

# Development Plan

## Orroroo Carrieton Council

Consolidated – 22 November 2012

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



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Transport and Infrastructure



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Southern Flinders Ranges • Established 1997

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# Introduction Section





## Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for Orroroo Carrieton Council Development Plan since its inception on 14 February 2008. Further information on authorised amendments prior to this date may be researched through the relevant Council, Department of Planning, Transport and Infrastructure or by viewing Gazette records.

Consolidated	Amendment – [Gazetted date]
14 February 2008	Better Development Plan (BDP) and General PAR – [20 December 2007]
13 May 2010	Commercial Zone DPA – [13 May 2010]
24 June 2010	Statewide Bulky Goods DPA ( <i>Ministerial</i> ) (Interim) – [1 June 2010]
20 January 2011	Rural Land Division DPA – [20 January 2011] Statewide Bulky Goods DPA ( <i>Ministerial</i> ) – [13 January 2011]
20 October 2011	Heritage DPA (Interim) – [22 September 2011] Statewide Wind Farms DPA (Interim) ( <i>Ministerial</i> ) – [19 October 2011]
10 May 2012	Termination of the Heritage DPA and its removal from the Orroroo Carrieton Council Development Plan – [10 May 2012]
22 November 2012	Termination of the Statewide Wind Farms DPA ( <i>Ministerial</i> ) and its removal from the Orroroo Carrieton Council Development Plan – [18 October 2012] Statewide Wind Farms DPA ( <i>Ministerial</i> ) – [18 October 2012]

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

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



## Introduction to the Development Plan

Welcome to the Development Plan for the District Council of Orroroo Carrieton.

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

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

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

### Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans.

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

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

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

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

## What is Development?

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

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

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

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

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

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

The Development Act and Regulations 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, Natural Resources Management Act, Liquor Licensing Act).

## When do you use the Development Plan?

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

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

## How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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

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

## Development Plan Structure Overview

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

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

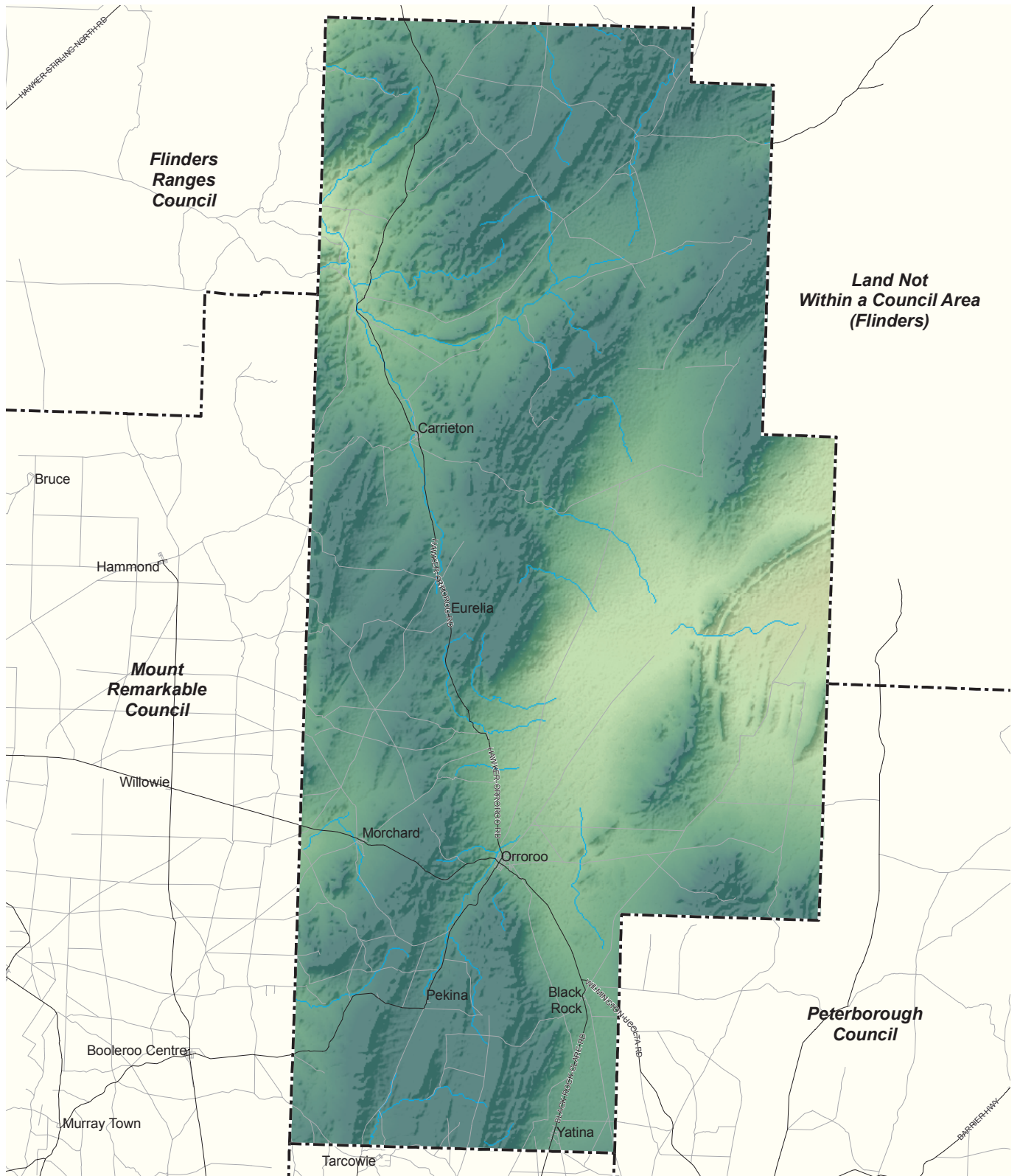
Assessment Section	Function
Council Index Maps	<p>This is the first point of reference when determining the appropriate map(s) applying to a specific property.</p> <p>An enlargement index map may be included where needed, eg for large townships.</p>
Extent Map Series	
Location Maps	<p>Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location.</p> <p>Note: the entire council area will always be represented as the first map in the extent map series and will commence as map 1.</p>
Overlay Maps	<p>Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example:</p> <ul style="list-style-type: none"> <li>▪ Transport</li> <li>▪ Hazards</li> <li>▪ Heritage</li> <li>▪ Natural Resources</li> </ul> <p>Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.</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	Concept Plans are used to graphically depict key features and conceptual layouts of how specific areas should be developed. Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered.

#### Further info

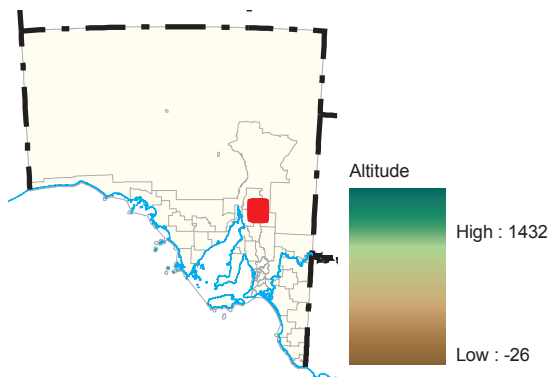
Contact the District Council of Orroroo Carrieton.

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

Discuss your matter with your planning consultant.



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



# Council Preface Map



# General Section



## Animal Keeping

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Horse Keeping

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

### Dairies

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

- (c) outside any 1 in 100 year average return interval flood event area of any watercourse.

## Intensive Animal Keeping

### General

- 9 Intensive animal keeping operations and their various components, including holding yards, temporary feeding areas, movement lanes and similar, should not be located on land within any of the following areas:
  - (a) 800 metres of a public water supply reservoir
  - (b) the 1 in 100 year average return interval flood event area of any watercourse
  - (c) 200 metres of a major watercourse (third order or higher stream)
  - (d) 100 metres of any other watercourse
  - (e) 2000 metres of a defined and zoned township, settlement or urban area
  - (f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility).
- 10 Intensive animal keeping operations should include on site storage and treatment facilities for manure, used litter and other wastes and appropriate disposal of wastes.
- 11 Intensive animal keeping operations should include a drainage system to direct surface runoff from uncovered areas to appropriately designed wastewater lagoons.
- 12 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be designed, managed and sited to avoid adverse impacts on other land uses.

### Kennels

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

### Land-based Aquaculture

- 16 Land-based aquaculture ponds should be designed, constructed and sited to:
  - (a) prevent the risk of flooding from a 1 in 25 year average flood
  - (b) be outside the 1 in 100 year average return interval flood event area of a watercourse.

## Building near Airfields

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety and commercial aviation requirements of airfields.
- 2 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
  - (a) lighting glare
  - (b) smoke
  - (c) air turbulence
  - (d) storage of flammable liquids
  - (e) attraction of birds
  - (f) materials that affect aircraft navigational aids.
- 3 Lighting within six 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 three kilometres of an airport used by commercial aircraft. If located closer than three 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 Development within areas affected by aircraft noise should be consistent with Australian Standard AS2021– Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.

## Bulk Handling and Storage Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Facilities for the handling, storage and dispatch of commodities in bulk should be:
  - (a) located in bulk handling, industry or primary production type zones
  - (b) sited, designed and operated to minimise risks of contamination to the environment and adverse impacts on nearby sensitive land uses and from surrounding land uses.
- 2 Development of facilities for the handling, transportation and storage of bulk commodities should have:
  - (a) areas set aside on the site of the development for the marshalling and manoeuvring of vehicles attending the site
  - (b) roadways and parking areas surfaced in a manner sufficient to control dust emissions from the site
  - (c) vehicle circulation between activity areas contained within the site and without the need to use public roads
  - (d) landscaping, using locally indigenous plant species wherever practical, established within the site for the purpose of providing shade and shelter, and to assist with screening and dust filtration
  - (e) a buffer area for the establishment of dense landscaping adjacent road frontages
  - (f) security fencing around the perimeter of the site.
- 3 Temporary bunkers for storage should not compromise the efficient circulation and parking of vehicles within the site.
- 4 Access to and from the site should be designed to allow simultaneous movement of vehicles entering and exiting in a forward direction to minimise interference to other traffic using adjacent public roads.

## Centres and Retail Development

### OBJECTIVES

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

### 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) (Optional words 'and community' are core for Regional Development Plans and optional for Metropolitan and Outer Metropolitan Development Plans) 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 one metre.

#### Retail Development

- 7 A shop or group of shops with a gross leaseable area of greater than 250 square metres should be located within a centre zone.
- 8 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.
- 9 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.
- 10 Bulky goods outlets located within centre zones should:
- (a) complement the overall provision of facilities
  - (b) be sited towards the periphery of those zones where the bulky goods outlet has a gross leaseable area of 500 square metres or more.



## Community Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Community facilities should be sited and developed to be accessible by pedestrians, cyclists and public and community transport.
- 2 Community facilities should be integrated in their design to promote efficient land use.
- 3 Design of community facilities should encourage flexible and adaptable use of open space and facilities to meet the needs of a range of users 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 two metres from footpaths to reduce concealment opportunities.
- 7 Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.
- 8 Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.
- 9 Public toilets should be located, sited and designed:
  - (a) to promote the visibility of people entering and exiting the facility (eg by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance)
  - (b) near public and community transport links and pedestrian and cyclist networks to maximise visibility.
- 10 Development should avoid pedestrian entrapment spots and movement predictors (eg routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

## Design and Appearance

### OBJECTIVES

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

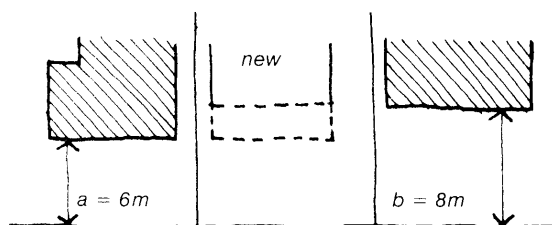
### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
- 3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:
  - (a) articulation
  - (b) colour and detailing
  - (c) small vertical and horizontal components
  - (d) design and placing of windows
  - (e) variations to facades.
- 4 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise:
  - (a) the visual impact of the building as viewed from adjoining properties
  - (b) overshadowing of adjoining properties and allow adequate natural light to neighbouring buildings.
- 5 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building with brickwork or timber, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.
- 6 The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare.
- 7 Structures located on the roofs of buildings to house plant and equipment should form an integral part of the building design in relation to external finishes, shaping and colours.
- 8 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 9 Development should provide clearly recognisable links to adjoining areas and facilities.

- 10 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 11 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 12 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 13 Development should be designed and sited so that outdoor storage and service areas are screened from public view by an appropriate combination of built form, solid fencing or landscaping.
- 14 Outdoor lighting should not result in light spillage on adjacent land.
- 15 Balconies should:
  - (a) be integrated with the overall architectural form and detail of the building
  - (b) be sited to face predominantly north, east or west to provide solar access
  - (c) have a minimum area of 2 square metres.

Building Setbacks from Road Boundaries

- 16 The setback of buildings from public roads should:
  - (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
  - (b) contribute positively to the streetscape character of the locality
  - (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.
- 17 Except where specified in a particular Zone or Policy Area, development fronting the primary street (excluding verandas, porches and similar) should be set back by either of the following distances:
  - (a) the same distance as one or the other of the adjoining buildings, provided the difference between the setbacks of the two adjoining buildings is less than or equal to 2 metres (as shown in figure below)
  - (b) not less than the average of the setbacks of the adjoining buildings, if the difference between the setbacks of the adjoining buildings is greater than 2 metres.



When  $b - a \leq 2$ , setback of new dwelling =  $a$  or  $b$

- 18 Except where otherwise specified in a particular Zone or Policy Area, buildings and structures should be set back from road boundaries having regard to the requirements set out in [Table OrCar/1 –Building Setbacks from Road Boundaries](#).

- 19 Lesser setback distances may be considered where the proposed building will be substantially screened by existing vegetation, natural form and features of the land or adjacent existing buildings.
- 20 Except where otherwise specified in a zone or policy area, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

## Energy Efficiency

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should provide for efficient solar access to buildings and open space all year around.
- 2 Buildings should be sited and designed so that the open spaces associated with the main activity areas face north for exposure to winter sun.
- 3 Buildings should be sited and designed to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings.
- 4 Roof pitches should facilitate the efficient use of solar hot water services and photovoltaic cells.
- 5 Development should be designed to minimise consumption of non-renewable energy through designing the roof of buildings with a north facing slope to accommodate solar collectors.
- 6 Public infrastructure, including lighting and telephones, should be designed to generate and use renewable energy.

# Forestry

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

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



## Hazards

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should:
  - (a) be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of natural hazards
  - (b) be sited, designed and undertaken with appropriate precautions being taken against fire, flood, coastal flooding, storm surge, landslip, earthquake, toxic emissions or other hazards such as vermin
  - (c) not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 2 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.
- 3 The location of critical community facilities or key infrastructure in areas of high natural hazard risk should be avoided.

### Flooding

- 4 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:
  - (a) it is developed with a public stormwater system capable of catering for a 1 in 100 year average return interval flood event

- (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1 in 100 year average return interval flood event.
- 5 Development, including earthworks associated with development, should not do any of the following:
- (a) impede the flow of floodwaters through the land or other surrounding land
  - (b) occur on land where the risk of flooding is unacceptable having regard to personal and public safety and to property damage
  - (c) increase the potential hazard risk to public safety of persons during a flood event
  - (d) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
  - (e) cause any adverse effect on the floodway function
  - (f) increase the risk of flooding of other land
  - (g) obstruct a watercourse.

### Bushfire

- 6 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
- (a) vegetation cover comprising trees and/or shrubs
  - (b) poor access
  - (c) rugged terrain
  - (d) inability to provide an adequate building protection zone
  - (e) inability to provide an adequate supply of water for fire-fighting purposes.
- 7 Buildings and structures should be designed and configured to reduce the impact of bushfire through designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 8 Habitable buildings should have a dedicated water supply comprising a minimum of 5000 litres available at all times for fire fighting which is located adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles.
- 9 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to habitable buildings in the event of bushfire.
- 10 Buildings and structures should be designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 11 Land division should be designed to:
- (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
  - (b) minimise the extent of damage to buildings and other property during a bushfire
  - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire

- (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 12 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to facilitate safe and effective operational use for fire-fighting, other emergency vehicles and residents.
- 13 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

#### Salinity

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

#### Acid Sulfate Soils

- 17 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
- (a) the marine and estuarine environment
  - (b) natural water bodies and wetlands
  - (c) agricultural or aquaculture activities
  - (d) buildings, structures and infrastructure
  - (e) public health.
- 18 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

- 19 Development, including land division, should not occur on contaminated land or on potentially contaminated land unless either of the following applies:
- (a) remediation of the site is undertaken to a standard that makes it suitable and safe for the proposed use
  - (b) the site will be maintained in a condition, or the development will be undertaken in a manner, that will not pose a threat to the health and safety of the environment or to occupiers of the site or land in the locality.

#### Containment of Chemical and Hazardous Materials

- 20 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.
- 21 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

- 22 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.
- 23 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.
- 24 Development in areas susceptible to landslip should:
  - (a) incorporate split level designs to minimise cutting into the slope
  - (b) ensure that cut and fill and heights of faces are minimised
  - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
  - (d) control any erosion that will increase the gradient of the slope and decrease stability
  - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
  - (f) provide drainage measures to ensure surface stability is not compromised
  - (g) ensure natural drainage lines are not obstructed.

# Heritage Conservation

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should conserve and not adversely impact on the cultural or natural significance of places, areas, artefacts and shipwrecks that display any of the following values:
  - (a) aesthetic
  - (b) anthropological
  - (c) archaeological
  - (d) architectural
  - (e) ecological
  - (f) economic
  - (g) educational
  - (h) geological
  - (i) historic
  - (j) palaeontologic
  - (k) scientific
  - (l) social
  - (m) speleological
  - (n) spiritual
  - (o) technological.
- 2 Advertisements and/or advertising hoardings associated with culturally significant places and areas should:
  - (a) be of a size, colour, shape and materials that enhances the character of the locality
  - (b) not dominate or cause detracton from the prominence of any place and/or area of historic significance.

## Heritage Places

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A heritage place as spatially shown on *Overlay Maps - Heritage* and more specifically identified in [Table OrCar/2 - 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
  - (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 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 rooflines, 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.

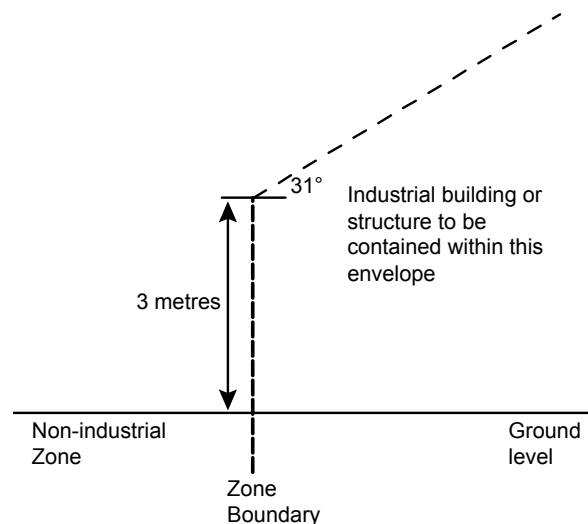
## Industrial Development

### OBJECTIVES

- 1 Industrial, warehouse, storage, commercial 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, commercial and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.
- 2 Industrial development should be adequately separated from adjoining land uses where the development is likely to cause significant adverse impact on adjoining land uses.
- 3 Any building or structure on, or abutting the boundary of, a non-industrial zone should be restricted to a height of 3 metres above ground level at the boundary and a plane projected at 31 degrees above the horizontal into the development site from that 3 metre height, as shown in the following diagram:



- 4 Industrial development should enable all vehicles to enter and exit the site in a forward direction, where practical.
- 5 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.



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

## Infrastructure

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

- 9 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.
- 10 Utility buildings and structures should be grouped with non-residential development where possible.
- 11 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.

## Interface between Land Uses

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
  - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
  - (b) noise
  - (c) vibration
  - (d) electrical interference
  - (e) light spill
  - (f) glare
  - (g) hours of operation
  - (h) traffic impacts.
- 2 Development should be designed and sited to minimise negative impact on existing and potential future land uses considered appropriate in the locality.
- 3 Development adjacent to a Residential Zone or residential area within a Township Zone should be designed to minimise overlooking and overshadowing of nearby residential properties.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses considered appropriate for the zone should not be developed or should be designed to minimise negative impacts.

### Noise

- 6 Development should be designed, constructed and sited to minimise negative impacts of noise and to avoid unreasonable interference.
- 7 Development should be consistent with the relevant provisions each of the following documents:
  - (a) AS 2107 Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors
  - (b) AS 3671 Acoustics - Road Traffic Noise Intrusion, Building Siting and Construction
  - (c) the current Environment Protection (Noise) Policy.

## Rural Interface

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

## Land Division

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 When land is divided:
  - (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner
  - (b) a sufficient water supply should be made available for each allotment
  - (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health
  - (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.
- 2 Land should not be divided if any of the following apply:
  - (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use
  - (b) any allotment will not have a frontage to an existing or proposed public road
  - (c) the intended use of the land would require excessive cut and fill
  - (d) the intended use, or the establishment of that use, is likely to lead to undue erosion of the subject land or land within the locality
  - (e) the area is unsewered and cannot accommodate an appropriate waste disposal system within the allotment to suit the intended development
  - (f) the intended use of the land would be contrary to the zone objectives
  - (g) any single allotments are created that sit within more than one zone.

### Design and Layout

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

- 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) safe and convenient access from each allotment to an existing or proposed public road or thoroughfare
  - (c) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
  - (d) suitable land set aside for useable local open space
  - (e) public utility services within road reserves and where necessary within dedicated easements
  - (f) the preservation of significant natural, cultural or landscape features including State and local heritage places
  - (g) protection for existing vegetation and drainage lines
  - (h) where appropriate, the amalgamation of smaller allotments to ensure coordinated and efficient site development.
- 5 Allotments in the form of a battleaxe configuration should:
  - (a) have a site area of at least 1000 square metres (excluding the area of the 'handle' of such an allotment)
  - (b) provide for an access onto a public road, with the driveway 'handle' being not less than 4 metres in width nor more than 100 metres in length, **except for a land division within the Primary Production Zone where:**
    - (i) **one of the proposed allotments contains a habitable dwelling which existed prior to 20 December 2007 and achieves all of the following:**
      - (A) **will not be more than 1 hectare in area, excluding any area required for driveway access**
      - (B) **the driveway access is not greater than 10 metres wide**
      - (C) **the dwelling is setback at least 40 metres from allotment boundaries, excluding the road reserve boundary**
  - (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.
- 6 Allotments should have an orientation, size and configuration to encourage development that:
  - (a) minimises the need for earthworks and retaining walls
  - (b) maintains natural drainage systems
  - (c) faces abutting streets and open spaces

- (d) does not require the removal of existing native vegetation to facilitate that development
  - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 7 The layout of a land division should provide for efficient solar access.
- 8 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.
- 9 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.
- 10 The layout of a land division should keep flood-prone land free from development.
- 11 The arrangement of roads, allotments, reserves and open space should enable the provision of a storm drainage system that:
- (a) creates, contains and retains all watercourses, drainage lines and native vegetation
  - (b) incorporates retention and/or detention devices to maintain the volume and rate of run-off as near as possible to pre-development levels
  - (c) enhances amenity
  - (d) integrates with the open space system and surrounding area.

#### Roads and Access

- 12 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.
- 13 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.
- 14 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.
- 15 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.
- 16 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

- 17 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.
- 18 Rural land should not be divided where new allotments would result in any of the following:
- (a) fragmentation of productive primary production land
  - (b) strip development along roads or water mains
  - (c) uneconomic costs to the community for the provision of services
  - (d) prejudice against the proper and orderly development of townships
  - (e) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks.

## Landscaping, Fences and Walls

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

## Mineral Extraction

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Separation Treatments, Buffers and Landscaping

- 7 Mining development should be sited, designed and sequenced to protect the amenity of surrounding land uses from environmental nuisance such as dust or vibration emanating from mining operations.
- 8 Mining operations that are likely to impact upon the amenity of the locality should incorporate a separation distance and/or mounding/vegetation between the mining operations (including stockpiles) and adjoining allotments to help minimise exposure to those potential impacts.
- 9 Quarry faces should be orientated away from public view.
- 10 Screening of mining areas should occur in advance of extraction commencing.
- 11 An area of densely vegetated and/or mounded land should be established around the perimeter of mining sites in order to screen excavated land and mineral processing facilities from all of the following:
  - (a) residential areas
  - (b) tourist areas
  - (c) tourist routes
  - (d) scenic routes.
- 12 Screen planting around mining operations should incorporate a mixture of trees and shrubs that:
  - (a) contribute to an attractive landscape
  - (b) suit local soil and climatic conditions
  - (c) are fast growing and/or have a long life expectancy
  - (d) are locally indigenous species.
- 13 Borrow pits for road making materials should 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 and underground waters.
- 3 The ecologically sustainable use of natural resources including water resources, including ground water, surface water and watercourses.
- 4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- 5 Development sited and designed to:
  - (a) maximise the use of stormwater
  - (b) protect stormwater from pollution sources
  - (c) protect or enhance the environmental values of receiving waters
  - (d) prevent the risk of downstream flooding
  - (e) minimise the loss and disturbance of native vegetation.
- 6 Storage and use of stormwater which avoids adverse impact on public health and safety.
- 7 Native flora, fauna and ecosystems protected, retained, conserved and restored.
- 8 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.
- 9 Minimal disturbance and modification of the natural landform.
- 10 Protection of the physical, chemical and biological quality of soil resources.
- 11 Protection of areas prone to erosion or other land degradation processes from inappropriate development.
- 12 Protection of the scenic qualities of natural and rural landscapes.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.
- 2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.
- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks and wetlands.
- 4 Development should not have an adverse impact on the natural, physical, chemical or biological quantity and characteristics of soil resources.

- 5 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

#### Water Catchment Areas and Water Quality

- 6 Development should not take place if it may result in over exploitation of surface or underground water resources.
- 7 Development should be designed to minimise consumption, maximise conservation and encourage re-use of water resources.
- 8 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.
- 9 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.
- 10 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.
- 11 Development should be sited and designed to:
  - (a) minimise surface water runoff
  - (b) not obstruct a watercourse
  - (c) prevent soil erosion and water pollution
  - (d) protect stormwater from pollution sources
  - (e) protect and enhance natural water flows required to meet the needs of the natural environment
  - (f) protect water quality by providing adequate separation distances from watercourses and other water bodies
  - (g) not contribute to an increase in salinity levels
  - (h) avoid the water logging of soil or the release of toxic elements
  - (i) 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.
- 12 The quality of water leaving the site of a development should be of a physical, chemical and biological condition equivalent to or better than pre-development conditions, and the rate of water discharged from the site should not exceed the rate of discharge from the site in pre-development conditions.
- 13 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.
- 14 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
  - (a) fenced to exclude livestock

- (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land
  - (c) revegetated with indigenous vegetation comprising trees, shrubs and other groundcover plants to filter run-off so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 15 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.
- 16 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) protect the needs of 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.
- 17 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

#### Stormwater

- 18 Development should include stormwater management systems to protect it from damage during a minimum of a 1 in 100 year average return interval flood.
- 19 Development should, where practical, capture and re-use stormwater.
- 20 Development should have adequate provision to control any stormwater over-flow run-off from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.
- 21 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure downstream systems are not overloaded.
- 22 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.



- 23 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 24 Stormwater management systems should maximise the potential for stormwater harvesting and reuse, including aquifer recharge, either on-site or as close as practicable to the source.
- 25 Where not detained or disposed on site, stormwater should be drained to a public stormwater disposal system.
- 26 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 and access to water bodies
  - (b) minimise potential health risks from exposure to mosquitoes.

### 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.
- 29 The provision of services, including power, water, effluent and waste disposal, access roads and tracks should be sited on areas already cleared of native vegetation.
- 30 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 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.
- 31 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.

- 32 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 run-off
  - (c) the amenity of the locality
  - (d) bushfire safety
  - (e) the net loss of native vegetation and other biodiversity.
- 33 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with vegetation indigenous to the local area to ensure that there is not a net loss of native vegetation and biodiversity.
- 34 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.
- 35 Development should promote the long-term conservation of vegetation by:
- (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies
  - (b) minimising impervious surfaces beneath the canopies of trees
  - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.
- 36 Horticulture involving the growing of olives should be located at least:
- (a) 500 metres from:
    - (i) a national park
    - (ii) a conservation park
    - (iii) a wilderness protection area
    - (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area
  - (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.
- 37 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

#### Soil Conservation

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

- 39 Development should be designed and sited to prevent erosion.
- 40 Development should take place in a manner that will minimise alteration to the existing landform.
- 41 Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.

## Open Space and Recreation

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Urban development should include public open space and recreation areas.
- 2 Public open space and recreation areas should be of a size, dimension and location that:
  - (a) facilitate a range of formal and informal recreation activities to meet the needs of the community
  - (b) provide for the movement of pedestrians and cyclists
  - (c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites of natural or cultural value
  - (d) link habitats, wildlife corridors, public open spaces and existing recreation facilities
  - (e) enable effective stormwater management
  - (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) re-use of stormwater for irrigation purposes.
- 4 Where practical, access points to regional parks should be located close to public transport.
- 5 District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.

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

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

## Orderly and Sustainable Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along the arterial roads as shown on *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 underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 Not more than one dwelling should be constructed on an allotment in a rural area (specifically within the **Primary Production Zone** as shown on the *Zone Maps*) with the exception of accommodation for tourism, dependent persons or short term workers.

## Outdoor Advertisements

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:
  - (a) consistent with the predominant character of the urban or rural landscape
  - (b) in harmony with any buildings or sites of historic significance or heritage value in the area
  - (c) coordinated with and complement the architectural form and design of the building they are to be located on.
- 2 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:
  - (a) clutter
  - (b) disorder
  - (c) untidiness of buildings and their surrounds.
- 3 Buildings occupied by a number of tenants should exhibit coordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.
- 4 The content of advertisements should be limited to information relating to the legitimate use of the associated land.
- 5 Advertisements and/or advertising hoardings should:
  - (a) be completely contained within the boundaries of the subject allotment
  - (b) be sited to avoid damage to, or pruning or lopping of, on-site landscaping or street trees
  - (c) not obscure views to vistas or objects of high amenity value.
- 6 Advertisements and/or advertising hoardings should not be erected on:
  - (a) a public footpath or veranda post
  - (b) a road, median strip or traffic island
  - (c) a vehicle adapted and exhibited primarily as an advertisement



- (d) residential land, unless erected to fulfil a statutory requirement or as a complying type of advertisement or advertising hoarding associated with the residential use of the land.
- 7 Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building, unless the advertisement or advertising hoarding is appropriately designed to form an integrated and complementary extension of the existing building.
- 8 Advertisements and/or advertising hoardings erected on a veranda or that project from a building wall should:
- (a) have a clearance over a footway to allow for safe and convenient pedestrian access
  - (b) where erected on the side of a veranda, not exceed the width of the veranda or project from the veranda
  - (c) where erected on the front of a veranda, not exceed the length of the veranda or project from the veranda
  - (d) where projecting from a wall, have the edge of the advertisement or advertising hoarding abutting the surface of the wall.
- 9 Advertisements should be designed to conceal their supporting advertising hoarding from view.
- 10 Advertisements should convey the owner/occupier and/or generic type of business, merchandise or services using simple, clear and concise language, symbols, print style and layout and a small number of colours.
- 11 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.
- 12 Outside of townships and country settlements advertisements other than traffic signs, tourist signs or advertisements on an existing tourist information bay display board, should not be erected in road reserves.

### Safety

- 13 Advertisements and/or advertising hoardings should not create a hazard by:
- (a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver's perception of the road or persons or objects on the road
  - (b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals
  - (c) distracting drivers from the primary driving task at a location where the demands on driver concentration are high
  - (d) obscuring a driver's view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (eg junctions, bends, changes in width, traffic control devices).

### Freestanding Advertisements

- 14 Freestanding advertisements and/or advertising hoardings should be:
- (a) limited to only one primary advertisement per site or complex
  - (b) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.

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

#### Flags, Bunting and Streamers

- 18 Advertisements and/or advertising hoardings incorporating any flags, bunting, streamers, or suspended objects should:
- (a) be placed or arranged to complement and accord with the scale of the associated development
  - (b) other than flags, not be positioned higher than the building they are attached or related to
  - (c) not be displayed in residential areas.

#### Advertising along Arterial Roads

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

# Renewable Energy Facilities

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

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

## Wind Farms and Ancillary Development

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

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

## Residential Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Design and Appearance

- 4 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 5 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.
- 6 The design of residential flat buildings should:
  - (a) define individual dwellings in the external appearance of the building
  - (b) provide transitional space around the entry
  - (c) ensure building entrances provide shelter, are visible and easily identifiable from the street.
- 7 The design and location of buildings should ensure that direct winter sunlight is available to adjacent dwellings, with particular consideration given to:
  - (a) windows of habitable rooms, particularly living areas
  - (b) ground-level private open space

- (c) upper-level private balconies that provide the primary open space area for any dwelling
- (d) access to solar energy.

#### Garages, Carports and Outbuildings

- 8 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 9 Garages and carports facing the street should not dominate the streetscape.

#### Street and Boundary Setbacks

- 10 Dwellings should be set back from allotment or site boundaries to:
  - (a) contribute to the desired character of the area
  - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 11 Dwelling setbacks from side and rear boundaries should be progressively increased as the height of the building increases to:
  - (a) minimise the visual impact of buildings from adjoining properties
  - (b) minimise the overshadowing of adjoining properties.
- 12 Side boundary walls in residential areas should be limited in length and height to:
  - (a) minimise their visual impact on adjoining properties
  - (b) minimise the overshadowing of adjoining properties.
- 13 Carports and garages should be set back from road and building frontages so as to:
  - (a) contribute to the desired character of the area
  - (b) not adversely impact on the safety of road users
  - (c) provide safe entry and exit
  - (d) not dominate the appearance of dwellings from the street.

#### Site Coverage

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

## Private Open Space

- 15 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:
  - (a) to be accessed directly from the internal living areas of the dwelling
  - (b) generally at ground level to the side or rear of a dwelling and screened for privacy
  - (c) to take advantage of but not adversely affect natural features of the site
  - (d) to minimise overlooking from adjacent buildings
  - (e) to achieve separation from bedroom windows on adjoining sites
  - (f) to have a northerly aspect to provide for comfortable year-round use
  - (g) to not be significantly shaded during winter by the associated dwelling or adjacent development
  - (h) to be shaded in summer.
- 16 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the likely needs of the occupant(s), the location of the dwelling, and the dimension and gradient of the site.
- 17 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:
  - (a) 2.5 metres for ground level or roof-top private open space
  - (b) 2.0 metres for upper level balconies or terraces.
- 18 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

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

## Visual Privacy

- 20 Direct overlooking into habitable room windows and onto the useable private open spaces of other dwellings from windows, especially from upper-level habitable rooms and external balconies, terraces and decks, should be minimised through the adoption of one or more of the following:
  - (a) building layout
  - (b) location and design of windows and balconies

- (c) screening devices
- (d) landscaping
- (e) adequate separation.

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

#### Noise

- 22 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.
- 23 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.
- 24 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
- (a) active communal recreation areas, parking areas and vehicle access ways
  - (b) service equipment areas on the same or adjacent sites.

#### Car Parking and Access

- 25 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 26 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 needs of the likely occupants, particularly groups such as aged persons
  - (d) availability of on-street car parking
  - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 27 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.
- 28 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.
- 29 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.
- 30 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

- 31 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 32 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

#### Dependent Accommodation

- 33 Dependent accommodation (ie accommodation for dependent persons where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration
  - (b) the accommodation has a small floor area relative to the associated main dwelling
  - (c) adequate outdoor space is provided for the use of all occupants
  - (d) adequate on-site car parking is provided
  - (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling.
  - (f) the building is attached to the associated main dwelling.

#### Swimming Pools and Outdoor Spas

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

## Short-Term Workers Accommodation

### OBJECTIVES

- 1 A range of appropriately located accommodation types supplied to meet the housing needs of seasonal and short-term workers.

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Siting and Visibility

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to minimise its visual impact on:
  - (a) the natural, rural or heritage character of the area
  - (b) areas of high visual or scenic value, particularly rural areas
  - (c) views from public reserves, tourist routes and walking trails.
- 2 Buildings should be sited in unobtrusive locations and, in particular, should:
  - (a) be grouped together
  - (b) where possible be 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 rooflines should complement the natural form of the land
  - (b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land
  - (c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.
- 5 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.
- 6 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.
- 7 Development should be screened through the establishment of landscaping using locally indigenous plant species:

- (a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds
- (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
- (c) along the verges of new roads and access tracks to provide screening and minimise erosion.

## Sloping Land

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Supported Accommodation

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Supported accommodation (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) should be:
  - (a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport
  - (b) located where on-site movement of residents is not unduly restricted by the slope of the land
  - (c) sited and designed to promote interaction with other sections of the community, without compromising privacy
  - (d) of a scale and appearance that reflects the residential style and character of the locality
  - (e) provided with public and private open space and landscaping to meet the needs of residents.
- 2 Supported accommodation should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:
  - (a) ground-level access or lifted access to all units
  - (b) internal communal areas and private spaces
  - (c) an interesting and attractive outlook from units and communal areas for all residents, including those in wheelchairs
  - (d) useable recreation areas for residents and visitors, including visiting children
  - (e) adequate living space allowing for the use of wheelchairs with an attendant
  - (f) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry
  - (g) storage areas for items such as boats, trailers and caravans
  - (h) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles
  - (i) mail boxes and waste disposal areas within easy walking distance of all units.
- 3 Access roads within supported accommodation developments should:
  - (a) not have steep gradients
  - (b) provide convenient access for emergency vehicles, visitors and residents
  - (c) provide space for manoeuvring cars and community buses

- (d) include kerb ramps at pedestrian crossing points
  - (e) have level-surface passenger loading areas.
- 4 Car parking associated with supported accommodation should:
- (a) be conveniently located on site within easy walking distance of resident units
  - (b) be adequate for residents, staff, service providers and visitors
  - (c) include private parking spaces for independent living units
  - (d) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles
  - (e) include covered and secure parking for residents' vehicles
  - (f) have slip-resistant surfaces with gradients not steeper than 1 in 40
  - (g) allow ease of vehicle manoeuvrability
  - (h) be designed to allow the full opening of all vehicle doors
  - (i) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise
  - (j) be appropriately lit to enable safe and easy movement to and from vehicles.

## Telecommunications Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



## Tourism Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Tourism development should have a functional or locational link with its natural, cultural or historical setting.
- 2 Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.
- 3 Tourism development should ensure that its scale, form and location will not overwhelm, over commercialise or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.
- 4 Tourism development should, where appropriate, add to the range of services and accommodation types available in an area.
- 5 Any upgrading of infrastructure to serve tourism development should be consistent with the landscape and the intrinsic natural values of the land and the basis of its appeal.
- 6 Major tourism developments should generally be located within designated areas and existing townships, or settlements.

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

- 7 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.
- 8 Car parking for tourist accommodation associated with a dwelling should be provided at the rate of one space for each guest room or suite of rooms, and ensure that:

- (a) Parking areas are attractively developed and landscaped, or screen fenced, and do not dominate the street frontage.
- (b) The bedrooms of residential neighbours are suitably shielded from noise and headlight glare associated with guest vehicle movements.
- (c) A domestic character is retained through the scale and appearance of landscaping and paving materials that provide a suitable all-weather surface.

#### Tourism Development Outside Townships

- 9 Tourist developments located within areas of high conservation value, high indigenous cultural value, high landscape quality or significant scenic beauty should demonstrate excellence in design to minimise potential impacts or intrusion.
- 10 Tourism developments in rural areas should generally be small scale and have a functional or locational link with either of the following:
  - (a) the surrounding agricultural production or processing
  - (b) the natural, cultural or historical setting of the area.
- 11 Tourism developments in rural areas should primarily be developed in association with one or more of the following:
  - (a) agricultural, viticultural and winery development
  - (b) heritage places and areas
  - (c) public open space and reserves
  - (d) walking and cycling trails
  - (e) interpretive infrastructure and signs.
- 12 Where appropriate, tourism developments in areas outside townships should:
  - (a) adapt and upgrade existing buildings of heritage value
  - (b) seek to improve conditions in disturbed or degraded areas on the site.
- 13 Advertisements associated with tourism developments should:
  - (a) not exceed 0.5 square metres in area for each display
  - (b) be limited to no more than two per site
  - (c) be located on the same site as the tourist development
  - (d) not be internally illuminated.
- 14 Tourism development in rural areas should occur only where it:
  - (a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)
  - (b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the purpose of the zone and/or policy area.

- 15 Tourism development, particularly in remote areas should be designed to minimise energy and water demands and incorporate alternative, sustainable technologies that use renewable energy sources and/or treat and reuse stormwater and wastewater to minimise reliance on mains services.
- 16 Natural features, signs and walkways should be used to manage and minimise potential risks of visitors damaging areas of cultural or natural significance, fragile areas, and areas of highest environmental value.
- 17 The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.

## Transportation and Access

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Movement Systems

- 2 Development should be integrated with existing transport networks, particularly major rail and road corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport networks.
- 3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.
- 4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.

- 5 Land uses that generate large numbers of visitors such as shopping centres and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage active transport modes.
- 6 Development generating high levels of traffic, such as schools, shopping centres and areas, entertainment and sporting facilities, should incorporate passenger pick-up and set down areas. The design of such areas should ensure interference to existing traffic is minimised and give priority to pedestrians, cyclists and public and community transport users.
- 7 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 8 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.
- 9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 10 Driveway cross-overs affecting pedestrian footpaths should maintain the level of the footpath.
- 11 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.
- 12 Industrial/commercial vehicle movements should be separated from passenger vehicle car-parking areas.
- 13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.

### Cycling and Walking

- 14 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, public transport stops and activity centres.
- 15 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves and recreation areas.
- 16 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.
- 17 New developments should give priority to and not compromise existing designated bicycle routes. Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 18 Developments should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
  - (a) showers, changing facilities, and secure lockers
  - (b) signage indicating the location of bicycle facilities.
- 19 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the Australian Standards and Austroads Guide to Traffic Engineering Practice Part 13.
- 20 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14.

## Access

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

## Access for People with Disabilities

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

## Vehicle Parking

- 29 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand.
- 30 Development should be consistent with Australian Standard AS 2890 Parking facilities.
- 31 Vehicle parking areas should be sited and designed in a manner that will:
  - (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
  - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
  - (c) not inhibit safe and convenient traffic circulation

- (d) result in minimal conflict between customer and service vehicles
  - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
  - (f) minimise the number of vehicle access points to public roads
  - (g) avoid the necessity for backing onto public roads
  - (h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
  - (i) not dominate the character and appearance of a centre when viewed from public roads and spaces
  - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
- 32 Vehicle parking areas should be designed to reduce opportunities for crime by:
- (a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads
  - (b) incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places
  - (c) being appropriately lit
  - (d) having clearly visible walkways.
- 33 Where parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to customers.
- 34 Parking areas that are likely to be used during non daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.
- 35 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 36 Stormwater from parking areas should be collected for reuse, with overflow discharged to the Council stormwater system
- 37 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

## Waste

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:
  - (a) avoiding the production of waste
  - (b) minimising waste production
  - (c) reusing waste
  - (d) recycling waste
  - (e) recovering part of the waste for re-use
  - (f) treating waste to reduce the potentially degrading impacts
  - (g) disposing of waste in an environmentally sound manner.
- 2 The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.
- 3 Development should avoid or minimise as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).
- 4 Untreated waste should not be discharged to the environment, and in particular to any water body.
- 5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.
- 6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:
  - (a) screened and separated from adjoining areas
  - (b) 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 storage lagoons should not be sited in any of the following areas:
  - (a) within land subject to a 1 in 100 year average return interval flood event
  - (b) within 50 metres of the top of the bank of a watercourse
  - (c) within 500 metres of the coastal high water mark
  - (d) where the base of the lagoon would be below any seasonal water table
- 9 Wastewater storage lagoons should be avoided within a water protection area within the meaning of Part 8 of the Environment Protection Act 1993.
- 10 Wastewater storage lagoons should be sufficiently separated from adjacent land uses that may be sensitive to adverse odours.
- 11 Wastewater storage lagoons should be designed and constructed in accordance with the current *Environment Protection (Water Quality) Policy*.

## Waste Treatment Systems

- 12 Development that produces any effluent should be connected to an approved waste treatment system which may include sewage, community wastewater management systems, or on-site wastewater treatment and disposal methods.
- 13 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:
  - (a) the quality of surface and groundwater resources
  - (b) public health
  - (c) the amenity of a locality
  - (d) sensitive land uses.
- 14 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.
- 15 Any domestic waste treatment system or effluent drainage field should be located within the allotment of the development that it will service.
- 16 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.

- 17 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.
- 18 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:
  - (a) into any waters
  - (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
    - (i) seepage
    - (ii) infiltration
    - (iii) carriage by wind, rain, sea spray, or stormwater
    - (iv) the rising of the watertable.

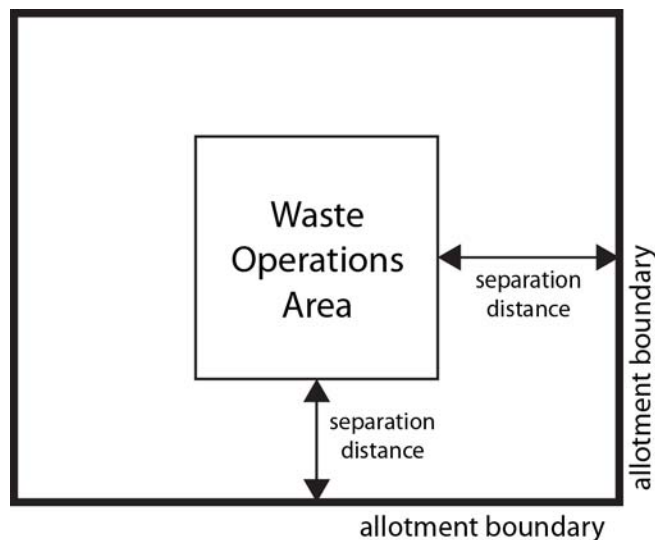
## Waste Management Facilities

### 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 be appropriately separated from sensitive land uses and environmentally-sensitive areas. The separation distance between the waste operations area and sensitive uses should be incorporated within the development site as illustrated in the figure below. The waste operations area includes all closed, operating and future cells.



- 5 Only land uses and activities that are compatible with both a waste management facility and any adjacent land uses may be located within the separation distance.
- 6 Separation and/or noise attenuation should be used to ensure noise generation associated with the waste management operation does not unreasonably interfere with the amenity of sensitive land uses.

- 7 Sufficient area should be provided within the waste operations area for the:
  - (a) maximum expected volume of material on the site at any one time
  - (b) containment of potential groundwater and surface water contaminants
  - (c) diversion of clean stormwater away from the waste and potentially-contaminated areas.
- 8 Landscaping should be provided to screen views of the processing facilities and operational areas.
- 9 Waste management sites should be accessed by appropriately constructed and maintained roads.
- 10 Traffic circulation movements within any waste management site should:
  - (a) be of a dimension and constructed to support all vehicles transporting waste
  - (b) enable all vehicles to enter and exit the site in a forward direction.
- 11 Suitable access for emergency vehicles should be provided to and within waste management site.
- 12 Chain wire mesh or pre-coated painted metal fencing to a minimum height of 2 metres should be erected on the perimeter of a waste management facility site to prevent access other than at entry points.
- 13 Plant, equipment or activities that could cause a potential hazard to the public should be enclosed by a security fence.
- 14 Litter control measures that minimise the incidence of wind blown litter should be provided.
- 15 The waste operations area of a landfill or organic waste processing facility should be sited:
  - (a) at least 3 kilometres from an airport used by commercial aircraft to minimise the risk of bird strikes to aircraft
  - (b) at least 1.5 kilometres from an airport used by piston aircraft
  - (c) at least 500 metres from:
    - (i) the boundaries of the allotment
    - (ii) the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation in the case of an organic waste processing facility for the composting of waste
  - (d) at least 250 metres from a public open space reserve, forest reserve, national park, conservation zone or policy area
  - (e) at least 100 metres from:
    - (i) the nearest surface water (whether permanent or intermittent)
    - (ii) a 1 in 100 year average return interval flood event area.
- 16 The waste operations area of a landfill should not be located on land:
  - (a) that is subject to land slipping
  - (b) with ground slopes greater than 10 per cent, except where the site incorporates a disused quarry.

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



# Zone Section





## Commercial Zone

Refer to the [Map Reference Table](#) 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 is in three parts, one a garage, near the town centre of Orroroo, the other a roadhouse site to the south of the eastern part of the town (again adjacent the town centre) and the third part consists of the triangular-shaped vacant land that stretches along the main Jamestown-Orroroo Road.

The former roadhouse premises are situated at the entrance to the town from the south. It is well landscaped site, and once contained petrol filling station, residential accommodation and restaurant facilities. Although this business is no longer operating, the site is well placed to cater for the local population, tourists and visitors.

The vacant triangular area at the eastern entrance into the town suggests that the future expansion of the zone should be carefully planned. Large-scale landscaping along the road frontages is also warranted to serve as a buffer between the future commercial development and existing and proposed residential development in the east, west and south, and community use in the north and south and to improve the scenic quality of the entrance into the town.

Every effort should be made to ensure that the appearance of the built environment, including views of the rural area, is maintained and that it enhances and complements the country town environment.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods outlet
  - consulting room
  - motor vehicle related business other than wrecking yard
  - office
  - petrol filling station
  - 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 and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 Shops, other than a bulky goods outlet, should have a gross leasable area less than 250 square metres.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development should incorporate extensive landscaping along road frontages, especially land adjacent the main entrances into the town, to present an attractive appearance and to minimise the visual impact of the developed site on the character and amenity of the township and its setting.

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Dairy	
Dwelling	Except where it is: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with commercial development</li> <li>(b) located on the same allotment.</li> </ul>
Educational establishment	
Farm building	
Farming	
Fuel depot	
General industry	
Horticulture	
Hospital	
Intensive animal keeping	
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Road transport terminal	

Form of Development	Exceptions
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.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment, or disposal	Except where it is in the form of a recycling collection depot
Winery	
Wrecking yard	

#### Public Notification

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

## Community Zone

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

### OBJECTIVES

- 1 A zone accommodating community, educational, recreational and health care facilities for the general public's benefit.
- 2 Development that is integrated in function and provides a coordinated base to promote efficient service delivery.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone surrounds the townships of Orroroo and Carrieton and provides land used variously for parklands, open spaces, oval, school, recreation reserve, playgrounds, tennis courts and other community-related activities. The zone contributes significantly to the infrastructure of the townships and the district. At Orroroo, it also includes the disused railway.

As the zone is well used by the community, it is highly desirable that its open nature is not prejudiced and that new development is well integrated with the landscaped open space concept. As the open nature of the facilities add considerably to the character and appearance of the town, care should be taken to ensure that this open and attractive character is not overwhelmed by the new development.

The parklands are traversed by a number of existing creek lines which, apart from the diverse landforms created, contain mature vegetation that help provide an attractive setting to both towns. The retention of this vegetation and the overall landscape quality of the parklands is important so as to maintain and enhance their natural appearance.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - cemetery
  - community centre
  - consulting room
  - educational establishment
  - emergency services facility
  - golf course
  - hall
  - health facility
  - hospital
  - library
  - office associated with community services
  - outdoor recreation facilities
  - place of worship
  - public administration office
  - recreation area
  - recreation centre
  - theatre
  - welfare institution

- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.

#### Form and Character

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

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of Development	Exceptions
Fuel depot	
Horticulture	
Industry	
Intensive animal keeping	
Major public service depot	
Motor repair station	
Petrol filling station	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

## Industry Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

The zone comprises five parts. Three of these consist of separate light industry areas existing in the town. The fourth comprises Section 497 in the north-west and because of the existing light industry the balance of this site lends itself for further similar development.

The fifth area, situated north of the railway, comprises most of Section 288 and is large enough to form the 'core' site for the growth of light and service industry for the town in the future.

Care needs to be taken to ensure that extensive landscaping is undertaken around the zone to improve its appearance, and to help screen buildings, structures and yards from the view of the passers-by along the roads and the adjoining development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - industry
  - transport distribution
  - warehouse
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

#### Form and Character

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

- 5 Any external plant and equipment (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.

#### Land Division

- 6 Land division should create allotments that:
- (a) are of a size and shape suitable for the intended use
  - (b) have an area of not less than 1500 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.

### PROCEDURAL MATTERS

#### Complying Development

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

#### Non-complying Development

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

Form of Development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	Except where it is: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with industrial development</li> <li>(b) located on the same allotment.</li> </ul>
Educational establishment	Except where it is: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with industrial development</li> <li>(b) located on the same allotment.</li> </ul>
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with industrial development</li> <li>(b) located on the same allotment.</li> </ul>

Form of Development	Exceptions
Pre-school	
Place of worship	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres
Tourist accommodation	

#### Public Notification

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



## Primary Production Zone

Refer to the [Map Reference Table](#) 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

This zone comprises most of the council area and is used mainly for agricultural production and the grazing of stock on relatively large holdings. The pattern of occupation of homesteads, ancillary buildings and paddocks enclosing crops and livestock dominate the environment and firmly establish an open and rural appearance. The climate, soil and landscape characteristics of this zone favour the continuance of agricultural production and livestock grazing. It is desirable not only that these activities continue, but also that good land management techniques be encouraged to control proclaimed pest plants, vermin and soil erosion.

In order to improve the economy of the district, some agro-based industry, such as processing or handling of primary produce and intensification of agricultural activity is warranted. However, a large scale proliferation of intensive residential development and occupation of the zone would threaten its proper function and render the rural landscape susceptible to competing demands and undesirable change.

To maintain the agricultural importance and stability of the zone, it is vital that the size of the land holdings is not significantly reduced or densities increased, and that future pressures for development in the zone do not result in conversion of agricultural land to less productive uses.

Although some of the land has been cleared for cereal production and grazing, significant tracts of native vegetation still remain. The areas of bushland scattered throughout the district and along the road reserves are important features needing protection.

The preservation of buildings or sites of architectural, historical, geological, cultural, including Aboriginal cultural or heritage, or scientific interest is also essential. The district contains many old buildings and sites of architectural or historical interest, including Aboriginal, dating from the early settlement days. Their retention is necessary to provide historic links with the past and for scientific study, and is also likely to produce potentially substantial economic benefits as a result of tourism.

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:
  - commercial forestry
  - dairy farming
  - diversification of existing farming activities through small scale tourist accommodation:
    - within existing buildings; or
    - in the form of farm stay, guesthouse, rural or nature retreat, or bed and breakfast accommodation as an integral part of the farm buildings complex
  - farming
  - horticulture
  - intensive animal keeping
  - wind farm and ancillary development
  - wind monitoring mast and ancillary development.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 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 on the same site, and should be developed where:
  - (a) it has a direct relationship with primary production
  - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
  - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
  - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
  - (e) the use would be inappropriate within a township.
- 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 set back from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
  - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.
- 7 A dwelling should only be developed if:
- (a) there is a demonstrated connection with farming or other primary production
  - (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
  - (c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity
  - (d) it does not result in more than one dwelling per allotment.

#### Form and Character

- 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.

#### Land Division

- 10 Land division, including boundary realignments should only occur where:
  - (a) it will promote economically productive, efficient and sustainable primary production and not create any allotment less than 40 hectares in area
  - (b) the number of resulting allotments of less than 40 hectares is not greater than the number that existed prior to the realignment
  - (c) one of the proposed allotments contains a habitable dwelling which existed prior to 20 December 2007 and achieves all of the following:
    - (i) will not be more than 1 hectare in area, excluding any area required for driveway access
    - (ii) the driveway access is not greater than 10 metres wide
    - (iii) the dwelling is setback at least 40 metres from allotment boundaries, excluding the road reserve boundary.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table OrCar/3 - Conditions for Complying Development](#):

- carport
- farming
- farm building
- pergola
- shed
- veranda

## Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>
Community centre	
Consulting room	Except where it is to be used by a veterinary practitioner
Dwelling	Except for a detached dwelling that will not result in more than one dwelling on the allotment, and where the allotment is more than 40 hectares in area and existed prior to 20 December 2007.
Educational establishment	
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"> <li>(a) at least 500 metres from all of the following:               <ul style="list-style-type: none"> <li>(i) a National Park</li> <li>(ii) a Conservation Park</li> <li>(iii) a Wilderness Protection Area</li> <li>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</li> </ul> </li> <li>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</li> </ul>
Hospital	
Hotel	
Indoor recreation centre	
Land division	Except a land division where one of the following applies: <ul style="list-style-type: none"> <li>(a) it creates an additional allotment of at least 40 hectares</li> <li>(b) it involves boundary rationalisation where the number of resulting allotments of less than 40 hectares is not more than the number that existed prior to rationalisation</li> <li>(c) one of the proposed allotments contains a habitable dwelling which existed prior to 20 December 2007 and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) will not be more than 1 hectare in area, excluding any area required for driveway access</li> <li>(ii) the driveway access is not greater than 10 metres wide</li> <li>(iii) the dwelling is setback at least 40 metres from allotment boundaries, excluding the road reserve boundary.</li> </ul> </li> </ul>
Motor repair station	

Form of Development	Exceptions
Nursing home	
Office	Except where ancillary to and in association with primary production or tourism development
Petrol filling station	
Place of worship	
Pre-school	
Primary school	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 40 square metres
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
Land Division	<p>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:</p> <ul style="list-style-type: none"> <li>(a) an existing dwelling or tourist accommodation that is not associated with the wind farm</li> <li>(b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists</li> <li>(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).</li> </ul> <p>Wind monitoring mast and ancillary development</p>

## Residential Zone

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

### OBJECTIVES

- 1 A residential zone comprising a range of dwelling types.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone comprises a large proportion of Orroroo township and incorporates most of the residential and pockets of community-related development, including a home for the elderly.

Orroroo has retained its low-density development pattern and an attractive character which provide a pleasant living environment for its residents. Although a variety of housing styles exist in the zone, dwellings in general have remained in good physical condition.

It is important that future development is orderly and compact for the economic provision of essential services, and easy access to the town's facilities.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - small scale non-residential uses that serve the local community, for example:
    - child care facilities
    - health and welfare services
    - open space
    - primary and secondary schools
    - recreation areas
    - shops, offices or consulting rooms
  - supported accommodation
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible in form, scale and design 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 needs of the local community
  - (b) is consistent with the character of the locality
  - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 Development should be carried out in accordance with the concepts shown on [Concept Plan Map OrCar/1 – Residential Zone](#).
- 6 Allotments adjacent to arterial roads should include a major outdoor recreation area on the ground level that limits the noise level to 52 dB(A)  $L_{A_{EQ}}$  measured continuously over 15 hours between 7am and 7pm.
- 7 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

#### Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 10 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metre
Minimum setback from rear boundary	2 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	10 metres
Minimum area of private open space	25 square metres per bedroom
Minimum number of on site car parking spaces (One of which should be covered)	2

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

Parameter	Value
Maximum floor area	90 square metres
Maximum building height (from natural ground level)	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metre
Minimum setback from a public road or public open space area	No closer than the dwelling with which it is associated

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

Dwelling Type	Site Area (square metres)	Minimum frontage (metres)
Detached	1000 minimum	18
Semi-detached	600 minimum	12
Group dwelling	1200 average	24
Residential flat building	450 average	20
Row dwelling	450 minimum	10

Land Division

13 Land division should create allotments with an area not less than 1000 square metres.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table OrCar/3 – Conditions for Complying Development](#):

- carport
- pergola
- shed
- veranda

### 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 rooms	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Horticulture	



Form of Development	Exceptions
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motor repair station	
Office	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is less than 80 square metres (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

#### Public Notification

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

## Town Centre Zone

Refer to the [Map Reference Table](#) 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 appropriate to the needs of the community.
- 2 Conservation and upgrading of buildings of historic character.
- 3 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone is located at the crossroads of the Adelaide Road and Morchard Road, in the western part of Orroroo. It incorporates a mixture of land uses, including business, commercial, hotel, tourist-related and some civic/community uses.

The town centre evolved as the main service centre as it provides convenient access from other parts of the district, and has traffic links that facilitate access to other parts of the Mid North and to the Flinders.

The appearance and historic style of the built environment should be retained, in particular the veranda facades which are seen as an important historic component of the overall style. Preservation of the zone's character and its built-form, where set-backs, materials, scales, roof pitch, gables, signs and colour schemes reinforce the existing streetscape, is an important element. The appearance of the zone should be further improved by extensive landscaping along the roadsides.

New development should have regard to the scale, design and the unique quality of the built-form and be sympathetic to the individual and small-scale style of the existing buildings, and not overwhelm their historic and cultural significance and their setting.

The overall special character of the town centre should be preserved and new development be encouraged to reflect values that reinforce the nature of the existing development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods outlet
  - café
  - consulting room
  - cultural centre
  - entertainment facility
  - fitness studio
  - hotel
  - meeting room
  - motor repair station
  - office

- petrol filling station
  - restaurant
  - service trade premises
  - shop
  - tourist facility
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 A dwelling should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Buildings and structures should be designed and constructed in sympathy with adjoining buildings so as to complement and enhance the existing character and appearance of the streetscape. Particular regard should be taken of the scale of buildings and roof heights, set-backs, façade treatment, profile, verandas, construction materials and colours.
- 6 Landscape and other features that contribute to the historic character of the streetscape should not be modified unless the final effect will enhance its character.

## 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	Except a dwelling that is: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with a non-residential development</li> <li>(b) located on the same allotment.</li> </ul>
Farming	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Major public service depot	
Road transport terminal	
Special industry	

Form of Development	Exceptions
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 Table](#) for a list of the maps that relate to this zone.

### OBJECTIVES

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

### DESIRED CHARACTER

The zone comprises the country township of Carrieton. With about 50 people living in the town on a permanent basis, it is the second largest urban centre in the district.

Business, community and service uses have established in Carrieton. These facilities serve the local community and travellers to the area and consist of a school, hotel, shop, garage, swimming pool, post office, memorial hall, churches representing three denominations as well as the recreation ground complex consisting of clubrooms, tennis courts, cricket pitch, golf course and an arena.

Although a relatively small township, Carrieton has an agreeable appearance and character and new development needs to reflect this form and be sympathetic to its small-scale character. Carrieton's low density settlement pattern and 'country town' composition provide a pleasant living environment for its residents.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - community facilities
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - educational establishment
  - open space
  - recreation area
  - shops where the gross leasable area is less than 250 square metres
  - small-scale commercial development
  - small scale light and service industry development
  - small-scale tourist development
  - supported accommodation.

- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.
- 4 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.
- 5 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

#### Form and Character

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

<b>Parameter</b>	<b>Value</b>
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metre
Minimum setback from rear boundary	2 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	10 metres
Minimum area of private open space	25 square metres per bedroom
Minimum number of on site car parking spaces (One of which should be covered)	2

- 8 Development of a business, commercial or industrial nature should be consolidated with existing facilities to establish identifiable service centres.
- 9 Sheds, garages and similar outbuildings should be designed within the following parameters:

<b>Parameter</b>	<b>Value</b>
Maximum floor area	90 square metres
Maximum building height (from natural ground level)	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metre
Minimum setback from a public road or public open space area	No closer than the dwelling with which it is associated

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

Dwelling Type	Site Area (square metres)	Minimum Frontage (metres)
Detached	1200 minimum	20
Semi-detached	650 minimum	12
Group dwelling	1500 average	24
Residential flat building	500 average	20
Row dwelling	500 minimum	10

#### Land Division

- 11 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone and should have:
- an area of not less than 1200 square metres
  - an average width of at least 20 metres.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table OrCar/3 -Conditions for Complying Development](#):

- carport
- pergola
- shed
- veranda

### Non-complying Development

Form of Development	Exceptions
Crematorium	
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Road transport terminal	

Form of Development	Exceptions
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*.



# Table Section



## Table OrCar/1 - Building Setbacks from Road Boundaries

Road Boundary	Setback distance from road boundary (metres)
Any road boundary lying within the <b>Primary Production Zone</b>	30 metres, except for wind farms and ancillary development
Any road boundary lying within townships or settlements (except for the Town Centre Zone)	6 metres 3 metres for the minor road boundary in the case of a corner allotment
Any road boundary within the <b>Town Centre Zone</b>	Nil

## Table OrCar/2 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	Heritage Branch ID
Pekina to Orroroo Road ORROROO	Pekina Run Ruins (designated place of archaeological significance)		H310200	CR 5761/484	a c d g	19046
		A1	D28233	CR 5753/657		
		A1	D60727	CT 5914/270		
		A2	D60727	CT 5914/271		
		S299	H310200	CT 5914/273		
Parklands PEKINA VIA ORROROO	Former Pekina Animal Pound		H310800	CR 5755/848	c	19045

Note: this table was last updated on [9 October 2007](#) and is an extract from the South Australian Heritage Register established under Section 13(1) of the *Heritage Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

## Table OrCar/3 - Conditions for Complying Development

Form of Development	Compliance Criteria / Conditions
Carport, pergola, shed or veranda ancillary to a dwelling	<ol style="list-style-type: none"> <li>1 The structure being set-back at least eight metres from the road frontage and being no closer to the road than the dwelling to which it relates.</li> <li>2 The structure having the following dimensions:               <ol style="list-style-type: none"> <li>(a) a maximum floor area of 55 square metres</li> <li>(b) an overall building height from natural ground level not exceeding 3.5 metres</li> <li>(c) a maximum wall height from natural ground level of 2.7 metres</li> <li>(d) where the structure faces a road, a width not exceeding 6 metres.</li> </ol> </li> <li>3 The structure having a setback from the side (not being a road boundary) and rear boundaries of an allotment of at least one metre.</li> <li>4 The floor area of the structure, combined with the total floor area of other buildings existing on the land, to not occupy more than 50 percent of the site.</li> <li>5 The external cladding and roofing of the structure comprises a pre-coated coloured material.</li> <li>6 The siting of the structure does not involve the removal of any native vegetation or trees.</li> <li>7 The structure is not sited on land subject to inundation.</li> <li>8 The site of the structure does not involve the excavation or filling of land that would lead to a difference of more than 900 mm above or below natural ground level.</li> </ol>
Farming	<ol style="list-style-type: none"> <li>1 The proposal does not require:               <ol style="list-style-type: none"> <li>(a) the excavation or filling of land</li> <li>(b) the construction of roads, tracks and thoroughfares</li> <li>(c) the erection, construction or alteration of, or addition to, any building or structure</li> <li>(d) the clearance of native vegetation under the Native Vegetation Clearance Act.</li> </ol> </li> </ol>

Form of Development	Compliance Criteria / Conditions
Farm building	<ol style="list-style-type: none"> <li data-bbox="620 293 1378 353">1 The farm building being setback at least 50 metres from an allotment boundary.</li> <li data-bbox="620 387 1385 477">2 The dimensions of the farm building being not more than 5 metres in overall building height from natural ground level or exceed 250 square metres in area.</li> <li data-bbox="620 510 1315 571">3 The external cladding and roofing of the farm building comprises a pre-coated coloured material.</li> <li data-bbox="620 604 1401 665">4 The siting of the building does not involve the removal of any native vegetation or trees.</li> <li data-bbox="620 698 1315 732">5 The building is not sited on land subject to inundation.</li> <li data-bbox="620 766 1362 846">6 The site of the building does not involve the excavation or filling of land that would lead to a difference of more than 900 mm above or below natural ground level.</li> </ol>

# Mapping Section

## Spatial Extent Maps





## Map Reference Table

### Index Maps

#### Map Reference

[Council Index Map](#)

### Zone Maps

Zone Name	Map Numbers
Commercial Zone	OrCar/3
Community Zone	OrCar/2, OrCar/3
Industry Zone	OrCar/3
Primary Production Zone	OrCar/1, OrCar/2, OrCar/3
Residential Zone	OrCar/3
Town Centre Zone	OrCar/3
Township Zone	OrCar/2

### Overlay Maps

Issue	Map Numbers
Location	OrCar/1, OrCar/2, OrCar/3
Transport	OrCar/1, OrCar/2, OrCar/3
Heritage	OrCar/1

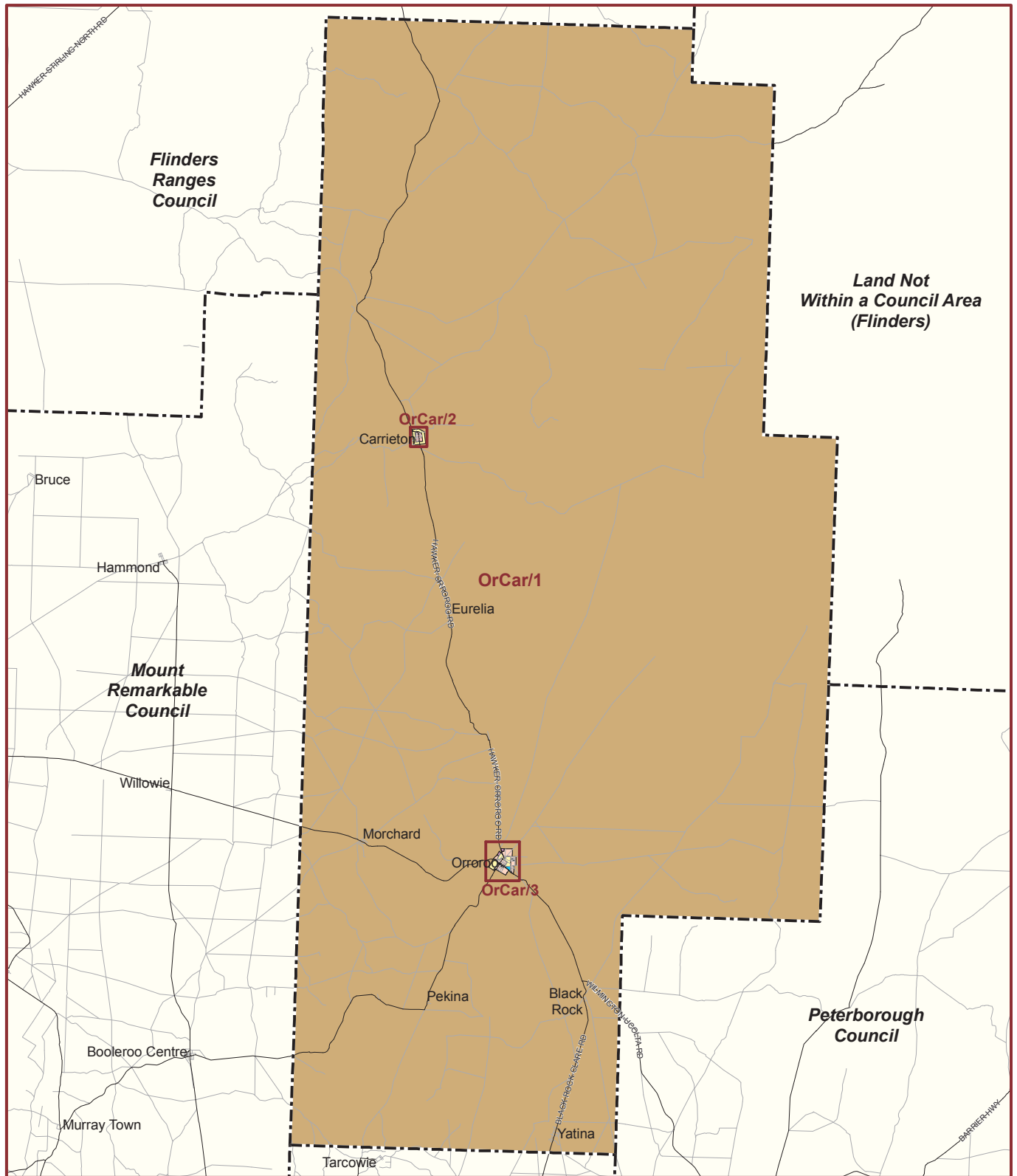
### Concept Plan Maps

Concept Plan Title	Concept Plan Map Numbers
Residential Zone	OrCar/1



# Spatial Extent Maps

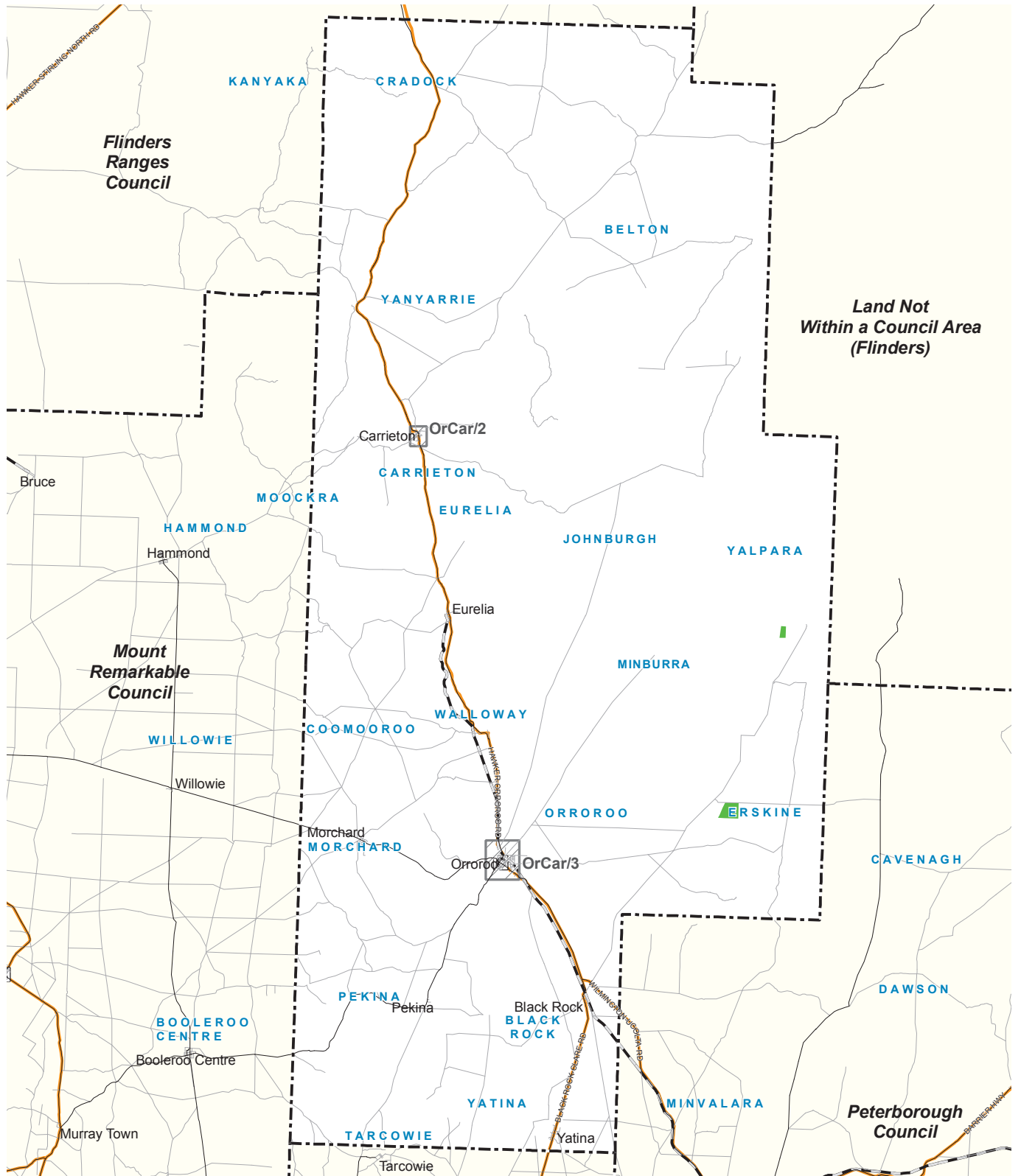




For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps OrCar/1 to Map OrCar/3 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to 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.

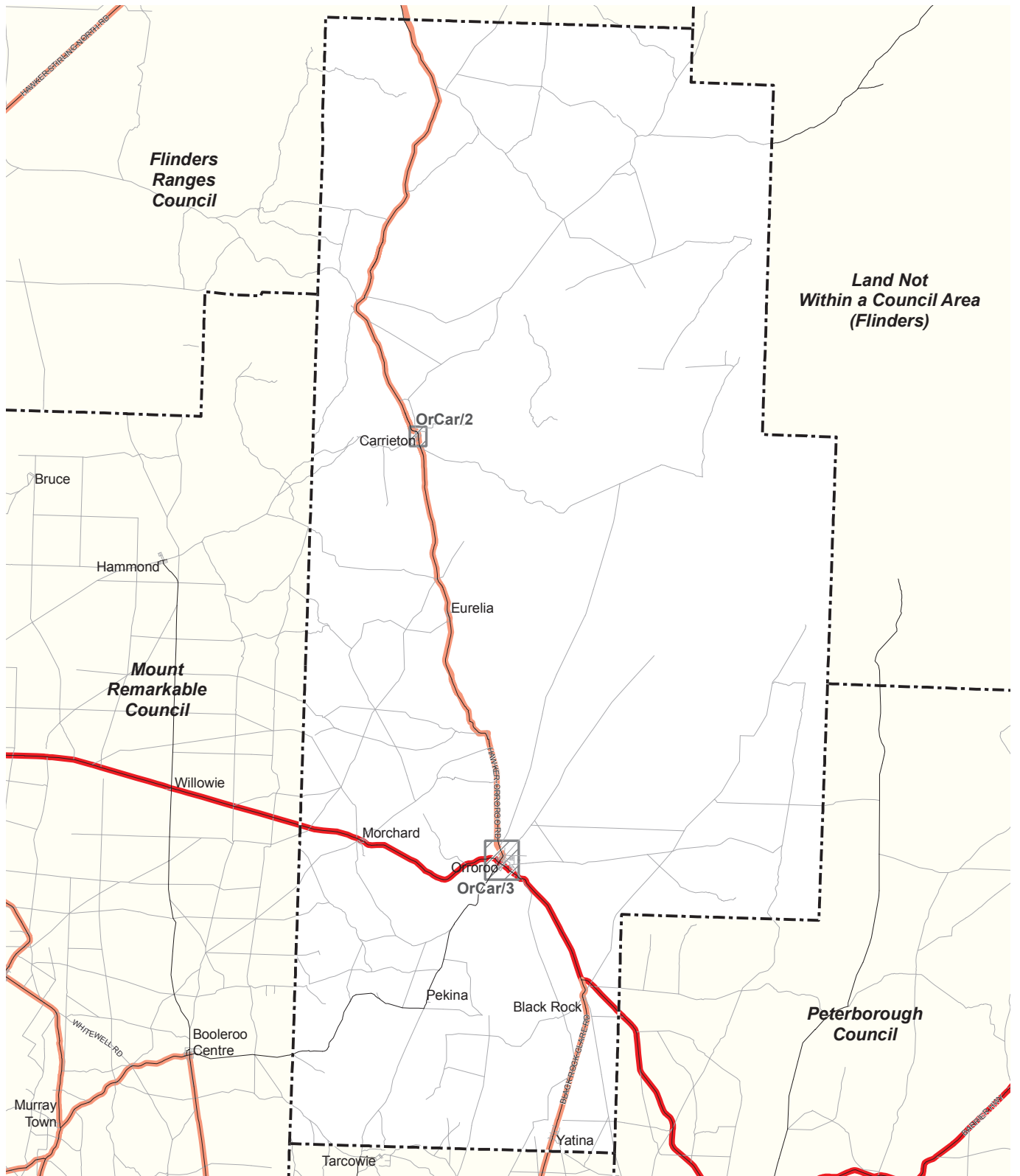


# Council Index Map



- C Council Office
- Railways
- Tourist Routes
- Conservation Park
- Development Plan Boundary

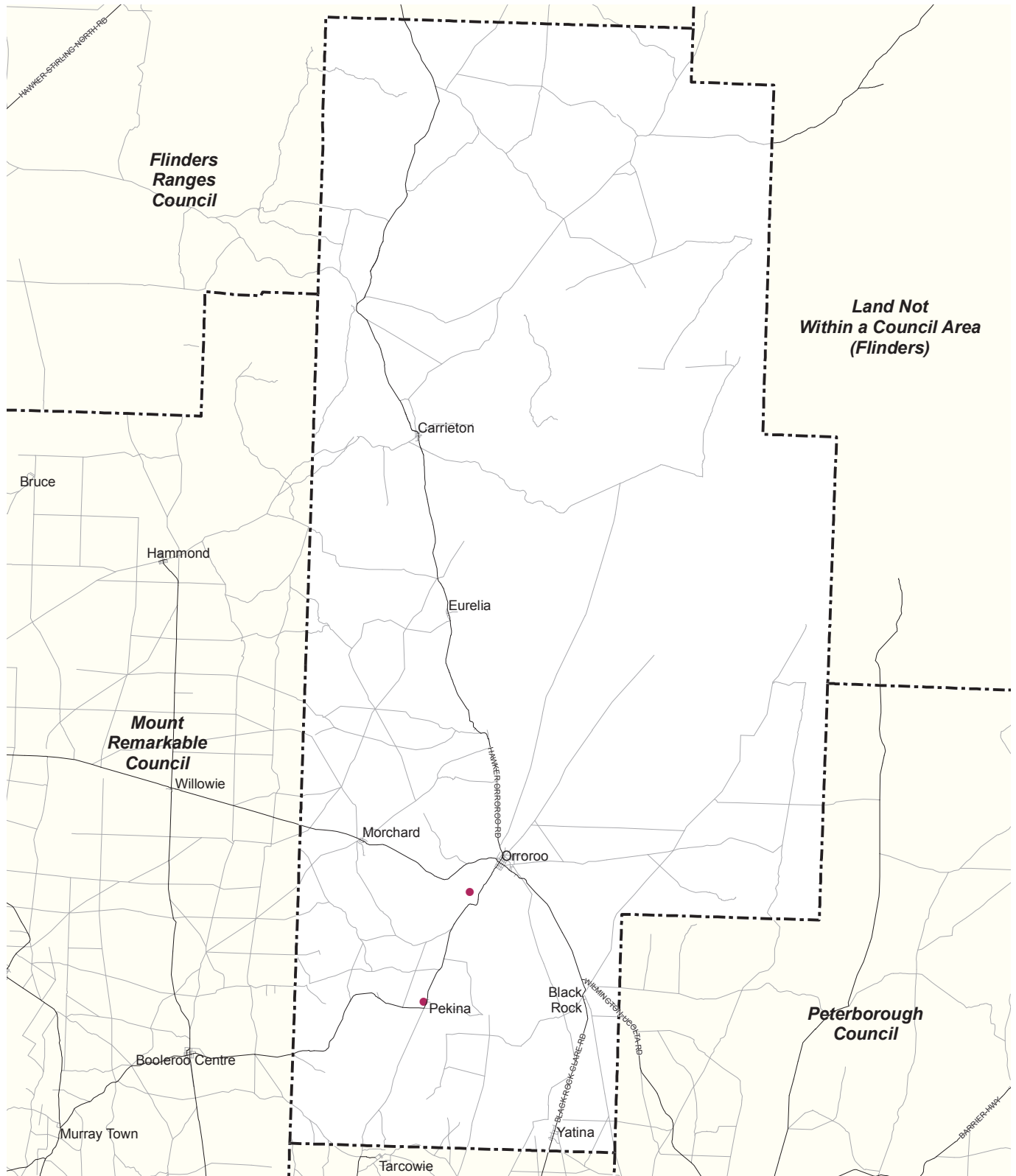
# Location Map OrCar/1



# Overlay Map OrCar/1

## TRANSPORT

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



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



# Overlay Map OrCar/1

## HERITAGE

- State heritage place
- Development Plan Boundary





See enlargement map for accurate representation.



**Zones**

- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

# Zone Map OrCar/1

MAP OrCar/1 Adjoins



0 250 m

CARRIETON

# Location Map OrCar/2

— Tourist Routes

MAP OrCar/1 Adjoins



MAP OrCar/1 Adjoins

MAP OrCar/1 Adjoins

MAP OrCar/1 Adjoins



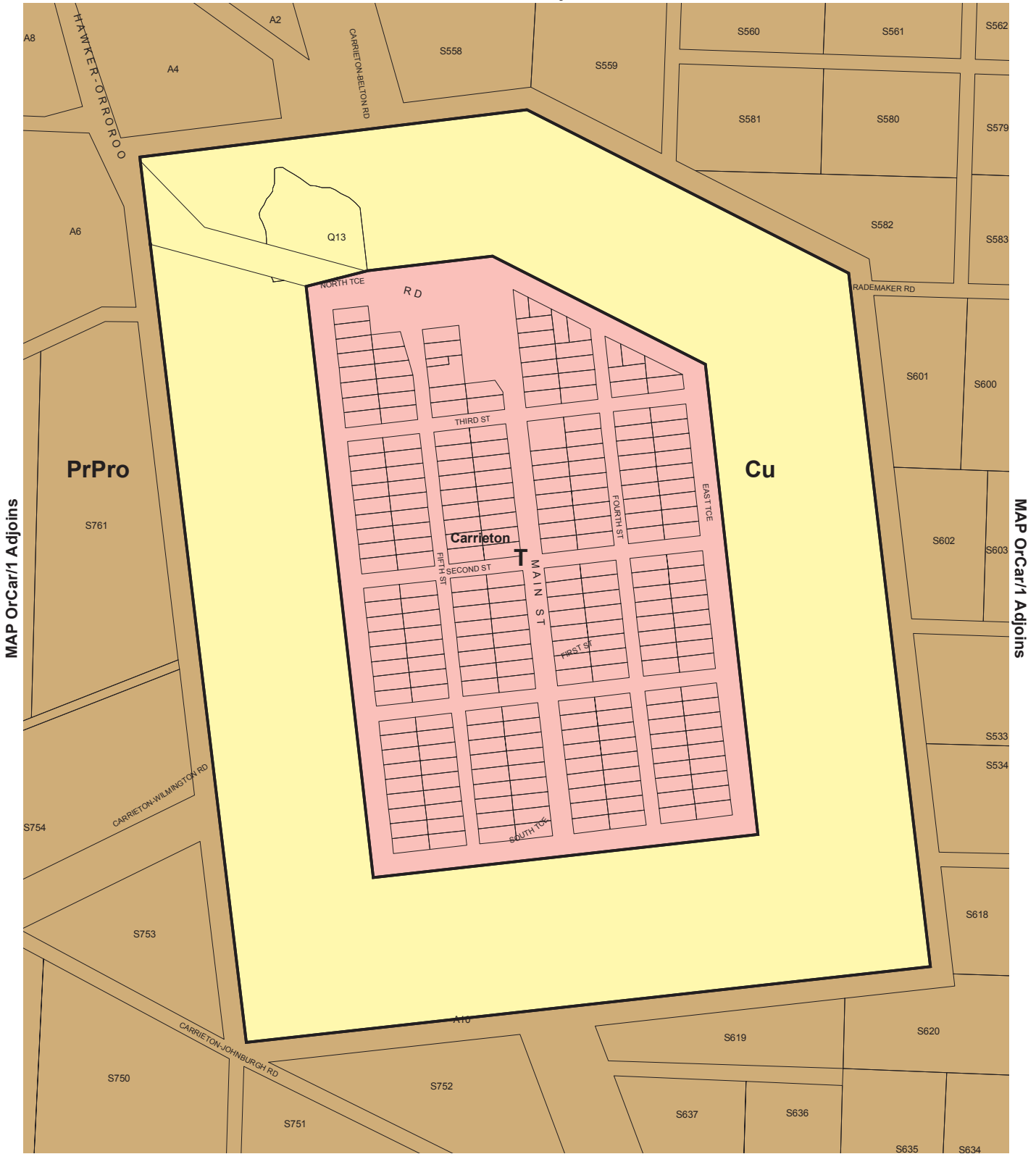
0 250 m

CARRIETON

# Overlay Map OrCar/2

## TRANSPORT

MAP OrCar/1 Adjoins



MAP OrCar/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



CARRIETON

# Zone Map OrCar/2









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

MAP OrCar/1 Adjoins



ORROROO

# Location Map OrCar/3

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

MAP OrCar/1 Adjoins



MAP OrCar/1 Adjoins

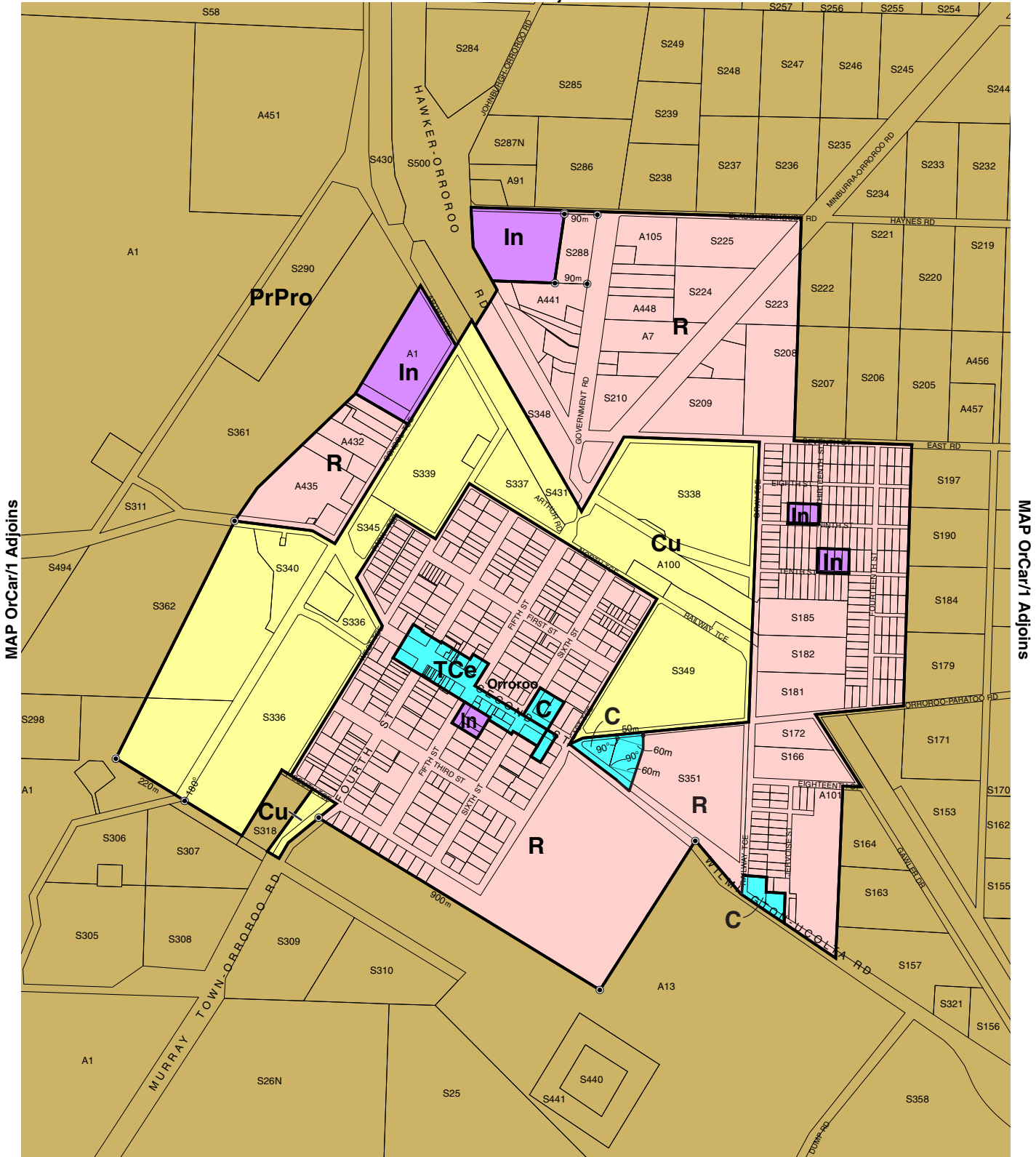
ORROROO

# Overlay Map OrCar/3 TRANSPORT

ORROROO CARRIETON COUNCIL  
Consolidated - 22 November 2012

- Primary Arterial Roads
- Secondary Arterial Roads

MAP OrCar/1 Adjoins



MAP OrCar/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



0 500m

Zones	
<span style="background-color: cyan; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Commercial
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Community
<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Industry
<span style="background-color: brown; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Primary Production
<span style="background-color: pink; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Residential
<span style="background-color: cyan; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Town Centre
<span style="border: 2px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Zone Boundary

ORROROO

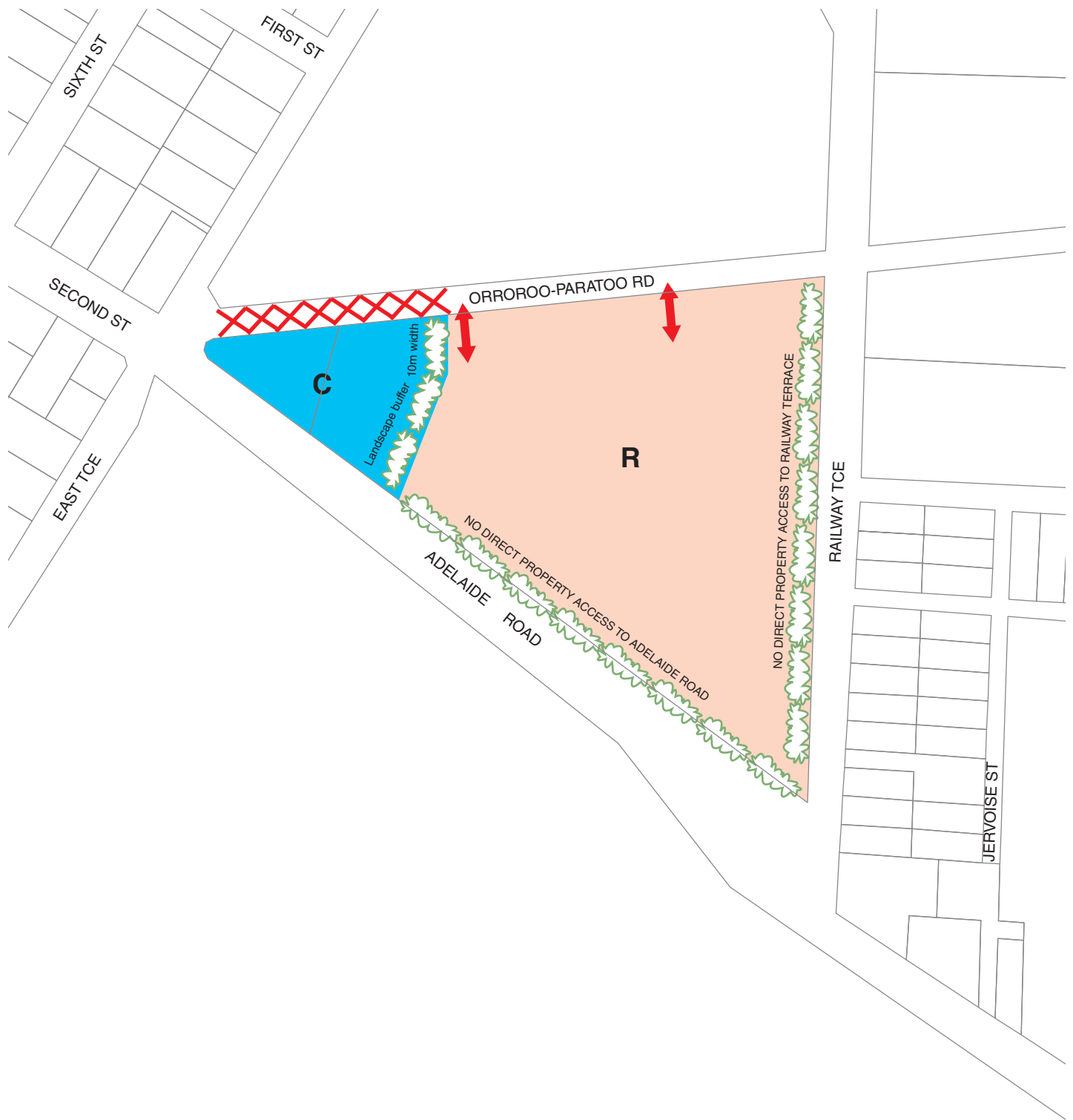
# Zone Map OrCar/3





# Concept Plan Maps





- C** Commercial Zone
- R** Residential Zone
-  Landscape Buffer
-  Proposed Access
-  Road Closure



1:4000



ORROROO

# Concept Plan Map OrCar/1

## RESIDENTIAL ZONE

ORROROO CARRIETON COUNCIL

Consolidated - 22 November 2012