

# Development Plan

## Tatiara Council

Consolidated – 24 October 2013

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



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## Table of Contents

<b>Introduction Section</b>	<b>1</b>
<b>Amendment Record Table</b> .....	<b>3</b>
<b>Introduction to the Development Plan</b> .....	<b>5</b>
<b>Council Preface Map</b> .....	<b>11</b>
<b>General Section</b>	<b>13</b>
<b>Advertisements</b> .....	<b>15</b>
Safety .....	17
Freestanding Advertisements .....	17
Flags, Bunting and Streamers .....	17
Advertising along Arterial Roads .....	18
<b>Animal Keeping</b> .....	<b>19</b>
Horse Keeping .....	19
Dairies .....	19
Intensive Animal Keeping .....	20
Kennels .....	20
Land Based Aquaculture .....	21
<b>Building near Airfields</b> .....	<b>22</b>
<b>Bulk Handling and Storage Facilities</b> .....	<b>23</b>
<b>Centres and Retail Development</b> .....	<b>24</b>
Arterial Roads .....	25
Retail Development.....	25
<b>Community Facilities</b> .....	<b>26</b>
<b>Crime Prevention</b> .....	<b>27</b>
<b>Design and Appearance</b> .....	<b>28</b>
Development Adjacent Heritage Places .....	29
Overshadowing .....	29
Visual Privacy .....	29
Relationship to the Street and Public Realm .....	29
Outdoor Storage and Service Areas.....	30
Building Setbacks from Road Boundaries .....	30
<b>Energy Efficiency</b> .....	<b>31</b>
On-site Energy Generation .....	31
<b>Forestry</b> .....	<b>32</b>

<b>Hazards</b> .....	<b>34</b>
Flooding.....	34
Bushfire .....	35
Salinity.....	36
Dryland Salinity .....	37
Acid Sulfate Soils .....	37
Site Contamination.....	37
Containment of Chemical and Hazardous Materials .....	37
Landslip.....	38
<b>Heritage Places</b> .....	<b>39</b>
<b>Historic Conservation Area</b> .....	<b>41</b>
Bordertown Area 1 .....	41
<b>Industrial Development</b> .....	<b>44</b>
<b>Infrastructure</b> .....	<b>46</b>
Area Specific Infrastructure Requirements .....	47
<b>Interface Between Land Uses</b> .....	<b>49</b>
Noise Generating Activities .....	50
Air Quality.....	50
Rural Interface.....	51
<b>Land Division</b> .....	<b>52</b>
Design and Layout.....	53
Roads and Access .....	54
Land Division in Rural Areas.....	55
<b>Landscaping, Fences and Walls</b> .....	<b>56</b>
<b>Mineral Extraction</b> .....	<b>58</b>
Separation Treatments, Buffers and Landscaping .....	59
<b>Natural Resources</b> .....	<b>60</b>
Water Sensitive Design.....	61
Water Catchment Areas.....	62
Biodiversity and Native Vegetation .....	63
Soil Conservation .....	65
<b>Open Space and Recreation</b> .....	<b>66</b>
<b>Orderly and Sustainable Development</b> .....	<b>69</b>
<b>Renewable Energy Facilities</b> .....	<b>71</b>
Wind Farms and Ancillary Development.....	71
<b>Residential Development</b> .....	<b>73</b>
Design and Appearance.....	73
Garages, Carports and Outbuildings .....	73
Site Coverage .....	74



Private Open Space.....	74
Communal Open Space .....	76
Visual Privacy .....	76
Noise.....	77
Site Facilities and Storage .....	77
Affordable Housing .....	77
Dependent Accommodation .....	77
Temporary Accommodation.....	77
Swimming Pools and Outdoor Spas.....	78
<b>Short-Term Workers Accommodation .....</b>	<b>79</b>
<b>Siting and Visibility .....</b>	<b>80</b>
<b>Sloping Land.....</b>	<b>82</b>
<b>Supported Accommodation, Housing for Aged Persons and People with Disabilities .....</b>	<b>83</b>
<b>Telecommunications Facilities .....</b>	<b>85</b>
<b>Tourism Development.....</b>	<b>86</b>
Tourism Development in Association with Dwelling(s).....	86
Tourism Development Outside Townships.....	87
Residential Parks and Caravan and Tourist Parks.....	88
<b>Transportation and Access .....</b>	<b>89</b>
Land Use.....	89
Movement Systems .....	89
Cycling and Walking .....	90
Access .....	91
Access for People with Disabilities .....	92
Vehicle Parking.....	92
Vehicle Parking for Residential Development .....	93
Undercroft and Below Ground Garaging and Parking of Vehicles .....	94
<b>Waste.....</b>	<b>95</b>
Wastewater .....	96
Waste Treatment Systems .....	96
<b>Waste Management Facilities .....</b>	<b>98</b>
<b>Zone Section</b>	<b>101</b>
<b>Bulk Handling Zone.....</b>	<b>103</b>
Mill Policy Area 1 .....	104
<b>Caravan and Tourist Park Zone .....</b>	<b>107</b>

<b>Commercial Zone</b> .....	<b>111</b>
Precinct 1 Brown Terrace (Bordertown) .....	113
Precinct 2 Weir Drive (Bordertown) .....	113
Precinct 3 Naracoorte Road (Keith) .....	113
Precinct 4 Riddoch Highway (Keith) .....	113
<b>Community Zone</b> .....	<b>116</b>
Recreation Policy Area 2 .....	117
<b>Conservation Zone</b> .....	<b>120</b>
Precinct 5 Ngarkat Conservation Park .....	121
<b>Deferred Urban Zone</b> .....	<b>124</b>
<b>Industry Zone</b> .....	<b>127</b>
Precinct 6 Industrial Estate (Bordertown) .....	129
Infrastructure Policy Area 3 .....	130
<b>Primary Production Zone</b> .....	<b>134</b>
Stock Slaughter Works Policy Area 4 .....	139
Precinct 7 Meatworks Road (Bordertown) .....	139
Precinct 8 Dark Island Well Road (Keith) .....	139
<b>Residential Zone</b> .....	<b>143</b>
Home Industry Policy Area 5 .....	146
<b>Rural Living Zone</b> .....	<b>151</b>
Precinct 9 Horse Keeping (Bordertown) .....	153
Precinct 10 Cannawigara Road North (Bordertown) .....	154
Precinct 11 Cannawigara Road South (Bordertown) .....	154
Precinct 12 Pigeon Flat Road (Bordertown) .....	154
Precinct 13 Naracoorte Road (Bordertown) .....	154
Precinct 14 Western Drive (Bordertown) .....	154
Precinct 15 Golf Course Road (Bordertown) .....	154
Precinct 16 Mundulla .....	154
Precinct 17 Emu Flat Road (Keith) .....	154
Precinct 18 Stirling Road (Keith) .....	154
Precinct 19 Golf Course (Keith) .....	155
Precinct 20 Padthaway .....	155
Precinct 21 Wolseley .....	155
<b>Town Centre Zone</b> .....	<b>158</b>
Precinct 22 Retail Core (Bordertown) .....	159
Precinct 23 East Terrace (Bordertown) .....	159
Precinct 24 Retail Core (Keith) .....	159
<b>Township Zone</b> .....	<b>161</b>
Mundulla Policy Area 6 .....	164
<b>Water Protection Zone</b> .....	<b>168</b>

<b>Table Section</b>	<b>173</b>
<b>Table Tat/1 - Off-Street Vehicle Parking Requirements .....</b>	<b>175</b>
<b>Table Tat/2 - Design Guidelines for Advertisements .....</b>	<b>177</b>
<b>Table Tat/3 - Conditions for Complying Development.....</b>	<b>179</b>
<b>Table Tat/4 - Landscaping Species.....</b>	<b>181</b>
<b>Table Tat/5 - Contributory Items .....</b>	<b>184</b>
<b>Table Tat/6 - Local Heritage Places .....</b>	<b>185</b>
<b>Table Tat/7 - State Heritage Places.....</b>	<b>196</b>
<b>Mapping Section</b>	<b>197</b>
<b>Map Reference Tables .....</b>	<b>199</b>
<b>Spatial Extent Maps .....</b>	<b>203</b>
<b>Bushfire Risk BPA Maps .....</b>	<b>347</b>
<b>Concept Plan Maps .....</b>	<b>371</b>

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# Introduction Section



## Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Tatiara (DC) Development Plan since the inception of the electronic Development Plan on 24 April 1997 for Country Development Plans. Further information on authorised amendments prior to this date may be researched through the relevant Council, the Department of Planning, Transport and Infrastructure or by viewing Gazette records

Consolidated	Amendment - [Gazetted Date]
24 April 1997	Section 29(2) Amendment ( <i>Country and Outer Metro EDP</i> ) - [24 April 1997]
18 February 1999	General Amendment PAR - [18 February 1999]
16 September 1999	Waste Disposal (Landfill) PAR ( <i>Ministerial</i> ) - [19 August 1999]
14 October 1999	Section 27(5) Amendment - Tatiara (DC) General Review - [14 October 1999]
9 December 1999	Section 29(2)(b) Amendment - [9 December 1999]
20 April 2000	Section 27(5) Amendment - Waste Disposal (Landfill) PAR ( <i>Ministerial</i> ) - [9 March 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) ( <i>Ministerial</i> ) - [31 August 2000]
15 November 2001	Telecommunications Facilities State-wide Policy Framework PAR ( <i>Ministerial</i> ) - [30 August 2001]
28 February 2002	Organic Waste Processing (Composting) PAR (Interim) ( <i>Ministerial</i> ) - [20 December 2001]
13 February 2003	Organic Waste Processing (Composting) PAR ( <i>Ministerial</i> ) - [5 December 2002]
18 September 2003	Wind Farms PAR ( <i>Ministerial</i> ) - [24 July 2003]
4 November 2004	Miscellaneous PAR - [4 November 2004]
7 April 2005	Section 29(2)(b) Amendment - [7 April 2005]
13 July 2006	Keith Rural Living PAR - [13 July 2006]
5 October 2006	Heritage PAR (Interim) - [5 October 2006]
11 January 2007	Bushfire Management (Part 1) PAR ( <i>Ministerial</i> ) - [9 November 2006]
20 September 2007	Heritage PAR - [13 September 2007]
4 February 2010	Bushfire (Miscellaneous Amendments) DPA (Interim) ( <i>Ministerial</i> ) - [10 December 2009]
13 January 2011	Bushfires (Miscellaneous Amendments) DPA ( <i>Ministerial</i> ) - [9 December 2010]
22 March 2012	Statewide Wind Farms DPA (Interim) ( <i>Ministerial</i> ) - [19 October 2011] Section 29(2)(b)(ii) Amendment - [22 March 2012]
14 February 2013	Termination of the Statewide Wind Farms DPA ( <i>Ministerial</i> ) and its removal from the Tatiara (DC) Development Plan – [18 October 2012] Statewide Wind Farms DPA ( <i>Ministerial</i> ) – [18 October 2012] Section 29(2)(c) Amendment – [29 November 2012]
24 October 2013	Better Development Plan, Commercial and Rural Living Zones and Miscellaneous DPA – [24 October 2013]

**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 Tatiara.

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

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

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

## Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans.

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

The State Government's broad vision for sustainable land use and the built development of the state is outlined in the **Planning Strategy**. The relevant volume of the Planning Strategy for this Development Plan is the Limestone Coast Region Plan (August 2011).

The Planning Strategy, which covers a full range of social, economic and environmental issues, informs and guides policies both across Government and in local area Development Plans. The Planning Strategy is required under section 22 of the *Development Act 1993* and is updated by the State Government every few years. Local councils also prepare strategic plans which guide the same matters but at a local level. These strategic plans are not, however, development assessment tools: that is the role of Development Plans.

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

## What is Development?

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

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

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

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

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

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

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

## What doesn't a Development Plan do?

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

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

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

## When do you use the Development Plan?

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

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

## How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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

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

## Development Plan Structure Overview

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

Assessment Section	Function
<b>Overlay Section Provisions</b>	<p>These policies are spatially located through the application of specific overlay mapping where there is a envisaged land use outcome or application of appropriate design requirements determined by the locality of the proposed development.</p>
<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>

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

Assessment Section	Function
Concept Plan Maps	<p>Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed.</p> <p>Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.</p>

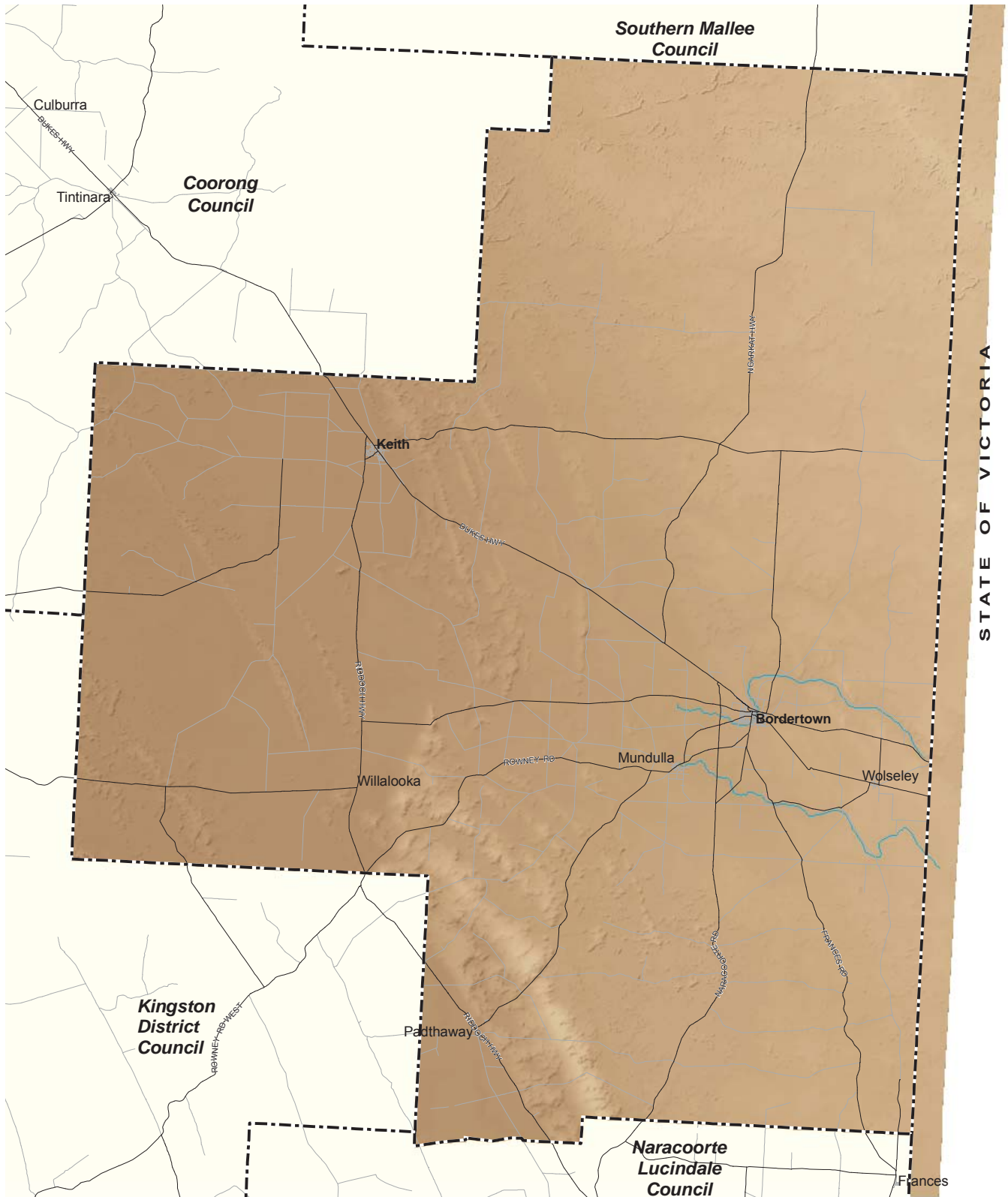
Further info

Contact the [Tatiara District Council](#).

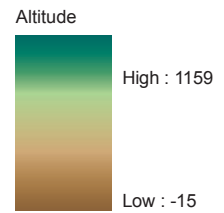
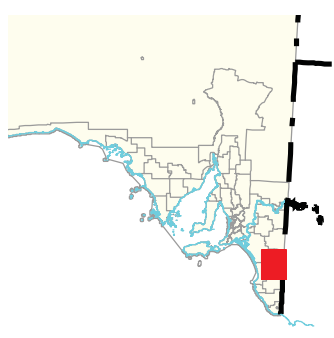
Visit the Department of Planning, Transport and Infrastructure website: [www.dpti.sa.gov.au](http://www.dpti.sa.gov.au).

Discuss your matter with your planning consultant.

Advisory Only



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



# Council Preface Map





# General Section



## Advertisements

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Advertising and/or advertising hoardings should have regard to the design guidelines contained in [Table Tat/2 - Design Guidelines for Advertisements.](#)
- 2 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.
- 3 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:
  - (a) clutter
  - (b) disorder
  - (c) untidiness of buildings and their surrounds
  - (d) driver distraction.
- 4 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.
- 5 The content of advertisements should be limited to information relating to the legitimate use of the associated land.
- 6 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.
- 7 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.
- 8 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.
- 9 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.
- 10 Advertisements should be designed to conceal their supporting advertising hoarding from view.
- 11 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.
- 12 Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.
- 13 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.
- 14 Advertisements in association with, and as part of, tourism developments should conform to the siting and design guidelines set out in [Table Tat/2 - Design Guidelines for Advertisements](#), and in the case of freestanding signs the following characteristics:
- (a) be double sided
  - (b) be sited at right angles or parallel to the alignment of a public road
  - (c) not exceed 3 square metres in area for each display area or 1 square metre in the case of small scale tourist accommodation
  - (d) not exceed 4.5 metres in height
  - (e) be limited to one only advertisement per site
  - (f) not be internally illuminated
  - (g) be related directly to the use of the land on which it is located, or to an approved tourist development.

## Safety

- 15 Advertisements and/or advertising hoardings should not create a hazard by:
- (a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver's perception of the road or persons or objects on the road
  - (b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals
  - (c) distracting drivers from the primary driving task at a location especially where the demands on driver concentration are high
  - (d) obscuring a driver's view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (eg junctions, bends, changes in width, traffic control devices).
- 16 Any internally illuminated advertising signs and/or advertising hoardings which utilise LED, LCD or other similar technologies should be located a minimum of 80 metres from traffic signals, level crossings and other important traffic control devices.

## Freestanding Advertisements

- 17 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.
- 18 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.
- 19 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.
- 20 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

- 21 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

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

## Animal Keeping

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Horse Keeping

- 3 Stables, horse shelters or associated yards should be sited **and designed**:
  - (a) at least 50 metres from a watercourse
  - (b) on land with a slope no greater than 1-in-10
  - (c) **be enclosed by walls of 2 metres minimum height**
  - (d) **have a maximum size of 8 metres by 5 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

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

### Kennels

- 12 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.
- 13 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.

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

#### Land Based Aquaculture

15 Land-based aquaculture and associated components should not be located on land within 500 metres of a defined and zoned township, settlement or urban area.

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

(a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event

(b) prevent pond leakage that would pollute groundwater

(c) prevent the farmed species escaping and entering into any waters

(d) minimise the need for intake and discharge pipes to traverse sensitive environments.

17 Buildings associated with land-based aquaculture should provide enclosed storage areas to accommodate all equipment associated with aquaculture operations in a manner which is integrated with the use of the land.

18 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.

## Building near Airfields

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military aviation requirements of airfields.
- 2 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
  - (a) lighting glare
  - (b) smoke, dust and exhaust emissions
  - (c) air turbulence
  - (d) storage of flammable liquids
  - (e) attraction of birds
  - (f) reflective surfaces (eg roofs of buildings, large windows)
  - (g) materials that affect aircraft navigational aids.
- 3 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 4 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 5 Dwellings should not be located within areas affected by airport noise.
- 6 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 The provision of a safe pedestrian environment within centres which gives high priority to pedestrians, public and community transport.
- 4 Increased vitality and activity in centres through the introduction and integration of housing.
- 5 Development of centres outside of Greater Adelaide in accordance with the following hierarchy:
  - (a) Regional Centre
  - (b) District Centre
  - (c) Town Centre (for smaller towns with a single centre zone)
  - (d) Local Centre (subsidiary centres for towns with a regional or district centre).
- 6 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.
- 7 **Maintain Bordertown, Keith and Padthaway townships as the district's main population and service 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) 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.

#### Arterial Roads

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

#### Retail Development

- 6 Bulky goods outlets located within centres zones should:
  - (a) complement the overall provision of facilities
  - (b) be sited towards the periphery of those centres where the bulky goods outlet has a gross leaseable area of 1500 square metres or more.

## Community Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Crime Prevention

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Design and Appearance

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



## Development Adjacent Heritage Places

- 7 The design of multi-storey buildings should not detract from the form and materials of adjacent State and local heritage places listed in [Table Tat/7 - State Heritage Places](#) or in [Table Tat/6 - Local Heritage Places](#).
- 8 Development on land adjacent to a State or local heritage place, as listed in [Table Tat/7 - State Heritage Places](#) or in [Table Tat/6 - Local Heritage Places](#), should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

## Overshadowing

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

## Visual Privacy

- 10 Development should minimise direct overlooking of habitable rooms and private open spaces of dwellings through measures such as:
  - (a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct
  - (b) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms
  - (c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.
- 11 Permanently fixed external screening devices should be designed and coloured to complement the associated building's external materials and finishes.

## Relationship to the Street and Public Realm

- 12 Buildings (other than ancillary buildings, group dwellings or buildings on allotments with a battle axe configuration) should be designed so that the main façade faces the primary street frontage of the land on which they are situated.
- 13 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 14 Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.
- 15 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 16 The ground floor of mixed use buildings should comprise non-residential land uses.
- 17 In mixed use areas, development facing the street should be designed to activate the street frontage(s):
  - (a) including features that attract people to the locality such as frequent doors and display windows, retail shopfronts and/or outdoor eating or dining areas

- (b) minimising the frontage for fire escapes, service doors, plant and equipment hatches
- (c) avoiding undercroft or ground floor vehicle parking that is visible from the primary street frontage
- (d) using colour, vertical and horizontal elements, roof overhangs and other design techniques to provide visual interest and reduced massing.

18 Where zero or minor setbacks are desirable, development should incorporate shelter over footpaths to enhance the quality of the pedestrian environment.

### Outdoor Storage and Service Areas

19 Outdoor storage, loading and service areas should be:

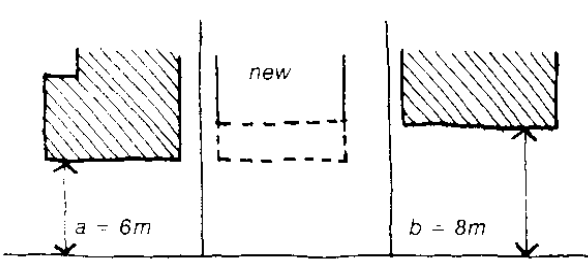
- (a) screened from public view by a combination of built form, solid fencing and/or landscaping
- (b) conveniently located and designed to enable the manoeuvring of service and delivery vehicles
- (c) sited away from sensitive land uses.

### Building Setbacks from Road Boundaries

20 Except in areas where a new character is desired, the setback of buildings from public roads should:

- (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
- (b) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.

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

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

22 Except in areas where a new character is desired or where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

## Energy Efficiency

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### On-site Energy Generation

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

## Forestry

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

## Hazards

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

#### Flooding

- 4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:

- (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
  - (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.
- 6 Development, including earthworks associated with development, should not do any of the following:
- (a) impede the flow of floodwaters through the land or other surrounding land
  - (b) increase the potential hazard risk to public safety of persons during a flood event
  - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
  - (d) cause any adverse effect on the floodway function
  - (e) increase the risk of flooding of other land
  - (f) obstruct a watercourse.
- 7 Within the Tatiara Creek Flood Plain as depicted on the relevant *Overlay Maps - Development Constraints*:
- (a) development should not be located or undertaken within a 1-in-100 year average return interval flood plain unless:
    - (i) it can be demonstrated that the location of any buildings or structures will not significantly adversely affect the level of flood waters on adjoining properties
    - (ii) the finished floor levels of all buildings are at least 300 millimetres above the level of the 1-in-100 year average return interval flood
  - (b) fences, if required, should be designed and located in such a way as to minimise their impact on the cross sectional volume capacity of the Tatiara Creek in the event of a one-in-100-year return period flood
  - (c) the excavation and/or filling of land should be kept to a minimum so as to preserve the natural form of the land and biodiversity significant areas including native vegetation, and should only be undertaken where the capacity of the watercourse is not adversely affected to the detriment of adjoining property owners.

## Bushfire

- 8 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the *Bushfire Protection Area BPA Maps - Bushfire Risk*.
- 9 Development in a Bushfire Protection Area should be in accordance with those provisions of the *Minister's Code: Undertaking development in Bushfire Protection Areas* that are designated as mandatory for Development Plan Consent purposes.
- 10 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.
- 11 Residential, tourist accommodation and other habitable buildings should:
- (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect
  - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation
  - (c) have a dedicated and accessible water supply available at all times for fire fighting.
- 12 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.
- 13 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 14 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.
- 15 Where land division does occur it should be designed to:
- (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
  - (b) minimise the extent of damage to buildings and other property during a bushfire
  - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
  - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 16 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:
- (a) facilitate safe and effective operational use for fire-fighting and other emergency vehicles and residents
  - (b) provide for two-way vehicular access between areas of fire risk and the nearest public road.
- 17 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

## Salinity

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



## Dryland Salinity

- 21 Development, including primary production, should not increase the potential for, or result in an increase in soil salinity, particularly in areas described in [Concept Plan Map Tat/21 - Development Constraints Groundwater Salinity](#).
- 22 Native vegetation should be preserved, maintained and reinstated in areas affected by dryland salinity as described in [Concept Plan Map Tat/21 - Development Constraints Groundwater Salinity](#).
- 23 Primary production activities should be encouraged which increase water uptake by deep rooted perennial vegetation to reduce run-off into low lying areas and entry into the groundwater, and by revegetating with local native species suitable to the site.
- 24 Best practice land management techniques and land uses which mitigate the effects of dryland salinity are encouraged, including but not limited to the following:
  - (a) agro forestry
  - (b) alley farming
  - (c) olive plantations.

## Acid Sulfate Soils

- 25 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
  - (a) natural water bodies and wetlands
  - (b) agricultural or aquaculture activities
  - (c) buildings, structures and infrastructure
  - (d) public health.
- 26 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

- 27 Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.
- 28 Site contamination investigations should occur prior to the **Deferred Urban Zone** being developed for future urban development, to ensure that it is suitable for development of more sensitive land uses.
- 29 Development, including land division within the **Rural Living Zone**, should not occur within 500 metres of the former landfill identified on *Overlay Map Tat/11 – Development Constraints* and *Overlay Map Tat/23 - Development Constraints*, unless site contamination investigations have been undertaken, as necessary, to ensure that it is suitable and safe for development of more sensitive land uses and any building or enclosure that may accumulate landfill gas.

## Containment of Chemical and Hazardous Materials

- 30 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.

- 31 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

- 32 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.
- 33 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.
- 34 Development in areas susceptible to landslip should:
- (a) incorporate split level designs to minimise cutting into the slope
  - (b) ensure that cut and fill and heights of faces are minimised
  - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
  - (d) control any erosion that will increase the gradient of the slope and decrease stability
  - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
  - (f) provide drainage measures to ensure surface stability is not compromised
  - (g) ensure natural drainage lines are not obstructed.

## Heritage Places

### OBJECTIVES

- 1 The conservation of State and local heritage places.
- 2 The continued use, or adaptive 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 spatially located on *Overlay Maps - Heritage* and more specifically identified in [Table Tat/7 - State Heritage Places](#) or in [Table Tat/6 - Local Heritage Places](#) should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:
  - (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the *Table(s)*
  - (b) the structural condition of the place represents an unacceptable risk to public or private safety.
- 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 Multi-storey additions to a State or local heritage place should be compatible with the heritage value of the place through a range of design solutions such as:
- (a) extending into the existing roof space or to the rear of the building
  - (b) retaining the elements that contribute to the building's heritage value
  - (c) distinguishing between the existing and new portion of the building
  - (d) stepping in parts of the building that are taller than the front facade.
- 8 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.
- 9 The division of land adjacent to or containing a State or local heritage place should occur only where it will:
- (a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area
  - (b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally
  - (c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place
  - (d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality
  - (e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.

## Historic Conservation Area

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

### OBJECTIVES

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

### DESIRED CHARACTER

#### Bordertown Area 1

Ensure the protection of the historic character of the area through the retention of the historic buildings and appropriate new development. The area contains a total of seven dwellings which form a cohesive group of buildings with a distinctive character. The dwellings form a cluster of early twentieth century house types including five Federation style houses with asymmetrical plans and multiple decorative gables, three of which have rock-faced sandstone walls, and two have terracotta tiled roofs characteristics of that era. The other two dwellings in the cluster are constructed in a California Bungalow style, with verandah pylons and gables extending to the verandah perimeter. Both of the dwelling styles blend with the rural town setting, with low-pitched roofs and spreading verandahs.

The dwellings reflect a period of growth and prosperity of Bordertown, as they were all built between 1910 and 1930. The policy area straddles the boundary of the 1911 town plan of Bordertown, with the dwellings on the western side of West Terrace being located within the designated parklands of 1911.

The original pattern of land division will be retained as far as possible, maintaining the cohesive form of dwellings on large allotments. The dwellings are built on large allotments and their scale, siting, roof form and pitch, setback and materials contribute to their character. The dwellings have either low or no fences to their principal street frontages and are complemented by attractive tree plantings.

Places identified as contributory to the character of this area will be carefully maintained and conserved. Development and maintenance of these buildings will preserve the historic fabric and be undertaken in a manner appropriate to the style and period of the building.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not be undertaken unless it is consistent with the desired character for the Historic Conservation Area.
- 2 Places such as land, buildings, structures and landscape elements that contribute to the historic character of the area identified on the *Overlay Maps - Heritage* and more specifically identified in the respective [Table Tat/5 - Contributory items](#), should be retained and conserved.

- 3 Development of a contributory item should:
  - (a) not compromise its value to the historic significance of the area
  - (b) retain its present integrity or restore its original design features
  - (c) maintain or enhance the prominence of the original street facade
  - (d) ensure additions are screened by, and/or located to the rear of the building
  - (e) ensure original unpainted plaster, brickwork, stonework, or other masonry is preserved, unpainted.
- 4 New buildings should not be placed or erected between the front street boundary and the facade of contributory items.
- 5 Buildings and structures should not be demolished in whole or in part, unless they are:
  - (a) structurally unsafe and/or unsound and cannot reasonably be rehabilitated
  - (b) inconsistent with the desired character for the Historic Conservation Area
  - (c) associated with a proposed development that supports the desired character for the Historic Conservation Area.
- 6 Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:
  - (a) scale and bulk
  - (b) width of frontage
  - (c) boundary setback patterns
  - (d) proportion and composition of design elements such as roof lines, pitches, openings, verandas, fencing and landscaping
  - (e) colour and texture of external materials
  - (f) visual interest.
- 7 New residential development should include landscaped front garden areas that complement the desired character.
- 8 Front fences and gates should:
  - (a) reflect and conserve the traditional period, style and form of the associated building
  - (b) generally be of low timber pickets, low pier and plinth masonry, wrought iron, brush or masonry
  - (c) be no more than 1.2 metres in height.
- 9 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.
- 10 Advertisements and/or advertising hoardings associated with places and areas of heritage significance should:
  - (a) be of a size, colour, shape and materials that enhances the character of the locality

- (b) not dominate or detract from the prominence of any place and/or area of historic significance.
- 11 Development should respect the existing topography and the relationship of sites to street levels and to adjoining land and not involve substantial cut and/or fill or sites.
- 12 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.

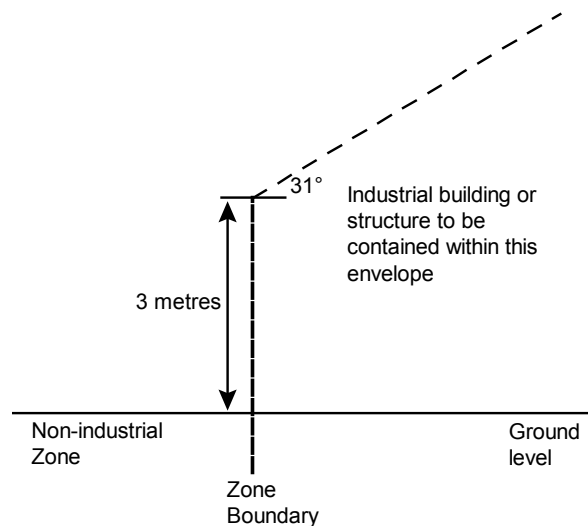
## Industrial Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



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



- (c) contain materials of low reflectivity
  - (d) incorporate design elements to add visual interest
  - (e) avoid large expanses of blank walls.
- 6 Industrial development should minimise significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance-creating impacts.
- 7 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.
- 8 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be set back in one of the following ways:
- (a) in line with the building facade
  - (b) behind the building line
  - (c) behind a landscaped area that softens its visual impact.
- 9 Wineries in rural areas should:
- (a) include at least one of the following activities normally associated with the making of wine:
    - (i) crushing
    - (ii) fermenting
    - (iii) bottling
    - (iv) maturation/cellaring of wine
    - (v) ancillary activities of administration, sale and/or promotion of wine product and restaurant
  - (b) be located within the boundary of a single allotment which adjoins or is on the same allotment as a vineyard
  - (c) process primary produce that is primarily sourced within **the local region**
  - (d) only include a restaurant as an ancillary use to the winery
  - (e) be located not closer than 300 metres to a dwelling or tourist accommodation (that is not in the ownership of the winery applicant) where the crush capacity is equal to or greater than 500 tonnes per annum.

## Infrastructure

### OBJECTIVES

- 1 Infrastructure provided in an economical and environmentally sensitive manner.
- 2 The visual impact of infrastructure facilities minimised.
- 3 The efficient and cost-effective use of existing infrastructure.
- 4 Infrastructure provided without excessive cost to the community.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should only occur where it has access to adequate utilities and services, including:
  - (a) electricity supply
  - (b) water supply
  - (c) drainage and stormwater systems
  - (d) effluent disposal systems
  - (e) formed all-weather public roads
  - (f) telecommunications services
- 2 Development should incorporate any relevant and appropriate social infrastructure, community services and facilities.
- 3 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
- 4 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 5 Development should not occur until adequate and coordinated drainage of the land is provided.
- 6 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 7 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
- 8 Dwellings proposed in areas where no reticulated water supply is available should be equipped with an on-site water storage system of not less than 15 000 litres per bedroom.
- 9 Urban development should have a direct water supply.
- 10 Electricity infrastructure should be designed and located to minimise visual and environmental impacts.
- 11 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.

- 12 Utility buildings and structures should be grouped with non-residential development, where possible.
- 13 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.
- 14 Incompatible uses should not encroach upon the easements of infrastructure corridors for existing and proposed transmission lines.
- 15 In urban areas, electricity supply (except transmission lines) serving new development should be installed underground, excluding lines having a capacity greater than or equal to 33kV.
- 16 Provision should be made for new transmission and distribution substations and overhead major electricity line corridors (having a capacity greater than or equal to 33kV) in areas which have the required buffer distance to protect people and allow for adequate access.
- 17 Land division for the purpose of residential and other sensitive land uses should not occur within electricity line corridors or existing electricity easements unless the resultant allotments are large enough to enable accommodation of safe clearances and expected structures.
- 18 Development should not compromise the viability of transmission line corridors and substation sites identified on [Overlay Map\(s\) - Development Constraints](#).
- 19 Development resulting in the generation of sewage should be connected to the community wastewater management system or sewer, or in the case of development in:
  - (a) Padthaway connected to an appropriate waste treatment system
  - (b) Mundulla and Wolseley connected to an aerobic waste treatment system.
- 20 No part of a septic tank effluent drainage field or any other wastewater disposal area should be:
  - (a) located within 50 metres of a watercourse identified in [Concept Plan Map Tat/19 - Development Constraints Water Resources](#) or a bore, well or dam
  - (b) located on any land with a slope greater than 20 percent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres
  - (c) located on land which is waterlogged, saline, part of a runaway area or likely to be inundated by a 1-in-10 year average return interval flood event.
- 21 Development should comply with AS2885 (*Pipeline Gas and Liquid Petroleum*) to ensure minimum pipeline safety requirements have been met.

#### Area Specific Infrastructure Requirements

- 22 Development, including land division of the Commercial zoned land delineated on [Concept Plan Map Tat/1 - Weir Drive \(Bordertown\)](#), should occur in accordance with that concept plan and should not be undertaken until the following infrastructure works have been completed or legally binding arrangements for their completion are in place:
  - (a) the construction of Weir Drive to the western edge of the 'Subject Area' to a standard suitable for the anticipated traffic volumes
  - (b) the installation of street lighting along Weir Drive to the western edge of the 'Subject Area' to satisfy Australian Standards
  - (c) the augmentation of water, wastewater and electricity infrastructure along Weir Drive to the western edge of the 'Subject Area'

- (d) the upgrade of the intersection of Weir Drive and Ramsay Terrace to a standard suitable for the anticipated traffic volumes.
- 23 Development, including land division of the **Rural Living Zone** or **Deferred Urban Zone** adjacent Weir Drive, Bordertown should not be undertaken until the following infrastructure works have been completed or legally binding arrangements for their completion are in place:
- (a) the construction of Weir Drive to the outermost boundary of the subject land, to a standard suitable for the anticipated traffic volumes
  - (b) the installation of street lighting to the outermost boundary of the subject land to satisfy Australian Standards
  - (c) the augmentation of water, wastewater and electricity infrastructure to the outermost boundary of the subject land.

## Interface Between Land Uses

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
  - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
  - (b) noise
  - (c) vibration
  - (d) electrical interference
  - (e) light spill
  - (f) glare
  - (g) hours of operation
  - (h) traffic impacts.
- 2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.
- 3 Development adjacent to a **Residential Zone** or residential area within a **Township Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.
- 6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.
- 7 Residential development should not be located within:
  - (a) 400 metres of any existing or proposed septic tank effluent drainage ponds
  - (b) 50 metres of the western boundary of the **Industry Zone** at Bordertown.
- 8 Residential development located within 200 metres of a concrete batching plant, should:
  - (a) not prejudice the continued operation of those facilities

(b) be located, designed and developed with suitable separation to address the potential environmental impact arising from the operation of such facilities.

9 Development adjacent the rail corridor should be designed to locate bedrooms, living rooms and private open spaces away from this noise source, or protect these areas with appropriate noise attenuation measures.

### Noise Generating Activities

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

11 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.

12 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.

13 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

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

### Air Quality

14 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.

15 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:

(a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere

(b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.

## Rural Interface

- 16 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.
- 17 Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.
- 18 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 19 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production. **The vegetative planting should include:**
  - (a) a variety of tree and shrub species of differing growth habits, at spacing of 4 to 5 metres for a minimum width of 20 metres
  - (b) species with long, thin and rough foliage to facilitate the more efficient capture of spray droplets
  - (c) a permeable barrier which allows air to pass through the buffer, with a maximum porosity of 50 per cent
  - (d) foliage which is from the plant's base to the crown
  - (e) species which are fast growing and hardy
  - (f) a mature tree height 1.5 times the spray release height or target vegetation height, whichever is higher
  - (g) mature height and width dimensions which do not detrimentally impact upon adjacent cropped land
  - (h) an area of at least 10 metres clear of vegetation or other flammable material to either side of the vegetated area.
- 20 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.
- 21 Development located 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 hours of operation.
- 22 Development located within 500 metres of stock slaughter works, skin drying works or rendering plants, 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 hours of operation.

## Land Division

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



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

### Design and Layout

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

- (b) maintains natural drainage systems
  - (c) faces abutting streets and open spaces
  - (d) does not require the removal of native vegetation to facilitate that development
  - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 9 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 10 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 25 metres wide from the top of the bank of a watercourse and that incorporates land within the 1-in-100 year average return interval flood event area.
- 11 The layout of a land division should keep flood-prone land free from development.
- 12 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:
- (a) contains and retains all watercourses, drainage lines and native vegetation
  - (b) enhances amenity
  - (c) integrates with the open space system and surrounding area.

#### Roads and Access

- 13 Road reserves should be of a width and alignment that can:
- (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users
  - (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors
  - (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street
  - (d) accommodate street tree planting, landscaping and street furniture
  - (e) accommodate the location, construction and maintenance of stormwater drainage and public utilities
  - (f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites
  - (g) allow for the efficient movement of service and emergency vehicles.
- 14 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.
- 15 The layout of land divisions should result in roads designed and constructed to ensure:
- (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points

- (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians
  - (c) that existing dedicated cycling and walking routes are not compromised.
- 16 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
- (a) the size of proposed allotments and sites and opportunities for on-site parking
  - (b) the availability and frequency of public and community transport
  - (c) on-street parking demand likely to be generated by nearby uses.
- 17 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

#### Land Division in Rural Areas

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

## Landscaping, Fences and Walls

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:
  - (a) complement built form and reduce the visual impact of larger buildings (eg taller and broader plantings against taller and bulkier building components)
  - (b) enhance the appearance of road frontages
  - (c) screen service yards, loading areas and outdoor storage areas
  - (d) minimise maintenance and watering requirements
  - (e) enhance and define outdoor spaces, including car parking areas
  - (f) maximise shade and shelter
  - (g) assist in climate control within and around buildings
  - (h) minimise heat absorption and reflection
  - (i) maintain privacy
  - (j) maximise stormwater re-use
  - (k) complement existing vegetation, including native vegetation
  - (l) contribute to the viability of ecosystems and species
  - (m) promote water and biodiversity conservation.
- 2 Landscaping should:
  - (a) include the planting of locally indigenous species, incorporating species listed in [Table Tat/4 - Landscaping Species](#), where appropriate
  - (b) be oriented towards the street frontage
  - (c) result in the appropriate clearance from powerlines and other infrastructure being maintained.
- 3 Landscaping should not:
  - (a) unreasonably restrict solar access to adjoining development

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

## Mineral Extraction

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Separation Treatments, Buffers and Landscaping

- 7 Mining development should be sited, designed and sequenced to protect the amenity of surrounding land uses from environmental nuisance such as dust or vibration emanating from mining operations.
- 8 Mining operations that are likely to impact upon the amenity of the locality should incorporate a separation distance and/or mounding/vegetation between the mining operations (including stockpiles) and adjoining allotments to help minimise exposure to those potential impacts.
- 9 Quarry faces should be orientated away from public view.
- 10 Screening of mining areas should occur in advance of extraction commencing.
- 11 An area of densely vegetated and/or mounded land should be established around the perimeter of mining sites in order to screen excavated land and mineral processing facilities from all of the following:
  - (a) residential areas
  - (b) tourist areas
  - (c) tourist routes
  - (d) scenic routes.
- 12 Screen planting around mining operations should incorporate a mixture of trees and shrubs that:
  - (a) contribute to an attractive landscape
  - (b) suit local soil and climatic conditions
  - (c) are fast growing and/or have a long life expectancy
  - (d) are locally indigenous species.
- 13 Borrow pits for road making materials should:
  - (a) be sited so as to cause the minimum effect on their surroundings
  - (b) not be located on land visible from arterial or scenic roads as shown on *Overlay Maps-Transport*.

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.



- 2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.
- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks and wetlands.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

#### Water Sensitive Design

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

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

#### Water Catchment Areas

- 17 **Protect and enhance the water resources described in [Concept Plan Map Tat/18 - Development Constraints Water Protection](#) and [Concept Plan Map Tat/19 - Development Constraints Water Resources](#).**
- 18 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.
- 19 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.
- 20 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.
- 21 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.
- 22 **Outside of urban areas, buildings and any modifications to the landform should not be located closer than 50 metres to a watercourse identified on [Concept Plan Map Tat/19 - Development Constraints Water Resources](#).**
- 23 **Outside of urban areas, structures, including fencing (other than post and wire fencing) and the filling of land should not take place within 50 metres to a watercourse identified on [Concept Plan Map Tat/19 - Development Constraints Water Resources](#).**

- 24 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse, **within the required 50 metre setback distance**, that is:
- (a) fenced to exclude livestock
  - (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land
  - (c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter run-off so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 25 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:
- (a) adversely affect the migration of aquatic biota
  - (b) adversely affect the natural flow regime
  - (c) cause or contribute to water pollution
  - (d) result in watercourse or bank erosion
  - (e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse.
- 26 The location and construction of dams, water tanks and diversion drains should:
- (a) occur off watercourse
  - (b) not take place in ecologically sensitive areas or on erosion-prone sites
  - (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
  - (d) not negatively affect downstream users
  - (e) minimise in-stream or riparian vegetation loss
  - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)
  - (g) protect ecosystems dependent on water resources.
- 27 Irrigated horticulture and pasture should not increase groundwater induced salinity.
- 28 Development should comply with the current *Environment Protection (Water Quality) Policy*.

### Biodiversity and Native Vegetation

- 29 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 30 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna.
- 31 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:

- (a) provides an important habitat for wildlife or shade and shelter for livestock
  - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
  - (c) provides an important seed bank for locally indigenous vegetation
  - (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
  - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture
  - (f) is growing in, or is characteristically associated with a wetland environment.
- 32 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.
- 33 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
- (a) provision for linkages and wildlife corridors between significant areas of native vegetation
  - (b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff
  - (c) the amenity of the locality
  - (d) bushfire safety
  - (e) the net loss of native vegetation and other biodiversity.
- 34 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 35 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.

- 36 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.
- 37 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.
- 38 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.
- 39 Ecosystems, native vegetation and creek corridors should be protected, maintained and rehabilitated as part of a network of regional corridors, particularly in the areas described in [Concept Plan Map Tat/20 - Development Constraints Conservation Areas](#).
- 40 Enhance biodiversity through rehabilitation of historic wetland systems.
- 41 Development should not result in disturbance to biodiversity conservation including native vegetation, key habitat areas, ecological processes, threatened species and ecological communities.

#### Soil Conservation

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

## Open Space and Recreation

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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



## Orderly and Sustainable Development

### OBJECTIVES

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

### 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 arterial roads shown in *Overlay Maps - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 Development should be undertaken in accordance with the following and Concept Plan Maps:
  - (a) [Concept Plan Map Tat/1 - Weir Drive \(Bordertown\)](#)
  - (b) [Concept Plan Map Tat/2 - South Avenue Mill \(Bordertown\)](#)
  - (c) [Concept Plan Map Tat/3 - Brown Terrace \(Bordertown\)](#)
  - (d) [Concept Plan Map Tat/4 - Commercial Estate Naracoorte Road \(Keith\)](#)
  - (e) [Concept Plan Map Tat/5 - Riddoch Highway \(Keith\)](#)
  - (f) [Concept Plan Map Tat/6 - Industrial Estate \(Bordertown\)](#)

- (g) [Concept Plan Map Tat/7 - Stock Slaughter Works \(Bordertown\)](#)
- (h) [Concept Plan Map Tat/8 - Stock Slaughter Works \(Keith\)](#)
- (i) [Concept Plan Map Tat/9 - South Avenue East \(Bordertown\)](#)
- (j) [Concept Plan Map Tat/10 - South Avenue West \(Bordertown\)](#)
- (k) [Concept Plan Map Tat/11 - Ramsey Terrace \(Bordertown\)](#)
- (l) [Concept Plan Map Tat/12 - Western Drive \(Bordertown\)](#)
- (m) [Concept Plan Map Tat/13 - Ross Avenue \(Keith\)](#)
- (n) [Concept Plan Map Tat/14 - Keith Bennet Street \(Keith\)](#)
- (o) [Concept Plan Map Tat/15- Horse Keeping Policy Area \(Bordertown\)](#)
- (p) [Concept Plan Map Tat/16 - Ramsey Terrace Rural Living \(Bordertown\)](#)
- (q) [Concept Plan Map Tat/17- East Terrace \(Bordertown\)](#)
- (r) [Concept Plan Map Tat/18 - Development Constraints Water Protection](#)
- (s) [Concept Plan Map Tat/19 - Development Constraints Water Resources](#)
- (t) [Concept Plan Map Tat/20 - Development Constraints Conservation Areas](#)
- (u) [Concept Plan Map Tat/21 - Development Constraints Groundwater Salinity.](#)

## Renewable Energy Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Wind Farms and Ancillary Development

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

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

## Residential Development

### OBJECTIVES

- 1 Safe, convenient, sustainable and healthy living environments that meet the full range of needs and preferences of a diverse community.
- 2 A diverse range of dwelling types and sizes available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Medium and high density residential development in areas close to activity centres, public and community transport and public open spaces.
- 4 The revitalisation of residential areas to support the viability of community services and infrastructure.
- 5 Affordable housing, student housing and housing for aged persons provided in appropriate locations.
- 6 Increased affordable housing opportunities through land division and the conversion of buildings to a residential use.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should maximise solar orientation and have the area 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, pedestrian and cycling access and parking
  - (d) water sensitive design systems that enable the storage, treatment and reuse of stormwater.
- 2 Residential allotments should be of varying sizes to encourage housing diversity.

### Design and Appearance

- 3 Dwellings and accommodation at ground floor level should contribute to the character of the locality and create active, safe streets by incorporating one or more of the following:
  - (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for occupants
  - (b) individual entries for ground floor accommodation
  - (c) opportunities to overlook adjacent public space.
- 4 Residential development should be designed to ensure living rooms have an external outlook.
- 5 Entries to dwellings or foyer areas should be clearly visible from the street, or access ways that they face to enable visitors to easily identify individual dwellings.

### Garages, Carports and Outbuildings

- 6 Garages, carports and residential outbuildings should have a roof form and pitch, building materials and detailing that complements the associated dwelling.

- 7 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.
- 8 **Unless stipulated by the Zone provisions**, garages, carports and residential outbuildings should not dominate the streetscape and be designed within the following parameters:

Parameter	Value
Maximum floor area	60 square metres
Maximum wall height	3 metres
Maximum building height	5 metres
Minimum setback from a primary road frontage	Garages and carports sited no closer to the primary road frontage than any part of its associated dwelling and in any other case, be set back a minimum of 5.5 metres  Outbuildings should not protrude forward of any part of its associated dwelling
Minimum setback from a secondary road frontage	0.9 metres or in line with the existing dwelling
Maximum length along the boundary	8 metres or 50 per cent of the length along that boundary (which ever is the lesser)
Maximum frontage width of garage or carport with an opening facing a rear access lane	No maximum
Maximum frontage width of garage or carport with an opening facing the street	Less than 50 per cent of the allotment frontage

### Site Coverage

- 9 Site coverage should ensure sufficient space is provided for:
- (a) pedestrian and vehicle access and vehicle parking
  - (b) domestic storage
  - (c) outdoor clothes drying
  - (d) rainwater tanks
  - (e) private open space and landscaping
  - (f) convenient storage of household waste and recycling receptacles.

### Private Open Space

- 10 Private open space (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 a habitable room of the dwelling
  - (b) to be generally at ground level (other than for residential flat buildings) and 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 adjacent sites
- (f) to have a northerly aspect to provide for comfortable year round use
- (g) not to be significantly shaded during winter by the associated dwelling or adjacent development
- (h) to be partly shaded in summer
- (i) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality
- (j) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

11 Dwellings at ground level should provide private open space in accordance with the following table:

<b>Site area per dwelling (square metres)</b>	<b>Minimum area excluding any area at ground level at the front of the dwelling (square metres)</b>	<b>Minimum dimension (metres)</b>	<b>Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres)</b>
>500	80, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	24
300-500	60, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	16
<300	24, of which 8 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	3	16

- 12 Private open space should not include driveways, effluent drainage areas, rubbish bin storage areas, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space.
- 13 Private open space at ground level should be designed to provide a consolidated area of deep soil (an area of natural ground which excludes areas where there is a structure underneath, pools and non-permeable paved areas) to:
- (a) assist with ease of drainage
  - (b) allow for effective deep planting
  - (c) reduce urban heat loading and improve micro-climatic conditions around sites and buildings.

- 14 Dwellings located above ground level should provide private open space in accordance with the following table:

Dwelling type	Minimum area of private open space
Studio (where there is no separate bedroom)	No minimum requirement
One bedroom dwelling	8 square metres
Two bedroom dwelling	11 square metres
Three + bedroom dwelling	15 square metres

- 15 Private open space located above ground level should have a minimum dimension of 2 metres and be directly accessible from a habitable room.
- 16 Private open space may be substituted for the equivalent area of communal open space where:
- at least 50 per cent of the communal open space is visually screened from public areas of the development
  - ground floor communal space is overlooked by habitable rooms to facilitate passive surveillance
  - it contains landscaping and facilities that are functional, attractive and encourage recreational use.

#### Communal Open Space

- 17 Communal open space should be shared by more than one dwelling, not be publicly accessible and exclude:
- private open space
  - public rights of way
  - private streets
  - parking areas and driveways
  - service and storage areas
  - narrow or inaccessible strips of land.
- 18 Communal open space should only be located on elevated gardens or roof tops where the area and overall design is useful for the recreation and amenity needs of residents and where it is designed to:
- address acoustic, safety, security and wind effects
  - minimise overlooking into habitable room windows or onto the useable private open space of other dwellings
  - facilitate landscaping and food production
  - be integrated into the overall facade and composition of buildings.

#### Visual Privacy

- 19 Except for buildings of 3 or more storeys, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.5 metres or permanent screens having a height of 1.5 metres above finished floor level.



## Noise

- 20 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid nuisance to adjoining landowners and occupiers.
- 21 External noise and artificial light intrusion into bedrooms should be minimised by separating or shielding these rooms from:
  - (a) active communal recreation areas, parking areas and vehicle access ways
  - (b) service equipment areas and fixed noise sources on the same or adjacent sites.

## Site Facilities and Storage

- 22 Site facilities for group dwellings, multiple 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 (for developments containing more than 6 dwellings)
  - (c) household waste and recyclable material storage areas away from dwellings.

## Affordable Housing

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

## Dependent Accommodation

- 24 Dependent accommodation (i.e. accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
  - (a) the site is of adequate size and configuration
  - (b) the accommodation has a small floor area relative to the associated main dwelling(s)
  - (c) adequate outdoor space of a minimum of 20 square metres is provided for the use of all occupants
  - (d) adequate on-site car parking is provided by one additional car parking space being provided on the site
  - (e) the building is designed to, and comprises colours and materials that will, complement the associated dwelling.

## Temporary Accommodation

- 25 Buildings in the nature of a garage, shed or similar outbuilding should not be used as or converted into a dwelling for permanent residential use. Such buildings should only be temporarily used for residential purposes on land where:
  - (a) a permanent dwelling on the land has been approved and the footings for the dwelling have been poured
  - (b) the residential use will be for a period not exceeding 12 months
  - (c) the building is in good repair and condition
  - (d) there is a satisfactory water supply and waste disposal system connected or ancillary to the building.

- 26 Caravans, tents or motor homes should not be used for residential purposes, unless located within the **Caravan and Tourist Park Zone** or where they satisfy either (a) or (b):
- (a) where a dwelling exists on the allotment and where the caravan or motor home:
    - (i) is under occupation directly associated with that dwelling
    - (ii) is in good repair and condition
    - (iii) is connected to a lawfully approved waste disposal system
  - (b) where a dwelling does not exist on the allotment but where:
    - (i) a permanent dwelling has been approved and the footings for the dwelling have been poured
    - (ii) the residential use will be for a period not exceeding 12 months
    - (iii) the caravan or motor home is in good repair and condition
    - (iv) there is a satisfactory water supply and waste disposal system connected or ancillary to the caravan or motor home.
- 27 Short term tourist accommodation predominantly in the form of caravan or motor home should only be established outside of the **Caravan and Tourist Park Zone**, where:
- (a) the allotment has a minimum site area of 800 square metres and maximum 2000 square metres
  - (b) is not be located on consecutive or adjoining allotments
  - (c) the site area per caravan/motor home should be 250 square metres
  - (d) a maximum of 6 caravans or motor homes are accommodated at any one time
  - (e) the setback of any permanent structure shall be 7 metres from the front boundary and 3 metres from a side and rear boundary
  - (f) each caravan or mobile home site has a separate amenities facility, which is connected to a satisfactory water supply and a lawfully approved waste disposal system
  - (g) comprises landscaping along front property boundary to a minimum width of 5 metres
  - (h) comprises landscaping along the side and rear properties boundaries to a minimum width of 2 metres
  - (i) the length of tenancy does not exceed 6 months

#### Swimming Pools and Outdoor Spas

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

## Short-Term Workers Accommodation

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Accommodation intended to be occupied on a temporary basis by persons engaged in employment relating to the production or processing of primary produce including minerals should be located within existing townships or within primary production areas, where it directly supports and is ancillary to legitimate primary production activities or related industries.
- 2 Buildings used for short-term workers accommodation should:
  - (a) be designed and constructed to enhance their appearance
  - (b) provide for the addition of a carport, verandas or pergolas as an integral part of the building
  - (c) where located outside of townships, not jeopardise the continuation of primary production on adjoining land or elsewhere in the zone
  - (d) be supplied with service infrastructure such as power, water, and effluent disposal sufficient to satisfy the living requirements of workers
  - (e) have a setback of:
    - (i) 7 metres to the primary street frontage in urban areas
    - (ii) 50 metres in rural areas
    - (iii) 100 metres from an arterial road
  - (f) have a maximum floor area of 50 per cent
  - (g) be supplied with outdoor living space for the exclusive use and enjoyment of workers.
- 3 Short-term workers accommodation should not be adapted or used for permanent occupancy.
- 4 A common amenities building should be provided for temporary forms of short-term accommodation such as caravan and camping sites.

## Siting and Visibility

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 2 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
- 3 Buildings should be sited in unobtrusive locations and, in particular, should:
  - (a) be grouped together
  - (b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads
- 4 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:
  - (a) sited below the ridgeline
  - (b) sited within valleys or behind spurs
  - (c) sited in such a way as to not be visible against the skyline when viewed from public roads,
  - (d) set well back from public roads, particularly when the allotment is on the high side of the road,.
- 5 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:
  - (a) the profile of buildings should be low and the 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.
- 6 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.
- 7 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land or the harvesting of wind resources for the generation of renewable energy.

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

## Sloping Land

### OBJECTIVES

- 1 Development on sloping land designed to minimise visual impacts, minimise impacts on the natural environment and protect soil stability and water quality.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development and associated driveways and access tracks should be sited and designed to integrate with the natural topography of the land and minimise the need for earthworks.
- 2 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:
  - (a) minimises their visual impact
  - (b) reduces the bulk of the buildings and structures
  - (c) minimises the extent of cut and/or fill
  - (d) minimises the need for, and the height of, retaining walls
  - (e) does not cause or contribute to instability of any embankment or cutting
  - (f) avoids the silting of watercourses
  - (g) protects development and its surrounds from erosion caused by water 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.

## Supported Accommodation, Housing for Aged Persons and People with Disabilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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



# Telecommunications Facilities

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

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

## Tourism Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

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

#### Tourism Development Outside Townships

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

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

#### Residential Parks and Caravan and Tourist Parks

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

## Transportation and Access

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Movement Systems

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

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

### Cycling and Walking

- 15 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.
- 16 Development should provide access, and accommodate multiple route options, for pedestrians and cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves, and sport and recreation areas
- 17 New developments should give priority to and not compromise existing designated bicycle routes.
- 18 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.
- 19 Development should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:
  - (a) showers, changing facilities and secure lockers
  - (b) signage indicating the location of bicycle facilities
  - (c) bicycle parking facilities

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

#### Access

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

(f) bus stops.

28 Driveways, access tracks and parking areas should be designed and constructed to:

- (a) follow the natural contours of the land
- (b) minimise excavation and/or fill
- (c) minimise the potential for erosion from surface runoff
- (d) avoid the removal of existing vegetation
- (e) be consistent with *Australian Standard AS: 2890 - Parking facilities*.

#### Access for People with Disabilities

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

#### Vehicle Parking

30 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with [Table Tat/1 - Off Street Vehicle Parking Requirements](#).

31 Development involving the provision of fewer car parking spaces than those prescribed in [Table Tat/1 - Off Street Vehicle Parking Requirements](#) should only occur where:

- (a) a smaller than expected number of employees can be reasonably anticipated
- (b) the relatively low-intensity of the activity will generate a lesser parking demand than commonly expected from the activity
- (c) the proposed car parking area is located within proximity to an existing public car park having unused capacity
- (d) opportunities are provided for shared use of an adjoining car parking area where the development to be served has complementary periods of maximum occupancy and traffic generation.

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

33 Vehicle parking areas should be sited and designed to:

- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
- (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
- (c) not inhibit safe and convenient traffic circulation
- (d) result in minimal conflict between customer and service vehicles
- (e) avoid the necessity to use public roads when moving from one part of a parking area to another
- (f) minimise the number of vehicle access points onto public roads
- (g) avoid the need for vehicles to reverse onto public roads



- (h) where practical, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
  - (i) not dominate the character and appearance of a site when viewed from public roads and spaces
  - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas
  - (k) include infrastructure such as underground cabling and connections to power infrastructure that will enable the recharging of electric vehicles.
- 34 Where vehicle parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to users.
- 35 Vehicle parking areas that are likely to be used during non-daylight hours should provide floodlit entry and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the parking area.
- 36 Vehicle parking areas should be sealed or paved to minimise dust and mud nuisance.
- 37 To assist with stormwater detention and reduce heat loads in summer, outdoor vehicle parking areas should include landscaping .
- 38 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.
- 39 On-site visitor parking spaces should be sited and designed to:
- (a) not dominate internal site layout
  - (b) be clearly defined as visitor spaces not specifically associated with any particular dwelling
  - (c) be accessible to visitors at all times.

#### Vehicle Parking for Residential Development

- 40 On-site vehicle parking should be provided having regard to:
- (a) the number, nature and size of proposed dwellings
  - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
  - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.
- 41 Vehicle parking areas servicing more than one dwelling should be of a size and location to:
- (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
  - (b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area
  - (c) reinforce or contribute to attractive streetscapes.
- 42 The provision of ground level vehicle parking areas, including garages and carports (other than where located along a rear lane access way), should:
- (a) not face the primary street frontage

- (b) be located to the rear of buildings with access from a shared internal laneway
- (c) ensure vehicle park entries are recessed at least 0.5 metres behind the main face of the building.

#### Undercroft and Below Ground Garaging and Parking of Vehicles

- 43 Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:
- (a) the overall height and bulk of the undercroft structure does not adversely impact on streetscape character of the locality or the amenity of adjacent properties
  - (b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles
  - (c) driveway gradients provide for safe and functional entry and exit
  - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
  - (e) openings to undercroft areas are integrated with the main building so as to minimise visual impact
  - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
  - (g) the overall streetscape character of the locality is not adversely impaired (e.g. visual impact, building bulk, front setbacks relative to adjacent development).
- 44 In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.

## 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 as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).
- 4 Untreated waste should not be discharged to the environment, and in particular to any water body.
- 5 Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.
- 6 Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:
  - (a) screened and separated from adjoining areas
  - (b) located to avoid impacting on adjoining sensitive environments or land uses
  - (c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system
  - (d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water

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

### Wastewater

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

### Waste Treatment Systems

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

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

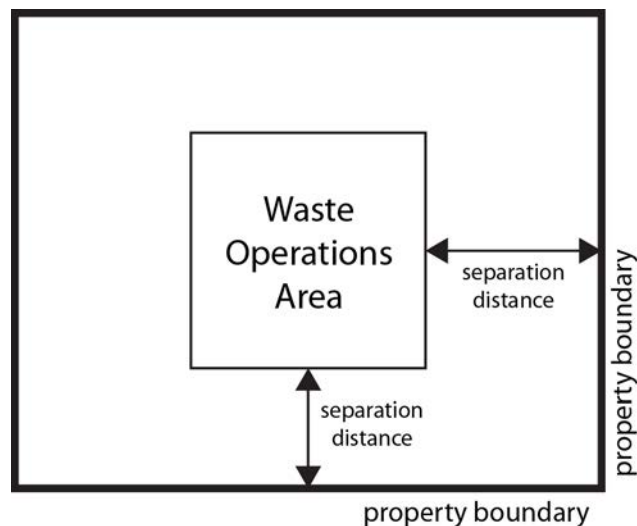
## Waste Management Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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

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



# Zone Section



## Bulk Handling Zone

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

### OBJECTIVES

- 1 A zone in which agricultural and other commodities are received, stored and dispatched in bulk.
- 2 Buildings and structures screened from adjoining areas by landscaping, using locally indigenous plant species where possible.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulk handling and storage facility
  - office and workers' amenities (operating as an adjunct to a bulk handling use of the site)
  - road transport terminal (excluding Bordertown and the Mill Policy Area 1)
  - value-adding industries associated with bulk commodities.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development unrelated to facilities associated with the reception, storage and dispatch of agricultural and other commodities in bulk, or value-adding industries processing such commodities, should not occur.
- 4 Development should not impede the on-going operation of facilities associated with the handling and storage of bulk commodities.

#### Form and Character

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

## Mill Policy Area 1

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

### OBJECTIVES

- 1 A policy area in which grain and other commodities are received, stored and processed.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - bulk handling and storage facility
  - office and workers' amenities (operating as an adjunct to a bulk handling use of the site)
  - value-adding industry associated with bulk commodities
  - warehouse.

#### Form and Character

- 2 Development within the policy area should be undertaken in accordance with the [Concept Plan Map Tat/2 - South Avenue Mill \(Bordertown\)](#).
- 3 Development of facilities for the storage and processing of grain and other commodities, should have:
  - (a) access to the site from Pigeon Flat Road
  - (b) no access from Ramsay Terrace
  - (c) an all-weather surface, comprised of bitumen, asphalt, concrete or brick paving to the principal access, manoeuvring and parking areas on the site
  - (d) an all-weather surface to all other access roads, manoeuvring, parking and storage areas so as to minimise the generation of dust
  - (e) entrance gates that are set-back from the road to accommodate queuing vehicles
  - (f) landscaping established around the perimeter and within the site for the purpose of providing shade and shelter and to assist with screening and dust filtration, to a minimum width of 15 metres
  - (g) perimeter security fencing and access gates of black mesh material not less than 2.1 metres high, and should wherever possible be constructed on or behind the building line or behind the landscaping strip
  - (h) vehicle circulation between elements on the site restricted to the site of the development
  - (i) the best available technology economically achievable to minimise potential environmental impacts on adjoining sensitive land uses.
- 4 There should be no open storage, or other uses of land located or carried on where such storage or use would present an untidy appearance as viewed from public roads and adjacent zones.
- 5 New buildings and structures should be set-back not less than 20 metres from Ramsay Terrace, Pigeon Flat Road and South Avenue.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	
Educational establishment	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Land division where located within the <b>Mill Policy Area 1</b>	Except where all the allotments created by the land division are in excess of 5 hectares.
Motel	
Motor repair station	
Nursing home	
Petrol filling station	
Place of worship	
Pre-school	
Residential flat building	
Shop	
Special industry	
Tourist accommodation	
Waste reception, storage, treatment or disposal	
Wrecking yard	

## Public Notification

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

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

Category 1	Category 2
Any development where located within the <b>Mill Policy Area 1</b> that does not constitute a development of environmental or major environmental significance (activities listed in either Schedule 21 or 22 of the <i>Development Regulations 2008</i> )	Any development where located within the <b>Mill Policy Area 1</b> which constitute a development of environmental or major environmental significance (activities listed in either Schedule 21 or 22 of the <i>Development Regulations 2008</i> )
Bulk handling and storage facilities except in Bordertown or <b>Mill Policy Area 1</b>	Bulk handling and storage facilities in Bordertown or <b>Mill Policy Area 1</b>
Seed and grain cleaning facilities	Road transport terminal where located within Bordertown, or within the <b>Mill Policy Area 1</b>

## Caravan and Tourist Park Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

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

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

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

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

- 6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

#### Car Parking and Access

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

#### Street and Boundary Setbacks

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

#### Natural Hazards

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

#### Land Division

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

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

<b>Form of Development</b>	<b>Exceptions</b>
Amusement machine centre	
Bus depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to tourist accommodation.
Consulting room	
Crematorium	



Form of Development	Exceptions
Dairy	
Dam	
Dwelling	Except for a manager' residence in association with and ancillary to tourist accommodation.
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	Except where in association with and ancillary to tourist accommodation.
Industry	
Intensive animal keeping	
Land division which results in the creation of additional allotment(s) either wholly or partly within the zone.	Except where a lease or licence agreement is made, granted or accepted under the <i>Residential Parks Act 2007</i> .
Marina	
Motor repair station	
Nursing home	
Office	Except where in association with and ancillary to tourist accommodation.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Road transport terminal	
Service trade premises	

Form of Development	Exceptions
Shop or group of shops	Except where it is both: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

#### Public Notification

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

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

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

## Commercial Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

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

As the Dukes Highway and Riddoch Highway are major tourist routes and represent the first impressions of many travellers passing through Bordertown and Keith, it is important that development along the Highways is constructed to a high standard, with well-defined entries, site landscaping and limited, but clearly visible signage.

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods outlet
  - consulting room
  - fuel depot
  - light industry
  - motel
  - motor vehicle related business other than wrecking yard
  - office
  - petrol filling station
  - restaurant with a gross leasable area less than 450 square metres
  - service trade premises
  - shop with a gross leasable area less than 450 square metres
  - store
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 Shops, other than a bulky goods outlet, and restaurant, should have a gross leasable area less than 450 square metres.

## Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 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.
- 7 Building facades, excluding moveable grain silos, facing a non-industrial zone, public road, or public open space should:
  - (a) use a variety of building finishes
  - (b) not consist solely of metal cladding
  - (c) have roofing material of new pre-colour coated or pre-painted metal sheeting, painted zincalume or painted galvanised iron, for roof pitches exceeding 10 degrees
  - (d) may utilise zincalume or galvanised iron roofing material where the roof pitch is less than 10 degrees
  - (e) contain materials of low reflectivity
  - (f) incorporate design elements to add visual interest
  - (g) avoid large expanses of blank walls.
- 8 Landscaping should:
  - (a) be provided to at least 5 percent of the site
  - (b) be established along the boundaries with all public roads and at least one side boundary
  - (c) be a minimum width of 2 metres
  - (d) be established in front of security fences, wherever possible.
- 9 Wherever practical, security fences should be constructed on or behind the building line or behind the front landscaping strip.
- 10 There should be no open storage, or other uses of land located or carried on where such storage or use would present an untidy appearance as viewed from public roads and adjacent zones.
- 11 Development which require a high degree of exposure and convenient access to an arterial road, such as motels, petrol filling stations and associated shops and restaurants, retail showrooms and service trade premises should:
  - (a) provide vehicle access via a side road or service road, in preference to direct access to the arterial road

- (b) be designed to a high standard and complemented with extensive landscaping to screen parking and storage facilities.
- 12 Freestanding advertisements and/or advertising hoardings should be:
- (a) limited to only one primary advertisement per site or complex
  - (b) not exceed an overall height of 7 metres
  - (c) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 1 Brown Terrace (Bordertown)

- 13 Development in precinct south of Brown Terrace, Bordertown should be in accordance with the [Concept Plan Map Tat/3 - Brown Terrace \(Bordertown\)](#).
- 14 Development should:
- (a) be primarily developed for small scale light industries, service trade premises and other small scale business enterprises
  - (b) serve the local community
  - (c) is consistent with the character of the locality
  - (d) does not detrimentally impact on the amenity of nearby residents.

### Precinct 2 Weir Drive (Bordertown)

- 15 Development of land to the south of Dukes Highway and north of Weir Drive, Bordertown, should:
- (a) be in accordance with the [Concept Plan Map Tat/1 - Weir Drive \(Bordertown\)](#)
  - (b) not gain access direct to/from Dukes Highway.

### Precinct 3 Naracoorte Road (Keith)

- 16 Development of land to the north of Naracoorte Road and east of the Riddoch Highway, Keith should be in accordance with the [Concept Plan Map Tat/4 - Commercial Estate Naracoorte Road \(Keith\)](#).

### Precinct 4 Riddoch Highway (Keith)

- 17 Development of land to the east of Riddoch Highway, Keith should be in accordance with the [Concept Plan Map Tat/5 - Riddoch Highway \(Keith\)](#).

### Land Division

- 18 Land division should create allotments that vary in size and are suitable for a variety of commercial activities.

## 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	
Educational establishment	
Farm building	
Farming	
General industry	
Horticulture	
Hospital	
Intensive animal keeping	
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Shop or group of shops	Except where it achieves one of the following: (a) the gross leasable area is less than 450 square metres (b) the shop is a bulky goods outlet (c) it is a restaurant.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment, or disposal	
Winery	
Wrecking yard	

## Public Notification

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

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

Category 1	Category 2
Bulky goods outlet	
Fuel depot	
Motel	
Restaurant	
Service trade premises	

## Community Zone

Refer to the [Map Reference Tables](#) 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.

### 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
  - hall
  - health facility
  - hospital
  - library
  - office associated with community service
  - place of worship
  - public administration office
  - recreation centre
  - theatre
  - welfare institution.
- 2 Development listed as non-complying is generally inappropriate.
- 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.



## Recreation Policy Area 2

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

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

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

#### Land Division

- 4 No additional allotments should be created wholly or partly within the policy area.

## 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
Buildings situated in the Tatiara Creek Flood Plain as depicted by the relevant <i>Overlay Maps - Development Constraints</i>	Except where the finished floor level is more than 300 millimetres above the level of a one-in-100-year return period flood
Consulting room where located within the <b>Recreation Policy Area 2</b>	
Crematorium where located within the <b>Recreation Policy Area 2</b>	
Dwelling where located within the <b>Recreation Policy Area 2</b>	
Fuel depot	
Hospital where located within the <b>Recreation Policy Area 2</b>	
Horticulture	
Industry	
Intensive animal keeping	
Land division where located within the <b>Recreation Policy Area 2</b>	Except where no additional allotments are created partly or wholly within the policy area.
Motel where located within the <b>Recreation Policy Area 2</b>	
Major public service depot	
Motor repair station	
Nursing home where located within the <b>Recreation Policy Area 2</b>	
Office where located within the <b>Recreation Policy Area 2</b>	Except where associated with community or recreation facilities.
Petrol filling station	
Place of worship	
Residential flat building where located within the <b>Recreation Policy Area 2</b>	
Road transport terminal	
Service trade premises	

Form of development	Exceptions
Shop or group of shops	Except where one of the following applies: (a) the gross leasable area is less than 250 square metres and outside the <b>Recreation Policy Area 2</b> (b) the gross leasable area is less than 80 square metres and within the <b>Recreation Policy Area 2</b> .
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

#### Public Notification

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

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

Category 1	Category 2
	Consulting rooms located outside of the <b>Recreation Policy Area 2</b>

## Conservation Zone

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

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

- 3 Development should use the following measures to avoid impacting detrimentally on the natural environment, processes and/or conservation qualities of land in the zone:
  - (a) minimising the extent of earthworks
  - (b) minimising the extent of vehicle access servicing that development
  - (c) minimising the extent of locally indigenous vegetation removal
  - (d) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines
  - (e) screening the visual impact by planting locally indigenous species having due regard to bushfire risk
  - (f) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape;
- 4 Where public access is necessary in the zone, the construction of recreational trails and appropriate fencing such as post and wire should be provided to control the movement of the public whilst minimising the impact on biodiversity.
- 5 Signage should only be installed where it is relevant to the conservation values and promotion of the objectives of the zone, and should be:
  - (a) restricted to those needed for direction, identification and interpretation

- (b) discrete in design, colour and of a size of no more than 2 square metres.

#### Land Division

- 6 Boundary realignments should not occur unless to assist in the management of native vegetation.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 5 Ngarkat Conservation Park

- 7 Development may be developed for primary production in a sustainable manner.
- 8 Development should minimise impacts to the adjoining conservation park by:
- (a) avoiding disturbance and unnecessary loss or damage to biodiversity
  - (b) not give rise to pest plant or disease infestation of areas of native vegetation
  - (c) not give rise to increased numbers of cats, dogs and pest animals
  - (d) use locally indigenous species in all landscaping and revegetation programs.

## PROCEDURAL MATTERS

### Complying Development

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

No other forms of development are complying in the zone.

### Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where in association with conservation works or tourist information purposes.
Amusement machine centre	
Bus depot	
Buildings situated in the Tatiara Creek Flood Plain as depicted by the relevant <i>Overlay Maps - Development Constraints</i>	Except where the finished floor level is more than 300 millimetres above the level of a 1-in-100 year average return interval flood.
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	

Form of development	Exceptions
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering one or more of the following: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> .
Educational establishment	
Electricity substation	
Fuel depot	
Horse keeping	
Horticulture	Except where located in <b>Precinct 5 Ngarkat Conservation Park</b> .
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i> .
Petrol filling station	
Place of worship	
Pre-school	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	

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

#### Public Notification

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

## Deferred Urban Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone is located to the west of an existing **Rural Living Zone** in Bordertown.

Urban expansion will accommodate residential development, which is anticipated in the form of rural living allotments in a variety of sizes. Rural living development will not occur within the zone until existing rural living land within Bordertown has been substantially developed. Notionally, the land should not be rezoned for urban purposes until 60% of rural living allotments in Bordertown are committed to dwelling construction.

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

Development of this area will utilise Weir Drive as its principal access and have limited access from Cannawigara Road and no access from Meatworks Road. Weir Drive will require construction to appropriate standards to accommodate all vehicles anticipated to use the area, and such infrastructure will be provided by the developer.

Siting and design of future rural residential allotments and dwellings will incorporate suitable buffers from existing industrial and rural land uses.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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



## Form and Character

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

## Land Division

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

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	
Amusement machine centre	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that does not result in more than one dwelling on an allotment.
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	

Form of development	Exceptions
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

#### Public Notification

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

## Industry Zone

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

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

- 3 Development should be set back at least 8 metres from any road frontage, except where fronting a road identified on *Overlay Maps - Transport*.
- 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 8 metres of the secondary street alignment
  - (d) where the rear boundary of an allotment adjoins Meatworks Road by-pass or the Dukes Highway, the rear setback should be 8 metres.
- 5 Development should have a maximum site coverage of 50 per cent.
- 6 Landscaping should:
  - (a) be provided to at least 5 per cent of the site
  - (b) be established along the boundaries with all public roads and at least one side boundary
  - (c) be a minimum width of 2 metres
  - (d) be established in front of security fences, wherever possible

- 7 Wherever practical, security fences should be constructed on or behind the building line or behind the front landscaping strip.
- 8 Building facades, excluding moveable grain silos, facing a non-industrial zone, public road, or public open space should:
  - (a) use a variety of building finishes
  - (b) not consist solely of metal cladding
  - (c) have roofing material of new pre-colour coated or pre-painted metal sheeting, painted zincalume or painted galvanised iron, for roof pitches exceeding 10 degrees
  - (d) may utilise zincalume or galvanised iron roofing material where the roof pitch is less than 10 degrees
  - (e) contain materials of low reflectivity
  - (f) incorporate design elements to add visual interest
  - (g) avoid large expanses of blank walls.
- 9 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.
- 10 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 11 Advertisements and advertising hoardings should not include any of the following:
  - (a) flashing or animated signs
  - (b) bunting, streamers, flags, or wind vanes
  - (c) roof-mounted advertisements projected above the roofline
  - (d) parapet-mounted advertisements projecting above the top of the parapet
  - (e) an area exceeding 10 per cent of the total surface area of a wall which is oriented to a public road or public open space.
- 12 Portable signs should not exceed an advertisement area of 3 square metres per side.
- 13 Freestanding advertisements and/or advertising hoardings should be:
  - (a) limited to only one primary advertisement per site or complex
  - (b) not exceed an overall height of 7 metres
  - (c) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.

#### Land Division

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

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

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 6 Industrial Estate (Bordertown)

- 15 Development to the south of Cannawigara Road and east of Meatworks Road, Bordertown, should be in accordance with the [Concept Plan Map Tat/6 - Industrial Estate \(Bordertown\)](#).

## Infrastructure Policy Area 3

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

### OBJECTIVES

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

### DESIRED CHARACTER

This policy area will accommodate wastewater treatment, storage lagoons and associated constructed wetlands and infrastructure, which form part of the Community Wastewater Management Scheme servicing Bordertown.

This policy area will be surrounded by rural land capable of using treated effluent for woodcutting, agriculture and horticulture.

Existing mature stands of vegetation in the vicinity of Tatiara Creek will be retained, and further re-vegetation of this watercourse with locally indigenous species will be carried out in conjunction with the use of adjacent land for agriculture and horticulture.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - drainage system, including stormwater retention basin
  - electricity substation
  - landfill
  - methane extraction plant
  - public service depot
  - rail infrastructure
  - sewerage infrastructure
  - waste transfer depot.

#### Land Use

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Augmentation of the existing effluent lagoons should be by way of a series of constructed wetlands, designed so that no treated effluent from within this system re-enters Tatiara Creek.
- 3 Dwellings should not be constructed within a 400 metre radius of the effluent ponds.

## Land Division

- 4 Land should not be divided unless it is for the purposes of:
  - (a) creating a separate allotment, or allotments, to accommodate the common effluent drainage ponds and associated constructed wetlands
  - (b) rationalising existing allotment boundaries such that no additional allotments are created
  - (c) creating a separate title around the existing dwelling and associated outbuildings.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding where it is located within the <b>Infrastructure Policy Area 3</b>	
Amusement machine centre	
Community centre	
Buildings within the <b>Infrastructure Policy Area 3</b> situated in the Tatiara Creek Flood Plain as depicted by the relevant <i>Overlay Maps - Development Constraints</i>	Except where the finished floor level is more than 300 millimetres above the level of a one-in-100-year return period flood
Consulting room	
Dairy where it is located within the <b>Infrastructure Policy Area 3</b>	
Dwelling	Except where: <ul style="list-style-type: none"> <li>(a) located outside the <b>Infrastructure Policy Area 3</b></li> <li>(b) ancillary to and in association with industrial development</li> <li>(c) located on the same allotment.</li> </ul>
Educational establishment	Except where: <ul style="list-style-type: none"> <li>(a) located outside the <b>Infrastructure Policy Area 3</b></li> <li>(b) ancillary to and in association with industrial development</li> <li>(c) located on the same allotment.</li> </ul>
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Land division where it is located within the <b>Infrastructure Policy Area 3</b>	Except where <b>one of the following applies:</b> <ul style="list-style-type: none"> <li>(a) no additional allotments are created partly or wholly within the zone</li> <li>(b) a separate allotment or allotments are created to accommodate the common effluent drainage ponds and associated constructed wetlands.</li> </ul>
Motel	
Motor repair station where it is located within the <b>Infrastructure Policy Area 3</b>	
Nursing home	



Form of development	Exceptions
Office	Except where: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Pre-school	
Place of worship	
Residential flat building	
Service trade premises where it is located within the <b>Infrastructure Policy Area 3</b>	
Shop or group of shops	Except where: (a) located outside the <b>Infrastructure Policy Area 3</b> (b) the gross leasable area is less than 80 square metres.
Stock sales yard where it is located within the <b>Infrastructure Policy Area 3</b>	
Stock slaughter works where it is located within the <b>Infrastructure Policy Area 3</b>	
Tourist accommodation	
Warehouse where it is located within the <b>Infrastructure Policy Area 3</b>	
Wrecking yard where it is located within the <b>Infrastructure Policy Area 3</b>	

## Public Notification

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

## Primary Production Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

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

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

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulk handling and storage facility
  - commercial forestry
  - dairy farming
  - farming
  - horticulture
  - intensive animal keeping
  - tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings)
  - wind farm and ancillary development
  - wind monitoring mast and ancillary development.

- 2 Development listed as non-complying is generally inappropriate.
- 3 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
  - (a) in visually prominent locations
  - (b) closer to roads than envisaged by generic setback policy.
- 4 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced 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
  - (f) the capacity of the infrastructure, including roads, is capable of supporting the use without detriment to existing users.
- 5 Development of facilities for the stock slaughter works or rendering plants, 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) areas set aside on the site for open storage that are screened from public view
  - (e) 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
  - (f) a buffer area for the establishment of dense landscaping adjacent road frontages with a minimum width of 15 metres
  - (g) security fencing around the perimeter of the site.
- 6 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 is able to be equipped with an adequate and reliable water supply which has a storage capacity equivalent to 15 000 litres per bedroom

- (e) it is sited to allow safe and convenient access to an all-weather public road
  - (f) it does not result in more than one dwelling per allotment.
- 7 A dwelling should only be established on an allotment which is being used for horticulture if:
- (a) the allotment is at least 20 hectares in area;
  - (b) the allotment has been continually used for horticultural purposes for a minimum of 12 months
  - (c) the dwelling and any associated development, including driveways, is located so as not to prejudice the use of the allotment for horticultural production
  - (d) the development does not give rise to demands for additional urban services.
- 8 A second dwelling should only be erected if:
- (a) it is sited on an allotment that forms part of an operating farm
  - (b) the additional dwelling is to accommodate a farm employee or seasonal and short term workers employed in primary production in the region
  - (c) it is located within 50 metres to the existing dwelling and can be connected to the same services as the existing dwelling
  - (d) it would not result in the subsequent division of the allotment.
- 9 Short-term workers accommodation should only be established where:
- (a) the allotment is at least 20 hectares in area
  - (b) the floor area is less than 300 square metres
  - (c) it does not accommodate not more than 20 persons
  - (d) the building is setback a minimum of 50 metres from the road boundary, other than an arterial road, where the setback should be a minimum of 100 metres
  - (e) the building is setback a minimum of 30 metres from any property boundary other than the road boundary
  - (f) the building(s) are clustered amongst existing dwellings and farm buildings.
- 10 Tourist accommodation should not be converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking.
- 11 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.
- 12 Development within 500 metres land used for slaughter of stock or poultry, or keeping of stock or poultry prior to slaughter on-site, skin drying works or rendering plant should not prejudice the continued operation of those facilities.

## Form and Character

- 13 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.
- 14 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the allotment.
- 15 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.
- 16 Buildings should be set-back a minimum of:
  - (a) 100 metres from an arterial road
  - (b) 50 metres from non-arterial roadsaccepting that wind farms and ancillary development may need to be located closer to road boundaries.

## Land Division

- 17 For land not within a policy area, land division, including boundary realignments, should only occur where it will promote economically productive, efficient and sustainable primary production and not create any allotment less than 40 hectares in area unless one of the following apply:
  - (a) no additional allotments are created and the use of those allotments is in accordance with the zone objectives
  - (b) an owner of land wishes to create a separate allotment to contain one of two habitable dwellings on the land, both of which were built or under construction before 18 February 1999 where:
    - (i) the allotments have a minimum size of 1 hectare and a maximum size of 3 hectares
    - (ii) the allotments can accommodate a landscape buffer with a minimum width of 20 metres along all boundaries including the road frontage, where the dwelling is set-back less than 100 metres from the public road
    - (iii) the allotments have frontage to a public road
    - (iv) each dwelling has safe and convenient access to an all-weather public road
    - (v) if the balance of the land, following excision of the second dwelling is less than 40 hectares, it should, wherever practicable be amalgamated with an adjoining primary production allotment
    - (vi) each building must have been erected initially as a dwelling (or approved use as a dwelling) and not erected for any other purpose with the newer of the dwellings not having been constructed for the purpose of replacing the older dwelling
    - (vii) each dwelling has or can satisfactorily be provided with an adequate and reliable on-site water storage system and connected to a suitably designed and constructed effluent disposal system
    - (viii) the current Valuer General's records must indicate that more than one dwelling exists on the property and Council records must not indicate that the use of those dwellings has changed

- (ix) the additional allotment is unlikely to limit or prejudice the present or future use of the subject or adjoining land for primary production
- (c) where the division is for the purpose of creating only one additional allotment of 1 hectare in size (not including the driveway), to be used to accommodate buildings and facilities involved with the processing, display and sale of locally grown produce
- (d) the division is for the purpose of facilitating more intensive forms of primary production, and provided the proposed allotment or allotments are not less than 10 hectares in size and where:
  - (i) water, of sufficient quantity and quality is available to sustain the proposed use
  - (ii) the soil structure and land capability classification is appropriate to the proposed use
  - (iii) the proposed use will be compatible with existing and anticipated uses of adjacent land, and with the purpose of the **Primary Industry Zone**
  - (iv) adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants, can be avoided
  - (v) there will not be a risk of the water table either falling or rising significantly because of excessive irrigation.

## Stock Slaughter Works Policy Area 4

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

### OBJECTIVES

- 1 An area in which stock is received, kept, slaughtered, processed (including rendering) and dispatched.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area accommodates two existing stock slaughter works; one south west of Bordertown and the other north east of Keith. A range of value adding industries should be retained and further developed to complement the existing stock slaughter activities.

Development of the stock slaughter works and associated value adding industries should be undertaken utilising environmental best practice to manage potential off-site impacts.

To ensure the on-going efficient operation of the stock slaughter works and associated value adding industries, it is imperative that residential and other sensitive land uses be appropriately located within the zone, to maintain acceptable separation distances.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - farming
  - industry
  - stock slaughter works.

#### Form and Character

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

### PRECINCT SPECIFIC PROVISIONS

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

#### Precinct 7 Meatworks Road (Bordertown)

- 3 Development within the policy area should be undertaken in accordance with [Concept Plan Map Tat/7 - Stock Slaughter Works \(Bordertown\)](#).
- 4 Development should be set-back not less than 50 metres from Pigeon Flat Road and Meatworks Road.

#### Precinct 8 Dark Island Well Road (Keith)

- 5 Development within the policy area should be undertaken in accordance with [Concept Plan Map Tat/8 - Stock Slaughter Works \(Keith\)](#).
- 6 Development should be set-back not less than 50 metres from Dark Island Well Road.

## 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 Tat/3 - Conditions for Complying Development](#):

- horse keeping.

### 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>
Caravan park	
Consulting room	
Dwelling on an allotment which was created after 18 February 1999	Except for a detached dwelling that achieves one of the following: <ul style="list-style-type: none"> <li>(a) located on an allotment in excess of 20 hectares</li> <li>(b) located on an allotment which has been created by way of boundary realignment only, where no additional allotments are created.</li> </ul>
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	
Industry	Except where it involves a light industry, service industry, store or warehouse activity.



Form of Development	Exceptions
Land division that creates an allotment of less than 20 hectares to accommodate a dwelling constructed after 4 November 2004.	
Motel	Except where it is ancillary to and in association with one of the following land uses or combination of land uses: <ul style="list-style-type: none"> <li>(a) cellar door sales</li> <li>(b) retail outlets for local produce</li> <li>(c) restaurant</li> <li>(d) interpretative centres and facilities.</li> </ul>
Motor repair station	
Nursing home	
Office	Except where it is ancillary to and in association with one of the following land uses: <ul style="list-style-type: none"> <li>(a) primary production</li> <li>(b) tourism development.</li> </ul>
Petrol filling station	Except where it is located on an arterial road.
Place of worship	
Pre-school	
Primary school	
Residential flat building	
Restaurant	Except where it achieves one of the following: <ul style="list-style-type: none"> <li>(a) it is located ancillary to a petrol filling station</li> <li>(b) it is ancillary to tourist accommodation or a winery and where the dining area does not exceed 300 square metres or a total seating capacity of 100.</li> </ul>
Road transport terminal	Except where it achieves both of the following: <ul style="list-style-type: none"> <li>(a) it is involved in the bulk handling of farm commodities produced on the property</li> <li>(b) is located on the same property.</li> </ul>
Service trade premises	
Shop or group of shops	Except where it achieves one of the following: <ul style="list-style-type: none"> <li>(a) it is ancillary to a petrol filling station and has a gross leasable floor area less than 300 square metres</li> <li>(b) it is ancillary to tourist accommodation, home based industry, agricultural industry or a winery and it achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the gross leasable area is less than 300 square metres</li> <li>(ii) the total seating capacity is less than 100.</li> </ul> </li> </ul>
Stadium	
Wrecking yard	

## Public Notification

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

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

Category 1	Category 2
<p>Any development within the <b>Stock Slaughter Works Policy Area 4</b> that does not constitute a development of environmental or major environmental significance (Schedule 21 or 22 activities)</p>	<p>Any development within the <b>Stock Slaughter Works Policy Area 4</b> that constitutes a development of environmental or major environmental significance (Schedule 21 or 22 activities)</p>
<p>Facilities associated with the bulk receipt, storage and dispatch of farm commodities including seed and grain cleaning facilities where they achieve a minimum separation distance of 300 metres from the nearest sensitive land use</p>	<p>Dairy            Facilities associated with the bulk receipt, storage and dispatch of farm commodities where located within 300 metres from the nearest sensitive land use</p>
<p>Horse keeping</p>	<p>Intensive animal keeping</p>
<p>Horticulture (excluding olive orchards)</p>	<p>Land based aquaculture</p>
	<p>Multiple dwelling</p>
	<p>Horticulture in the form of olive orchards</p>
	<p>Petrol filling station on an arterial road</p>
	<p>Processing, packing, storage, wholesaling and retail facilities associated with primary production</p>
	<p>Road transport terminal if associated with the bulk receipt, storage and dispatch of farm commodities</p>
	<p>Stock slaughter works</p>
	<p>Tourist accommodation for a maximum of 12 persons</p>
	<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>
	<p>(a) an existing dwelling or tourist accommodation that is not associated with the wind farm</p>
	<p>(b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists</p>
	<p>(c) the boundaries of any <b>Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area or Precinct</b> or any <b>Heritage Area</b> (including within the area of an adjoining Development Plan)</p>
	<p>Wind monitoring mast and ancillary development</p>

## Residential Zone

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

### OBJECTIVES

- 1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - small scale non-residential use that serves the local community, for example:
    - child care facility
    - health and welfare service
    - open space
    - primary and secondary school
    - recreation area
  - **small scale tourist accommodation**
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 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 with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
  - (a) serves the local community
  - (b) is consistent with the character of the locality
  - (c) does not detrimentally impact on the amenity of nearby residents **by way of:**
    - (i) **hours of operation**
    - (ii) **excessive volumes of commercial traffic**
    - (iii) **the generation of noise, dust, odours or fumes**
    - (iv) **appearance of the site.**

- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.
- 6 Development of multiple dwellings should be dispersed throughout the zone and not located on consecutive or adjoining allotments.
- 7 Short term workers accommodation for seasonal workers, in the form of a multiple dwelling, hostel, boarding house or similar should only be established in the zone, where accommodation and associated facilities are contained within a single building and:
  - (a) not exceed 300 square metres
  - (b) accommodate a maximum of 12 people.

#### Form and Character

- 8 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	For infill development, a set-back equal to the average of the set-back distances of the existing adjoining dwellings. 7 metres in all other instances.
Minimum setback from secondary road frontage	3 metres 5.5 metre to garage
Minimum setback from side boundaries	0.9 metres
Minimum setback from rear boundary	3 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	8 metres
Minimum number of on site car parking spaces other than for affordable housing (one of which should be covered)	2

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

Parameter	Value
Maximum floor area	81 square metres
Maximum building height (from natural ground level)	4.1 metres
Maximum wall height (from natural ground level)	3.3 metres
Minimum setback from side and rear boundaries	0.6 metres
Minimum setback from a public road or public open space area	7 metres - for infill development. 5.5 metres for outbuildings providing for vehicle storage. 3 metres to secondary road access or for outbuildings that do not provide for vehicle storage.

- 10 Other than in Padthaway, a dwelling should have a minimum site area (and in the case of 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 other than for affordable housing (square metres)	Minimum frontage (metres)
Detached	350 minimum	15
Semi-detached	350 minimum	12
Group dwelling	300 minimum	20
Residential flat building	250 average	15
Row dwelling	300 minimum	12

- 11 In Padthaway, a dwelling should have a minimum site area of 1000 square metres.
- 12 Land to the south of South Avenue, Bordertown should be divided and reserves set aside in accordance with the [Concept Plan Map Tat/9 - South Avenue East \(Bordertown\)](#), and the [Concept Plan Map Tat/10 - South Avenue West \(Bordertown\)](#).
- 13 Land east of Ramsay Terrace, Bordertown should be developed in accordance with [the Concept Plan Map Tat/11- Ramsey Terrace \(Bordertown\)](#).
- 14 Land adjacent Victoria Parade and Western Drive, Bordertown should be developed in accordance with the [Concept Plan Map Tat/12 - Western Drive \(Bordertown\)](#).
- 15 Land adjacent Riddoch Highway and Ross Avenue, Bordertown should be developed in accordance with the [Concept Plan Map Tat/13- Ross Avenue \(Keith\)](#).
- 16 Land adjacent Bennett Street, Keith should be developed in accordance with the [Concept Plan Map Tat/14 - Bennett Street \(Keith\)](#).

#### Affordable Housing

- 17 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

## Home Industry Policy Area 5

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

### OBJECTIVES

- 1 A policy area accommodating small-scale service and light industries where people live and work on the same site.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling in association with light industry
  - light industry
  - service industry
  - shop ancillary to light industry
  - store
  - warehouse.
- 2 A home industry should operate on an allotment on which there is an occupied detached dwelling.
- 3 Non-residential land uses involving the sale of goods by wholesale or retail should only be undertaken where:
  - (a) it is ancillary to the industrial or commercial land use on the site
  - (b) it is wholly contained within one of the following:
    - (i) a building with a maximum floor area of 150 square metres
    - (ii) 20 per cent of the floor area of the non-residential building.

#### Form and Character

- 4 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	0.9 metres
Minimum setback from rear boundary	3 metres
Maximum height	8 metres
Minimum area of private open space	35 square metres
Minimum number of on site car parking spaces (One of which should be covered)	2

- 5 Home industries should comply with the following:
- (a) an additional on-site car parking space should be provided for every non-resident person involved in the production and/or supply of the industry or business
  - (b) other than persons resident on the site, no more than 3 persons should be involved in any industry or business
  - (c) no building or activity associated with the home industry should be sited closer to any street alignment than the existing or approved dwelling
  - (d) no vehicle used in association with any industry or business should exceed 5 tonnes tare weight
  - (e) provide for all loading and unloading of vehicles on the site of the development
  - (f) present an attractive facade to the street by locating an office or showroom at the front of the home industry building
  - (g) the external cladding of the building comprising:
    - (i) compressed fibre cement, timber, brick, rendered masonry or such similar material for the office or showroom
    - (ii) pre-colour coated metal sheeting, brick, concrete block or painted compressed fibre sheeting or similar for the remainder of the building
  - (h) screen open storage areas from view from all surrounding streets
  - (i) incorporate a landscaping area of not less than 2 metres in width between the building and the adjacent road.
- 6 The total area used for the home industry (inclusive of external space) and the dwelling, should not exceed 60 per cent site coverage.

## 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 Tat/3 - Conditions for Complying Development](#):

- carport
- garage
- outbuilding.

### 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	<p>Except where one of the following applies:</p> <p>(a) in areas outside of the <b>Home Industry Policy Area 5</b>, the advertisement:            area is less than 0.5 square metre            Is associated with a home activity            is not freestanding</p> <p>(b) in areas within the <b>Home Industry Policy Area 5</b> the advertisement area is less than 2 square metres</p>
Amusement machine centre	
Buildings situated in the Tatiara Creek Flood Plain as depicted by the relevant <i>Overlay Maps - Development Constraints</i>	<p>Except where the finished floor level is more than 300 millimetres above the level of a one-in-100-year return period flood</p>
Consulting room	<p>Except where it satisfies(a) and either (b) or (c)</p> <p>(a) the site does not front an arterial road            (b) the total floor area is less than 100 square metres            (c) it is ancillary to a non-residential land use where located within the <b>Home Industry Policy Area 5</b>.</p>
Crematorium	
Dairy	
Educational establishment	<p>Except where it is located outside of the <b>Home Industry Policy Area 5</b>.</p>
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	



Form of Development	Exceptions
Industry	<p>Except in the form of light industry or service industry, where either (a), or both (b) and (c) apply:</p> <ul style="list-style-type: none"> <li>(a) the site is located within the <b>Home Industry Policy Area 5</b></li> <li>(b) the land use is a lawfully approved use as of 4 November 2004</li> <li>(c) any floor area increase does not exceed 20 per cent of the existing total floor area.</li> </ul>
Intensive animal keeping	
Motor repair station	Except where located in the <b>Home Industry Policy Area 5</b> .
Office	<p>Except where it satisfies (a) and either (b) or (c):</p> <ul style="list-style-type: none"> <li>(a) the site does not front an arterial road</li> <li>(b) the total floor area is less than 100 square metres</li> <li>(c) it is ancillary to a non-residential land use within the <b>Home Industry Policy Area 5</b>.</li> </ul>
Petrol filling station	
Public service depot	
Restaurant	
Retail showroom	<p>Except where either (a), or both (b) and (c) apply:</p> <ul style="list-style-type: none"> <li>(a) the site is located within the <b>Home Industry Policy Area 5</b> and: <ul style="list-style-type: none"> <li>(i) is ancillary to an approved non-residential land use on the site</li> <li>(ii) the floor area does not exceed 150 square metres or 20 per cent of the non-residential floor area</li> </ul> </li> <li>(b) the land use is a lawfully approved use as of 4 November 2004</li> <li>(c) any floor area increase does not exceed 20 per cent of the existing total floor area.</li> </ul>
Road transport terminal	
Service trade premises	<p>Except where both (a) and (b) apply:</p> <ul style="list-style-type: none"> <li>(a) the land use is a lawfully approved use as of 4 November 2004</li> <li>(b) any floor area increase does not exceed 20 per cent of the existing total floor area.</li> </ul>
Shop or group of shops	<p>Except where it satisfies (a) and either (b) or (c):</p> <ul style="list-style-type: none"> <li>(a) the site does not front an arterial road.</li> <li>(b) the gross leasable area is less than 150 square metres</li> <li>(c) it is located within the <b>Home Industry Policy Area 5</b> and: <ul style="list-style-type: none"> <li>(i) is ancillary to an approved non-residential land use on the site</li> <li>(ii) the floor area does not exceed 150 square metres or 20 per cent of the non-residential floor area.</li> </ul> </li> </ul>
Stock sales yard	
Stock slaughter works	

Form of Development	Exceptions
Store	<p>Except where it is located within the <b>Home Industry Policy Area 5</b> and:</p> <ul style="list-style-type: none"> <li>(a) is ancillary to an approved non-residential land use on the site</li> <li>(b) the floor area does not exceed 150 square metres</li> </ul>
Warehouse	<p>Except where either (a), or both (b) and (c) apply:</p> <ul style="list-style-type: none"> <li>(a) the site is within the <b>Home Industry Policy Area 5</b> and:           <ul style="list-style-type: none"> <li>(i) is ancillary to an approved non-residential land use on the site</li> <li>(ii) the floor area does not exceed 150 square metres</li> </ul> </li> <li>(b) the land use is a lawfully approved use as of 4 November 2004</li> <li>(c) any floor area increase does not exceed 20 per cent of the existing total floor area.</li> </ul>
Waste reception, storage, treatment or disposal	
Wrecking yard	

#### Public Notification

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

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

Category 1	Category 2
	<p>Aged persons accommodation including nursing home, hostel and retirement village</p> <p>Light industry where located within the <b>Home Industry Policy Area 5</b></p> <p>Multiple dwelling</p> <p>Service industry where located within the <b>Home Industry Policy Area 5</b></p> <p>Store where located within the <b>Home Industry Policy Area 5</b></p> <p>Tourist accommodation for a maximum of 12 persons</p> <p>Warehouse where located within the <b>Home Industry Policy Area 5</b></p>

## Rural Living Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

The zone provides for low density residential living consisting of detached dwellings on large allotments and associated small-scale, non-intensive rural activities. The rural living areas form a gradation from the more intense urban land uses to surrounding farming areas.

Development will complement the existing character through appropriate design and siting of dwellings and ancillary structures, including low scale built form, complementary building materials, landscaping, and appropriately sited access driveways and fence lines that minimise disturbance and clearance of vegetation.

#### Precinct 18 Stirling Road (Keith)

This precinct will be developed in a manner that minimises impacts from adjoining industrial activities and industrial traffic utilising Stirling Road. Incorporation of landscaped buffers and large setbacks to dwellings from Stirling Road and Wynarling Road are two techniques that will be employed to maximise residential amenity.

#### Precinct 19 Golf Course (Keith)

This precinct will be developed for rural living dwellings within the vegetated setting of the site and adjoining golf course. The identified vegetation associations within area will be retained and incorporated into the rural living allotments or common property, and further enhanced by planting of locally indigenous species to create a suitable buffer to the adjoining primary production activities.

The precinct will incorporate a range of allotment sizes, with smaller allotments of approximately one hectare located adjacent the golf course, subject to satisfying necessary separation distances for bores and effluent disposal. Larger allotments will be located further north and east to incorporate the existing areas of native vegetation. Building envelopes will be established for each allotment to protect and preserve areas of vegetation and scattered vegetation. The building envelopes will be of sufficient size to accommodate a dwelling and ancillary outbuildings with identification and protection of scattered and clusters of vegetation.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

- 2 Development listed as non-complying is generally inappropriate.
- 3 There should be no more than one dwelling per allotment.
- 4 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 5 The keeping of horses outside of **Precinct 9 Horse Keeping (Bordertown)**, should only be undertaken if:
  - (a) the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover
  - (b) there are no more than two horses kept per hectare.
- 6 Non-residential land uses should only be undertaken where:
  - (a) there is an occupied detached dwelling on the site
  - (b) the non-residential activity is conducted only by person(s) resident on the site
  - (c) is wholly contained within a building with the following criteria:
    - (i) a maximum floor area of 150 square metres in floor area, exclusive of domestic outbuildings
    - (ii) a maximum building height of 6 metres
    - (iii) a minimum setback of 50 metres from any public road
  - (d) does not detract from the enjoyment or use of surrounding land by reason of the generation of noise, dust, vibration, smell or other emissions, or heavy traffic
  - (e) is conducted only during daylight hours.

#### Form and Character

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 Dwellings should be low in scale and predominantly single storey.
- 9 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	20 metres other than Stirling Road and Wynarling Road
Minimum setback from secondary road frontage	20 metres other than Stirling Road and Wynarling Road
Minimum setback from side boundaries	10 metres
Minimum setback from rear boundary	10 metres
Maximum building height (from natural ground level)	6 metres
Minimum number of on site car parking spaces (One of which should be covered)	2

- 10 Sheds, garages and similar outbuildings ancillary to the residential dwelling should be designed within the following parameters:

Parameter	Value
Maximum floor area	81 square metres either for a single building, or in total for more than one outbuilding
Maximum building height (from natural ground level)	6 metres
Maximum wall height (from natural ground level)	4.5 metres
Minimum setback from side and rear boundaries	10 metres
Minimum setback from a public road or public open space area	No closer than the dwelling with which it is associated

- 11 Residential development adjoining non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities by:
- (a) acoustic treatments to the dwelling
  - (b) maximising separation distance
  - (c) landscape buffers
  - (d) a minimum setback of 50 metres between the residential development and the boundary of the non-residential zone or land use
  - (e) clustering of outbuildings in close proximity to the residential accommodation.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 9 Horse Keeping (Bordertown)

- 12 Development should comprise low-density residential development in association with a range of horse keeping activities.
- 13 Development should result in the amalgamation of land parcels to:
- (a) provide larger sites for the stabling of horses in association with residential use
  - (b) improve access and car parking arrangements
  - (c) create a spacious horse keeping area.
- 14 Development should be undertaken to facilitate the safe and secure movement of horses to and from the Bordertown Racecourse.
- 15 Development should be carried out, where applicable, in accordance with the concepts shown on [Concept Plan Map Tat/15- Horse Keeping Policy Area \(Bordertown\)](#).
- 16 Land division should create allotments with an area of at least 5000 square metres.

Precinct 10 Cannawigara Road North (Bordertown)

- 17 Land division should create allotments with an area of at least 2 hectares.

Precinct 11 Cannawigara Road South (Bordertown)

- 18 Development should be carried out, where applicable, in accordance with the concepts shown on [Concept Plan Map Tat/16 - Ramsey Terrace Rural Living \(Bordertown\)](#).
- 19 Land division should create allotments with an area of at 7000 square metres.

Precinct 12 Pigeon Flat Road (Bordertown)

- 20 Land division should create allotments with an area of at least 1 hectare.
- 21 Non-residential land uses should only be undertaken where:
- (a) there is an occupied detached dwelling on the site
  - (b) the non-residential activity is conducted only by person(s) resident on the site
  - (c) does not detract from the enjoyment or use of surrounding land by reason of the generation of noise, dust, vibration, smell or other emissions, or heavy traffic
  - (d) is principally conducted during daylight hours.

Precinct 13 Naracoorte Road (Bordertown)

- 22 Land division should create allotments with an area of at least 2 hectares.
- 23 Existing commercial development in this precinct should be confined to the allotment upon which that development existed as at 1 January 1996.

Precinct 14 Western Drive (Bordertown)

- 24 Land division should create allotments with an area of at least 2 hectares.

Precinct 15 Golf Course Road (Bordertown)

- 25 Land division should create allotments with an area of at least 2 hectares.

Precinct 16 Mundulla

- 26 Land division should create allotments with an area of at least 1 hectare, provided the average allotment size in any plan of division is not less than 2 hectares.

Precinct 17 Emu Flat Road (Keith)

- 27 Land division should create allotments with an area of at least 1 hectare.

Precinct 18 Stirling Road (Keith)

- 28 Land division should create allotments with an area of at least 2 hectares.
- 29 Development in the precinct should incorporate a densely planted landscaped buffer along frontages to Stirling Road and Wynarling Road, of:
- (a) a minimum width of 20 metres
  - (b) locally indigenous species.
- 30 Dwellings should have a minimum setback of 40 metres from Stirling Road and Wynarling Road.

### Precinct 19 Golf Course (Keith)

31 Development should:

- (a) incorporate allotments of 1 hectare immediately adjacent the golf course, and larger allotments being located further north and east to incorporate the existing areas of native vegetation
- (b) be sited to retain areas of native vegetation, including scattered vegetation
- (c) incorporate a landscaped buffer of not less than 40 metres to the northern and eastern zone boundary and 10 metres to the boundary of Emu Flat Road
- (d) incorporate existing native trees and shrubs, and use locally indigenous species in all landscaping, buffer planting and revegetation activities.

32 Land division should create allotments with an area of at least 1 hectare, provided the average allotment size in any plan of division is not less than 2 hectares.

### Precinct 20 Padthaway

33 Land division should create allotments with an area of at least 1 hectare, provided the average allotment size in any plan of division is not less than 2 hectares.

34 Development for tourist accommodation should:

- (a) be setback from Riddoch Highway 50 metres and Beeama Parsons Road 20 metres
- (b) confine all vehicle ingress and egress to Beeama Parsons Road
- (c) be small in scale and low in profile to complement the viticultural surroundings
- (d) be sited among and behind existing mature vegetation
- (e) incorporate advertising signs that conform with the standards and guidelines set out in [Table Tat/2 - Design Guidelines for Advertisements](#).

### Precinct 21 Wolseley

35 Land division should create allotments with an area of at least 5000 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 Tat/3 - Conditions for Complying Development](#):

- carport
- garage
- outbuilding.

## 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>
Amusement machine centre	
Consulting room	Except in the nature of a veterinary clinic
Crematorium	
Dairy	
Buildings located within the Tatiara Creek Flood Plain as depicted on <i>Overlay Maps – Development Constraints</i>	Except where the finished floor level exceeds 300 millimetres above the level of a 1-in-100 year average return interval flood
Dwelling	Except a detached dwelling that results in no more than one dwelling per allotment.
Dwelling where located within <b>Precinct 9 Horse Keeping (Bordertown)</b>	Except where the detached dwelling is on an allotment in excess of 5000 square metres.
Fuel depot	
General industry	
Hotel	
Intensive animal keeping	
Major public service depot	
Motor repair station	
Petrol filling station	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 50 square metres.
Special industry	



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

### Public Notification

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

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

Category 1	Category 2
Horse keeping where located within <b>Precinct 9</b> <b>Horse Keeping (Bordertown)</b>	
Tourist accommodation for a maximum of 12 persons where located within <b>Precinct 20</b> <b>Padthaway</b>	

## Town Centre Zone

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

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods outlet
  - café
  - consulting room
  - cultural centre
  - entertainment facility
  - fitness studio
  - hotel
  - meeting room
  - motor repair station
  - office
  - petrol filling station
  - restaurant
  - service trade premises
  - shop
  - tourist facility.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A dwelling should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.
- 4 Short term workers accommodation for seasonal workers, in the form of a multiple dwelling hostel, boarding house or similar should only be established in the zone, where accommodation and associated facilities are contained within a single building and:
  - (a) the floor area does not exceed 300 square metres
  - (b) it accommodates a maximum of 12 people.
- 5 Core retail activities should be undertaken within convenient walking distance of other town centre facilities and services.
- 6 Shops with a gross leasable floor area not exceeding 1500 square metres should be developed within **Precinct 22 Retail Core (Bordertown)** or **Precinct 24 Retail Core (Keith)**.

## Form and Character

- 7 Roof pitches of 30 degrees to 45 degrees should generally be used , with lower pitched roofs used only in the manner of “lean-to” additions to existing buildings or behind appropriately designed parapets, especially along street frontages.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 22 Retail Core (Bordertown)

- 8 Amalgamation and redevelopment of existing properties is encouraged to create retail development with a gross leasable floor area not exceeding 1500 square metres.

### Precinct 23 East Terrace (Bordertown)

- 9 Development should be undertaken in accordance with the [Concept Plan Map Tat/17 - East Terrace \(Bordertown\)](#).
- 10 Large scale retail development, including shops, bulky goods outlets, retail showrooms and service trade premises should be developed with the following characteristics:
- (a) a minimum total floor area of 2000 square metres per building
  - (b) incorporate at least one tenancy of 1500 square metres of gross leasable floor area.

### Precinct 24 Retail Core (Keith)

- 11 Amalgamation and redevelopment of existing properties is encouraged to create retail development with a gross leasable floor area not exceeding 1500 square metres.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Major public service depot	
Residential flat building	

Form of development	Exceptions
Road transport terminal	
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

#### Public Notification

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

## Township Zone

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

### OBJECTIVES

- 1 Services and facilities grouped together to serve the local community and the visiting public.
- 2 Increased mix in the range of dwellings available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Conservation and enhancement of the main road streetscape and scenic rural setting of the township.
- 4 Infill residential development at Wolseley township on existing small allotments.
- 5 Provision of a limited range of services and facilities in the township of Willalooka.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - community facility
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - educational establishment
  - hotel
  - open space
  - recreation area
  - shop or group of shops
  - small-scale commercial development
  - small scale light and service industry development
  - small-scale tourist development
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.
- 4 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.
- 5 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

## Form and Character

- 6 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	For infill development, a set-back equal to the average of the set-back distances of the existing adjoining dwellings. 7 metres in all other instances
Minimum setback from secondary road frontage	3 metres 5.5 metre to garage
Minimum setback from side boundaries	0.9 metres
Minimum setback from rear boundary	3 metres
Maximum site coverage	40 per cent
Maximum building height (from natural ground level)	6 metres
Minimum area of private open space	20 per cent of the site area
Minimum number of on site car parking spaces (One of which should be covered)	2

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

- 8 Sheds, garages and similar outbuildings, other than within the **Mundulla Policy Area 6**, should be designed within the following parameters:

Parameter	Value
Maximum floor area	100 square metres either for a single building, or in total for more than one outbuilding.
Maximum building height (from natural ground level)	4.1 metres
Maximum wall height (from natural ground level)	3.3 metres
Minimum setback from side and rear boundaries	0.6 metres
Minimum setback from a public road or public open space area	No closer than the dwelling with which it is associated.

- 9 Semi-detached dwellings, group dwellings, multiple dwellings and residential flat buildings should only occur where:

- (a) land is sufficient size and dimension to accommodate sewage disposal
- (b) the bulk and floor space is appropriate to the character of the locality.

- 10 Development of multiple dwellings should be dispersed throughout the zone and not located on consecutive or adjoining allotments.

11 Short term workers accommodation for seasonal workers, in the form of a multiple dwelling hostel, boarding house or similar should only be established in the zone, where accommodation and associated facilities are contained within a single building and:

(a) the floor area does not exceed 300 square metres

(b) it accommodates a maximum of 12 people.

#### Land Division

12 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone.

## Mundulla Policy Area 6

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

### OBJECTIVES

- 1 Retention of the historic scale and pattern of development at Mundulla.
- 2 Conservation of historic buildings and structures, and where appropriate their adaptation to new and compatible uses.
- 3 Retention of trees and other natural features of the townscape.
- 4 Retention of the unity of design and scale of buildings and structures within their setting.
- 5 Retention of existing parklands as open space.
- 6 Retention of the uncluttered appearance of Mundulla as a small township surrounded by well vegetated parklands and open grazing land.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - community facility
  - dwelling
  - dwelling addition
  - educational establishment
  - hotel
  - open space
  - recreation area
  - shop or group of shops
  - small-scale commercial development
  - small-scale light and service industry development
  - small-scale tourist development.
- 2 Extensions to existing retail, commercial and industrial buildings should:
  - (a) not increase the total floor area of the building as it existed on 1 July 1998, by more than 50 per cent
  - (b) be in keeping with the scale and external appearance of the existing building.

#### Form and Character

- 3 Development should be compatible with and conserve the historic character of the town.
- 4 Development should be sympathetic, in terms of siting, scale, form, colours, materials and landscaping, with existing heritage buildings and the historic character of the town.
- 5 Development, including fencing, street furniture, lighting, footpaths, kerbing and guttering, should be compatible with the informal nature of existing street amenities and road surface treatments, and consistent with the scale and historic character of the town.



- 6 Development should be recognisable as new development which is sensitive to and does not detract from the historic character of the town.
- 7 Individual trees, stands of trees and stone culverts, as well as the drainage and footpath system, should be retained and conserved as contributory elements of the townscape.
- 8 Car parking areas should:
  - (a) be established to the rear or to one side of buildings
  - (b) not dominate or disrupt the streetscape
  - (c) be provided on an informal basis that are interspersed with medium to large trees.
- 9 Detached dwellings should incorporate the following into their design and choice of building materials:
  - (a) external wall cladding of an earthen colour
  - (b) a roof pitch which is consistent with the pitch of roofing in the locality
  - (c) a scale which reflects the scale of buildings erected prior to 1950
  - (d) sited regular to and facing towards the street frontage.
- 10 Sheds, garages and similar outbuildings, either separately or in combination, should be designed within the following parameters:

Parameter	Value
Maximum floor area	81 square metres
Maximum building height (from natural ground level)	4.2 metres
Maximum wall height (from natural ground level)	3.3 metres
Minimum setback from side and rear boundaries	0.9 metre
Minimum setback from a public road or public open space area	No closer than the dwelling with which it is associated.

- 11 Development resulting in the generation of sewage should be connected to the community wastewater scheme.
- 12 Signs should only be attached to or associated with retail, commercial and industrial development and should:
  - (a) not obscure the main structure
  - (b) be below the roof level or hung from below the veranda fascias or painted on the shop front window
  - (c) be of traditional, well-proportioned serif or sanserif style lettering
  - (d) be based upon a heritage range of exterior colours
  - (e) not include neon and illuminated box signs
  - (f) conform with the standards and guidelines set out in [Table Tat/2 - Design Guidelines for Advertisements](#).

- 13 Advertisements in the nature of bunting, animated signs, signs mounted above roof lines and third party advertising signs should not be erected.

Land Division

- 14 Allotments should have an area of not less than 1500 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 Tat/3 - Conditions for Complying Development](#):

- detached dwelling other than within the **Mundulla Policy Area 6**.

### Non-complying Development

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

Form of development	Exceptions
Crematorium	
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Road transport terminal	
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wrecking yard	

### Public Notification

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

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

Category 1	Category 2
	<p>Aged persons accommodation including nursing home, hostel and retirement village</p> <p>Multiple dwelling</p> <p>Tourist accommodation for a maximum of 12 persons</p>

## Water Protection Zone

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

### OBJECTIVES

- 1 Protection of surface and underground water resources from pollution, contamination or unsustainable use.
- 2 Development excluded from the zone where it is liable to contribute to the contamination or pollution of surface and underground water resources or the reduction of aquifer recharge.
- 3 Extensive areas of locally indigenous plant species established and retained in order to safeguard the catchment and recharge characteristics of the water resource.
- 4 Accommodation of wind farms and ancillary development.

### DESIRED CHARACTER

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

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

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - broadacre cropping
  - grazing
  - wind farm and ancillary development
  - wind monitoring mast and ancillary development.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not:
  - (a) prejudice the protection of the water catchment
  - (b) affect the quality and quantity of the catchment's water resources

- (c) inhibit the potential of the aquifer to recharge
  - (d) involve the storage or disposal of hazardous substances
  - (e) involve the storage of chemicals in quantities that require a licence under the *Environment Protection Act 1993*
  - (f) generate waste of a quantity that affects surface or underground water resources.
- 4 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
- (a) in visually prominent locations
  - (b) closer to roads than envisaged by generic setback policy.
- 5 Land should not be used for farming or horticulture unless the depth to the watertable is greater than 2 metres from the ground surface.
- 6 Land should not be used for farming or horticulture unless the following issues are considered and addressed:
- (a) the risk of pollution or adverse impacts on dependent ecosystems
  - (b) the risk of any increase in salinity levels of either surface or groundwater supplies
  - (c) the avoidance of adverse impacts on downstream properties in terms of water flow and discharge of pollutants
  - (d) the availability of surface and/or sub-surface water required to sustain the proposed activity
  - (e) the capability of the soil structure and the land to support the proposed activity
  - (f) avoiding any land prone to water logging or subject to flooding through irrigation
  - (g) compatibility with land uses on adjacent land
  - (h) the risk of the watertable falling or rising significantly as a result of excessive irrigation.
- 7 Diversion or storage dams used for irrigation should be located off-stream, with the storage capacity of the dams not exceeding 50 per cent of the median annual runoff from the allotment.
- 8 Diversion or storage dams used for irrigation should be sited and designed in accordance with the relevant Water Allocation Plan prepared under the *Natural Resources Management Act 2004*.

#### Form and Character

- 9 Irrigated areas should not be sited where they may impact upon a watercourse, lake or well.

#### Land Division

- 10 Land should not be divided unless to alter the boundaries of an allotment for the purpose of increased primary production efficiency or productivity.

## 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 Tat/3 - Conditions for Complying Development](#):

- farming
- farm building.

### 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): <ol 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:               <ol 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> </ol> </li> </ol>
Amusement machine centre	
Bus depot	
Caravan Park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where used for the purposes of administering the: <ol style="list-style-type: none"> <li>(a) <i>National Parks and Wildlife Act 1972</i></li> <li>(b) <i>Wilderness Protection Act 1992</i>.</li> </ol>
Educational establishment	
Fuel depot	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): <ol style="list-style-type: none"> <li>(a) at least 500 metres from all of the following:               <ol style="list-style-type: none"> <li>(i) a national park</li> <li>(ii) a conservation park</li> </ol> </li> </ol>

Form of development	Exceptions
	<ul style="list-style-type: none"> <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> <li>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</li> </ul>
Horse keeping	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	<p>Except where:</p> <ul style="list-style-type: none"> <li>(a) no additional allotments are created partly or wholly within the zone</li> <li>(b) it results in allotments of greater than 40 hectares.</li> </ul>
Motel	
Motor repair station	
Nursing home	
Office	<p>Except where it achieves at least one of the following:</p> <ul style="list-style-type: none"> <li>(a) in association with and ancillary to primary production activities</li> <li>(b) used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i>.</li> </ul>
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

## Public Notification

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

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

Category 1	Category 2
	<p>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>



# Table Section



## Table Tat/1 - Off-Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Aged persons accommodation	1 per residential unit plus 1 per 4 units for visitors' and staff car parking
Bowling club	10 per bowling green.
Bulky goods outlet/retail showroom	3 per 100 square metres of retail area.
Child care centre	1 per full-time employee plus an additional 10 percent of the total for visitors
Community centre/clubrooms	1 per 20 square metres total floor area.
Consulting room	4 per consulting room.
Dwelling	2 per dwelling, 1 of which should be undercover
Educational institution	Pre-school, primary school and secondary school - 1 per full-time employee plus an additional 10 percent of the total for visitors.  Tertiary institution - 1 per 0.6 full time students plus 1 per 0.2 part time students.
Hospital	1 per 3 beds.
Hotel	1 per: <ul style="list-style-type: none"> <li>(a) 2 square metres of total floor area available to the public in a front bar</li> <li>(b) 6 square metres of total floor area available to the public in a lounge bar or beer garden</li> <li>(c) 10 square metres of total floor area available to the public in a restaurant.</li> </ul>
Industry	1 per every: <ul style="list-style-type: none"> <li>(a) 50 square metres or part thereof for the first 200 square metres of total floor area</li> <li>(b) 100 square metres or part thereof where the total floor area of the development exceeds 200 square metres but less than 2000 square metres, except where the development is to be used for purely warehousing purposes, the rate should be 1 for each 150 square metres or part thereof</li> <li>(c) 150 square metres or part thereof where the total floor area exceeds 2000 square metres</li> <li>(d) 30 square metres or part thereof of that area used for office purposes.</li> </ul>
Motel	1 per room or residential unit plus 1 per 20 square metres total floor area of restaurant (if provided).
Multiple dwelling	1 per 2 beds with a minimum of two undercover spaces
Nursing Home	1 per three beds.
Office/Bank	1 per 25 square metres of total floor area
Place of Worship	1 per ten seats.

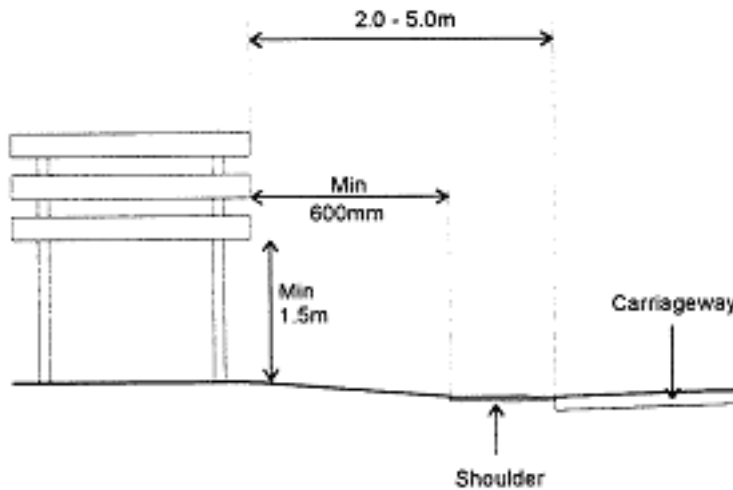
Tatiara Council  
Table Section  
Table Tat/1 – Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Restaurant	1 per 3 seats provided or capable of being provided.
Service trade premises	1 per: <ul style="list-style-type: none"> <li>(a) 150 square metres of outdoor display area</li> <li>(b) 30 square metres of total floor area of office, indoor display area and spare parts sales</li> <li>(c) 75 square metres of total floor area of any servicing, repair, detailing or storage area.</li> </ul>
Shop (excluding restaurant)	1 per 20 square metres total floor area.
Store	1 per 150 square metres total floor area.
Squash court	Three per court.
Theatre	1 per five seats.
Tourist accommodation*	1 per guest room.
Warehouse	1 per 150 square metres total floor area.

\* Tourist accommodation includes a building or groups of buildings providing temporary accommodation for visitors or travellers and commonly referred to as bed and breakfast, nature retreats, boutique hotels, stately historic homes, farm stays, holiday apartments, holiday villages, health retreats, but does not include caravan parks, hotels, dwellings or motels and resorts with additional restaurant or conference facilities or similar.

# Table Tat/2 - Design Guidelines for Advertisements

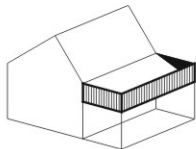
## 1 Roadside Signs



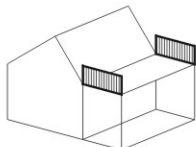
Signs to be placed 6.0 to 7.0 metres from the carriageway of an arterial road where the speed restriction is in excess of 80km/hour.

Support posts to be frangible and in accordance with the Manual of Uniform Traffic Control

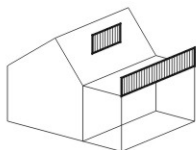
## 2 Signs to be Fixed to Buildings



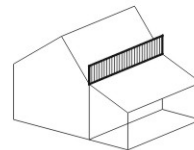
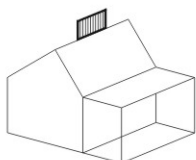
Signs hide the inclined plane of verandah



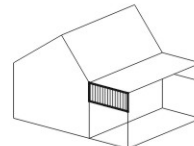
Upstands at verandah ends



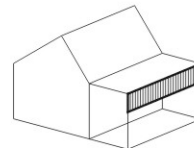
Mid roof or above verandah



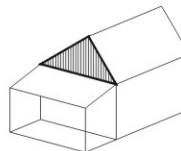
At the connection between verandah and building



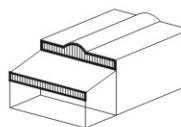
On the end of a verandah



Below the verandah edge

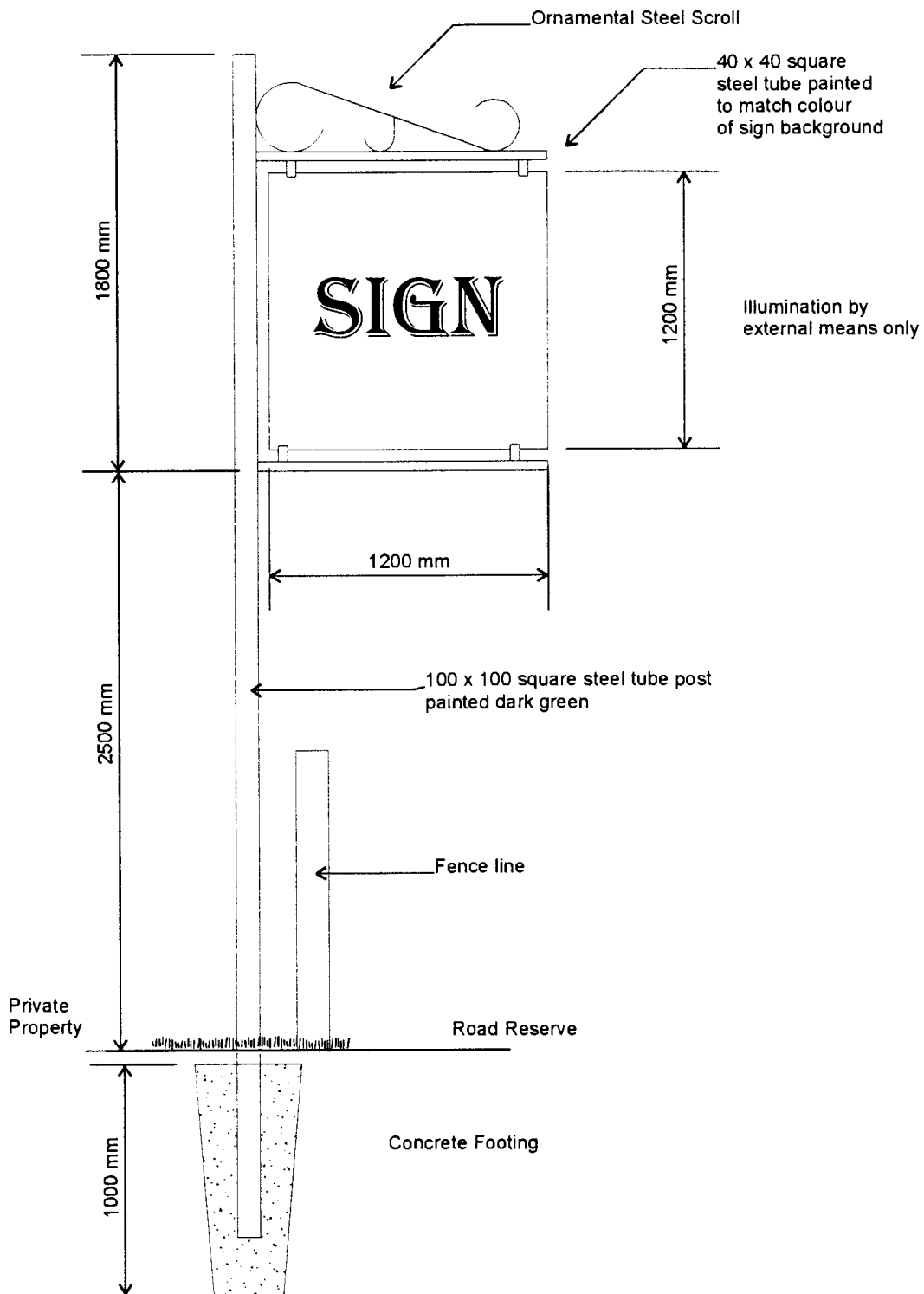


Directly onto gable ends



On parapet walls and below verandah edge

### 3 Business Identification Signs



SIGN OVERHANGING ROAD RESERVE OR PUBLIC PLACE

## Table Tat/3 - Conditions for Complying Development

Form of development	Complying criteria / conditions
<p>Within the <b>Primary Production Zone</b>:</p> <p>(a) horse keeping</p>	<ol style="list-style-type: none"> <li>1 It is at least 50 metres from a dwelling on another property</li> <li>2 Stables, horse yards and associated facilities are at least 30 metres from a dwelling on the same property</li> <li>3 Provides adequate fly-proof manure and waste receptacles</li> <li>4 Provides adequate dust suppression techniques are employed</li> <li>5 Any day yards are a maximum size of 8 metres x 5 metres and have masonry walls or similar materials not less than 2 metres in height.</li> </ol>
<p>Within the <b>Township Zone</b>, other than the <b>Mundulla Policy Area 6</b>, the construction or alteration of, or addition to a:</p> <p>(a) detached dwelling</p>	<ol style="list-style-type: none"> <li>1 It is single storey</li> <li>2 It is set-back no less than 7 metres from the road boundary and, in the case of corner allotments, no less than 7 metres from one road boundary and no less than 3 metres from the other road boundary with the garage or carport set-back a minimum of 5.5 metres</li> <li>3 It is set-back no less than 3 metres from the rear boundary and 900 millimetres from the side boundaries</li> <li>4 Provides two vehicle parking spaces, one of which is undercover</li> <li>5 Provides not less than 20 per cent of the site area as private open space</li> <li>6 Encloses any area between the ground and the floor level with a material which matches the external wall cladding of the dwelling</li> <li>7 It is sited on an allotment of not less than 1000 square metres in area and with a frontage to a public road of not less than 20 metres</li> <li>8 It is connected to a reticulated water system or be equipped with an adequate and reliable on-site water supply system which has a storage capacity equivalent to 15 000 litres per bedroom</li> <li>9 It is connected to a suitably designed and constructed effluent disposal system.</li> </ol>

Form of development	Complying criteria / conditions
<p>Within the <b>Residential Zone</b>, the construction or alteration of, or addition to an:</p> <p>(a) outbuilding</p> <p>(b) garage</p> <p>(c) carport.</p>	<p>1 It is ancillary to a dwelling erected on the site</p> <p>2 It is not more than one such building is erected on the site</p> <p>3 It is setback behind the building line of the dwelling</p> <p>4 It is setback 0.6 metres from any side or rear boundary</p> <p>5 It has a total floor area does not exceed 81 square metres</p> <p>6 The wall height does not exceed 3.3 metres</p> <p>7 Where clad in sheet metal—it is pre-colour treated or painted in a non-reflective colour</p> <p>8 It does not involve any excavation or filling exceeding a vertical height of 1 metre overall</p> <p>9 The building is not located with the Tatiara Creek Flood Plain as depicted <i>Development Constraints Overlay Map(s) Tat/ 23, 25 and 26</i></p>
<p>Within the <b>Rural Living Zone</b>, the construction or alteration of, or addition to an:</p> <p>(a) outbuilding</p> <p>(b) garage</p> <p>(c) carport</p>	<p>1 It is ancillary to a dwelling erected on the site</p> <p>2 It is not more than one such building is erected on the site</p> <p>3 It is setback 20 metres from any road boundary or behind the building line of the dwelling, whichever is the lesser distance</p> <p>4 It is setback 5 metres from any side or rear boundary</p> <p>5 It has a total floor area does not exceed 170 square metres</p> <p>6 The wall height does not exceed 4.5 metres</p> <p>7 Where clad in sheet metal—it is pre-colour treated or painted in a non-reflective colour</p> <p>8 It does not involve any excavation or filling exceeding a vertical height of 1 metre overall</p> <p>9 The building is not located with the Tatiara Creek Flood Plain as depicted on <i>Development Constraints Overlay Map(s) Tat/22, 23, 24, 25 and 26</i></p>
<p>Within the <b>Water Protection Zone</b></p> <p>(a) farming</p>	
<p>Within the <b>Water Protection Zone</b>, the construction or alteration of, or addition to a:</p> <p>(a) farm building</p>	<p>1 It is sited more than 100 metres from any public road or allotment boundary</p> <p>2 It has a total floor area of 500 square metres or less</p> <p>3 It has exterior cladding consisting of new materials.</p>



## Table Tat/4 - Landscaping Species

Species (Native)	Height and Width	Comment
<b>Bordertown</b>		
Acacia Iteaphylla	2 metres x 3 metres	Flinders wattle
Adenanthos Sericeus	Compact forms 1.5 metres x 3 metres high	Albany Woolly brush, red flower
Callistemon Captain Cook	1 metre x 1 metre	Dwarf bottlebrush
Callistemon Hannah Ray	4 metres	Weeping bottlebrush
Callistemon Harkness	6 metres	Large bottlebrush
Callistemon King's Park	4 metres	Bushy shrub, red bottlebrush flowers
Correa Alba	1.5 metres x 2 metres	Shade tolerant, white star flower
Correa Alba x Pannosa	Prostrate x 1.5 metres	Groundcover, pale pink flower
Correa Dusky Bells	1 metre x 3 metres	Groundcover, dark pink bell flower
Correa Marian's Marvel	2 metres x 3 metres	Shade tolerant
Correa Reflexa	60 cm x 60 cm	Several varieties
Eucalyptus Platypus	4-6 metres x 4 metres	Cream flower
Grevillea Ellendale	1.5 metres x 3 metres	Groundcover red flower
Grevillea Lanigera	Prostrate x 2-3 metres	Groundcover, grey foliage with pink and cream flowers
Grevillea Olivacea	3 metres x 2 metres	Apricot glow, yellow and red forms
Grevillea White Wings	2 metres x 3 metres	Prickly foliage, white flower
Grevillea Winpara Gem and Gold	2 metres x 3 metres	Quick grower, occasional prune
Hakea Lurina	4-6 metres	Small tree, cream and red pincushion flower
Melaleuca Incana Nana	1 metre x 1.5 metres	Dense grey green foliage
Myoporum Parvifolium	15 cm	Flat groundcover, pink or white flowers, fine and broad leaf varieties
Pittosporum Screen Master	4 metres x 2.5 metres	Quick grower
Pittosporum Silver Sheen or Silver Song	4-6 metres x 3 metres	Need good drainage
Westringea Fruiticosa	2 metres x 2 metres	Jervis Gem best variety
Westringea Wynyabbie Gem	1.5 metres x 1.5 metres	Mauve flower throughout year
Species (Non-Native)	Height and Width	Comment
Ceanothus Blue Pacific	2 x 3	Bright blue flower

Tatiara Council  
Table Section  
Table Tat/4 - Landscaping Species

Species (Native)	Height and Width	Comment
Ceanothus Yankee Point	60 cm - 1 metre x 3 metres	Groundcover
Coleonema Alba	1.5 metres x 1.5 metres	White diosma
Coleonema Aurea	1 metre x 1 metre	Golden diosma
Coleonema Compactum	80 cm x 80 cm	Dwarf pink diosma
Coleonema Pulchella	1.5 metres x 1.5 metres	Pink diosma
Coleonema Rubra	1.5 metres x 1.5 metres	Red diosma
Photinia Robusta	3 metres x 2 metres	Bronze red new foliage
Polygala Dalmaisina	1.2 metres x 1.5 metres	Purple pea flower
Rosemarinus Blue Lagoon	1 metre x 1.5 metres	Sprawling rosemary
Rosemarinus Tuscan Blue	1 metre x 1 metre	More upright growth habit

Species (Native)	Height and Width
<b>Keith</b>	
Eucalyptus Foecunda	3-4 metres
Eucalyptus Fasciculosa	10 metres
Eucalyptus Diversifolia	4 metres
Eucalyptus Incrassana	3-7 metres
Eucalyptus Platypus Herophylla	4-8 metres
Eucalyptus Leucoxydon Rosea	6 metres
Eucalyptus Lansdowneana	5 metres
Eorymbia Calopylla	15 metres
Eucalyptus Nicholii	8-12 metres
Eucalyptus Sargentii	10 metres
All the Eremophila Bushes (Emu Bush)	about 1 metre
Eucalyptus Camaldulensis	very large
Eucalyptus Cladocalyx	very large
Eucalyptus Viminalis	very large
Eucalyptus Leucoxydon Megalocarpa Rosea	6 metres
Eucalyptus Erythrocorys	3-10 metres
Eucalyptus Woodwardii	10 metres
Eucalyptus Torwood	6-10 metres
Eucalyptus Corymbia Ficifolia	8-10 metres
Calistomen Citrinus	3-4 metres
Eucalyptus Foecunda	3-4 metres

Species (Native)	Height and Width
Eucalyptus Fasciculosa	10 metres
Eucalyptus Diversifolia	4 metres
Eucalyptus Incrassana	3-7 metres
Eucalyptus Platypus Herophylla	4-8 metres
Eucalyptus Leucoxylon Rosea	6 metres
Eucalyptus Lansdowneana	5 metres
Eorymbia Calopylla	15 metres
Eucalyptus Nicholii	8-12 metres
Eucalyptus Sargentii	10 metres
All the Eremophila Bushes (Emu Bush)	about 1 metre
Eucalyptus Camaldulensis	very large
Eucalyptus Cladocalyx	very large
Eucalyptus Viminalis	very large
Eucalyptus Leucoxlyn Megalocarpa Rosea	6 metres
Eucalyptus Erythrocorys	3-10 metres
Eucalyptus Woodwardii	10 metres
Eucalyptus Torwood	6-10 metres
Eucalyptus Corymbia Ficifolia	8-10 metres
Calistomen Citrinus	3-4 metres
Acacia Iteapylla	3-4 metres
Acacia Bailyana	5-7 metres
Hakea Laurina	4-6 metres
Melaleuca Nesophila	3 metres
Callistomen Viminalis	6 metres
Acacia Iteaphylla	4 metres
Adenanthos - Woolly Bush	5 metres
Grevillea Olivacea	3 metres
Grevillea Winpara	3 metres
Westringea Fruiticosa	2 metres
Eucalyptus Leucoxylon Meelacarpa	6 metres
Hakea Laurina	6 metres
Grevillea Obtusa	Ground Cover

## Table Tat/5 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	HeritageNR
21 Farquhar Street BORDERTOWN	Dwelling - Federation Style	CT 5748/737	18292
22 Farquhar Street BORDERTOWN	Dwelling - Federation Style	CT 5670/709	18293
81 McLeod Street BORDERTOWN	Dwelling - Federation Style	CT 5578/903	18291
59 West Street BORDERTOWN	Dwelling - Federation Style	CT 5463/907	18294
61 West Street BORDERTOWN	Dwelling - Federation Style	CT 5817/870	18228
79 West Street BORDERTOWN	Dwelling - Californian Bungalow	CT 5156/273	18229
81 West Street BORDERTOWN	Dwelling - Californian Bungalow	CT 5212/187	18230

## Table Tat/6 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Binnie Street BORDERTOWN	Pioneer Chapel; External form and materials of the church, porch and hall, including painted stonework, finial, batted eaves, unpainted galvanised steel roofing, and leadlight windows. Includes the post and woven wire fences. Includes two Norfolk Island pine trees in Benjamin Street. Excludes blockwork lean-to additions at the rear.	Lot 105	T400601	CT 5139/636	a c e	18231
Binnie Street BORDERTOWN	Former Paterson's Store; External form and materials of the double shopfront facing Binnie Street, including the shopfront itself and the stone walls, gable infills and finials. Includes the external form and materials of the shopfront facing Crocker Street, including gabled galvanised iron roof, brickwork walling and pressed metal ceilings.	Lot 2	D20163	CT 5450/787	a	18232
Crocker Street BORDERTOWN	Woolshed Inn; External form and materials, including hipped galvanised iron roofs, chimneys and parapets, all stone walling, verandahs, timber framed windows and doors, and the original kitchen with its massive fireplace. Includes the stepped pressed metal and stone façade only of the detached store facing Crocker Street. Excludes function centre, motel units and bottle shop pergola.	Lot 91 Lot 92 Lot 93 Lot 94	F167777 F167777 F167777 F167777	CT 5928/289 CT 5928/289 CT 5928/289 CT 5928/289	a c e f	18233
East Terrace BORDERTOWN	Soldiers Memorial Park; The open parkland character, including established traditional exotic and Australian park trees, including deciduous oak, ash and elms, casuarina, brachychiton, three formal palms, cypress, pines, carob, pyramid trees and pittosporum. Includes the avenue of coppiced sugar gums.	Sec 941	H400600	CR 5911/540	a	18236

Tatiara Council  
Table Section  
Table Tat/6 -Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
79 East Terrace BORDERTOWN	Bordertown Hotel; External form and materials of two storey section of the hotel, including painted face stonework, unpainted brick chimneys, weatherboard cladding, timber and leadlight windows and doors, and verandahs. Excludes the modern brick and stone saloon bar, the drive thru bottle shop, the blockwork store and the colorbond shed. Excludes the modern brick and stone wall.	Lot 49 Lot 50	T400601 T400601	CT 5203/297 CT 5203/297	a c f	18235
63 Farquhar Street BORDERTOWN	Hawke House; External form and materials, including face stonework, rendered chimneys, corrugated steel roof, window canopies, timber framed windows and doors, and the concave verandah. Excludes the weatherboard lean-to additions and the freestanding carport.	Lot 35	T400601	CT 5413/814	a e	18237
Frances Road BORDERTOWN	Olive Bank Homestead; External form and materials of the house, including the tiled roof, the chimneys, the freestone walling, timber fretwork, keyhole window, box windows, timber windows and doors. Includes the Canary Island Palm.	Sec 212	H400600	CT 5328/95	a d f	18282
Frances Road BORDERTOWN	Wiese's Horse Dip; Form and materials of the horse dip and associated yards, including the cement rendered race and the hardwood posts and rails. Includes a curtilage of adjacent rural land and open grassy woodland vegetation on the roadside.	Sec 193	H400600	CT 5522/474	a b d f	18281
McLeod Street BORDERTOWN	Uniting Church; External form and materials of the stone church and Sunday school room, and the 1983 new entrance, including galvanised iron roof, stone walls, timber and leadlight windows. Includes the Norfolk Island pine tree in DeCoursey Street	Lot 81 Pt Lot 82	T400301 T400601	CT 5623/438 CT 5623/437	a c	18238

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
67 McLeod Street BORDERTOWN	St Barnabas Anglican Church & Rectory; External form and materials of the church, porch and vestry, including the galvanised iron roof, face stonework, and the timber and leadlight windows and doors. Includes the external form and materials of the rectory including galvanised iron roof, brickwork chimneys, face stonework with brick quoins, timber windows, shutters and doors, and the two porches. Excludes the concrete brick addition at the rear of the rectory.	Lot 457 Lot 456	F204793 F204792	CT 5806/198 CT 5833/784	a c d	18239
Nalang Road /Six Mile Well Road BORDERTOWN	Nalang Homestead; External form and materials of the hipped roof house, the adjoining gable section, the attached original kitchen, the store (present garage), the slab stables, the shearing shed and the shearers quarters. Includes the galvanised iron roofing, stone chimneys, stonework, timber windows and doors, slab and iron walling. Includes the landmark trees, consisting of Washingtonia palms, pyramid tree, white cedar and mulberry trees. Excludes the iron jackaroos quarters, block work additions to the house, and later rural sheds and outbuildings.	Sec 826	T400600	CL 981/26	a d e	18283
North Terrace BORDERTOWN	Former Police Cells; External form and materials of the original cell block. Excludes the fit out, roof extension and steel bar enclosure	Lot 7	D56142	CR 5873/552	a b	18241
81 North Terrace BORDERTOWN	Former Police Station, Morning Loaf Bakery; External form and materials of the former Police Station, including the galvanised iron roof, eaves details, symmetrical façade, and timber windows and doors. Excludes the enclosing modern bakery and tearooms.	Lot 6	D56142	CT 5873/551	a c d	18240
Rowney Road BORDERTOWN	Charla Homestead; External form and materials of the whole complex, including slab and stone buildings. Includes galvanised iron roofs, brick and stone chimneys, stonework and timber slab walling, timber windows and doors.	Sec 836	H400600	CT 5692/505	a c e	18248

**Tatiara Council**  
**Table Section**  
**Table Tat/6 -Local Heritage Places**

<b>Property Address</b>	<b>Description and/or Extent of Listed Place</b>	<b>Lot No. or Part Sec</b>	<b>Plan No.</b>	<b>Certificate of Title</b>	<b>Section 23(4) Criteria</b>	<b>Heritage NR</b>
South Terrace BORDERTOWN	Showground Grandstand; External form and materials of the grandstand, including the half hipped galvanised iron roof and the open tiered bench seating. Excludes the aluminium tiers in front and the blockwork additions to the rear and sides.	Sec 868	H400600	CR 5839/112	a c f	18243
South Terrace BORDERTOWN	Former School; External form and materials of the whole complex of stone school buildings, including galvanised iron roofs, chimneys, sheet metal roof ventilators, timber windows and doors, verandahs and window canopy.	Lot 1	D43045	CT 5301/235	a c f	18242
80 Victoria Parade BORDERTOWN	House, Former St Mary's Catholic Church; External form and materials of the church, porch and vestry, including galvanised iron roof, stone walls with rendered trims and cappings, and timber windows and doors. Excludes outbuildings.	Lot 10	D41681	CT 5247/867	a	18244
Woolshed Street BORDERTOWN	Murray Memorial Clock, Apex Park; The clock, clock stand, pedestal and its landscaped park setting.	Lot 241	T400601	CR 5649/252	a e f	18245
62 Woolshed Street BORDERTOWN	Face Place Hairdressers; External form and materials, including galvanised iron roof, masonry walls, timber framed hoarding, and the verandah. Includes the timber framed windows, doors and fanlights. Excludes the steel clad shed at the rear.	Lot 461	F204797	CT 5805/110	a c	18246
102 Woolshed Street BORDERTOWN	Tatiara Motorcycles; External form and materials, including painted hipped iron roof, brick chimney, weatherboard cladding, timber framed windows and doors, and the verandah including hardwood posts. Includes the extension facing Crocker Street, including the stepped timber hoarding.	Lot 102	D22014	CT 5209/463	a e	18247
Black Joes Road BUCKINGHAM	Plaited Tree; The tree and its curtilage of open grassy woodland vegetation. The tree is located within the road reserve, approximately 25 metres from the carriageway.	Lot 21	D57687	CT 5857/410	f g	18249



Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Buckingham Road /Schusters Road BUCKINGHAM	Buckingham Homestead; External form and materials of the stone house, including galvanised iron roof, stone chimneys, unpainted stone walls, timber windows and doors, and the verandahs. Excludes farm sheds and outbuildings	Lot 2	D53152	CT 5845/492	a e f	18251
Buckingham Road BUCKINGHAM	Buckingham Uniting Church; External form and materials of the church, porch and lean-to, including galvanised iron roof and parapet walls. Includes unpainted face stonework, and timber windows and doors. Includes two pairs of swings. Includes the park like setting comprising mature eucalypts, sugar gums and pine trees.	Sec 260C	T400700	CT 5201/482	a c d f	18250
Buckingham Road BUCKINGHAM	Glen Park Homestead; External form and materials of the four roomed house, detached kitchen and detached post office, including the galvanised iron roof, stone chimneys and walls, timber windows and doors, and verandahs. Includes pepper trees and the garden layout defined by stone-edged paths. Excludes verandah infills, the timber framed kitchen addition, the laundry and the hipped roof shed.	Sec 250	H400700	CT 5504/335	a c	18254
Barton Steer Road CANNAWIGARA	Cannawigara Homestead; External form and materials of the stone house and shearers quarters, the dummy hut chimney and the shearing shed. Includes stone chimneys, face stonework, galvanised iron roofs and timber windows and doors. Excludes the concrete house additions and flat verandahs, and the extension to the north of the shearing shed. Excludes recent houses and rural sheds.	Lot 264	F204600	CT 5871/439	a d e	18252
Cannawigara Road CANNAWIGARA	Shearing Tree; The tree and its curtilage of open grassy woodland vegetation.	Sec 646	H400700	CR 5646/565	b f g	18257

Tatiara Council  
Table Section  
Table Tat/6 -Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Cannawigara Road CANNAWIGARA	Hall, Former Congregational Church; External form and materials of stone chapel, including galvanised iron roof, face stone walls, timber windows and doors and timber porch. Includes two Italian cypress trees. Excludes 1953 hall and 1968 extensions.	Sec 8C	H400700	CT 5793/236	a c d f	18255
Scowns Road CANNAWIGARA	Scown's Runaway Hole; The whole of the depression, the tree and its curtilage of open grassland.	Sec 651	H400700	CR 5646/570	c f	18258
Cannawigara Road CAREW	Carew Park Homestead; External form and materials of the stone house, kitchen, underground tank, shearing shed and stable, and the pole frame dairy. Includes the whole of the stone fences. Includes the two Green Leaved Morton Bay Fig trees as well as pepper trees and sugar gums along the road frontage. Excludes the galvanised iron addition to the shearing shed.	Lot 258	F204594	CT 5794/835	a d f g	18256
Joes Road (Off) CAREW	Old Brimbago Homestead; External form and materials of the house, including steeply pitched hipped roofs, stone chimneys, stone walls, timber windows and doors and the verandahs. Includes the two Washingtonia palms. Includes the external form and materials of the unfinished stone building. Excludes the garage near the house, and the rural sheds and outbuildings.	Sec 569	H400700	CT 5878/671	a d f	18253
Anzac Terrace KEITH	CWA Clubroom, Former Institute; External form and materials, including face stonework and massive chimney. Excludes the skillion roofed additions.	Lot 120	T400501	CT 5797/145	a c	18259
7 Dugan Street KEITH	Hairdressers (Former Uniting Church Hall); External form and materials, including unpainted face stoneworks and quoins, unpainted rendered trims, timber windows and doors, and slate step. Includes the interior space and ceilings. Excludes the Mt Gambier limestone addition.	Lot 11	D27859	CT 5169/269	a	18260
Ellis Street KEITH	AMP Memorial and Wiles Hut; The open space setting, the external form and materials of the two Wiles huts, the vehicle and the monuments.	Sec 385	H400500	CR 5706/249	a b e f	18261

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Emu Flat Road KEITH	Davis Cottage; External form and materials of cottage, including unpainted face stonework, chimneys, parapet walls, timber windows and doors. Includes the stone tank, stone outbuilding, stone trough and post/flat iron shed. Excludes the new implement shed.	Lot 1	F33117	CT 5497/931	a b e f	18262
Heritage Street KEITH	Makin Memorial Institute; External form and materials of 1936 Institute, including face stonework, parapets and original windows. Excludes the brick and rendered additions.	Lot 119	T400501	CT 5797/145	a c e f	18264
Heritage Street KEITH	Soldiers Memorial Park; The obelisk and its hedged surrounds, as well as the exotic avenue planting between Ellis Street and Anzac Terrace. Trees include deciduous elms, live oaks, palms and pines.			CR 5649/252	a e f	18265
Heritage Street KEITH	Former Congregational Church; External form and materials of the church, porch and vestry, including galvanised iron roof, face stonework with unpainted rendered cappings, iron finial, timber windows and doors, and slate steps. Includes the interior space, including floors ceilings, joinery and decorative plasterwork. Includes the Italian cypress tree.	Lot 111	T400501	CT 5797/90	a c f	18263
Makin Street KEITH	Keith Hotel; External form and materials, including roof and eaves, face stonework and rendered trims, fenestration pattern, original timber window frames, keg ramp and half doors. Excludes the Mt Gambier limestone addition on McBain Street, the verandah in its current form, and the stone building in the centre of the site.	Lot 1 Lot 2 Lot 3 Lot 4	F103944 F103944 F103944 F103944	CT 5140/546 CT 5140/546 CT 5140/546 CT 5140/546	a c f	18267
2 Makin Street KEITH	Carrie's Cottage; External form and materials including original stoneworks, face brick trims, timber fascias and barges, and a four panel door. Excludes pergola and attached shop at the rear.	Lot 110	T400501	CT 5368/808	a e f	18266

**Tatiara Council**  
**Table Section**  
**Table Tat/6 -Local Heritage Places**

<b>Property Address</b>	<b>Description and/or Extent of Listed Place</b>	<b>Lot No. or Part Sec</b>	<b>Plan No.</b>	<b>Certificate of Title</b>	<b>Section 23(4) Criteria</b>	<b>Heritage NR</b>
7 McBain Street KEITH	Police Residence; External form and materials of the police residence, including parapet walls, unpainted face stoneworks and brick trims, roof eaves and chimneys, original timber windows and doors, and bull-nose verandah. Excludes lean-to additions and later cell block and Police Station.	Lot 104	T400501	CR 5706/247	a c	18268
Mount Monster Road KEITH	Mount Monster Granite Quarry; The whole of the Stone Reserve.	Sec 499 Lot 11	H400500	CR 5706/255 CT 5464/744	a f	18272
Park Terrace KEITH	Uniting Church; External form and materials and the landscape setting of the church.	Lot 1	D20164	CT 5451/657	a f	18269
Riddoch Highway KEITH	Old Mount Monster Homestead; External form and materials of the homestead complex of stone buildings. Includes the stone workman's cottage standing as part of the Balclaimey farm complex. Includes galvanised iron roofs, stone chimneys, stonework and remaining timber windows and doors. Excludes the modern farm buildings of Balclaimey farm complex.	Lot 521	F204857	CT 5665/603	a f	18270
Riddoch Highway KEITH	Mount Monster Homestead; External form and materials of the homestead building. Includes galvanised iron roofs, chimneys, stonework and remaining timber windows and doors. Excludes other outbuildings and farm buildings.	Lot 518	F204854	CT 5665/604	a	18271
Wynarling Road (Off) KEITH	Wynarling Woolshed; External form and materials of the stone woolshed, including galvanised iron roof, clerestory roof section, stonework and timber windows and doors. Includes the timber yards. Excludes the surrounding timber sheds and outbuildings.	Lot 2	D28240	CT 5775/184	a	18274
3 Jones Street MUNDULLA	House; External form and materials of the house and butchers shop, including the galvanised iron roof, brick chimney, face stone walls with brick quoins, timber windows and doors, and verandahs. Excludes the attached carport, and detached sheds and outbuildings.	Lot 88	T400701	CT 5416/364	b d	18275

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
8 Jones Street MUNDULLA	Church of Christ; External form and materials of church, porch and kitchen, including galvanised iron roof, metal cladding, timber windows and doors, and pressed metal canopies. Includes the Italian cypress trees and the hardwood post and woven wire fence. Excludes the verandahs and toilet at rear.	Lot 243	F204579	CT 5812/221	a c d	18276
21 Jones Street MUNDULLA	Maleys of Mundulla Emporium; External form and materials of the store, including galvanised iron roof, timber hoarding, timber framed shopfront and the bull-nose verandah with decorative timber end infill. Excludes the adjacent dwelling.	Lot 57	T400701	CT 5678/536	a c f	18277
22 Kennedy Street MUNDULLA	Mundulla School; External form and materials of the stone school building, including the galvanised iron roof, stone and brick chimneys, decorative sheet metal roof ventilators, painted face stonework with brick quoins, timber windows and doors, and verandah. Includes the pepper trees. Excludes the colorbond additions at the rear, the transportable classrooms and sheds.	Lot 15	T400701	CT 294/70	a c	18278
Packer Avenue MUNDULLA	Soldiers Memorial Park; The monument and its formal park setting, including palms, conifers and Australian native trees.	Lot 19	T400701	CR 5643/521	a d f	18279
Goodridges Road (Off) MUNDULLA WEST	Wirrega Cemetery; Grave, stone wall and cast iron gates, including the curtilage defined by the fenced area.	Sec 650	T400701	CR 5646/561	a d e	18280
Six Mile Well Road MUNDULLA WEST	Former Church of Christ; External form and materials of stone chapel, including galvanised iron roof, face stone walls, timber windows and doors and timber porch. Includes two Italian cypress trees. Excludes 1953 hall and 1968 extensions.	Sec 310	H400700	CT 5823/641	a c f	18284

**Tatiara Council**  
**Table Section**  
**Table Tat/6 -Local Heritage Places**

<b>Property Address</b>	<b>Description and/or Extent of Listed Place</b>	<b>Lot No. or Part Sec</b>	<b>Plan No.</b>	<b>Certificate of Title</b>	<b>Section 23(4) Criteria</b>	<b>Heritage NR</b>
Emu Flat Road SHERWOOD	Paulus Petersens Homestead; External form and materials of the stone cottage, the timber piggery, and the stone henhouse, including iron roofs, stone chimneys, stonework, hardwood pole walling structure, and flattened oil drum cladding. Excludes modern outbuildings.	Sec 43	H400300	CL 1093/19	a b d e	18273
Railway Terrace North WOLSELEY	Soldiers Memorial Park; The monument, the uncluttered open landscape setting and the sugar gum backdrop.	Sec 575	F204911	CT 5731/866	a e f	18289
Railway Terrace WOLSELEY	Wolseley Inland Aircraft Fuel Depot *; The whole complex of fuel tanks, pump house and platform, and its open space setting. Excludes train crew accommodation.	Lot 1	F149538	CT 5282/928		18286
Railway Terrace North WOLSELEY	Uniting Church; External form and materials of the church and porch, including unpainted galvanised iron roof and wall cladding, timber windows and doors, pressed metal window canopies and painted timber trims.	Lot 256	D1328	CT 5199/936	a c	18288
38 Railway Terrace WOLSELEY	Ballinger's Store; External form and materials of the main store, the adjoining gabled extension to the west and the hipped roof and secondary hoarding at the rear, including galvanised iron roof and wall cladding, weatherboard cladding, parapet hoarding, bull-nose verandah and timber shopfront windows and doors. Excludes the flat roof extension at rear, the trussed open carport and the detached weatherboard shed to the west.	Lot 12	D1328	CT 5303/663	a c	18285
44 Railway Terrace North WOLSELEY	Institute; External form and materials of the 1928 institute, including the galvanised iron roof, the parapet hoarding and painted signage, the pressed metal cladding, and the timber front windows. Excludes the bull-nose verandah and interior alterations.	Lot 55	F218093	CT 5800/901	a c	18287

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Wolseley - Naracoorte Road WOLSELEY	Wolseley Common Conservation Park; The whole of the common, including the open recreation area and surrounding sugar gums.	Lot 100	D53044	CR 5871/777	a f	18290
		Lot 1	D55986	CR 5871/777		
		Lot 50	D28840	CR 5871/777		
		Lot 51	D28840	CR 5871/777		
		Lot 52	D28840	CR 5871/777		
		Q 20	F218022	CR 5871/777		
		Q 21	F218022	CR 5871/777		
		Sec 1013		CR 5871/777		

## Table Tat/7 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Clayton Farm Road BORDERTOWN	Clayton Farm Complex, including Dwelling, Shearing Shed, Hay Shed, Chaff Shed, Stables, Blacksmithy, Cottage and Workshop	A200	D17914	CR 6052/177		13291
Hay Avenue BORDERTOWN	Bordertown Railway Station	A33	D83258	CT 6062/500		13721
Woolshed Street BORDERTOWN	Bordertown Institute	A161 & 243	T400601	CR 5654/310	a e f	13914
off Two Wells Road, near KEITH	Two Wells (associated with 1850s Gold Escort Route)	S54 S105	H410300 H410300	CR 5740/348 CT 5928/282		13636
Off Cannawigara Road KONGAL VIA MUNDULLA	Kongal Springs Well (associated with 1850s Gold Escort Route)	S241	H400700	CT 5948/478		13633
Lot 30 Jewell Street MUNDULLA	Former Wirrega District Council Chambers	A30	T400701	CT 5859/977		13916
22 Nalang Road MUNDULLA	Restaurant, previously National Trust Museum (former Mundulla General Store, Post Office and Hotel)	A2	F128662	CT 5233/540	a f	13915
22 Nalang Road MUNDULLA	Restaurant, previously National Trust Museum (Probable Kitchen, former Mundulla Hotel)	A2	F128662	CT 5233/540		13917
Riddoch Highway PADTHAWAY VIA NARACOORTE	Padthaway Estate, including Homestead, Cottage, former Kitchen, Cellar, former Schoolroom, Shearing Shed, Shearers' Quarters, former Stables and Overseer's cottage	A14 A18 19 20	F1301 F4572	CT 5490/836 CT 5868/631		13881
Tatiara Road WOLSELEY	Former Wolseley Inland Aircraft Fuel Depot including pump house, drum filling platform and six fuel tanks	A1	F149538	CT 5282/928	a d g	20987

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



# Mapping Section

Map Reference Tables

Spatial Extent Maps

Bushfire Risk Maps

Concept Plan Maps



## Map Reference Tables

### Index Maps

#### Map Reference

[Council Index Map](#)

### Zone Maps

Zone Name	Map Numbers
Bulk Handling Zone	Tat/12, Tat/16, Tat/17, Tat/19, Tat/23, Tat/25, Tat/26, Tat/29
Caravan and Tourist Park Zone	Tat/18, Tat/23, Tat/28, Tat/29
Commercial Zone	Tat/16, Tat/18, Tat/19, Tat/22, Tat/23, Tat/26, Tat/28, Tat/29
Community Zone	Tat/12, Tat/16, Tat/17, Tat/18, Tat/19, Tat/22, Tat/23, Tat/25, Tat/26, Tat/27, Tat/28, Tat/29
Conservation Zone	Tat/2, Tat/3, Tat/4, Tat/5, Tat/7, Tat/13, Tat/14, Tat/15, Tat/29
Deferred Urban Zone	Tat/21
Industry Zone	Tat/16, Tat/18, Tat/19, Tat/21, Tat/22, Tat/24, Tat/25
Primary Production Zone	Tat/1, Tat/2, Tat/3, Tat/4, Tat/5, Tat/6, Tat/7, Tat/8, Tat/9, Tat/10, Tat/11, Tat/12, Tat/13, Tat/14, Tat/15, Tat/16, Tat/17, Tat/18, Tat/19, Tat/20, Tat/21, Tat/22, Tat/23, Tat/24, Tat/25, Tat/26, Tat/27, Tat/28, Tat/29
Residential Zone	Tat/16, Tat/17, Tat/18, Tat/19, Tat/22, Tat/23, Tat/25, Tat/26, Tat/28, Tat/29
Rural Living Zone	Tat/10, Tat/11, Tat/12, Tat/13, Tat/16, Tat/17, Tat/18, Tat/19, Tat/20, Tat/21, Tat/22, Tat/23, Tat/24, Tat/25, Tat/26, Tat/27, Tat/28, Tat/29
Town Centre Zone	Tat/16, Tat/23, Tat/26
Township Zone	Tat/8, Tat/12, Tat/27
Water Protection Zone	Tat/9, Tat/13, Tat/14, Tat/28, Tat/29

### Policy Area Maps

Policy Area Name	Map Numbers
Mill Policy Area 1	Tat/25
Recreation Policy Area 2	Tat/12, Tat/16, Tat/17, Tat/22, Tat/23, Tat/25, Tat/26, Tat/27, Tat/28, Tat/29
Infrastructure Policy Area 3	Tat/24, Tat/25
Stock Slaughter Works Policy Area 4	Tat/6, Tat/10, Tat/24
Home Industry Policy Area 5	Tat/16, Tat/17, Tat/26
Mundulla Policy Area 6	Tat/27

## Precinct Maps

Precinct Name	Map Numbers
Precinct 1 Brown Terrace (Bordertown)	Tat/26
Precinct 2 Weir Drive (Bordertown)	Tat/22
Precinct 3 Naracoorte Road (Keith)	Tat/18
Precinct 4 Riddoch Highway (Keith)	Tat/16
Precinct 5 Ngarkat Conservation Park	Tat/4
Precinct 6 Industrial Estate (Bordertown)	Tat/21, Tat/22, Tat/24, Tat/25
Precinct 7 Meatworks Road (Bordertown)	Tat/10, Tat/24
Precinct 8 Dark Island Well Road (Keith)	Tat/6
Precinct 9 Horse keeping (Bordertown)	Tat/23
Precinct 10 Cannawigara Road North (Bordertown)	Tat/21, Tat/22
Precinct 11 Cannawigara Road South (Bordertown)	Tat/22, Tat/25
Precinct 12 Pigeon Flat Road (Bordertown)	Tat/24, Tat/25
Precinct 13 Naracoorte Road (Bordertown)	Tat/10, Tat/25
Precinct 14 Western Drive (Bordertown)	Tat/25, Tat/26
Precinct 15 Golf Course Road	Tat/10, Tat/22, Tat/23
Precinct 16 Mundulla	Tat/11, Tat/27
Precinct 17 Emu Flat Road (Keith)	Tat/16, Tat/17, Tat/19
Precinct 18 Stirling Road (Keith)	Tat/18
Precinct 19 Golf Course (Keith)	Tat/20
Precinct 20 Padthaway	Tat/28, Tat/29
Precinct 21 Wolseley	Tat/12
Precinct 22 Retail Core (Bordertown)	Tat/23, Tat/26
Precinct 23 East Terrace (Bordertown)	Tat/26
Precinct 24 Retail Core (Keith)	Tat/16

## Historic Conservation Area Maps

Area Name	<i>shown within Overlay Maps - Heritage</i>
Bordertown Area 1	Overlay Map Tat/22 - Heritage Overlay Map Tat/23 - Heritage Overlay Map Tat/25 - Heritage Overlay Map Tat/26 - Heritage

## Overlay Maps

Issue	Map Numbers
Location	Tat/1, Tat/2, Tat/3, Tat/4, Tat/5, Tat/6, Tat/7, Tat/8, Tat/9, Tat/10, Tat/11, Tat/12, Tat/13, Tat/14, Tat/15, Tat/16, Tat/17, Tat/18, Tat/19, Tat/20, Tat/21, Tat/22, Tat/23, Tat/24, Tat/25, Tat/26, Tat/27, Tat/28, Tat/29
Transport	Tat/1, Tat/3, Tat/6, Tat/7, Tat/8, Tat/9, Tat/10, Tat/11, Tat/13, Tat/15, Tat/16, Tat/17, Tat/18, Tat/19, Tat/21, Tat/22, Tat/23, Tat/25, Tat/26, Tat/27, Tat/28
Development Constraints	Tat/1, Tat/7, Tat/11, Tat/13, Tat/14, Tat/22, Tat/23, Tat/24, Tat/25, Tat/26
Heritage	Tat/1, Tat/6, Tat/7, Tat/9, Tat/10, Tat/12, Tat/16, Tat/17, Tat/18, Tat/22, Tat/23, Tat/25, Tat/26, Tat/27, Tat/28

## Bushfire Protection Overlay Maps

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

## Concept Plan Maps

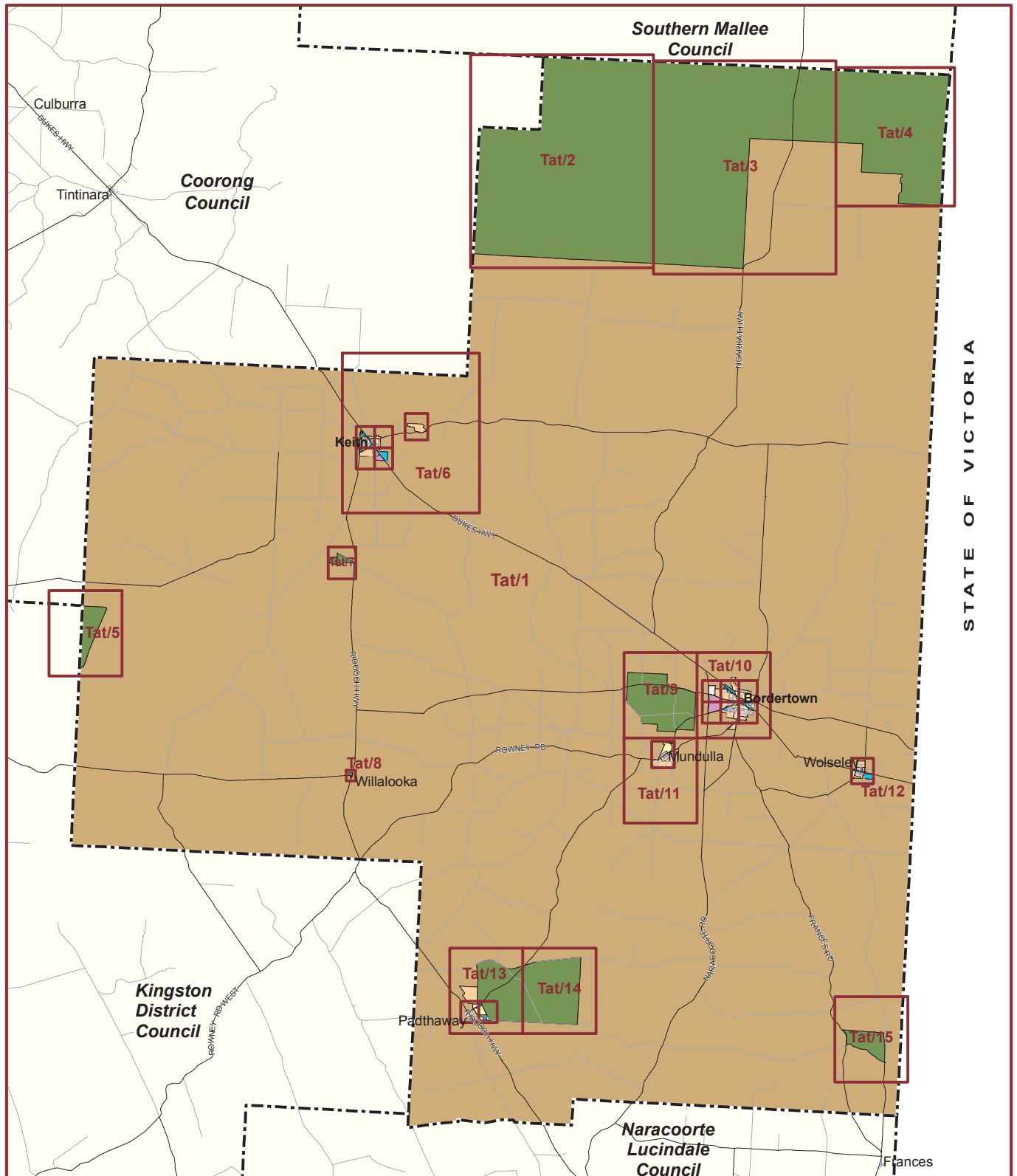
Concept Plan Title	Map Numbers
Weir Drive (Bordertown)	Concept Plan Map Tat/1
South Avenue Mill (Bordertown)	Concept Plan Map Tat/2
Brown Terrace (Bordertown)	Concept Plan Map Tat/3
Commercial Estate Naracoorte Road (Keith)	Concept Plan Map Tat/4
Riddoch Highway (Keith)	Concept Plan Map Tat/5
Industrial Estate (Bordertown)	Concept Plan Map Tat/6
Stock Slaughter Works (Bordertown)	Concept Plan Map Tat/7
Stock Slaughter Works (Keith)	Concept Plan Map Tat/8
South Avenue East (Bordertown)	Concept Plan Map Tat/9
South Avenue West (Bordertown)	Concept Plan Map Tat/10
Ramsey Terrace (Bordertown)	Concept Plan Map Tat/11
Western Drive (Bordertown)	Concept Plan Map Tat/12
Ross Avenue (Keith)	Concept Plan Map Tat/13
Keith Bennet Street (Keith)	Concept Plan Map Tat/14
Horse Keeping Policy Area (Bordertown)	Concept Plan Map Tat/15
Ramsey Terrace Rural Living (Bordertown)	Concept Plan Map Tat/16
East Terrace (Bordertown)	Concept Plan Map Tat/17
Development Constraints Water Protection	Concept Plan Map Tat/18

<b>Concept Plan Title</b>	<b>Map Numbers</b>
Development Constraints Water Resources	Concept Plan Map Tat/19
Development Constraints Conservation Areas	Concept Plan Map Tat/20
Development Constraints Groundwater Salinity	Concept Plan Map Tat/21

# Spatial Extent Maps



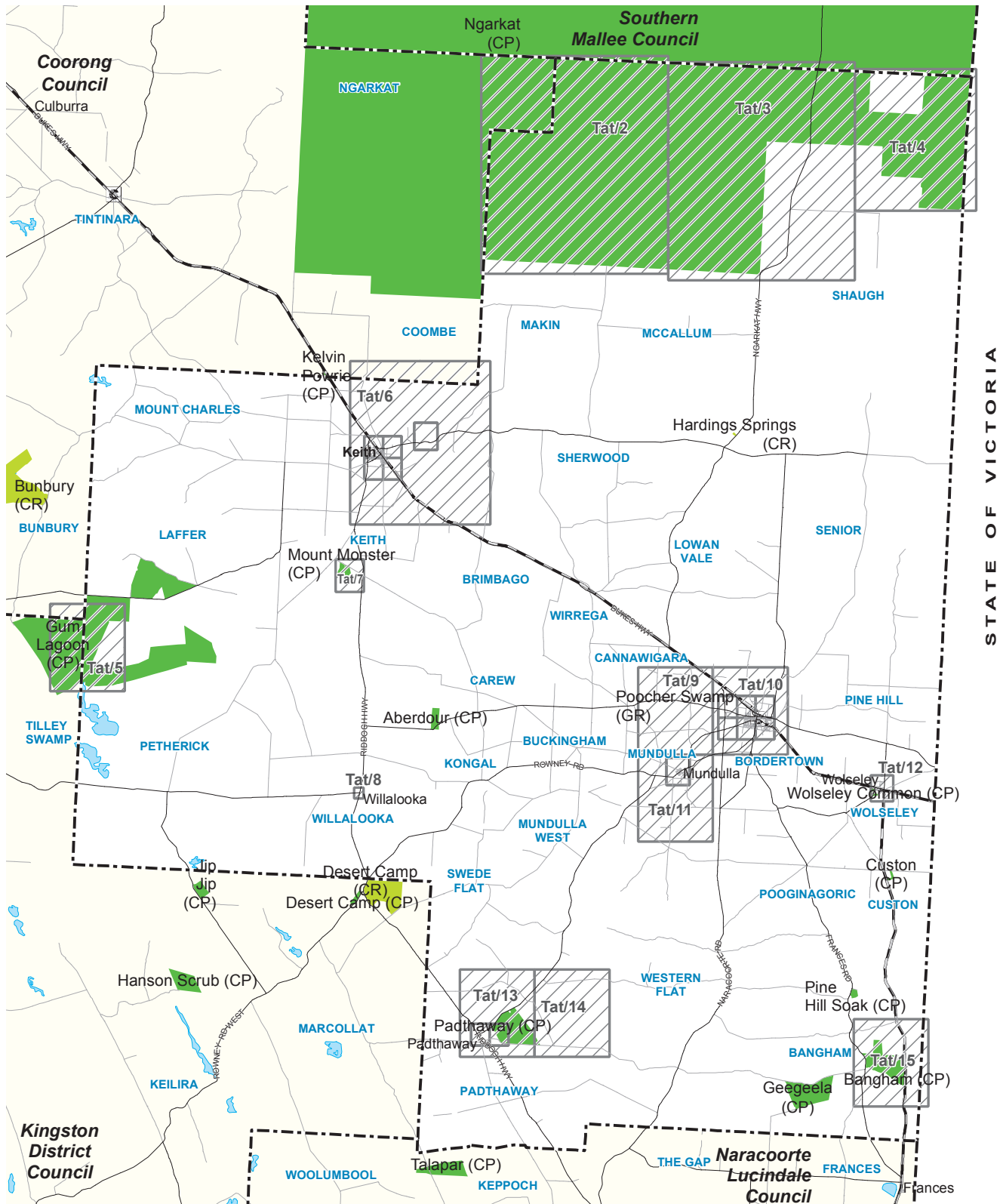




For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps Tat/1 to Map Tat/29 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the 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

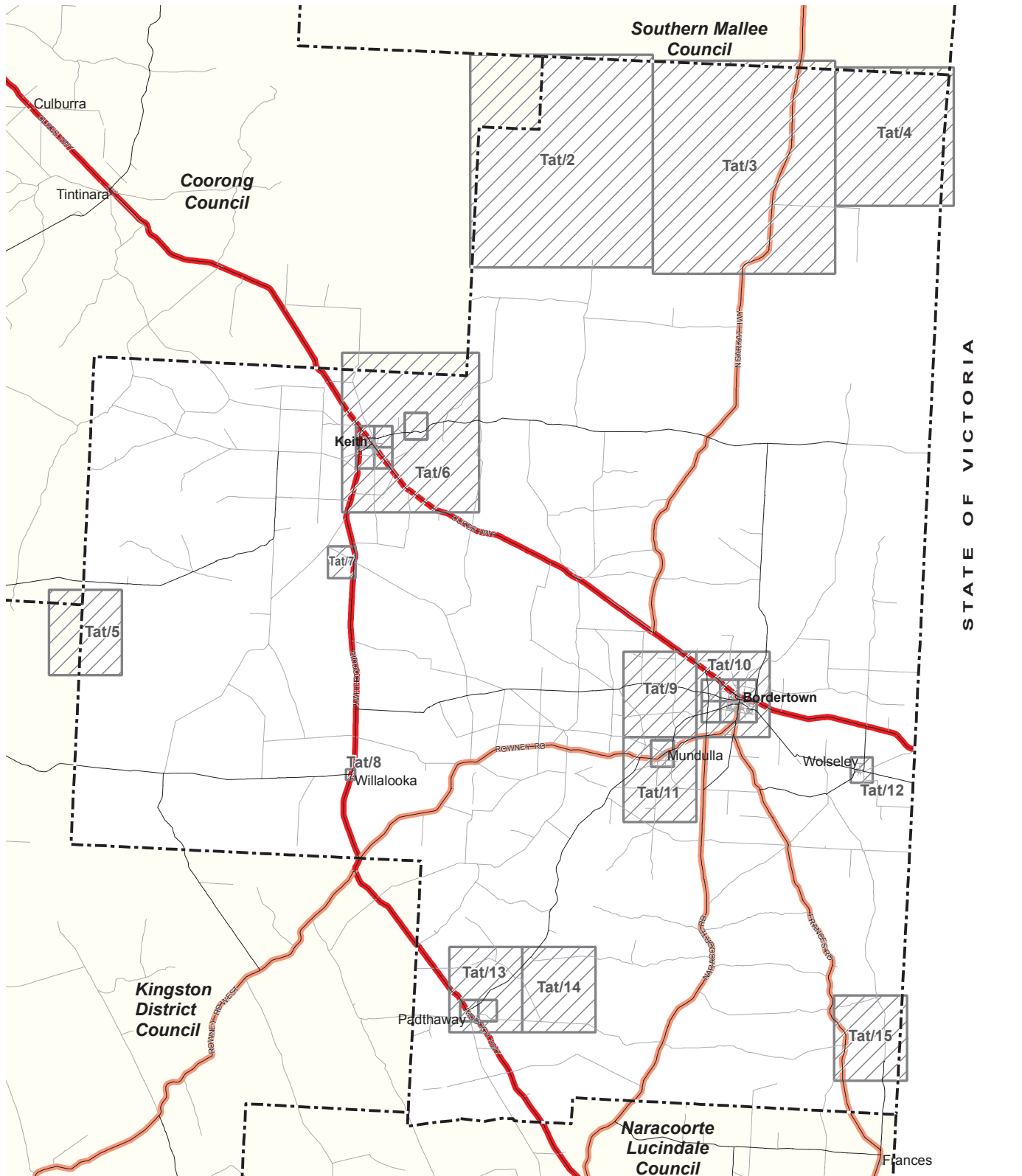


STATE OF VICTORIA



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

# Location Map Tat/1

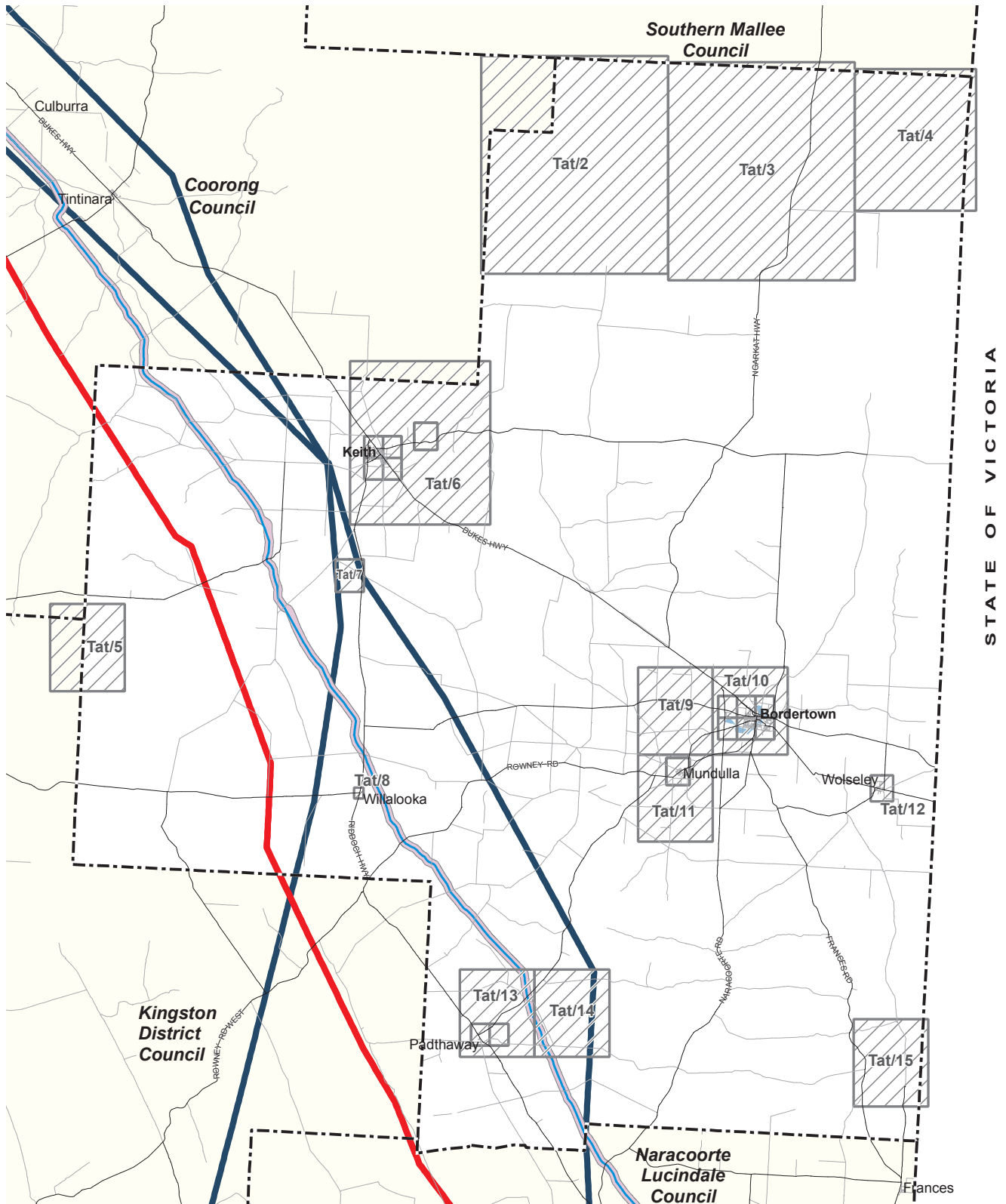


- Primary Arterial Roads
- Secondary Arterial Roads
- - - - - Development Plan Boundary



# Overlay Map Tat/1

## TRANSPORT



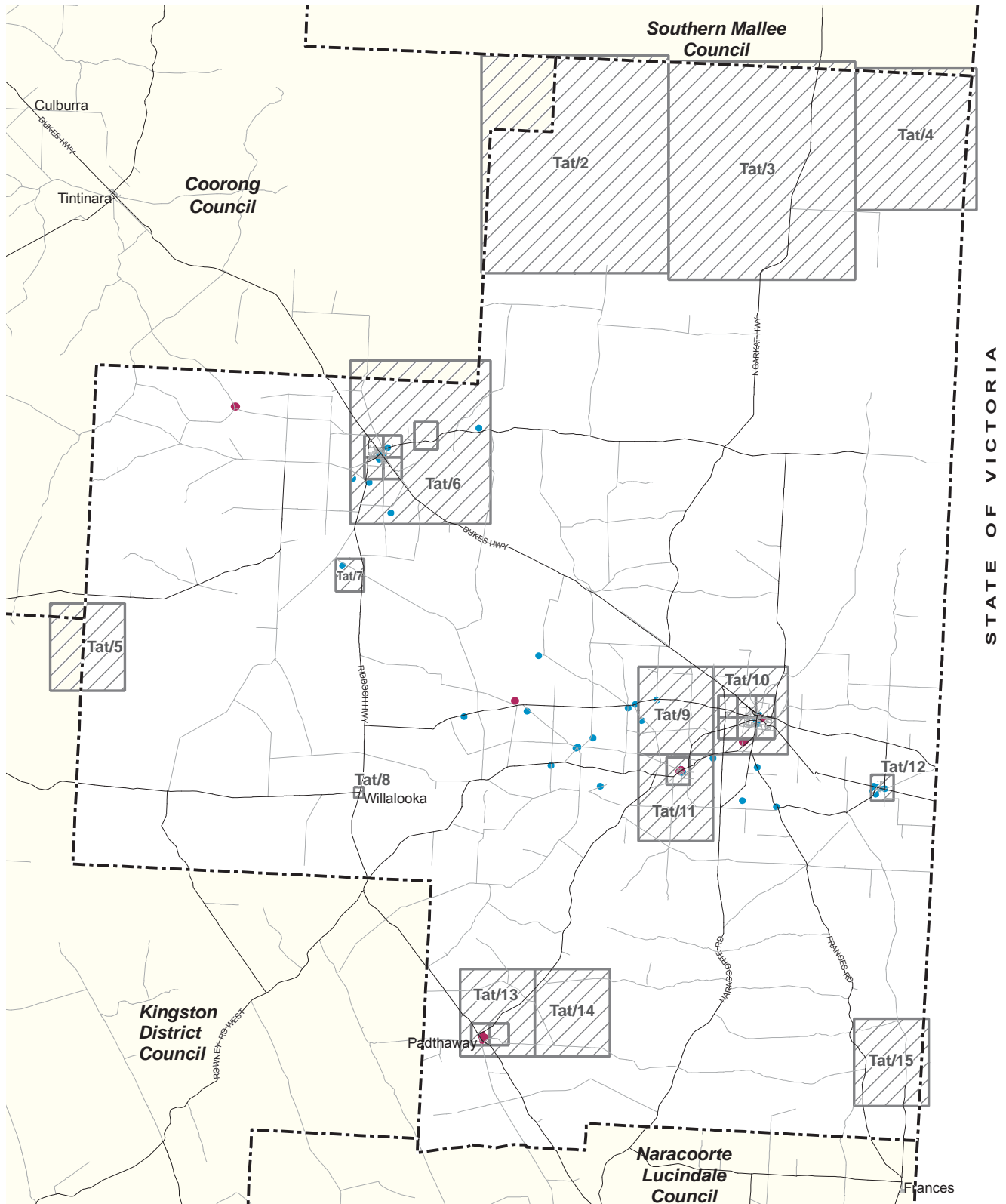
STATE OF VICTORIA



- Tatiara Creek Floodplain
- gas pipelines
- SEAGAS gas pipeline 400m buffer
- 132kv electricity transmission line
- 275kv electricity transmission line
- Development Plan Boundary

# Overlay Map Tat/1

## DEVELOPMENT CONSTRAINTS



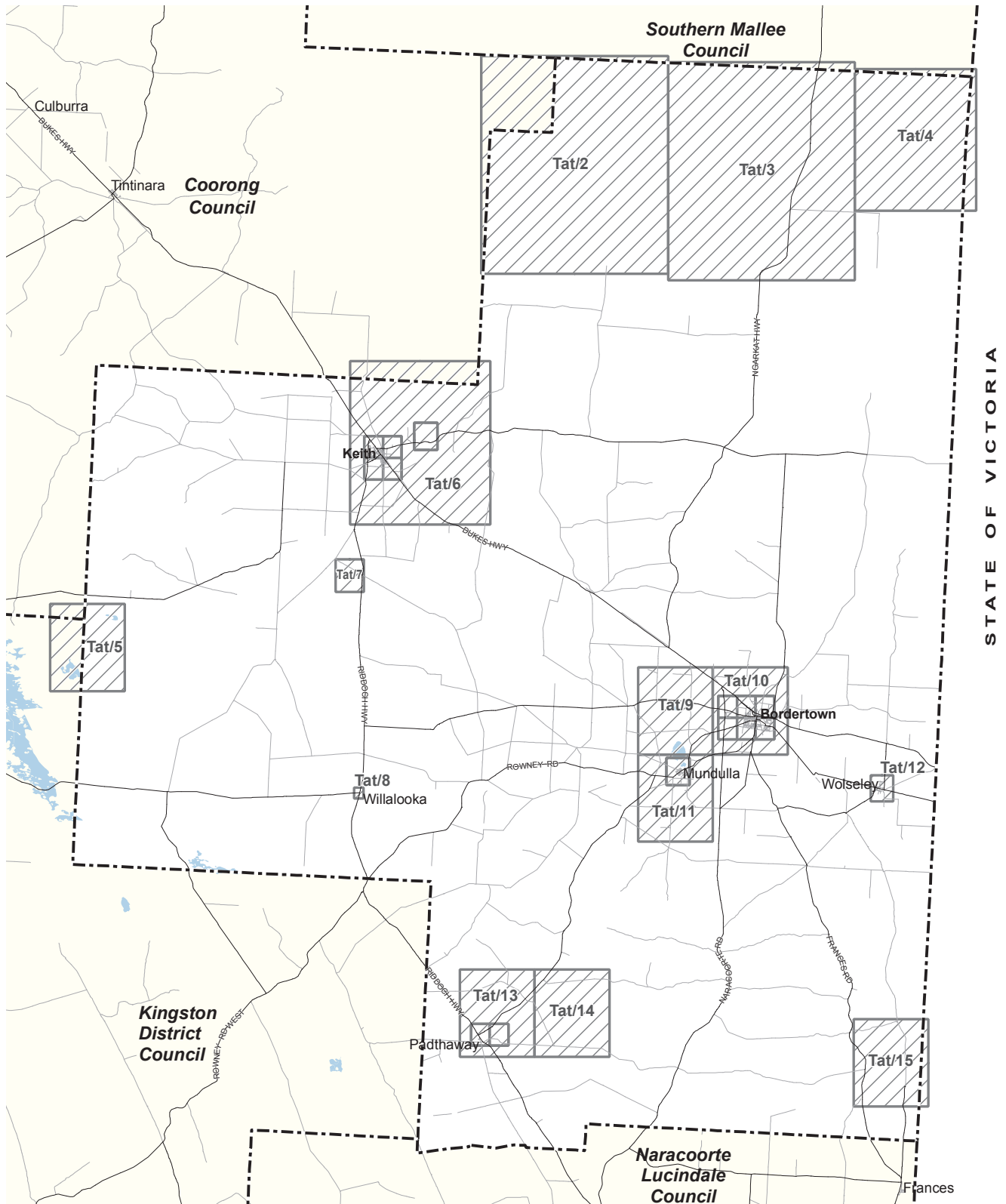
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.



# Overlay Map Tat/1

## HERITAGE

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

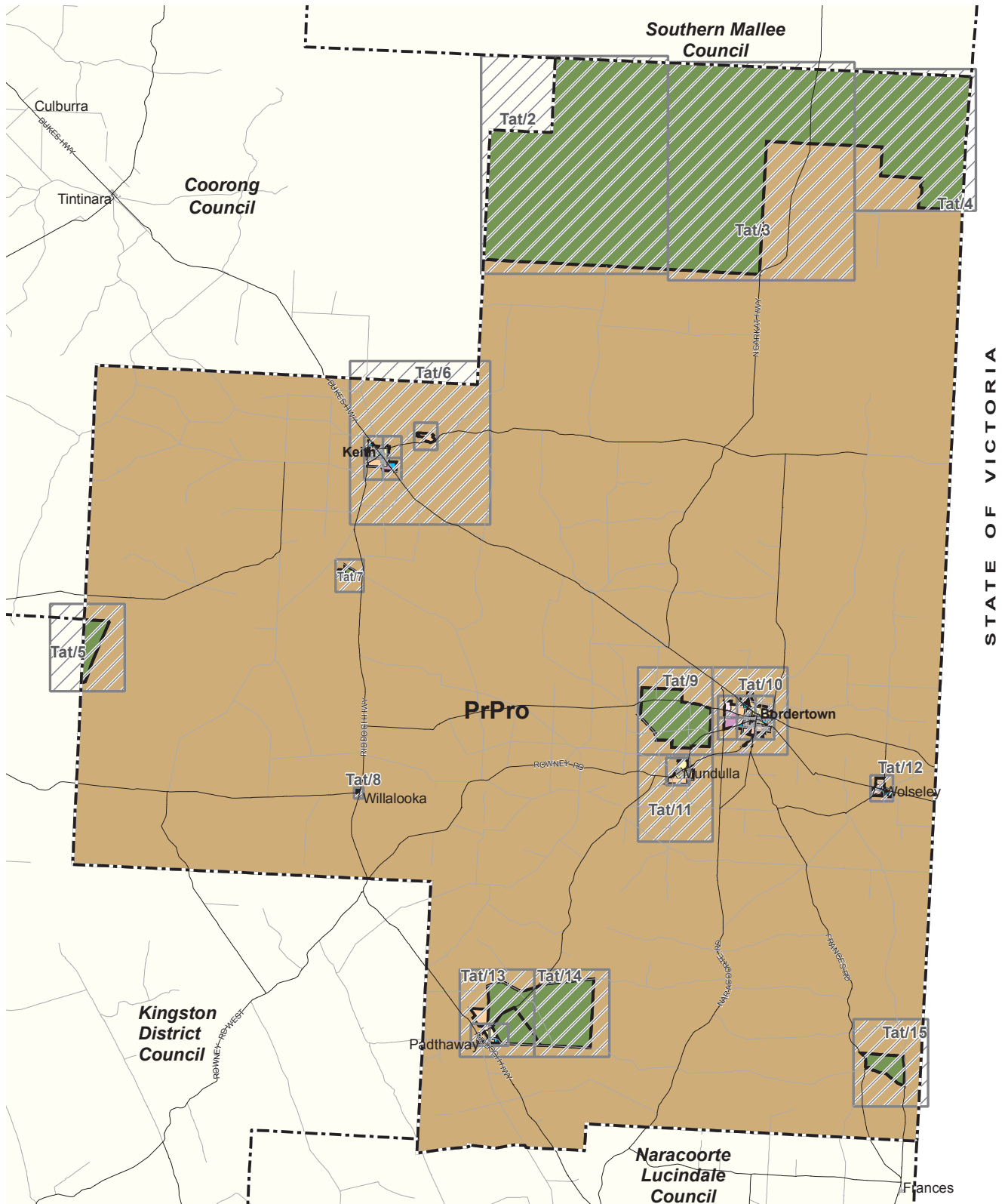


- Wetlands of National Importance
- Development Plan Boundary

# Overlay Map Tat/1

## NATURAL RESOURCES





STATE OF VICTORIA

See enlargement map for accurate representation.



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

# Zone Map Tat/1

MAP Tat/1 Adjoins



- Conservation Park
- Development Plan Boundary

# Location Map Tat/2



MAP Tat/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



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

# Zone Map Tat/2

MAP Tat/1 Adjoins



# Location Map Tat/3

- Conservation Park
- Development Plan Boundary

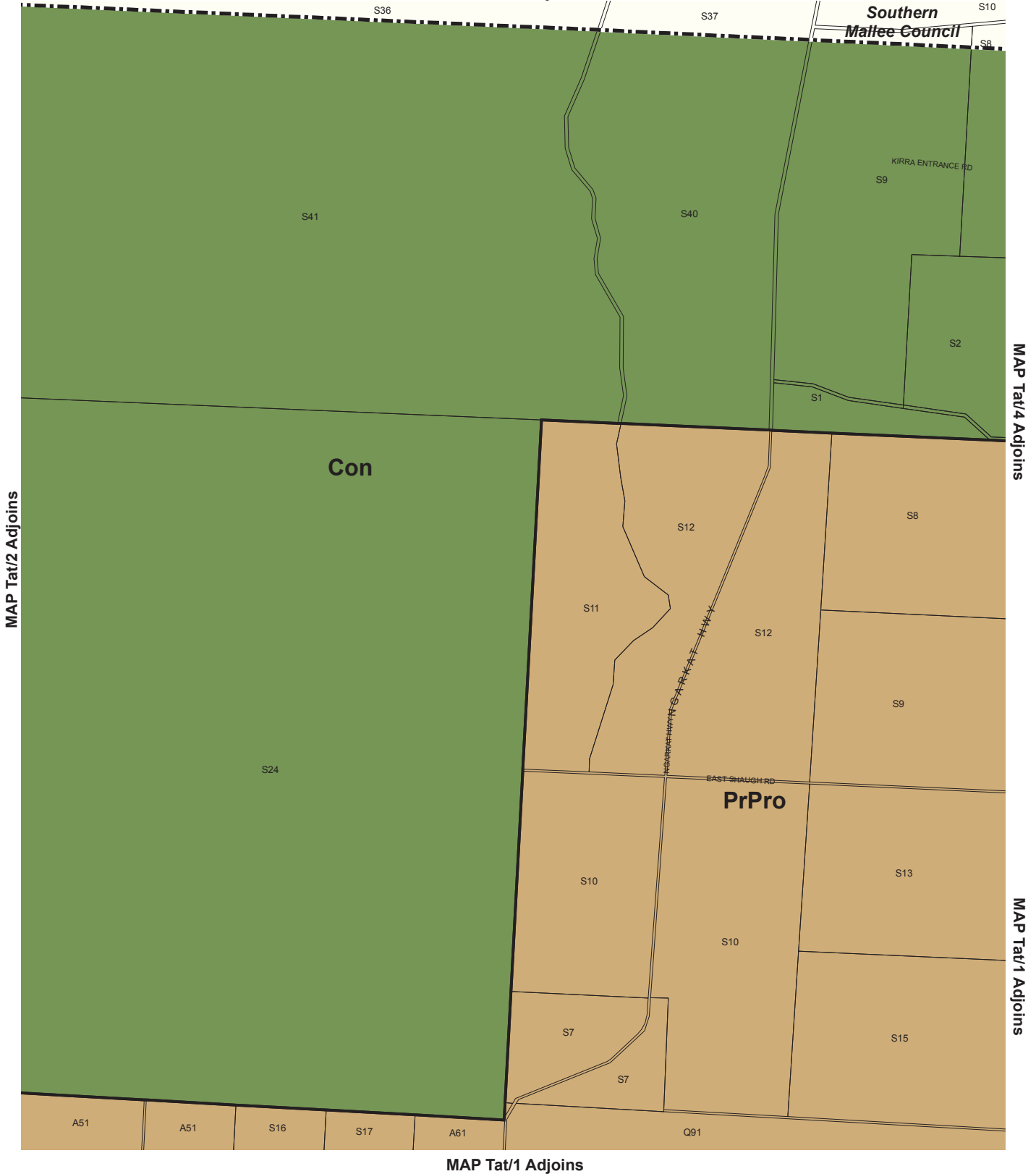


# Overlay Map Tat/3 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary

MAP Tat/1 Adjoins

Southern  
Mallee Council



Lamberts Conformal Conic Projection, GDA94



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

# Zone Map Tat/3

MAP Tat/1 Adjoins

Southern  
Mallee Council



MAP Tat/3 Adjoins

STATE OF VICTORIA

MAP Tat/1 Adjoins

MAP Tat/1 Adjoins



0

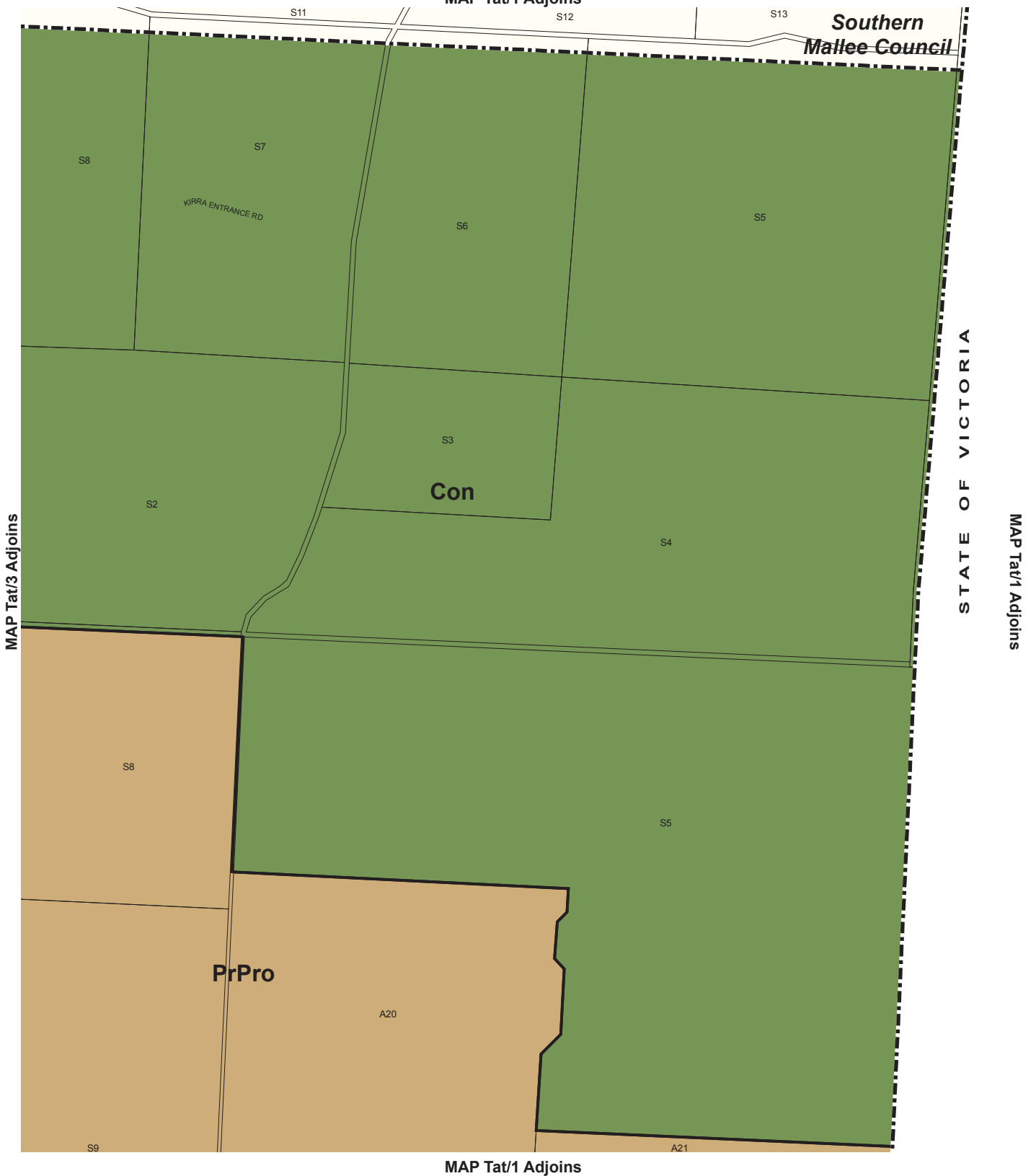
5 km

# Location Map Tat/4

- Conservation Park
- Development Plan Boundary

MAP Tat/1 Adjoins

Southern  
Mallee Council



Lamberts Conformal Conic Projection, GDA94

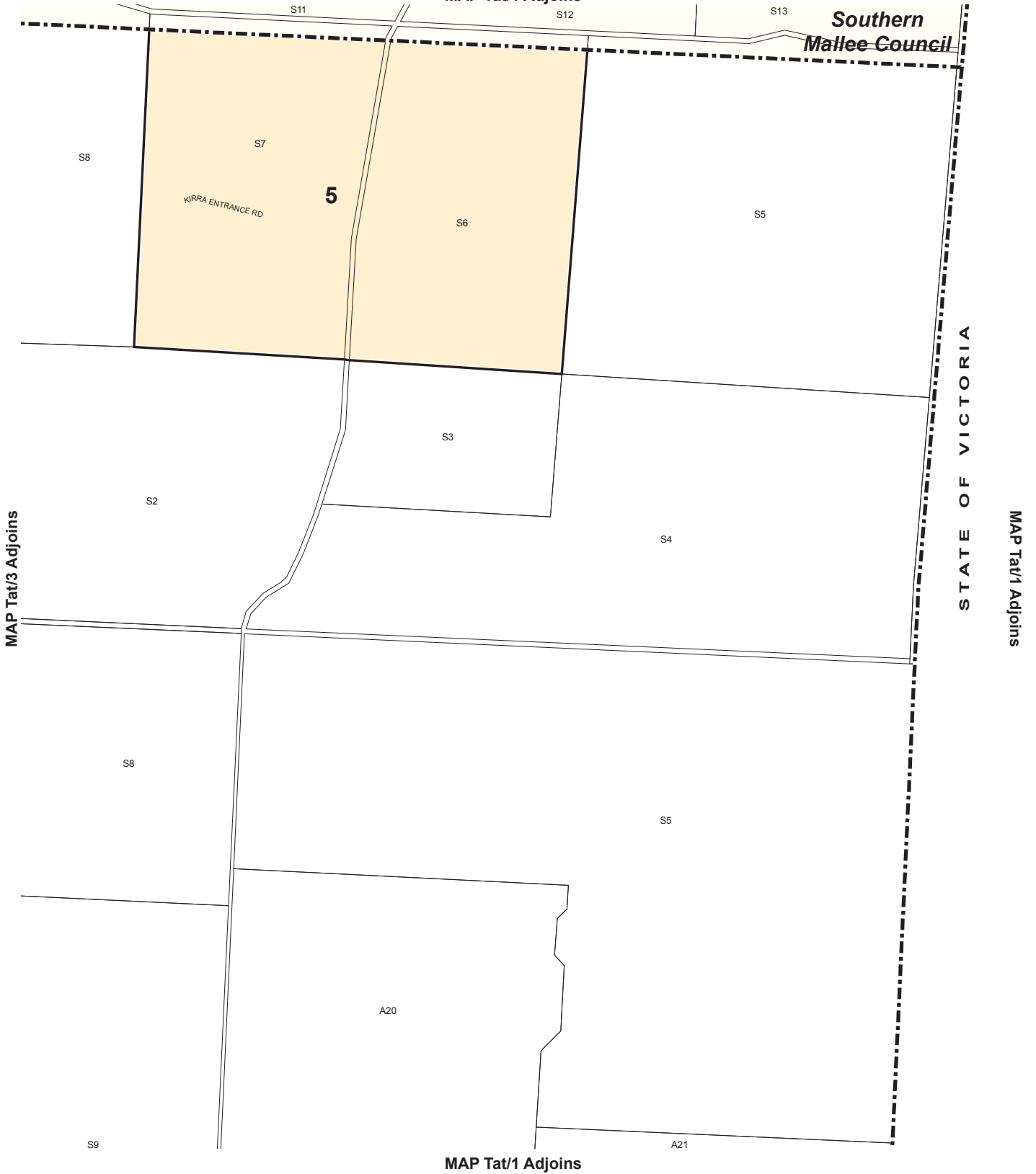


- Zones**
- Conservation
  - Primary Production
  - Zone Boundary
  - Development Plan Boundary

# Zone Map Tat/4

MAP Tat/1 Adjoins

Southern  
Mallee Council



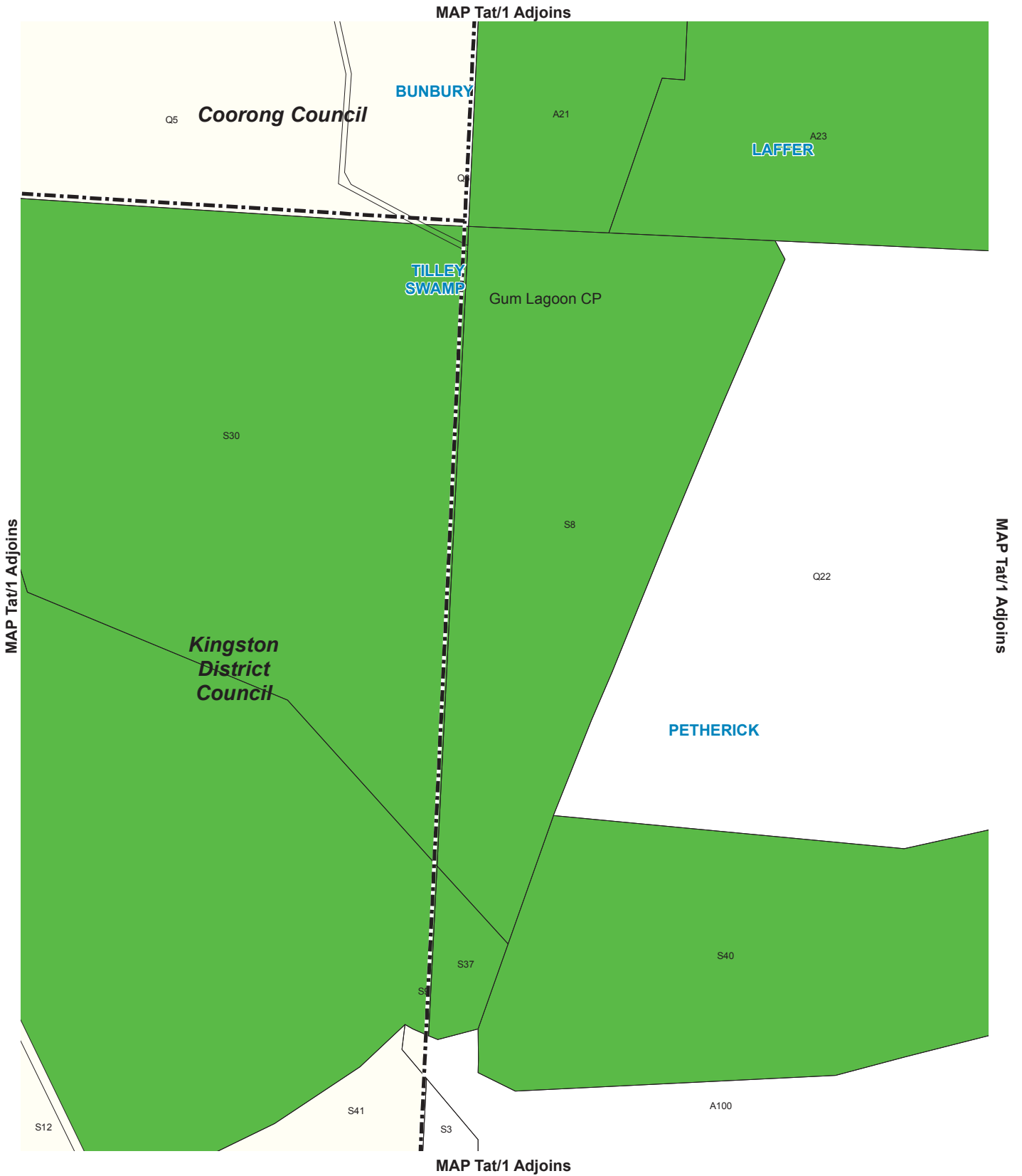
Lamberts Conformal Conic Projection, GDA94

**Precinct**  
5 Ngarkat Conservation Park



# Precinct Map Tat/4

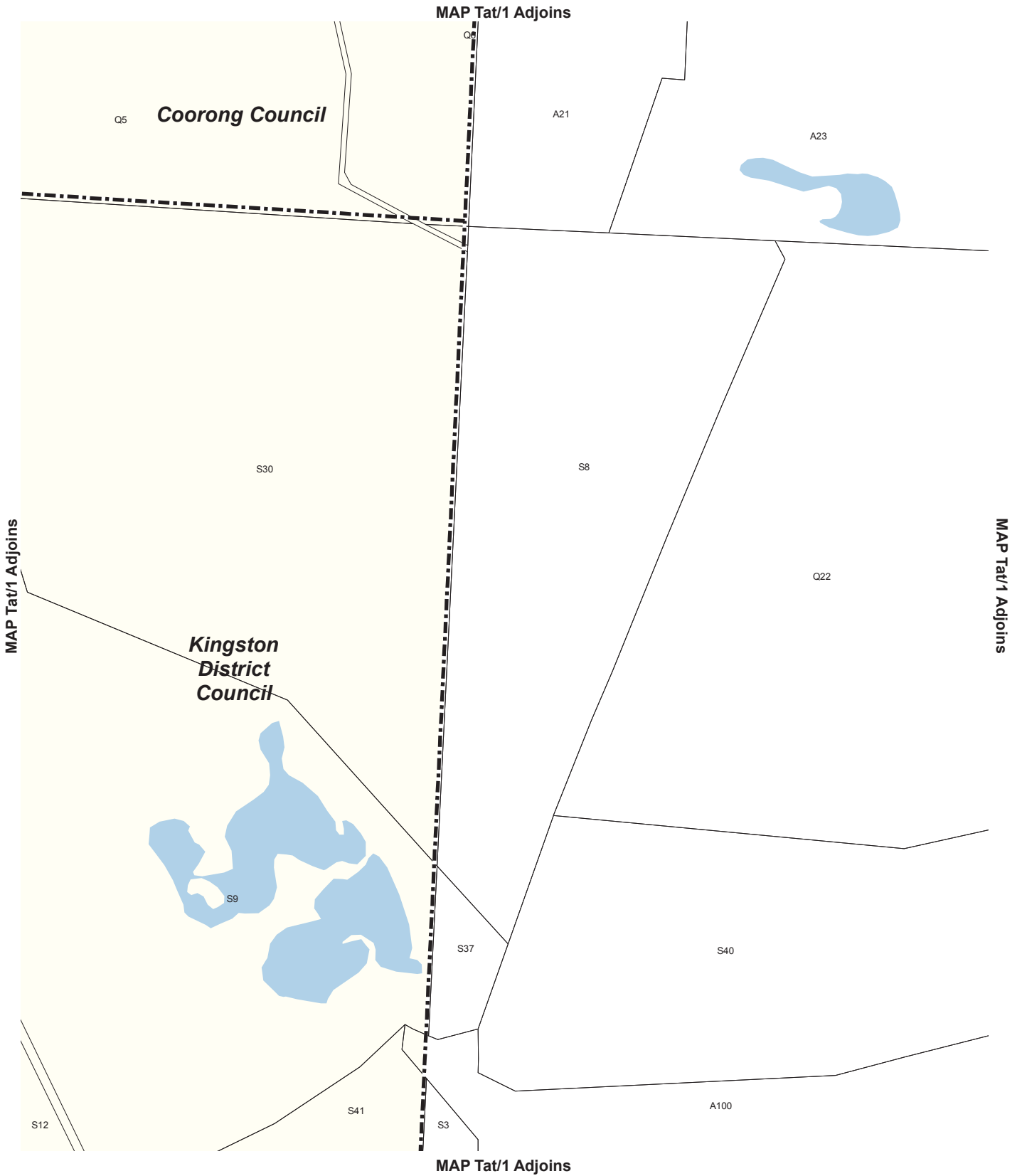
- Precinct Boundary
- Development Plan Boundary



# Location Map Tat/5

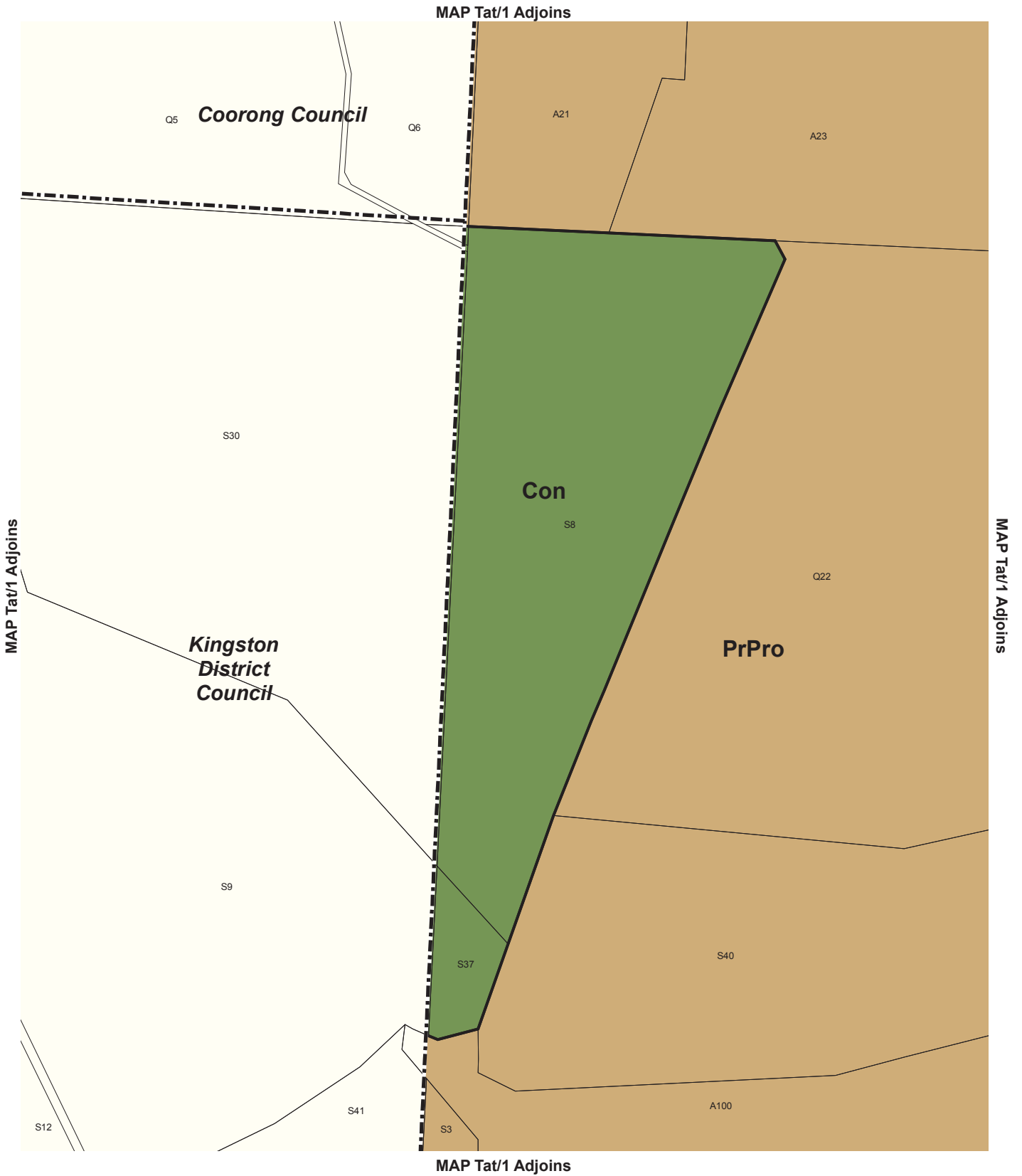
- Conservation Park
- Development Plan Boundary





# Overlay Map Tat/5 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



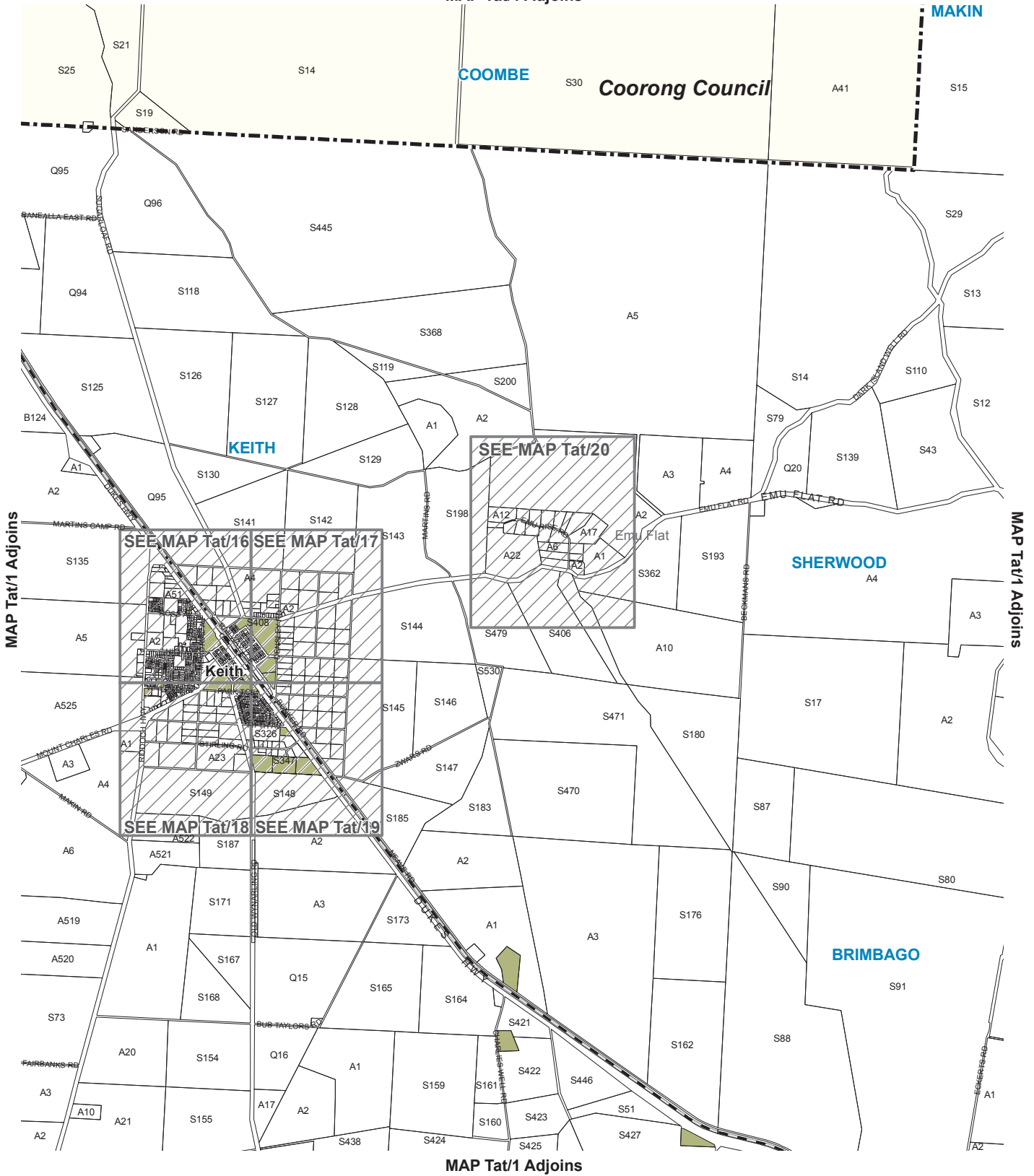
Lamberts Conformal Conic Projection, GDA94






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

# Zone Map Tat/5

MAP Tat/1 Adjoins

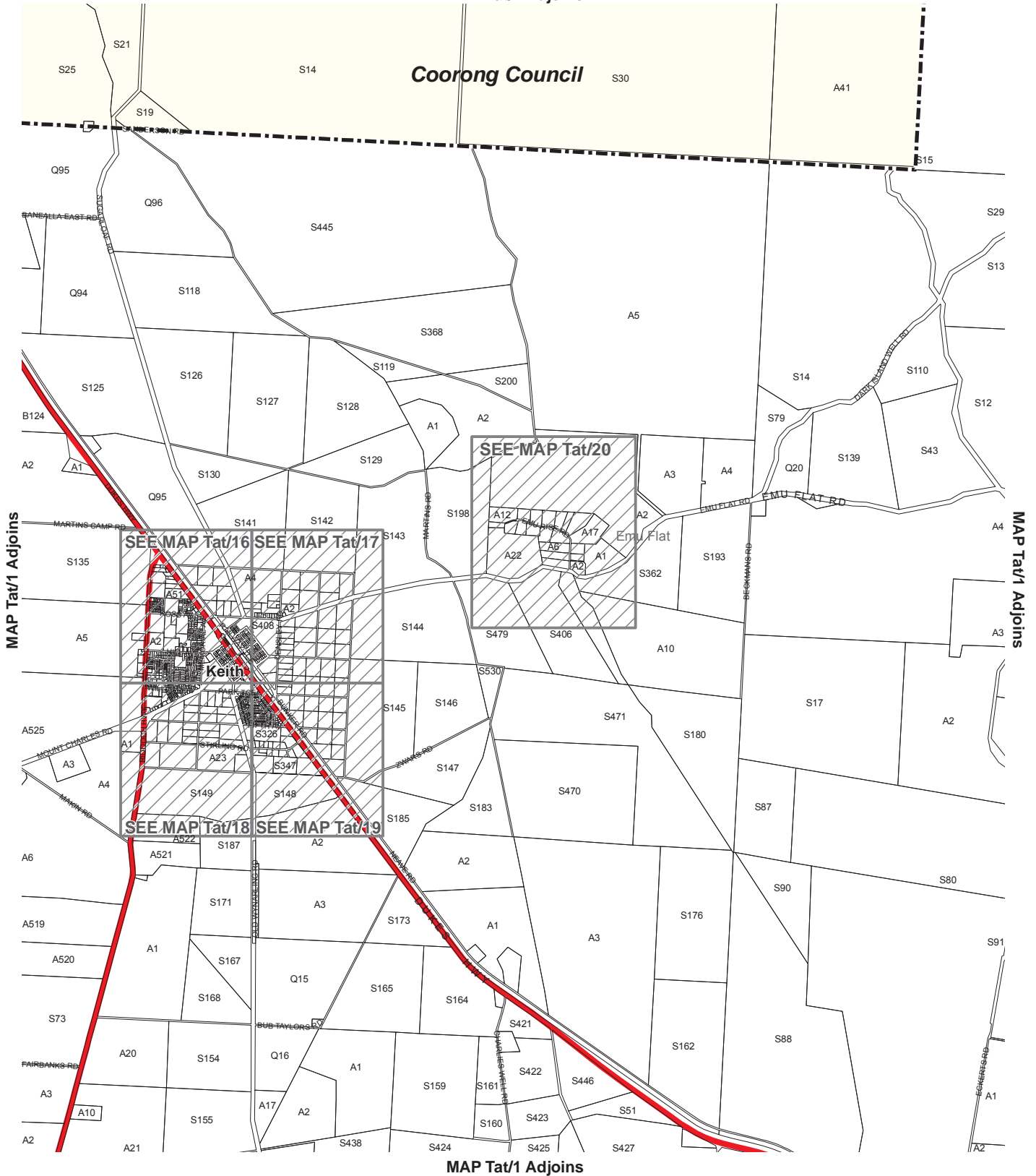


# Location Map Tat/6

-  Railways
-  Local Reserves
-  Development Plan Boundary

MAP Tat/1 Adjoins

Coorong Council

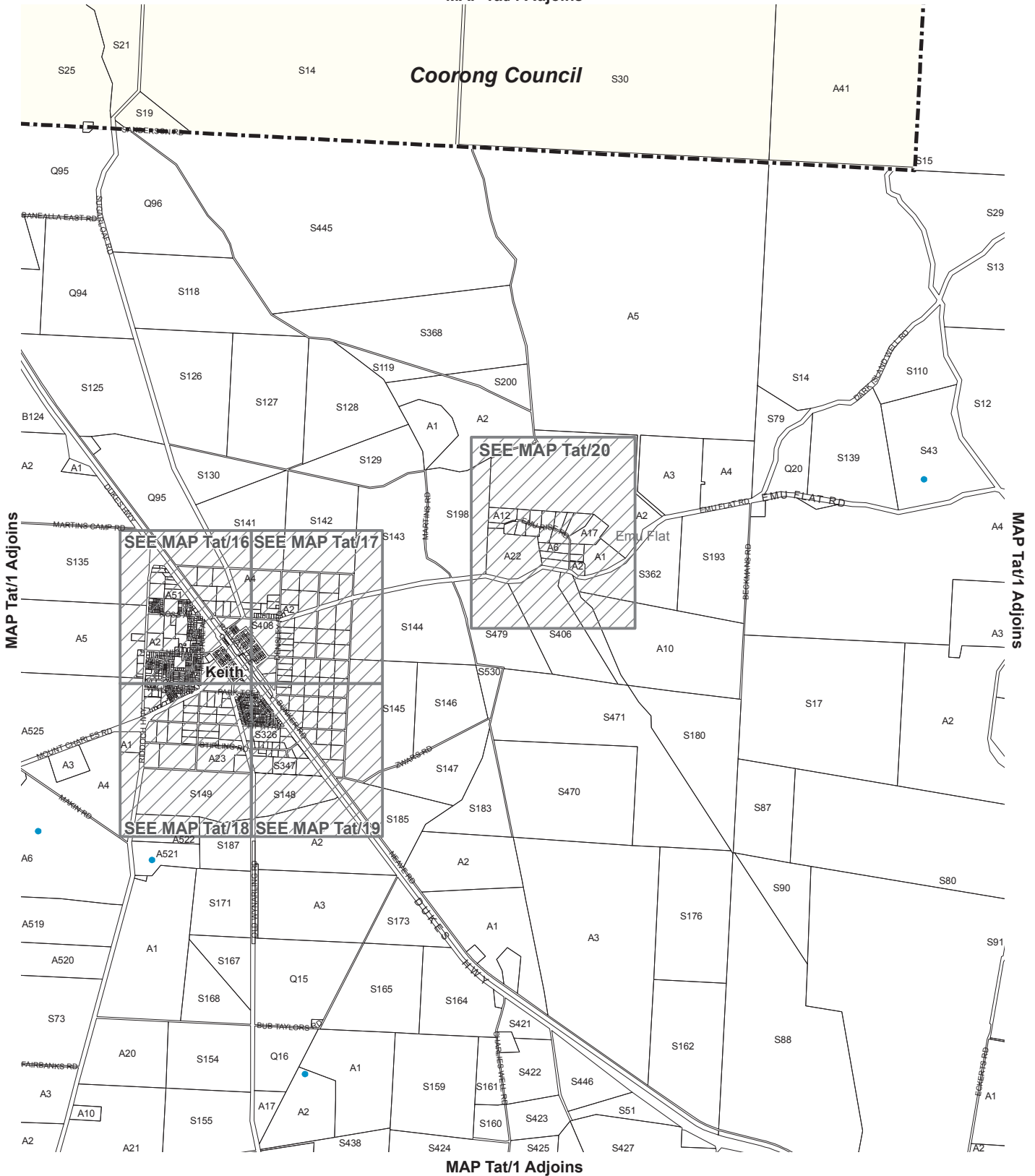


# Overlay Map Tat/6

## TRANSPORT

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

MAP Tat/1 Adjoints



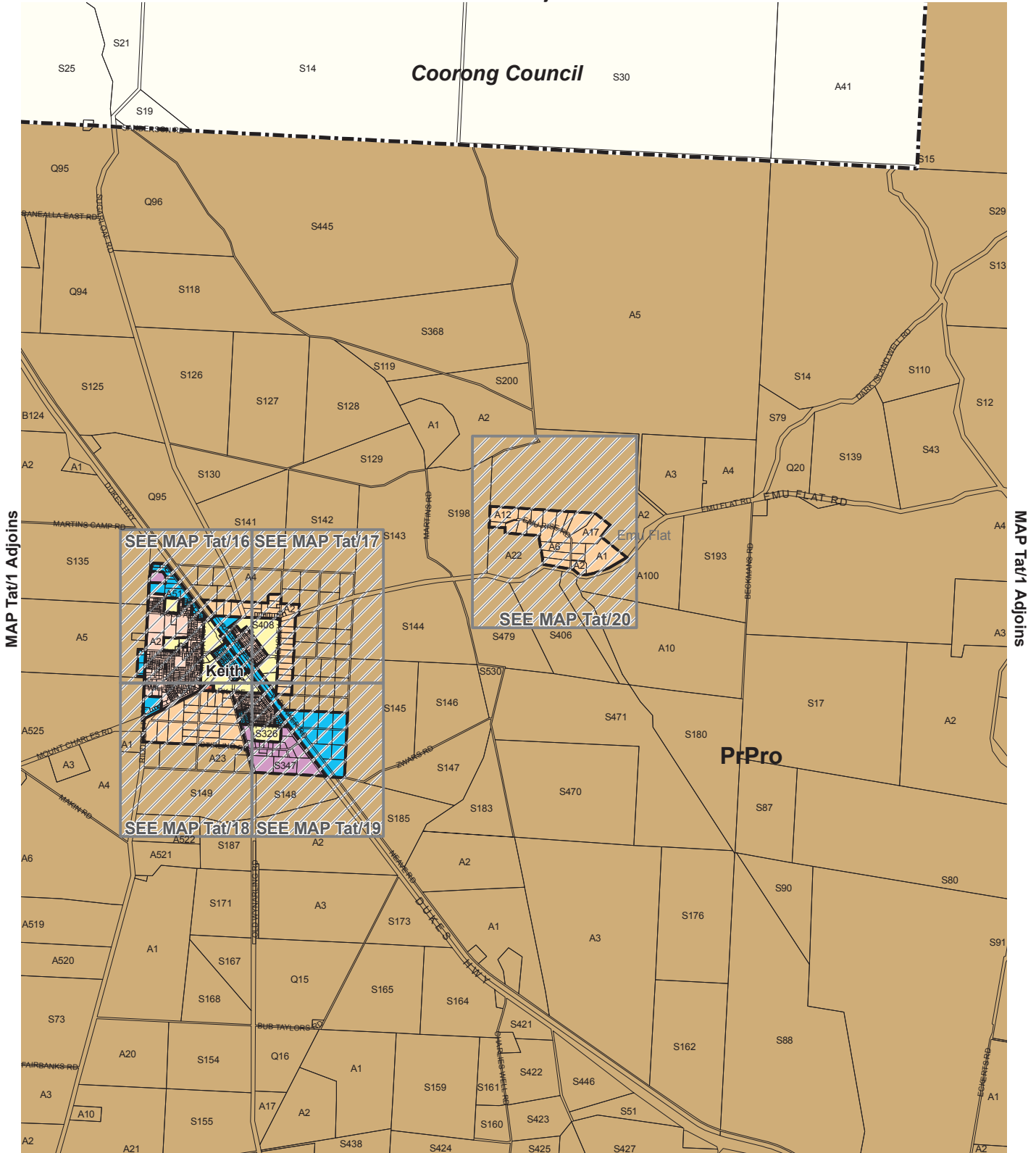
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map Tat/6 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP Tat/1 Adjoins



MAP Tat/1 Adjoins

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

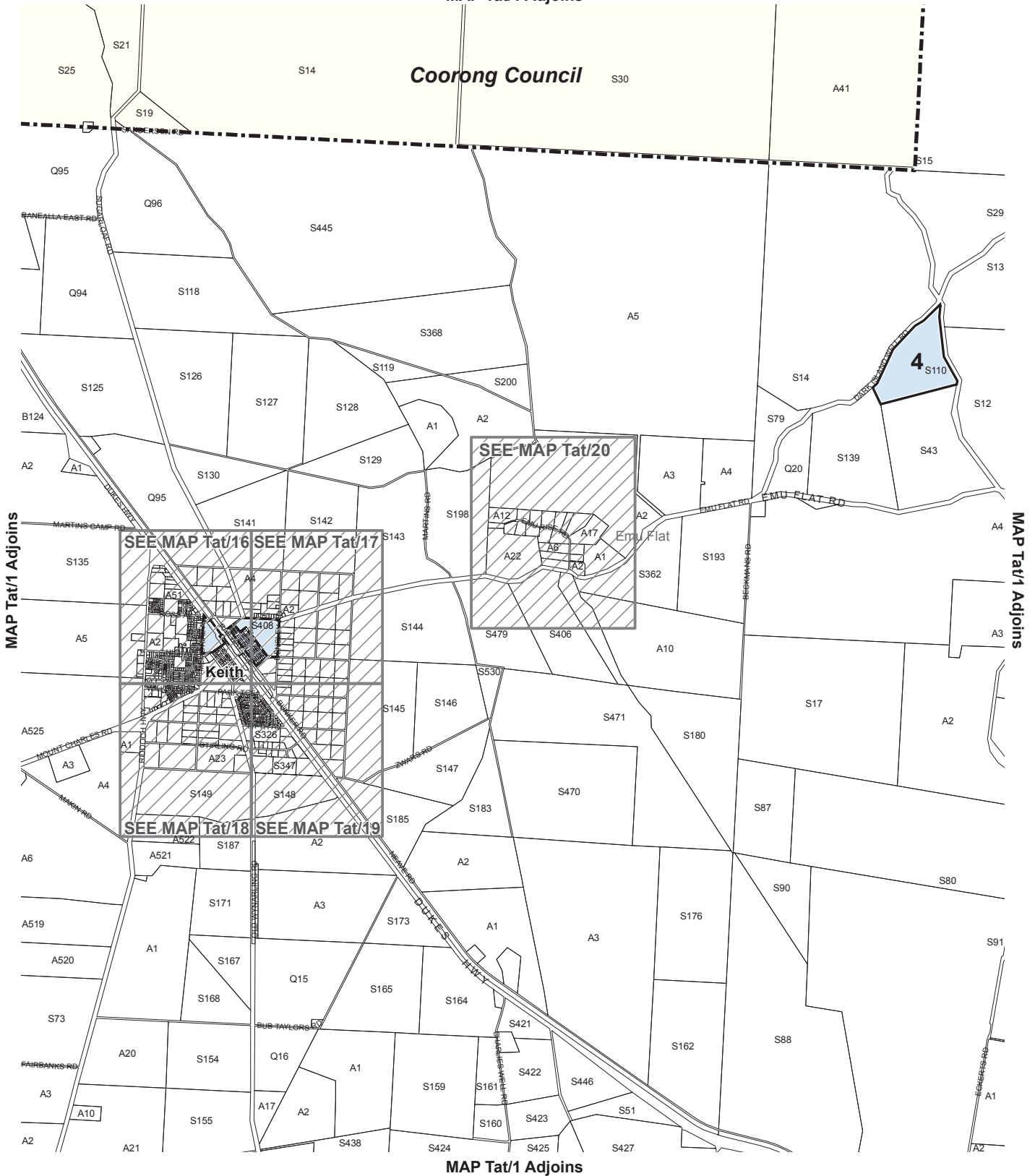


# Zone Map Tat/6

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

MAP Tat/1 Adjoins

Coorong Council



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

**Policy Area**  
4 Stock Slaughter works



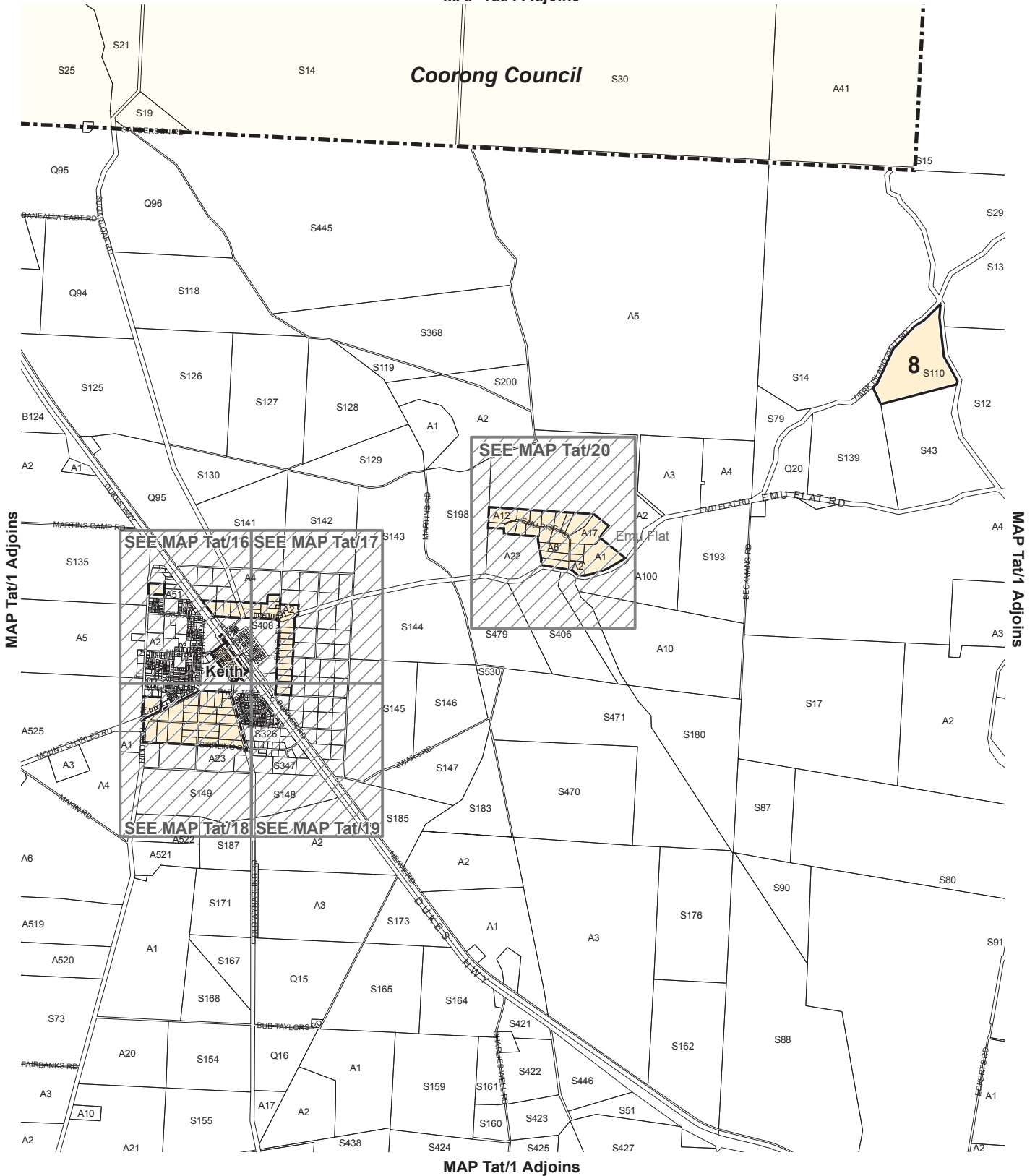
# Policy Area Map Tat/6

- Policy Area Boundary
- Development Plan Boundary



MAP Tat/1 Adjoins

Coorong Council



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

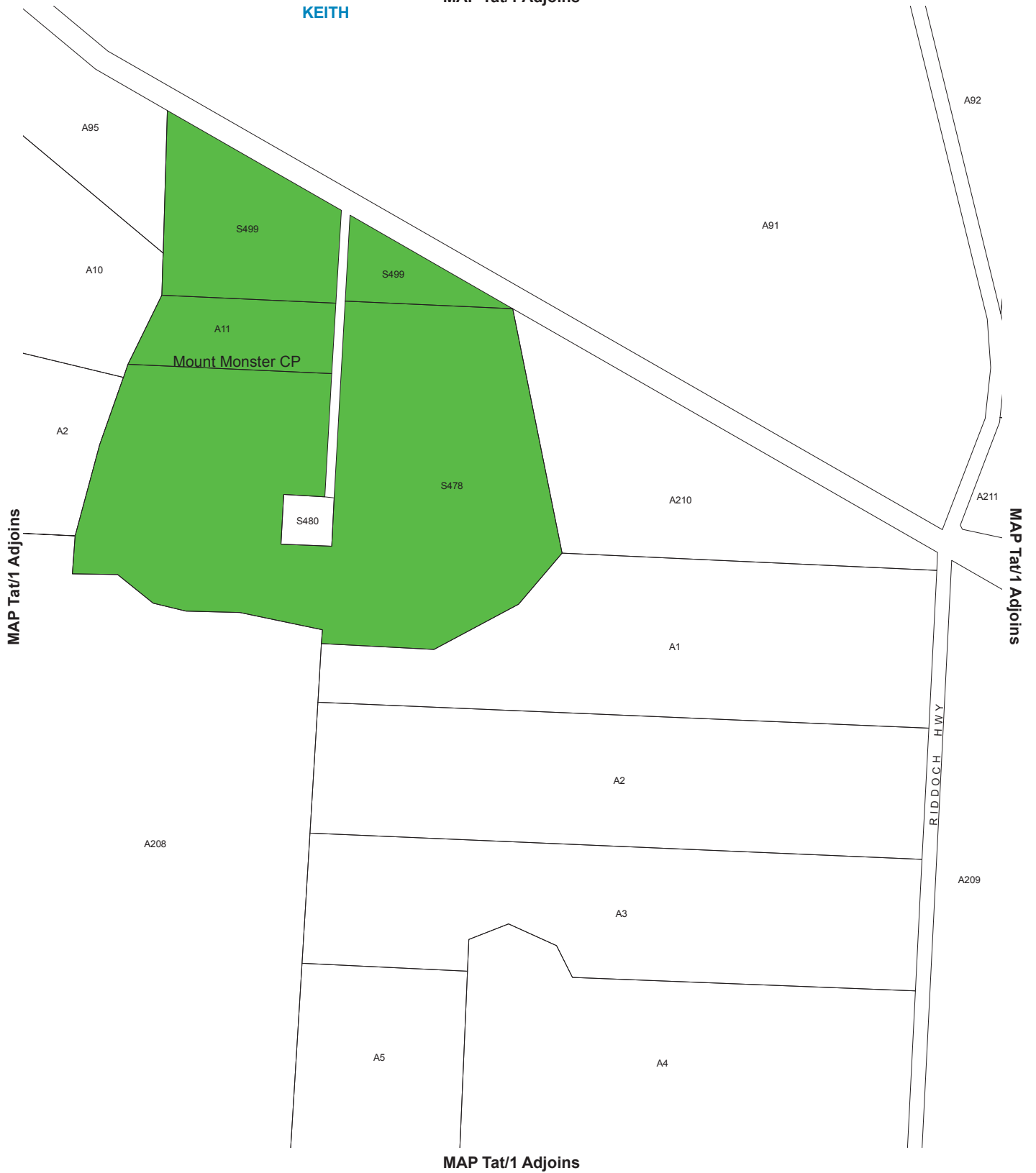
**Precinct**  
8 Dark Island Well Road (Keith)



# Precinct Map Tat/6

- Precinct Boundary
- Development Plan Boundary






# Location Map Tat/7

MAP Tat/1 Adjoins



# Overlay Map Tat/7 TRANSPORT

 Primary Arterial Roads

MAP Tat/1 Adjoins



MAP Tat/1 Adjoins



# Overlay Map Tat/7

## DEVELOPMENT CONSTRAINTS

### MAP Tat/1 Adjoins



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



# Overlay Map Tat/7 HERITAGE

• Local heritage place

MAP Tat/1 Adjoins



MAP Tat/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



# Zone Map Tat/7

- Zones**
- Conservation
  - Primary Production
  - Zone Boundary

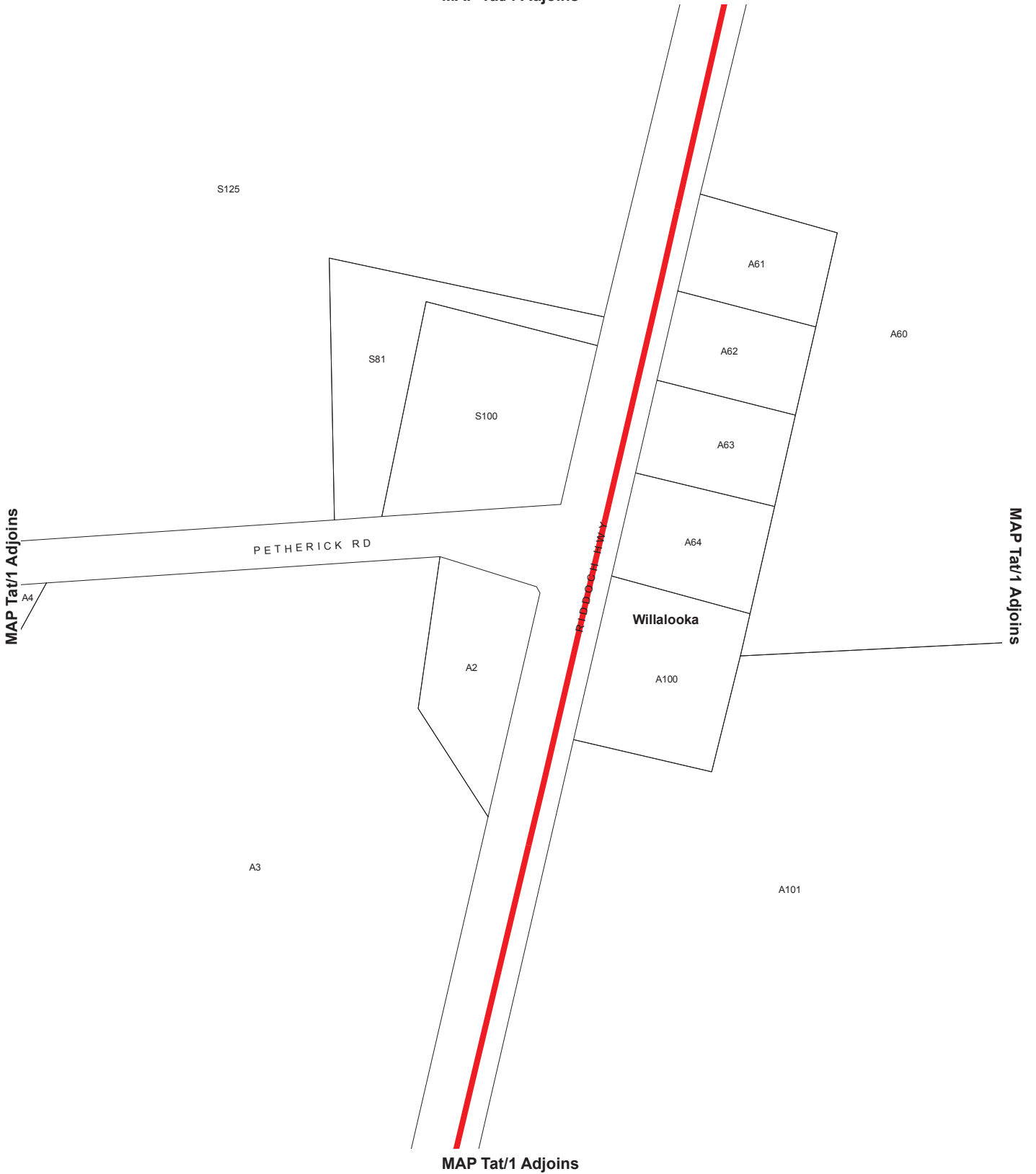
MAP Tat/1 Adjoins



WILLALOOKA

# Location Map Tat/8

MAP Tat/1 Adjoins




WILLALOOKA

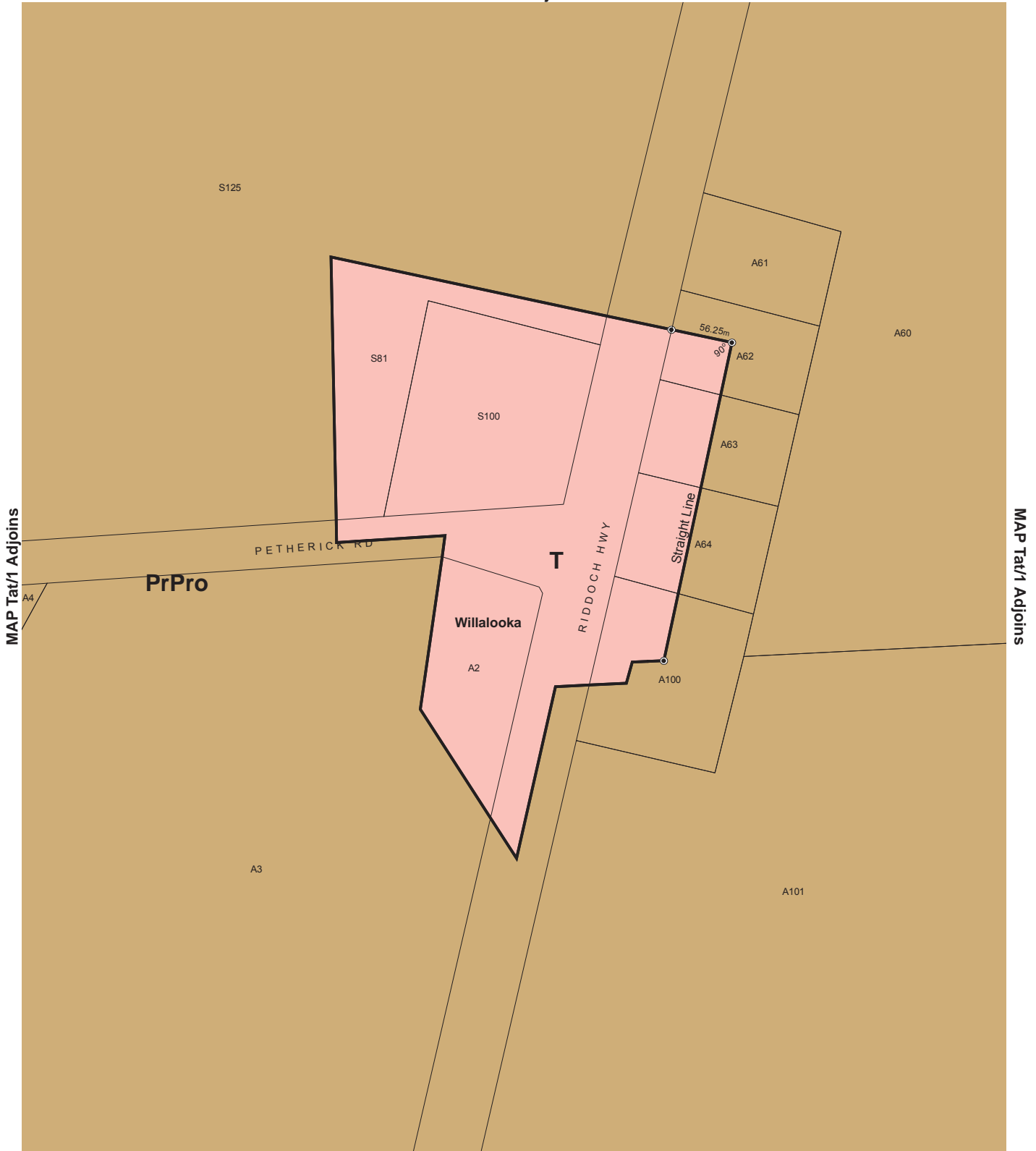
# Overlay Map Tat/8 TRANSPORT

TATIARA COUNCIL

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 Primary Arterial Roads

MAP Tat/1 Adjoins



MAP Tat/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



WILLALOOKA

# Zone Map Tat/8

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

TATIARA COUNCIL





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MAP Tat/1 Adjoins



# Location Map Tat/9

-  Railways
-  Local Reserves
-  Game Reserve
-  Waterbodies

MAP Tat/1 Adjoints



# Overlay Map Tat/9 TRANSPORT

 Primary Arterial Roads

MAP Tat/1 Adjoins



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




# Overlay Map Tat/9 HERITAGE

● Local heritage place

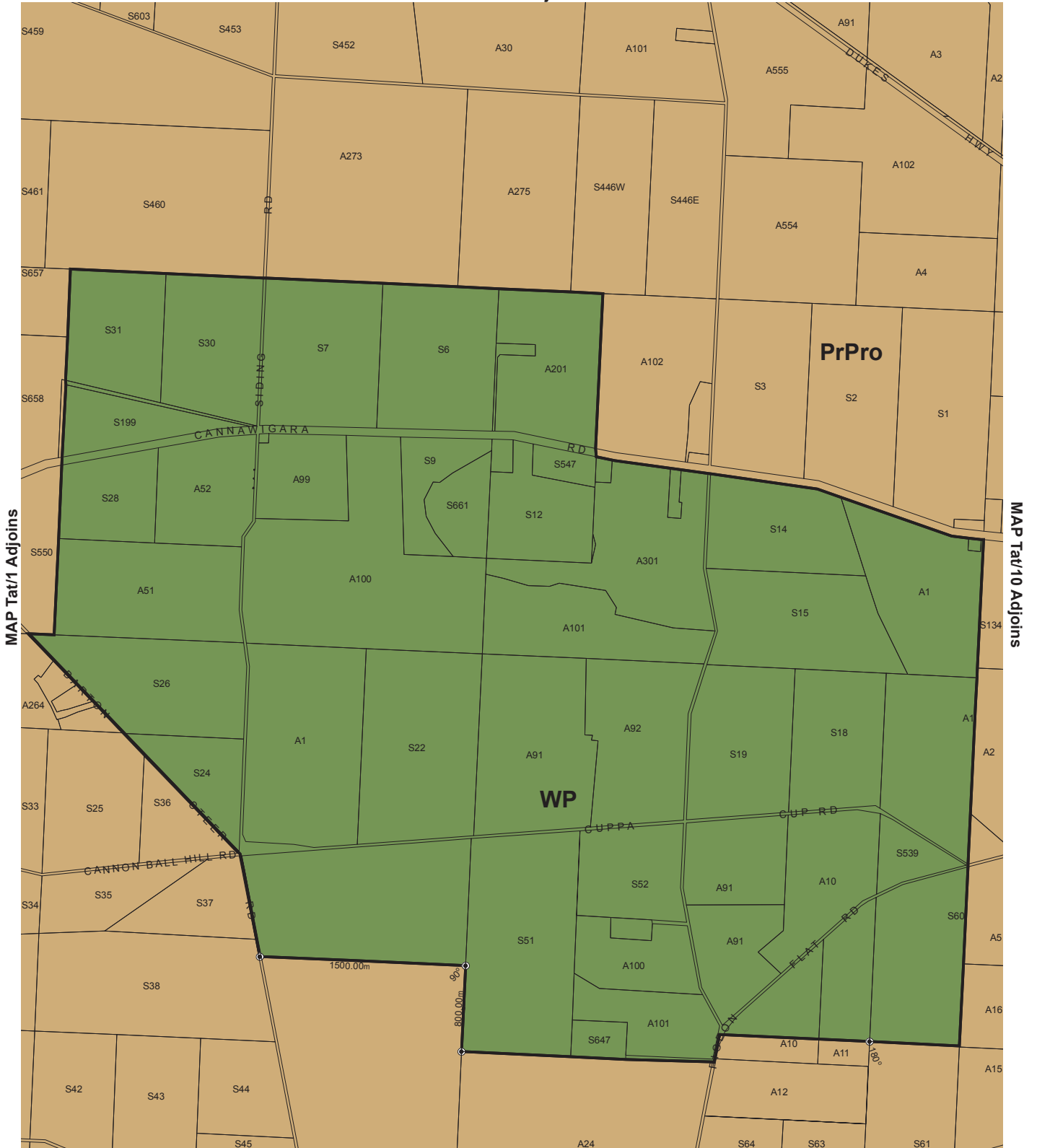
MAP Tat/1 Adjoins



# Overlay Map Tat/9 NATURAL RESOURCES

 Wetlands of National Importance

MAP Tat/1 Adjoints



MAP Tat/11 Adjoints

Lamberts Conformal Conic Projection, GDA94



# Zone Map Tat/9

- Zones**
- PrPro Primary Production
  - WP Water Protection
  - Zone Boundary

MAP Tat/1 Adjoins





# Location Map Tat/10

- Railways
- Local Reserves

MAP Tat/1 Adjoints



# Overlay Map Tat/10 TRANSPORT

-  Primary Arterial Roads
-  Secondary Arterial Roads



MAP Tat/1 Adjoints



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

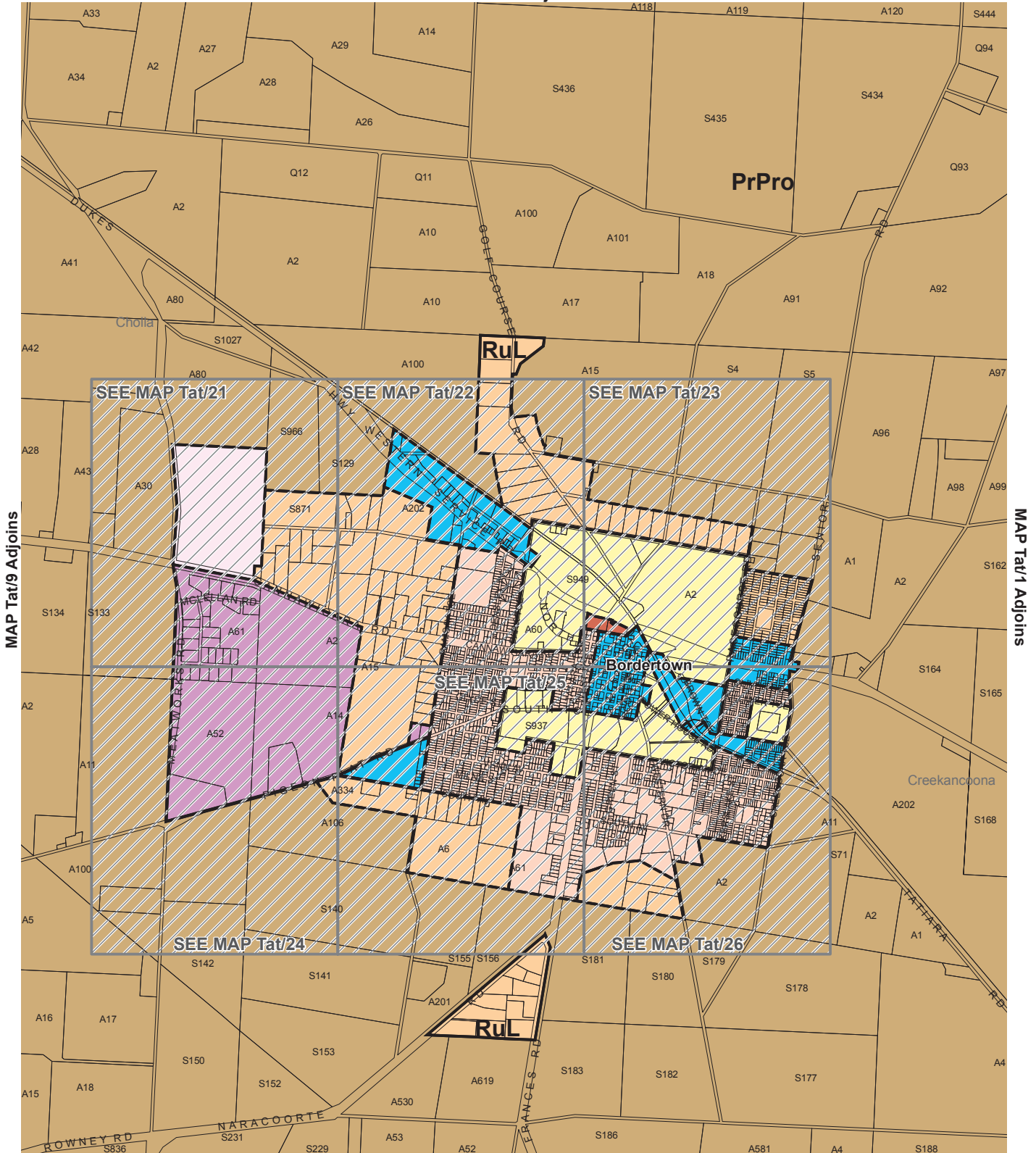


# Overlay Map Tat/10 HERITAGE

- State heritage place
- Local heritage place



MAP Tat/1 Adjoints



MAP Tat/1 Adjoints

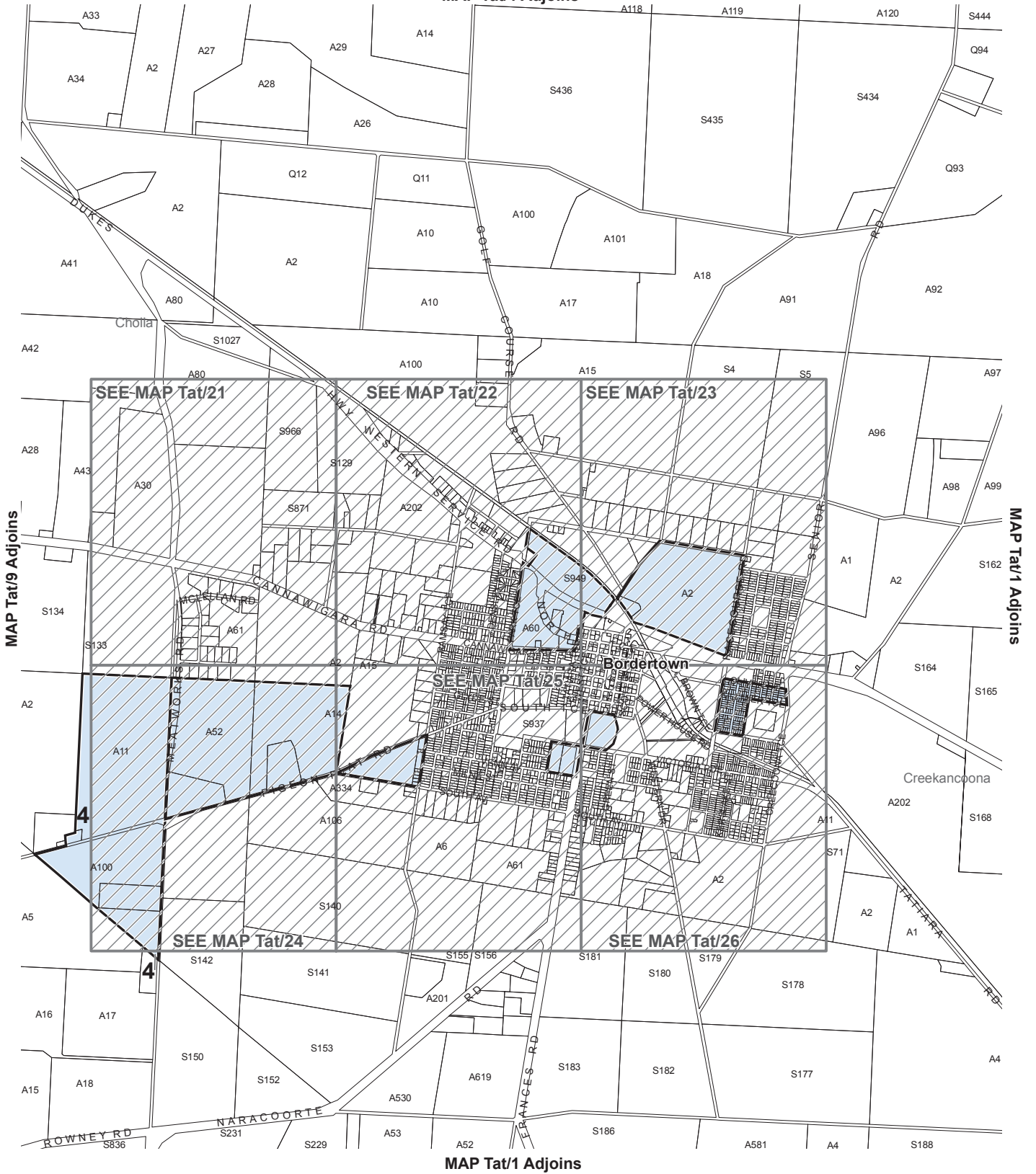
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



# Zone Map Tat/10

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

MAP Tat/1 Adjoins



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

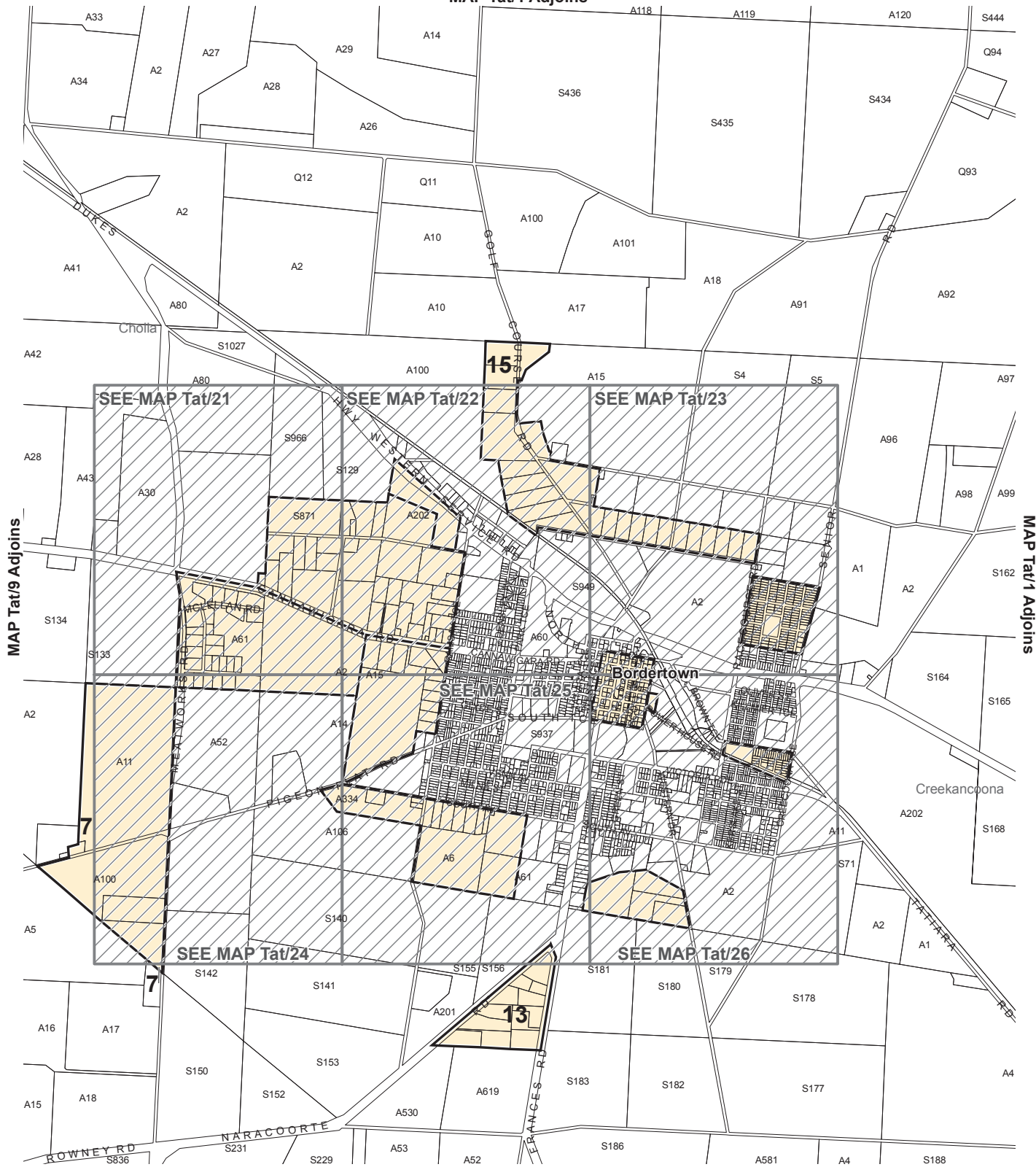
**Policy Area**  
 4 Stock Slaughter works



# Policy Area Map Tat/10

 Policy Area Boundary

MAP Tat/1 Adjoints



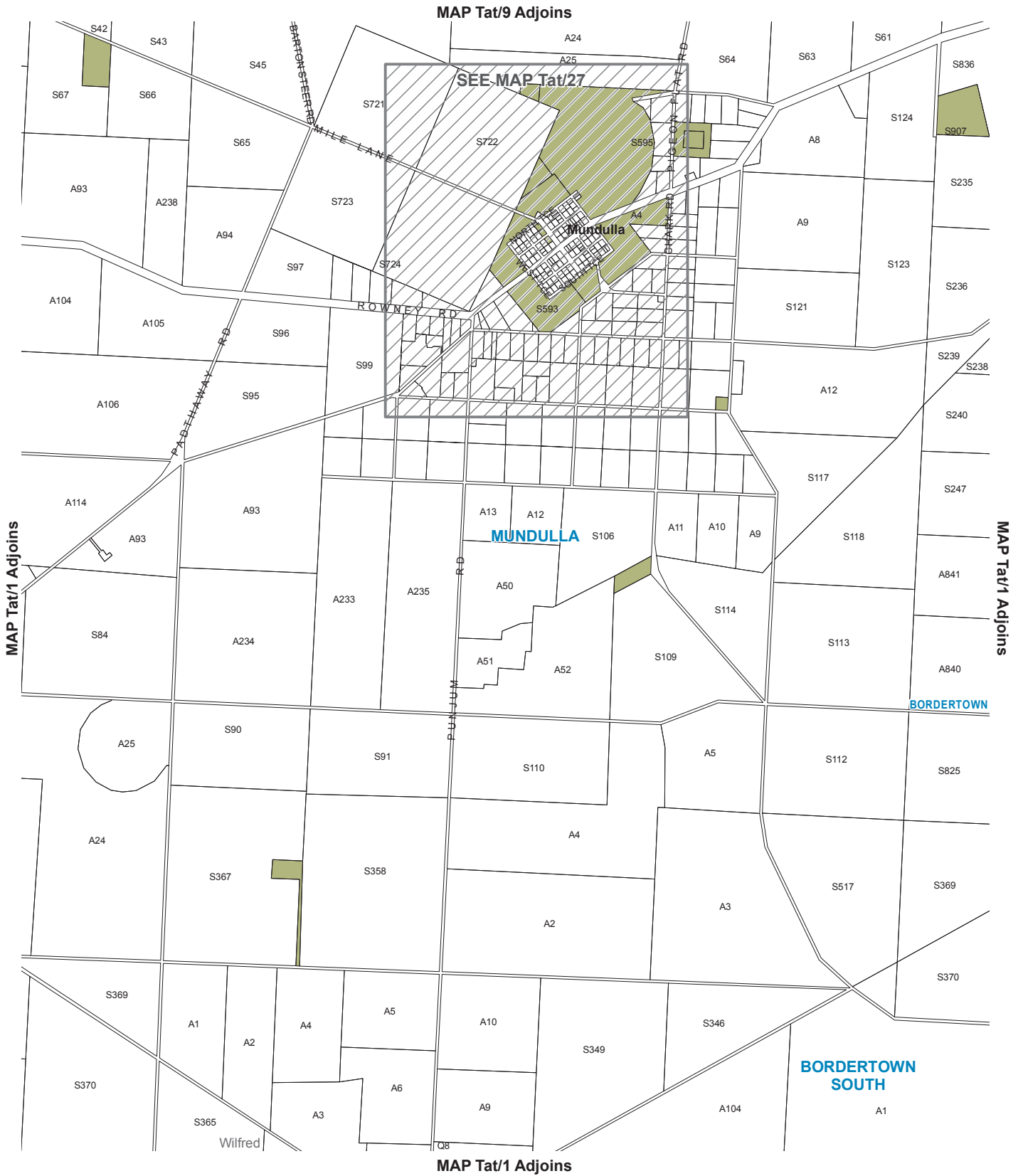
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

- Precinct**
- 13 Naracoorte Road (Bordertown)
  - 15 Golf Course Road (Bordertown)
  - 7 Meatworks Road (Bordertown)



# Precinct Map Tat/10

 Precinct Boundary

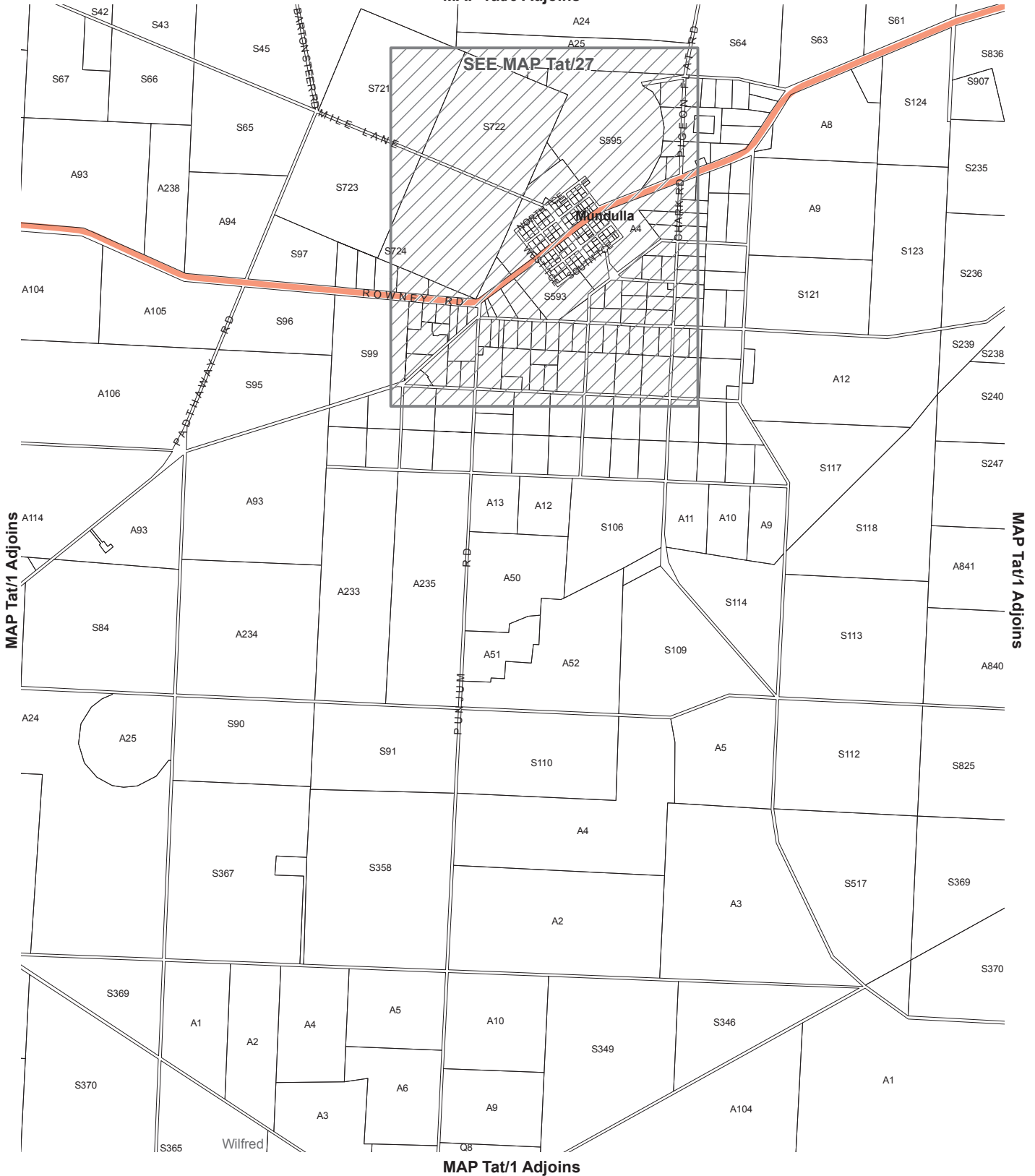


# Location Map Tat/11

Local Reserves



MAP Tat/9 Adjoins



MAP Tat/1 Adjoins

- █ Primary Arterial Roads
- █ Secondary Arterial Roads

# Overlay Map Tat/11

## TRANSPORT

MAP Tat/9 Adjoins

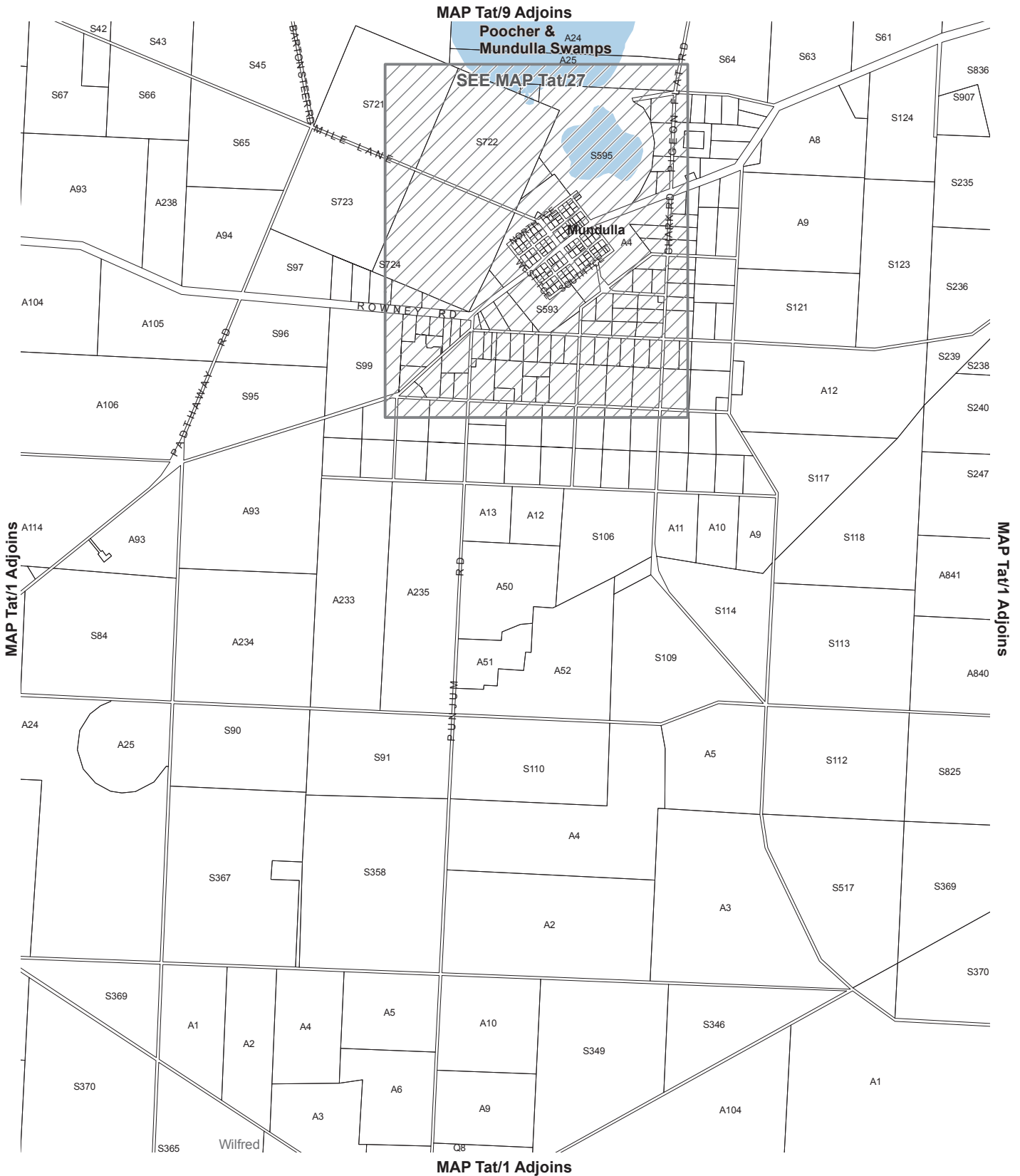


NOTE: Former Landfill Sites have been identified for particular areas however the identification of these sites in this plan is not to be taken as definitive.



# Overlay Map Tat/11 DEVELOPMENT CONSTRAINTS

 Former Landfill Site



# Overlay Map Tat/11

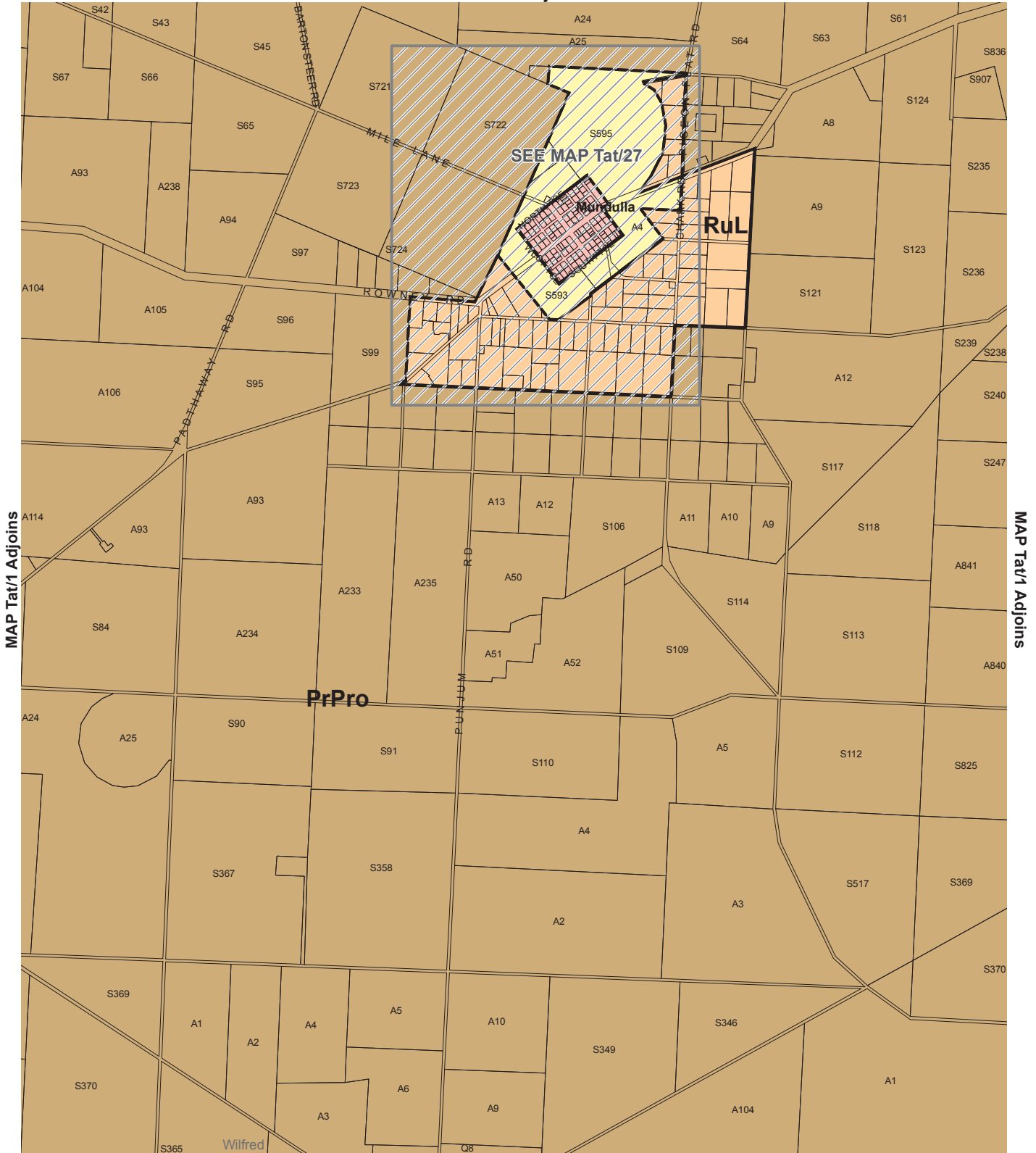
## NATURAL RESOURCES

Wetlands of National Importance

TATIARA COUNCIL

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### MAP Tat/9 Adjoins



### MAP Tat/1 Adjoins

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

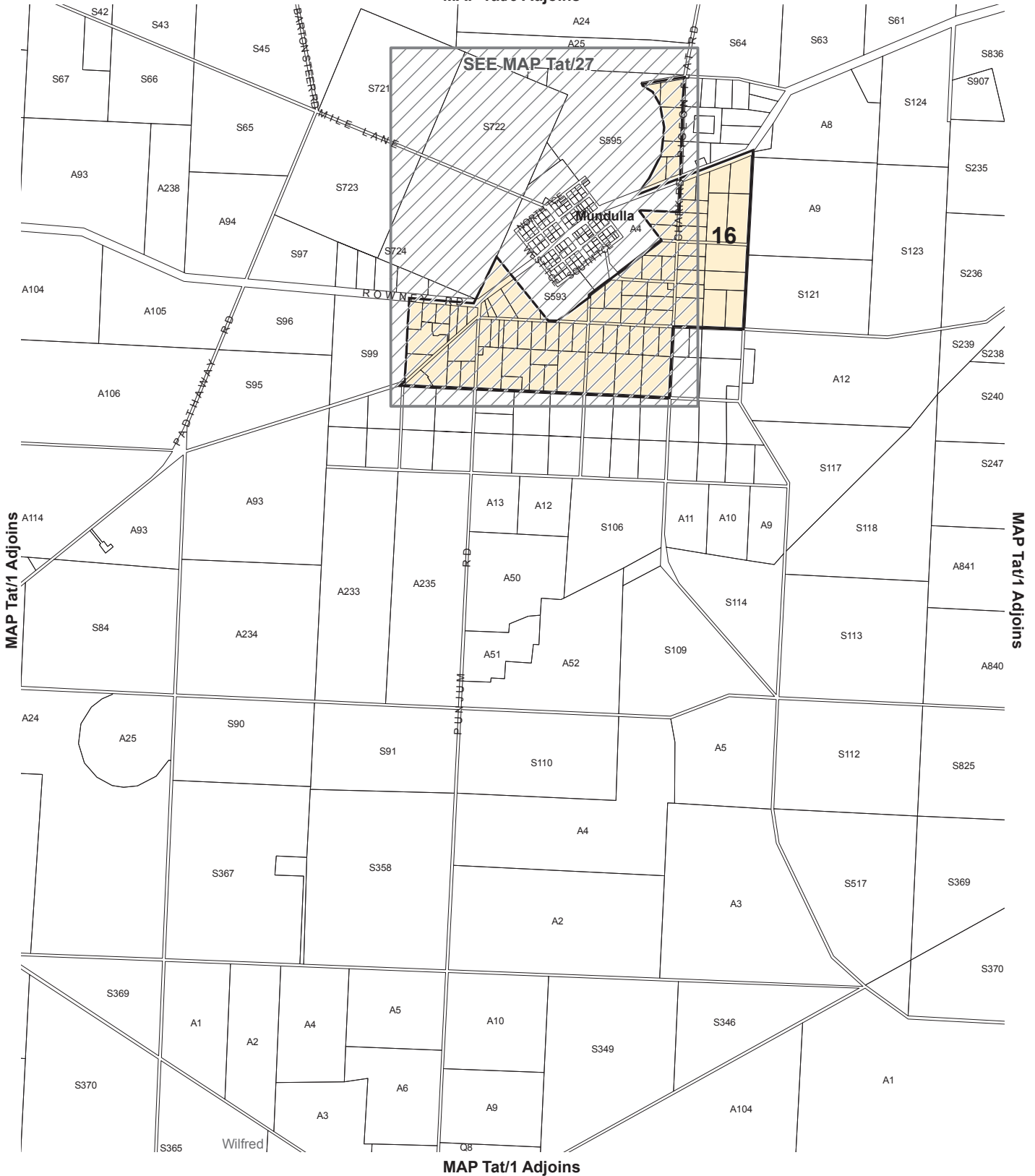


# Zone Map Tat/11

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



MAP Tat/9 Adjoins



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

**Precinct**  
**16** Mundulla



# Precinct Map Tat/11

 Precinct Boundary

MAP Tat/1 Adjoins



MAP Tat/1 Adjoins



WOLSELEY

# Location Map Tat/12

-  Railways
-  Local Reserves
-  Conservation Park

MAP Tat/1 Adjoins



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



WOLSELEY

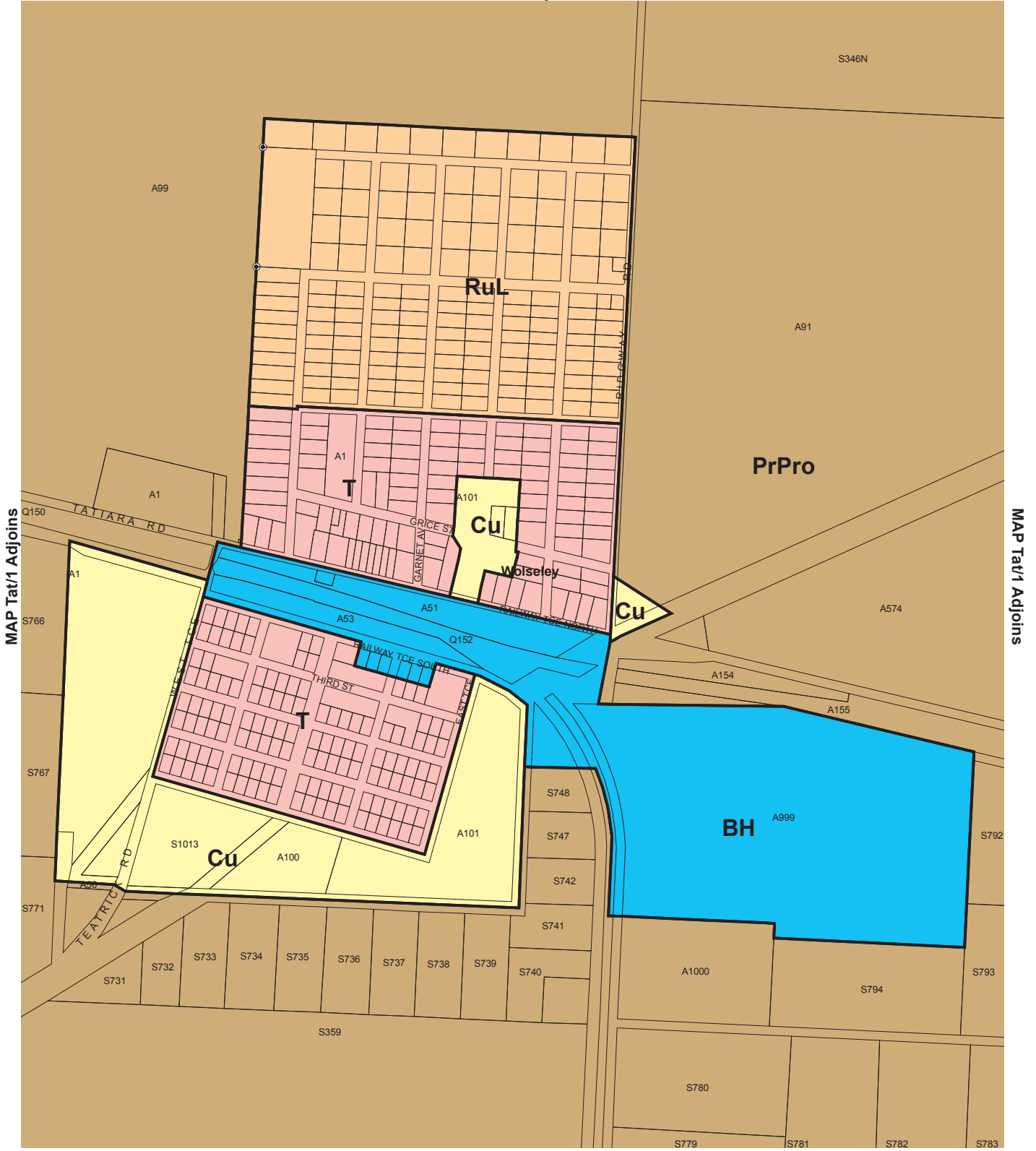
# Overlay Map Tat/12 HERITAGE

- State heritage place
- Local heritage place

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MAP Tat/1 Adjoins



MAP Tat/1 Adjoins

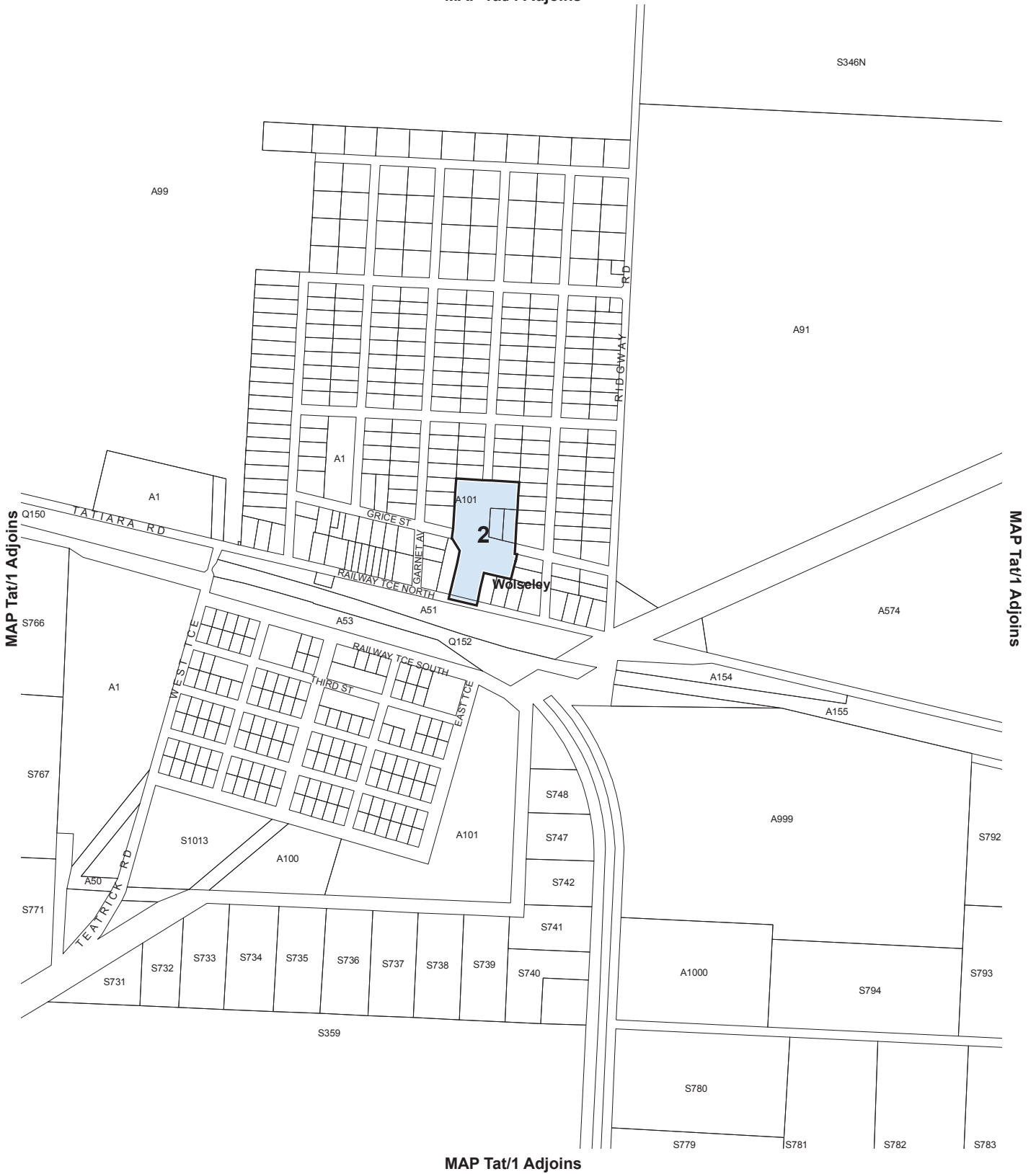
Lamberts Conformal Conic Projection, GDA94



- Zones**
- BH Bulk Handling
- Cu Community
- PrPro Primary Production
- RuL Rural Living
- T Township
- Zone Boundary

**WOLSELEY**  
**Zone Map Tat/12**

MAP Tat/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
2 Recreation



WOLSELEY

# Policy Area Map Tat/12

 Policy Area Boundary

MAP Tat/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
21 Wolseley

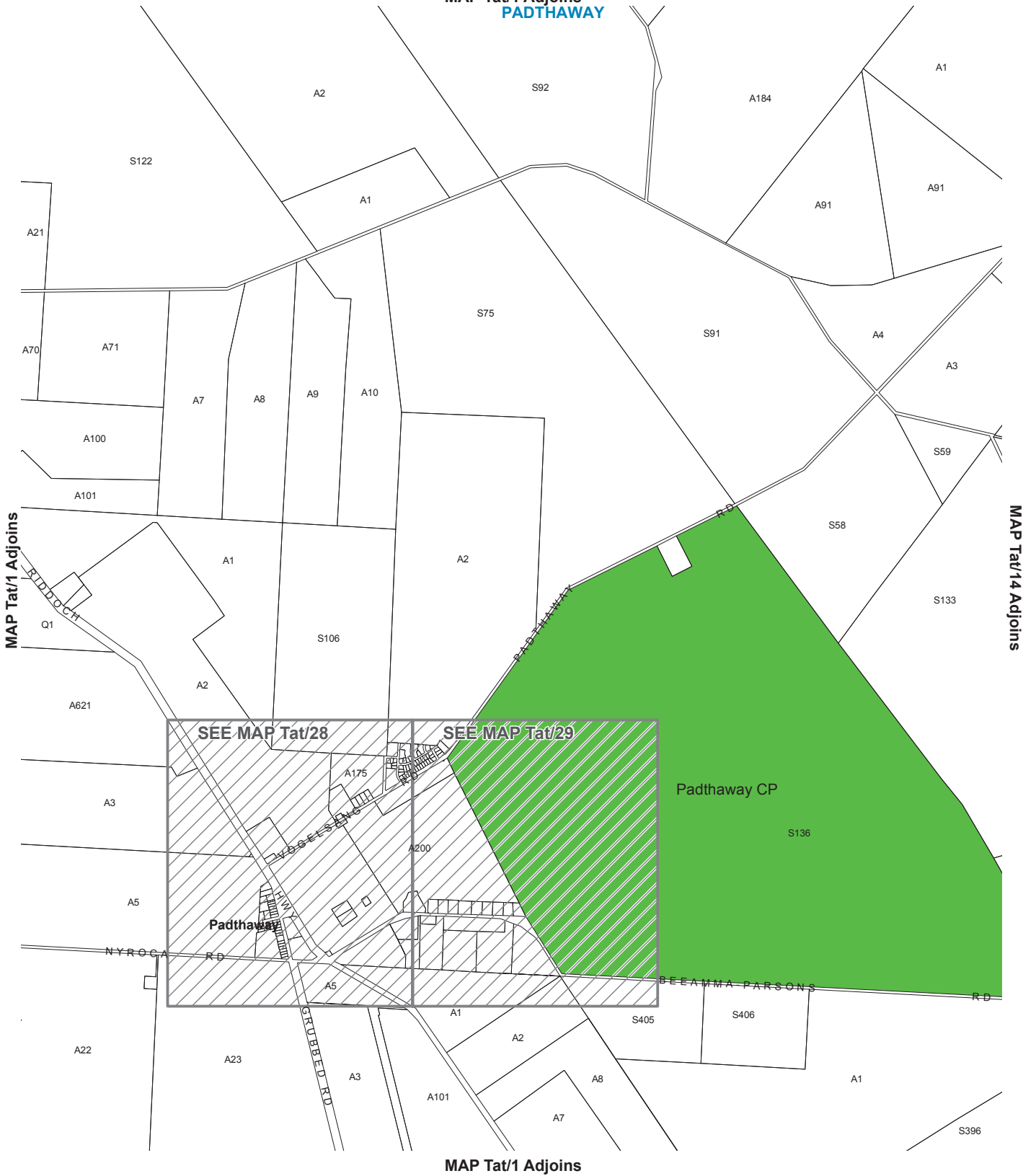


WOLSELEY

# Precinct Map Tat/12

 Precinct Boundary

MAP Tat/1 Adjoins  
**PADTHAWAY**



# Location Map Tat/13

MAP Tat/1 Adjoins



# Overlay Map Tat/13 TRANSPORT



 Primary Arterial Roads



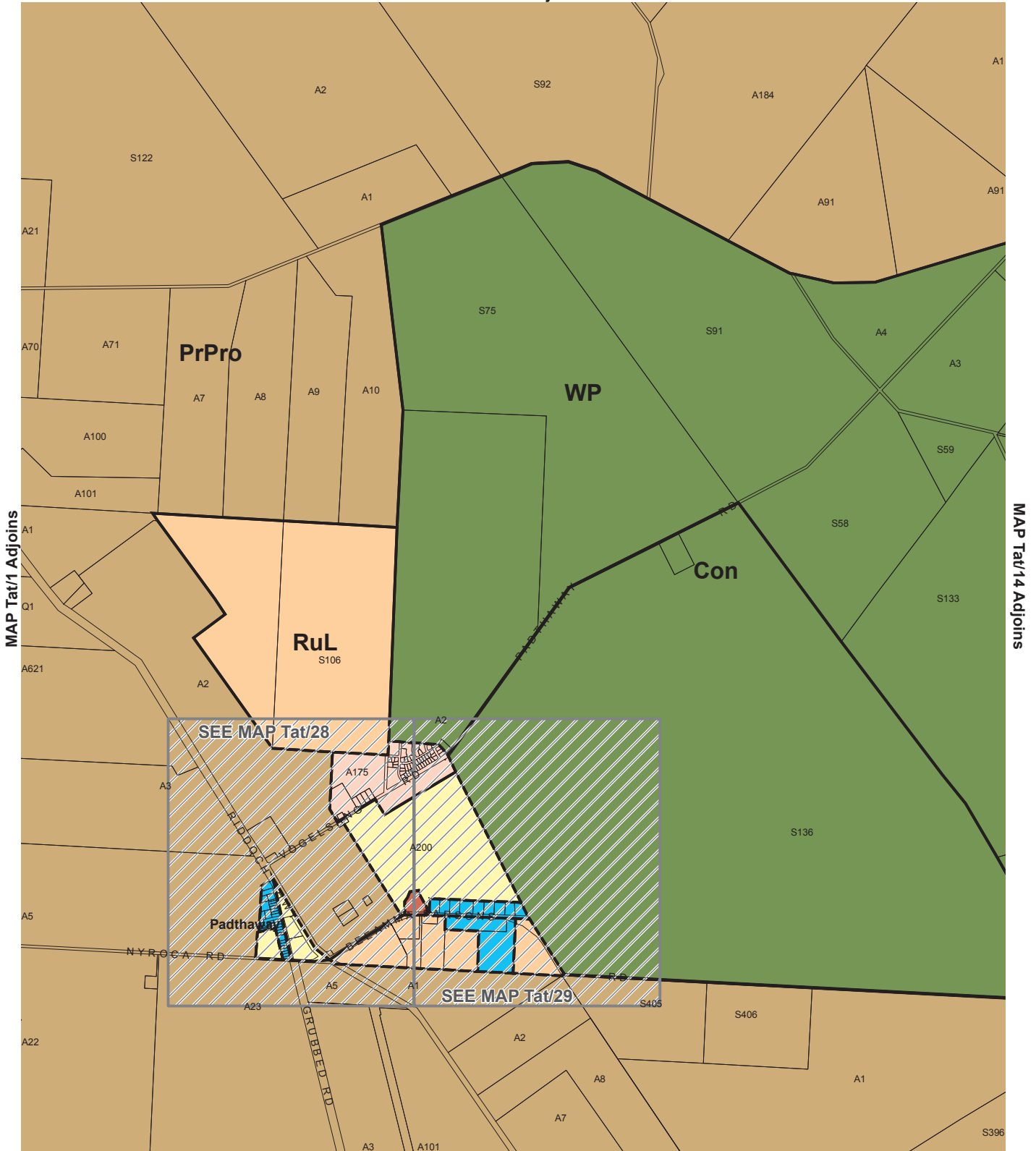
MAP Tat/1 Adjoins



# Overlay Map Tat/13 DEVELOPMENT CONSTRAINTS

-  gas pipelines
-  SEAGAS gas pipeline 400m buffer

MAP Tat/1 Adjoins



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

MAP Tat/1 Adjoins



Zones

- Con Conservation
- PrPro Primary Production
- RuL Rural Living
- WP Water Protection
- Zone Boundary

# Zone Map Tat/13

### MAP Tat/1 Adjoins



### MAP Tat/1 Adjoins



# Location Map Tat/14

MAP Tat/1 Adjoins



MAP Tat/1 Adjoins

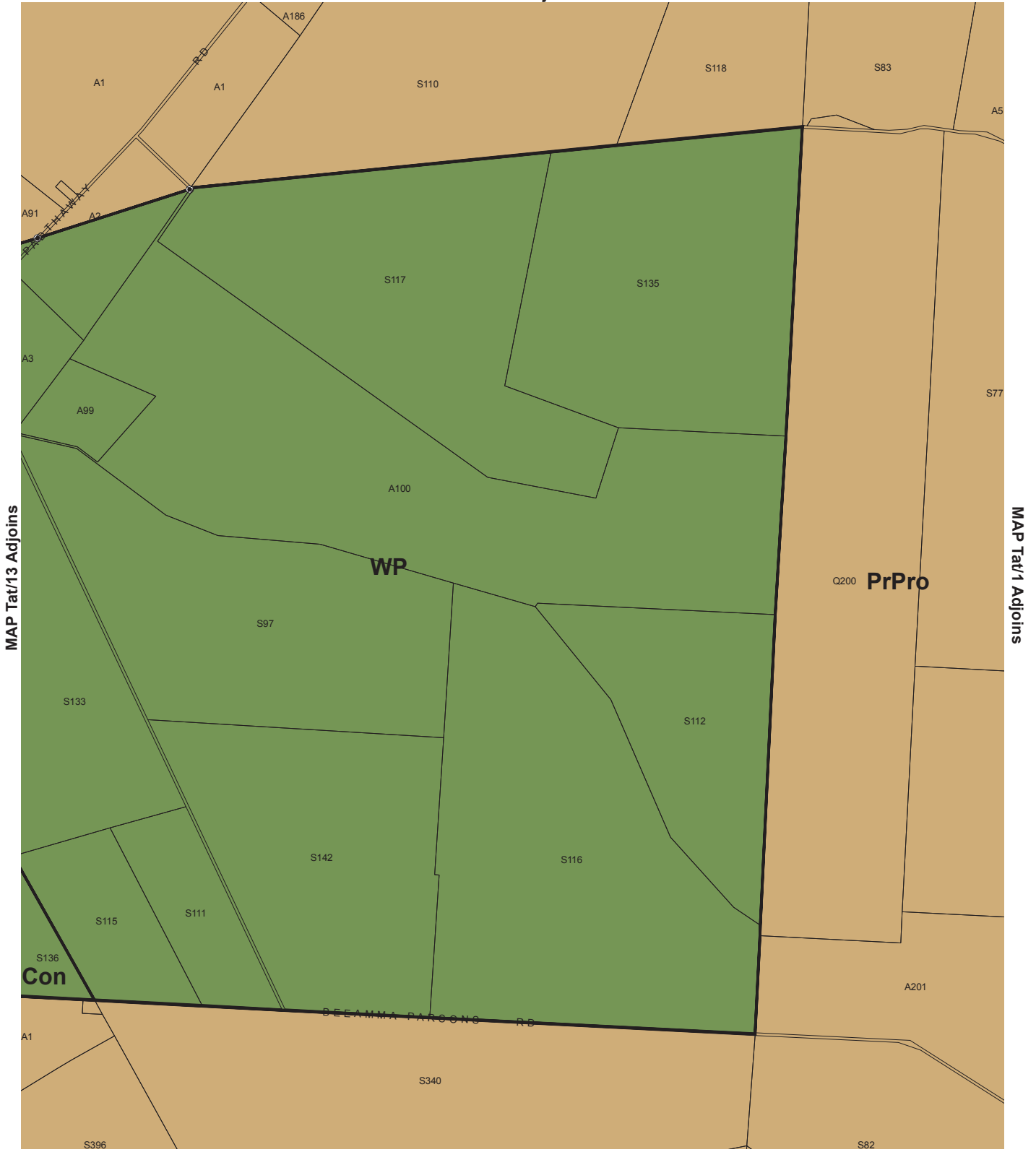


- gas pipelines
- SEAGAS gas pipeline 400m buffer
- 132kv electricity transmission line

# Overlay Map Tat/14

## DEVELOPMENT CONSTRAINTS

MAP Tat/1 Adjoins



MAP Tat/1 Adjoins

Lamberts Conformal Conic Projection, GDA94






- Zones**
- Con Conservation
  - PrPro Primary Production
  - WP Water Protection
  - Zone Boundary

# Zone Map Tat/14



# Location Map Tat/15

-  Railways
-  Conservation Park
-  Development Plan Boundary

MAP Tat/1 Adjoins

Bangham



STATE OF VICTORIA

MAP Tat/1 Adjoins

MAP Tat/1 Adjoins

MAP Tat/1 Adjoins

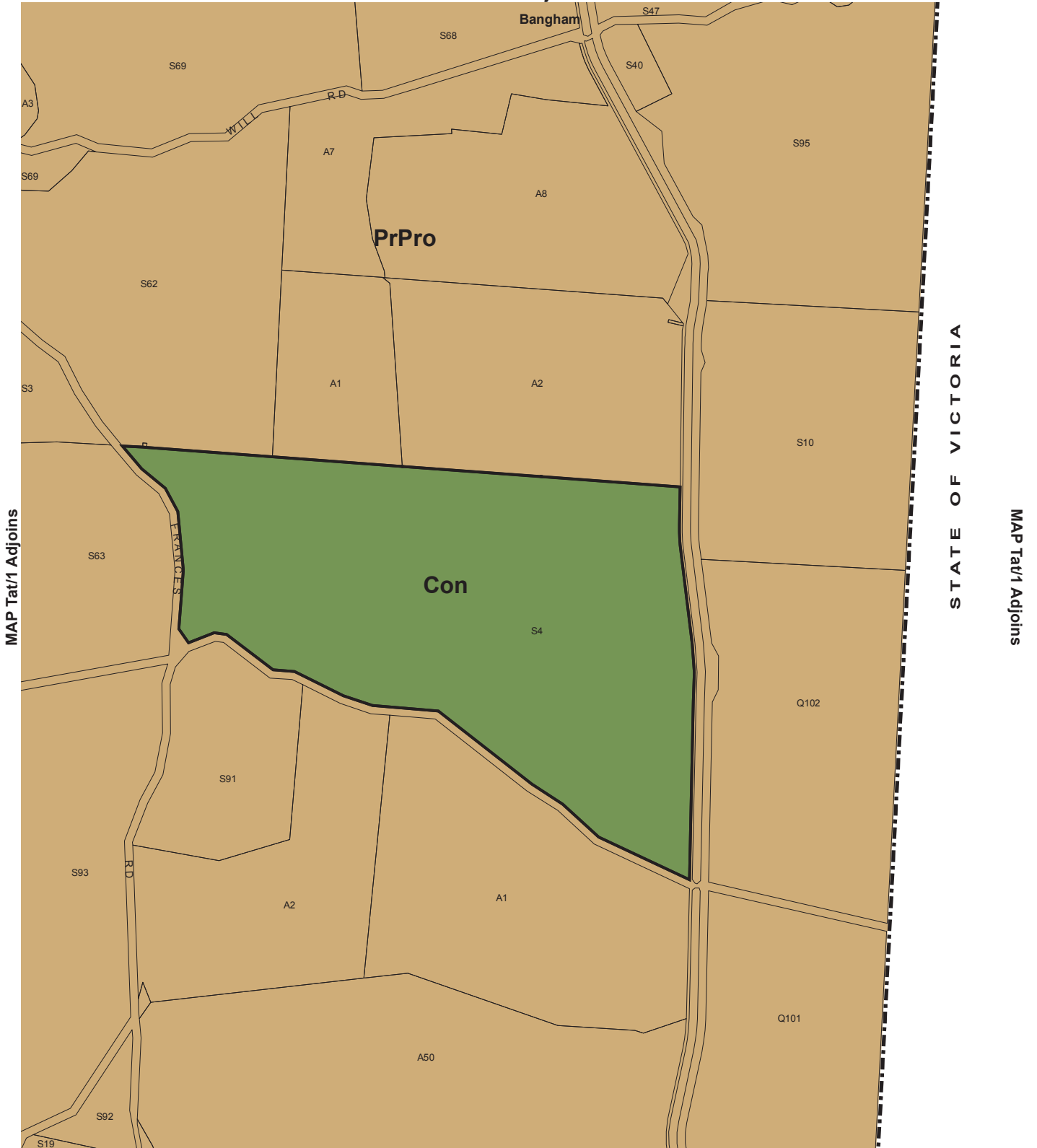


# Overlay Map Tat/15 TRANSPORT

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

MAP Tat/1 Adjoins

Bangham



MAP Tat/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



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

# Zone Map Tat/15












MAP Tat/18 Adjoins



# Location Map Tat/16

-  School
-  Public Library
-  Other Health Services
-  Hospital
-  Police Station
-  Railways
-  Local Reserves

MAP Tat/6 Adjoins



S141

S135

Q95

A4

MAP Tat/9/6 Adjoins

MAP Tat/17 Adjoins

RIDDOCH HWY

F L A T R D

Keith

MAP Tat/18 Adjoins

N



KEITH

# Overlay Map Tat/16

## TRANSPORT

Primary Arterial Roads

TATIARA COUNCIL

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MAP Tat/6 Adjoins



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

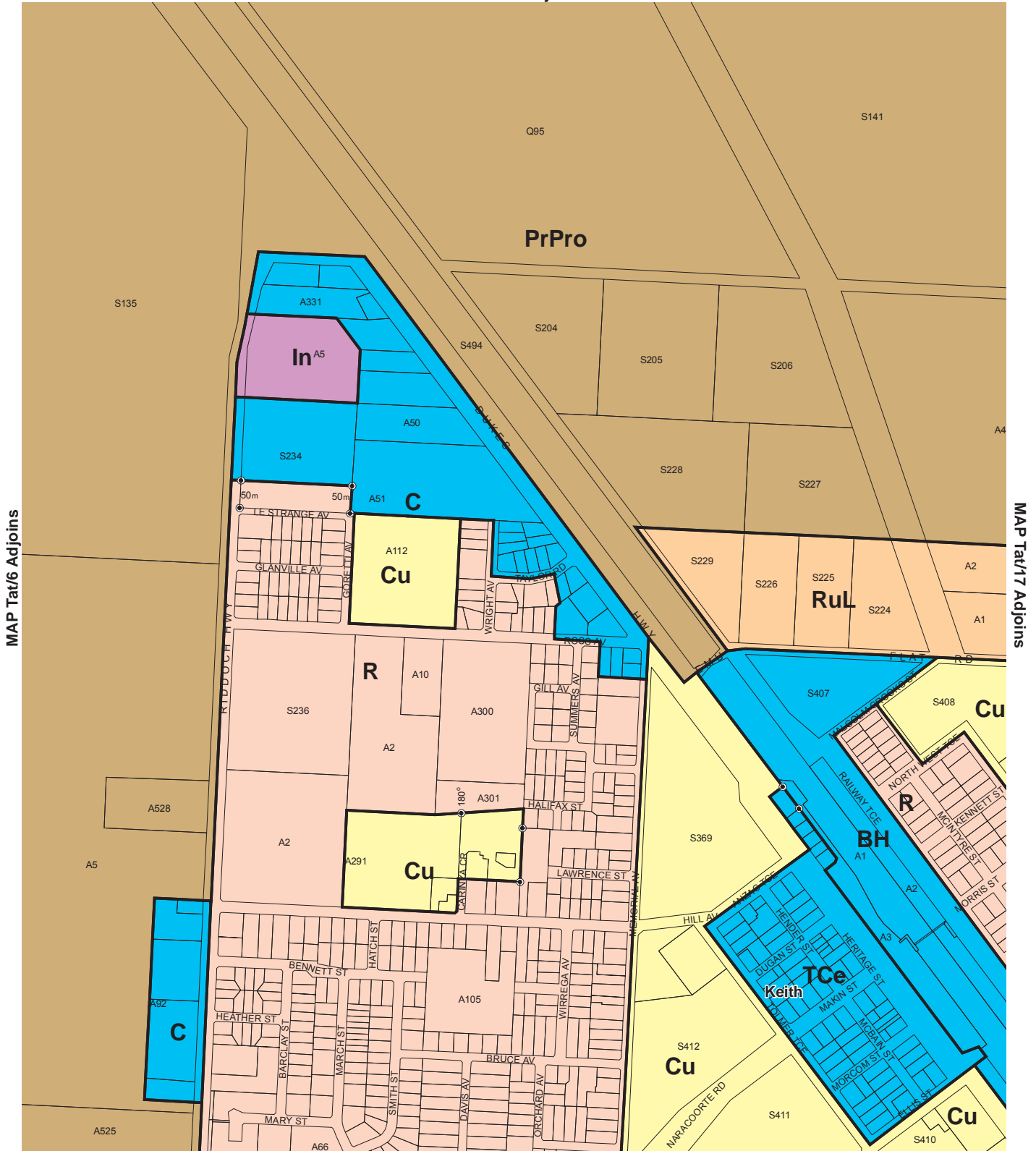


KEITH

# Overlay Map Tat/16 HERITAGE

• Local heritage place

MAP Tat/6 Adjoins



MAP Tat/18 Adjoins

Lamberts Conformal Conic Projection, GDA94

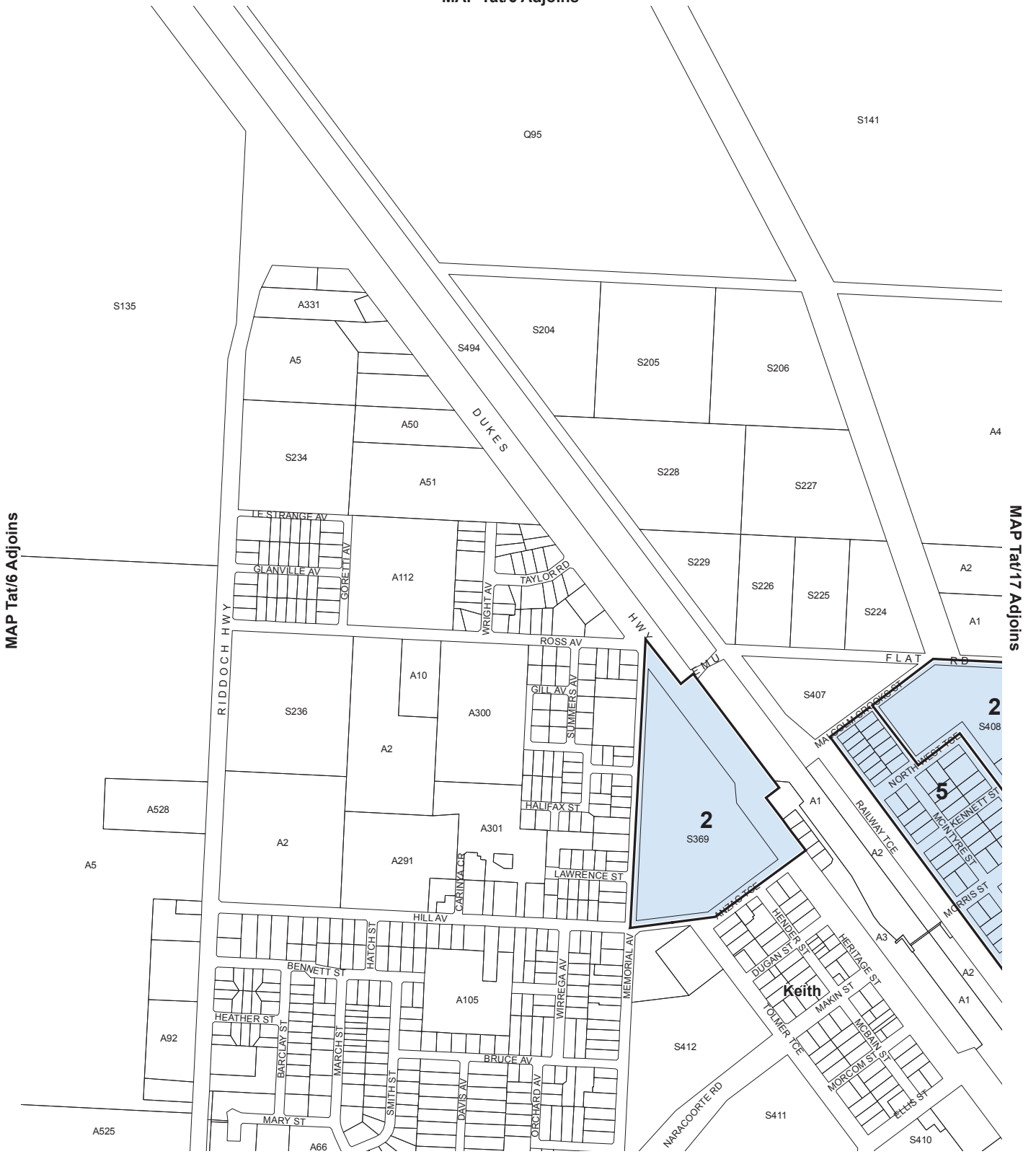
- Zones**
- BH** Bulk Handling
  - C** Commercial
  - Cu** Community
  - In** Industry
  - PrPro** Primary Production
  - R** Residential
  - RuL** Rural Living
  - TCe** Town Centre
  - Zone Boundary**



KEITH

# Zone Map Tat/16

MAP Tat/6 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**  
 2 Recreation  
 5 Home Industry

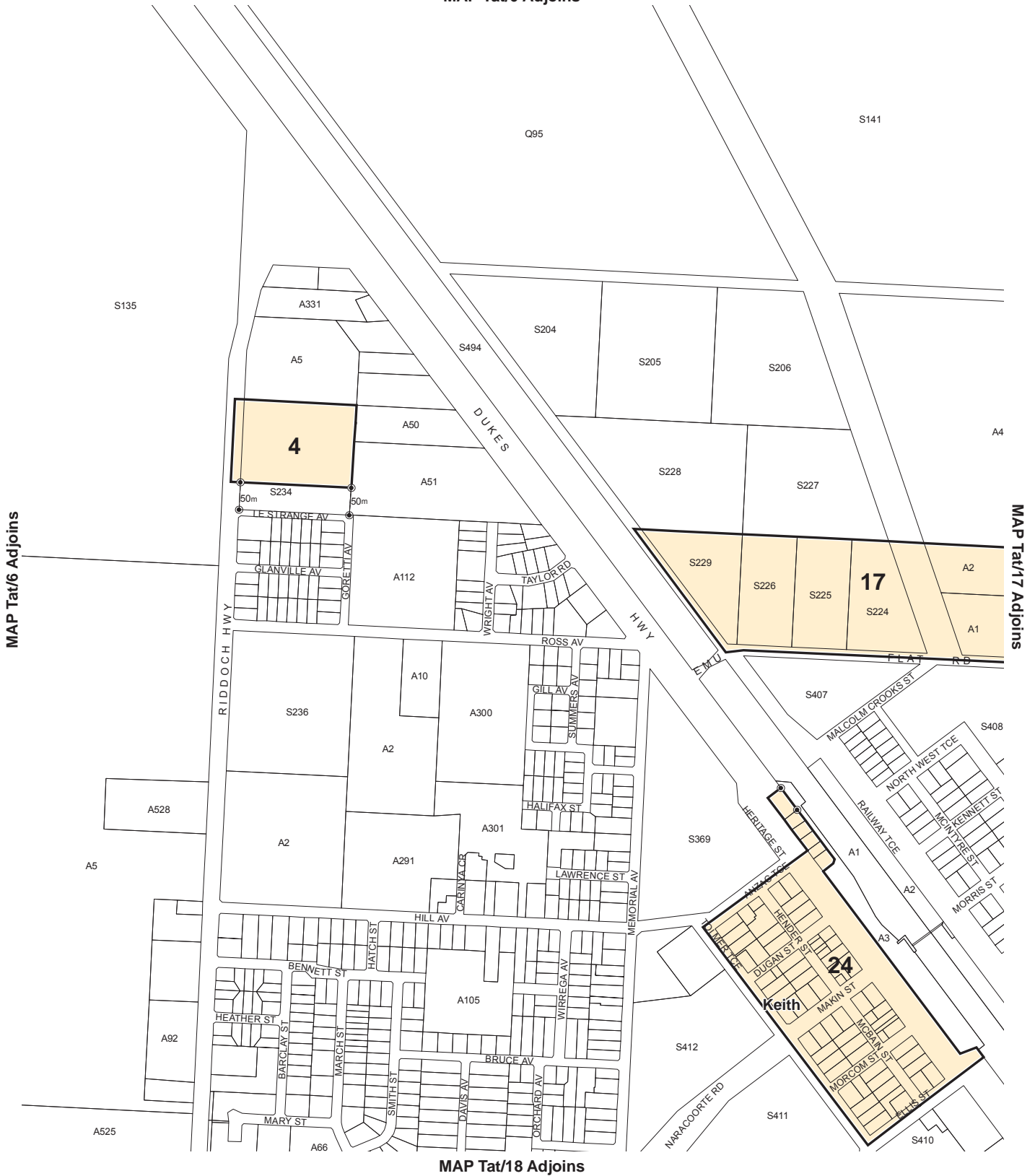


KEITH

# Policy Area Map Tat/16

 Policy Area Boundary

MAP Tat/6 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Precinct**  
 17 Emu Flat Road (Keith)  
 24 Retail Core (Keith)  
 4 Riddoch Highway (Keith)



KEITH

# Precinct Map Tat/16

 Precinct Boundary






# Location Map Tat/17

- Railways
- Local Reserves

MAP Tat/6 Adjoins



 Primary Arterial Roads

# Overlay Map Tat/17 TRANSPORT

KEITH  
TATIARA COUNCIL  
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MAP Tat/6 Adjoins



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



KEITH

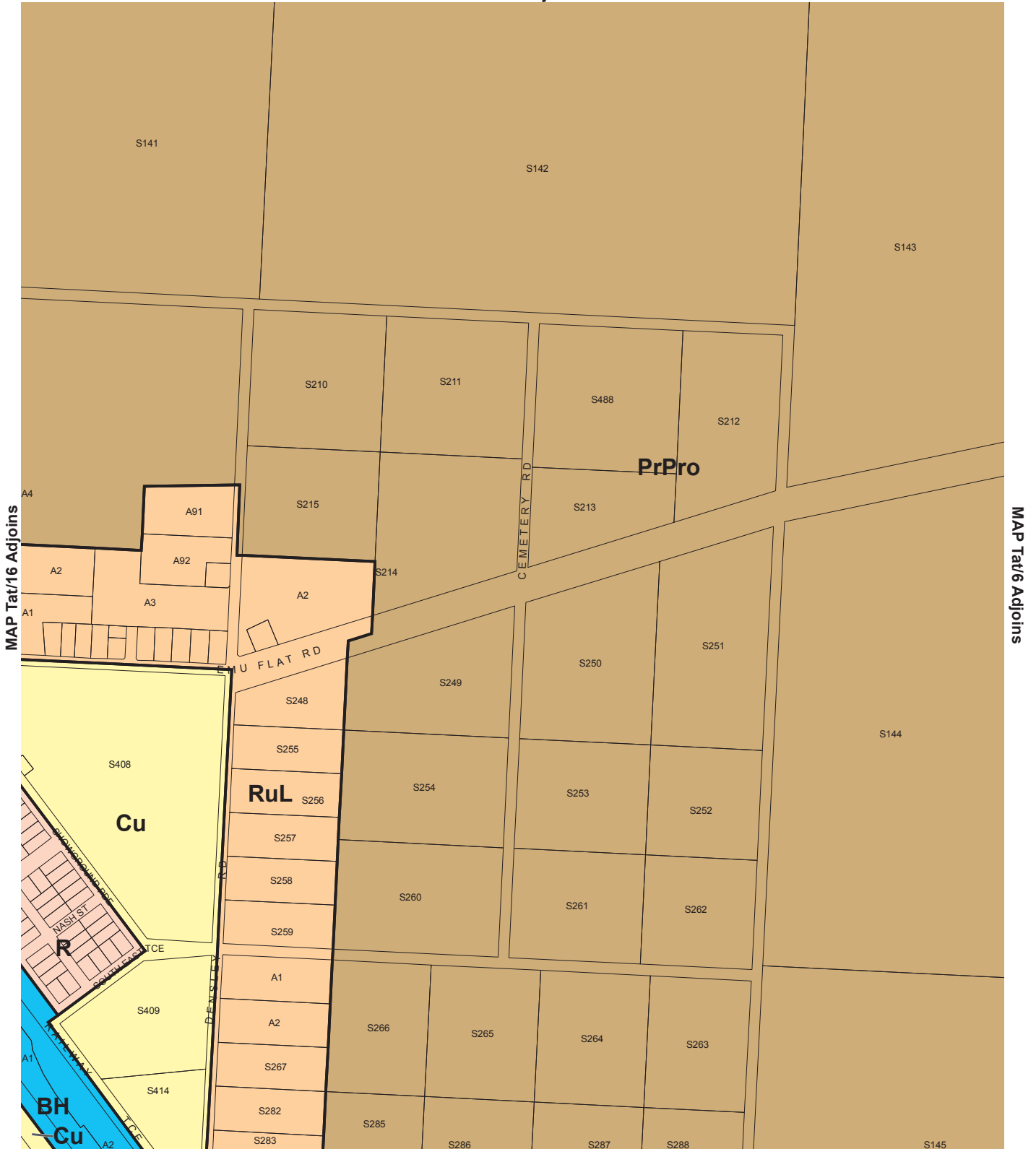
# Overlay Map Tat/17 HERITAGE

TATIARA COUNCIL

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• Local heritage place

MAP Tat/6 Adjoins



MAP Tat/19 Adjoins

Lamberts Conformal Conic Projection, GDA94



KEITH

- Zones**
- Bulk Handling
  - Community
  - Primary Production
  - Residential
  - Rural Living
  - Zone Boundary

# Zone Map Tat/17

MAP Tat/6 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**  
 2 Recreation  
 5 Home Industry



KEITH

# Policy Area Map Tat/17

 Policy Area Boundary

MAP Tat/6 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**  
17 Emu Flat Road (Keith)



KEITH

# Precinct Map Tat/17

 Precinct Boundary

MAP Tat/16 Adjoins

KEITH



MAP Tat/6 Adjoins



KEITH

# Location Map Tat/18

MAP Tat/16 Adjoins



MAP Tat/6 Adjoins



KEITH

# Overlay Map Tat/18

## TRANSPORT

TATIARA COUNCIL

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 Primary Arterial Roads

MAP Tat/16 Adjoins



MAP Tat/6 Adjoins

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

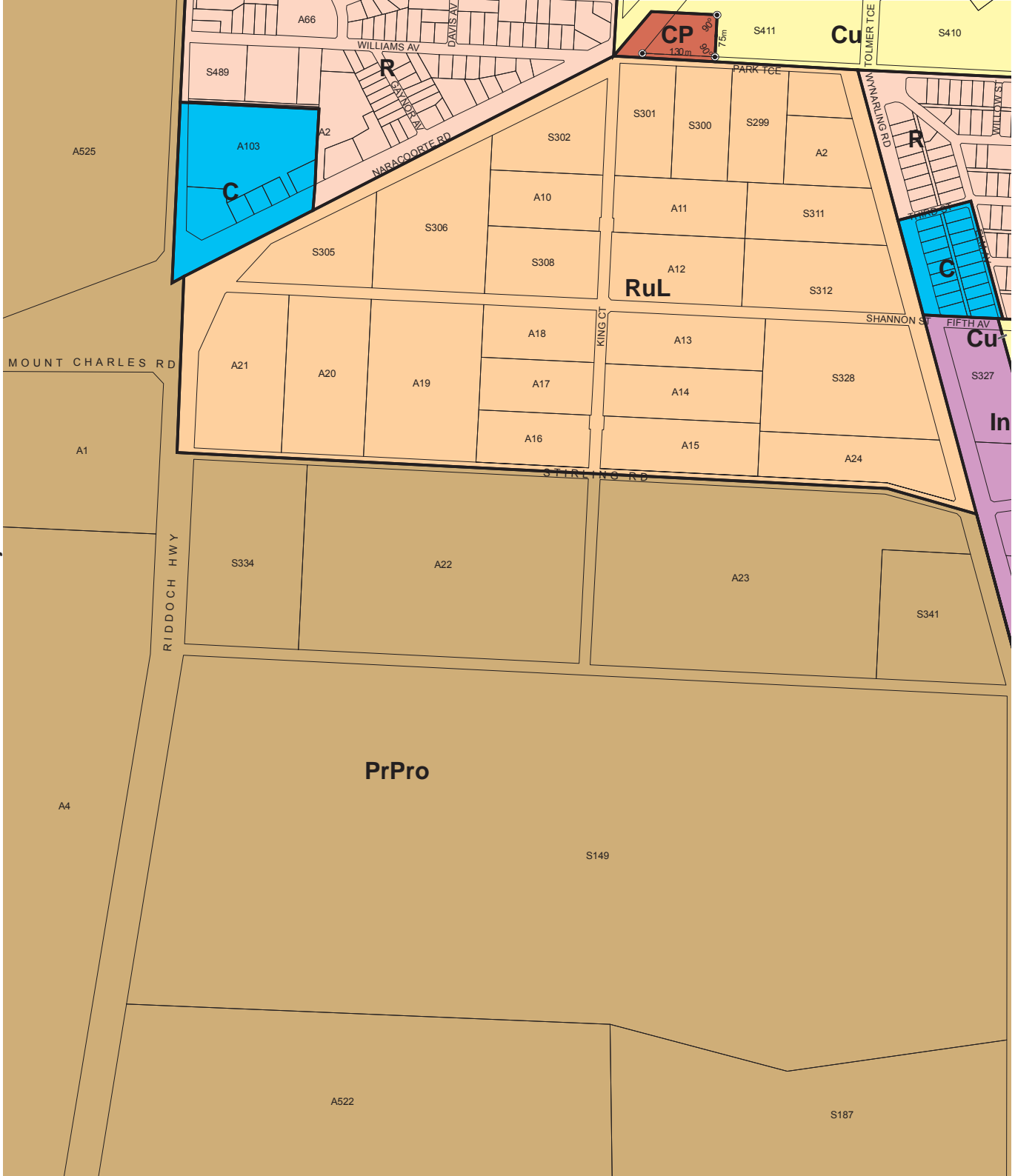


KEITH

# Overlay Map Tat/18 HERITAGE

• Local heritage place

MAP Tat/16 Adjoins



MAP Tat/6 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Zones**
- CP Caravan and Tourist Park
  - C Commercial
  - Cu Community
  - In Industry
  - PrPro Primary Production
  - R Residential
  - RuL Rural Living
  - Zone Boundary



KEITH

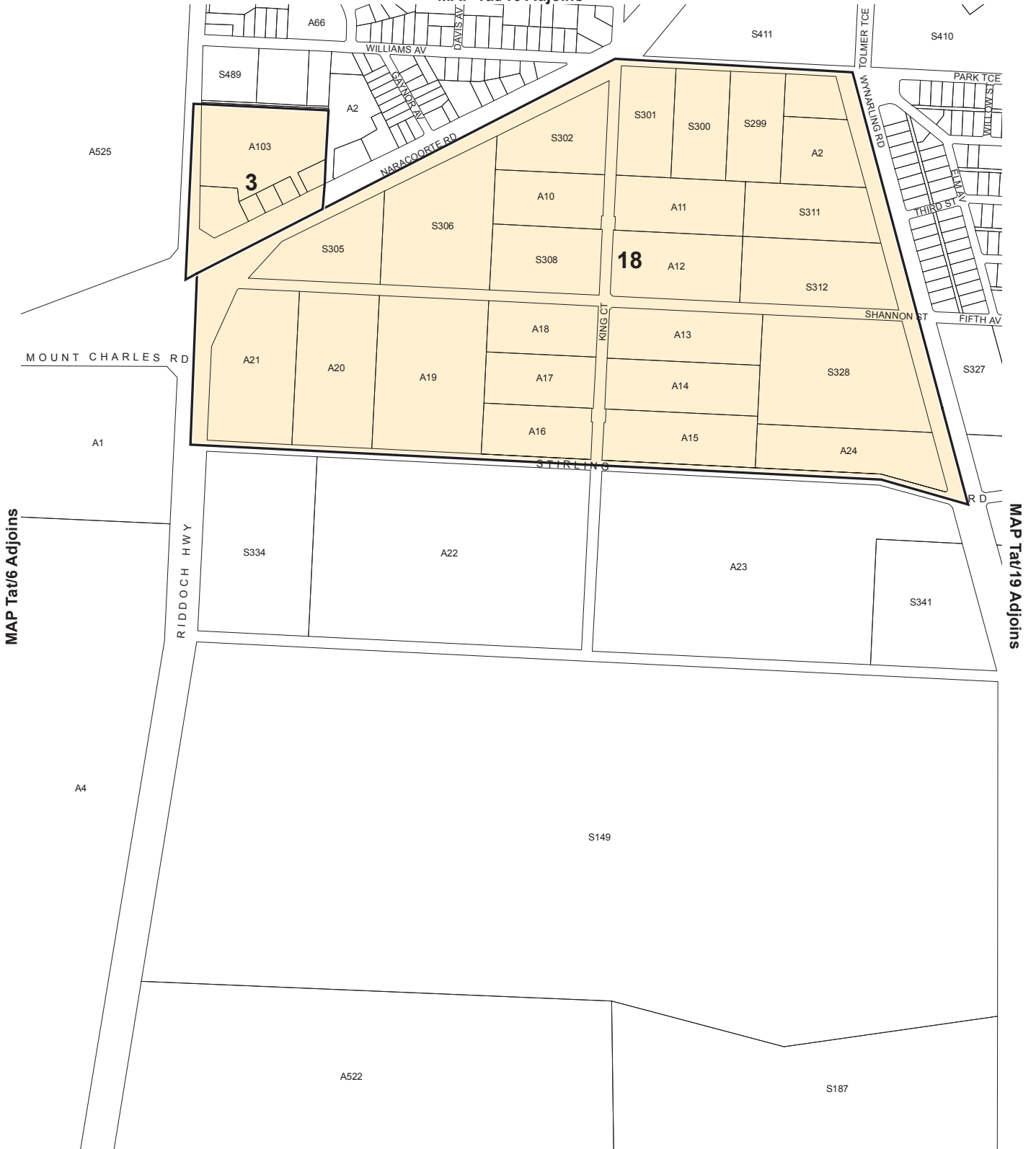
# Zone Map Tat/18

TATIARA COUNCIL

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MAP Tat/16 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 18 Stirling Road (Keith)
- 3 Naracoorte Road (Keith)



**KEITH**

# Precinct Map Tat/18

 Precinct Boundary

MAP Tat/17 Adjoins

KEITH



MAP Tat/6 Adjoins



KEITH

# Location Map Tat/19

-  Railways
-  Local Reserves

MAP Tat/17 Adjoins



MAP Tat/18 Adjoins

MAP Tat/6 Adjoins

MAP Tat/6 Adjoins

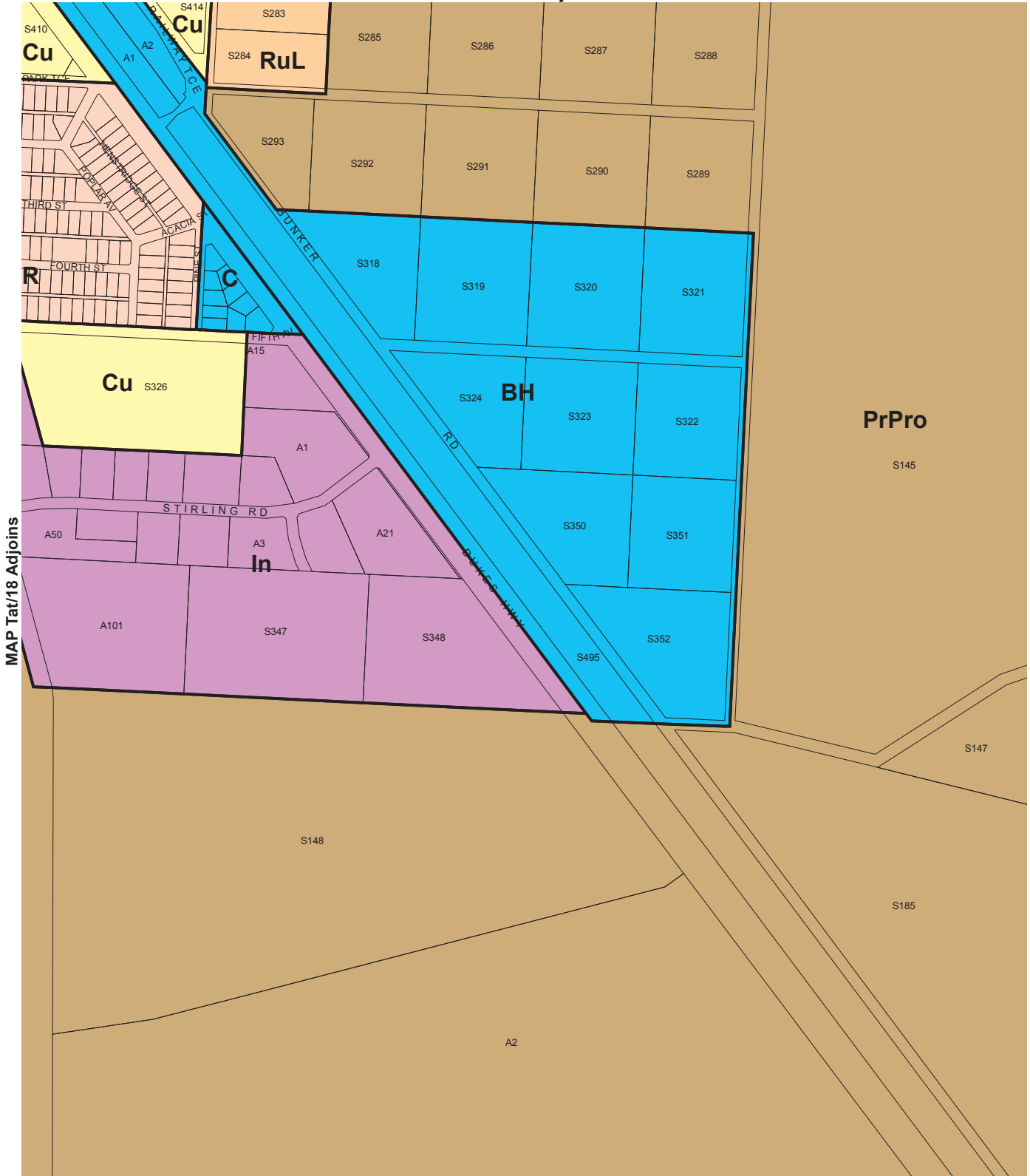


KEITH

# Overlay Map Tat/19 TRANSPORT

 Primary Arterial Roads

MAP Tat/17 Adjoins



MAP Tat/6 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

- BH** Bulk Handling
- C** Commercial
- Cu** Community
- In** Industry
- PrPro** Primary Production
- R** Residential
- RuL** Rural Living
- Zone Boundary**

KEITH

# Zone Map Tat/19

MAP Tat/17 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**  
17 Emu Flat Road (Keith)



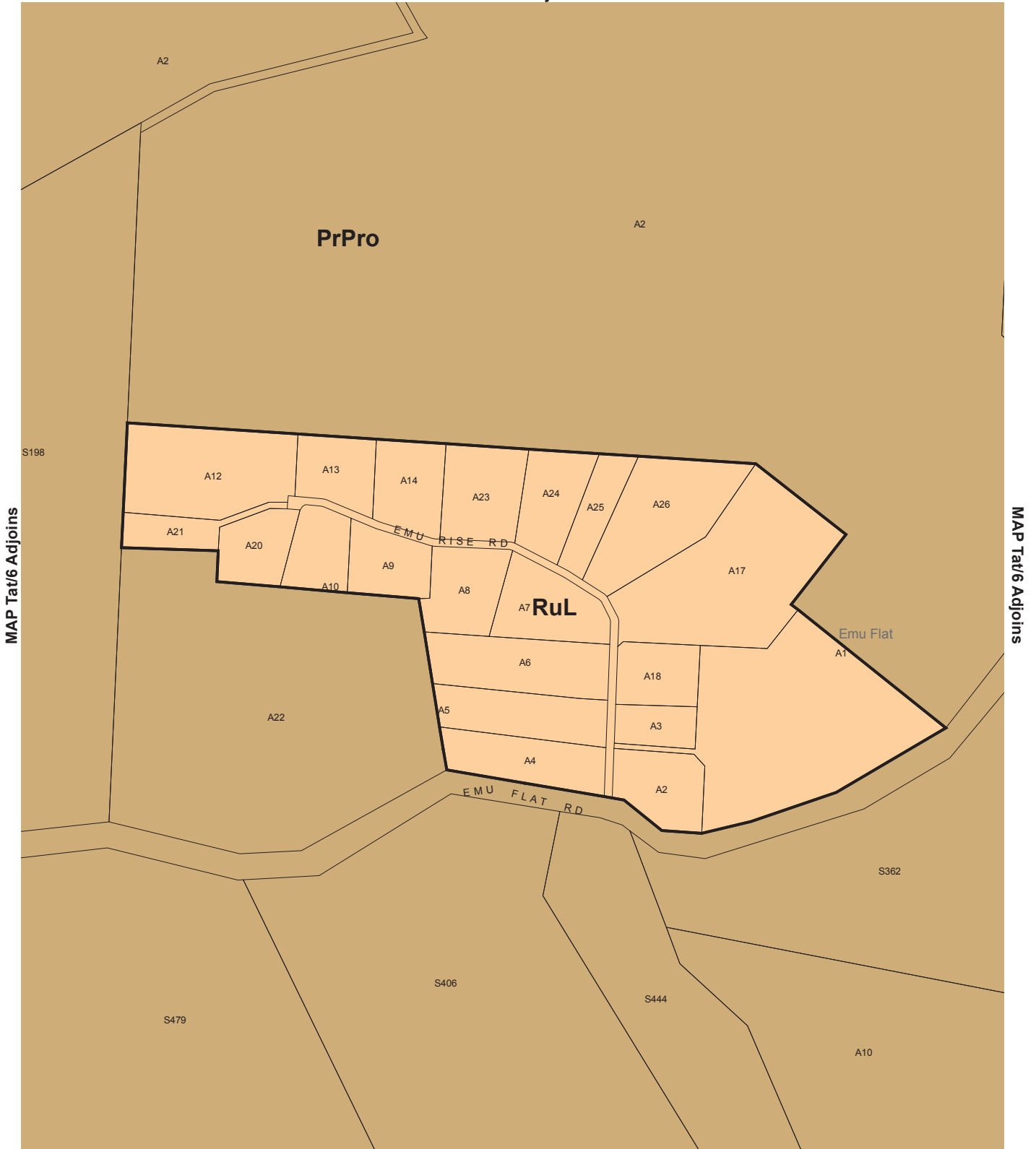
**KEITH**

# Precinct Map Tat/19

 Precinct Boundary



# Location Map Tat/20



Lamberts Conformal Conic Projection, GDA94



# Zone Map Tat/20

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

MAP Tat/6 Adjoins



MAP Tat/6 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**  
**19** Golf Course (Keith)



# Precinct Map Tat/20

 Precinct Boundary



MAP Tat/10 Adjoins



MAP Tat/10 Adjoins

MAP Tat/22 Adjoins

MAP Tat/24 Adjoins



BORDERTOWN

# Location Map Tat/21

MAP Tat/10 Adjoins



BORDERTOWN

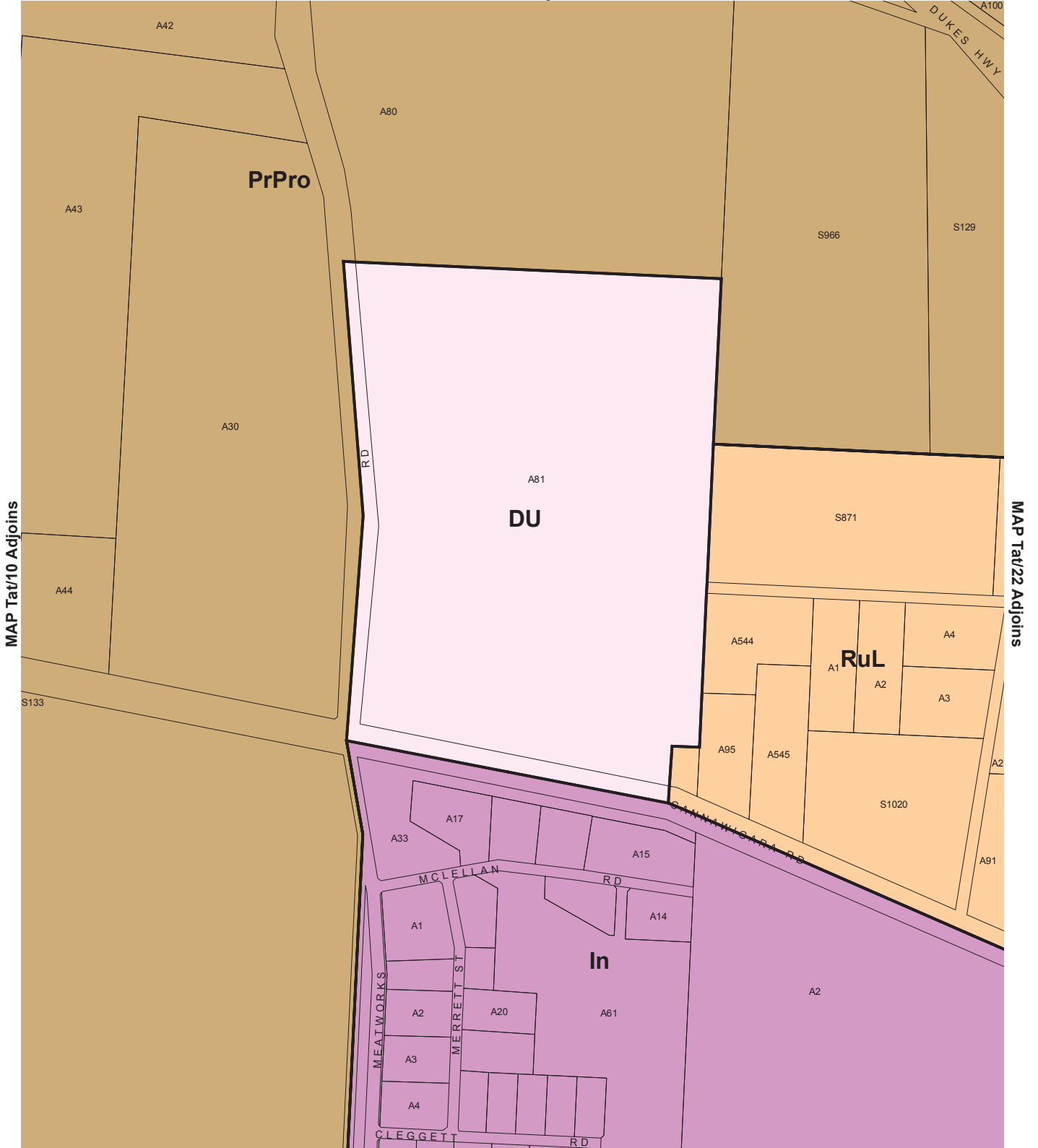
# Overlay Map Tat/21 TRANSPORT

TATIARA COUNCIL

Consolidated - 24 October 2013

 Primary Arterial Roads

MAP Tat/10 Adjoins



MAP Tat/24 Adjoins

Lamberts Conformal Conic Projection, GDA94



BORDERTOWN

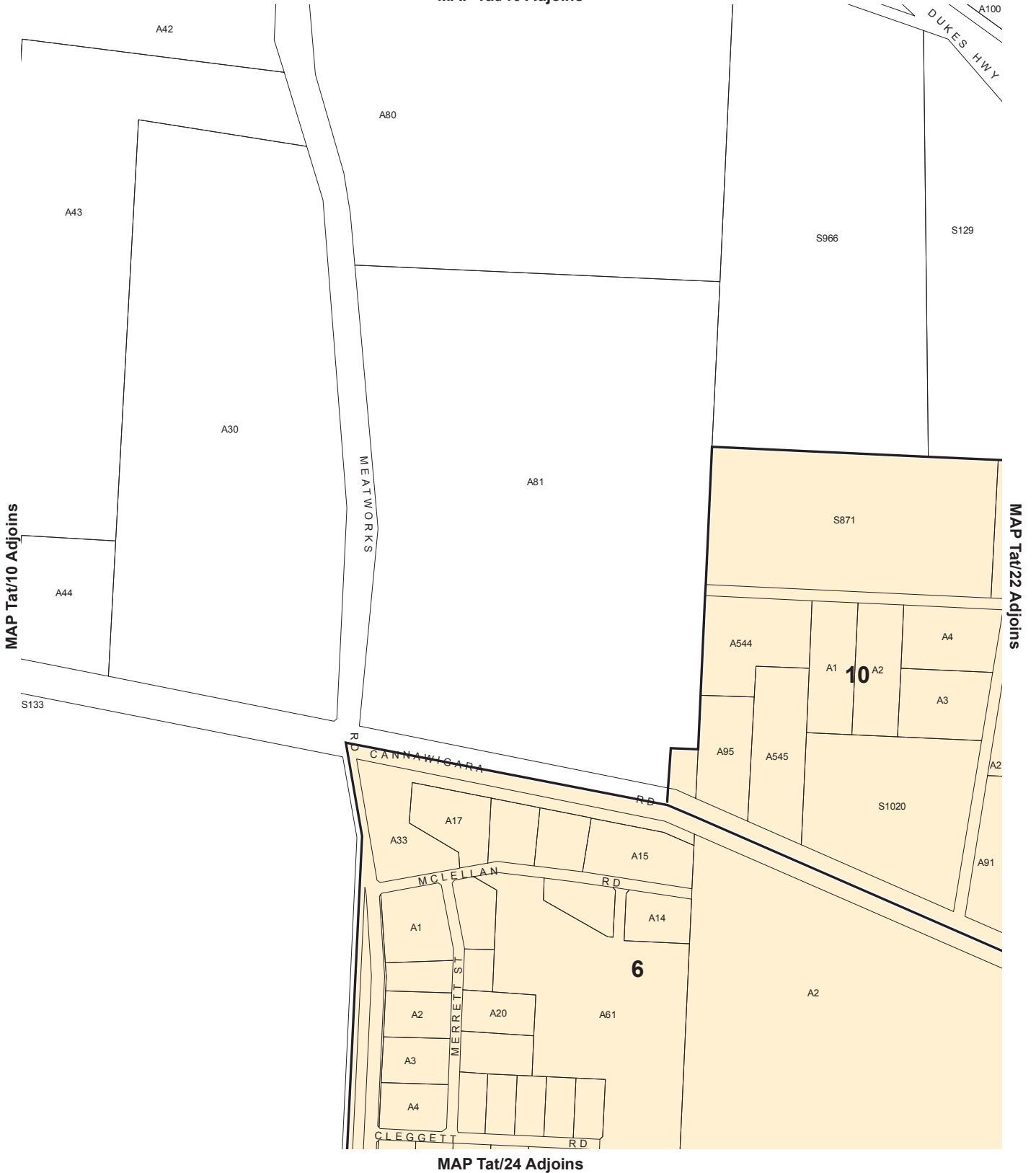
# Zone Map Tat/21

- Zones**
- DU Deferred Urban
  - In Industry
  - PrPro Primary Production
  - RuL Rural Living
  - Zone Boundary

TATIARA COUNCIL

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MAP Tat/10 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Precinct**  
**10** Cannawigara Road North (Bordertown)  
**6** Industrial Estate (Bordertown)



**BORDERTOWN**

# Precinct Map Tat/21

 Precinct Boundary

MAP Tat/10 Adjoins



BORDERTOWN

MAP Tat/21 Adjoins




MAP Tat/23 Adjoins

MAP Tat/25 Adjoins



BORDERTOWN

# Location Map Tat/22

-  Other Health Services
-  Railways
-  Local Reserves

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**MAP Tat/10 Adjoins**



**MAP Tat/25 Adjoins**



**BORDERTOWN**

# Overlay Map Tat/22 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads

**TATIARA COUNCIL**

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MAP Tat/10 Adjoins



Note: The outer boundaries of the Tatiara Creek Floodplain contain all land that has been identified as being subject to the 100 year average recurrence interval (ARI) of the Tatiara Creek flood plain.

MAP Tat/21 Adjoins

MAP Tat/23 Adjoins

MAP Tat/25 Adjoins



BORDERTOWN

# Overlay Map Tat/22 DEVELOPMENT CONSTRAINTS

MAP Tat/10 Adjoins



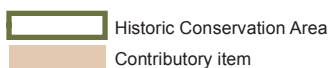
Heritage points are indicative only.  
For further information on State and Local Heritage Places and Contributory  
Items please refer to the relevant tables within this document.

Historic Conservation Area  
1 Bordertown Area 1



BORDERTOWN

# Overlay Map Tat/22 HERITAGE

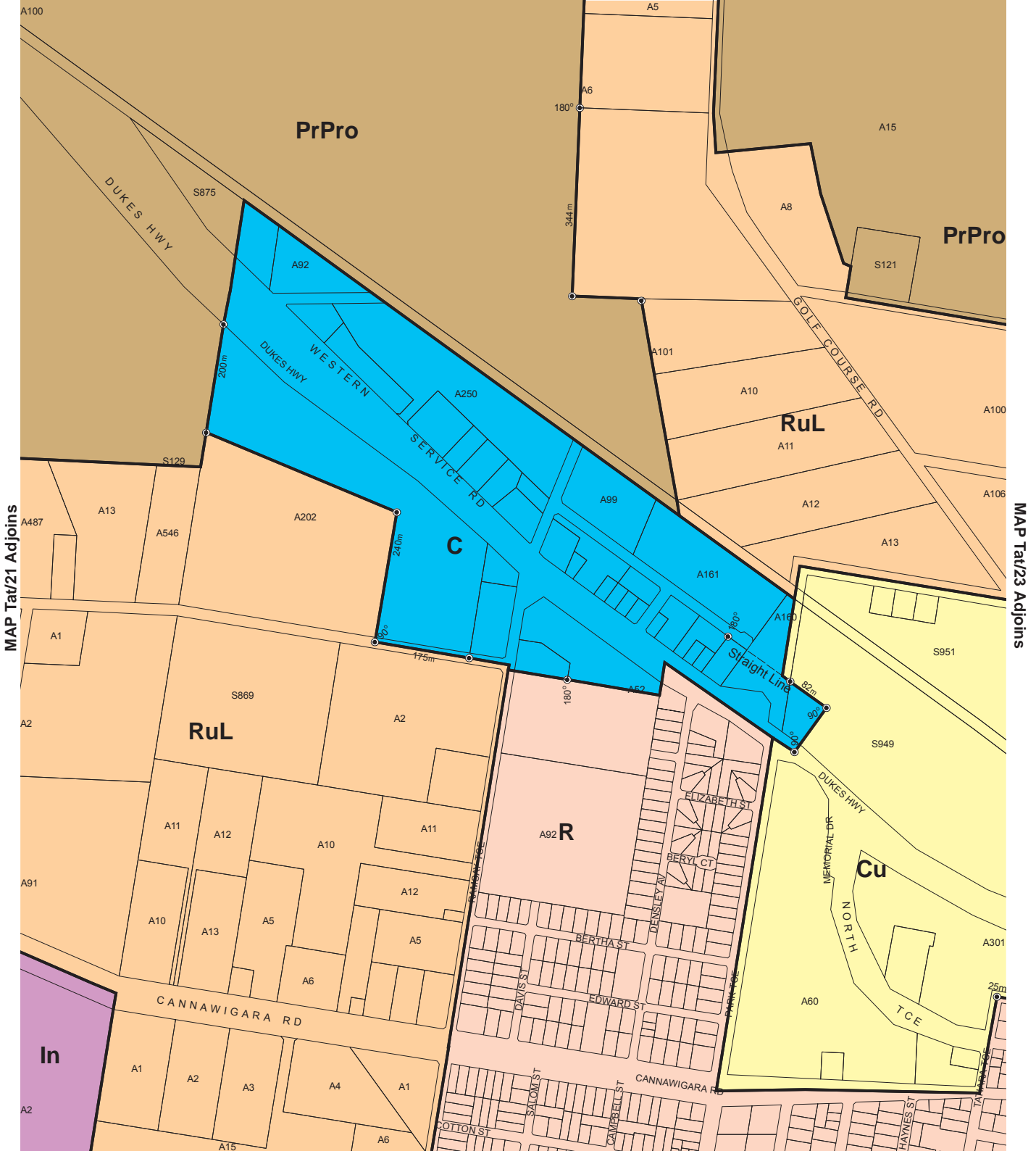


TATIARA COUNCIL

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MAP Tat/10 Adjoins



MAP Tat/25 Adjoins

Lamberts Conformal Conic Projection, GDA94



**Zones**

C	Commercial
Cu	Community
In	Industry
PrPro	Primary Production
R	Residential
RuL	Rural Living
	Zone Boundary

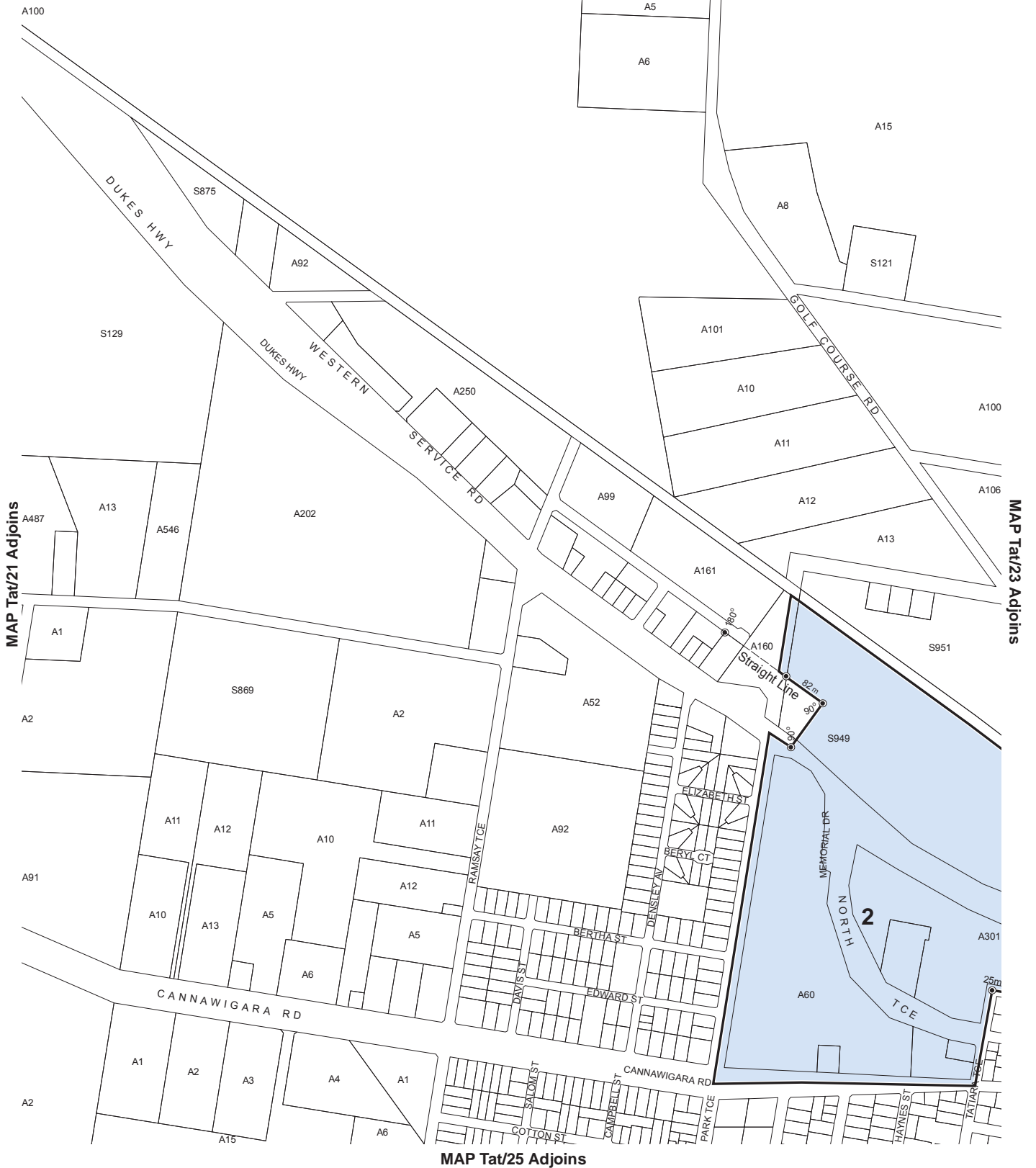
BORDERTOWN

# Zone Map Tat/22

TATIARA COUNCIL

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MAP Tat/10 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
2 Recreation



**BORDERTOWN**

# Policy Area Map Tat/22

 Policy Area Boundary

MAP Tat/10 Adjoins



MAP Tat/25 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 10 Cannawigara Road North (Bordertown)
- 11 Cannawigara Road South (Bordertown)
- 15 Golf Course Road (Bordertown)
- 2 Weir Drive (Bordertown)
- 6 Industrial Estate (Bordertown)



**BORDERTOWN**

# Precinct Map Tat/22

Precinct Boundary

MAP Tat/10 Adjoins

BORDERTOWN

MAP Tat/22 Adjoins





MAP Tat/10 Adjoins

MAP Tat/26 Adjoins



BORDERTOWN

# Location Map Tat/23

-  Police Station
-  Railways
-  Local Reserves
-  Waterbodies

MAP Tat/10 Adjoins



- Primary Arterial Roads
- Secondary Arterial Roads

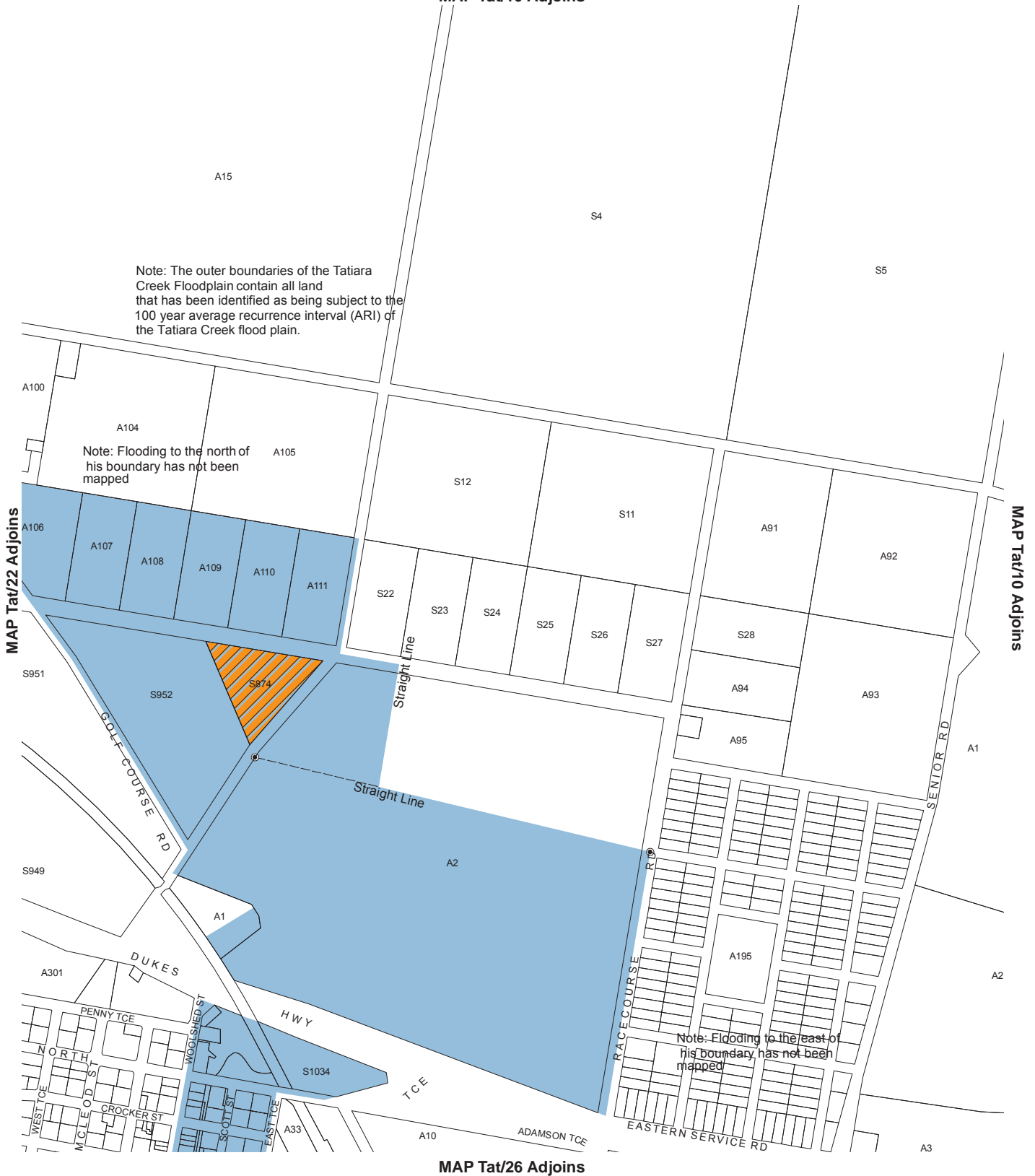
BORDERTOWN

# Overlay Map Tat/23 TRANSPORT

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MAP Tat/10 Adjoins



NOTE: Former Landfill Sites have been identified for particular areas however the identification of these sites in this plan is not to be taken as definitive.



BORDERTOWN

# Overlay Map Tat/23 DEVELOPMENT CONSTRAINTS

- Former Landfill Site
- Tatiara Creek Floodplain

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MAP Tat/10 Adjoins



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

Historic Conservation Area  
 1 Bordertown Area 1



BORDERTOWN

# Overlay Map Tat/23 HERITAGE

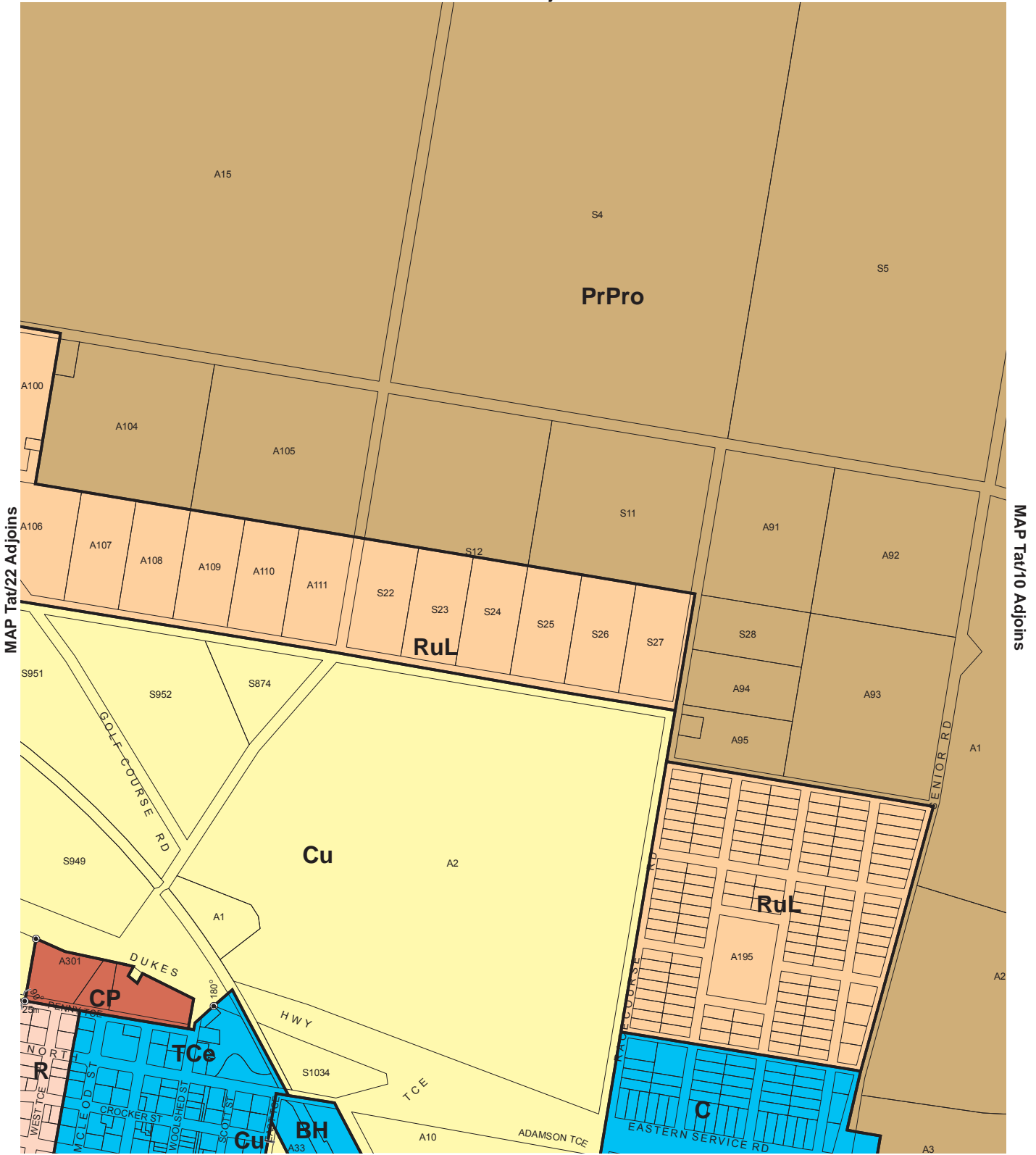
- Local heritage place
- Historic Conservation Area
- Contributory item

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MAP Tat/10 Adjoins



MAP Tat/26 Adjoins

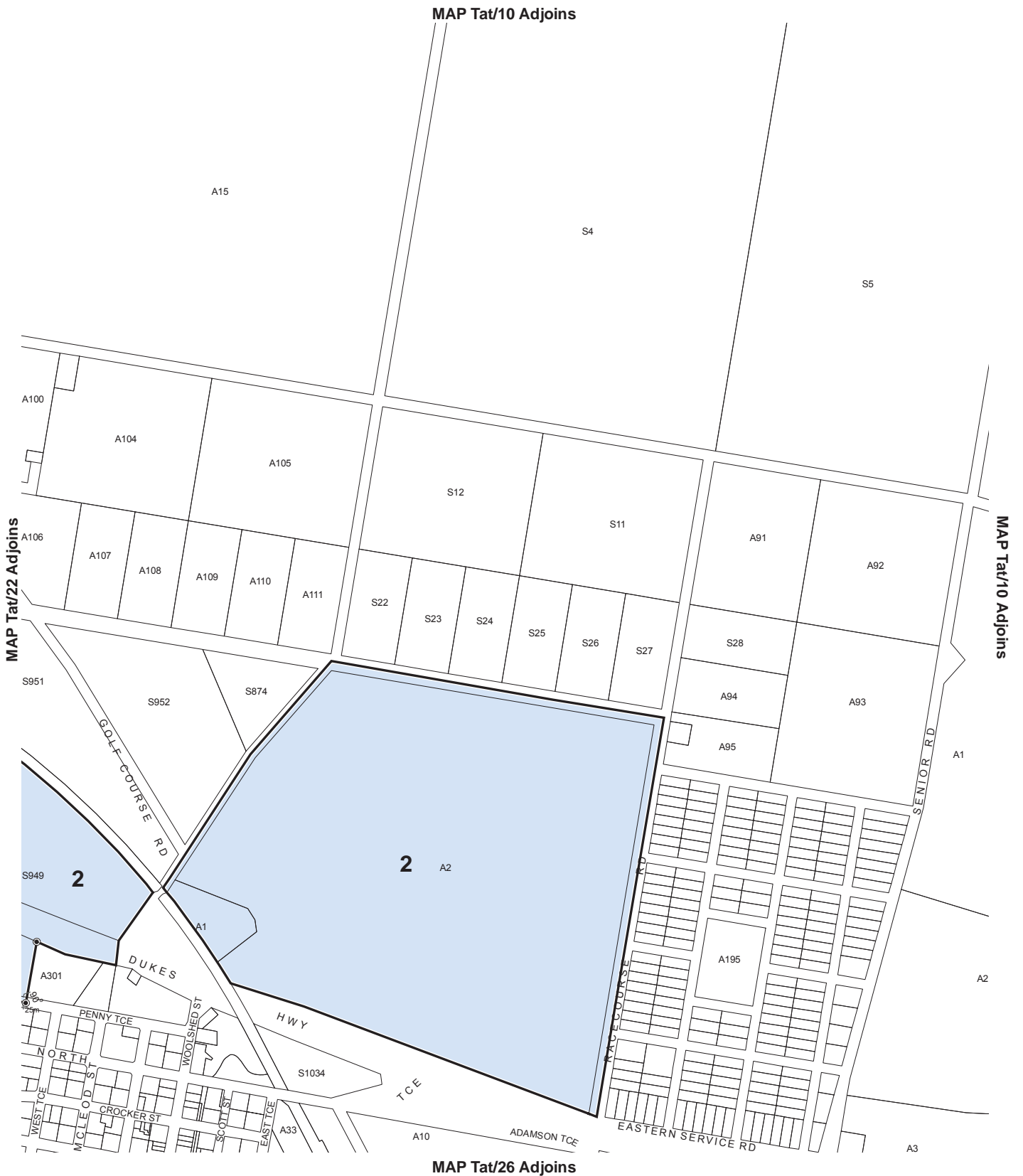
Lamberts Conformal Conic Projection, GDA94

- Zones**
- BH** Bulk Handling
  - CP** Caravan and Tourist Park
  - C** Commercial
  - Cu** Community
  - PrPro** Primary Production
  - R** Residential
  - RuL** Rural Living
  - Tce** Town Centre
  - Zone Boundary**



**BORDERTOWN**  
**Zone Map Tat/23**





Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
2 Recreation

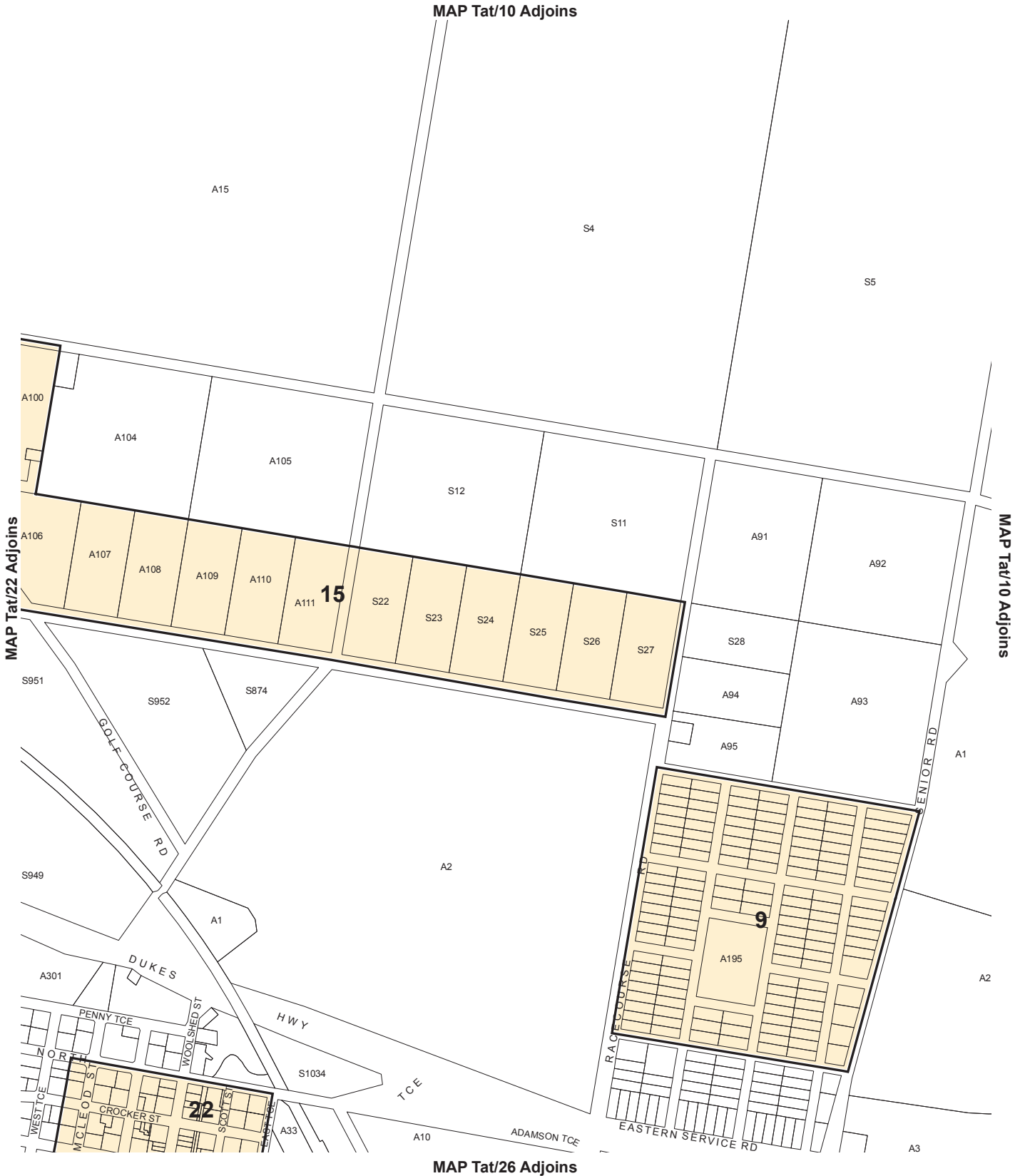


**BORDERTOWN**

# Policy Area Map Tat/23

 Policy Area Boundary

MAP Tat/10 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 15 Golf Course Road (Bordertown)
- 22 Retail Core (Bordertown)
- 9 Horse Keeping (Bordertown)



**BORDERTOWN**

# Precinct Map Tat/23

Precinct Boundary

MAP Tat/21 Adjoins



MAP Tat/10 Adjoins

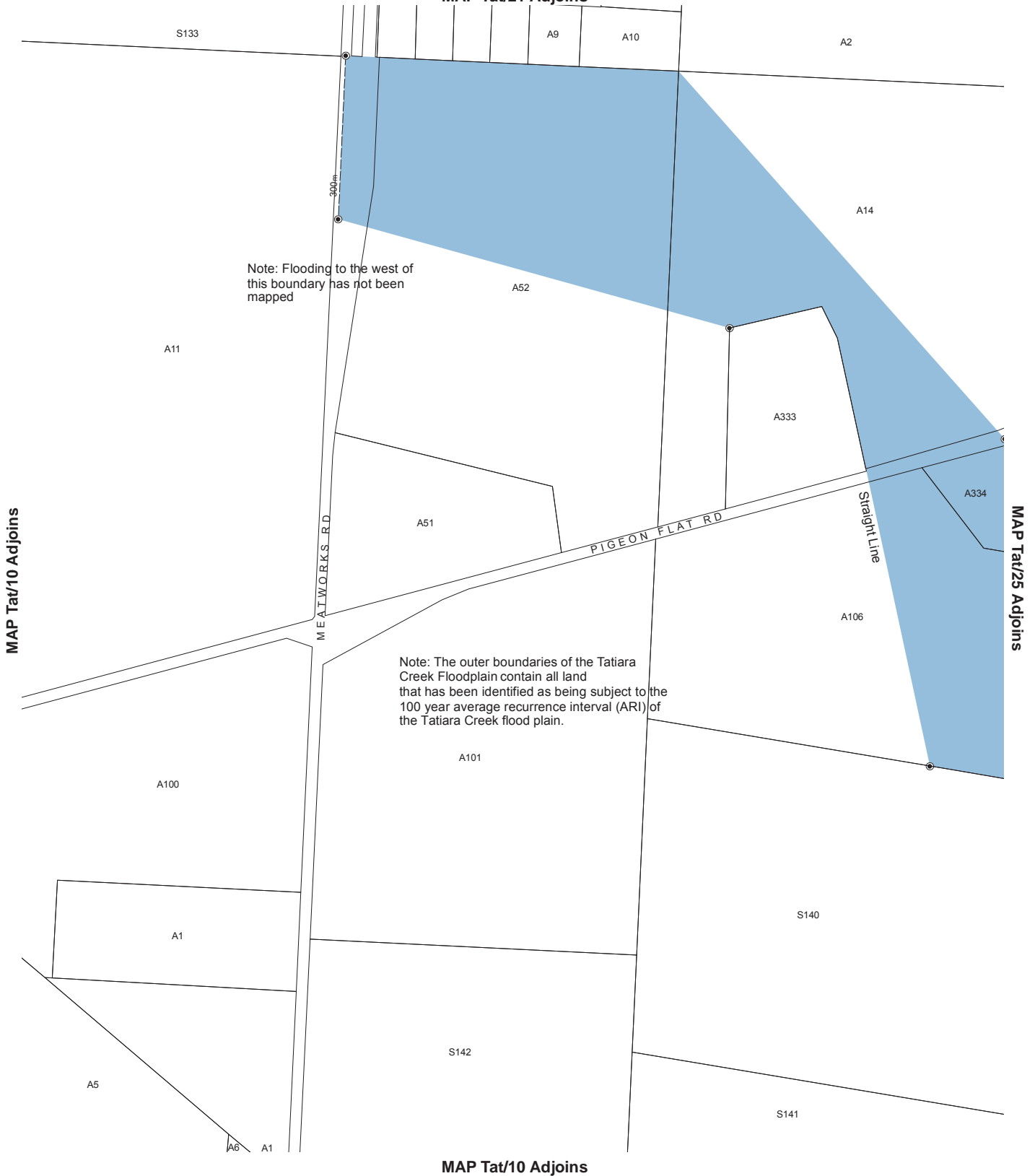


BORDERTOWN

# Location Map Tat/24

 Waterbodies

MAP Tat/21 Adjoins



BORDERTOWN

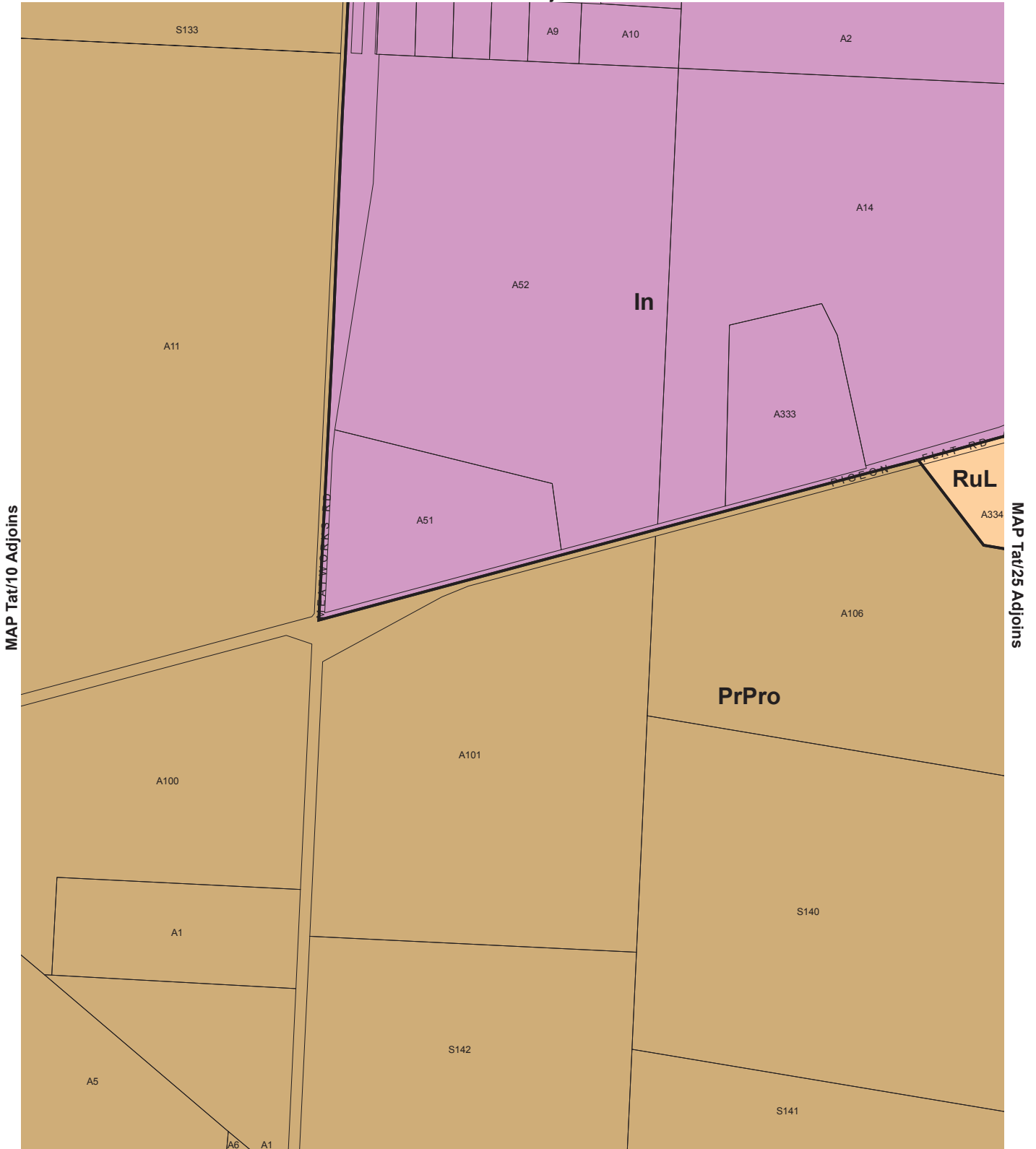
# Overlay Map Tat/24 DEVELOPMENT CONSTRAINTS

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 Tatiara Creek Floodplain

MAP Tat/21 Adjoins



MAP Tat/10 Adjoins

Lamberts Conformal Conic Projection, GDA94



BORDERTOWN

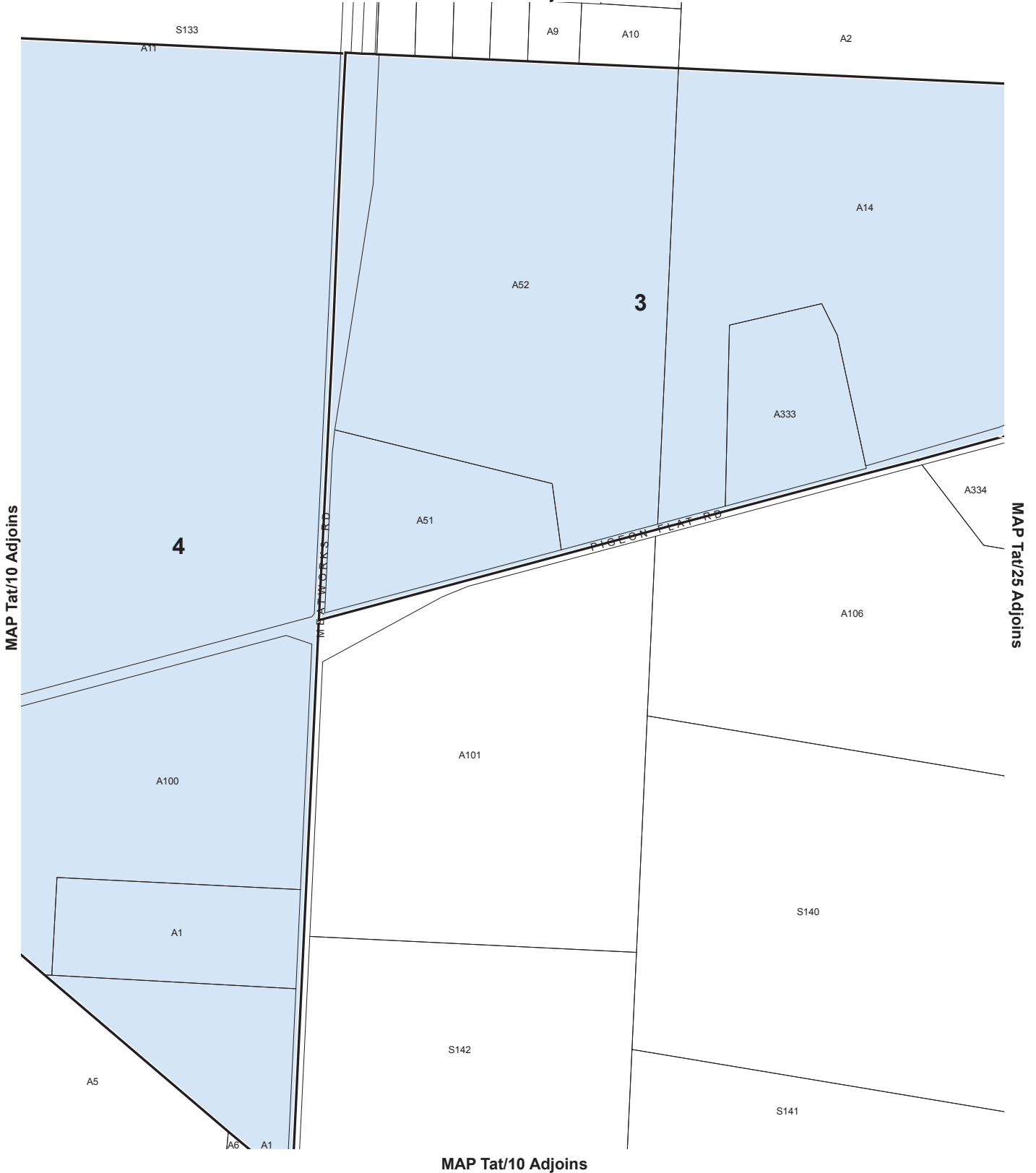
# Zone Map Tat/24

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

TATIARA COUNCIL

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MAP Tat/21 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 3 Infrastructure
- 4 Stock Slaughter works

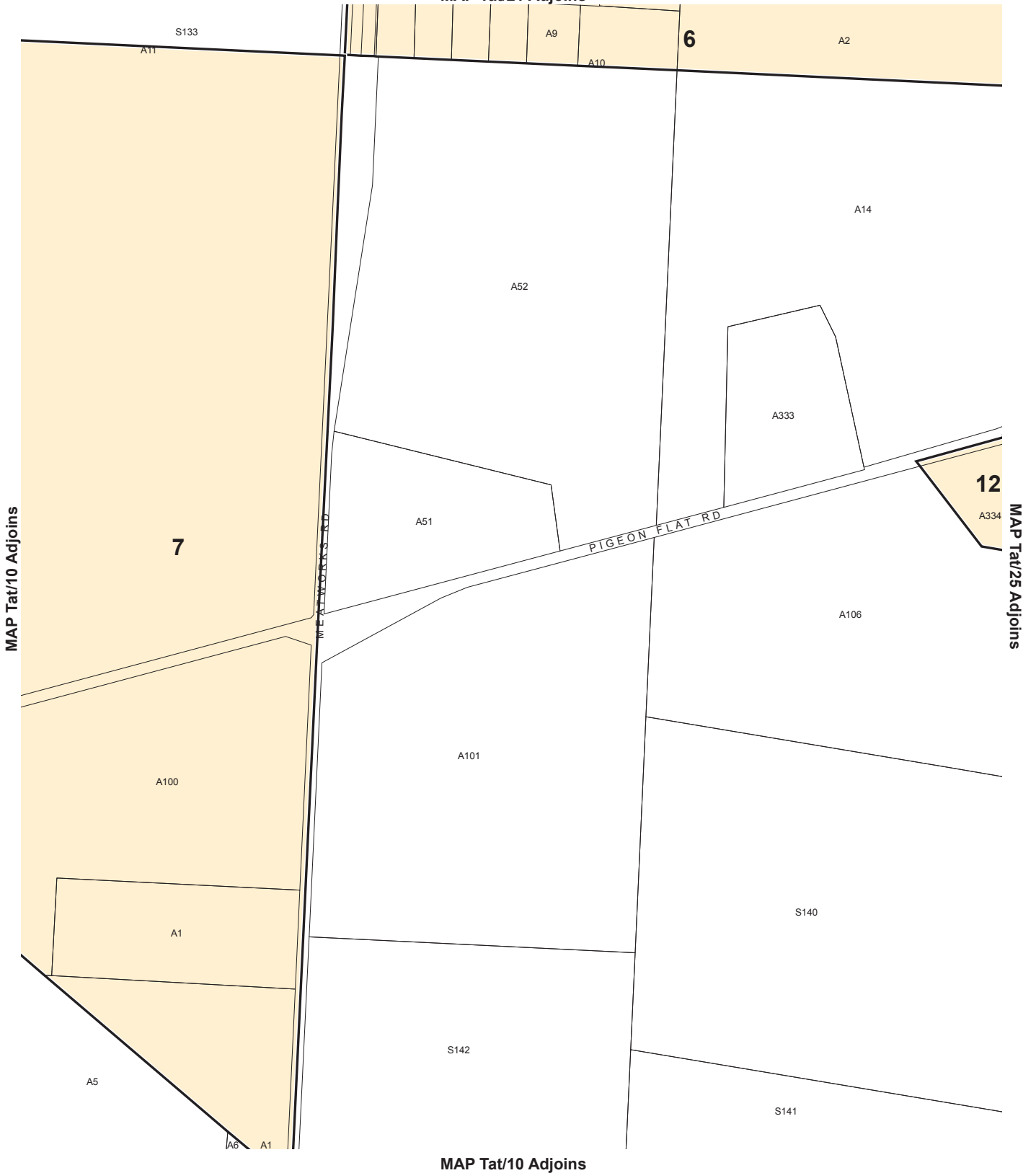


BORDERTOWN

# Policy Area Map Tat/24

Policy Area Boundary

MAP Tat/21 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 12 Pigeon Flat Road (Bordertown)
- 6 Industrial Estate (Bordertown)
- 7 Meatworks Road (Bordertown)



**BORDERTOWN**

# Precinct Map Tat/24

 Precinct Boundary

**TATIARA COUNCIL**

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MAP Tat/22 Adjoins



MAP Tat/10 Adjoins



BORDERTOWN

# Location Map Tat/25

- S School
- H Other Health Services
- H Hospital
- Local Reserves



MAP Tat/22 Adjoins

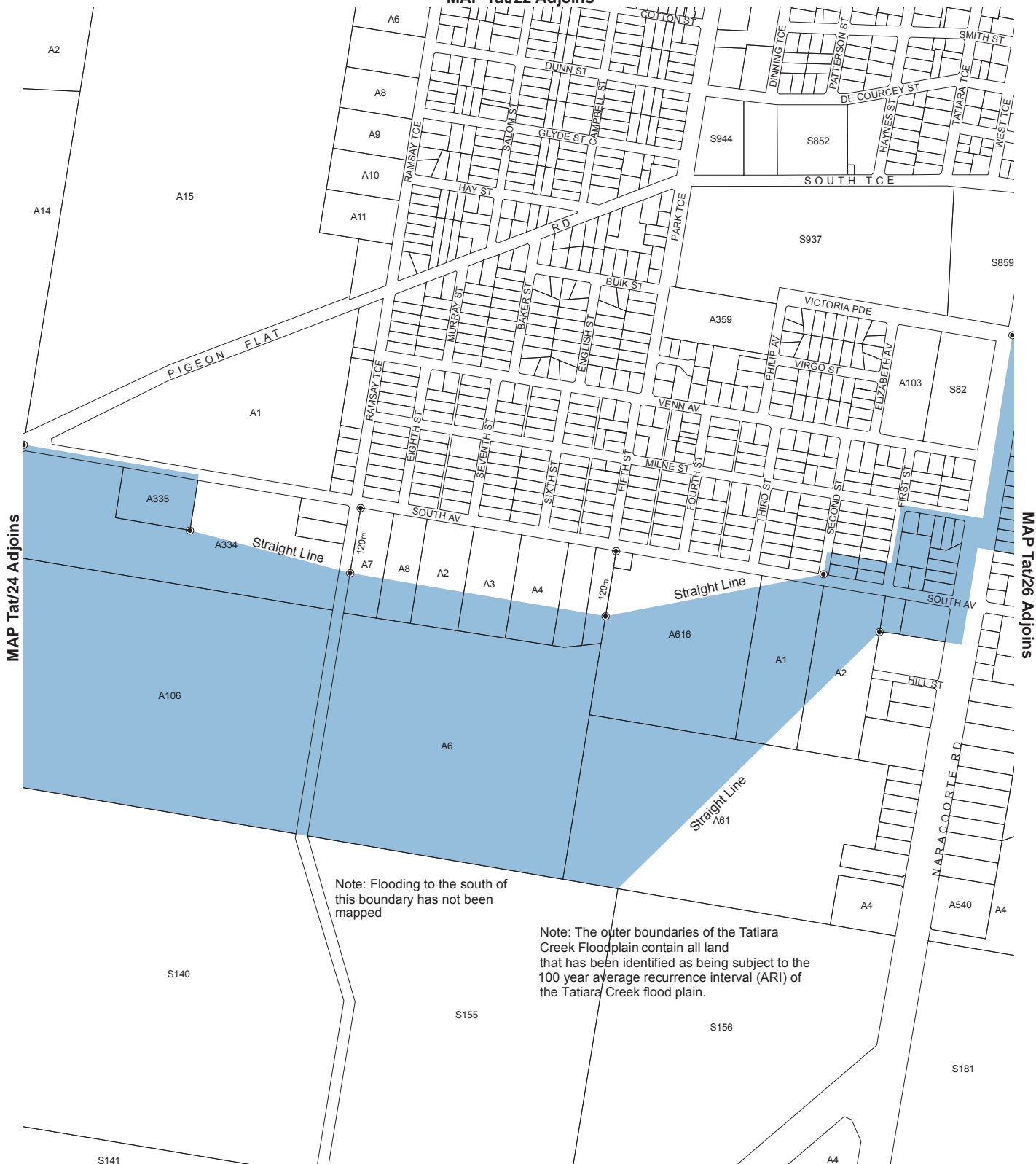


BORDERTOWN

# Overlay Map Tat/25 TRANSPORT

- Primary Arterial Roads
- Secondary Arterial Roads

MAP Tat/22 Adjoins



Note: Flooding to the south of this boundary has not been mapped

Note: The outer boundaries of the Tatiara Creek Floodplain contain all land that has been identified as being subject to the 100 year average recurrence interval (ARI) of the Tatiara Creek flood plain.



0 500m

BORDERTOWN

# Overlay Map Tat/25 DEVELOPMENT CONSTRAINTS

 Tatiara Creek Floodplain

TATIARA COUNCIL

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MAP Tat/22 Adjoins





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

Historic Conservation Area  
1 Bordertown Area 1



BORDERTOWN

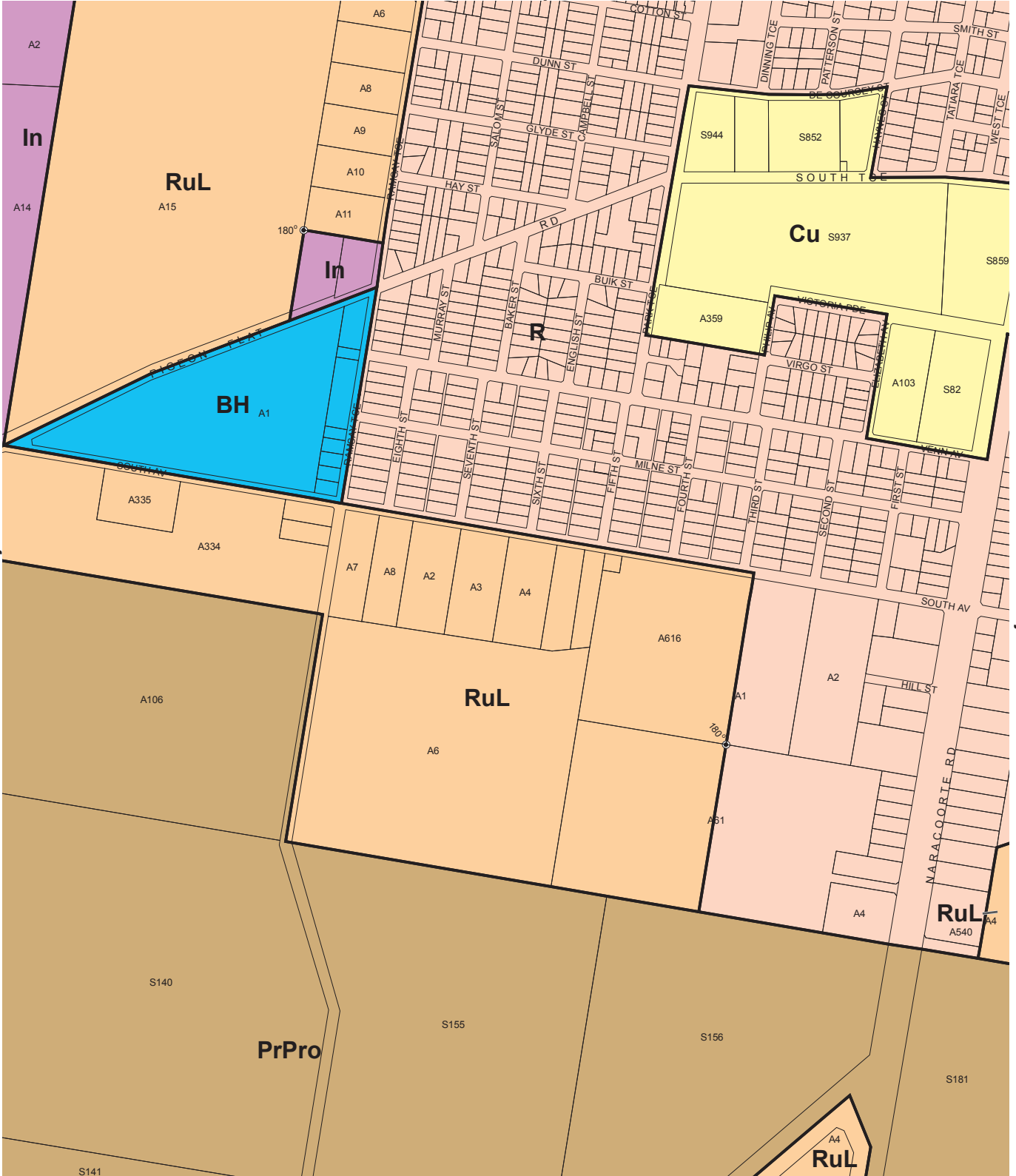
# Overlay Map Tat/25 HERITAGE

-  Historic Conservation Area
-  Contributory item

TATIARA COUNCIL

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MAP Tat/22 Adjoins



MAP Tat/10 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- BH** Bulk Handling
  - Cu** Community
  - In** Industry
  - PrPro** Primary Production
  - R** Residential
  - RuL** Rural Living
  - Zone Boundary**

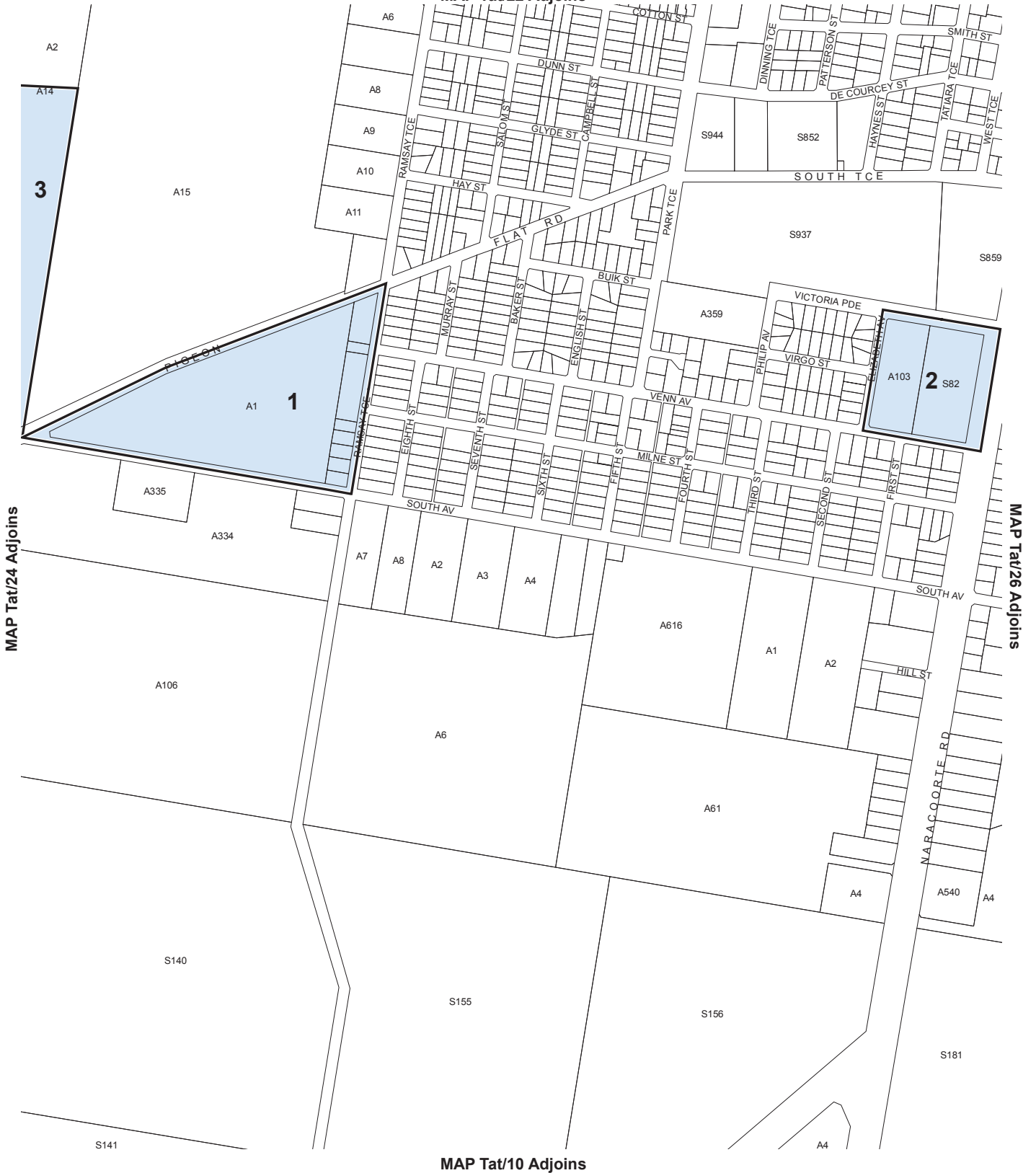
**BORDERTOWN**

# Zone Map Tat/25

**TATIARA COUNCIL**

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MAP Tat/22 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area

- 1 Mill
- 2 Recreation
- 3 Infrastructure

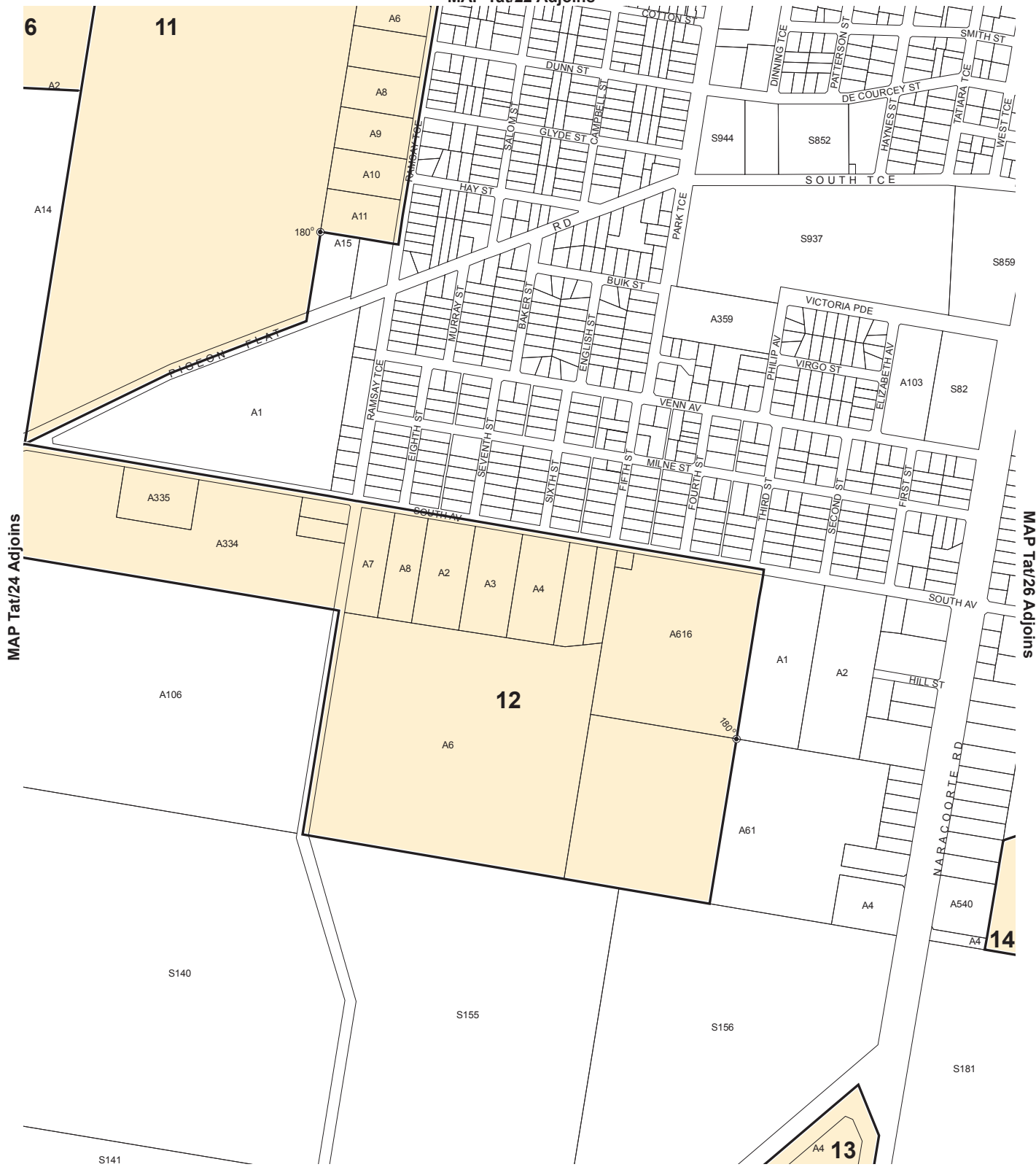


BORDERTOWN

# Policy Area Map Tat/25

Policy Area Boundary

MAP Tat/22 Adjoins



MAP Tat/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Precinct**
- 11 Cannawigara Road South (Bordertown)
  - 12 Pigeon Flat Road (Bordertown)
  - 13 Naracoorte Road (Bordertown)
  - 14 Western Drive (Bordertown)
  - 6 Industrial Estate (Bordertown)



BORDERTOWN

# Precinct Map Tat/25

Precinct Boundary



MAP Tat/23 Adjoins



BORDERTOWN

MAP Tat/25 Adjoins





MAP Tat/10 Adjoins

MAP Tat/10 Adjoins



BORDERTOWN

# Location Map Tat/26

-  Public Library
-  Council Office
-  Railways
-  Local Reserves

MAP Tat/23 Adjoins



- Primary Arterial Roads
- Secondary Arterial Roads



BORDERTOWN

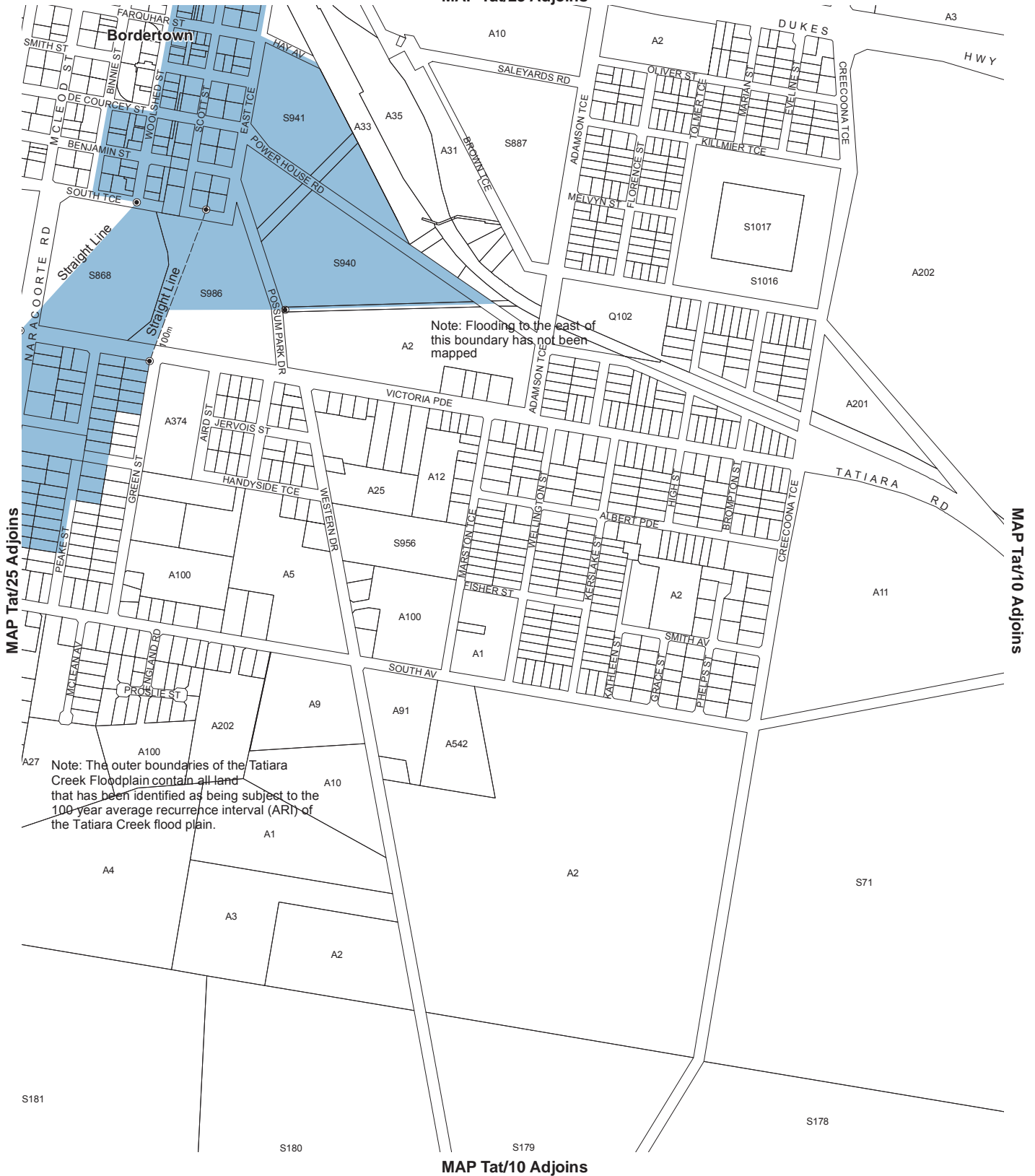
# Overlay Map Tat/26 TRANSPORT

TATIARA COUNCIL

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MAP Tat/23 Adjoins



MAP Tat/10 Adjoins



BORDERTOWN

# Overlay Map Tat/26

## DEVELOPMENT CONSTRAINTS

TATIARA COUNCIL

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 Tatiara Creek Floodplain



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

Historic Conservation Area  
 1 Bordertown Area 1

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

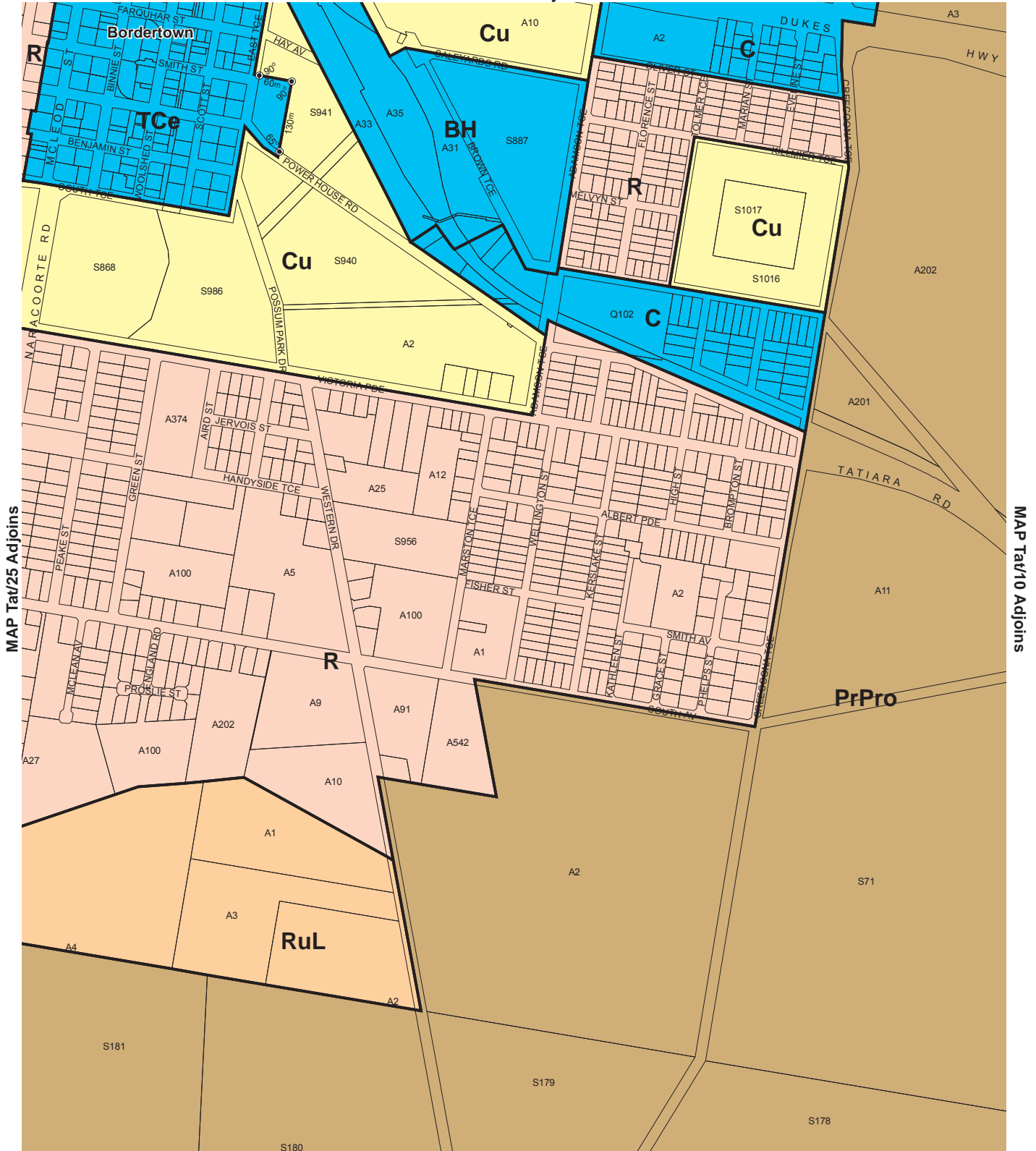


**BORDERTOWN**

# Overlay Map Tat/26

## HERITAGE

MAP Tat/23 Adjoins



MAP Tat/10 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- BH** Bulk Handling
  - C** Commercial
  - Cu** Community
  - PrPro** Primary Production
  - R** Residential
  - RuL** Rural Living
  - TCe** Town Centre
  - Zone Boundary**

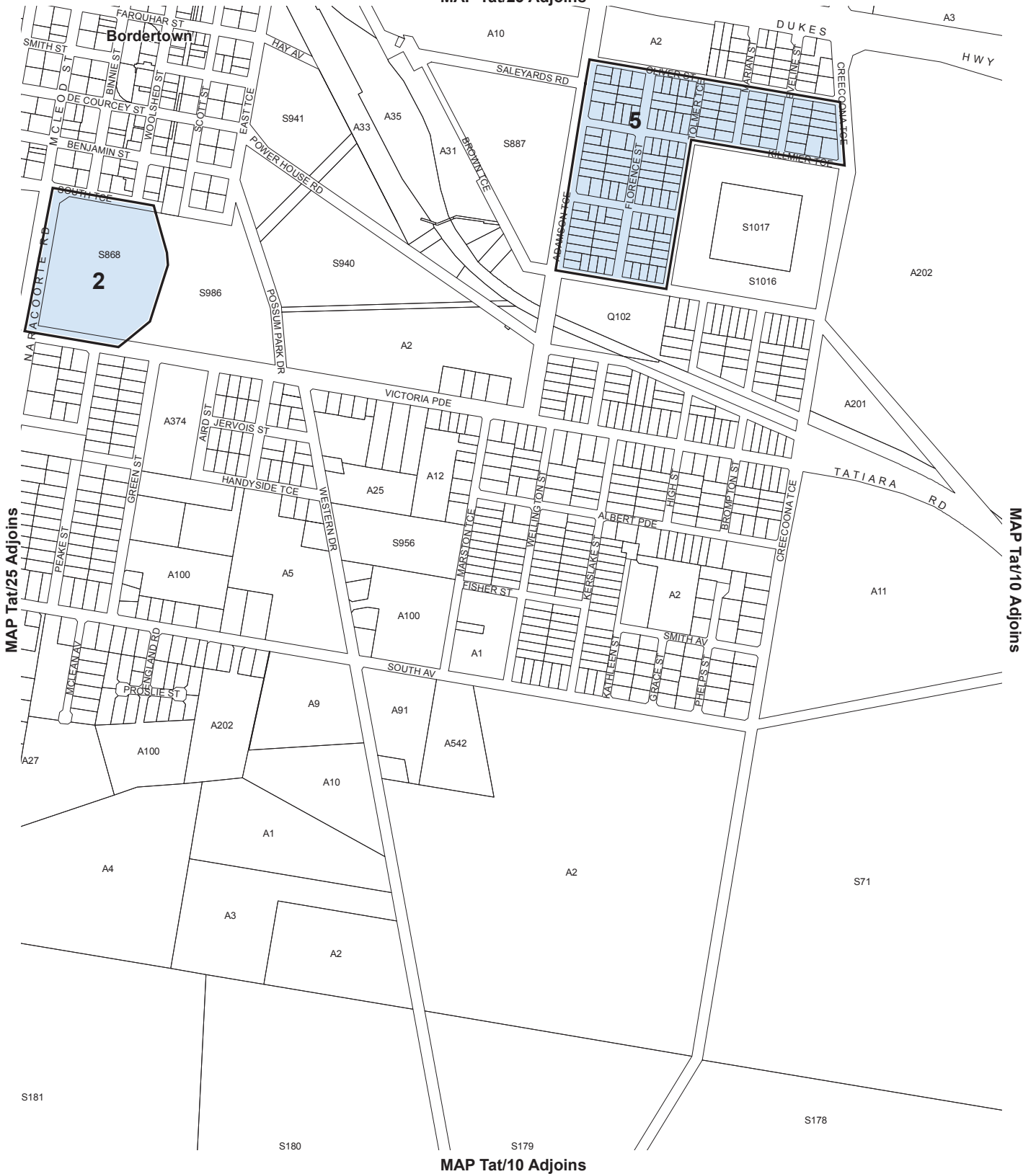
**BORDERTOWN**

# Zone Map Tat/26

**TATIARA COUNCIL**

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MAP Tat/23 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 2 Recreation
- 5 Home Industry



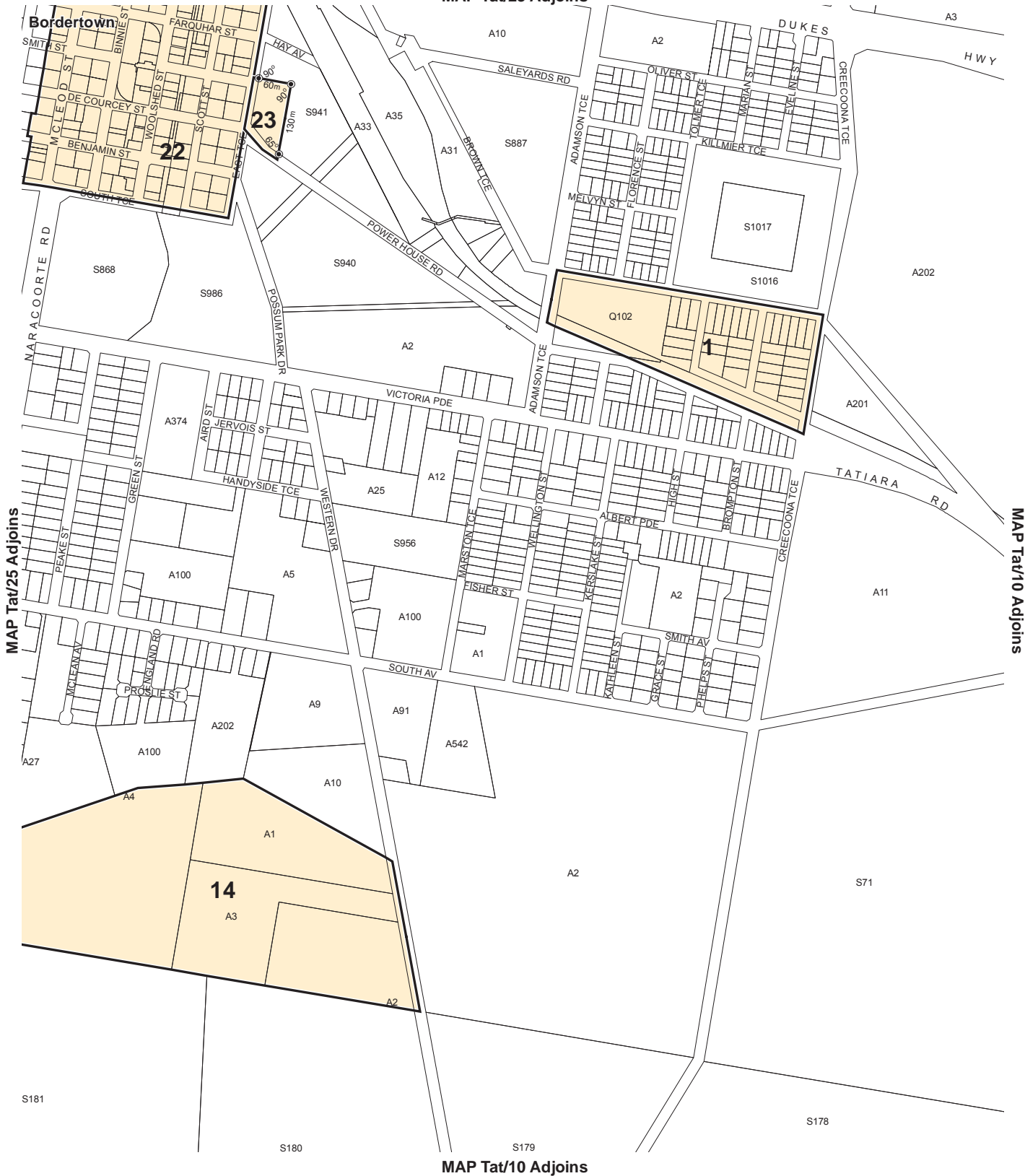
**BORDERTOWN**

# Policy Area Map Tat/26

Policy Area Boundary



MAP Tat/23 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct

- 1 Brown Terrace (Bordertown)
- 14 Western Drive (Bordertown)
- 22 Retail Core (Bordertown)
- 23 East Terrace (Bordertown)



BORDERTOWN

# Precinct Map Tat/26

Precinct Boundary

MAP Tat/11 Adjoins





MAP Tat/11 Adjoins



MUNDULLA

# Location Map Tat/27

-  School
-  Local Reserves

MAP Tat/11 Adjoins



MAP Tat/11 Adjoins



MUNDULLA

# Overlay Map Tat/27 TRANSPORT

- █ Primary Arterial Roads
- █ Secondary Arterial Roads

TATIARA COUNCIL

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MAP Tat/11 Adjoins



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



MUNDULLA

# Overlay Map Tat/27 HERITAGE

- State heritage place
- Local heritage place

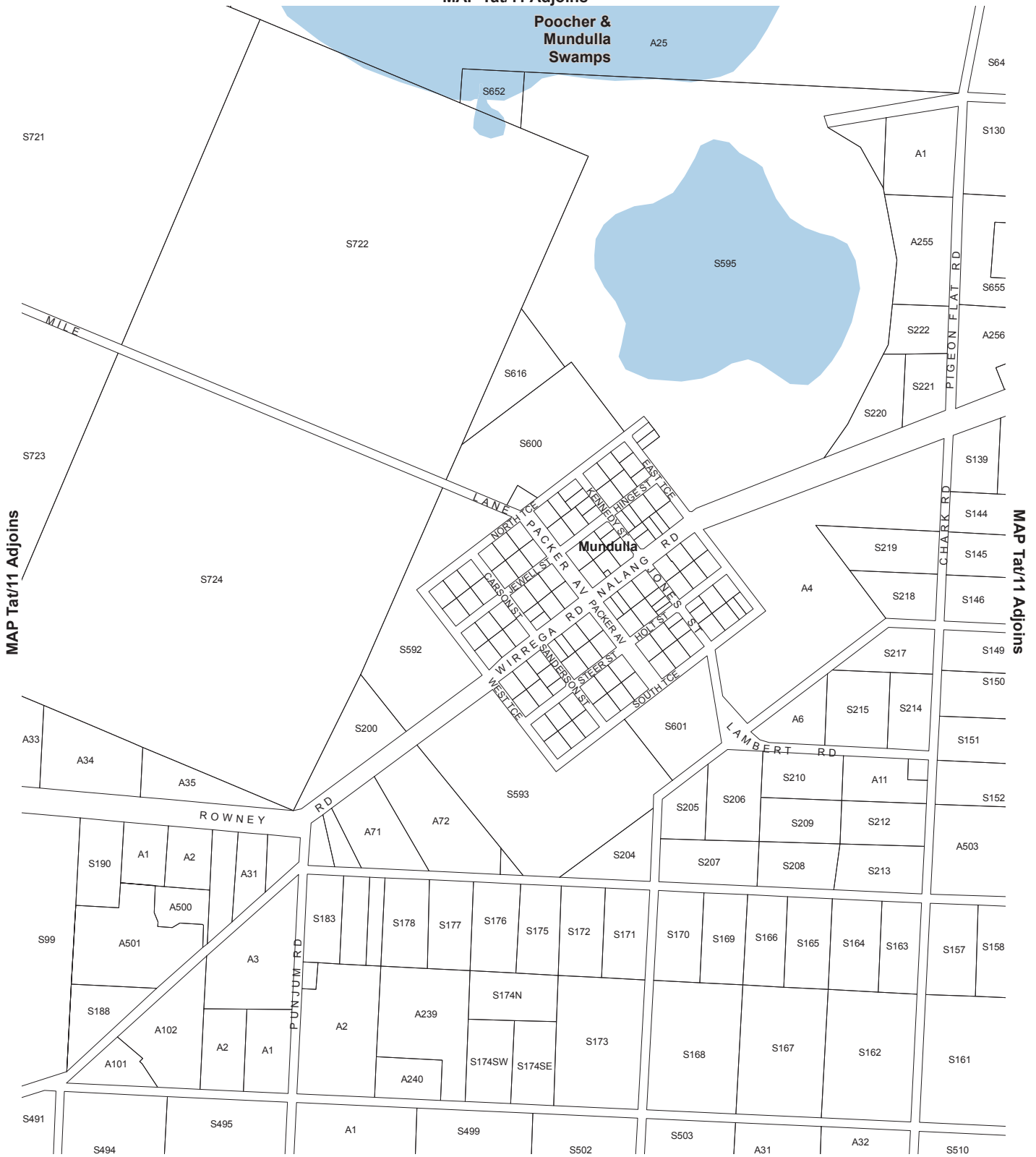
TATIARA COUNCIL

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MAP Tat/11 Adjoins

Poacher & Mundulla Swamps




MAP Tat/11 Adjoins



MUNDULLA

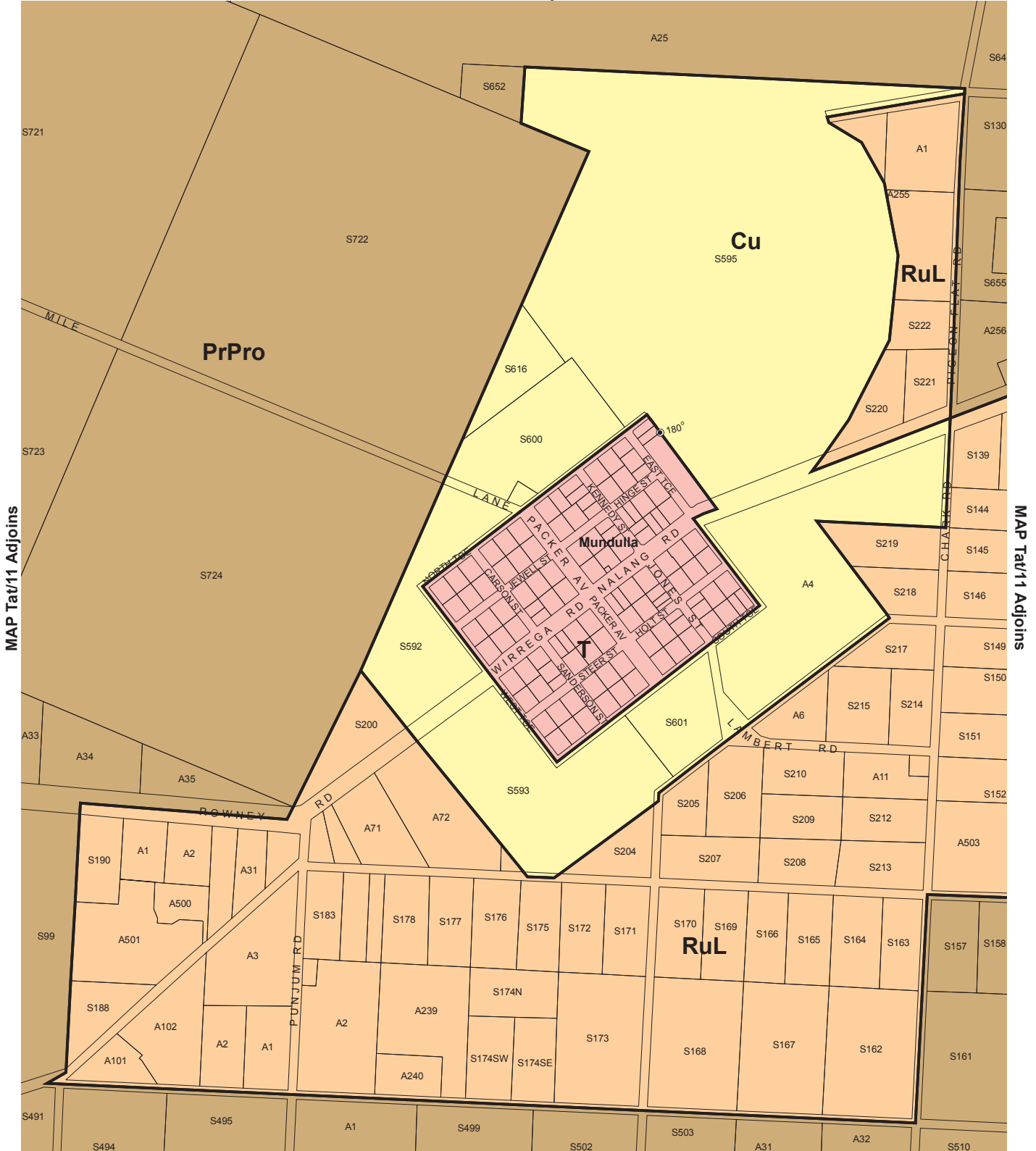
# Overlay Map Tat/27 NATURAL RESOURCES

 Wetlands of National Importance

TATIARA COUNCIL

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MAP Tat/11 Adjoins



MAP Tat/11 Adjoins

Lamberts Conformal Conic Projection, GDA94

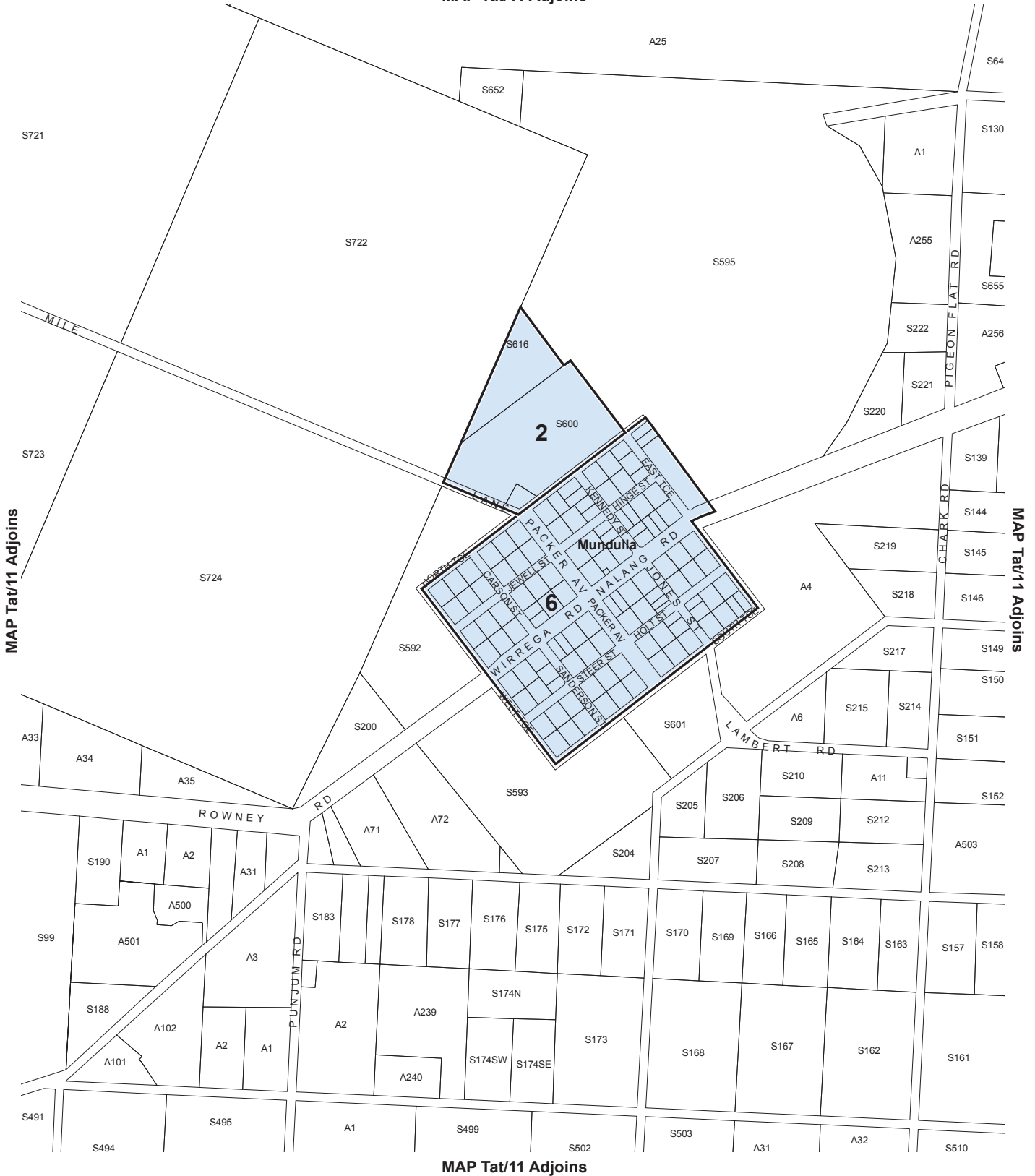


MUNDULLA

# Zone Map Tat/27

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

MAP Tat/11 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 2 Recreation
- 6 Mundulla

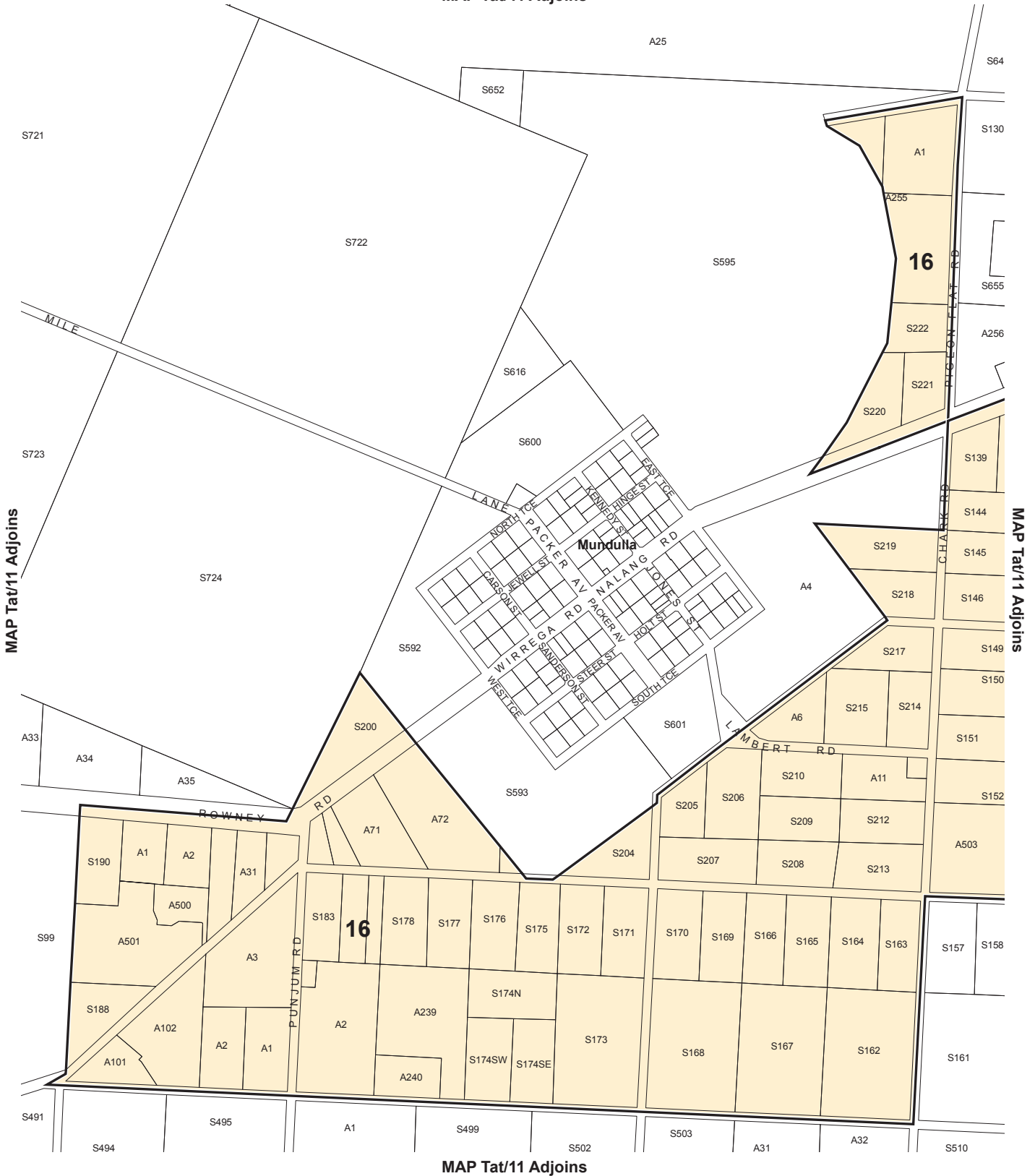


MUNDULLA

# Policy Area Map Tat/27

Policy Area Boundary

MAP Tat/11 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
16 Mundulla



MUNDULLA

# Precinct Map Tat/27




 Precinct Boundary

MAP Tat/13 Adjoins  
**PADTHAWAY**



**PADTHAWAY**

# Location Map Tat/28

-  School
-  Other Health Services
-  Local Reserves

MAP Tat/13 Adjoins



PADTHAWAY

# Overlay Map Tat/28 TRANSPORT

 Primary Arterial Roads

MAP Tat/13 Adjoins



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



PADTHAWAY

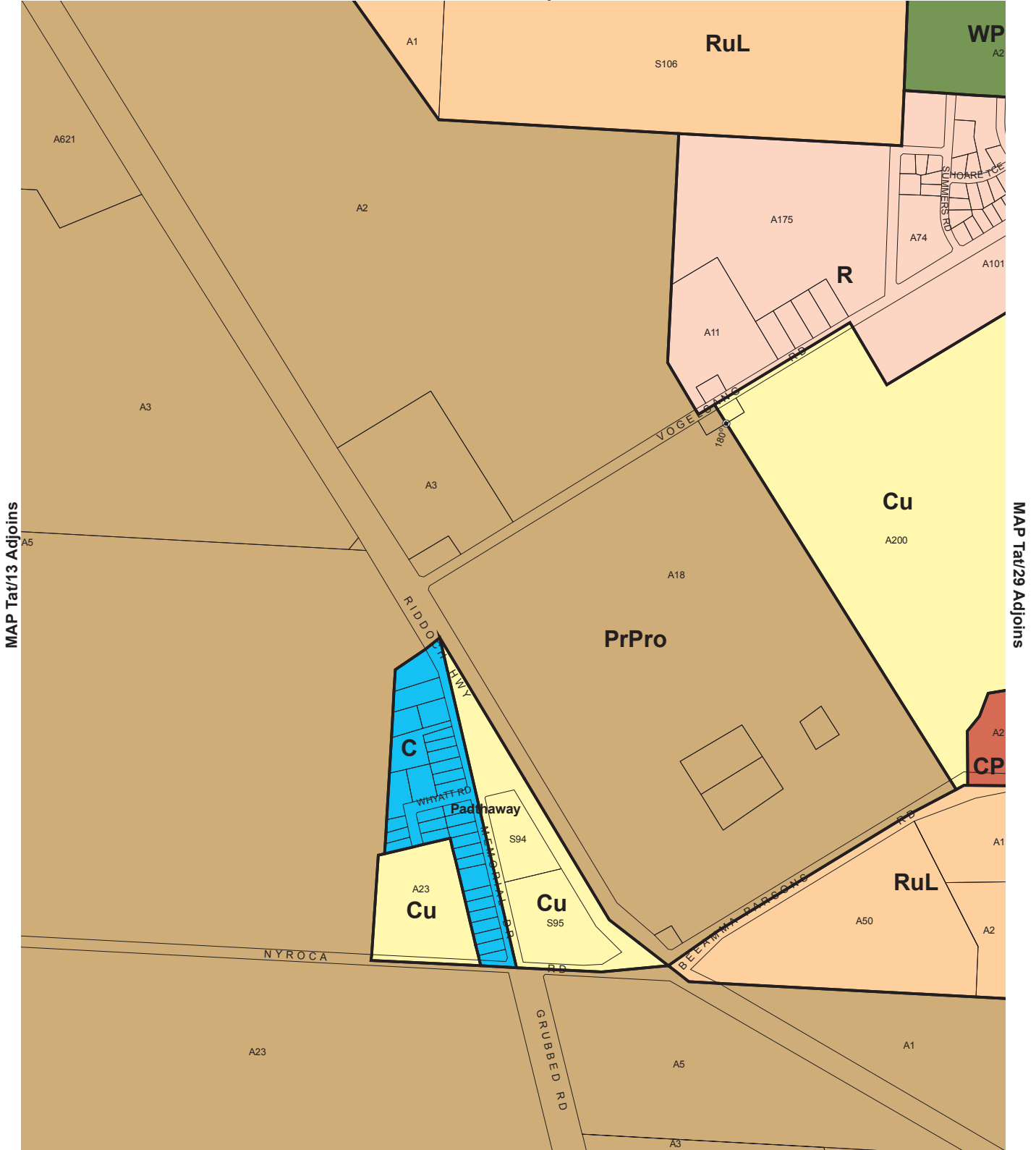
# Overlay Map Tat/28 HERITAGE

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● State heritage place

MAP Tat/13 Adjoins



MAP Tat/13 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Zones**
- CP Caravan and Tourist Park
  - C Commercial
  - Cu Community
  - PrPro Primary Production
  - R Residential
  - RuL Rural Living
  - WP Water Protection
  - Zone Boundary

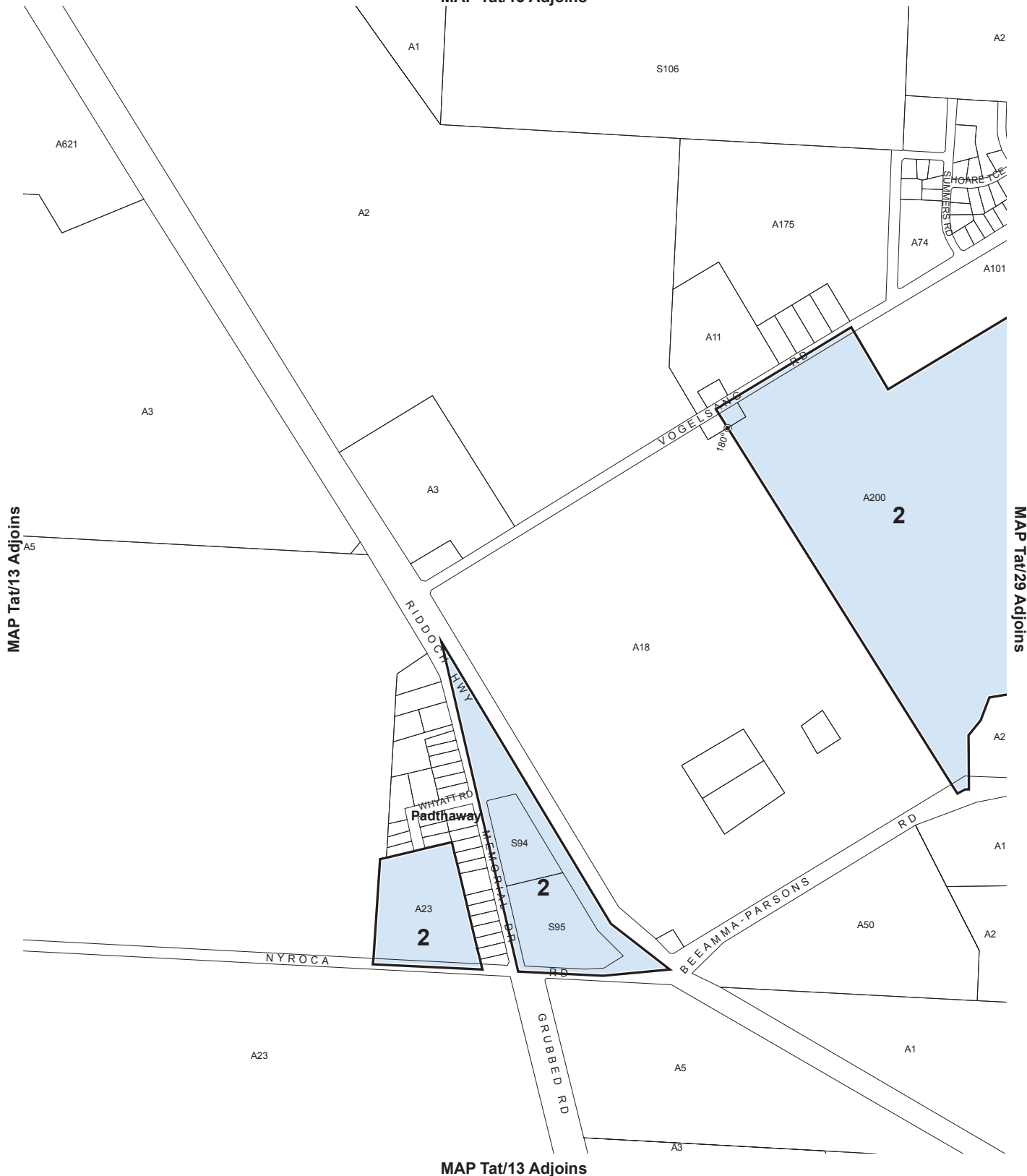


**PADTHAWAY**

# Zone Map Tat/28



MAP Tat/13 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
2 Recreation



PADTHAWAY

# Policy Area Map Tat/28

 Policy Area Boundary

MAP Tat/13 Adjoins



MAP Tat/13 Adjoins

MAP Tat/29 Adjoins

MAP Tat/13 Adjoins

Lamberts Conformal Conic Projection, GDA94

Precinct  
20 Padthaway



PADTHAWAY

# Precinct Map Tat/28

 Precinct Boundary

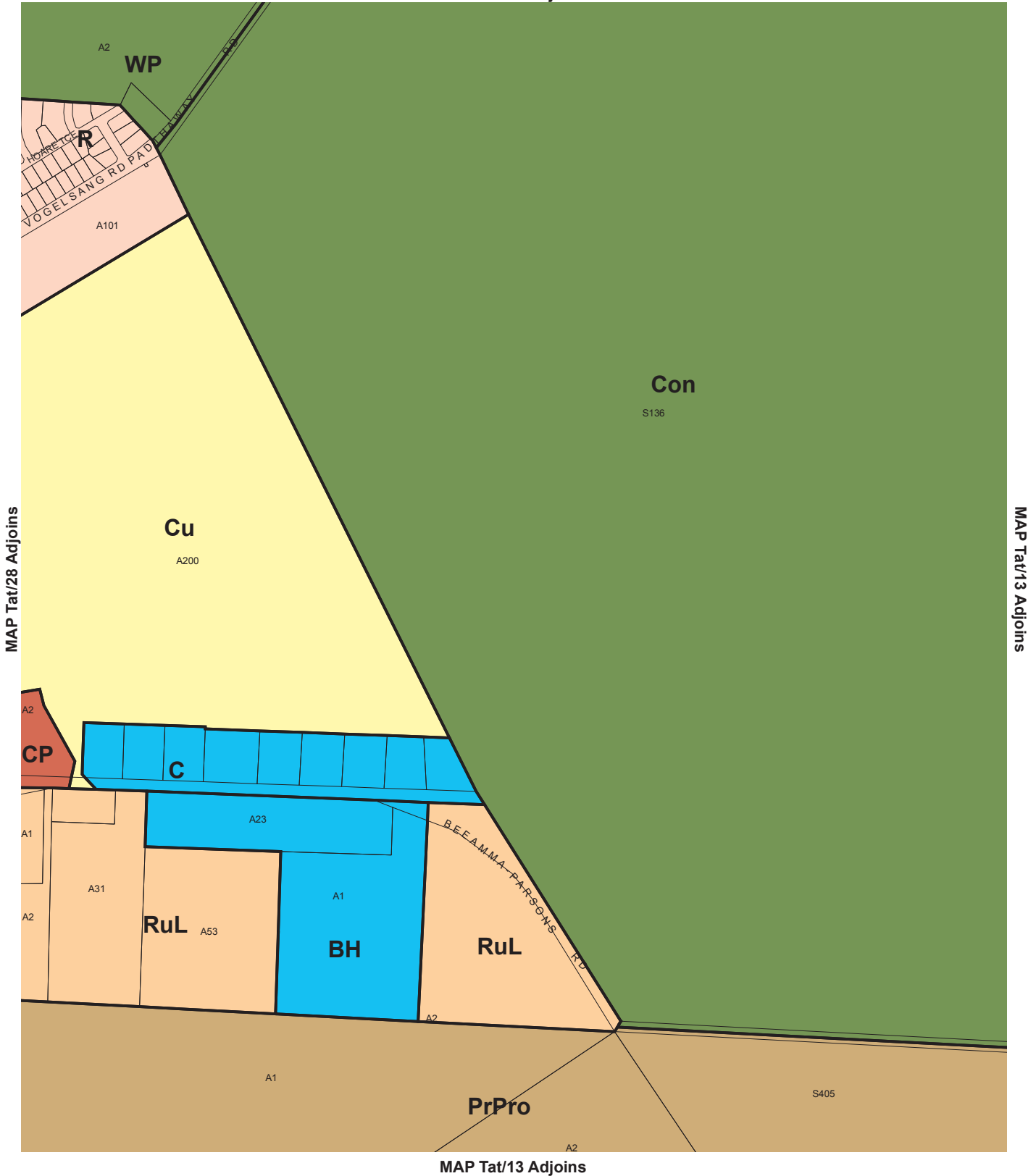
MAP Tat/13 Adjoins  
**PADTHAWAY**



**PADTHAWAY**

# Location Map Tat/29

-  Local Reserves
-  Conservation Park



Lamberts Conformal Conic Projection, GDA94

Zones	
BH	Bulk Handling
CP	Caravan and Tourist Park
C	Commercial
Cu	Community
Con	Conservation
PrPro	Primary Production
R	Residential
RuL	Rural Living
WP	Water Protection
	Zone Boundary



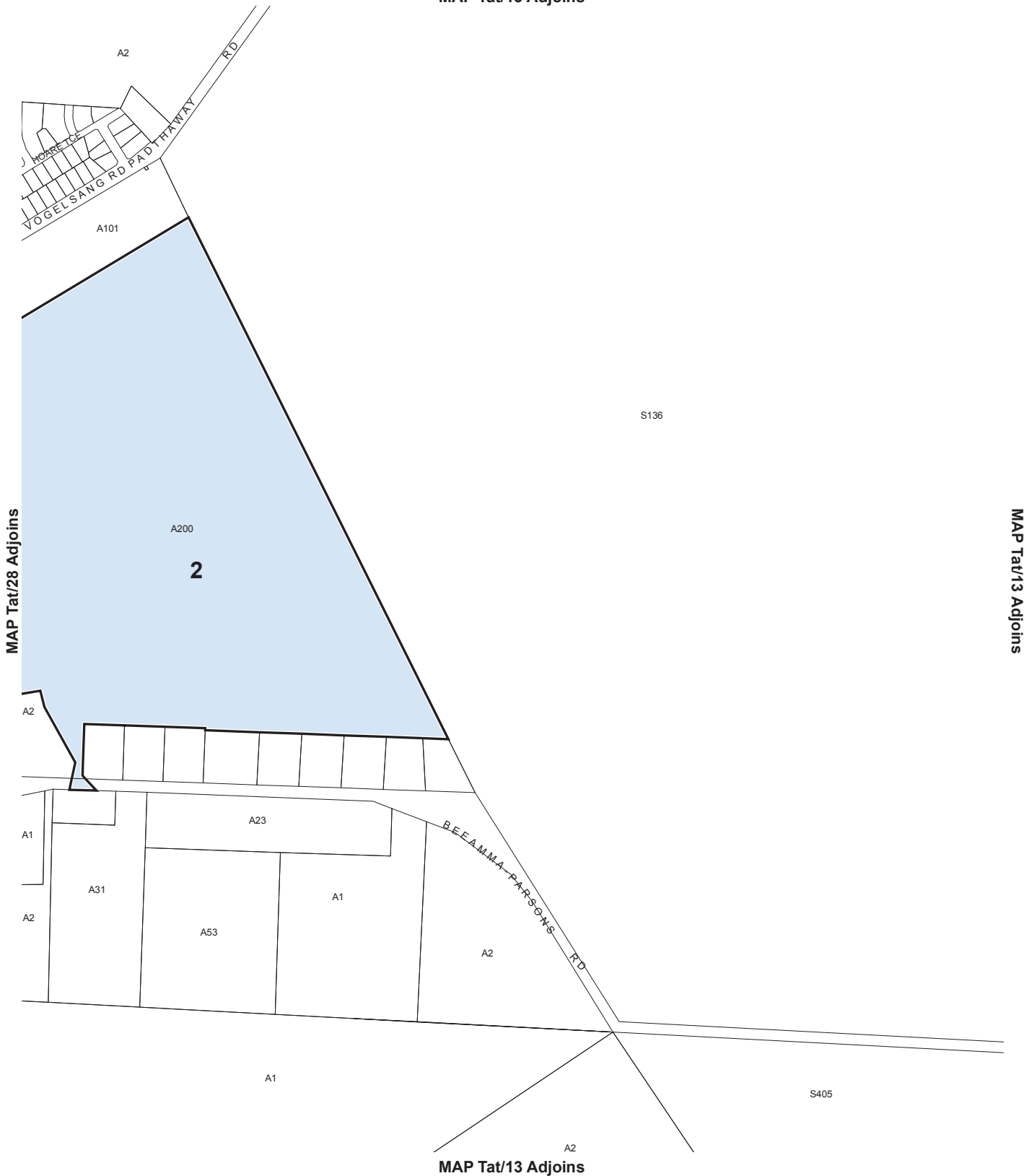
PADTHAWAY

# Zone Map Tat/29

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MAP Tat/13 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
2 Recreation

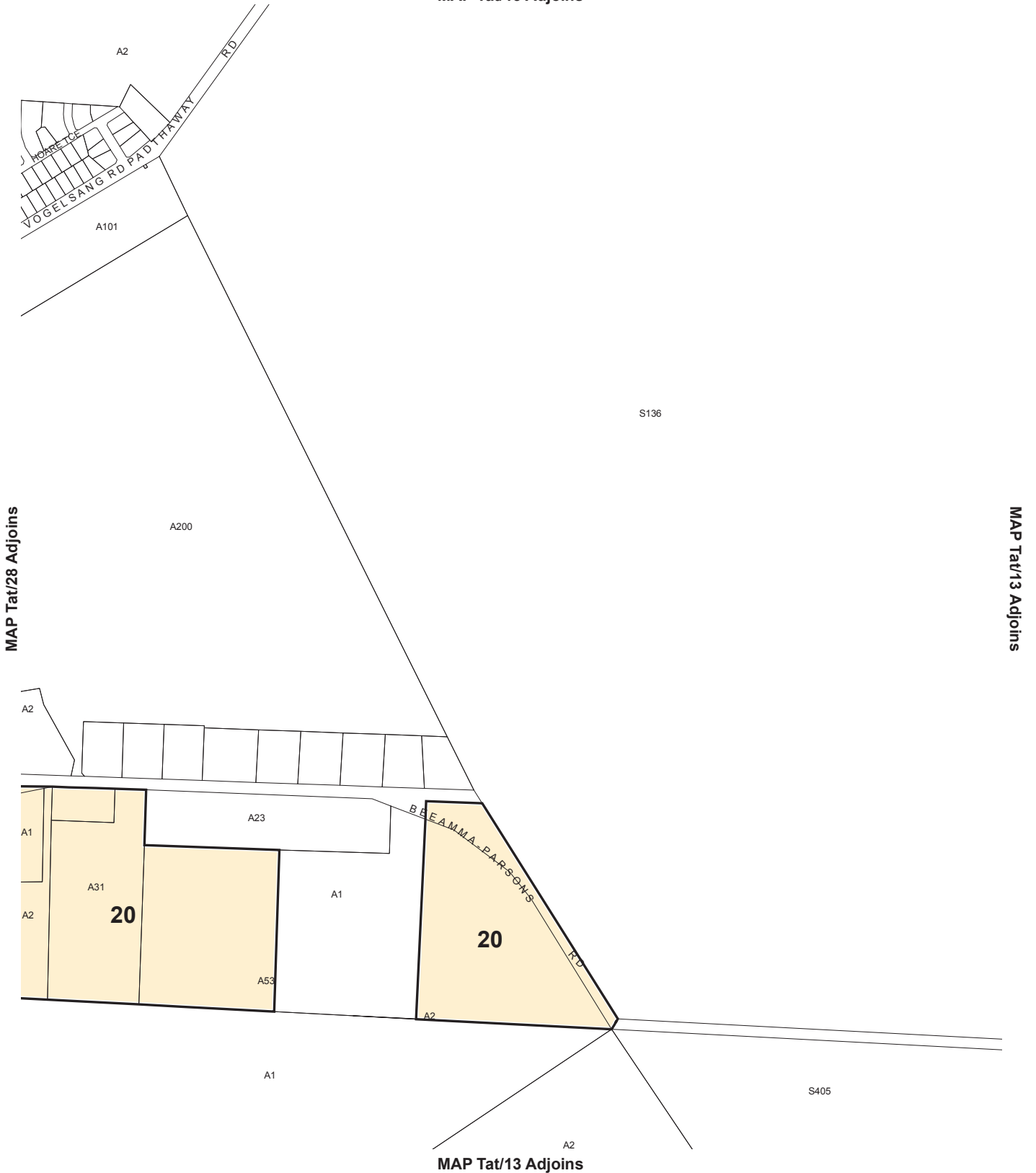


PADTHAWAY

# Policy Area Map Tat/29

 Policy Area Boundary

MAP Tat/13 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct  
20 Padthaway



PADTHAWAY

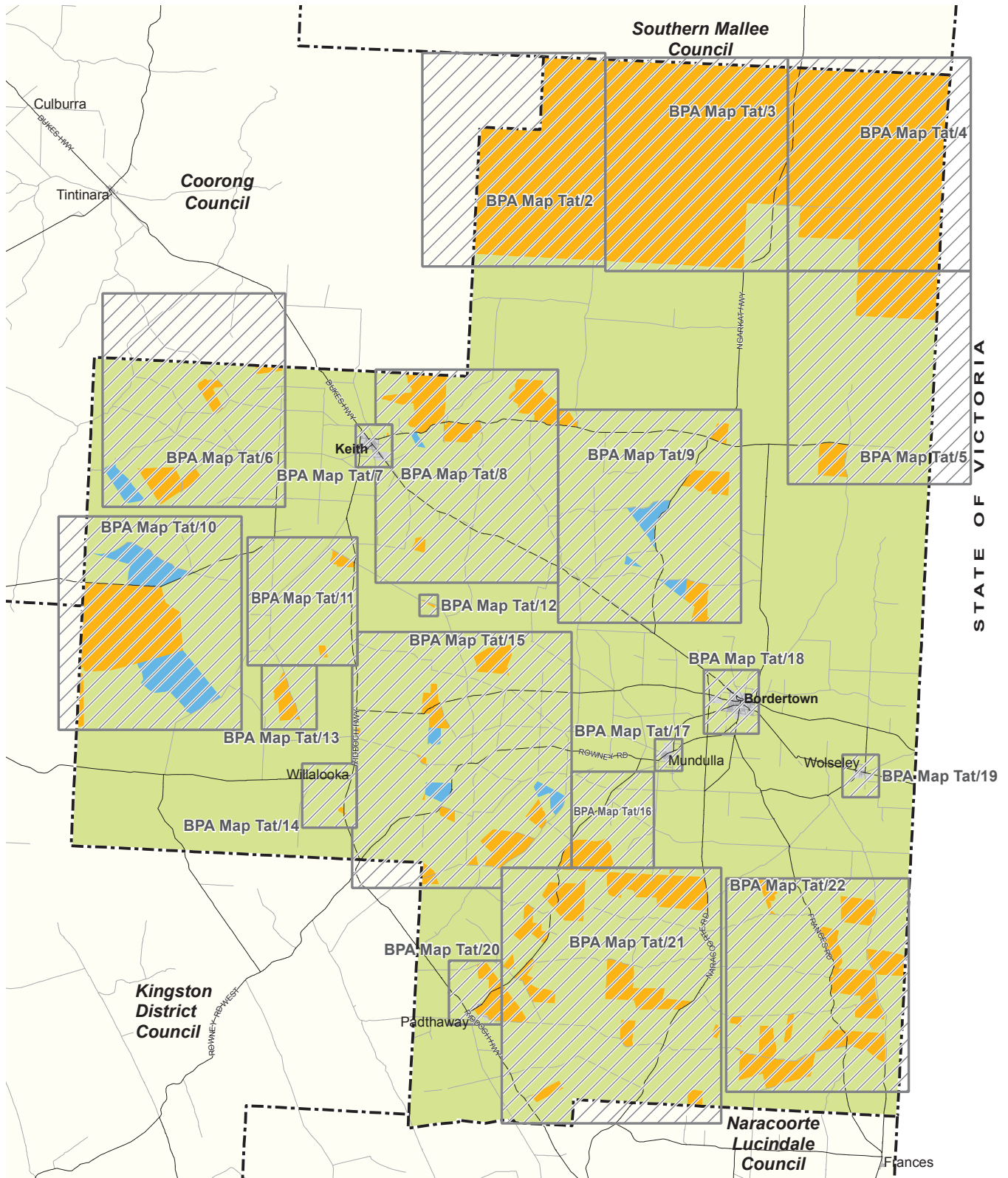
# Precinct Map Tat/29

 Precinct Boundary

# Bushfire Risk BPA Maps







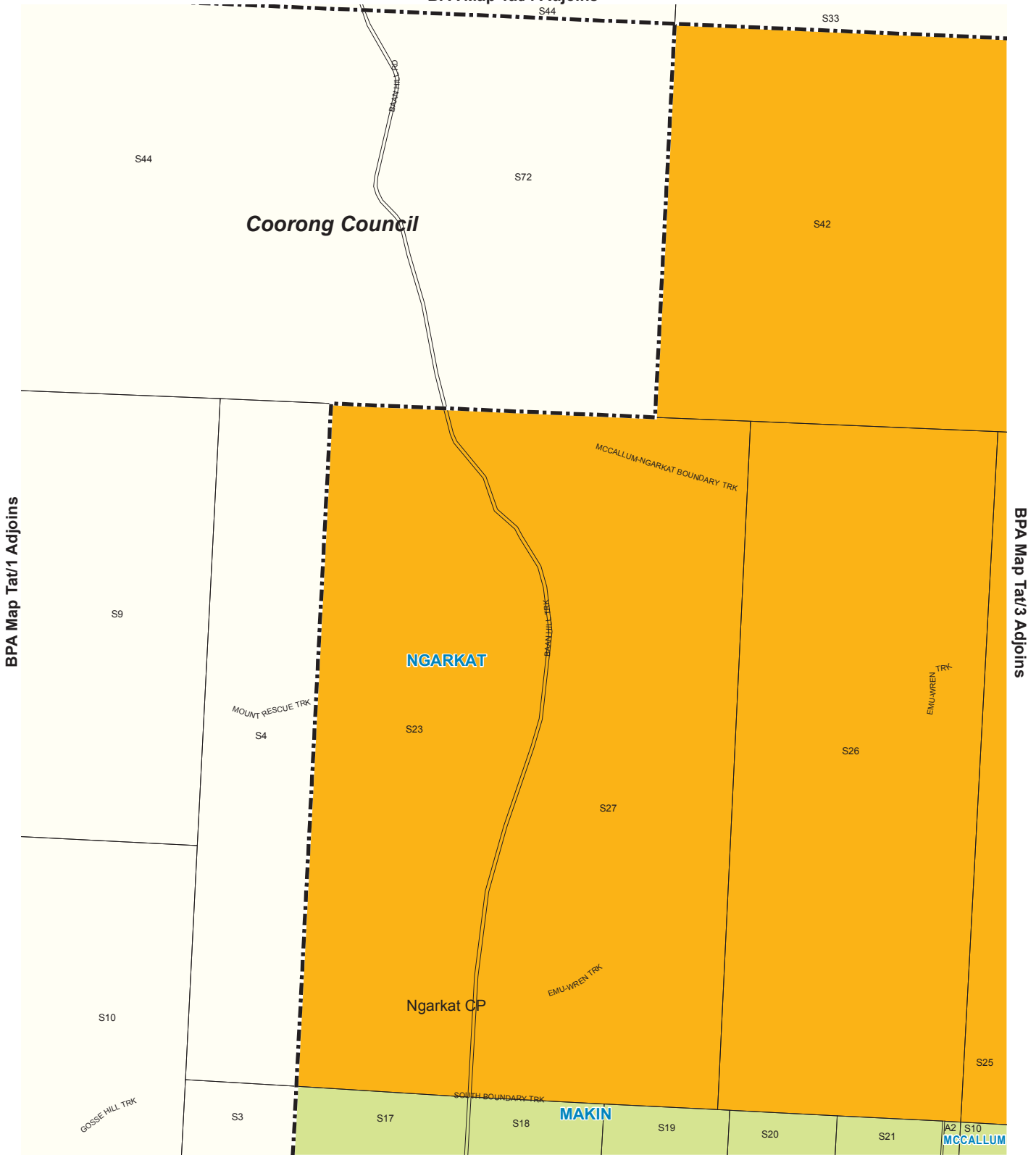
See enlargement map for accurate representation.



# Bushfire Protection Area BPA Map Tat/1 BUSHFIRE RISK

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

BPA Map Tat/1 Adjoins



BPA Map Tat/1 Adjoins



# Bushfire Protection Area

## BPA Map Tat/2

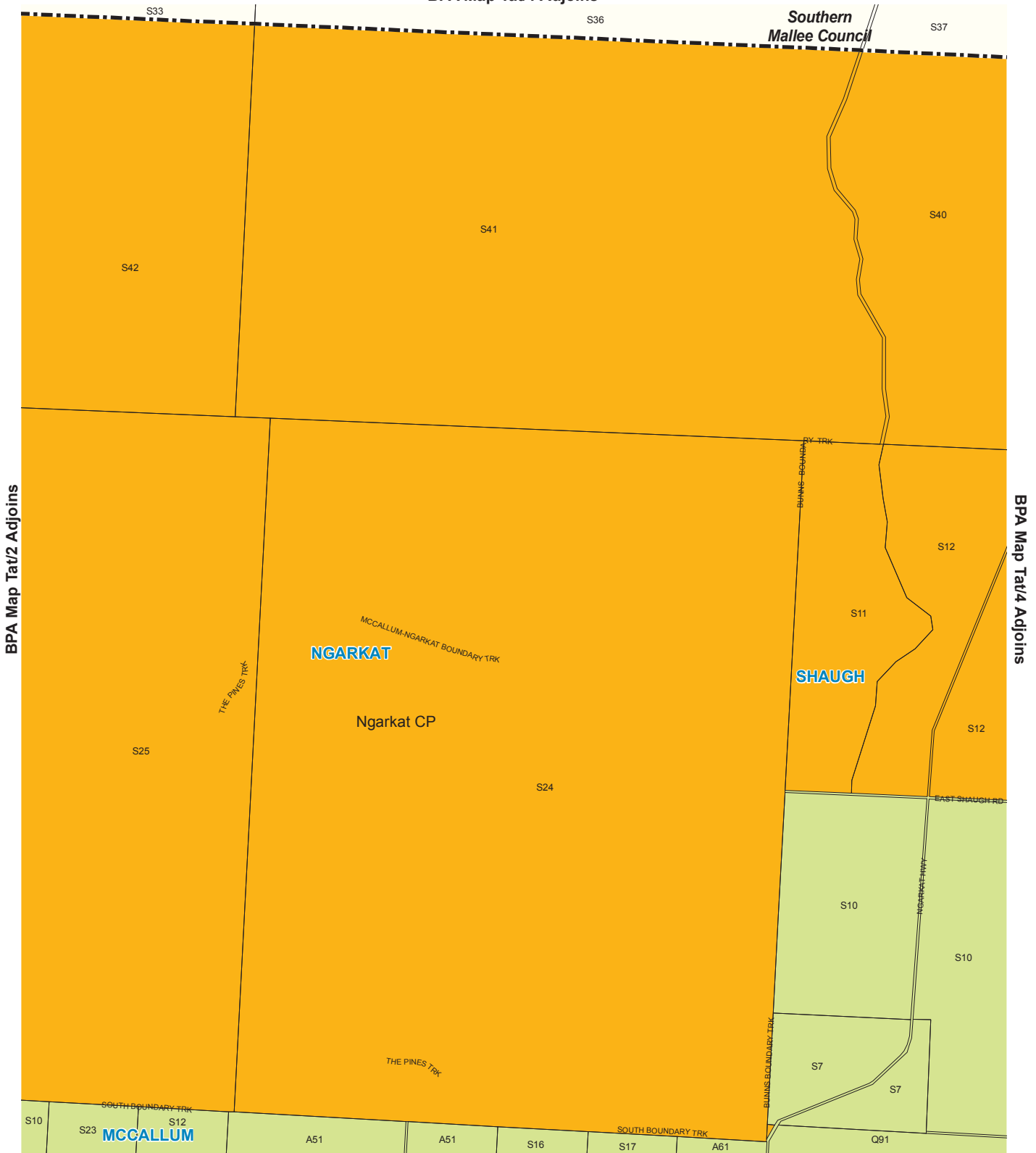
### BUSHFIRE RISK

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

TATIARA COUNCIL

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BPA Map Tat/1 Adjoins



BPA Map Tat/1 Adjoins



# Bushfire Protection Area

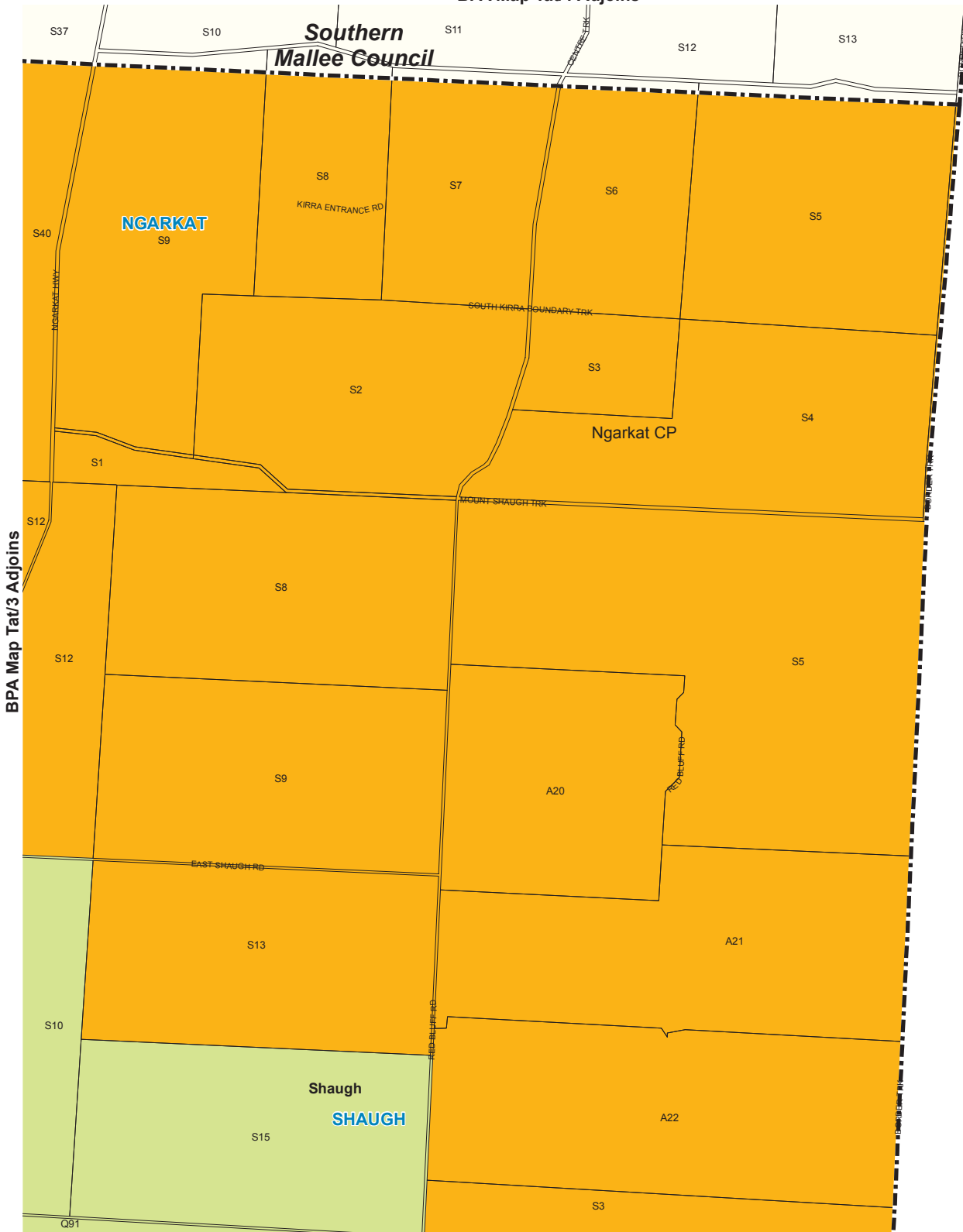
## BPA Map Tat/3

### BUSHFIRE RISK

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

BPA Map Tat/1 Adjoins

Southern  
Mallee Council



BPA Map Tat/5 Adjoins

STATE OF VICTORIA

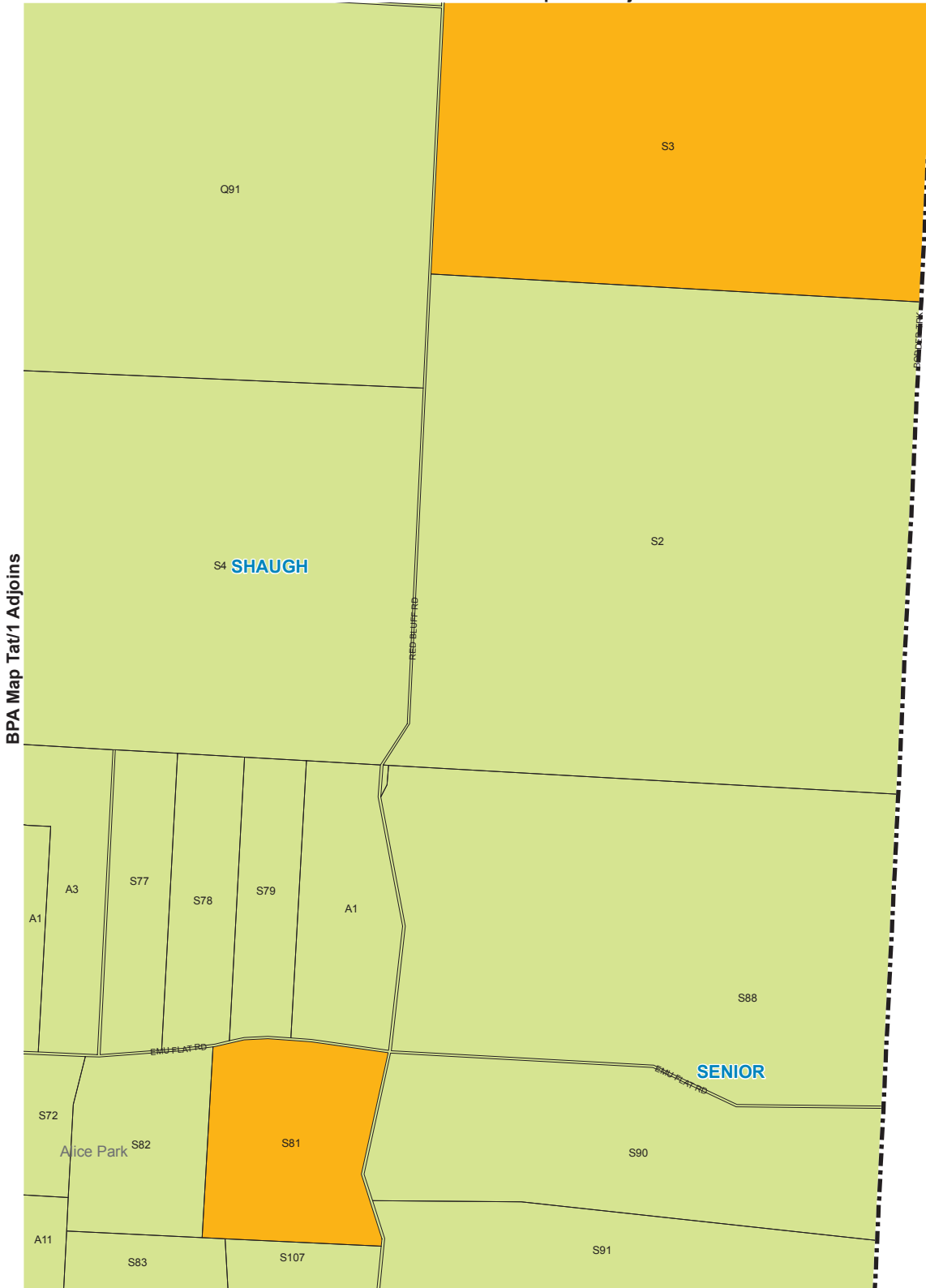
BPA Map Tat/1 Adjoins



# Bushfire Protection Area BPA Map Tat/4 BUSHFIRE RISK

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

BPA Map Tat/4 Adjoins



BPA Map Tat/1 Adjoins

STATE OF VICTORIA

BPA Map Tat/1 Adjoins



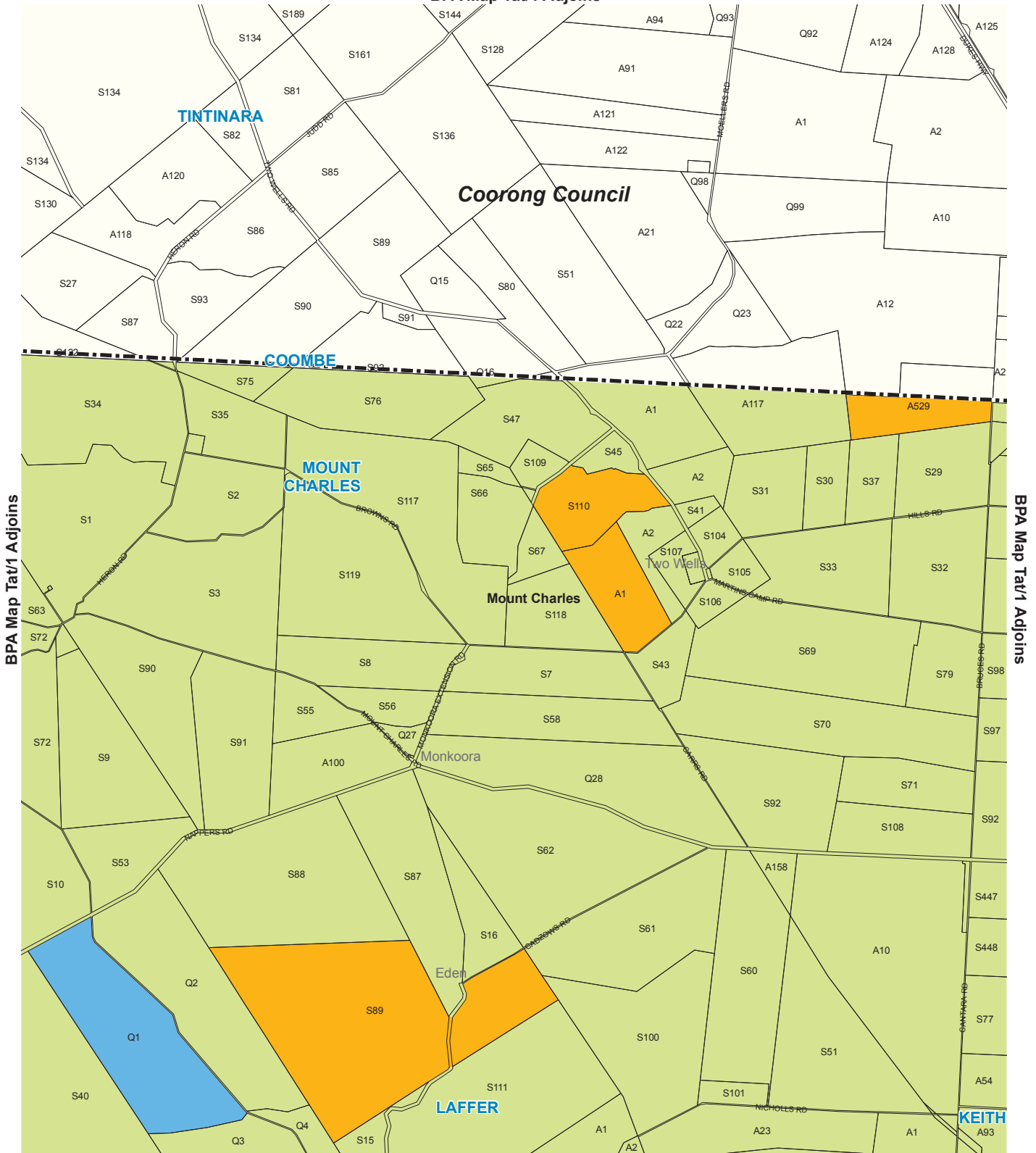
# Bushfire Protection Area

## BPA Map Tat/5

### BUSHFIRE RISK

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

BPA Map Tat/1 Adjoins



BPA Map Tat/1 Adjoins



# Bushfire Protection Area

## BPA Map Tat/6

### BUSHFIRE RISK

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

BPA Map Tat/1 Adjoins

BPA Map Tat/8 Adjoins



BPA Map Tat/1 Adjoins

BPA Map Tat/8 Adjoins

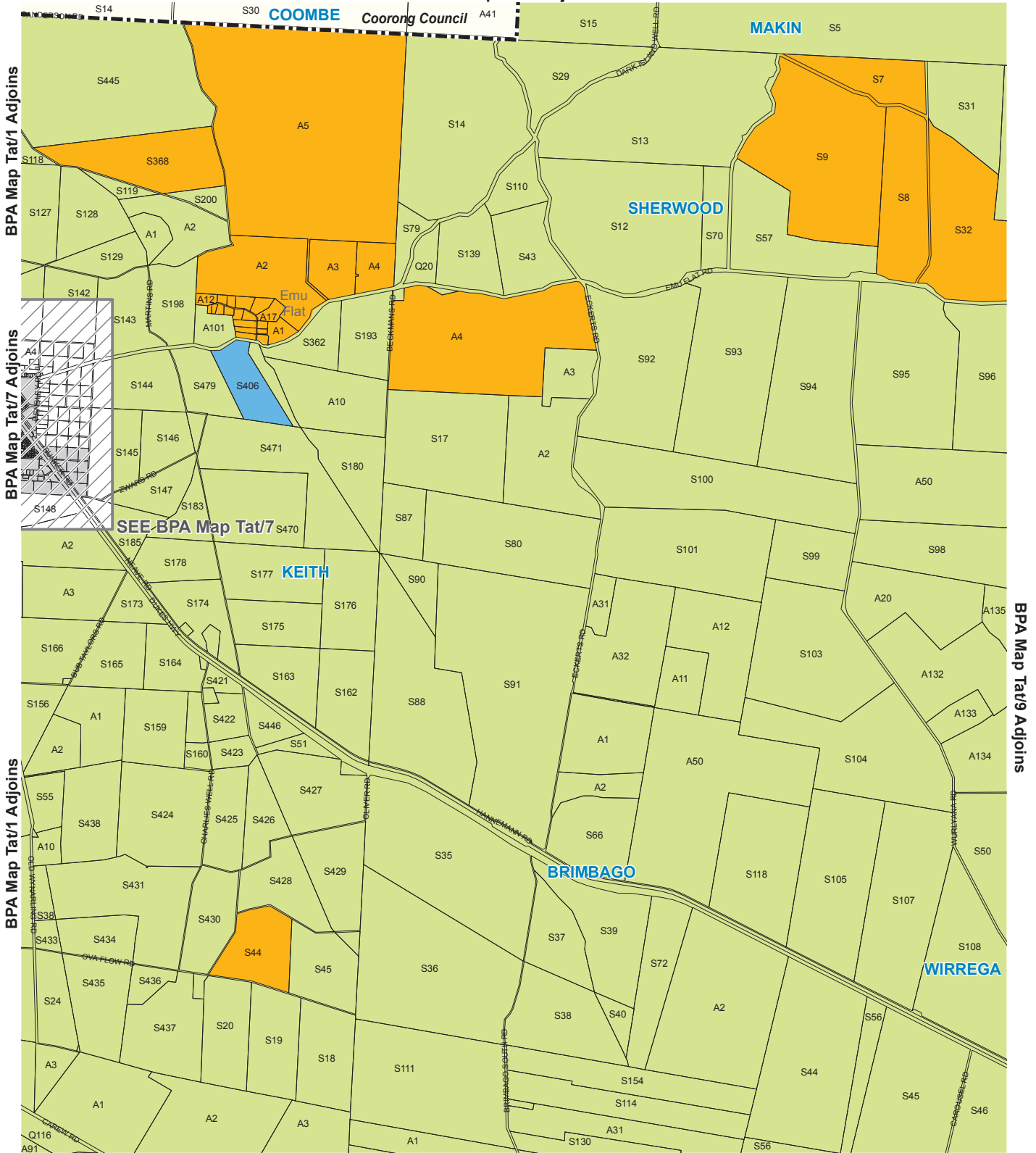
# Bushfire Protection Area

## BPA Map Tat/7

### BUSHFIRE RISK

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

BPA Map Tat/1 Adjoins



BPA Map Tat/1 Adjoins

See enlargement map for accurate representation.



# Bushfire Protection Area

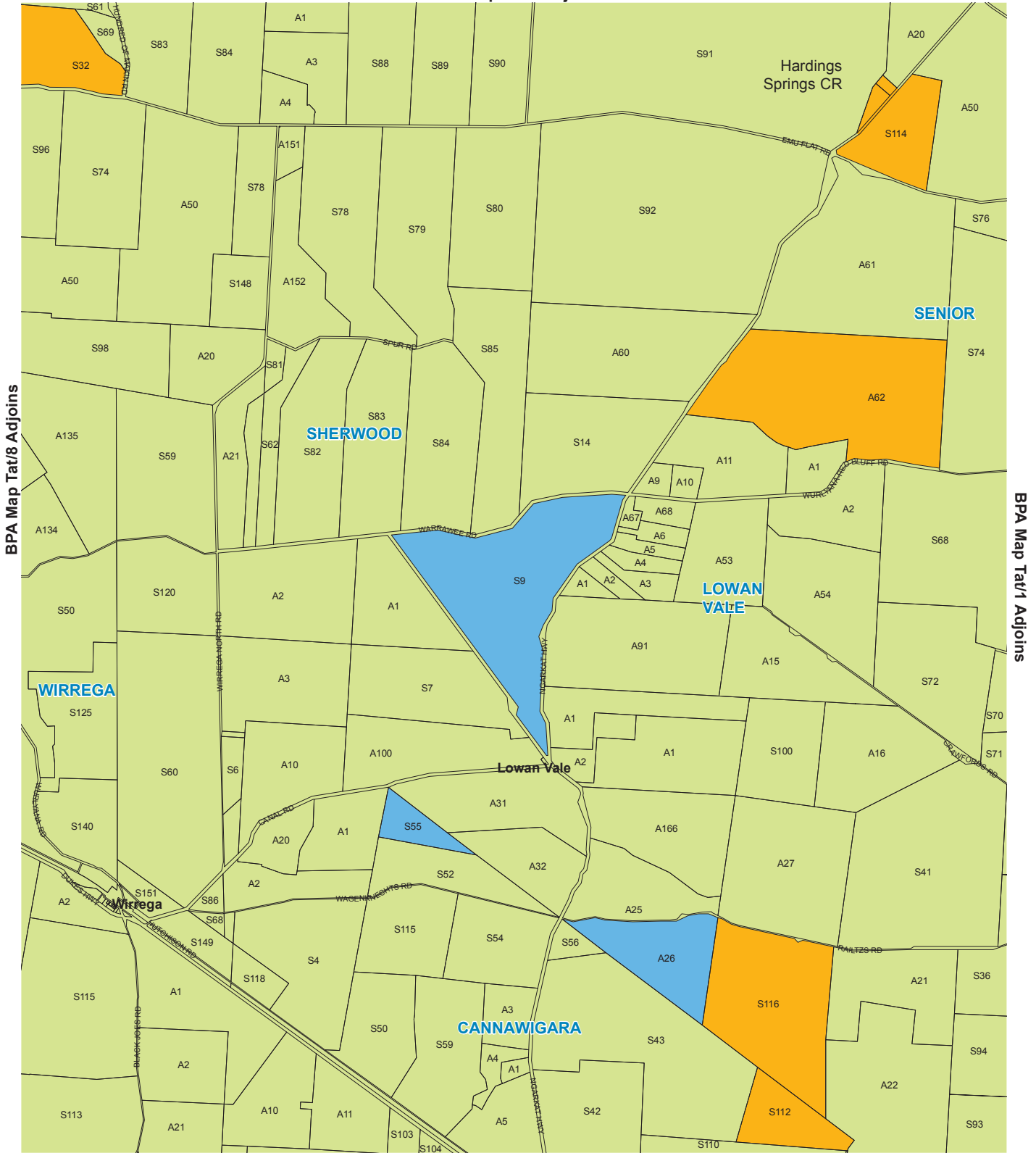
## BPA Map Tat/8

### BUSHFIRE RISK

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



BPA Map Tat/1 Adjoins



BPA Map Tat/1 Adjoins



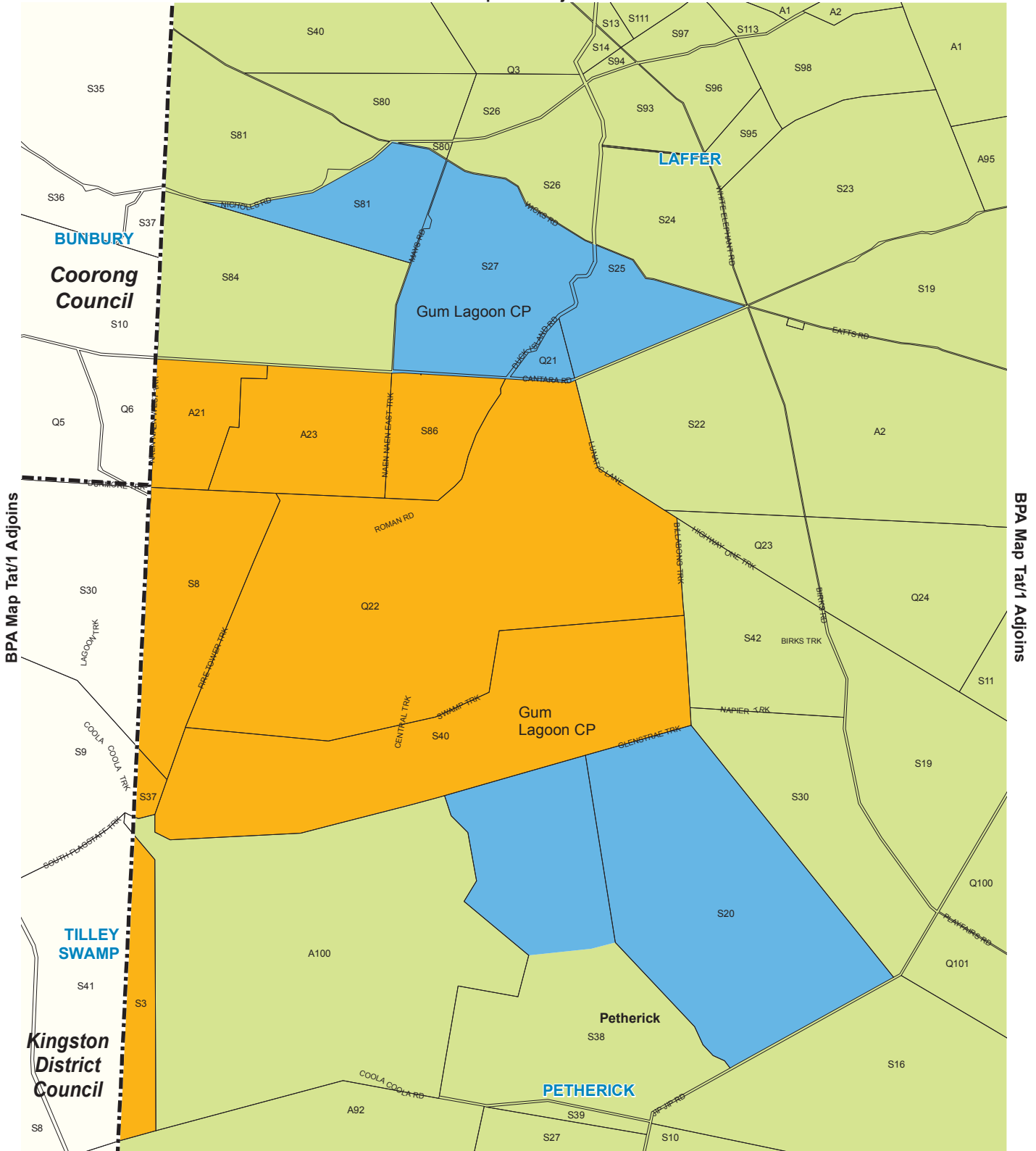
# Bushfire Protection Area

## BPA Map Tat/9

### BUSHFIRE RISK

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

BPA Map Tat/1 Adjoins



BPA Map Tat/1 Adjoins

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

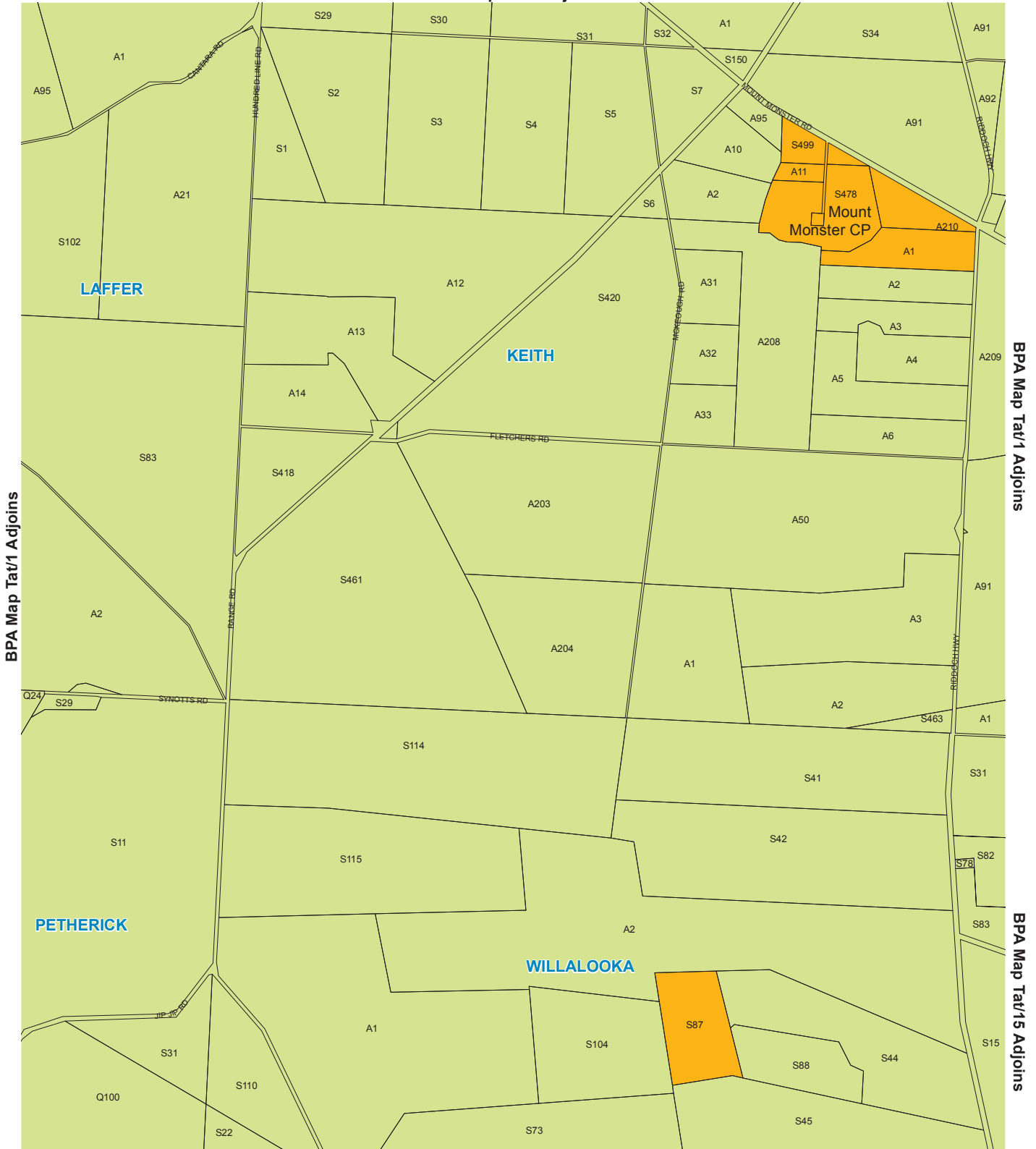


# Bushfire Protection Area

## BPA Map Tat/10

### BUSHFIRE RISK

BPA Map Tat/1 Adjoins



BPA Map Tat/13 Adjoins

BPA Map Tat/1 Adjoins

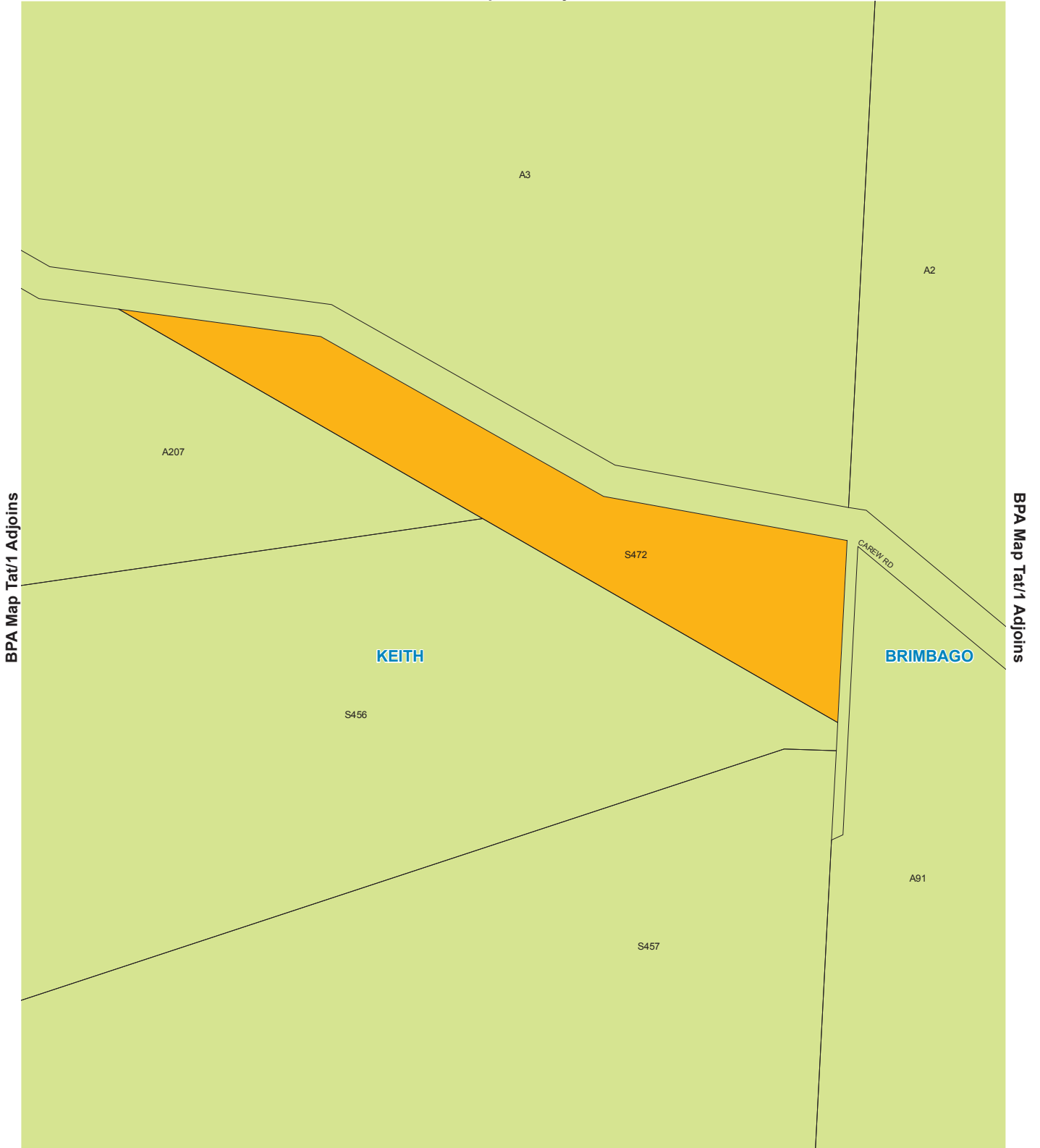


# Bushfire Protection Area



## BPA Map Tat/11

### BUSHFIRE RISK

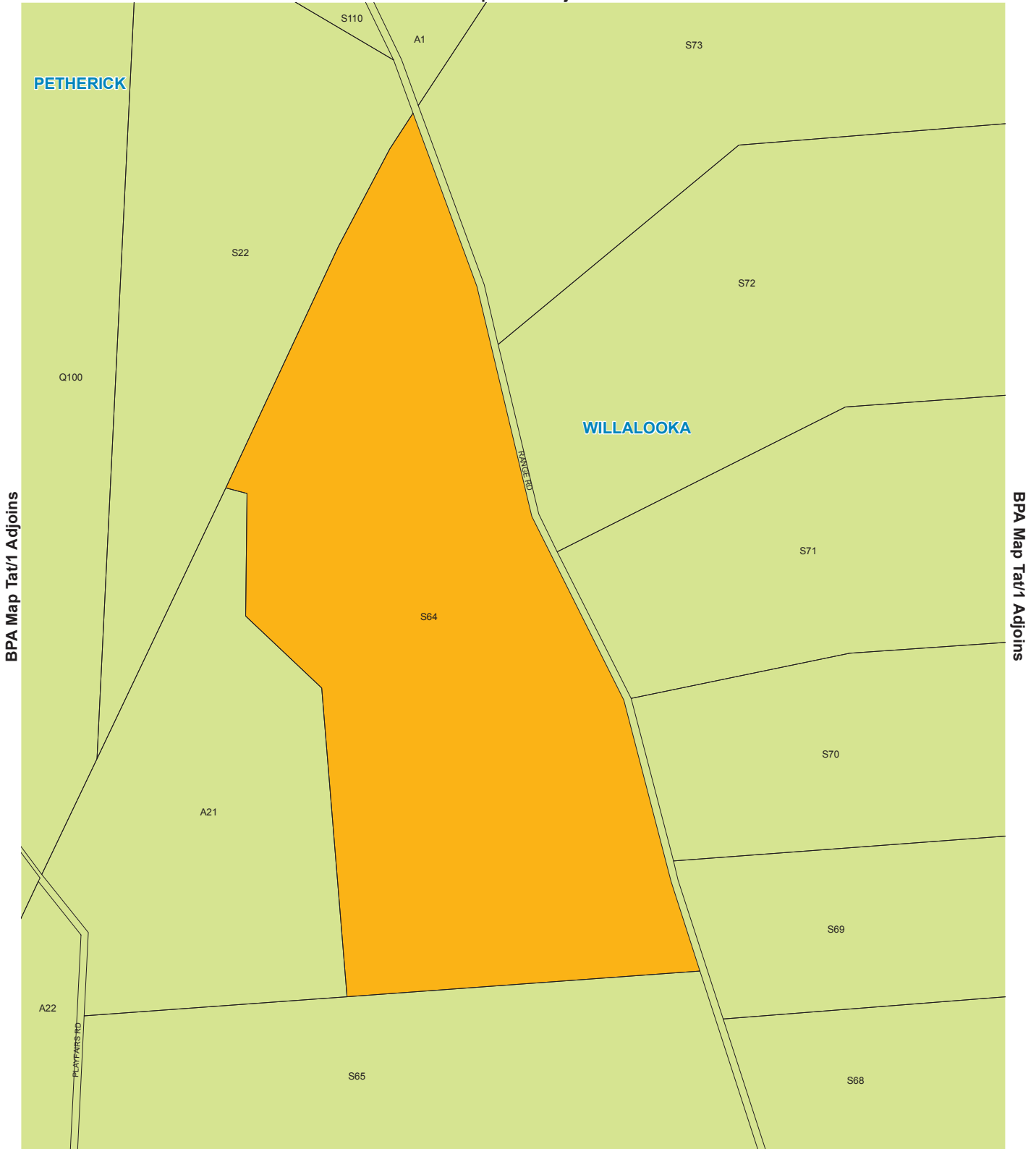
- High Bushfire Risk
- General Bushfire Risk



# Bushfire Protection Area BPA Map Tat/12 BUSHFIRE RISK

-  High Bushfire Risk
-  General Bushfire Risk

BPA Map Tat/11 Adjoins



BPA Map Tat/1 Adjoins



# Bushfire Protection Area

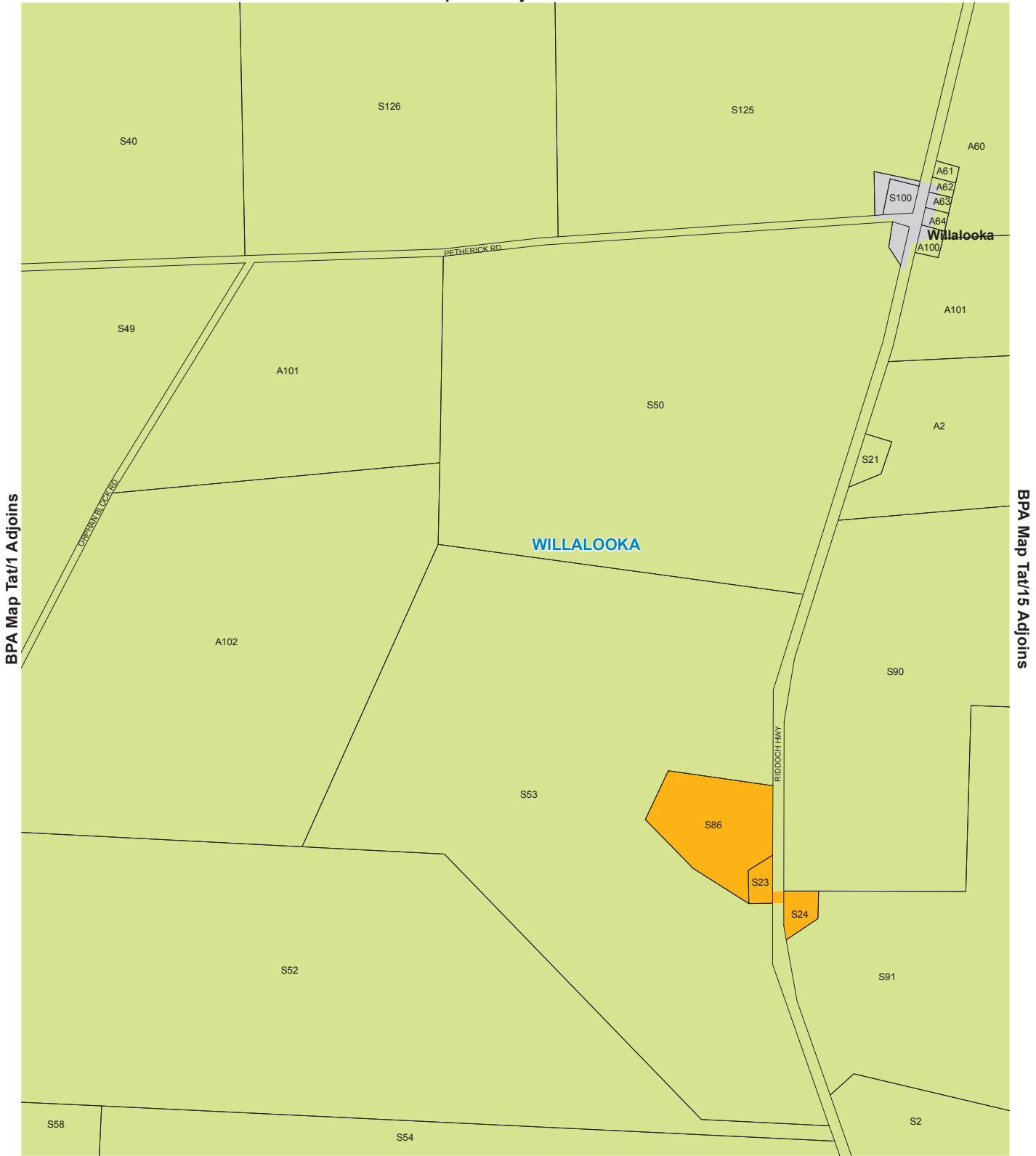
## BPA Map Tat/13

### BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk

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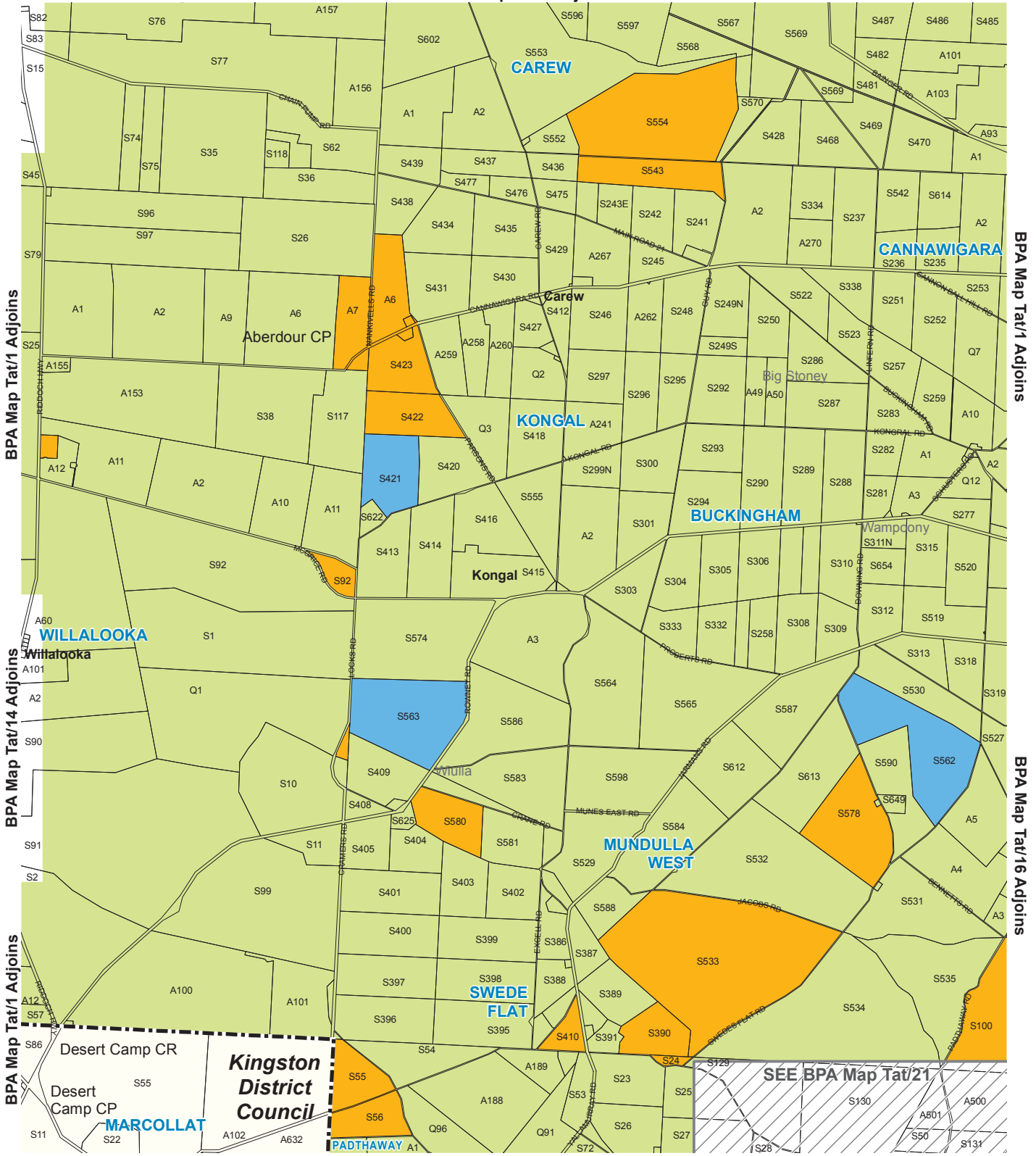
# Bushfire Protection Area

## BPA Map Tat/14

### BUSHFIRE RISK

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

BPA Map Tat/1 Adjoins



See enlargement map for accurate representation.



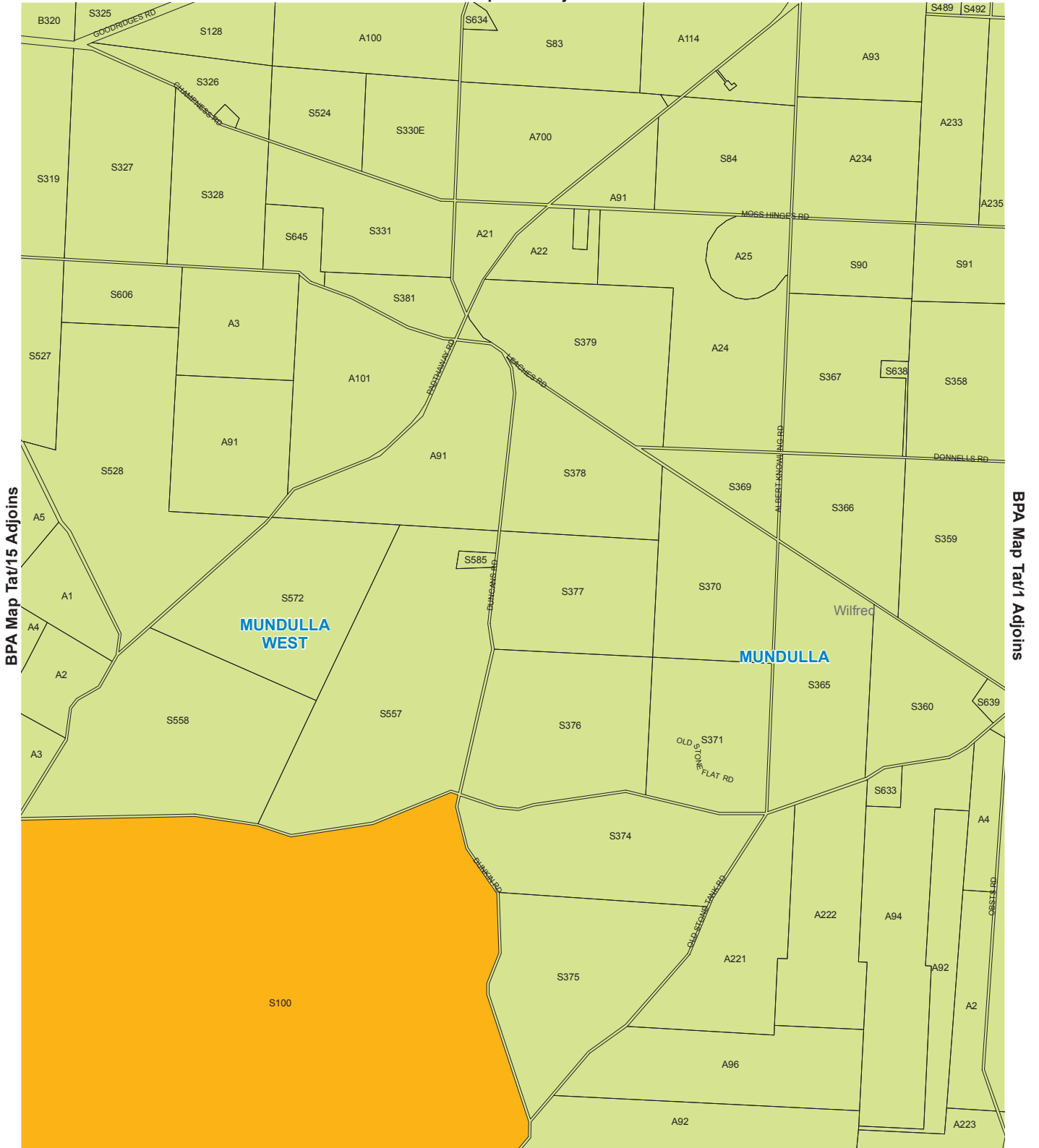
# Bushfire Protection Area

## BPA Map Tat/15

### BUSHFIRE RISK

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

# BPA Map Tat/1 Adjoins



# BPA Map Tat/21 Adjoins

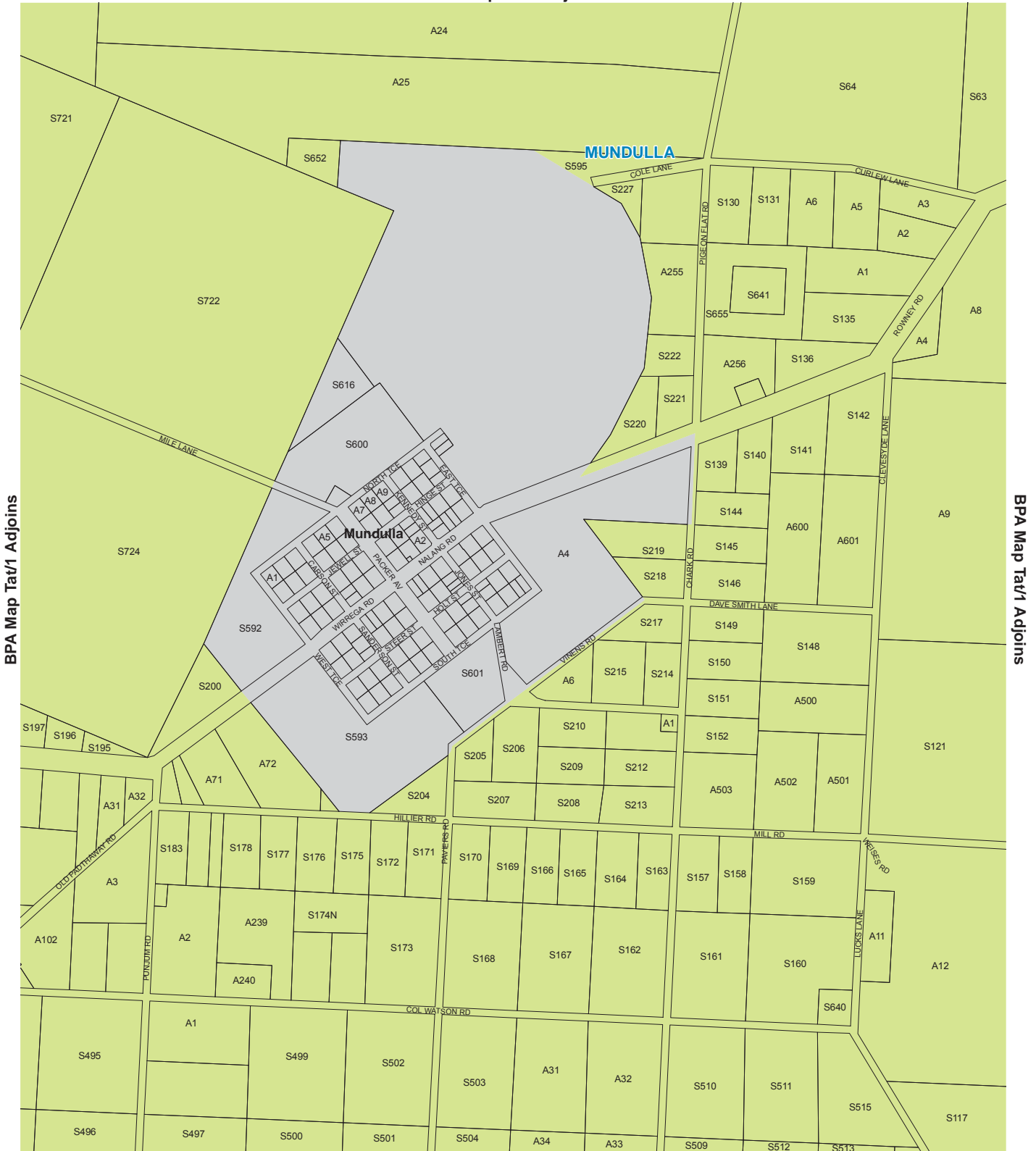


# Bushfire Protection Area BPA Map Tat/16 BUSHFIRE RISK

- High Bushfire Risk
- General Bushfire Risk



BPA Map Tat/1 Adjoins



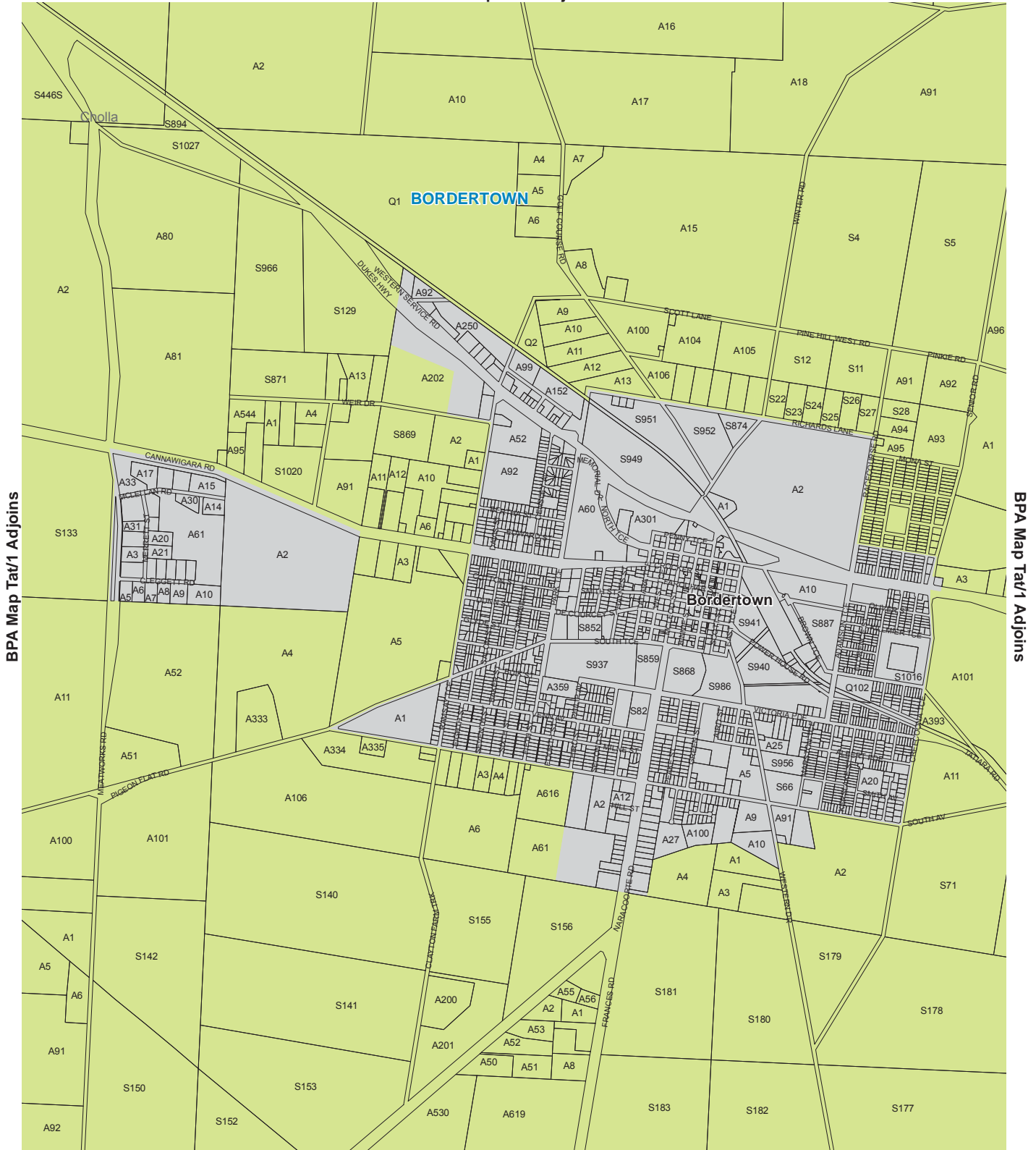
BPA Map Tat/1 Adjoins



# Bushfire Protection Area BPA Map Tat/17 BUSHFIRE RISK

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

BPA Map Tat/1 Adjoins



BPA Map Tat/1 Adjoins



# Bushfire Protection Area

## BPA Map Tat/18

### BUSHFIRE RISK

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

BPA Map Tat/1 Adjoins



BPA Map Tat/1 Adjoins



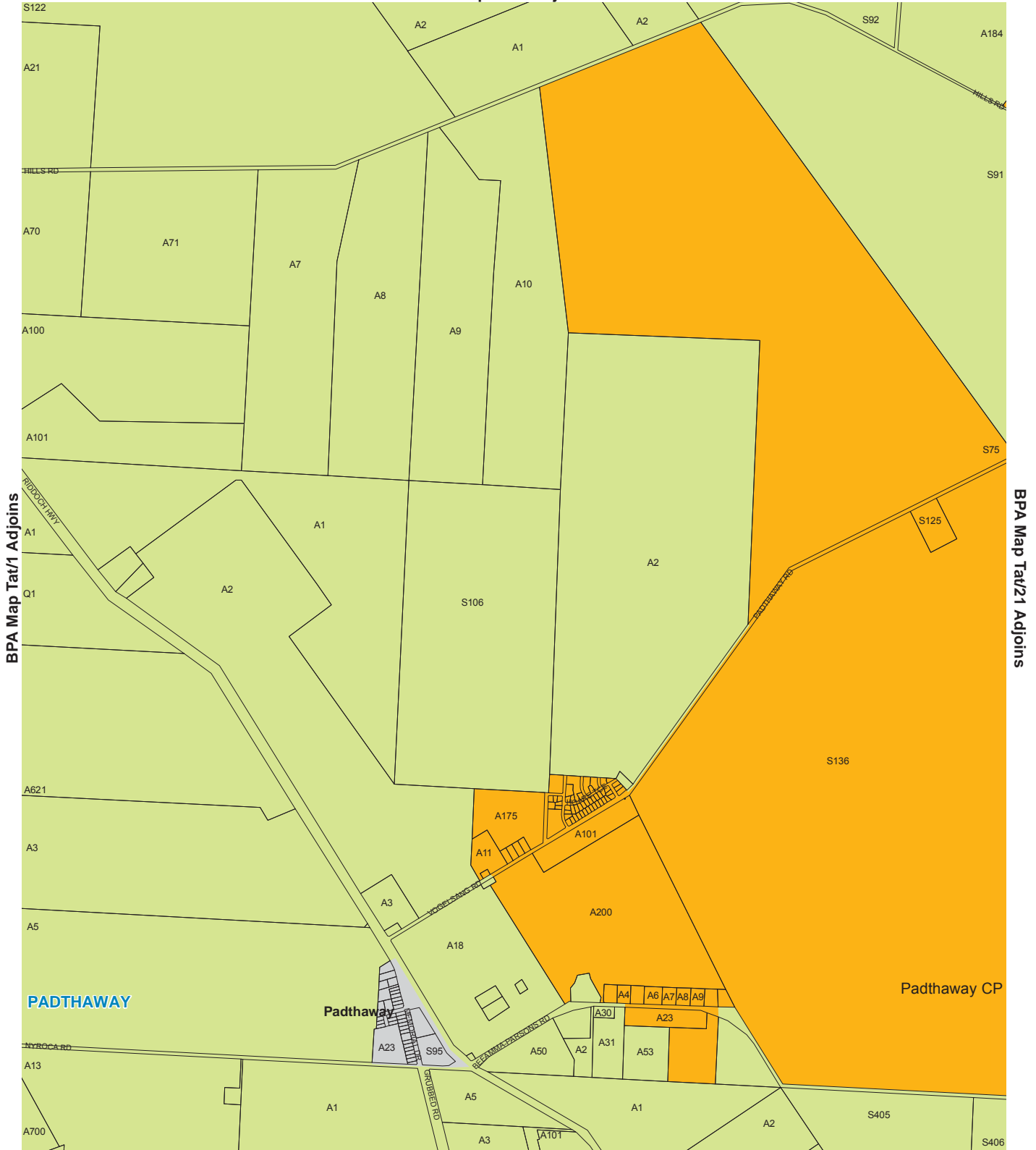
# Bushfire Protection Area

## BPA Map Tat/19

### BUSHFIRE RISK

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

BPA Map Tat/1 Adjoins






BPA Map Tat/1 Adjoins



# Bushfire Protection Area

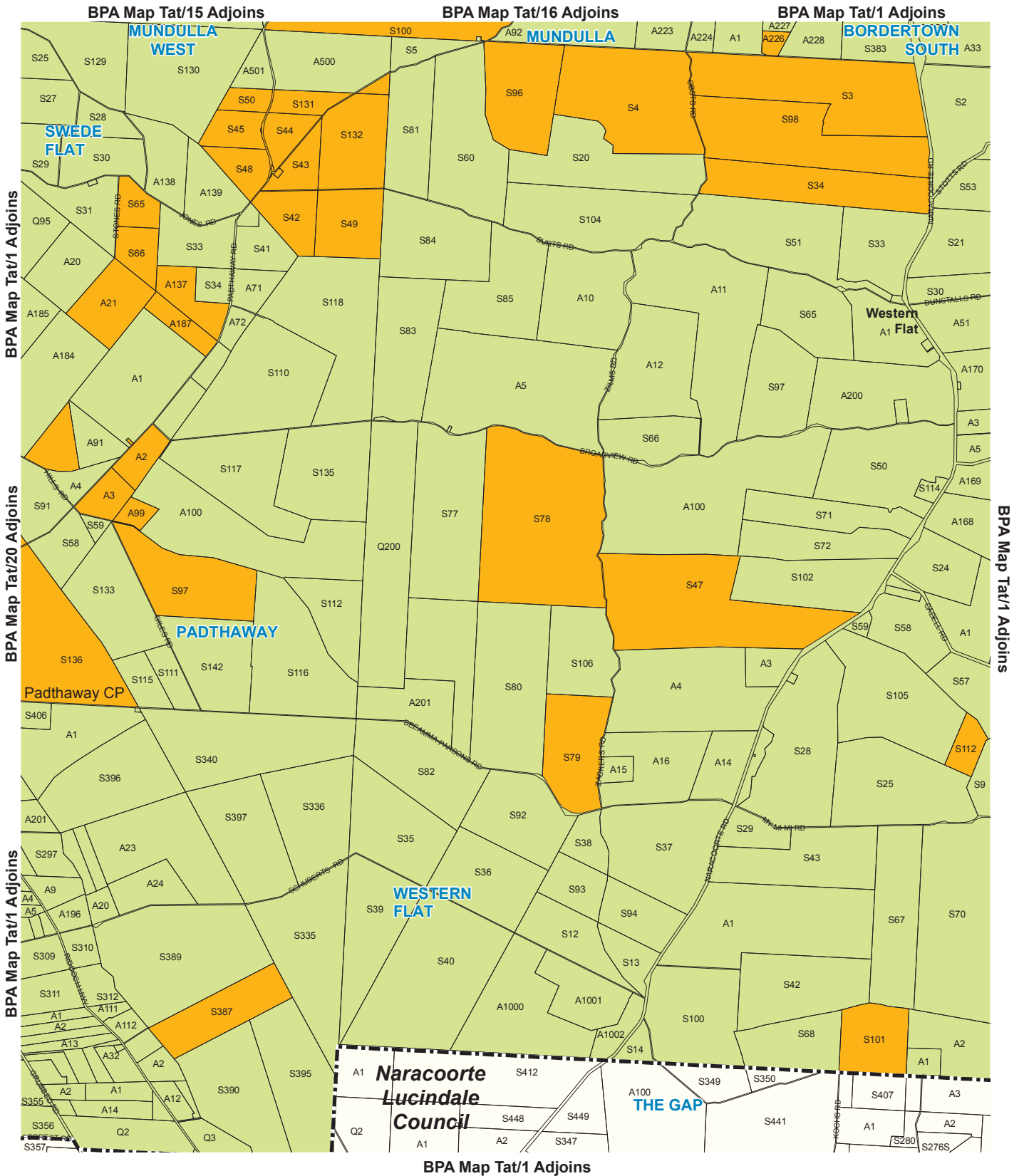
## BPA Map Tat/20

### BUSHFIRE RISK

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

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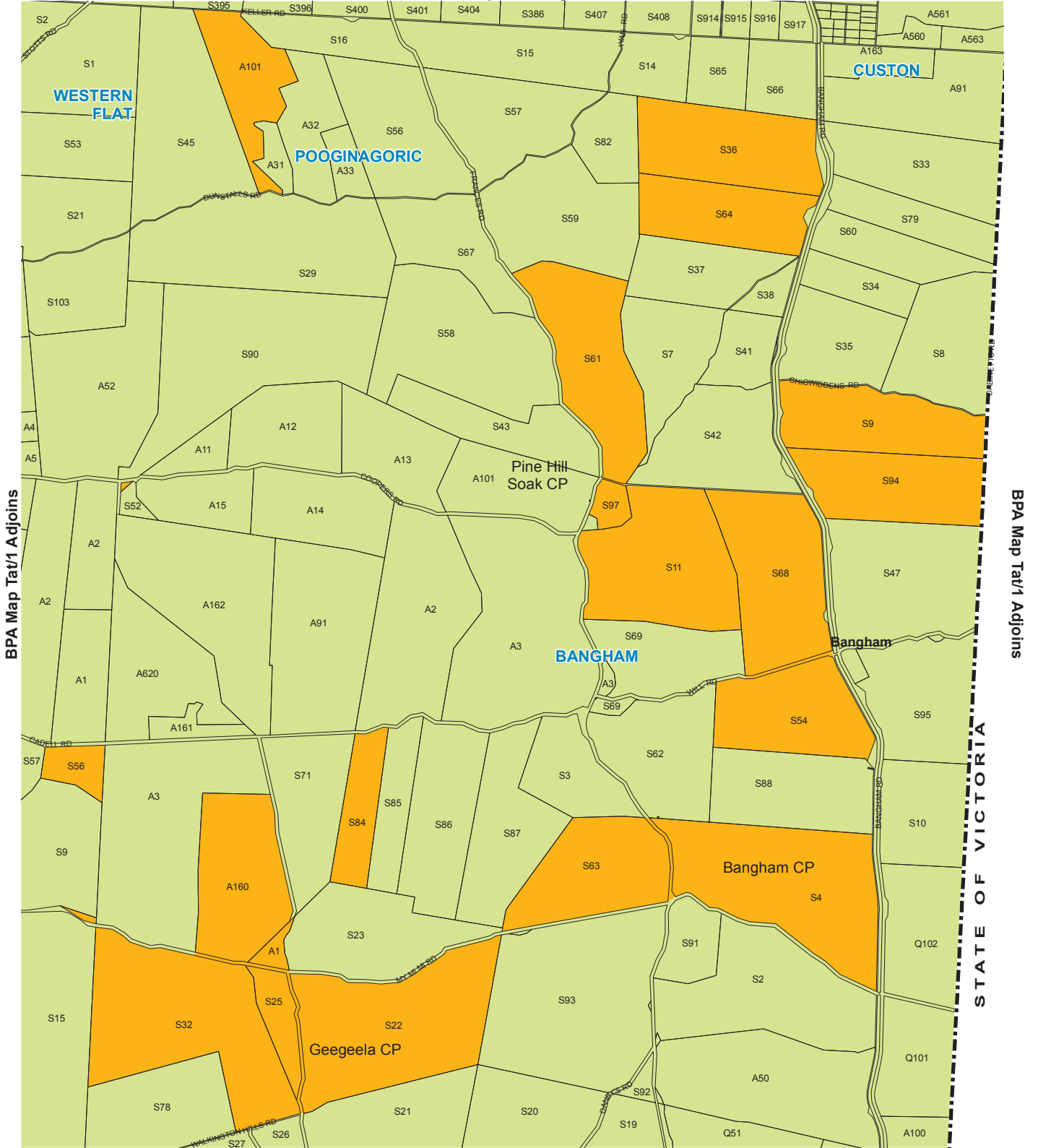
# Bushfire Protection Area

## BPA Map Tat/21

### BUSHFIRE RISK

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

BPA Map Tat/1 Adjoins



BPA Map Tat/1 Adjoins



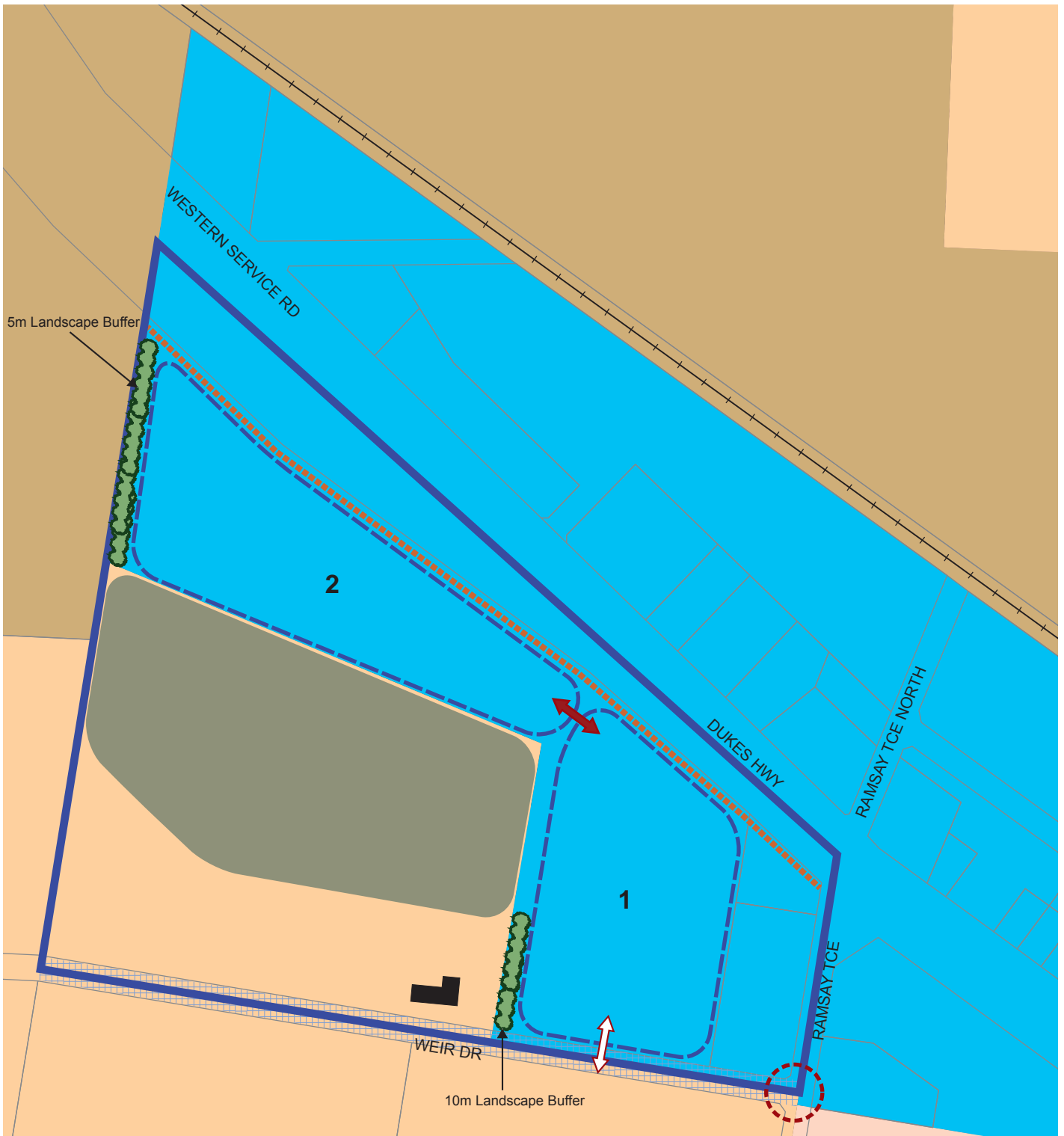
# Bushfire Protection Area BPA Map Tat/22 BUSHFIRE RISK

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

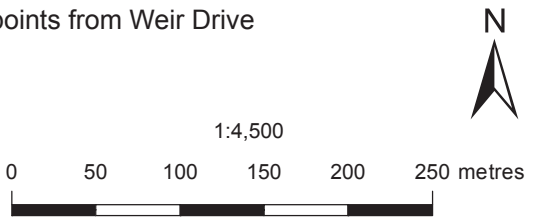
# Concept Plan Maps







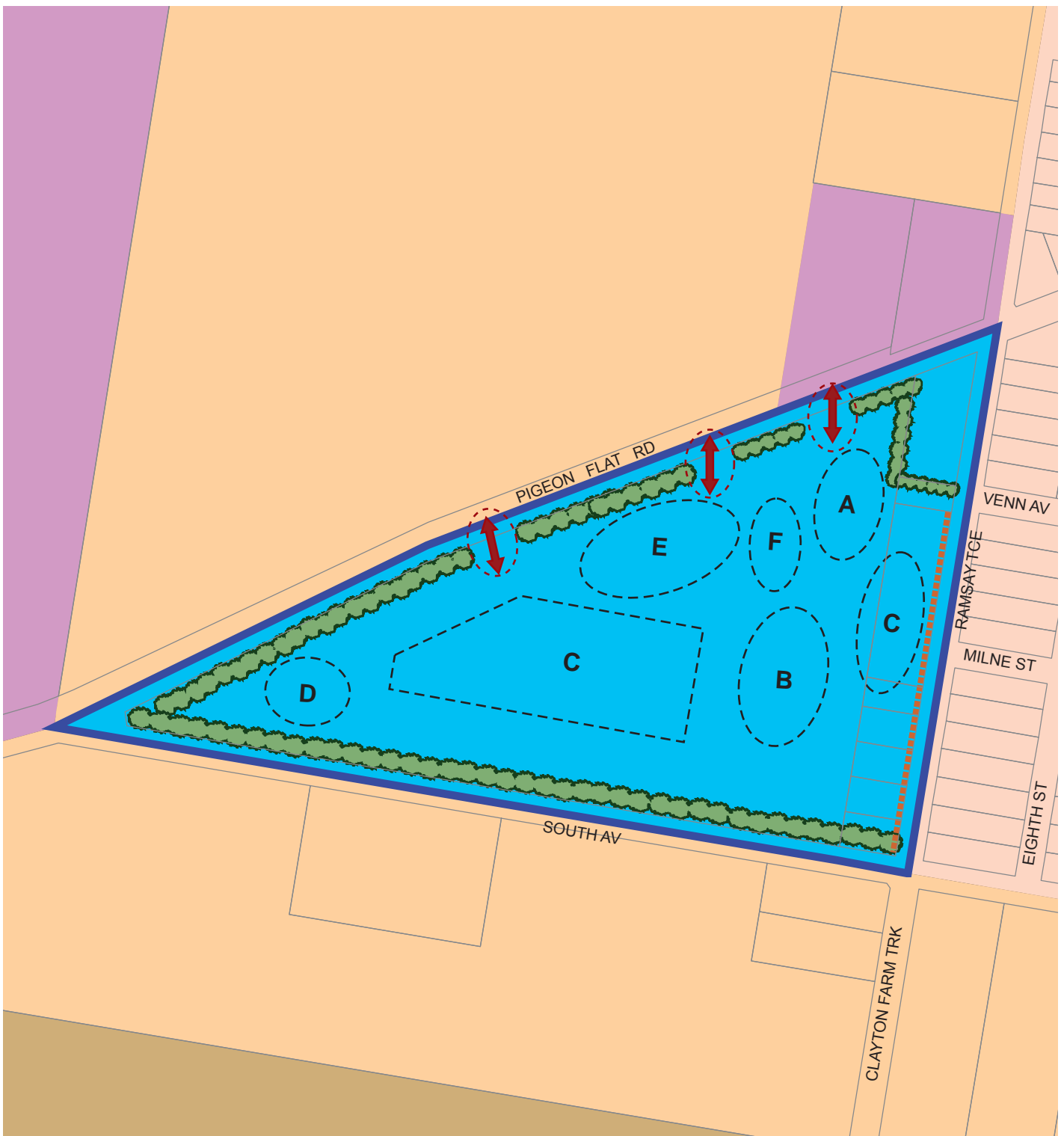
- Commercial
- Primary Production
- Residential
- Rural Living
- Staging of commercial development
- Area of native vegetation excluded from development
- Weir Drive to be upgraded and sealed
- Landscape Buffer
- Existing dwelling
- Upgrade of Weir Drive and Ramsay Terrace intersection
- No access to/from Dukes Highway (future 100mm reserve)
- Vehicle access between Stage 1 & 2
- Vehicle access points from Weir Drive
- Railway
- Subject Area



















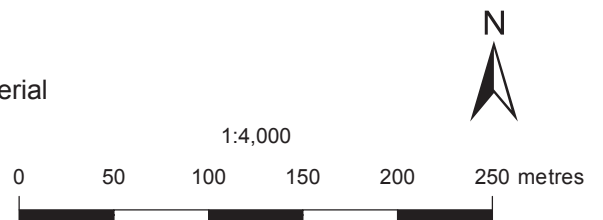
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# Concept Plan Map Tat/1

## WEIR DRIVE



- |   |   |   |                               |
|---|---|---|-------------------------------|
|  | Bulk Handling                                 |  | Warehouse                     |
|  | Industry                                      |  | Grain Store                   |
|  | Primary Production                            |  | Manufacturing                 |
|  | Residential                                   |  | Storage of non grain material |
|  | Rural Living                                  |  | Office                        |
|  | Vehicular Access                              |  | Weighbridge                   |
|  | Access provision to engineering requirements  |   |                               |
|  | Solid Screen Fence or wall (min. height 1.8m) |   |                               |
|  | Landscape Buffer (15m wide)                   |   |                               |
|  | Concept Plan Boundary                         |   |                               |



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# Concept Plan Map Tat/2

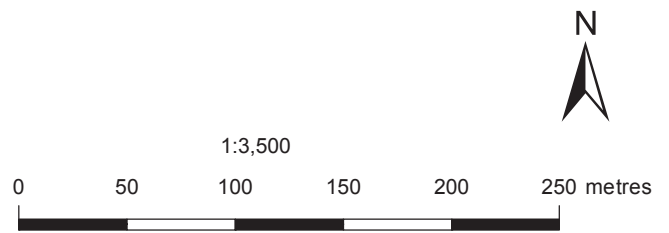
## SOUTH AVENUE MILL

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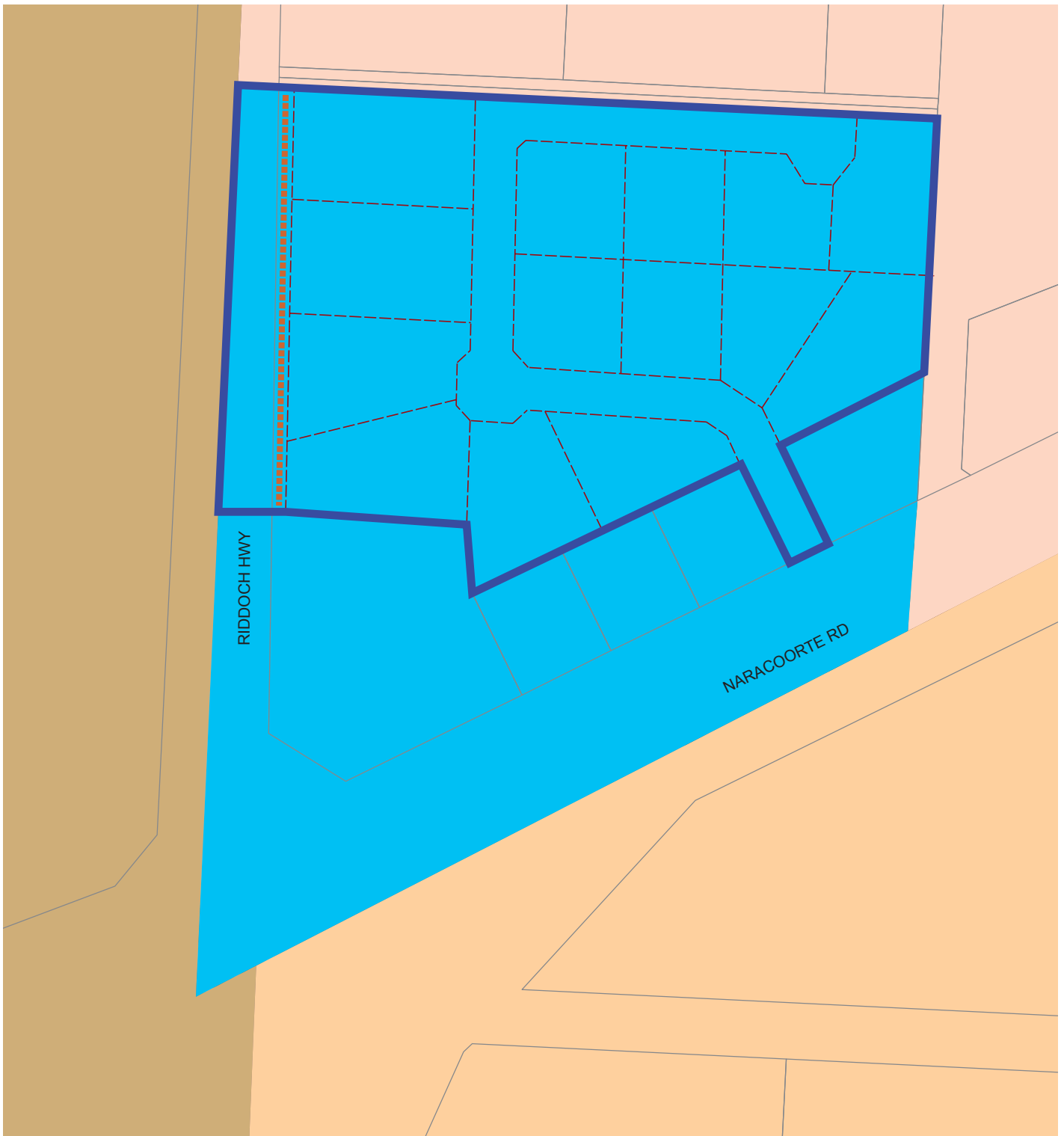
- Commercial
- Community Facilities
- Primary Production
- Residential
- Access
- Screen Planting
- Trees
- Possible allotment boundary
- Railway
- Concept Plan Boundary



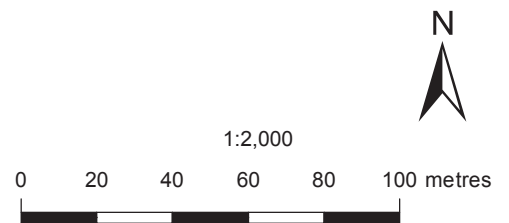
**BORDERTOWN**

# Concept Plan Map Tat/3

## BROWN TERRACE



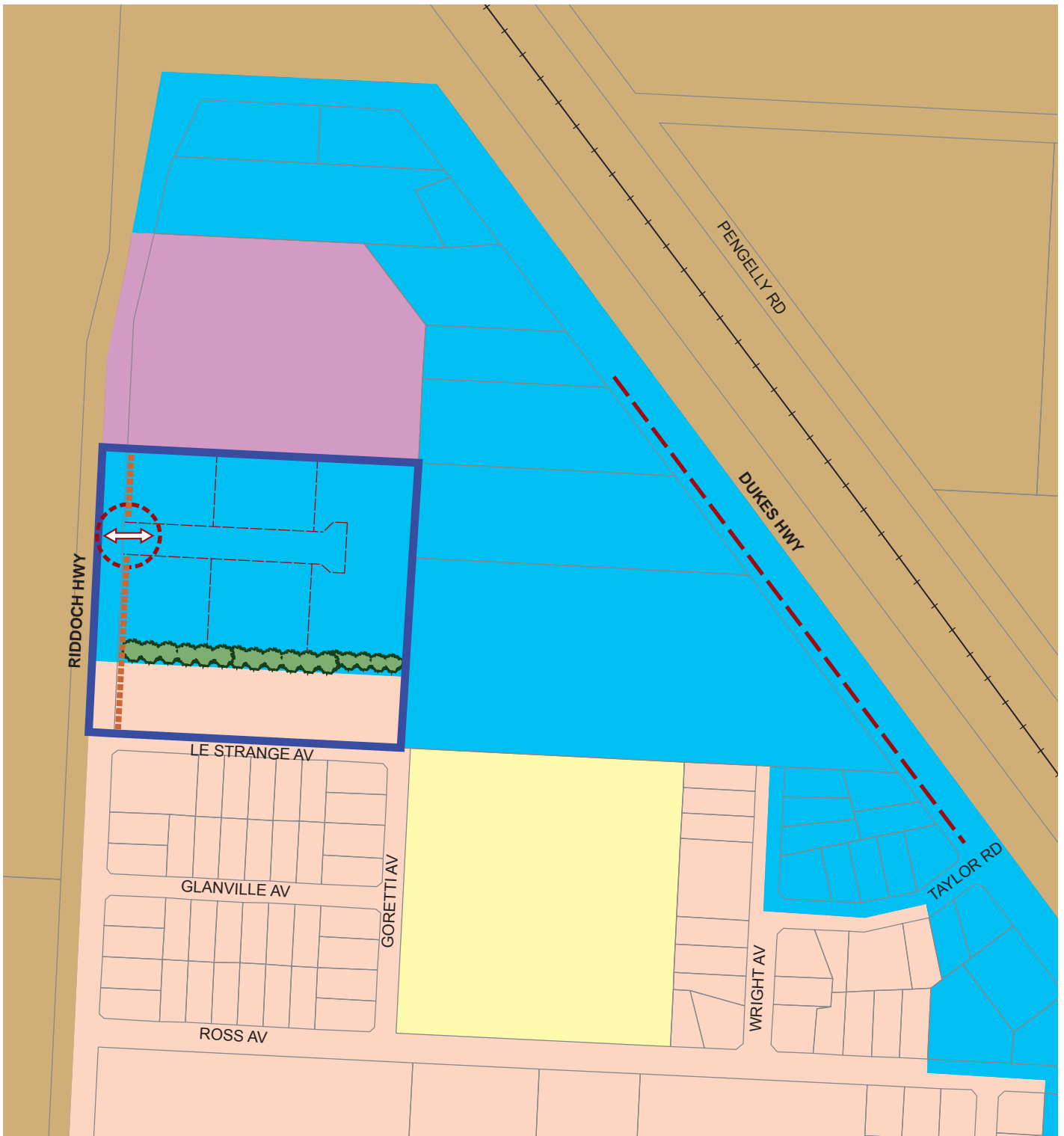
- Commercial
- Primary Production
- Residential
- Rural Living
- Indicative commercial allotment boundaries (minimum 1300m<sup>2</sup>)
- No access to/from Riddoch Highway
- Concept Area Boundary
















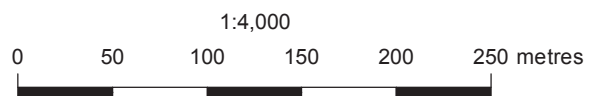
KEITH

# Concept Plan Map Tat/4

## COMMERCIAL ESTATE NARACOORTE ROAD



	Commercial		Indicative commercial allotment boundaries
	Community Facilities		Single access points to Riddoch Highway
	Industrial		Access to be designed to arterial road standard
	Primary Production		
	Residential		
	Landscape Buffer (5metres)		
	Existing Service Road		
	No access to/from Riddoch Highway (future 100mm reserve)		
	Railway		
	Concept Area Boundary		

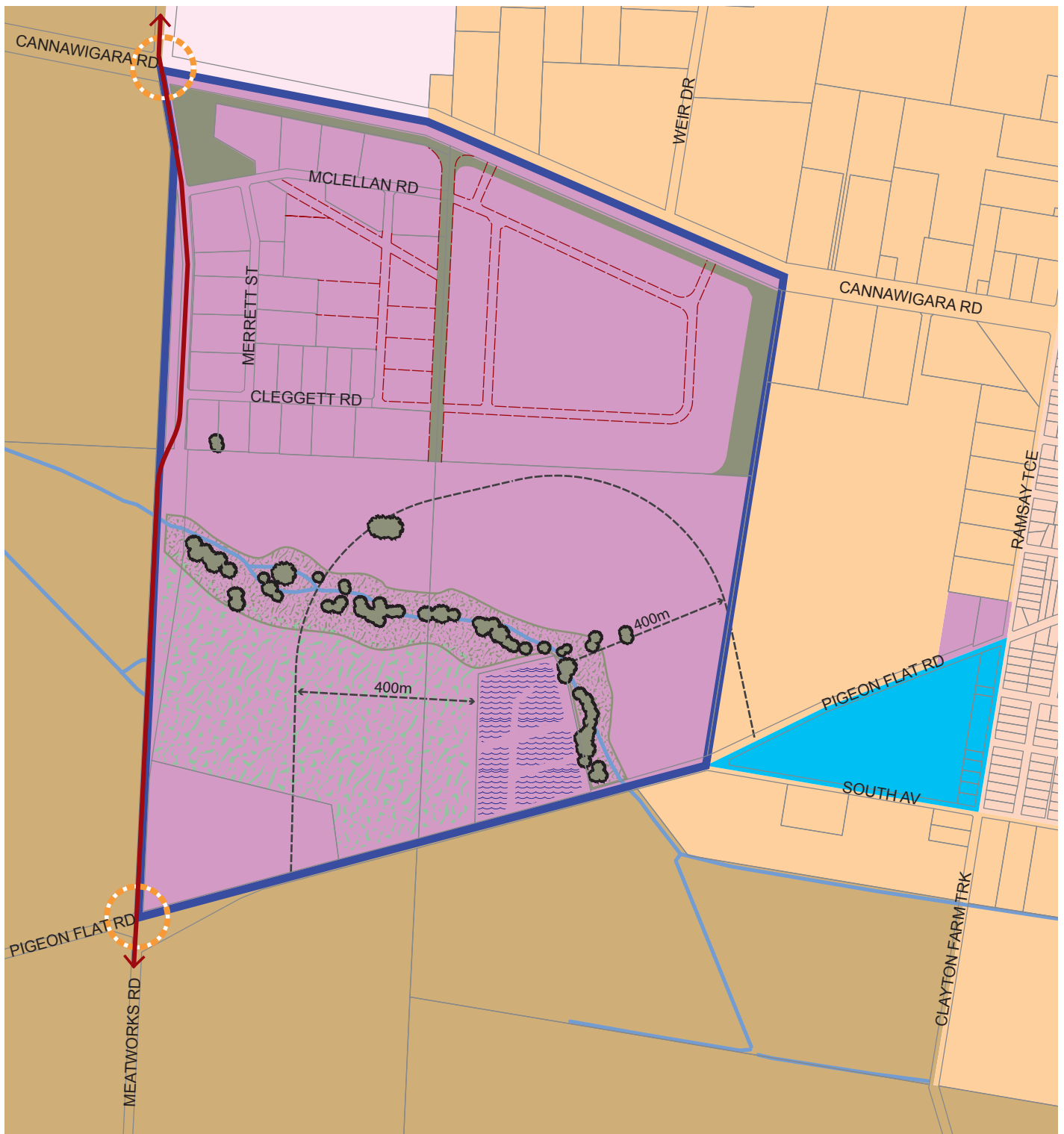


KEITH

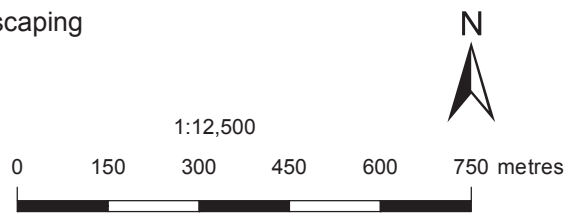
# Concept Plan Map Tat/5 RIDDOCH HIGHWAY

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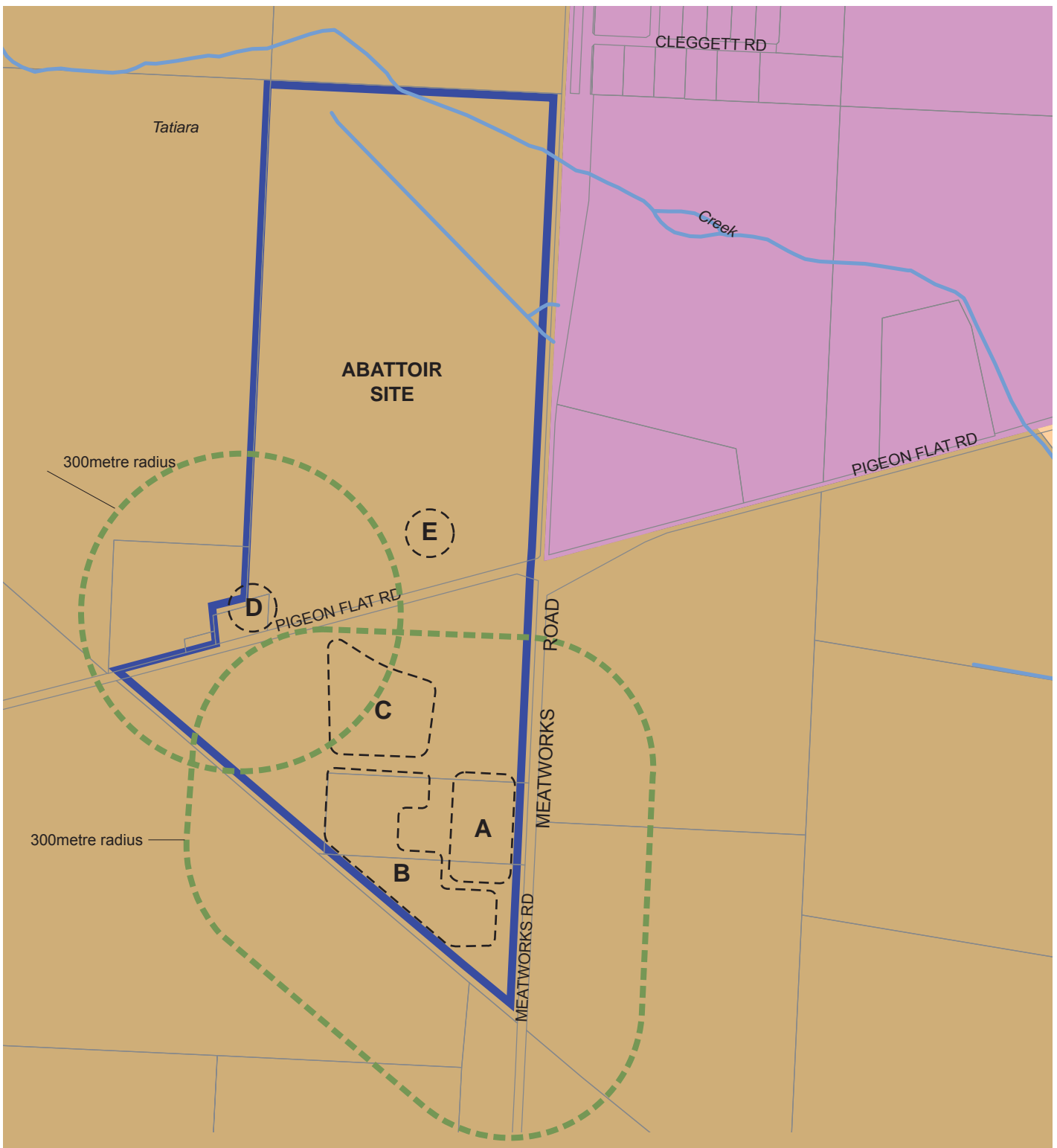
- Bulk Handling
- Deferred Urban
- Industry
- Primary Production
- Residential
- Rural Living
- Existing Trees
- Heavy Vehicle By-pass
- Intersection Redesign
- Indicative allotment boundaries
- Concept Area Boundary
- 400m Effluent Lagoon Buffer Contour
- Effluent Lagoons
- Buffer Reserve and landscaping
- Constructed Wetlands
- Watercourse Protection
- Watercourse



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# Concept Plan Map Tat/6

## INDUSTRIAL ESTATE



 Industrial

 Primary Production

 Rural Living

 Watercourse

 Concept Area Boundary


(A) Abattoir Buildings & Rendering Plant

(B) Effluent Ponds

(C) Vegetation

(D) Skin Works & Dwelling

(E) Machinery Building

 Area of potential environmental impact

1:12,500

0 150 300 450 600 750 metres



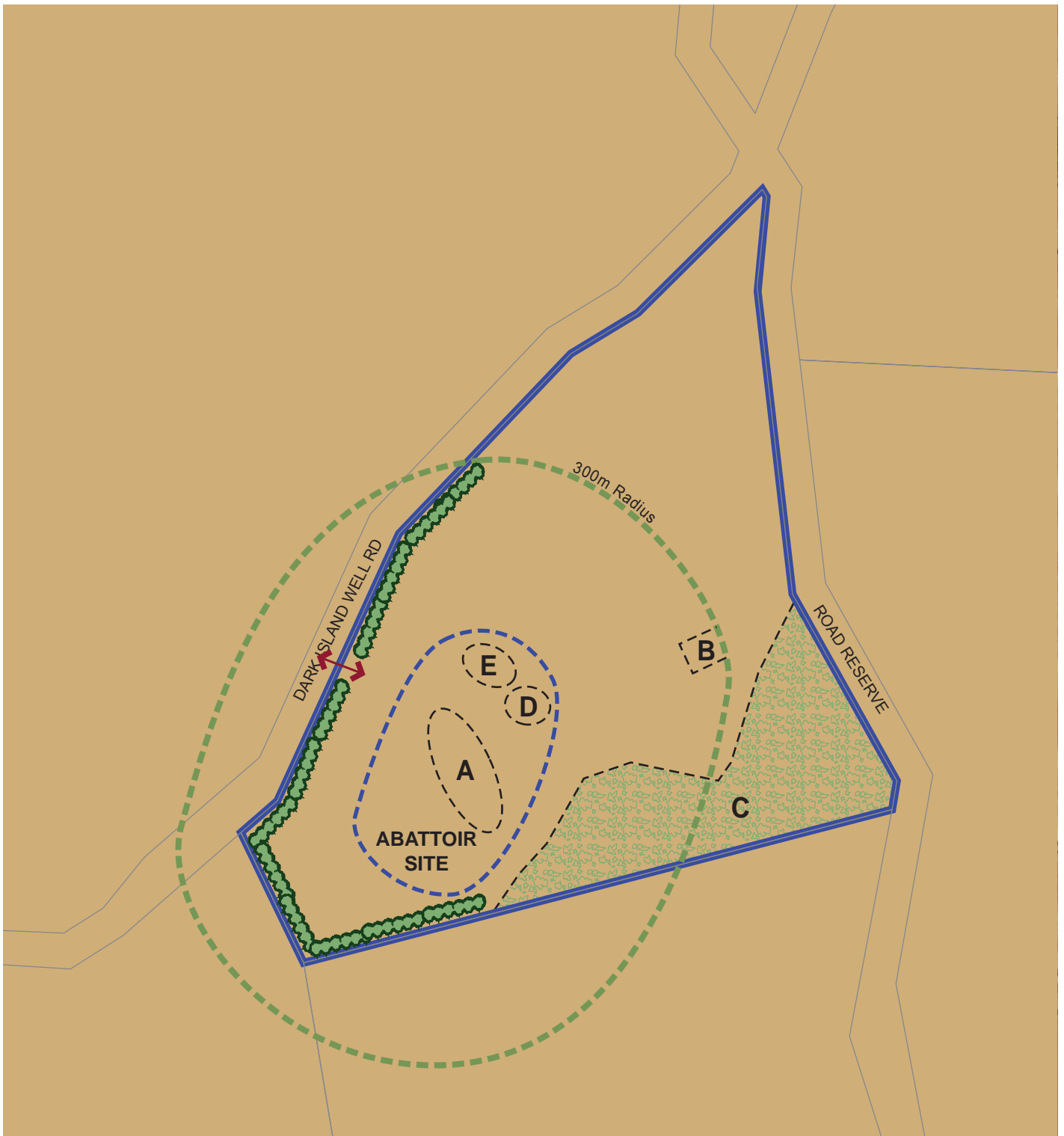
BORDERTOWN

# Concept Plan Map Tat/7

## STOCK SLAUGHTER WORKS

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 Primary Production

 Vegetation

(A) Abattoir Buildings & Rendering Plant

(B) Effluent Ponds

(C) Vegetation

(D) Workshop

(E) Office

 Landscape Buffer

 Vehicular access

 Area of potential environmental impact

 Abattoir Site

 Concept Area Boundary



1:10,000



KEITH

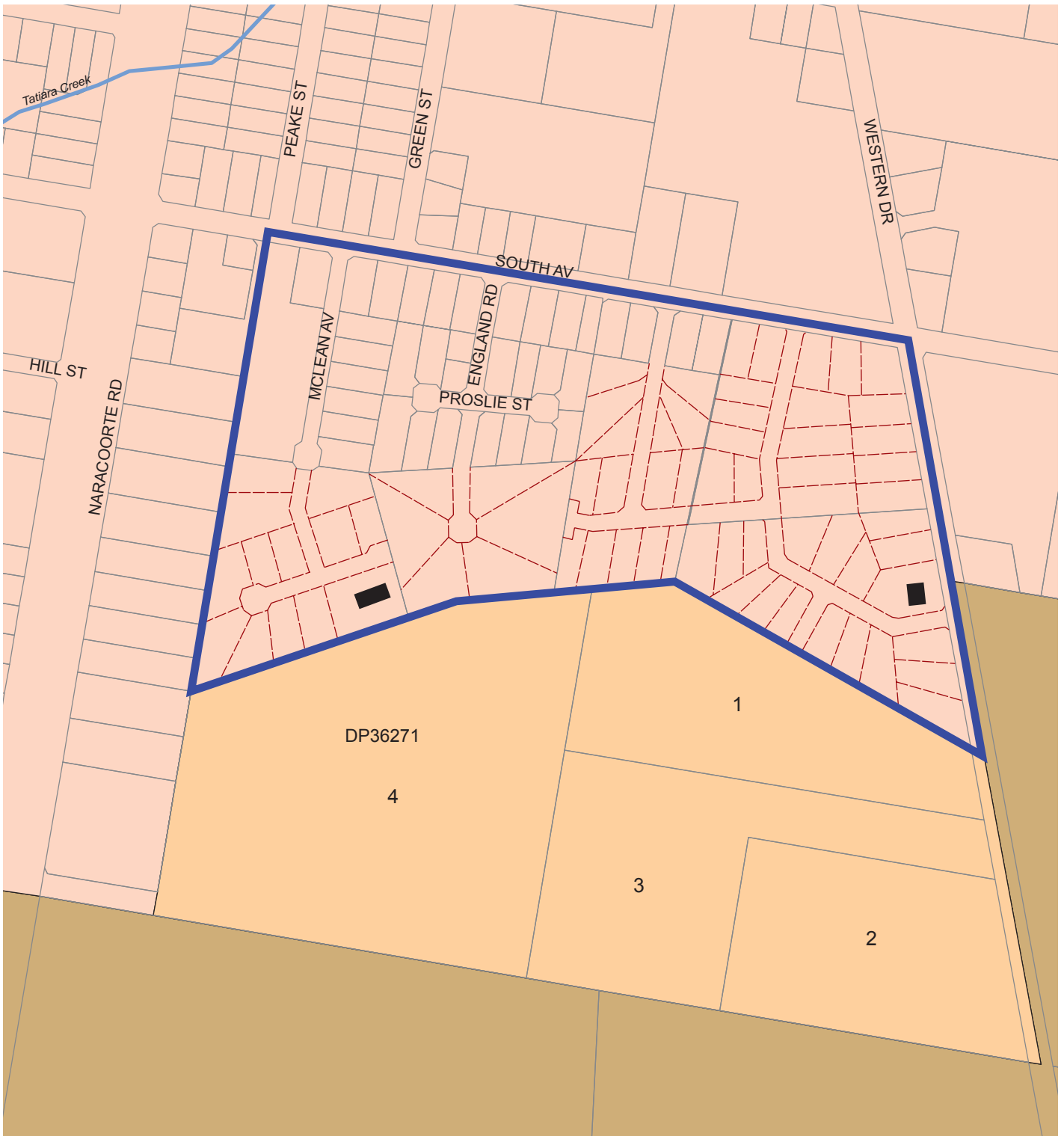
# Concept Plan Map Tat/8

## STOCK SLAUGHTER WORKS

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Note:  
Road Reserve widths to be 15 metres unless shown otherwise



1:5,000



- Rural Living
- Primary Production
- Residential
- Possible allotment boundary
- Existing building
- Concept Plan Boundary

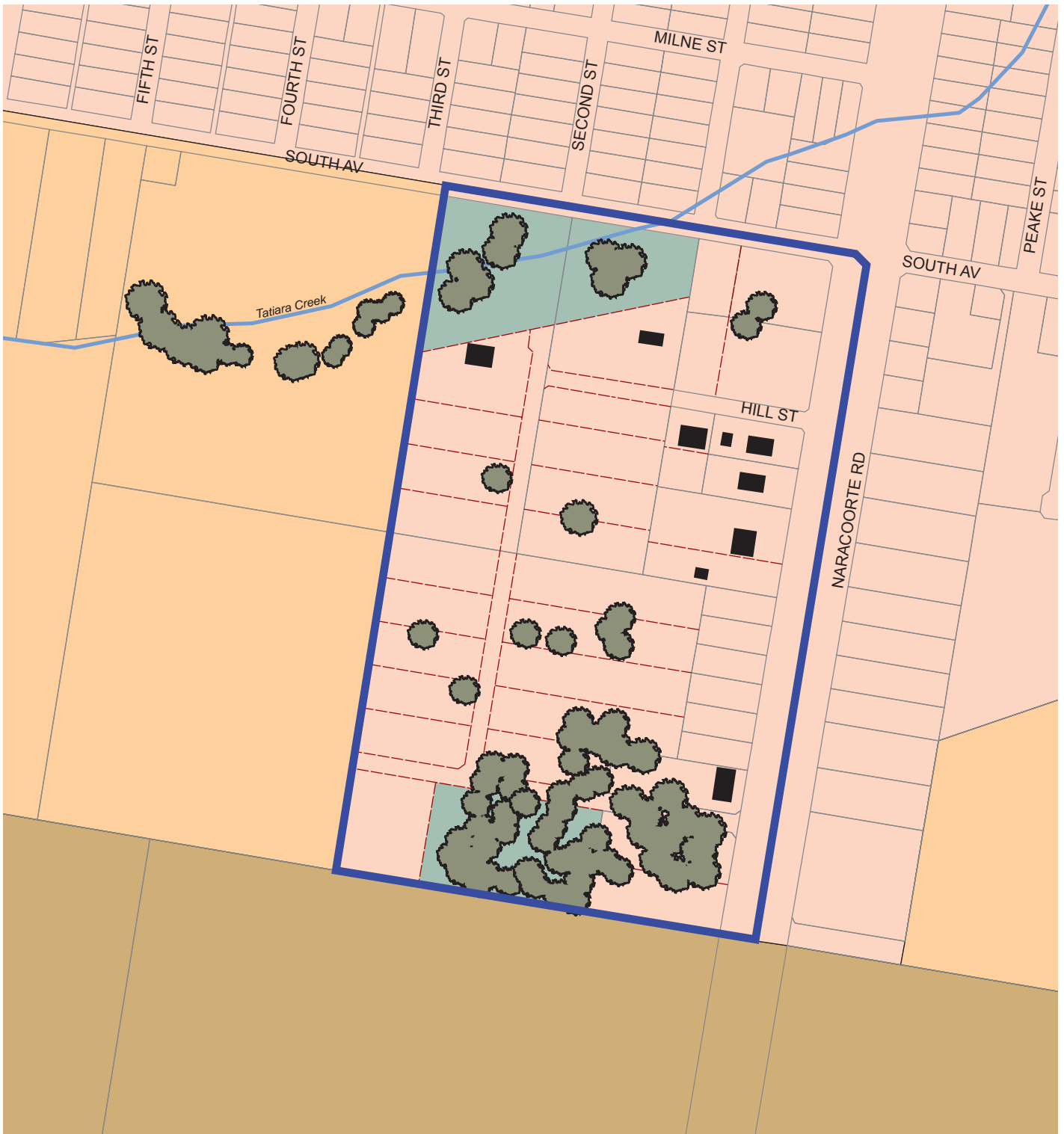
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# Concept Plan Map Tat/9

## SOUTH AVENUE EAST

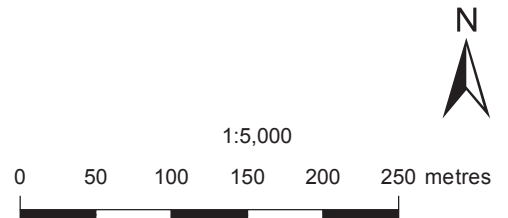
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Notes:  
 Road Reserve widths to be 15 metres  
 Allotments fronting Naracoorte Road to have access via a service road

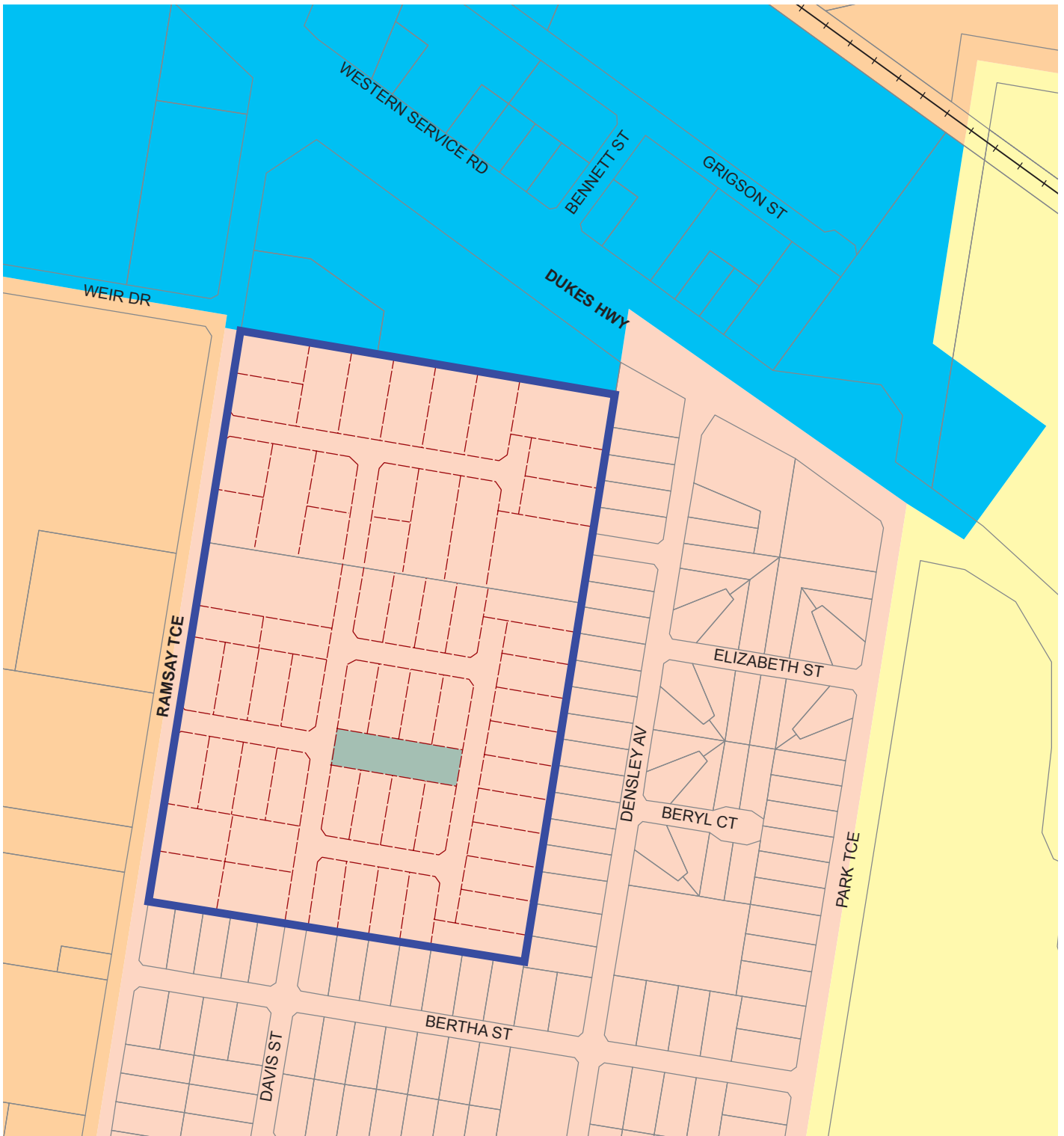
- Rural Living
- Primary Production
- Residential
- Reserve
- Existing trees
- Possible allotment boundary
- Existing building
- Watercourse
- Concept Plan Boundary



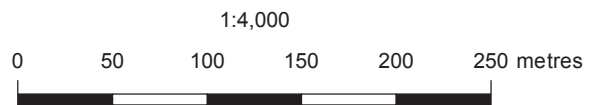
**BORDERTOWN**

# Concept Plan Map Tat/10

## SOUTH AVENUE WEST



- Commercial
- Community Facilities
- Residential
- Rural Living
- Reserve
- Indicative residential allotment boundaries
- Railway
- Concept Area Boundary



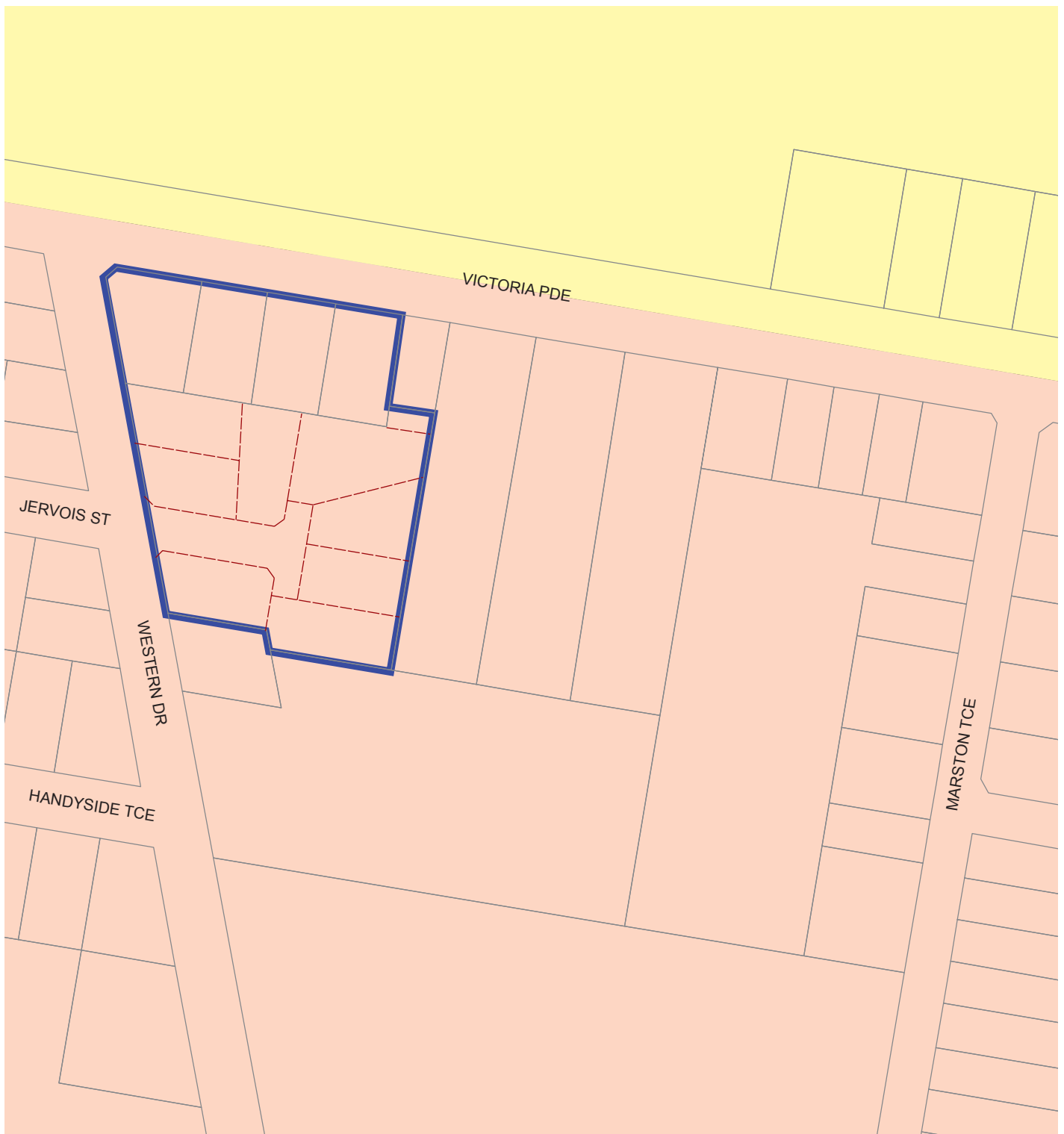
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# Concept Plan Map Tat/11

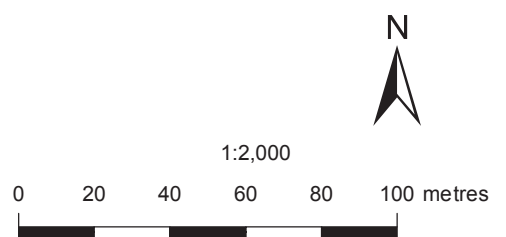
## RAMSAY TERRACE

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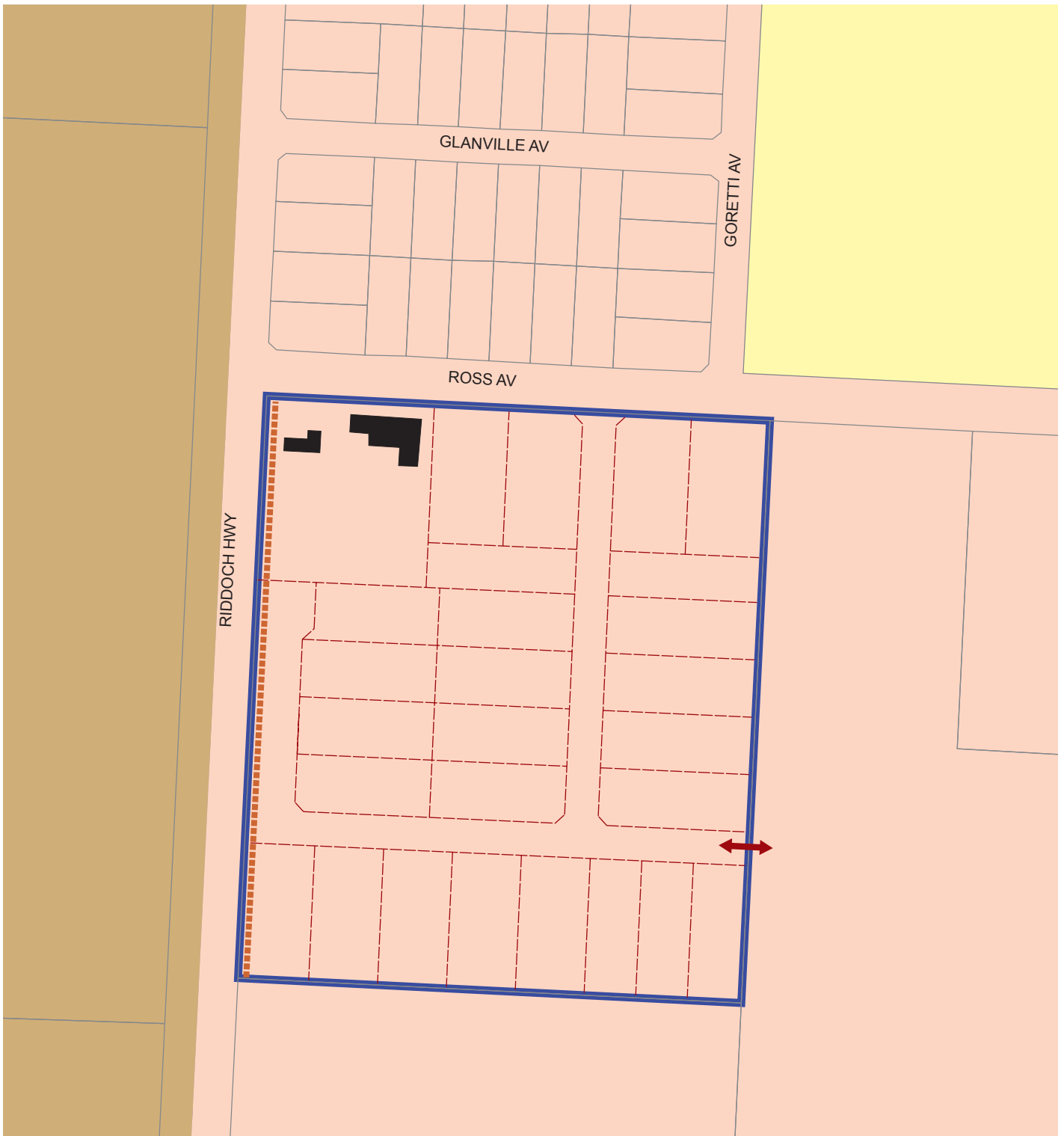
- Community Facilities
- Residential
- Indicative residential allotment boundaries
- Concept Area Boundary











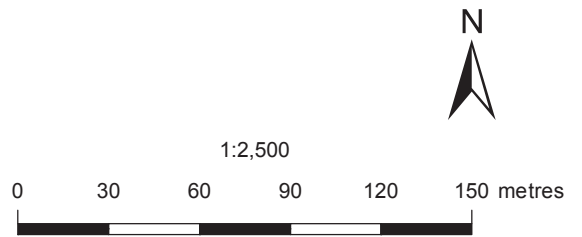
**BORDERTOWN**

# Concept Plan Map Tat/12

## WESTERN DRIVE



-  Community Facilities
-  Primary Production
-  Residential
-  Indicative residential allotment boundaries
-  Future road link
-  No access to/from Riddoch Highway
-  Existing dwelling
-  Concept Area Boundary



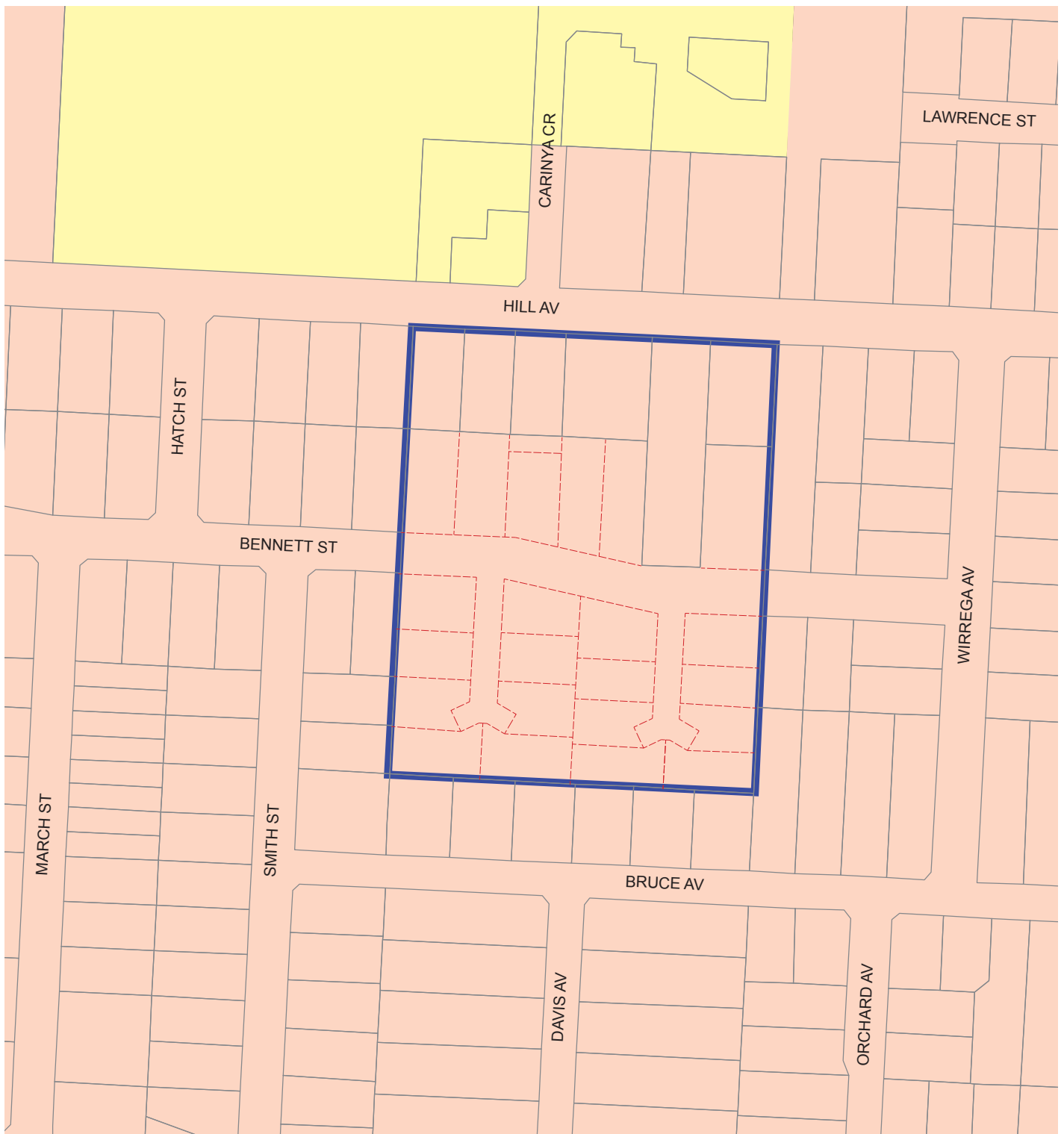
KEITH

# Concept Plan Map Tat/13

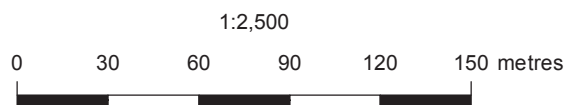
## ROSS AVENUE

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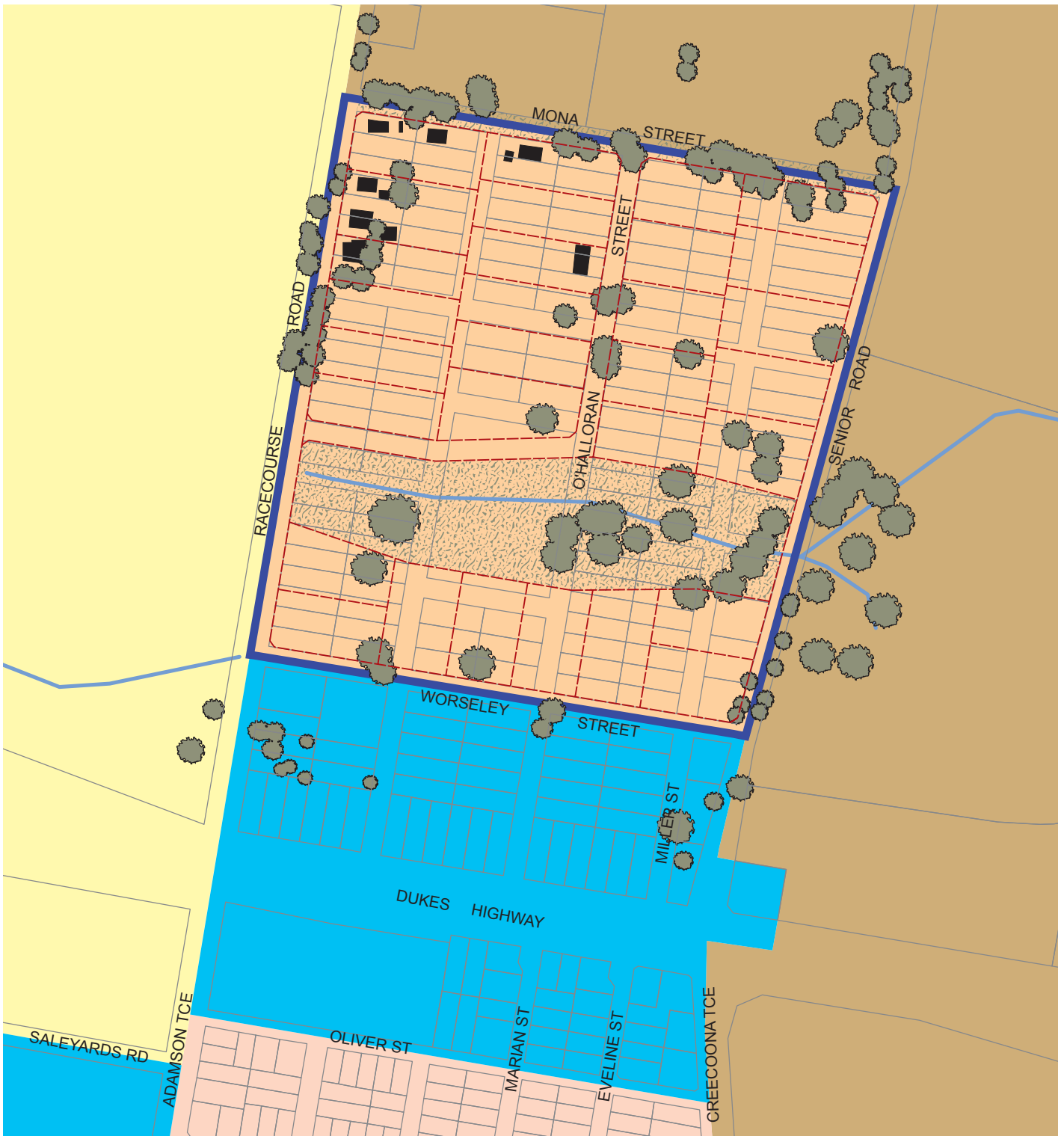
- Community Facilities
- Residential
- Possible allotment boundaries
- Concept Area Boundary














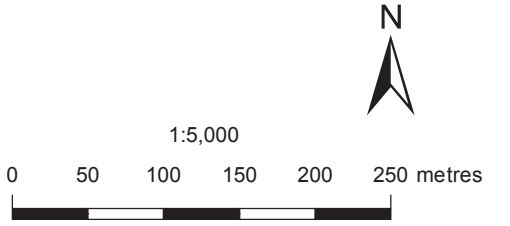
KEITH

# Concept Plan Map Tat/14

## BENNETT STREET



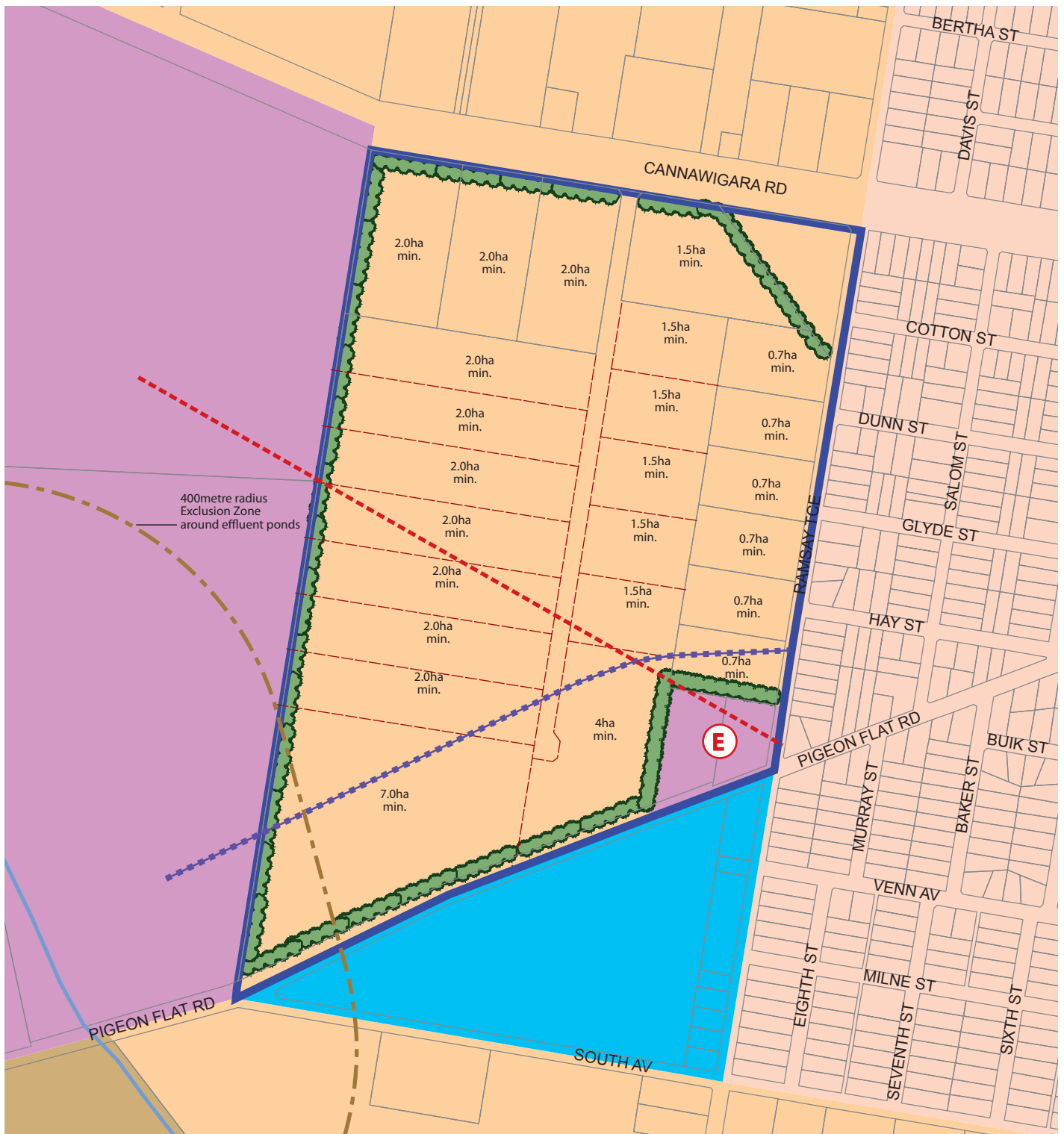
	Commercial		Indicative allotment boundaries (min. 5000m <sup>2</sup> )
	Community Facilities		
	Primary Production		
	Residential		
	Rural Living		
	Reserve		
	Existing Building		
	Existing Trees		
	Watercourse		
	Concept Area Boundary		



BORDERTOWN

# Concept Plan Map Tat/15

## HORSE KEEPING PRECINCT



- Bulk Handling
- Industrial
- Primary Production
- Residential
- Rural Living
- Indicative allotment boundaries
- Watercourse
- 15 metre wide Landscape Buffer
- 200m radius exclusion zone from bulk handling zone
- Existing Power Line
- 400m radius exclusion zone around effluent ponds

E Electricity Infrastructure

Concept Area Boundary



**BORDERTOWN**

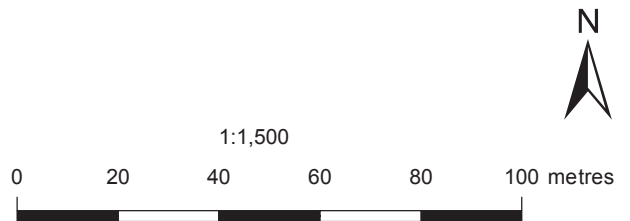
# Concept Plan Map Tat/16

## RAMSAY TERRACE RURAL LIVING





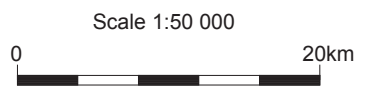
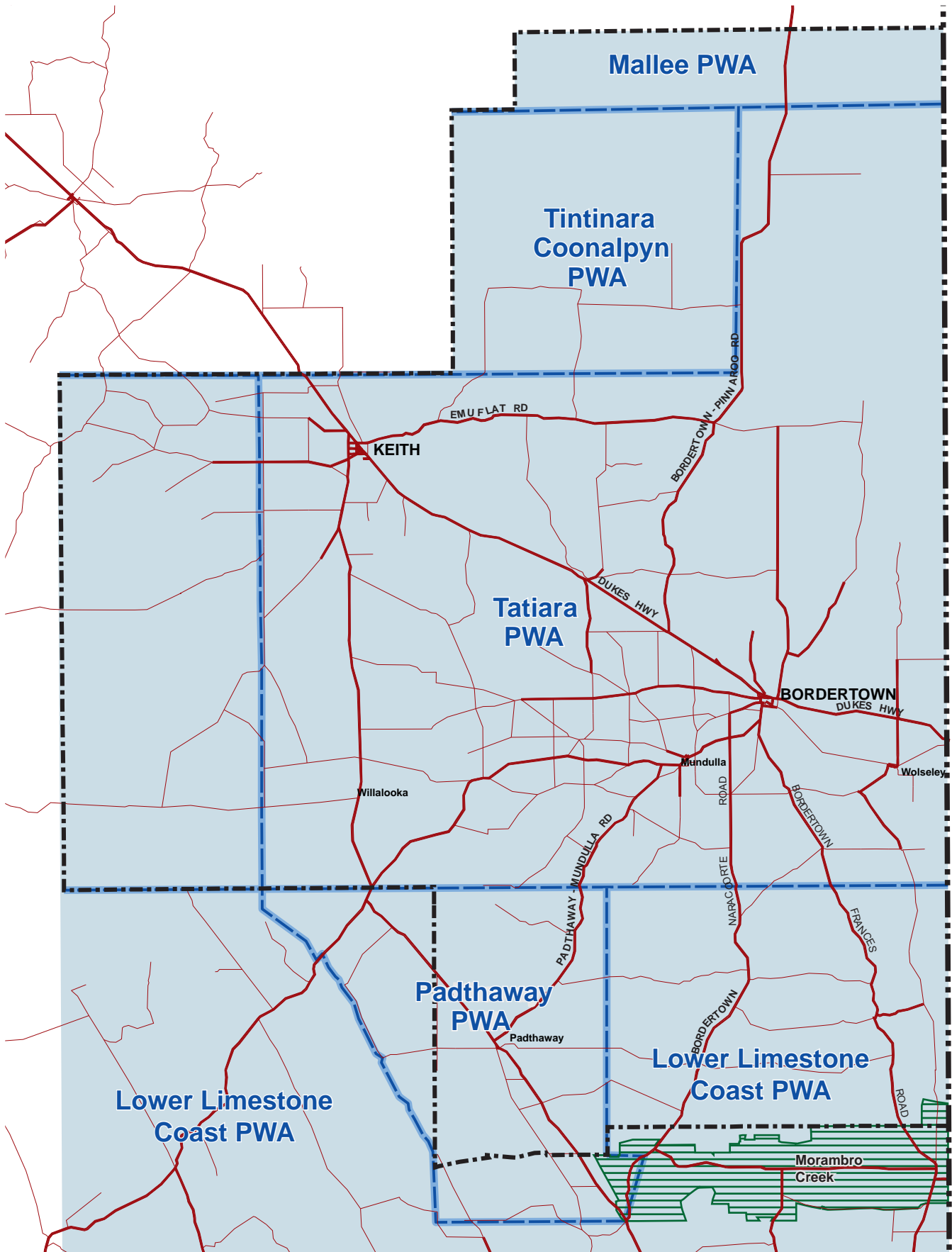
- Town Centre
- Community Facilities
- Vehicular Access
- Landscaping
- Railway
- Concept Plan Boundary
- Indicative building area with minimum total area of 2000m<sup>2</sup> per building
- Indicative new open drainage channel
- P Indicative carparking area







**BORDERTOWN**

# Concept Plan Map Tat/17

## EAST TERRACE

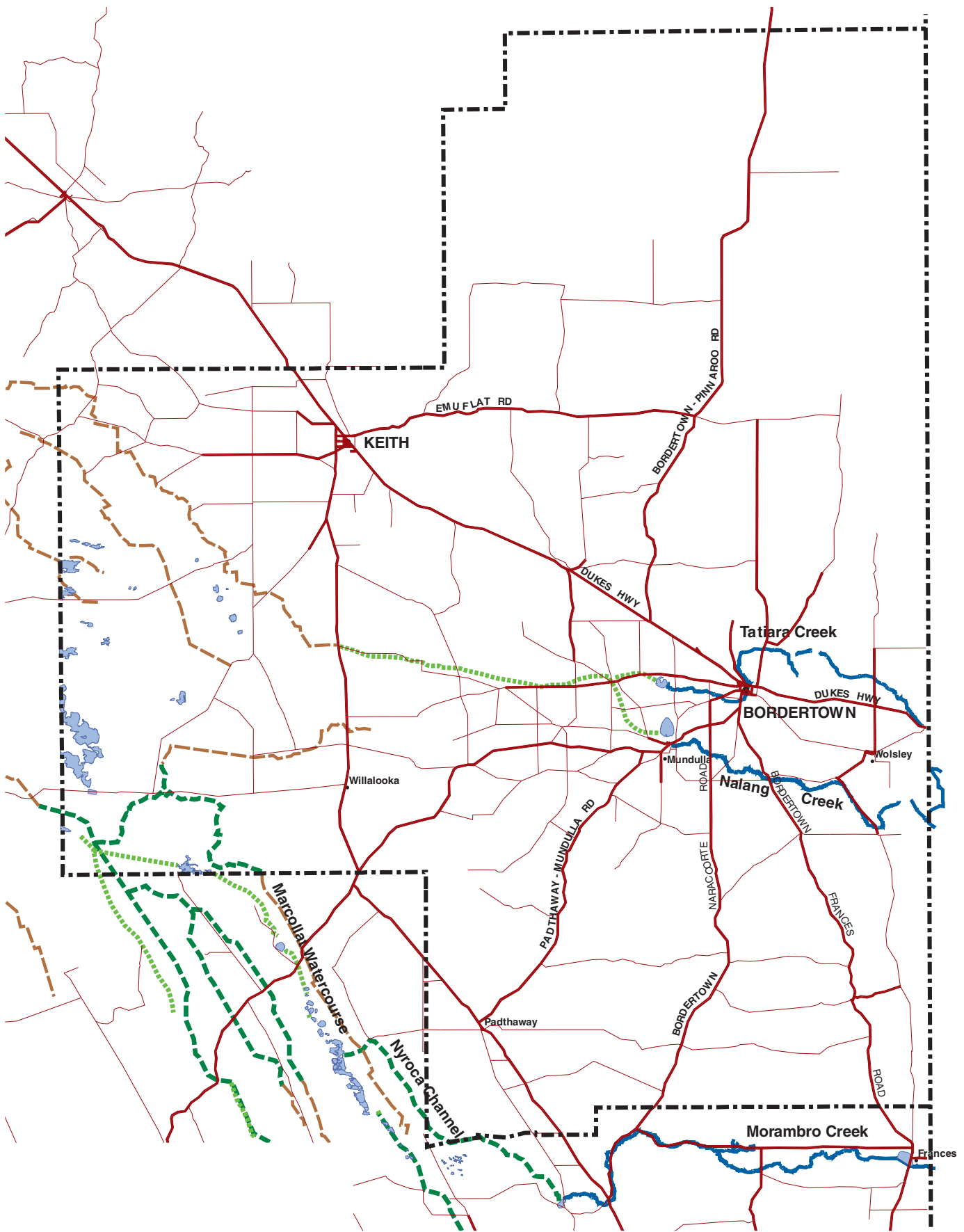








-  SE Water Protection Area
-  Groundwater Prescribed Wells Areas (PWA)
-  Morambro Creek Prescribed Surface Water Area
-  Development Plan Boundary

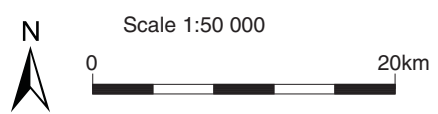
# Concept Plan Map Tat/18

## DEVELOPMENT CONSTRAINTS

## WATER PROTECTION

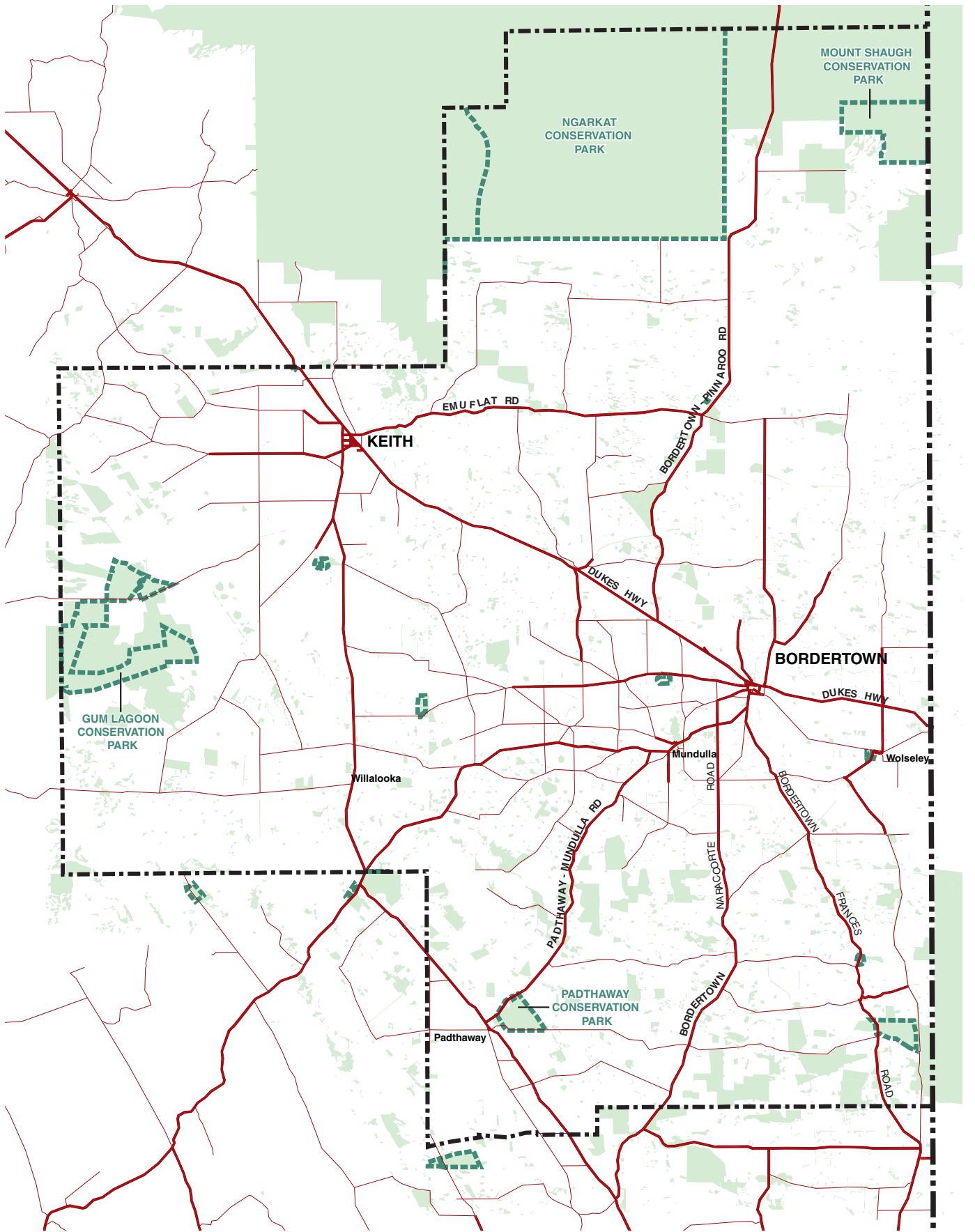





-  Wetlands
- Drainage Networks**
-  Natural Watercourse
-  Regional Main Drains
-  Proposed Drains
-  Flow Path
-  Development Plan Boundary



# Concept Plan Map Tat/19

## DEVELOPMENT CONSTRAINTS WATER RESOURCES



-  Conservation Parks
-  Native Vegetation Cover
-  Development Plan Boundary

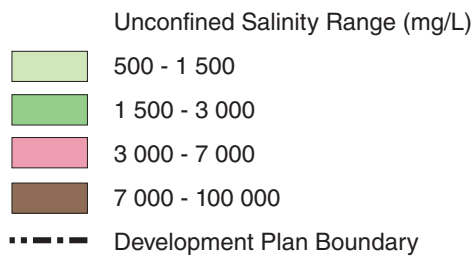
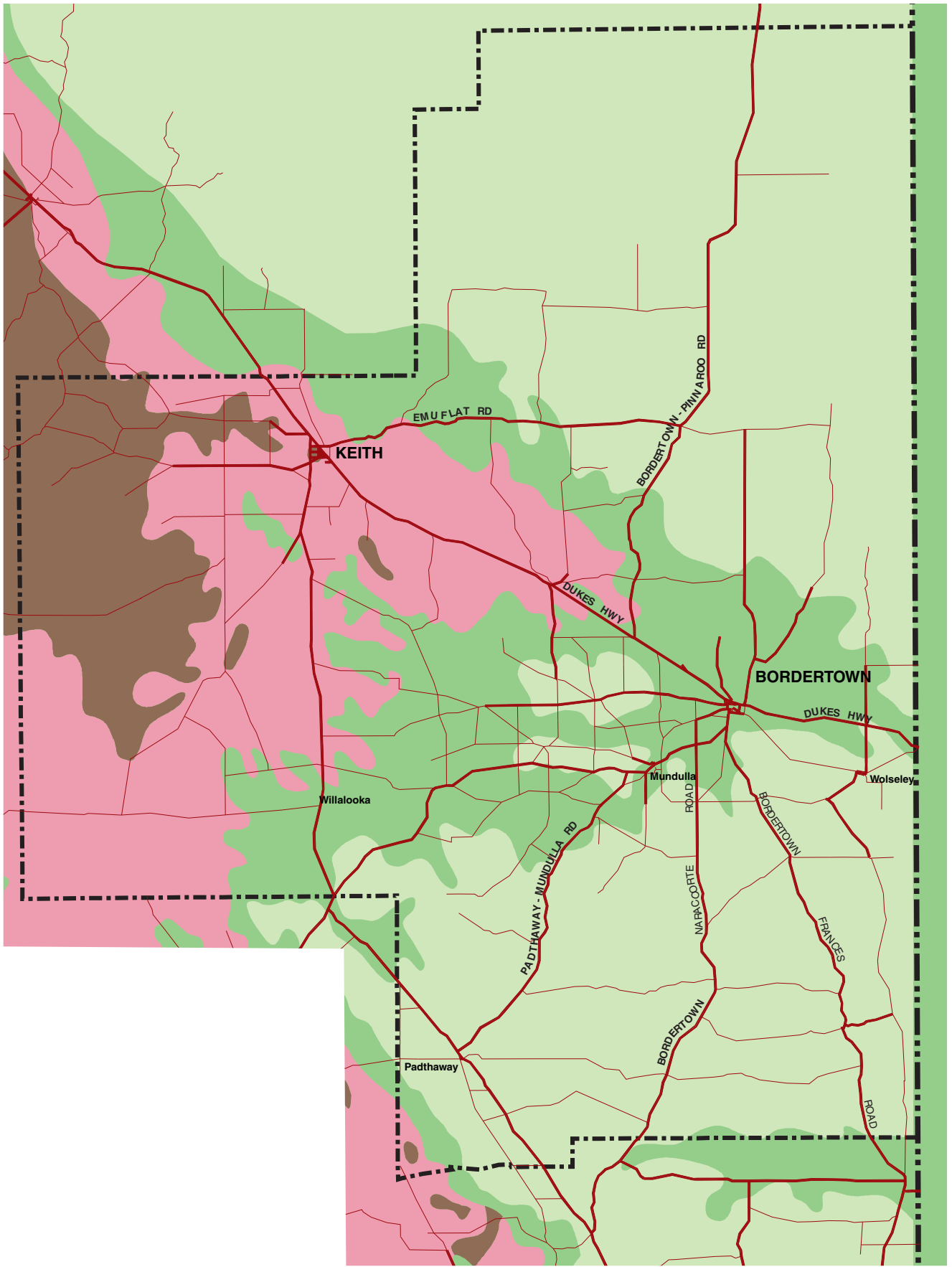


Scale 1:50 000



# Concept Plan Map Tat/20

## DEVELOPMENT CONSTRAINTS CONSERVATION AREAS



Scale 1:50 000



# Concept Plan Map Tat/21

## DEVELOPMENT CONSTRAINTS

### GROUNDWATER SALINITY