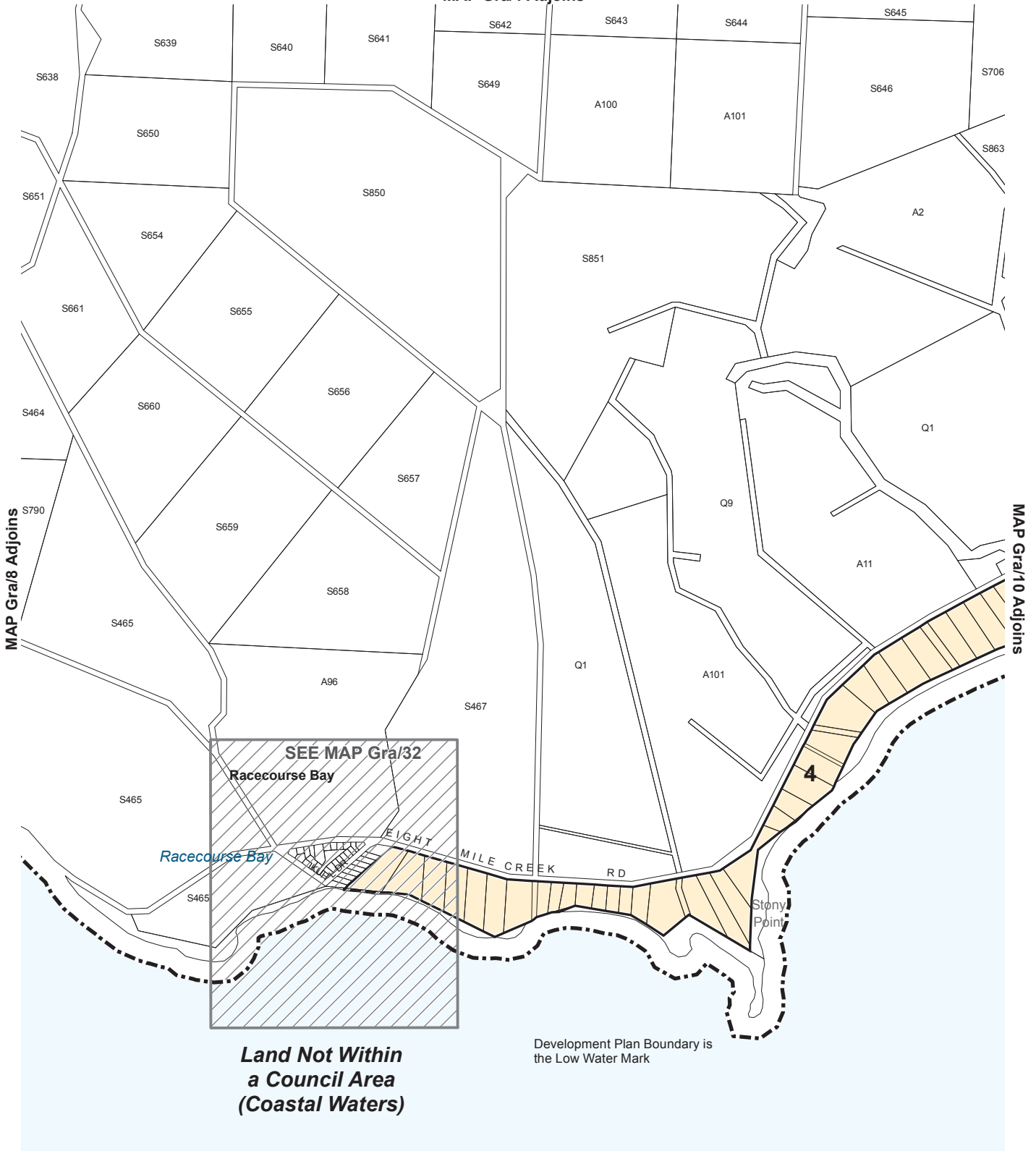


See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



Zone Map Gra/9

MAP Gra/1 Adjoins



MAP Gra/1 Adjoins

See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

Precinct
 4 Coastal



Precinct Map Gra/9

- Precinct Boundary
- Development Plan Boundary

MAP Gra/1 Adjoins



MAP Gra/1 Adjoins



Location Map Gra/10

- Conservation Park
- Waterbodies
- Development Plan Boundary

MAP Gra/1 Adjoins



MAP Gra/1 Adjoins

Land Not Within a Council Area (Coastal Waters)



Overlay Map Gra/10 TRANSPORT

- Secondary Arterial Roads
- - - Development Plan Boundary



MAP Gra/1 Adjoins



MAP Gra/1 Adjoins



Overlay Map Gra/10 NATURAL RESOURCES

-  Wetlands of National Importance
-  Development Plan Boundary

MAP Gra/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Conservation
- PrPro Primary Production
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary

Zone Map Gra/10





MAP Gra/1 Adjoins

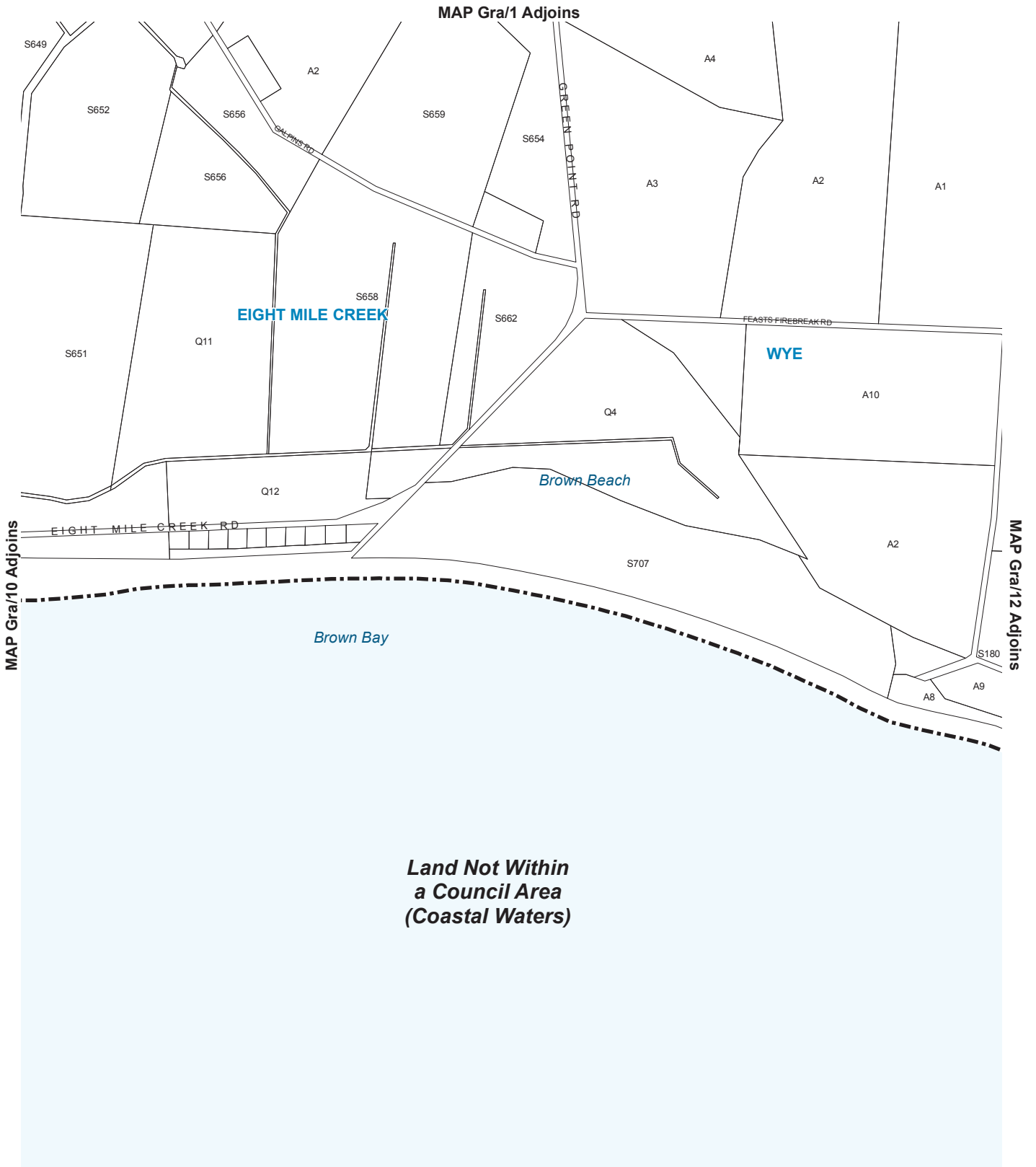
Lamberts Conformal Conic Projection, GDA94

Precinct
4 Coastal



Precinct Map Gra/10

 Precinct Boundary
 Development Plan Boundary



MAP Gra/1 Adjoins



Location Map Gra/11

----- Development Plan Boundary

MAP Gra/1 Adjoins



MAP Gra/1 Adjoins



Overlay Map Gra/11 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP Gra/1 Adjoins



MAP Gra/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

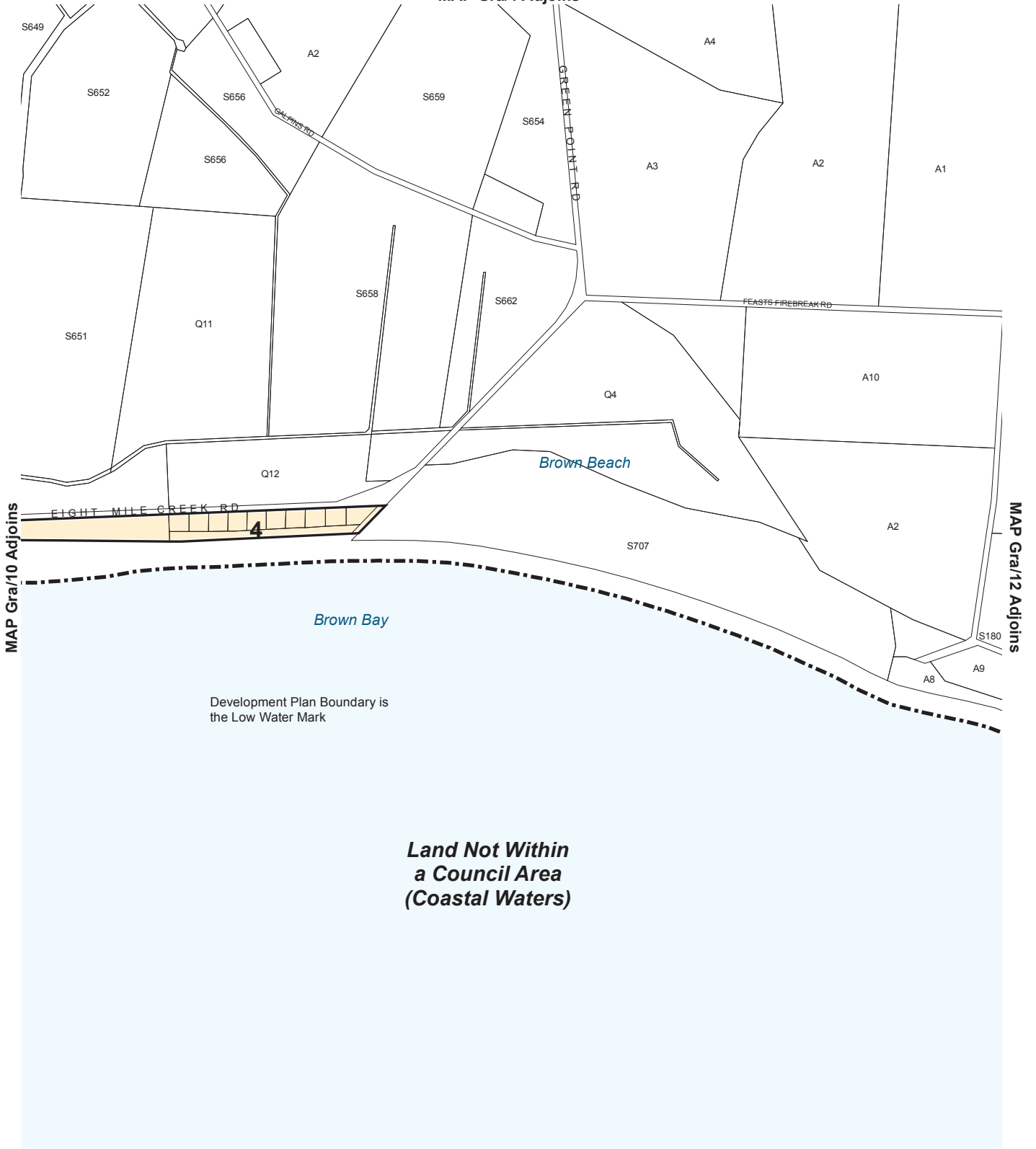


Zones

- Coastal Conservation
- Primary Production
- Rural Living
- Zone Boundary
- Development Plan Boundary

Zone Map Gra/11

MAP Gra/1 Adjoins



Development Plan Boundary is the Low Water Mark

Land Not Within a Council Area (Coastal Waters)

MAP Gra/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct
4 Coastal



Precinct Map Gra/11

- Precinct Boundary
- Development Plan Boundary

MAP Gra/1 Adjoins



*Land Not Within
a Council Area
(Coastal Waters)*

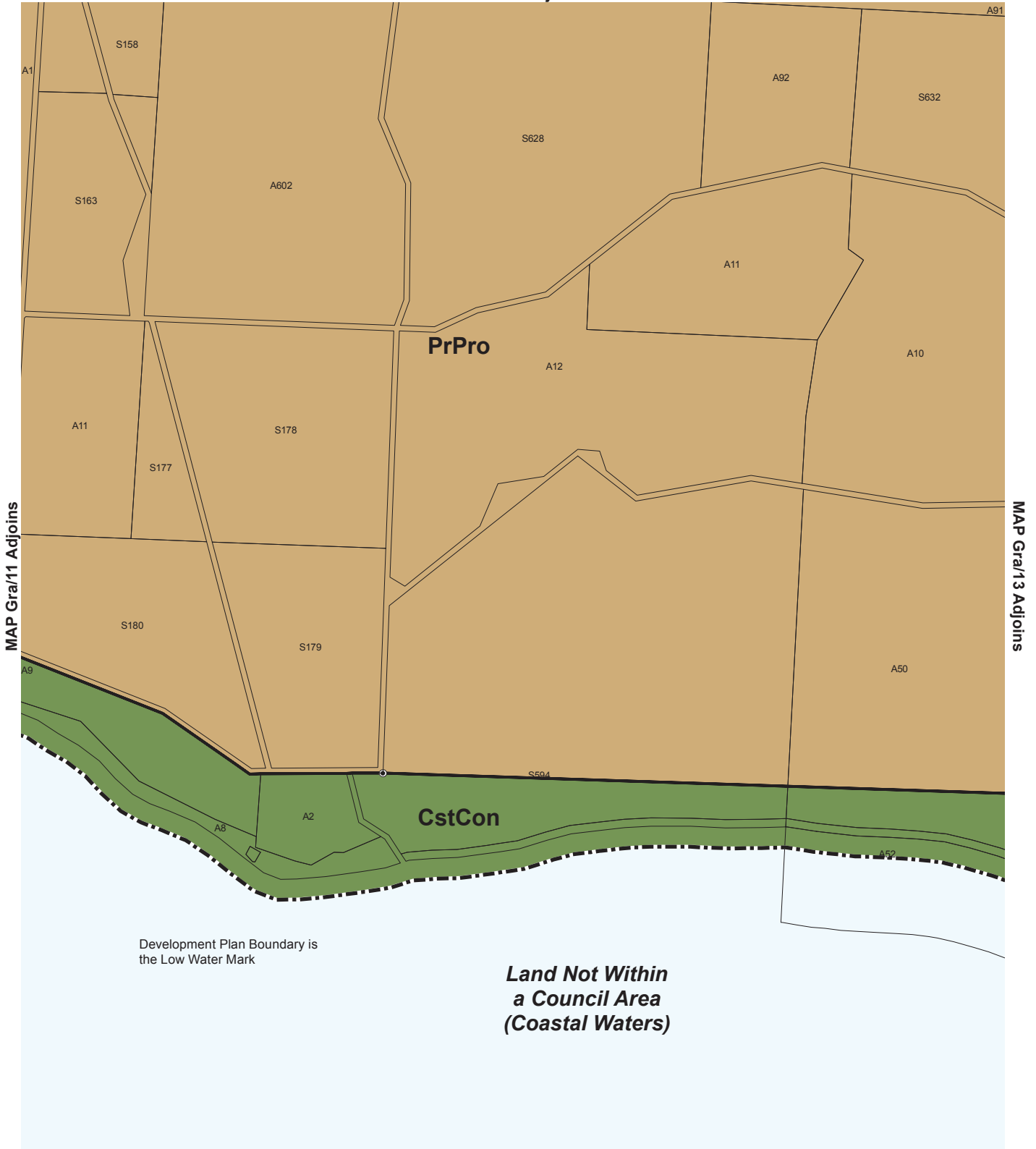
MAP Gra/1 Adjoins



Location Map Gra/12

----- Development Plan Boundary

MAP Gra/1 Adjoins



MAP Gra/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

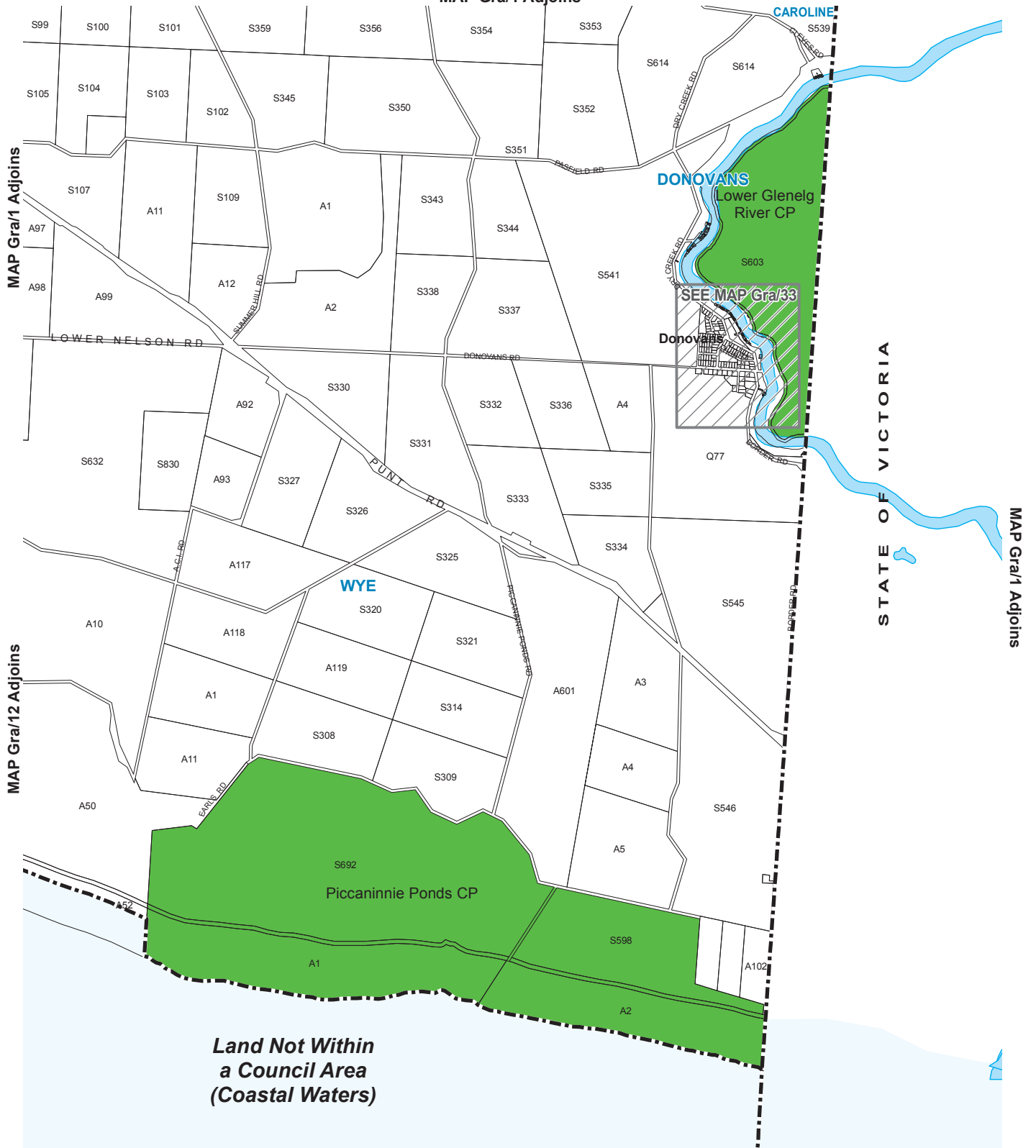


Zones

- CstCon Coastal Conservation
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

Zone Map Gra/12

MAP Gra/1 Adjoins



MAP Gra/1 Adjoins



Location Map Gra/13

- Conservation Park
- Waterbodies
- Development Plan Boundary

MAP Gra/1 Adjoins



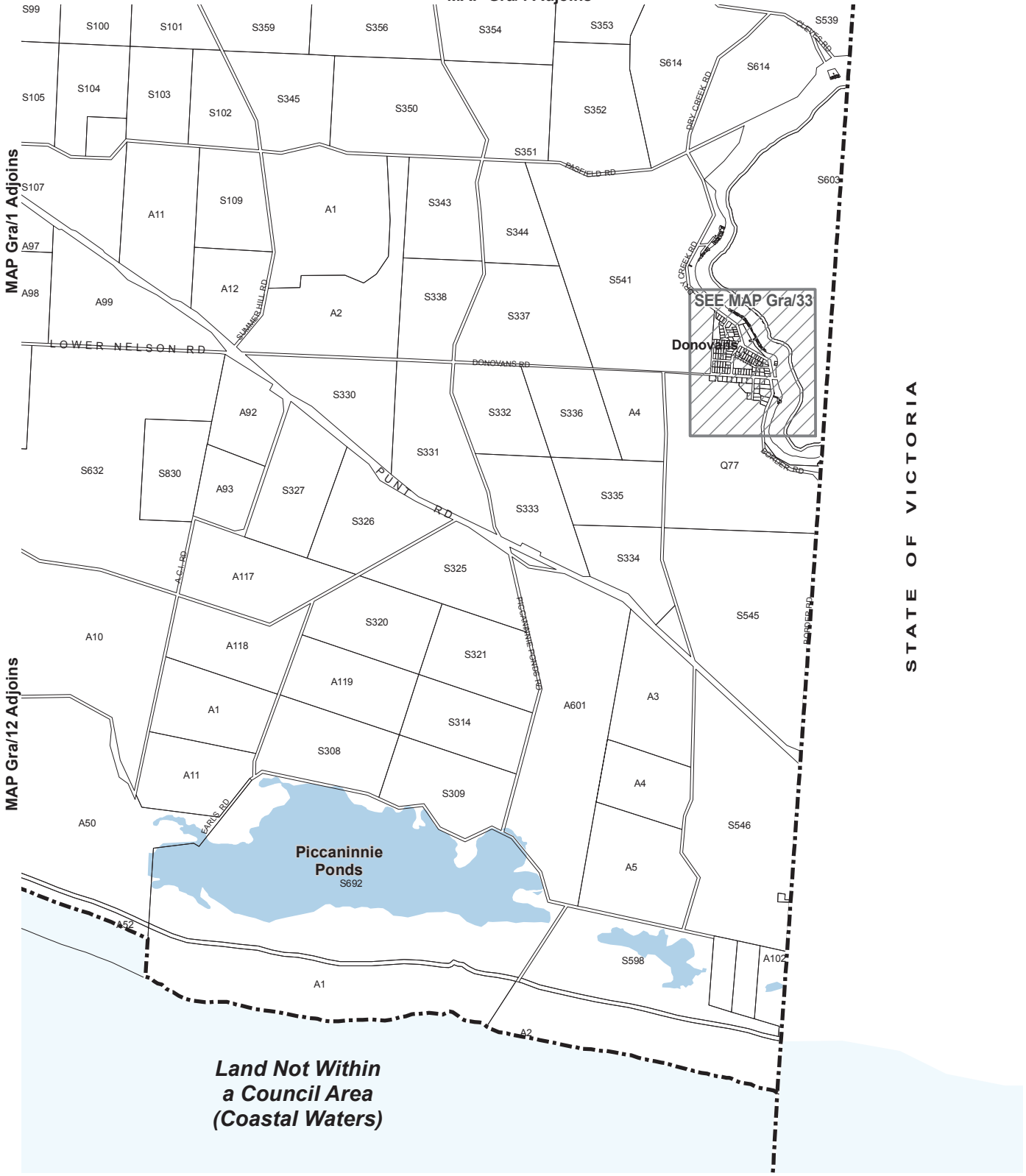
MAP Gra/1 Adjoins



Overlay Map Gra/13 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP Gra/1 Adjoins



STATE OF VICTORIA

MAP Gra/1 Adjoins

Land Not Within
a Council Area
(Coastal Waters)

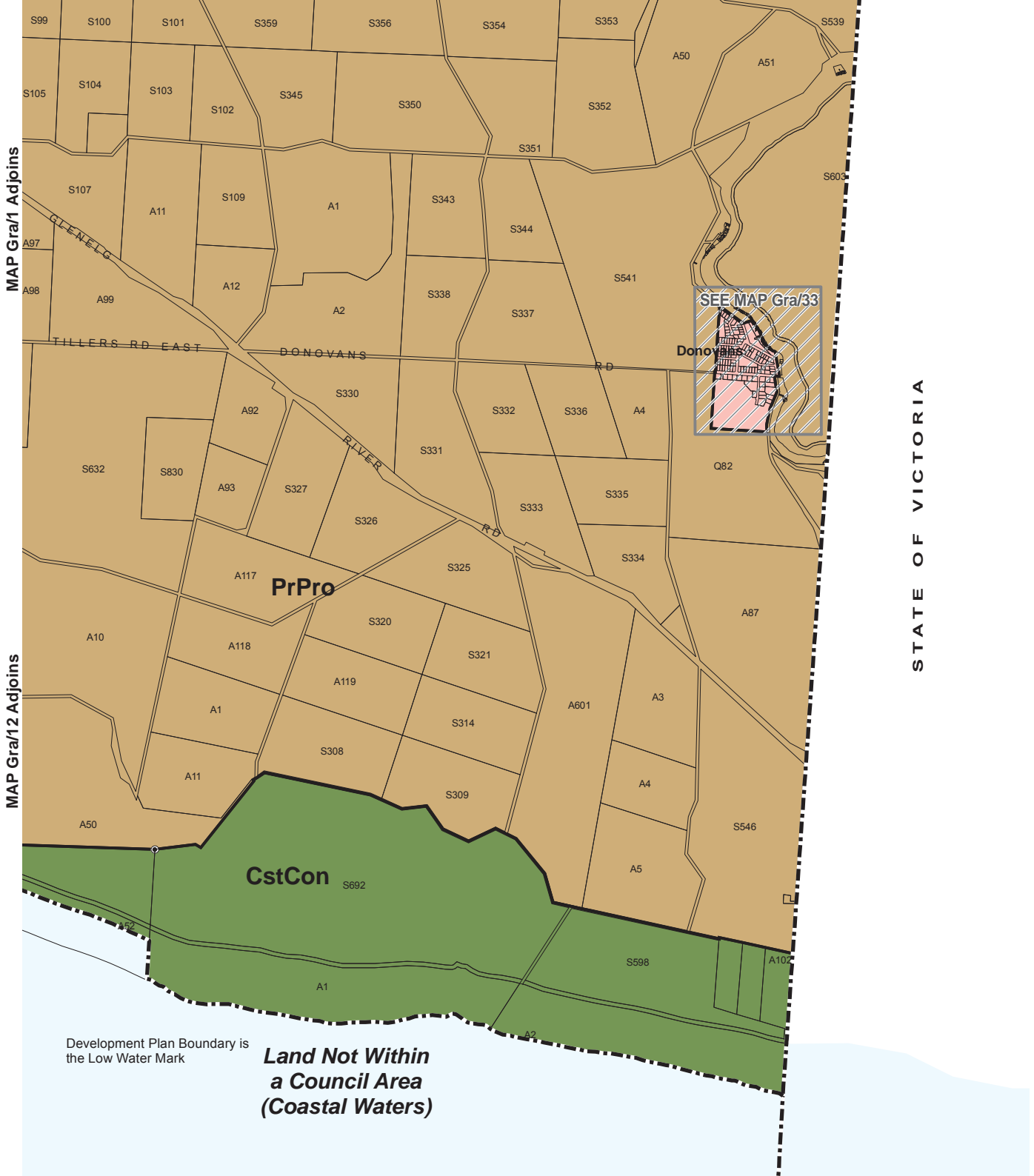
MAP Gra/1 Adjoins



Overlay Map Gra/13 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

MAP Gra/1 Adjoins



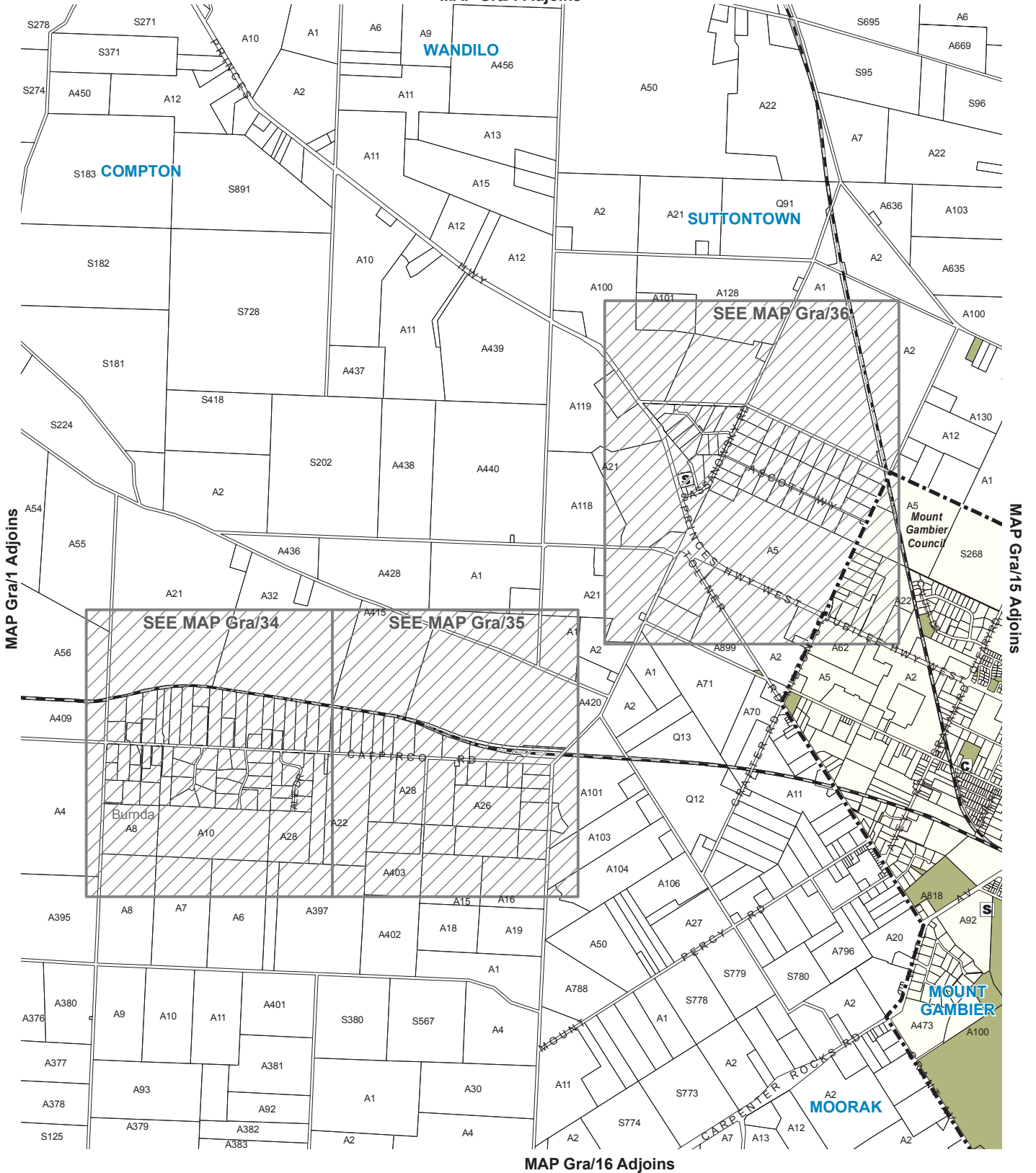
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Conservation
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

Zone Map Gra/13

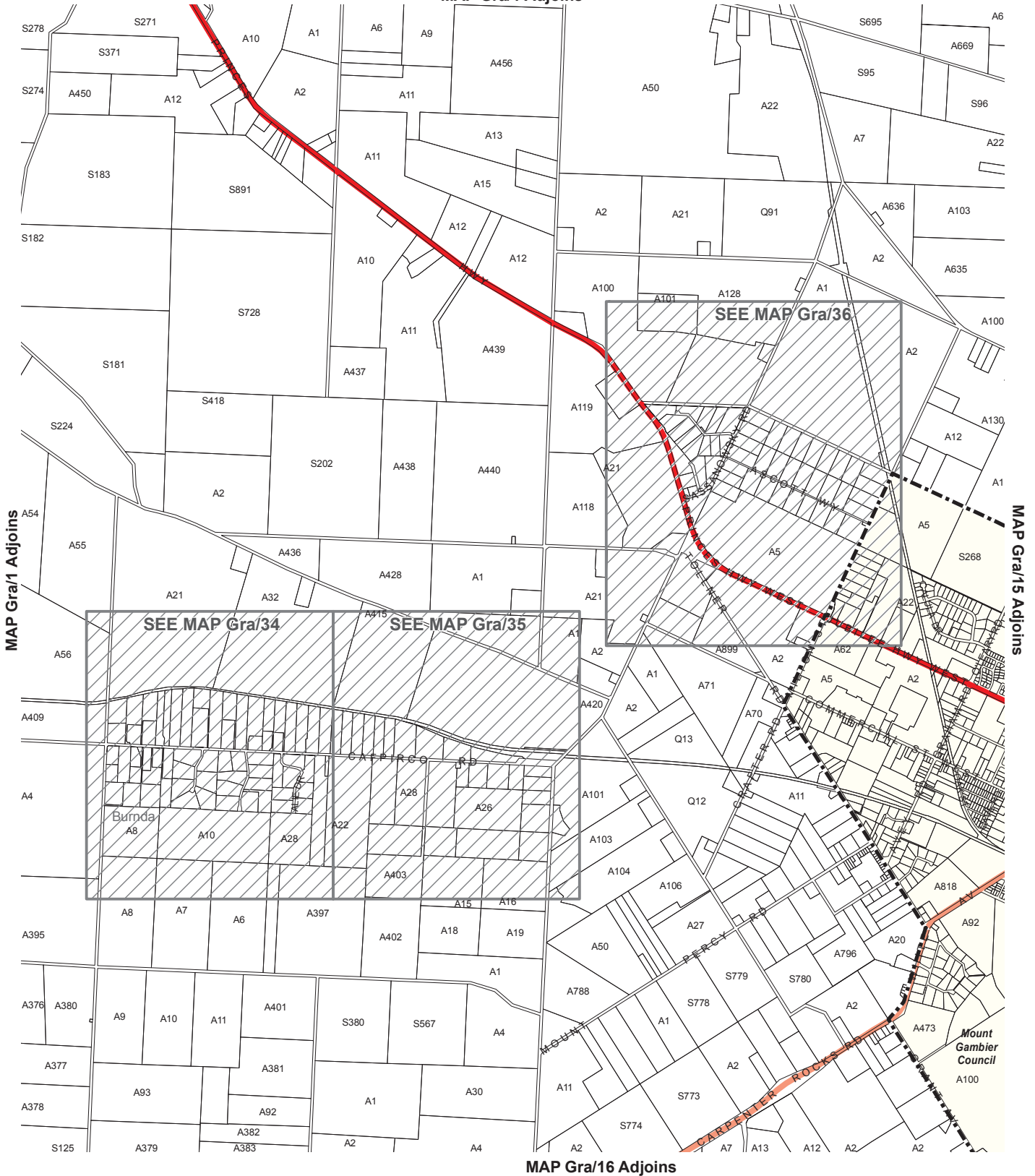
MAP Gra/1 Adjoins



- S School
- C Council Office
- Railways
- Local Reserves
- Development Plan Boundary

Location Map Gra/14

MAP Gra/1 Adjoins

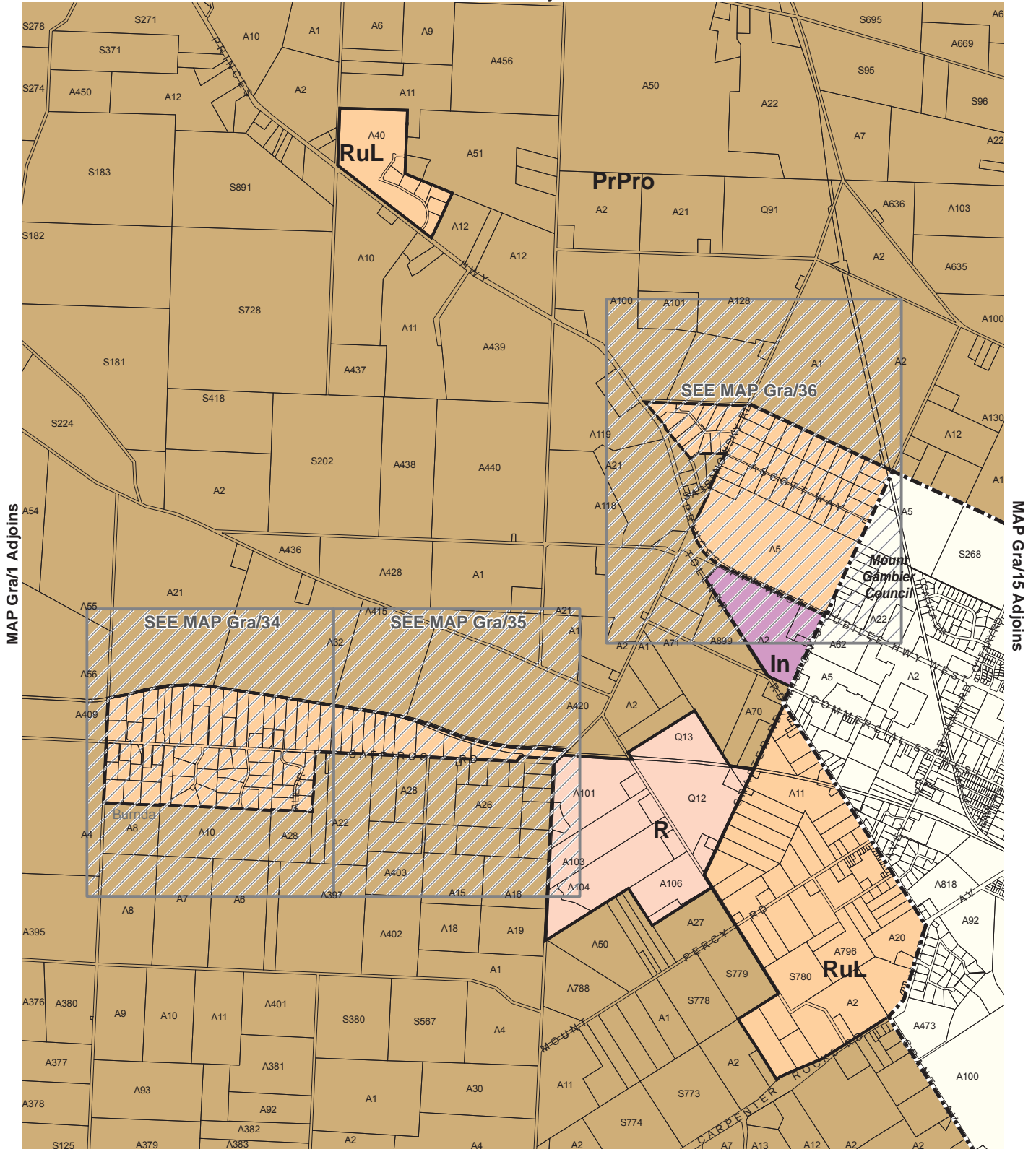


MAP Gra/16 Adjoins

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

Overlay Map Gra/14 TRANSPORT

MAP Gra/1 Adjoins



See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

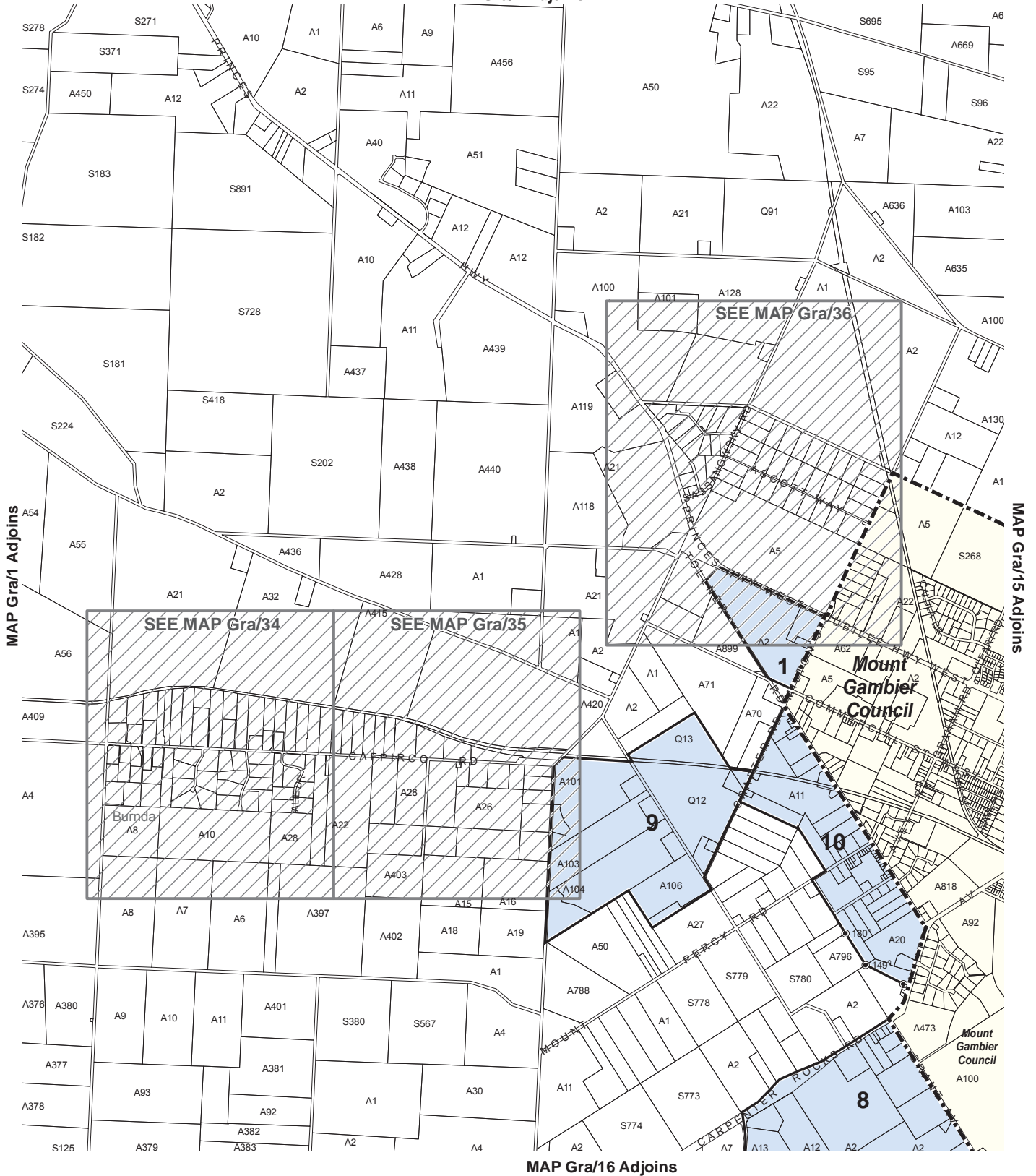


Zones

- In Industry
- PrPro Primary Production
- R Residential
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary

Zone Map Gra/14

MAP Gra/1 Adjoins



See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

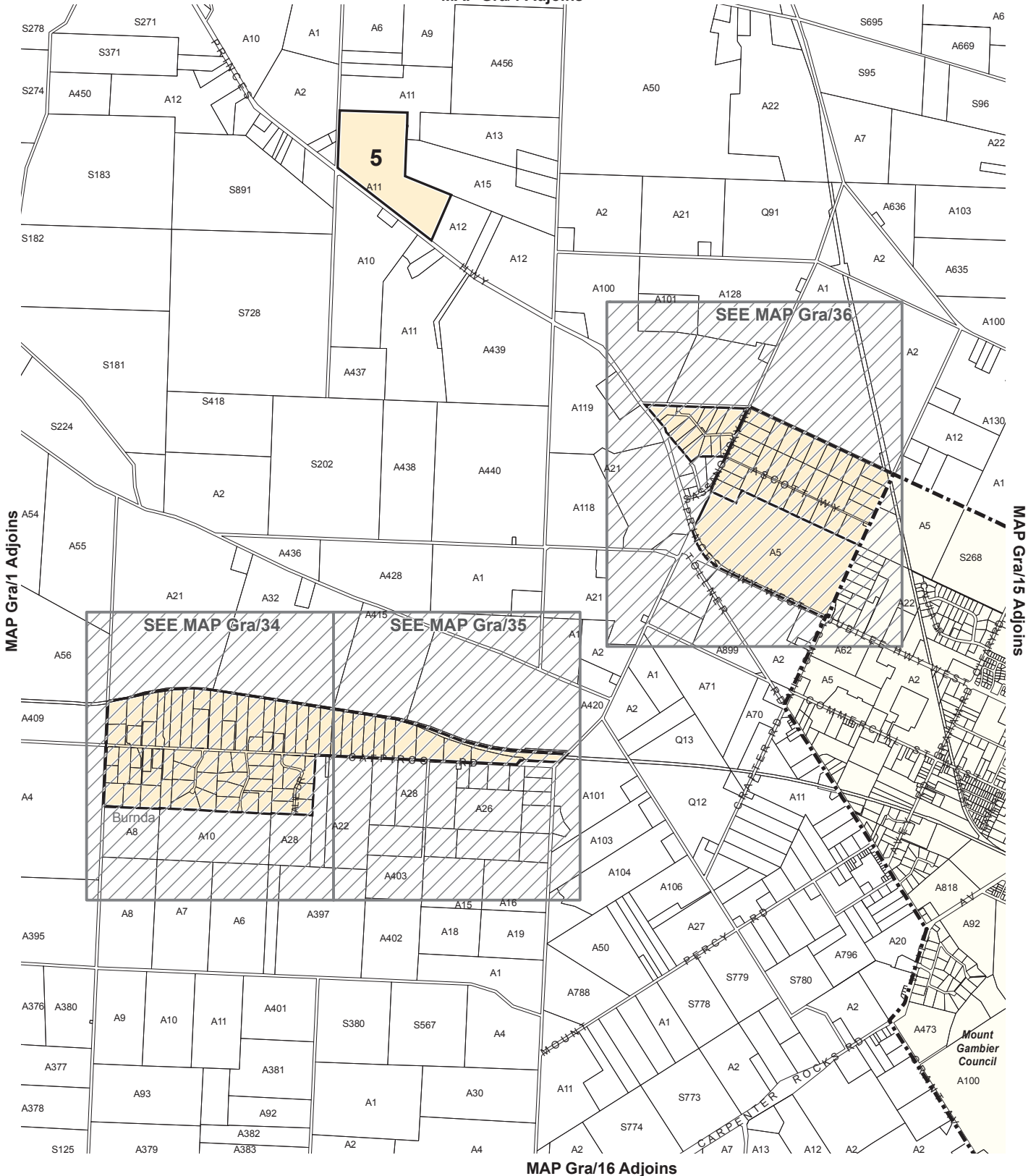
- Policy Area**
- 1 Millicent Road
 - 10 Country Living
 - 8 Horticulture
 - 9 Mount Percy Golf Course



Policy Area Map Gra/14

- Policy Area Boundary
- Development Plan Boundary

MAP Gra/1 Adjoins



See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

Precinct
5 Illman Road



Precinct Map Gra/14

- Precinct Boundary
- Development Plan Boundary

MAP Gra/1 Adjoins



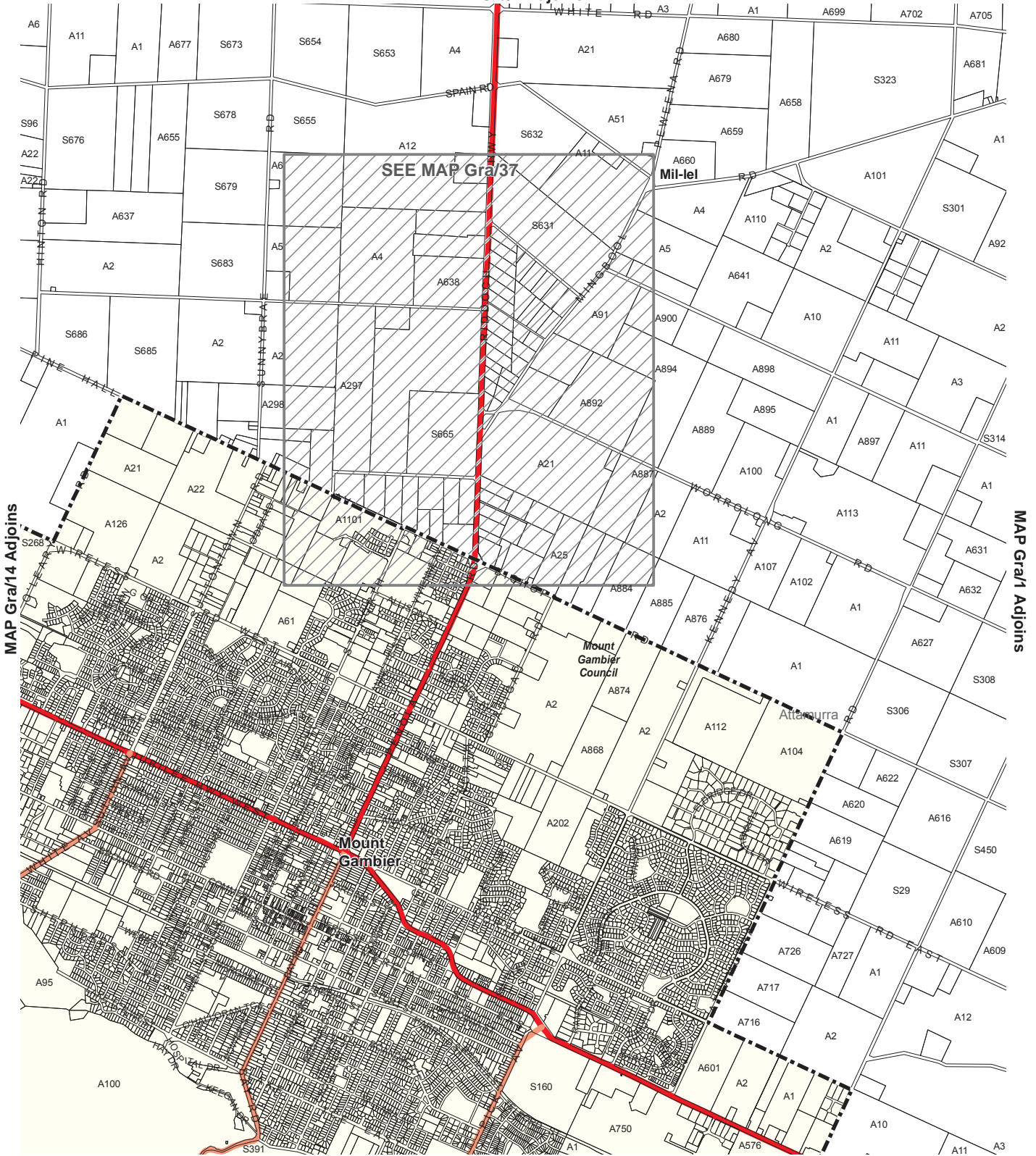
MAP Gra/17 Adjoins

- S** School
- L** Public Library
- C** Council Office
- H** Other Health Services
- H** Hospital
- P** Police Station
- Railways
- Local Reserves
- Waterbodies
- Development Plan Boundary



Location Map Gra/15

MAP Gra/1 Adjoins



MAP Gra/14 Adjoins

MAP Gra/1 Adjoins

MAP Gra/17 Adjoins

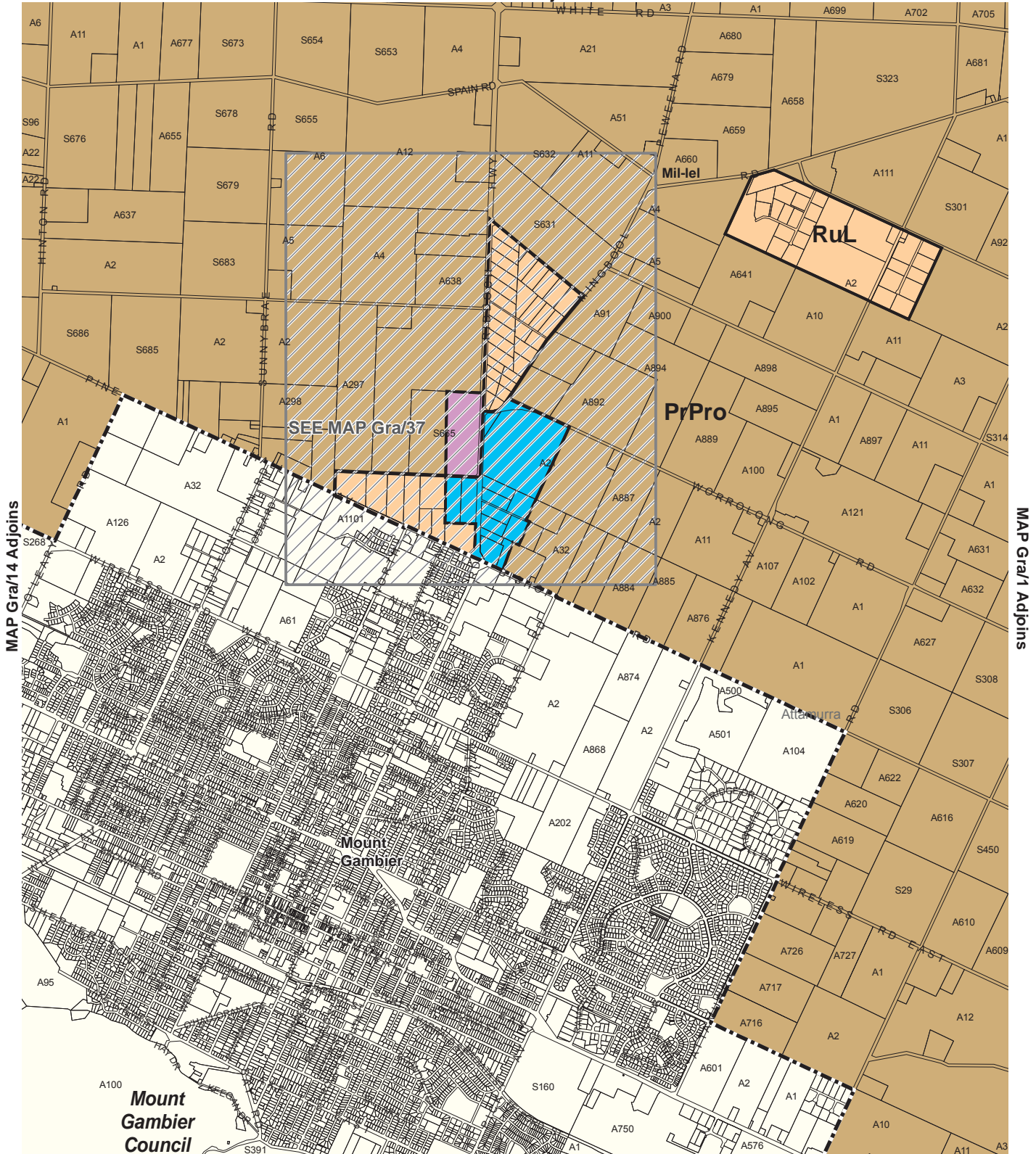


Overlay Map Gra/15

TRANSPORT

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

MAP Gra/1 Adjoins



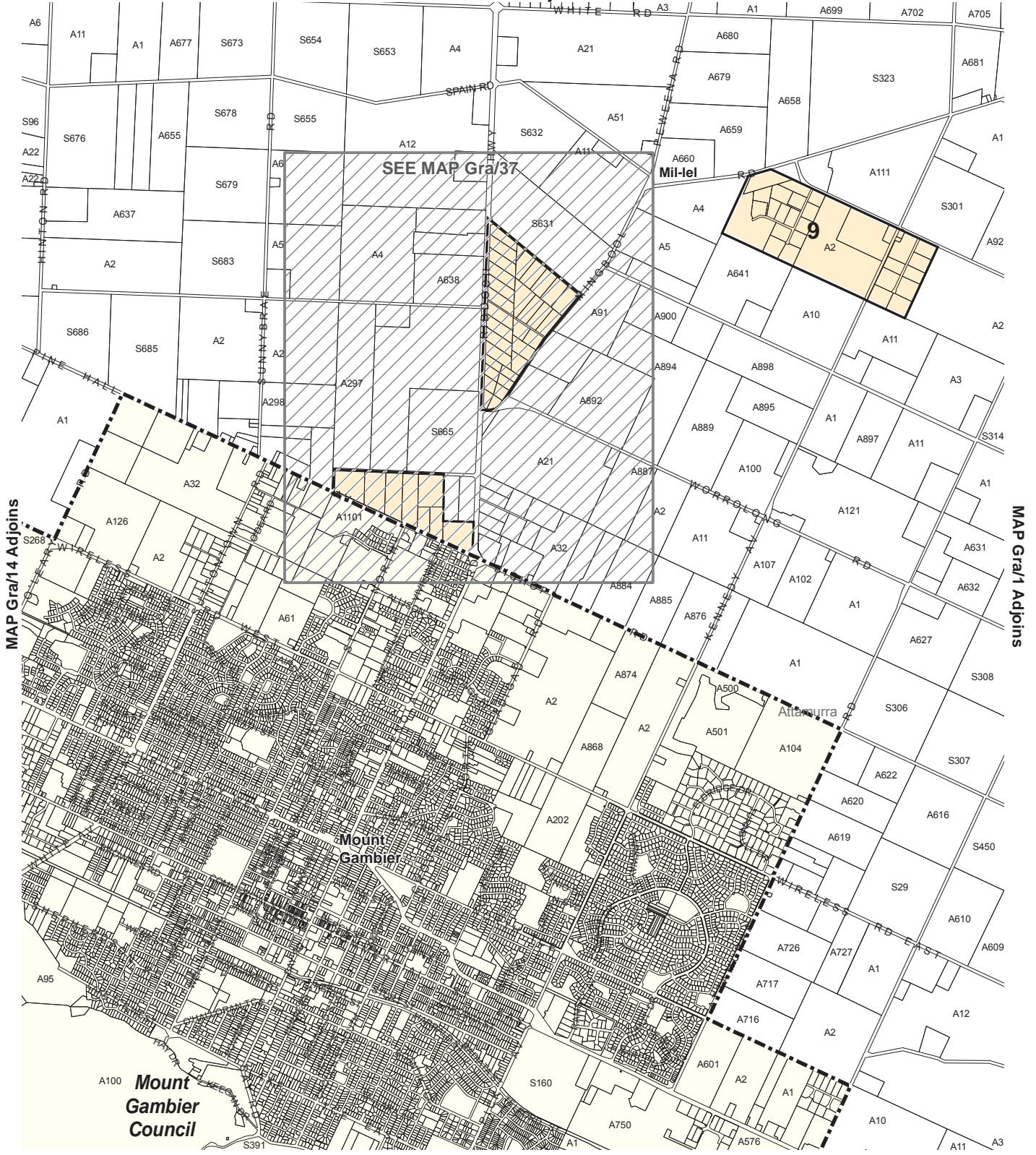
See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



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

Zone Map Gra/15

MAP Gra/1 Adjoins





See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94

Precinct
9 Sherwin Road

MAP Gra/17 Adjoins







Precinct Map Gra/15

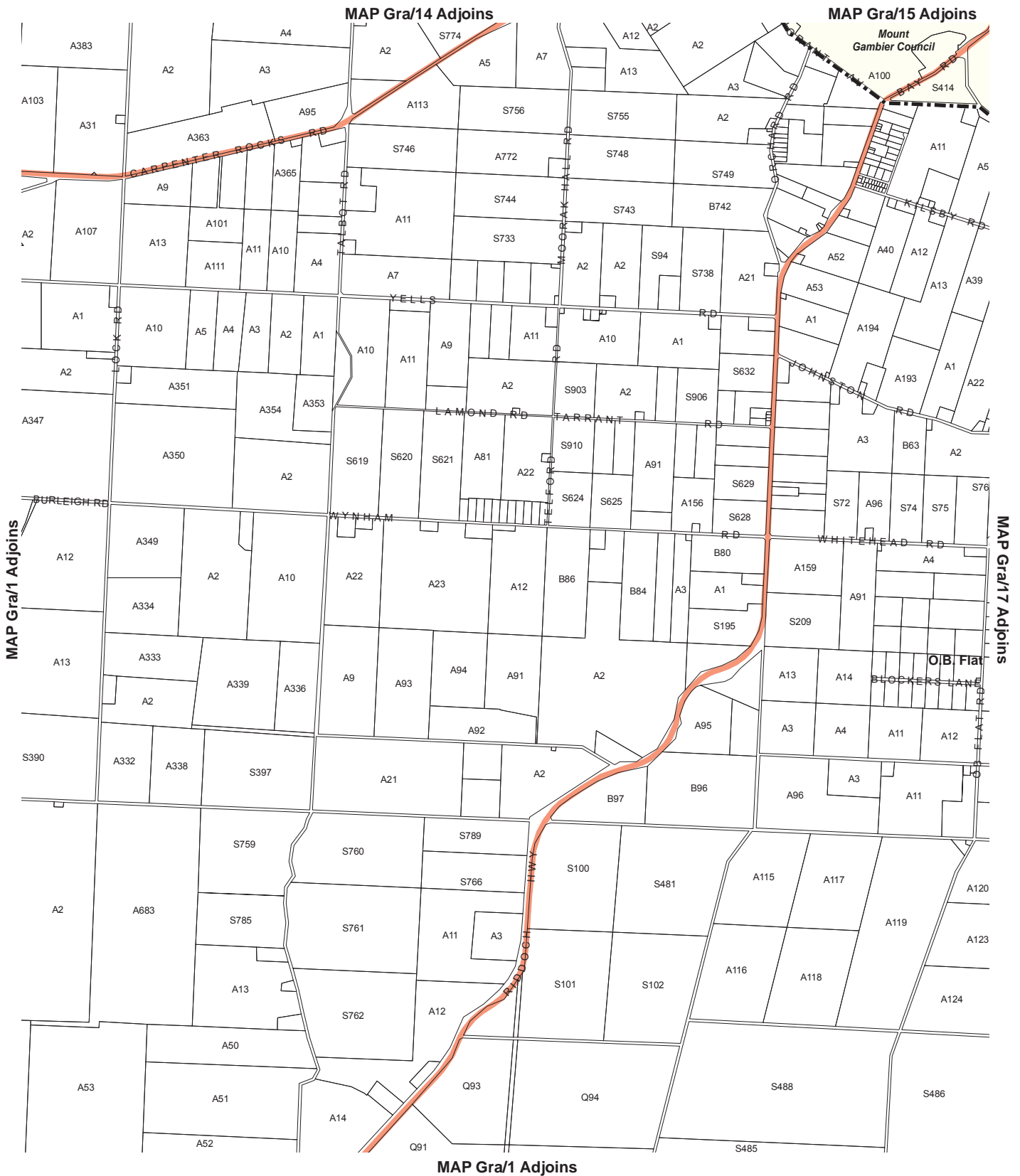
-  Precinct Boundary
-  Development Plan Boundary



Location Map Gra/16

-  School
-  Local Reserves
-  Waterbodies
-  Development Plan Boundary





Overlay Map Gra/16 TRANSPORT

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

MAP Gra/14 Adjoins

MAP Gra/15 Adjoins



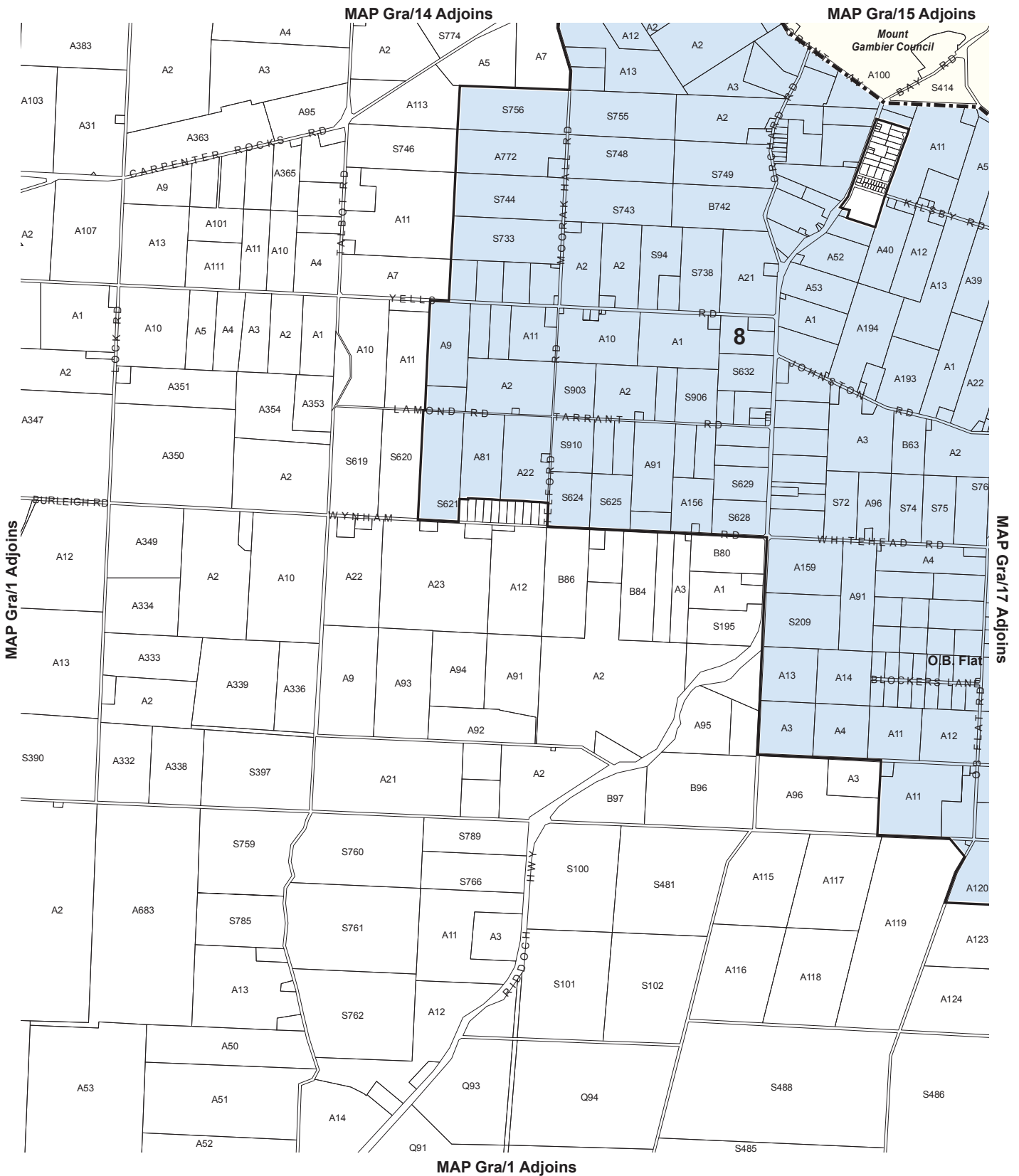
MAP Gra/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- CP Caravan and Tourist Park
 - PrPro Primary Production
 - RuL Rural Living
 - Zone Boundary
 - Development Plan Boundary

Zone Map Gra/16



Lamberts Conformal Conic Projection, GDA94

Policy Area
8 Horticulture



Policy Area Map Gra/16

- Policy Area Boundary
- Development Plan Boundary



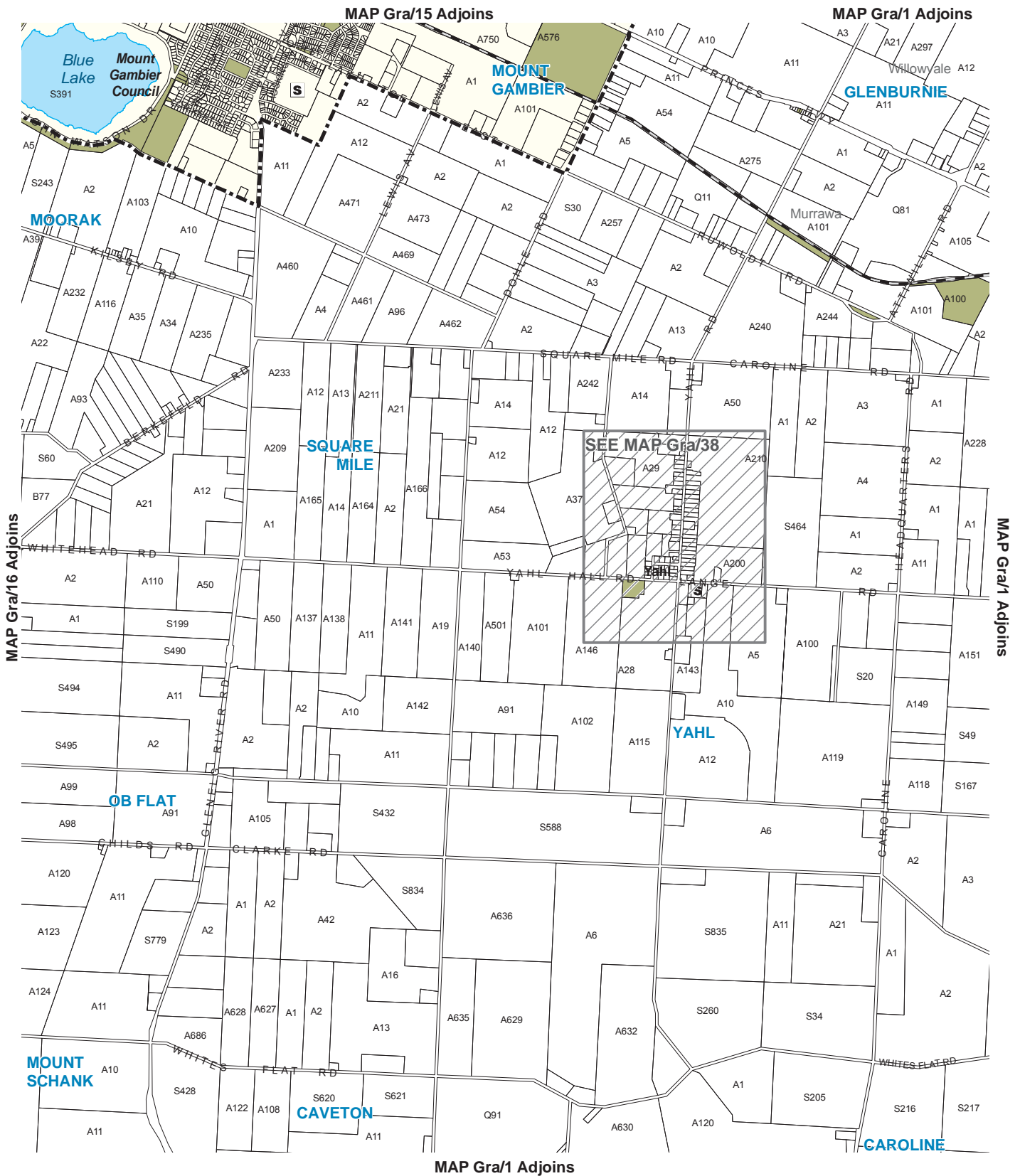
Lamberts Conformal Conic Projection, GDA94

Precinct
 12 Wynham Road
 2 Bay Road

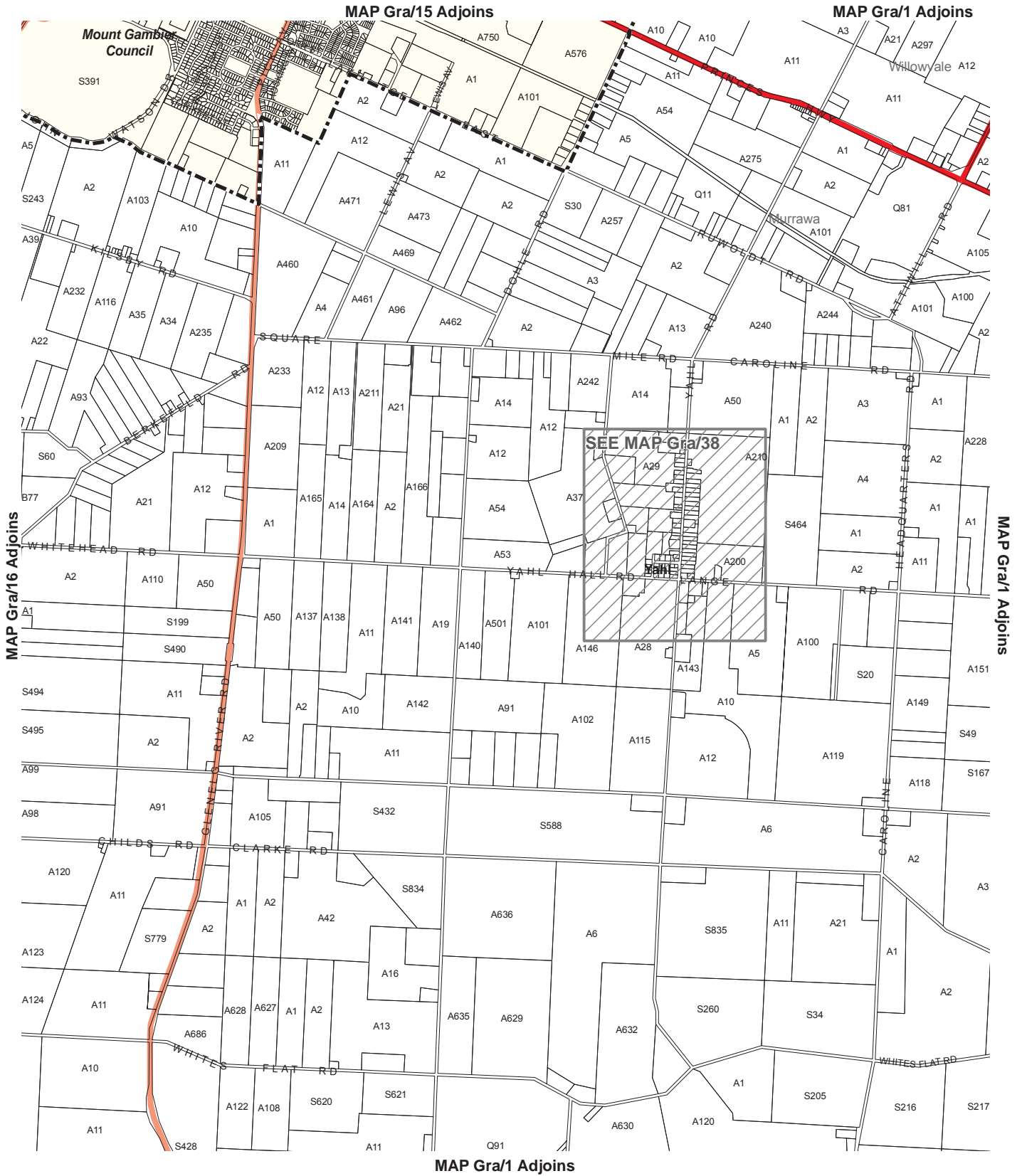


Precinct Map Gra/16

- Precinct Boundary
- Development Plan Boundary



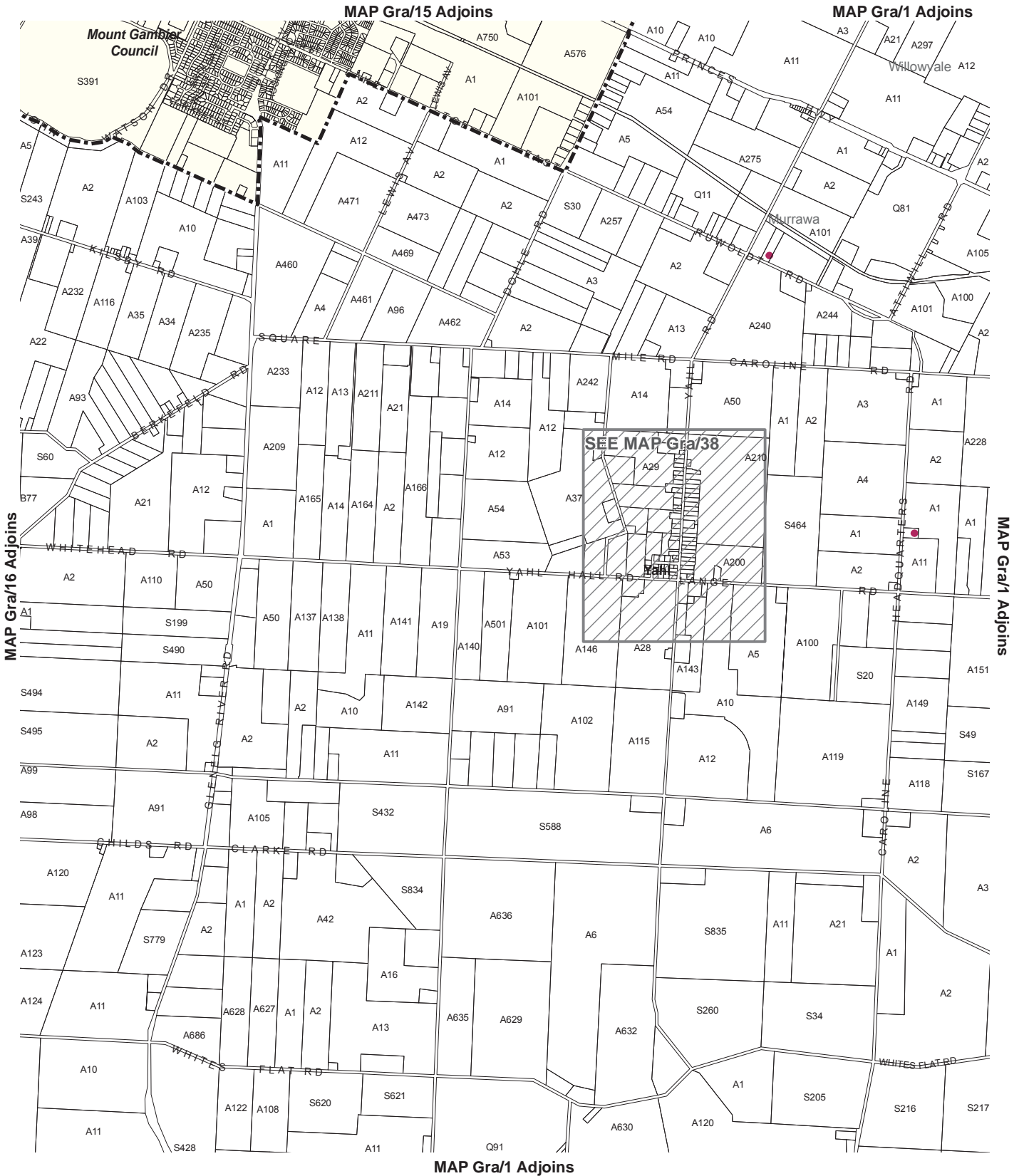
Location Map Gra/17



Overlay Map Gra/17

TRANSPORT

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

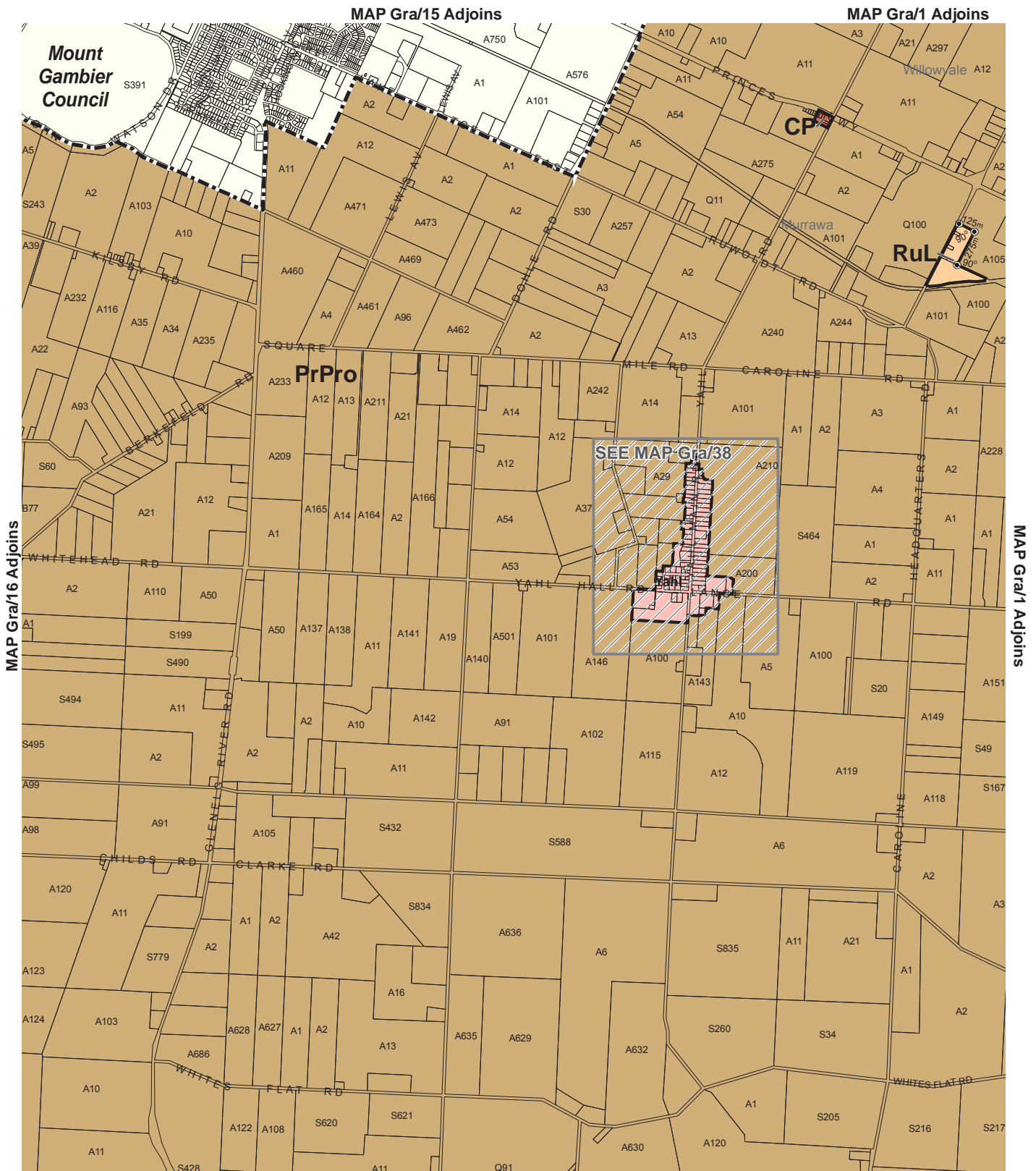


Heritage points are indicative only.
 For further information on State and Local Heritage Places and Contributory
 Items please refer to the relevant tables within this document.



Overlay Map Gra/17 HERITAGE

- State heritage place
- Development Plan Boundary



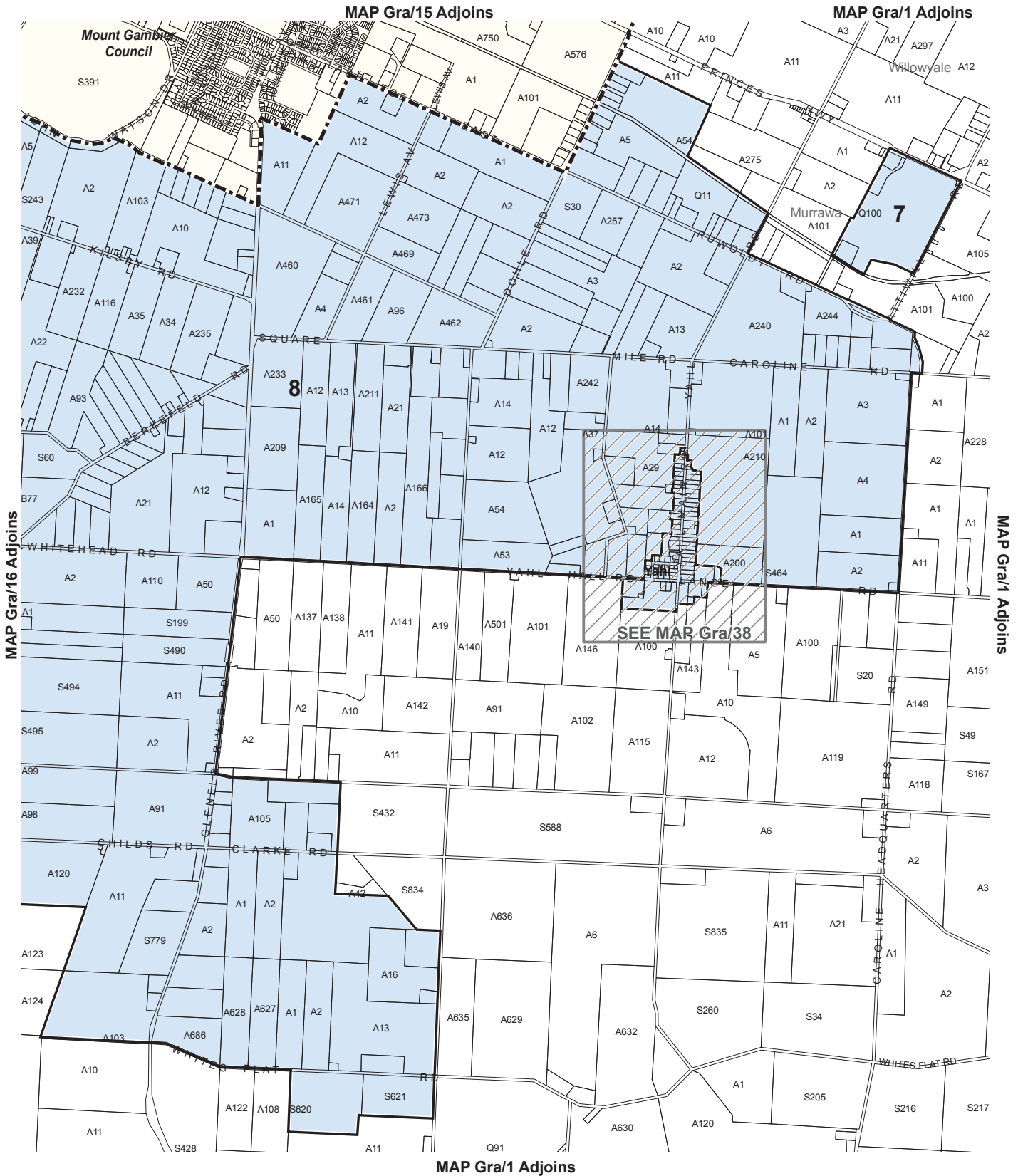
See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94



Zones

- CP Caravan and Tourist Park
- PrPro Primary Production
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary

Zone Map Gra/17



See enlargement map for accurate representation.
 Lamberts Conformal Conic Projection, GDA94

- Policy Area**
 7 Glenburnie Racecourse
 8 Horticulture



Policy Area Map Gra/17

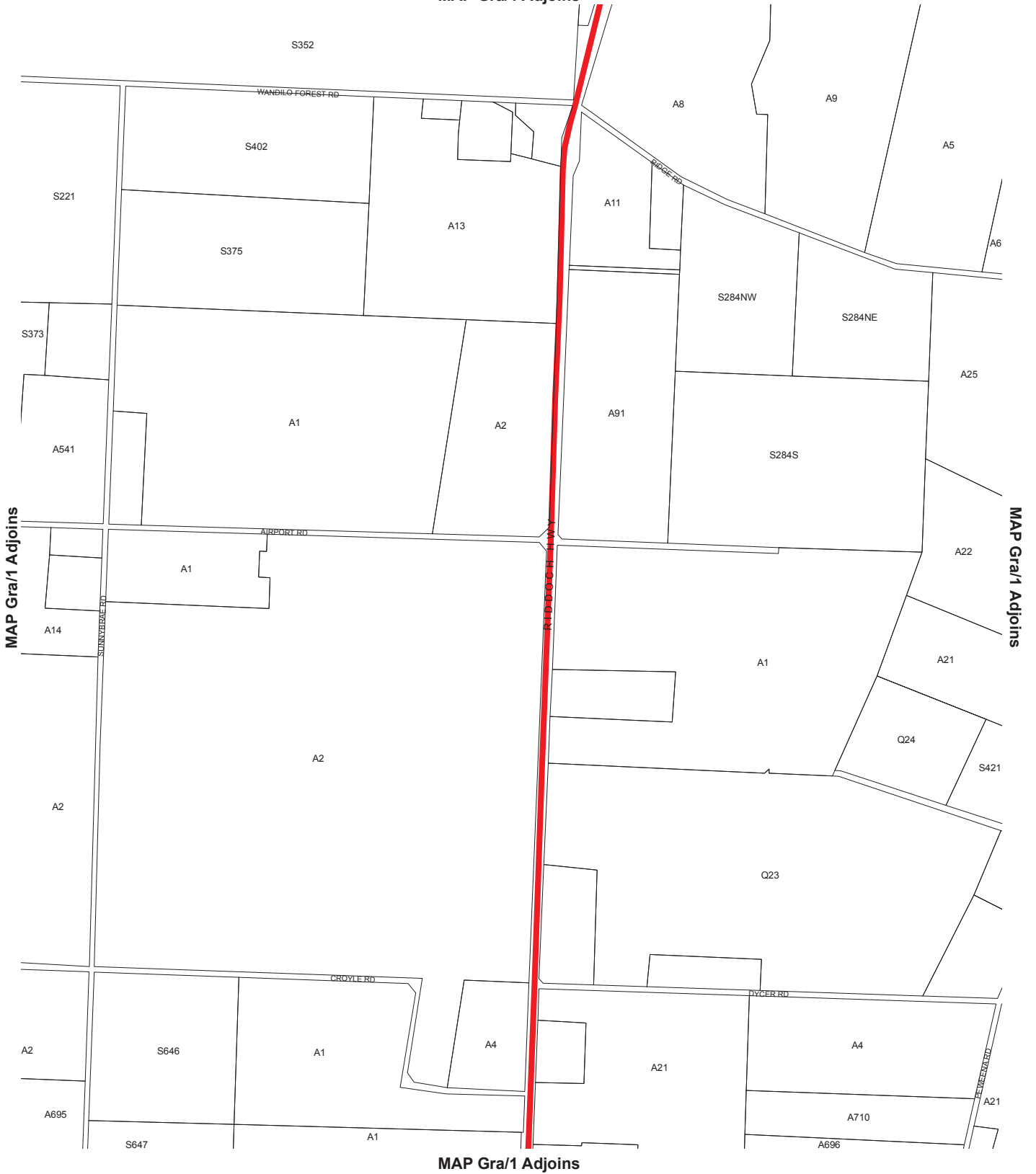
- Policy Area Boundary
- Development Plan Boundary

MAP Gra/1 Adjoins



Location Map Gra/18

MAP Gra/1 Adjoins

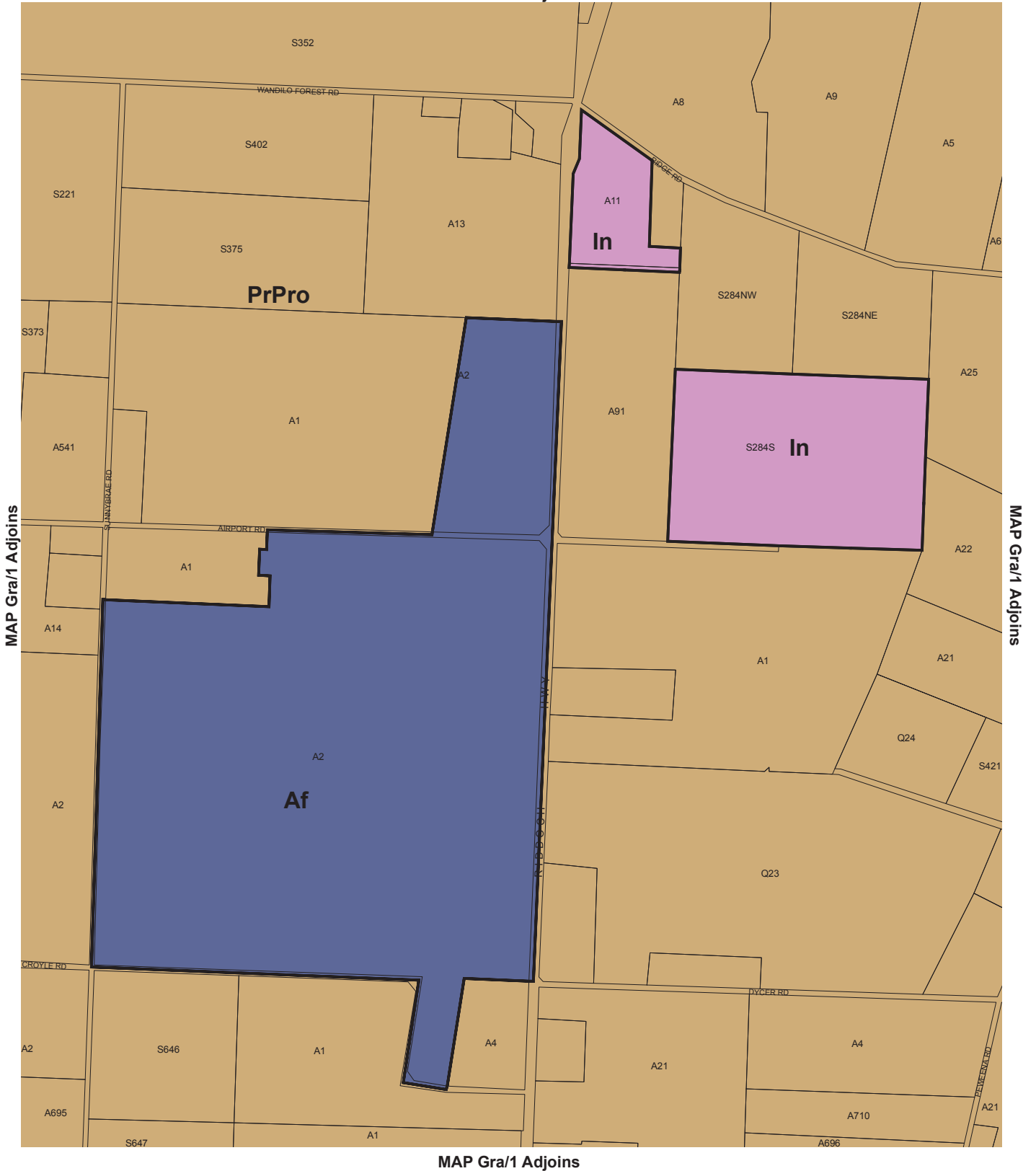


Overlay Map Gra/18

TRANSPORT

 Primary Arterial Roads

MAP Gra/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



Zones

Af	Airfield
In	Industry
PrPro	Primary Production
	Zone Boundary

Zone Map Gra/18

MAP Gra/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

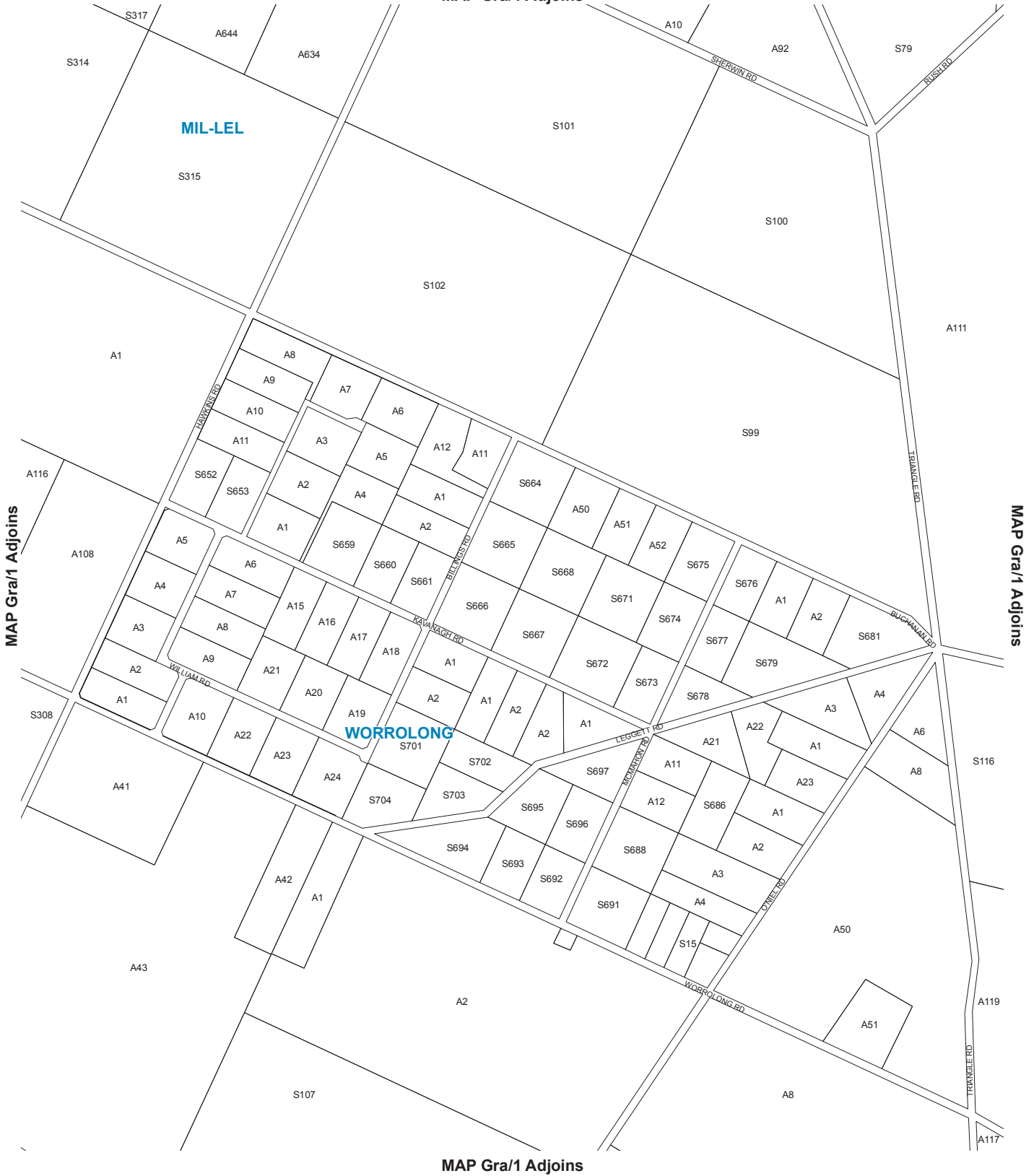
Policy Area
4 Penola Road



Policy Area Map Gra/18

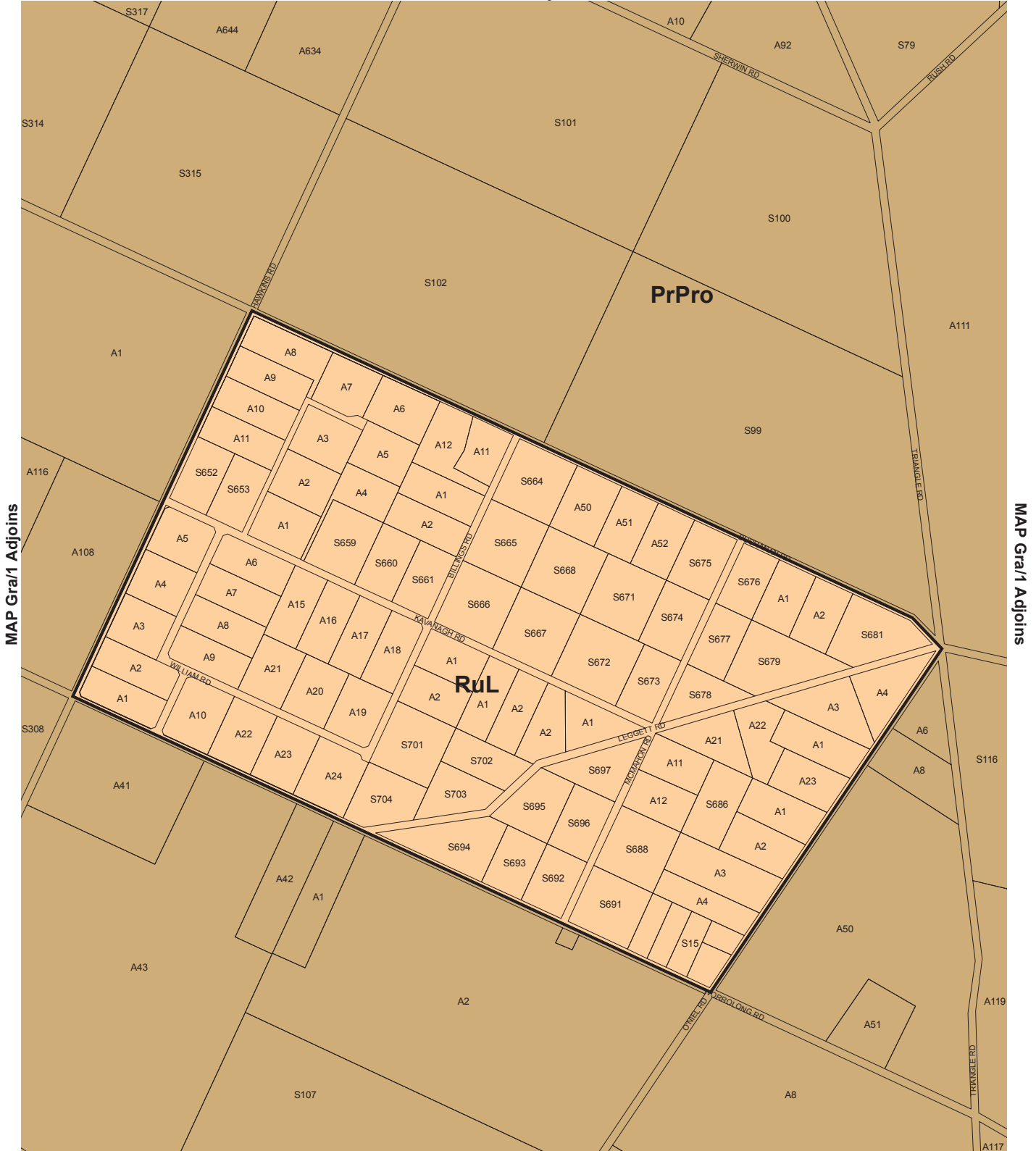
 Policy Area Boundary

MAP Gra/1 Adjoins



WORROLONG
Location Map Gra/19

MAP Gra/1 Adjoins



MAP Gra/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

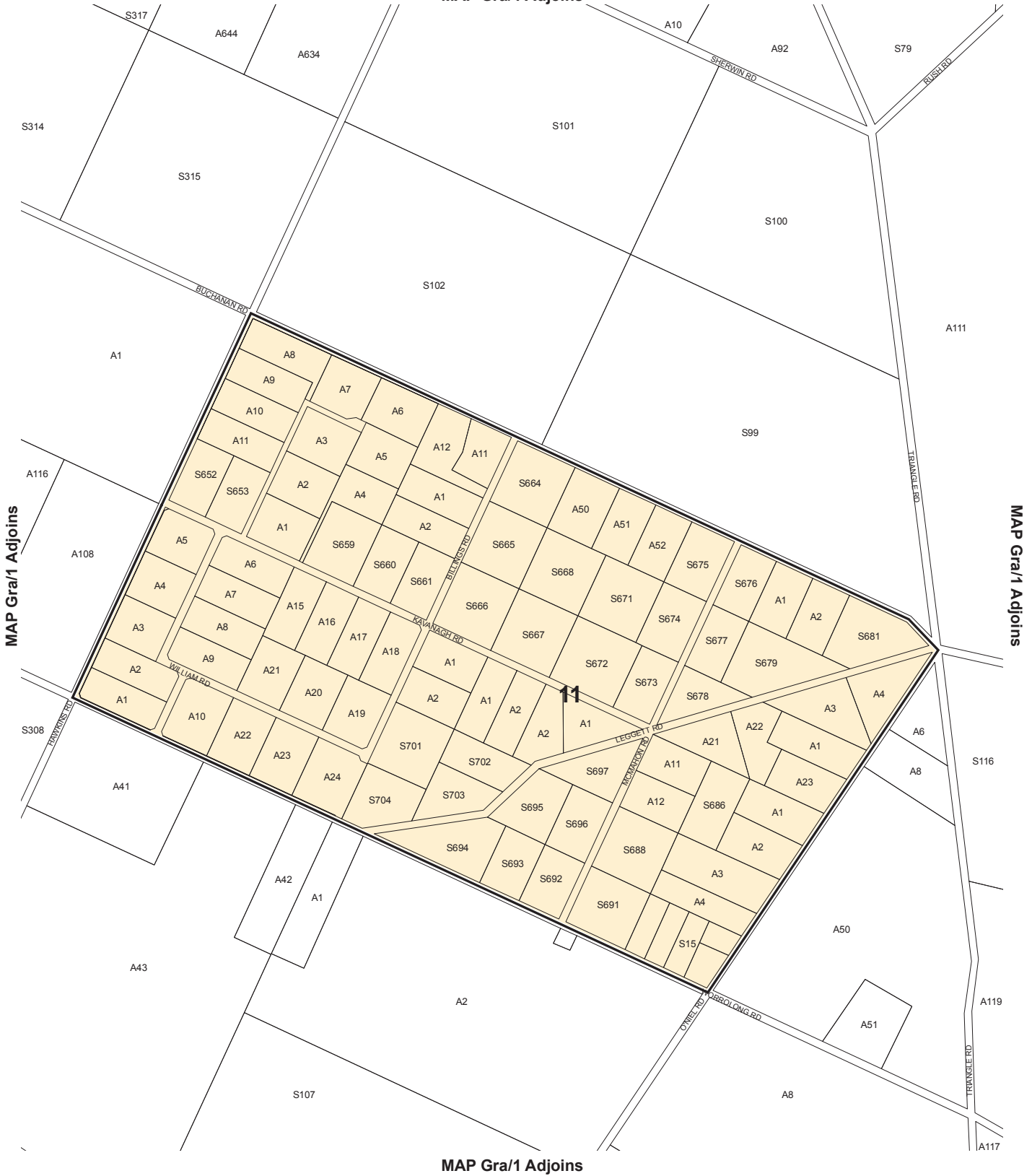


WORROLONG

Zone Map Gra/19

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

MAP Gra/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct
11 Worrolong



WORROLONG

Precinct Map Gra/19

 Precinct Boundary

MAP Gra/1 Adjoins

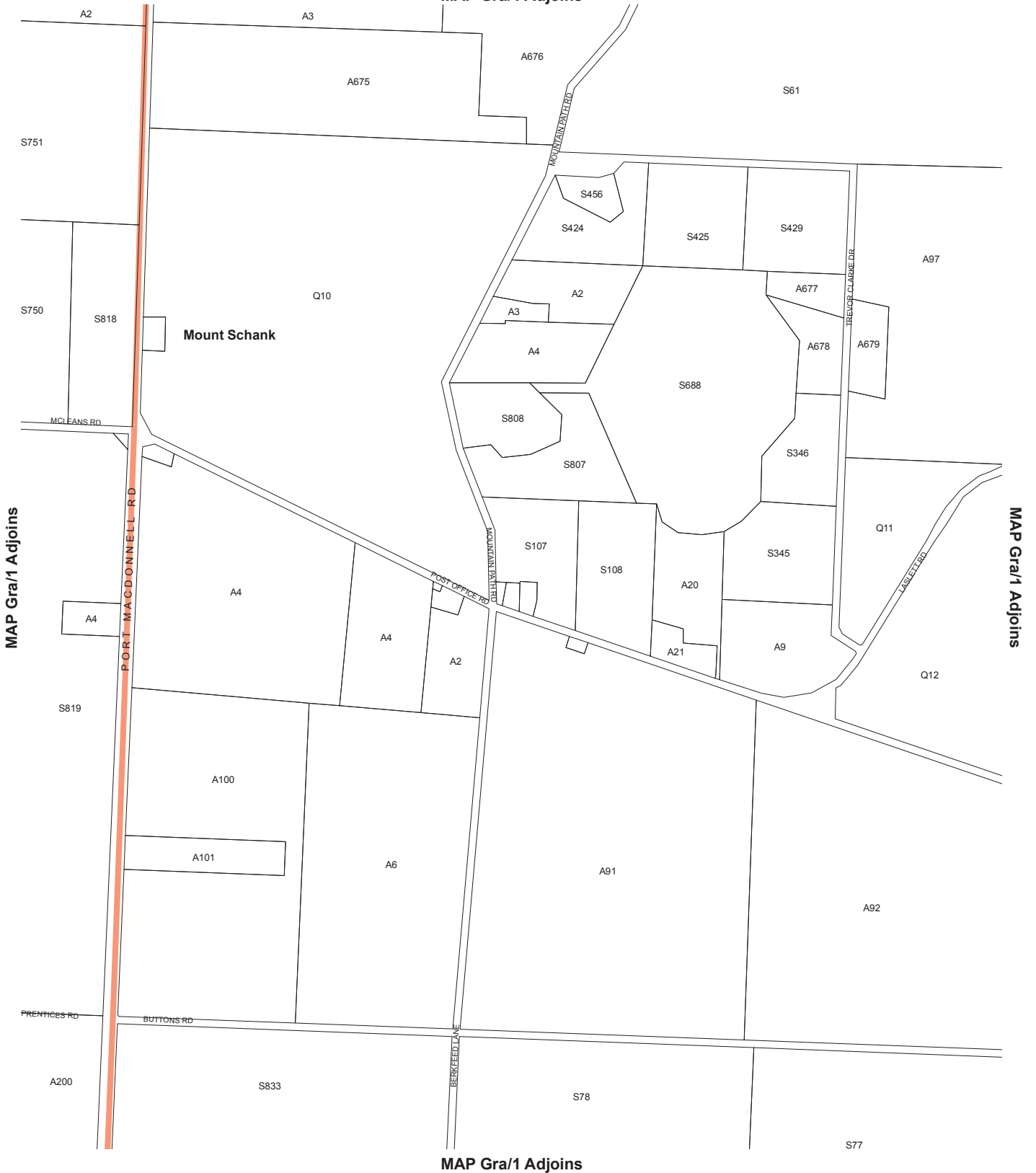


MAP Gra/1 Adjoins



Location Map Gra/20

MAP Gra/1 Adjoins

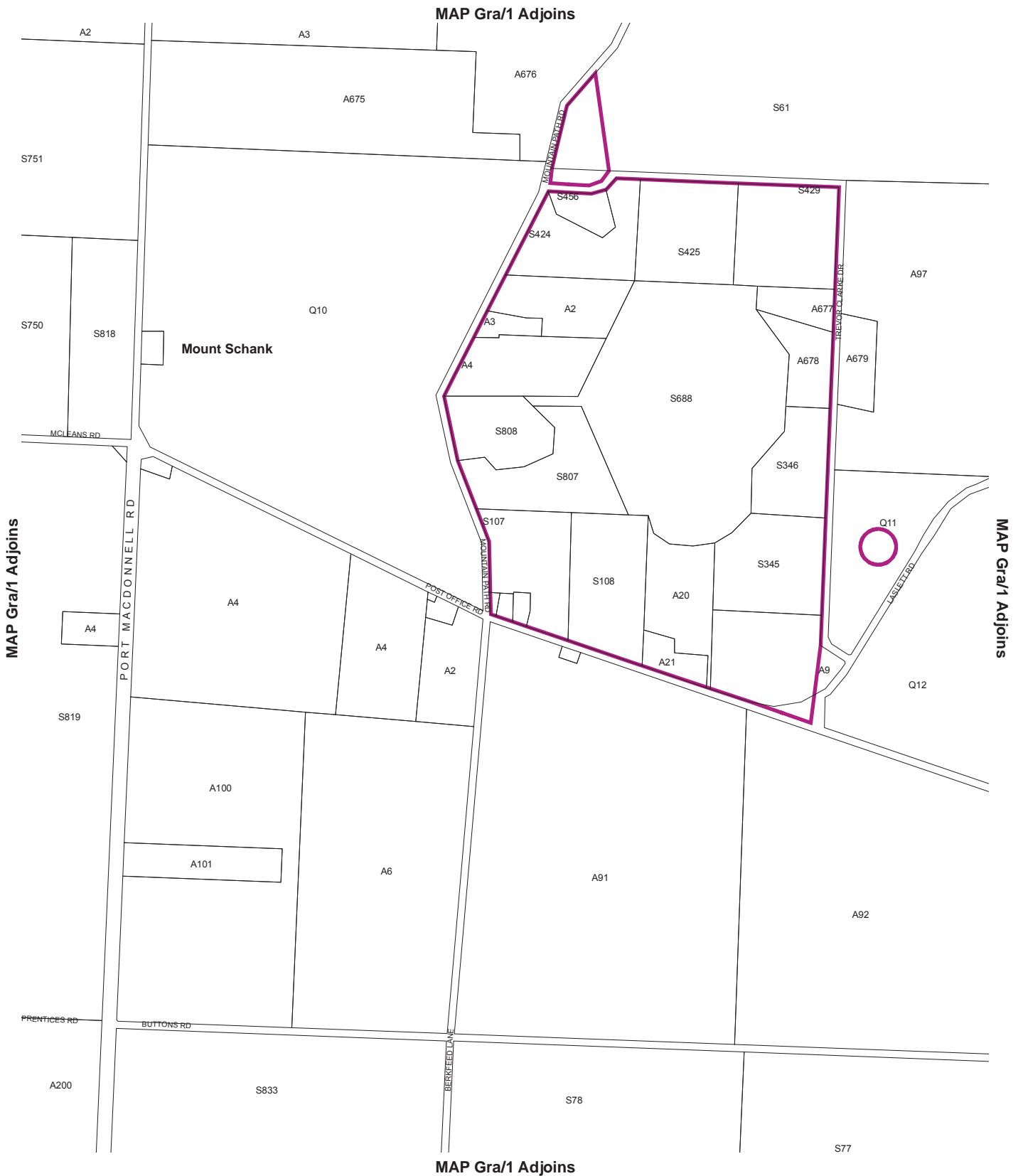


MAP Gra/1 Adjoins



Overlay Map Gra/20 TRANSPORT

 Secondary Arterial Roads



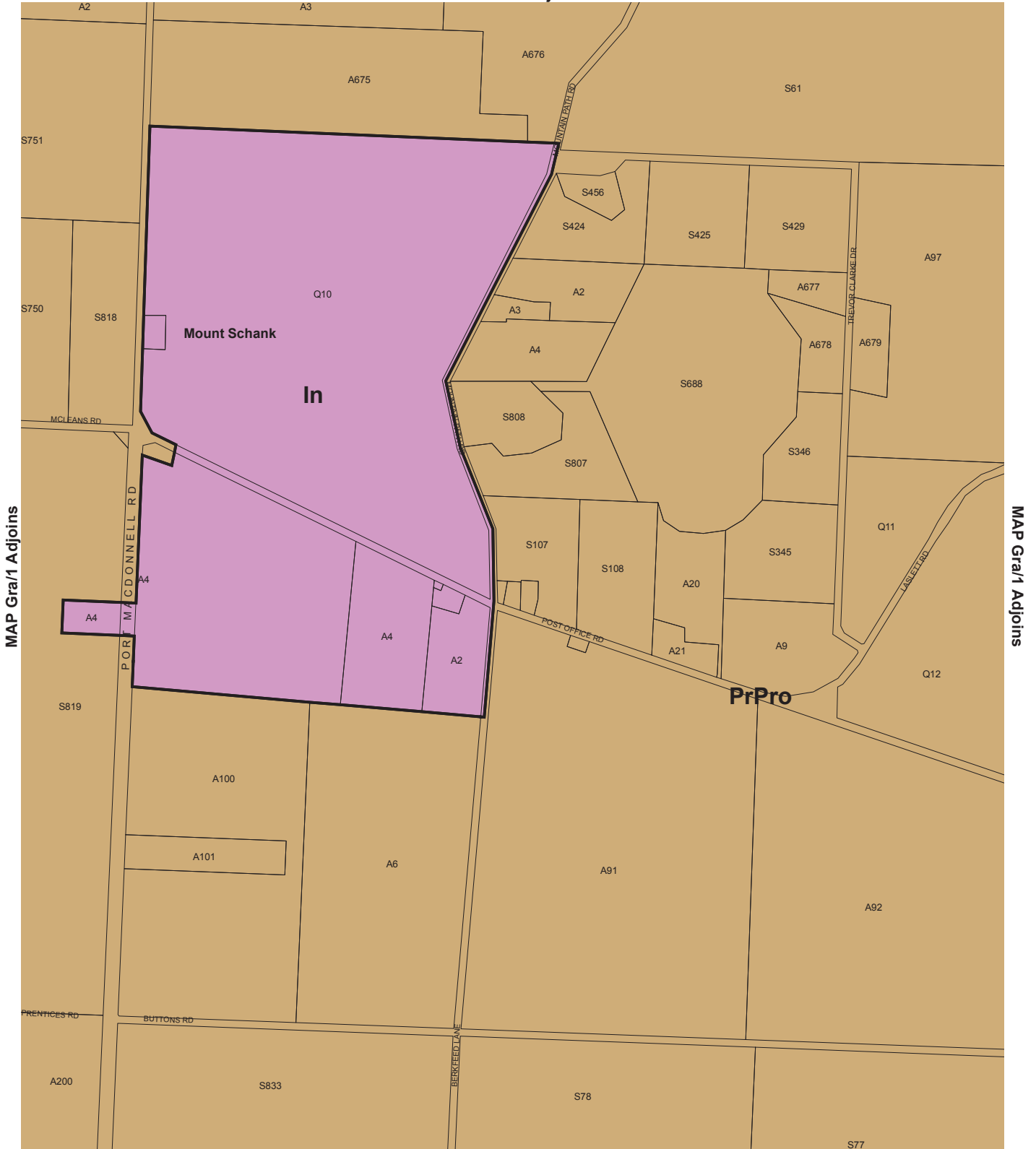
Heritage points are indicative only.
 For further information on State Heritage Places
 please refer to the relevant table within this document.



Overlay Map Gra/20 HERITAGE

 State Heritage Area

MAP Gra/1 Adjoins



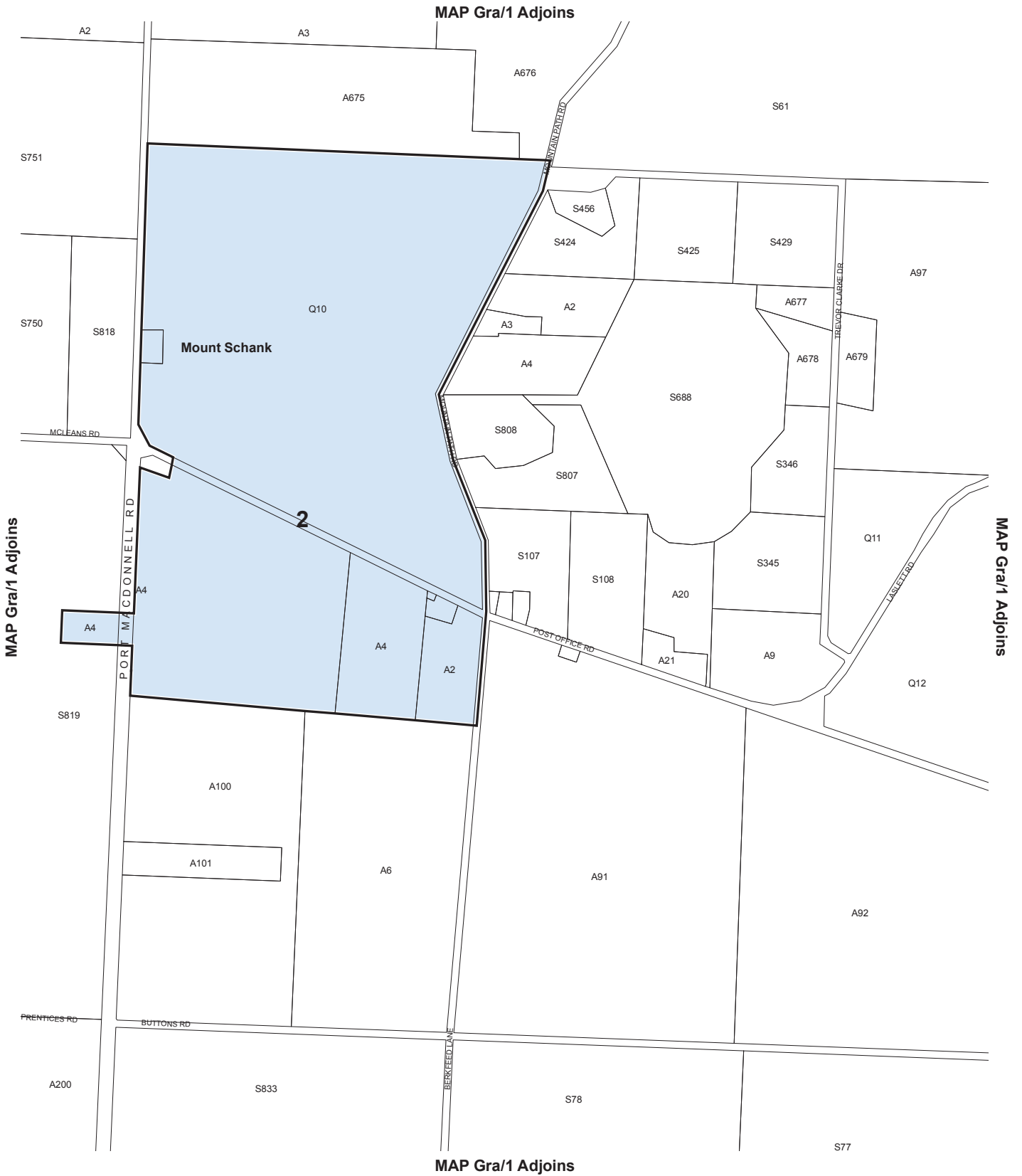
MAP Gra/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zone Map Gra/20

- Zones**
- Industry
 - Primary Production
 - Zone Boundary



Lamberts Conformal Conic Projection, GDA94

Policy Area
 2 Mount Schank



Policy Area Map Gra/20

 Policy Area Boundary

MAP Gra/1 Adjoins



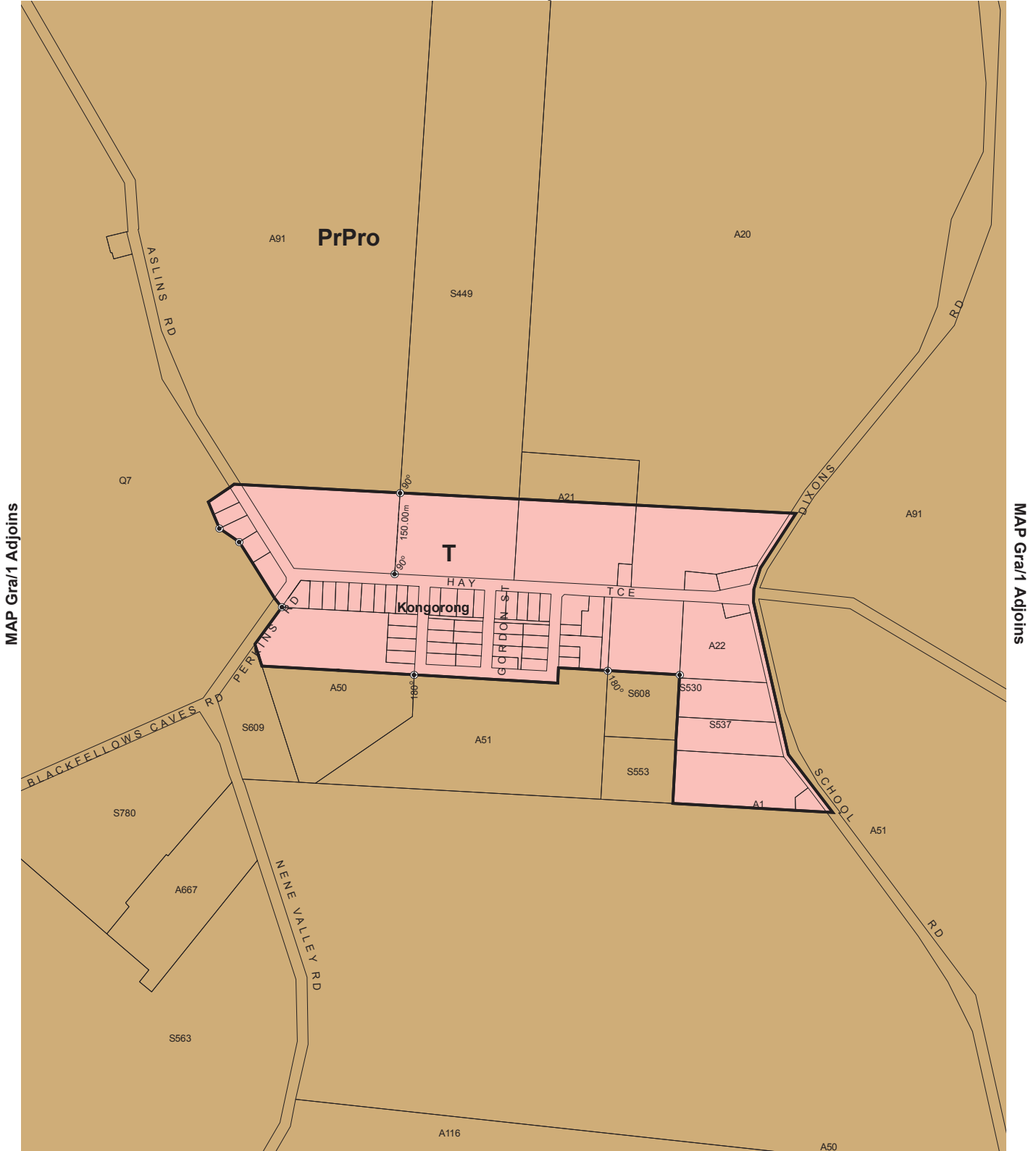
MAP Gra/1 Adjoins



KONGORONG

Location Map Gra/21

MAP Gra/1 Adjoins



MAP Gra/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



KONGORONG

Zone Map Gra/21

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

MAP Gra/1 Adjoins

NANGWARRY

Wattle Range Council



MAP Gra/1 Adjoins




MAP Gra/1 Adjoins

MAP Gra/1 Adjoins



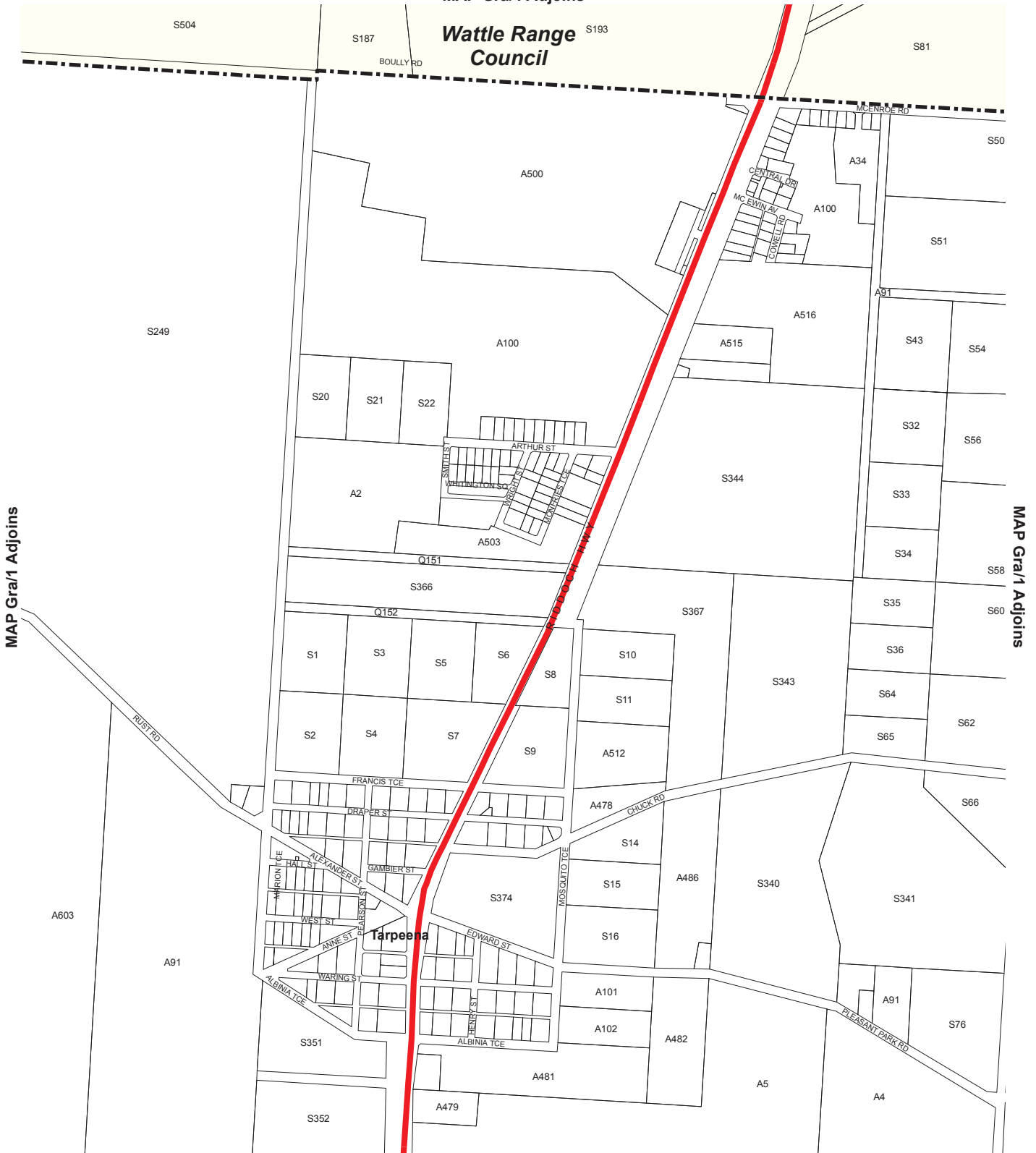
TARPEENA

Location Map Gra/22

-  School
-  Waterbodies
-  Development Plan Boundary

MAP Gra/1 Adjoins

Wattle Range Council



MAP Gra/1 Adjoins

MAP Gra/1 Adjoins

MAP Gra/1 Adjoins

Tarpeena





0 500m

TARPEENA

Overlay Map Gra/22 TRANSPORT

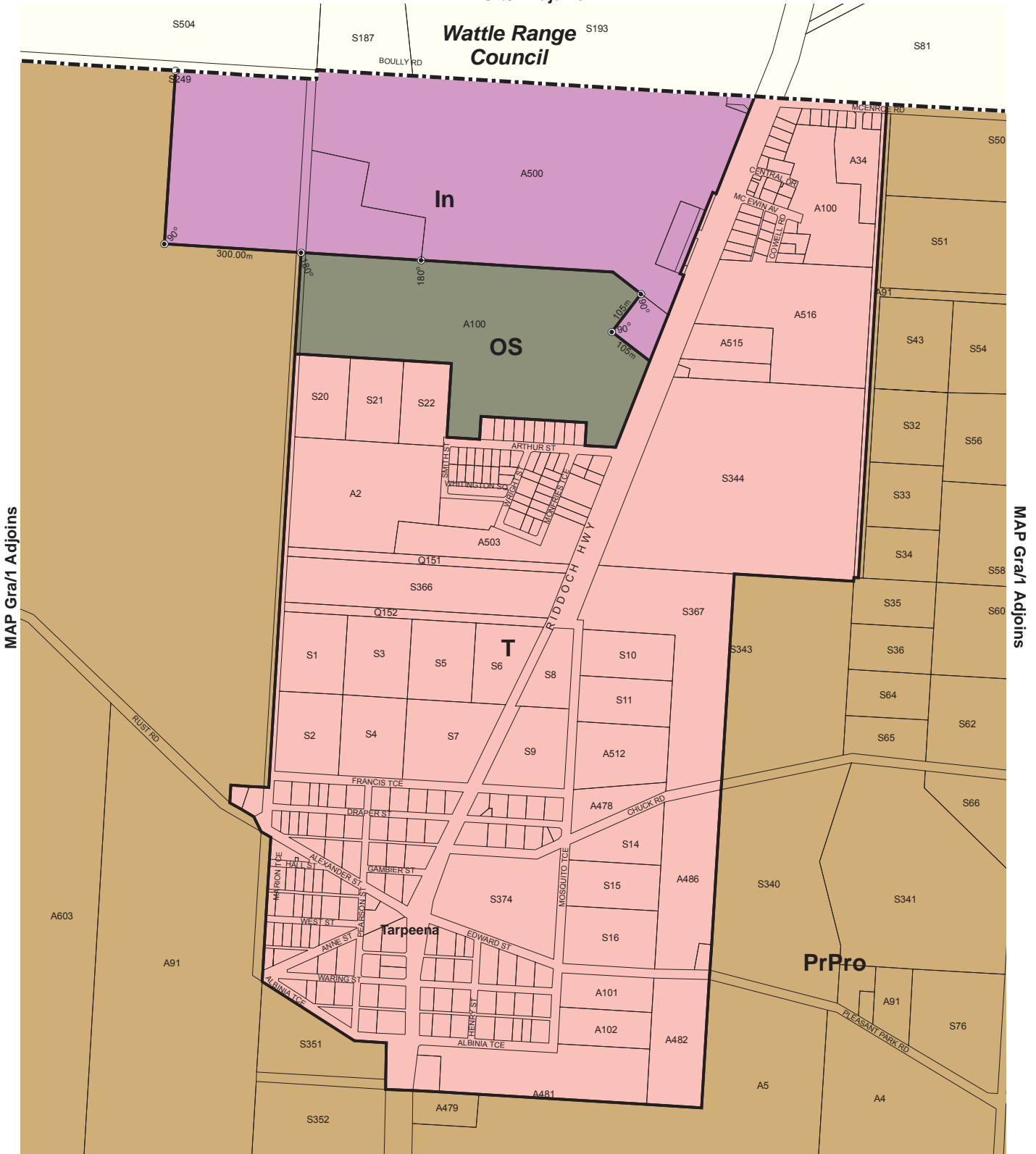
GRANT COUNCIL

Consolidated - 4 July 2017

-  Primary Arterial Roads
-  Development Plan Boundary

MAP Gra/1 Adjoints

Wattle Range Council



MAP Gra/1 Adjoints

Lamberts Conformal Conic Projection, GDA94

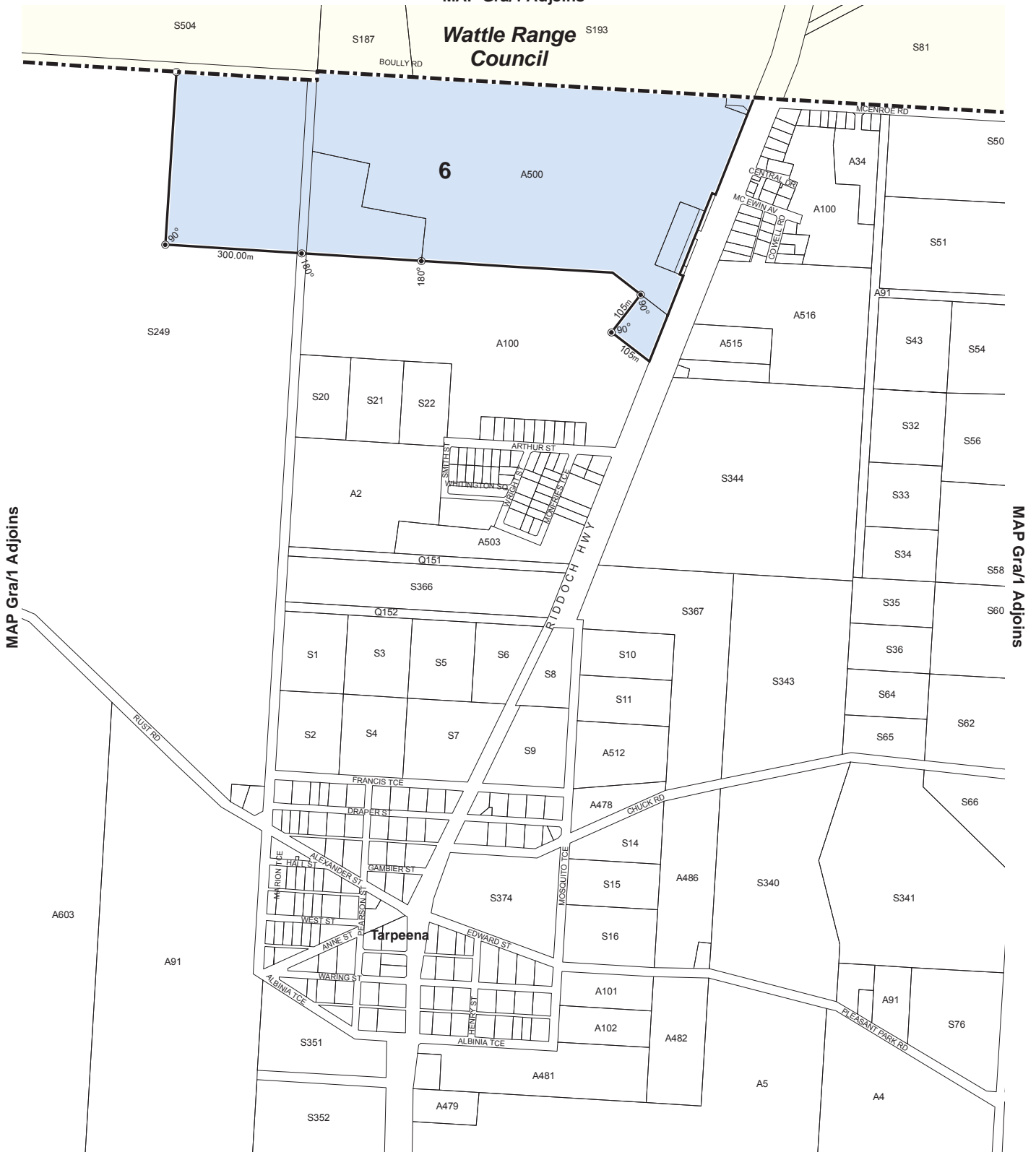


- Zones**
- Industry
 - Open Space
 - Primary Production
 - Township
 - Zone Boundary
 - Development Plan Boundary

TARPEENA
Zone Map Gra/22

MAP Gra/1 Adjoins

Wattle Range Council



MAP Gra/1 Adjoins

MAP Gra/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area
6 Tarpeena



0 500m

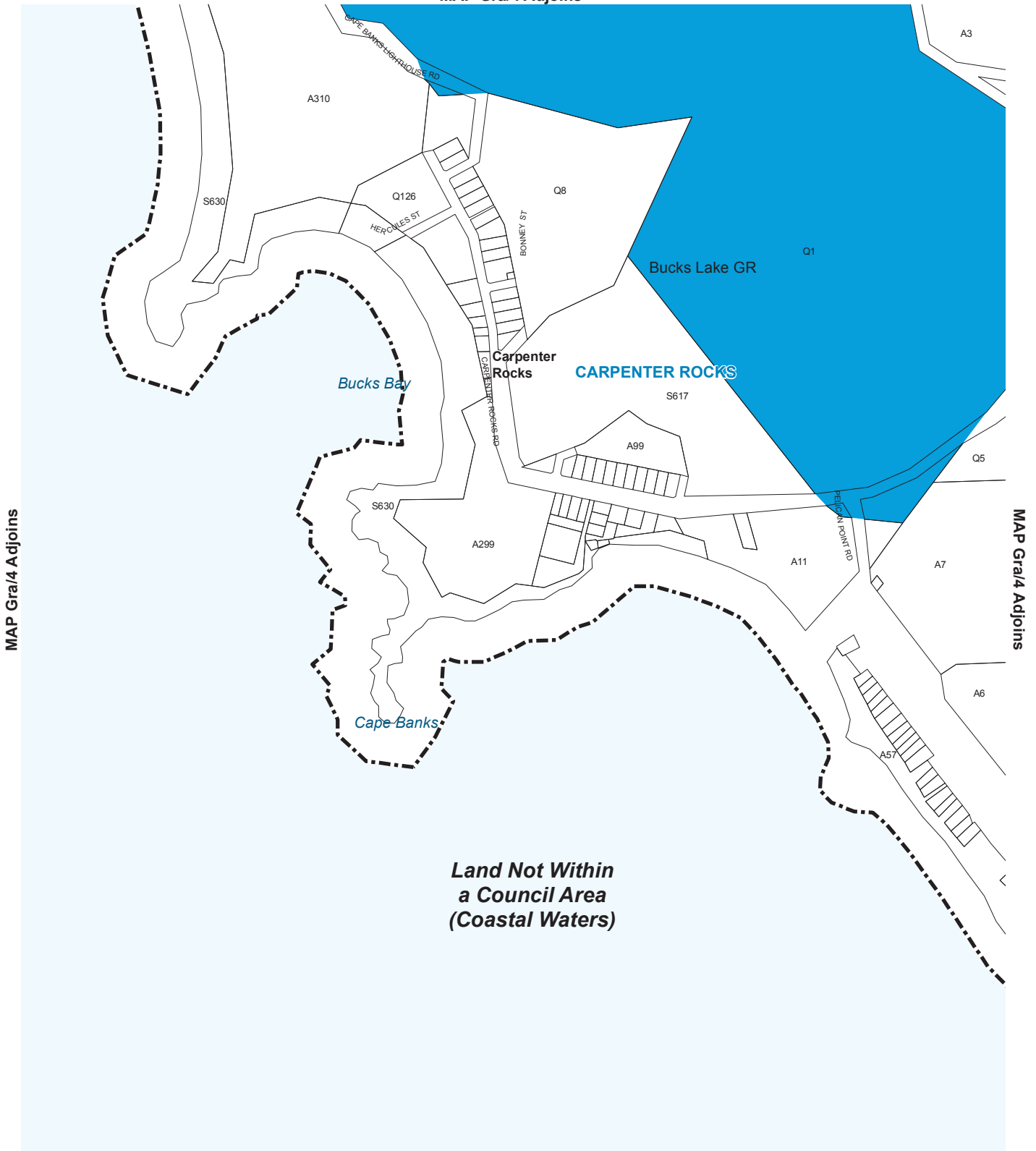
TARPEENA

Policy Area Map Gra/22

-  Policy Area Boundary
-  Development Plan Boundary

GRANT COUNCIL

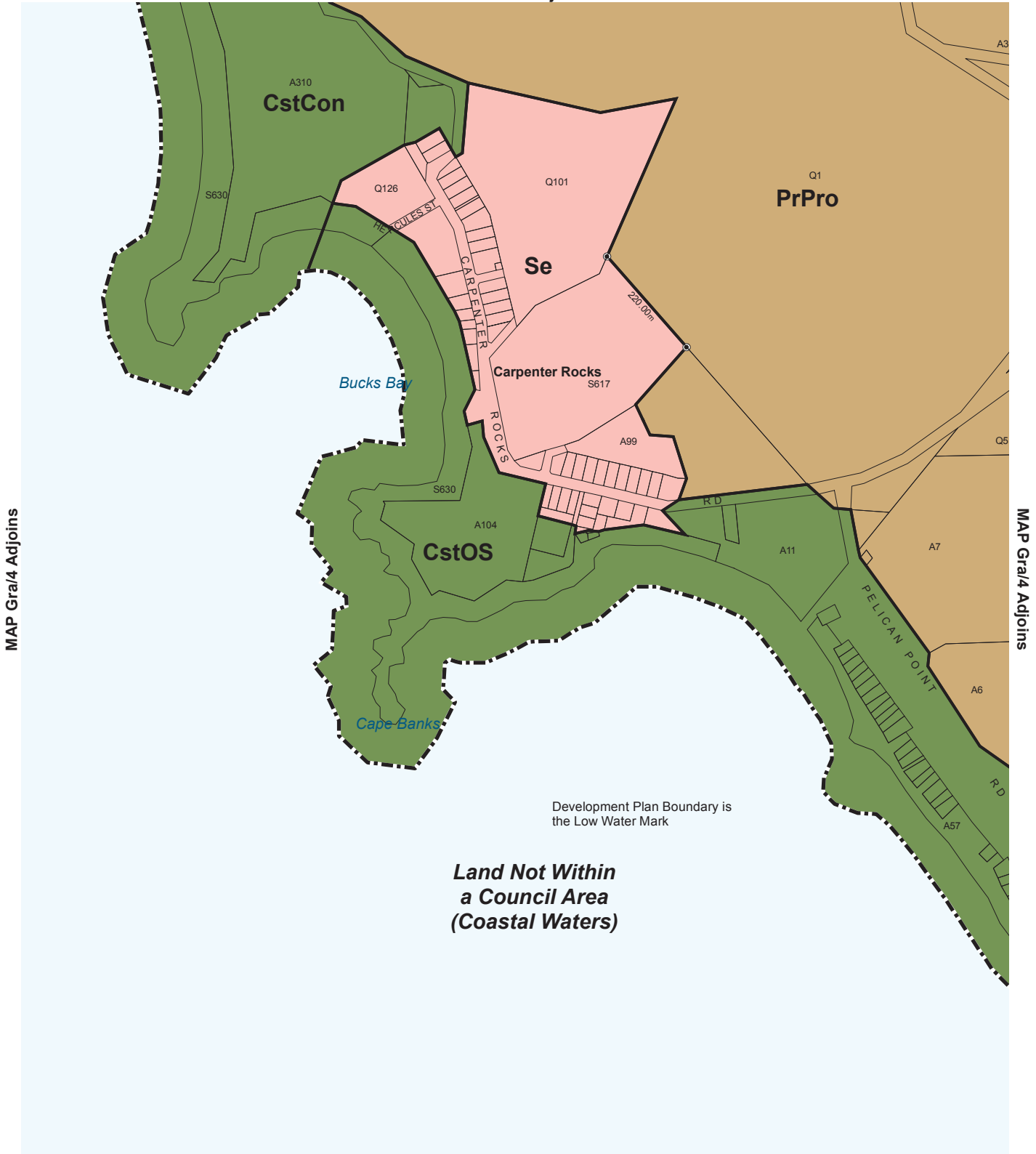
Consolidated - 4 July 2017



CARPENTER ROCKS

Location Map Gra/23

- Game Reserve
- Development Plan Boundary



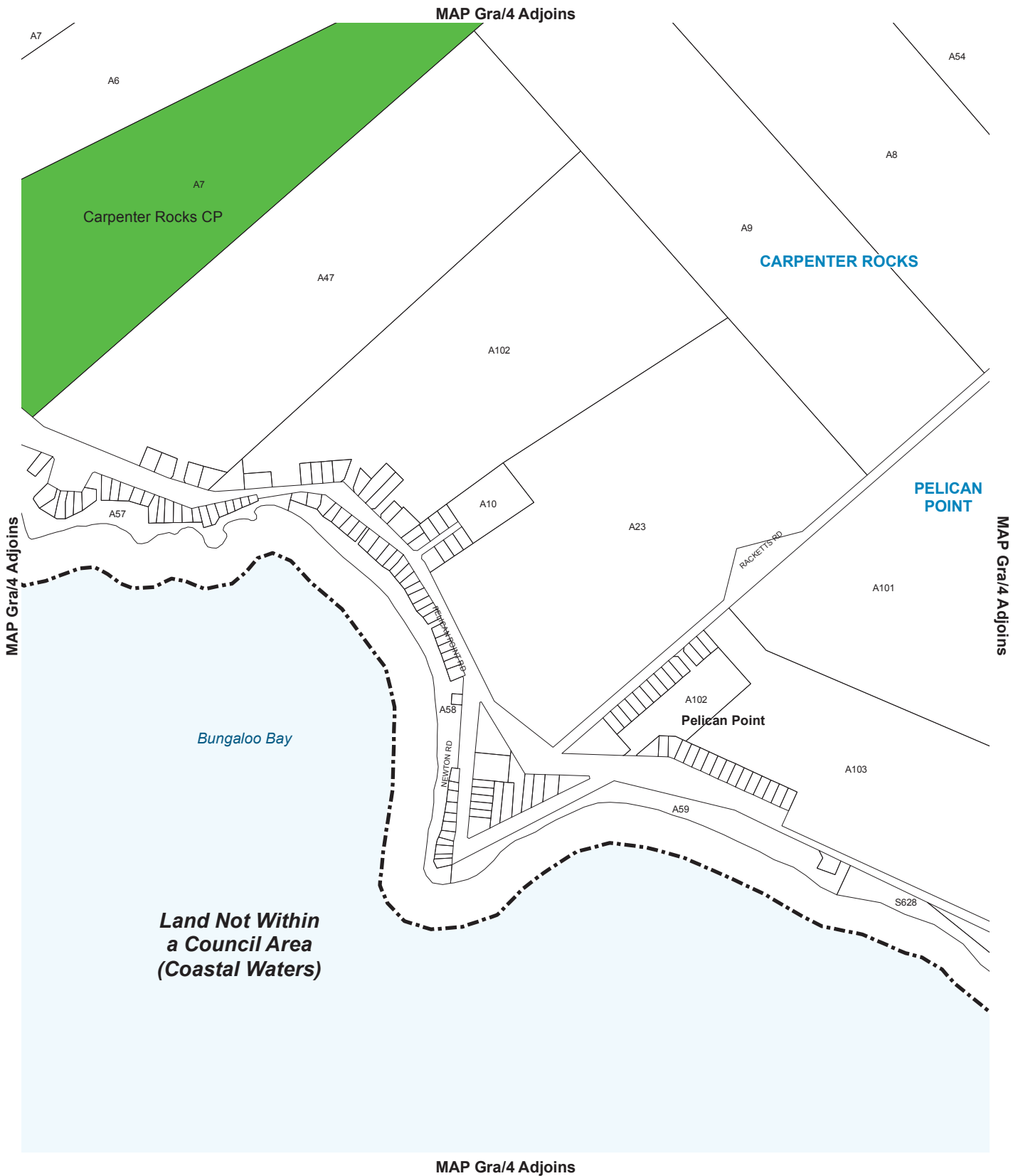
Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Conservation
 - CstOS Coastal Open Space
 - PrPro Primary Production
 - Se Settlement
 - Zone Boundary
 - Development Plan Boundary

CARPENTER ROCKS

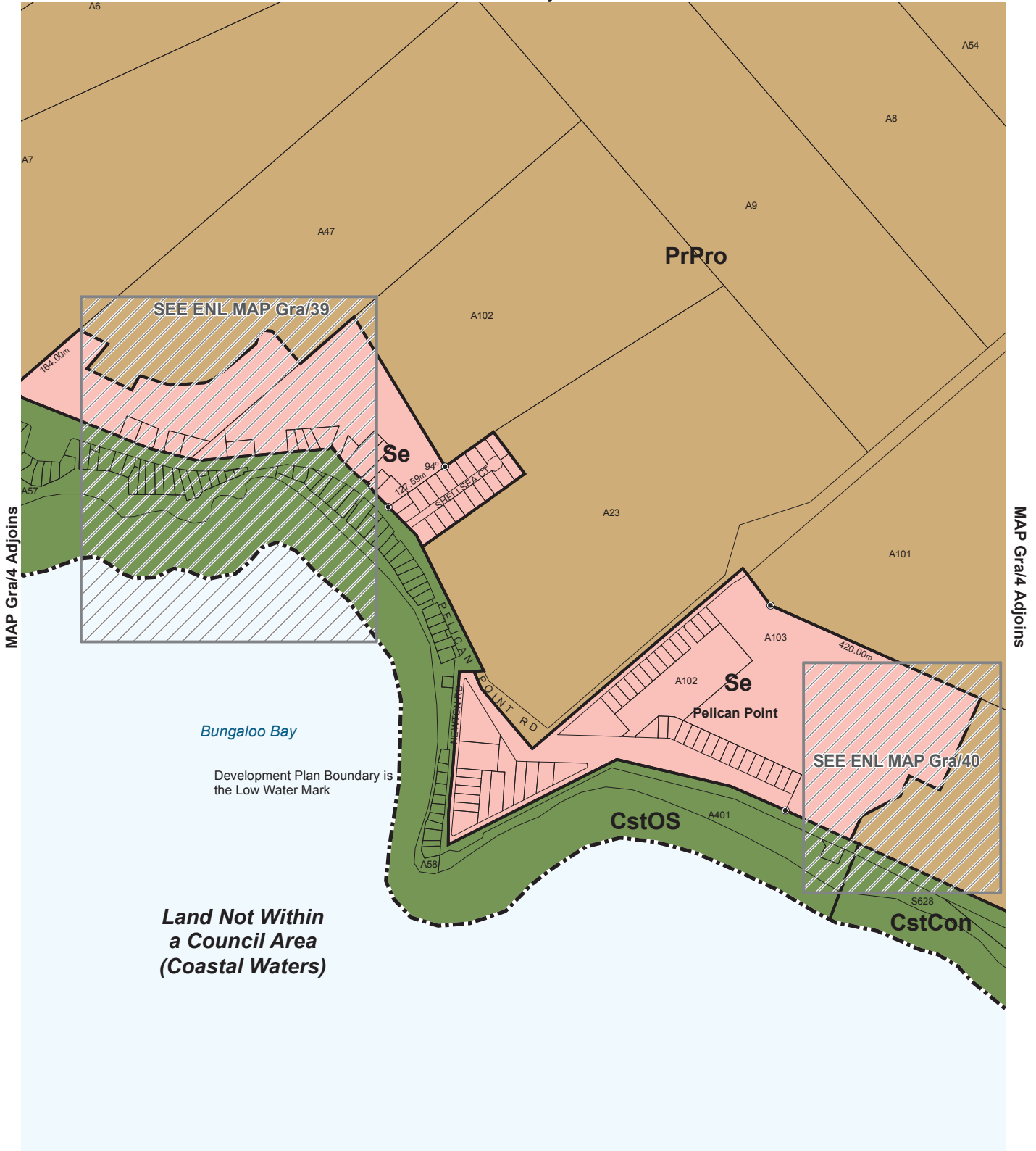
Zone Map Gra/23



PELICAN POINT
Location Map Gra/24

- Conservation Park
- Development Plan Boundary

MAP Gra/4 Adjoins



MAP Gra/4 Adjoins

MAP Gra/4 Adjoins

MAP Gra/4 Adjoins

See enlargement map for accurate representation.
Lamberts Conformal Conic Projection, GDA94



PELICAN POINT

Zone Map Gra/24

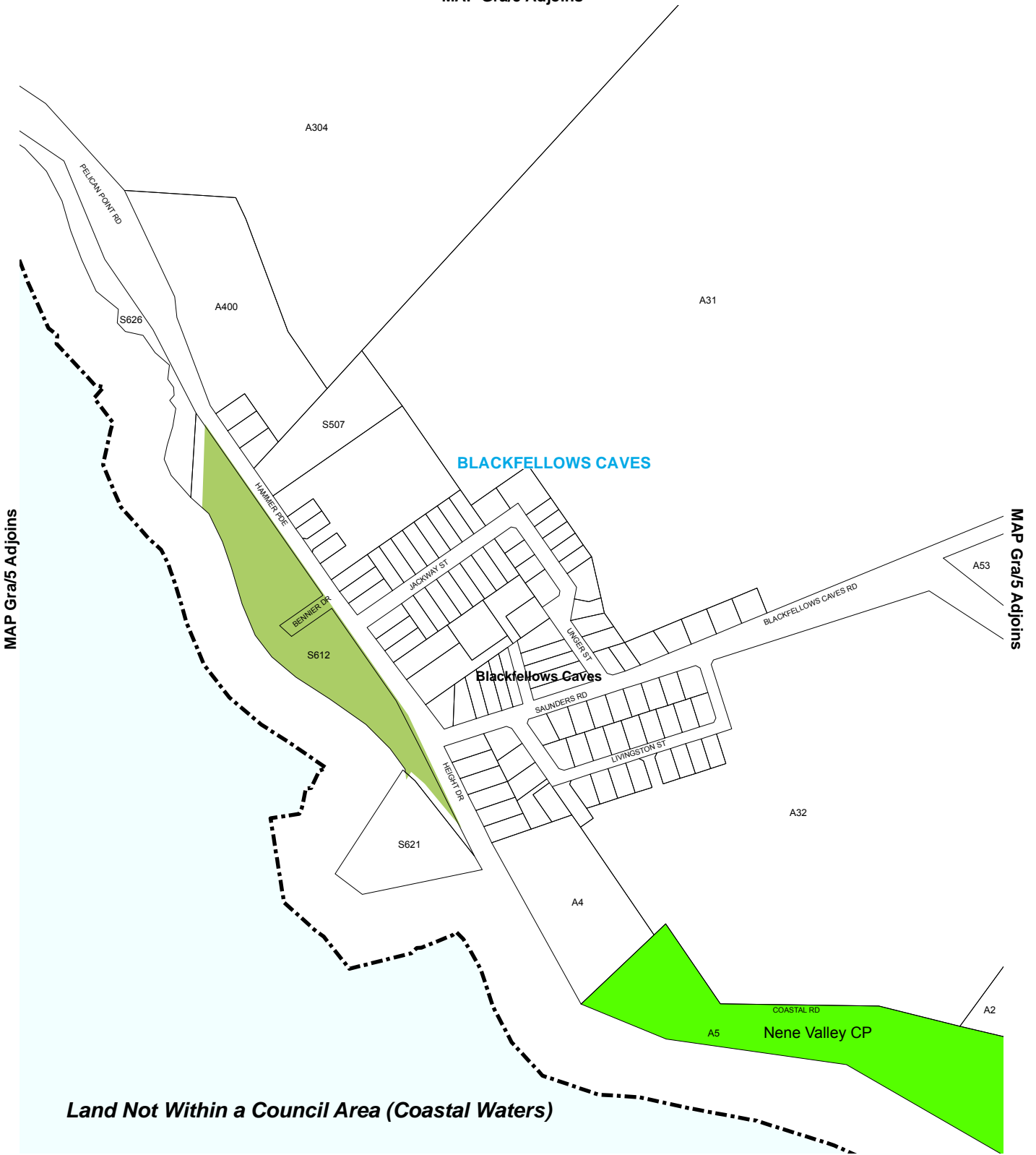
Zones

- CstCon Coastal Conservation
- CstOS Coastal Open Space
- PrPro Primary Production
- Se Settlement
- Zone Boundary
- Development Plan Boundary

GRANT COUNCIL

Consolidated - 4 July 2017

MAP Gra/5 Adjoins



Land Not Within a Council Area (Coastal Waters)




MAP Gra/5 Adjoins

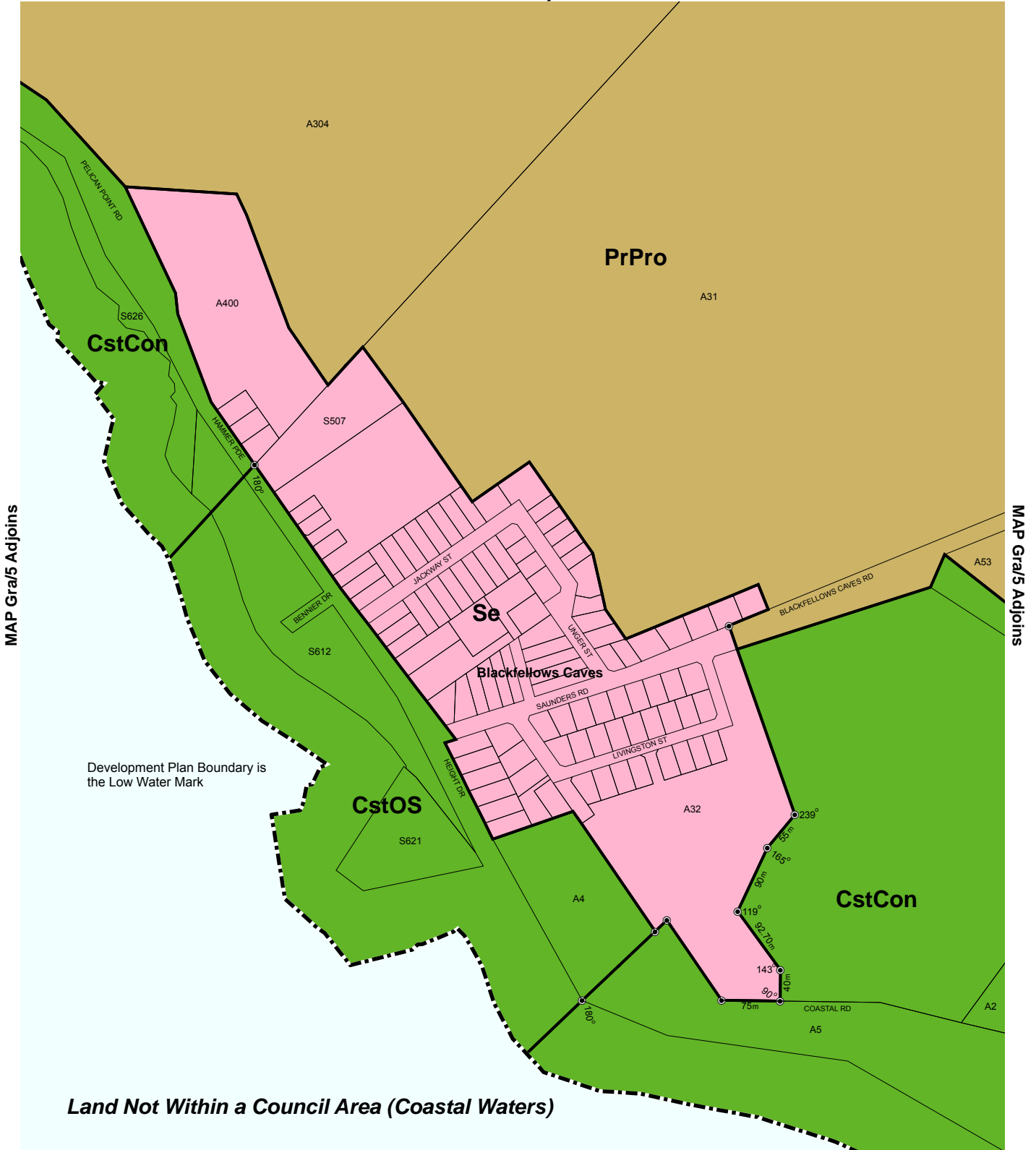


0 250m

BLACKFELLOWS CAVES

Location Map Gra/25

-  Local Reserves
-  Conservation Park
-  Development Plan Boundary



Land Not Within a Council Area (Coastal Waters)

Lamberts Conformal Conic Projection, GDA94



BLACKFELLOWS CAVES

Zone Map Gra/25

- Zones**
- CstCon Coastal Conservation
 - CstOS Coastal Open Space
 - PrPro Primary Production
 - Se Settlement
 - Zone Boundary
 - Development Plan Boundary



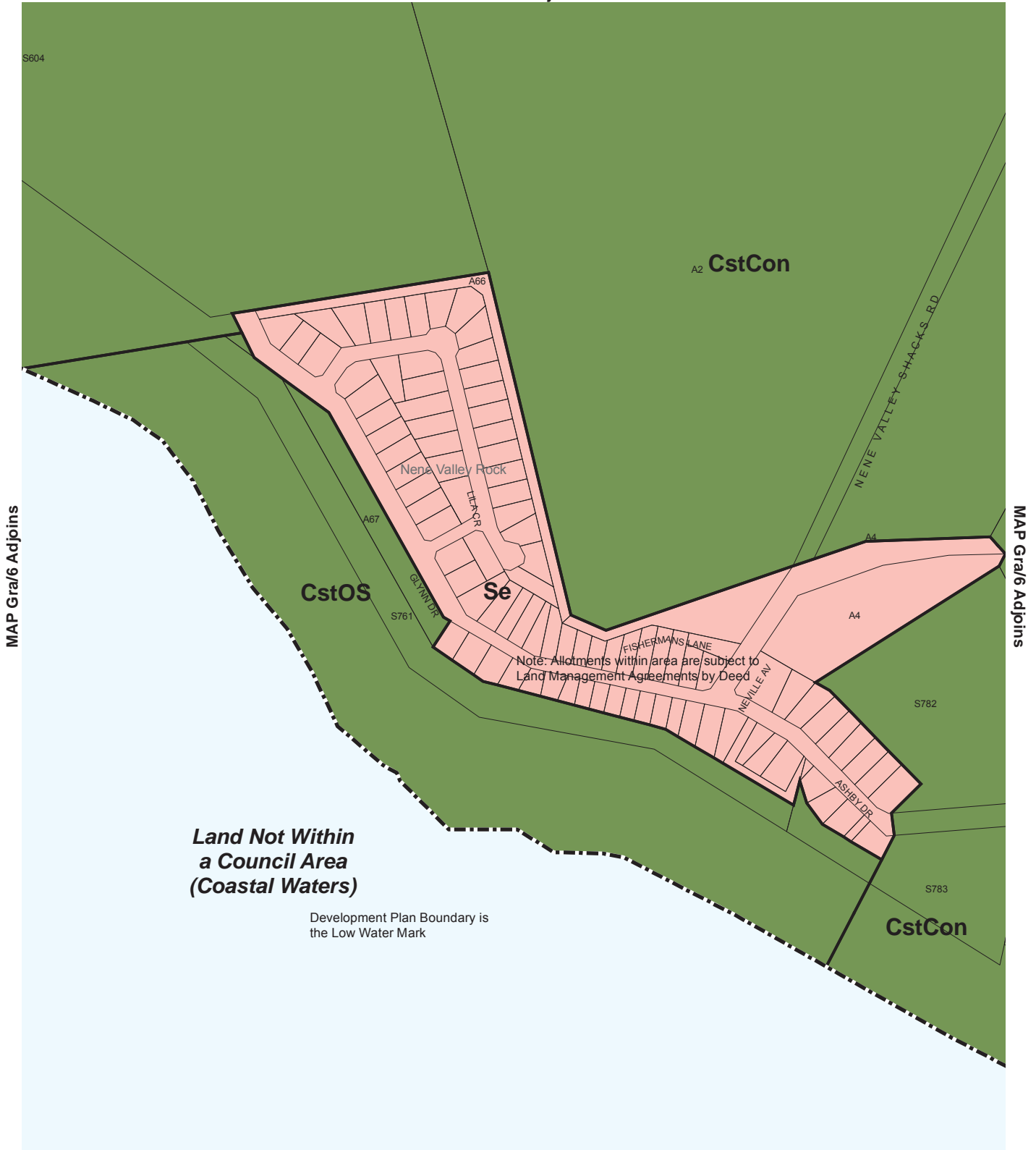
*Land Not Within
a Council Area
(Coastal Waters)*



NENE VALLEY

Location Map Gra/26

- Conservation Park
- Development Plan Boundary



**Land Not Within
a Council Area
(Coastal Waters)**

Development Plan Boundary is
the Low Water Mark

Lamberts Conformal Conic Projection, GDA94



NENE VALLEY

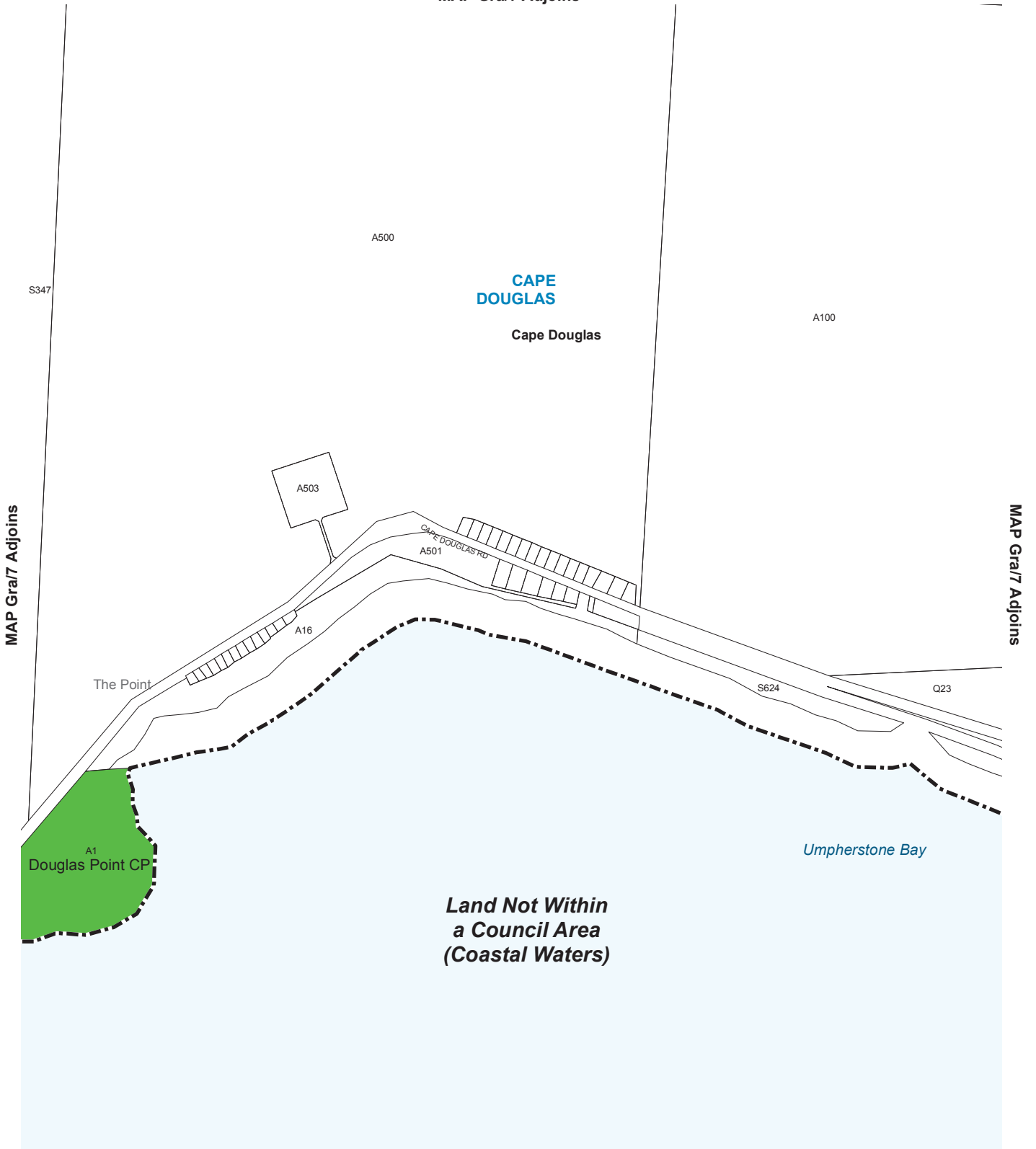
Zone Map Gra/26

- Zones**
- CstCon Coastal Conservation
 - CstOS Coastal Open Space
 - Se Settlement
 - Zone Boundary
 - Development Plan Boundary

GRANT COUNCIL

Consolidated - 4 July 2017

MAP Gra/7 Adjoins



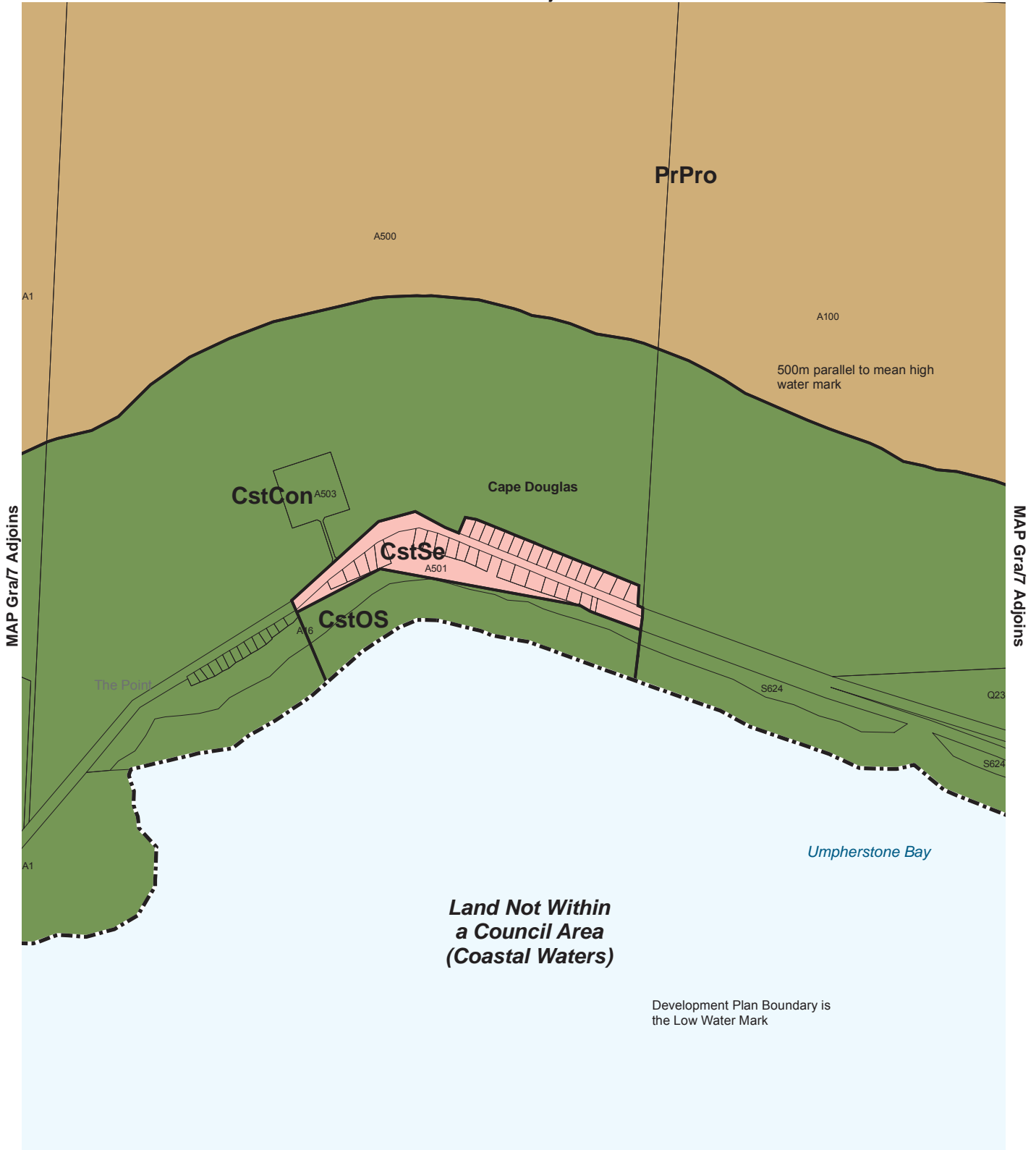
MAP Gra/7 Adjoins



CAPE DOUGLAS

Location Map Gra/27

- Conservation Park
- Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94



CAPE DOUGLAS

Zone Map Gra/27

- Zones**
- CstCon Coastal Conservation
 - CstOS Coastal Open Space
 - CstSe Coastal Settlement
 - PrPro Primary Production
 - Zone Boundary
 - Development Plan Boundary

MAP Gra/8 Adjoins



MAP Gra/8 Adjoins

MAP Gra/8 Adjoins

MAP Gra/8 Adjoins



ALLENDALE EAST

Location Map Gra/28

 School

MAP Gra/8 Adjoins



MAP Gra/8 Adjoins

MAP Gra/8 Adjoins

MAP Gra/8 Adjoins




ALLENDALE EAST

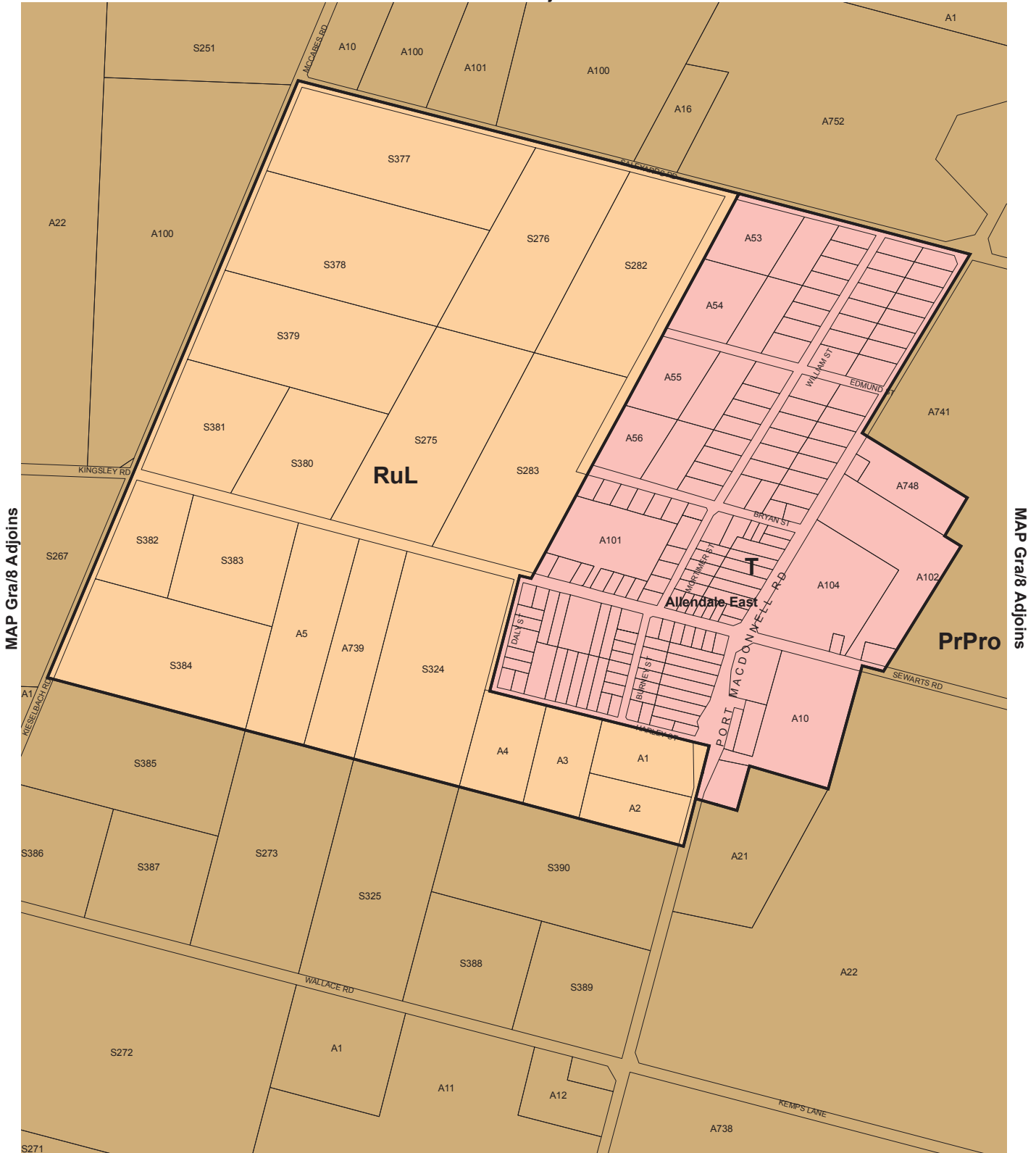
Overlay Map Gra/28 TRANSPORT

GRANT COUNCIL

Consolidated - 4 July 2017

 Secondary Arterial Roads

MAP Gra/8 Adjoins



MAP Gra/8 Adjoins

Lamberts Conformal Conic Projection, GDA94



ALLENDALE EAST

Zone Map Gra/28

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

MAP Gra/8 Adjoins



MAP Gra/8 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct
1 Allendale East



ALLENDALE EAST

Precinct Map Gra/28

 Precinct Boundary

MAP Gra/8 Adjoins

Dingley Dell CP

A734
DINGLEY DELL RD

A735

A736

Gum Island

S803

French Garden

S802

S801

S800

A3

S799

S798

S796

S795

S794

S793

S792

S791



MAP Gra/8 Adjoins

MAP Gra/30 Adjoins

**Land Not Within
a Council Area
(Coastal Waters)**



PORT MacDONNELL

Location Map Gra/29

- Conservation Park
- Development Plan Boundary

MAP Gra/8 Adjoins



MAP Gra/8 Adjoins

Lamberts Conformal Conic Projection, GDA94



PORT MacDONNELL

Zone Map Gra/29

- Zones**
- CstOS Coastal Open Space
 - OS Open Space
 - PrPro Primary Production
 - R Residential
 - Zone Boundary
 - Development Plan Boundary

GRANT COUNCIL

Consolidated - 4 July 2017

MAP Gra/8 Adjoins



MAP Gra/8 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area
14 Low Density Residential

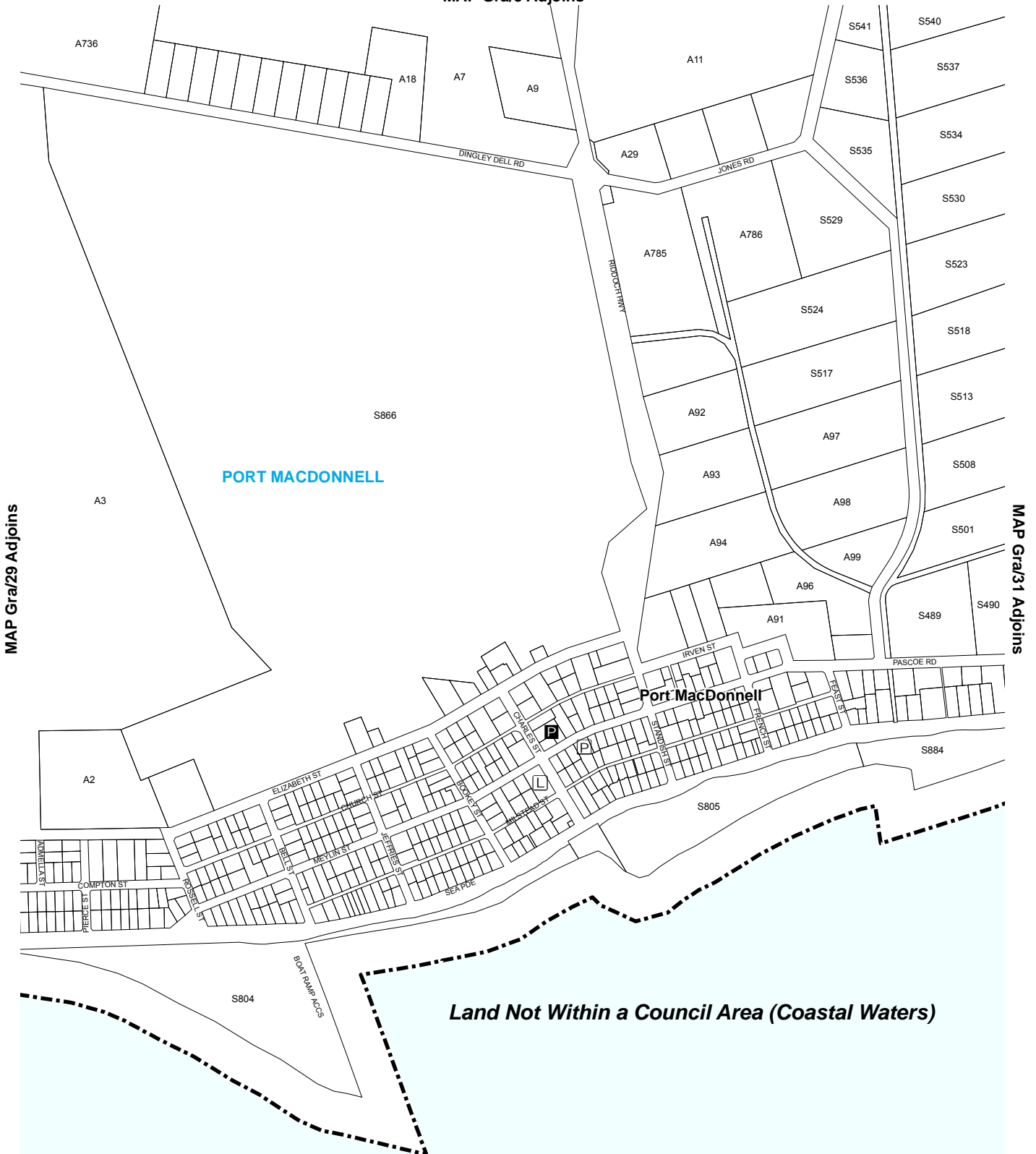


PORT MacDONNELL

Policy Area Map Gra/29

- Policy Area Boundary
- Development Plan Boundary

MAP Gra/8 Adjoins



MAP Gra/29 Adjoins

MAP Gra/31 Adjoins

MAP Gra/8 Adjoins

Land Not Within a Council Area (Coastal Waters)



PORT MacDONNELL

Location Map Gra/30

- Public Library
- Post Office
- Police Station
- Development Plan Boundary

MAP Gra/8 Adjoins



MAP Gra/8 Adjoins



PORT MacDONNELL
Overlay Map Gra/30
TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP Gra/8 Adjoins



MAP Gra/29 Adjoins

MAP Gra/31 Adjoins

MAP Gra/8 Adjoins

Heritage points are indicative only.
For further information on State Heritage Places
please refer to the relevant table within this document.



PORT MacDONNELL

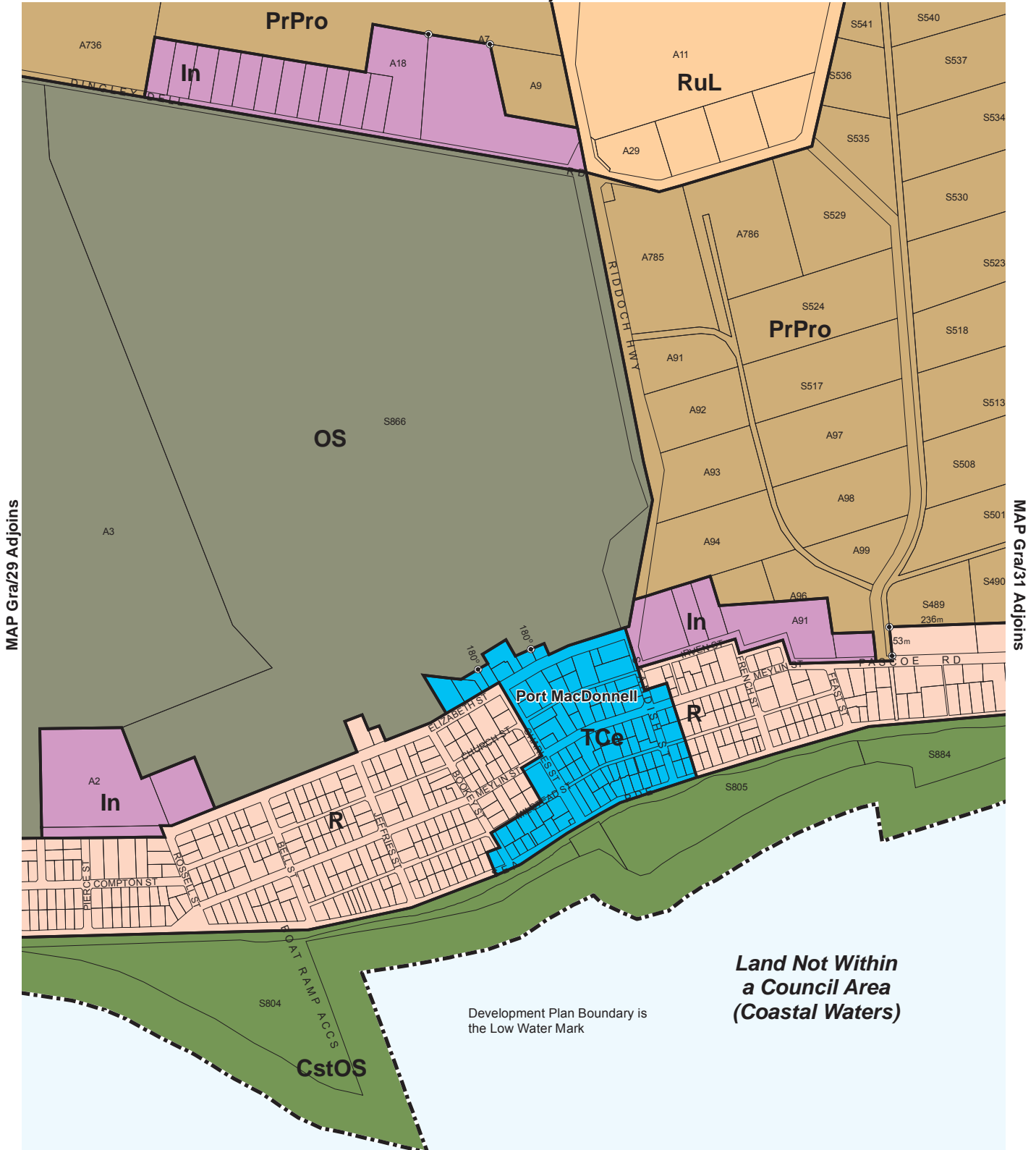
Overlay Map Gra/30 HERITAGE

- State heritage place
- Development Plan Boundary

GRANT COUNCIL

Consolidated - 4 July 2017

MAP Gra/8 Adjoins



MAP Gra/8 Adjoins

Lamberts Conformal Conic Projection, GDA94

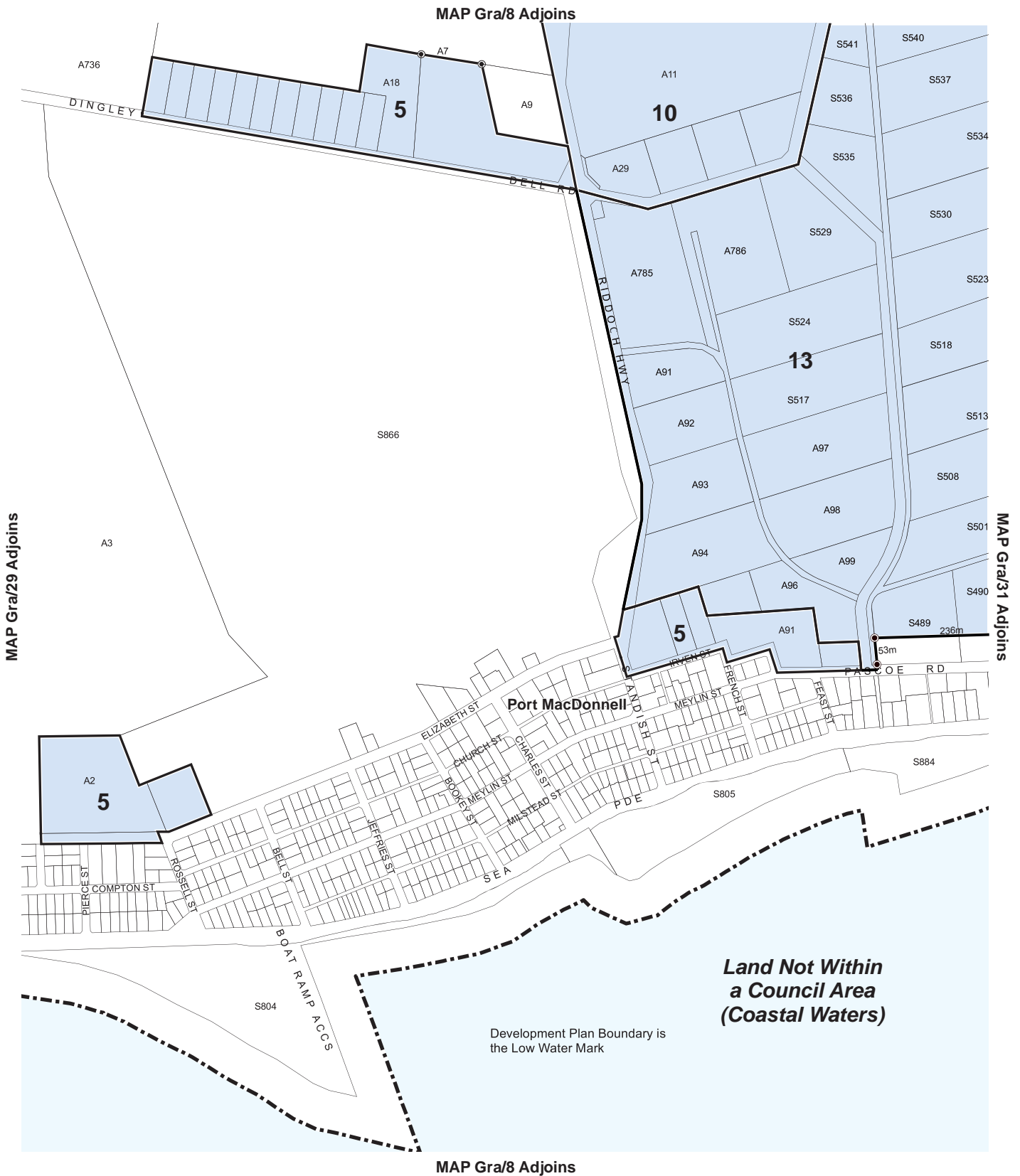
Zones

- CstOS Coastal Open Space
- In Industry
- OS Open Space
- PrPro Primary Production
- R Residential
- RuL Rural Living
- TCe Town Centre
- Zone Boundary
- Development Plan Boundary



PORT MacDONNELL

Zone Map Gra/30



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 13 Restricted Development
- 10 Country Living
- 5 Port MacDonnell

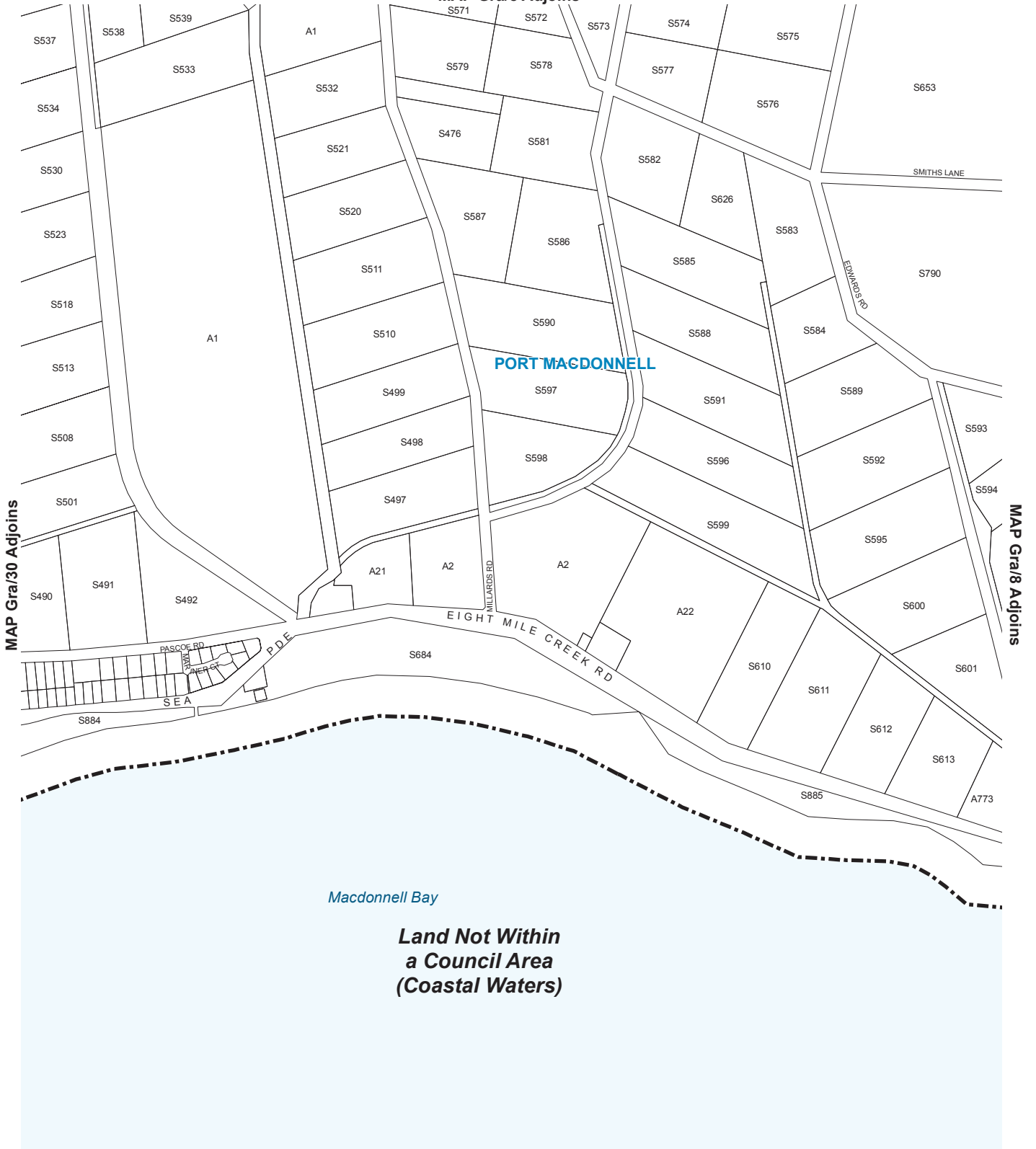


PORT MacDONNELL

Policy Area Map Gra/30

- Policy Area Boundary
- Development Plan Boundary

MAP Gra/8 Adjoins



MAP Gra/8 Adjoins

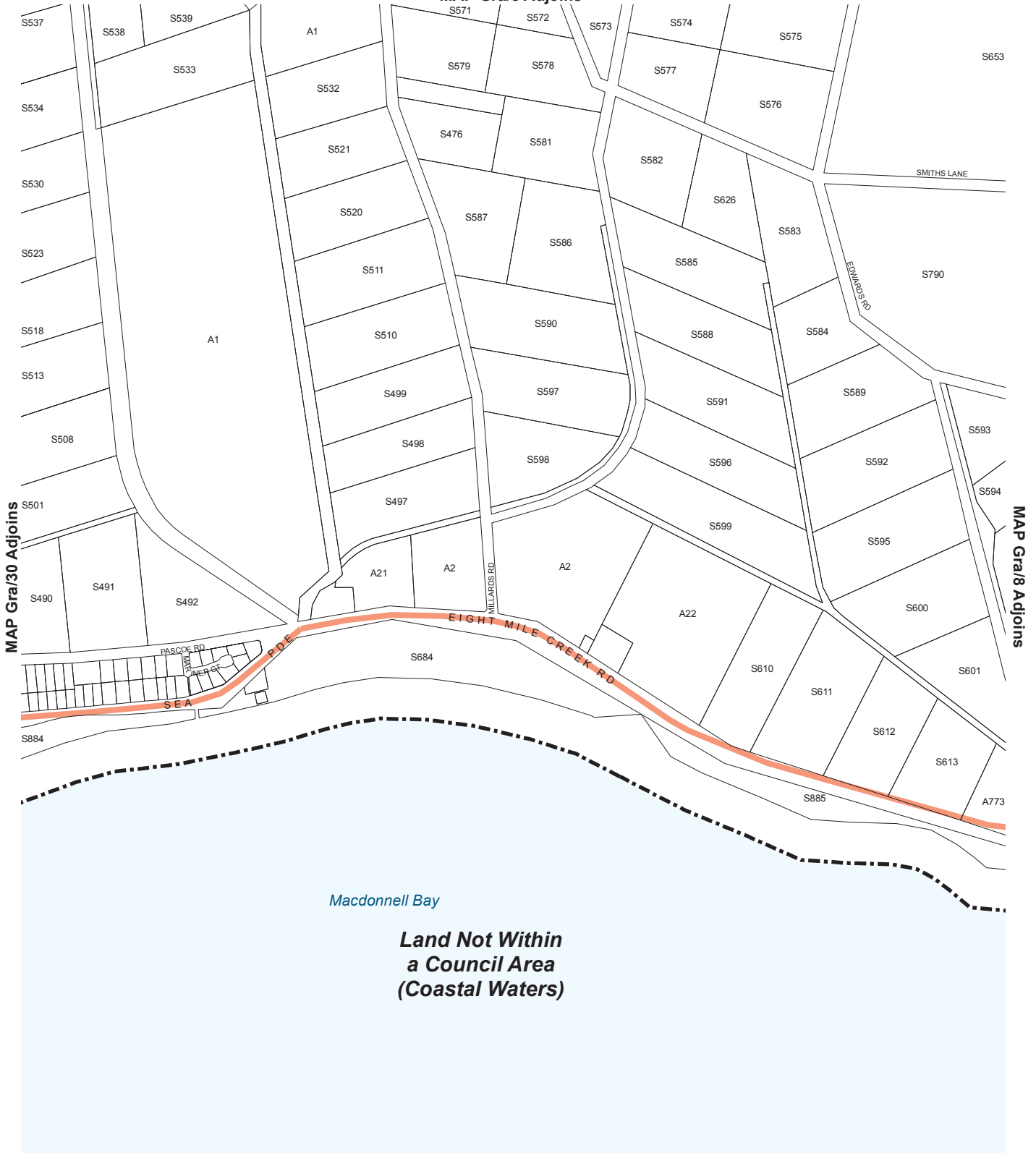


PORT MacDONNELL

Location Map Gra/31

--- Development Plan Boundary

MAP Gra/8 Adjoins



MAP Gra/8 Adjoins





PORT MacDONNELL

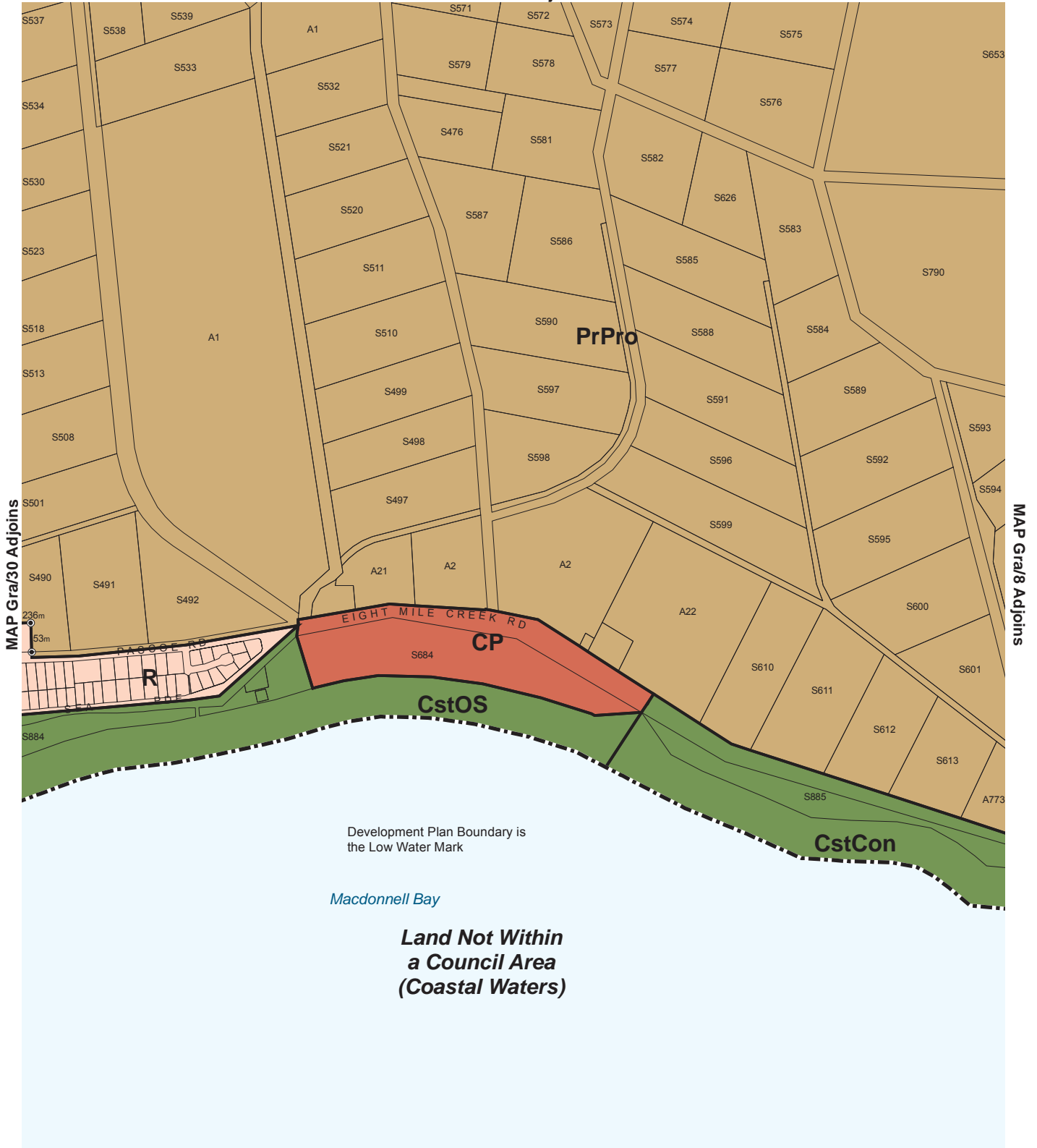
Overlay Map Gra/31 TRANSPORT

GRANT COUNCIL

Consolidated - 4 July 2017

-  Secondary Arterial Roads
-  Development Plan Boundary

MAP Gra/8 Adjoins



MAP Gra/8 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- CP Caravan and Tourist Park
- CstCon Coastal Conservation
- CstOS Coastal Open Space
- PrPro Primary Production
- R Residential
- Zone Boundary
- Development Plan Boundary

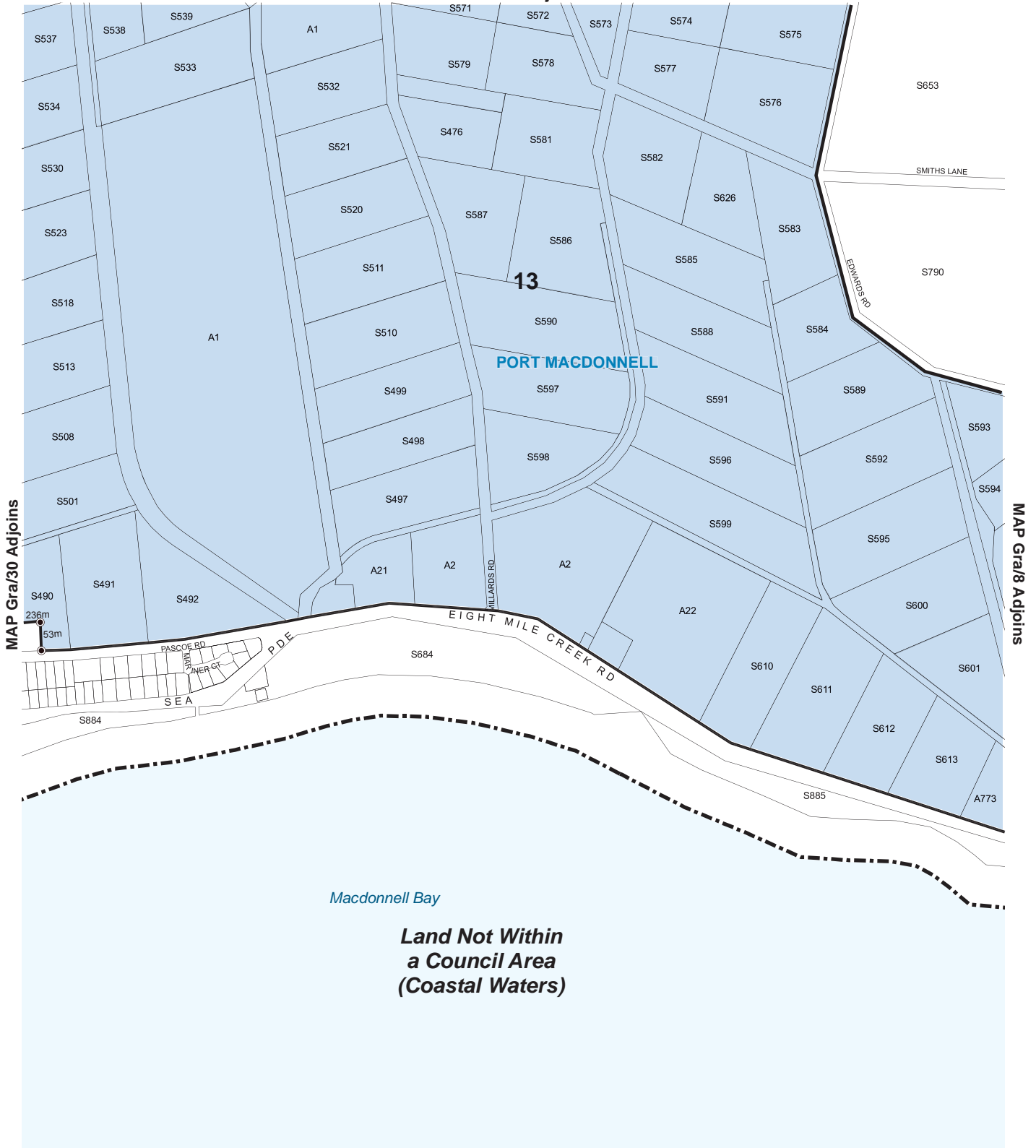
PORT MacDONNELL

Zone Map Gra/31

GRANT COUNCIL

Consolidated - 4 July 2017

MAP Gra/8 Adjoins



MAP Gra/8 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area

13 Restricted Development



PORT MacDONNELL

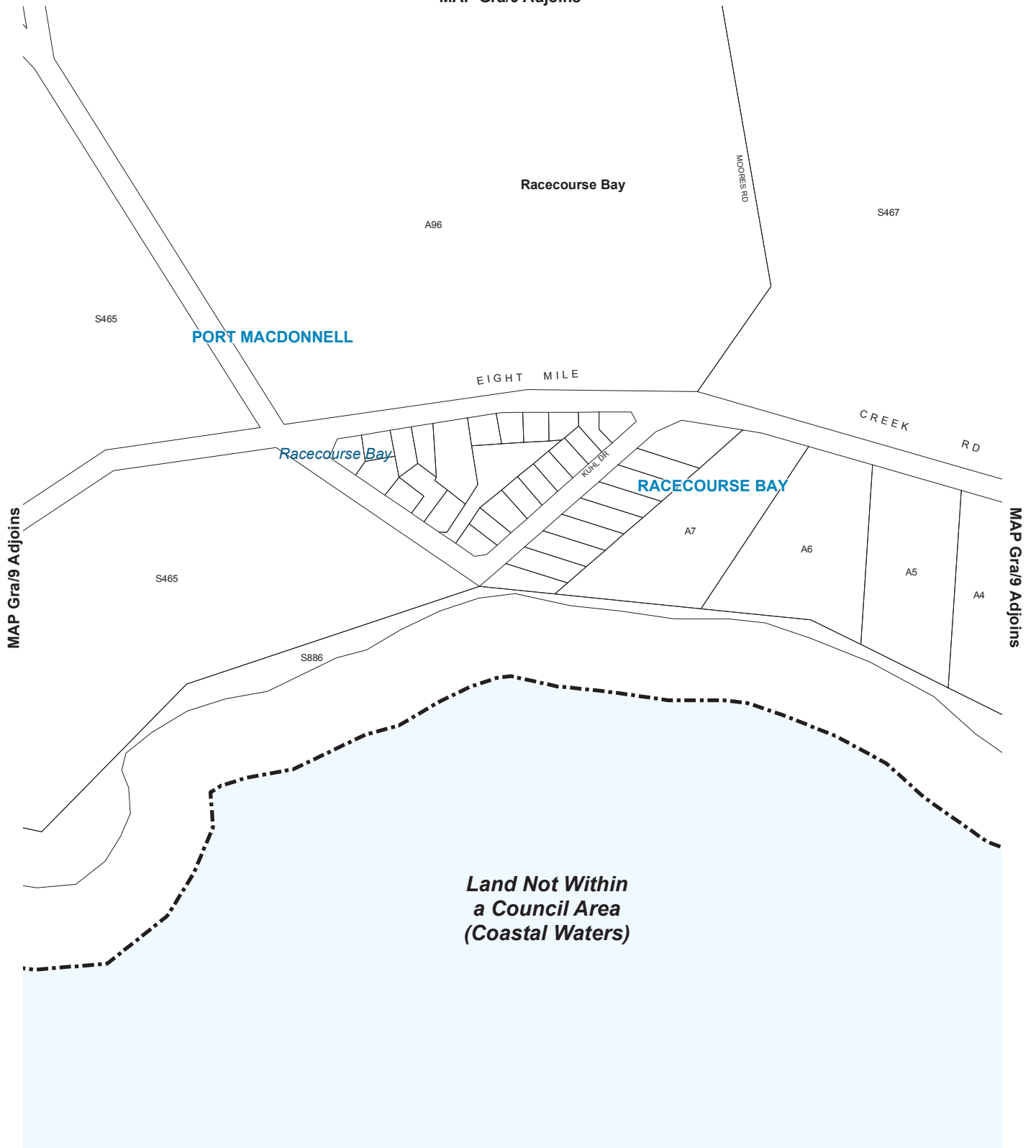
Policy Area Map Gra/31

-  Policy Area Boundary
-  Development Plan Boundary

GRANT COUNCIL

Consolidated - 4 July 2017

MAP Gra/9 Adjoins



MAP Gra/9 Adjoins

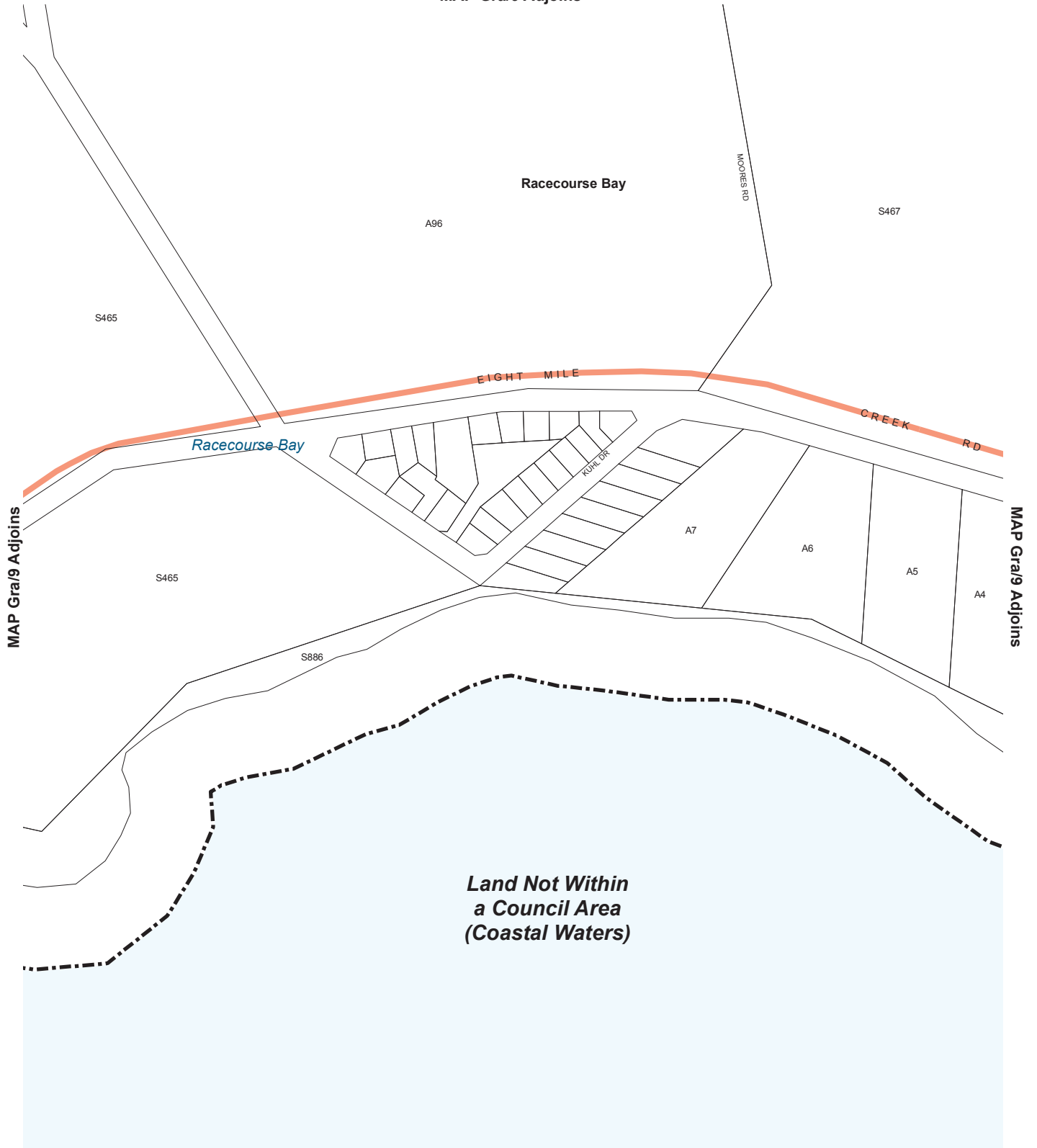


RACECOURSE BAY

Location Map Gra/32

----- Development Plan Boundary

MAP Gra/9 Adjoins



MAP Gra/9 Adjoins



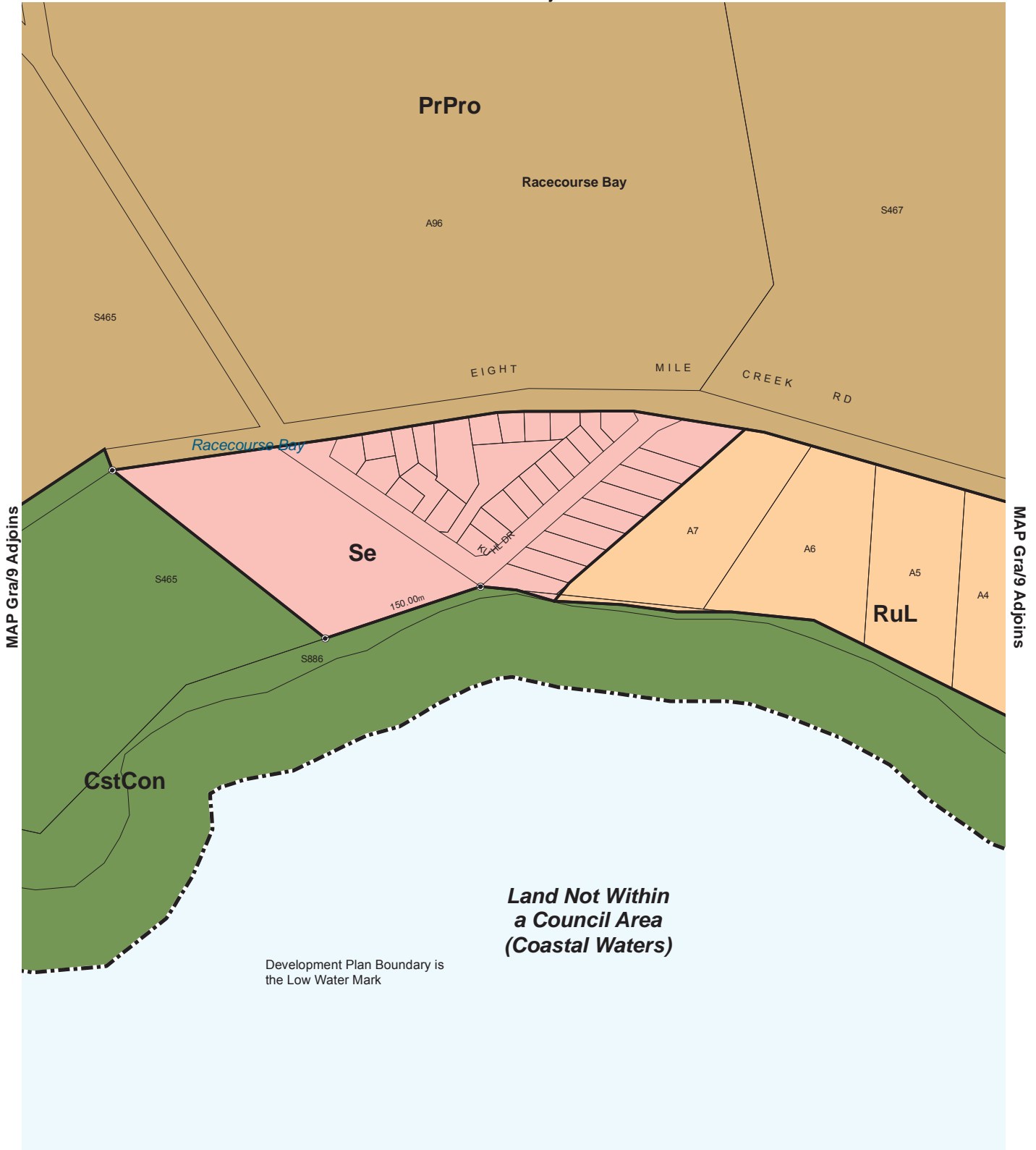
RACECOURSE BAY

Overlay Map Gra/32 TRANSPORT

GRANT COUNCIL

Consolidated - 4 July 2017

- Secondary Arterial Roads
- Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

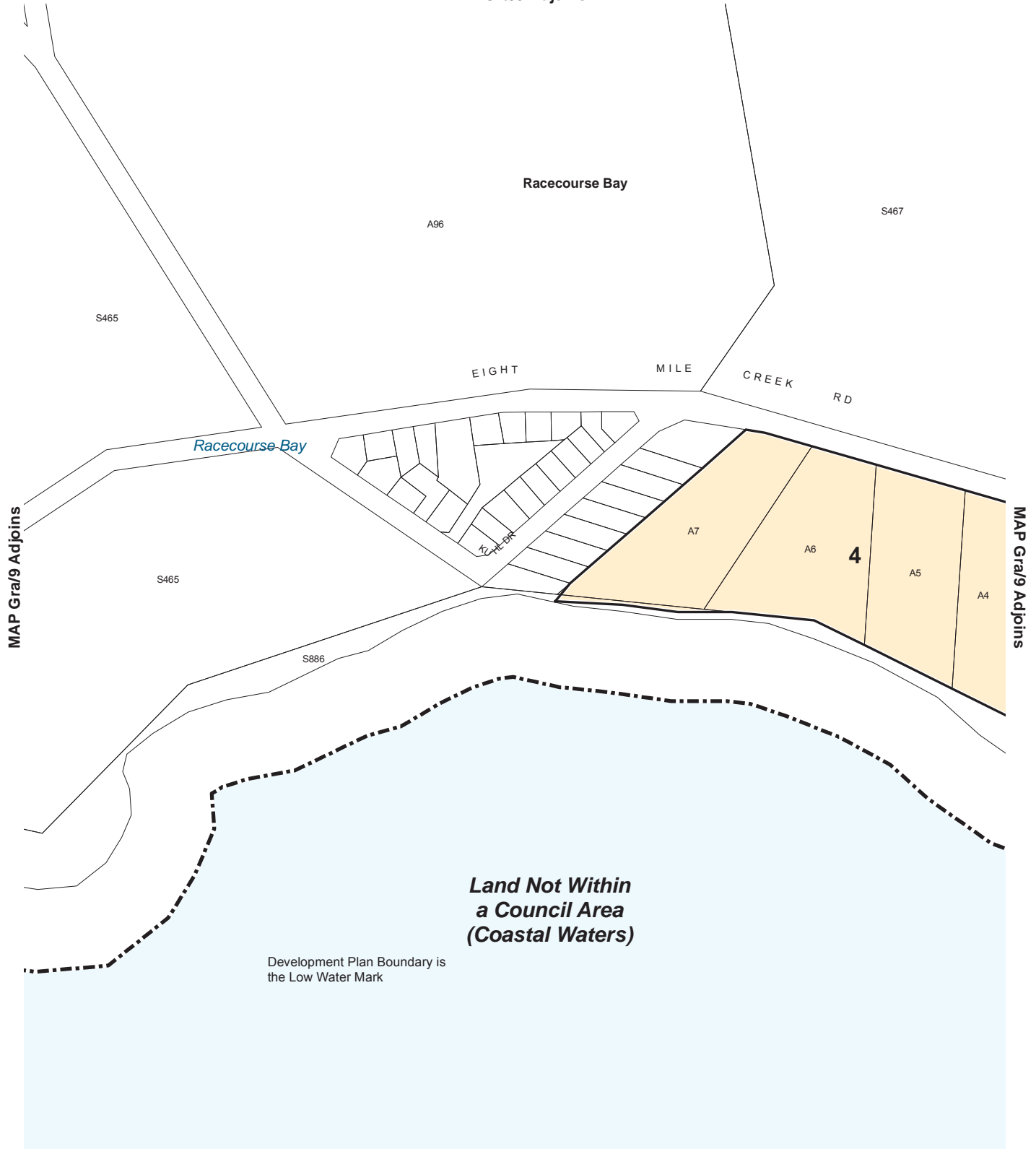


RACECOURSE BAY

Zone Map Gra/32

- Zones**
- CstCon Coastal Conservation
 - PrPro Primary Production
 - RuL Rural Living
 - Se Settlement
 - Zone Boundary
 - Development Plan Boundary

MAP Gra/9 Adjoins



MAP Gra/9 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct
4 Coastal



RACECOURSE BAY

Precinct Map Gra/32

- Precinct Boundary
- Development Plan Boundary

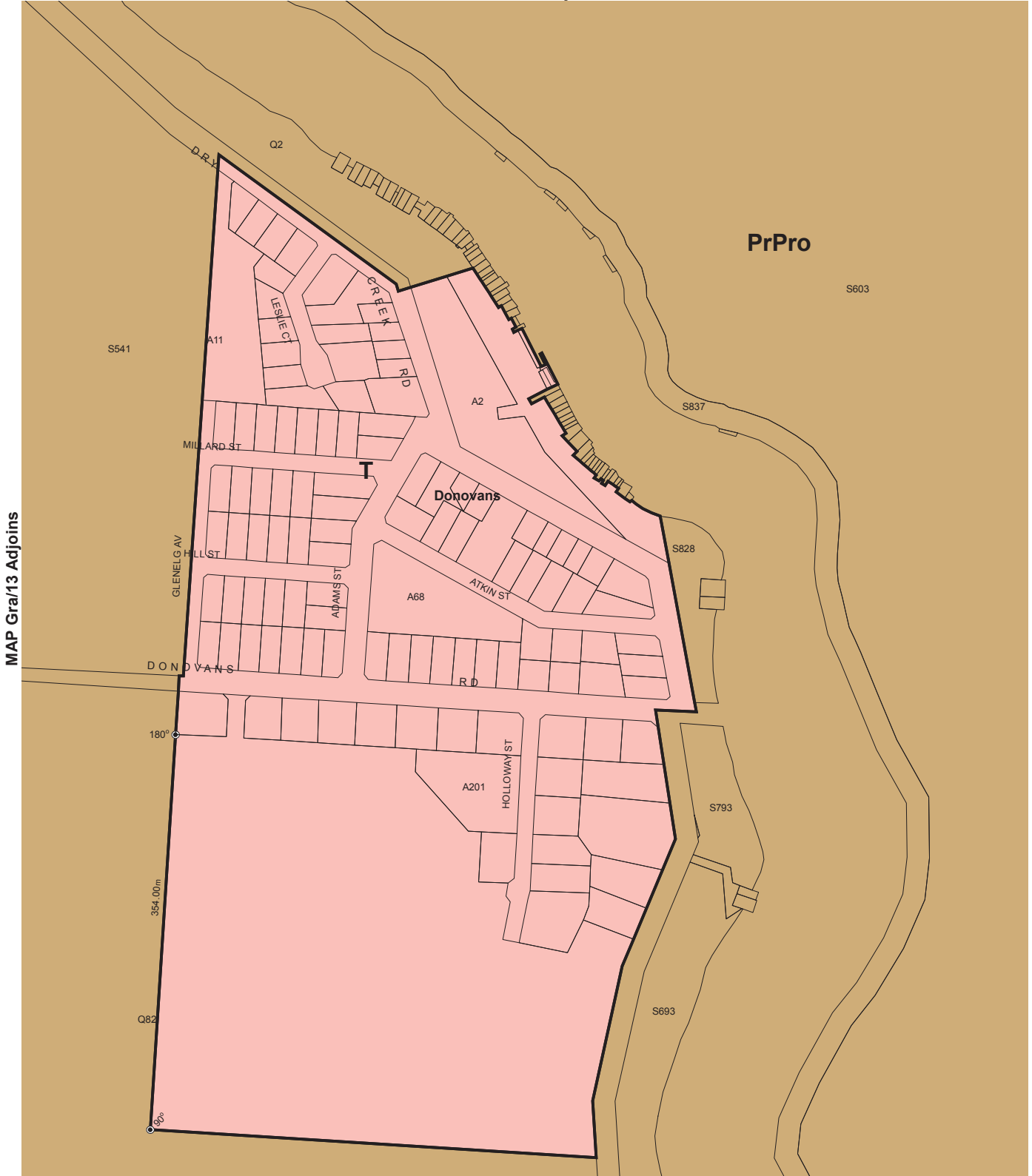
GRANT COUNCIL

Consolidated - 4 July 2017



DONOVANS

Location Map Gra/33



Lamberts Conformal Conic Projection, GDA94



DONOVANS

Zone Map Gra/33

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

MAP Gra/14 Adjoins



MAP Gra/14 Adjoins

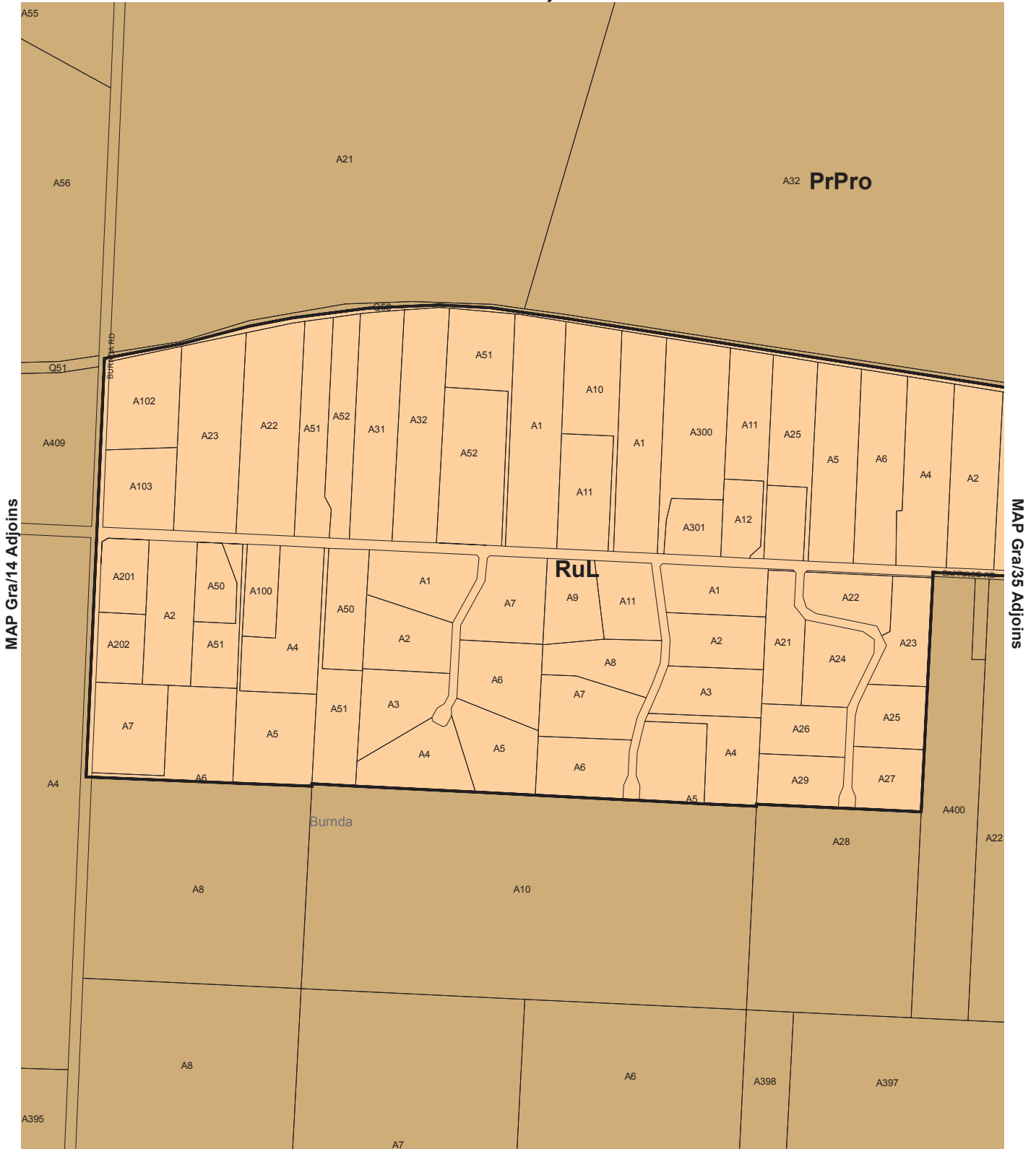


CAFPIRCO ROAD

Location Map Gra/34

--- Railways

MAP Gra/14 Adjoins



MAP Gra/14 Adjoins

Lamberts Conformal Conic Projection, GDA94

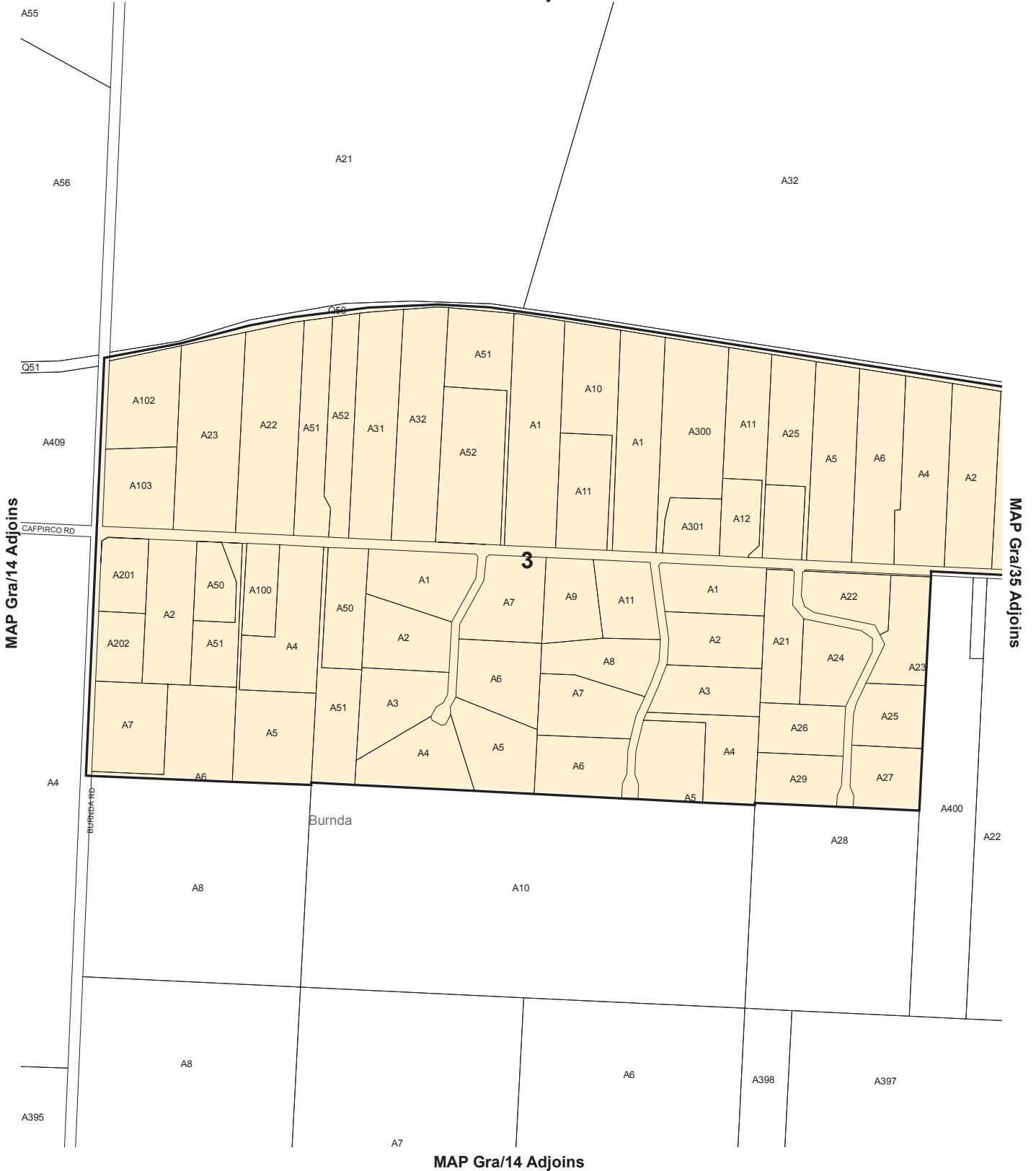


CAFPIRICO ROAD

Zone Map Gra/34

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

MAP Gra/14 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct
3 Cafpirco Road



CAFPIRICO ROAD

Precinct Map Gra/34

 Precinct Boundary

MAP Gra/14 Adjoins

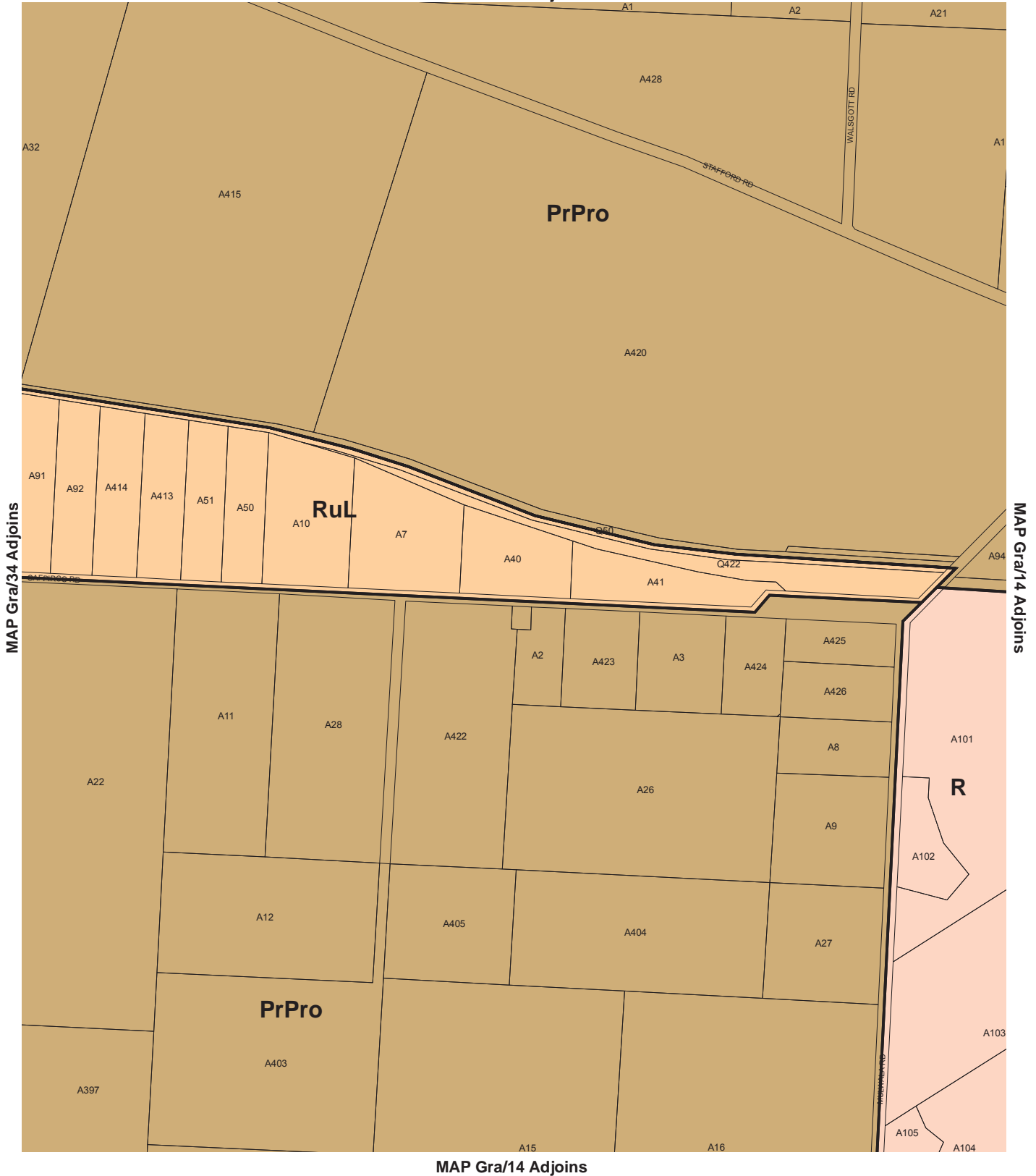


CAFFIRCO ROAD

Location Map Gra/35

 Railways

MAP Gra/14 Adjoins



MAP Gra/14 Adjoins

Lamberts Conformal Conic Projection, GDA94



CAFPIRICO ROAD

Zone Map Gra/35

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

MAP Gra/14 Adjoins



MAP Gra/34 Adjoins

MAP Gra/14 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area
9 Mount Percy Golf Course



CAFPIRCO ROAD

Policy Area Map Gra/35

 Policy Area Boundary

MAP Gra/14 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct
3 Caffirco Road

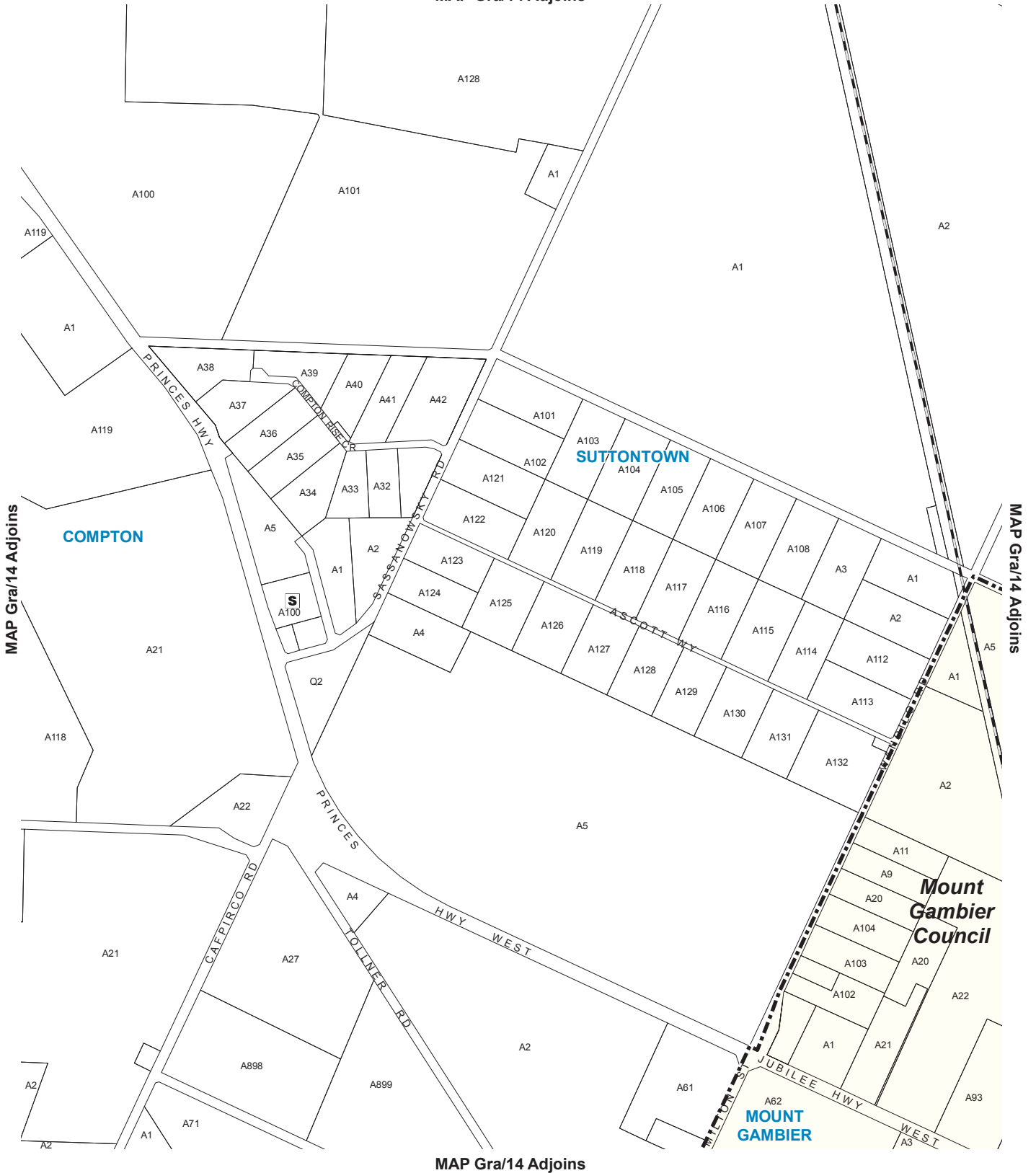


CAFFIRCO ROAD

Precinct Map Gra/35

 Precinct Boundary

MAP Gra/14 Adjoins







MAP Gra/14 Adjoins

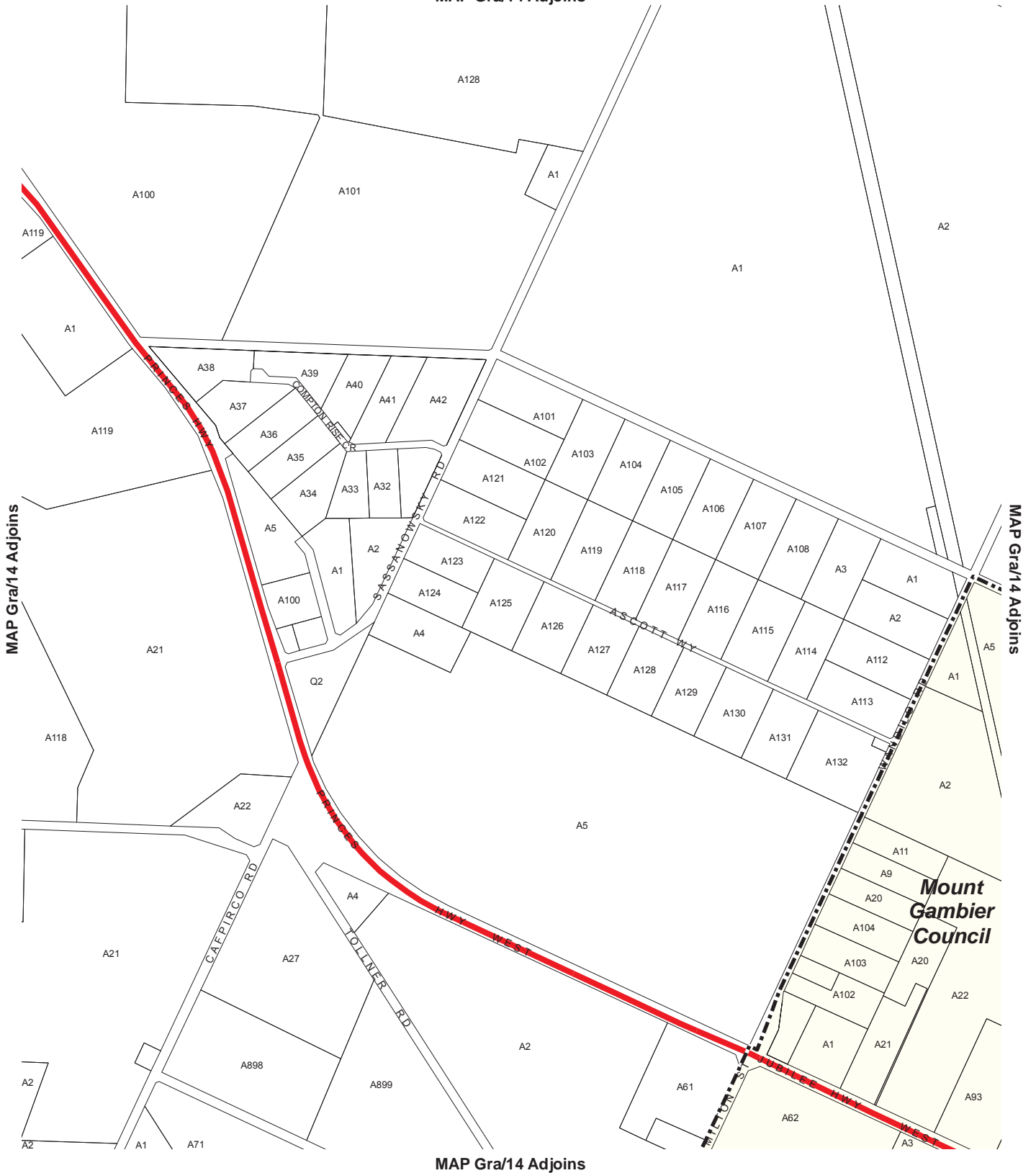


MITCHELL SIDING

Location Map Gra/36

-  School
-  Railways
-  Local Reserves
-  Development Plan Boundary

MAP Gra/14 Adjoins



MITCHELL SIDING

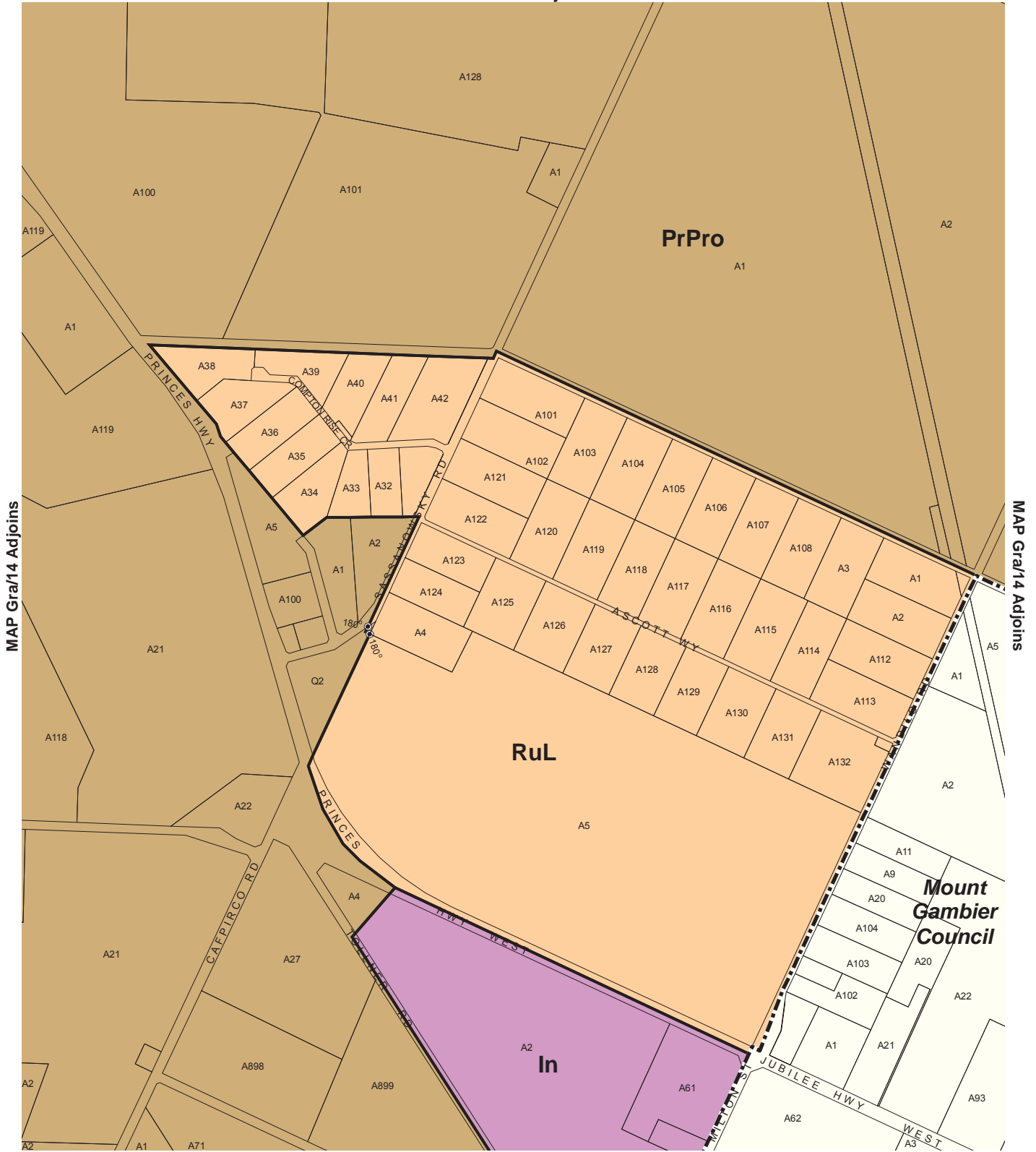
Overlay Map Gra/36 TRANSPORT

GRANT COUNCIL

Consolidated - 4 July 2017

- Primary Arterial Roads
- Development Plan Boundary

MAP Gra/14 Adjoins



MAP Gra/14 Adjoins

Lamberts Conformal Conic Projection, GDA94



MITCHELL SIDING

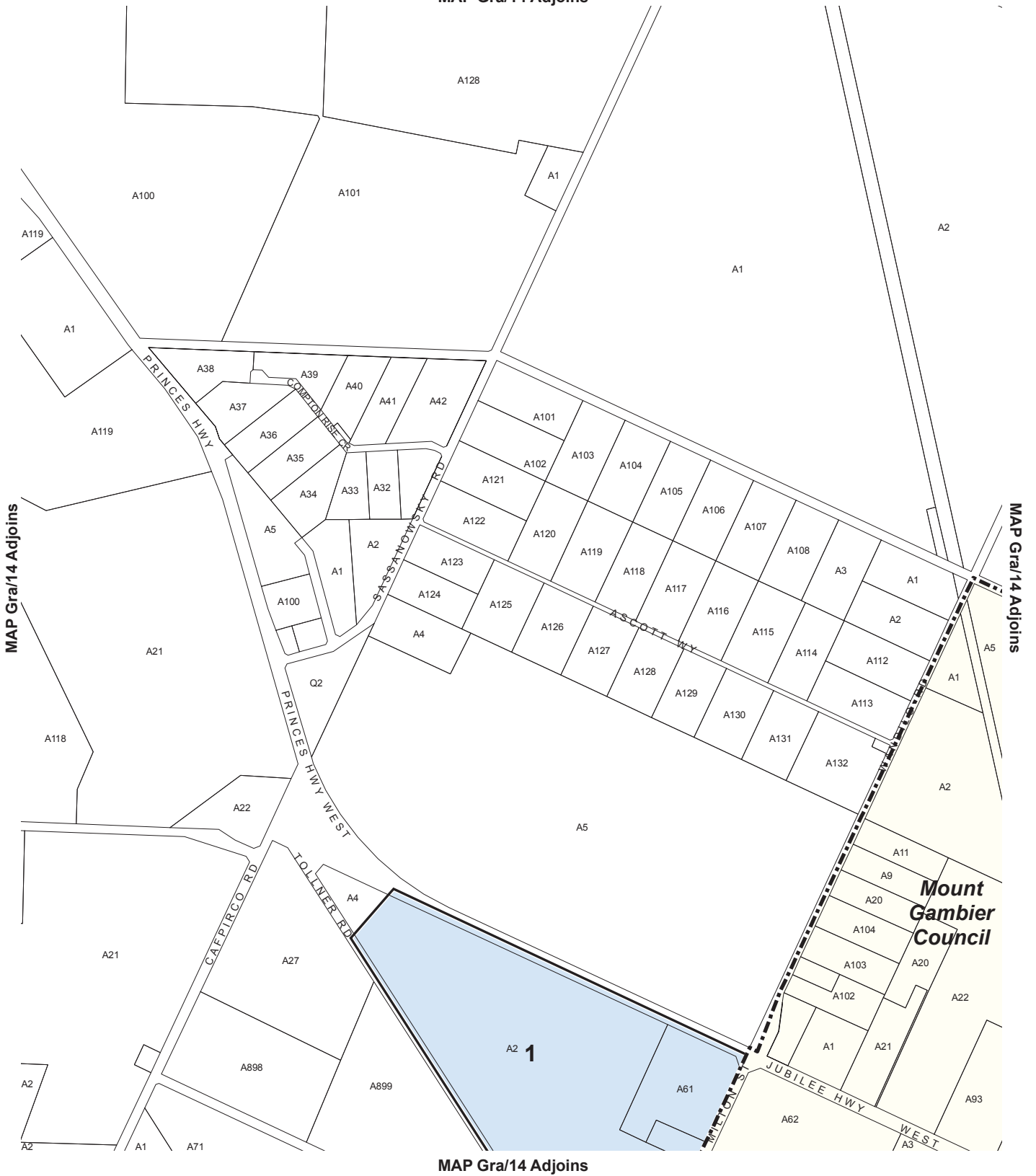
Zone Map Gra/36

- Zones**
- In Industry
 - PrPro Primary Production
 - RuL Rural Living
 - Zone Boundary
 - Development Plan Boundary

GRANT COUNCIL

Consolidated - 4 July 2017

MAP Gra/14 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
1 Millicent Road

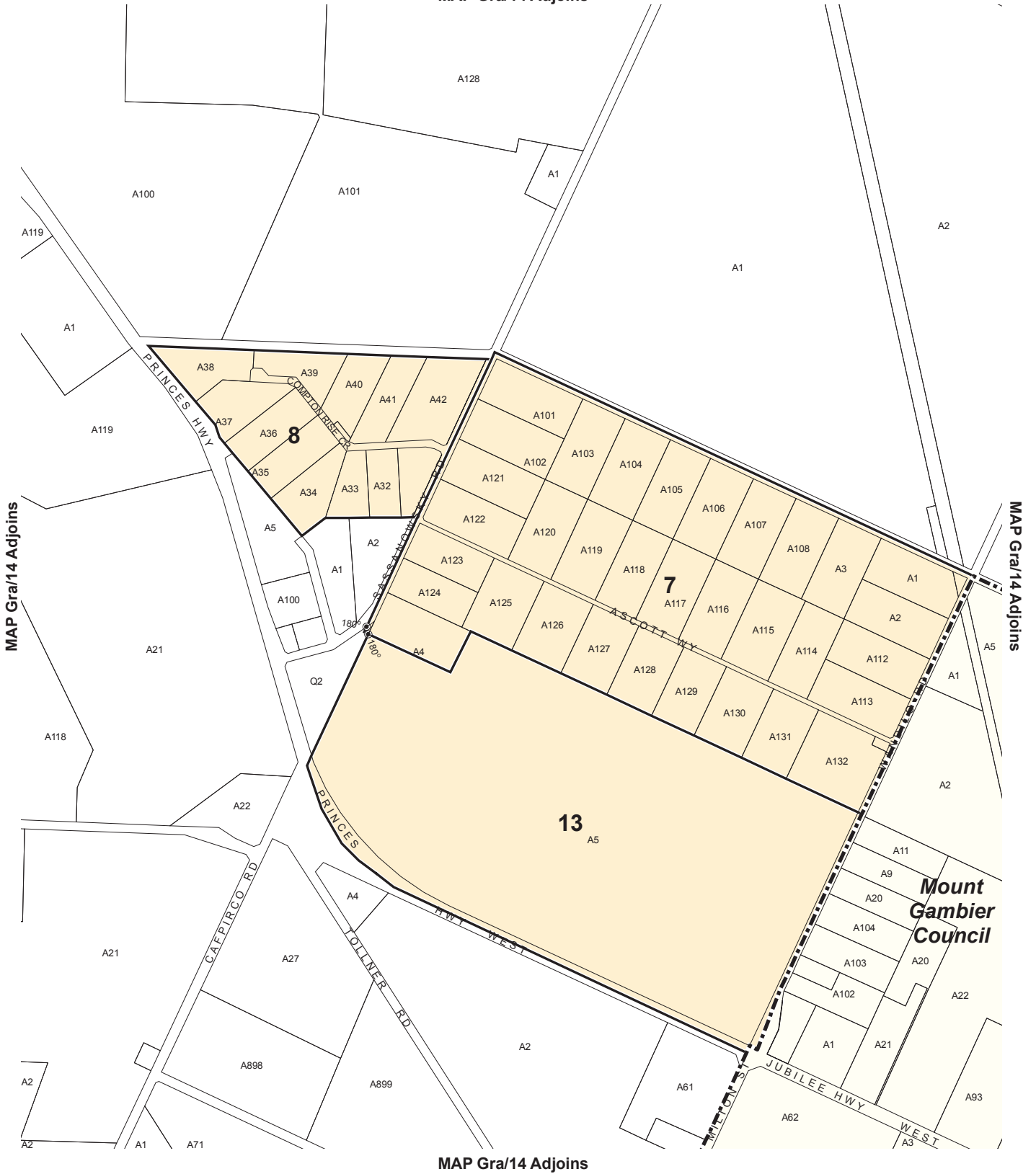


MITCHELL SIDING

Policy Area Map Gra/36

- Policy Area Boundary
- Development Plan Boundary

MAP Gra/14 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct

- 13 Princes Highway
- 7 Mitchell Siding
- 8 Sassanowsky Road



0 500m

MITCHELL SIDING

Precinct Map Gra/36

- Precinct Boundary
- Development Plan Boundary

GRANT COUNCIL

Consolidated - 4 July 2017

MAP Gra/15 Adjoins



MAP Gra/15 Adjoins

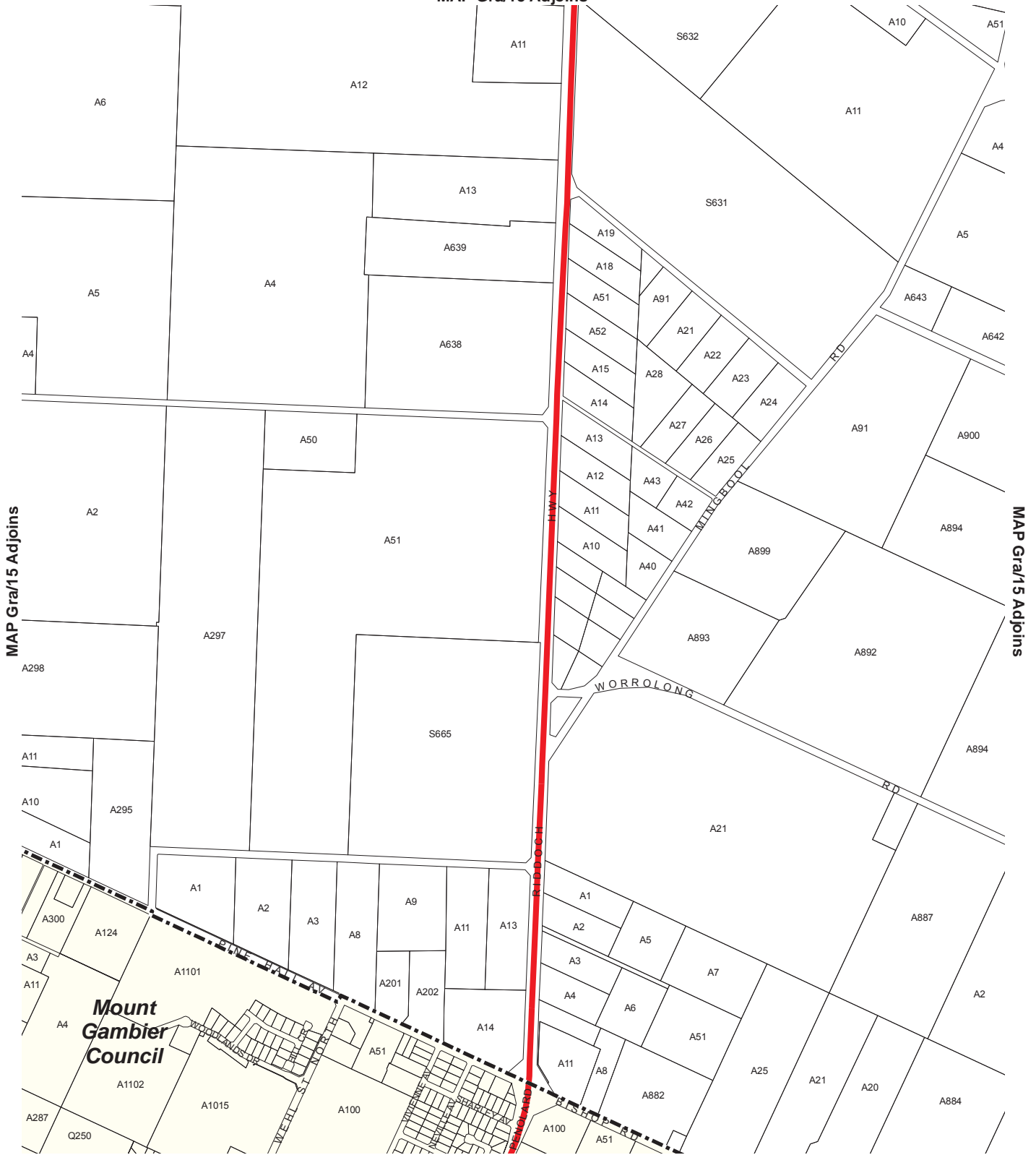


MIL LEL

Location Map Gra/37

- Other Health Services
- Hospital
- Local Reserves
- Development Plan Boundary

MAP Gra/15 Adjoins



MAP Gra/15 Adjoins

MAP Gra/15 Adjoins

Mount Gambier Council

MAP Gra/15 Adjoins



MIL LEL

Overlay Map Gra/37 TRANSPORT

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



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



MIL LEL

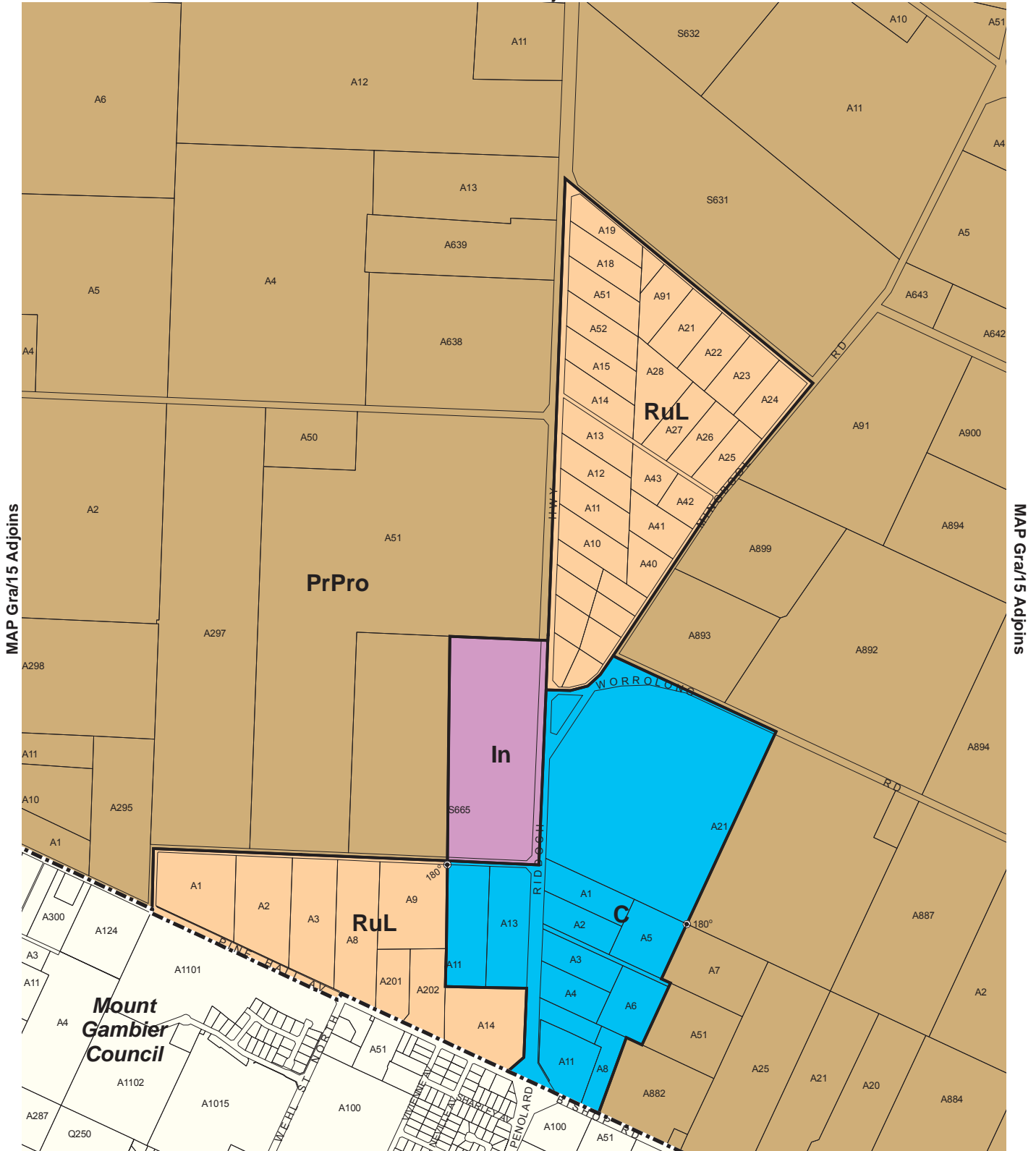
Overlay Map Gra/37 HERITAGE

GRANT COUNCIL

Consolidated - 4 July 2017

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

MAP Gra/15 Adjoins



MAP Gra/15 Adjoins

Lamberts Conformal Conic Projection, GDA94

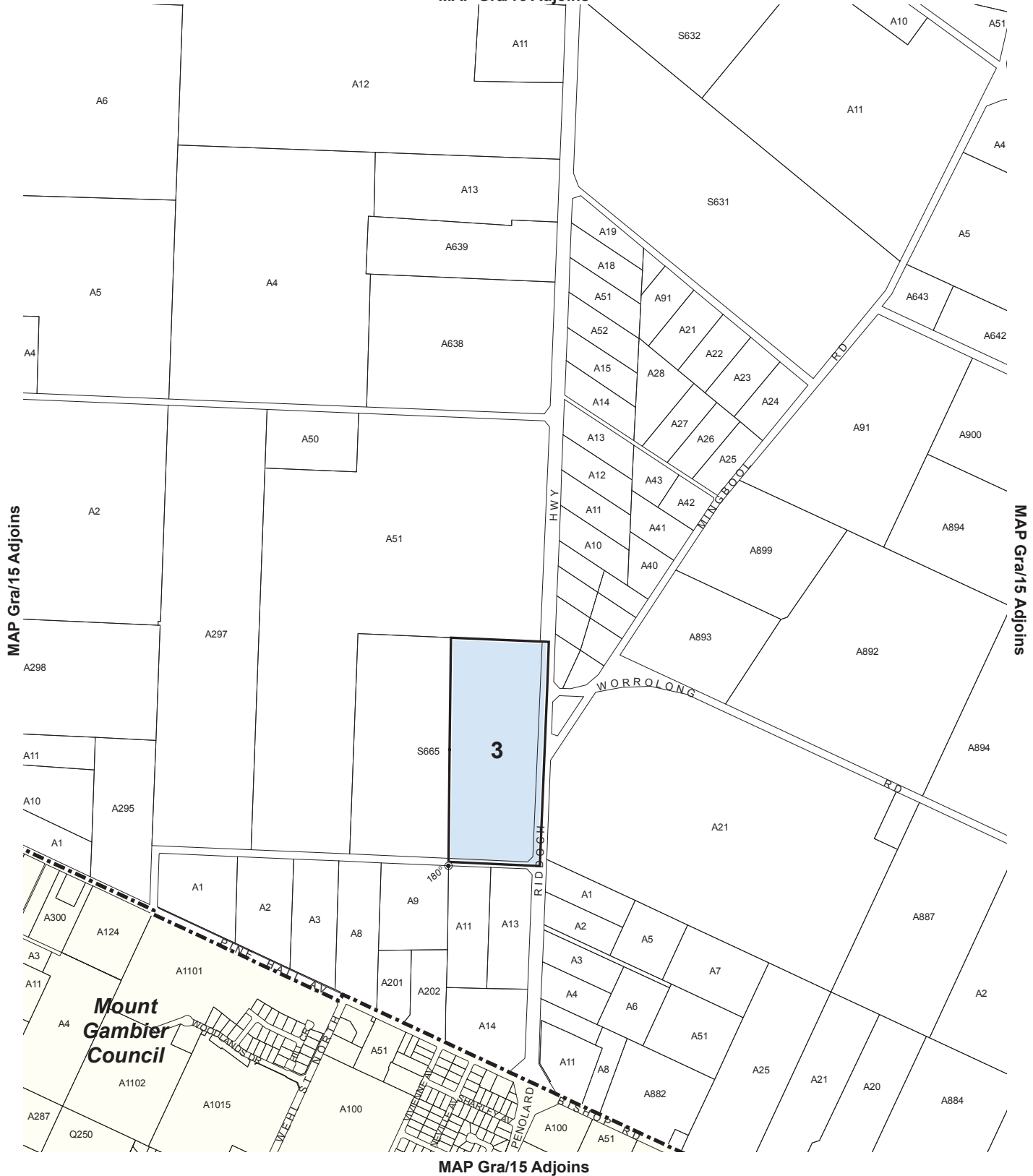


MIL LEL

- Zones**
- Commercial
 - Industry
 - Primary Production
 - Rural Living
 - Zone Boundary
 - Development Plan Boundary

Zone Map Gra/37

MAP Gra/15 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area
3 Northern Gateway

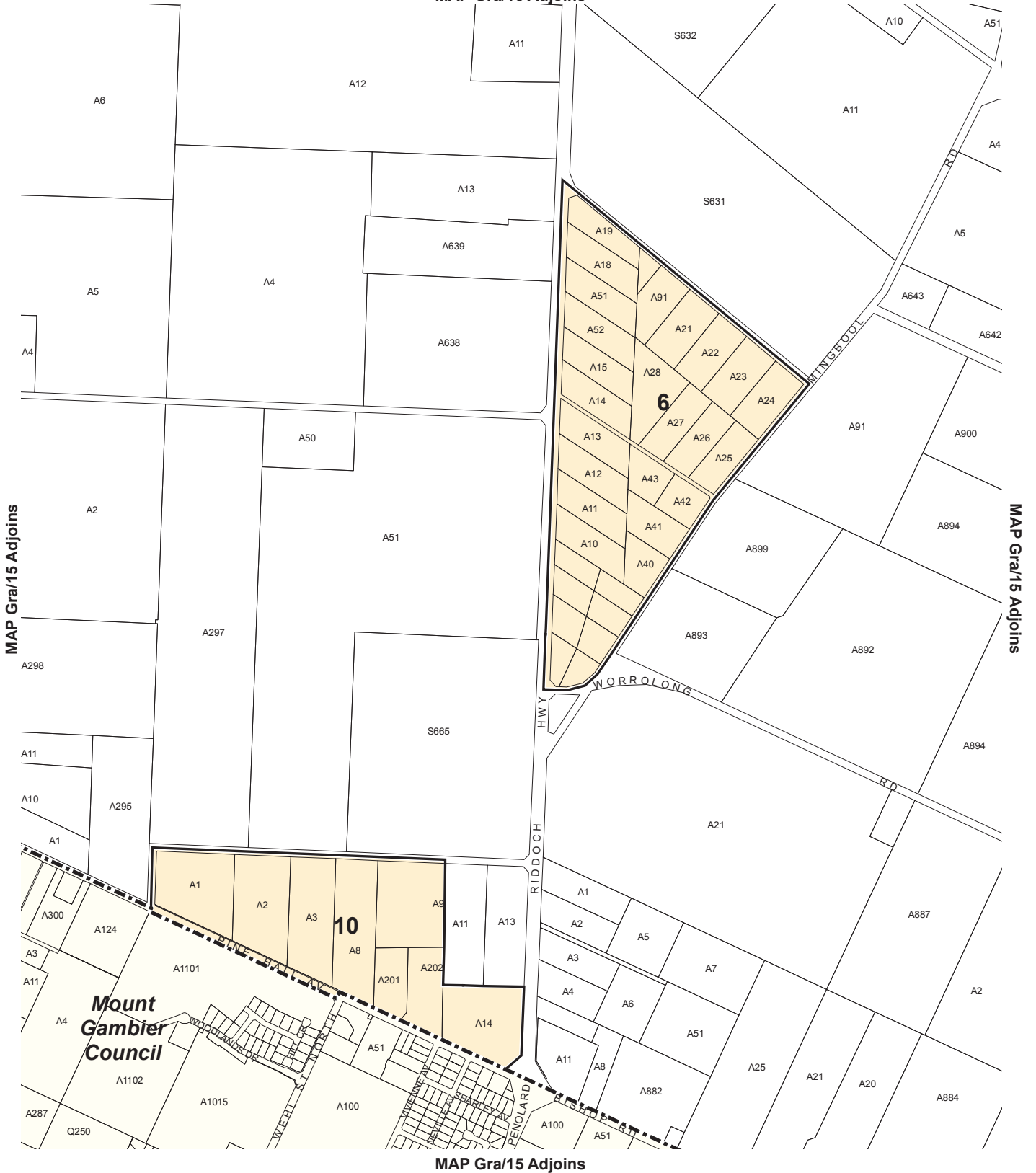


MIL LEL

Policy Area Map Gra/37

 Policy Area Boundary
 Development Plan Boundary

MAP Gra/15 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct
 10 Suttontown
 6 Mil Lel



MIL LEL

Precinct Map Gra/37

- Precinct Boundary
- Development Plan Boundary

MAP Gra/17 Adjoins

Y AHL



MAP Gra/17 Adjoins



MAP Gra/17 Adjoins

MAP Gra/17 Adjoins

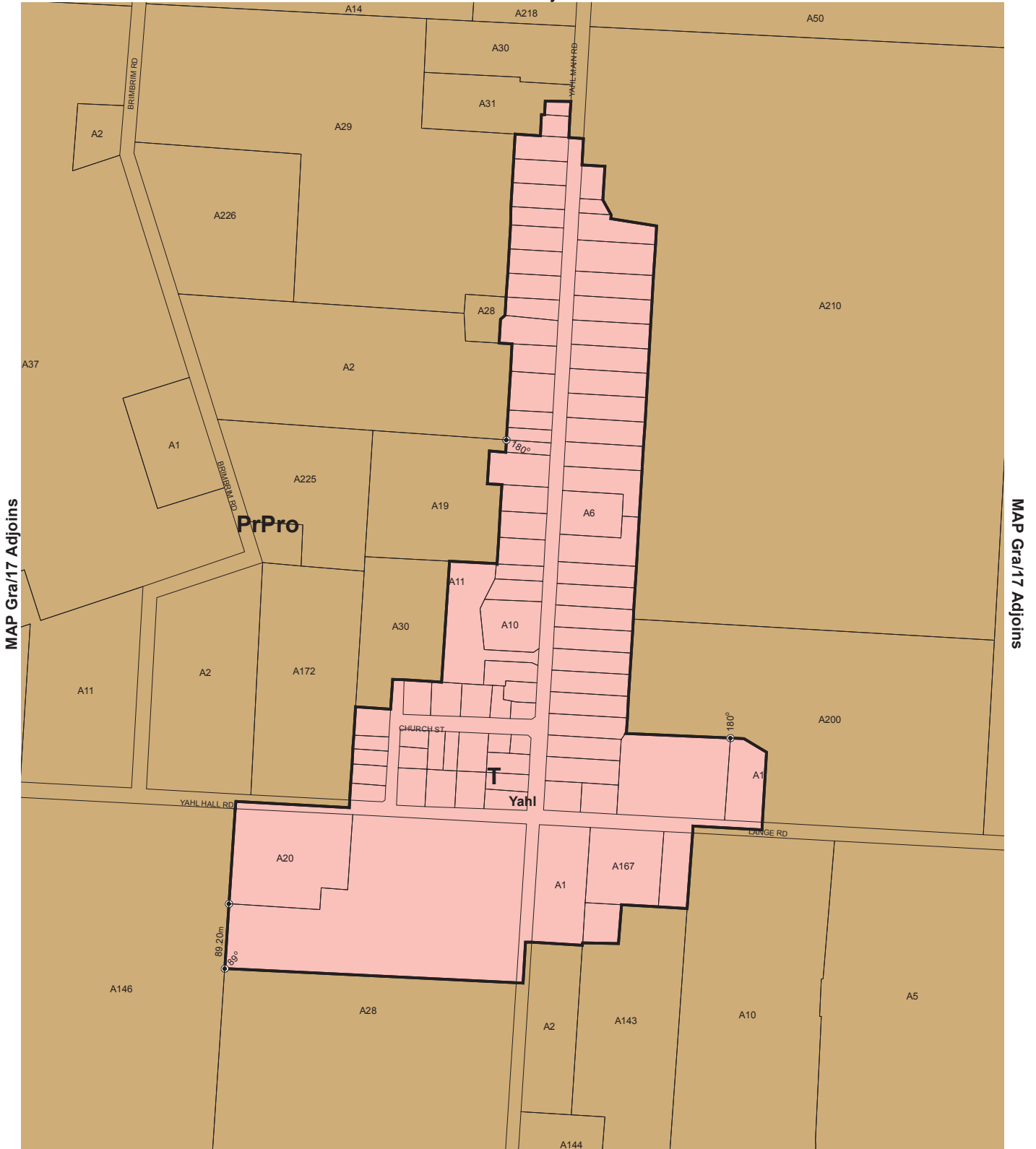


Y AHL

Location Map Gra/38

-  School
-  Local Reserves

MAP Gra/17 Adjoins



MAP Gra/17 Adjoins

Lamberts Conformal Conic Projection, GDA94

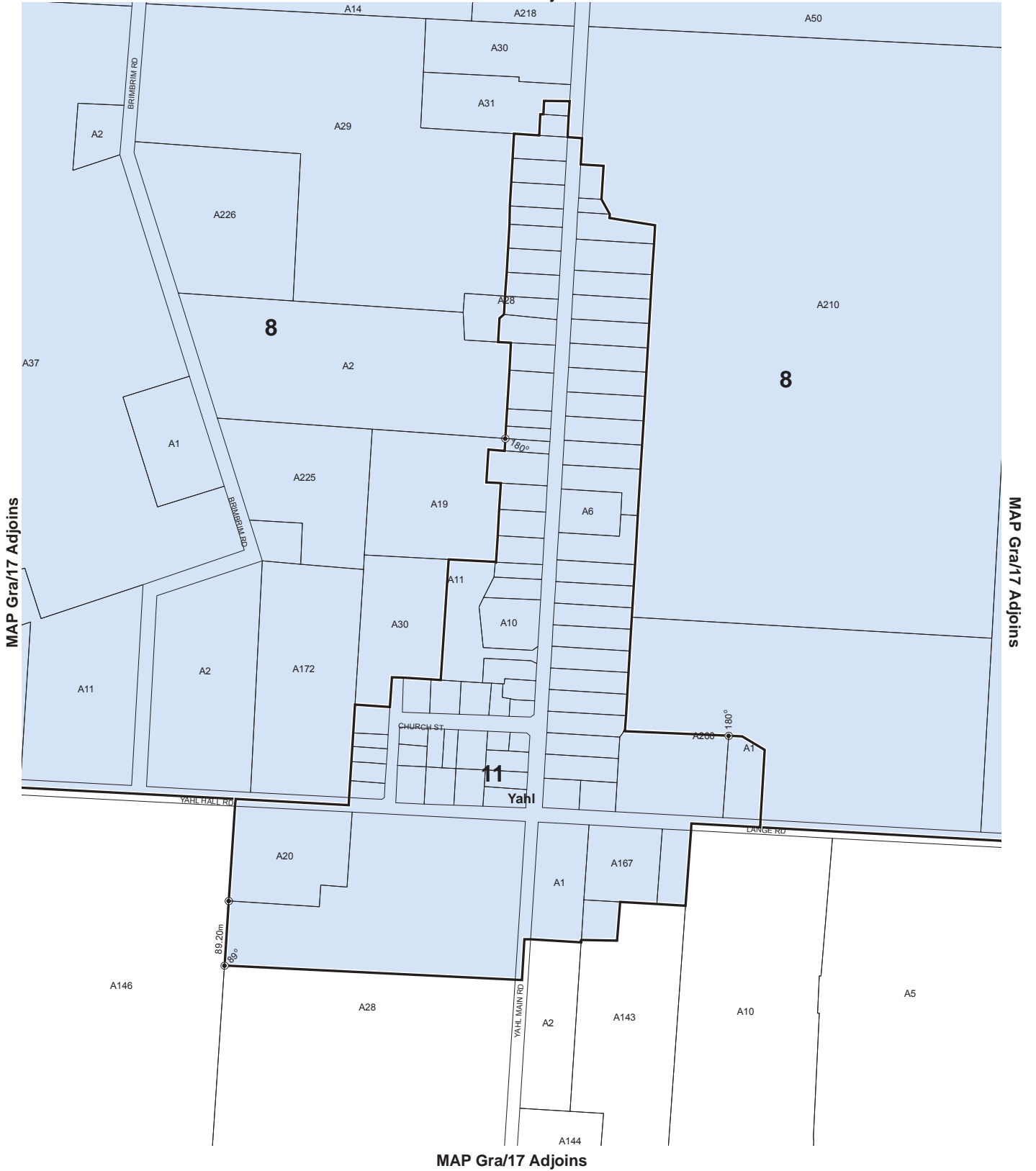


Y AHL

Zone Map Gra/38

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

MAP Gra/17 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**
 11 Yahl
 8 Horticulture

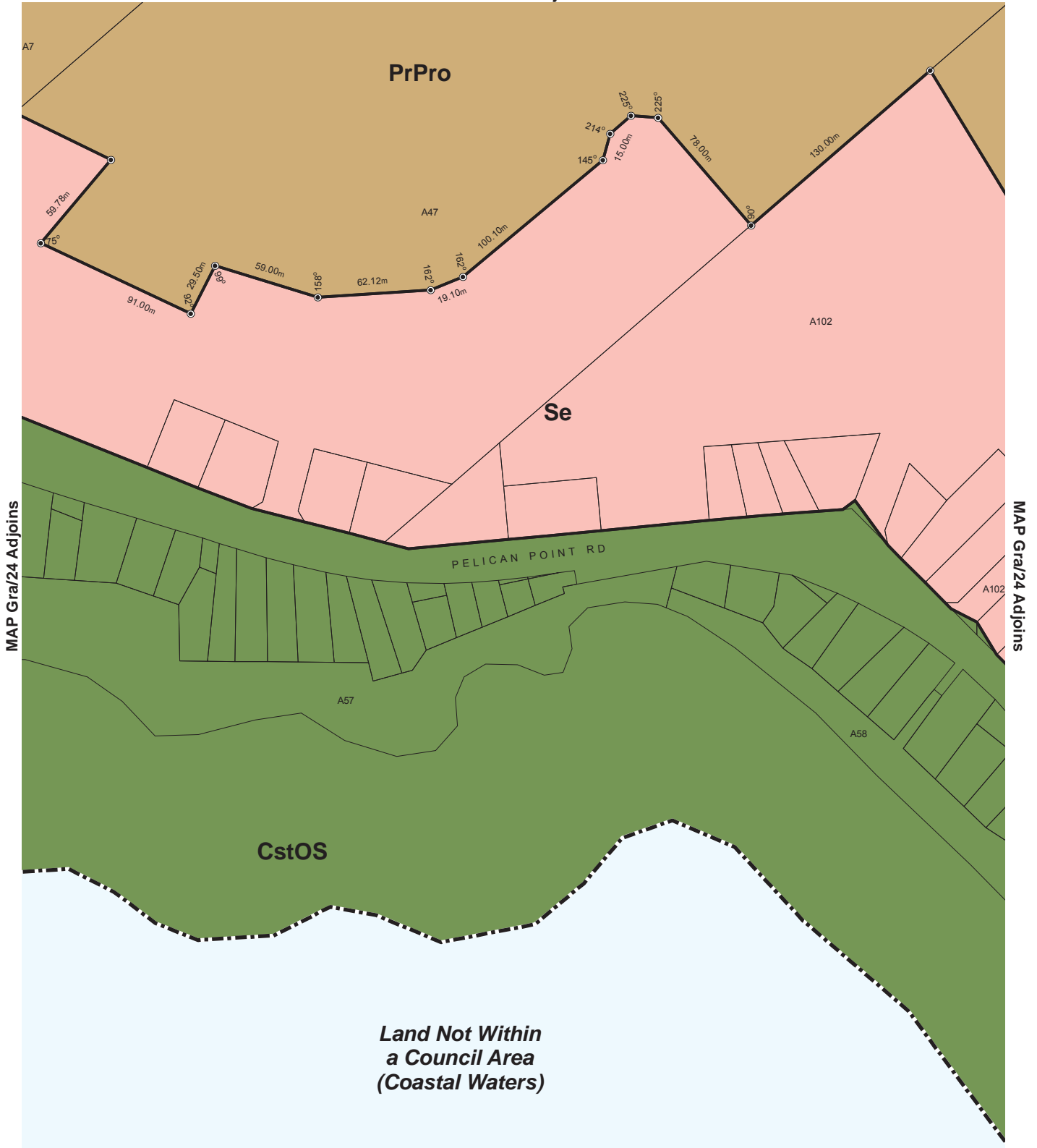


YAHL

Policy Area Map Gra/38

 Policy Area Boundary

MAP Gra/24 Adjoins



MAP Gra/24 Adjoins

Lamberts Conformal Conic Projection, GDA94



PELICAN POINT

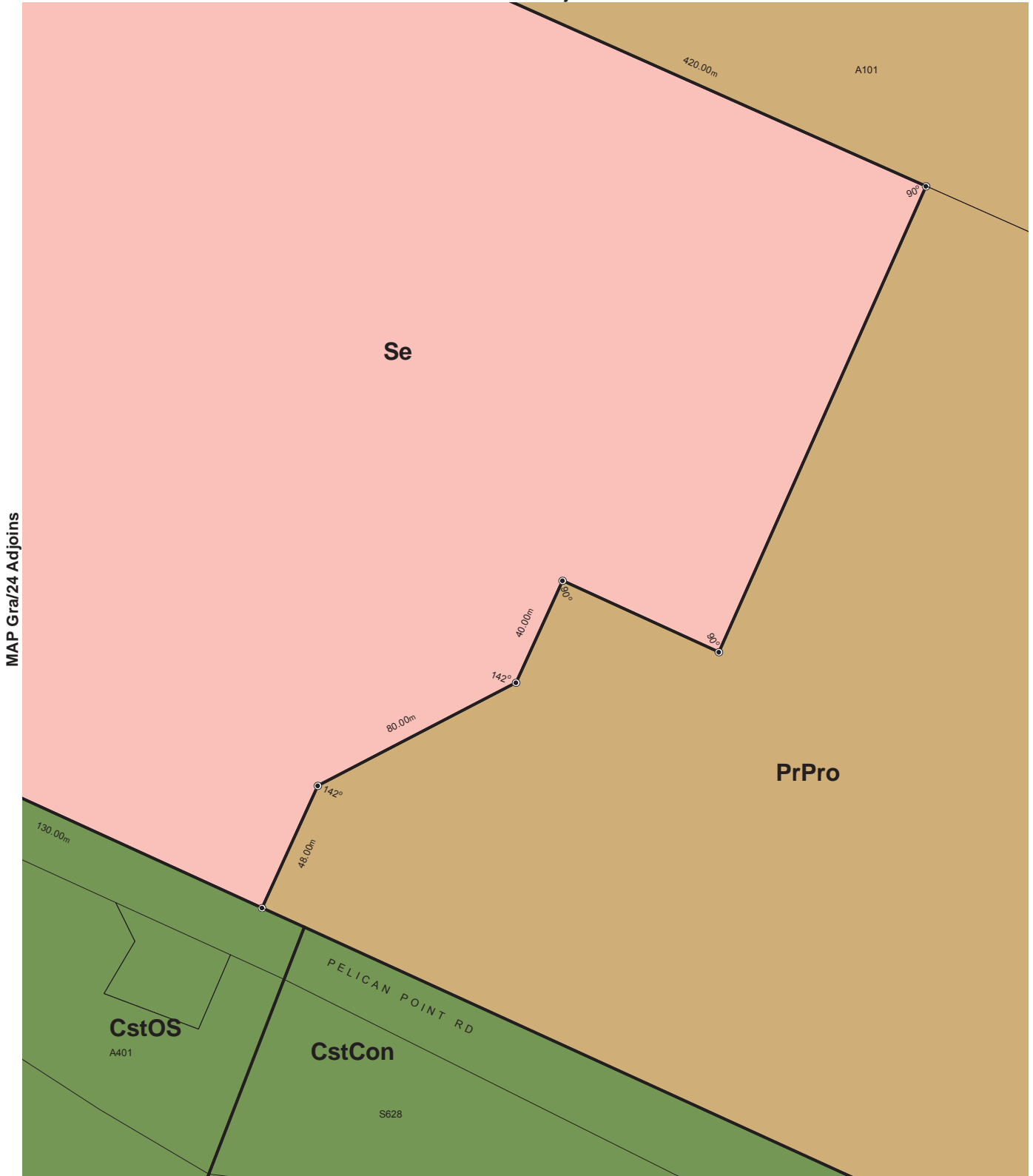
Zone Map Gra/39 ENLARGEMENT

- Zones**
- CstOS Coastal Open Space
 - PrPro Primary Production
 - Se Settlement
 - Zone Boundary
 - Development Plan Boundary

GRANT COUNCIL

Consolidated - 4 July 2017

MAP Gra/24 Adjoins



MAP Gra/24 Adjoins

Lamberts Conformal Conic Projection, GDA94



PELICAN POINT

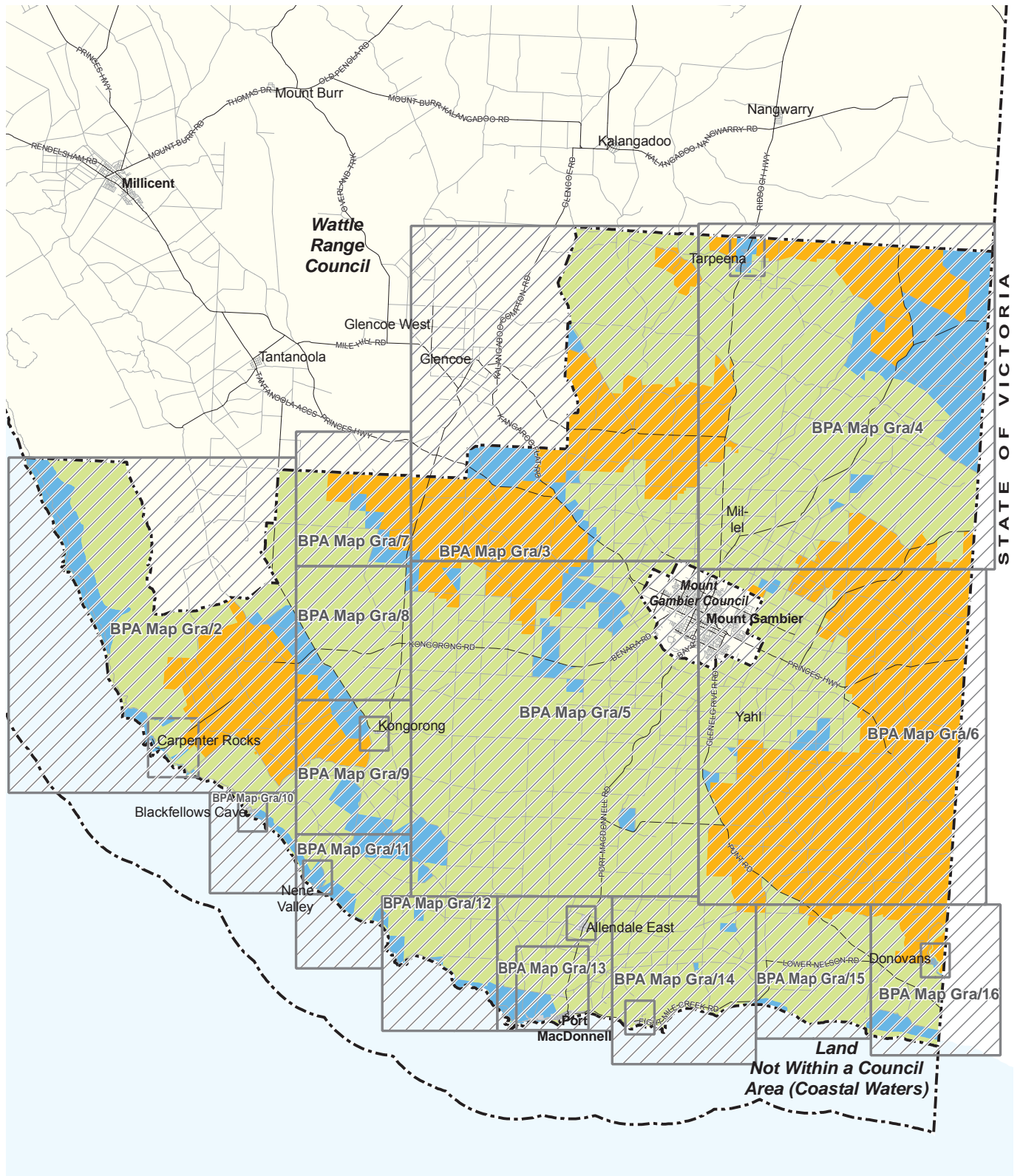
Zone Map Gra/40 ENLARGEMENT

- Zones**
- CstCon Coastal Conservation
 - CstOS Coastal Open Space
 - PrPro Primary Production
 - Se Settlement
 - Zone Boundary

GRANT COUNCIL

Consolidated - 4 July 2017

Bushfire Risk BPA Maps



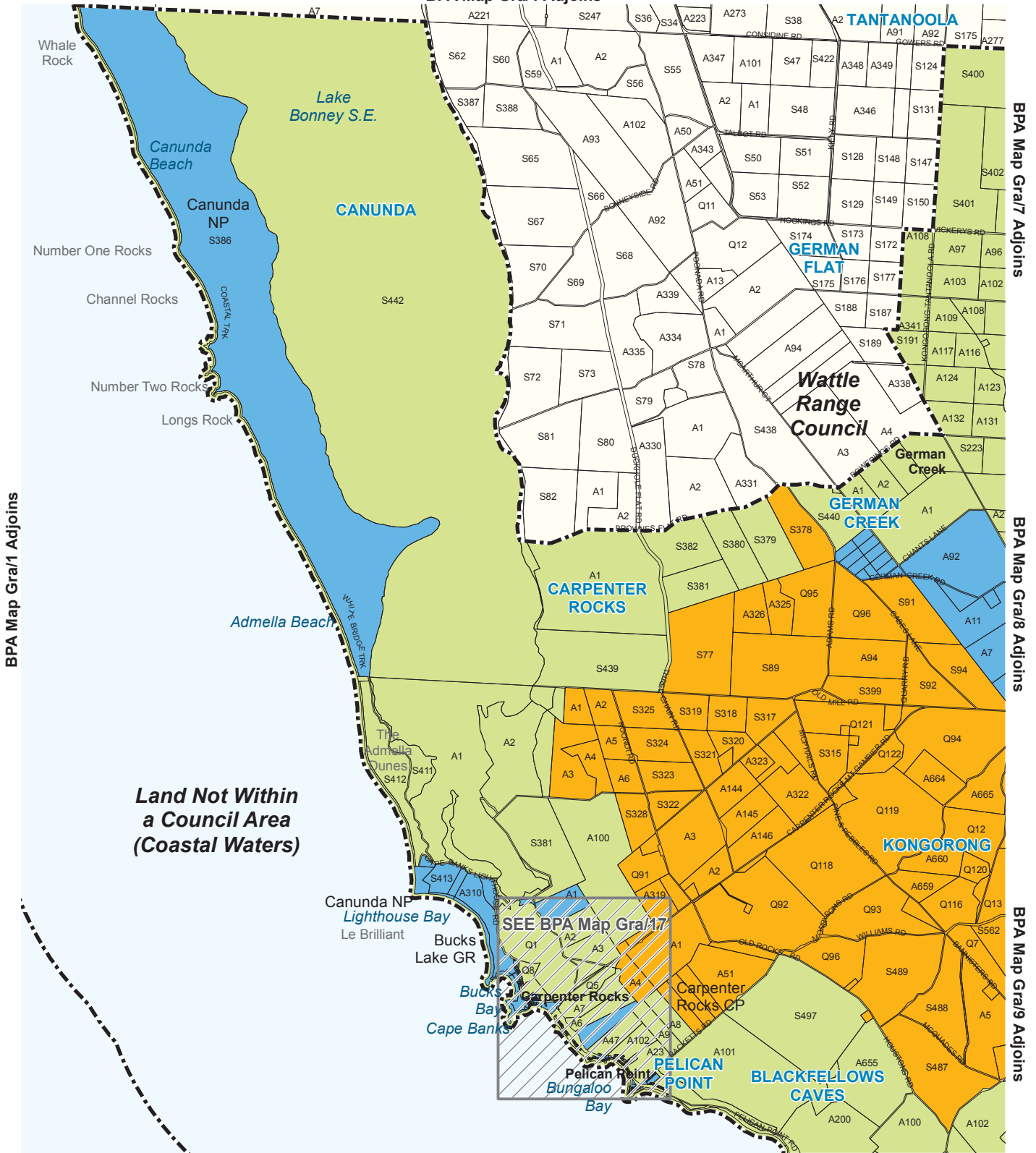
See enlargement map for accurate representation.



Bushfire Protection Area BPA Map Gra/1 BUSHFIRE RISK

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

BPA Map Gra/1 Adjoins



BPA Map Gra/1 Adjoins

BPA Map Gra/10 Adjoins

See enlargement map for accurate representation.



Bushfire Protection Area

BPA Map Gra/2

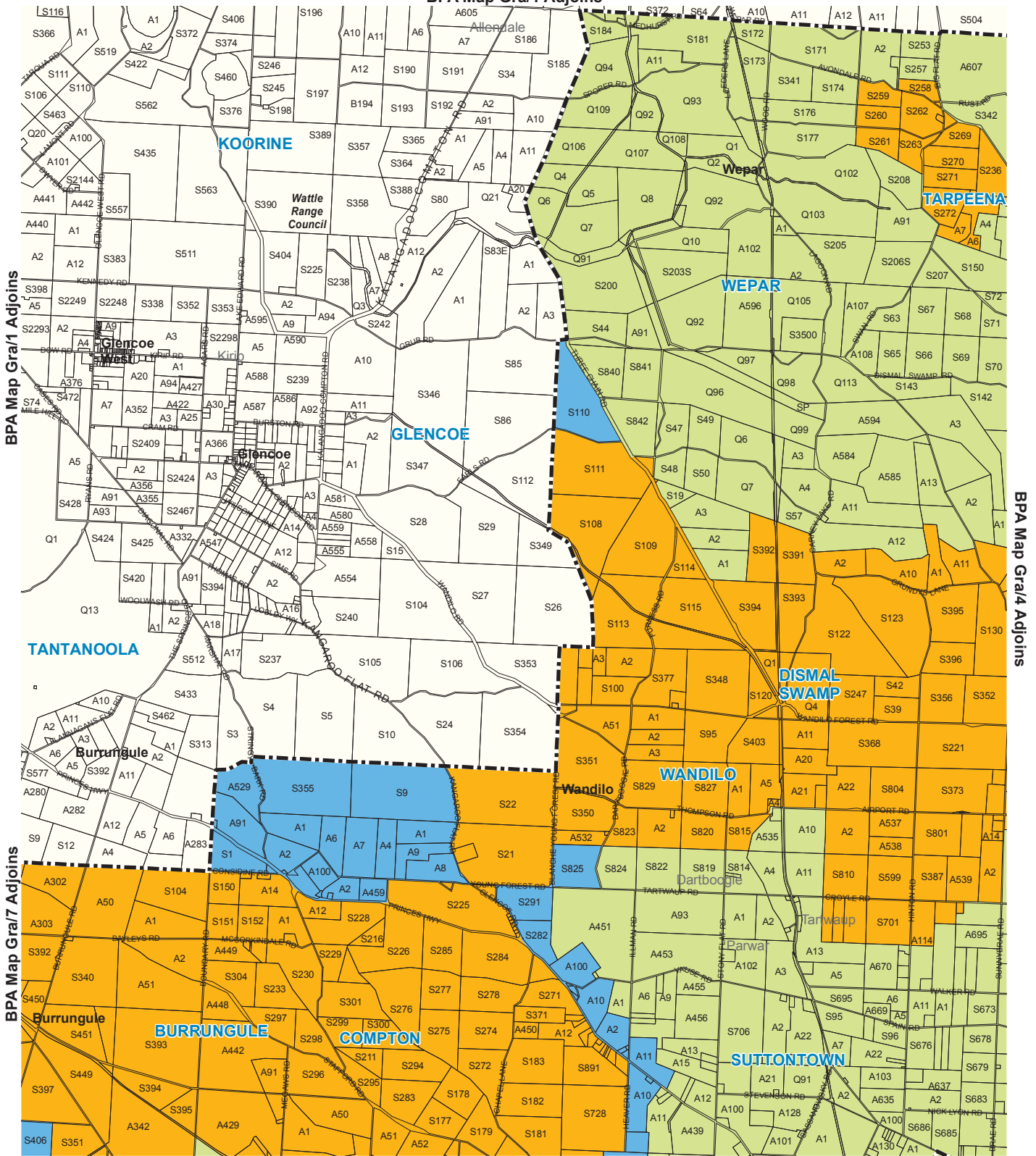
BUSHFIRE RISK

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

GRANT COUNCIL

Consolidated - 4 July 2017

BPA Map Gra/1 Adjoins



BPA Map Gra/5 Adjoins

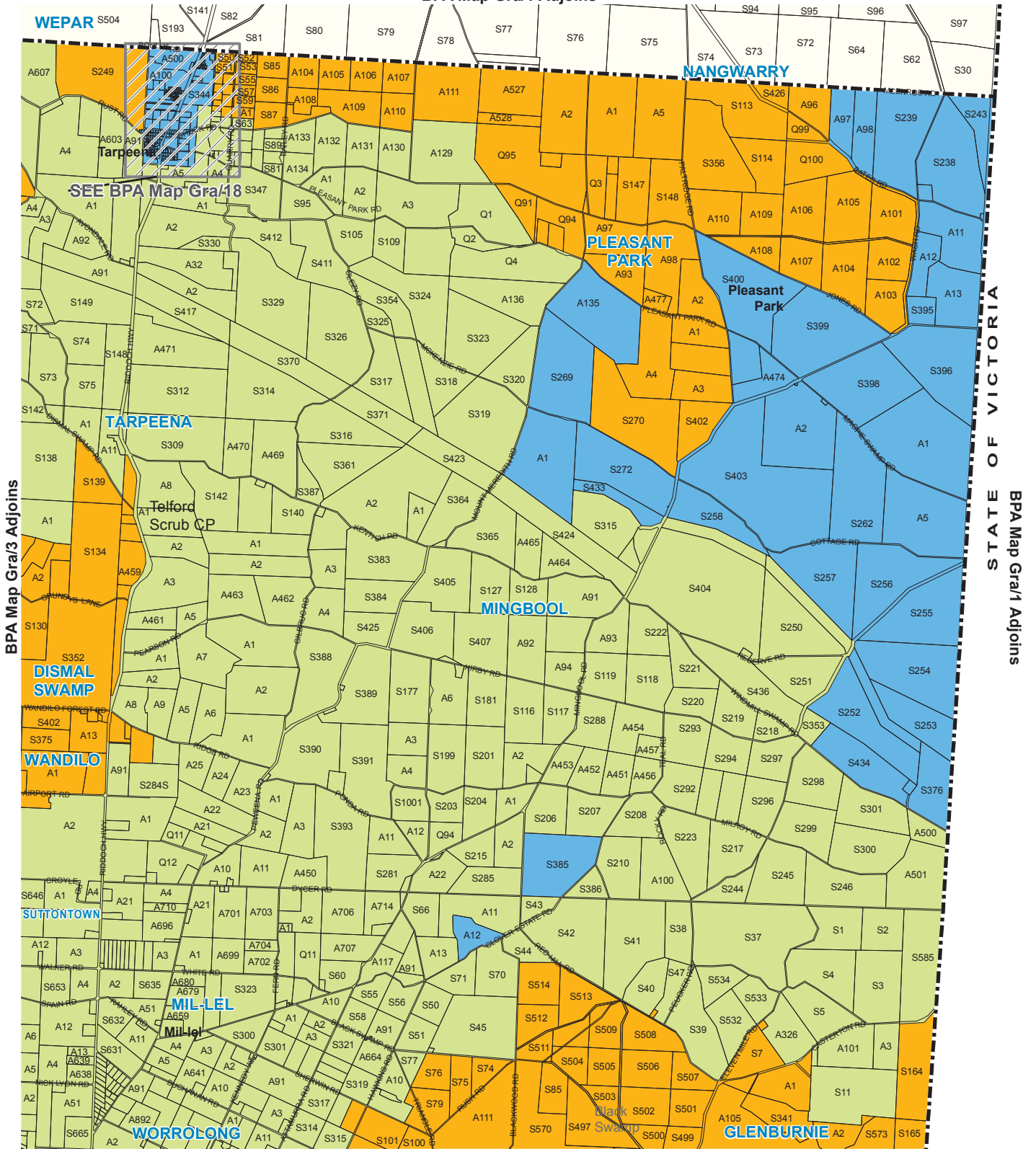
Bushfire Protection Area BPA Map Gra/3 BUSHFIRE RISK

0 5km

GRANT COUNCIL

Consolidated - 4 July 2017

BPA Map Gra/1 Adjoins



BPA Map Gra/6 Adjoins

See enlargement map for accurate representation.

0



Bushfire Protection Area

BPA Map Gra/4

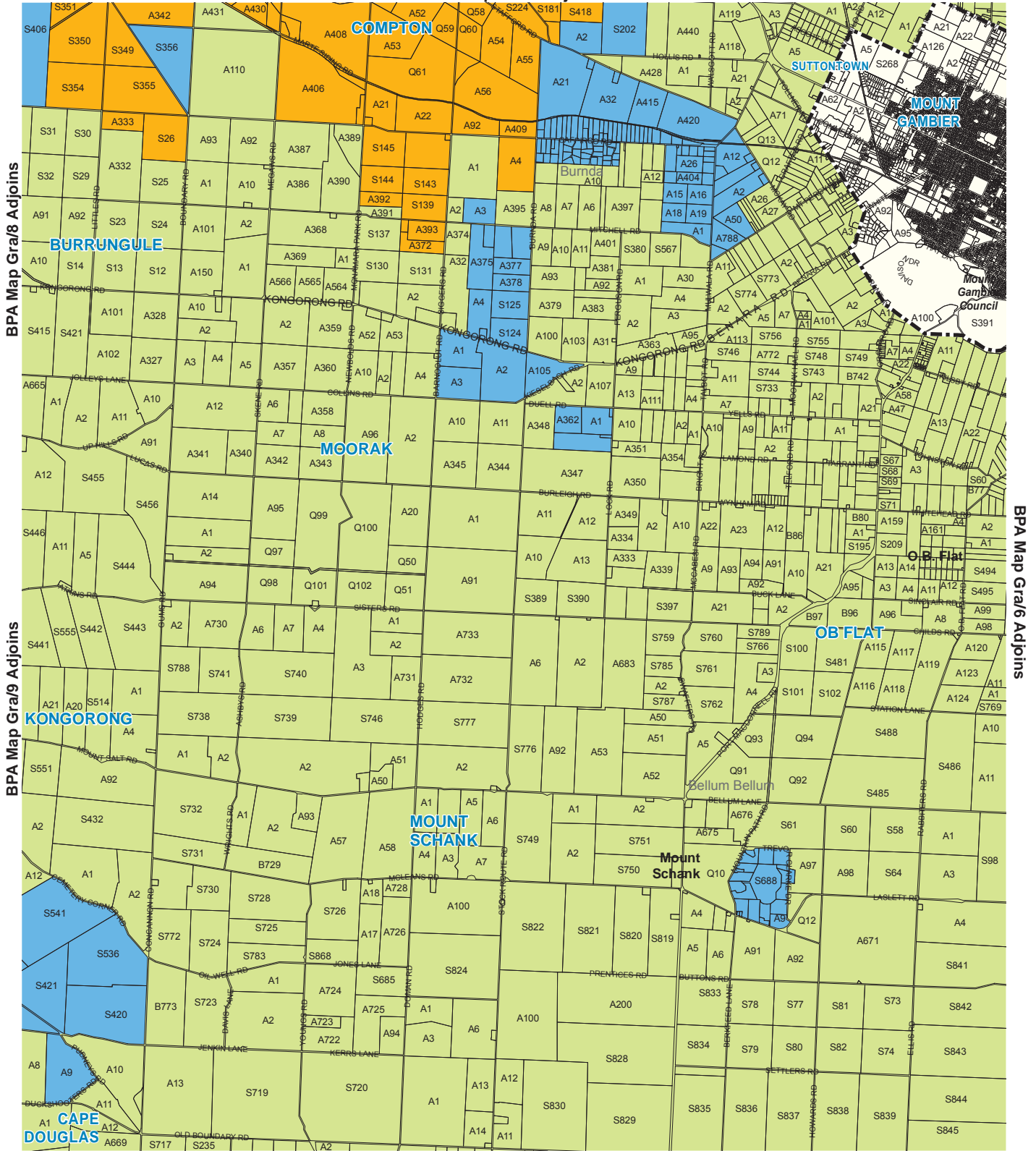
BUSHFIRE RISK

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

GRANT COUNCIL

Consolidated - 4 July 2017

BPA Map Gra/3 Adjoins



BPA Map Gra/12 Adjoins

BPA Map Gra/13 Adjoins

BPA Map Gra/14 Adjoins



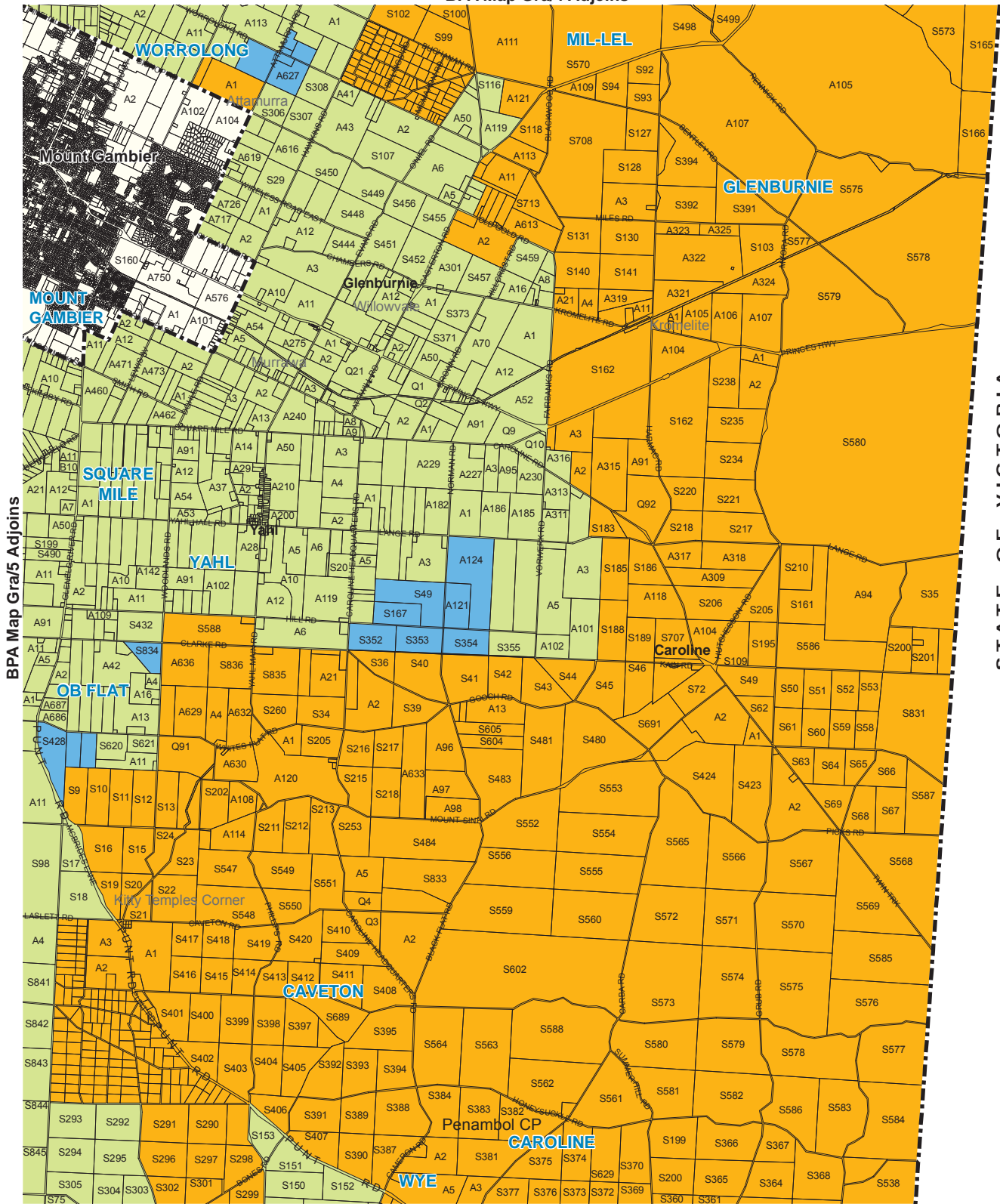
Bushfire Protection Area

BPA Map Gra/5

BUSHFIRE RISK

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

BPA Map Gra/4 Adjoins



STATE OF VICTORIA

BPA Map Gra/1 Adjoins

BPA Map Gra/14 Adjoins

BPA Map Gra/15 Adjoins

BPA Map Gra/16 Adjoins



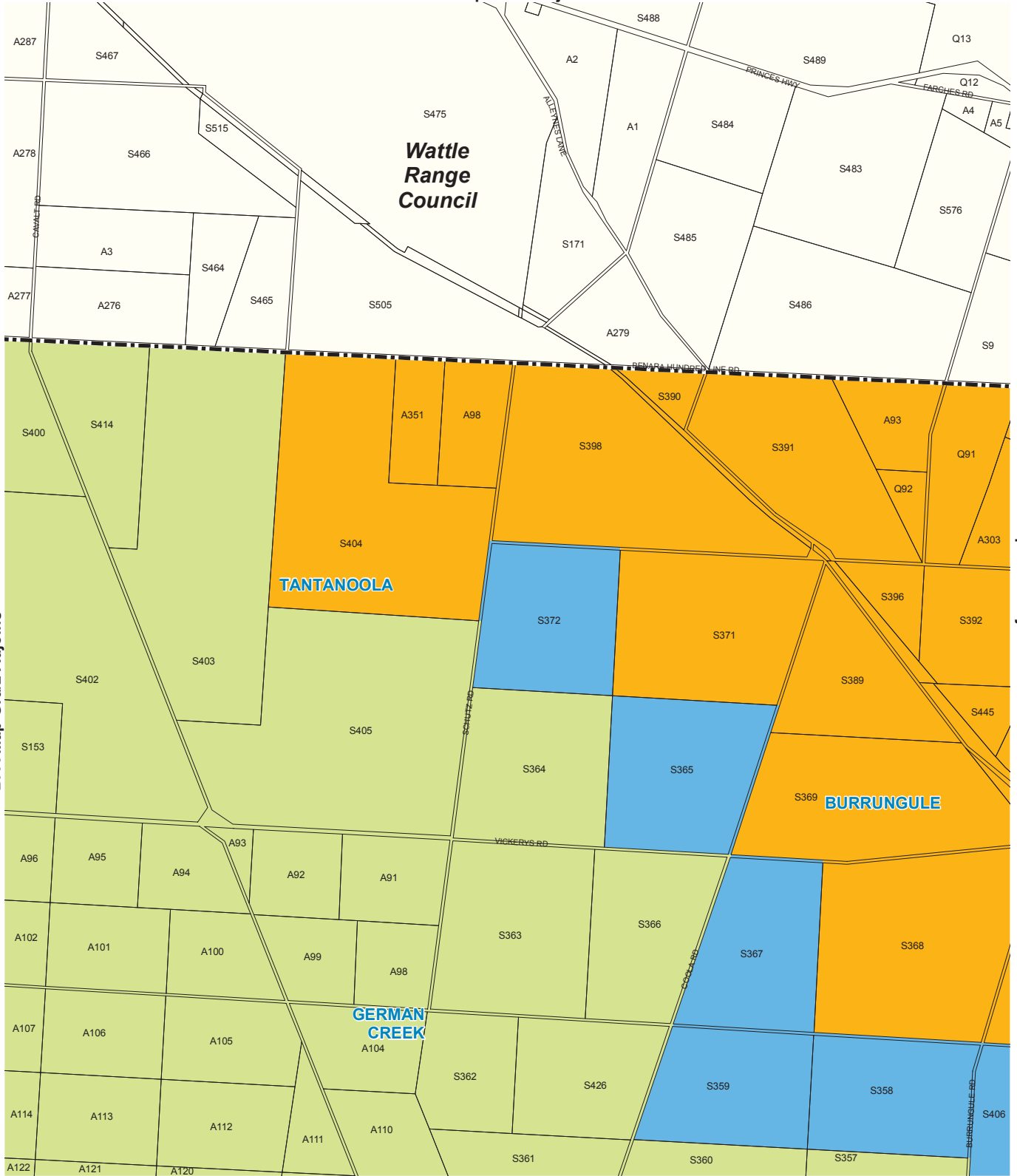
Bushfire Protection Area

BPA Map Gra/6

BUSHFIRE RISK

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

BPA Map Gra/1 Adjoins



BPA Map Gra/8 Adjoins



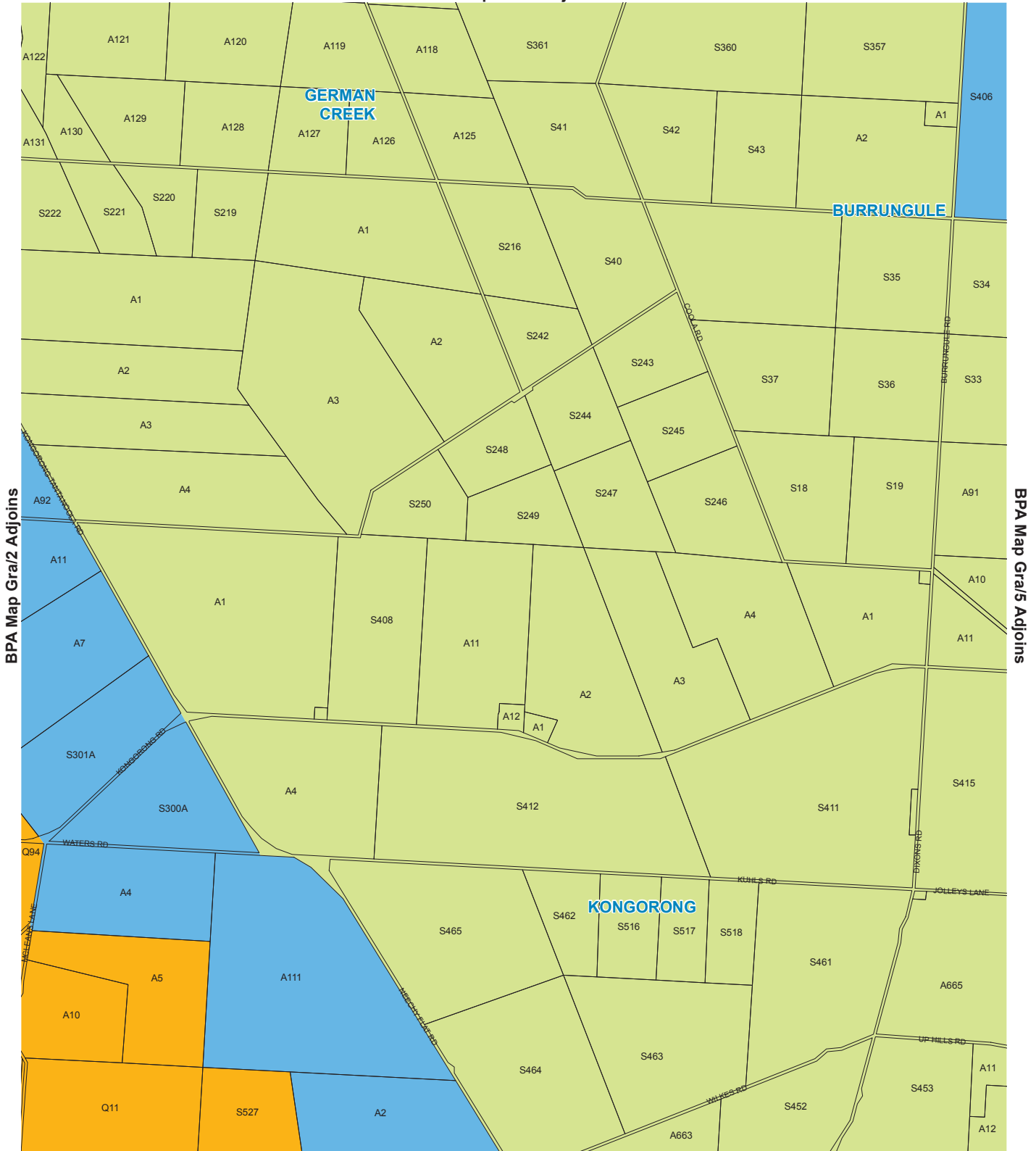
Bushfire Protection Area

BPA Map Gra/7

BUSHFIRE RISK

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

BPA Map Gra/7 Adjoins



BPA Map Gra/9 Adjoins



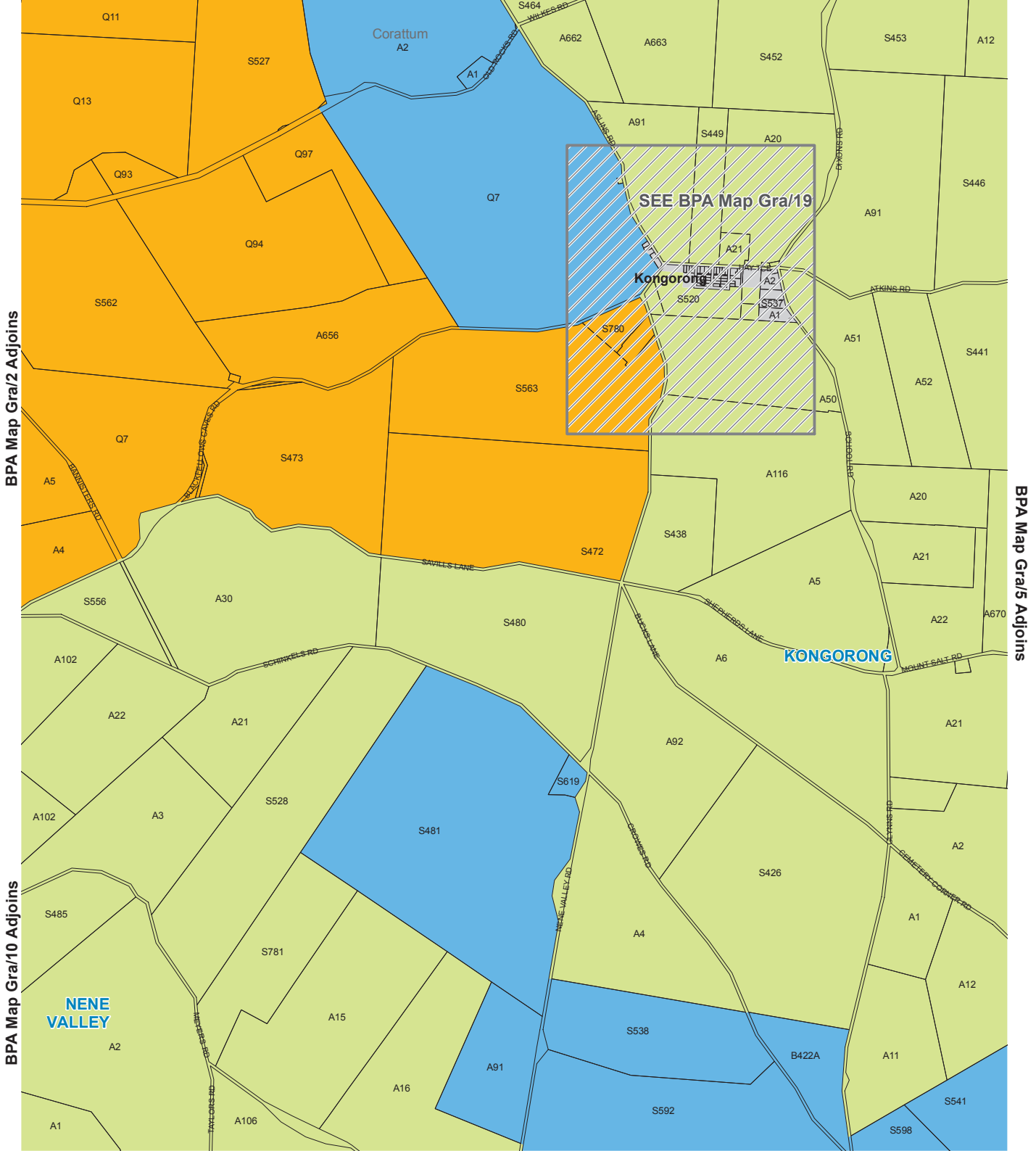
Bushfire Protection Area

BPA Map Gra/8

BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk

BPA Map Gra/8 Adjoins



BPA Map Gra/11 Adjoins

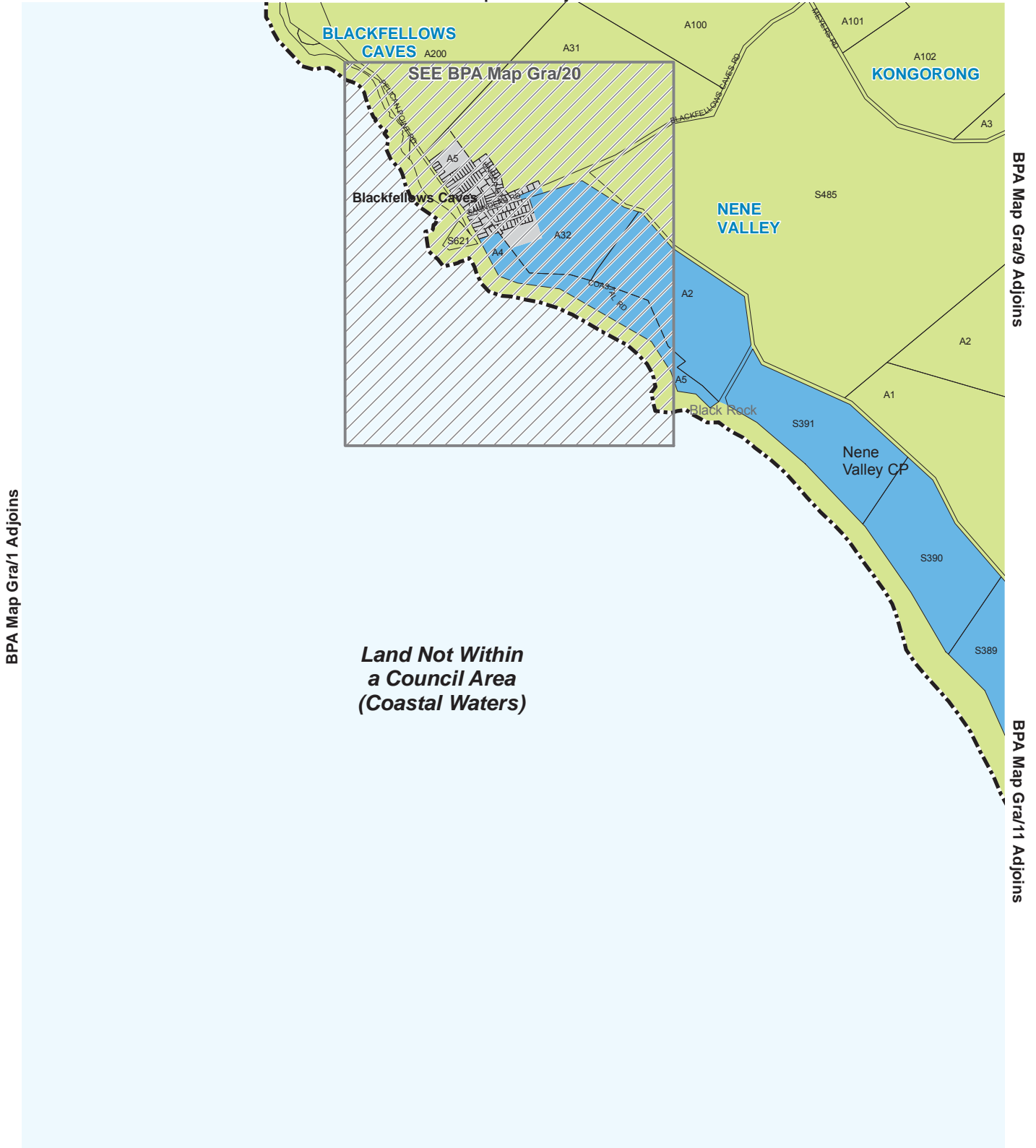
See enlargement map for accurate representation.



Bushfire Protection Area BPA Map Gra/9 BUSHFIRE RISK

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

BPA Map Gra/2 Adjoins



*Land Not Within
a Council Area
(Coastal Waters)*

BPA Map Gra/1 Adjoins

See enlargement map for accurate representation.

Bushfire Protection Area

BPA Map Gra/10

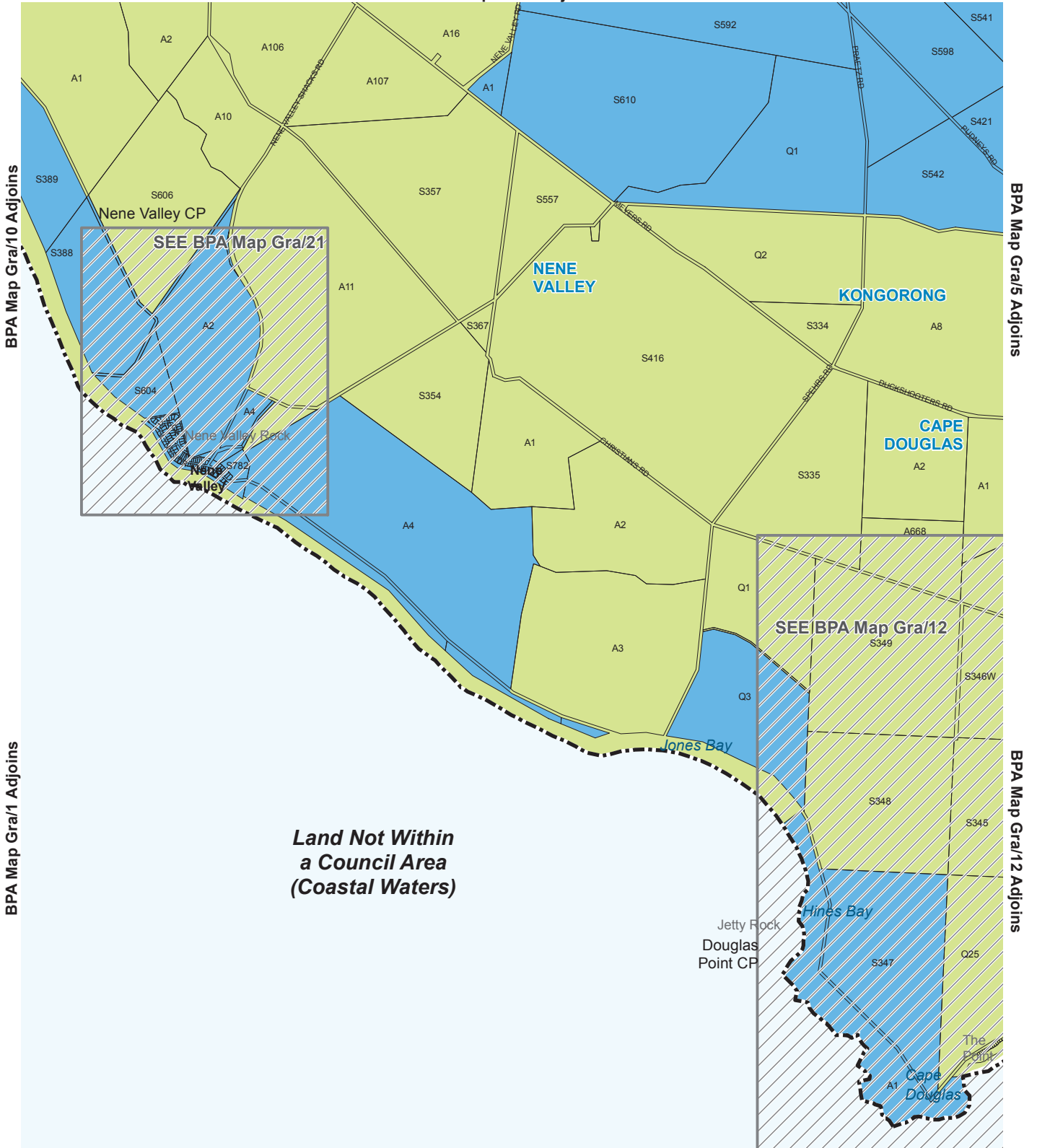
BUSHFIRE RISK

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

GRANT COUNCIL

Consolidated - 4 July 2017

BPA Map Gra/9 Adjoins



BPA Map Gra/1 Adjoins

BPA Map Gra/12 Adjoins

See enlargement map for accurate representation.



Bushfire Protection Area

BPA Map Gra/11

BUSHFIRE RISK

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

BPA Map Gra/11 Adjoins

BPA Map Gra/5 Adjoins



BPA Map Gra/1 Adjoins



Bushfire Protection Area

BPA Map Gra/12

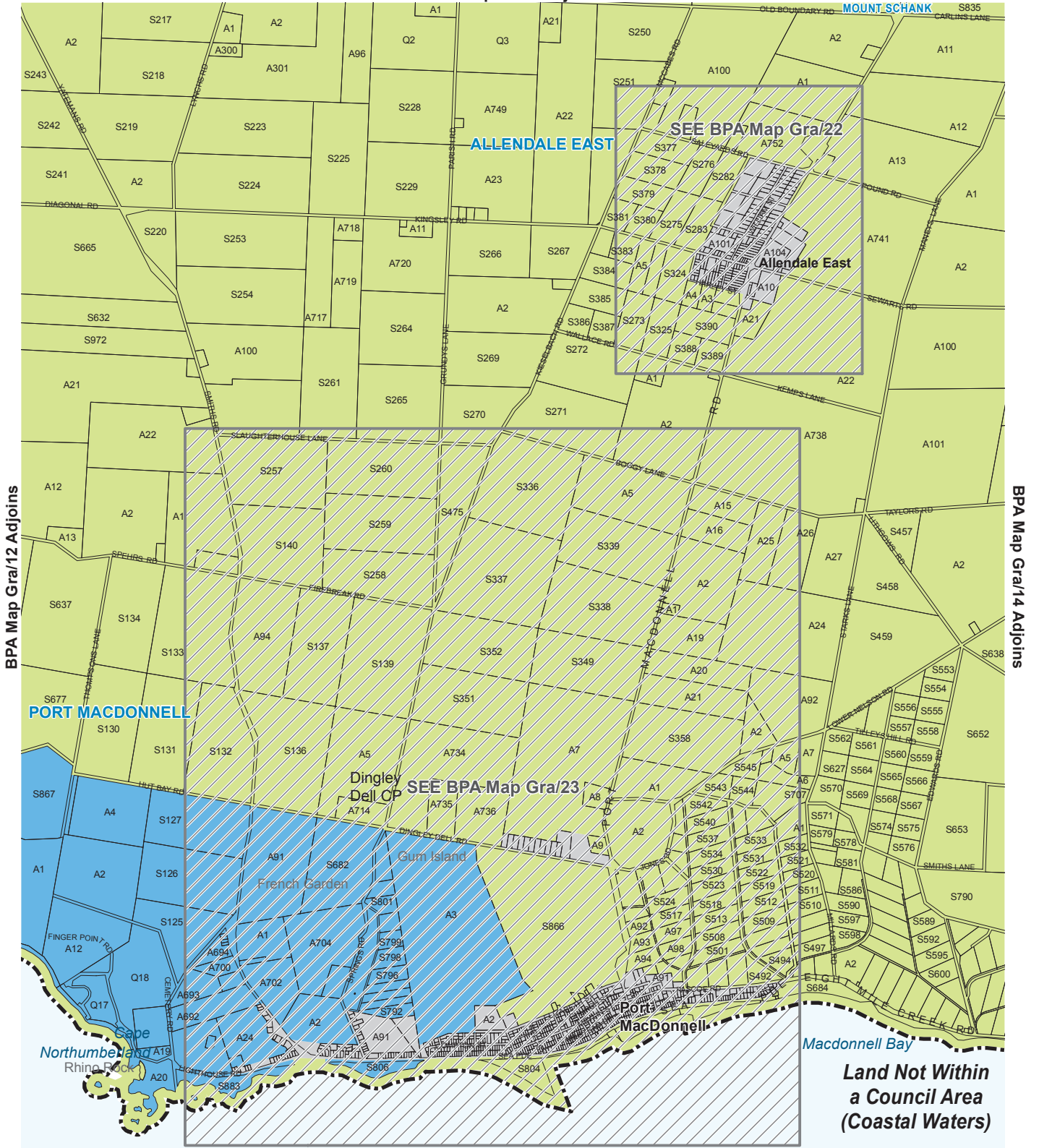
BUSHFIRE RISK

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

GRANT COUNCIL

Consolidated - 4 July 2017

BPA Map Gra/5 Adjoins



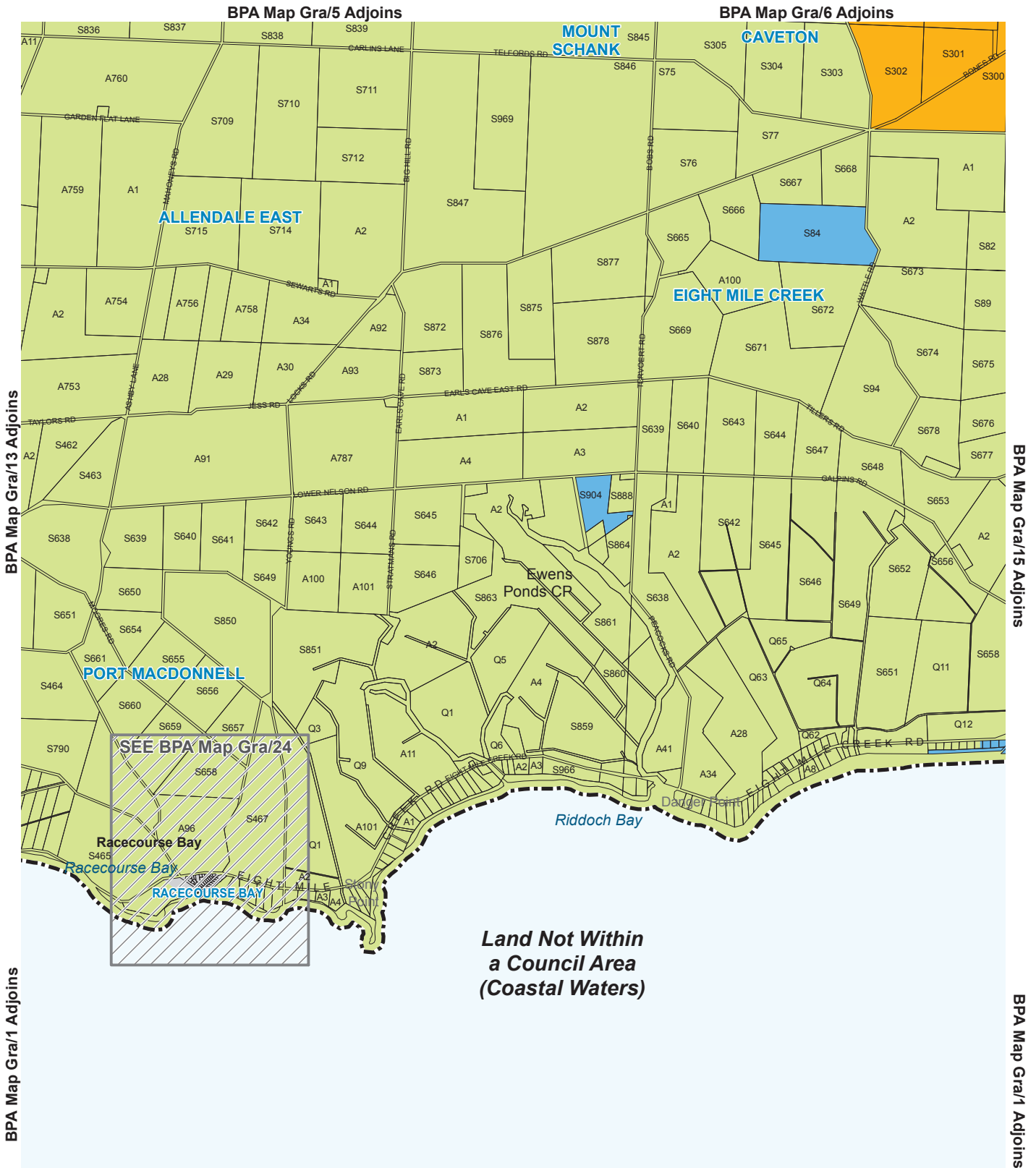
BPA Map Gra/1 Adjoins

See enlargement map for accurate representation.



Bushfire Protection Area BPA Map Gra/13 BUSHFIRE RISK

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



See enlargement map for accurate representation.

BPA Map Gra/1 Adjoins



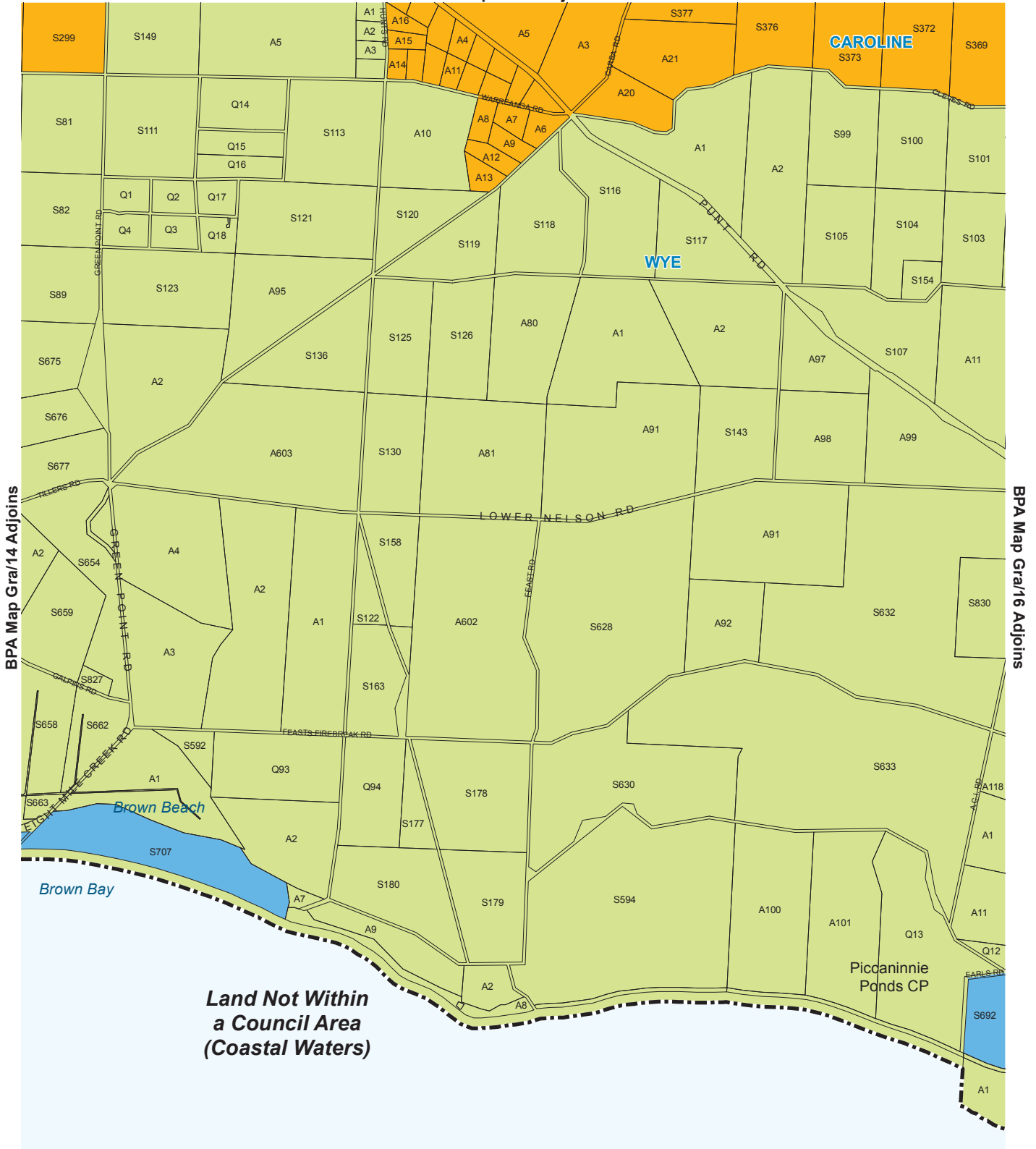
Bushfire Protection Area

BPA Map Gra/14

BUSHFIRE RISK

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

BPA Map Gra/6 Adjoins



**Land Not Within
a Council Area
(Coastal Waters)**

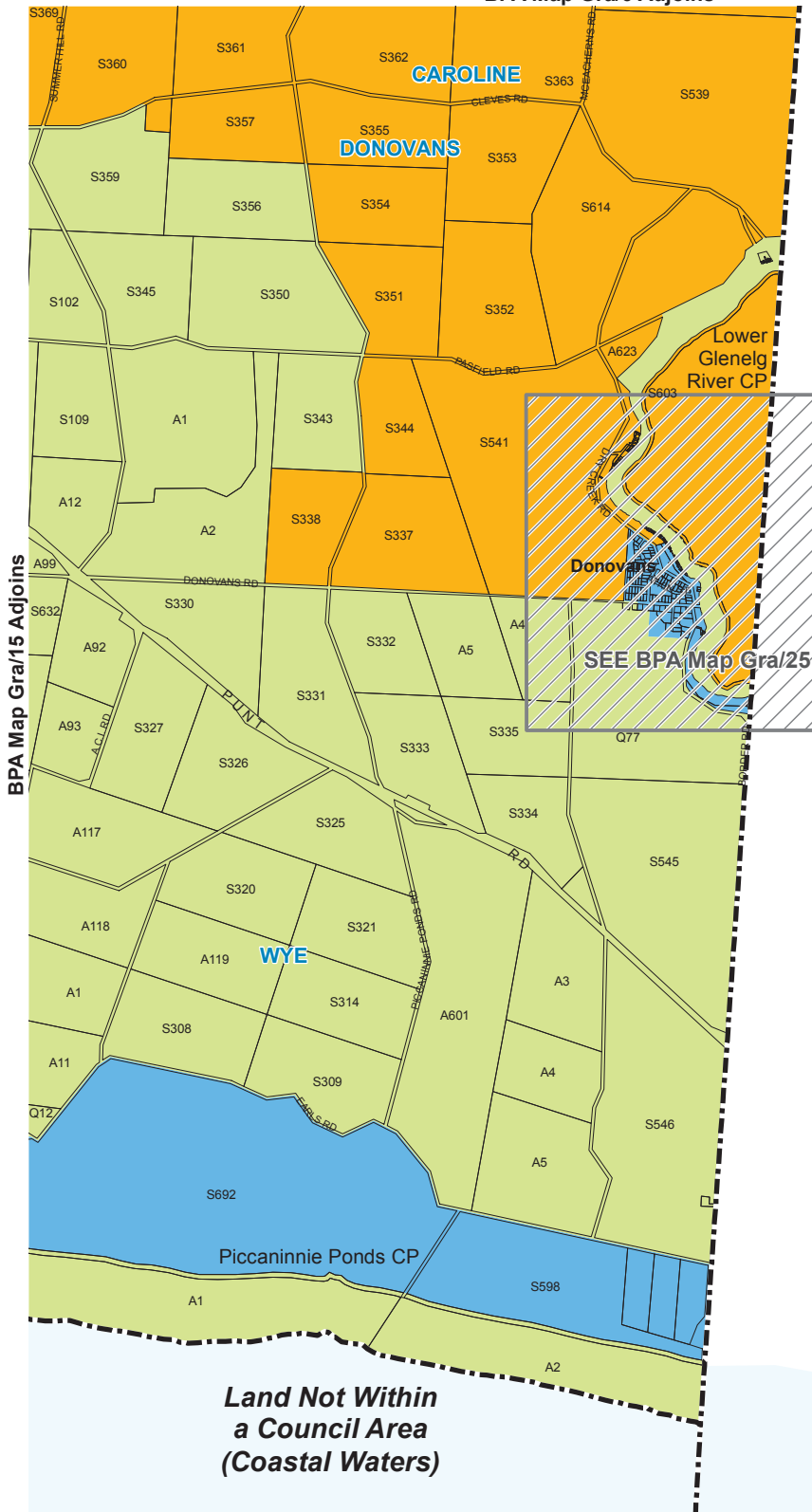
BPA Map Gra/1 Adjoins



Bushfire Protection Area BPA Map Gra/15 BUSHFIRE RISK

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

BPA Map Gra/6 Adjoins



*Land Not Within
a Council Area
(Coastal Waters)*

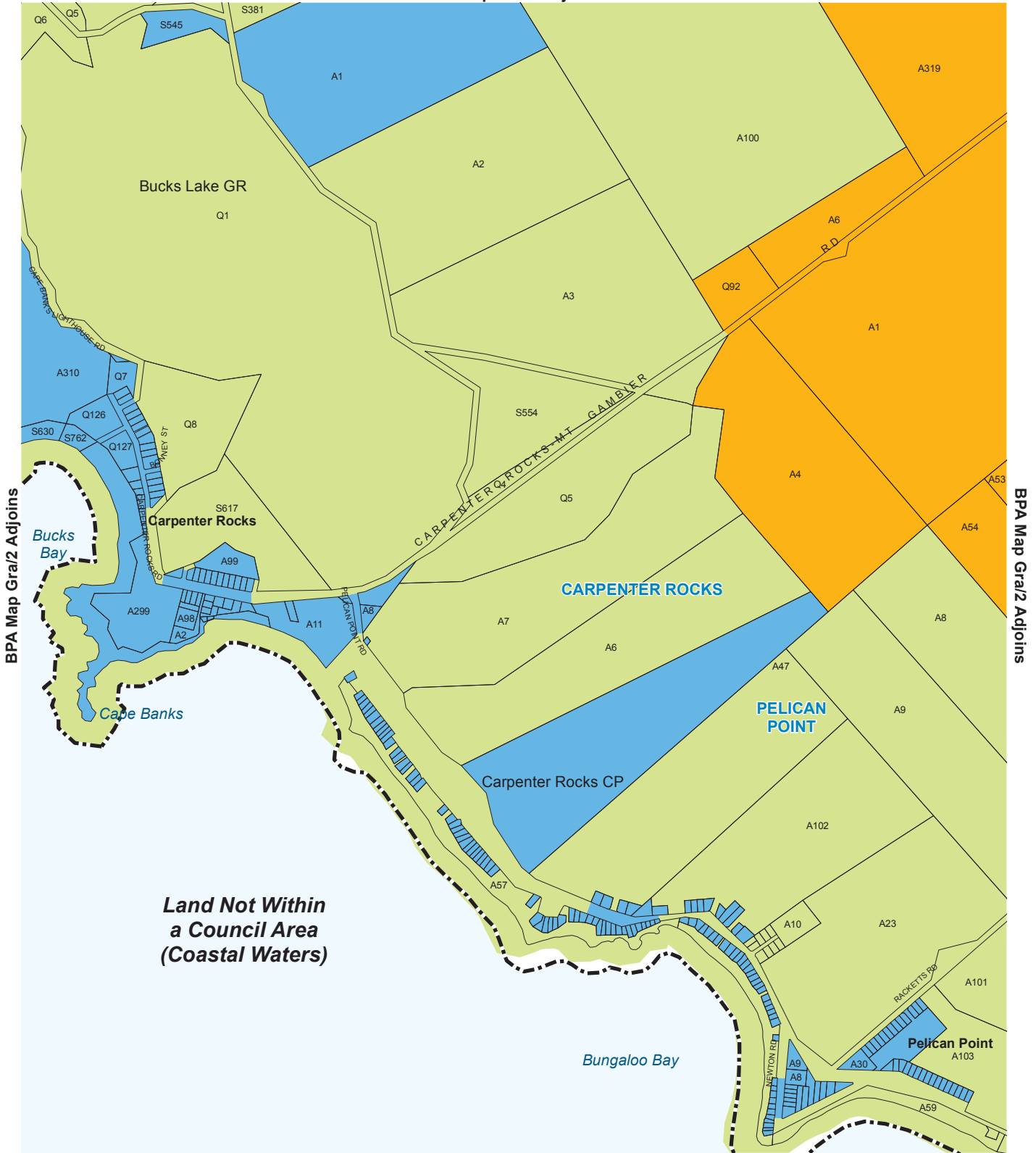
See enlargement map for accurate representation.

BPA Map Gra/1 Adjoins



Bushfire Protection Area BPA Map Gra/16 BUSHFIRE RISK

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



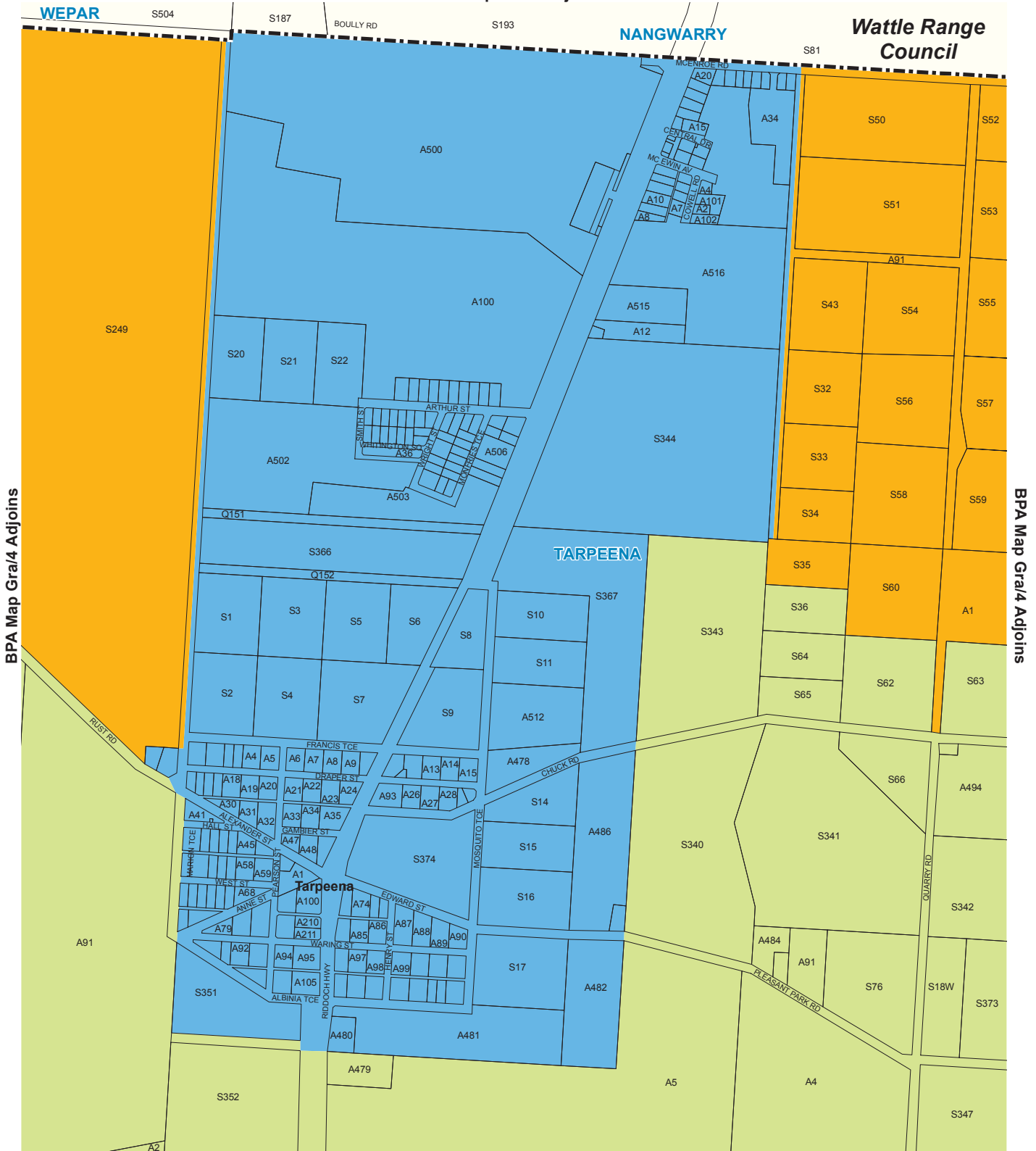
Land Not Within
a Council Area
(Coastal Waters)



Bushfire Protection Area BPA Map Gra/17 BUSHFIRE RISK

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

BPA Map Gra/4 Adjoins



BPA Map Gra/4 Adjoins



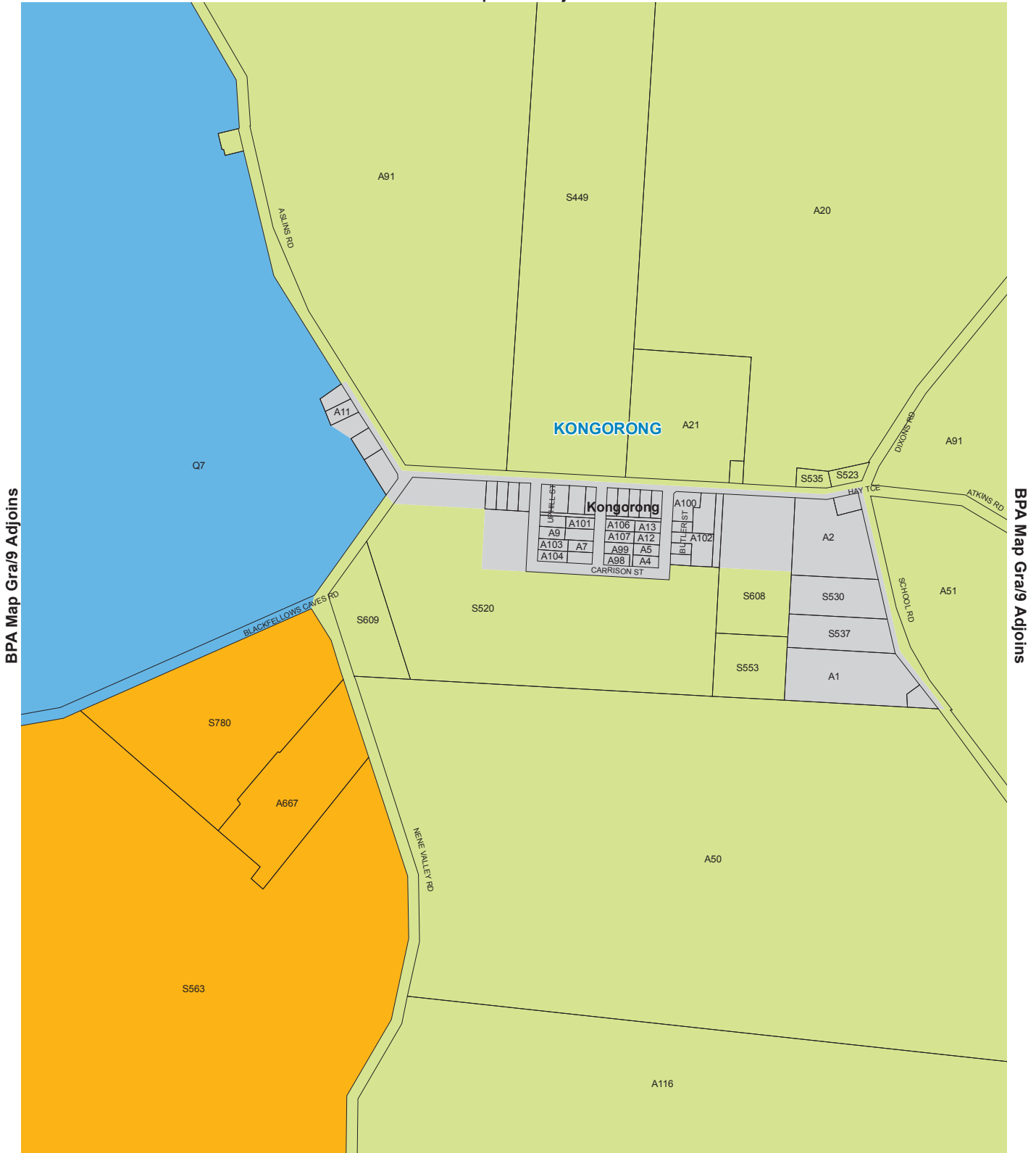
Bushfire Protection Area

BPA Map Gra/18

BUSHFIRE RISK

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

BPA Map Gra/9 Adjoins



BPA Map Gra/9 Adjoins

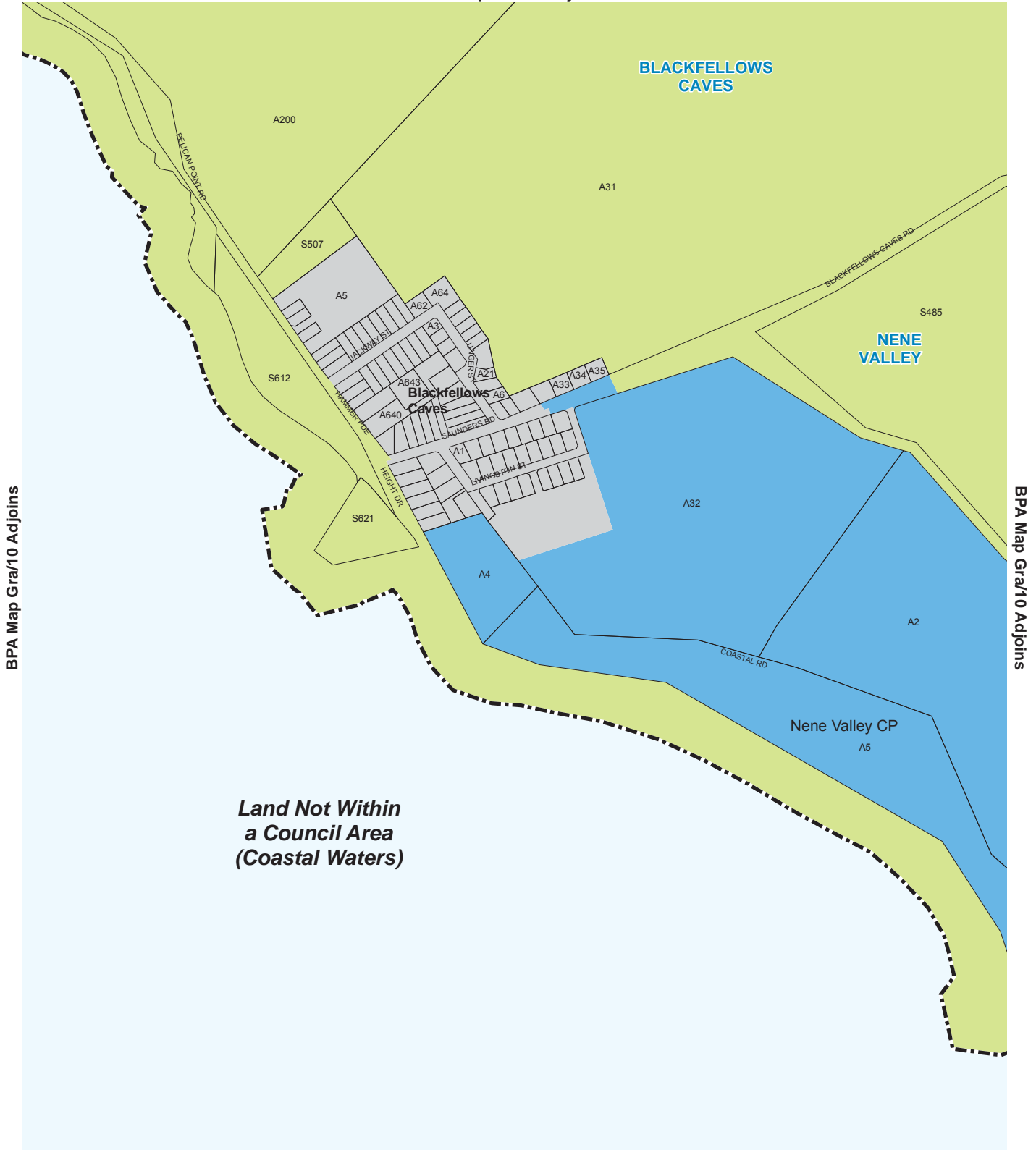


Bushfire Protection Area

BPA Map Gra/19

BUSHFIRE RISK

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

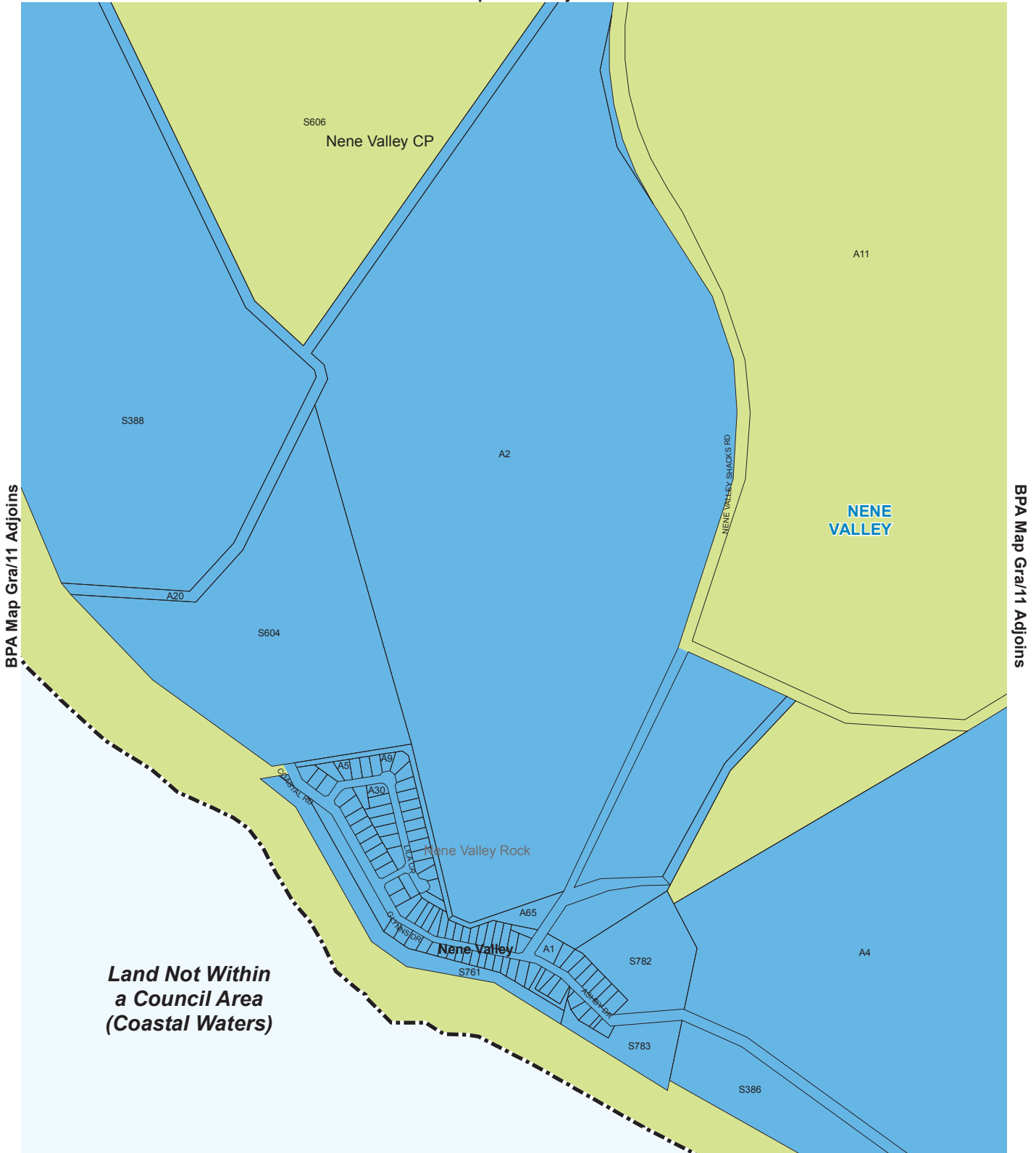


Bushfire Protection Area

BPA Map Gra/20

BUSHFIRE RISK

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



Bushfire Protection Area

BPA Map Gra/21

BUSHFIRE RISK

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

BPA Map Gra/13 Adjoins



BPA Map Gra/13 Adjoins



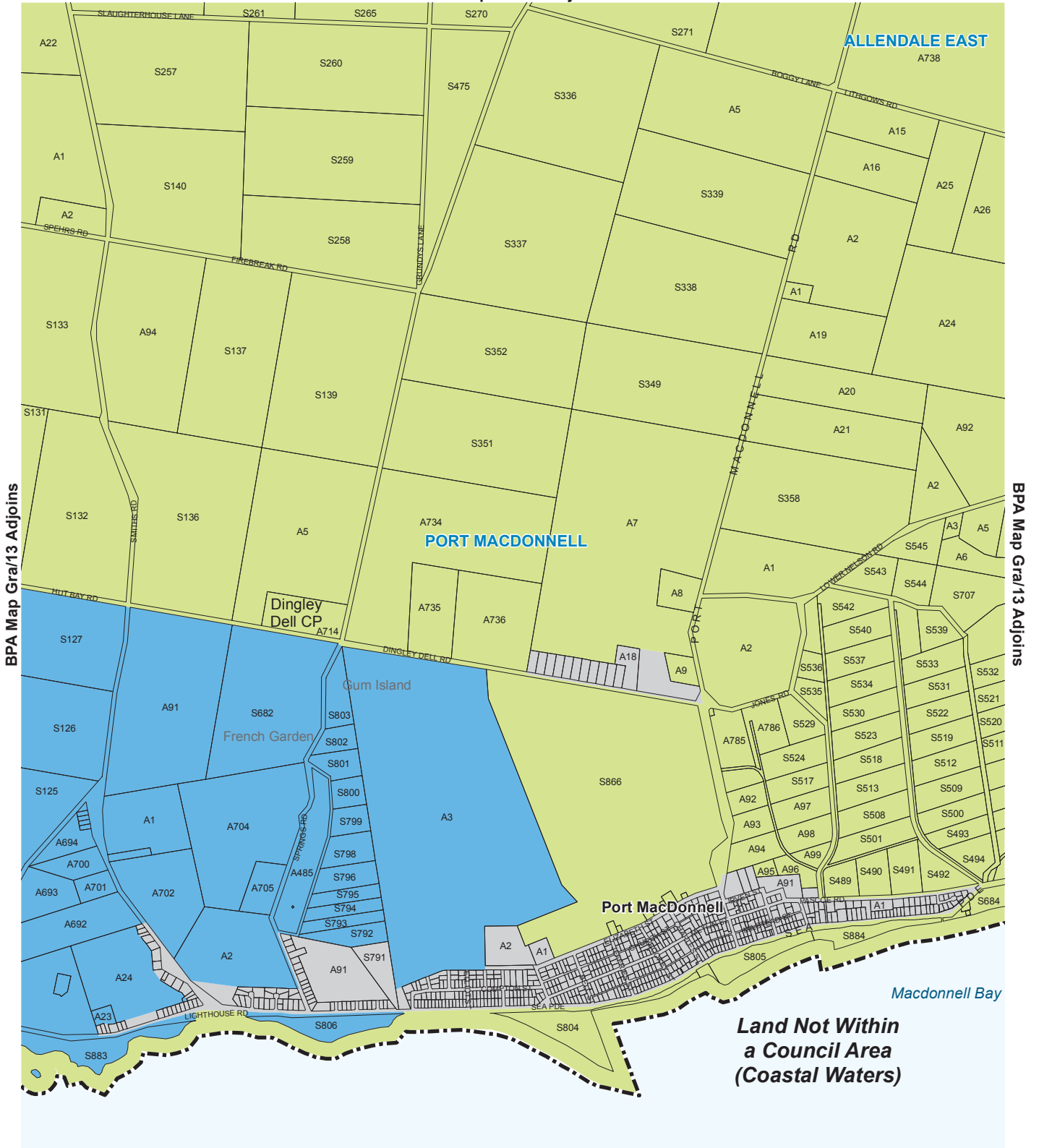
Bushfire Protection Area

BPA Map Gra/22

BUSHFIRE RISK

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

BPA Map Gra/13 Adjoins



BPA Map Gra/1 Adjoins



Bushfire Protection Area BPA Map Gra/23 BUSHFIRE RISK

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

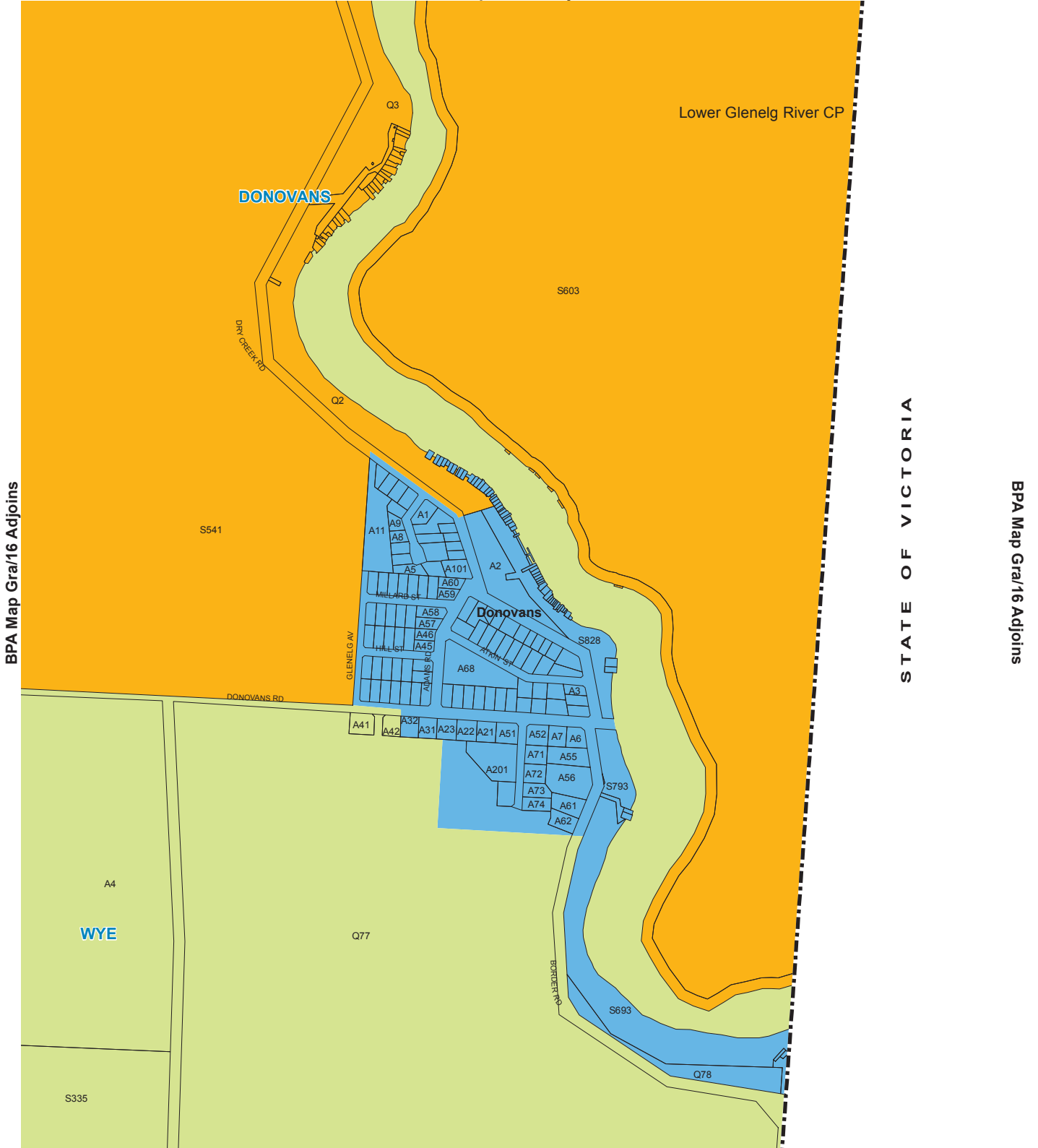


Bushfire Protection Area

BPA Map Gra/24

BUSHFIRE RISK

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



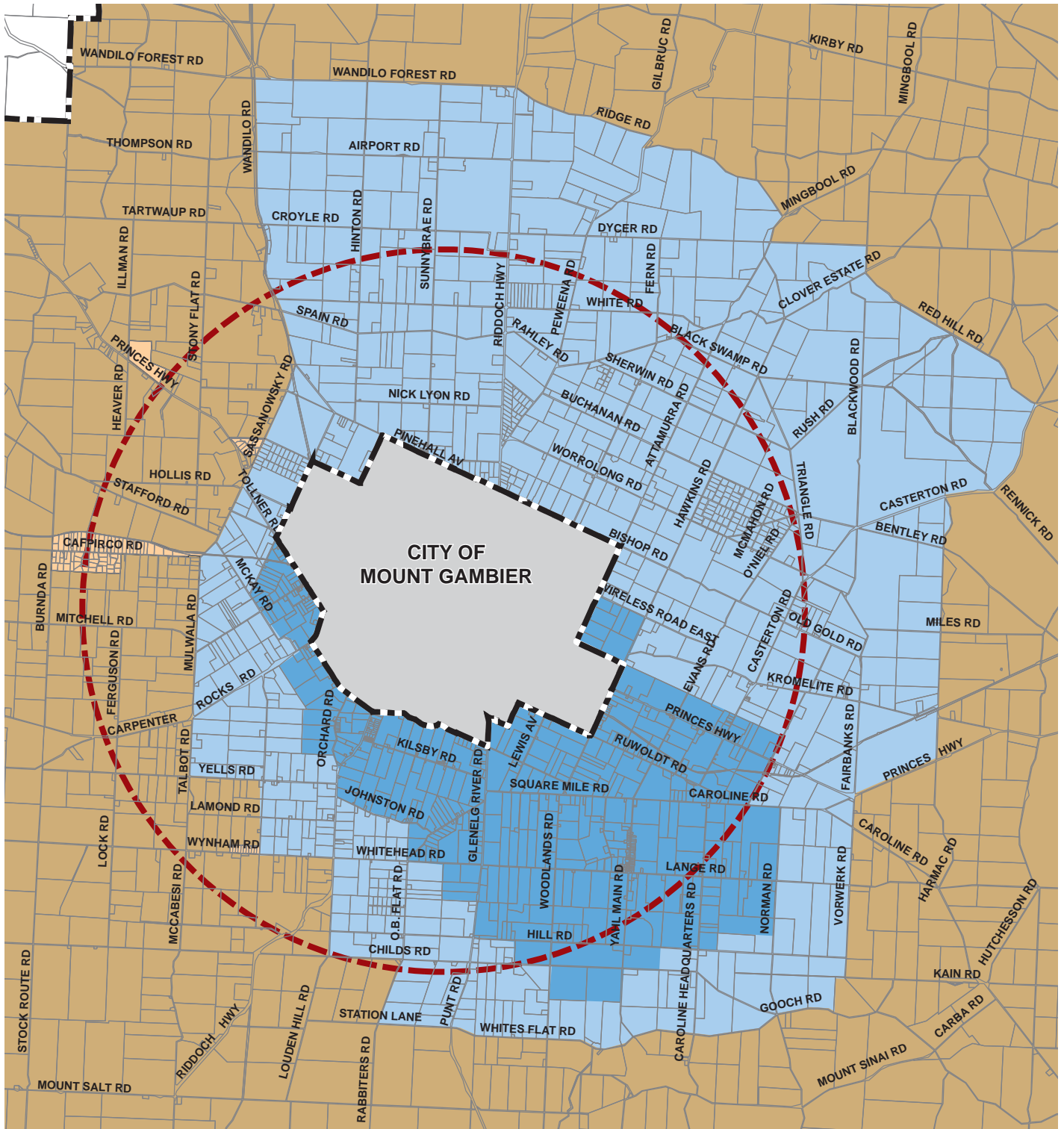
- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Development Plan Boundary

Bushfire Protection Area

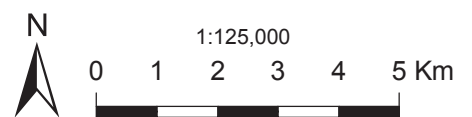
BPA Map Gra/25

BUSHFIRE RISK

Concept Plan Maps

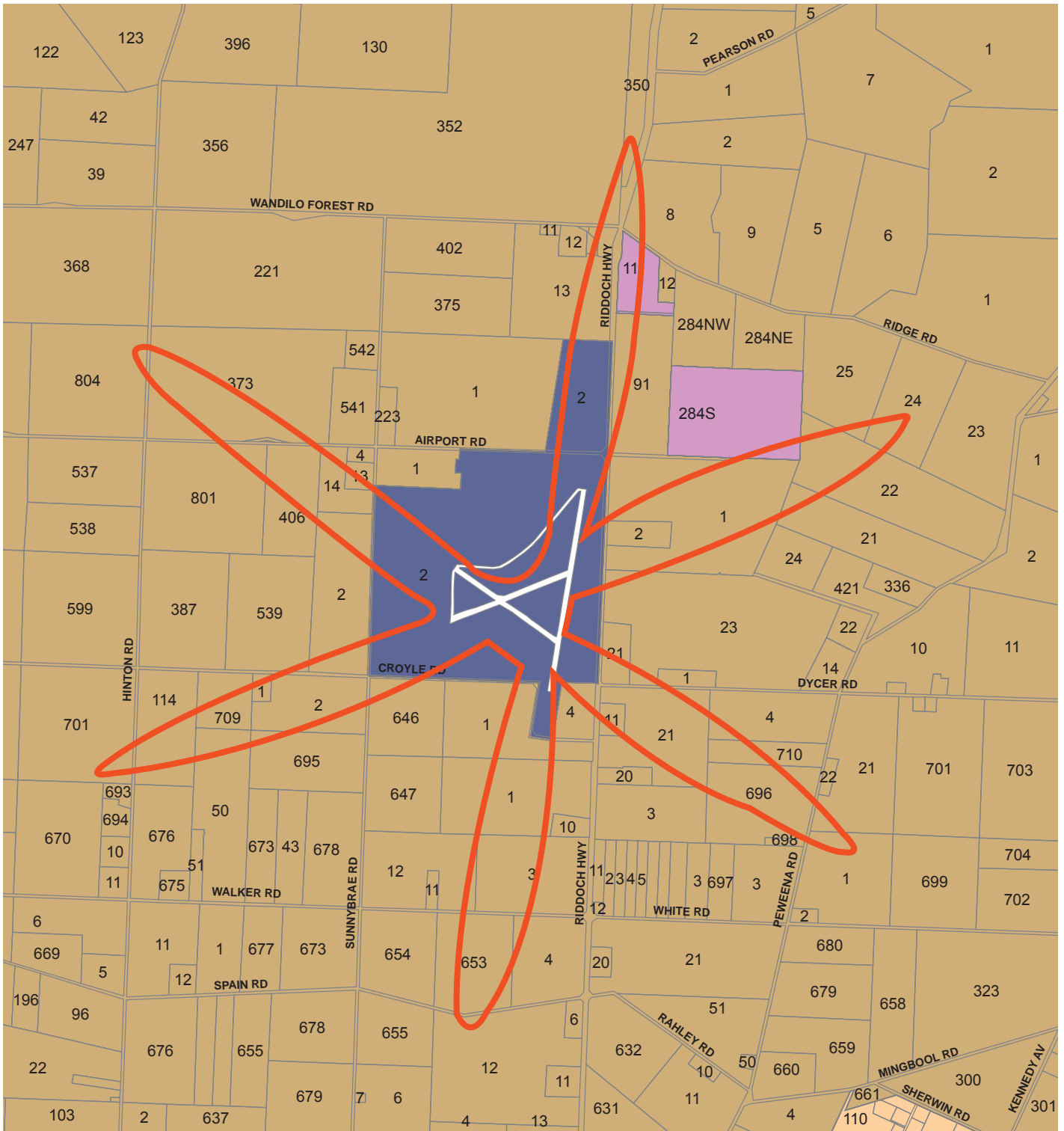


- AREA 1 - Blue Lake Groundwater Protection Area
- AREA 2 - Blue Lake Capture Area and Buffer Area
- 8.0km radius from the intersestion of Penola Road and Commercial Street
- Development Plan Bounday
- Referred to elsewhere in Development Plan
- Primary Production
- Rural Living



Concept Plan Map Gra/1

BLUE LAKE GROUNDWATER CAPTURE ZONE



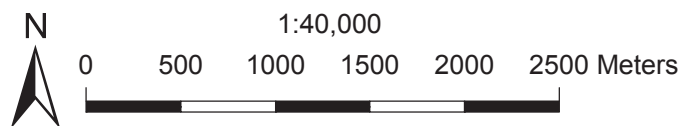
— NEF Contour (Source: Dept of Transport)

Industrial

Airfield

Primary Production

Rural Living

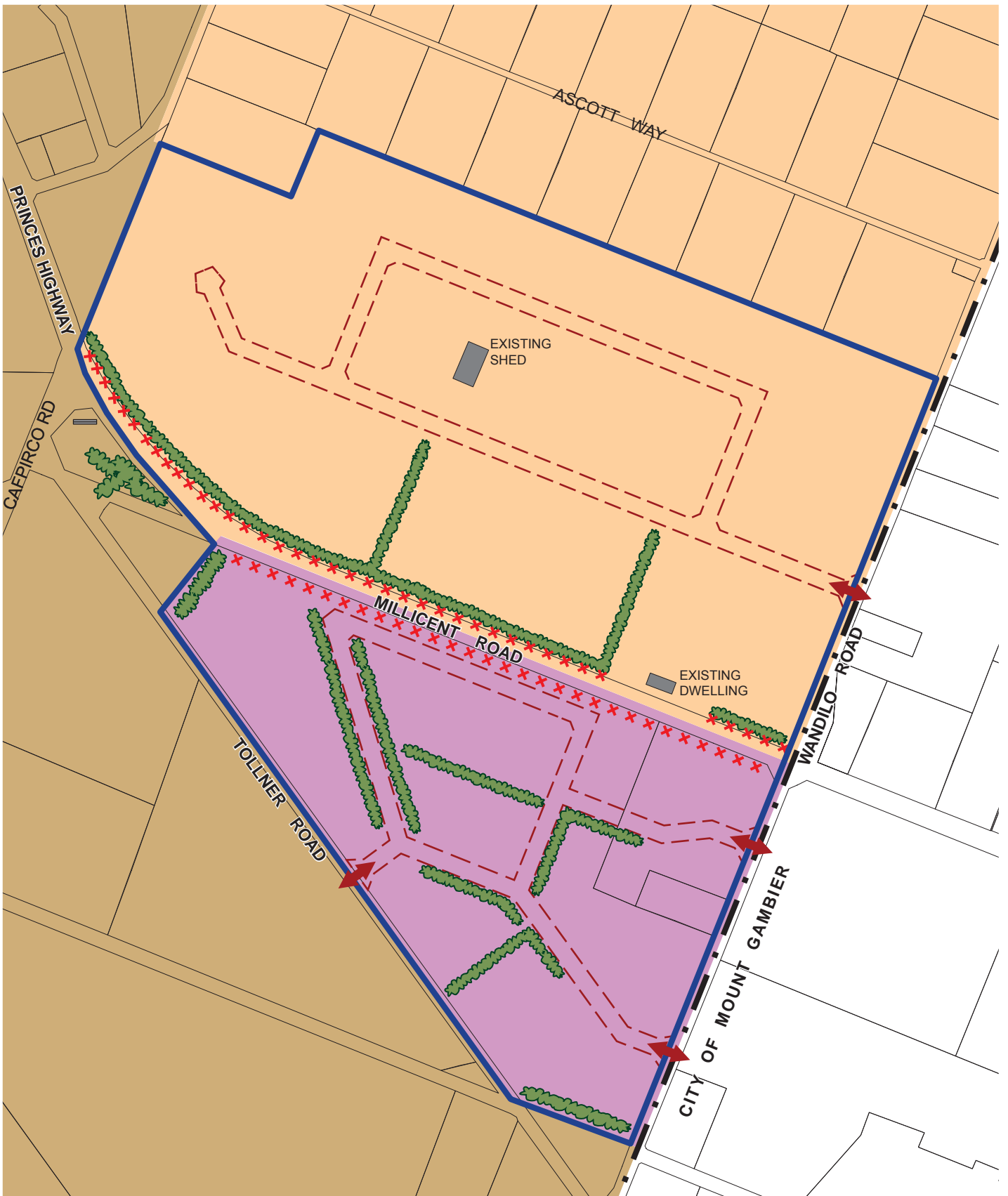


Concept Plan Map Gra/2

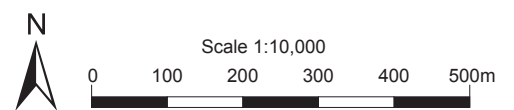
AIRFIELD NOISE EXPOSURE CONTOURS

GRANT COUNCIL

Consolidated - 4 July 2017

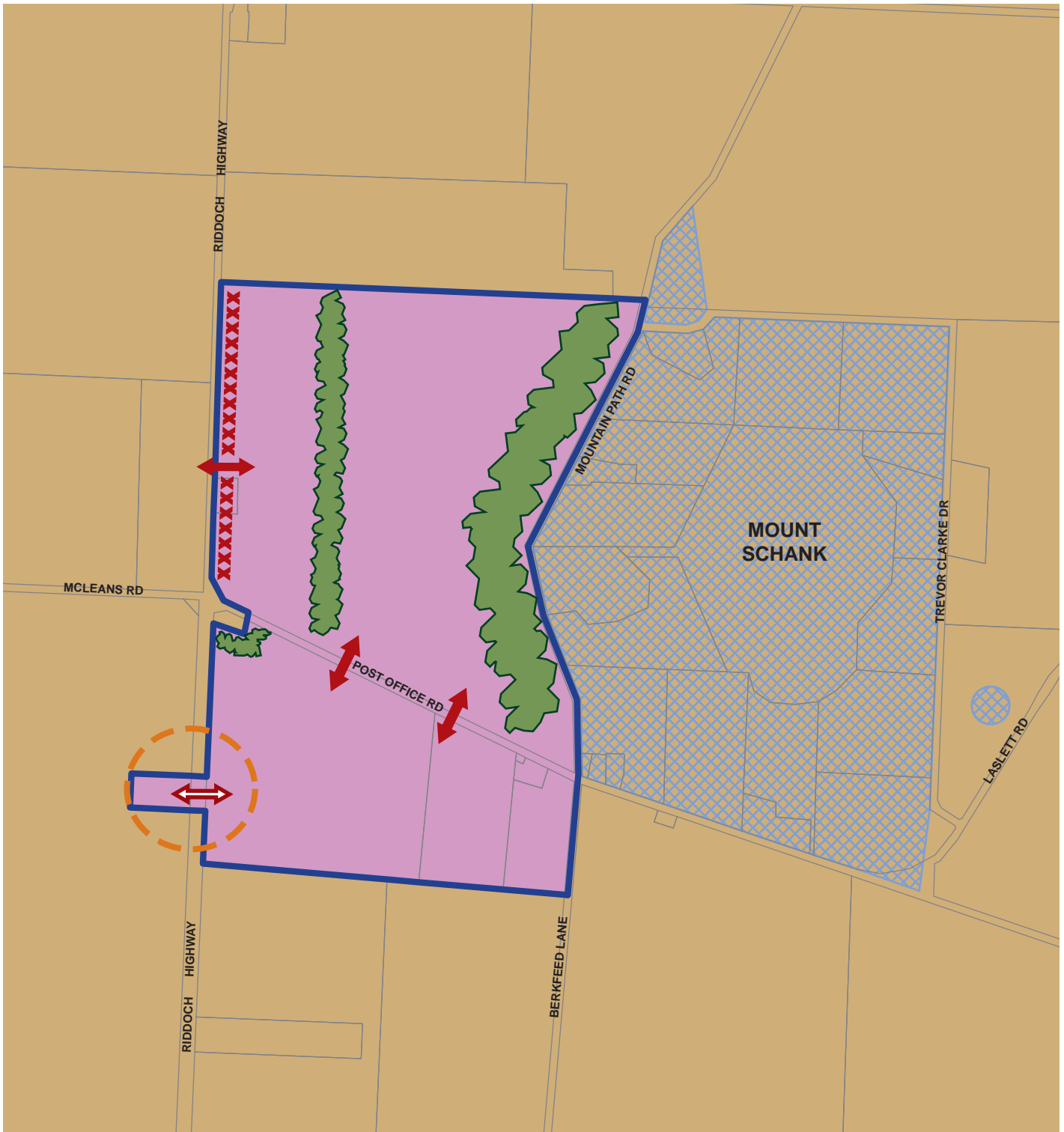


- Primary Industry
- Industry
- Rural Living
- Deferred Urban
- Access Points
- Screen Planting
- Restricted Access
- Future Road Network
- Entry Statement
- Development Plan Boundary
- Concept Plan Boundary

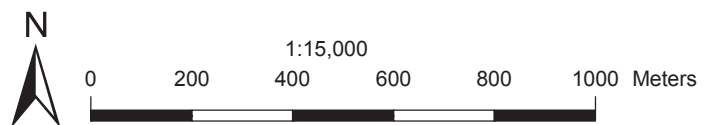


Concept Plan Map Gra/3

WESTERN GATEWAY

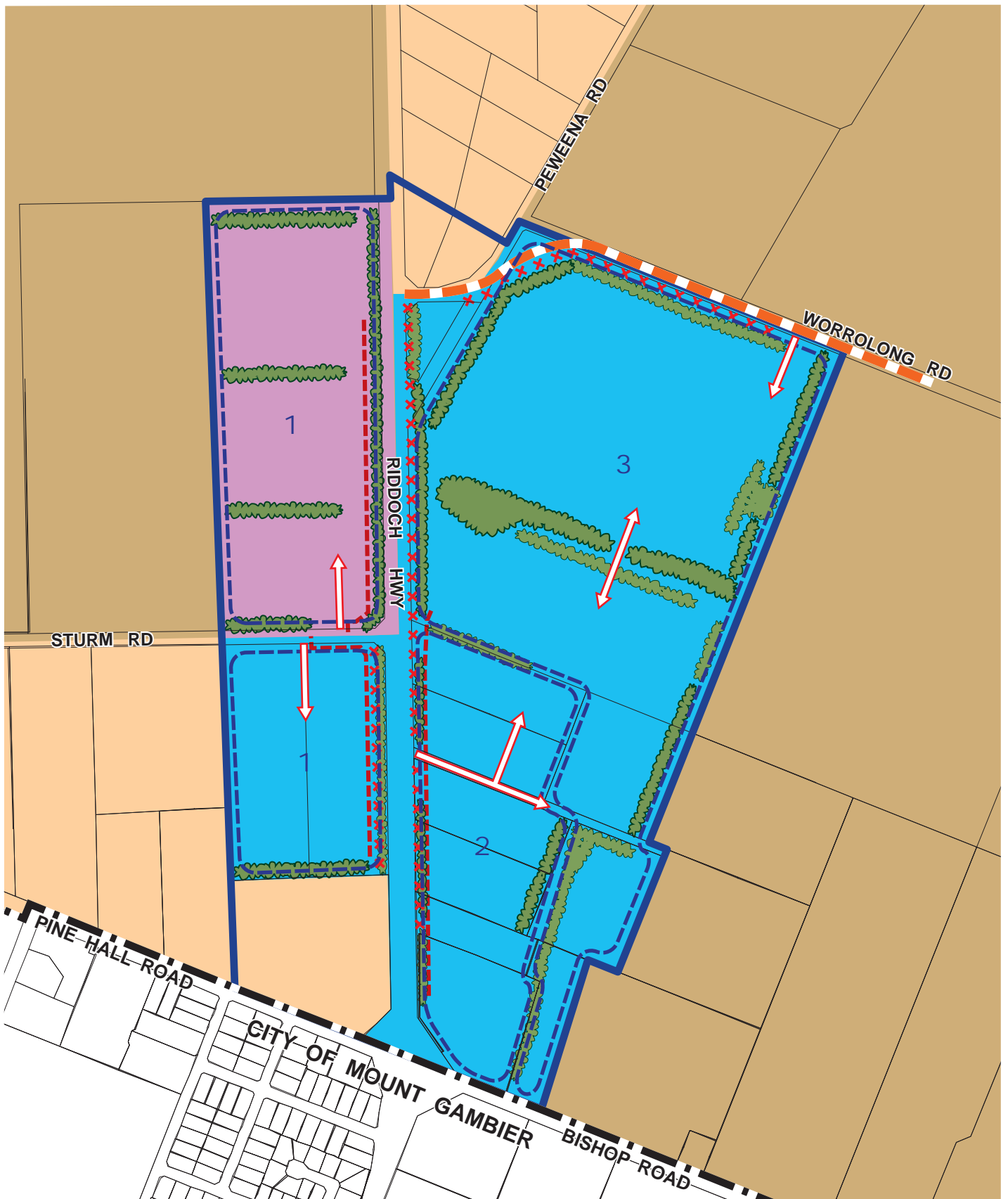


-  Industrial
-  Primary Production
-  State Heritage Area
-  Landscape Buffer
-  Major Access
-  Minor Access
-  Restricted Access
-  Underpass Treatment
-  Development Plan Boundary
-  Concept Plan Boundary

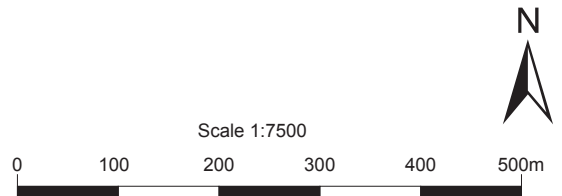


Concept Plan Map Gra/4

MOUNT SCHANK POLICY AREA

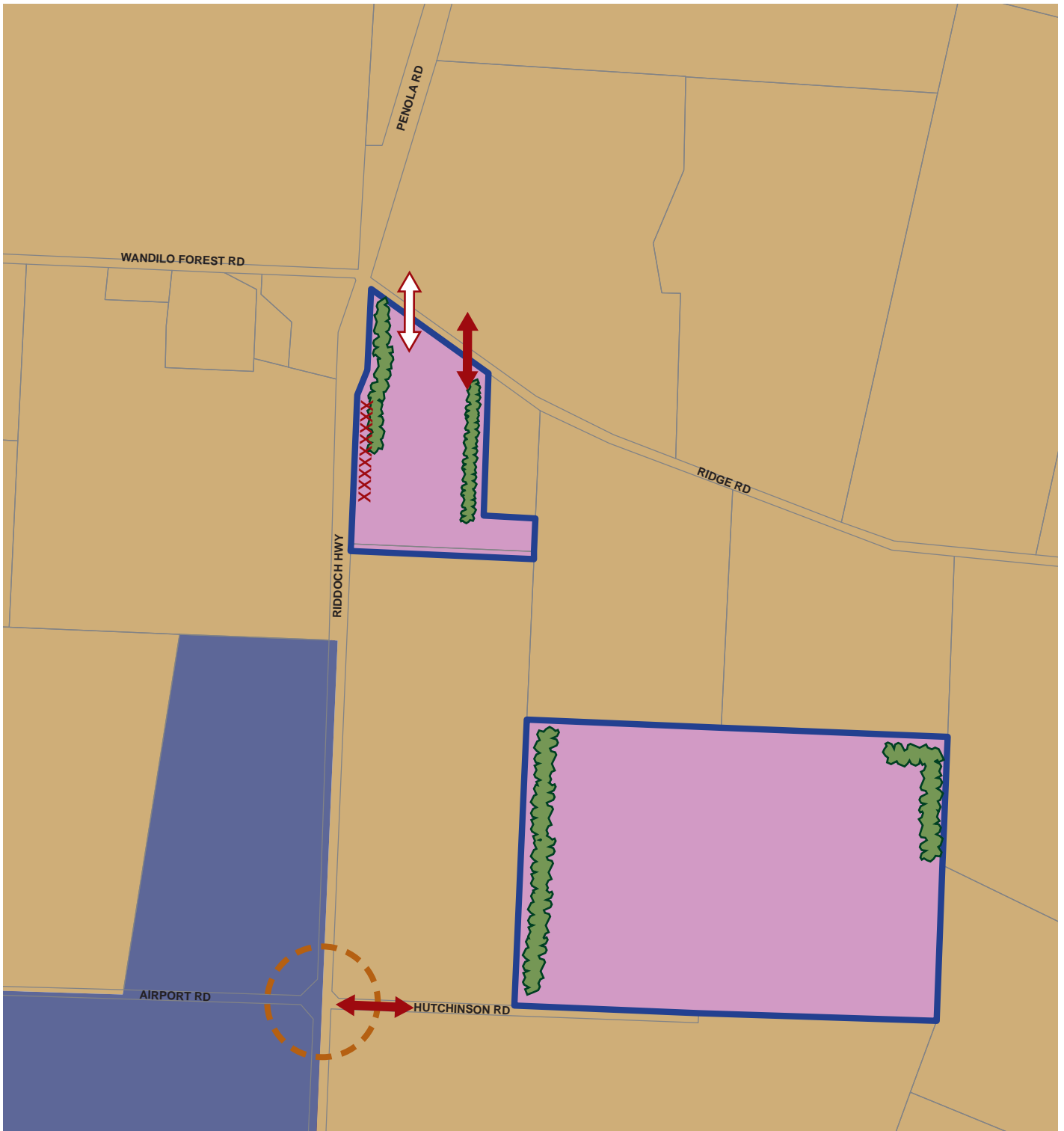












- Commercial
- Industry
- Primary Production
- Rural Living
- Development Staging Areas
- Service Road
- Proposed Bypass Road
- Concept Plan Boundary
- Development Plan Boundary
- Access Points
- Existing Screen Planting
- Proposed Screen Planting
- Restricted Access

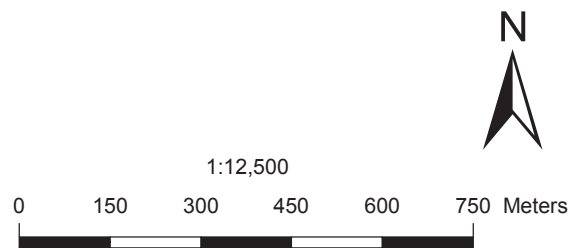


Concept Plan Map Gra/5

NORTHERN GATEWAY

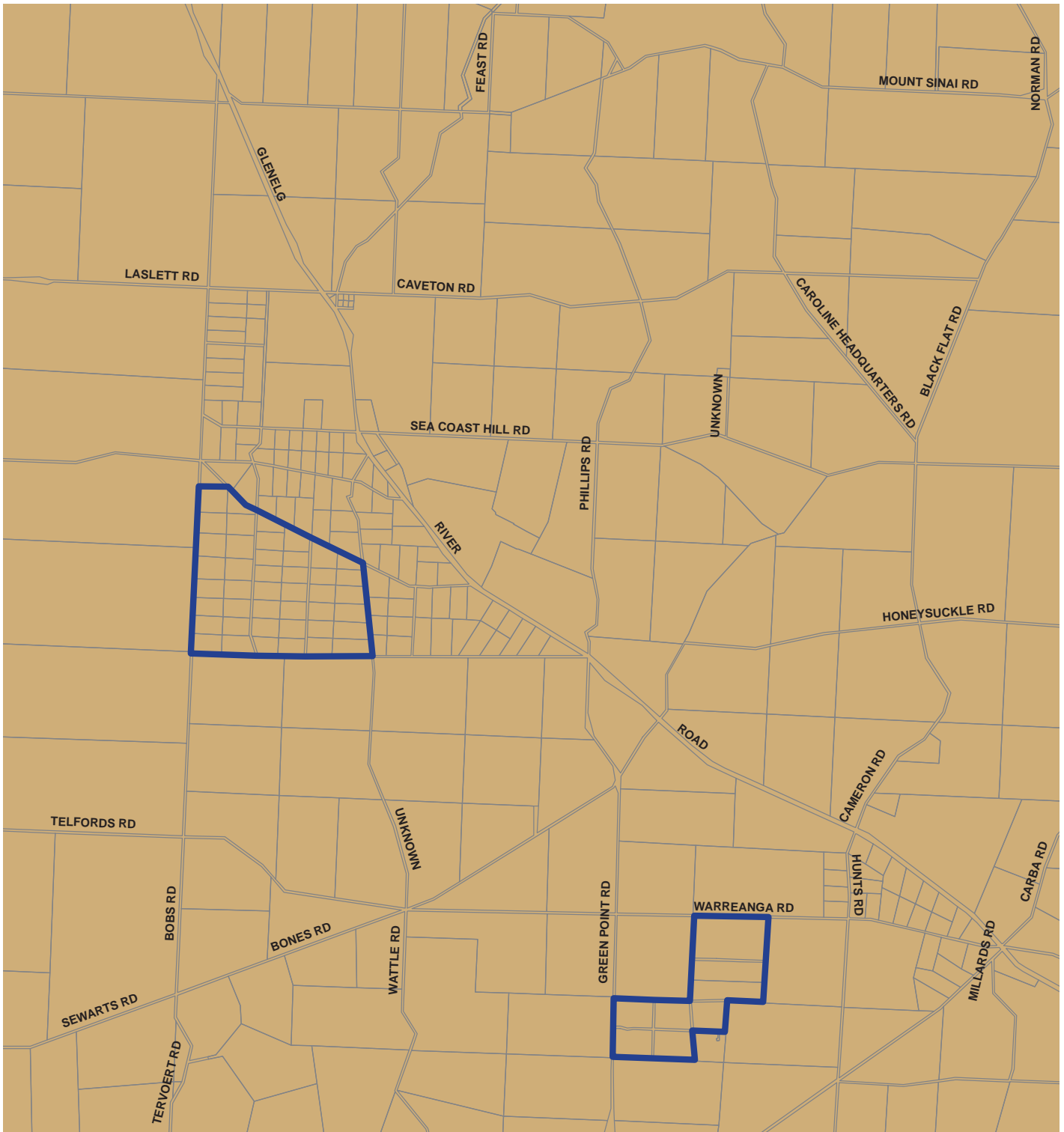


-  Concept Plan Boundary
-  Landscape Buffer
-  Industrial
-  Airfield
-  Primary Production
-  Intersection Treatment
-  Major Access
-  Minor Access
-  Restricted Access
-  Development Plan Boundary



Concept Plan Map Gra/6

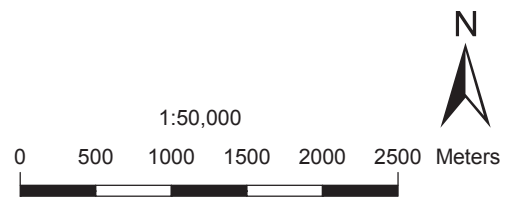
PENOLA ROAD POLICY AREA



Primary Production



Area for Limited Development

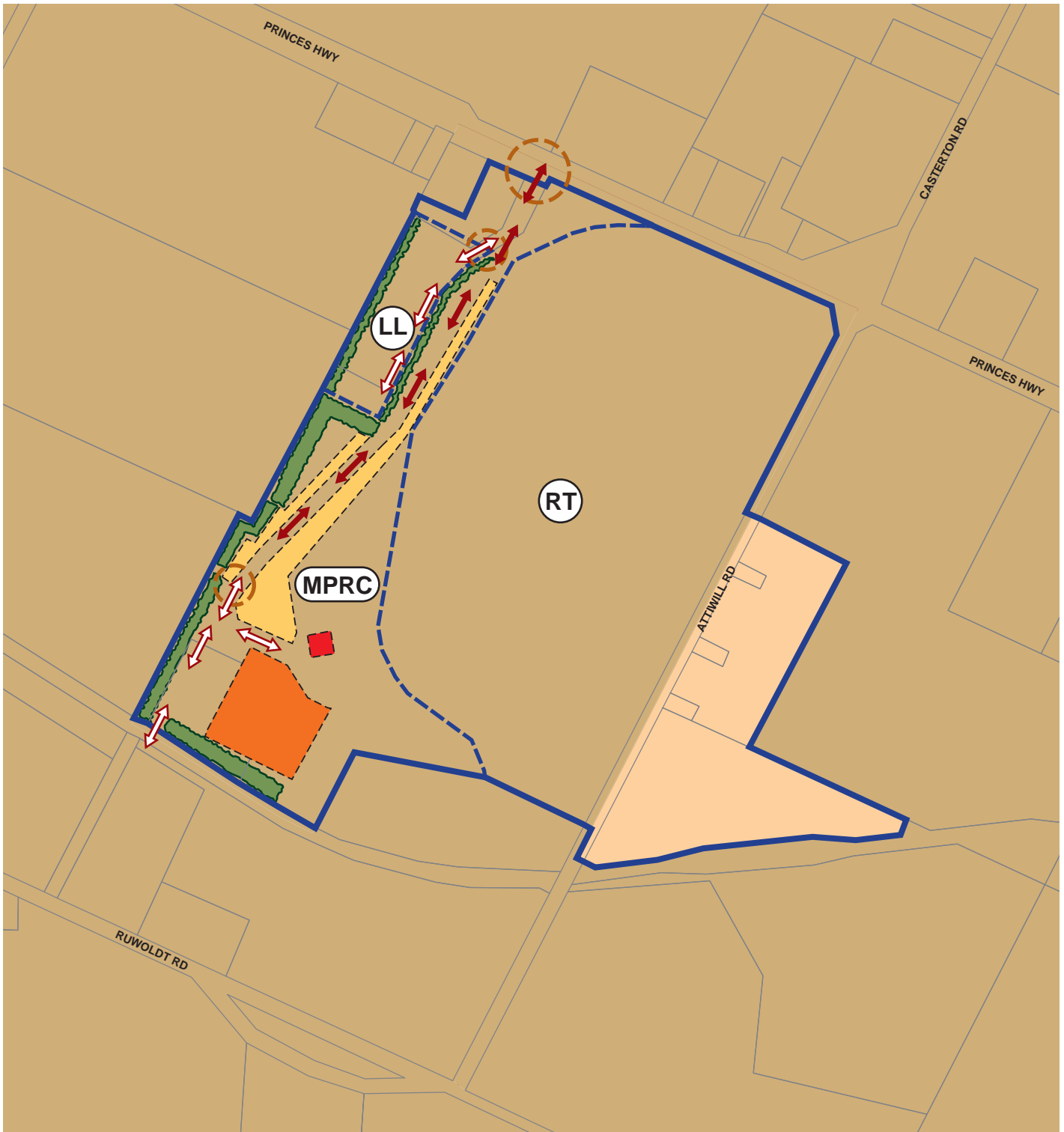













Concept Plan Map Gra/7



AREA FOR LIMITED DEVELOPMENT

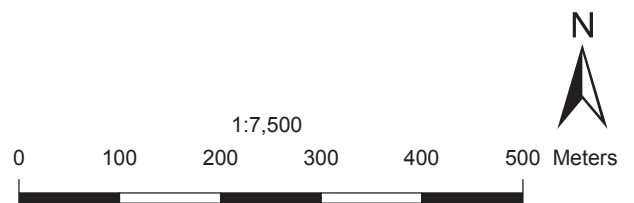
GRANT COUNCIL

Consolidated - 4 July 2017



-  Concept Plan Boundary
-  Landscape Buffer
-  Traffic Control Treatment
-  Major Public Access
-  Restricted Access (Staff/Residents Only)
-  Lifestyle Living Area
-  Race Track
-  Multi Purpose Racing Centre
-  Visitor Parking
-  Horse Float Parking
-  Restricted Parking

-  Rural Living
-  Primary Production



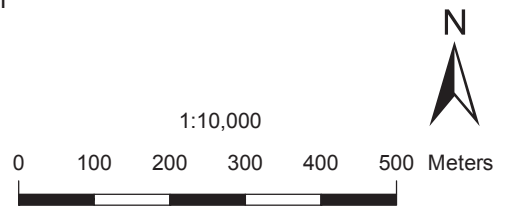
Concept Plan Map Gra/8

GLENBURNIE RACECOURSE



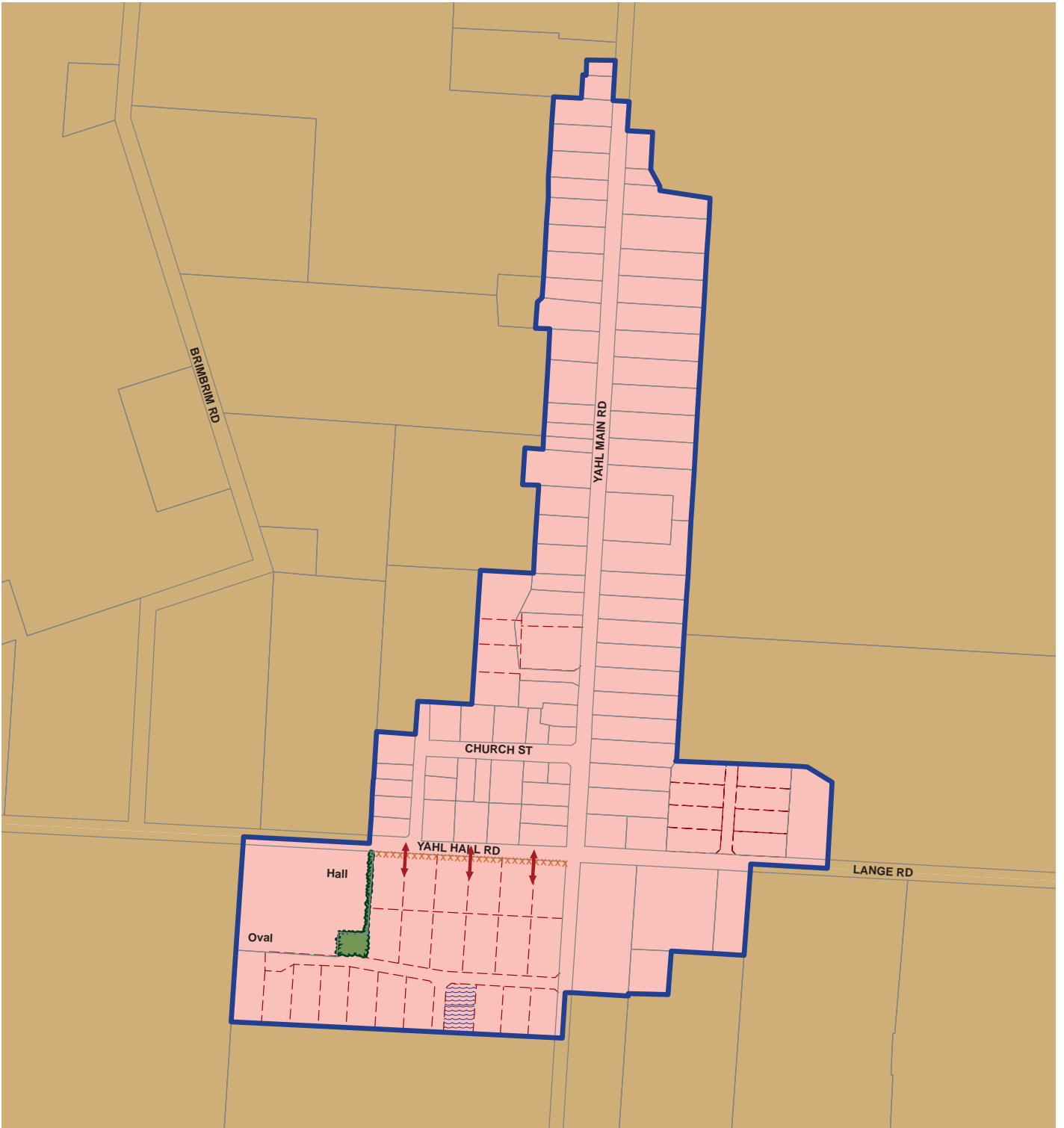
- Concept Area Bounday
- 2 Proposed Staging
(see principle 3 for the policy area)
- Golf Course
- Golf Course Resort
- Club House
- Landscape
- Landscape buffer
(5 metre wide minimum)
- Collector Roads
- 300 metre offset from treatment plant









- Residential
- Primary Production
- Rural Living
- Railway

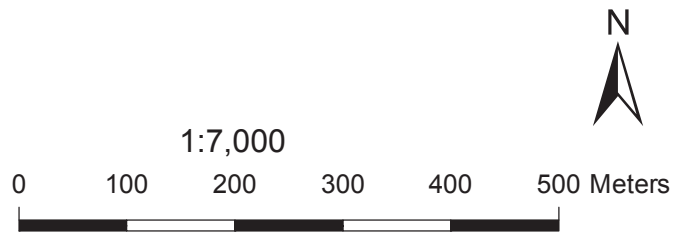


Concept Plan Map Gra/9

RESIDENTIAL GOLF COURSE POLICY AREA



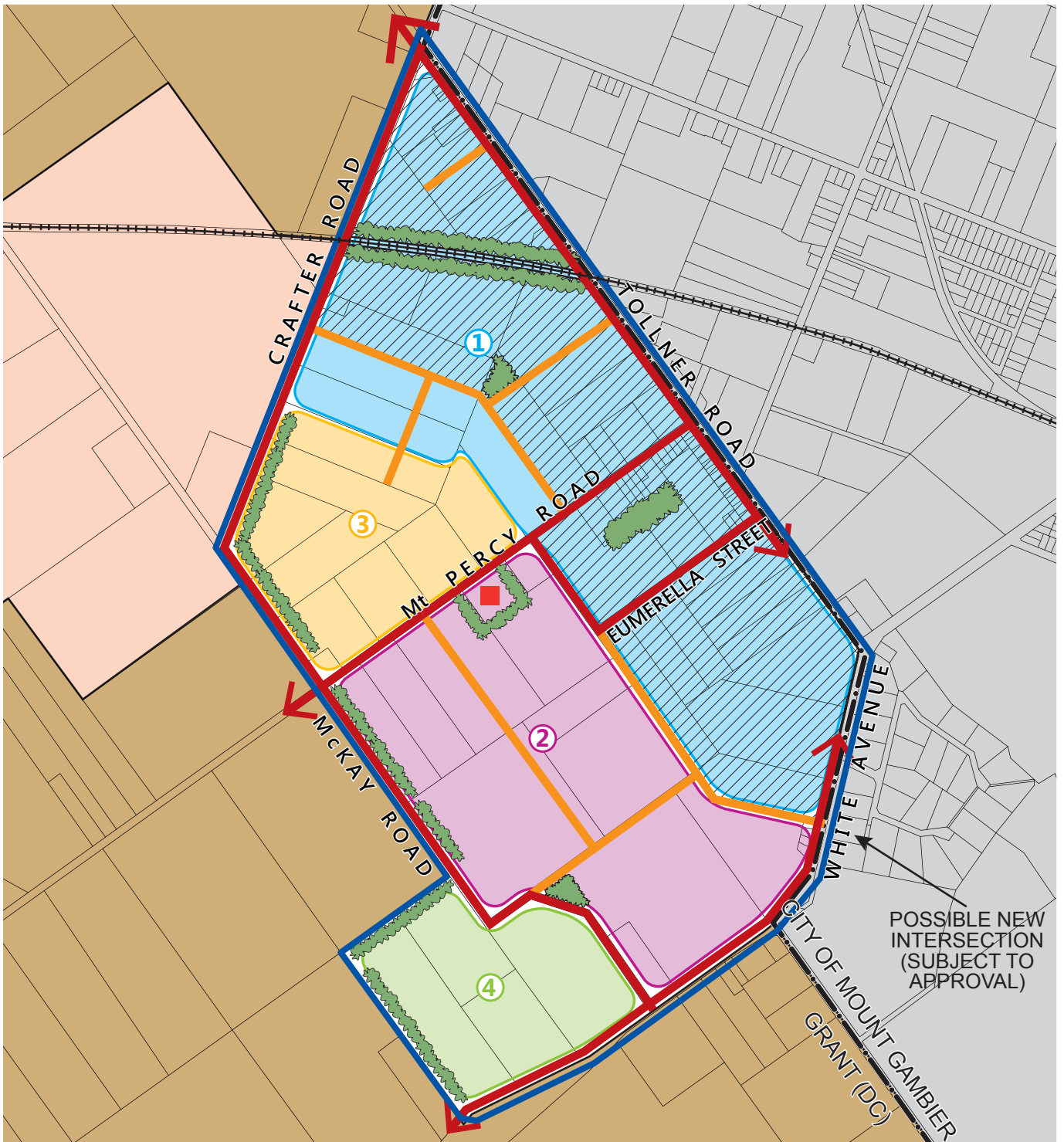
-  Concept Plan Boundary
-  Reserve
-  Drainage Reserve
-  Proposed Allotment Pattern
-  Indented Double Driveways
-  2 Metre Road Reserve
-  Country Township
-  Primary Production



















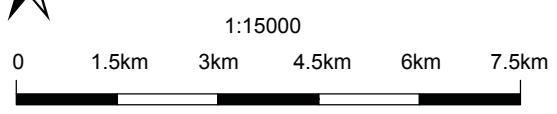
Y AHL

Concept Plan Map Gra/10

Y AHL TOWNSHIP POLICY AREA



-  Concept Plan Boundary
-  Open Space / Buffer
-  Development Plan Boundary
-  Existing Transport Depot
-  Stage 1
-  Stage 2
-  Stage 3
-  Stage 4
-  Proposed Staging
-  Country Living Policy Area
-  Residential Zone
-  Primary Production Zone
-  City of Mount Gambier
-  Existing Road Network
-  Proposed Road Network
-  Existing Railway Corridor












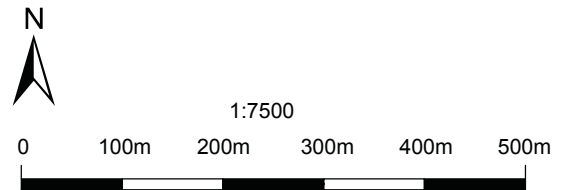
TOLLNER ROAD

Concept Plan Map Gra/11

RURAL LIVING AREA



-  Concept Plan Boundary
-  Existing Coastal Vegetation
-  Access To Beach
-  Building Envelopes
-  Development Plan Boundary
-  Primary Industry
-  Rural Living
-  Settlement
-  Coastal Conservation



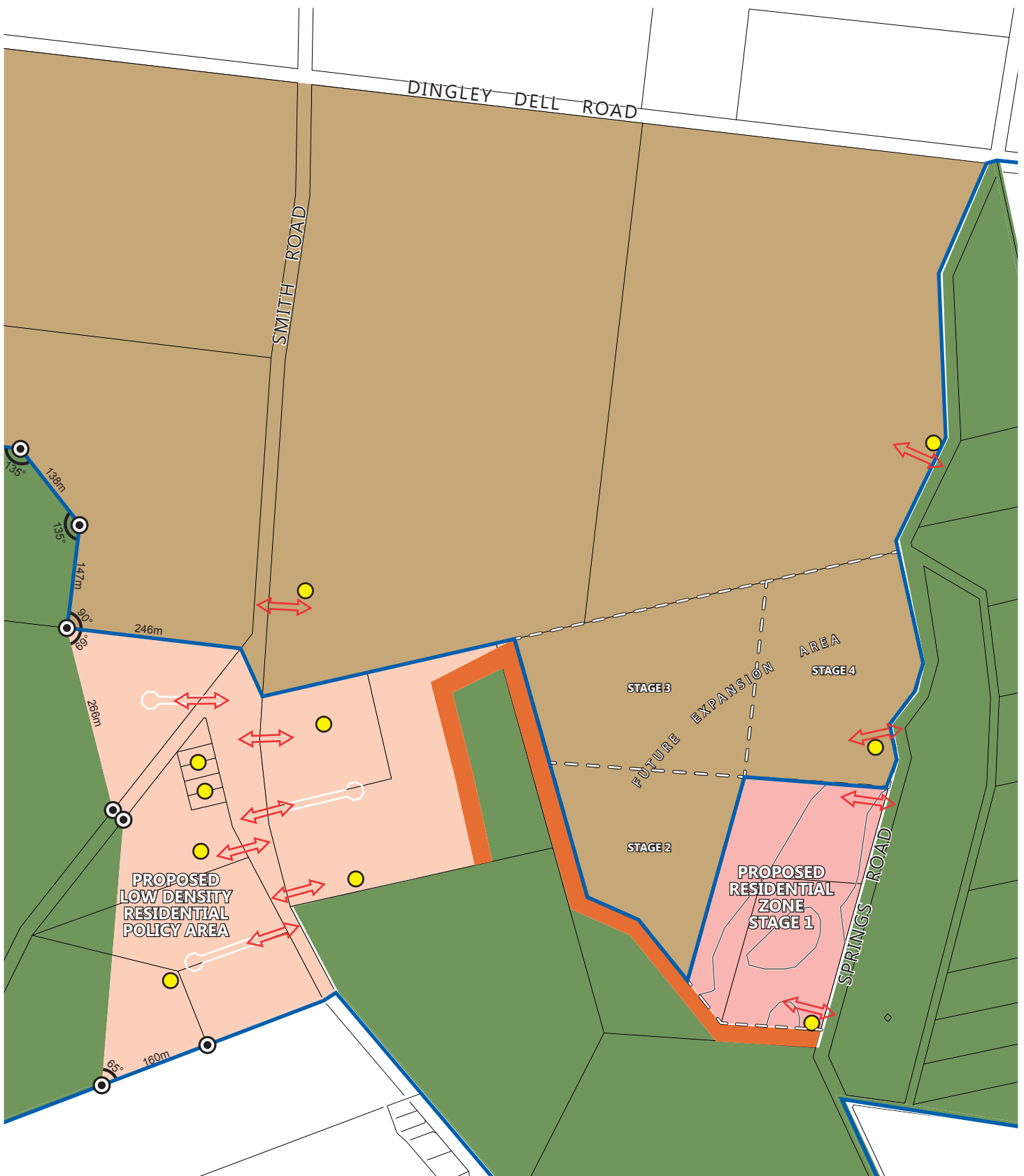
RACECOURSE BAY

Concept Plan Map Gra/12

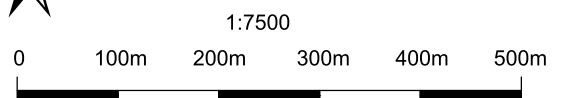
RURAL LIVING AREA

GRANT COUNCIL

Consolidated - 4 July 2017



- Concept Boundary
- ↔ Access (Proposed & Existing)
- - - Future Expansion Boundary
- Buffer (Fire Track)
- Coastal Open Space
- Residential
- Residential (Low Density)
- Existing Primary Production
- Existing Dwelling



Concept Plan Map Gra/13

PORT MACDONNELL WEST