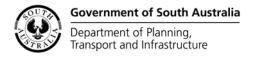
Development Planesion.

Wattle Range Council

Consolidatea - 7 February 2013

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





Department of Planning, Transport and Infrastructure

Roma Mitchell House 136 North Terrace Adelaide

Postal Address GPO Box 1815 Adelaide SA 5001

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

Email <u>dplgwebmaster@sa.gov.au</u> Internet <u>www.dpti.sa.gov.au</u>



Wattle Range Council

George Street Millicent

Postal Address PO Box 27 Millicent SA 5280

Phone (08) 8733 0900 Fax (08) 8733 4999

Email <u>council@wattlerange.sa.gov.au</u> Internet <u>www.wattlerange.sa.gov.au</u>

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Introduction Section

Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Wattle Range Council since its inception on 26 August 2004. Further information on authorised amendments prior to this date may be researched through the relevant Council, Department of Planning, Transport and Infrastructure or by viewing Gazette records.

Consolidated	Amendments – [Gazetted date]
26 August 2004	Beachport (DC), Millicent (DC) & Penola (DC) Development Plans - Consolidation PAR – [26 August 2004]
25 May 2006	Primary Industry 2 Zone PAR (Ministerial) (Interim) – [18 May 2006]
14 December 2006	Bushfire Management (Part 1) PAR (Ministerial) – [9 November 2006]
22 March 2007	Primary Industry 2 Zone PAR (Ministerial) – [22 March 2007]
7 June 2007	Primary Industry 2 Zone PAR (Ministerial) – [22 May 2007] Note: This PAR was consolidated as an approved PAR on 22 March 2007. The notice appearing in the gazette on that date referred to the incorrect Sections of the Development Act 1993. A notice referring to the correct Sections was subsequently published on 22 May 2007.
10 July 2008	Better Development Plan (BDP) and General PAR – [10 July 2008]
25 September 2008	Penola Heritage DPA (Interim) – [25 September 2008]
1 October 2009	Penola Heritage DPA – [24 September 2009]
11 February 2010	Bushfire (Miscellaneous Amendments) DPA (Ministerial) (Interim) – [10 December 2009]
10 June 2010	Statewide Bulky Goods DPA (Ministerial) (Interim) – [1 June 2010]
17 March 2011	Bushfires (Miscellaneous Amendments) DPA (Ministerial) – [9 December 2010] Statewide Bulky Goods DPA (Ministerial) – [13 January 2011]
8 December 2011	Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) – [19 October 2011] Penola and General DPA – [8 December 2011]
9 February 2012	Section 29(2)(b)(ii) Amendment – [9 February 2012]
7 February 2013	Termination of the Statewide Wind Farms DPA (Ministerial) and its removal from the Wattle Range Council Development Plan – [18 October 2012] Statewide Wind Farms DPA (Ministerial) – [18 October 2012] Section 29(2)(c) Amendment – [29 November 2012]

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

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

Introduction to the Development Plan

Welcome to the Development Plan for the Wattle Range Council.

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

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

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

Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans

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

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

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

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

Wattle Range Council
Introduction Section
Introduction to the Development Plan

What is Development?

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

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

other acts or activities in relation to land as declared by the Development Regulations

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

How does the Development Plan relate to other legislation?

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

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

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

What doesn't a Development Plan do?

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

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

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

When do you use the Development Plan?

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

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

How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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

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

Development Plan Structure Overview

Advisory Section	Function
Table of Contents	Navigational aid to reference sections within the Development Plan by name and page number.
Amendment Record Table	Tabled information recording previously-authorised Development Plan amendments and their consolidation dates.
Introduction Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? How to read the Development Plan	A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).
Strategic Setting Metro/Outer Metro/Regional Planning Strategy Council Strategy	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
Council Preface Map	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.

Assessment Section	Function
General Provisions	These policies apply across the whole council area and relate to a range of social, environmental, and economic
Objectives Principles of Development Control	development issues such as: site and design criteria access and vehicle parking requirements heritage and conservation measures environmental issues hazards infrastructure requirements land use specific requirements.
	They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.

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

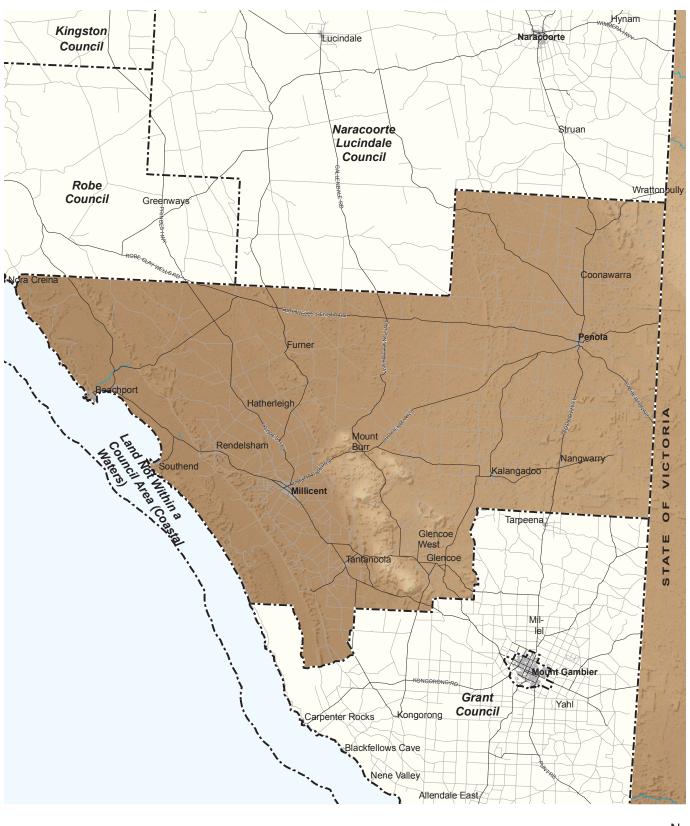
ssessment Section	Function
Council Index Maps	This is the first point of reference when determining the appropriate map(s) applying to a specific property.
	An enlargement index map may be included where needed, eg for large townships.
Extent Map Series	
Location Maps	Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location. Note: the entire council area will always be represented as the first map in the extent map series and will commence as map 1.
Overlay Maps	Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example: Transport Hazards Heritage Natural Resources Note: issues that are not spatially defined to a cadastre can appear in this section; however they will be presented as illustrative maps only.
Zone Maps	Used to determine which zone applies to which land.
Policy Area Maps	Used to depict the presence and location of any applicable policy area.
Precinct Maps	Used to depict the presence and location of any applicable precincts.
Bushfire Maps (where applicable)	
Bushfire Protection Area - BPA Maps – Bushfire Risk	Bushfire Protection Area – BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires.
Concept Plan Maps	Concept Plans are used to graphically depict key features and conceptual layouts of how specific areas should be developed. Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered.

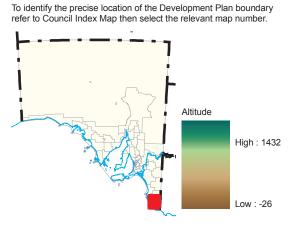
Further info

Contact the Wattle Range Council

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

Discuss your matter with your planning consultant.







Council Preface Map

GeneralSection

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

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

Horse Keeping

- 3 Stables, horse shelters or associated yards should be sited:
 - (a) at least 50 metres from a watercourse
 - (b) on land with a slope no greater than 1 in 10 metres.
- 4 A concrete drainage apron should be provided along the front of stables directing water from washdown 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

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

Intensive Animal Keeping

General

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

Kennels

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

Land-based Aquaculture

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

Building near Airfields

OBJECTIVES

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

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety and commercial aviation requirements of airfields.
- Development in proximity to the Millicent aerodrome should not create hazardous conditions for aircraft approaching or leaving the aerodrome, the height of buildings being limited, particularly, within the area 'extent of Obstacle Limitation Transitional Surfaces' shown on Concept Plan Map WatR/1 Airport Building Heights / Millicent Environs.
- 3 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
 - (a) lighting glare
 - (b) smoke
 - (c) air turbulence
 - (d) storage of flammable liquids
 - (e) attraction of birds
 - (f) materials that affect aircraft navigational aids.
- 4 Lighting within six kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- Development that is likely to increase the attraction of birds should not be located within three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 6 Dwellings should not be located within areas affected by airport noise.
- 7 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.

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

Centres and Retail Development

OBJECTIVES

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

- 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.
- 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

Wattle Range Council General Section Centres and Retail Development

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

Arterial Roads

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

Retail Development

- 9 A shop or group of shops with a gross leaseable area of greater than 250 square metres should be located within a centre zone.
- 10 A shop or group of shops with a gross leaseable area of less than 250 square metres should not be located on arterial roads unless within a centre zone.
- 11 A shop or group of shops located outside of zones that allow for retail development should:
 - (a) be of a size and type that will not hinder the development, function or viability of any centre zone
 - (b) not demonstrably lead to the physical deterioration of any designated centre
 - (c) be developed taking into consideration its effect on adjacent development.
- 12 Bulky goods outlets located within centre zones should:.
 - (a) complement the overall provision of facilities
 - (b) be sited towards the periphery of those zones where the bulky goods outlet has a gross leasable area of 500 square metres or more.

Coastal Areas

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Environmental Protection

- The coast should be protected from development that would adversely affect the marine and onshore coastal environment, whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.
- 3 Development should not be located in delicate or environmentally-sensitive coastal features such as sand dunes, cliff-tops, wetlands or substantially intact strata of native vegetation.
- 4 Development should not be undertaken where it will create or aggravate coastal erosion, or where it will require coast protection works which cause or aggravate coastal erosion.
- Development should be designed so that solid/fluid wastes and stormwater runoff is disposed of in a manner that will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.

- 6 Effluent disposal systems incorporating soakage trenches or similar should prevent effluent migration onto the inter-tidal zone and be sited at least 100 metres from whichever of the following requires the greater distance:
 - (a) the mean high-water mark at spring tide, adjusted for any subsidence for the first 50 years of development plus a sea level rise of 1 metre, or
 - (b) the nearest boundary of any erosion buffer determined in accordance with the relevant provisions in this Development Plan.
- 7 Development that proposes to include or create confined coastal waters, as well as water subject to the ebb and flow of the tide should be designed to ensure the quality of such waters is maintained at an acceptable level.
- 8 Development should be designed and sited so that it does not prevent natural landform and ecological adjustment to changing climatic conditions and sea levels and should allow for the following:
 - (a) the unrestricted landward migration of coastal wetlands
 - (b) new areas to be colonised by mangroves, samphire and wetland species
 - (c) sand dune drift
 - (d) where appropriate, the removal of embankments that interfere with the abovementioned processes.

Maintenance of Public Access

- 9 Development should maintain or enhance public access to and along the foreshore.
- 10 Development should provide for a public thoroughfare between the development and any coastal reserve.
- Other than small-scale infill development in a predominantly urban zone, development adjacent to the coast should not be undertaken unless it has, or incorporates an existing or proposed public reserve, not including a road or erosion buffer, of at least 50 metres width between the development and the landward toe of the frontal dune or the top edge of an escarpment. If an existing reserve is less than 50 metres wide, the development should incorporate an appropriate width of reserve to achieve a total 50 metres wide reserve.
- 12 Except where otherwise specified in a particular zone or policy area, buildings on land abutting coastal reserves should be set back either a distance of 8 metres from any boundary with the reserve or in line with adjacent development, whichever is the greater distance.
- 13 Development that abuts or includes a scenic, conservation or recreational coastal reserve should be sited and designed to be compatible with the purpose, management and amenity of the reserve, as well as to prevent inappropriate access to the reserve.
- Development, including marinas and aquaculture, should be located and designed to ensure convenient public access along the waterfront to beaches and coastal reserves is maintained, and where possible enhanced through the provision of one or more of the following:
 - (a) pedestrian pathways and recreation trails
 - (b) coastal reserves and lookouts
 - (c) recreational use of the water and waterfront
 - (d) safe public boating facilities at selected locations

- (e) vehicular access to points near beaches and points of interest
- (f) car parking.
- 15 Where a development such as a marina creates new areas of waterfront, provision should be made for public access to, and recreational use of, the waterfront and the water.
- 16 Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliff faces, should be restricted to defined pedestrian paths constructed to minimise adverse environmental impact.
- 17 Access roads to the coast and lookouts should preferably be spur roads rather than through routes, other than tourist routes where they:
 - (a) do not detract from the amenity or the environment
 - (b) are designed for slow moving traffic
 - (c) provide adequate car parking.

Hazard Risk Minimisation

- 18 Development and its site should be protected against the standard sea-flood risk level which is defined as the 1 in 100 year average return interval flood extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance for land subsidence for 50 years at that site.
- 19 Commercial, industrial, tourism or residential development, and associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
 - (a) site levels are at least 0.3 metres above the standard sea-flood risk level
 - (b) building floor levels are at least 0.55 metres above the standard sea-flood risk level
 - (c) there are practical measures available to protect the development against a further sea level rise of 0.7 metres above the minimum site level required by part (a).
- 20 Buildings to be sited over tidal water or which are not capable of being raised or protected by flood protection measures in future, should have a floor level of at least 1.25 metres above the standard seaflood risk level.
- 21 Development that requires protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes at the time of development, or in the future, should only be undertaken if all of the following apply:
 - (a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity.
 - (b) the measures do not nor will not require community resources, including land, to be committed.
 - (c) the risk of failure of measures such as sand management, levee banks, flood gates, valves or stormwater pumping, is acceptable relative to the potential hazard resulting from their failure.
 - (d) binding agreements are in place to cover future construction, operation, maintenance and management of the protection measures.

Erosion Buffers

Development should be set back a sufficient distance from the coast to provide an erosion buffer which will allow for at least 100 years of coastal retreat for single buildings or small scale developments, or 200 years of coastal retreat for large scale developments (ie new townships) unless either of the following applies:

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

Land Division

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

Protection of Economic Resources

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

Development in Appropriate Locations

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

Community Facilities

OBJECTIVES

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

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

Crime Prevention

OBJECTIVES

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

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

Design and Appearance

OBJECTIVES

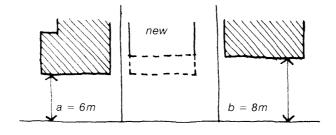
- 1 Development of a high architectural standard that responds to and reinforces positive aspects of the local environment and built form.
- 2 Roads, open spaces, buildings and land uses laid out and linked so that they are easy to understand and navigate.

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

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

Building Setbacks from Road Boundaries

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



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

- 19 Except where otherwise specified in a particular zone or policy area, buildings and structures should be set back from road boundaries having regard to the requirements set out in <u>Table WatR/1 Building Setbacks from Road Boundaries</u>.
- 20 Lesser setback distances may be considered where the proposed building will be substantially screened by existing vegetation, natural form and features of the land or adjacent existing buildings.

Energy Efficiency

OBJECTIVES

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

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

Forestry

OBJECTIVES

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

- 1 Forestry plantations should not be undertaken if they will either cause or require the clearance of valued trees or substantially intact strata of vegetation, or detrimentally affect the physical environment or scenic quality of the rural landscape.
- 2 Forestry plantations should not occur on land with a slope exceeding 20 degrees nor within a separation distance (which may include forestry firebreaks and vehicle access tracks) of 50 metres of either of the following:
 - (a) any dwelling including those on an adjoining allotment
 - (b) a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.
- 3 Forestry plantations should:
 - (a) retain a minimum 5 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse). This separation distance should contain native vegetation (including grasses) and unmodified topography to ensure water flow
 - (b) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of a major watercourse (a third order or higher watercourse)
 - (c) incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.
- 4 Forestry plantations should incorporate:
 - (a) 7 metre wide external boundary firebreaks for plantations of 40 hectares or less
 - (b) 10 metre wide external boundary firebreaks for plantations of between 40 and 100 hectares
 - (c) 20 metre wide external boundary firebreaks, or 10 metres with an additional 10 metres of fuel-reduced plantation, for plantations of 100 hectares or greater.
- 5 Forestry plantations should incorporate vehicle access tracks:
 - (a) within all firebreaks
 - (b) of a minimum width of 7 metres with a vertical clearance of 4 metres
 - (c) that are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles
 - (d) that partition the plantation into units not exceeding 40 hectares in area.

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

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

Hazards

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Flooding

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

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

Bushfire

- 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 *Bushfire Protection Area BPA Maps Bushfire Risk*.
- 7 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.
- 8 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.
- 9 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.
- 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.
- 11 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.

- 12 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.
- 13 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.
- 14 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.
- 15 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.

Salinity

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

Acid Sulfate Soils

- 19 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
 - (a) the marine and estuarine environment
 - (b) natural water bodies and wetlands
 - (c) agricultural or aquaculture activities
 - (d) buildings, structures and infrastructure
 - (e) public health.
- 20 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

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

- (a) remediation of the site is undertaken to a standard that makes it suitable and safe for the proposed use
- (b) the site will be maintained in a condition, or the development will be undertaken in a manner, that will not pose a threat to the health and safety of the environment or to occupiers of the site or land in the locality.

Containment of Chemical and Hazardous Materials

- 22 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.
- 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

- 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.
- 25 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.
- 26 Development in areas susceptible to landslip should:
 - (a) incorporate split level designs to minimise cutting into the slope
 - (b) ensure that cut and fill and heights of faces are minimised
 - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
 - (d) control any erosion that will increase the gradient of the slope and decrease stability
 - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
 - (f) provide drainage measures to ensure surface stability is not compromised
 - (g) ensure natural drainage lines are not obstructed.

Heritage Conservation

OBJECTIVES

significance.

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

PRINCIPLES OF DEVELOPMENT CONTROL

PK	IIVC	JPLES OF DEVELOPMENT CONTROL	
1	Development should conserve and not adversely impact on the cultural or natural significance areas, artefacts and shipwrecks that display any of the following values:		
	(a)	aesthetic	
	(b)	anthropological	
	(c)	archaeological	
	(d)	architectural	
	(e)	ecological	
	(f)	economic	
	(g)	educational	
	(h)	geological	
	(i)	historic	
	(j)	palaeontologic	
	(k)	scientific	
	(I)	social	
	(m)	speleological	
	(n)	spiritual	
	(0)	technological.	
2	Adv	ertisements and/or advertising hoardings associated with culturally significant places and areas uld:	
	(a)	be of a size, colour, shape and materials that enhances the character of the locality	

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

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.

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

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

Historic Conservation Area

Refer to the Overlay Maps – <u>Heritage WatR/45 and WatR/47</u> for a list of the maps that relate to this policy 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

Riddoch Street Area 1

The area is located within the Town Centre Zone and its character is derived from the following elements:

- The connection and approach to the State heritage area of Petticoat Lane and the vista towards the Catholic Church at the eastern end of Riddoch Street
- The concentration of existing State heritage places on the four corners of Church Street and Riddoch Street
- The Local heritage places in the form of residential buildings at 42 Riddoch Street and 26 Church Street

The desired character for this area is to maintain and retain the original built form and appearance of the historic elements of the area.. All work to the early fabric of the buildings will be in the nature of conservation, and any new work will be appropriate to the style and period of the building. New development and maintenance of existing buildings will uphold and enhance the buildings and streetscape within the policy area.

Riddoch Street East Area 2

The area is located within the Residential Zone and its character is derived from the following elements:

- The connection and approach to the State heritage area of Petticoat Lane and the vista towards the Catholic Church at the eastern end of Riddoch Street
- The Local heritage places in the form of residential buildings at 29, 31 and 33 Riddoch Street
- The commercial State heritage place at the eastern end of Riddoch Street.

The desired character for this area is to maintain and retain the original built form and appearance of the historic elements of the area.. All work to the early fabric of the buildings will be in the nature of conservation, and any new work will be appropriate to the style and period of the building. New development and maintenance of existing buildings will uphold and enhance the buildings and streetscape within the policy area.

- 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 Historic Conservation Area identified on *Overlay Maps – Heritage* should be retained and conserved.
- 3 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 policy area
 - (c) associated with a proposed development that supports the desired character for the policy area.
- 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, fencing and landscaping
 - (e) colour and texture of external materials
 - (f) visual interest.
- 5 New residential development should include landscaped front garden areas that complement the desired character.
- The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.
- 7 Single storey dwellings may include any of the following elements in their design:
 - (a) a sympathetic two storey addition that uses existing roof space or incorporates minor extensions to the roof space at the rear of the dwelling
 - (b) a second storey within the roof space, where the overall building height, scale and form is compatible with existing single storey development in the policy area
 - (c) second storey windows having a total length less than 30 percent of the total roof length along each elevation.
- 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.

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- 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 of sites.
- 12 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.

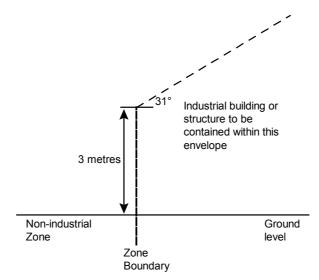
Industrial Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- Offices and showrooms associated with industrial, warehouse, storage, commercial and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.
- 2 Industrial development should be adequately separated from adjoining land uses where the development is likely to cause significant adverse impact on adjoining land uses.
- 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:



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

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

Infrastructure

OBJECTIVES

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

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

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

Interface between Land Uses

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Noise

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

Rural Interface

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

Land Division

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Design and Layout

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

- 4 The design of a land division should incorporate:
 - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
 - (b) safe and convenient access from each allotment to an existing or proposed public road or thoroughfare
 - (c) areas to provide appropriate separation distances between potentially conflicting land uses and/or
 - (d) suitable land set aside for useable local open space
 - (e) public utility services within road reserves and where necessary within dedicated easements
 - the preservation of significant natural, cultural or landscape features including State and local heritage places
 - (g) protection for existing vegetation and drainage lines
 - (h) where appropriate, the amalgamation of smaller allotments to ensure coordinated and efficient site development
- Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown on *Bushfire Protection Area BPA 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.
- 6 Allotments in the form of a battleaxe configuration should:
 - (a) have a site area consistent with the relevant zone or policy area (excluding the area of the 'handle' of such an allotment)
 - (b) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
 - (c) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
 - (d) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 7 Allotments should have an orientation, size and configuration to encourage development that:
 - (a) minimises the need for earthworks and retaining walls
 - (b) maintains natural drainage systems
 - (c) faces abutting streets and open spaces

- (d) does not require the removal of existing native vegetation to facilitate that development
- (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 8 The layout of a land division should provide for efficient solar access.
- Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 10 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 25 metres wide from the top of the bank of a watercourse and that incorporates land within the 1 in 100 year average return interval flood event area.
- 11 The layout of a land division should keep flood-prone land free from development.
- 12 The arrangement of roads, allotments, reserves and open space should enable the provision of a storm drainage system that:
 - (a) creates, contains and retains all watercourses, drainage lines and native vegetation
 - (b) incorporates retention and/or detention devices to maintain the volume and rate of run-off as near as possible to pre-development levels
 - (c) enhances amenity
 - (d) integrates with the open space system and surrounding area.

Roads and Access

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

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

Land Division in Rural Areas

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

Landscaping, Fences and Walls

OBJECTIVES

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

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

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

Marine Aquaculture

OBJECTIVES

- Development in marine waters including marine aquaculture development that ensures fair and equitable sharing of marine and coastal resources and minimises conflict with water-based and landbased uses.
- 2 Maintenance of marine navigational safety.
- 3 Ecologically sustainable development of the marine aquaculture industry.

- 1 Marine aquaculture and other offshore development should be ecologically sustainable and be located, designed, constructed and managed to:
 - (a) minimise adverse impacts on marine habitats and ecosystems, and public access to beaches, public watercourses or the foreshore
 - (b) take into account the requirements of traditional indigenous and commercial fishing grounds
 - (c) ensure satisfactory removal and disposal of litter, disused material, shells, debris, detritus, faecal matter and dead animals from the development
 - (d) prevent the build up of waste (except where waste can be removed).
- In marine waters, marine aquaculture (other than inter tidal aquaculture) and other offshore development should be located a minimum of 100 metres seaward of the high-water mark.
- 3 Marine aquaculture development should not significantly obstruct or adversely affect any of the following:
 - (a) areas of high public use
 - (b) areas established for recreational activities
 - (c) areas of outstanding visual, environmental, commercial or tourism value
 - (d) sites, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.
- 4 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.
- Marine aquaculture should be developed in areas where an adequate water current exists to disperse sediments and be sited a sufficient height above the sea floor to:
 - (a) prevent the fouling of waters, publicly owned wetlands or the nearby coastline
 - (b) minimise seabed damage.
- Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.

- 7 Marine aquaculture development should:
 - (a) use feed hoppers that are painted in subdued colours and suspended as low as possible above the water
 - (b) position structures to protrude the minimum distance practicable above water
 - (c) avoid the use of shelters and structures above cages and platforms.
- 8 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 9 Marine aquaculture access, launching and maintenance facilities should:
 - (a) where possible, use existing and established roads, tracks, ramps and paths to or from the sea
 - (b) be developed cooperatively, and co-located to serve the needs of the industry and community as a whole.
- 10 Marine aquaculture and other offshore development should be located at least:
 - (a) 550 metres from a proclaimed shipwreck
 - (b) 1000 metres seaward from the boundary of any reserve under the *National Parks and Wildlife Act*, unless a lesser distance is agreed with the Minister responsible for that *Act*.
- Aquaculture development should be located so as not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping lanes or activities associated with existing jetties and wharves.
- 12 Marine aquaculture development should contribute to navigational safety by being:
 - (a) suitably marked for navigational purposes
 - (b) sited to allow an adequate distance between farms for safe navigation
 - (c) located at least 250 metres from a commercial shipping lane
 - (d) comprised of structures that are secured and/or weighted to prevent drifting
 - (e) able to be rehabilitated when no longer operational.

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.

- 1 Known reserves of economically-viable mineral deposits should be kept free of development that may inhibit their future exploitation.
- 2 Development in proximity to mining operations should not be allowed where it may be exposed to adverse impacts resulting from mining activities.
- 3 Mining in scenic and native vegetation areas should only be undertaken if:
 - (a) the proposed location is the best site in regard to minimising loss of amenity, degradation of the landscape and loss of native vegetation
 - (b) there are a limited number of known reserves of the minerals in the area or elsewhere in the State
 - (c) the extraction and transportation of materials from alternative sites to principal centres of consumption carry significantly higher costs
 - (d) the site is capable of restoration with locally indigenous plant species to counter the long-term impact on the landscape and biodiversity.
- 4 Stormwater and/or wastewater from land used for mining should be diverted into a silt retention structure so that it can be reused on-site for purposes such as truck wash-down, dust control, washing of equipment and landscape irrigation or for disposal off-site in an environmentally responsible manner.
- 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.
- An area of densely vegetated and/or mounded land should be established around the perimeter of mining sites in order to screen excavated land and mineral processing facilities from all of the following:
 - (a) residential areas
 - (b) tourist areas
 - (c) tourist routes
 - (d) scenic routes.
- 12 Screen planting around mining operations should incorporate a mixture of trees and shrubs that:
 - (a) contribute to an attractive landscape
 - (b) suit local soil and climatic conditions
 - (c) are fast growing and/or have a long life expectancy
 - (d) are locally indigenous species.
- 13 Borrow pits for road making materials should be sited so as to cause the minimum effect on their surroundings

Natural Resources

OBJECTIVES

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

- 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, estuaries, wetlands and significant seagrass and mangrove communities.
- 4 Development should not have an adverse impact on the natural, physical, chemical or biological quantity and characteristics of soil resources.

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

Water Catchment Areas and Water Quality

- 6 Development should not take place if it may result in over exploitation of surface or underground water resources.
- 7 Development should be designed to minimise consumption, maximise conservation and encourage reuse of water resources.
- 8 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.
- 9 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.
- 10 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.
- 11 Development should be sited and designed to:
 - (a) minimise surface water runoff
 - (b) not obstruct a watercourse
 - (c) prevent soil erosion and water pollution
 - (d) protect stormwater from pollution sources
 - (e) protect and enhance natural water flows required to meet the needs of the natural environment
 - (f) protect water quality by providing adequate separation distances from watercourses and other water bodies
 - (g) not contribute to an increase in salinity levels
 - (h) avoid the water logging of soil or the release of toxic elements
 - (i) maintain natural hydrological systems and not adversely affect:
 - (i) the quantity and quality of groundwater
 - (ii) the depth and directional flow of groundwater
 - (iii) the quality and function of natural springs.
- 12 The quality of water leaving the site of a development should be of a physical, chemical and biological condition equivalent to or better than pre-development conditions, and the rate of water discharged from the site should not exceed the rate of discharge from the site in pre-development conditions.
- 13 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.
- 14 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
 - (a) fenced to exclude livestock

- (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land
- (c) revegetated with indigenous vegetation comprising trees, shrubs and other groundcover plants to filter run-off so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 15 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:
 - (a) adversely affect the migration of aquatic biota
 - (b) adversely affect the natural flow regime
 - (c) cause or contribute to water pollution
 - (d) result in watercourse or bank erosion
 - (e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse.
- 16 The location and construction of dams, water tanks and diversion drains should:
 - (a) occur off watercourse
 - (b) not take place in ecologically sensitive areas or on erosion-prone sites
 - (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
 - (d) protect the needs of downstream users
 - (e) minimise in-stream or riparian vegetation loss
 - (f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)
 - (g) protect ecosystems dependent on water resources.
- 17 Irrigated horticulture and pasture should not increase groundwater-induced salinity.

Stormwater

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

- 23 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 24 Stormwater management systems should maximise the potential for stormwater harvesting and reuse, including aquifer recharge, either on-site or as close as practicable to the source.
- 25 Where not detained or disposed on site, stormwater should be drained to a public stormwater disposal system.
- 26 Detention and retention basins should be sited and designed to:
 - (a) ensure public health and safety is protected, particularly in regard to high velocity drainage points and access to water bodies
 - (b) minimise potential health risks from exposure to mosquitoes.

Biodiversity and Native Vegetation

- 27 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including marine animals and plants, and their breeding grounds and habitats.
- 29 The provision of services, including power, water, effluent and waste disposal, access roads and tracks should be sited on areas already cleared of native vegetation.
- Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:
 - (a) provides an important habitat for wildlife or shade and shelter for livestock
 - (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
 - (c) provides an important seed bank for indigenous vegetation
 - (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
 - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture
 - (f) is growing in, or is characteristically associated with a wetland environment.
- 31 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:
 - (a) erosion or sediment within water catchments
 - (b) decreased soil stability
 - (c) soil or land slip
 - (d) deterioration in the quality of water in a watercourse or surface water runoff
 - (e) a local or regional salinity problem
 - (f) the occurrence or intensity of local or regional flooding.

- 32 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
 - (a) provision for linkages and wildlife corridors between significant areas of native vegetation
 - (b) erosion along watercourses and the filtering of suspended solids and nutrients from run-off
 - (c) the amenity of the locality
 - (d) bushfire safety
 - (e) the net loss of native vegetation and other biodiversity.
- Where native vegetation is to be removed, it should be replaced in a suitable location on the site with vegetation indigenous to the local area to ensure that there is not a net loss of native vegetation and biodiversity.
- 34 Development should be located and occur in a manner which:
 - (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone
 - (b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels
 - (c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.
- 35 Development should promote the long-term conservation of vegetation by:
 - (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies
 - (b) minimising impervious surfaces beneath the canopies of trees
 - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.
- 36 Horticulture involving the growing of olives should be located at least:
 - (a) 500 metres from:
 - (i) a national park
 - (ii) a conservation park
 - (iii) a wilderness protection area
 - (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area
 - (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.
- 37 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

Wattle Range Council General Section Natural Resources

Soil Conservation

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

Open Space and Recreation

OBJECTIVES

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

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

- 6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.
- Local parks should generally be a minimum of 0.2 hectares in size, and should be centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.
- 8 No more than 20 per cent of land allocated as public open space should:
 - (a) have a slope in excess of 1 in 4
 - (b) comprise creeks or other drainage areas.
- 9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.
- 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

- 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.

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along the coast, water frontages or arterial roads as shown on *Overlay Maps Transport.*
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 Not more than one dwelling should be constructed on an allotment within the Primary Production Zone with the exception of accommodation for tourism, dependent persons or short term workers.
- 10 Development should be undertaken in accordance with the *Concept Plan Maps WatR/1*, *WatR/2*, *WatR/3*, *WatR/4*, *WatR/5*, *WatR/6*, *WatR/7*, *WatR/8* and *WatR/9*.

Outdoor Advertisements

OBJECTIVES

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

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

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

Safety

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

Freestanding Advertisements

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

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

Flags, Bunting and Streamers

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

Advertising along Arterial Roads

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

Renewable Energy Facilities

OBJECTIVES

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

Wattle Range Council General Section Renewable Energy Facilities

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

Residential Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Design and Appearance

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

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

Garages, Carports and Outbuildings

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

Street and Boundary Setbacks

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

Site Coverage

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

Private Open Space

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

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

- Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:
 - (a) 2.5 metres for ground level or roof-top private open space
 - (b) 2.0 metres for upper level balconies or terraces.

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

Site Facilities and Storage

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

Visual Privacy

- 22 Direct overlooking into habitable room windows and onto the useable private open spaces of other dwellings from windows, especially from upper-level habitable rooms and external balconies, terraces and decks, should be minimised through the adoption of one or more of the following:
 - (a) building layout
 - (b) location and design of windows and balconies
 - (c) screening devices
 - (d) landscaping
 - (e) adequate separation.
- 23 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

Noise

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

Car Parking and Access

- 28 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 29 On-site parking should be provided having regard to:
 - (a) the number, nature and size of proposed dwellings
 - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
 - (c) the anticipated mobility and transport needs of the likely occupants, particularly groups such as aged persons
 - (d) availability of on-street car parking
 - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 30 Parking areas servicing more than one dwelling should be of a size and location to:
 - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
 - (b) provide adequate space for vehicles to manoeuvre between the street and the parking area
 - (c) reinforce or contribute to attractive streetscapes.
- 31 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:
 - (a) serve users efficiently and safely
 - (b) not dominate internal site layout
 - (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling
 - (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.
- 32 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.
- 33 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

Undercroft Garaging of Vehicles

- 34 Undercroft garaging of vehicles should occur only where:
 - (a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties
 - (b) vehicles can safely exit from the site without compromising pedestrian safety or causing conflict with other vehicles
 - (c) driveway gradients provide for safe and functional entry and exit
 - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath

- (e) openings into undercroft garage areas are designed to integrate with the main building so as to minimise visual impact
- (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
- (g) the overall streetscape character of the locality is not adversely impaired (eg visual impact, building bulk, front setbacks relative to adjacent development).
- 35 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 36 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

Dependent Accommodation

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

Swimming Pools and Outdoor Spas

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

Short-Term Workers Accommodation

OBJECTIVES

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

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

Siting and Visibility

OBJECTIVES

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

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

Wattle Range Council General Section Siting and Visibility

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

Sloping Land

OBJECTIVES

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

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

Supported Accommodation

OBJECTIVES

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

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

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

Telecommunications Facilities

OBJECTIVES

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

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

Tourism Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Tourism Development in Association with Dwelling(s)

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

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

Tourism Development Outside Townships

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

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

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.
- 20 Visitor car parking should be provided at the rate of:
 - (a) one space per 10 sites to be used for accommodation for parks with less than 100 sites
 - (b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.
- 21 On-site visitor parking in Caravan and Tourist parks should:
 - (a) be designed and located to be accessible to visitors at all times
 - (b) not dominate the internal site layout
 - (c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.
- 22 Long-term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.

Transportation and Access

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Movement Systems

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

- Land uses that generate large numbers of visitors such as shopping centres and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage active transport modes.
- Development generating high levels of traffic, such as schools, shopping centres and areas, entertainment and sporting facilities, should incorporate passenger pick-up and set down areas. The design of such areas should ensure interference to existing traffic is minimised and give priority to pedestrians, cyclists and public and community transport users.
- 7 The location and design of public and community transportset-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.
- 8 Development should provide safe and convenient access for all anticipated modes of transport including cycling, walking, public and community transport, and motor vehicles.
- Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.
- 10 Driveway cross-overs affecting pedestrian footpaths should maintain the level of the footpath.
- 11 Development should discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses such as schools.
- 12 Industrial/commercial vehicle movements should be separated from passenger vehicle car-parking areas.
- 13 Development should make sufficient provision on site for the loading, unloading and turning of all traffic likely to be generated.
- 14 Development should provide for the diversion of through traffic, particularly heavy commercial vehicles, from the town centre of Millicent where practicable. Traffic passing across the town, which cannot be diverted, should be encouraged to use Williams Road and Ridge Terrace.

Cycling and Walking

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

- 20 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 13*.
- 21 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14*.

Access

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

Access for People with Disabilities

- 30 Development should be sited and designed to provide convenient access for people with a disability.
- Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

Vehicle Parking

32 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with Table WatR/2 - Off Street Vehicle Parking Requirements.

- 33 Development should be consistent with Australian Standard AS 2890 Parking facilities.
- 34 Vehicle parking areas should be sited and designed in a manner that will:
 - (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
 - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
 - (c) not inhibit safe and convenient traffic circulation
 - (d) result in minimal conflict between customer and service vehicles
 - (e) avoid the necessity to use public roads when moving from one part of a parking area to another
 - (f) minimise the number of vehicle access points to public roads
 - (g) avoid the necessity for backing onto public roads
 - (h) where reasonably possible, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points
 - (i) not dominate the character and appearance of a centre when viewed from public roads and spaces
 - (j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas.
- 35 Vehicle parking areas should be designed to reduce opportunities for crime by:
 - (a) maximising the potential for passive surveillance by ensuring they can be overlooked from nearby buildings and roads
 - (b) incorporating walls and landscaping that do not obscure vehicles or provide potential hiding places;
 - (c) being appropriately lit
 - (d) having clearly visible walkways.
- Where parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to customers.
- 37 Parking areas that are likely to be used during non daylight hours should provide floodlit entrance and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the car park.
- 38 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 39 Stormwater from parking areas should be collected for reuse, with overflow discharged to the Council stormwater system
- 40 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

Waste

OBJECTIVES

- 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.
- 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.

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

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

Wastewater

- 7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Wastewater storage lagoons should not be sited in any of the following areas:
 - (a) within land subject to a 1 in 100 year average return interval flood event
 - (b) within 20 metres of a public road or road reserve
 - (c) within 50 metres of the top of the bank of a watercourse
 - (d) within 200 metres of a dwelling
 - (e) within 500 metres of the coastal high water mark
 - (f) where the base of the lagoon would be below any seasonal water table
 - (g) where wastewater in the lagoon could intercept with underlying seasonal water table.
- 9 Wastewater storage lagoons should be avoided within a water protection area within the meaning of Part 8 of the Environment Protection Act 1993.
- 10 Wastewater storage lagoons should be sufficiently separated from adjacent land uses that may be sensitive to adverse odours.
- 11 Wastewater storage lagoons should be designed and constructed in accordance with the current *Environment Protection (Water Quality) Policy*.

Waste Treatment Systems

- 12 Development that produces any effluent should be connected to an approved waste treatment system which may include sewage, community wastewater management systems, or on-site wastewater treatment and disposal methods.
- 13 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:
 - (a) the quality of surface and groundwater resources
 - (b) public health
 - (c) the amenity of a locality
 - (d) sensitive land uses.
- 14 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.
- 15 Any domestic waste treatment system or effluent drainage field should be located within the allotment of the development that it will service.

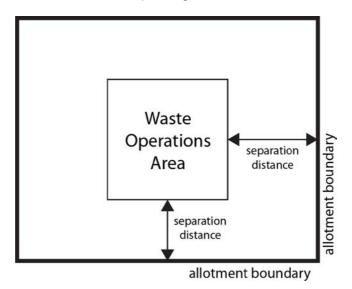
- A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.
- 17 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.
- 18 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:
 - (a) into any waters
 - (b) onto land in a place where it is reasonably likely to enter any waters by processes such as:
 - (i) seepage
 - (ii) infiltration
 - (iii) carriage by wind, rain, sea spray, or stormwater
 - (iv) the rising of the watertable.
- 19 Winery waste management systems should be designed to ensure:
 - (a) surface runoff does not occur from the wastewater irrigation area at any time
 - (b) wastewater is not irrigated onto waterlogged areas, land within 50 metres of a creek, or swamp or domestic or stockwater bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer
 - (c) wastewater is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land
 - (d) wastewater is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the wastewater
 - (e) stormwater run-off from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods
 - (f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.

Waste Management Facilities

OBJECTIVES

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

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



- Only land uses and activities that are compatible with both a waste management facility and any adjacent land uses may be located within the separation distance.
- 6 Separation and/or noise attenuation should be used to ensure noise generation associated with the waste management operation does not unreasonably interfere with the amenity of sensitive land uses.
- 7 Sufficient area should be provided within the waste operations area for the:
 - (a) maximum expected volume of material on the site at any one time

- (b) containment of potential groundwater and surface water contaminants
- (c) diversion of clean stormwater away from the waste and potentially-contaminated areas.
- 8 Landscaping should be provided to screen views of the processing facilities and operational areas.
- 9 Waste management sites should be accessed by appropriately constructed and maintained roads.
- 10 Traffic circulation movements within any waste management site should:
 - (a) be of a dimension and constructed to support all vehicles transporting waste
 - (b) enable all vehicles to enter and exit the site in a forward direction.
- 11 Suitable access for emergency vehicles should be provided to and within waste management site.
- 12 Chain wire mesh or pre-coated painted metal fencing to a minimum height of 2 metres should be erected on the perimeter of a waste management facility site to prevent access other than at entry points.
- 13 Plant, equipment or activities that could cause a potential hazard to the public should be enclosed by a security fence.
- 14 Litter control measures that minimise the incidence of wind blown litter should be provided.
- 15 The waste operations area of a landfill or organic waste processing facility should be sited:
 - (a) at least 3 kilometres from an airport used by commercial aircraft to minimise the risk of bird strikes to aircraft
 - (b) at least 1.5 kilometres from an airport used by piston aircraft
 - (c) at least 500 metres from:
 - (i) the boundaries of the allotment
 - the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation in the case of an organic waste processing facility for the composting of waste
 - (d) at least 250 metres from a public open space reserve, forest reserve, national park, conservation zone or policy area
 - (e) at least 100 metres from:
 - (i) the nearest surface water (whether permanent or intermittent)
 - (ii) a 1 in 100 year average return interval flood event area.
- 16 The waste operations area of a landfill should not be located on land:
 - (a) that is subject to land slipping
 - (b) with ground slopes greater than 10 per cent, except where the site incorporates a disused quarry.
- 17 The waste operations area of an organic waste processing facility should not be located on land:
 - (a) that is subject to land slipping
 - (b) with ground slopes greater than 6 per cent

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

Zone Section

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.
- 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 of agricultural and other commodities
 - office and workers' amenities (operating as an adjunct to a bulk handling use of the site)
 - road transport terminal
 - value-adding industries associated with bulk commodities.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Development unrelated to facilities associated with the reception, storage and dispatch of agricultural and other commodities in bulk, or value-adding industries processing such commodities, should not occur.
- 4 Development in and adjacent the zone should not impede the on-going operation of facilities associated with the handling and storage of bulk commodities.

Form and Character

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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	
Fuel Depot	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Motor repair station	
Nursing home	
Petrol filling station	
Place of worship	
Pre-school	
Shop	
Special industry	
Tourist accommodation	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Bulk commodity handling and storage facilities	

Caravan and Tourist Park Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

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

DESIRED CHARACTER

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

Buildings will be single storey and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - amenity blocks, including showers, toilet and laundry facilities
 - caravan park
 - caravans
 - cabins
 - camping grounds
 - recreation area
 - tourist park.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 A minimum of 12.5 per cent of the site should comprise communal open space, landscaped areas and recreation areas.
- 4 Permanent buildings should be limited to a dwelling (manager's house), shop, restaurant, community or recreational facility and toilets/amenities.

- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 8 Development should have a minimum site level of 2.5 metres and a finished floor level of 2.7 metres Australian Height Datum.

Car Parking and Access

9 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

Street and Boundary Setbacks

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

Natural Hazards

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 allotments should be created wholly or partly within the zone.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Crematorium	
Dairy	
Dam	
Detached dwelling	
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	Except where no additional allotments are created wholly or partly within the zone.
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	
Restaurant	Except where: (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	
Shop or group of shops	Except where: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.

Form of Development	Exceptions
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	
Caravan park		

Coastal Conservation Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

- 1 To enhance and conserve the natural features of the coast including visual amenity, landforms, fauna and flora.
- 2 Low-intensity recreational uses located where environmental impacts on the coast will be minimal.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Parts of the zone are at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change.

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

Development within the zone should be subservient to the conservation of the coastal environment in order to ensure the fragile coastal environment is protected and biodiversity is maintained. The zone includes parts of Canunda National Park and Beachport Conservation Park. The protection of the sensitive coastal environment requires the appropriate management of public access.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - coastal protection works
 - conservation works
 - interpretive signage and facilities
 - small scale tourism/visitor facilities (excluding accommodation).
- Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Buildings and structures should mainly be for essential purposes, such as shelters and toilet facilities associated with public recreation, navigation purposes or necessary minor public works
- 4 Development involving the removal of shell grit or sand, other than for coastal protection works purposes, or the disposal of domestic and industrial waste should not be undertaken.
- Institutional camp sites or similar accommodation facilities and intensive recreational uses should not be developed adjacent Lake George or in other areas where an adverse impact on the appearance and features of the coastal landscape may result.
- Development associated with the processing of fish on parts of Sections 372, 377 and 378, Hundred of Rivoli Bay may take place provided it is undertaken on a limited scale and where it will have minimal impacts and will be sensitive to the rural, natural and coastal surroundings.

7 Land located in Sections 210 and 211, Hundred of Rivoli Bay should be used solely for cemetery purposes.

Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 10 Development should:
 - (a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition
 - (b) minimise vehicle access points to the area that is the subject of the development
 - (c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view
 - (d) utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 11 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.

Land Division

- 12 Land should not be divided except where:
 - (a) no additional allotments are created wholly or partly within the zone
 - (b) there is no increase in the number of allotments with direct access to the coast or a reserve including by creation of land under rights of way or community titles.

PROCEDURAL MATTERS

Complying Development

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

No other forms of development are complying in the zone.

Non-complying Development

Form of Development	Exceptions	
Advertisement and/or advertising hoarding	Except in association with conservation works or tourist information purposes.	
Amusement machine centre		
Bus Depot		
Caravan Park		
Cemetery		

Form of Development	Exceptions
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except in the form of a detached dwelling that is located outside the foredune system or where used for the purposes of administering any of the following: (a) National Parks and Wildlife Act 1972 (b) Wilderness Protection Act 1992.
Educational establishment	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	Except where it involves the processing of fish and located on parts of Sections 372, 377 and 378, Hundred of Rivoli Bay.
Intensive animal keeping	
Land division	Except where: (a) no additional allotments are created wholly or partly within the zone (b) it results in allotments of greater than 40 hectares (c) there is no increase in the number of allotments with frontage or direct access to the coast.
Marina	
Mining	
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the National Parks and Wildlife Act 1972.
Petrol filling station	
Place of worship	
Pre-school	
Public service depot	

Form of Development	Exceptions
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Water tank	
Wrecking yard	

Public Notification

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

Coastal Open Space Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

- 1 Coastal land protected from development other than that necessary for conservation, recreational activity and public facilities.
- 2 Preservation and upgrading of the scenic character of the coastal landscape and foreshore areas fronting urban areas, townships or settlements.
- 3 Development of foreshore areas for recreational use with essential conveniences and facilities for the public.
- 4 Land subject to inundation or susceptible to erosion kept free of development.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone comprises the coastal strip within the urban settlement of Beachport. The role of this zone is primarily to maintain the coastal area as open space, protect the remnant coastal features, maintain appropriate coastal protection strategies, to preserve public access to these areas and to encourage uses that will enhance the communities' enjoyment of the coast.

Parts of the zone are at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are considered appropriate in the zone:
 - barbecue, picnic table, shelter
 - coastal protection works
 - community recreation facility directly related to water activities (such as sailing clubs, boat ramps)
 - iettv
 - play ground, play equipment
 - public car parking.
- 2 The provision of facilities should be related to the demand for such facilities so as to prevent oversupply and inappropriate siting.
- 3 Development should be for public purposes and use.
- 4 Development that does not require a coastal location should not be located in the zone.

Form and Character

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

- 6 Development should not diminish the ability of the public to use and enjoy the coast or to gain access to the foreshore.
- 7 Community facilities including shelters, boat ramps, public conveniences and kiosks, should be sited in convenient and accessible locations linked to the surrounding vehicular and pedestrian movement networks.
- 8 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

Form of Development	Exceptions
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	

Form of Development	Exception	ons
Land division	Except w (a) (b)	rhere: no additional allotments are created wholly or partly within the zone there is no increase in the number of allotments with frontage or direct access to the coast.
Mining		
Motel		
Motor repair station		
Nursing home		
Office		
Petrol filling station		
Place of worship		
Pre-school		
Public service depot		
Road transport terminal		
Service trade premises		
Shop or group of shops	Except w metres.	here the gross leasable area is less than 80 square
Stadium		
Stock sales yard		
Stock slaughter works		
Store		
Tourist accommodation		
Warehouse		
Waste reception, storage, treatment or disposal		
Water tank		
Wrecking yard		

Public Notification

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

Commercial Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

- Development should be set back at least 8 metres from any road frontage, except where fronting a road identified in <u>Table WatR/1- Building Setbacks from Road Boundaries</u>, where an increased setback may be required to minimise the visual impact of development.
- Development should incorporate extensive landscaping along road frontages, especially land adjacent the main entrances into the town, to present an attractive appearance and to minimise the visual impact of the developed site on the character and amenity of the township and its setting, and especially on land located to the northeast of Princes Highway and north of Bryant Street.

Land Division

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

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

Form of Development	Exceptions
Dairy	
Dwelling	
Educational establishment	
Farm building	
Farming	
Fuel depot	
General industry	
Horticulture	
Hospital	
Intensive animal keeping	
Mining	
Nursing home	
Place of worship	
Pre-school	
Road transport terminal	
Shop or group of shops	Except where it achieves one of the following: (a) the gross leasable area is less than 250 square metres (b) the shop is a bulky goods outlet.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment, or disposal	
Winery	
Wrecking yard	

Wattle Range Council Zone Section
Commercial Zone

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

Alterations and additions to existing development

Bulky goods outlet

Office

Service industry

Service trade premises

Store

Warehouse

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.
- Development of a kind that marks the approaches to the business centre of the town and provides an attractive setting for and is complementary to the functions of the business centre.

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

Form and Character

Development should be designed, constructed, sited and landscaped to retain existing building setbacks as well as the general open and treed character of public parklands.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

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

Public Notification

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

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

Category 1	Category 2
Office	Meeting hall
Consulting room	Place of worship

Deferred Urban Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

- 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.
- 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.

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 and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Development should not be undertaken if it will be prejudicial to the orderly and economic development of future urban land uses within the zone.

Land Division

- 4 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.
- 5 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

Form of Development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that does not result in more than one dwelling on an allotment.
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Mining	
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Road transport terminal	
Service trade premises	
Shop	

Form of Development	Exceptions
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.

District Town Centre Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

- A centre that accommodates a full range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, religious and residential facilities to serve the community and visitors within the surrounding district.
- 2 Development of a visually and functionally cohesive and integrated district town centre.
- 3 A centre accommodating medium density residential development in conjunction with non-residential development.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bank
 - child care centre
 - civic centre
 - consulting room
 - discount department store
 - dwelling in conjunction with non-residential development
 - educational establishment
 - emergency services facility
 - entertainment facility
 - health facility
 - hospital
 - hotel
 - indoor games centre
 - library
 - motor repair station
 - office
 - place of worship
 - playing field
 - pre-school
 - primary school
 - residential flat building in conjunction with non-residential development
 - restaurant
 - service industries in appropriate locations
 - shop
 - supermarket
 - swimming pool.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Medium density residential development and development comprising a variety of residential and nonresidential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

Form and Character

- 4 Industry uses should be restricted to small-scale light and service industry activities subject to acceptable interface measures.
- 5 Development should be designed and sited to promote linkages between the various developments within the centre and adjoining main roads.
- Facilities within the centre should be located and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.
- 7 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 8 Development should incorporate verandahs, to provide for sheltered pedestrian movement, by any of the following means:
 - (a) a self-supporting or cantilevered structure over any public footpath abutting the site of the development
 - (b) a structure supported by columns or posts beneath the canopy, only where a pedestrian way on or abutting the site of the development is on private land or, if located on public land, the posts form an important component of the design of the proposed development and provided each column or post is not load-bearing or placed less than 900 millimetres from the edge of the kerb of any adjacent roadway.
- Development of land with frontage to George Street should enable economic use of lower floor levels in and mainly to the rear of the buildings; limit the number of vehicular access and egress points to those that are essential for service and emergency purposes only and maintain the existing building alignment to that road, except where provision is appropriately made for pedestrian movement, landscaping or seating.
- Where development abuts a residential zone, the design and siting of such development should protect and enhance residential amenity. This may be achieved by measures such as careful location of access points, and appropriate buffer treatment such as landscaping, walls or other noise-shielding techniques.
- Development should be carried out, where applicable, in accordance with the concepts shown on <u>Concept Plan Map WatR/4 – District Town Centre</u>.

Land Division

12 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

Form of Development	Exceptions
Dwelling	Except where in conjunction with a non-residential development.
Fuel depot	

Form of Development	Exceptions
Horticulture	
Industry	Except where it is in the form of a light or service industry.
Major public service depot	
Road transport terminal	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

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
 - transport distribution
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Activities that have a high demand for water and liquid waste disposal needs should not be located in the Boandik Industrial Estate area at Millicent unless the required services to satisfy these needs are made available as part of the development being proposed.

Form and Character

- 4 Development should be set back at least 8 metres from any road frontage, except where fronting a road identified in <u>Table WatR/1- Building Setbacks from Road Boundaries</u>, where an increased setback may be required to minimise the visual impact of development.
- In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
 - (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment
 - (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment
 - (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 6 Building facades facing a residential zone should not contain openings or entrance ways that would result in the transmission of noise towards the residential zone that would adversely affect the amenity of the residential zone.
- Any external plant and equipment (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.

- Where development abuts a Residential Zone, the design and siting of such development should protect or enhance residential amenity. This may be achieved by measures such as careful location of access points and the siting of outdoor activities, and appropriate buffer treatment such as landscaping, walls or other noise-shielding techniques.
- 9 Development located near Rendelsham Road at Millicent should be limited to small-scale industrial activities only, which do not generate substantial noise or traffic, and should exhibit a high standard of architectural quality, form and appearance in order to preserve the amenity.
- 10 At Beachport, the siting, design and construction of buildings and structures and the storage of materials should:
 - (a) preserve and enhance the amenity of the locality
 - (b) minimise any adverse visual impact when viewed from the adjoining Rural Living Zone or from the Beachport to Millicent Road
 - (c) not have direct access onto or from the Beachport to Millicent Road.
- Development should be carried out, where applicable, in accordance with the concepts shown on Concept Plan Map WatR/9 – Beachport Industrial Subdivision.

Land Division

- 12 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 and an average width of at least 20 metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

Form of Development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.

Form of Development	Exceptions
Educational establishment	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Horticulture	
Hospital	
Hotel	
Motel	
Nursing home	
Office	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Pre-school	
Place of worship	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Tourist accommodation	

Public Notification

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

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

Category 1	Category 2
Builder's yard	Fuel depot
Light industry	General industry
Service trade premises	Motor repair station
Store	Public service depot
Timber yard	Road transport depot
Warehouse	

Light Industry Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

A zone accommodating a range of light industrial, storage and warehouse land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

- Development should be set back at least 8 metres from any road frontage, except where fronting a road identified in <u>Table WatR/1- Building Setbacks from Road Boundaries</u>, where an increased setback may be required to minimise the visual impact of development.
- 4 Advertisements and advertising hoardings should not include any of the following:
 - (a) flashing or animated signs
 - (b) bunting, streamers, flags, wind vanes and similar
 - (c) roof-mounted advertisements projected above the roofline
 - (d) parapet-mounted advertisements projecting above the top of the parapet.

Land Division

- 5 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 and an average width of at least 20 metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Wattle Range Council Zone Section

Light Industry Zone

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
Builder's yard	Motor repair station
Light industry	
Service trade premises	
Store	
Timber yard	
Warehouse	

Primary Production Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

- 1 Economically productive, efficient and environmentally sustainable primary production.
- 2 Allotments of a size and configuration that promote the efficient use of land for primary production.
- 3 Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.
- 4 Recreational use by the public of Lake Leake and its environs.
- 5 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:
 - commercial forestry
 - dairy farming
 - diversification of existing farming activities through small scale tourist accommodation:
 - within existing buildings; or
 - in the form of farm stay, guesthouse, rural or nature retreat, or bed and breakfast accommodation as an integral part of the farm buildings complex
 - farming
 - horticulture
 - intensive animal keeping
 - wind farm and ancillary development
 - wind monitoring mast and ancillary development.

- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 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.
- 4 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.
- 5 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.
- 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 does not result in more than one dwelling per allotment.
- 7 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.
- The existing Millicent Golf Course should be retained for recreational purposes and residential development should not be undertaken on land owned by the Golf Course.

Form and Character

- 9 Development should be set back at least 30 metres from any road frontage, except where fronting a road identified in <u>Table WatR/1- Building Setbacks from Road Boundaries</u>, where an increased setback may be required to minimise the visual impact of development.
- 10 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.
- 11 Within the Fire Hazard Reduction Area shown on *Overlay Maps WatR/14 and WatR/47 Hazards*, development should not take place if it is likely to lead to any of the following:
 - (a) fire hazard levels that undermine the extent or the function of the fire safety buffer around the township of Nangwarry
 - (b) additional allotments being created
 - (c) linear or isolated development occurring.
- 12 Industrial development in the environs of Snuggery should be undertaken as a compact extension of the existing industrial use of land.
- 13 There should be no more than two dwellings on land located within the 'area for limited development' as shown on <u>Concept Plan WatR/1 Airport Building Heights / Millicent Environs</u>.
- 14 There should be no further development undertaken on the slopes of Mount Muirhead.
- 15 The settlement of Furner should expand in a compact, orderly and economic manner.
- 16 Development in proximity to the potentially affected locations should have regard to the presence of possible contamination resulting from the former deposition of household waste on any of the following:
 - (a) Road Reserve adjacent Sections 72 and 419, Hundred of Mayurra
 - (b) Sections 450 and 454, Hundred of Hindmarsh.

Land Division

- 17 An additional allotment of not less than 1 hectare may be created to contain one of two existing habitable dwellings located on an existing allotment as at 6 January 1995.
- 18 For land not within a Policy Area or within the Fire Hazard Reduction Area shown on *Overlay Maps WatR/14 and WatR/47 Hazards*, 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.
- 19 For land not within a policy area, land division involving boundary realignments should only occur where the number of resulting allotments of less than 40 hectares is not greater than the number that existed prior to the realignment.
- 20 No additional allotments should be created within the Fire Hazard Reduction Area shown on *Overlay Maps WatR/14* and *WatR/47 Hazards*.

Township Fringe 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 primarily for low-intensity primary production compatible with the adjoining urban areas.
- 2 Preservation of rural character and scenic features as a backdrop to the town.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwellings on large allotments
 - farming
 - low-intensity primary production.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Rural industries and activities such as intensive animal keeping, feedlots, commercial bulk handling and storage, mining, stock sale yards and produce processing industries that require large buildings or multiple structures should not be developed.
- 4 Animal keeping should generally be for farming or small-scale domestic purposes only.
- 5 Small-scale tourist accommodation may be developed where it achieves one of the following:
 - (a) it is within existing buildings
 - (b) it is in the form of farm stay, guesthouse, rural or nature retreat or bed and breakfast accommodation as an integral part of the group of farm buildings.

Form and Character

- 6 Dwellings should be confined to a detached dwelling associated with primary production on the same allotment.
- 7 Farm buildings, dwellings and residential outbuildings, should be grouped together.
- 8 Buildings should be sited and designed to minimise their visual impact on the scenic and natural qualities of the landscape.
- 9 Existing vegetation should be retained and development of structures should include landscaping adjacent to roadside boundaries to provide an attractive entrance to towns as viewed from public roads and to enhance the scenic contrast between urban development and rural areas.
- 10 No allotment should have more than one point of access to Adelaide Road or to Mount Gambier Road.

Land Division

- 11 Land division should not create allotments of less than 30 hectares.
- 12 Land division involving boundary realignments should only occur where the number of resulting allotments of less than 30 hectares is not greater than the number that existed prior to the realignment.

Horticulture 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 primarily for horticulture.
- 2 The establishment of appropriately scaled industries for washing, processing and packaging primary produce, and servicing and supporting horticulture.
- 3 Development sensitive to the importance of the policy area for wine production.
- 4 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area comprises those areas in which there are significant pockets of Terra Rossa soil and other soil types, which combined with a suitable, low salinity water supply are capable of supporting perennial horticulture such as vineyards and orchards.

Other soil types within this zone are generally suitable for a range of annual horticultural pursuits and irrigated pasture.

The zone should emphasise the dominance of wine grape production and the orderly, geometric pattern of vineyard development, with companion planting along the roads.

Buildings and structures should be sited in such a way that they are visible from the roads but are not dominating in their appearance.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

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

Wattle Range Council Zone Section Primary Production Zone Horticulture Policy Area 2

Land Division

- 5 Land division should not create allotments of less than 5 hectares.
- 6 Land division involving boundary realignments should only occur where the number of resulting allotments of less than 5 hectares is not greater than the number that existed prior to the realignment.
- 7 The division of land to facilitate more intensive forms of primary production should only be undertaken where:
 - (a) water of sufficient quantity and quality is available to sustain the proposed use
 - (b) the soil structure and land capability classification is appropriate for irrigated horticulture
 - adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants, can be avoided
 - (d) there will not be a risk of the watertable either falling or rising significantly.

Katnook Primary Industry Policy Area 3

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

- 1 A policy area:
 - (a) for farming, intensive animal keeping, horticulture and commercial forestry, with:
 - (i) recreational facilities
 - (ii) industries processing or associated with the products of farming, intensive animal keeping, horticulture or commercial forestry, including industries for the processing of timber or the production of paper.
- 2 A policy area in which the character of the pleasant rural landscape is retained.
- 3 Protection of land within the zone from development which could contribute to the pollution of the underground water resource.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwelling
 - farming
 - farm building
 - horticulture
 - recreation area
 - wind farm and ancillary development
 - wind monitoring mast and ancillary development.
- 2 The design, siting and maintenance of buildings in the zone should ensure that the natural character and beauty of the area is maintained.
- 3 Development should not result in the removal of stands of native vegetation or roadside vegetation.
- 4 Development should not result in unnecessary drainage of land.
- Buildings within this policy area should be set-back at least 50 metres from the boundary of a primary or secondary arterial road as shown on *Overlay Map WatR/14 Transport* and 30 metres from the boundary of any other road, subject to allowance being made for the preservation of any existing vegetation, and having regard to the slope of the natural surface, the design and orientation of the building and the effect on the amenity of the adjoining land.
- 6 Development should take place in a manner which will minimise hazards from bushfire and should involve:
 - (a) the careful siting of buildings
 - (b) use of appropriate building materials
 - (c) provision of a reliable and adequate supply of water for fire-fighting purposes

Wattle Range Council
Zone Section
Primary Production Zone
Katnook Primary Industry Policy Area 3

- (d) provision of suitable access roads.
- A junk yard, or a use of land for the reception, storage, treatment or disposal of waste, should not be sited where it:
 - (a) would be likely to result in pollution of surface or underground water resources
 - (b) would pose a fire risk to forests
 - (c) cannot be satisfactorily screened from views from nearby roads.

Land Division

- 8 Land division should not create allotments of less than 10 hectares.
- 9 Land division involving boundary realignments should only occur where the number of resulting allotments of less than 10 hectares is not greater than the number that existed prior to the realignment

Primary Production Policy Area 5

Refer to the Map Reference Table for a list of the maps that relate to this policy area.

OBJECTIVES

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

DESIRED CHARACTER

This policy area comprises the area of part of the primary production area to the north and east of Penola which is predominantly flat to slightly undulating farming land with a scattering of native vegetation and lends itself well to horticultural, pastoral and forestry land uses.

It is envisaged that the policy area will continue to be used for such purpose with opportunities for more intensive forms of primary production being available subject to sustainable management practices. It is desirable that buildings and structures that are visible from the roads are not dominating in their appearance.

The natural qualities and valuable assets of the Penola Commonage land will be protected and enhanced while providing for a range of compatible agricultural, educational, recreational and community uses for the common enjoyment of the community and visitors to the region.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

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

Land Division

5 Land division should not result in allotments of less than 10 hectares.

Wattle Range Council
Zone Section
Primary Production Zone
Primary Production Policy Area 5

- 6 Land division involving boundary realignments should only occur where the number of resulting allotments of less than 10 hectares is not greater than the number that existed prior to the realignment.
- 7 The division of land to facilitate more intensive forms of primary production should only be undertaken where:
 - (a) water of sufficient quantity and quality is available to sustain the proposed use
 - (b) the soil structure and land capability classification is appropriate for irrigated horticulture
 - (c) adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants, can be avoided
 - (d) there will not be a risk of the watertable either falling or rising significantly.

PROCEDURAL MATTERS

Complying Development

Township Fringe Policy Area 1

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:

Exceptions	
Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.	
 Except for a detached dwelling that: (a) is on an allotment greater than 30 hectares (b) will not result in more than one dwelling on the allotment (c) is located outside of the 'Area within 500 metres of the saleyards in which dwellings are prohibited' as shown on Concept Plan Map WatR/1 – Airport Building 	

Form of Development	Exceptions	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): (a) at least 500 metres from all of the following: (i) a National Park (ii) a Conservation Park (iii) a Wilderness Protection Area (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area (b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.	
Hospital		
Hotel		
Industry where it is located in the Township Fringe Policy Area 1	Except a light industry located on section 503, Hundred of Mount Muirhead and where it is ancillary to and in association with the Millicent Aerodrome.	
Indoor recreation centre		
Intensive animal keeping where it is located in the Township Fringe Policy Area 1		
Land division within the Fire Hazard Reduction Area shown on <i>Overlay</i> <i>Maps WatR/14</i> and <i>WatR/47</i> - <i>Hazards</i>		
Land division outside of a policy area	Except for a land division in any of the following circumstances: (a) where the allotments created are 40 hectares or more (b) involving a boundary realignment and where the number of resulting allotments less than 40 hectares remains the same as existed prior to the realignment (c) where an additional allotment of not less than 1 hectare is created to contain one of two existing habitable dwellings located on an existing allotment as at 6 January 1995.	
Land division within the Township Fringe Policy Area 1	Except for a land division in any of the following circumstances: (a) where the allotments created are 30 hectares or more (b) involving a boundary realignment and where the number of resulting allotments less than 30 hectares remains the same as existed prior to the realignment (c) where an additional allotment of not less than 1 hectare is created to contain one of two existing habitable dwellings located on an existing allotment as at 6 January 1995.	
Land division within the Horticulture Policy Area 2	Except for a land division in any of the following circumstances: (a) where the allotments created are 5 hectares or more (b) involving a boundary realignment and where the number of resulting allotments less than 5 hectares remains the same as existed prior to the realignment (c) where an additional allotment of not less than 1 hectare is created to contain one of two existing habitable dwellings located on an existing allotment as at 6 January 1995.	

Form of Development	Exceptions	
Land division within the Katnook Policy Area 3	Except for a land division in any of the following circumstances: (a) where the allotments created are 10 hectares or more (b) involving a boundary realignment and where the number of resulting allotments less than 10 hectares remains the same as existed prior to the realignment (c) where an additional allotment of not less than 1 hectare is created to contain one of two existing habitable dwellings located on an existing allotment as at 6 January 1995.	
Land division within the Primary Production Policy Area 5	Except for a land division in any of the following circumstances: (a) where the allotments created are 10 hectares or more (b) involving a boundary realignment and where the number of resulting allotments less than 10 hectares remains the same as existed prior to the realignment (c) where an additional allotment of not less than 1 hectare is created to contain one of two existing habitable dwellings located on an existing allotment as at 6 January 1995.	
Motel where it is located in the Township Fringe Policy Area 1	Except where the motel is located within section 202, Hundred of Mayurra.	
Mining where it is located in the Township Fringe Policy Area 1		
Motor repair station		
Nursing home		
Office	Except where it is: (a) ancillary to and in association with primary production, tourism development or industry (b) not located within the Township Fringe Policy Area 1.	
Petrol filling station		
Place of worship		
Road transport terminal where it is located in the Township Fringe Policy Area 1		
Pre-school		
Primary school		
Service trade premises		
Shop or group of shops	Except where it is: (a) used for retail sales or for a restaurant that is ancillary to and in association with primary production, tourism development or industry (b) not located within the Township Fringe Policy Area 1.	
Stock sales yard where it is located in the Township Fringe Policy Area 1		

Form of Development	Exceptions
Stock slaughter works where it is located in the Township Fringe Policy Area 1	
Warehouse where it is located in the Township Fringe Policy Area 1	
Waste reception, storage, treatment or disposal where it is located in the Township Fringe Policy Area 1	
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
Alterations and additions to existing development, other than intensive animal keeping and development listed as non – complying.	Horticulture
	General industry for wood processing works or pulp or paper works.
Dwelling	Special industry for wood processing works or pulp
Farming (other than farming in the nature of	or paper works.
aquaculture). Farm building	Wind farms and ancillary development such as substations, maintenance sheds, access roads and
Horse keeping	connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from: (a) an existing dwelling or tourist accommodation that is not associated with the wind farm; (b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists; (a) the boundaries of any Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area or Precinct or any Heritage Area (including within the area of an adjoining Development Plan).
	Wind monitoring mast and ancillary development

Residential Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

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

DESIRED CHARACTER

Beachport

Beachport comprises residentially-developed and subdivided areas, a defined centre providing for the day-to-day needs of residents and visitors, together with portion of the commonage reserve and the lake and is located in an area that enjoys a rather unique and secluded environment because of its setting, topography and existing vegetation.

Scattered residential development has occurred and generally the area comprises a mixture of old, permanent, residential dwellings and a number of relatively old holiday houses, together with more recent housing, some of which is substantial and of a very good standard. It is desirable that these features are retained by sensitive development on existing allotments to minimise erosion and to maintain existing vegetation wherever practical.

It also comprises an open area forming an entrance to the built-up area that contains public recreation development, including the golf course and the bowling club. Development of this area should not detract from the township's coastal setting, and should retain existing vegetation and the relatively open nature of the landscape yet provide opportunities for attractive tourist development. New building development should have a low-profile and preferably be single-storey in height. It is desirable that the attractiveness and appeal of this town entrance area and the adjacent foreshore is maintained and enhanced as it is of tourist significance. However, substantial permanent residential, commercial, retail or industrial development, or further land division to accommodate such uses, is inappropriate in the town entrance area as this would detract from its tourist character.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small scale non-residential uses that serve the local community, for example:
 - child care facilities
 - health and welfare services
 - open space
 - primary and secondary schools
 - recreation areas

- shops, offices or consulting rooms
- supported accommodation.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- Vacant or underutilised land should be developed in an efficient and co-ordinated manner to Increase housing choice by providing dwellings with densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the needs of the local community
 - (b) is consistent with the character of the locality
 - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

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

Parameter	Value
Minimum setback from primary road frontage	8 metres - for infill development
	6 metres in all other instances
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	3 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	8 metres
Minimum area of private open space	35 square metres
Minimum number of on site car parking spaces (One of which should be covered)	2

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

Parameter	Value
Minimum setback from primary road frontage	8 metres - for infill development
	6 metres in all other instances
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	0.6 metres
Minimum setback from rear boundary	0.6 metres
Maximum building height (from natural ground level to the ridgeline of the roof)	4 metres
Maximum floor area	75 square metres

- 10 Sheds, garages and similar domestic outbuildings should:
 - (a) not be of a size or constructed in a location that results in their visual dominance of the dwelling to which they relate or of the locality in which they are sited
 - (b) be used for domestic purposes only and in conjunction with a dwelling that is existing or is under construction on the same site
 - (c) be sited no closer to a public road, or public open space, than the dwelling with which it is associated
 - (d) not intrude onto the required minimum area of private outdoor open space for the dwelling.
- 11 Residential development within the south western parts of Section 124, Hundred of Mayurra should only take place once the residential development of Section 559, Hundred of Mount Muirhead has been completed.
- 12 Development should be carried out, where applicable, in accordance with the concepts shown on <u>Concept Plan Map WatR/8 - Residential.</u>
- 13 Development of land north of Railway Terrace and Golf Course Road, Beachport resulting in the creation of allotments should not be undertaken in areas subject to inundation unless satisfactory landfill is provided.

Land Division

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

Dwelling Type	Site Area (square metres)	Minimum frontage (metres)
Detached	400 minimum	15
Semi-detached	300 minimum	10
Group dwelling	300 average	20
Residential flat building	300 average	10
Row dwelling	300 minimum	10

Wattle Range Council Zone Section Residential Zone

- Other than in the Low Density Policy Area 4, the average width of a new allotment should be not less than 50 per cent of its average depth.
- 16 The division of land in part Section 574, Hundred of Mount Muirhead should only occur when vehicular access to Short Street by means of a bridge over Drain 36 is available or is to be provided as part of the development proposed.

Low Density Policy Area 4

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

1 A low density residential policy area primarily for detached dwellings on large allotments.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - detached dwellings
 - domestic outbuildings
- 2 Non-residential land uses should not be undertaken if the predominant living conditions and residential amenity of the area are prejudiced.

Form and Character

- 3 Development should incorporate a low profile form and exhibit a modest building bulk and scale so as to maintain and enhance the pleasant open country character.
- 4 Existing mature vegetation should be preserved wherever possible.

Land Division

The division of land should not result in the creation of additional allotments having an area less than 2000 square metres and an average width less than 40 per cent of its average depth.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	
Amusement machine centre	
Consulting rooms	Except where: (a) the total floor area is less than 100 square metres. (b) the site does not front an arterial road.
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motor repair station	
Office	Except where: (a) the total floor area is less than 100 square metres. (b) the site does not front an arterial road.
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) the gross leasable area is less than 80 square metres (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	

Form of Development	Exceptions
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
Semi detached dwelling	Aged persons accommodation including nursing
Row dwelling	home, hostel and retirement village.
Domestic outbuilding	

Rural Living Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

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

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 and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 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 should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.

Form and Character

- Other than for dwellings, development should be set back at least 15 metres from any road frontage, except where fronting a road identified in Table WatR/1-Building Setbacks from Road Boundaries, where an increased setback may be required to minimise the visual impact of development.
- 7 Dwellings should be designed within the following parameters:

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

PRECINCT SPECIFIC PROVISIONS

Refer to the Map Reference Tables for a list of the maps that relate to the following precincts.

Precinct 17 Southend, Hatherleigh, Rocky Camp, Glencoe

- 8 The division of land should not result in the creation of additional allotments.
- 9 Sections 160 to 196, Hundred of Rivoli Bay, at Southend, should be substantially developed for the primary purposes of the zone before any other part of the area is developed.
- Development for rural living uses at Rocky Camp should be confined to Sections 103, 814, 816, 819, 820, 823, 824 and 825, Hundred of Mount Muirhead, with any development of land outside these Sections being deferred until all existing un-constructed roads have been completed to a reasonable all-weather standard as part of the proposed development.

Precinct 18 Beachport, Penola, Millicent

- 11 Development should be carried out, where applicable, in accordance with the concepts shown on Concept Plan Map WatR/5 Rural Living and Concept Plan Map WatR/7 Rural Living.
- 12 The division of land should not result in the creation of additional allotments having an:
 - (a) area less than one hectare
 - (b) average width less than 60 percent of its average depth.
- 13 Development in this Area should comprise detached dwellings and associated outbuildings of single storey construction on large allotments.
- 14 Further rural living development on Sections 65 to 69, Hundred of Rivoli Bay at Beachport should not be undertaken until the existing allotments have been substantially developed, and then should only proceed sequentially, in co-ordinated stages, in a northerly direction commencing from Section 69.
- 15 Rural residential development at Penola adjacent to the Penola bypass should be in accordance with all of the following:
 - (a) provide the minimum site areas prescribed excluding any land required for the bypass
 - (b) ensure no direct access to the bypass
 - (c) be designed to mitigate any adverse noise impacts
 - (d) be setback a minimum of 50 metres from the bypass.

Precinct 19 Tantanoola, Glencoe

- Development should be carried out, where applicable, in accordance with the concepts shown on <u>Concept Plan Map WatR/6 - Rural Living</u>.
- 17 The division of land should not result in the creation of additional allotments having either of the following:
 - (a) an area less than 10 hectares and a frontage to a public road less than 50 percent of its average depth
 - (b) an area not less than two hectares or more than four hectares and a frontage to a public road less than 60 percent of its average depth.

- 18 Business and commercial development at Glencoe should be focused primarily at the western end of Kirip Road.
- 19 All dwellings in this area should be connected to an aerobic waste water treatment system.
- 20 Development of Sections 325, 369 and part Section 370, Hundred of Hindmarsh, should take place in a manner that allows for future urban expansion of the Tantanoola Township.

Precinct 20 Rendelsham

- 21 The division of land should not take place unless:
 - (a) no additional allotments are created
 - (b) the land division involves boundary rationalization where the number of resulting allotments is not greater than the number that existed prior to rationalization and provided no allotment has an area less than five hectares.
- 22 Development should take place with appropriate regard being had for the existence of contamination due to the former deposition of household wastes on land described as Section 456, Hundred of Rivoli Bay.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Commercial forestry	
Crematorium	
Dairy	
Dwelling	Except detached dwelling
Fuel depot	
General industry	

Form of Development	Exceptions	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): (a) at least 500 metres from all of the following: (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) at least 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.	
Hotel		
Industry		
Intensive animal keeping		
Land division	 (a) Precinct 17 Southend, Hatherleigh, Rocky Camp that involves boundary rationalisation where the number of resulting allotments is not greater than the number that existed prior to rationalisation (b) Precinct 18 Beachport, Penola, Millicent where each allotment created has an average width not less than 60 percent of its average depth and that does not create an additional allotment of less than 1 hectare, or less than 0.75 hectares where the land is located in the Penola part of the zone (c) Precinct 19 Tantanoola, Glencoe that does not create an additional allotment of less than: (i) 10 hectares and a frontage to a public road less than 50 percent of its average depth (ii) 2 hectares or more than 4 hectares and a frontage to a public road less than 60 percent of its average depth (d) Precinct 20 Rendelsham that involves boundary rationalization where the number of resulting allotments is not greater than the number that existed prior to rationalisation and provided no allotment has an area less than 5 hectares. 	
Major public service depot		
Motor repair station		
Petrol filling station		
Restaurant		
Road transport terminal		
Service trade premises		
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.	
Special industry		
Stock sales yard		

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

Public Notification

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

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

Category 1	Category 2
Domestic outbuilding	

State Heritage Area (Penola)

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

- 1 Development that conserves the heritage value and historic character of the State Heritage Area (Penola).
- The retention and conservation of land, buildings, structures, original settlement patterns and landscape elements within Area that contribute positively to its heritage value and historic character.
- 3 Development that supports the cultural and religious significance of the State Heritage Area (Penola).
- 4 Development that contributes to the desired character of the State Heritage Area (Penola).

DESIRED CHARACTER

State Heritage Area (Penola) Wide

Penola township was founded and surveyed in 1850. The predominant role of the town was as a 'cross roads' and the town developed as a result.

Petticoat Lane is located at the edge of the Penola township and is bounded by Roden Lane and Portland Street. It has a strong rural and historic character and retains views to open space and the surrounding rural land. It demonstrates the original settlement pattern of Penola of small cottages on large allotments.

The buildings along Petticoat Lane are located close to the street boundary. Together with hedges and fences and the narrow roadway, this gives the lane a strong sense of enclosure. The cottages are well spaced, separated by open spaces fronting the lane.

The historic buildings demonstrate the changing uses of building materials from red gum slabs to weatherboard to stone, from shingles to flat metal tiles to corrugated iron. The buildings are small in scale and have simple hipped or gabled roofs.

The Woods/MacKillop School House, Bawcoodalyn (a former Convent) and St Josephs Catholic Church and the Mary MacKillop Memorial School are strong reminders of the ongoing role of the Church in the lives of the people of Penola. This precinct has a civic character and is significant for the association with Mary MacKillop, co-founder of the Order of St Joseph of the Sacred Heart.

Much of the vacant land, once used for orchards, vegetable gardens and livestock remains as open space. The open spaces between and behind the buildings on Petticoat Lane contribute to the rural township character of the locality.

Beyond the backyards of the cottages open space was once intensively used for grazing sheep and the milk cow, vegetable gardens and fruit trees. Most of the clutter and fences has gone but a few old orchard trees and outbuildings remain as evidence of these earlier activities.

A few stately Red Gums have survived in this open space. These trees provide a landscape structure and are a dramatic link with the pre-European past of Penola.

Documentary evidence of an early cemetery in a corner of the open space has been found.

Wattle Range Council
Zone Section
State Heritage Area (Penola)

Petticoat Lane has a rural character, with red gum kerbing and grassed verges, a narrow carriageway and metalled or white aggregate road surfaces. The close cottages, distinctive fences and hedges provide a strong sense of enclosure. Fences and hedges make an important contribution to the historic character of Penola and Petticoat Lane. Fencing of properties was a hallmark of rural towns, for the pragmatic need to keep stock in and wandering stock out.

The vista down Petticoat Lane is important and clearly locates the State Heritage Area on the 'edge of the town'. Views include open space to the south of the Lane which shows evidence of historic cottages and gardens. The line of sight also crosses Gordon Street to the parklike surrounding grazing land, in itself an important cultural landscape.

Remnant Red Gums contrast with the historic orchard and garden trees, cypress and cedar trees. Conifers, including Italian Cypress and Cedars, species, make a strong contribution to the historic character of Petticoat Lane. These were commonly planted close to the street frontage, and therefore help to enclose the streetscape.

The streetscape of Petticoat Lane has been restored over recent years with white aggregate road surfacing, red gum kerbing and underground power.

Roden Lane has a distinctive country lane character. It has a narrow limestone roadway which curves within the road reserve, grass verges and drainage swale. Avenue planting of Lemon Scented Gums and Bottle Brush draw the eye down the lane.

Portland Street is the gateway to Petticoat Lane. Portland Street has a diverse character, with historic shops, residential, church and school buildings as well as contemporary homes and light industry.

Precinct 1 Woods/MacKillop School House / Precinct 2 St Josephs Catholic Church / Precinct 3 Bawcoodalyn

A precinct for church and community uses and for visitor interpretation where the School House and former Convent 'Bawcoodalyn' are conserved in an appropriate setting. Development and landscaping should seek to retain and reinforce the distinct character and identity of each of the historic buildings and of the Church. New development should have be separately identifiable and should not dominate or imitate the existing buildings.

Landscaping should provide an appropriate setting to each building, amenity to the spaces between buildings and should reinforce the historic country town character of the precinct. The space between the School House and Church, presently occupied by the modern Presbytery could be developed as a forecourt and outdoor focus for visitors, linking and complementing the buildings.

St Josephs Catholic Church provides a dramatic stop to the view along Riddoch Street. Framing of this view and changes to the facade, paving and landscaping will improve the street presentation of the building.

Precinct 4 Mary MacKillop Memorial School Oval

The Oval is fringed by native shrubs and trees and is fenced along Petticoat Lane with a permapine barrier. It has a contemporary character.

The row of mature planted Red Gums along the eastern boundary are an important historic and landscape element.

The desired character is an open space fronting Petticoat Lane which reflects the historic character of open spaces within the precinct. This can be achieved with simple and appropriate fencing and landscaping and screening treatments to the edges while retaining the grassed playing surface.

Precinct 5 Private House

The existing timber frame house on this site may have been built as a post-war kit home. It does not contribute to the historic character of the lane. An earlier cottage may have existed on this allotment between this house and Sharam's Cottages. This site is marked by the stumps of two Italian cypress trees close to the Lane boundary.

The historic character of Petticoat Lane would be enhanced by screening of the existing house and the establishment of appropriate fencing, hedges and landscaping to the front garden. Replacement of the pair of cypress trees will assist in recovering the sense of enclosure of the Lane at this point. Any earlier building on the site should only be reconstructed if clear evidence of its original form, materials and location are found.

Precinct 6 Sharam's Cottages

The original Red Gum slab cottage was built around 1850. The second timber frame cottage dates from the mid-1860's. Many original trees and shrubs remain. There is an important representative open space at the rear which should be maintained. Sharam's Cottages should be carefully preserved and interpreted.

Precinct 7 Private House and vacant allotment

The existing timber framed house does not contribute to the historic character. The house may be retained or the site may be redeveloped.

The cypress tree in the front garden screens the house and reinforces the historic streetscape.

Appropriate development on the part of this site which addresses Roden Lane should not detract from the character of Petticoat Lane. However buildings would need to be located close to Roden Lane to ensure that the open character of the land behind Sharam's Cottages and extending to the south is maintained.

Precinct 8 Private House

The existing house is a weatherboard bungalow. While not part of the early heritage of the Petticoat Lane, the building demonstrates the ongoing residential use of the Lane into the early 20th century. The form, siting, scale and materials of the building relate well to the historic cottages. The front garden and mature walnut tree at the rear complement the streetscape.

Precinct 9 The Old Rectory

This house, used for six years as the Anglican Rectory, has been restored and adapted to provide bed and breakfast tourist accommodation. The cottage faces west onto a private laneway and presents a side fence and 'backyard' to Petticoat Lane. This unexpected orientation may be evidence of the time when this was the end of Petticoat Lane, before it was extended some time before 1869.

Precinct 10 Vacant allotment (with Hawthorn Hedge and Cedar) and open space

The established hawthorn hedge fronting the lane between Gammon and Wilson Cottages makes an important contribution to the streetscape character of Petticoat Lane.

The large cedar tree adjacent to Wilson Cottage is a local landmark. It demonstrates the use of exotic trees and in particular of conifers in Victorian landscapes.

The open space at the rear is an important backdrop to the adjoining buildings and contains historic features and orchard trees.

Precinct 11 Site of Kirkgate and vacant land

The slab cottages and timber framed house which stood on this site was built by William Neilson. It was burnt for fire fighting practice in the mid 1970's. The site has been fenced and an interpretive sign erected.

Excellent documentary evidence of the location, layout and construction of 'Kirkgate' remains. It is likely that physical evidence of footings also remains.

Interpretation of the site could be enhanced by making the form of the building evident. This may take the form of marking the floor plan on the ground or by reconstruction. Complete reconstruction should be clearly distinguishable from the remaining original buildings within the State Heritage Area.

Wattle Range Council Zone Section State Heritage Area (Penola)

Precinct 12 Wilson Cottage

This stone cottage was built around 1850 and has distinctive metal tile roofing. Significant original ornamental and orchard trees remain and should be retained.

Precinct 13 Gammon Cottage

Gammon Cottage was built around 1850. It is a stone cottage with weatherboard lean-to and galvanised iron roof. There is an early weatherboard single room outbuilding. The allotment retains significant cypress and orchard trees.

Precinct 14 Private House

The existing house is a weatherboard bungalow. While not part of the early heritage of the Petticoat Lane, the building demonstrates the ongoing residential use of the Lane into the early 20th century. The form, siting, scale and materials of the building relate well to the historic cottages. A large landscaped garden separates the bungalow from Gammon Cottage. The fence, front garden and mature tree complement the streetscape.

Precinct 15 Vacant allotment

This allotment presently forms part of the backyard of the adjoining weatherboard cottage.

Precinct 16 House, corner of Portland Street and Petticoat Lane

This is a timber framed weatherboard cottage which addresses Portland Street. Together with the Woods/MacKillop School House it frames the entrance to Petticoat Lane.

PRINCIPLES OF DEVELOPMENT CONTROL

General

1 Buildings that contribute to the historic character and desired character of the State Heritage Area (Penola) should be retained and conserved.

Land use

- 2 Development for low-density residential and interpretive use and for compatible commercial activities may be possible provided it maintains the pedestrian environment of the streetscape.
- 3 Development listed as non-complying in the State Heritage Area (Penola) is considered inappropriate and is not envisaged, and should not be undertaken.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the State Heritage Area (Penola).
- The buildings which contribute to the historic character of the State Heritage Area (Penola) should be retained and conserved. This includes State Heritage places, local heritage places listed in the Development Plan and buildings identified as contributing to the historic character.
- 6 Development should be sympathetic in siting, scale, form, colours, materials and landscaping with existing heritage buildings and the historic character of the area.
- 7 Landscaping should enhance the appearance of buildings and species should be selected appropriate to the form and scale of the buildings and historical plantings.
- 8 Development should only be undertaken where it can be demonstrated that new building can be integrated with and is compatible with existing development and would preserve the historic integrity of the area.

- 9 Development including fencing, street furniture, lighting, footpaths, kerbing and guttering and road surface treatments should be consistent with the scale and historic character of the area.
- 10 Buildings should be sited so as to maintain existing views to historic buildings and natural features.
- 11 Development should be provided with adequate off-street parking car parking located to the rear of buildings so that views to buildings and the historic character of Petticoat Lane are maintained.
- 12 Development should be sited in a manner that continues and reinforces the present random spacing, set-backs, orientations of buildings and landscaping.
- 13 Not more than one dwelling should be erected on an allotment.
- 14 Individual elements which contribute to the historic character of the area, such as trees, fences and walls should be retained and conserved.
- 15 Visitor facilities should be developed to enhance the character of the area and provide pedestrian access consistent with the type of visitor use.
- 16 Community and cultural uses should complement the residential character of the Area in appearance, size and scale of operation.
- 17 Petticoat Lane should be maintained as a pedestrian oriented environment with visitor car parking provided on Portland and other streets in close proximity.

Historic Buildings

- 18 Historic buildings and their existing fabric should be retained. Conservation should involve a minimum of physical intervention.
- 19 Existing historic buildings should be used for new and compatible functions.

New Buildings

- 20 New buildings should complement but not copy or seek to imitate the historic buildings. New buildings should not dominate the historic buildings or landscapes.
- 21 The form of new buildings should be articulated to maintain a scale that complements and does not dominate the State Heritage Area.
- 22 Building materials, colours, details and character should complement but not imitate the historic buildings in Petticoat Lane. New buildings and reconstructions should be identifiable as being new work.
- 23 Where reconstruction is appropriate the original fabric should constitute the majority of the place.

Gardens

- 24 Planting should consist of garden species in common use in the 19th Century. Modern varieties and cultivars should be avoided.
- 25 Trees planted close to the street should be selected to reinforce streetscape character.
- 26 Paving, edging and garden furniture should be appropriate to the style and period of the building.

Fences and Hedges

27 Fences or hedges should be used to enclose street and side boundaries and to screen views.

- Appropriate fences include post and rail, post and wire, simple pickets, palings, unpainted corrugated iron, woven wire and timber slats woven with wire. Unpainted hardwood and galvanised metal are suitable materials. Unpainted zincalume, colorbond, square metal profiles, brush, permapine and chain wire are not appropriate. Fences should be not less than 900 millimetres and not more than 1500 millimetres high.
- Hedges may be established behind or in conjunction with fences. Traditional hedging species including hawthorn, privet, box, cypress, laurel, olive, gorse, wormwood and viburnum should be used.

Open space

- 30 The spaces between and behind buildings should be retained as open landscaped spaces.
- 31 Landscape development should reflect the intensive but informal historic land uses of the open spaces in Petticoat Lane. Planting should utilize orchard and garden species in common use in the 19th Century. Fencing should be not more than 1500 millimetres high and should be rural in character.
- 32 Evidence of previous land uses including fences, outbuildings and wells should be retained and interpreted.
- 33 Views to landscape features should be retained. Intrusive adjoining development should be screened with indigenous vegetation, fences or hedges.
- 34 Planting should include Red Gums to ensure that the landscape structure is retained beyond the life of the remnant trees.
- 35 Small-scale outbuildings may be built behind the main buildings on an allotment.

Signage

- 36 Signage should be small in scale. Signboards should be no larger than 900 by 600 millimetres. The top of signboards should be not more than 1200 millimetres above ground level.
- 37 Signage should be use simple traditional fonts, upper case lettering, light coloured background with dark lettering. Colours should be from an exterior Heritage Colour range.
- 38 Signage materials should be framed with timber with painted or vinyl graphics. Supports should be hardwood posts.
- 39 Signs should be located to avoid intruding on views to historic buildings or natural features.

Streetscape - Petticoat Lane

- 40 Petticoat Lane should have a strong pedestrian priority.
- 41 Upgrading of Petticoat Lane should retain the original alignment, red gum kerbing and grassed verges.
- 42 Unsealed surfaces should utilize limestone materials. Sealed surfaces should utilize white aggregate to retain the appearance of limestone.
- 43 Utility services should be underground. Above ground elements should be minimized and located in unobtrusive locations.
- 44 Street furniture and signage should be designed and located to have minimal visual impact.

Streetscape - Portland Street

- 45 Fences and landscaping fronting Portland Street should reinforce the character of the historic buildings.
- 46 Streetscape kerbing, paving, footpaths and furniture should reinforce historic character.

- 47 Large trees should be established in Portland Street for pedestrian and parking amenity, and to unify the diverse building stock. Trees should be carefully located to frame and retain views of historic buildings while screening recent development.
- 48 Utility services should be underground. Above ground elements should be minimized and located in unobtrusive locations.
- 49 Street furniture and signage should be designed and located to have minimal visual impact.
- 50 Bus parking should be located at a sufficient distance from the Woods/MacKillop School House to ensure that visitors can gain easy pedestrian access from Portland Street and views are not obscured.

Streetscape - Roden Lane

- 51 Upgrading of Roden Lane should retain the informal alignment, narrow roadway, grassed verges and grassed drainage swales.
- 52 Unsealed surfaces should utilize limestone materials. Sealed road surfaces should utilized white aggregate to retain the appearance of limestone.
- 53 Fencing along Roden Lane should be rural in character.

Land Division

54 Land division should not create any additional allotments.

PRECINCT SPECIFIC PROVISIONS

Refer to the Map Reference Tables for a list of the maps that relate to the following precincts.

Precinct 1 Woods/MacKillop School House / Precinct 2 St Josephs Catholic Church / Precinct 3 Bawcoodalyn

- The Woods/MacKillop School House should be conserved and actively maintained as a spiritual and interpretive facility. No additions or major changes to the historic building should be made. New buildings should be separate from the School House.
- 56 'Bawcoodalyn' should be conserved and may be adapted for compatible uses. External changes should only occur at the rear (south) of the building.
- An axial view to the frontage of 'Bawcoodalyn' from Petticoat Lane should be recovered and retained. Additions to the eastern side of St Josephs Catholic Church should not intrude on the frontage of 'Bawcoodalyn' or the view from Petticoat Lane.
- 58 The Portland Street (western) elevation of St Josephs Catholic Church should be landscaped and the porch redeveloped or removed to complement the building and to reinforce the axial view along Riddoch Street.
- 59 New buildings should be visually compatible with the existing historic buildings on the site.
- 60 Access and movement systems should conform to the following:
 - (a) the principal pedestrian visitor access to the site should be from Portland Street
 - (b) service access immediately adjoining development may be from Petticoat Lane
 - (c) on-site parking should be south of St Josephs Catholic Church and cater for up to six vehicles
 - (d) internal vehicular roadways should be safe and designed so that there is adequate separation between pedestrians and vehicles.

The site of the Presbytery may be redeveloped as an outdoor place linking buildings. A distinct edge to the Portland Street and Petticoat Lane frontages should be retained by fences or hedges.

Precinct 4 Mary MacKillop Memorial School Oval

- The Oval should remain as an open space fronting Petticoat Lane, with new building development setback at least 50 metres from the Lane boundary. New building development should not extend onto the western side of the oval more than 30 metres from the School House.
- Development to the south and west of the above set-back lines should be of a scale, character and intensity appropriate to the historic character of the precinct or should be well screened with vegetation.
- Fencing or hedging to the oval should be in a style and materials used historically in the precinct. Fencing or hedging along Petticoat Lane should be located on the street boundary and should not be not more than 1200 millimetres high.
- Planting to the east, south and west of the oval should be informal in character and should utilize indigenous tree species, or the deciduous trees and conifers traditionally used in the precinct. Planting along Petticoat Lane should be of large deciduous trees or conifers to replace the existing native vegetation.
- 66 The row of planted Red Gums on the eastern boundary should be retained.

Precinct 5 Private House

- 67 Appropriate fencing, hedges and landscaping should be established in the front garden.
- 68 Two Italian cypress trees should be established in the same locations as the previous trees.
- Any earlier building between Sharam's Cottages and the existing house on the allotment should only be reconstructed if clear evidence of its original form, materials and location are found. Apart from such reconstruction, new buildings should be set-back at least 10 metres from Petticoat Lane.

Precinct 6 Sharam's Cottages

- 70 The fabric, setting, exteriors and interiors of Sharam's Cottages should be actively protected and conserved.
- 71 The historic significance of the cottages should be interpreted.
- 72 Signage, interpretive materials and visitor facilities should not intrude on the historic fabric or character.
- 73 Uses should be compatible with the historic character and condition of the fabric of the buildings.
- 74 Off-street tenant parking should be provided in the driveway to the east of the slab cottage.

Precinct 7 Private House and vacant allotment

- 75 Appropriate fencing, hedges and landscaping should be maintained in the front garden.
- 76 Building development including sheds and outbuildings should be set-back at least 8 metres from the western boundary.
- Fences or hedges to the northern, western and southern boundaries should not be more than 1.5 metres high and should be appropriate to the heritage character.

Precinct 8 Private House

- 78 Additions and external alterations should be at the back (northern) side of the building.
- 79 Original external materials and finishes of the cottage should be maintained.

80 The front fence should be replaced with an appropriate fence or hedge.

Precinct 9 The Old Rectory

- 81 The fabric, setting, exterior and interior of the Old Rectory should be actively protected and conserved.
- 82 The historic significance of the Old Rectory should be interpreted.
- 83 Signage, interpretive materials and visitor facilities should not intrude on the historic fabric or character.
- 84 Uses should be compatible with the historic character and condition of the fabric of the buildings.
- 85 Off-street parking should be provided with access from Petticoat Lane, should be set-back at least eight metres from the street boundary and should be screened.
- 86 The rear garden should be developed with appropriate planting.

Precinct 10 Vacant allotment (with Hawthorn Hedge and Cedar) and open space

- 87 The historic hawthorn hedge and cedar tree should be retained and managed to ensure their continued contribution to the streetscape character of Petticoat Lane.
- 88 The land at the rear should be retained as landscaped open space. Historic features should be retained and reinforced.

Precinct 11 Site of Kirkgate and vacant land

- 89 The history of 'Kirkgate' should be interpreted on this site.
- 90 Interpretation should make the form of the building evident.
- 91 The buildings may be reconstructed provided sufficient evidence of the original form remains. Where this evidence is not available, reconstruction should not be undertaken.
- 92 The front and rear gardens should be reconstructed to provide an appropriate setting for the interpretation of 'Kirkgate'.
- 93 The former cemetery site should be fenced and interpreted.
- 94 The large area at the rear should be retained as landscaped open space. Historic features should be retained and reinforced.

Precinct 12 Wilson Cottage

- 95 The fabric, setting, exteriors and interiors of Wilson Cottage should be actively protected and conserved.
- 96 The historic significance of the cottage should be interpreted.
- 97 Signage, interpretive materials and visitor facilities should not intrude on the historic fabric or character.
- 98 Uses should be compatible with the historic character and condition of the fabric of the building.
- 99 A front fence or hedge should be provided to Wilson Cottage.

Precinct 13 Gammon Cottage

100 The fabric, setting, exteriors and interiors of Gammon Cottage should be actively protected and conserved.

- 101 The historic significance of the cottage should be interpreted. Signage, interpretive materials and visitor facilities should not intrude on the historic fabric or character.
- 102 Uses should be compatible with the historic character and condition of the fabric of the building.

Precinct 14 Private House

- 103 The bungalow should be retained, and any additions and external alterations should be at the back (northern) side of the building.
- 104 Original external materials and finishes of the cottage should be maintained.
- 105 Building development on the eastern part of the allotment should be set-back at least 20 metres from Petticoat Lane. The frontage to the eastern part of the allotment should be retained as landscaped garden.

Precinct 15 Vacant allotment

- 106 New building development should be set-back at least eight metres from Petticoat Lane and should address the Lane.
- 107 An appropriate fence and garden should be established fronting Petticoat Lane.

Precinct 16 House, corner of Portland Street and Petticoat Lane

- 108 The existing weatherboard cottage should be retained.
- 109 Original external materials and finishes of the cottage should be maintained.
- 110 The cottage may be adapted or extended to suit compatible uses. Additions should be to the east or north of the cottage.
- 111 An appropriate fence or hedge and garden should be established fronting Petticoat Lane and Portland Street.

PROCEDURAL MATTERS

Complying Development

No forms of development are complying in the State Heritage Area (Penola).

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	Exemptions to non-compliance criteria Where it does not comprise any of the following: (a) flashing or animated signs	
Advertisement or advertising display		
	(b) a roof mounted advertisements projected above the roof line	
	 a parapet mounted advertisements projecting above the top of the parapet. 	
Amusement machine centre		
Camping area		
Caravan park		

Form of Development	Exemptions to non-compliance criteria	
Community centre		
Consulting room		
Dwelling	Except for a detached dwelling located on an allotment.	
Educational establishment		
Fuel depot		
Horse keeping		
Horticulture		
Hospital		
Hotel		
Industry		
Intensive animal keeping		
Land division	Except for a land division that does not create an additional allotment.	
Major public service depot		
Mining		
Motel		
Motor repair station		
Office	Except where it is to be operated exclusively in association with the use of land for visitor facilities or for educational, interpretive, or cultural-related purposes.	
Petrol filling station		
Road transport terminal		
Service trade premises		
Shop	Except where the gross leaseable floor area is 250 square metres or less.1	
Stock sale yard		
Stock slaughter works		
Store		
Warehouse		
Waste reception, storage, treatment or disposal		
Wrecking yard		

Public Notification

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

Town Centre Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

- A centre accommodating a wide range of retail, office, administrative, community, cultural and entertainment facilities to serve residents of the town and the surrounding rural community.
- 2 Conservation and upgrading of buildings of historic character.
- 3 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.
- 4 Additions and alterations to buildings in a manner so as to maintain the integrity and prominence of the original facades and in sympathy with the architecture, history, character and scale of the centre.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The Town Centre Zone incorporates the primary business centre of Penola consisting of a range of facilities to service the residents of Penola and surrounding rural areas of the district and visitors to the area. The zone consists of the original business and retail centre of the town at the southern end extending to Robe Road, all centred around the main street of Church Street.

The southern sector between Julian Street and Bowden Street contains the majority of retail uses interspersed with commercial and community uses. The northern section from Bowden Street to Robe Road consists of the Church Street frontages of the former Commercial Zone and comprises a less concentrated mix of commercial and retail uses in between existing residential properties and vacant land.

The southern section is well developed and derives its character from the number of heritage listed buildings and part of the Riddoch Street Historic Conservation Area which intersects with Church Street at the four corners containing state heritage listed buildings. It is expected that the character of this part of the area will be reinforced by the maintenance and protection of the historic buildings and surrounding infill development having regard to the historic elements and distinctive streetscape of the area.

It is desirable that new business and associated development be contained within the zone and concentrated in the northern section of the zone with appropriate infill development built on or in close proximity to the Church Street boundary to reinforce the main street character of the centre of the town.

It is envisaged that new development will be sympathetic to the scale and form of existing buildings within the town centre and not overwhelm their individual and small scale nature. There are some larger buildings in the zone but overall it exhibits a low profile characterised by the wide street and the verandah treatment along the frontage. Development will be encouraged to follow the built form close to the street with car parks and ancillary activities taking place to the rear of the buildings.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulky goods retailing
 - café
 - consulting room
 - cultural centre
 - entertainment facility
 - fitness studio
 - hardware retailing
 - hotel
 - licensed premises
 - meeting room
 - motor repair station
 - office
 - petrol filling station
 - restaurant
 - retail showroom
 - service industry
 - service trade premises
 - shop
 - tourist facility.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 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 Residential and service industry-based activities should occur only where they are associated with and ancillary to an existing use or part of a proposed use considered appropriate for the zone.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Buildings should not exceed two storeys in height.
- 7 Development associated with buildings of historic, heritage or architectural significance including the Customs Office, the National Trust Museum Building, the former Coffee House, the Post Office and the Hotel should result in their protection and conservation.
- 8 Development, including extensions to existing buildings where applicable, should:
 - (a) be sited and designed to promote continuity of built form and an attractive main street frontage
 - (b) incorporate verandas over footpaths where practicable to assist the quality of the pedestrian environment.
- 9 Development should not detract from the character and amenity of the adjoining residential land uses at the interface with the Town Centre Zone and should be screened by a landscaped buffer and/or appropriate fencing.

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	Exception	ons
Dairy		
Dwelling	Except a (a) (b) (c)	dwelling that is: ancillary to and in association with a non-residential development necessary to support the operation of the development located on the same allotment.
Fuel depot		
General industry		
Horse keeping		
Horticulture		
Industry	Except v	where it is in the form of a service industry
Intensive animal keeping		
Major public service depot		
Residential flat building		
Road transport terminal		
Special industry		
Stock sales yard		
Stock slaughter works		
Waste reception, storage, treatment or disposal		
Wrecking yard		

Public Notification

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

Township Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

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

DESIRED CHARACTER

Mount Burr

Mount Burr is a township that services the needs of its residents, comprising a mixture of mill and forest workers, as well as those employed within surrounding towns and rural properties. It is desirable that the township continues to function as a focus for the forest industries such as the existing mill and haulage activities, as well as a service centre for the eastern part of the district. It needs, therefore, to provide a range of community, recreation and service functions to satisfy the needs of local residents and those who rely on the town for such support facilities.

The pleasant town character is best retained by promoting residential infill and limited expansion as required on the town's periphery. Suitable areas for expansion exist in the north-east and also to the south of the town. Development of the existing allotments south of the main Millicent road in proximity to the golf course turn-off, for residential purposes, is appropriate.

Further development within the town could readily be accommodated in this manner without seriously affecting the town's character or structure.

It is desirable that the setting of the town and its pleasant character and its approach which is largely influenced by the mix of exotic and native vegetation surrounded by mature pine forests, is preserved and protected wherever possible.

It is appropriate that the existing mill operation continue, as this provides the main employment base for the town and the associated activities, including the log haulage activities adjacent to the mill. Further expansion of mill-related activities can be accommodated immediately adjacent to the existing development and to the north of the mill.

Further ribbon subdivision beyond the golf course turn-off is not desirable. The pleasant characteristics which the township retains can be enhanced by appropriate siting of building development and the general appearance of development in proximity to this Millicent road entrance.

The keeping of animals, in Mount Burr other than as domestic pets (such as dogs and cats) is undesirable.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - community facilities
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - educational establishment
 - recreation area
 - shops where the gross leasable area is less than 250 square metre
 - small-scale light and service industry
 - small-scale tourist development
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.
- 4 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.
- Apart from the Mount Burr township, industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone in Mount Burr.
- 7 Development should be set back at least 8 metres from any road frontage, except where fronting a road identified in <u>Table WatR/1- Building Setbacks from Road Boundaries</u>, where an increased setback may be required to minimise the visual impact of development.

Land Division

Apart from the townships of Kalangadoo and Nangwarry, new allotments should be not less than 1200 square metres in area unless it can be demonstrated that smaller allotments are appropriate having regard to soil characteristics and physical site conditions to ensure that waste can be properly and safely disposed of and managed within the confines of the proposed allotments.

TOWNSHIP PRECINCT SPECIFIC PROVISIONS

Refer to the Map Reference Tables for a list of the maps that relate to the following precincts.

Precinct 21 Hatherleigh

- 9 The parklands should be kept as open space and should only be developed for recreational purposes.
- 10 Development of land adjacent to the Princes Highway should involve substantial landscaping with appropriate trees, shrubs and groundcovers.

Precinct 22 Kalangadoo and Nangwarry

- Development should be primarily for single storey detached dwellings on large allotments, with community facilities, including shops in appropriate areas.
- 12 No new allotments should be created until existing suitable land has been developed.
- 13 Land should not be divided into allotments of less than 900 square metres, and a frontage of at least 15 metres, except where a title is to be created for an existing or an approved dwelling.

Precinct 23 Mount Burr

- 14 Development should be primarily for residential use, timber processing and associated services and facilities.
- 15 Development should not result in the creation of allotments with frontage onto the Millicent Road west of the Golf Course Road turn-off.
- 16 Industrial and commercial development should be sited and screened so as to enhance the amenity of the area and should be concentrated to the rear of the existing mill and adjacent development on the Millicent Road.
- 17 Retail, commercial and industrial activities should not be located amongst residential development.
- 18 No land within the township should be used for the keeping of animals, other than as domestic pets.

Precinct 24 Rendelsham

- 19 The former railway reserve should be used only for community facilities and public open spaces.
- 20 The parklands should be kept as open space and should only be developed for recreational purposes.

Precinct 25 Tantanoola

- 21 Business and commercial development should be confined to the eastern side of Railway Terrace East and to the western side of Railway Terrace West.
- Development of Section 53 and part Section 271, Hundred of Hindmarsh should be primarily for industry with any industrial buildings being set-back at least 20 metres from the boundary of a road.
- 23 There should be no development of industry on the land situated between Railway Terrace East and Railway Terrace West.

Precinct 26 Coonawarra

- 24 Development should be primarily for residential use and associated services and facilities.
- 25 The parkland area should be kept as open space and should only be developed for recreational purposes.

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
Commercial forestry	
Crematorium	
Dairy	
Farming	
Fuel depot	
General industry	Except where it is located in the Mount Burr township.
Horse keeping	
Horticulture	
Intensive animal keeping	
Road transport terminal	
Service trade premises where located on land that abuts Princes Highway.	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
Semi detached dwelling	Aged persons accommodation including nursing
Row dwelling	home, hostel and retirement village.
Domestic outbuilding	
Land division	

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 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone is underlain by an unconfined aquifer at shallow depth that is the source of the township water supply. It is important that this groundwater supply is protected from contamination.

The zone delineates the immediate recharge area for the water from the borefield which provides the town's water supply. It is desirable that activities liable to cause deterioration in water quality within the catchment are not established in the zone and that efforts are made to minimize any polluting effects from existing development within the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - broadacre cropping
 - horticulture
 - grazing.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Development should not:
 - (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 aguifer 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 Land should not be used for farming or horticulture unless the depth to the watertable is greater than 2 metres from the ground surface.
- 5 Land should not be used for farming or horticulture unless consideration is given to:
 - (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.
- Animal keeping including horse keeping should not be undertaken on allotments of less than 1200 square metres.
- 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.

Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Irrigated areas should not be sited where they may impact upon a watercourse, lake or well.
- 10 Irrigation bores should be sited so as not to impact upon effluent disposal fields or bores used for non-irrigation purposes.

Land Division

11 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.

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): (a) is adjacent to a road with a speed limit of less than 80 km/h (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Bus depot	
Caravan Park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where used for the purposes of administering either of the following: (a) National Parks and Wildlife Act 1972 (b) Wilderness Protection Act 1992.
Educational establishment	
Fuel depot	
Horse keeping	Except on allotments greater than 1200 square metres.
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Mining	
Motel	
Motor repair station	
Nursing home	

Form of Development	Exceptions
Office	Except where it achieves at least one of the following: (a) in association with and ancillary to primary production activities (b) used for the purposes of administering the National Parks and Wildlife Act 1972.
Petrol filling station	
Place of worship	
Pre-school	
Public service depot	
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
Dwelling	Nil
Farming	
Farm building	
Horticulture	

TableSection

Table WatR/1 - Building Setbacks from Road Boundaries

Road Boundary within the following Zones	Setback distance from road boundary (metres)
All zones other than those listed below	10 metres – any primary arterial road 8 metres – all other roads
Commercial Zone	50 metres – buildings and activities associated with industry abutting Mount Gambier Road
	10 metres – buildings and activities not associated with industry abutting Mount Gambier Road 8 metres – all other roads
Coastal Conservation Zone	50 metres – any primary or secondary arterial road 30 metres – all other roads
Industry Zone	8 metres for buildings having a maximum building height of up to 6 metres 10 metres for buildings having a maximum building height between 6 and 10 metres 12 metres for buildings having a maximum building height exceeding 10 metres
Light Industry Zone	8 metres for buildings having a maximum building height of up to 6 metres 10 metres for buildings having a maximum building height between 6 and 10 metres 12 metres for buildings having a maximum building height exceeding 10 metres
Primary Production Zone	50 metres – any primary or secondary arterial road 30 metres – all other roads
Residential Zone	8 metres – all roads
Rural Living Zone	50 metres – Beachport to Millicent and Bray Junction Roads at Beachport 18 metres – all other roads
Township Zone	10 metres – any primary arterial road 10 metres – Beachport to Millicent Road at Beachport 8 metres – all other roads

Table WatR/2 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces.					
Aged persons home	1 per residential unit plus 1 per 4 units for visitors' car parking.					
Bowling club	10 per bowling green.					
Bulky goods outlet	1 per 30 square metres of total floor area.					
Community centre	1 per ten square metres of total floor area					
Consulting room	4 per consulting room.					
Detached dwelling	2 per dwelling one of which should be undercover.					
Funeral parlour	1 per 5 seats in a chapel or where no chapel is developed 1 per 25 square metres of total floor area plus provision for the storage of vehicles operated by the parlour.					
Guest house	1 per 2 beds.					
Group dwelling	1.5 for each dwelling in the complex with each dwelling being provided with 1 undercover car parking space.					
Gymnasium	1 per 10 square metres of total floor area.					
Hospital	1 per 2 beds.					
Hostel	1 per 3 beds.					
Hotel	 1 per: (a) 2 square metres of total floor area available to the public in a front bar (b) 6 square metres of total floor area available to the public in a lounge bar or beer garden (c) 10 square metres of total floor area available to the public in a restaurant. 					
Industry	 1 for every: (a) 50 square metres or part thereof for the first 200 square metres of total floor area (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 (c) 150 square metres or part thereof where the total floor area exceeds 2000 square metres (d) 30 square metres or part thereof of that area used for office purposes. 					
Meeting hall	1 per 5 seats capable of being accommodated in the building.					
Motel or other tourist accommodation	1 per room or residential unit plus 1 per 10 square metres of total floor area available to the public in a restaurant.					
Non-residential club	1 per 5 square metres of total floor area accessible to club members.					

Form of Development	Number of Required Car Parking Spaces.
Office/bank	1 per 25 square metres of total floor area with a minimum of 4 car parking spaces.
Petrol filling station	10 for staff and customer use.
Residential flat building	Refer to the standard applicable "group dwelling".
Restaurant	1 per 3 seats provided or capable of being provided.
Row dwelling	Refer to the standard applicable to "group dwelling".
Semi-detached dwelling	Refer to the standards applicable to "group dwelling".
Service trade premises	 1 per: (a) 150 square metres of outdoor display area (b) 30 square metres of total floor area of office, indoor display area and spare parts sales (c) 75 square metres of total floor area of any servicing, repair, detailing or storage area.
Shop (excluding restaurant)	1 per 15 square metres of total floor area.

Table WatR/3 - Local Heritage Places

Property Address	Description	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Planning SA ID
Alfred Street (rear of 51 Church Street) PENOLA	House (1880s) Oswald Cottage - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 2	D289	CT 5900/204	a d	24324
4 Arthur Street PENOLA	House (c1930s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 225	F211821	CT 5731/518	a d	24325
6 Arthur Street PENOLA	Church hall (1889) - Original building's remaining external form, materials and detailing excluding later additions and alterations		F191637	CT 5666/125	acd	24326
11-13 Arthur Street PENOLA	House (1920s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 195	F191567	CT 5728/113	a d	24328
15 Arthur Street PENOLA	House (c1920s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 194	F191566	CT 5524/45	a d	24329
17 Arthur Street PENOLA	St Mary's Church (1873) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 260	F191632	CT 5833/82	adf	24331
19 Arthur Street PENOLA	House (c1926) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 259	F191631	CT 5717/417	a d	24332
20 Arthur Street PENOLA	Shop (1870s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 111	D58504	CT 5881/376	acd	24333

Property Address	Description	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Planning SA ID
22 Arthur Street PENOLA	Airs Cottage House (c1861) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 257	F191629	CT 5682/635	a d	24334
31 Arthur Street PENOLA	St Andrews Hall (1936 & 1956) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 307	F211903	CT 5832/715	acd	24335
35 Arthur Street PENOLA	Maggie's House (1860s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 236	F191608	CT 5616/588	a d	24336
5 Bowden Street PENOLA	House (1869-1883) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 2	F142148	CT 5261/705	a d	24339
14 Bowden Street (adjacent to Park) PENOLA	Bond Store (1850s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 206	F211802	CT 5732/207	a d	24340
15 Bowden Street PENOLA	House (Glenrowan) (c1862) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 220	F191592	CT 5681/524	a d	24341
Cameron Street PENOLA	McCorquindale Park (1930s-1940s), Rymill Memorial Hall (1940s) & Memorial Entrance Gates (1950s) – The full allotment which incorporates the former Showgrounds, Memorial Hall and Gates excluding later additions and alterations.	Lot 30	D66422	CT 5950/854	a c d e	24342
5 Cameron Street PENOLA	House (1930s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 171	D381	CT 5857/869	a d	24343

Property Address	Description	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Planning SA ID
39 Cameron Street PENOLA	House & Slab Hut (1860s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 286	F191658	CT 5863/440	a d	24344
Church Street PENOLA	Town Park- The extent of the Park including all memorials and monuments.	Lot 93 Lot 94 Lot 95 Lot 126 Lot 125 Lot 152	F212628 F212628 F212628 F210102 F210101 F212628	CT 5554/557 CT 5554/557 CT 5554/557 CT 5814/402 CT 5814/420 CT 5814/420	acef	24363
1 Church Street PENOLA	House (c1910) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 144	F191516	CT 5797/943	a d	24345
3 Church Street PENOLA	House (c1910) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 146	F191518	CT 5797/535	a d	24346
7 Church Street PENOLA	House (c1910) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 147	F191519	CT 5778/246	a d	24347
13 Church Street PENOLA	House (c1860s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 14	F147707	CT 5270/233	a d	24348
21 Church Street PENOLA	House (1905) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 10	F130885	CT 5239/592	a d	24351
23 Church Street PENOLA	House (c1910) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 152	F191524	CT 5358/688	a d	24352
26 Church Street PENOLA	House (1920s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 94 Lots 93	F206245 F206245	CT 5514/678 CT 5514/678	a d	24353

Property Address	Description	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Planning SA ID
43-45 Church Street PENOLA	Shops (1920s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 5 Lot 6	D289 D289	CT 5208/440 CT 5208/441	acd	24357
44 Church Street PENOLA	Shop (1920s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 1	D49160	CT 5527/327	acd	24358
47 Church Street PENOLA	Shop (1920s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 4	D289	CT 5900/205	acd	24359
49-51 (47) Church Street PENOLA	Shop (1920s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 3	D289	CT 5493/471	acd	24360
53 (49) Church Street PENOLA	Shop (1920s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 2	D289	CT 5900/204	acd	24361
55 (51) Church Street PENOLA	Art Gallery, (Former Saddlers) (1871) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 1	D289	CT 5839/230	acd	24362
59 Church Street PENOLA	House (1933) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 222	F191594	CT 5458/243	a d	24364
81 Church Street PENOLA	House (c1934) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 45	F124539	CT 5500/35	a d	24366
100 Church Street PENOLA	House (c1898) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 307	191679	CT 5466/856	a d	24367

Property Address	Description	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Planning SA ID
102 Church Street PENOLA	House (c1900) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 306	191678	CT 5454/937	a d	24368
120 Church Street PENOLA	House (1874) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 299	F191671	CT 5790/38	a d	24369
130A Church Street PENOLA	House (1868) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 7	D73964	CT 5984/151	a d	24370
10 Clarke Street PENOLA	House (1920s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 7	D35464	CT 5097/108	a d	24371
15 Clarke Street PENOLA	House (1890s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 17	D284	CT 5837/613	a d	24372
1 Davis Crescent PENOLA	Cottage (c1860s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 25	D4173	CT 5182/793	a d	24373
Gordon Street PENOLA	House (c1870s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 101	D59965	CT 5892/802	a d e	24374
3 Jessie Street PENOLA	House (1874) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 400	T421601	CT 5419/632	a d	24375
11 John Street PENOLA	House (1870s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 439	T421601	CT 5223/938	a d	24376

Property Address	Description	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Planning SA ID
17 Julian Street PENOLA	House (pre 1869) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 1	F102518	CT 5794/646	a d	24378
14 Julian Street West PENOLA	House (c1870) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 35	D233	CT 5461/539	a d	24380
16-20 Julian Street West (cnr Queen Street) PENOLA	House (1890s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 32 Lot 33 Lot 34	D233 D233 D233	CT 5843/989 CT 5843/989 CT 5843/989	a d	24381
21 Julian Street West PENOLA	House (1920s) - Original building's remaining external form, materials and detailing excluding later additions and alterations and fence	Lot 22 Lot 23	D233 D233	CT 5303/921 CT 5303/921	a d	24382
24 Julian Street West PENOLA	Sarah's Cottage (1870s) - Original building's remaining external form, materials and detailing excluding later additions and alterations			CT 5308/690	a d	25521
8 McArthur Street PENOLA	House (1869) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 1	D46534	CT 5396/587	a d	24384
16 McArthur Street PENOLA	House (1871) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 293	F191665	CT 5815/471	a d	24385
27 McArthur Street PENOLA	House (1869) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 11	D75305	CT 5996/94	a d	24386
Old Cemetery Road PENOLA	Cemetery (1858) - The cemetery reserve and includes early configuration, graves and early landscape elements including stone walls.	Lot 322	F191694	CT 5711/825	acdf	24387

Property Address	Description	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Planning SA ID
5 Portland Street PENOLA	Old Convent House (1890- 1900) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 121	48900	CT 5620/475	acd	24388
6 Portland Street PENOLA	House (c1928) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lots12	D289	CT 5068/222	a d	24389
8 Portland Street PENOLA	House (c1915) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 11	D289	CT 5368/902	a d	24390
14 Portland Street PENOLA	House (1874) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 133	F211729	CT 5711/941	a d	24391
23 Portland Street PENOLA	Coombe Cottage (c1870) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 240	F191612	CT 5766/589	a d	24392
29 Portland Street PENOLA	House (c1870) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 241	F191613	CT 5725/626	a d	24393
16 Queen Street PENOLA	House (c1900) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 91 Lot 92	F212754 F212754	CT 5569/34 CT 5569/34	a d	24395
21 Queen Street PENOLA	House (c1900) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 91	F170263	CT 5317/307	a d	24396
1 Riddoch Street PENOLA	Georgies Cottage (1870) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 7	D284	CT 5791/876	a d	24398

Property Address	Description	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Planning SA ID
7 Riddoch Street PENOLA	Penola Primary School (1890-1920s) - Original school building's remaining external form, materials and detailing excluding later additions and alterations	Lot 159 Lots 4	F191531 F191531	CT 5778/240 CT 5778/240	acd	24399
12 Riddoch Street PENOLA	House (1860s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 19	D4929	CT 5895/3	a d	24400
17 Riddoch Street PENOLA	House (1876 &1906) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 1	F132985	CT 5246/176	a d	24401
20 Riddoch Street PENOLA	House & Fence (c1900) - Original fence and building's remaining external form, materials and detailing excluding later additions and alterations	Lot 101	D46496	CT 5721/811	a d	24402
23 Riddoch Street PENOLA	House (1930s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 176	F191548	CT 5731/921	a d	24403
24 Riddoch Street PENOLA	House (mid-1880s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 11	D233	CT 5112/370	a d	24404
26 Riddoch Street PENOLA	House (c1900) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 10	D233	CT 5160/777	a d	24405
28 Riddoch Street PENOLA	House (pre 1869) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 9	D233	CT 5294/82	a d	24406
29 Riddoch Street PENOLA	House (1940s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 109	F50	CT 5784/971	a d	24407

Property Address	Description	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Planning SA ID
33 Riddoch Street PENOLA	House (St Heliers) (c1860s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 116	F50	CT 5524/936	acd	24409
34 Riddoch Street PENOLA	House (1883) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 6	D233	CT 5194/377	a d	24410
42 Riddoch Street PENOLA	House (1920s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 2	D233	CT 5773/528	a d	24411
54 (58) Riddoch Street PENOLA	Former Church (c1908) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 11	F35648	CT 5268/817	acd	24412
56 (60) Riddoch Street PENOLA	House (c1910) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 11	D20782	CT 5325/882	a d	24413
58 (62) Riddoch Street PENOLA	Tregenza Gallery (c1920) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 171	F191543	CT 5477/665	a d	24414
13 Robe Road PENOLA	House (1930s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 547 Lots 538	T421601 T421601	CT 5413/795 CT 5413/795	a d	24415
21 Robe Road PENOLA	House (1873) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 186	F191558	CT 5523/104	a d	24416
1 Scott Street PENOLA	House (c1920s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 6	D284	CT 5837/616	a d	24418

Property Address	Description	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Planning SA ID
6 Young Street PENOLA	House (1870) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 273	F191645	CT 5782/713	a d	24419
17 Young Street PENOLA	House (1920s) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 280	F191652	CT 5395/683	a d	24420
23 Young Street PENOLA	House/office (c1860) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 2	F104450	CT 5182/205	a d	24422
38 Young Street (cnr Alfred Street) PENOLA	Shop (c1905) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 107	F50	CT 5445/955	acd	24423
44 Young Street PENOLA	Mothers and Babies (c1950) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 112	F50	CT 5671/771	acd	24424
46 Young Street PENOLA	CWA Club Rooms (1960) - Original building's remaining external form, materials and detailing excluding later additions and alterations	Lot 113	F50	CT 5718/391	acde	24425

Note: This table was last updated on 2 September 2009.

Table WatR/4 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Millicent-Penola Road BEACHPORT	Mount Graham Homestead	A91	F203960	CT 5375/27		13726
5 Railway Terrace BEACHPORT	Beachport Museum (former Wool and Grain Store)	A891	F192263	CT 5828/992		10366
Railway Terrace BEACHPORT	Former Beachport Customs House	ROAD RESERVE		N/A		13723
Rivoli Bay BEACHPORT	Beachport Jetty	A300 B15	D49065 H421800	CT 5834/340 CT 5969/87		13724
Robe - Penola Road BEACHPORT	Kangaroo Inn ruin	Q97	F200307	CT 5430/408		13725
Memorial Drive COONAWARRA	Wynn's Coonawarra Winery	A1	F32869	CT 5161/236	a e g	13906
Off Glencoe Road GLENCOE	Former Stables and Coach-house Building, Glencoe Station	A566	F192748	CT 5664/886	a g	13845
Glencoe Road GLENCOE	Glencoe Woolshed	A1	F2620	CT 5512/750		10461
Off Kalangadoo- Nangwarry Road Via KALANGADOO	Dwelling ('Kalangadoo House')	S549	H420500	CT 5992/745	a d	13908
Frontage Road Milne's Gap near Lake Bonney Via MILLICENT	Former Woolwash and Fellmongery sites, Cottage and separate Cellar	S400 A14 A13	H421100 D47803 D47803	CL 1379/15 CT 5588/539 CT 6058/95	a b d e	13847
48 George Street (rear) MILLICENT	Former Lock-up, Millicent Police Station	A100	D47539	CR 5443/492	b d	13849
Mayurra Road Via MILLICENT	Mayura Homestead (Homestead, Early Kitchen & entrance avenue of pines)	A10	D33444	CT 5072/724	a g	13843
Plunkett Terrace MILLICENT	Former South East Drainage Scheme Powder Magazine	S308	H421100	CT 5186/250		10267
Mount Burr Road MOUNT BURR	Dwelling, former Offices (Mount Burr Forest Reserve), Shed/Stable & Avenue of Pinus radiata	A3	D60851	CT 5933/559	a g	14832
23 Arthur Street PENOLA	Penola Public Library and Mechanics Institute	A364	F211960	CT 5834/470		11571

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
31 Arthur Street PENOLA	St Andrew's Presbyterian Church	A307	F211903	CT 5832/715		10574
Bowden Street PENOLA	Dwelling ('Ulva Cottage')	A205	F211801	CT 5732/209		10305
118 Church Street PENOLA	Bushman's Inn Restaurant (former Bushman's Inn)	A6	F112753	CT 5204/767		12525
28 Church Street PENOLA	Dwelling (former Bank of South Australia Penola Branch)	A175	F191546	CT 5389/401		12526
31 Church Street PENOLA	Former Penola Post Office and Dwelling	A168	F191540	CT 5774/541		10266
31 Church Street PENOLA	Heyward's Royal Oak Hotel	A106	F50	CT 5156/528		12527
Church Street PENOLA	National Bank Penola Branch	A91	F208418	CT 5515/421		12528
Clarke Street PENOLA	Dwelling (former Penola Railway Station)	A2	F15379	CT 5485/951		10827
Old Millicent Road PENOLA	Dwelling - Austin Cottage, Yallum Park	S93	H423100	CT 5730/488		10258
Old Millicent Road PENOLA	Yallum Park Homestead	S93	H421300	CT 5730/488		10259
Off Penola Road PENOLA	Dwelling - John Shaw Neilson's former cottage	A6	D31174	CT 5745/123		12807
Portland Street PENOLA	Woods MacKillop Schoolhouse	A121	D48900	CT 5620/475		12701
58 Riddoch Street PENOLA	Former Penola Butter & Cheese Factory	A171	F191543	CT 5477/665		12529
136 Wilson Street (Petticoat Lane) PENOLA	Dwelling & Shop - Sharam's Cottage (First)	A258	F191630	CT 5549/743		10273
136 Wilson Street (Petticoat Lane) PENOLA	Sharam's Cottage (Second)	A258	F191630	CT 5549/743		16685
Railway Terrace TANTANOOLA	Tantanoola Railway Station & Goods Shed	A3	D32798	CT 5669/112	abe	14605

Note: this table was last updated on 8 June 2010 and is an extract from the South Australian Heritage Register established under Section 13(1) of the *Heritage Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

Mapping Section Spatial Extent Maps Bushfire Risk Maps Concept Plan Maps

Map Reference Tables

Index Maps

Map Reference	
Council Index Map	
Millicent Index Map	

Zone Maps

Zone Name	Map Numbers
Bulk Handling Zone	WatR/28, WatR/29
Caravan and Tourist Park Zone	WatR/20
Coastal Conservation Zone	WatR/2, WatR/3, WatR/4, WatR/5, WatR/6, WatR/7, WatR/8, WatR/9, WatR/20, WatR/21, WatR/22, WatR/23
Coastal Open Space Zone	WatR/20
Commercial Zone	WatR/35, WatR/40, WatR/41, WatR/45
Community Zone	WatR/13, WatR/19, WatR/20, WatR/23, WatR/24, WatR/30, WatR/33, WatR/34, WatR/35, WatR/45
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District Town Centre Zone	WatR/35
Industry Zone	WatR/19, WatR/20, WatR/21, WatR/23, WatR/28, WatR/29, WatR/30, WatR/34, WatR/35, WatR/44, WatR/45, WatR/48
Light Industry Zone	WatR/20, WatR23, WatR/34
Primary Production Zone	WatR/1, WatR/2, WatR/3, WatR/4, WatR/5, WatR/6, WatR/7, WatR/8, WatR/9, WatR/10, WatR/11, WatR/12, WatR/13, WatR/14, WatR/15, WatR/16, WatR/17, WatR/18, WatR/19, WatR/21, WatR/23, WatR/24, WatR/25, WatR/26, WatR/27, WatR/28, WatR/29, WatR/30, WatR/31, WatR/32, WatR/33, WatR/34, WatR/35, WatR/36, WatR/37, WatR/38, WatR/39, WatR/40, WatR/41, WatR/42, WatR/43, WatR/44, WatR/45, WatR/46, WatR/48.
Residential Zone	WatR/20, WatR/22, WatR/23, WatR/29, WatR/30, WatR/34, WatR/35, WatR/36, WatR/40, WatR/41, WatR/44, WatR/45, WatR/46, WatR/47
Rural Living Zone	WatR/6, WatR/15, WatR/16, WatR/17, WatR/21, WatR/23, WatR/24, WatR/25, WatR/26, WatR/27, WatR/28, WatR/29, WatR/32, WatR/33, WatR/34, WatR/37, WatR/38, WatR/41, WatR/42, WatR/44
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Township Zone	WatR/15, WatR/16, WatR/18, WatR/19, WatR/24, WatR/25, WatR/43, WatR/48
Water Protection Zone	WatR/45, WatR/48

Historic Conservation Area

Area Name	shown within Overlay Maps - Heritage
Historic Conservation Area – Ridoch Street Area 1	WatR/45,WatR/47.
Historic Conservation Area – Ridoch Street East Area 2	WatR/45,WatR/47.

Policy Area Maps

Policy Area Name	Map Numbers
Township Fringe Policy Area 1	WatR/10, WatR/27, WatR/28, WatR/29, WatR/30, WatR/31, WatR/32, WatR/33, WatR/34, WatR/35, WatR/36, WatR/37, WatR/38, WatR/39, WatR/40, WatR/41, WatR/42.
Horticulture Policy Area 2	WatR/13, WatR/14, WatR/43, WatR/45, WatR/46
Katnook Primary Industry Policy Area 3	WatR/14
Low Density Policy Area 4	WatR/29, WatR/30, WatR/34, WatR/35
Primary Production Policy Area 5	WatR/13, WatR/14, WatR/44 and WatR/46

Precinct Maps

Precinct Name	Map Numbers
Precinct 1 Woods/MacKillop School House	WatR/47
Precinct 2 St Josephs Catholic Church	WatR/47
Precinct 3 Bawcoodalyn	WatR/47
Precinct 4 Mary MacKillop Memorial School Oval	WatR/47
Precinct 5 Private House	WatR/47
Precinct 6 Sharam's Cottages	WatR/47
Precinct 7 Private House and vacant allotment	WatR/47
Precinct 8 Private House	WatR/47
Precinct 9 The Old Rectory	WatR/47
Precinct 10 Vacant allotment (with Hawthorn Hedge and Cedar) and open space	WatR/47
Precinct 11 Site of Kirkgate and vacant land	WatR/47
Precinct 12 Wilson Cottage	WatR/47
Precinct 13 Gammon Cottage	WatR/47
Precinct 14 Private House	WatR/47
Precinct 15 Vacant allotment	WatR/47
Precinct 16 House, corner of Portland Street and Petticoat Lane	WatR/47

Precinct Name	Map Numbers
Precinct 17 Southend, Hatherleigh, Rocky Camp, Glencoe	WatR/6, WatR/16, WatR/17, WatR/23, WatR/26
Precinct 18 Beachport, Penola, Millicent	WatR/21, WatR/27, WatR/28, WatR/29, WatR/32, WatR/33, WatR/34, WatR/18, WatR/41, WatR/42, WatR/43
Precinct 19 Tantanoola, Glencoe	WatR/24, WatR/25, WatR/26
Precinct 20 Rendelsham	WatR/15
Precinct 21 Hatherleigh	WatR/16
Precinct 22 Kalangadoo and Nangwarry	WatR/19, WatR/48
Precinct 23 Mount Burr	WatR/18
Precinct 24 Rendelsham	WatR/15
Precinct 25 Tantanoola	WatR/24 , WatR/25
Precinct 26 Coonawarra	WatR/43

Overlay Maps

Issue	Map Numbers	
Location	WatR/1, WatR/2, WatR/3, WatR/4, WatR/5, WatR/6, WatR/7, WatR/8, WatR/9, WatR/10, WatR/11, WatR/12, WatR/13, WatR/14, WatR/15, WatR/16, WatR/17, WatR/18, WatR/19, WatR/20, WatR/21, WatR/22, WatR/23, WatR/24, WatR/25, WatR/26, WatR/27, WatR/28, WatR/29, WatR/30, WatR/31, WatR/32, WatR/33, WatR/34, WatR/35, WatR/36, WatR/37, WatR/38, WatR/39, WatR/40, WatR/41, WatR/42, WatR/43, WatR/44, WatR/45, WatR/46, WatR/47, WatR/48	
Transport	WatR/1, WatR/4, WatR/5, WatR/7, WatR/10, WatR/11, WatR/12, WatR/13, WatR/14, WatR/15, WatR/16, WatR/18, WatR/19, WatR/20, WatR/21, WatR/24, WatR/25, WatR/26, WatR/27, WatR/28, WatR/29, WatR/30, WatR/31, WatR/34, WatR/35, WatR/36, WatR/40, WatR/41, WatR/42, WatR/43, WatR/44, WatR/45, WatR/46, WatR/48	
Hazards	WatR/14, WatR/18	
Heritage	WatR/1, WatR/13, WatR/14, WatR/20, WatR/24, WatR/26, WatR/35, WatR/38, WatR/43, WatR/45, WatR/46, WatR/47	
Natural Resources	WatR/11, WatR/12, WatR/24, WatR/25, WatR/26	

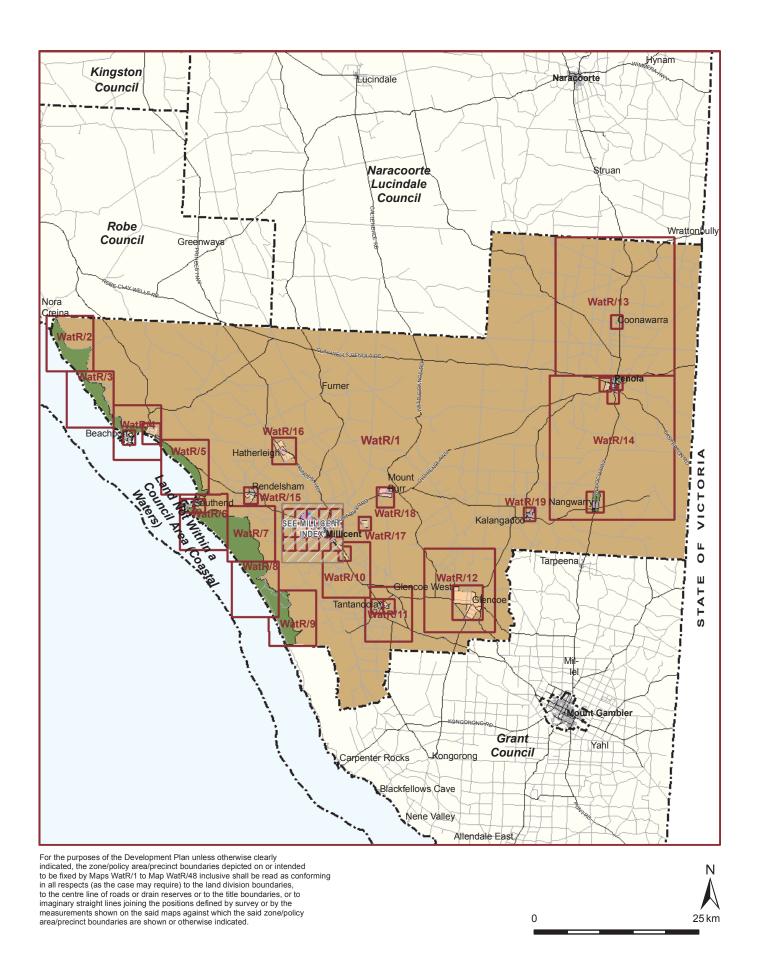
Bushfire Protection Maps

Issue	BPA Map Numbers	
Bushfire Risk	WatR/1, WatR/2, WatR/3, WatR/4, WatR/5, WatR/6,WatR/7, WatR/8, WatR/9, WatR/10, WatR/11, WatR/12, WatR/13, WatR/14, WatR/15, WatR/16, WatR/17, WatR/18, WatR/19, WatR/20, WatR/21, WatR/22, WatR/23, WatR/24, WatR/25, WatR/26, WatR/27	

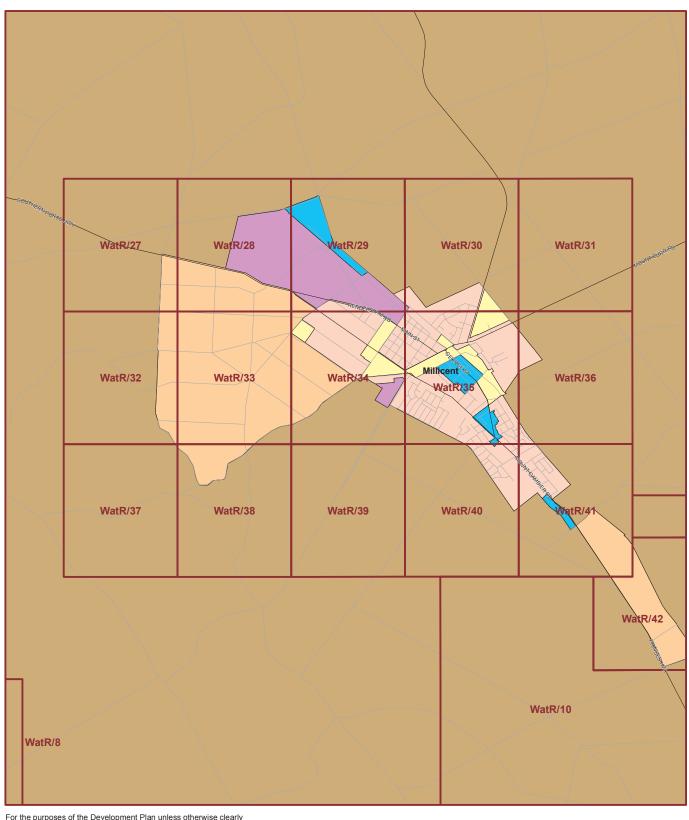
Concept Plan Maps

Title	BPA Map Numbers
Airport Building Heights / Millicent Environs	Concept Plan Map WatR/1
Bore Locations - Penola	Concept Plan Map WatR/2
Bore Location - Nangwarry	Concept Plan Map WatR/3
District Town Centre - Millicent	Concept Plan Map WatR/4
Rural Living - Millicent	Concept Plan Map WatR/5
Rural Living - Glencoe West	Concept Plan Map WatR/6
Rural Living	Concept Plan Map WatR/7
Residential	Concept Plan Map WatR/8
Beachport Industrial Subdivision - Beachport Environs	Concept Plan Map WatR/9

Spatial Extent Maps



Council Index Map

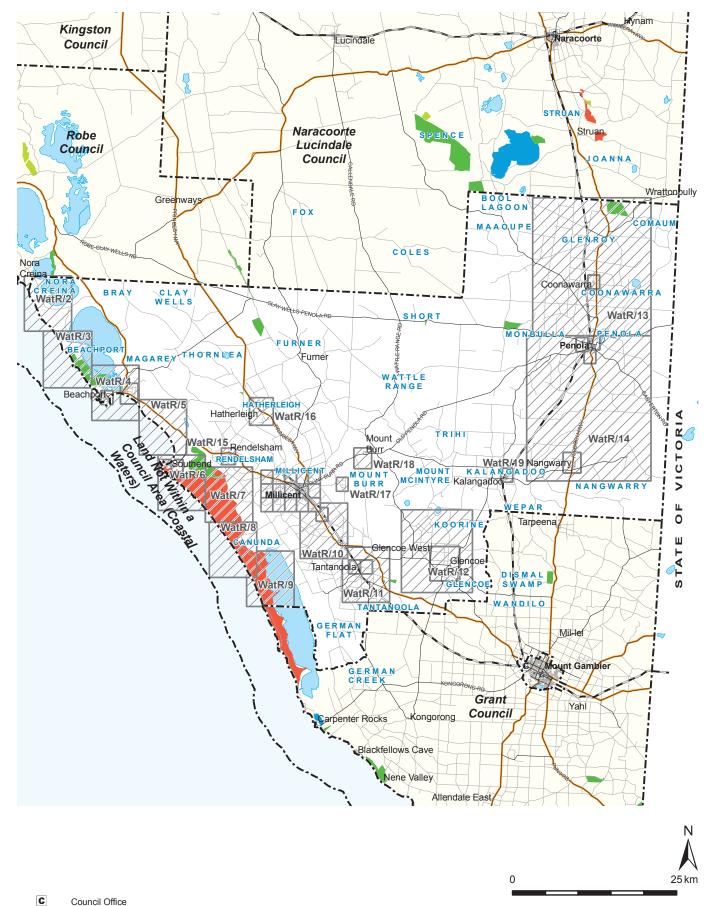


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps WatR/1 to Map WatR/48 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the 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.



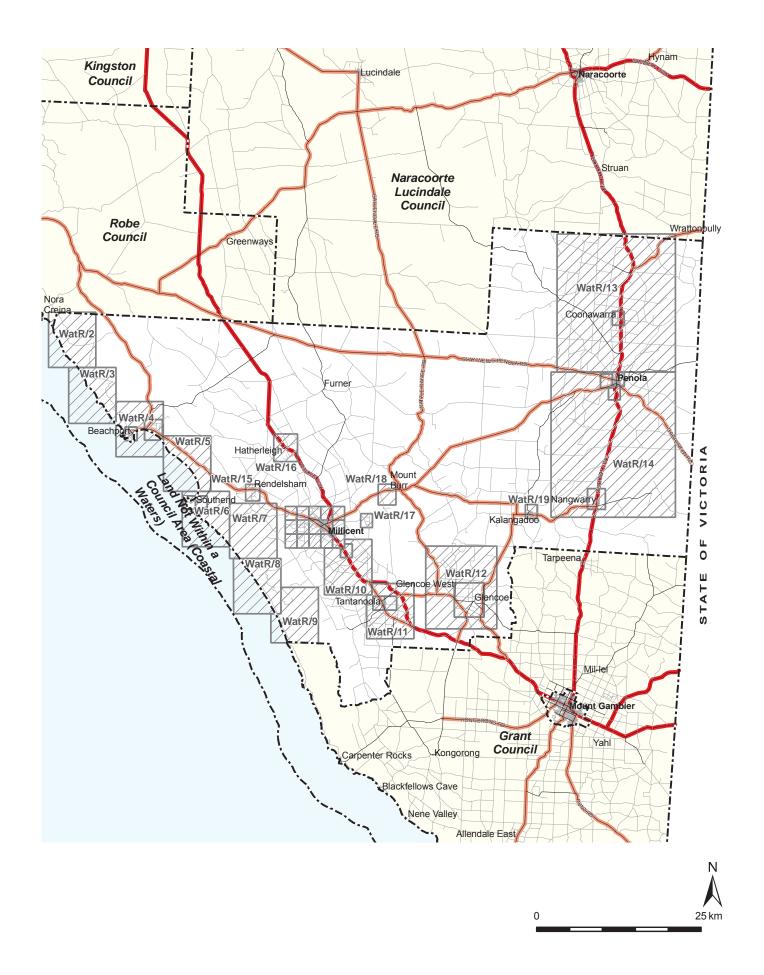
MILLICENT

Enlargement Index Map

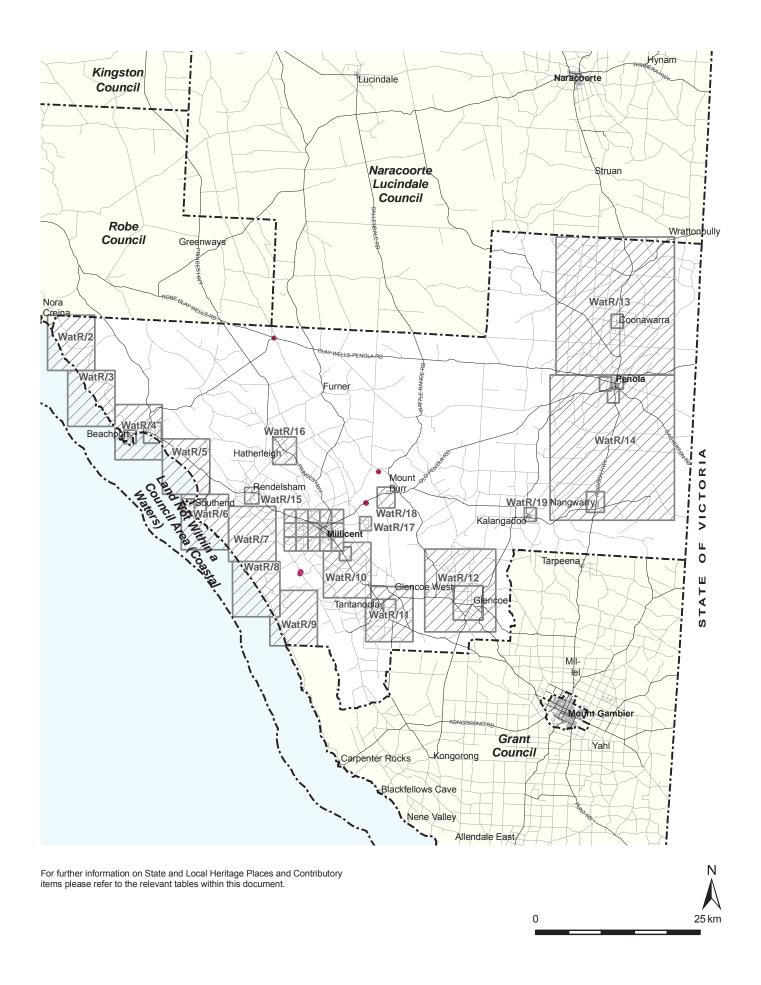




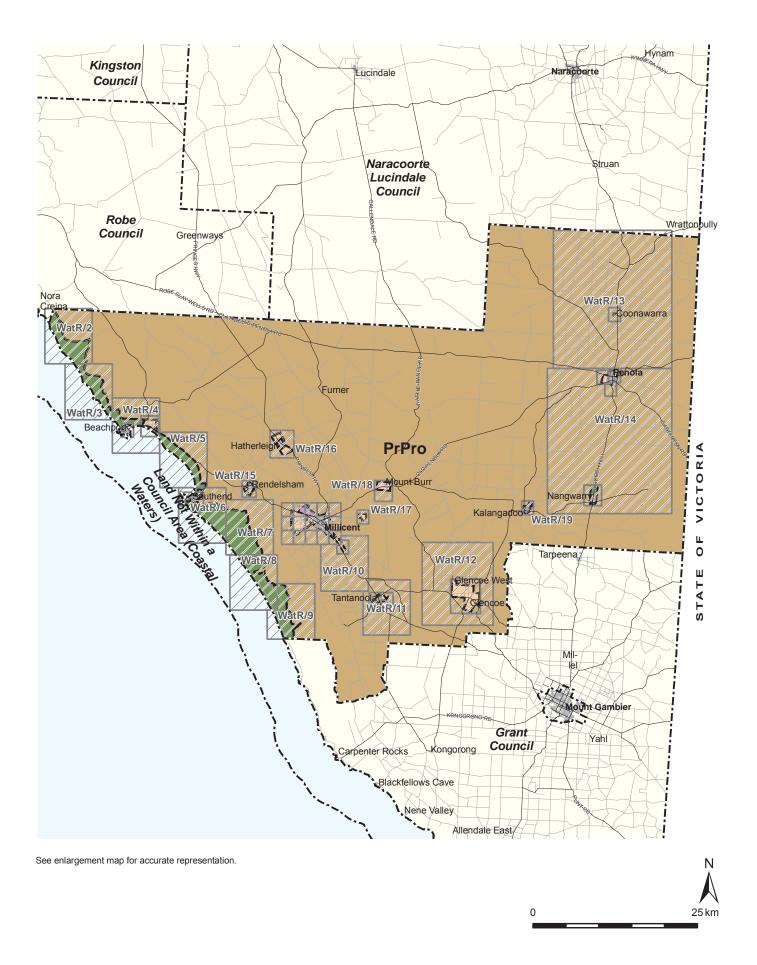
Location Map WatR/1

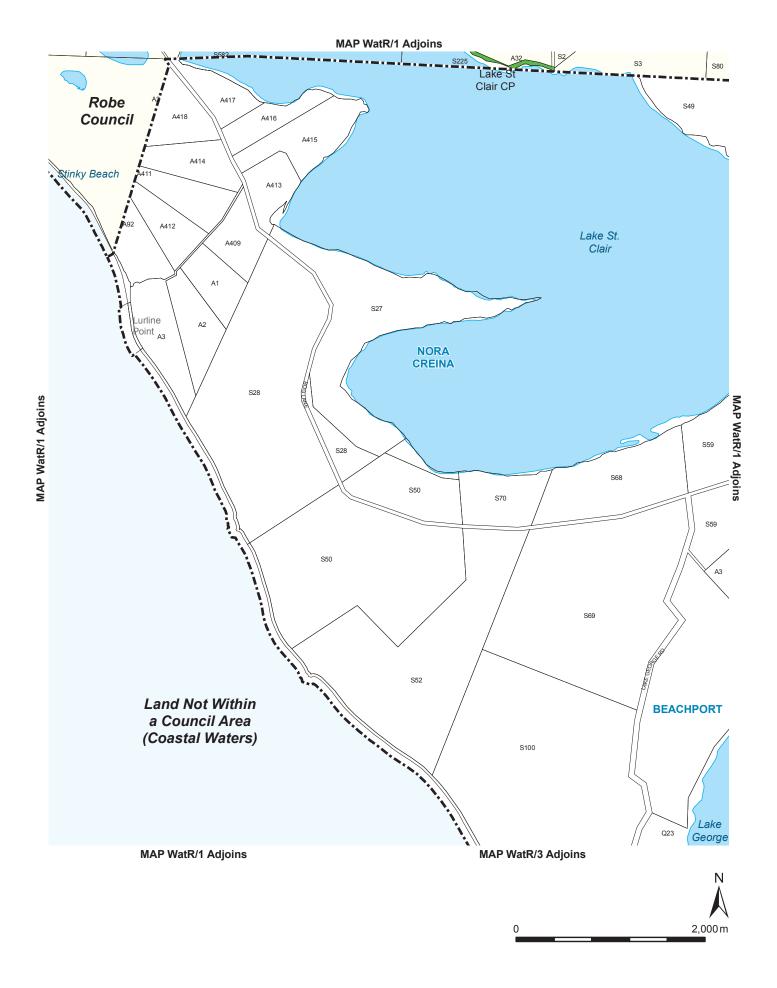


Overlay Map WatR/1 TRANSPORT

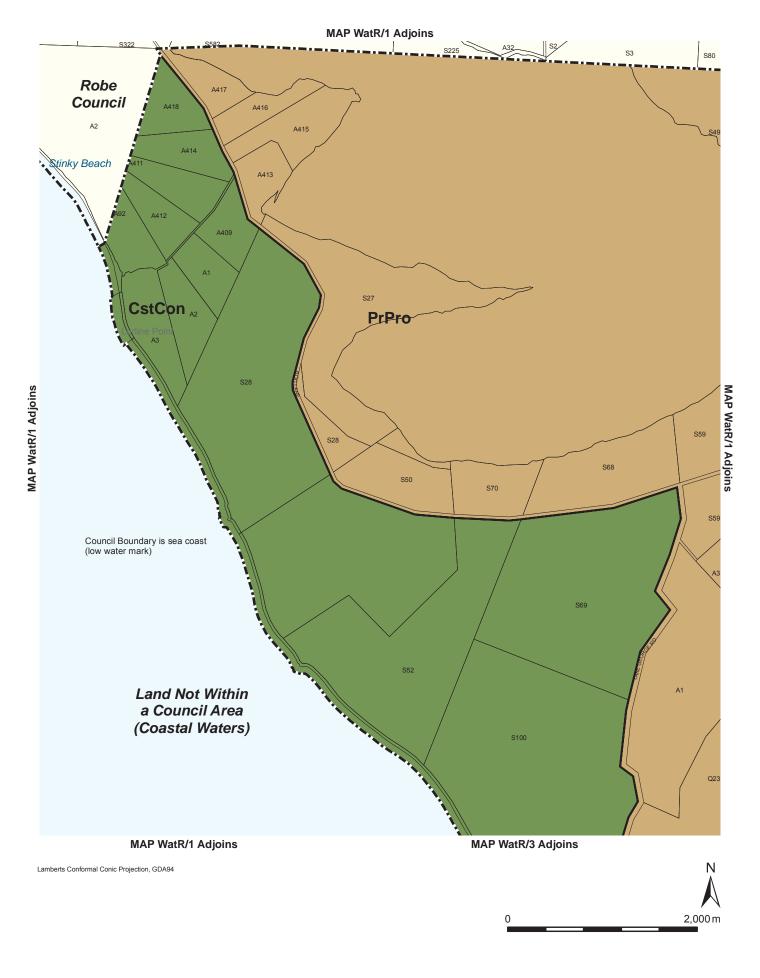


Overlay Map WatR/1 HERITAGE

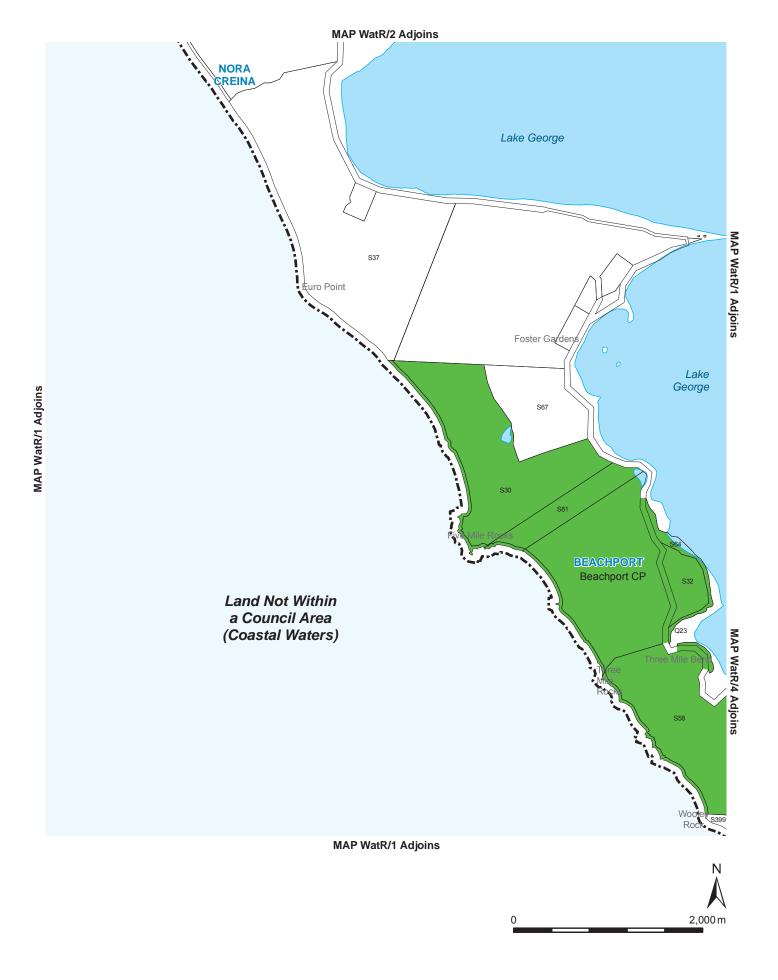




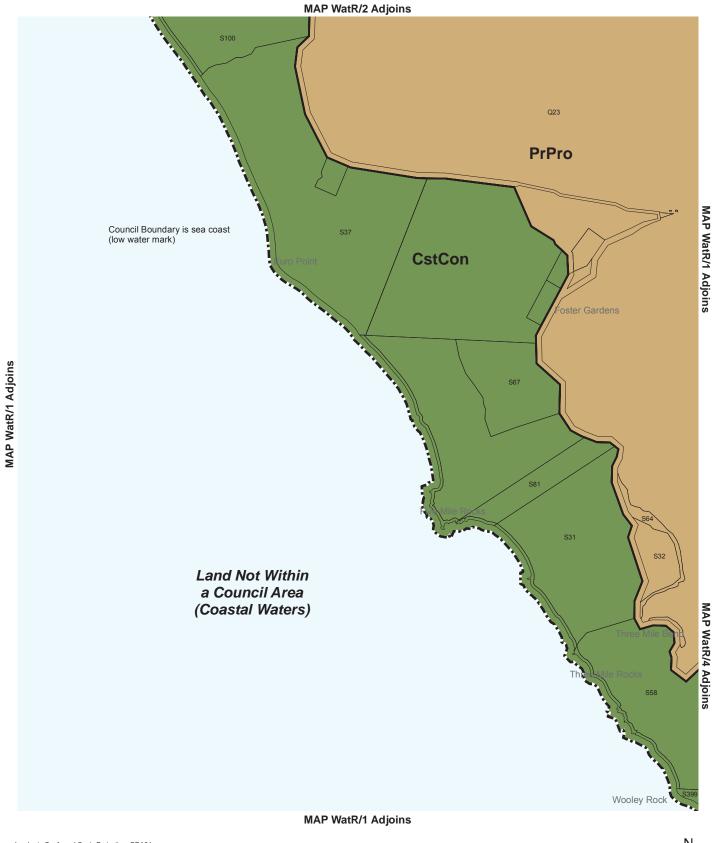




Zones CstCon Coastal Conservation PrPro Primary Production Zone Boundary Development Plan Boundary







Lamberts Conformal Conic Projection, GDA94



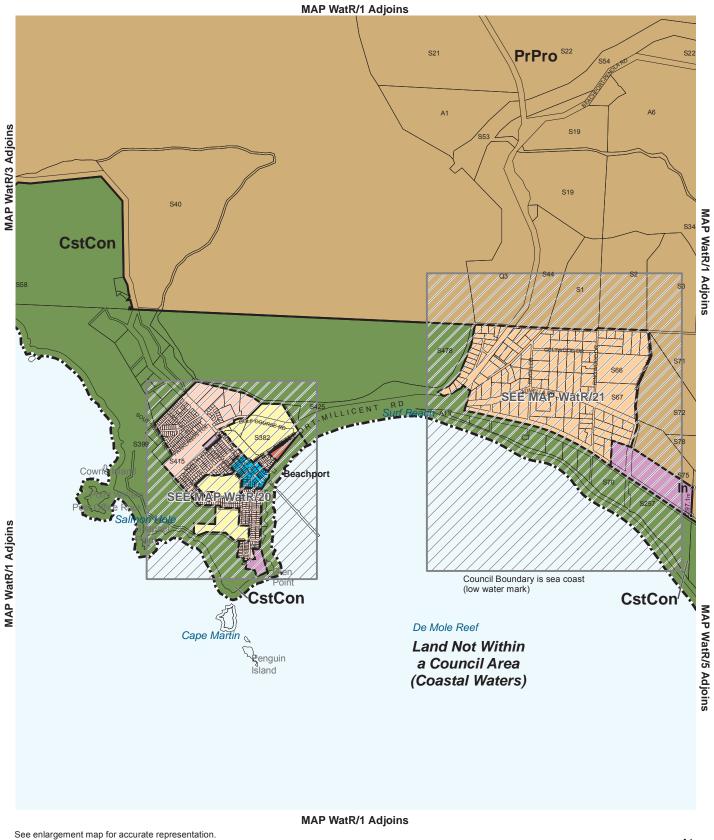
Zones Coastal Conservation Primary Production Zone Boundary Development Plan Boundary







Overlay Map WatR/4 TRANSPORT

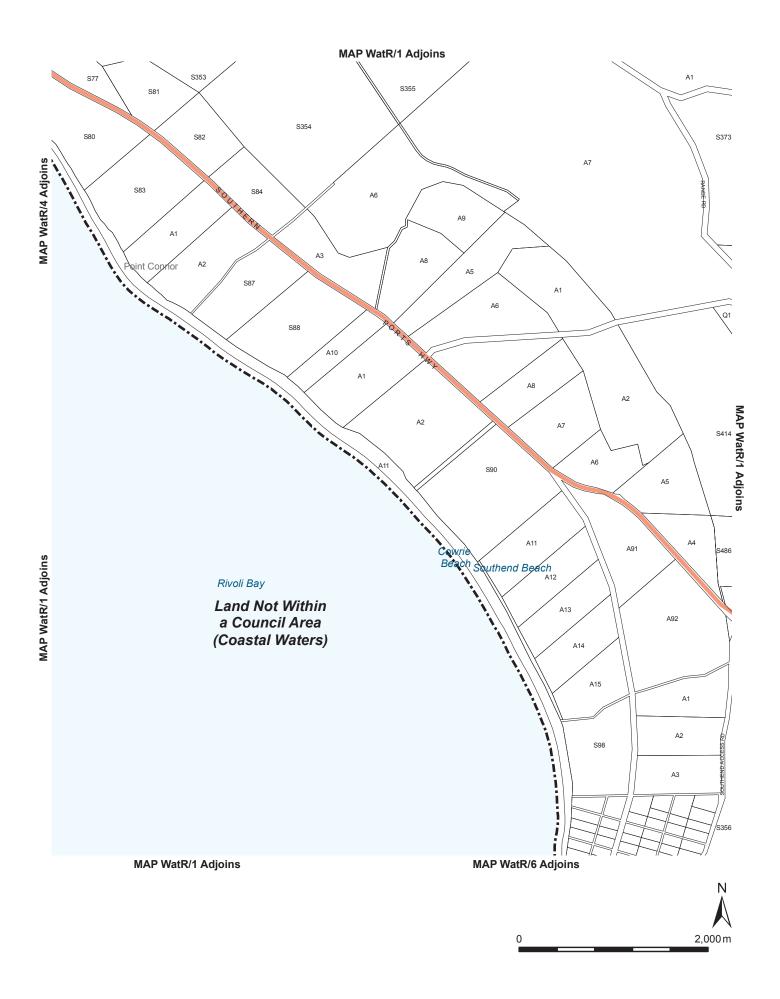


See enlargement map for accurate representation. Lamberts Conformal Conic Projection, GDA94

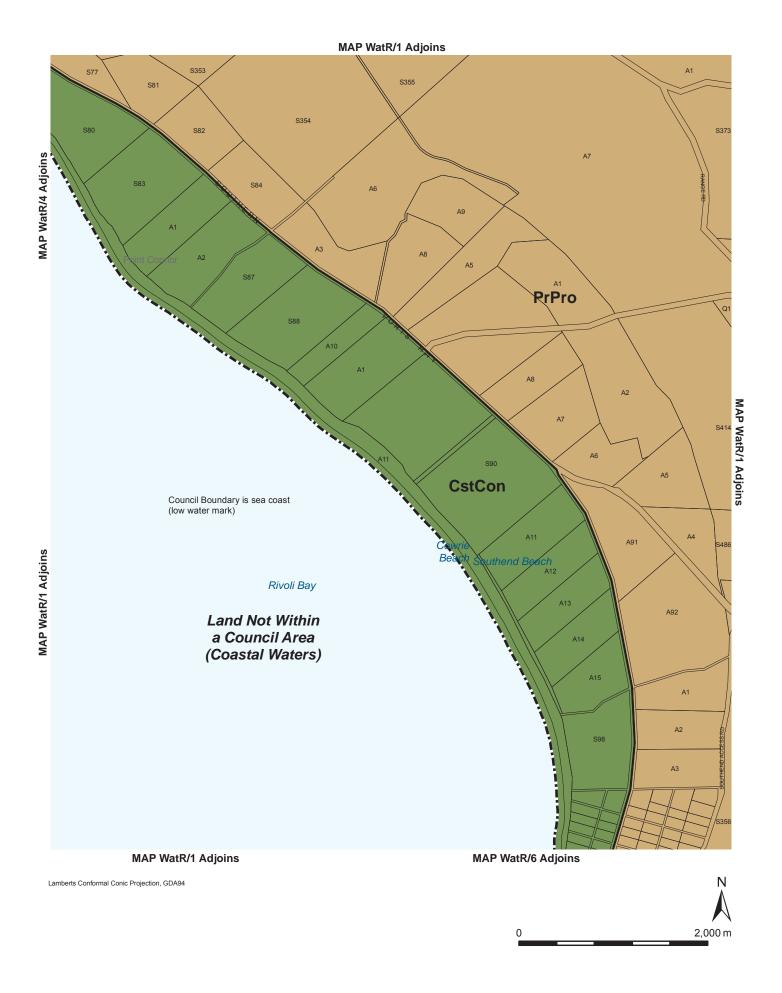


Zones CstCon Coastal Conservation In Industry PrPro Primary Production Zone Boundary Development Plan Boundary





Overlay Map WatR/5 TRANSPORT



Zones

CstCon

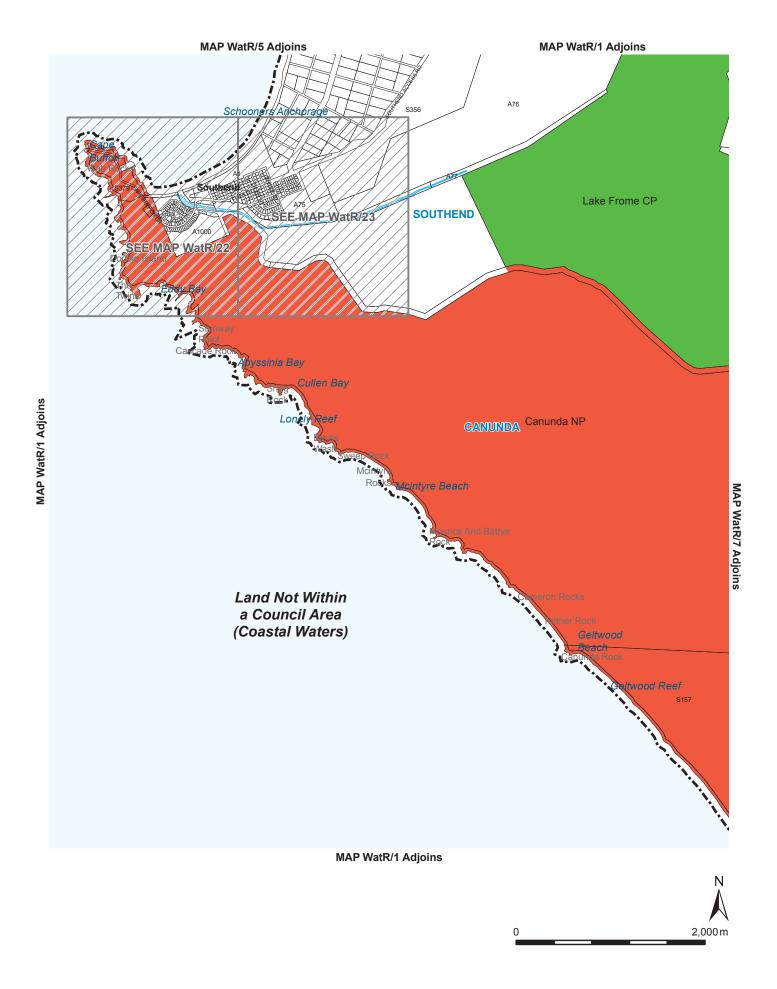
Coastal Conservation

PrPro

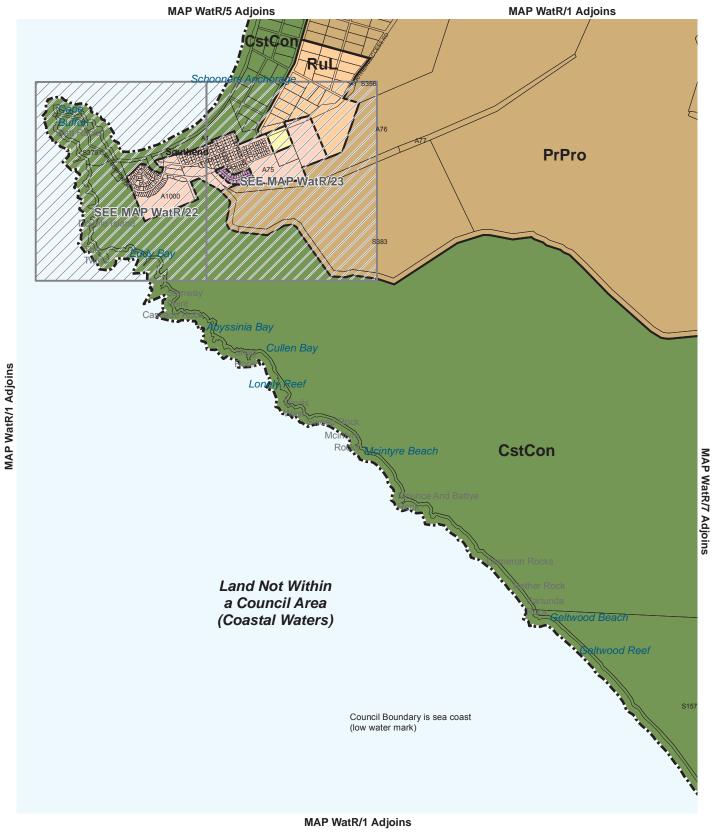
Primary Production

Zone Boundary

Development Plan Boundary



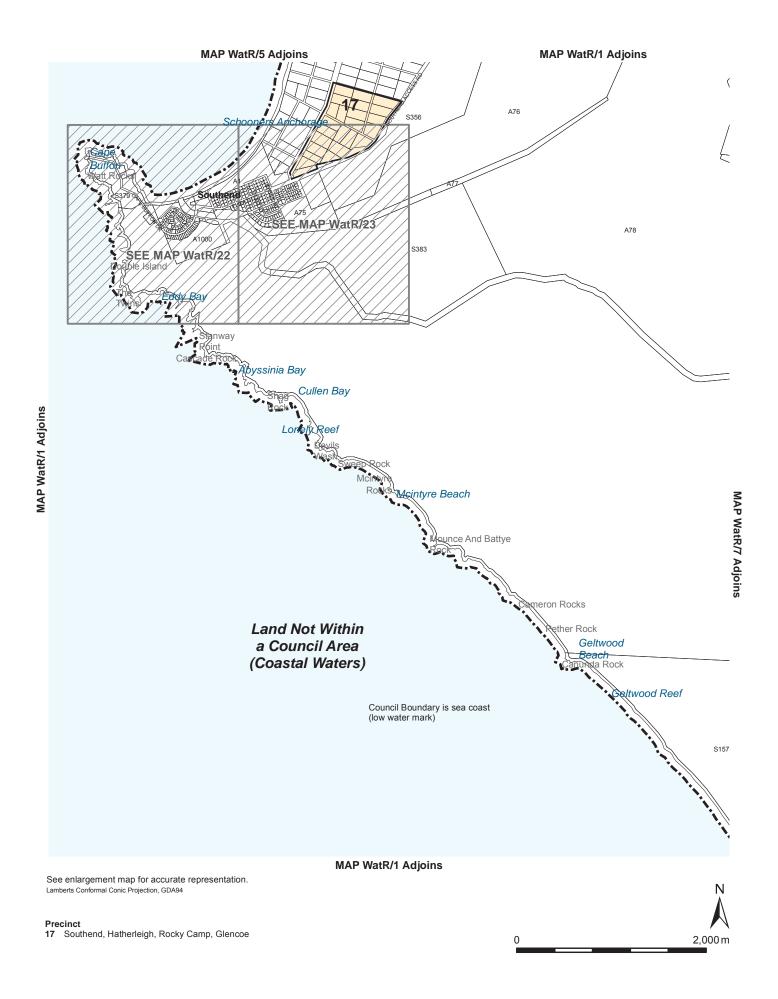




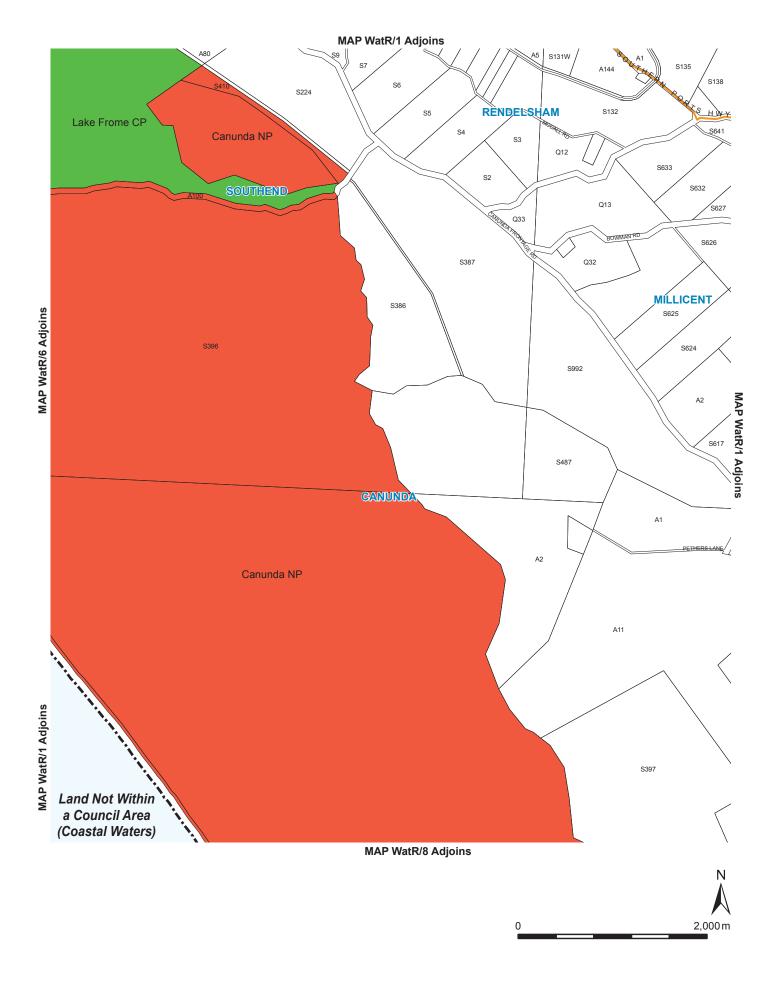
See enlargement map for accurate representation. Lamberts Conformal Conic Projection, GDA94



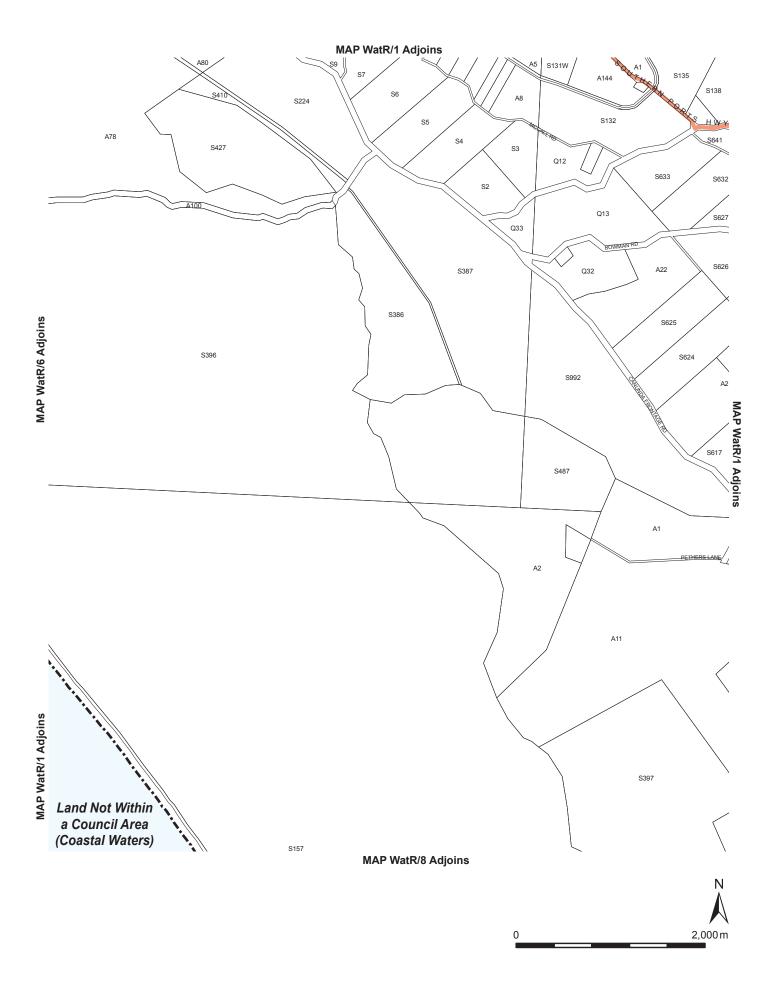
Zones CstCon Coastal Conservation PrPro Primary Production RuL Rural Living Zone Boundary Development Plan Boundary



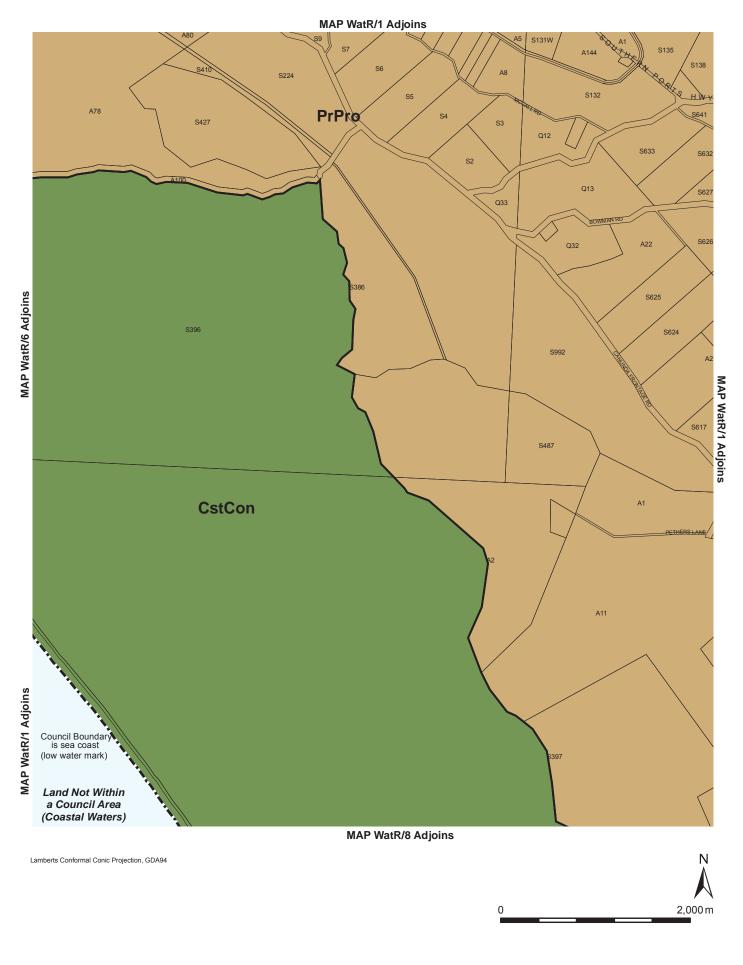
Precinct Map WatR/6



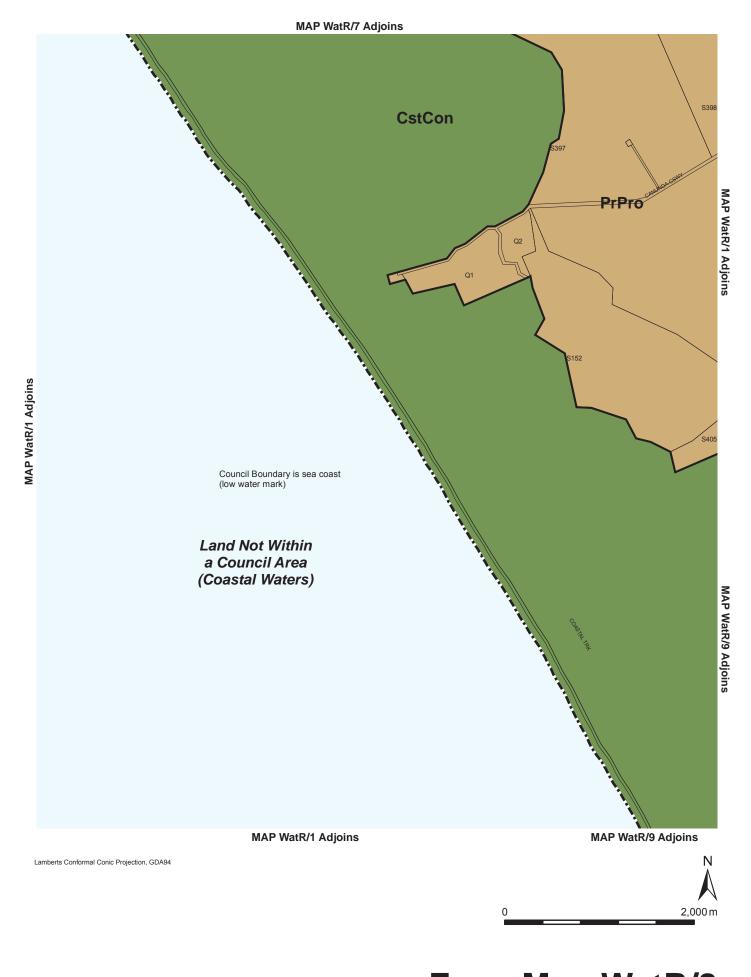




Overlay Map WatR/7 TRANSPORT





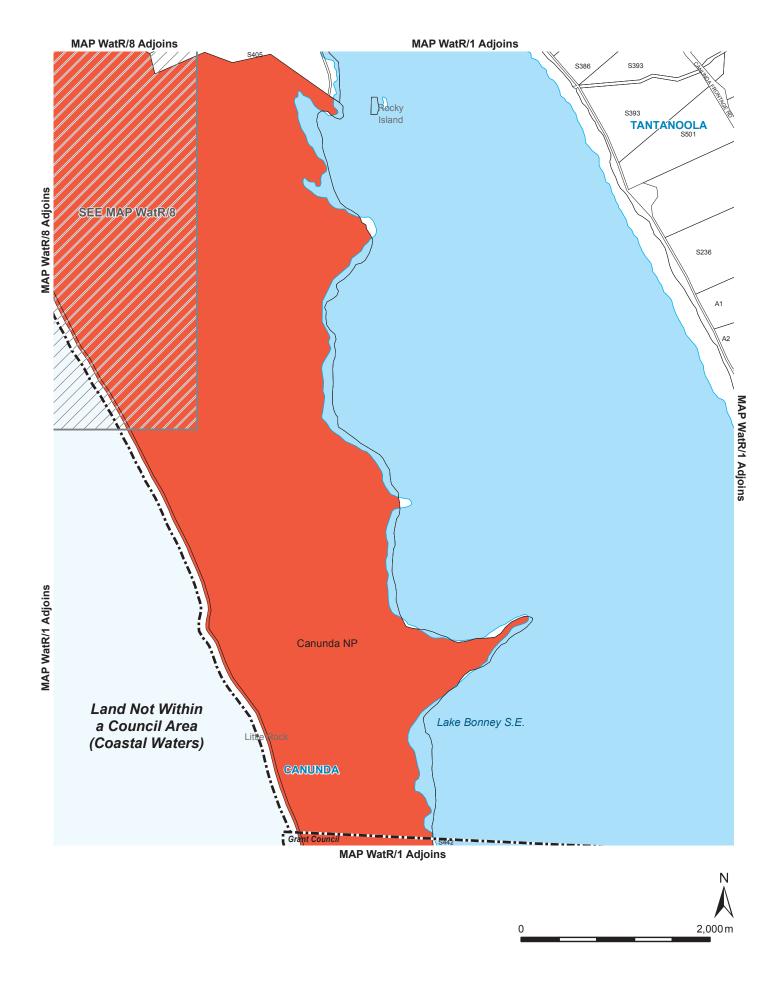


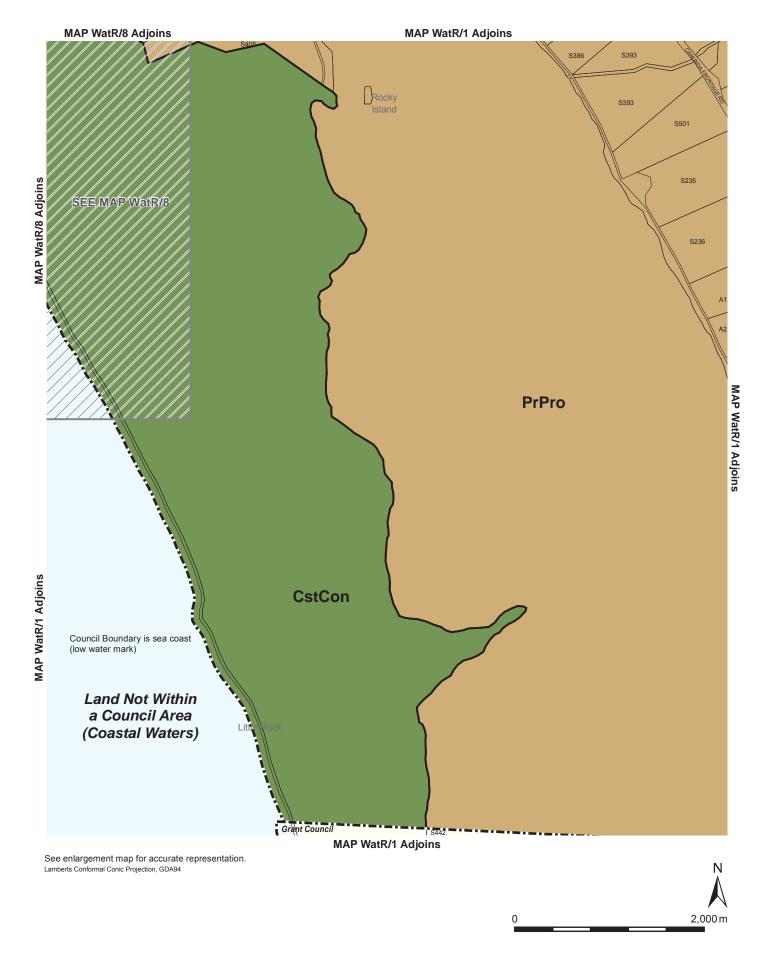
Zone Map WatR/8

Zones

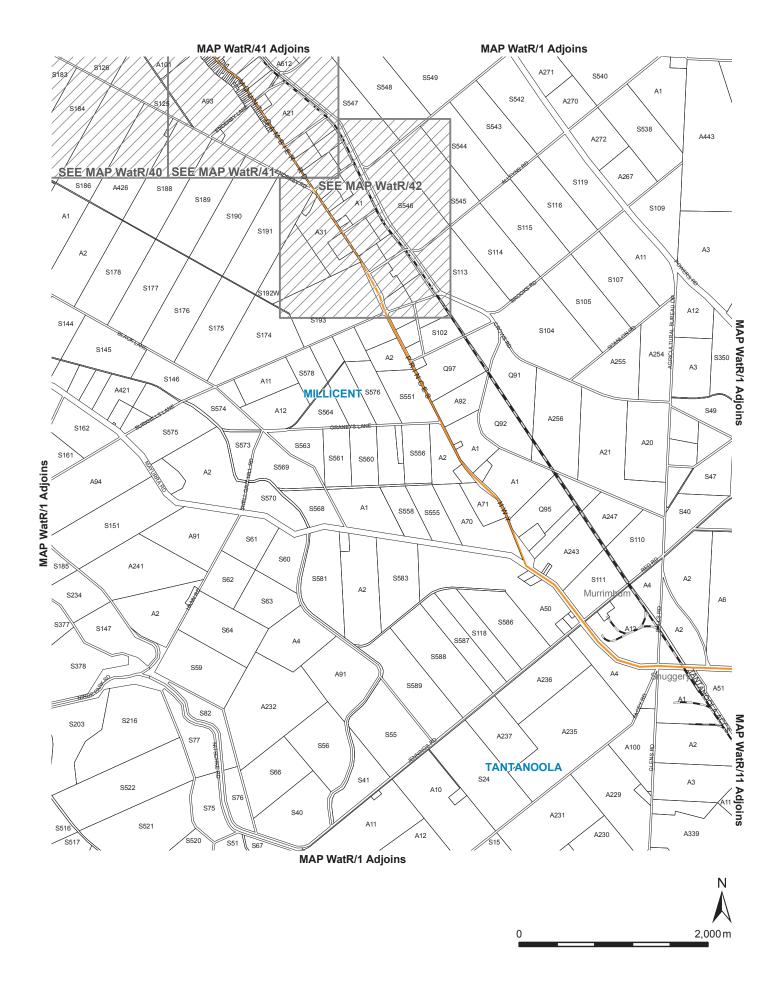
Coastal Conservation
Primary Production
Zone Boundary

Development Plan Boundary

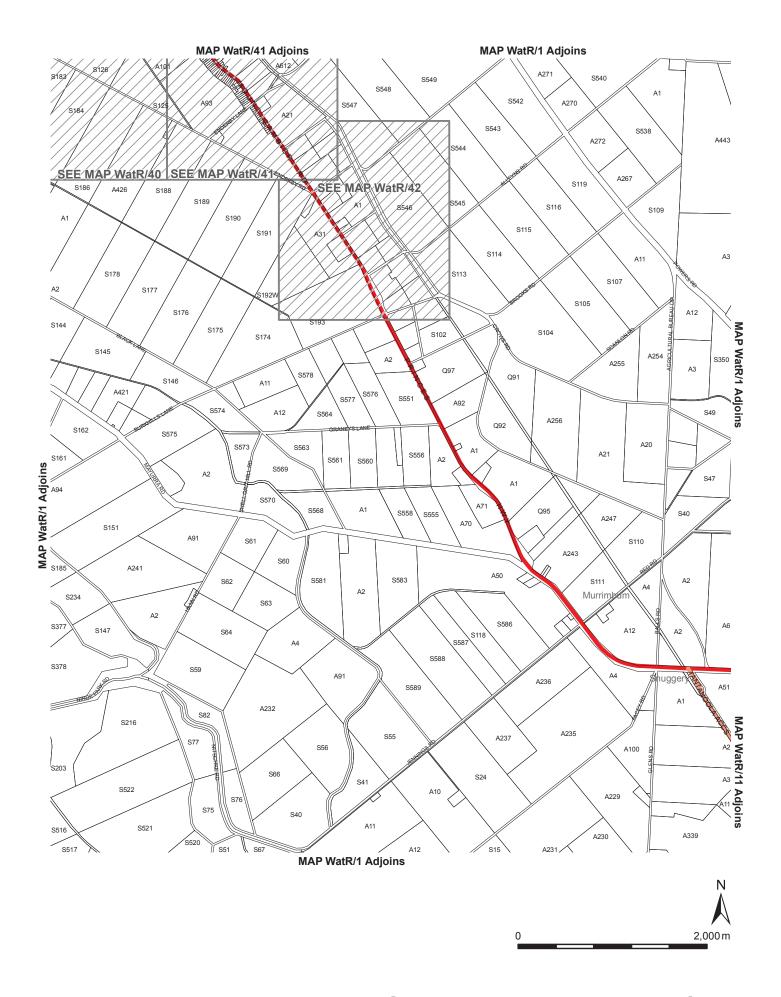




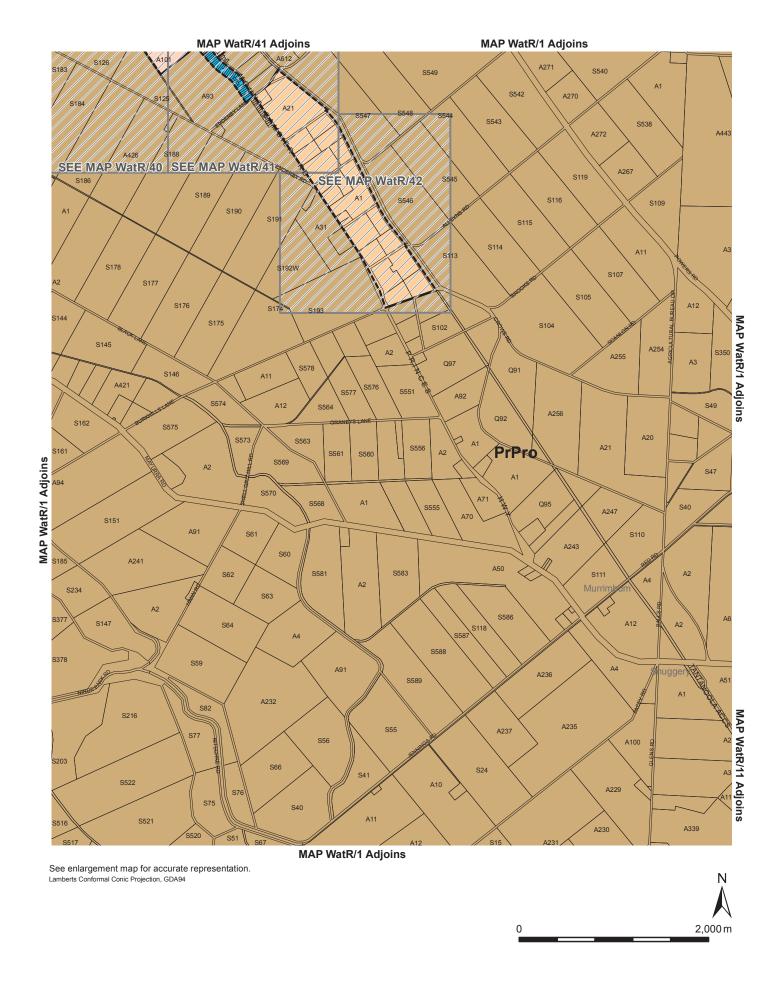


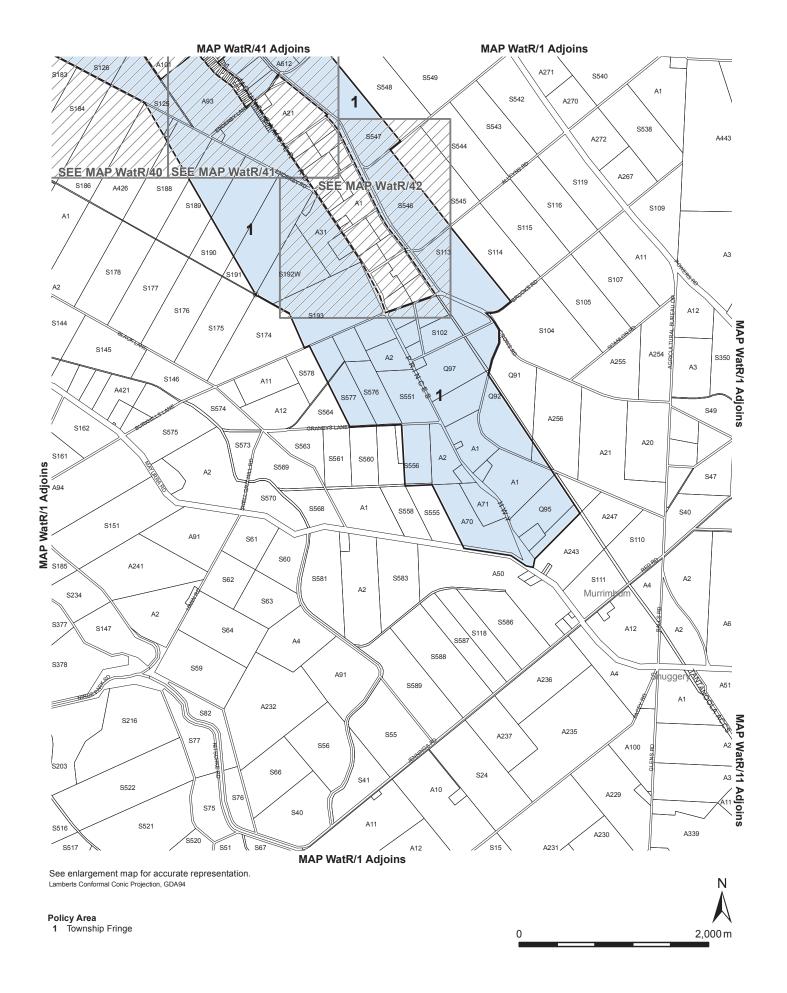


Consolidated - 7 February 2013



Overlay Map WatR/10 TRANSPORT





Policy Area Map WatR/10



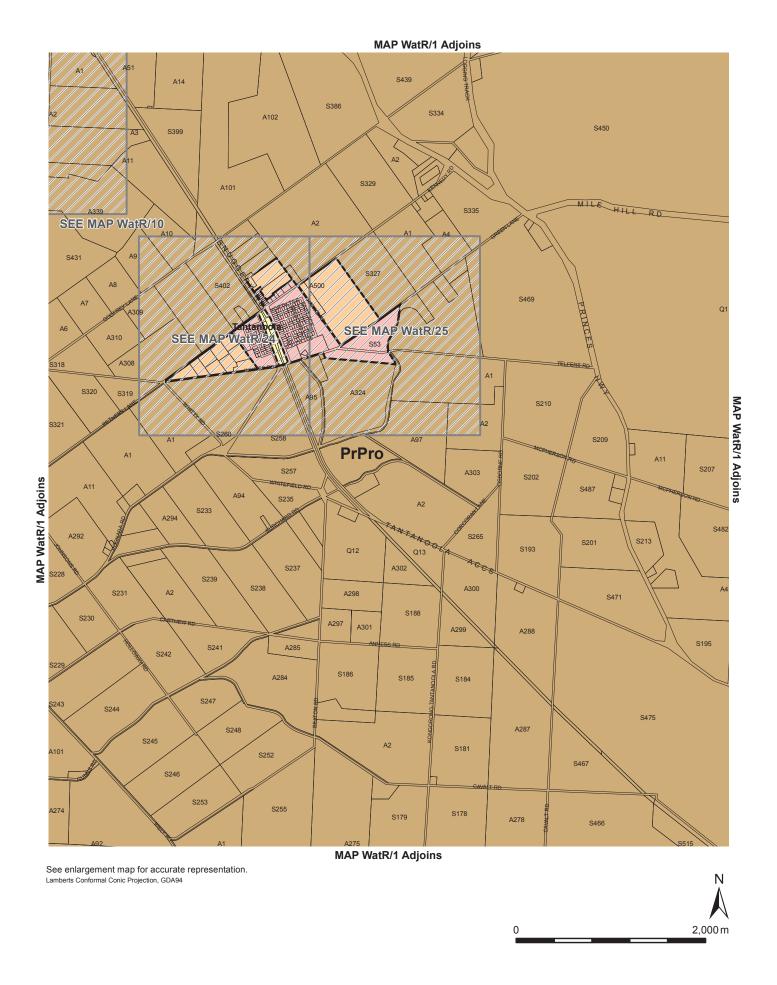


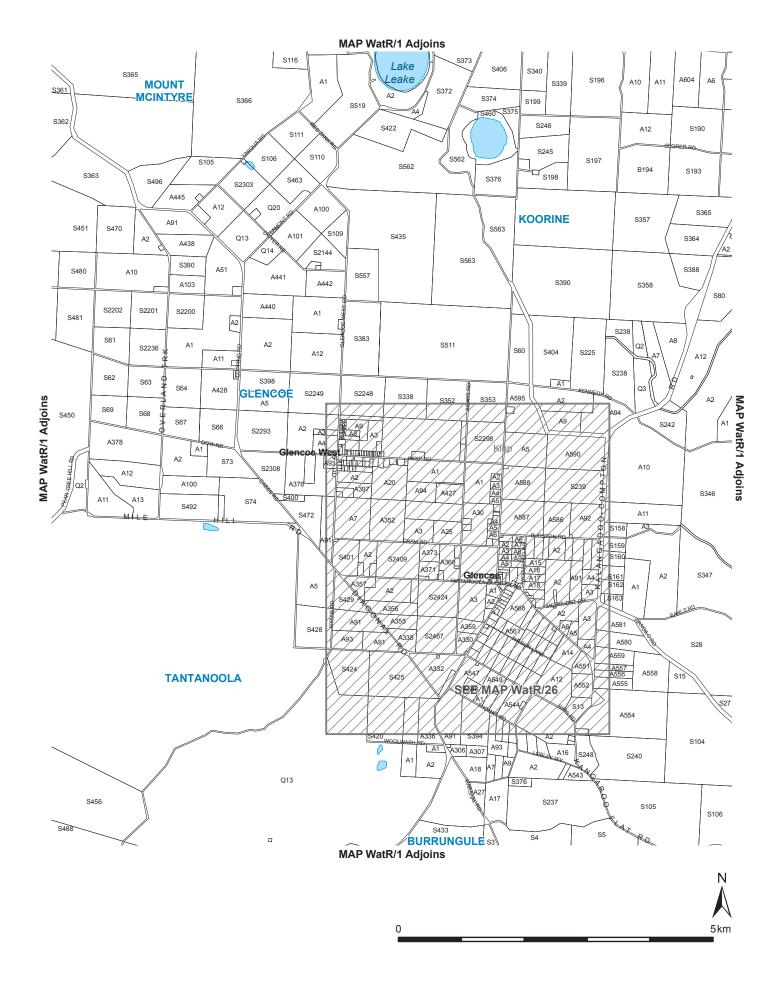


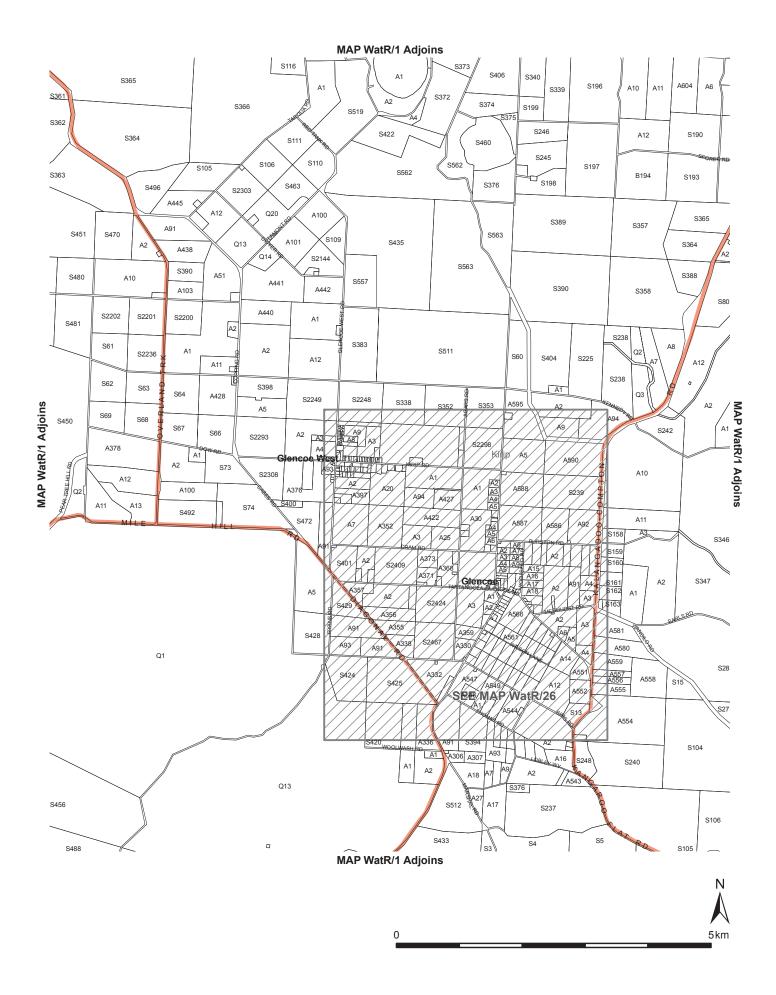
Overlay Map WatR/11 TRANSPORT



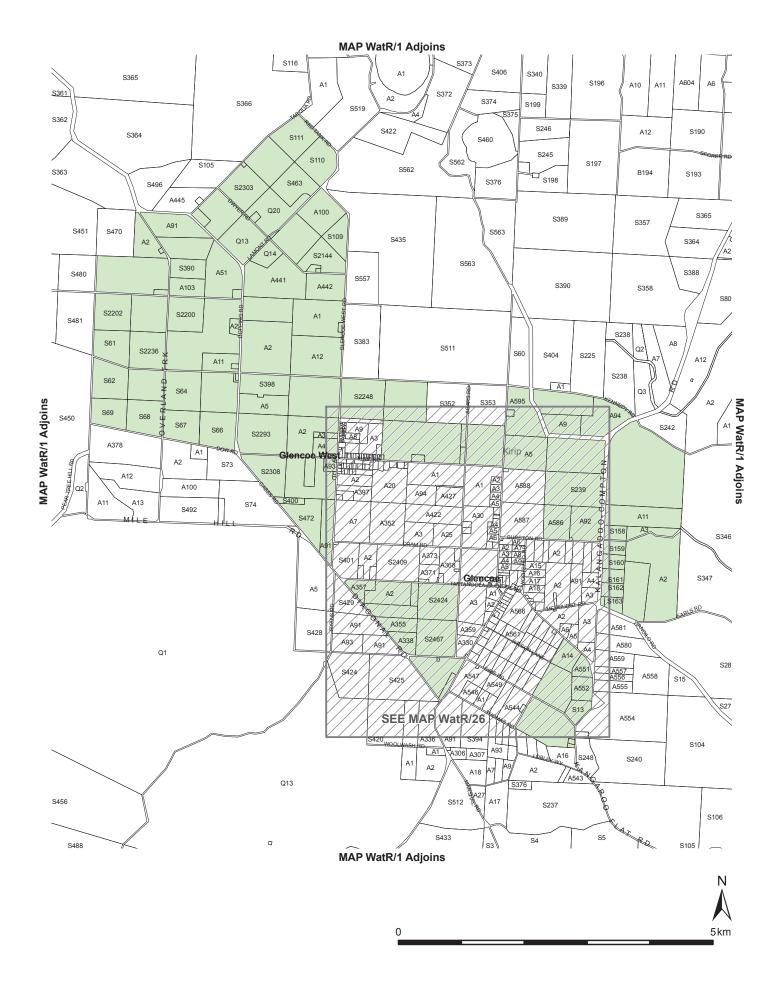
Overlay Map WatR/11 NATURAL RESOURCES



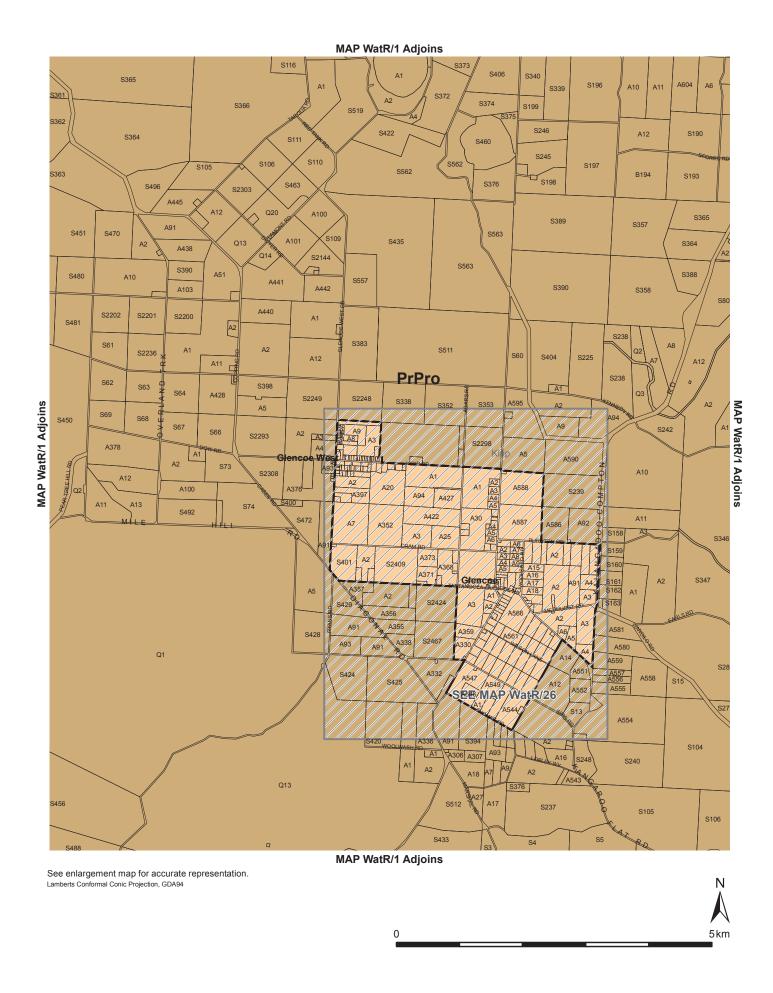




Overlay Map WatR/12 TRANSPORT

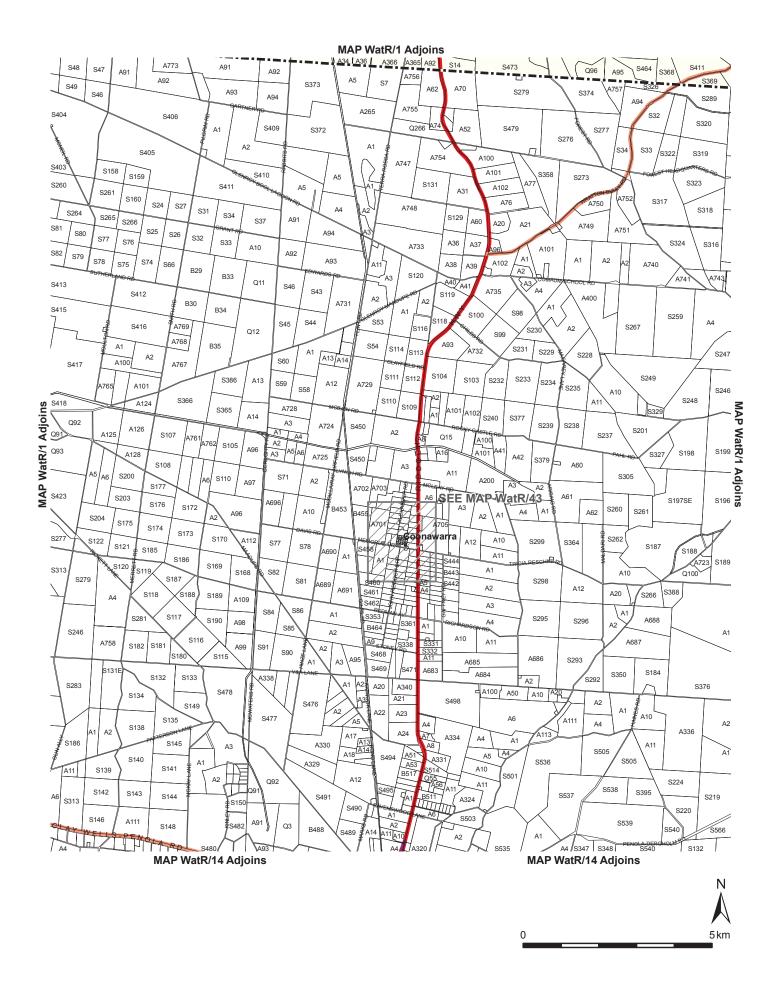


Overlay Map WatR/12 NATURAL RESOURCES



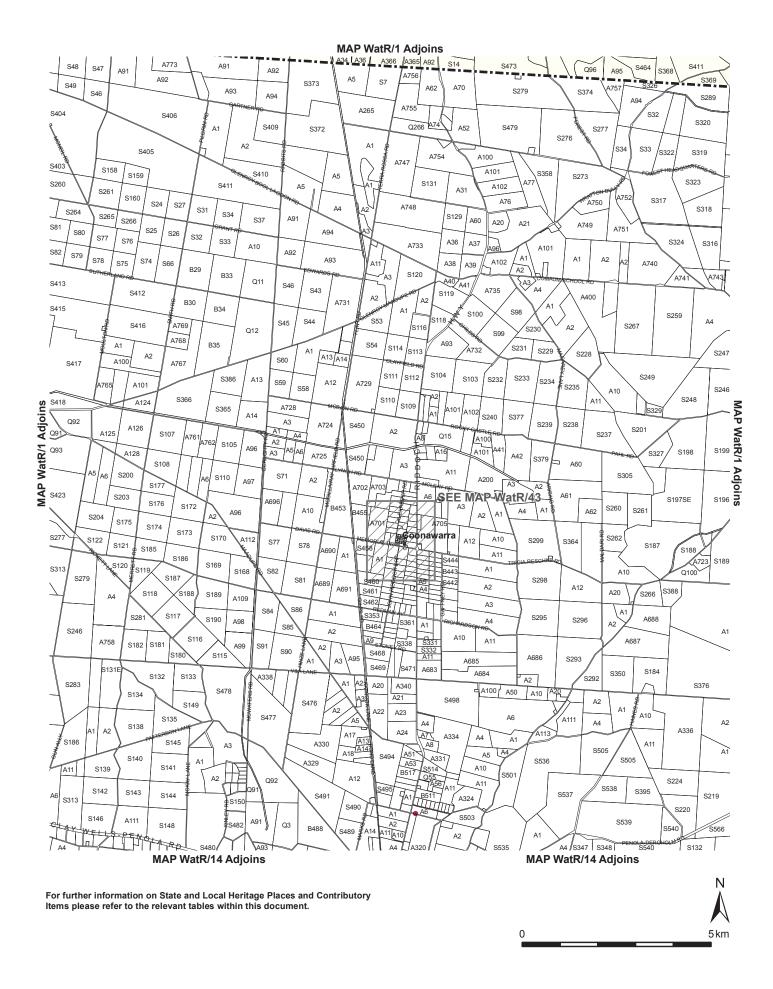






Overlay Map WatR/13 TRANSPORT



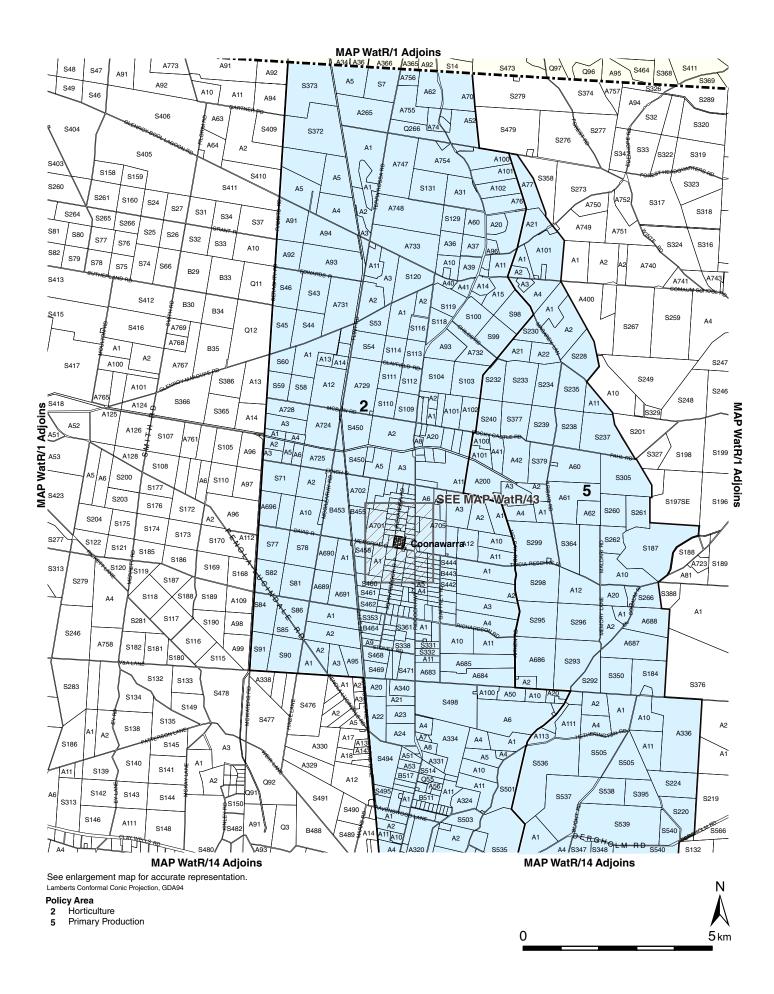


Overlay Map WatR/13 HERITAGE

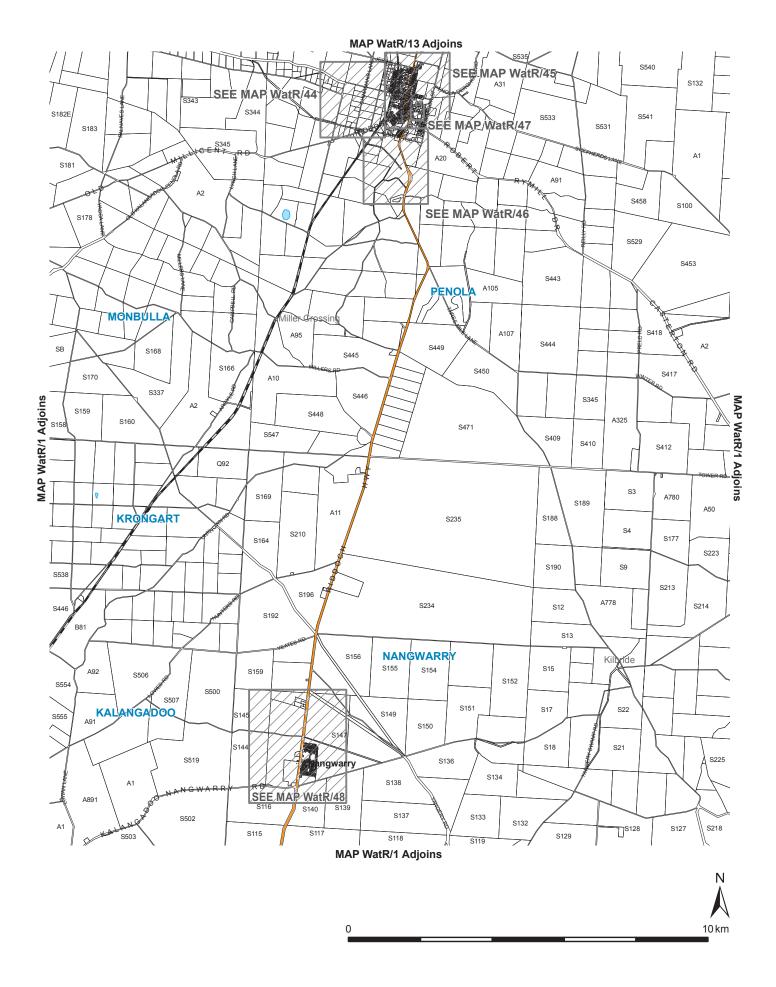


Zone Map WatR/13

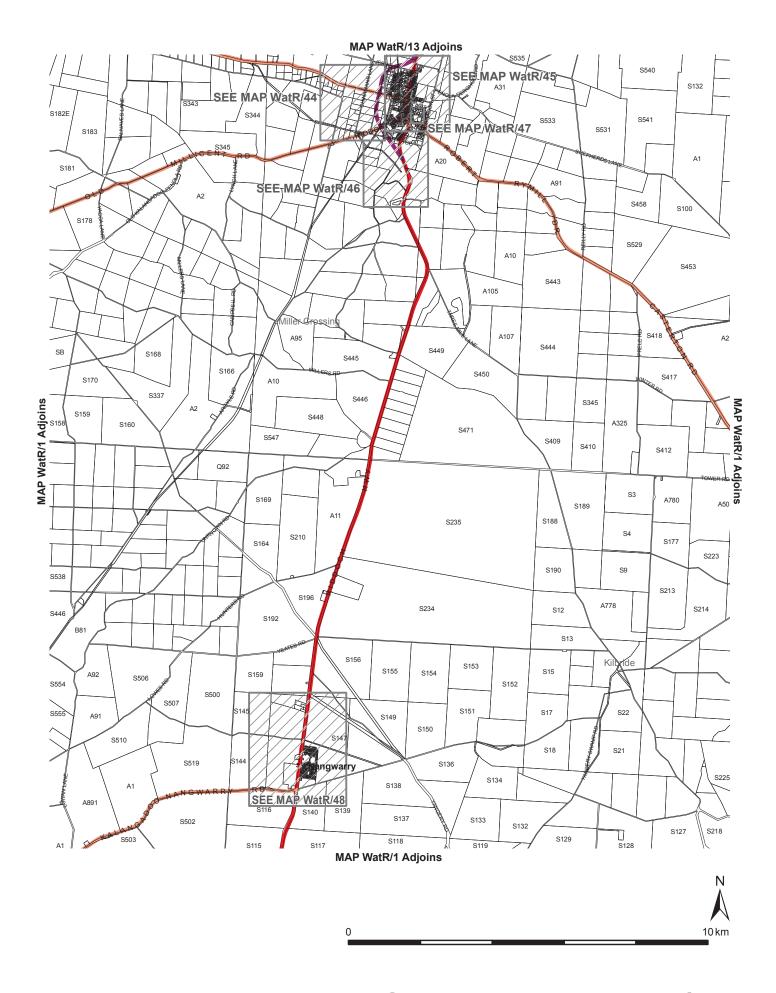




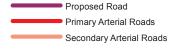
Policy Area Map WatR/13



Location Map WatR/14

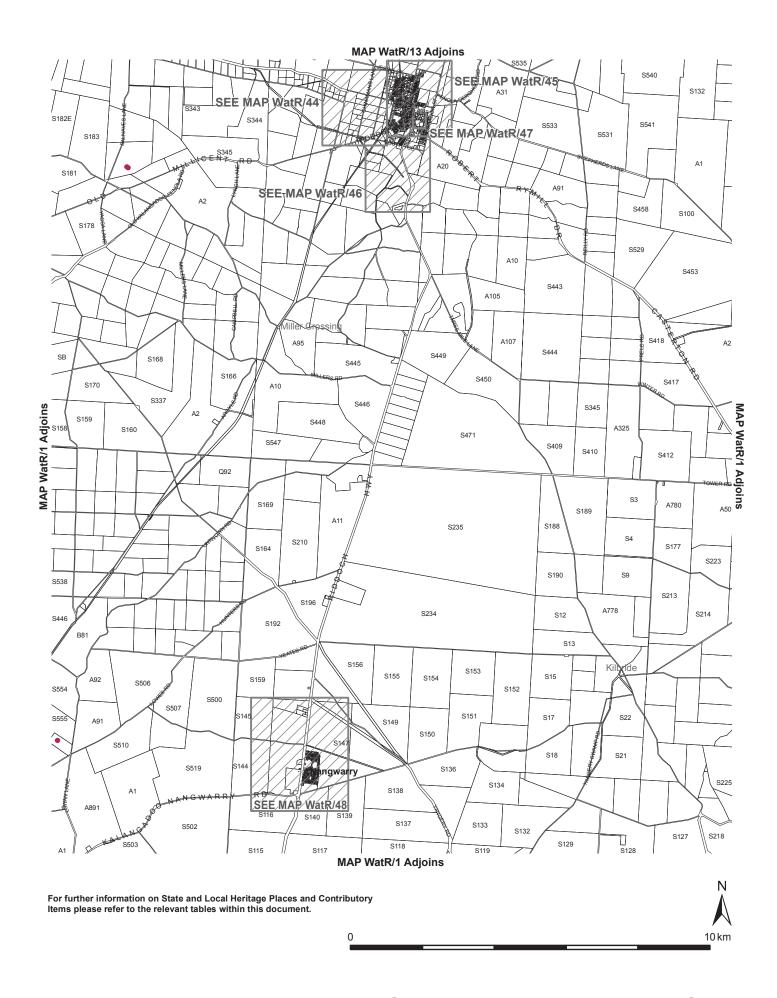


Overlay Map WatR/14 TRANSPORT

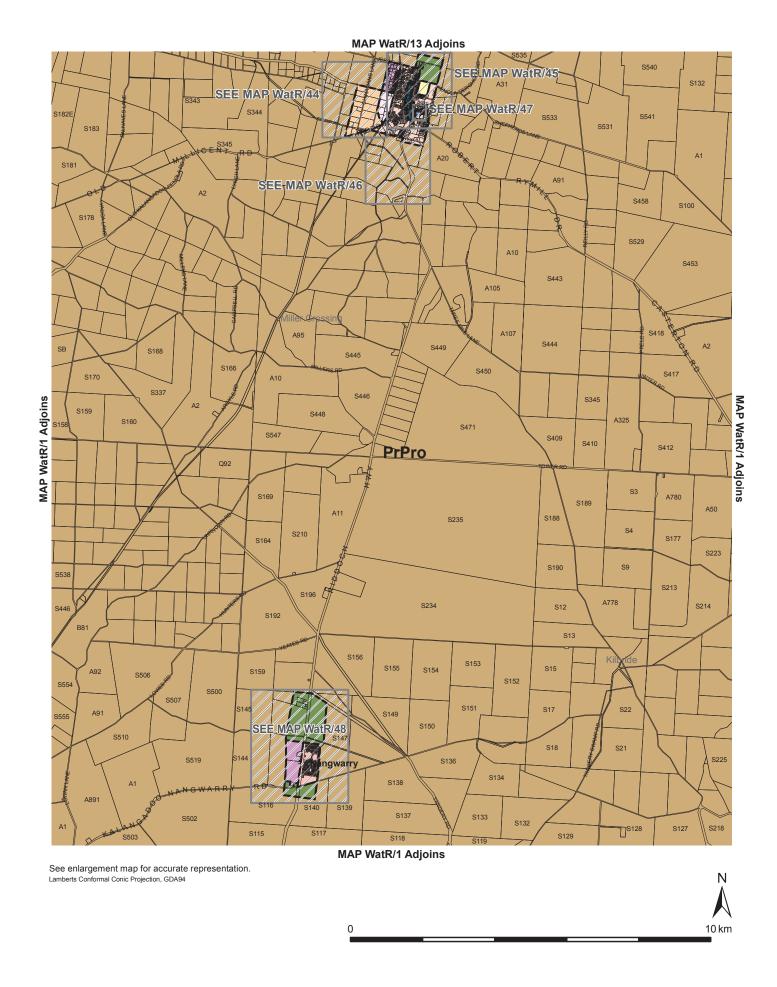




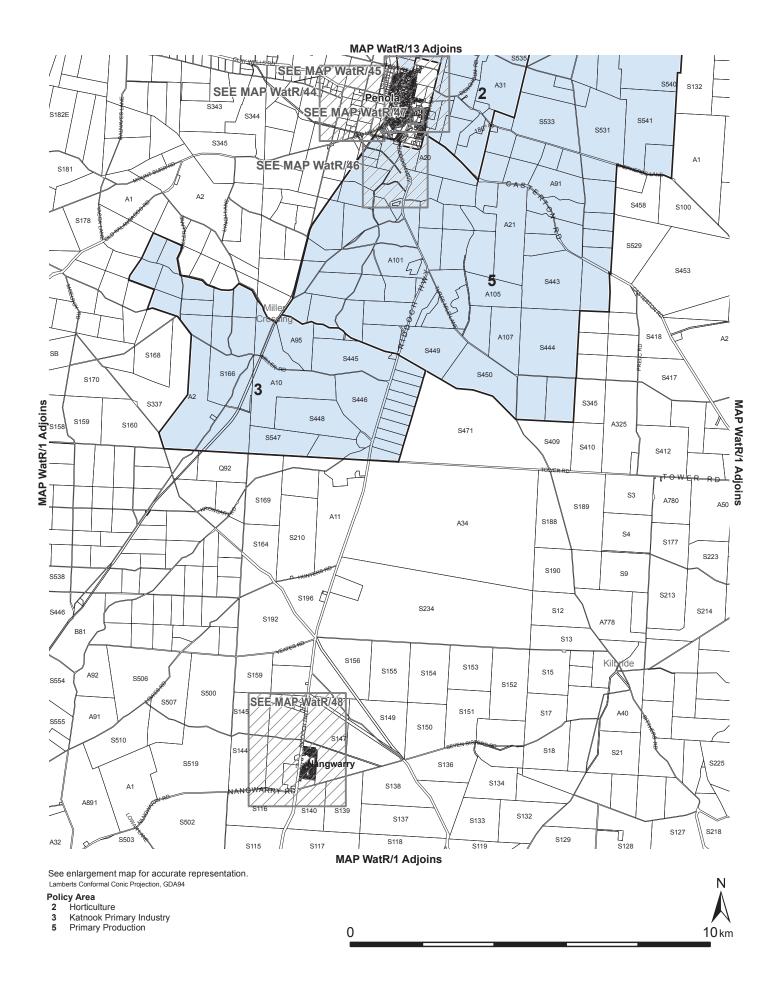
Overlay Map WatR/14 HAZARDS



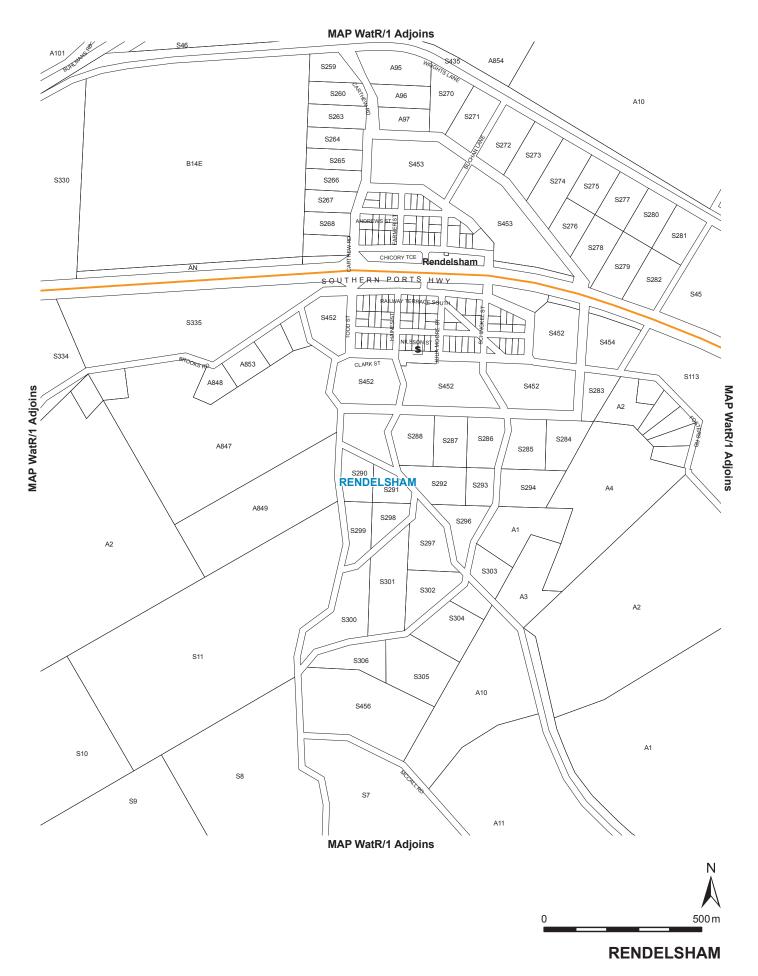
Overlay Map WatR/14 HERITAGE



Zone Map WatR/14



Policy Area Map WatR/14

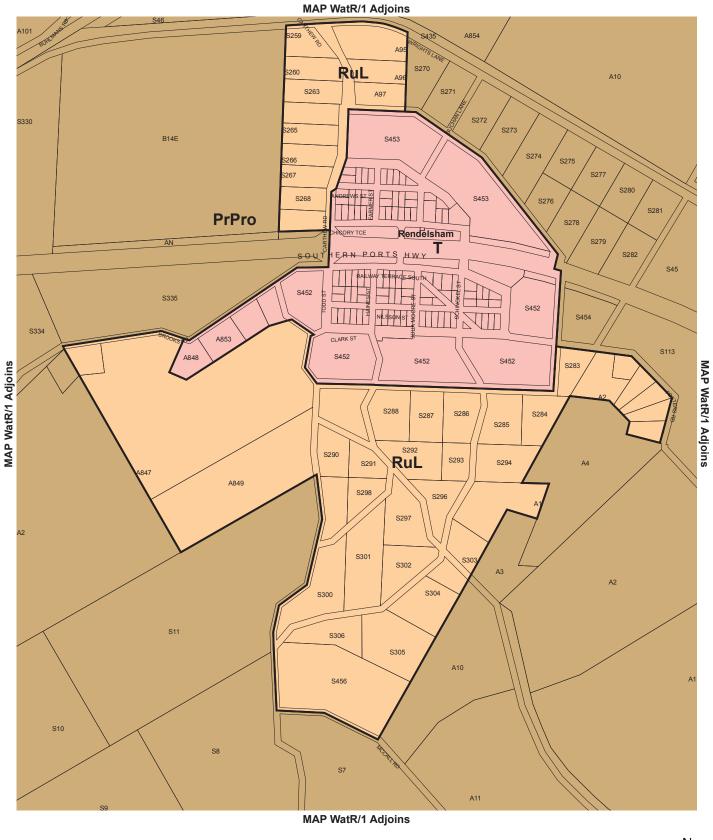


Location Map WatR/15



Overlay Map WatR/15 TRANSPORT

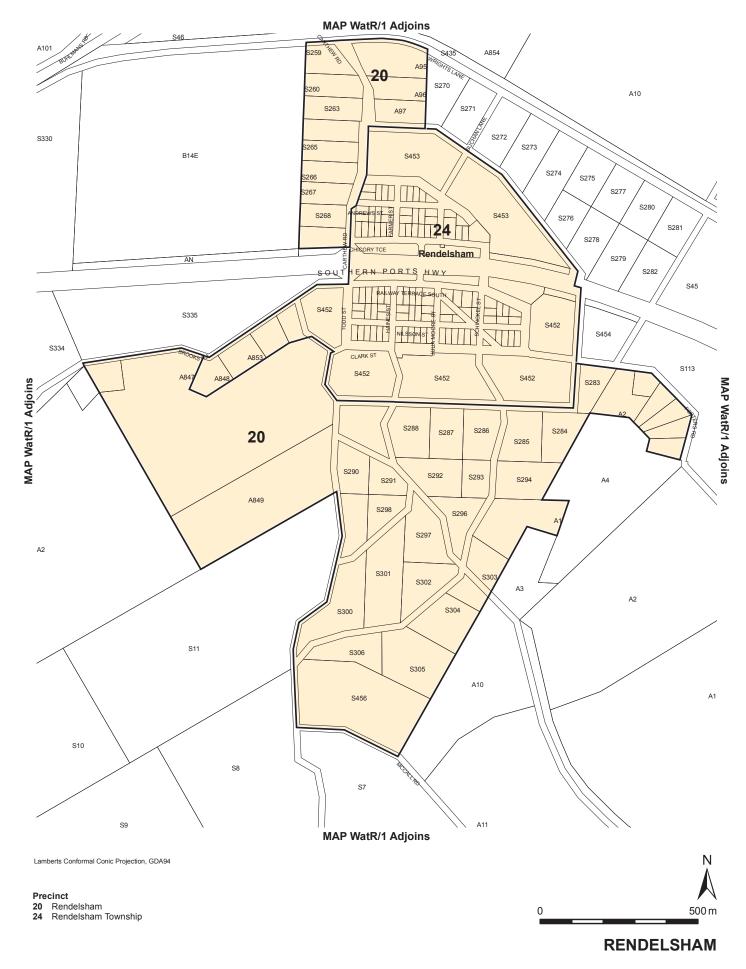
WATTLE RANGE COUNCIL



Lamberts Conformal Conic Projection, GDA94



Zone Map WatR/15



Precinct Map WatR/15

Precinct Boundary

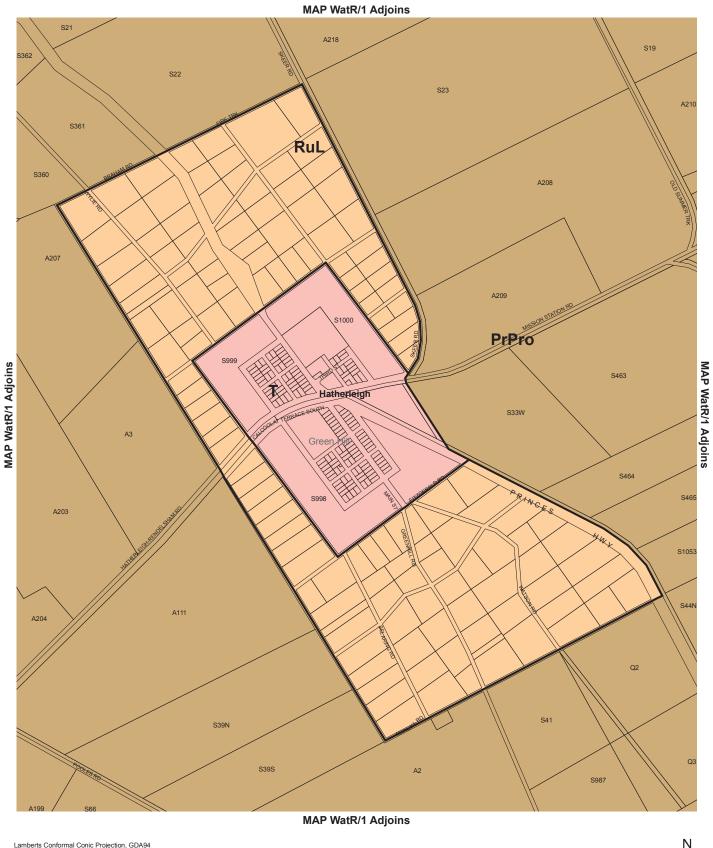


Location Map WatR/16



Primary Arterial Roads

Overlay Map WatR/16 TRANSPORT

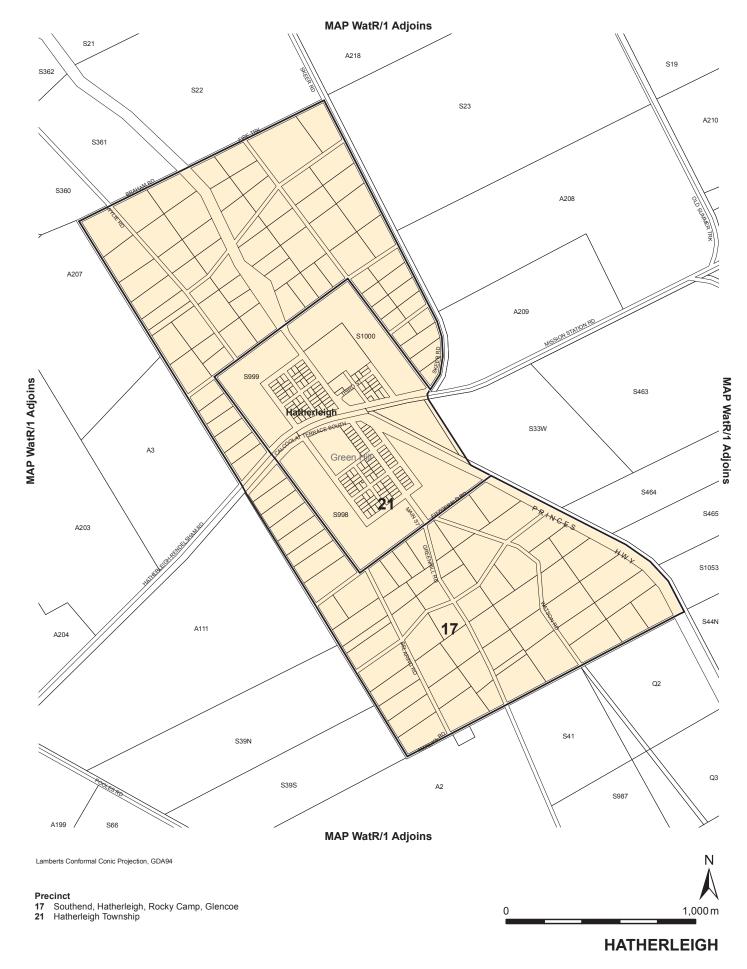


Lamberts Conformal Conic Projection, GDA94

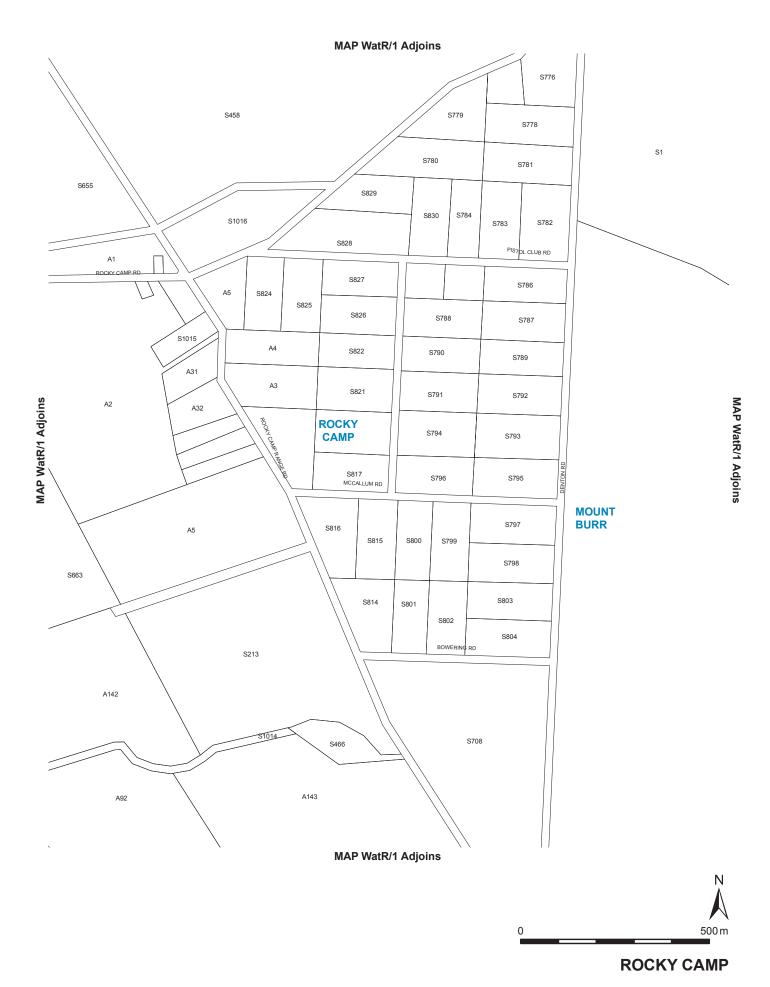


Zone Map WatR/16

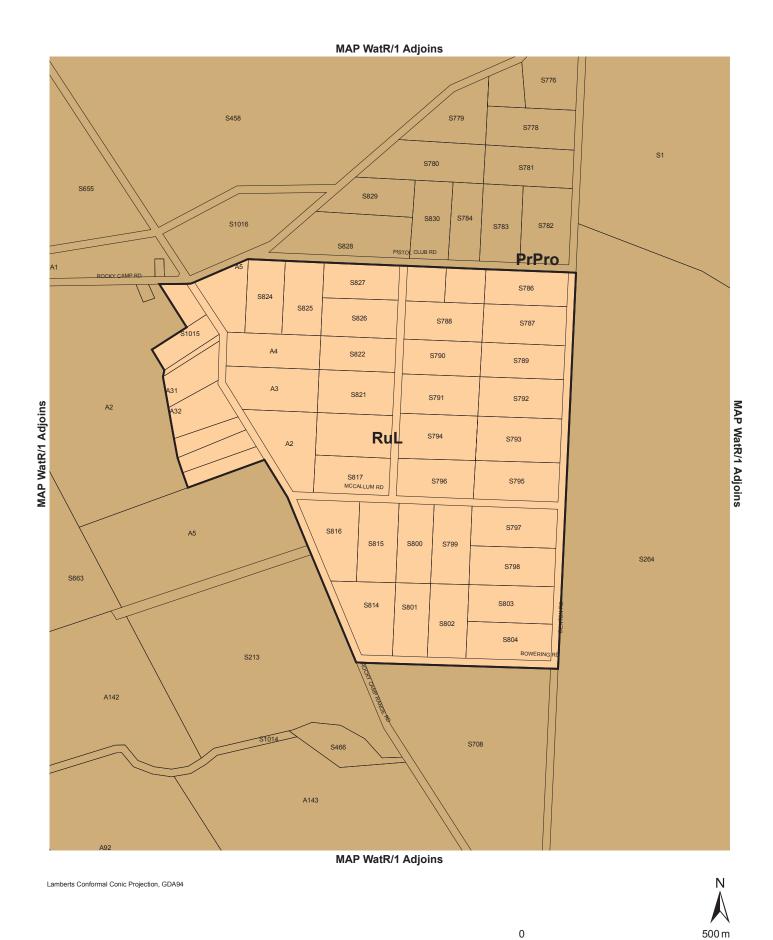
Zones Primary Production Rural Living Township Zone Boundary



Precinct Map WatR/16



Location Map WatR/17



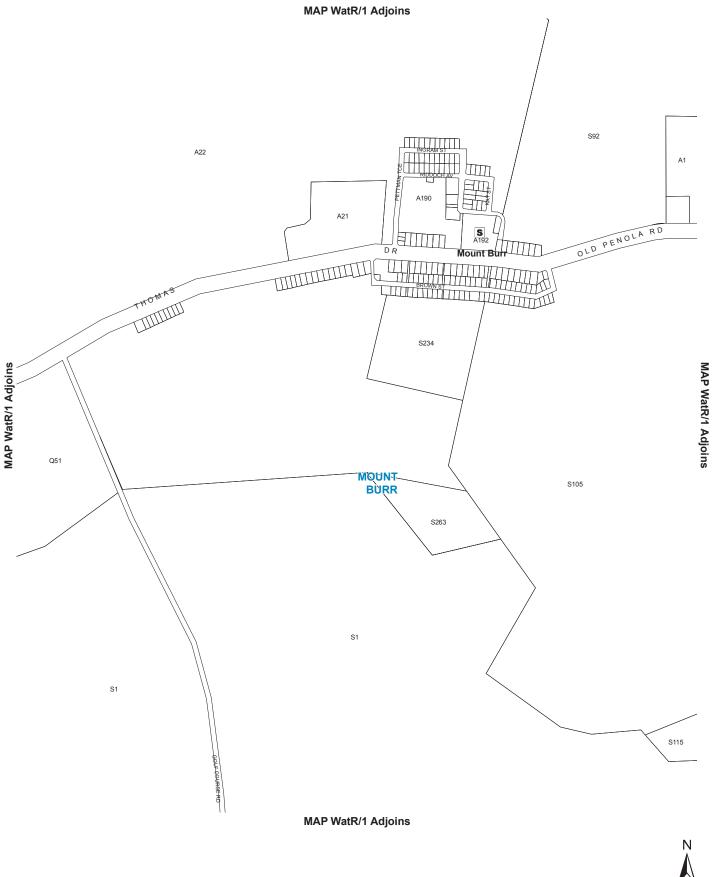
Zone Map WatR/17

ROCKY CAMP



Precinct Boundary

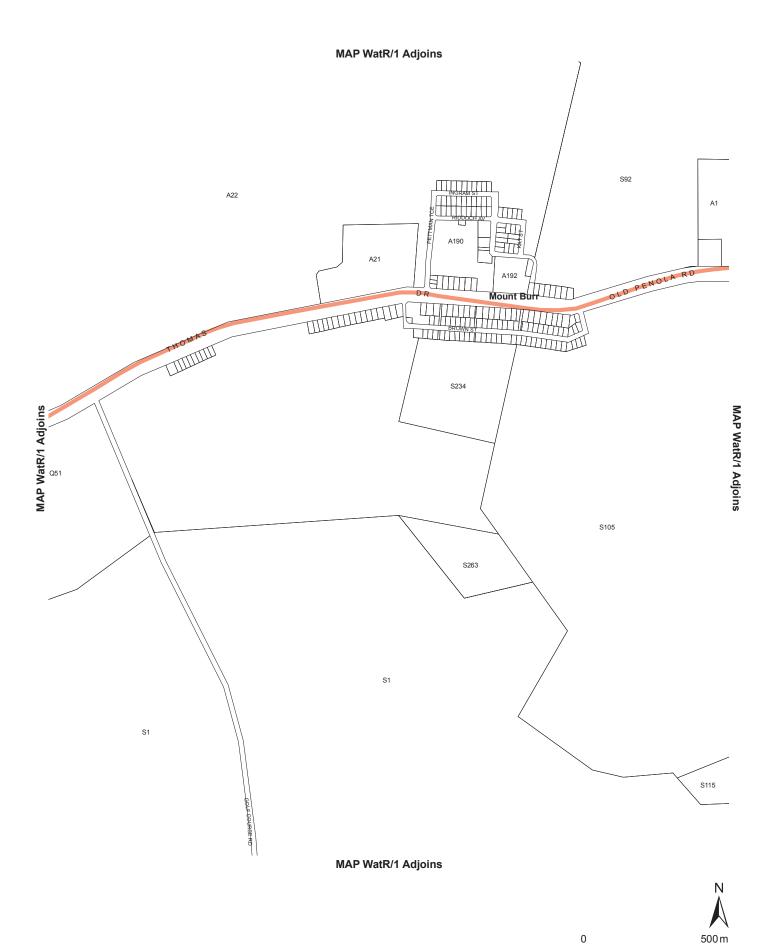
Precinct Map WatR/17





MOUNT BURR

Location Map WatR/18



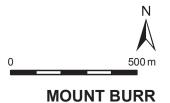
Secondary Arterial Roads



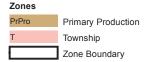
Overlay Map WatR/18 TRANSPORT

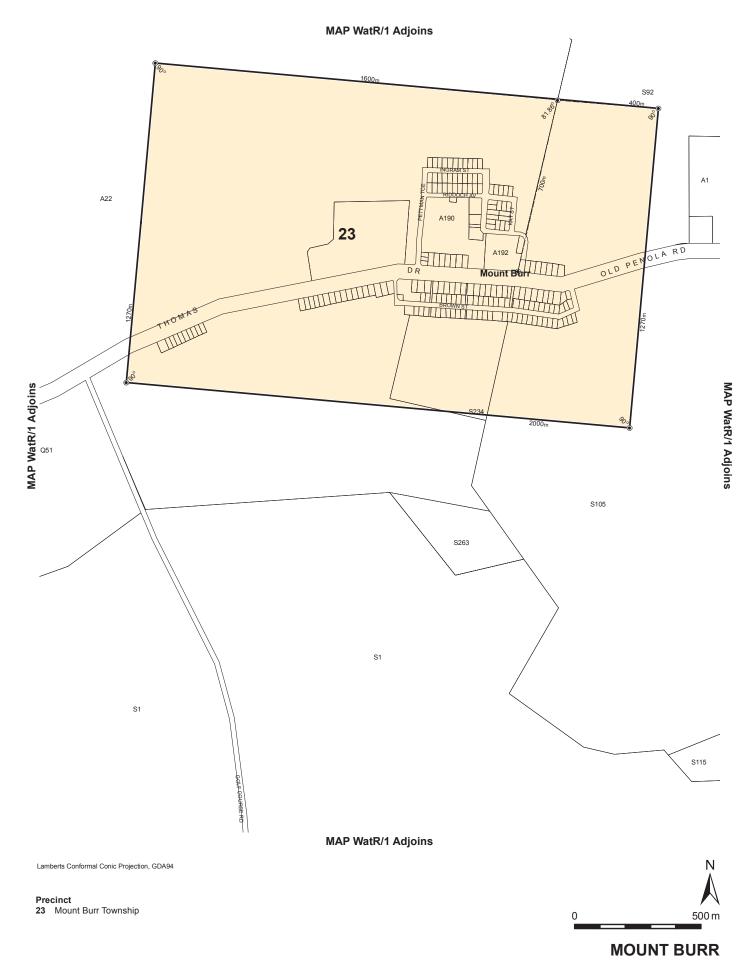
MAP WatR/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zone Map WatR/18





Precinct Boundary

Precinct Map WatR/18



KALANGADOO

Location Map WatR/19

S School

Other He

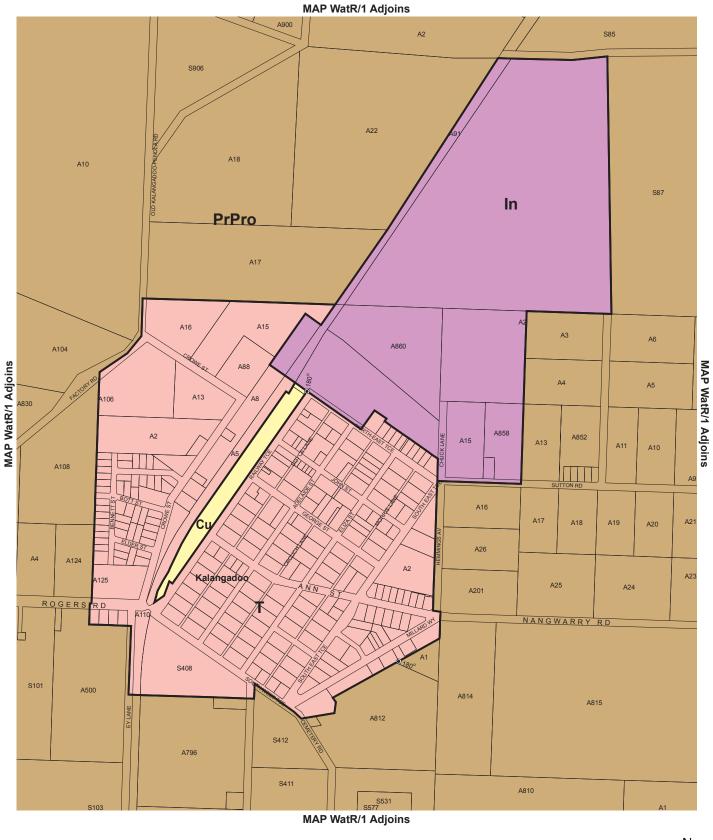
Other Health Services
Police Station
Railways



Secondary Arterial Roads

KALANGADOO

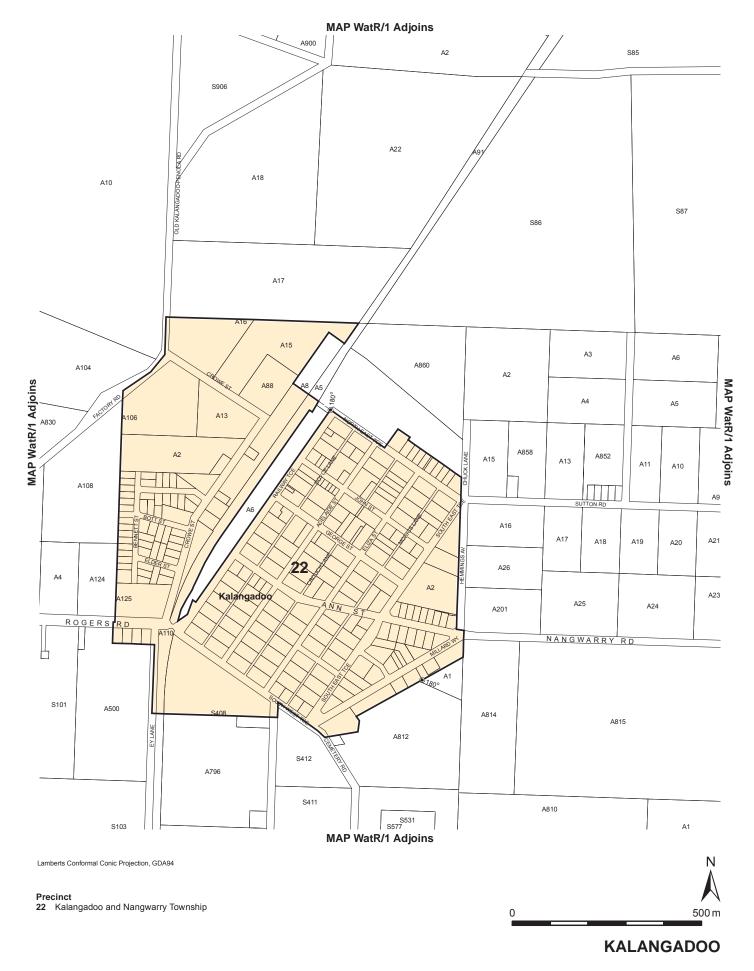
Overlay Map WatR/19 TRANSPORT



Lamberts Conformal Conic Projection, GDA94

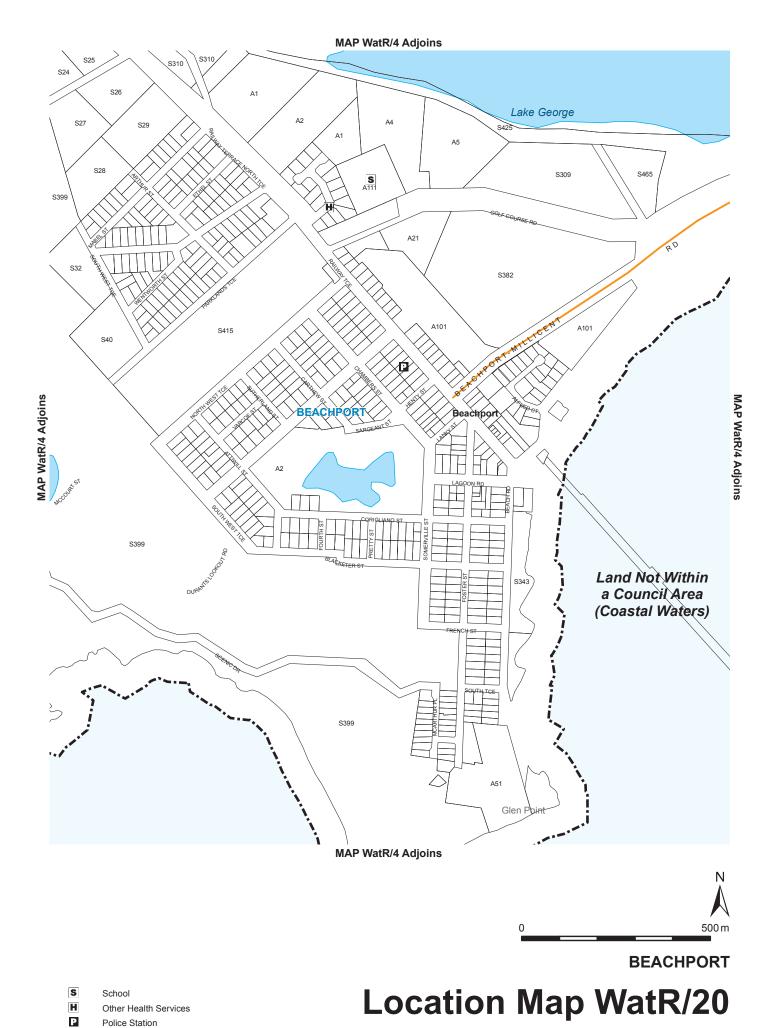


Zone Map WatR/19



Precinct Boundary

Precinct Map WatR/19

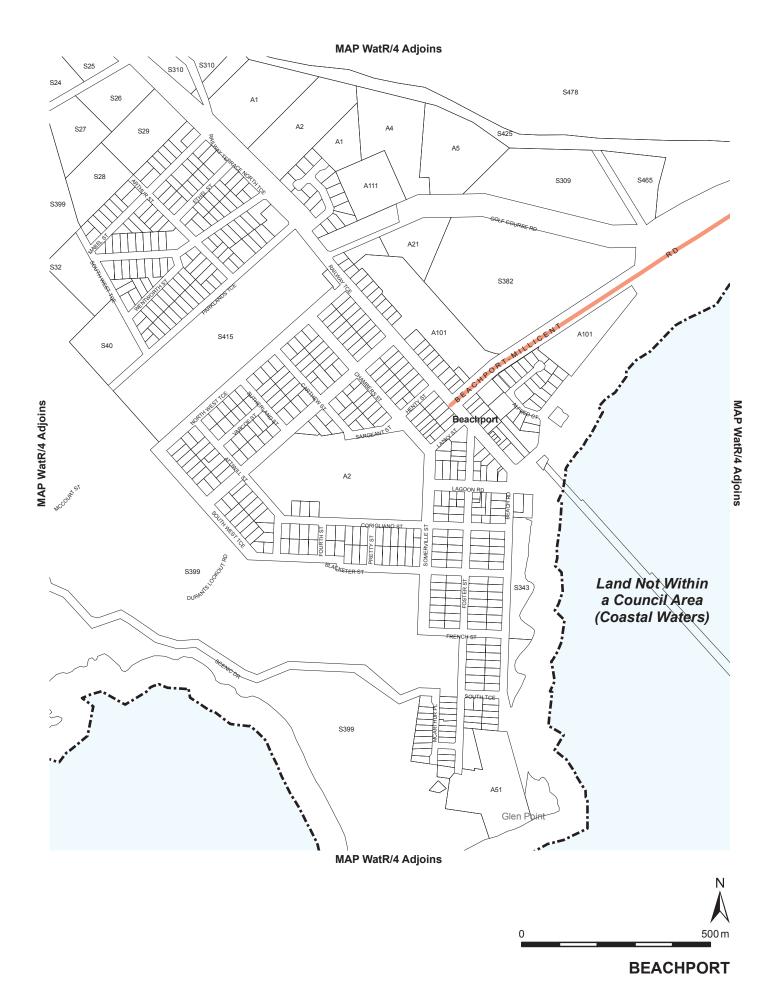


Tourist Routes Waterbodies

Development Plan Boundary

•

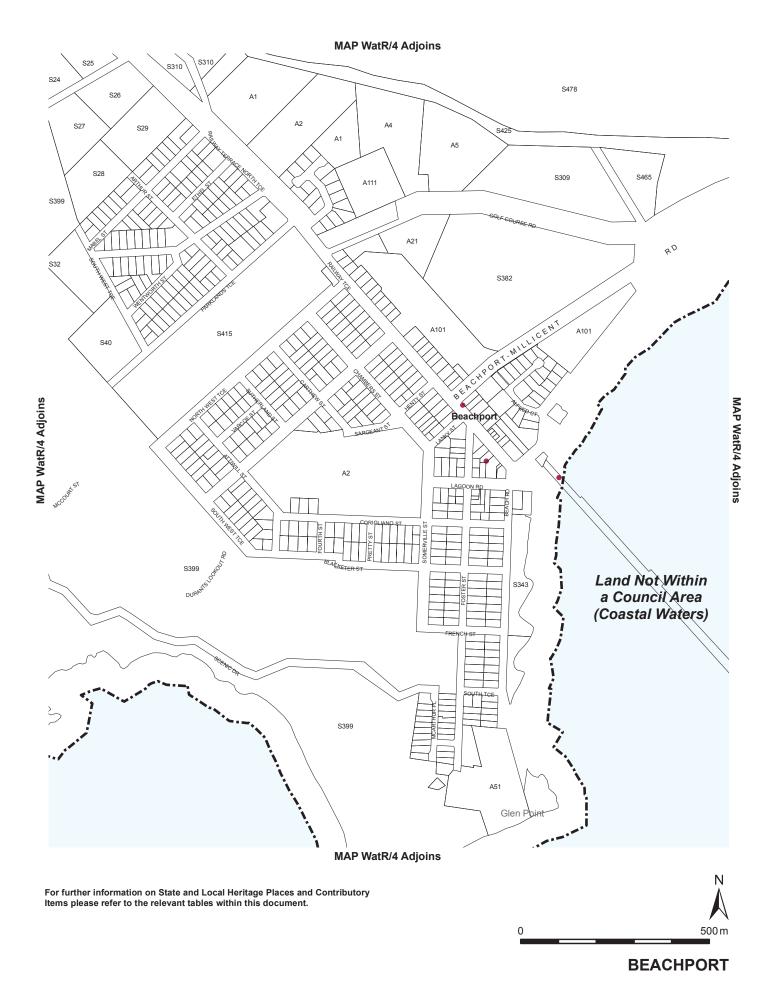
WATTLE RANGE COUNCIL



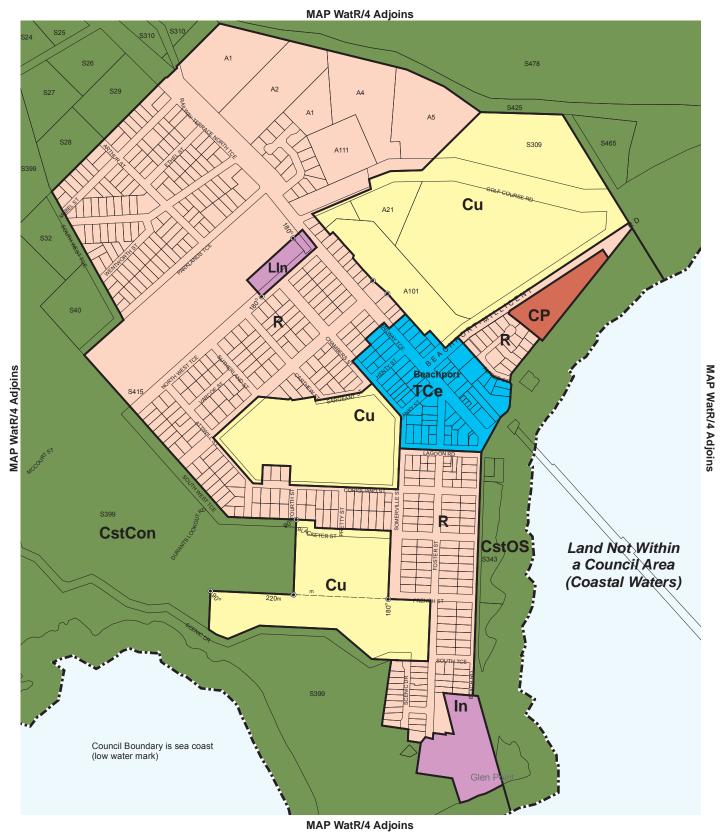
Secondary Arterial Roads

■■ Development Plan Boundary

Overlay Map WatR/20 TRANSPORT



Overlay Map WatR/20 HERITAGE



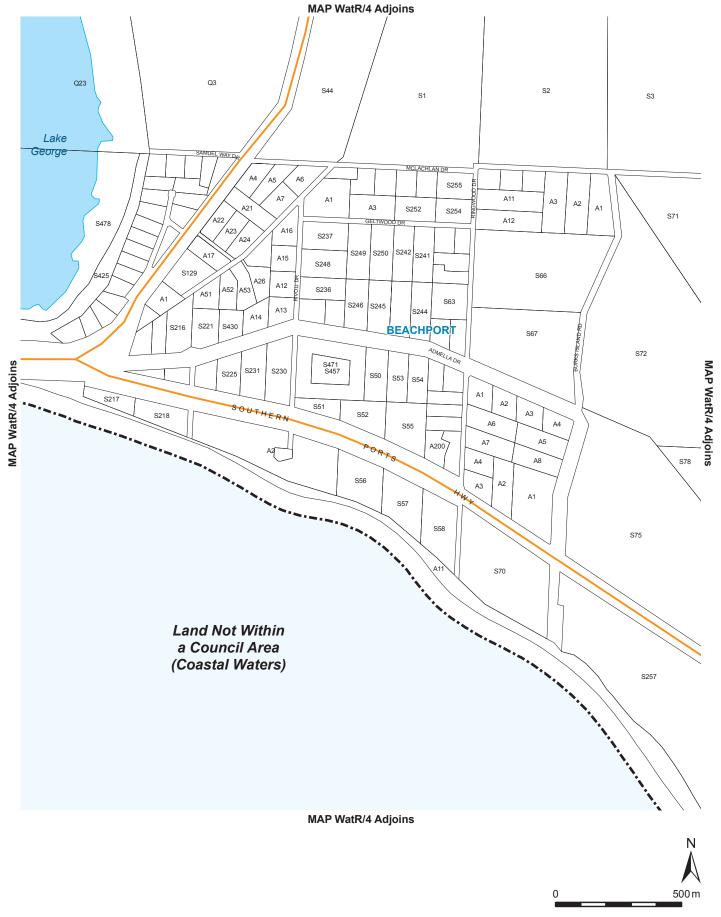
Lamberts Conformal Conic Projection, GDA94





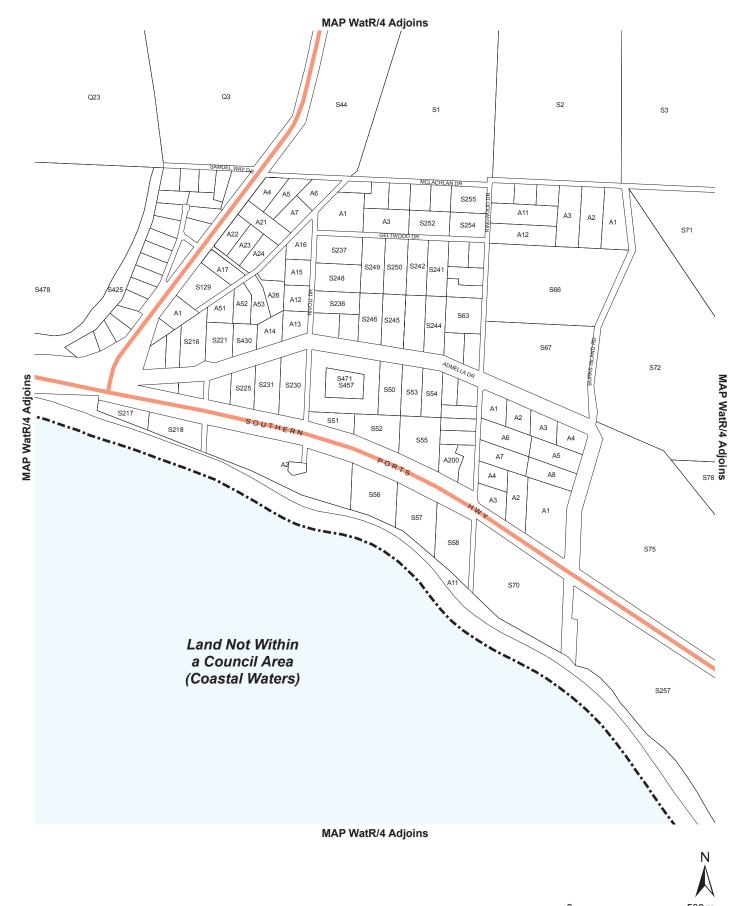
BEACHPORT

Zone Map WatR/20



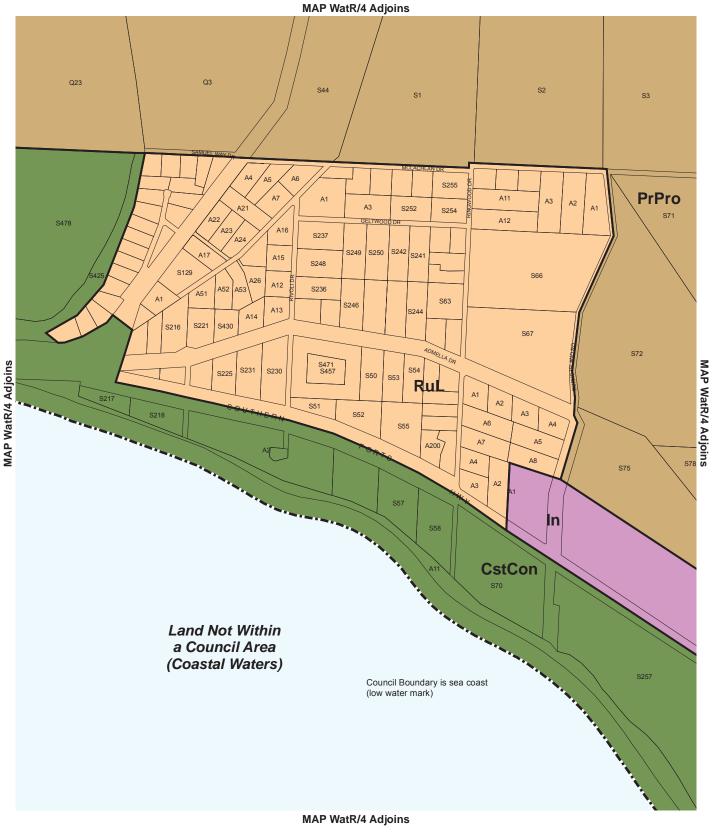
BEACHPORT ENVIRONS

Location Map WatR/21





Overlay Map WatR/21 TRANSPORT



Lamberts Conformal Conic Projection, GDA94

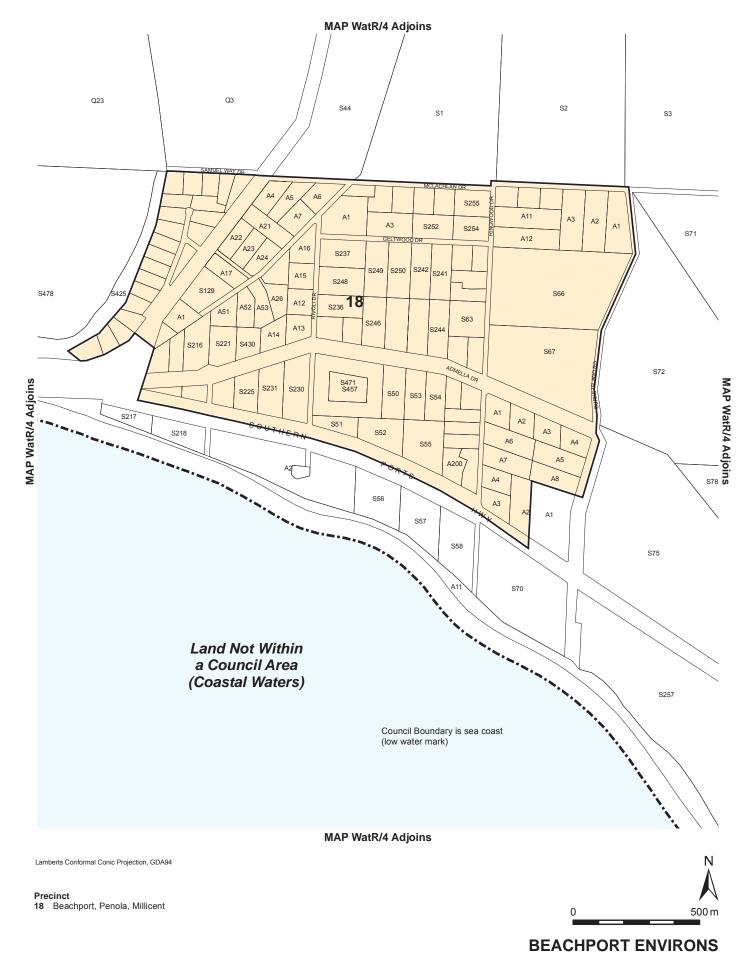


BEACHPORT ENVIRONS

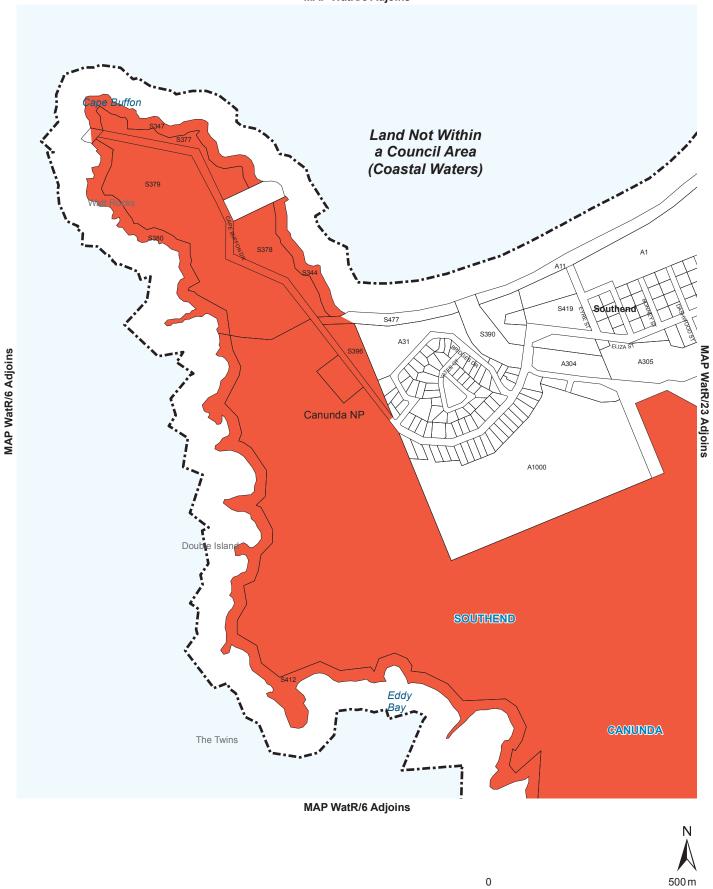
Zone Map WatR/21

Zones

CstCon
Coastal Conservation
In Industry
PrPro
Primary Production
RuL
Rural Living
Zone Boundary
Development Plan Boundary

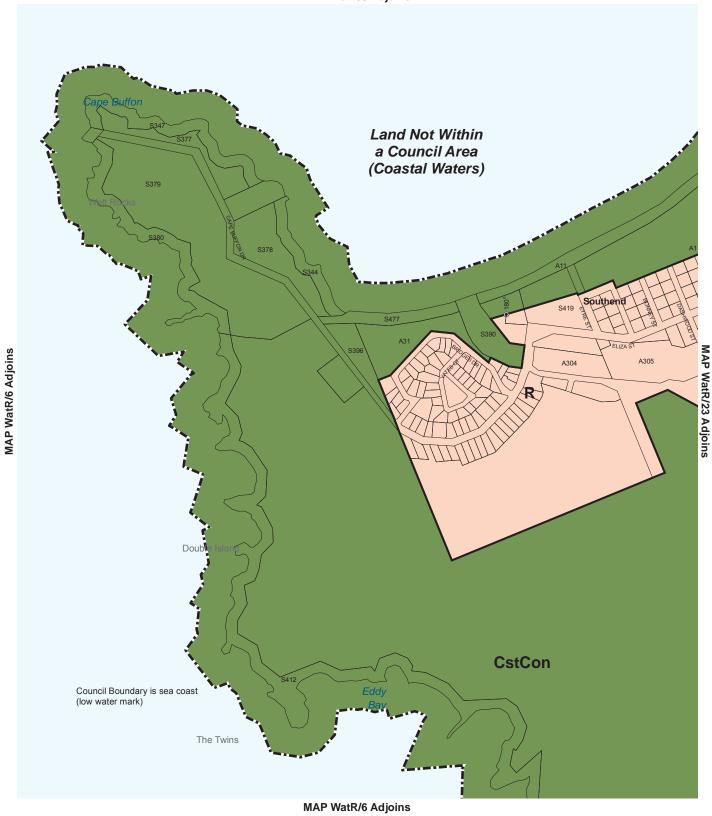


Precinct Map WatR/21

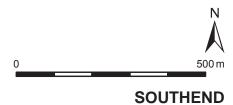


Location Map WatR/22

SOUTHEND



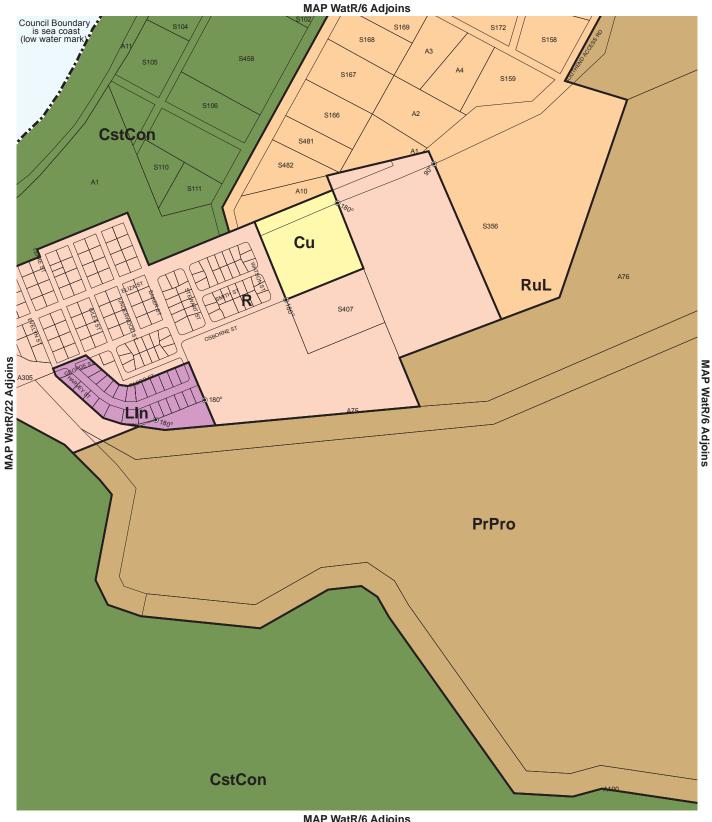
Lamberts Conformal Conic Projection, GDA94



Zone Map WatR/22



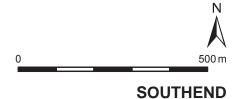
Location Map WatR/23



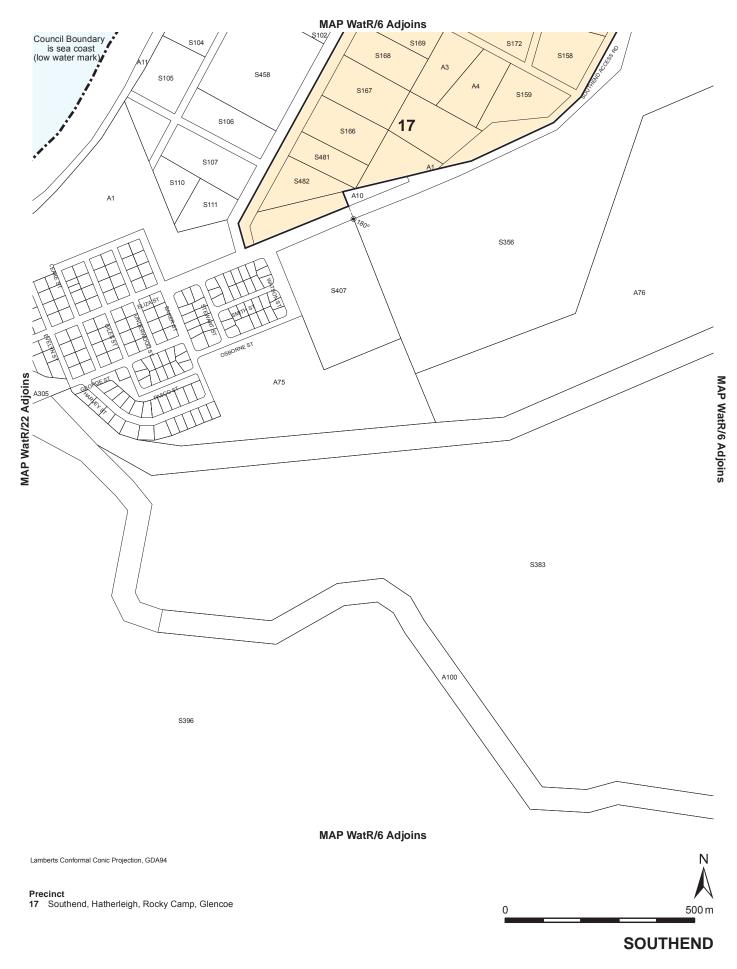
MAP WatR/6 Adjoins

Lamberts Conformal Conic Projection, GDA94





Zone Map WatR/23



Precinct Map WatR/23



Location Map WatR/24



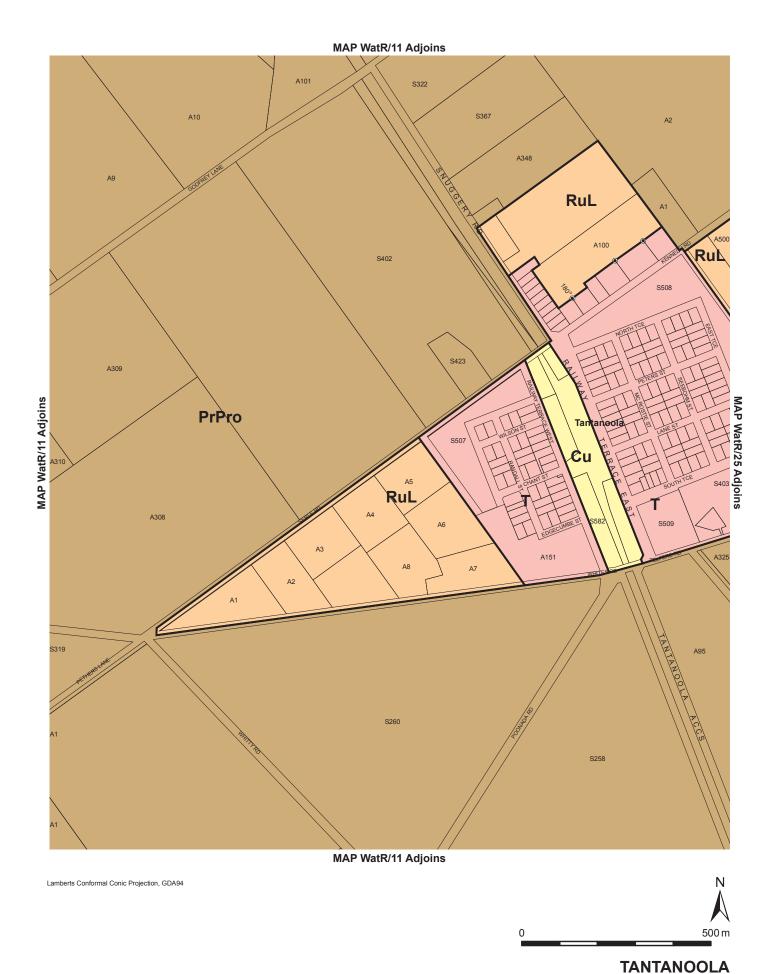
Overlay Map WatR/24 TRANSPORT



Overlay Map WatR/24 HERITAGE



Overlay Map WatR/24 NATURAL RESOURCES

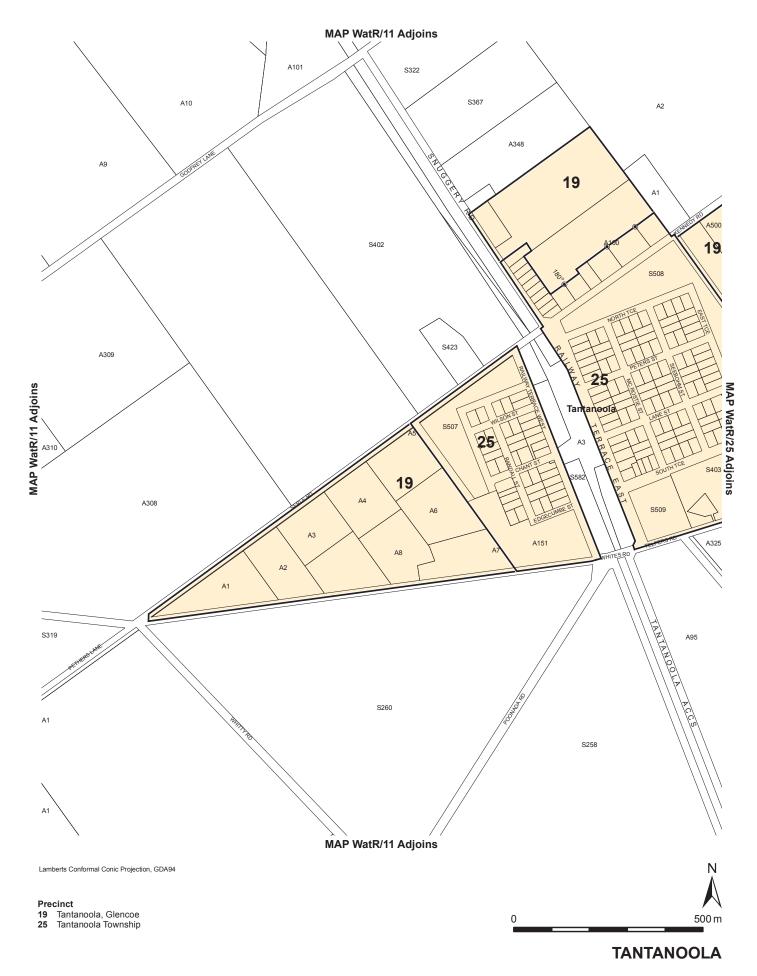


Zones
Cu Community
PrPro Primary Production
RuL Rural Living

Zone Map WatR/24

Township

Zone Boundary



Precinct Boundary

Precinct Map WatR/24



---- Railways

Location Map WatR/25



Secondary Arterial Roads

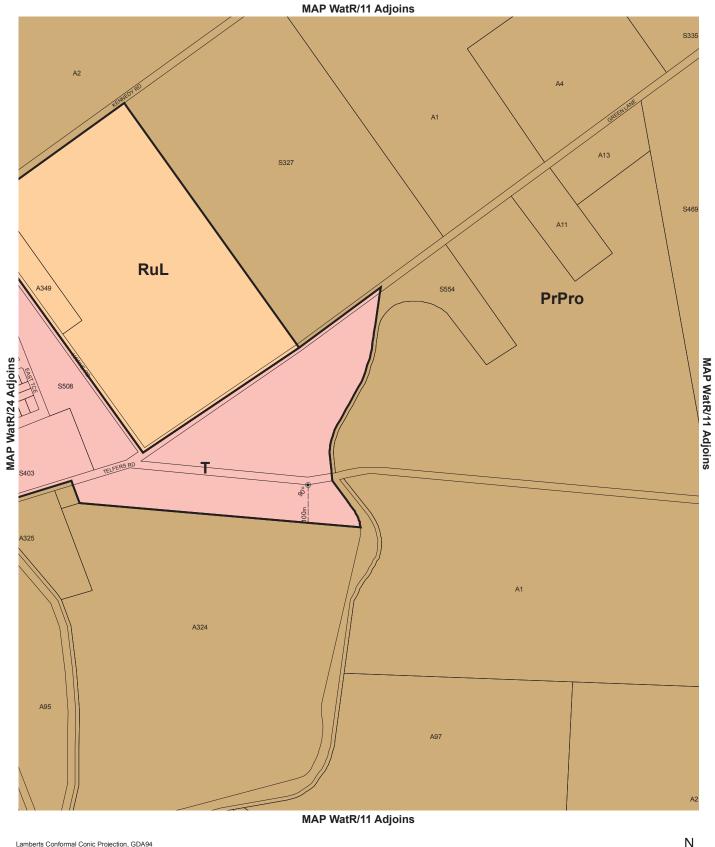
TANTANOOLA

Overlay Map WatR/25 TRANSPORT



Overlay Map WatR/25 NATURAL RESOURCES

Forestry Excluded

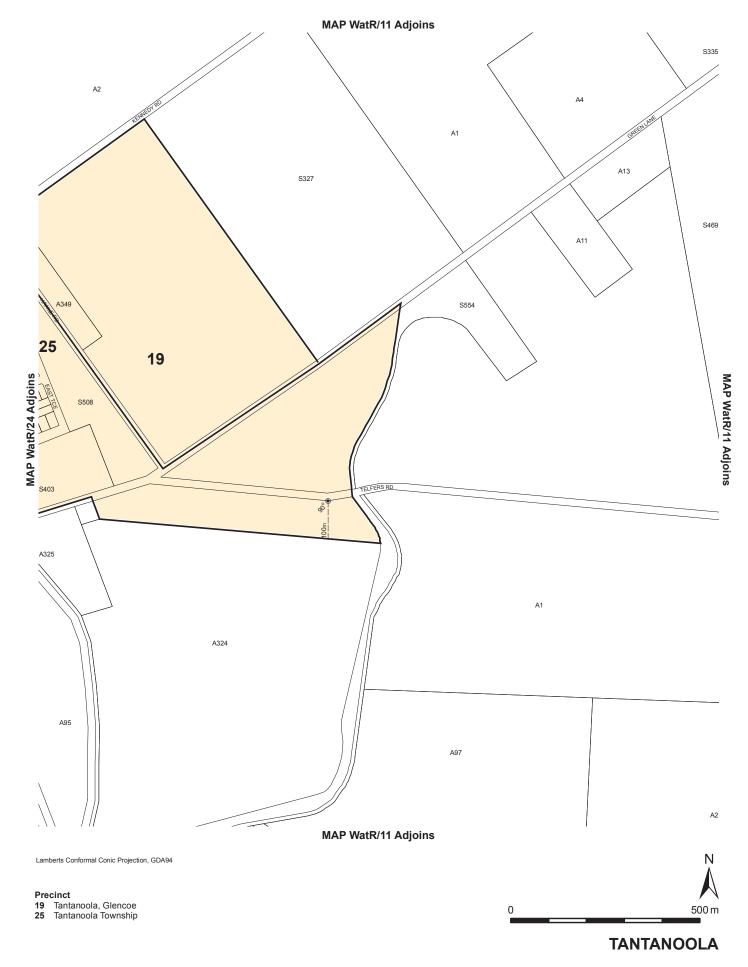


Lamberts Conformal Conic Projection, GDA94



TANTANOOLA

Zone Map WatR/25



Precinct Boundary

Precinct Map WatR/25





GLENCOE

Location Map WatR/26



Secondary Arterial Roads

Overlay Map WatR/26 TRANSPORT



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

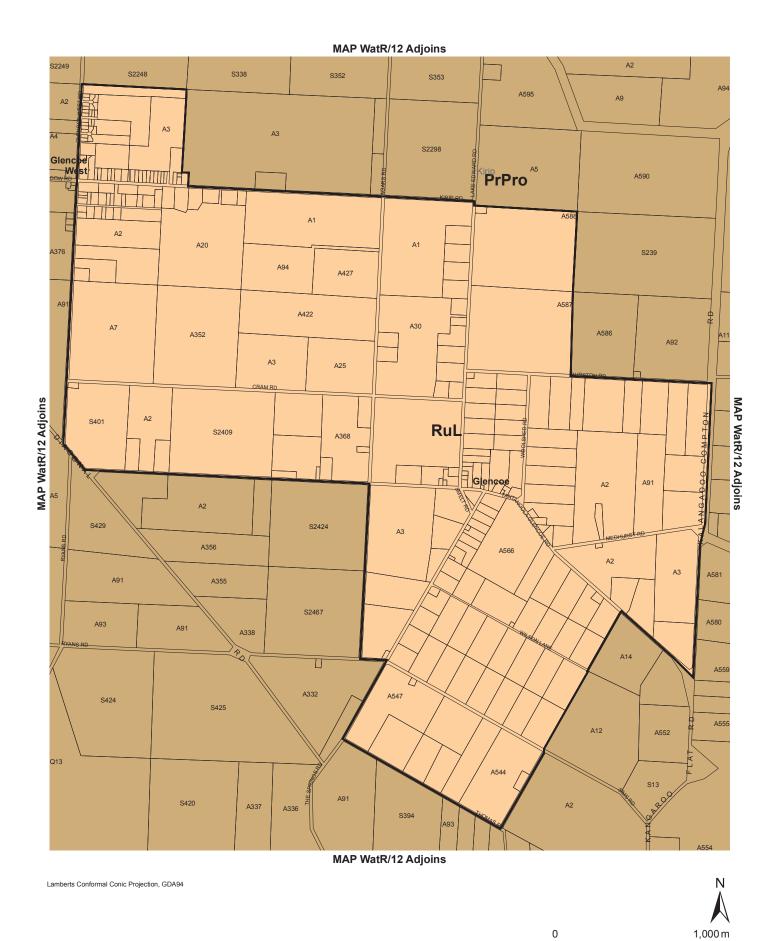


GLENCOE

Overlay Map WatR/26 HERITAGE

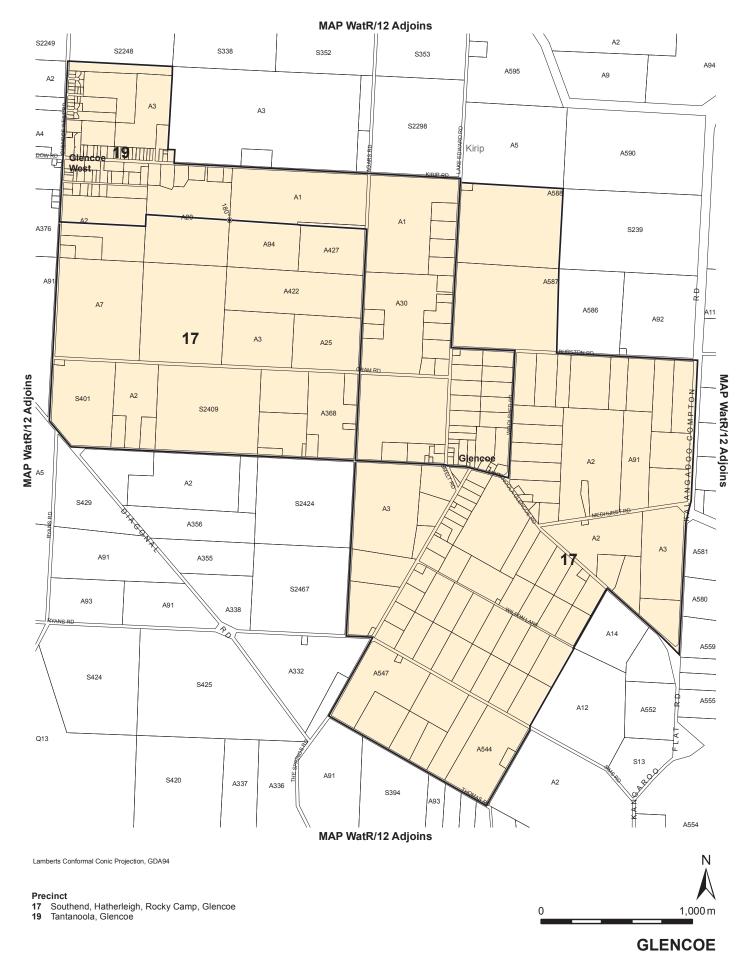


Overlay Map WatR/26 NATURAL RESOURCES



Zone Map WatR/26

GLENCOE



Precinct Boundary

Precinct Map WatR/26

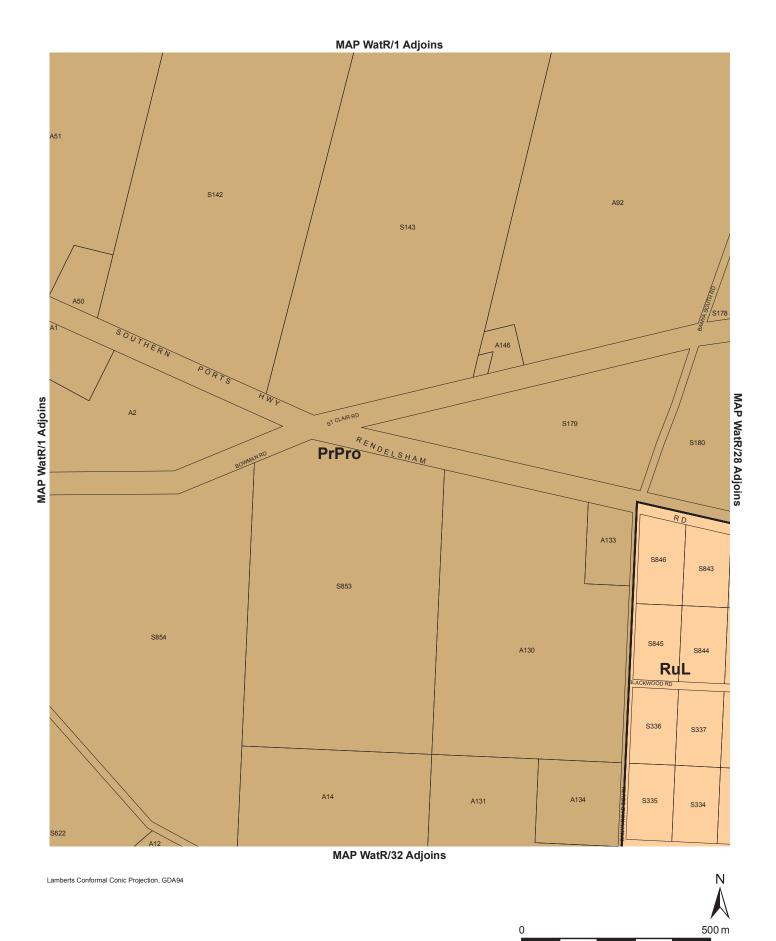


Location Map WatR/27



MILLICENT

Overlay Map WatR/27 TRANSPORT



Zone Map WatR/27

MILLICENT



Policy Area Map WatR/27



Precinct Boundary

Precinct Map WatR/27





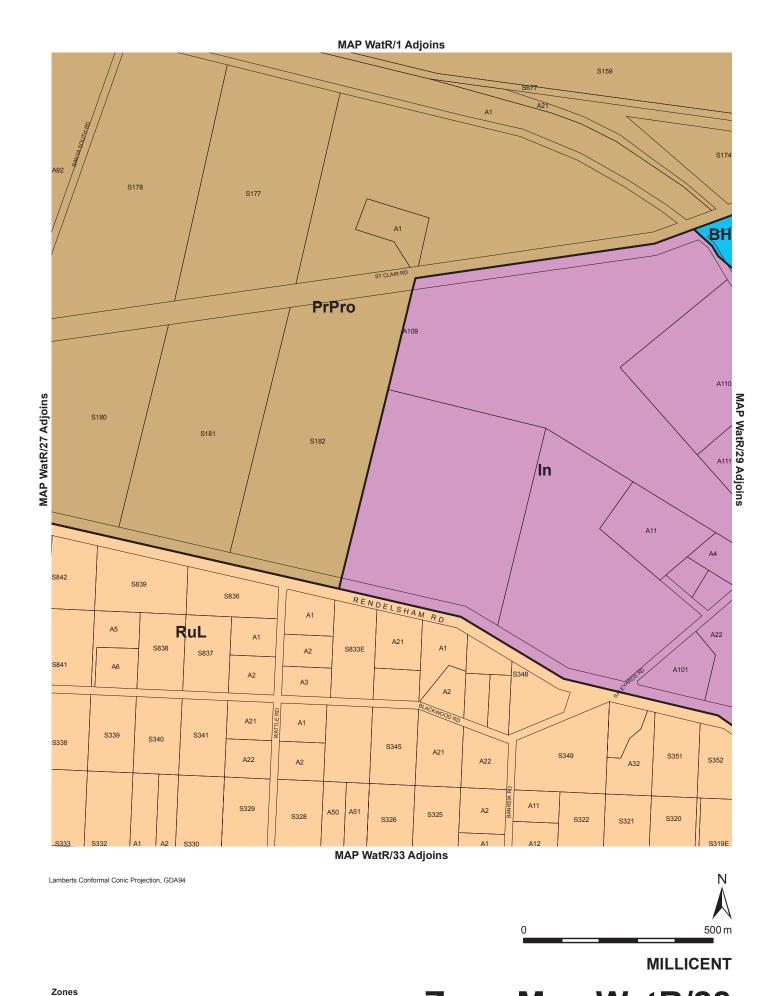
MILLICENT

Location Map WatR/28



MILLICENT

Overlay Map WatR/28 TRANSPORT



Zone Map WatR/28



Policy Area Boundary

Policy Area Map WatR/28



Precinct Boundary

Precinct Map WatR/28



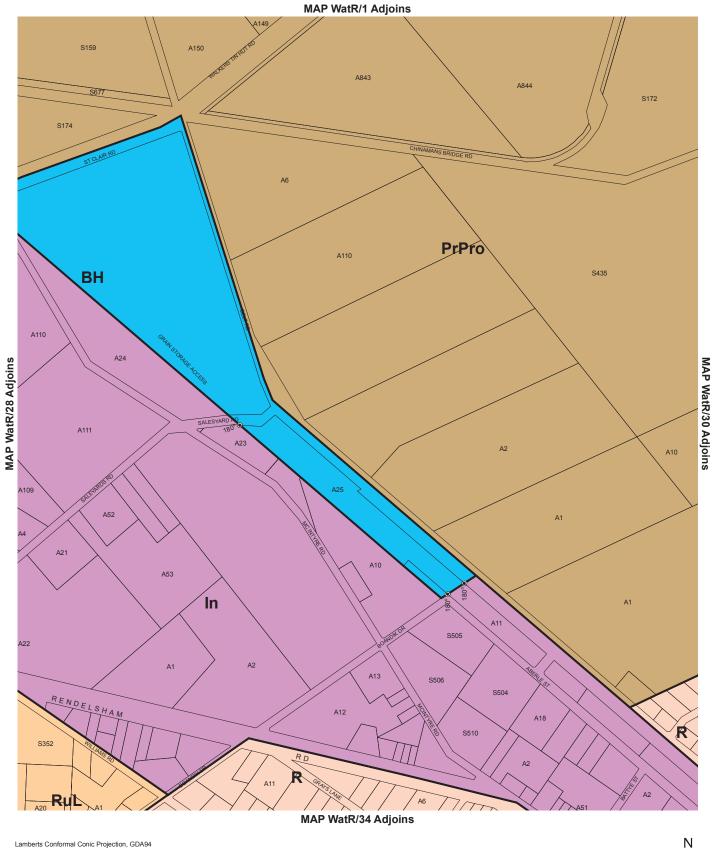
MILLICENT

Location Map WatR/29



MILLICENT

Overlay Map WatR/29 TRANSPORT





Zone Map WatR/29

Zones

BH Bulk Handling
In Industry

PrPro Primary Production
R Residential
RuL Rural Living
Zone Boundary

MILLICENT



Policy Area Map WatR/29



Precinct Boundary

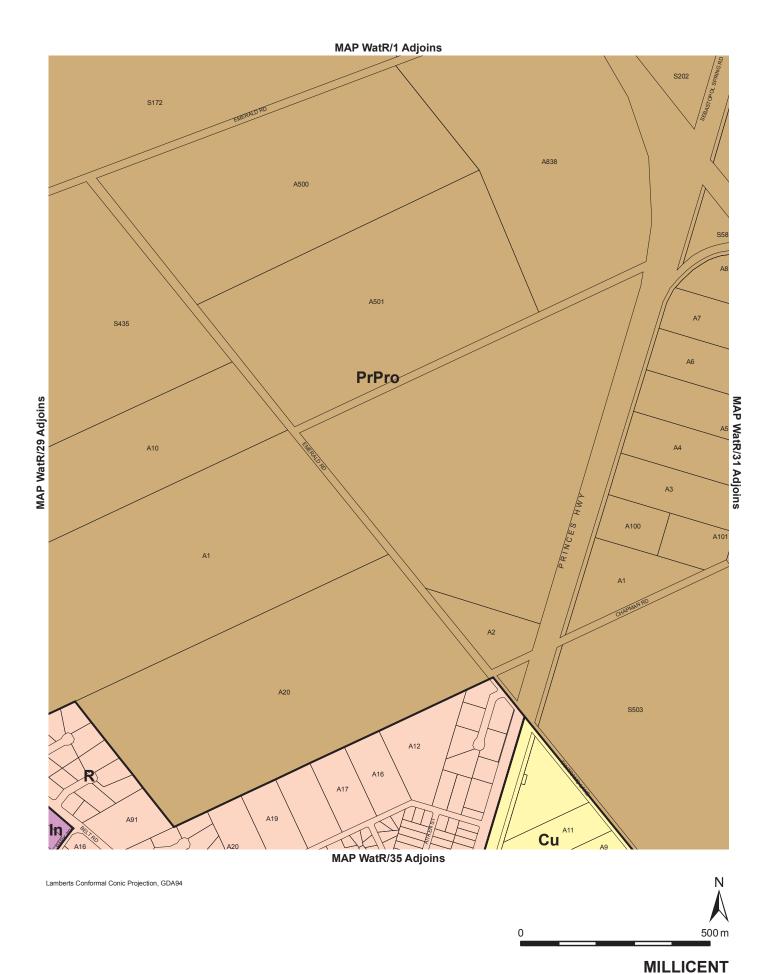
Precinct Map WatR/29





Overlay Map WatR/30 TRANSPORT

WATTLE RANGE COUNCIL



Zone Map WatR/30 Industry

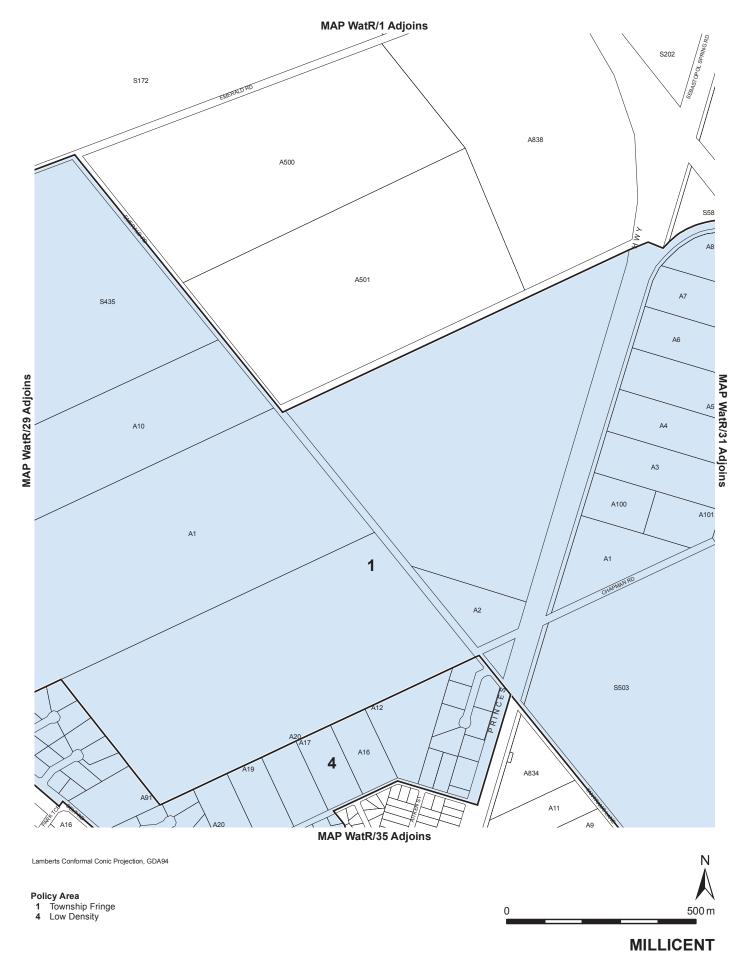
Zones

Primary Production Residential

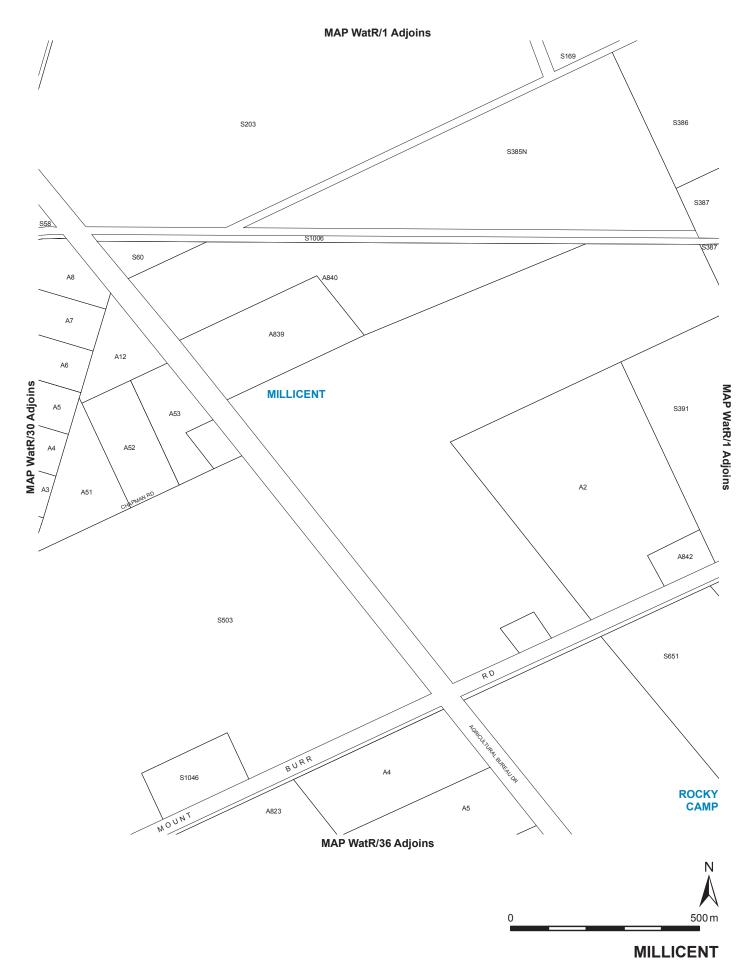
Zone Boundary

Cu

WATTLE RANGE COUNCIL



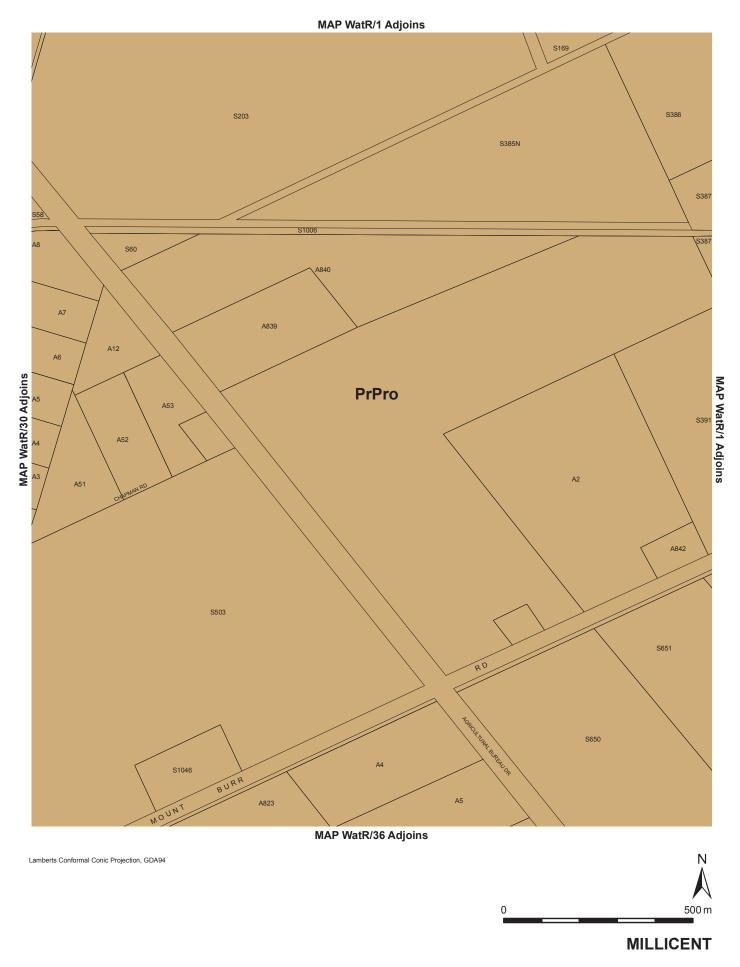
Policy Area Map WatR/30





Overlay Map WatR/31 TRANSPORT

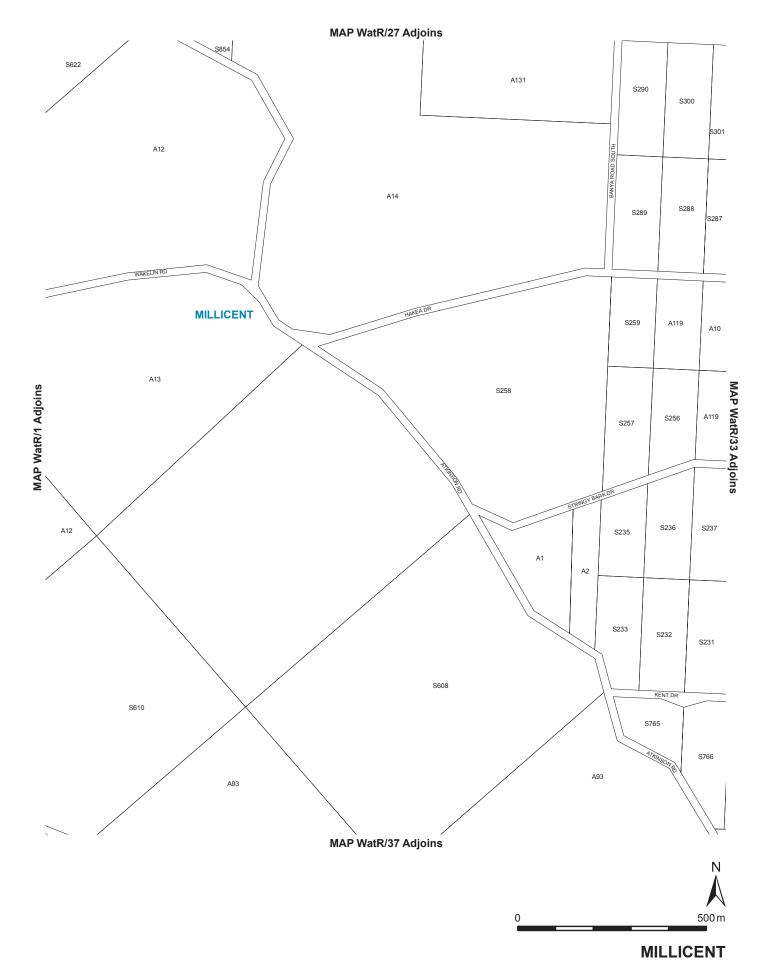
WATTLE RANGE COUNCIL

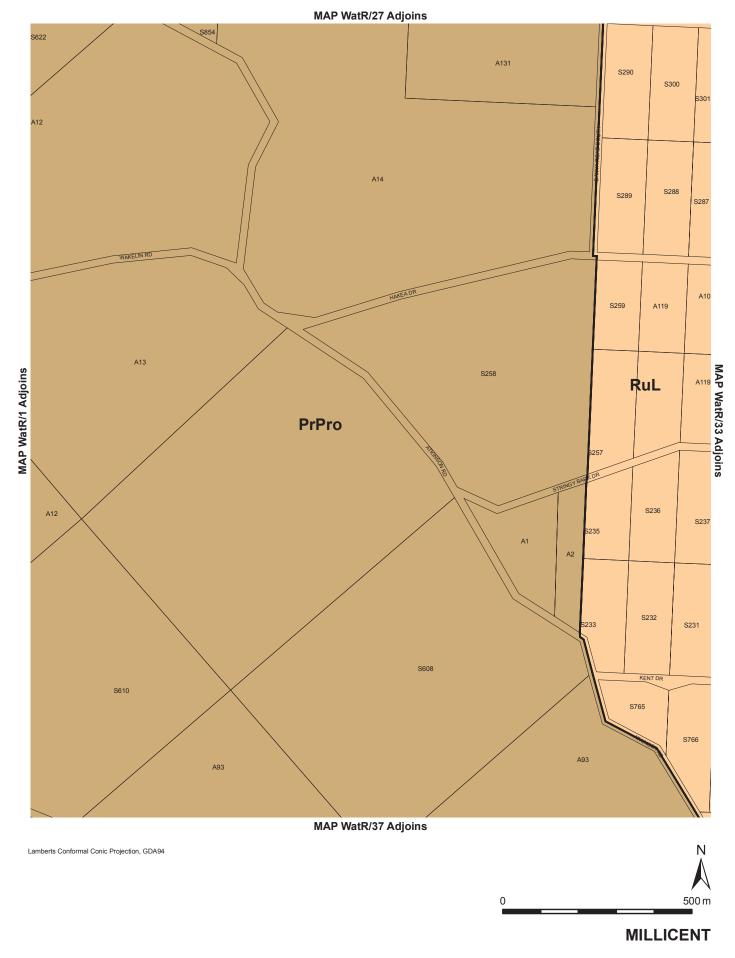


Zone Map WatR/31

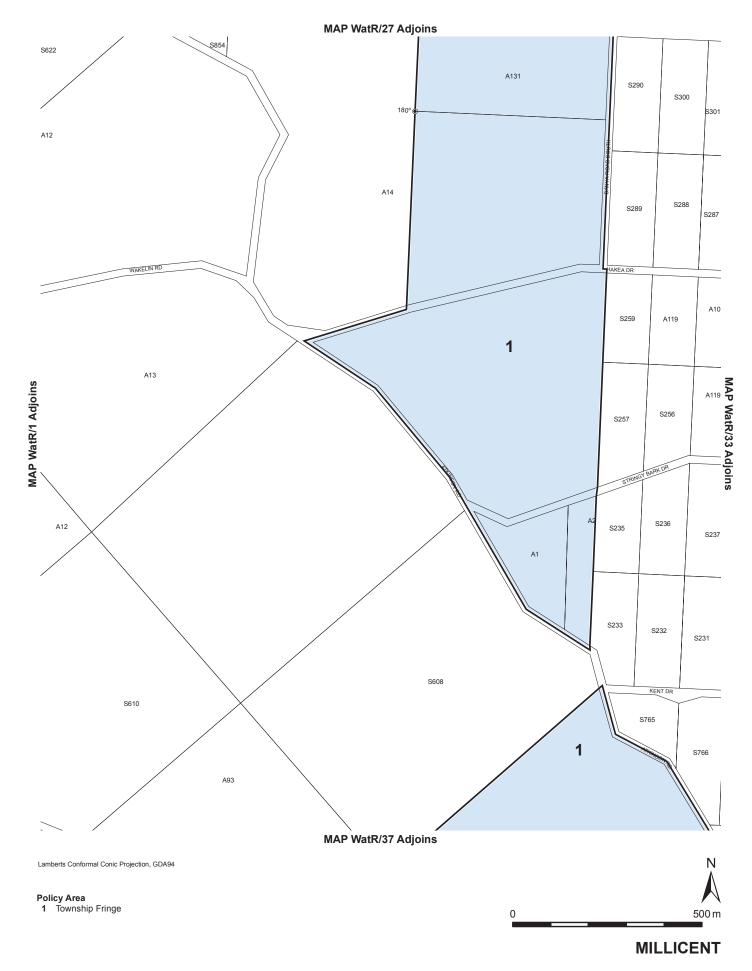


Policy Area Map WatR/31

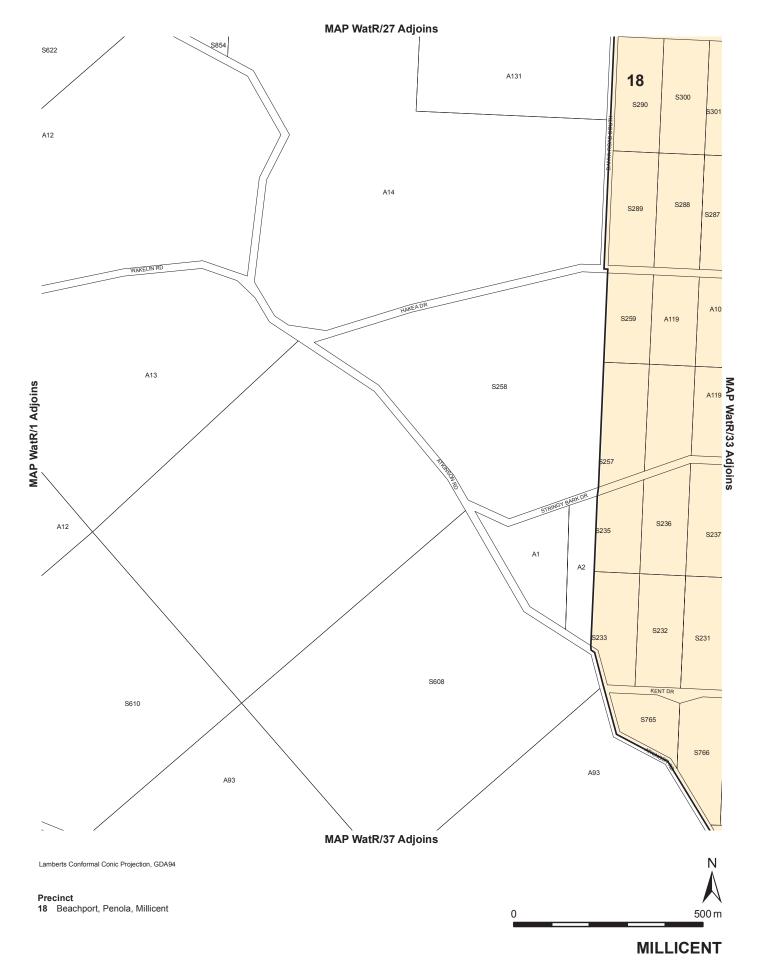




Zone Map WatR/32



Policy Area Map WatR/32

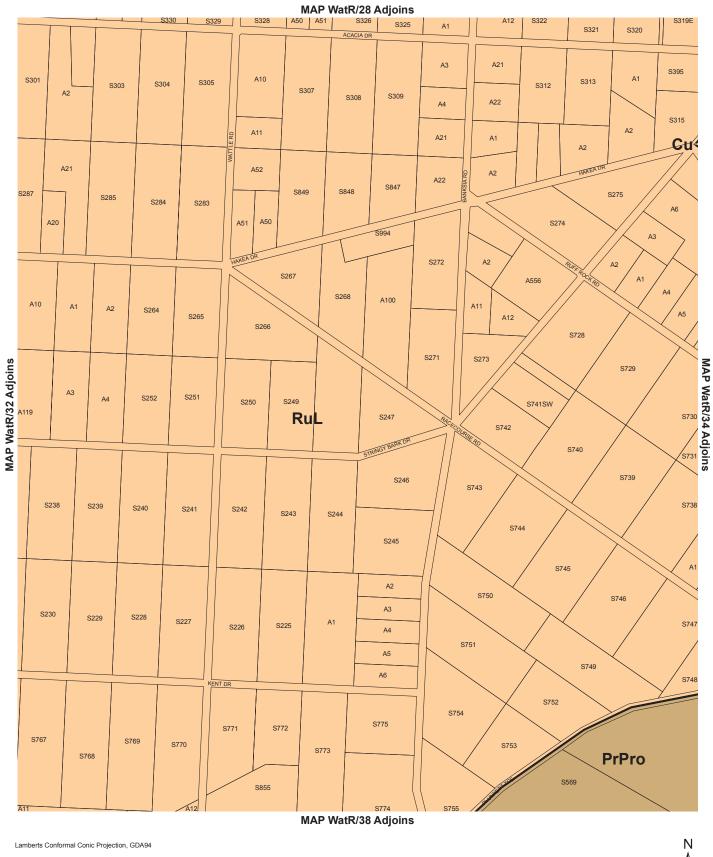


Precinct Boundary

Precinct Map WatR/32



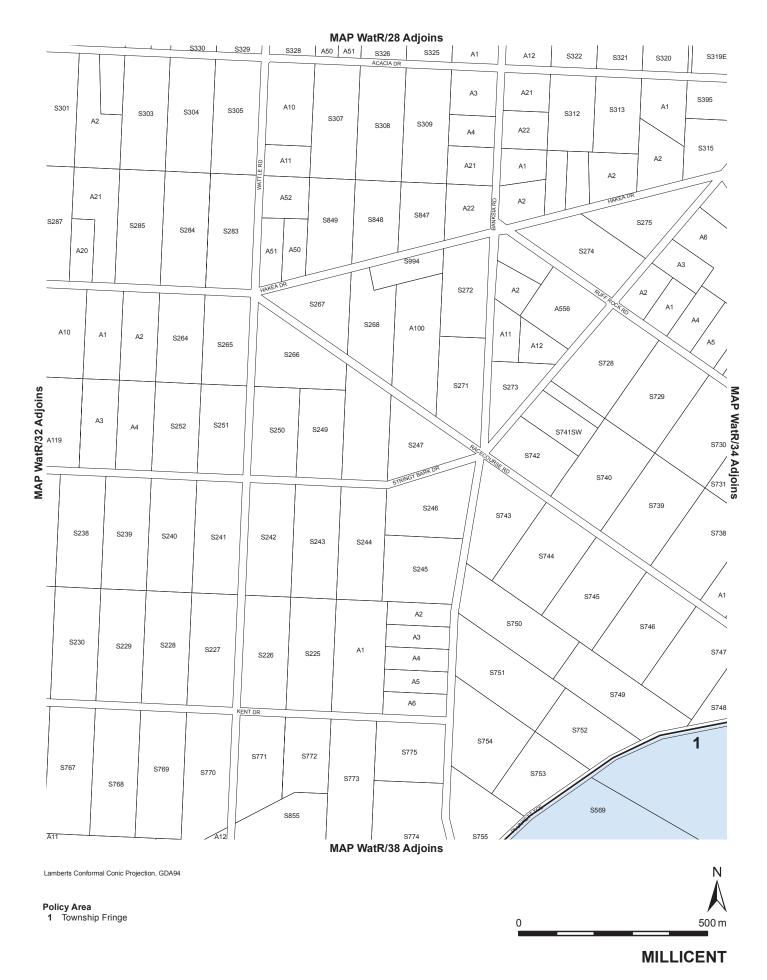
MILLICENT



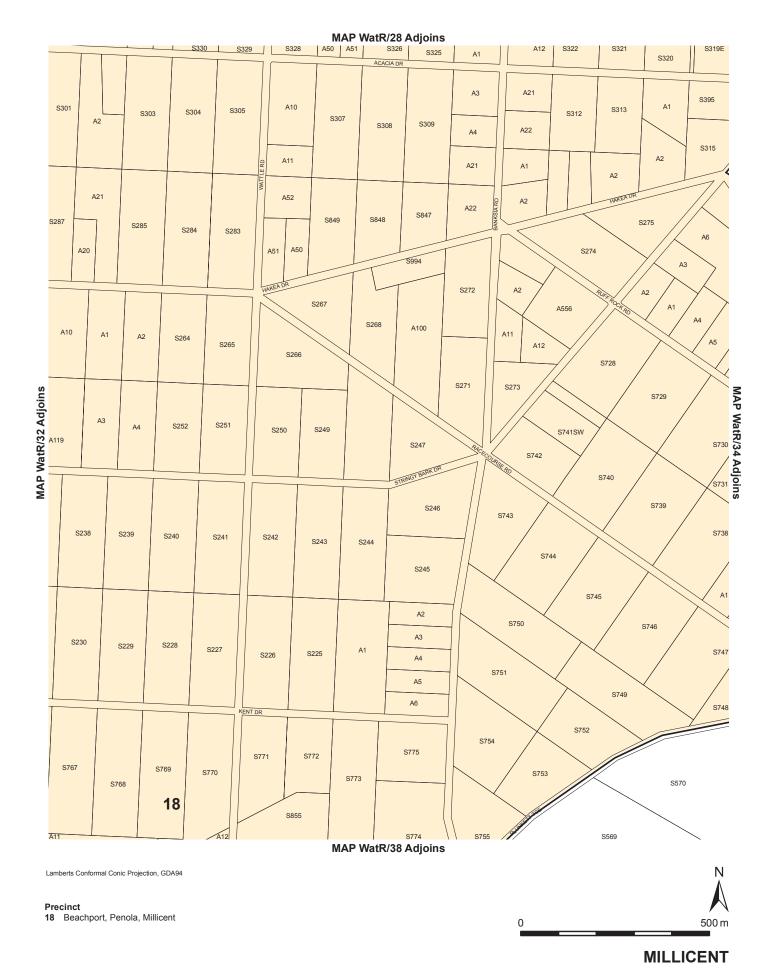


MILLICENT

Zone Map WatR/33



Policy Area Map WatR/33

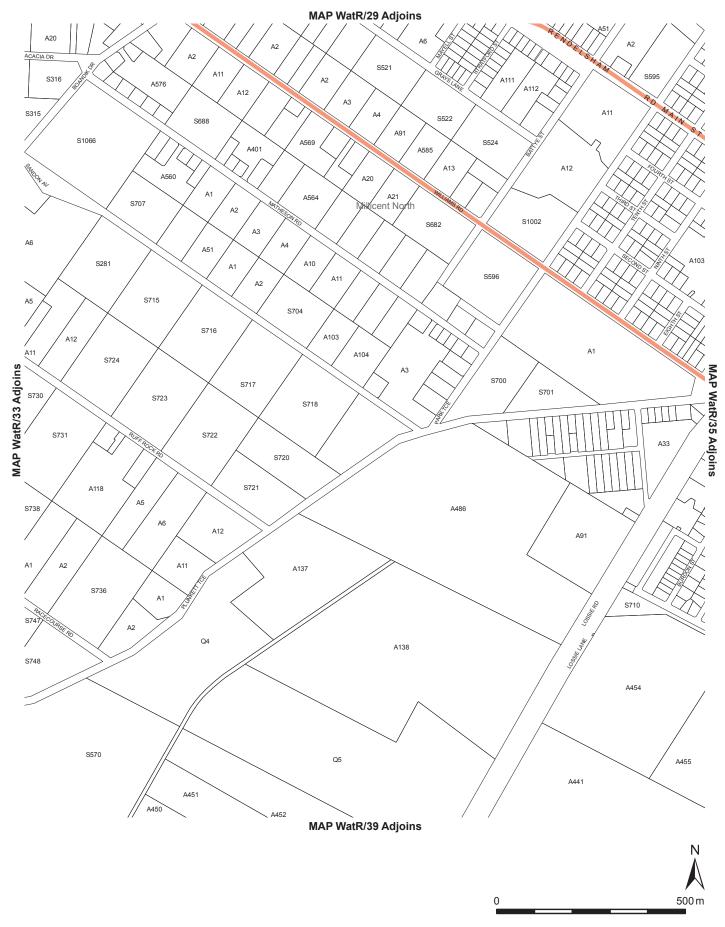


Precinct Boundary

Precinct Map WatR/33



MILLICENT



MILLICENT

Overlay Map WatR/34 TRANSPORT

MAP WatR/29 Adjoins S281 RuL S716 MAP WatR/33 Adjoins MAP WatR/35 Adjoins S700 S717 S718 S722 S720 A118 A486 A12 A137 S736 **PrPro** A454 S570 A455 A452 MAP WatR/39 Adjoins

Lamberts Conformal Conic Projection, GDA94

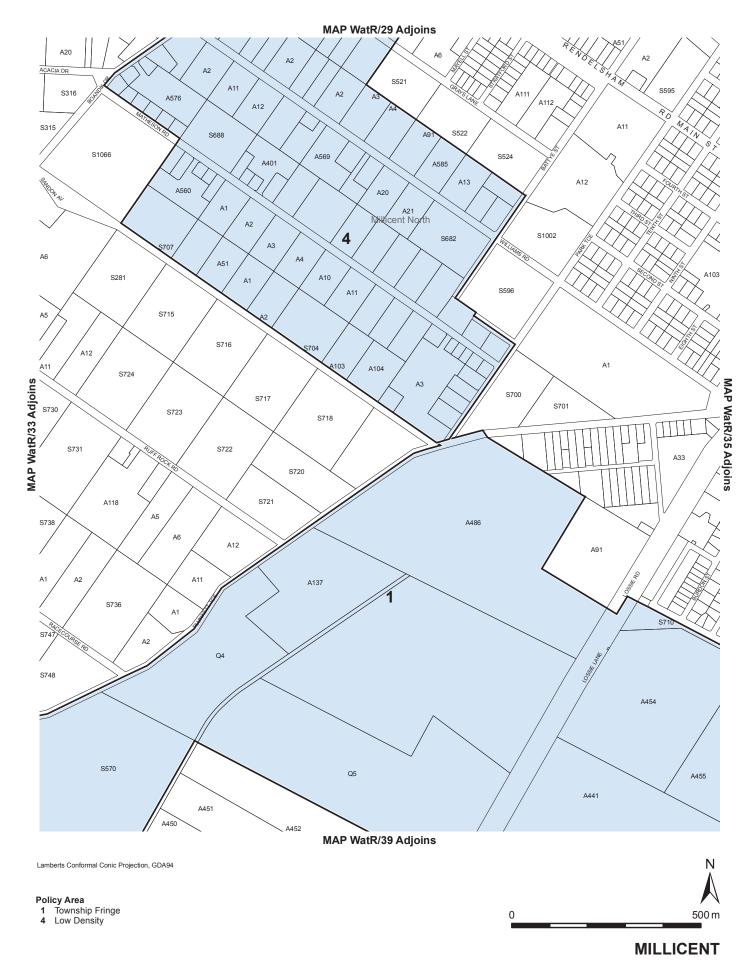


Cu Community
In Industry
Lin Light Industry
Primary Production

Zones

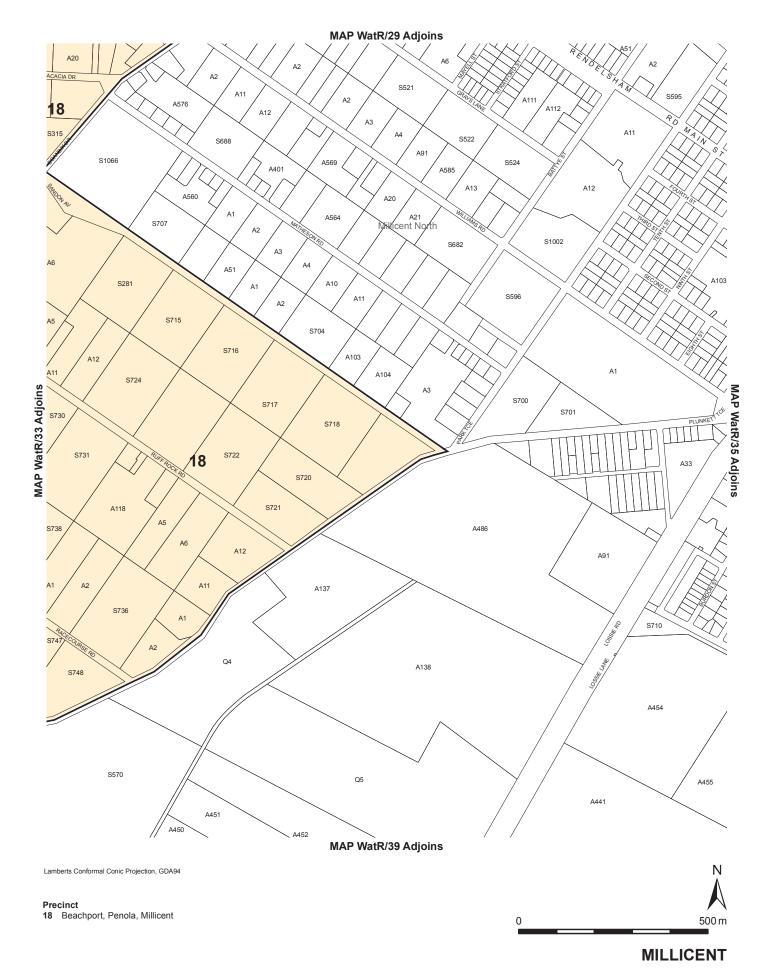
PrPro Primary Production
R Residential
RuL Rural Living
Zone Boundary

Zone Map WatR/34



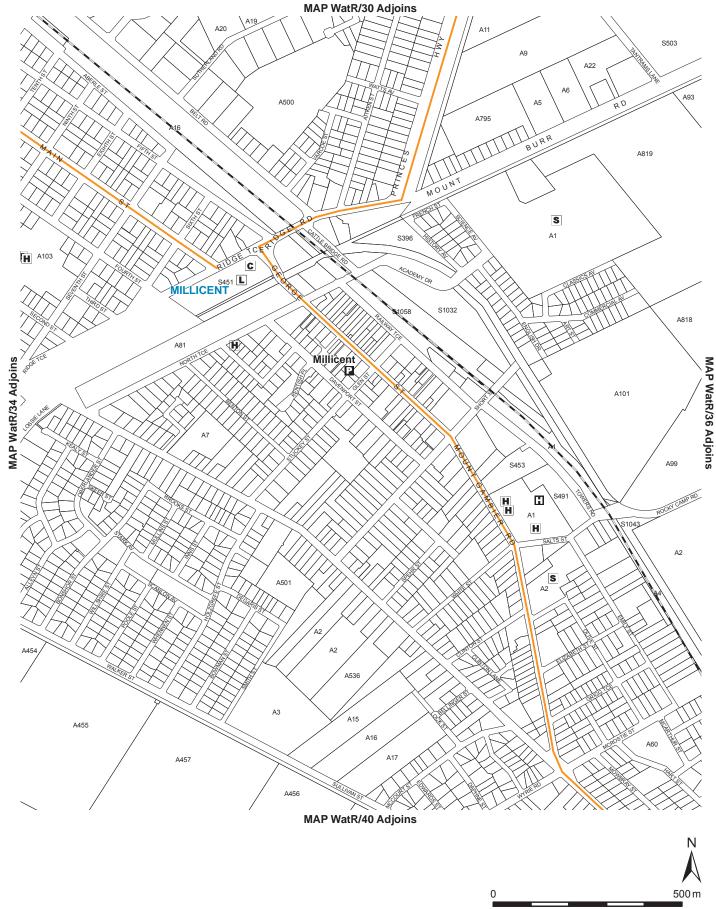
Policy Area Map WatR/34

Policy Area Boundary



Precinct Boundary

Precinct Map WatR/34





MILLICENT

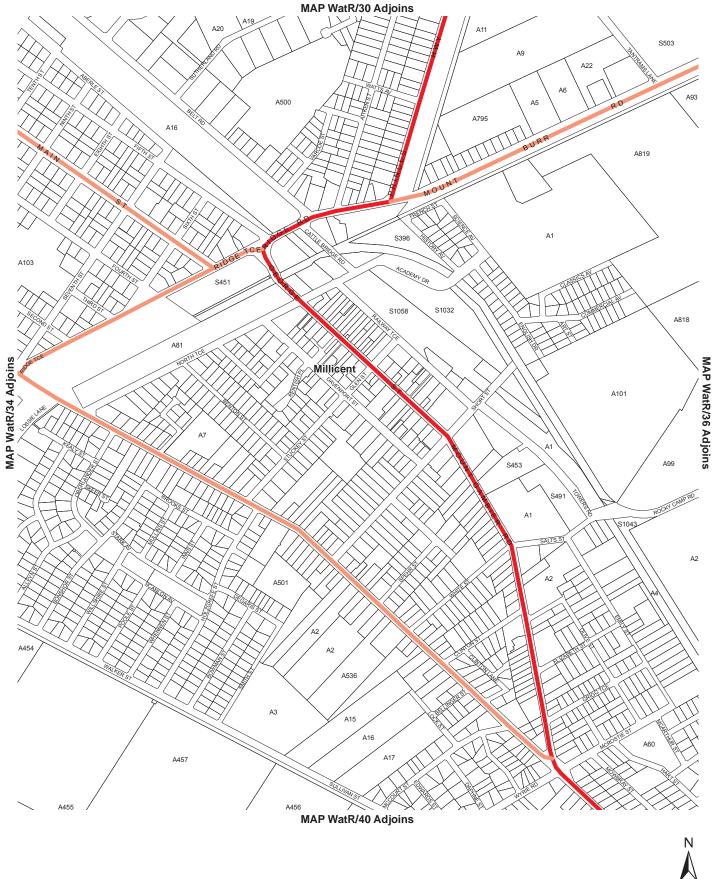
Location Map WatR/35

L Public Library C Council Office Н Other Health Services Hospital P Police Station Railways

Tourist Routes

School

S



Primary Arterial Roads

Secondary Arterial Roads



MILLICENT

Overlay Map WatR/35 TRANSPORT

WATTLE RANGE COUNCIL

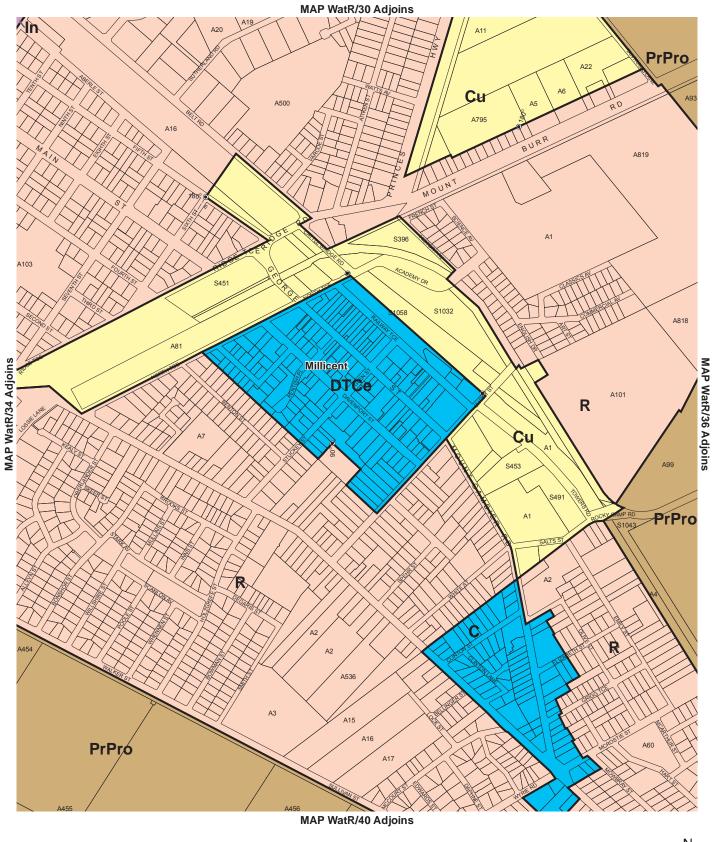


For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.



MILLICENT

Overlay Map WatR/35 HERITAGE



Lamberts Conformal Conic Projection, GDA94



MILLICENT

Zone Map WatR/35

Zones

C Commercial

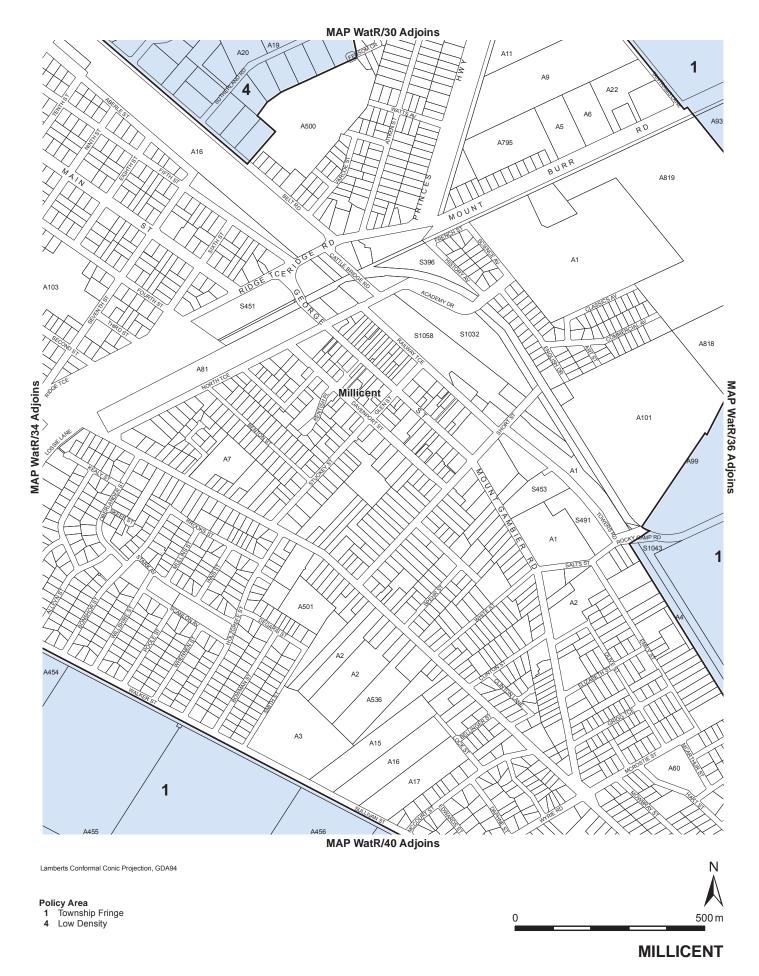
Cu Community

DTCe District Town Centre
In Industry

PrPro Primary Production

R Residential

Zone Boundary



Policy Area Boundary

Policy Area Map WatR/35

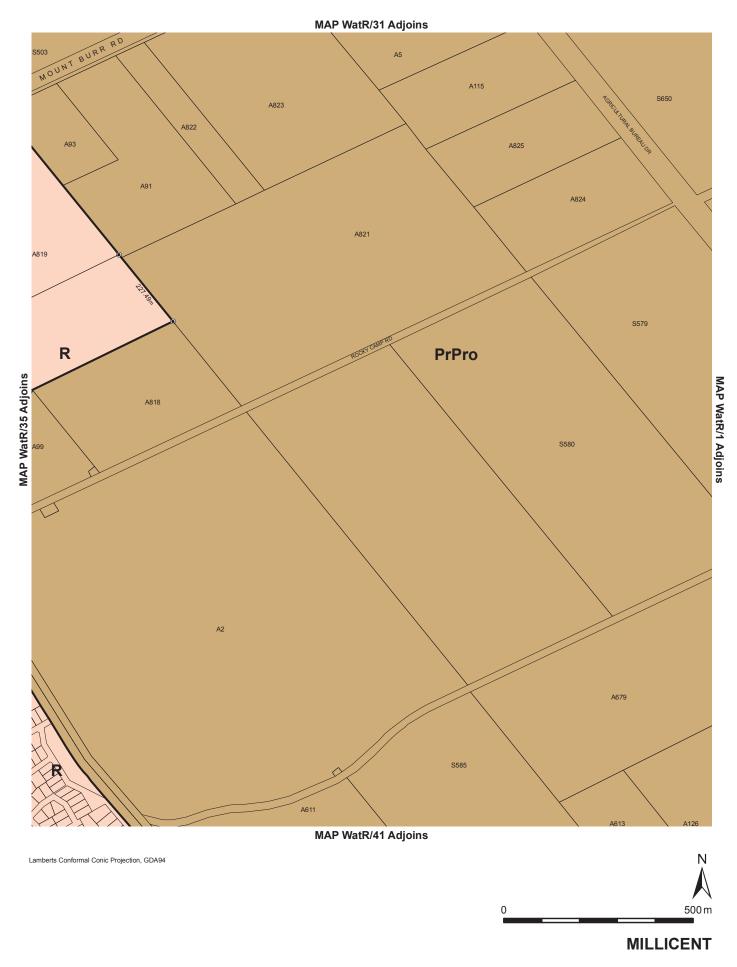


Railways



Secondary Arterial Roads

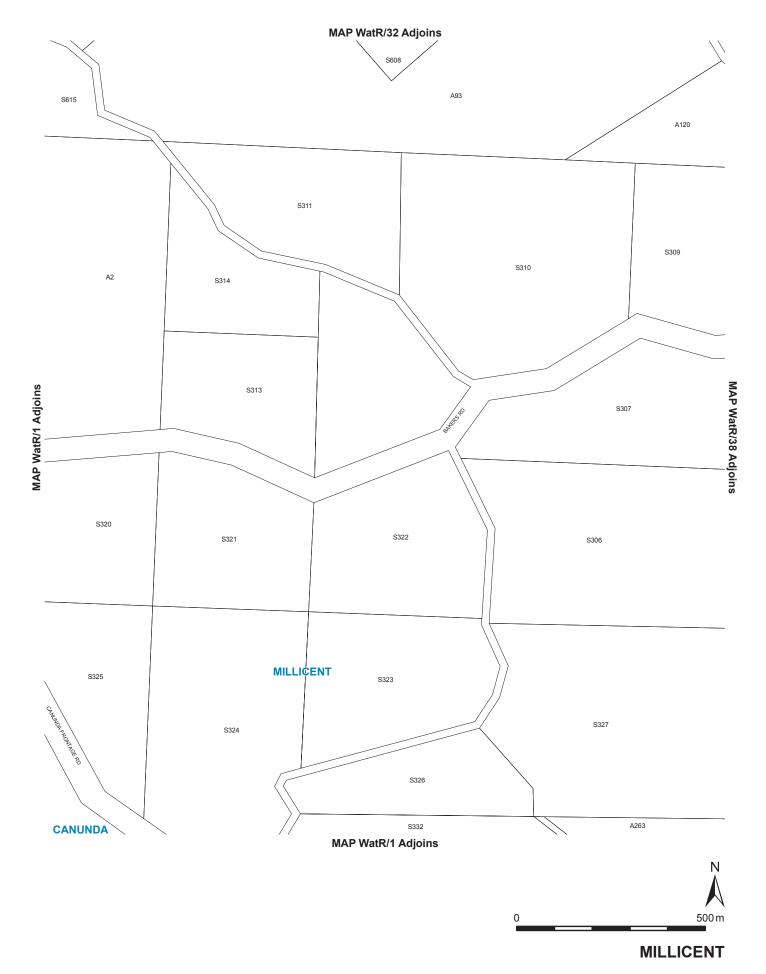
Overlay Map WatR/36 TRANSPORT

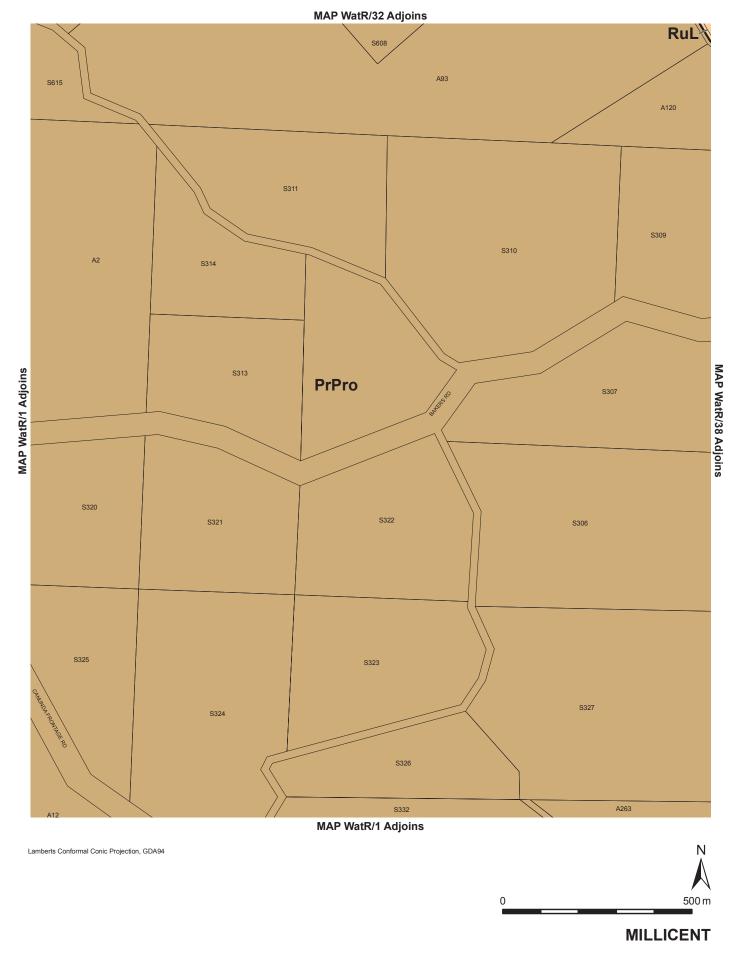


Zone Map WatR/36

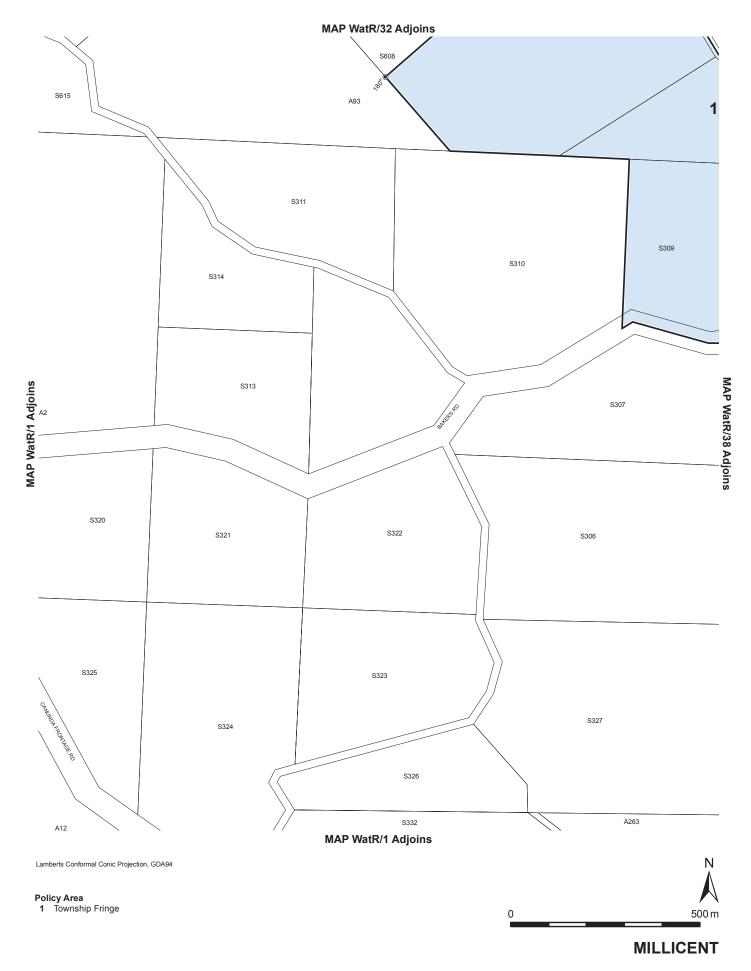


Policy Area Map WatR/36





Zone Map WatR/37



Policy Area Map WatR/37



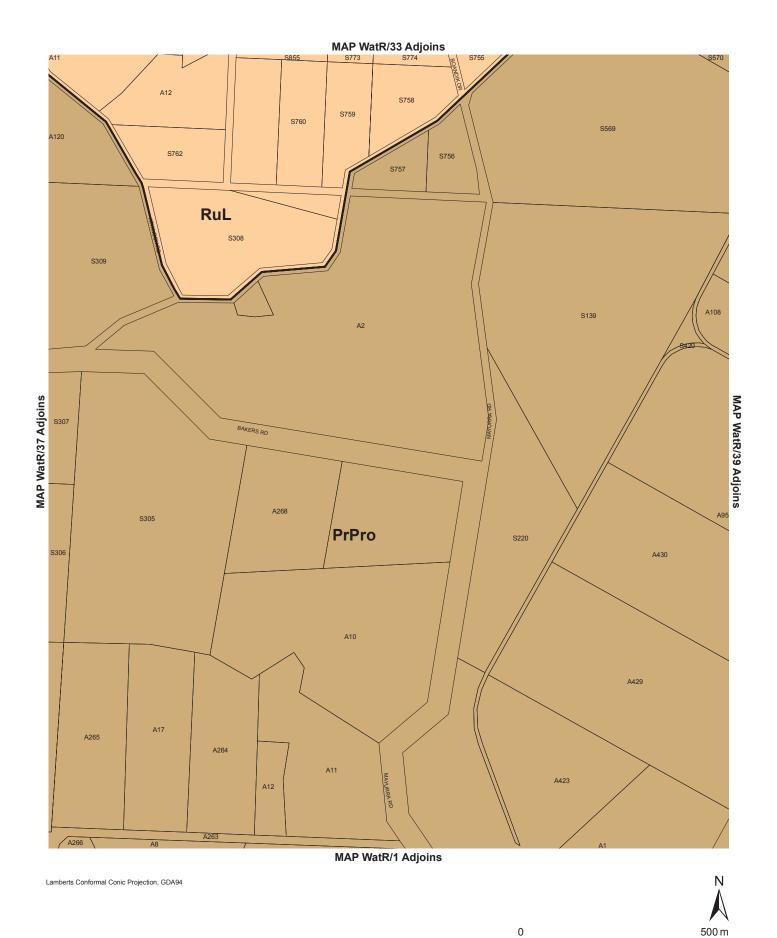
Precinct Map WatR/37





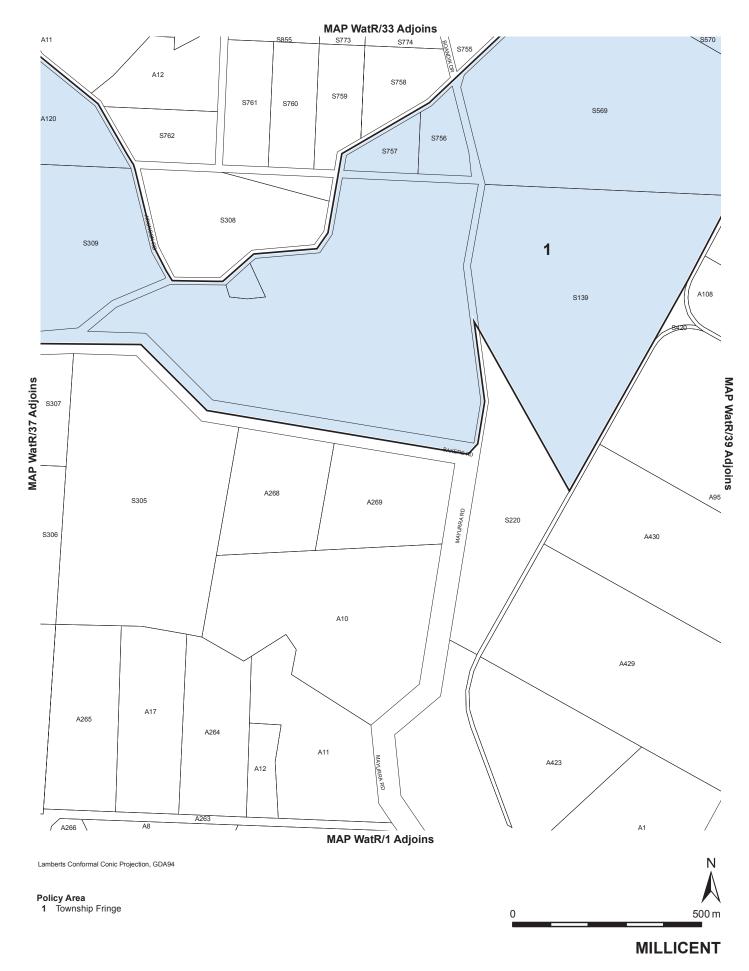
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Overlay Map WatR/38 HERITAGE

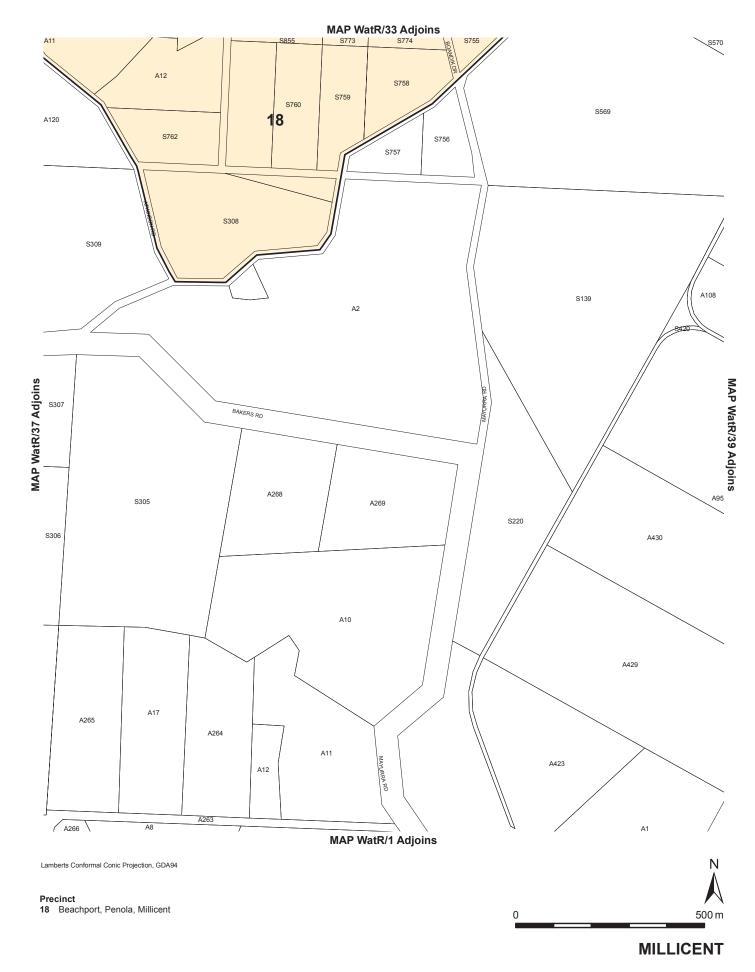


Zone Map WatR/38

MILLICENT



Policy Area Map WatR/38



Precinct Boundary

Precinct Map WatR/38



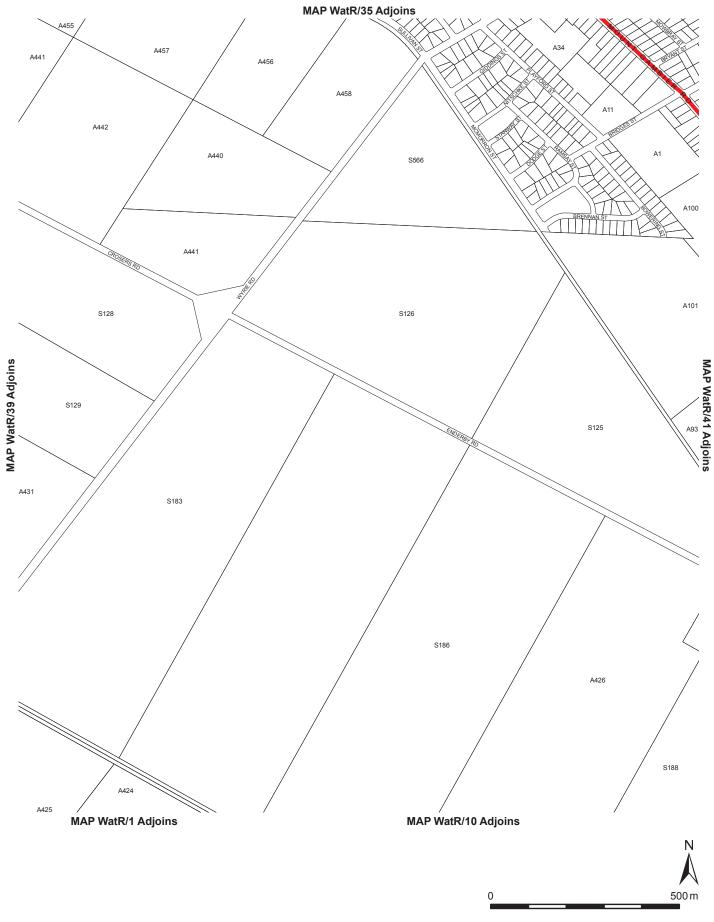


Zone Map WatR/39



Policy Area Map WatR/39

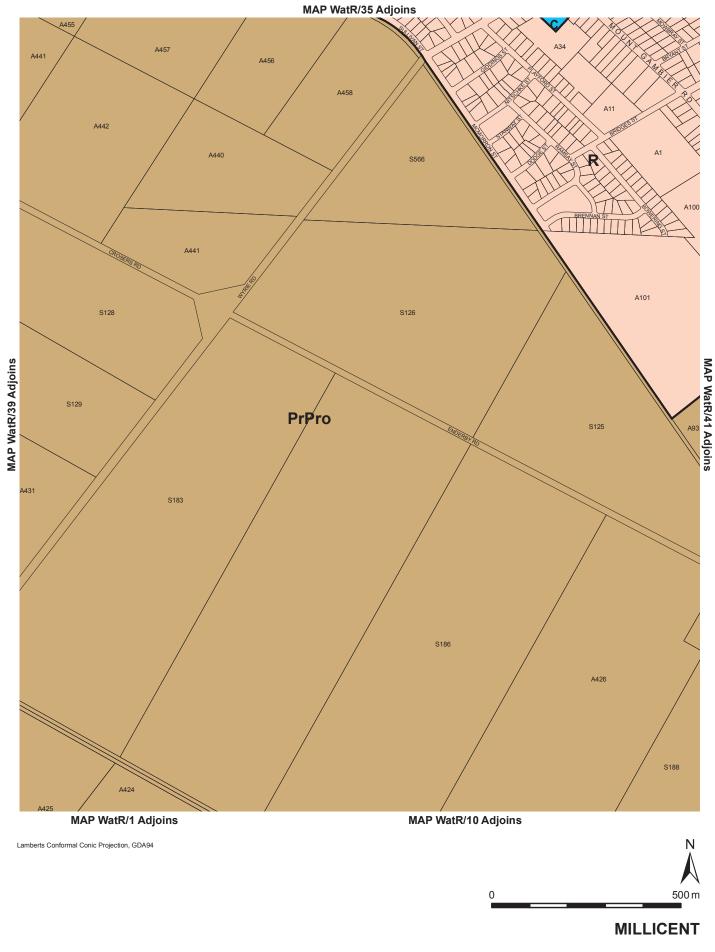




Primary Arterial Roads

MILLICENT

Overlay Map WatR/40 TRANSPORT



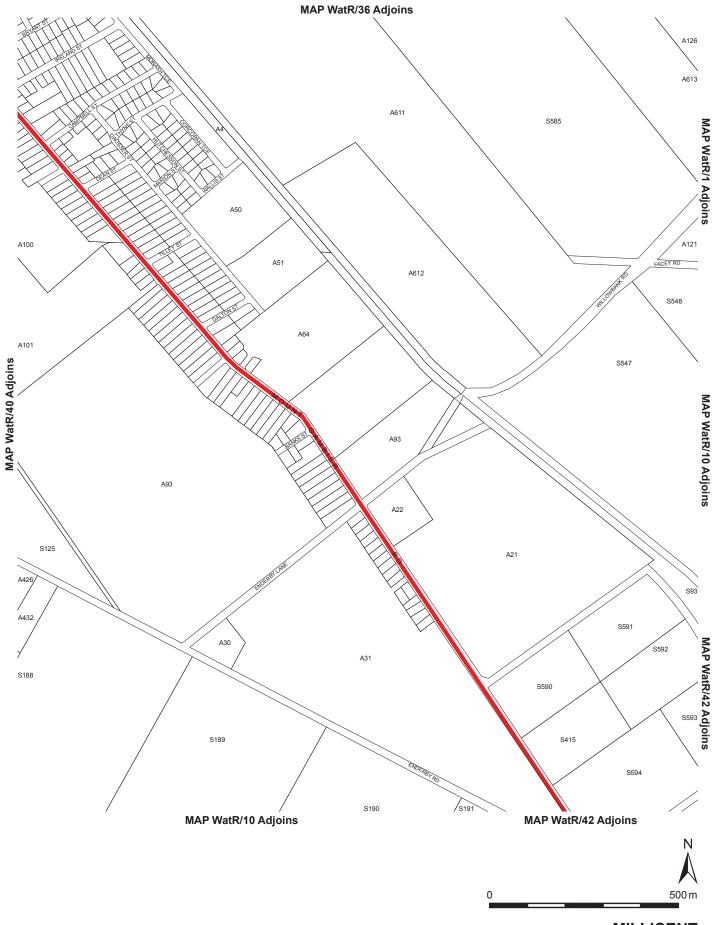
Zone Map WatR/40



Policy Area Map WatR/40

Policy Area Boundary

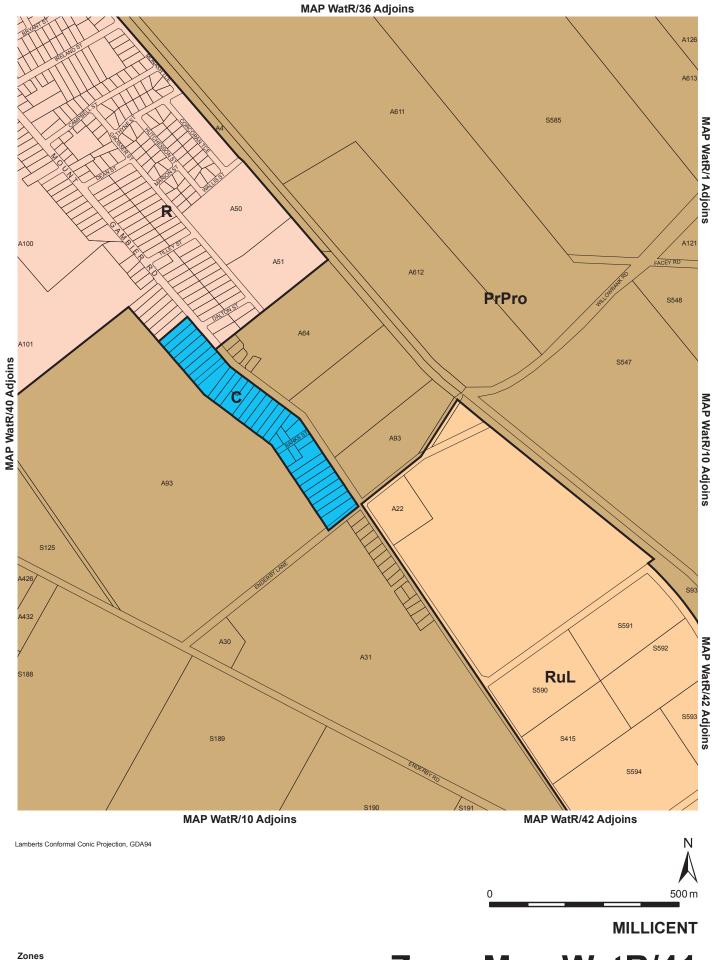




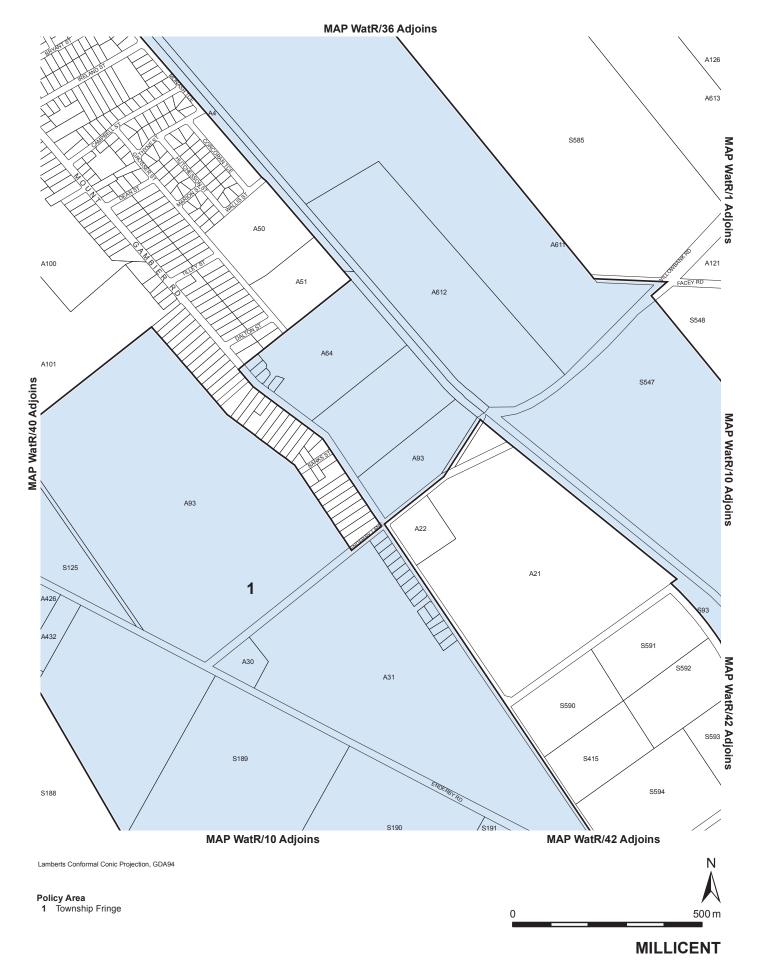
MILLICENT

Overlay Map WatR/41 TRANSPORT

Primary Arterial Roads



Zone Map WatR/41

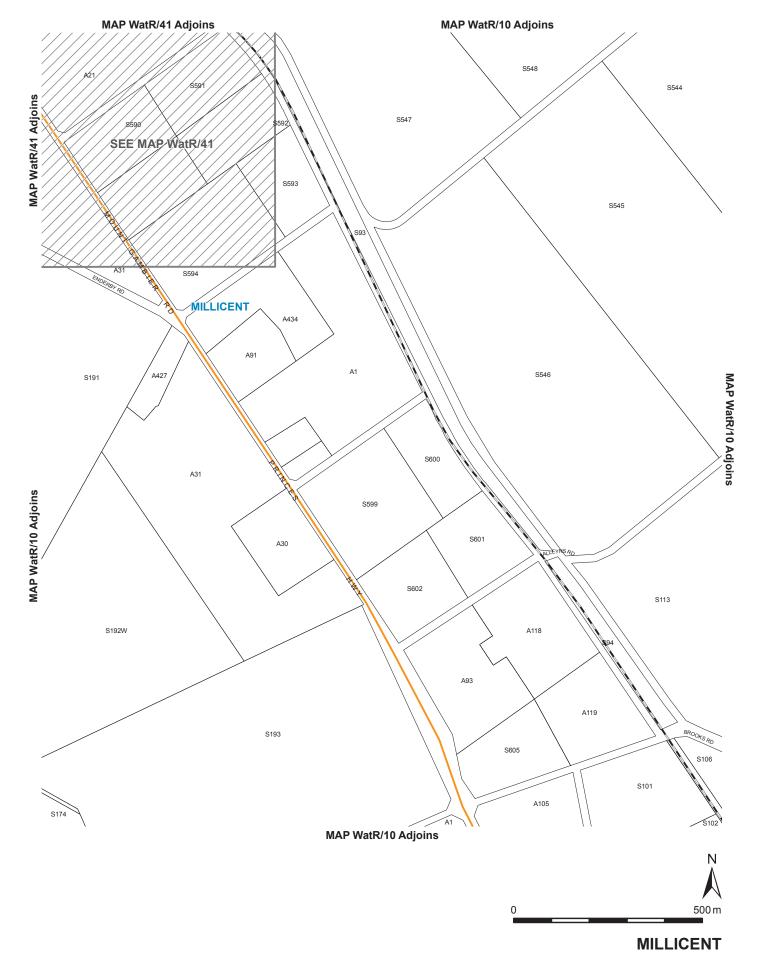


Policy Area Map WatR/41



Precinct Boundary

Precinct Map WatR/41

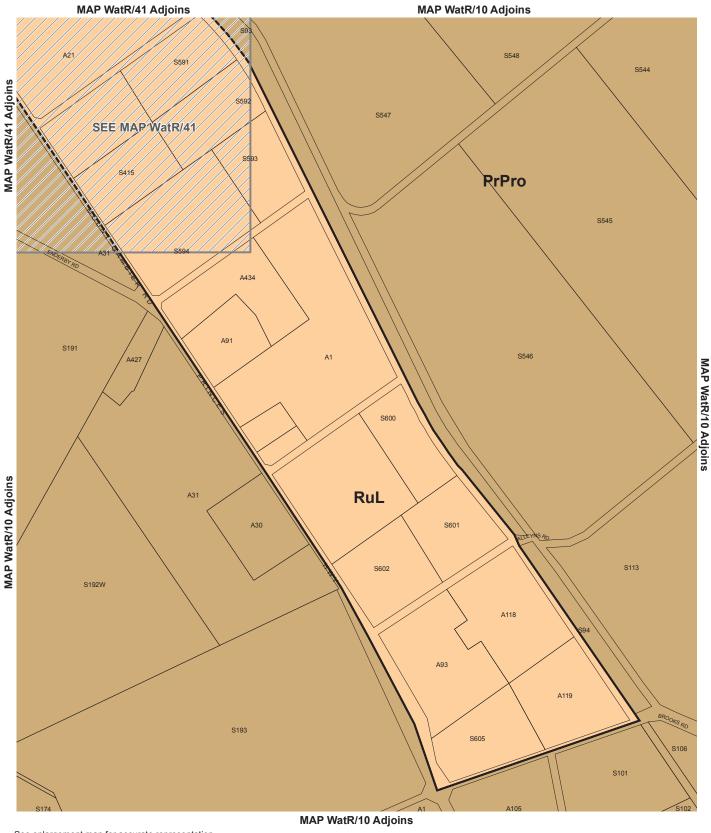




MILLICENT

Overlay Map WatR/42 TRANSPORT

Primary Arterial Roads

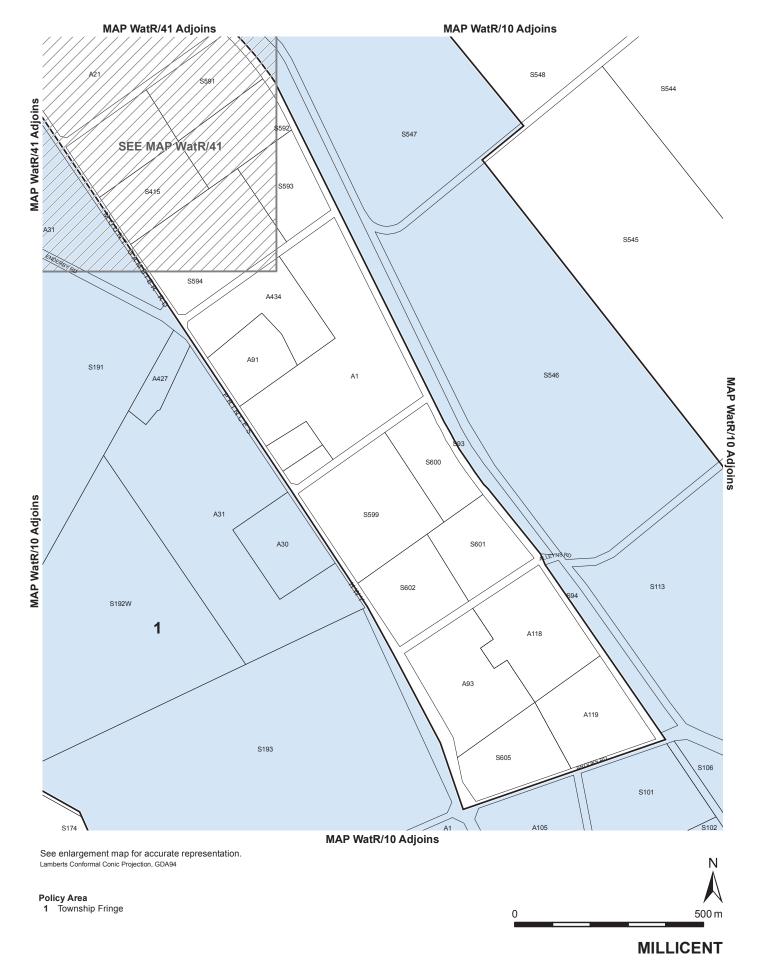


See enlargement map for accurate representation. Lamberts Conformal Conic Projection, GDA94

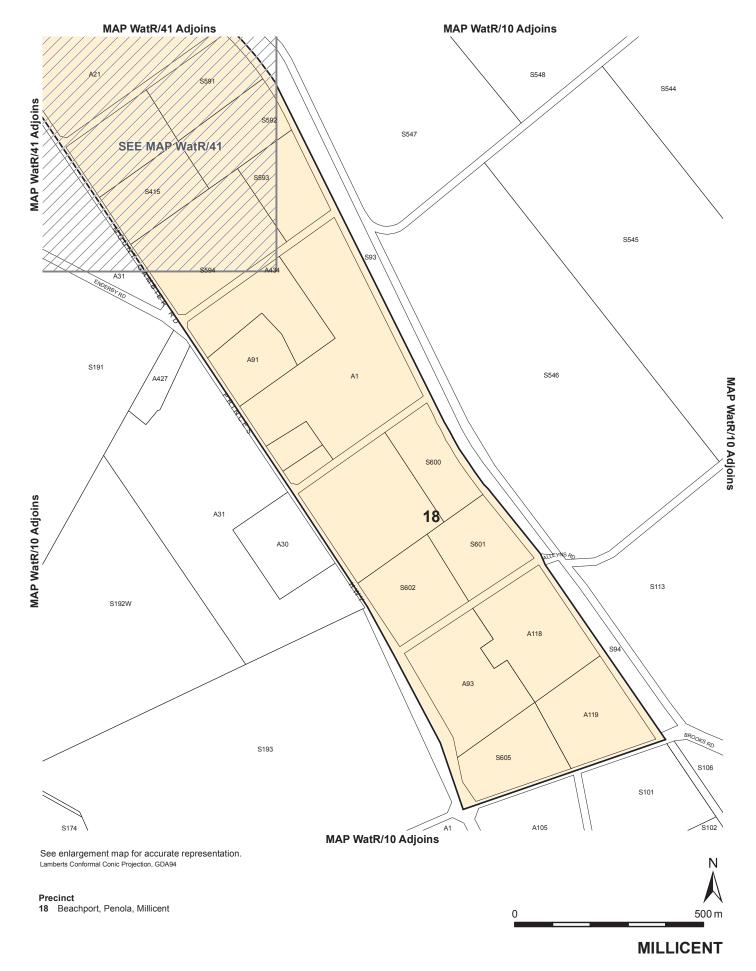


Zone Map WatR/42

Zones
PrPro Primary Production
RuL Rural Living
Zone Boundary



Policy Area Map WatR/42



Precinct Boundary

Precinct Map WatR/42





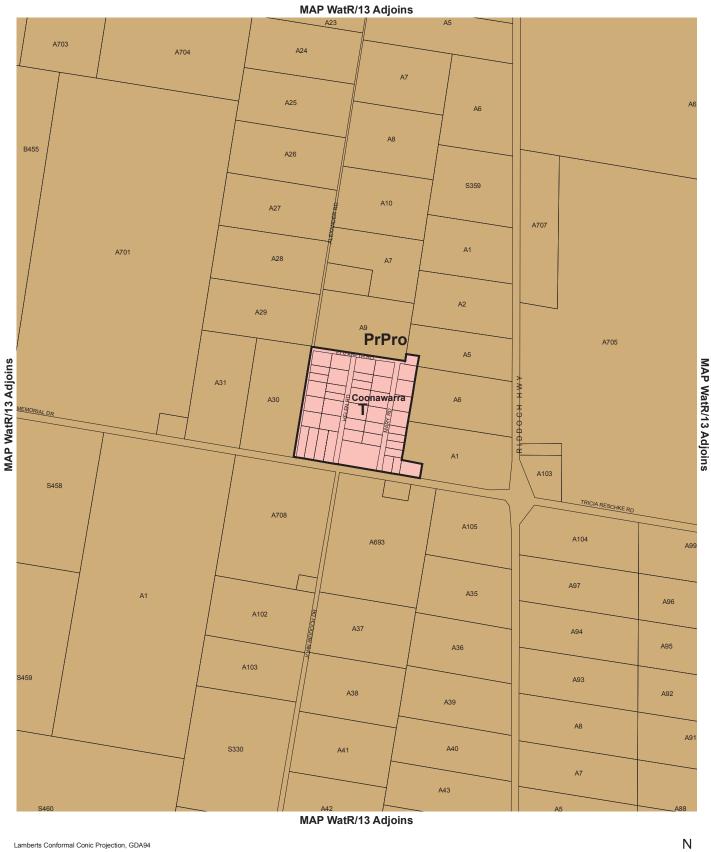
Primary Arterial Roads

COONAWARRA

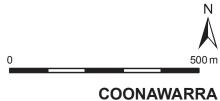
Overlay Map WatR/43 TRANSPORT



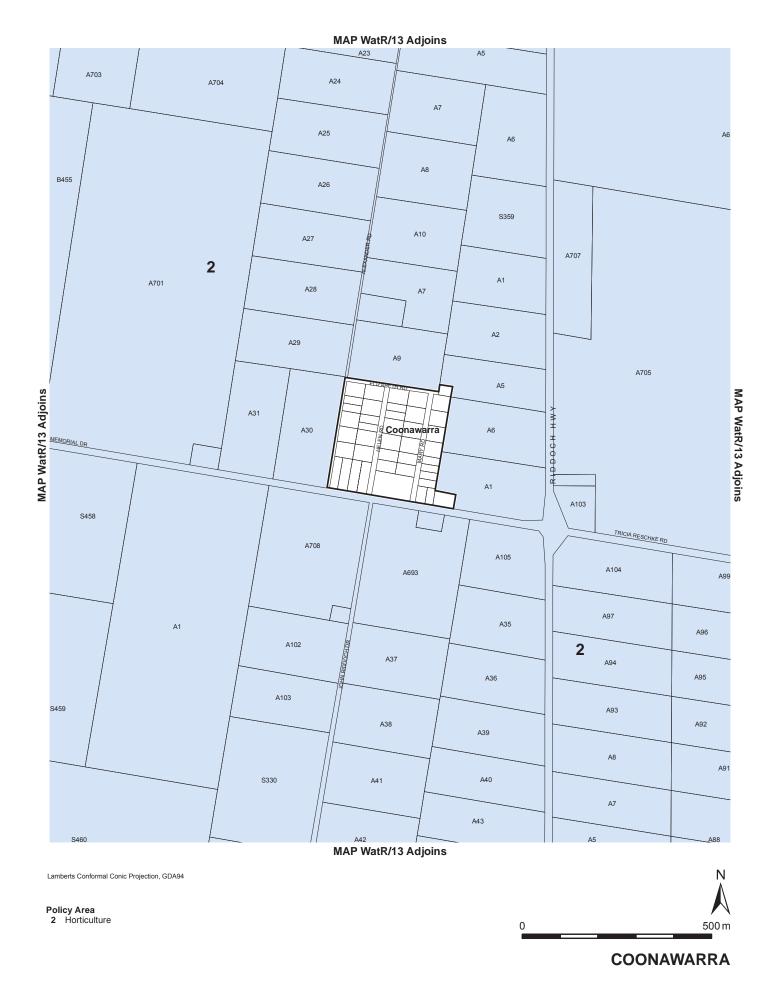
Overlay Map WatR/43 HERITAGE



Lamberts Comornal Come Projection, GDA94



Zone Map WatR/43



Policy Area Map WatR/43



Precinct Boundary

Precinct Map WatR/43



Railways

PENOLA



PENOLA

Overlay Map WatR/44 TRANSPORT

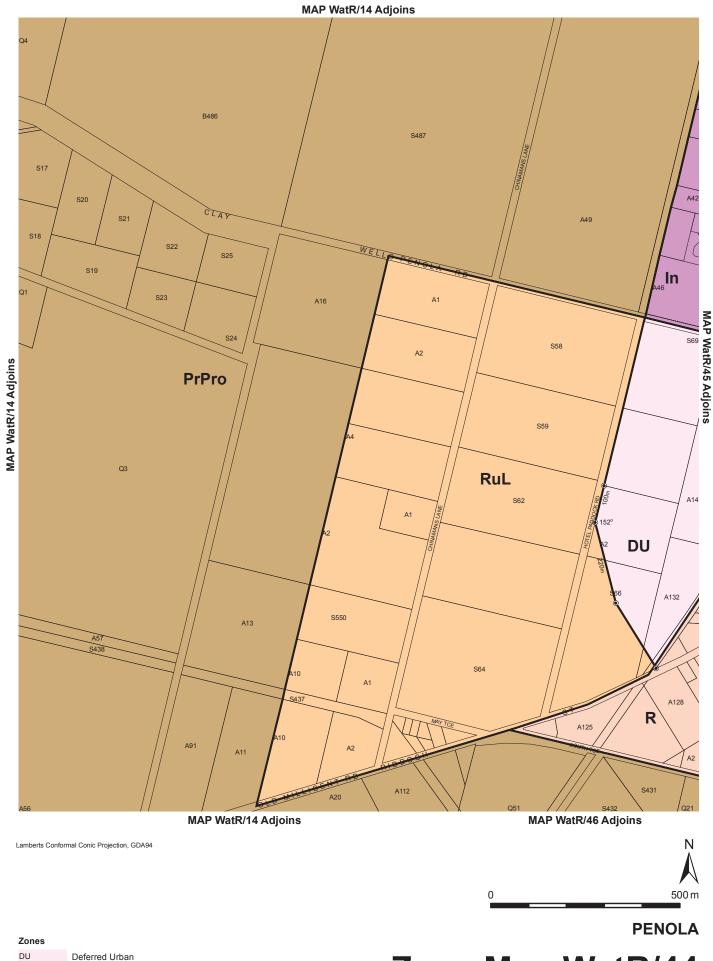
Proposed Road
Secondary Arterial Roads



Policy Area

Primary Production

Policy Area Map WatR/44

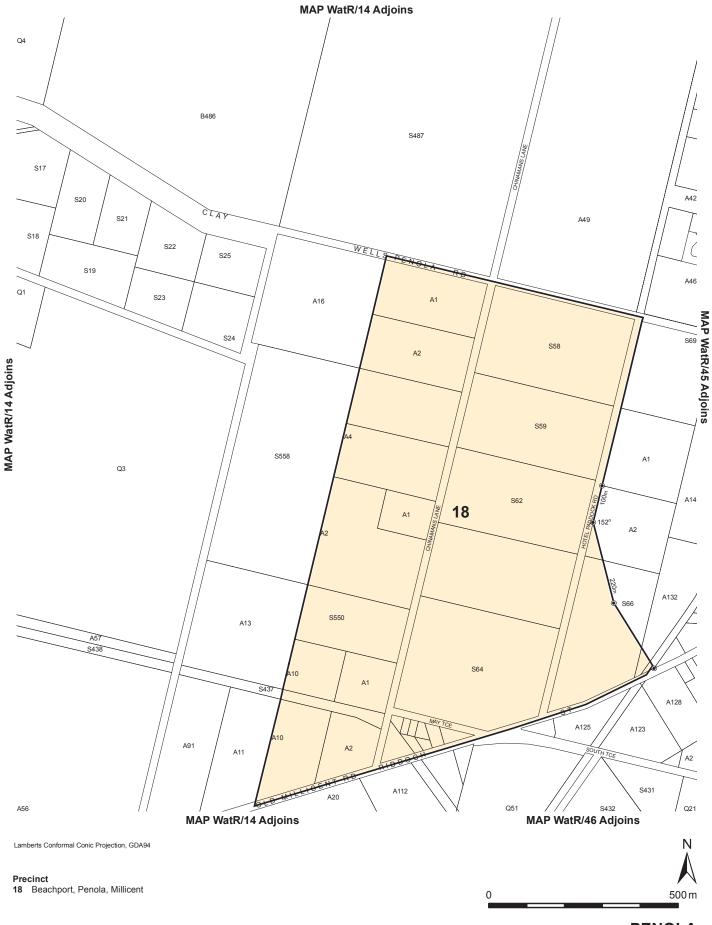


Industry

Primary Production Residential Rural Living

Zone Boundary

Zone Map WatR/44

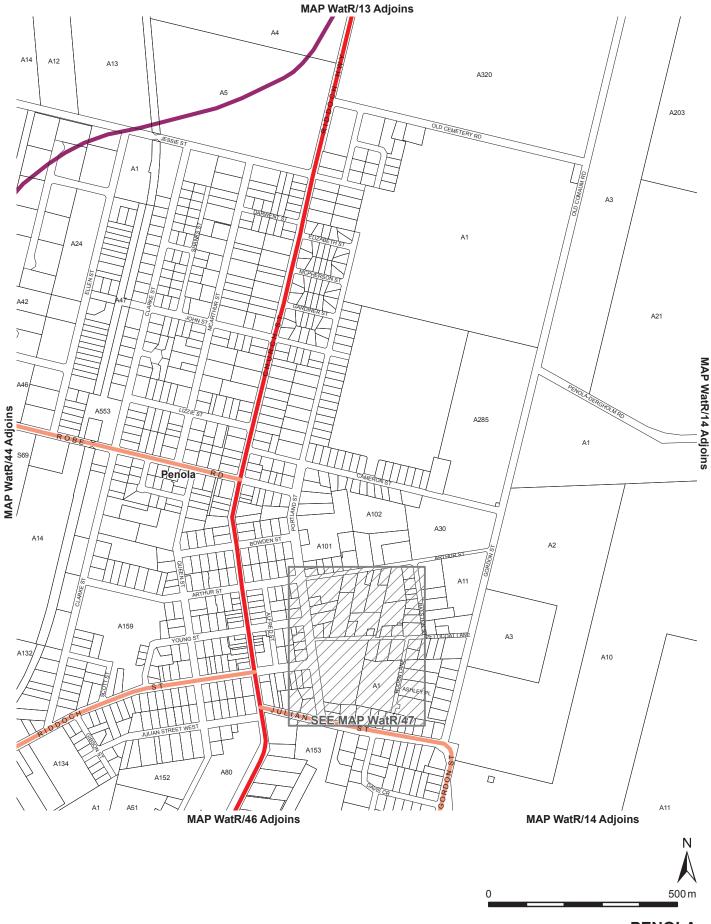


Precinct Boundary

PENOLA

Precinct Map WatR/44





PENOLA

Overlay Map WatR/45 TRANSPORT

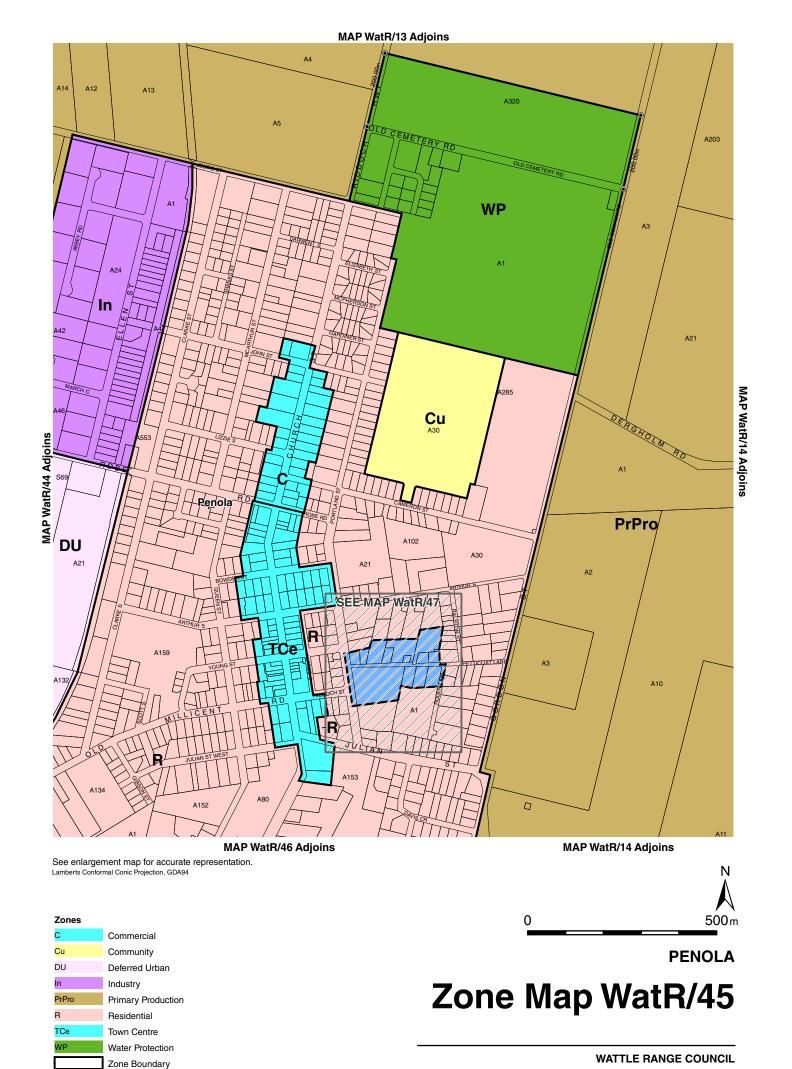
WATTLE RANGE COUNCIL

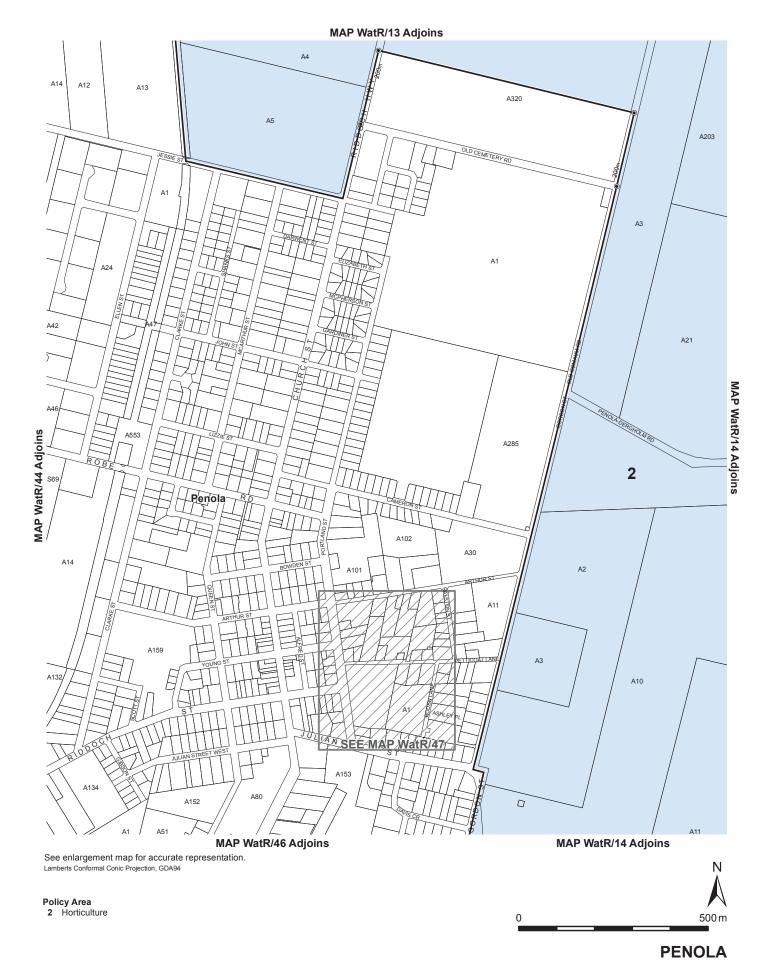


State heritage place

Local heritage place Historic Conservation Area Overlay Map WatR/45
HERITAGE

WATTLE RANGE COUNCIL



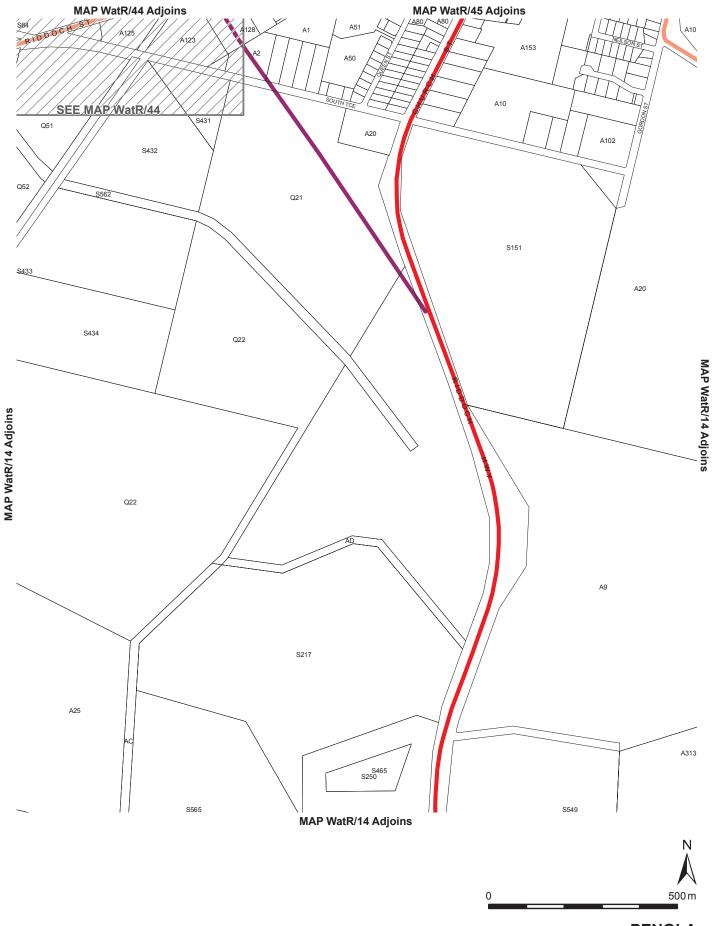


Policy Area Map WatR/45



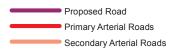
PENOLA

Location Map WatR/46



PENOLA

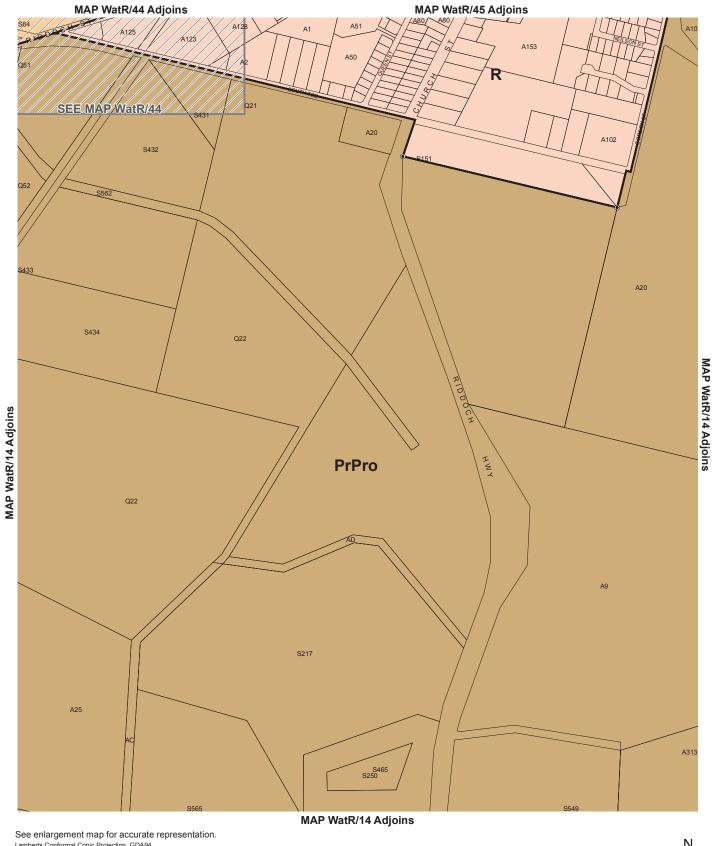
Overlay Map WatR/46 TRANSPORT





PENOLA

Overlay Map WatR/46 HERITAGE



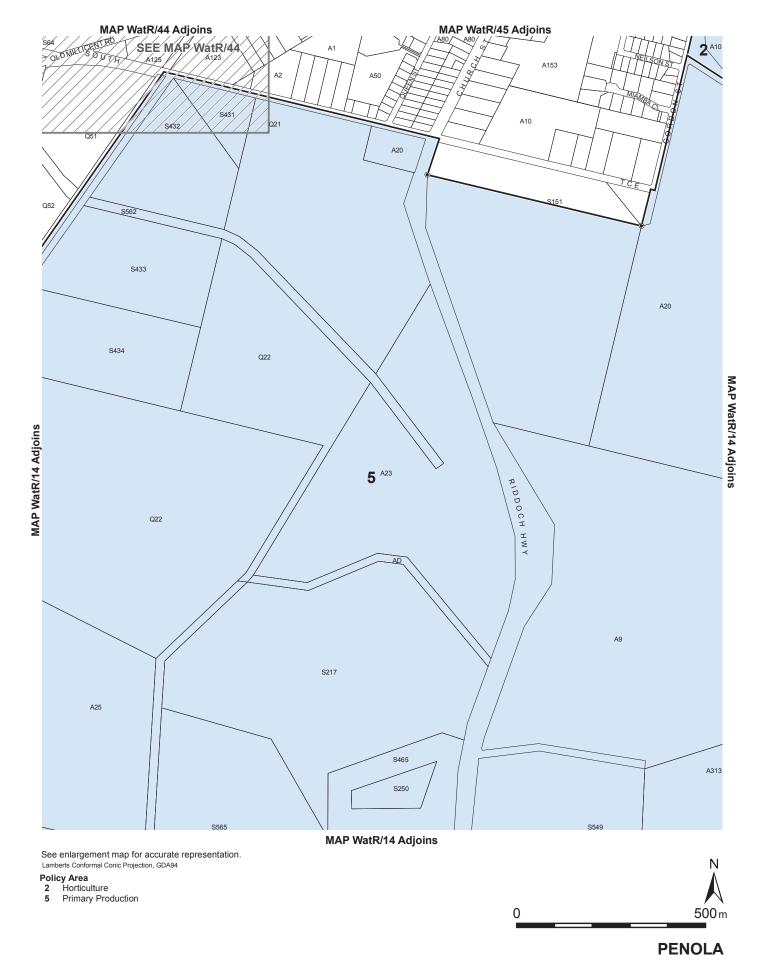
Lamberts Conformal Conic Projection, GDA94



Zone Map WatR/46

Zones Primary Production Residential Zone Boundary

PENOLA



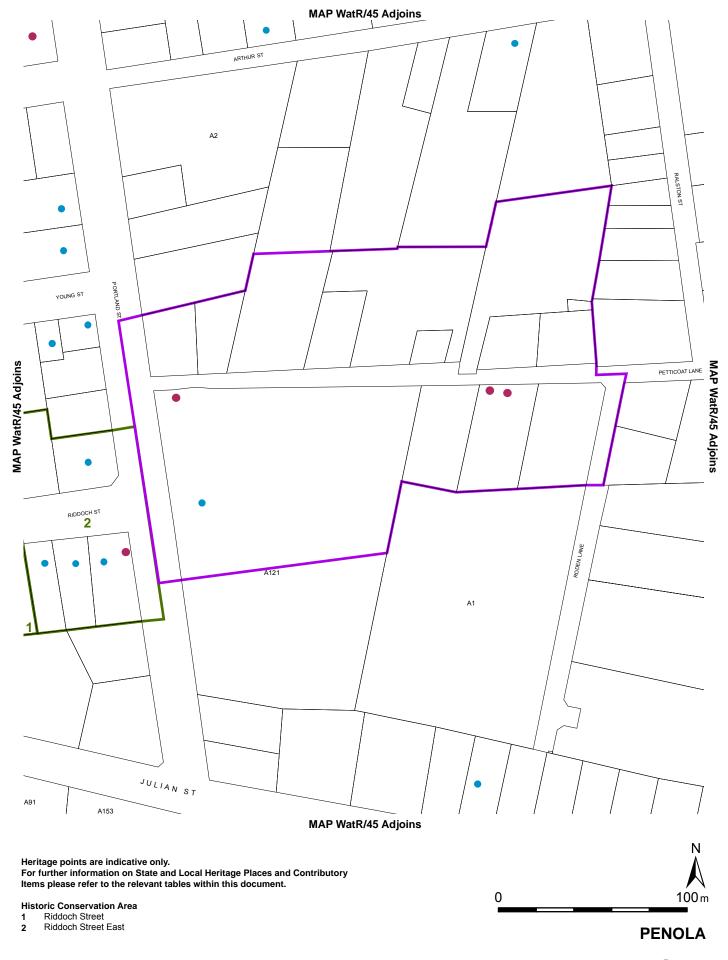
Policy Area Map WatR/46



Location Map WatR/47



Overlay Map WatR/47 TRANSPORT



Overlay Map WatR/47

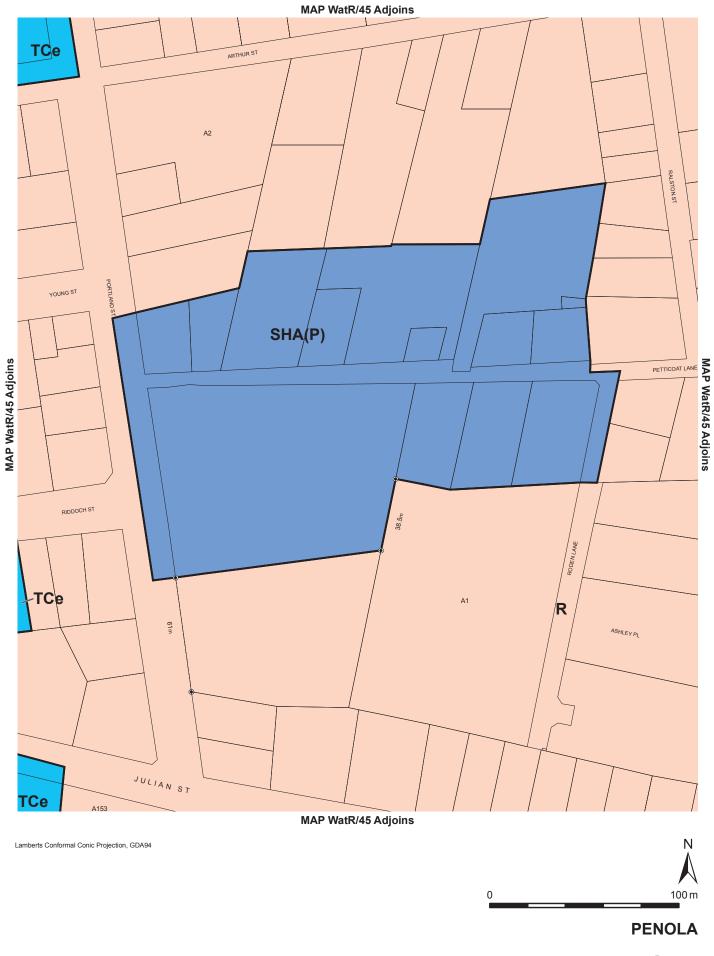
State heritage place
Local heritage place
State Heritage Area

Overlay Map WatR/47

HERITAGE

Historic Conservation Area

WATTLE RANGE COUNCIL



Zone Map WatR/47



Precinct

- Woods MacKillop Schoolhouse
- St Josephs Church
- Bawcoodalyn Mary Mackillop School Oval Private House
- Sharam's Cottages
- Private House and Vacant Allotment Private House
- The Old Rectory
- Vacant Allotment (w/ Hawthorne hedge & Cedar) and Open Space
- Site of Kirkgate and vacant land
- 12 13 Wilson Cottage Gammon Cottage
- Private House

MAP WatR/45 Adjoins

- 15 Vacant Allotment
- 16 House corner of Portland Street and Petticoat Lane



PENOLA

Precinct Map WatR/47

Note: The location of precincts are indicative only and relate to the items described in the policy text.



Location Map WatR/48



Primary Arterial Roads

Secondary Arterial Roads



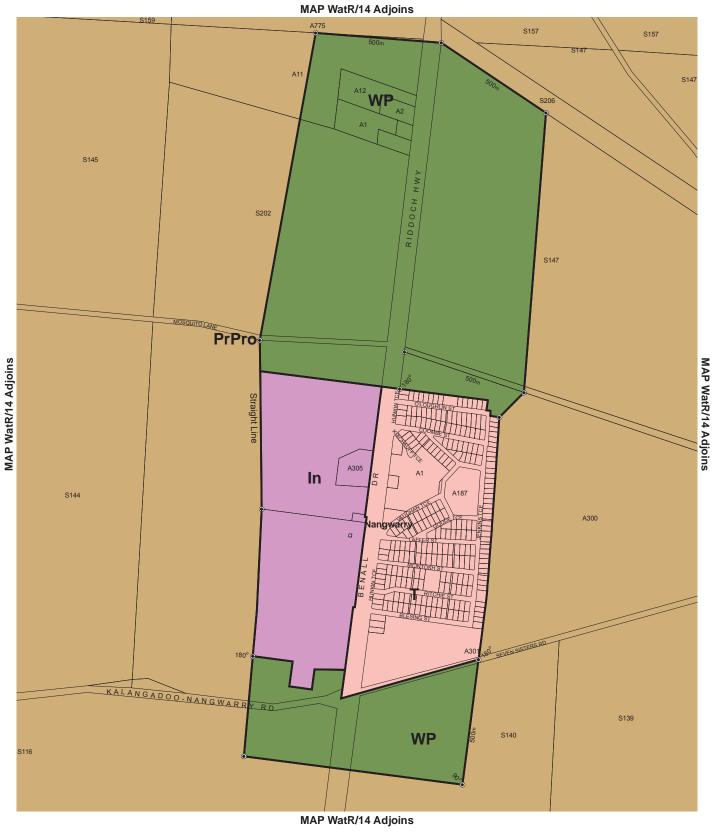
NANGWARRY

Overlay Map WatR/48 TRANSPORT





Overlay Map WatR/48 HAZARDS



Lamberts Conformal Conic Projection, GDA94



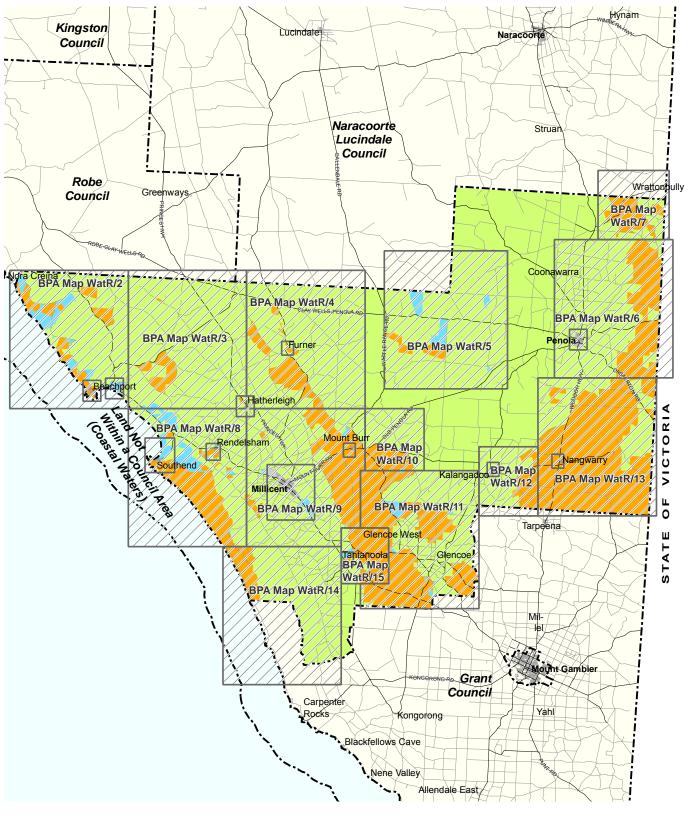
Zone Map WatR/48



Precinct Boundary

Precinct Map WatR/48

Bushfire Risk Maps

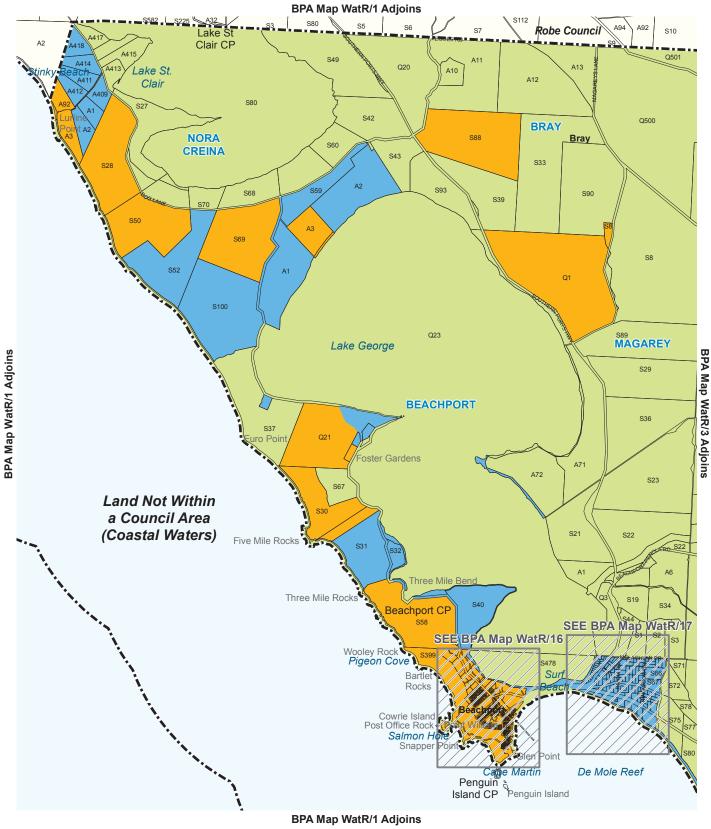


High Bushfire Risk Medium Bushfire Risk General Bushfire Risk

Development Plan Boundary



Bushfire Protection Area BPA Map WatR/1 BUSHFIRE RISK Excluded area from Bushfire Protection Planning Provisions



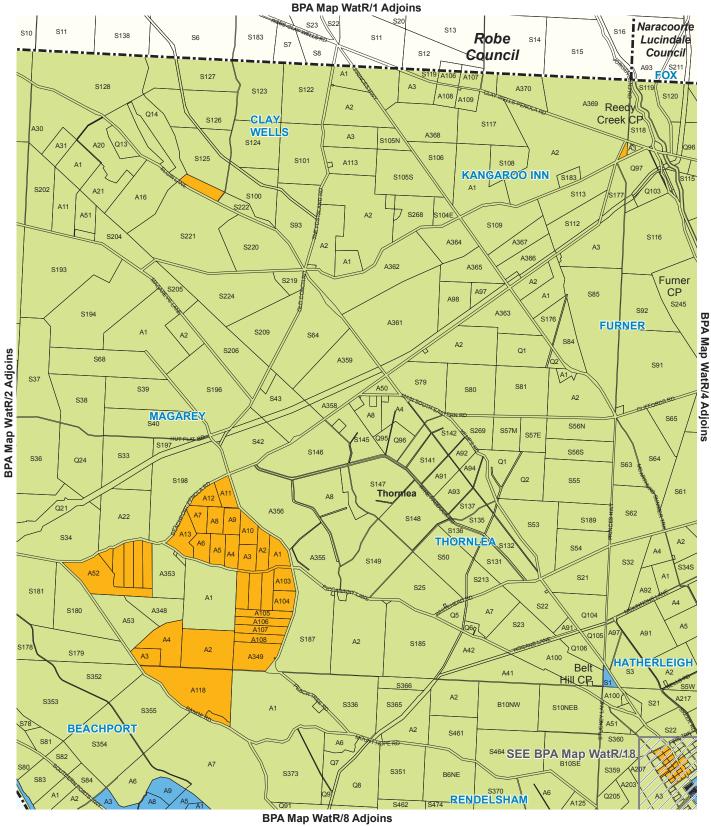
High Bushfire Risk

Medium Bushfire Risk General Bushfire Risk

Development Plan Boundary

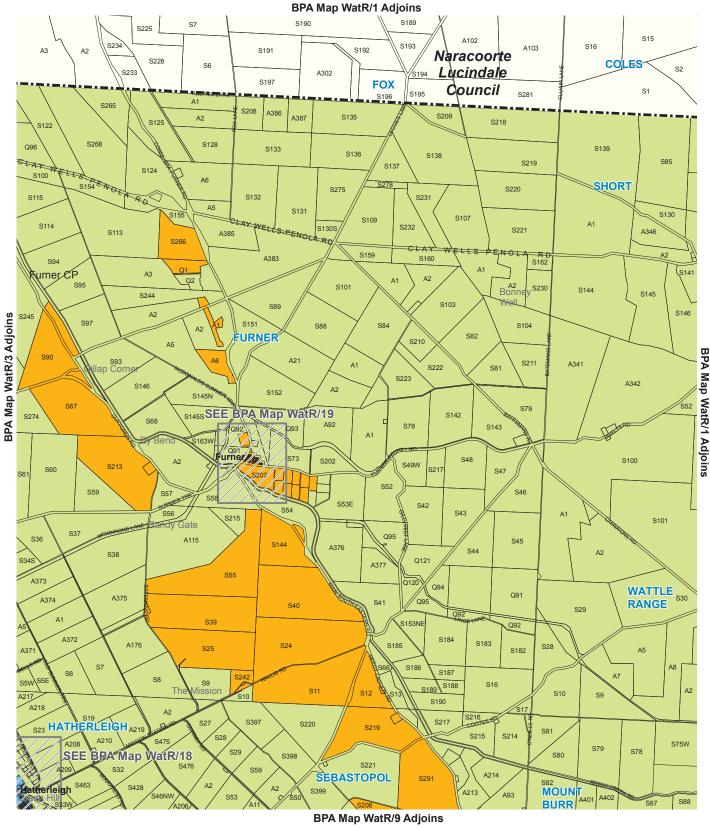


Bushfire Protection Area BPA Map WatR/2 BUSHFIRE RISK



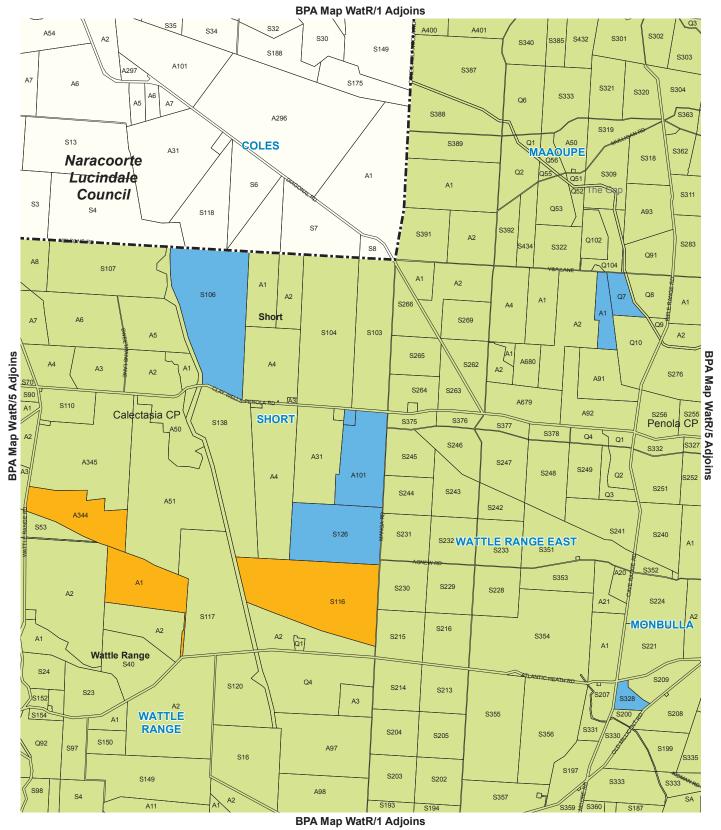


Bushfire Protection Area BPA Map WatR/3 BUSHFIRE RISK





Bushfire Protection Area BPA Map WatR/4 BUSHFIRE RISK



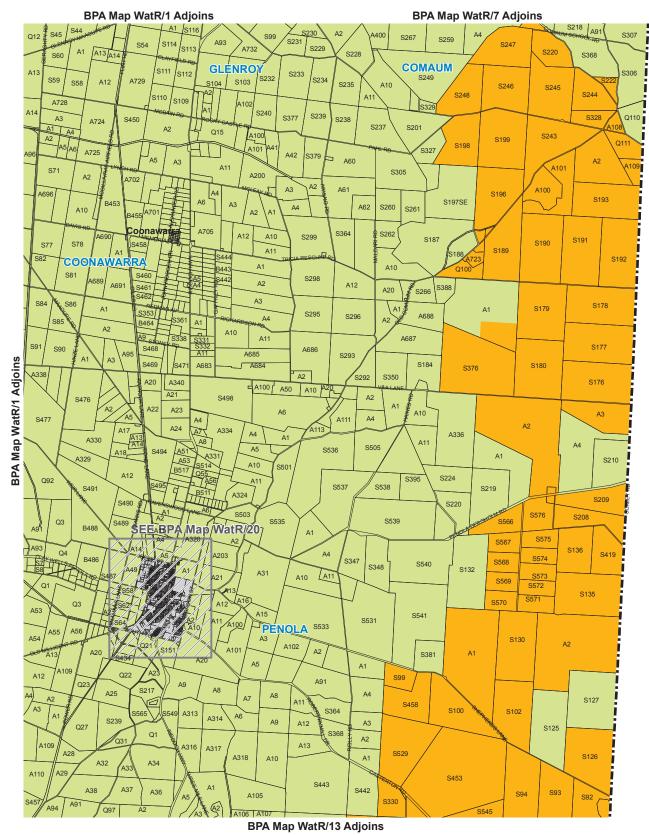


Bushfire Protection Area BPA Map WatR/5 BUSHFIRE RISK

VICTORIA

0

STATE



See enlargement map for accurate representation.

High Bushfire Risk



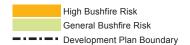
BUSHFIRE RISK

General Bushfire Risk

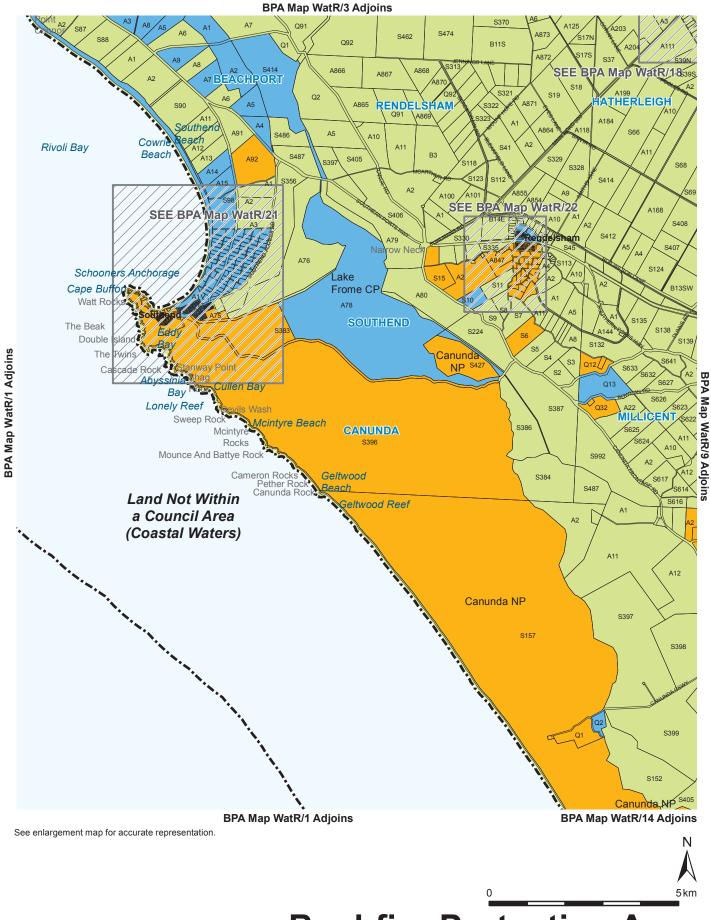
Excluded area from bushfire protection planning provisions

Development Plan Boundary

Bushfire Protection Area BPA Map WatR/7 BUSHFIRE RISK

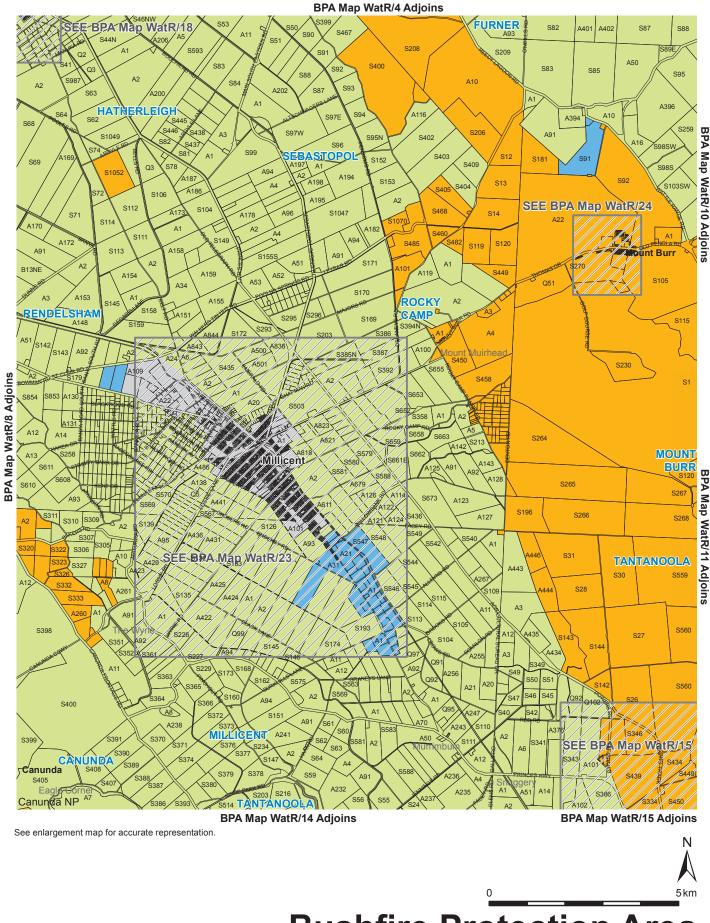


BPA Map WatR/1 Adjoins

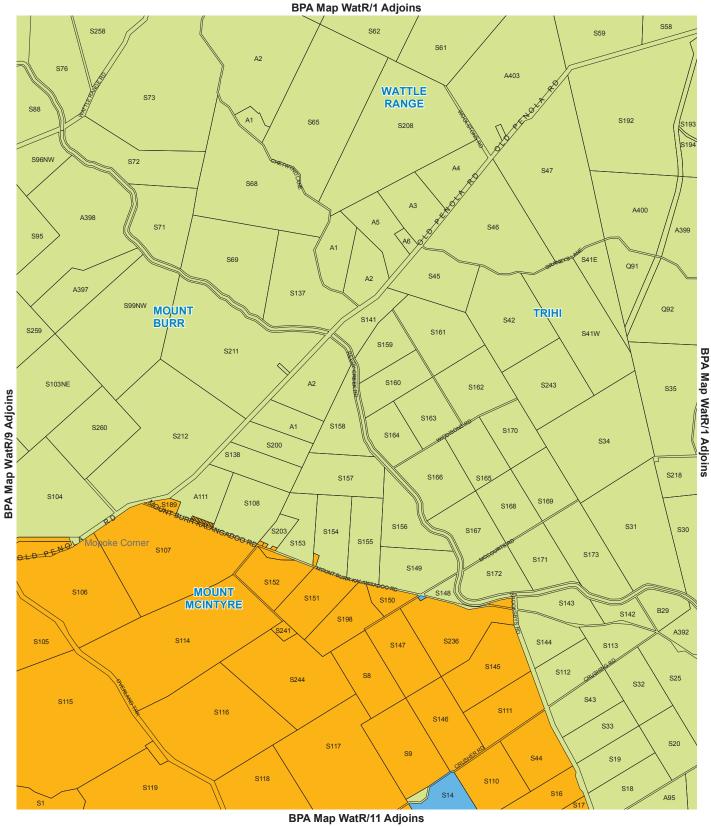


Bushfire Protection Area BPA Map WatR/8 BUSHFIRE RISK





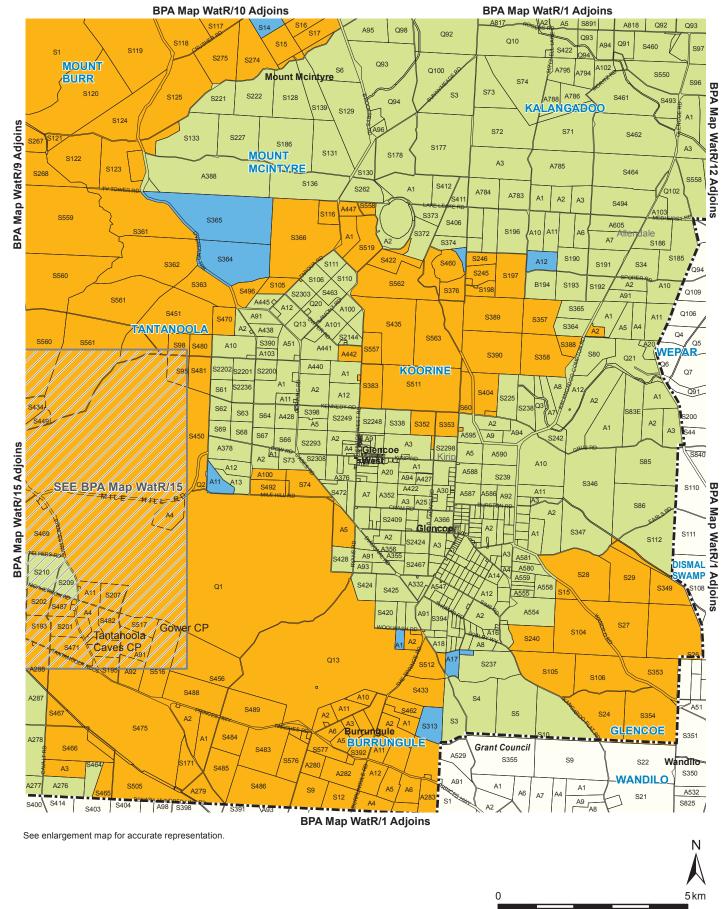
Bushfire Protection Area BPA Map WatR/9 BUSHFIRE RISK





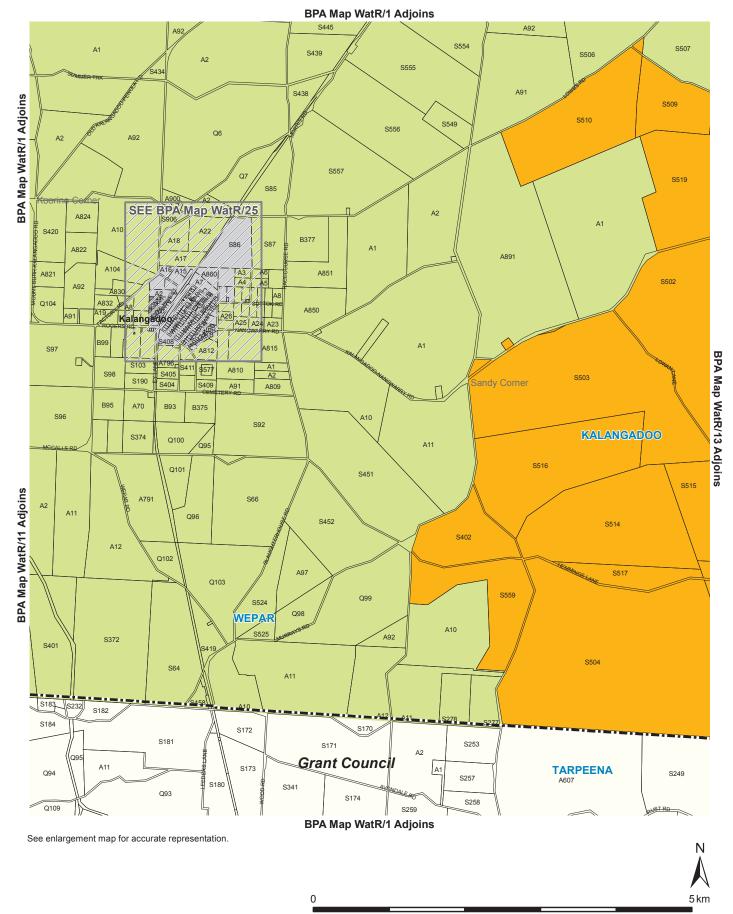
Bushfire Protection Area BPA Map WatR/10 BUSHFIRE RISK





Bushfire Protection Area BPA Map WatR/11 BUSHFIRE RISK





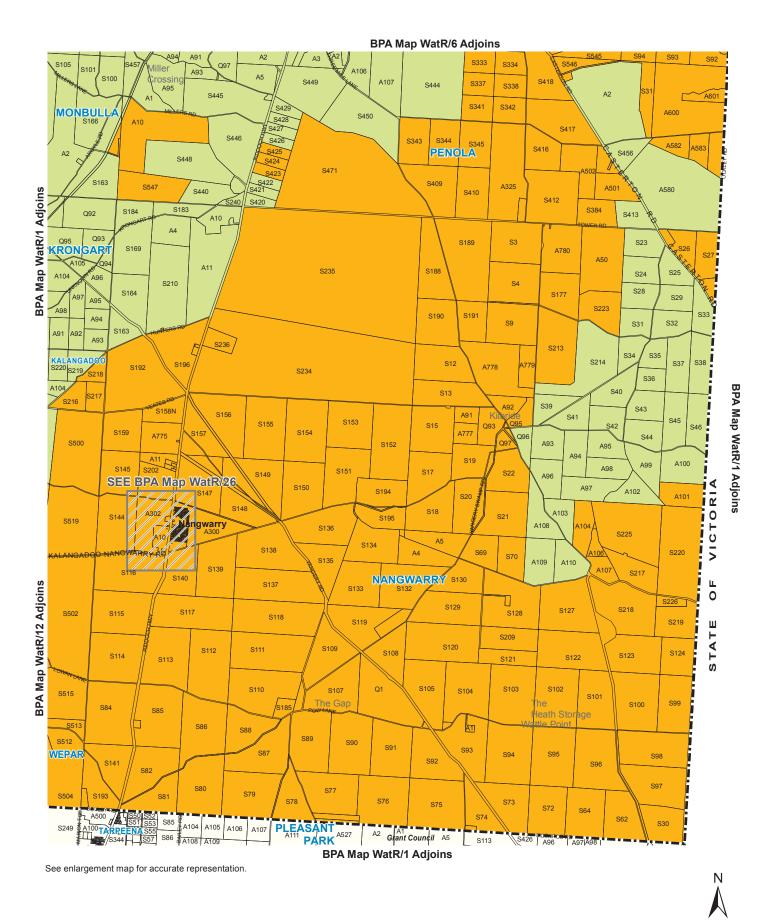
Bushfire Protection Area BPA Map WatR/12 BUSHFIRE RISK

High Bushfire Risk

General Bushfire Risk

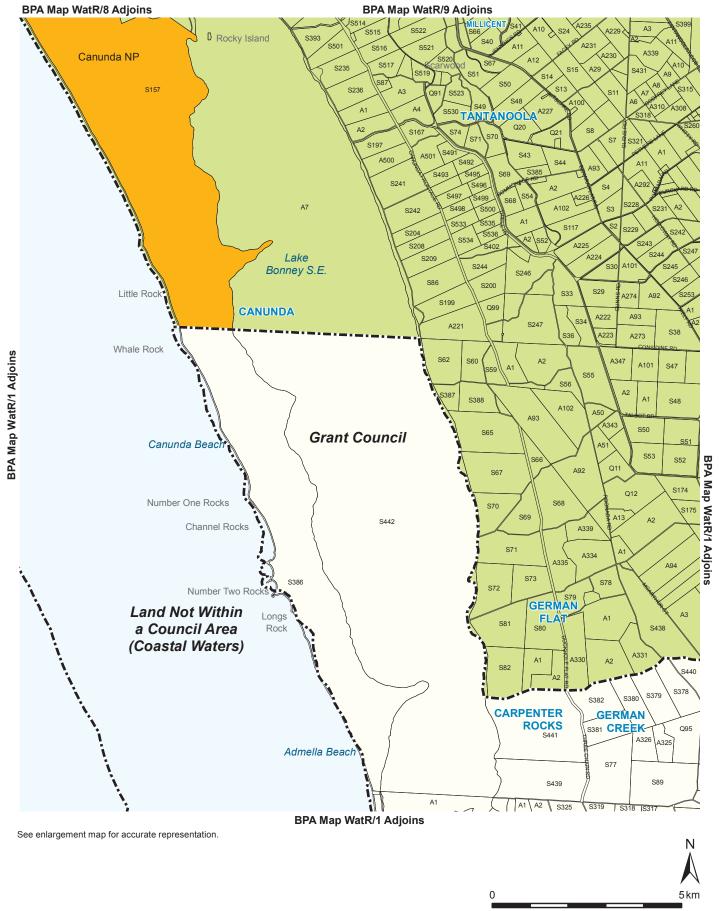
Excluded area from bushfire protection planning provisions

Development Plan Boundary

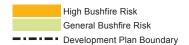


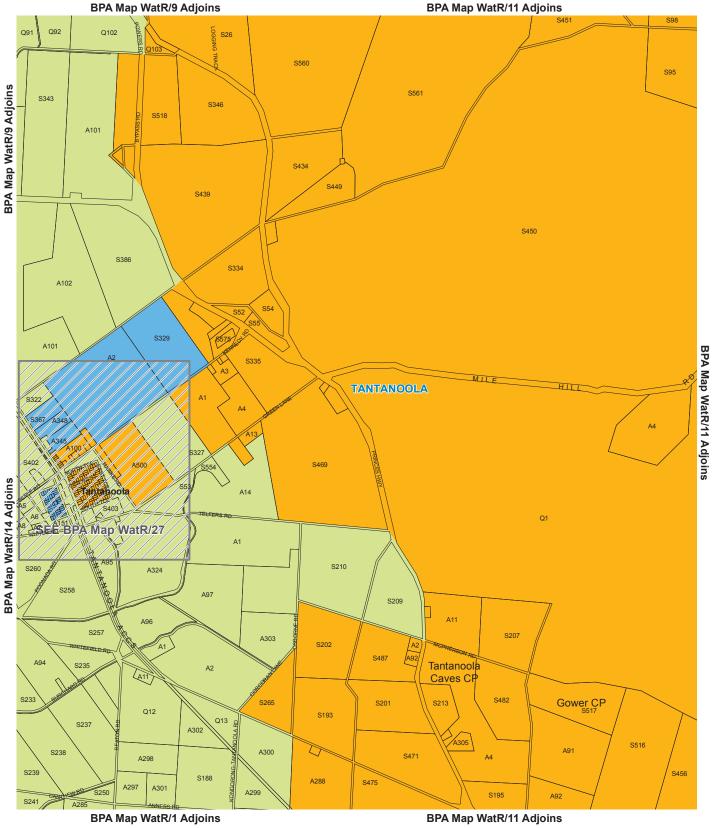
Bushfire Protection Area BPA Map WatR/13 BUSHFIRE RISK





Bushfire Protection Area
BPA Map WatR/14
BUSHFIRE RISK

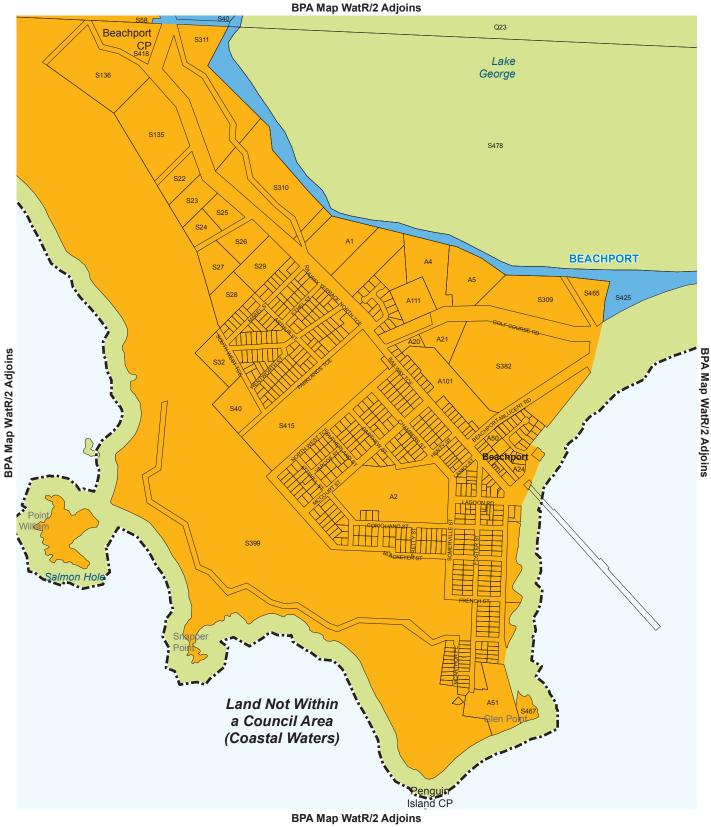






Bushfire Protection Area BPA Map WatR/15 BUSHFIRE RISK





High Bushfire Risk

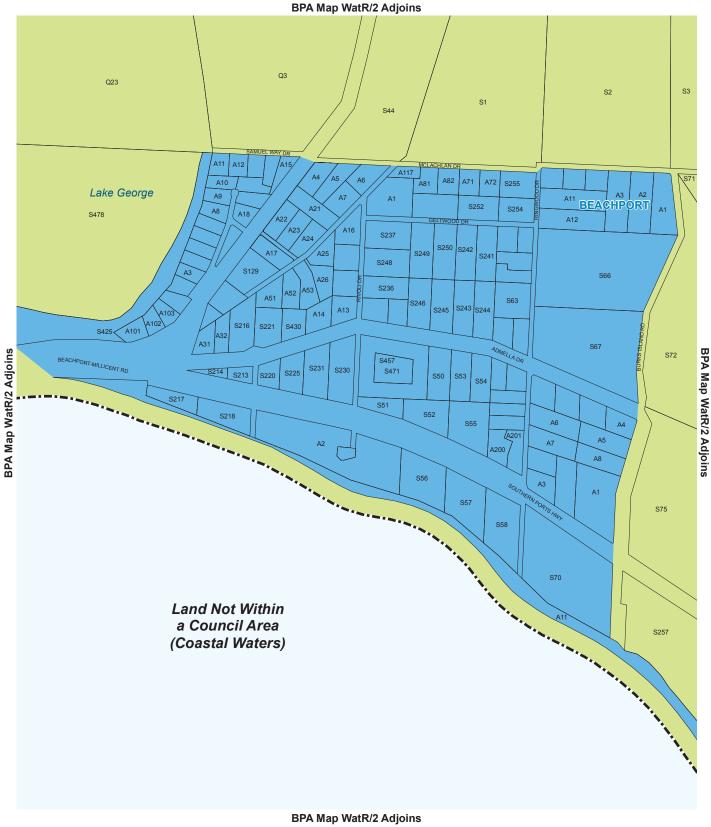
Medium Bushfire Risk General Bushfire Risk

Development Plan Boundary



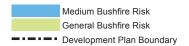
Bushfire Protection Area BPA Map WatR/16 BUSHFIRE RISK

WATTLE RANGE COUNCIL





Bushfire Protection Area BPA Map WatR/17 BUSHFIRE RISK



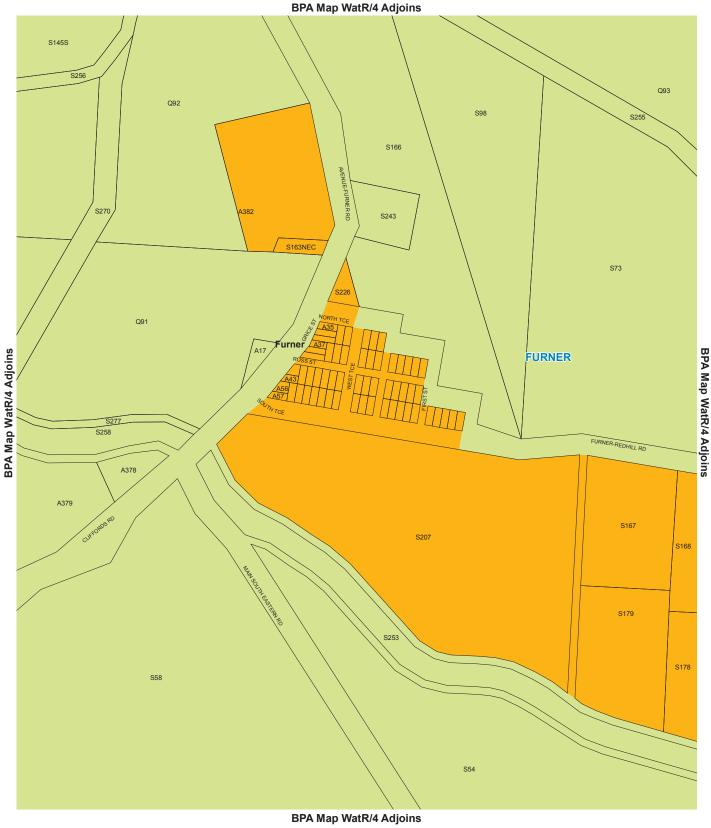
WATTLE RANGE COUNCIL





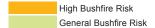
Bushfire Protection Area BPA Map WatR/18 BUSHFIRE RISK

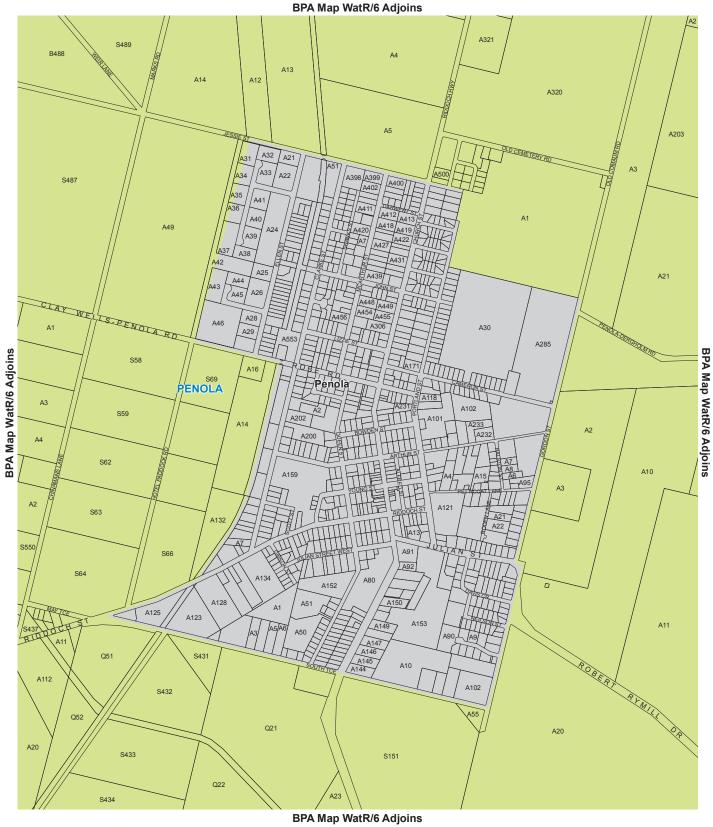






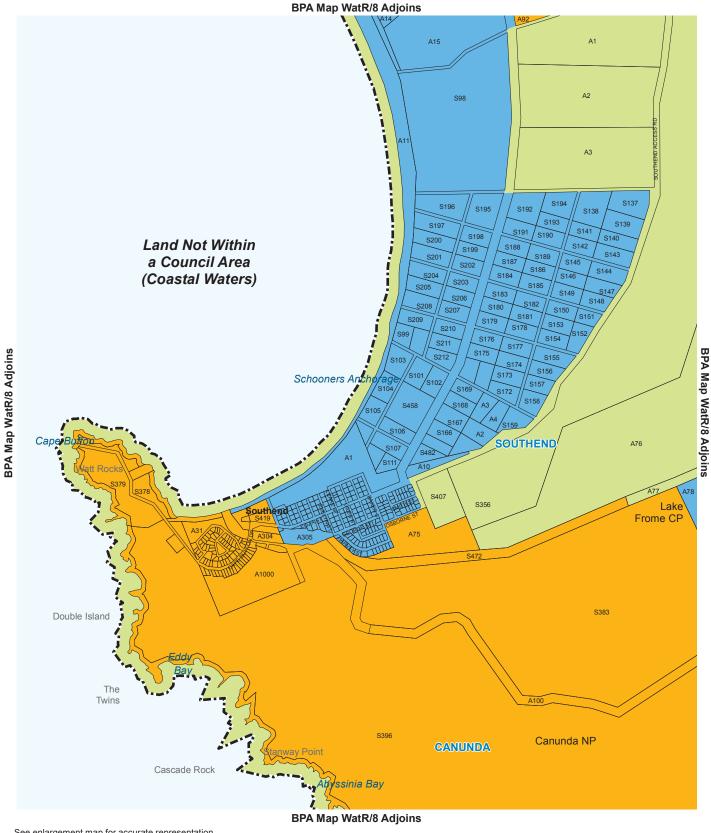
Bushfire Protection Area BPA Map WatR/19 BUSHFIRE RISK







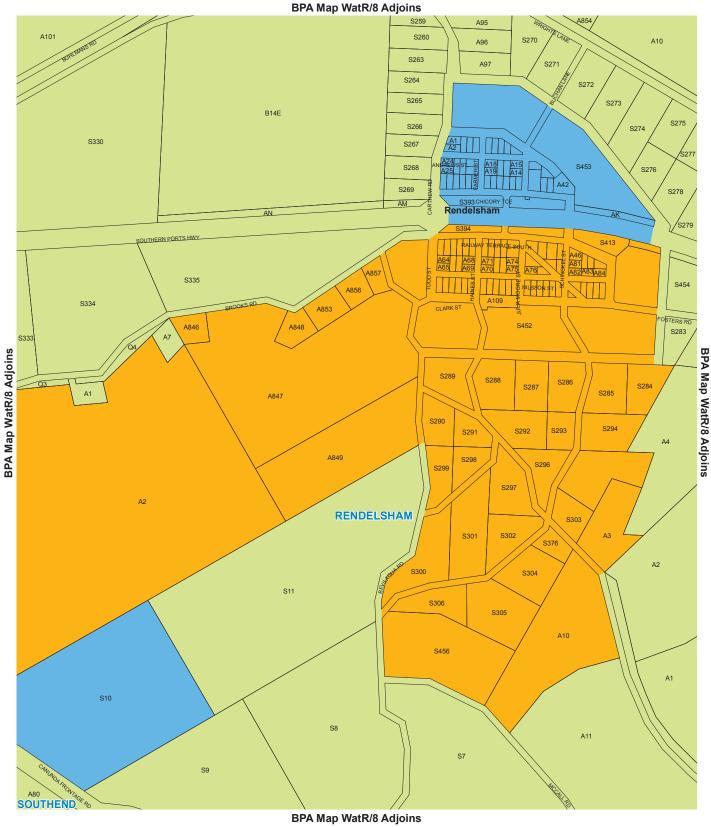
Bushfire Protection Area BPA Map WatR/20 BUSHFIRE RISK





Bushfire Protection Area BPA Map WatR/21 BUSHFIRE RISK

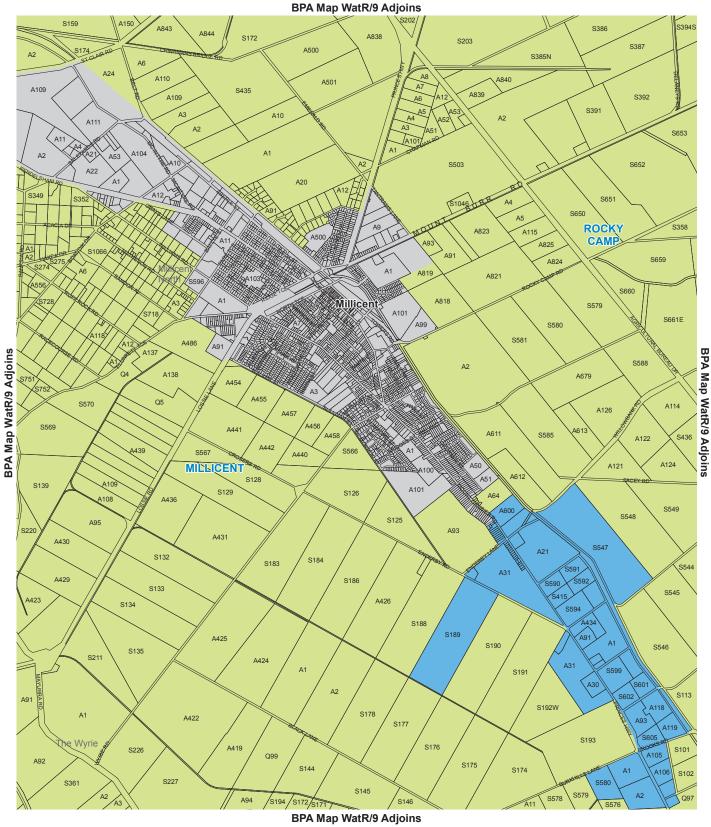
High Bushfire Risk Medium Bushfire Risk General Bushfire Risk Development Plan Boundary





Bushfire Protection Area BPA Map WatR/22 BUSHFIRE RISK







Bushfire Protection Area BPA Map WatR/23 BUSHFIRE RISK



High Bushfire Risk



Bushfire Protection Area BPA Map WatR/24 BUSHFIRE RISK





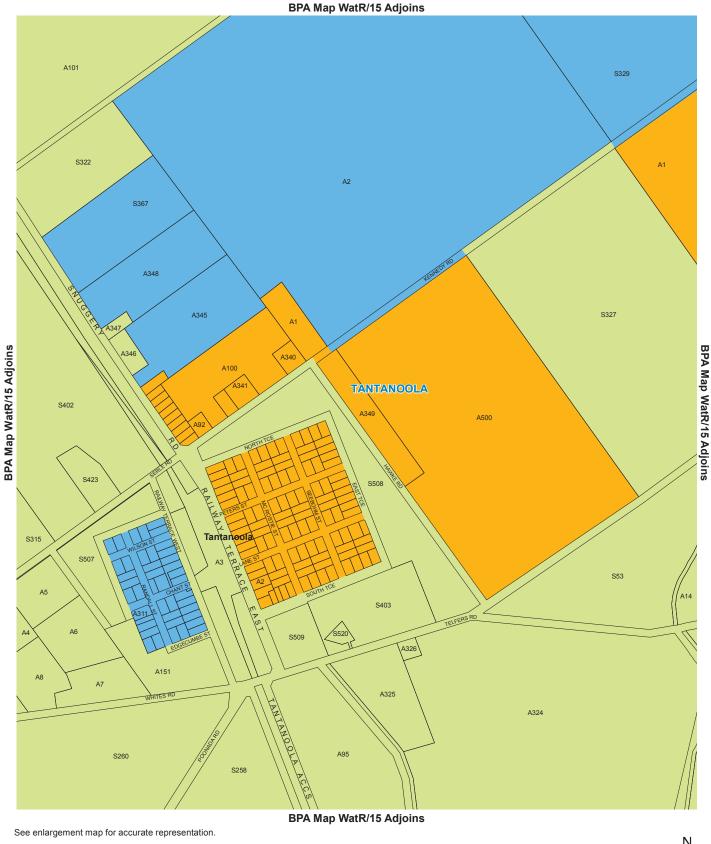
Bushfire Protection Area BPA Map WatR/25 BUSHFIRE RISK



High Bushfire Risk



Bushfire Protection Area BPA Map WatR/26 BUSHFIRE RISK



High Bushfire Risk Medium Bushfire Risk

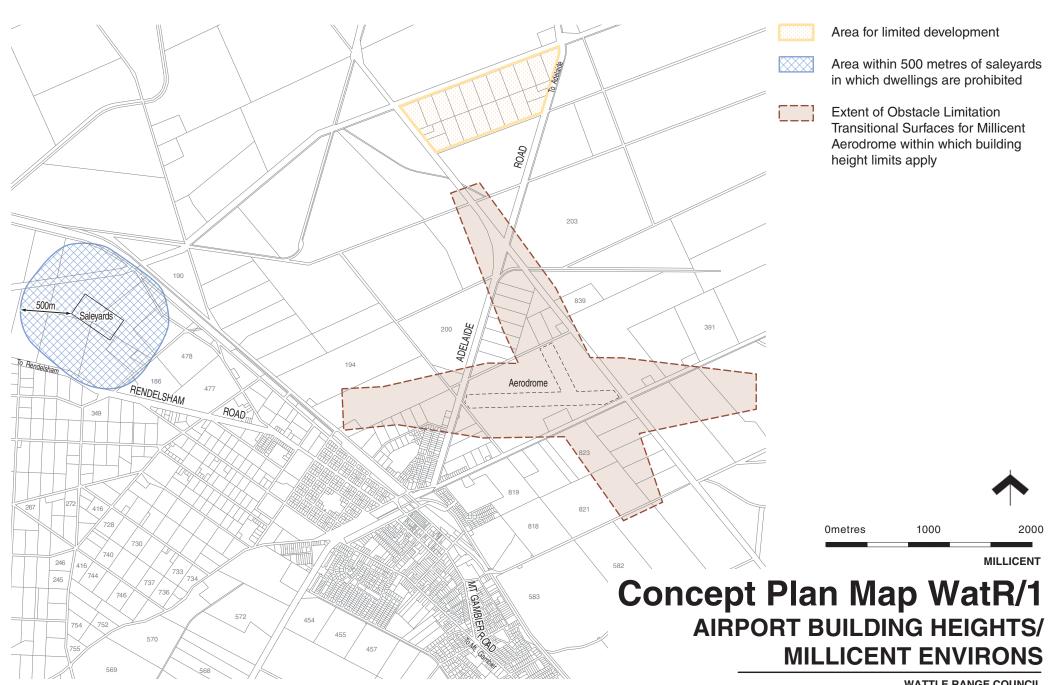
General Bushfire Risk



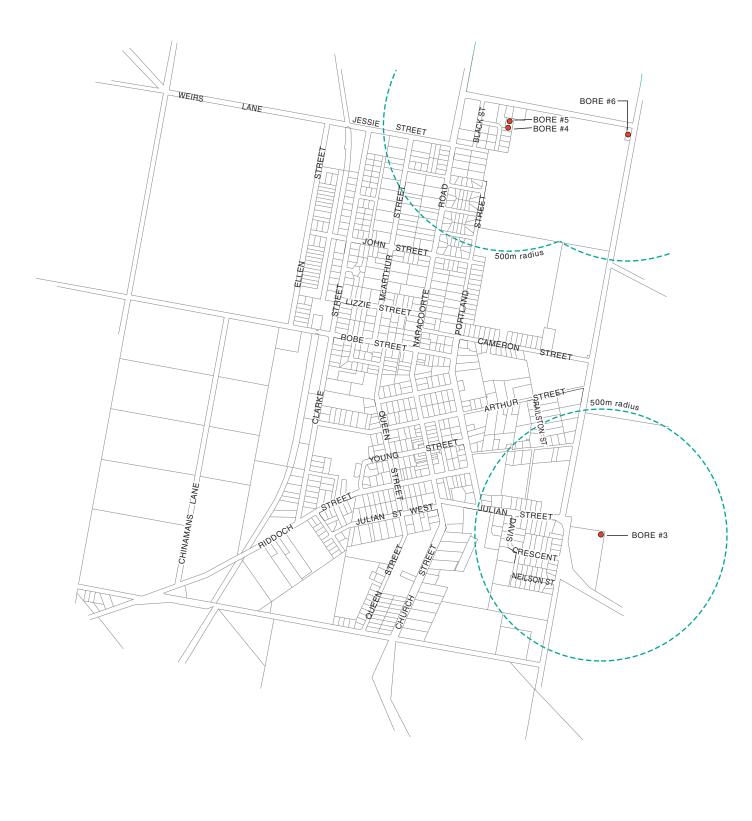
Bushfire Protection Area BPA Map WatR/27 BUSHFIRE RISK

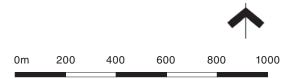


Concept Plan Maps



WATTLE RANGE COUNCILConsolidated - 7 February 2013





Bores500 metre radius

PENOLA

Concept Plan Map WatR/2 BORE LOCATIONS

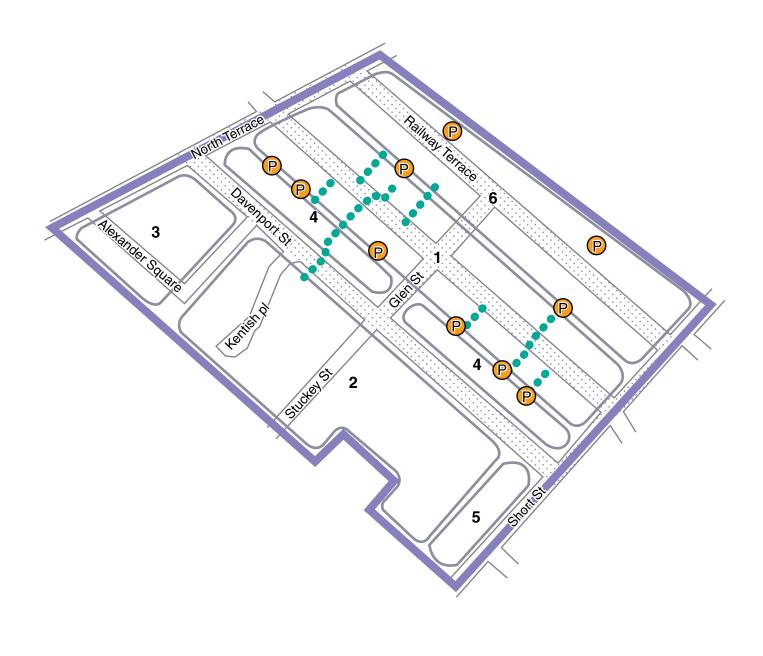
WATTLE RANGE COUNCIL

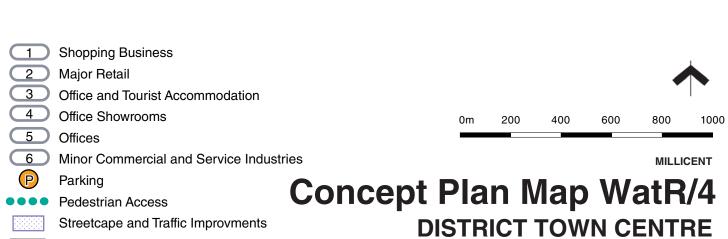
Consolidated - 7 February 2013



Bores500 metre radius

Concept Plan Map WatR/3 BORE LOCATIONS





Boundary of Area Affected by Concept Plan

Road

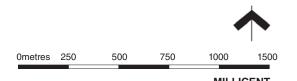


Existing Allotment Boundary

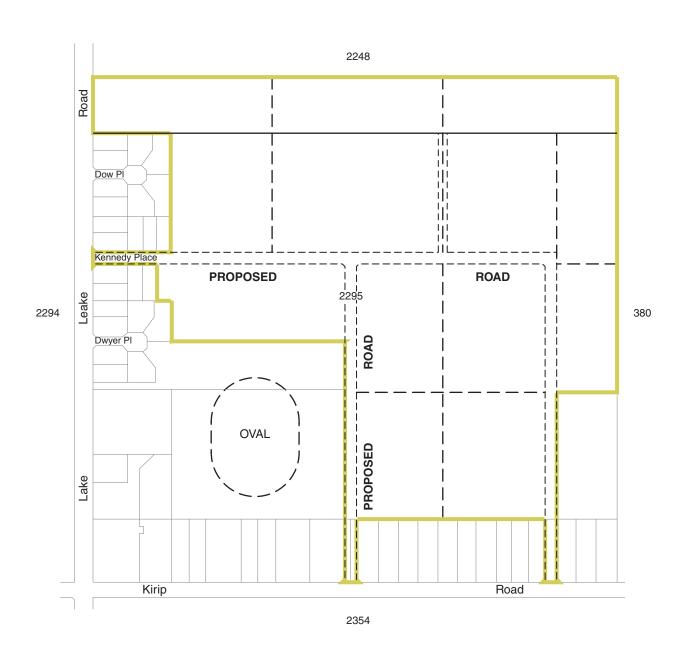
::::::: Proposed Road

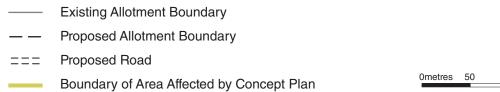
Proposed Allotment Boundary

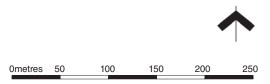
Boundary of Area Affected by Concept Plan



Concept Plan Map WatR/5 RURAL LIVING

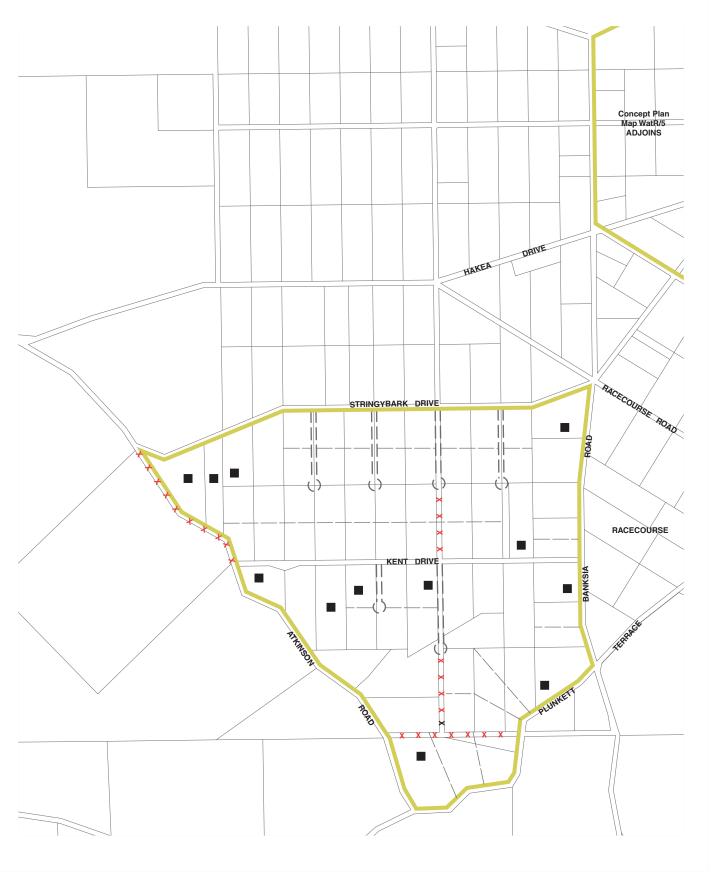




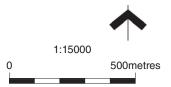


GLENCOE WEST

Concept Plan Map WatR/6 RURAL LIVING







Concept Plan Map WatR/7 RURAL LIVING

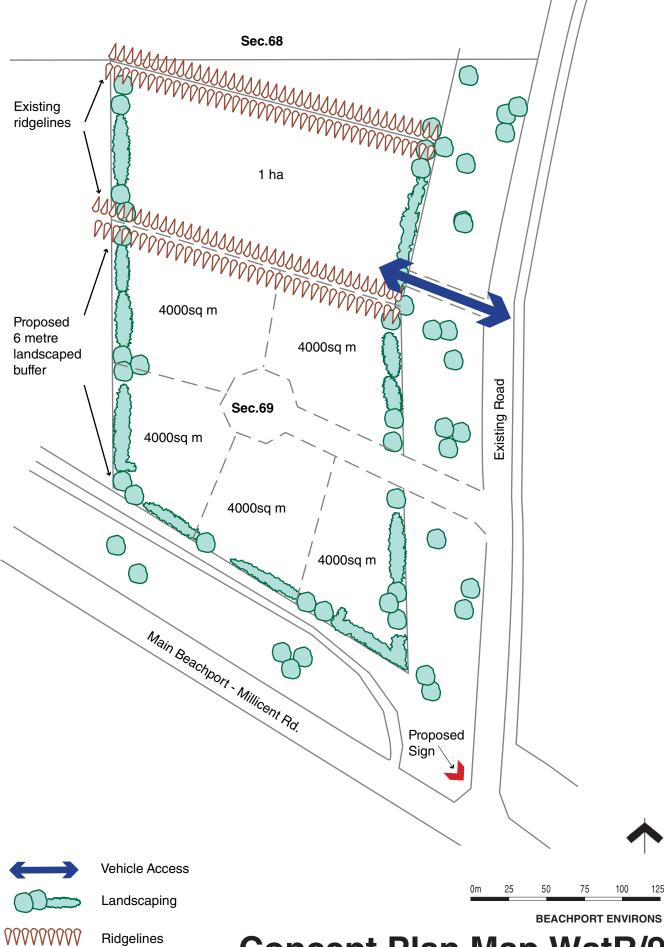




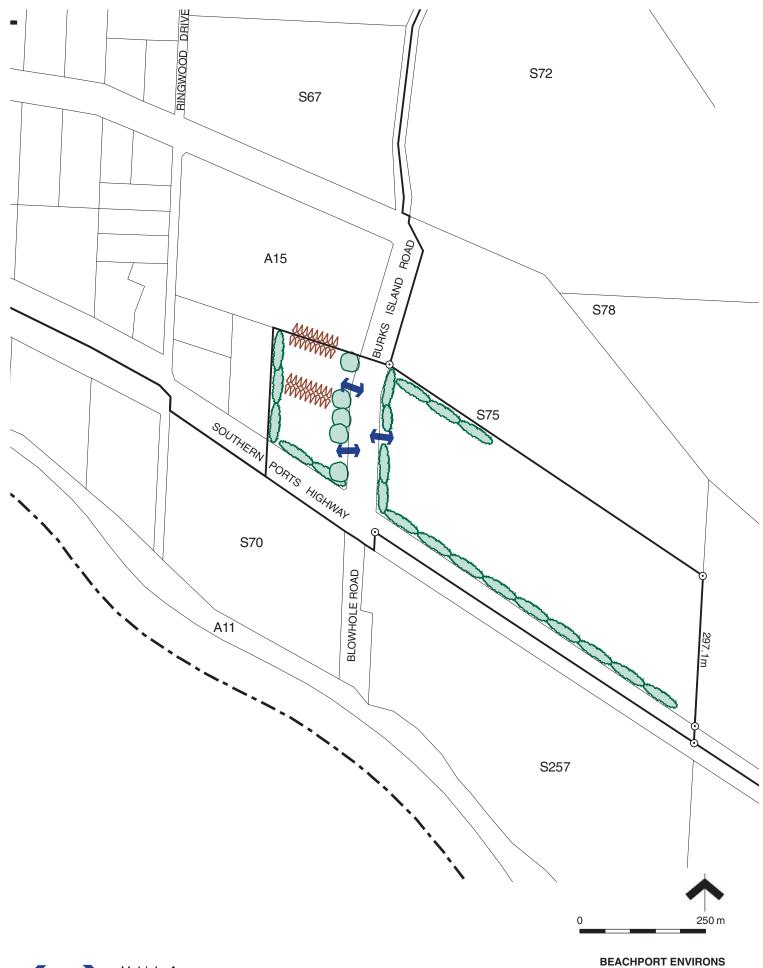
Existing Allotment Boundary
Proposed Reserve
Proposed Road
Vehicular Access
Future Residential Development
Boundary of Area Affected by Concept Plan



Concept Plan Map WatR/8 RESIDENTIAL



Concept Plan Map WatR/9
BEACHPORT INDUSTRIAL SUBDIVISION





Vehicle Access

Landscaping

Ridgelines

Concept Plan Map WatR/10
BEACHPORT INDUSTRY