

Development Plan

Barunga West Council

Consolidated – 19 March 2015

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



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TABLE OF CONTENTS

Introduction Section	1
Amendment Record Table	3
Introduction to the Development Plan	5
Council Preface Map	10
General Section	11
Advertisements	13
Safety	14
Free standing Advertisements	14
Flags, Bunting and Streamers	15
Advertising along Arterial Roads	15
Animal Keeping	16
Horse Keeping	17
Dairies	17
Intensive Animal Keeping	17
Building near Airfields	21
Bulk Handling and Storage Facilities	22
Centres and Retail Development	23
Retail Development.....	24
Coastal Areas	25
Environmental Protection.....	25
Maintenance of Public Access.....	26
Hazard Risk Minimisation	27
Erosion Buffers	28
Land Division	28
Protection of Economic Resources.....	29
Development in Appropriate Locations.....	29
Community Facilities	30
Crime Prevention	31
Design and Appearance	32
Building Setbacks from Road Boundaries	33
Energy Efficiency	35
On-site Energy Generation	35
Forestry	36

Hazards	38
Flooding.....	38
Bushfire.....	39
Salinity.....	40
Acid Sulfate Soils.....	40
Site Contamination.....	40
Containment of Chemical and Hazardous Materials.....	40
Landslip.....	41
Industrial Development	42
Small-scale agricultural industries, home-based industries, mineral water extraction and processing plants in rural areas.....	43
Infrastructure	46
Interface between Land Uses	48
Noise.....	48
Rural Interface.....	48
Land Division	50
Design and Layout.....	51
Roads and Access.....	52
Land Division in Rural Areas.....	53
Landscaping, Fences and Walls	54
Marinas and Maritime Structures	56
Mineral Extraction	57
Separation Treatments, Buffers and Landscaping.....	58
Natural Resources	59
Water Sensitive Design.....	60
Water Catchment Areas.....	61
Biodiversity and Native Vegetation.....	62
Soil Conservation.....	64
Open Space and Recreation	65
Orderly and Sustainable Development	68
Renewable Energy Facilities	69
Wind Farms and Ancillary Development.....	69
Residential Development	71
Design and Appearance.....	71
Overshadowing.....	72
Garages, Carports and Outbuildings.....	72
Street and Boundary Setbacks.....	72
Site Coverage.....	73
Private Open Space.....	73
Site Facilities and Storage.....	74

Visual Privacy	75
Noise	75
Car Parking and Access	75
Undercroft Garaging of Vehicles.....	76
Dependent Accommodation	76
Swimming Pools and Outdoor Spas	77
Caravans.....	77
Short-Term Workers Accommodation	78
Siting and Visibility	79
Sloping Land.....	81
Supported Accommodation and Housing for Seniors.....	82
Telecommunications Facilities	84
Tourism Development.....	85
Tourism Development in Association with Dwelling(s).....	85
Tourism Development Outside Townships	86
Residential Parks and Caravan and Tourist Parks.....	87
Transportation and Access	88
Land Use.....	88
Movement Systems	88
Cycling and Walking	89
Access	90
Access for People with Disabilities	90
Vehicle Parking	90
Waste.....	92
Wastewater	93
Waste Treatment Systems	93
Waste Management Facilities	95
Zone Section	99
Bulk Handling Zone.....	101
Caravan and Tourist Park Zone	104
Coastal Conservation Zone.....	108
Tourist Park Policy Area 1	111
Coastal Open Space Zone	115
Coastal Settlement Zone	118
Community Zone	122
Home Industry Zone.....	124

Light Industry Zone	127
Primary Production Zone.....	130
Residential Zone	136
Port Broughton Central Policy Area 2	139
Precinct 1 Duffield Road.....	140
Port Broughton South Policy Area 3	141
Port Broughton Waterfront Policy Area 4	142
Rural Living Zone	145
Precinct 2 Mundoorra West	147
Precinct 3 Mundoorra South.....	147
Precinct 4 Port Broughton East.....	148
Precinct 5 Tickera North	148
Settlement Zone.....	151
Town Centre Zone	154
Township Zone	157
Table Section	161
Table BaW/1 - Building Setbacks from Road Boundaries	163
Table BaW/2 - Conditions for Complying Development	164
Table BaW/3 - Off Street Vehicle Parking Requirements	165
Table BaW/4 – State Heritage Places.....	167
Mapping Section	169
Map Reference Tables.....	171
Spatial Extent Maps.....	173
Council Index Map	175

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Introduction Section

Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Barunga West Council Development Plan since its inception on 23 September 1999. Further information on authorised amendments prior to this date may be researched through the relevant Council, the Department of Planning, Transport and Infrastructure or by viewing Gazette records.

CONSOLIDATED	AMENDMENT – [Gazetted date]
23 September 1999	General PAR (Amalgamation of the Port Broughton (DC) and Bute (DC) Development Plans) – [23 September 1999]
13 April 2000	Section 27(5) Amendment - Waste Disposal (Landfill) PAR (<i>Ministerial</i>) – [9 March 2000] Section 29(2)(a) and (b) Amendment – [13 April 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) (<i>Ministerial</i>) – [31 August 2000]
27 September 2001	Telecommunications Facilities State-wide Policy Framework PAR (<i>Ministerial</i>) – [30 August 2001] Section 29(2)(b) Amendment – [20 September 2001]
14 August 2003	Wind Farms PAR (<i>Ministerial</i>) – [24 July 2003]
31 March 2005	Port Broughton and Tickera PAR – [31 March 2005]
21 February 2008	Towns and Townships PAR – [14 February 2008]
22 March 2012	Statewide Wind Farms DPA (Interim) (<i>Ministerial</i>) – [19 October 2011] Section 29(2)(b)(ii) Amendment – [22 March 2012]
29 November 2012	Termination of the Statewide Wind Farms DPA (<i>Ministerial</i>) and its removal from the Barunga West Council Development Plan – [18 October 2012] Statewide Wind Farms DPA (<i>Ministerial</i>) – [18 October 2012] Better Development Plan and General DPA – [29 November 2012]
26 April 2013	Section 29(2)(b)(ii) Amendment – [26 April 2013]
19 March 2015	Rural Living DPA – [5 March 2015] Section 29(3)(a) Amendment – [19 March 2015]

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

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

Introduction to the Development Plan

Welcome to the Development Plan for the District Council of Barunga West.

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

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

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website www.dpti.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 volumes of the Planning Strategy for this Development Plan is the Yorke Peninsula Regional Land Use Framework (December 2007).

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

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

What is Development?

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

- a change in the use of land or buildings
- the creation of new allotments through land division (including Strata and Community Title division)
- building work (including construction, demolition, alteration and associated excavation/fill)

- cutting, damaging or felling of significant trees
- specific work in relation to State and Local heritage places
- prescribed mining operations
- other acts or activities in relation to land as declared by the Development Regulations.

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

How does the Development Plan relate to other legislation?

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

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

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

What doesn't a Development Plan do?

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

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

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

When do you use the Development Plan?

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

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

How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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

Development Plan Structure Overview

Advisory Section	Function
Table of Contents	Navigational aid to reference sections within the Development Plan by name and page number.
Amendment Record Table	Tabled information recording previously-authorized Development Plan amendments and their consolidation dates.
Introduction Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? How to read the Development Plan?	A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).
Strategic Setting State Strategic Setting <i>(30-Year Plan for Greater Adelaide/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
Council Preface Map	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
General Section Provisions Objectives Principles of Development Control	<p>These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as:</p> <ul style="list-style-type: none"> ▪ site and design criteria ▪ access and vehicle parking requirements ▪ heritage and conservation measures ▪ environmental issues ▪ hazards ▪ infrastructure requirements ▪ land use specific requirements. <p>They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.</p> <p>Many policies include a number of subclauses. All subclauses should be met, unless otherwise stated.</p>
Overlay Section Provisions	These policies are spatially located through the application of specific overlay mapping where there is an envisaged land use outcome or application of appropriate design requirements determined by the locality of the proposed development.

Assessment Section	Function
Zone Section Provisions	<p>These policies give greater certainty and direction about where certain forms of developments should be located. Maps are referenced within zones that show where land uses are suitable to be located.</p> <p>Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.</p>
Desired Character Statements	These express a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired.
Objectives	These are the specific planning policies that determine what land uses are encouraged or discouraged in the zone. They often contain detailed provisions to further guide the scale and design of development.
Principles of Development Control	These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.
Policy Area	Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.
Precincts	<p>Precincts are used to express policies for a small sub-area of a zone or a policy area.</p> <p>Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas.</p>
Procedural Matters	<p>All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development.</p> <p>Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations.</p>
Table Section Provisions	<p>These tables provide detailed data for the assessment of certain elements of development, for example, numeric values for setbacks from road boundaries and car parking rates for certain types of development.</p> <p>Conditions for complying development are grouped into their respective tables.</p>
Mapping Section	
Structure Plan Maps	Structure Plan maps will commonly show the general arrangement and broad distribution of land uses; key spatial elements; and movement patterns throughout the council area and major urban areas.
Council Index Maps	<p>This is the first point of reference when determining the appropriate map(s) applying to a specific property.</p> <p>An enlargement index map may be included where needed, eg for large townships.</p>

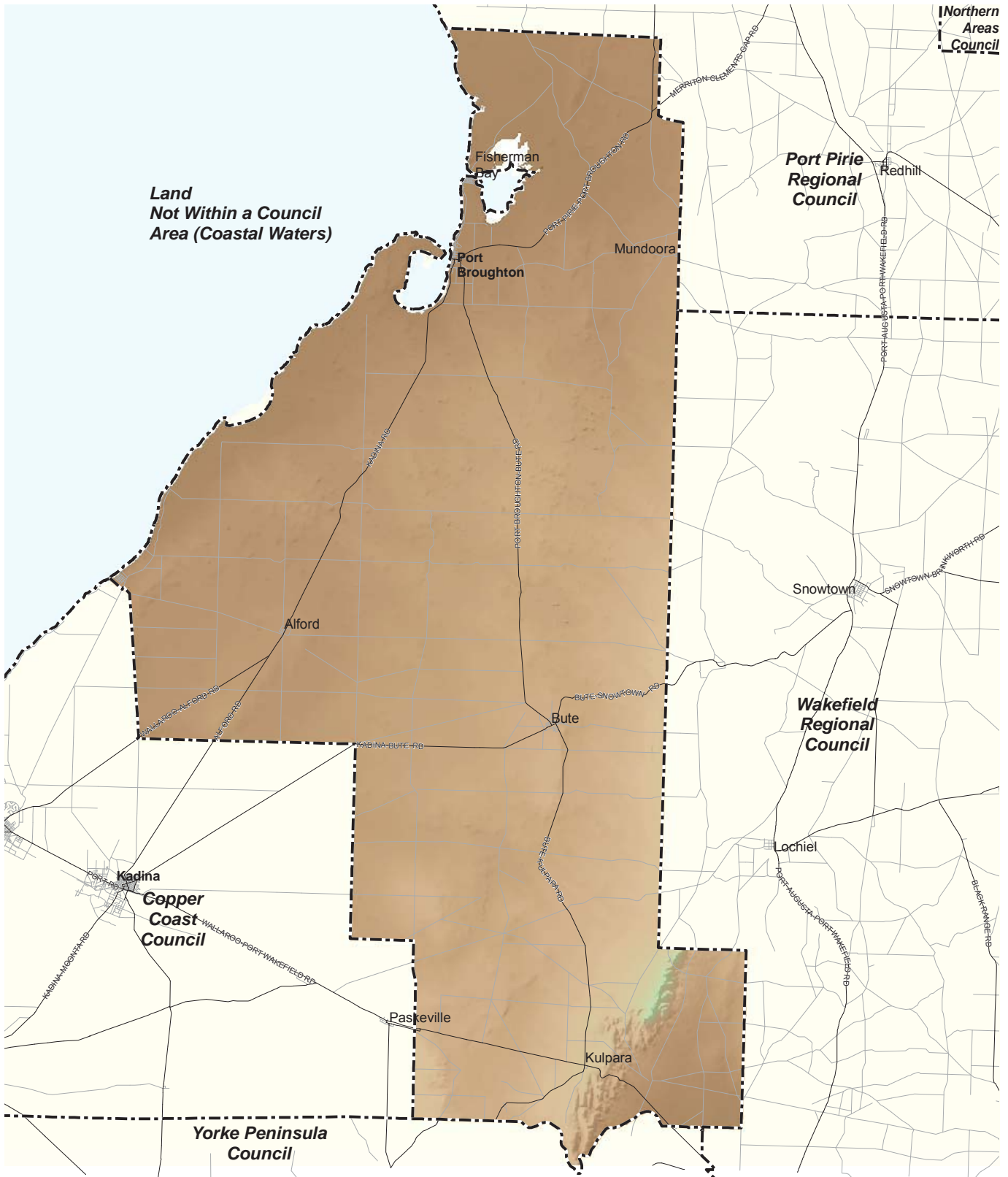
Assessment Section	Function
Extent Map Series Location Maps	<p>Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location.</p> <p><i>Note: the entire council area will always be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

Further info

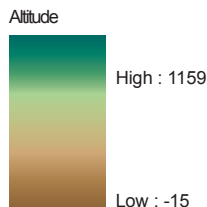
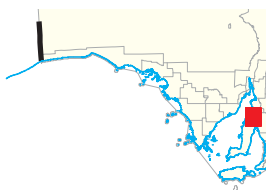
Contact the [District Council of Barunga West](#).

Visit the Department of Planning and Local Government website: www.dpti.sa.gov.au.

Discuss your matter with your planning consultant.



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



Council Preface Map

General Section

Advertisements

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Safety

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

Free standing Advertisements

- 14 Free standing advertisements and/or advertising hoardings should be:
- (a) limited to only one primary advertisement per site or complex

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

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.
- 4 Ecological sustainable development of the aquaculture industry.
- 5 Marine aquaculture development in marine waters that ensures fair and equitable sharing of marine and coastal resources and minimises conflict with water-based and land-based uses.

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Animal keeping and associated activities should not create adverse impacts on the environment or the amenity of the locality.
- 2 Storage facilities for manure, used litter and other wastes should be designed and sited:
 - (a) to be vermin proof
 - (b) with an impervious base
 - (c) to ensure that all clean rainfall runoff is excluded from the storage area
 - (d) outside the 1-in-100 year average return interval flood event area.
- 3 The keeping of pigs, horses and dogs (if kept for commercial purposes such as breeding, boarding or racing) or more than 20 head of poultry, should not take place in the:
 - (a) defined towns of:
 - (i) Port Broughton
 - (ii) Bute.
 - (b) townships of:
 - (i) Alford
 - (ii) Tickera
 - (iii) Muntoora
 - (iv) Kulpara
 - (v) Fisherman Bay.
 - (c) settlement of Melton

- (d) localities of:
 - (i) Wokurna
 - (ii) Ninnes.

Horse Keeping

- 4 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.
- 5 A concrete drainage apron should be provided along the front of stables directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.
- 6 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.
- 7 All areas accessible to horses should be separated from septic tank drainage areas.

Dairies

- 8 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.
- 9 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

- 10 Intensive animal keeping operations and their associated components, including holding yards, temporary feeding areas, movement lanes and similar, should not be located on land within any of the following areas:
 - (a) 800 metres of a public water supply reservoir
 - (b) the 1-in-100 year average return interval flood event area of any watercourse
 - (c) 200 metres of a major watercourse (third order or higher stream)
 - (d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies
 - (e) 2000 metres of a defined and zoned township, settlement or urban area (except for land based aquaculture)
 - (f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility)
 - (g) 100 metres of a dwelling occupied by persons involved with the proposed operations

(h) 200 metres of any bitumen sealed road, and 100 metres of any other road.

- 11 Intensive animal keeping operations in uncovered situations should incorporate:
- (a) a controlled drainage system which:
 - (i) diverts runoff from external areas, and
 - (ii) directs surface runoff into an effluent management system that has sufficient capacity to hold run off from the controlled drainage area
 - (b) pen floors which:
 - (i) ensure that effluent does not infiltrate and contaminate groundwater or soil, and
 - (ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent
 - (c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.
- 12 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be sited, designed, constructed and managed to avoid adverse odour impacts on nearby sensitive land uses.

Kennels

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

Land Based Aquaculture

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

Marine Based Aquaculture

- 20 Marine aquaculture and other offshore development should be ecologically sustainable and be located, designed, constructed and managed to:
 - (a) minimise adverse impacts on marine habitats and ecosystems, and public access to beaches, public watercourses or the foreshore
 - (b) take into account the requirements of traditional indigenous and commercial fishing grounds
 - (c) ensure satisfactory removal and disposal of litter, disused material, shells, debris, detritus, faecal matter and dead animals from the development
 - (d) prevent the build up of waste (except where waste can be removed).
- 21 In marine waters, marine aquaculture (other than inter tidal aquaculture) and other offshore development should be located a minimum of 100 metres seaward of the high-water mark.
- 22 Marine aquaculture development should not significantly obstruct or adversely affect any of the following:
 - (a) areas of high public use
 - (b) areas established for recreational activities
 - (c) areas of outstanding visual, environmental, commercial or tourism value
 - (d) sites, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.
- 23 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.
- 24 Marine aquaculture should be developed in areas where an adequate water current exists to disperse sediments and be sited a sufficient height above the sea floor to:
 - (a) prevent the fouling of waters, publicly owned wetlands or the nearby coastline
 - (b) minimise seabed damage.
- 25 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.
- 26 Marine aquaculture development should:
 - (a) use feed hoppers that are painted in subdued colours and suspended as low as possible above the water
 - (b) position structures to protrude the minimum distance practicable above water
 - (c) avoid the use of shelters and structures above cages and platforms.
- 27 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 28 Marine aquaculture access, launching and maintenance facilities should:
 - (a) where possible, use existing and established roads, tracks, ramps and paths to or from the sea
 - (b) be developed cooperatively and co-located.

- 29 Marine aquaculture and other offshore development should be located at least:
- (a) 550 metres from a proclaimed shipwreck
 - (b) 1000 metres seaward from the boundary of any reserve under the *National Parks and Wildlife Act 1972*, unless a lesser distance is agreed with the Minister responsible for that *Act*.
- 30 Marine aquaculture development should be located so as not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping lanes or activities associated with existing jetties and wharves.
- 31 Marine aquaculture development should contribute to navigational safety by being:
- (a) suitably marked for navigational purposes
 - (b) sited to allow an adequate distance between farms for safe navigation
 - (c) located at least 250 metres from a commercial shipping lane
 - (d) comprised of structures that are secured and/or weighted to prevent drifting
 - (e) able to be rehabilitated when no longer operational.

Building near Airfields

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety and commercial aviation requirements of airfields.
- 2 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
 - (a) lighting glare
 - (b) smoke
 - (c) air turbulence
 - (d) storage of flammable liquids
 - (e) attraction of birds
 - (f) materials that affect aircraft navigational aids.
- 3 Lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 4 Development that is likely to increase the attraction of birds should not be located within three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 5 Dwellings should not be located within areas affected by airport noise.
- 6 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

Bulk Handling and Storage Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Centres and Retail Development

OBJECTIVES

- 1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres.
- 2 Centres that ensure rational, economic and convenient provision of goods and services and provide:
 - (a) a focus for community life
 - (b) safe, permeable, pleasant and accessible walking and cycling networks.
- 3 The provision of a safe pedestrian environment within centres which gives high priority to pedestrians, public and community transport.
- 4 Increased vitality and activity in centres through the introduction and integration of housing.
- 5 Centres developed in accordance with a hierarchy based on function, so that each type of centre provides a proportion of the total requirement of goods and services commensurate with its role.
- 6 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).
- 7 Development of the town of Port Broughton as the major service centre for the district population, travellers and holiday makers, with Bute, Alford, Tickera and Fisherman Bay developed as the local urban centres.

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Retail Development

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

Coastal Areas

OBJECTIVES

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

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

Environmental Protection

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

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

Maintenance of Public Access

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

- 15 Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliff faces, should be restricted to defined pedestrian paths constructed to minimise adverse environmental impact.
- 16 Access roads to the coast and lookouts should preferably be spur roads rather than through routes, other than tourist routes where they:
 - (a) do not detract from the amenity or the environment
 - (b) are designed for slow moving traffic
 - (c) provide adequate car parking.

Hazard Risk Minimisation

- 17 Development and its site should be protected against the standard sea-flood risk level which is defined as the 1-in-100 year average return interval flood extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance to accommodate land subsidence until the year 2100.
- 18 Development including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply:
 - (a) site levels are at least 0.3 metres (3.15 metres AHD) above the standard sea-flood risk level
 - (b) building floor levels are at least 0.55 metres (3.4 metres AHD) above the standard sea-flood risk level
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site
 - (d) alternative measures should be established at Fisherman Bay township for any development or division of land so that it is protected by suitable coastal flooding mitigation measures, such as a seawall, levee or other mitigation measures to the satisfaction of the Coast Protection Board, and prior to any division of land occurring.
- 19 Buildings to be sited over tidal water or which are not capable of being raised or protected by flood protection measures in future, should have a floor level of at least 1.25 metres above the standard sea-flood risk level.
- 20 Development that requires protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes at the time of development, or in the future, should only be undertaken if all of the following apply:
 - (a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity
 - (b) the measures do not nor will not require community resources, including land, to be committed
 - (c) the risk of failure of measures such as sand management, levee banks, flood gates, valves or stormwater pumping, is acceptable relative to the potential hazard resulting from their failure
 - (d) binding agreements are in place to cover future construction, operation, maintenance and management of the protection measures
- 21 Development should not compromise the structural integrity of any sea wall or levee bank adjacent to the foreshore, or compromise its capacity to protect against coastal flooding and erosion.

Erosion Buffers

- 22 Development should be setback a sufficient distance from the coast to provide an erosion buffer (in addition to a public reserve) which will allow for at least 100 years of coastal retreat for single buildings or small scale developments, or 200 years of coastal retreat for large scale developments (ie new townships) unless either of the following applies:
- (a) the development incorporates appropriate private coastal protection measures to protect the development and public reserve from the anticipated erosion.
 - (b) the council is committed to protecting the public reserve and development from the anticipated coastal erosion.
- 23 Where a coastal reserve exists or is to be provided it should be increased in width by the amount of any required erosion buffer. The width of an erosion buffer should be based on the following:
- (a) the susceptibility of the coast to erosion
 - (b) local coastal processes
 - (c) the effect of severe storm events
 - (d) the effect of a 0.3 metres sea level rise over the next 50 years on coastal processes and storms
 - (e) the availability of practical measures to protect the development from erosion caused by a further sea level rise of 0.7 metres per 50 years thereafter.
- 24 Development should not occur where essential services cannot be economically provided and maintained having regard to flood risk and sea level rise, or where emergency vehicle access would be prevented by a 1-in-100 year average return interval flood event, adjusted for 100 years of sea level rise.

Land Division

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

Protection of Economic Resources

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

Development in Appropriate Locations

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

Community Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Crime Prevention

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Design and Appearance

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
- 3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:
 - (a) articulation
 - (b) colour and detailing
 - (c) small vertical and horizontal components
 - (d) design and placing of windows
 - (e) variations to facades.
- 4 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise:
 - (a) the visual impact of the building as viewed from adjoining properties
 - (b) overshadowing of adjoining properties and allow adequate sun light to neighbouring buildings.
- 5 **Building form should not unreasonably restrict existing long distance views available from neighbouring properties and public spaces.**
- 6 Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building 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 co-ordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 12 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main facade faces the primary street frontage of the land on which they are situated.
- 13 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 14 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/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.
- 17 Buildings and structures should not be developed unless:
 - (a) the external cladding, wall materials and roof sheeting are not damaged in any way, punctured, rusted, stained or weathered
 - (b) painted in earthy colours to blend with the natural surroundings.

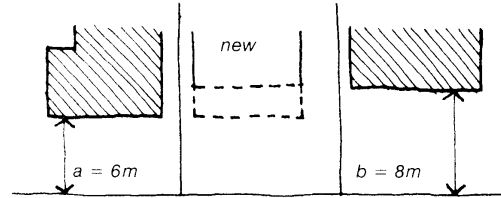
Building Setbacks from Road Boundaries

- 18 The setback of buildings from public roads should:
 - (a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
 - (b) contribute positively to the streetscape character of the locality
 - (c) not result in or contribute to a detrimental impact upon the function, appearance or character of the locality.

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

Setback difference between buildings on adjacent allotments	Setback of new building
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Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:
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When $b - a \leq 2$, setback of new dwelling = a or b

Greater than 2 metres	At least the average setback of the adjacent buildings.
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- 20 Except where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

Energy Efficiency

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

On-site Energy Generation

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

Forestry

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (c) that are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles
 - (d) that partition the plantation into units not exceeding 4 hectares in area.
- 6 Forestry plantations should ensure the clearances from power lines listed in the Table following are maintained when planting trees with an expected mature height of more than 6 metres:

Voltage of Transmission Line	Tower or Pole	Minimum Horizontal Clearance Distance between Plantings and Transmission Lines (metres)
500 kV	Tower	38
275 kV	Tower	25
132 kV	Tower	30
132 kV	Pole	20
66 kV	Pole	20
Less than 66 kV	Pole	20

Hazards

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Flooding

- 4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.
- 5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:
 - (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
 - (b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.

- 6 Development, including earthworks associated with development, should not do any of the following:
 - (a) impede the flow of floodwaters through the land or other surrounding land
 - (b) increase the potential hazard risk to public safety of persons during a flood event
 - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
 - (d) cause any adverse effect on the floodway function
 - (e) increase the risk of flooding of other land
 - (f) obstruct a watercourse.
- 7 Development, including for animal keeping, should not be undertaken unless the finished floor level of the building is raised to a level of 300 millimetres above the Australian Height Datum (AHD) height of a one in 100 year average return interval flood event (ARI) flood or known flood level, which ever is greater.

Bushfire

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

(d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

- 14 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to facilitate safe and effective operational use for fire-fighting, other emergency vehicles and residents.
- 15 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

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 where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

Containment of Chemical and Hazardous Materials

- 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.
- 23 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

- 24 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.

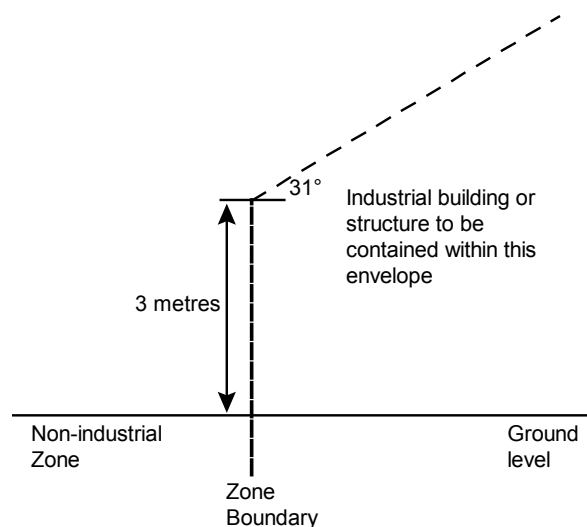
Industrial Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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

Small-scale agricultural industries, home-based industries, mineral water extraction and processing plants in rural areas

- 10 Agricultural industries, home based industries, mineral water extraction and processing plants in rural areas should:
 - (a) use existing buildings and, in particular, buildings of heritage value, in preference to constructing new buildings
 - (b) be setback at least 50 metres from:
 - (i) any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 government standard topographic map
 - (ii) a dam or reservoir that collects water flowing in a watercourse
 - (iii) a lake or wetland through which water flows
 - (iv) a channel into which water has been diverted

- (v) a known spring
 - (vi) sink hole
 - (c) be located within the boundary of a single allotment, including any ancillary uses
 - (d) not result in more than one industry located on an allotment
 - (e) include a sign that facilitates access to the site that is sited and designed to complement the features of the surrounding area and which:
 - (i) does not exceed 2 square metres in area
 - (ii) is limited to one sign per establishment (for agricultural and home-based industries)
 - (iii) is not internally illuminated.
- 11 Agricultural industries and home-based industries in rural areas should not:
- (a) necessitate significant upgrading of public infrastructure including roads and other utilities
 - (b) generate traffic beyond the capacity of roads necessary to service the development
 - (c) result in traffic and/or traffic volumes that would be likely to adversely alter the character and amenity of the locality
 - (d) be located:
 - (i) on land with a slope greater than 20 per cent (1-in-5)
 - (ii) on land that is classified as being poorly drained or very poorly drained
 - (iii) closer than 300 metres (other than a home based industry) to a dwelling or tourist accommodation that is not in the ownership of the applicant
 - (iv) within 800 metres of a high water level of a public water supply reservoir.
- 12 Small-scale agricultural industries in rural areas:
- (a) should include at least one of the following activities normally associated with the processing of primary produce:
 - (i) washing
 - (ii) grading
 - (iii) processing (including bottling)
 - (iv) packing or storage
 - (b) may include an associated ancillary area for the sale and/or promotion of produce (including display areas)
 - (c) should have a total combined area for one or any combination of these activities (including ancillary sales area) not exceeding 250 square metres per allotment, with a maximum building area of 150 square metres, including a maximum area of 50 square metres for ancillary sale and display of goods manufactured in the industry
 - (d) should occur only on an allotment where a habitable dwelling exists.

13 Home-based industries in rural areas:

- (a) should include at least one of the following activities:
 - (i) arts
 - (ii) crafts
 - (iii) tourist
 - (iv) heritage related activities
- (b) may include an ancillary area for the sale or promotion of goods manufactured in the industry (including display areas)
- (c) should have a total combined area for one or any combination of these activities (including ancillary sales/promotion area) not exceeding 80 square metres per allotment with a maximum building area of 80 square metres, including a maximum area of 30 square metres for sale of goods made on the allotment by the industry
- (d) should not be located further than 50 metres from a habitable dwelling occupied by the proprietor of the industry on the allotment.

Infrastructure

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur without the provision of adequate utilities and services, including:
 - (a) electricity supply
 - (b) water supply
 - (c) drainage and stormwater systems
 - (d) waste disposal
 - (e) effluent disposal systems
 - (f) formed all-weather public roads
 - (g) telecommunications services
 - (h) social infrastructure, community services and facilities.
- 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 co-ordinated drainage of the land is assured.
- 5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 6 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
- 7 Urban development should not be dependent on an indirect water supply.
- 8 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.
- 9 In urban areas, electricity supply serving new development should be installed underground.

- 10 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.
- 11 Utility buildings and structures should be grouped with non-residential development where possible.
- 12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.
- 13 Development should contain a rainwater tank suitable to the nature and size of development.
- 14 Prior to occupation of any new dwelling outside the area served by the reticulated water scheme in the district, a rainwater tank of at least 45 500 litres capacity, and intended exclusively for domestic use associated with the dwelling, should be erected on the allotment concerned. Additional provision should be made for fire fighting.
- 15 Development that requires the construction or extension of a private water supply scheme should not take place unless a water supply can be provided which has a source of water of adequate magnitude and reliability.

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 sited and designed 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 sited, designed and constructed to minimise negative impacts of noise and to avoid unreasonable interference.
- 7 Development should be consistent with the relevant provisions in 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.
 - 12 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.

Land Division

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

- (g) any allotments will straddle more than one zone or policy area
- (h) any part of the land is likely to be inundated by tidal or floodwaters and the proposed allotments are to be used for a purpose which could be detrimentally affected when the land is inundated.

Design and Layout

- 3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:
 - (a) are not fragmented or reduced in size
 - (b) do not need to be cleared as a consequence of subsequent development.
- 4 The design of a land division should incorporate:
 - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
 - (b) safe and convenient access from each allotment to an existing or proposed public road or thoroughfare
 - (c) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
 - (d) suitable land set aside for useable local open space
 - (e) public utility services within road reserves and where necessary within dedicated easements
 - (f) the preservation of significant natural, cultural or landscape features including State and local heritage places
 - (g) protection for existing vegetation and drainage lines
 - (h) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development.
- 5 Land division should facilitate optimum solar access for energy efficiency.
- 6 Allotments in the form of a battleaxe configuration should:
 - (a) create allotments appropriate for the intended use
 - (b) provide for an appropriate access onto a public road
 - (c) contain sufficient areas on the allotment for a vehicle associated with the intended land use to turn around to enable it to egress the allotment in a forward direction
 - (d) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
 - (e) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 7 Allotments should have an orientation, size and configuration to encourage development that:
 - (a) minimises the need for earthworks and retaining walls
 - (b) maintains natural drainage systems

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

Roads and Access

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

- (c) that existing dedicated cycling and walking routes are not compromised.
- 15 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
- (a) the size of proposed allotments and sites and opportunities for on-site parking
 - (b) the availability and frequency of public and community transport
 - (c) on-street parking demand likely to be generated by nearby uses.
- 16 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

Land Division in Rural Areas

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

Landscaping, Fences and Walls

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Marinas and Maritime Structures

OBJECTIVE

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Mineral Extraction

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Separation Treatments, Buffers and Landscaping

- 7 Mining development should be sited, designed and sequenced to protect the amenity of surrounding land uses from environmental nuisance such as dust or vibration emanating from mining operations.
- 8 Mining operations that are likely to impact upon the amenity of the locality should incorporate a separation distance and/or mounding/vegetation between the mining operations (including stockpiles) and adjoining allotments to help minimise exposure to those potential impacts.
- 9 Quarry faces should be orientated away from public view.
- 10 Screening of mining areas should occur in advance of extraction commencing.
- 11 An area of densely vegetated and/or mounded land should be established around the perimeter of mining sites in order to screen excavated land and mineral processing facilities from all of the following:
 - (a) residential areas
 - (b) tourist areas
 - (c) tourist routes
 - (d) scenic routes.
- 12 Screen planting around mining operations should incorporate a mixture of trees and shrubs that:
 - (a) contribute to an attractive landscape
 - (b) suit local soil and climatic conditions
 - (c) are fast growing and/or have a long life expectancy
 - (d) are locally indigenous species.
- 13 Borrow pits for road making materials should be sited so as to cause the minimum effect on their surroundings.

Natural Resources

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.
- 2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.

- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, wetlands, estuaries and significant seagrass and mangrove communities.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

Water Sensitive Design

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

- 13 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 14 Stormwater management systems should:
 - (a) maximise the potential for stormwater harvesting and reuse, either on-site or as close as practicable to the source
 - (b) utilise, but not be limited to, one or more of the following harvesting methods:
 - (i) the collection of roof water in tanks
 - (ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks
 - (iii) the incorporation of detention and retention facilities
 - (iv) aquifer recharge.
- 15 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 16 Artificial wetland systems, including detention and retention basins, should be sited and designed to:
 - (a) ensure public health and safety is protected
 - (b) minimise potential public health risks arising from the breeding of mosquitoes.
- 17 Buildings should be setback from the banks of watercourses, bores and wells by:
 - (a) 25 metres from the top of the bank of watercourses
 - (b) 50 metres in the case of an unsewered development with low pollution potential (eg houses with septic tanks in rural areas)
 - (c) 100 metres from a river and its branches where a septic tank system is used
 - (d) 100 metres for unsewered development with pollution potential (eg industry and intensive animal husbandry activities such as dairy farming).

Water Catchment Areas

- 18 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.
- 19 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.
- 20 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.
- 21 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.
- 22 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
 - (a) fenced to exclude livestock

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

Biodiversity and Native Vegetation

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

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

- (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.

36 Horticulture involving the growing of olives should be located at least:

- (a) 500 metres from:
 - (i) a national park
 - (ii) a conservation park
 - (iii) a wilderness protection area
 - (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area
- (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.

37 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

Soil Conservation

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

Open Space and Recreation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

Orderly and Sustainable Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along the coast, water frontages or arterial roads shown in *Overlay Maps - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or under utilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.

Renewable Energy Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Wind Farms and Ancillary Development

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

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

Residential Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Design and Appearance

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

Overshadowing

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

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

Garages, Carports and Outbuildings

- 11 Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.
- 12 Garages and carports facing the street should not dominate the streetscape.
- 13 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.
- 14 Buildings in the nature of a garage, shed or similar should not be developed or converted for permanent residential use.
- 15 Buildings in the nature of a garage, shed or similar should only be developed for temporary residential use on land where:
 - (a) construction of an approved permanent dwelling on the land is proceeding and footings for the dwelling have been poured
 - (b) the residential use will be for a period not exceeding 12 months
 - (c) the building is in good repair and condition
 - (d) there is a satisfactory shower toilet system connected or ancillary to the building.

Street and Boundary Setbacks

- 16 Dwellings should be setback 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.

- 17 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.
- 18 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.
- 19 Carports and garages should be setback 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

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

Private Open Space

- 21 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.

- 22 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.
- 23 Unless varied by provisions in the relevant zone, 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.

- 24 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:
- (a) 2.5 metres for ground level or roof-top private open space
- (b) 2 metres for upper level balconies or terraces.
- 25 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.
- 26 Rooftop gardens should be incorporated into residential flat buildings.

Site Facilities and Storage

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

Visual Privacy

- 28 Upper level windows, balconies, terraces and decks should have a sill height of not less than 1.7 metres or be permanently screened or provide fixed opaque glazing to a height of not less than 1.7 metres above the second storey finished floor level to avoid overlooking into habitable room windows or onto the useable private open spaces of other dwellings.
- 29 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

Noise

- 30 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid causing potential noise nuisance to adjoining landowners and occupiers.
- 31 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.
- 32 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.
- 33 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.
- 34 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
 - (a) active communal recreation areas, parking areas and vehicle access ways
 - (b) service equipment areas and fixed noise sources on the same or adjacent sites.

Car Parking and Access

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

- 38 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.
- 39 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.
- 40 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

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

Dependent Accommodation

- 45 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration
 - (b) adequate outdoor space exists for the use of all occupants
 - (c) adequate on-site car parking is provided by one additional car parking space being provided on the site

- (d) the building is designed to, and comprises colours and materials that will, complement the original dwelling.

Swimming Pools and Outdoor Spas

- 46 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.

Caravans

- 47 Caravans or tents should not be used for permanent or long term residential purposes on any allotment (except in public caravan parks or public camping grounds).
- 48 Caravans or tents should only be developed for temporary residential use on land where:
 - (a) construction of an approved dwelling on the land is proceeding and the footings for the dwelling have been poured
 - (b) the residential use will be for a period not exceeding 12 months
 - (c) the caravan or tent is in good repair and condition
 - (d) there is a satisfactory effluent disposal system connected or ancillary to the caravan or tent.

Short-Term Workers Accommodation

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Siting and Visibility

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Sloping Land

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Supported accommodation and housing for seniors (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.
- 2 Supported accommodation and housing for seniors should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:
 - (a) internal communal areas and private spaces
 - (b) useable recreation areas for residents and visitors, including visiting children
 - (c) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry
 - (d) storage areas for items such as boats, trailers and caravans
 - (e) mail boxes and waste disposal areas within easy walking distance of all units.
- 3 Access roads within supported accommodation and housing for seniors 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 and housing for seniors should:
 - (a) be conveniently located on site within easy walking distance of resident units
 - (b) be adequate for residents, service providers and visitors

- (c) include covered and secure parking for residents' vehicles
- (d) have slip-resistant surfaces with gradients not steeper than 1-in-40
- (e) allow ease of vehicle manoeuvrability
- (f) be designed to allow the full opening of all vehicle doors
- (g) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise
- (h) be appropriately lit to enable safe and easy movement to and from vehicles.

Supported Accommodation

5 Supported accommodation should include:

- (a) ground-level access or lifted access to all units
- (b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs
- (c) adequate living space allowing for the use of wheelchairs with an attendant
- (d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.

6 Car parking associated with supported accommodation should:

- (a) have adequate identifiable provisions for staff
- (b) include private parking spaces for independent living units
- (c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.

Telecommunications Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Tourism Development

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

Tourism Development in Association with Dwelling(s)

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

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

Tourism Development Outside Townships

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

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

Residential Parks and Caravan and Tourist Parks

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

Transportation and Access

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Movement Systems

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

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

Cycling and Walking

- 14 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, public transport stops and activity centres.
- 15 Development should provide access, and accommodate multiple route options, for cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves and recreation areas.
- 16 Cycling and pedestrian networks should be designed to be permeable and facilitate direct and efficient passage to neighbouring networks and facilities.
- 17 New developments should give priority to and not compromise existing designated bicycle routes.
- 18 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-of-journey 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 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.
- 28 Driveways, access tracks and parking areas should be designed and constructed to:
- (a) follow the natural contours of the land
 - (b) minimise excavation and/or fill
 - (c) minimise the potential for erosion from run-off
 - (d) avoid the removal of existing vegetation
 - (e) be consistent with *Australian Standard AS 2890 Parking facilities*.

Access for People with Disabilities

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

Vehicle Parking

- 31 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [Table BaW/3 - Off Street Vehicle Parking Requirements](#) unless all the following conditions are met:
- (a) an agreement is reached between the Council and the applicant for a reduced number of parking spaces
 - (b) a financial contribution is paid into the Council Car Parking Fund specified by the Council, in accordance with the gazetted rate per car park.

- 32 Development should be consistent with *Australian Standard AS 2890 Parking facilities*.
- 33 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.
- 34 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.
- 35 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.
- 36 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.
- 37 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 38 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping at the rate of 3 square metres for every 60 square metres of hard surfaces.
- 39 Parking areas should be line-marked to indicate parking bays, movement aisles and direction of traffic flow.

Waste

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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

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

Wastewater

- 7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Wastewater lagoons should not be sited in any of the following areas:
 - (a) within land subject to a 1-in-100 year average return interval flood event
 - (b) within 50 metres of the top of the bank of a watercourse
 - (c) within 500 metres of the coastal high water mark
 - (d) where the base of the lagoon would be below any seasonal water table
 - (e) within 30 metres of a public road or road reserve.
- 9 Artificial wetland system for the storage of treated wastewater, such as wastewater lagoons, should be:
 - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts.
 - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

Waste Treatment Systems

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

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

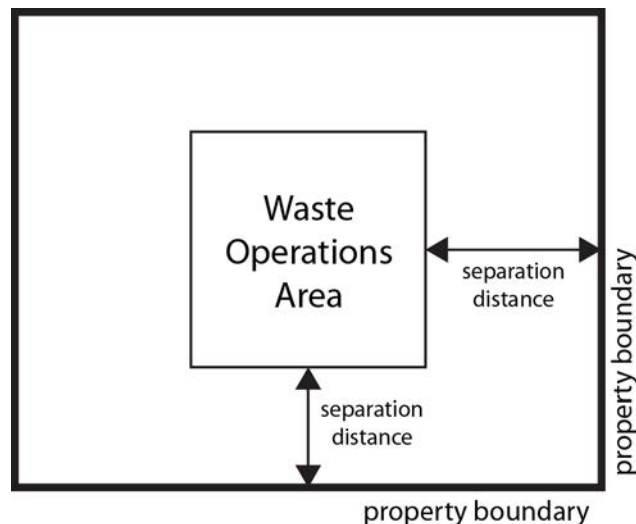
Waste Management Facilities

OBJECTIVES

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

PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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

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

Zone Section

Bulk Handling Zone

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

OBJECTIVES

- 1 A zone in which agricultural and other commodities are received, stored and dispatched in bulk.
- 2 Buildings and structures screened from adjoining areas by landscaping, using locally indigenous plant species where possible.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone accommodates bulk handling, storage and transport of agricultural and other commodities essential for the rural economy. The township of Bute contains essential infrastructure for the storage, handling and transportation of agricultural and other commodities and needs to be protected from encroachment by incompatible development or activities that may affect its continued operations.

Value-adding enterprises that attract employment and economic development to the district will be developed in conjunction with the bulk handling activities within this zone. There is also scope for the display, sale and servicing of agricultural, farm machinery and farm supplies.

The buildings and land are not always required on a continuous basis as the industry is dependent on a range of conditions including climate. However, it is important that the silos, as a land use, are protected and that the zoning enables other compatible uses to operate, thus ensuring the best utilization of the land and resources. Such activities could include warehousing and machinery sales/storage.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulk handling and storage facilities
 - 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.
- 3 Development unrelated to facilities associated with the reception, storage and dispatch of agricultural and other commodities in bulk, or value-adding industries processing such commodities, should not occur.
- 4 Development should not impede the on-going operation of facilities associated with the handling and storage of bulk commodities.
- 5 The zone should also accommodate industry development that provides goods and services to the farming and local community.

- 6 Industry development should occur along Martin Road, provided the use will not prejudice the continued operation of the adjoining grain handling facility.

Form and Character

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 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.
- 9 Buildings should be setback a minimum of 30 metres from Railway Terrace and Martin Road.
- 10 New buildings along Railway Terrace and Martin Road should incorporate showroom and office areas, with windows and doors to the front of the building so as to present an active and attractive frontage to the street.
- 11 New buildings and extensions along Railway Terrace and Martin Road should incorporate brick, stone, rendered, pre-coated metal and glass materials to the front of the buildings with painted metal cladding for the roof and other areas.

Land Division

- 12 Land division should create allotments with:
- (a) a minimum area of 2000 square metres
 - (b) a minimum road frontage of 25 metres
 - (c) an average allotment width of 40 metres (excluding the width of any driveway access).

Landscaping

- 13 Landscaping of an appropriate scale should be established along Railway Terrace and Martin Road to partly screen development and improve the appearance of the street side.

Advertising

- 14 Advertising signs relating to farm and industrial business should be limited to one well designed pole mounted or sheet sign located at the front of the site; and/or incorporated as part of the main building.

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	

Form of Development	Exceptions
Dwelling	Except a caretaker's dwelling
Educational establishment	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Motor repair station	
Nursing home	
Petrol filling station	
Place of worship	
Pre-school	
Shop	
Special industry	
Stock slaughter works	
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 handling and storage facilities	
Light industry	
Office and workers' amenities (operating as an adjunct to a bulk handling use of the site)	
Road transport terminal	
Service industry	
Store	
Value-adding industry associated with bulk commodities	
Warehouse	

Caravan and Tourist Park Zone

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

OBJECTIVES

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

DESIRED CHARACTER

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

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

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

The portion of the zone north of Tickera has a coastal location. It is important for the park's design to be further cognisant of and responsive to its interface with the coast. Given the state of the existing infrastructure network, it is envisaged that development, both at the land division stage and the subsequent use of the park, incorporates measures to address stormwater discharge, managed public access to the coast, landscaping, coupled with considered use of materials in preference to a haphazard, un-co-ordinated development. A combination of co-ordinated materials and landscaping would make for a satisfactory view of the site from Coast Road and Settlers Lane.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

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

- 3 Development should be designed and sited to be compatible with the conservation and enhancement of the adjacent coastal environment.
- 4 Development should provide controlled public access via appropriate walkways, landscaping and fencing to protect the adjacent coastal environment and ensure safe pedestrian access.
- 5 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 6 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.
- 7 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 8 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 9 Landscaping should comprise locally indigenous plant species and form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 10 In the portion of the zone north of Tickera, development should be protected from sea level rise by ensuring that:
 - (a) site levels are at least 3.15 metres Australian Height Datum
 - (b) building floor levels are at least 3.40 metres Australian Height Datum.

Car Parking and Access

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

Street and Boundary Setbacks

- 13 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be setback 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

- 14 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

- 15 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the *Residential Parks Act 2008*.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

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

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

Public Notification

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

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

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

Coastal Conservation Zone

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

OBJECTIVES

- 1 To enhance and conserve the natural features of the coast including visual amenity, landforms, fauna and flora.
- 2 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

The role of the 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 that the fragile coastal environment is protected and biodiversity maintained.

The coastline naturally, is subject to storm tide flooding and erosion, a risk that is likely to increase in the event of future sea level rise. Existing development within this zone may be subject to flooding and or erosion now or in the future and protection strategies may be required.

As the district's most attractive feature, the coast offers both visitors and locals the opportunities to pursue recreational and leisure interests. However, the coast is vulnerable and needs significant environmental and ecological features to be preserved and protected.

Low intensity agriculture and free-range grazing should be able to continue in the zone in consultation with the land owners, with due regard to conservation of the environment, the preservation of vegetation and ecology, and appropriate land management practices.

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)
 - nature based / eco tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Buildings and structures should mainly be for essential purposes, such as shelters and toilet facilities associated with public recreation, navigation purposes or necessary minor public works.
- 4 Development involving the removal of shell grit or sand, other than for coastal protection works purposes, or the disposal of domestic and industrial waste should not be undertaken.

- 5 Aquaculture inlet and outlet pipes are anticipated in the zone, where the adjoining land is located in an aquaculture zone, or where the environmental impacts will be minimal.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 8 Development should:
 - (a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition
 - (b) minimise vehicle access points to the area that is the subject of the development
 - (c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view
 - (d) utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 9 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.
- 10 Development should:
 - (a) be self-sufficient in terms of infrastructure and services, such as water, sewerage, electricity and waste disposal, unless existing infrastructure is available that can accommodate the projected demand from the development
 - (b) minimise impacts on the natural surrounding environment by containing construction within a tightly defined site boundary
 - (c) not obscure existing views to coastal features or be visibly prominent from key public vantage points, including public roads or car parking areas
 - (d) avoid areas that may endanger or threaten important nesting or breeding areas or the movement/migration patterns of fauna.
- 11 Tourist accommodation should be limited to:
 - (a) high quality nature-based development that complements the natural landscape and has minimal impact on the natural environment
 - (b) one tourist accommodation development per 25 kilometres, measured in a straight line from allotment boundary to allotment boundary, within the zone.
- 12 Tourist accommodation should be designed to minimise the potential conversion of buildings into dwellings such as through shared facilities, grouped accommodation and/or shared parking.
- 13 Car parking and access points to development should, wherever practicable, be:
 - (a) constructed of a permeable surface
 - (b) located on cleared land or along property boundaries to avoid the unnecessary removal of native vegetation.

- 14 Parking for tourist accommodation should be:
- (a) a maximum of one space per tourist accommodation unit, plus parking for employees
 - (b) grouped in one location, unless it can be demonstrated that an alternative arrangement will reduce the impact on the natural environment
 - (c) located in an area where minimal vegetation clearance is required.
- 15 Dwellings should not exceed one storey in height (excluding the elevation to minimize the potential for personal or property damage as a result of inundation).
- 16 The alteration of, addition to, or replacement of an existing dwelling should:
- (a) not occur closer to the waterfront than any part of the existing dwelling
 - (b) meet the requirements of the South Australian Health Commission and Local Government for waste water and effluent disposal for permanent occupation of dwellings, not including:
 - (i) a carport
 - (ii) a veranda or a pergola
 - (iii) external decking
 - (iv) a garage or a shed
 - (v) building work (but excluding alterations to existing toilet, bathroom, or laundry areas) not resulting in a change to the total floor area of the dwelling.

Land Division

- 17 Land division should only occur where:
- (a) no additional allotments are created wholly or partly within the zone
 - (b) there is no increase in the number of allotments with direct access to the coast or a reserve including by creation of land under rights of way or community titles.
- 18 Land division should only occur where **any** of the following applies:
- (a) the division would create an allotment greater than 5 hectares to accommodate an existing tourist accommodation development
 - (b) the division would not create any additional allotments either wholly or partly within the zone and would not increase the number of allotments with direct access to the coast or a reserve, including through the creation of land under rights of way or community title.

Tourist Park Policy Area 1

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

OBJECTIVES

- 1 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area affects the Port Broughton Caravan Park and the Broughton Residential Caravan Park.

In the long term, the potential for sea level rise may affect the operation of the parks and the siting of caravans and other structures. It is desirable for the sites to be protected from this scenario, either through coastal protection works, on-site design solutions, or a combination of the two.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - caravan park
 - residential park.

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should have a minimum building:
 - (a) site level of 3.15 metres Australian Height Datum
 - (b) floor level of 3.4 metres Australian Height Datum.

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	Except in association with conservation works for tourist information purposes.
Amusement machine centre	
Bus depot	
Caravan park	Except within the Tourist Park Policy Area 1
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering one or more of the following Acts: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> .
Educational establishment	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	Except inlet and outlet pipes in association with aquaculture

Form of Development	Exceptions
Land division	Except where one of the following applies: <ul style="list-style-type: none"> (a) no additional allotments are created wholly or partly within the zone and achieves all of the following: <ul style="list-style-type: none"> (i) it results in allotments of greater than 10 hectares (ii) there is no increase in the number of allotments with frontage or direct access to the coast. (b) for the creation of an allotment to accommodate an existing dwelling currently on Crown land (c) the division is for the creation of a public reserve (d) the division would create an allotment greater than 5 hectares to accommodate an existing tourist accommodation development.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i> .
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	Except where the development achieves all of the following: <ul style="list-style-type: none"> (a) it is located on one allotment that is greater than 5 hectares in area (b) it is located at least 25 kilometres, measured in a straight line from allotment boundary to allotment boundary, from the site of an approved or existing tourist accommodation development within the zone (c) it comprises a minimum of 10 rooms and a maximum of 40 rooms that could be used as a bedroom for the purposes of tourist accommodation (d) it is setback a minimum of 100 metres from the Mean High Water Mark (e) it is not located on a coastal wetland, beach or dune.

Form of Development	Exceptions
Warehouse	
Waste reception, storage, treatment or disposal	
Water tank	Except where in association with a tourist development.
Wrecking yard	

Public Notification

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

Coastal Open Space Zone

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

OBJECTIVES

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

DESIRED CHARACTER

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

Form and Character

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

- 7 Development should not diminish the ability of the public to use and enjoy the coast or to gain access to the foreshore.
- 8 Development should be of a high standard of co-ordinated design with an emphasis on the creation of pedestrian areas.
- 9 Community facilities including shelters, boat ramps, public conveniences and kiosks, should be sited in convenient and accessible locations linked to the surrounding vehicular and pedestrian movement networks.
- 10 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.

Land Division

- 11 Land division should not be undertaken except where:
 - (a) it will facilitate an appropriate use within the zone
 - (b) no additional allotments are created
 - (c) there is no increase in the number of allotments with frontage or direct access to the coast.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

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

Form of Development	Exceptions
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division	Except where both of the following apply: (a) no additional allotments are created wholly or partly within the zone (b) there is no increase in the number of allotments with frontage or direct access to the coast.
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	
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 Settlement Zone

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

OBJECTIVES

- 1 The protection of the natural coastal environment from inappropriate development.
- 2 Existing dwellings upgraded to enhance amenity and incorporating environmental improvements.
- 3 Land subject to inundation or susceptible to erosion kept free of development.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone comprises part of the township of Fisherman Bay and contains houses that are exposed to coastal hazards (such as seawater flooding or erosion). The coastal hazard issues should be addressed through coastal flooding and sea level rise mitigation measures to the satisfaction of the Coast Protection Board.

Any future division of land at Fisherman Bay to occur once appropriate coastal protection measures against coastal erosion, sea and stormwater flooding, sand drift and the management of other coastal processes to protect the development have been established

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - coastal protection work
 - detached dwelling
 - outbuilding associated with a dwelling
 - tourist/visitor facility (other than accommodation).
- 2 Development listed as non-complying is generally inappropriate.
- 3 Dwellings should be upgraded to assist environmental improvements, including by the provision of approved waste control systems and effluent disposal, building setbacks and site coverage requirements, and reduction of the level of hazard risk.
- 4 Not more than one dwelling should be erected on an allotment.
- 5 Where there is an existing dwelling on an allotment, ancillary buildings should be limited to:
 - (a) one garage and one shed
 - (b) rainwater tank(s) and tank stand(s)
 - (c) open-sided garden structures, eg pergolas and gazebos.
- 6 Outbuildings should only be constructed in association with an existing dwelling and should not exceed 54 square metres in total floor area.

- 7 Water tanks and associated stands should only be erected in association with an existing dwelling.

Form and Character

- 8 Development should:
- (a) minimise vehicle access points to the area that is the subject of the development
 - (b) ensure access to the coast is sited to avoid adverse impact on the environment
 - (c) be landscaped with locally indigenous species in order to enhance the amenity of the area and to screen buildings from public view
 - (d) be sited so that views to the coast are maintained where possible.
- 9 Additions or alterations to or replacement of an existing dwelling should:
- (a) not exceed one-storey in height other than where required to increase the elevation to minimise the potential for personal or property damage as a result of inundation
 - (b) not be sited closer to the waterfront than any part of the existing dwelling
 - (c) be connected to an approved wastewater and effluent disposal system
 - (d) not impair the amenity of the locality through appropriate siting, design and use of building materials.
- 10 There should be no land-based disposal of sewage and sullage in the zone with all sewage and sullage being disposed through a sewerage scheme or into a septic tank connected to a septic tank effluent disposal scheme.
- 11 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
- (a) site levels are at least 3.15 metres Australian Height Datum
 - (b) building floor levels are at least 3.40 metres Australian Height Datum
 - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site
 - (d) alternative measures should be established at Fisherman Bay township for any development or division of land so that it is protected by suitable coastal flooding mitigation measures, such as a seawall, levee or other mitigation measures to the satisfaction of the Coast Protection Board, and prior to any division of land occurring.

Land Division

- 12 Land should not be divided unless the division is for the purpose of any of the following:
- (a) creating an allotment to accommodate an existing dwelling
 - (b) creating a public road or a public reserve
 - (c) a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> <li data-bbox="691 689 1394 745">(a) is adjacent to a road with a speed limit of less than 80 km/h <li data-bbox="691 752 1394 987">(b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> <li data-bbox="746 813 1394 869">(i) the message contained thereon relates entirely to a lawful use of land <li data-bbox="746 875 1394 931">(ii) the advertisement is erected on the same allotment as the use it seeks to advertise <li data-bbox="746 938 1394 987">(iii) the advertisement will not result in more than 2 advertisements on the allotment.
Amusement machine centre	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that will not result in more than one dwelling on an allotment.
Educational establishment	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	

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

Public Notification

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

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 co-ordinated base to promote efficient service delivery.
- 3 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone encompasses important community land in many of the townships within the council area. The community area gives the townships an open and attractive character and facilitating infrastructure provision and servicing. Land within the zone is used for a variety of community and educational activities. It is desirable that the open nature of the zone is retained and development is carefully integrated with the existing use of the land and its character. Care needs to be taken to ensure that this open and attractive character is not prejudiced by new development adjacent to the zone.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - car parking
 - cemetery
 - community centre
 - consulting room
 - educational establishment
 - emergency services facility
 - hall
 - health facility
 - hospital
 - indoor recreation centre
 - library
 - office associated with community services
 - place of worship
 - public administration office
 - recreation centre
 - supported accommodation
 - theatre
 - welfare institution.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.
- 4 Agricultural use of the land should not occur if it interferes with public enjoyment of land within 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 present a high standard of co-ordinated design with an emphasis on landscaped areas for recreation and community use.

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	
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 250 square metres or less.
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*.

Home Industry Zone

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

OBJECTIVES

- 1 A zone accommodating small-scale service and light industries where people live and work on the same site.
- 2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

An area of land to the east of Port Broughton, with frontage to Port Pirie Road, is growing as an industrial area, with mixed industrial development such as manufacturing of machinery, including farm machinery. It is desirable that this area be allowed to grow, within its defined boundaries, for the economic good of the district and the state.

The home industry policies are intended to manage development within the zone for those existing allotments that accommodate new, small scale home industries and businesses of a commercial nature.

Given the limitations of existing infrastructure in the district, it is important to promote the clustering of home and light industry and other related activities within this zone of Port Broughton, rather than allowing such development to be scattered across the council area.

Essentially, development within the zone can be the main location for light and service industry and other related activities, with minimal disturbance to the community and adjoining residential development.

It is desirable that extensive landscaping be undertaken around and within the zone to improve its appearance and to help screen future development, particularly along the Port Broughton to Bute Road.

Development will need to be designed and sited with regard to any potential land use interface issues where such development is in proximity to existing and potential rural living activity within the Rural Living Zone at Port Broughton.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - detached dwelling in association with industry
 - light industry
 - service industry
 - shop ancillary to industry
 - store.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A home industry should operate on allotments on which there is an occupied detached dwelling.

Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Buildings should be setback in accordance with [Table BaW/1 - Building Setbacks from Road Boundaries](#).
- 6 Development should be designed, located and landscaped to minimise its impact on the locality, in particular the views from arterial road.
- 7 In the event of a Home Industry, it should comply with the following:
 - (a) an additional on-site car parking space should be provided for every non-resident person involved in the production and/or supply of the industry or business
 - (b) other than persons resident on the site, no more than three persons should be involved in any industry or business
 - (c) no building or activity associated with the home industry should be sited closer to any street alignment than the existing or approved dwelling.
- 8 Light industry and service industry should also occur where no associated dwelling is established on the site.

Land Division

- 9 Land division should create allotments that are of a size and shape suitable for the intended use.
- 10 The division of land to provide an internal road network to allotments from the existing road system to prevent the need for road widening and resultant loss of remnant vegetation.

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	
Dairy	
Dwelling	Except detached dwelling.
Educational establishment	
Fuel depot	
General industry	
Horticulture	
Hospital	
Hotel	

Form of development	Exceptions
Intensive animal keeping	
Motor repair station	
Nursing home	
Petrol filling station	
Place of worship	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except where 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*.

Light Industry 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 light industrial, storage and warehouse land uses.
- 2 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Essentially, the zone will be the main location for light and service industry and other related activities, with minimal disturbance to the community and adjoining residential development.

An area of land immediately south of the **Bulk Handling Zone** within Bute has been identified as an area where industrial development is encouraged. The proximity to the rail line allows for potential future integration with activities within the zone. Development in this part of the zone is expected to primarily consist of light industry that does not impact on nearby residential or other sensitive land uses.

It is desirable that extensive landscaping be undertaken around and within the zone to improve its appearance and to help screen future development, particularly along Bute Road and the Port Pirie to Port Broughton Road.

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.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development should be setback in accordance with [Table BaW/1 - Building Setbacks from Road Boundaries](#).
- 5 Development should be designed, located and landscaped to minimise its impact on the locality, in particular the views from arterial roads.
- 6 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 roof line

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

Land Division

- 7 Land division should create allotments that are of a size and shape suitable for the intended use.
- 8 The division of land to provide an internal road network to allotments from the existing road system to prevent the need for road widening and resultant loss of remnant vegetation.

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	
Dairy	
Dwelling	
Educational establishment	
General industry	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: <ul style="list-style-type: none"> (a) ancillary to and in association with industrial development (b) located on the same allotment.
Place of worship	
Pre-school	
Residential flat building	
Restaurant	
Shop or group of shops	

Form of development	Exceptions
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	

Public Notification

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

Primary Production Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The zone comprises most of the council area and is used mainly for agricultural production and the grazing of stock on relatively large holdings. The zone also includes some land divisions in the district referred to as Ninnes and Wokurna. These land divisions have not grown to a level of recognition as settlements, and are therefore part of the general farming area. The existing allotments in these areas could be developed as infill. Such development will be orderly and compact, and have regard to the objectives of the zone.

The pattern of occupation with homesteads, ancillary buildings and paddocks enclosing crops and livestock dominate the area and firmly establish an open and rural scene. The climate, soil and landform characteristics of this zone favour the continuance of agricultural production and livestock grazing. It is desirable for these activities to continue, and for good land management techniques to control proclaimed pest plants, vermin and soil erosion.

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

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

Most of the land has been cleared for cereal production and grazing, but tracts of native vegetation still remain, and are scattered throughout the district and along road reserves. These tracts are important features needing protection.

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

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

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

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - bulk handling and storage facility
 - commercial forestry
 - dairy farming
 - diversification of existing farming activities through 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
 - dwelling where associated with an envisaged form of development
 - farming
 - horticulture
 - intensive animal keeping
 - waste water treatment plant to service the township of Fisherman Bay
 - wind farm and ancillary development
 - wind monitoring mast and ancillary development.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
 - (a) in visually prominent locations
 - (b) closer to roads than envisaged by generic setback policy.
- 4 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
 - (a) it has a direct relationship with primary production
 - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
 - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
 - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
 - (e) the use would be inappropriate within a township.
- 5 A shop should be:
 - (a) ancillary to primary production or processing uses, or tourist accommodation or other tourist development
 - (b) located on the same site as the primary use.

- 6 Buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:
- (a) grouped together on the allotment and setback from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
 - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.
- 7 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, **unless for a farm hand, managers residence or workers accommodation.**
- 8 Land should not be used for horticultural purposes, unless:
- (a) water of sufficient quantity and quality is available to sustain the proposed horticultural use
 - (b) the land is capable of and appropriate for the proposed horticultural use
 - (c) the land is capable of supporting the horticultural use with reasonable investment and management inputs
 - (d) the horticultural use will be compatible with the adjacent uses of the land
 - (e) there will be no adverse impacts on the downstream property owners, in terms of water flow and pollution by discharges
 - (f) no harmful risk of water table falling or rising will occur as a result of the excessive irrigation
 - (g) the management of the use is such as to minimise the dispersal of olive seeds, including the removal of fruit, fox, emu and bird control, and abandoned orchards, to prevent the spread of feral olives.

Form and Character

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

Land Division

- 11 Land division should only occur where one of the following applies:
- (a) all allotments resulting from the division are at least:
 - (i) 10 hectares (to divide land used for an established horticultural use into a separate allotment)
 - (ii) 40 hectares (in all other cases)

- (b) no additional allotments are created, and the number of resulting allotments of less than 40 hectares is not more than the number that existed prior to rationalisation
- (c) to create a separate allotment of one hectare in area to contain one of two habitable dwellings on the land, each of which was built or under construction on 21 January 1982
- (d) to facilitate the division of land relating to infrastructure associated with a waste water treatment facility to service the township of Fisherman 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): <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than 2 advertisements on the allotment.
Community centre	
Consulting room	
Dwelling	Except for a detached dwelling: <ul style="list-style-type: none"> (a) where one of the following (i) - (ii) applies: <ul style="list-style-type: none"> (i) on an allotment that existed before 1 July 2007 in the area of Ninnes or Wokurna (ii) where the allotment is at least 20 hectares. (b) that will not result in more than one dwelling on the allotment, unless for a farm hand, managers residence or workers accommodation.
Educational establishment	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): <ul style="list-style-type: none"> (a) at least 500 metres from all of the following: <ul style="list-style-type: none"> (i) a National Park (ii) a Conservation Park (iii) a Wilderness Protection Area (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area (b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.

Form of Development	Exceptions
Hospital	
Hostel	
Hotel	
Indoor recreation centre	
Land division	<p>Except where it achieves either (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (a) all allotments resulting from the division are at least: <ul style="list-style-type: none"> (i) 10 hectares (to divide land used for an established horticultural use into a separate allotment) (ii) 40 hectares (in all other cases) (b) no additional allotments are created, and the number of resulting allotments of less than 40 hectares is not more than the number that existed prior to rationalisation (c) to create a separate allotment of one hectare in area to contain one of two habitable dwellings on the land, each of which was built or under construction on 21 January 1982 (d) the division is to accommodate infrastructure associated with a waste water treatment facility to service the township of Fisherman Bay.
Motor repair station	
Nursing home	
Office	<p>Except where ancillary to and in association with primary production, aquaculture or tourism development.</p>
Petrol filling station	
Place of worship	
Pre-school	
Primary school	
Service trade premises	
Shop or group of shops	<p>Except where the gross leasable area is 40 square metres or less.</p>
Wrecking yard	

Public Notification

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

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

Category 1	Category 2
	<p>Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from:</p> <ul style="list-style-type: none"><li data-bbox="900 651 1465 741">(a) an existing dwelling or tourist accommodation that is not associated with the wind farm<li data-bbox="900 745 1414 835">(b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists<li data-bbox="900 840 1481 1077">(c) the boundaries of any Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area or Precinct or any Heritage Area (including within the area of an adjoining Development Plan). <p>Wind monitoring mast and ancillary development.</p>

Residential Zone

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

OBJECTIVES

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

DESIRED CHARACTER

The zone is divided into three policy areas. Each policy area has been defined according to the desired character of the area, the type and nature of development considered appropriate and other features that differentiate one area from another.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - affordable housing
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - small scale non-residential uses that serve the local community, for example:
 - child care facilities
 - health and welfare services
 - open space
 - primary and secondary schools
 - recreation areas
 - shop, office or consulting room
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or under utilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.
- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
 - (a) serves the 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 6.1 metres.
- 8 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metre
Minimum setback from rear boundary	1 metre
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	7 metres
Minimum area of private open space	100 square metres
Minimum number of on site car parking spaces(one of which should be covered)	2

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

Parameter	Value
Maximum floor area	76 square metres
Maximum building height (from natural ground level)	3.6 metres
Minimum setback from a public road	8 metres

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

Dwelling Type	Site Area (square metres)	Minimum Frontage (metres)
Detached	1000 minimum (where it uses land-based waste disposal)	20
	450 minimum (where it is connected to a Community Wastewater Management System)	15
Semi-detached	1000 minimum (where it uses land-based waste disposal)	20
	450 minimum (where it is connected to a Community Wastewater Management System)	10
Other	1000 minimum (where it uses land-based waste disposal)	20 where applicable
	450 minimum (where it is connected to a Community Wastewater Management System)	10 where applicable

- 11 Non-residential development should be limited in scale and function so that it:
- (a) supplies necessary services or facilities which meet day-to-day needs of the towns residents
 - (b) is satisfactorily integrated within the existing living areas
 - (c) protects the character and amenity of the adjoining development
 - (d) preserves the residential environment
 - (e) is sited so as to minimise its impact on adjoining land and maintain traffic safety.

Port Broughton Central 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 accommodating a range of dwelling types at low densities.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area covers a significant portion of the existing land located within the central core of Port Broughton. The policy area also covers land extending north of the township along Fisherman Bay Road and immediately south of Duffield Road.

The area is characterised by different forms of development with a mix of non-residential uses located within the predominantly residential policy area. The range of uses are indicative of a small coastal town where a range of development has occurred along side each other to serve the daily requirements of the town, community and surrounding district.

Development will be characterised predominantly by dwellings, with new residential development at low densities located on a range of allotment sizes. The policy area will provide for a gradual transition between the established residential areas of urban Port Broughton and new areas of future residential growth.

The topography of several parts of the policy area, particularly north of the township, offers outstanding views to Fisherman Bay and beyond. The elevation of this area gently increases from the coast to the farming areas to the east. Dwellings located in this area have established views to outstanding coastal features, providing a major locational benefit to Port Broughton residents. Existing long distance views to the sea from new and established dwellings is considered appropriate to maintain provided attention is given to the impact of any direct views on the privacy of adjacent dwellings.

The policy area is intended to primarily accommodate residential development, however, small-scale commercial activities that are compatible with the residential amenity could be established where appropriate.

Due to the proximity to the town centre, this policy area is the preferred location within the Residential Zone for medium density residential development, including residential flat buildings.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - dwelling addition
 - residential flat buildings
 - 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

Barunga West Council
Zone Section
Residential Zone
Port Broughton Central Policy Area 2

- recreation areas
- shop, office or consulting room
- supported accommodation.

Form and Character

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

PRECINCT SPECIFIC PROVISIONS

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

Precinct 1 Duffield Road

- 3 Development should have a minimum site level of 3.15 metres AHD and a finished floor level of 3.40 metres AHD.

Port Broughton South Policy Area 3

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

OBJECTIVES

- 1 Detached dwellings on large allotments.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The policy area is situated in the southern parts of the township of Port Broughton and is characterised by low density detached dwellings on large allotments in a semi-rural environment. It also serves as a buffer between the town's urban area and its rural living and general farming areas.

Although this policy area is not serviced by a Community Wastewater Management System, land in this locality lends itself to semi-rural development with a higher density of development than that anticipated for the **Rural Living Zone** but lower than the remainder of the **Residential Zone**.

The area is open in nature having an attractive undulating landscape with pleasant views of the sea, offering an alternative lifestyle to that of living in the urban area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the policy area:
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - detached dwelling
 - 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
 - shop, office or consulting room
 - supported accommodation.

Form and Character

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

Land Division

- 3 The division of land should not be undertaken in this zone unless each allotment has a minimum area of 1200 square metres and a frontage to a public road of not less than 20 metres (or 12 metres where it fronts on to a cul-de-sac).

Port Broughton Waterfront Policy Area 4

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

OBJECTIVES

- 1 Single and double storey dwellings located on small allotments catering to both permanent and holiday accommodation.
- 2 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

The majority of the allotments within the policy area are less than 400 square metres in area. This policy area is characterised by private dwellings located on freehold and Crown land. Development will continue to reflect the mixed residential and holiday nature of the locality.

The policy area will exhibit a mix of one and two storey dwellings and be in keeping with the existing character of Port Broughton, with the built form and building designs being harmonious with the coastal environment and with complementary colours to the coastal environment. Dwellings will be designed to address both the public roads to the rear of the allotments and the coastal areas forward of the allotments.

Any additional redevelopment or subdivision needs to demonstrate that allotments are adequately serviced and are able to connect to the existing infrastructure, including the Community Wastewater Management System within Port Broughton.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should not exceed 2 storeys in height and should not have an overall height of greater than 7 metres above the 3.15 metres AHD level.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	
Amusement machine centre	
Consulting room	Except where: (a) the total floor area is 100 square metres or less (b) the site does not front an arterial road.
Crematorium	
Dairy	
Dwelling within Port Broughton Waterfront Policy Area 4	Except where the height of the dwelling above 3.15 metres AHD level is 7 metres or less.
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division within Port Broughton Waterfront Policy Area 4	
Motor repair station	
Office	Except where: (a) the total floor area is 100 square metres or less (b) the site does not front an arterial road.
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	

Form of Development	Exceptions
Shop or group of shops	Except where: (a) the gross leasable area is 80 square metres or less (b) the site fronts a bitumen sealed road.
Stock sales yard	
Stock slaughter works	
Store	
Timber yard	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

Public Notification

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

Rural Living Zone

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

OBJECTIVES

- 1 A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.
- 2 Development that contributes to the desired character of the zone.
- 3 Retention of the semi-rural character and amenity of the area derived from trees and other native vegetation scattered through the locality, the undulating nature of the land and the existing rural uses.

DESIRED CHARACTER

The zone includes land situated in the eastern and southern areas of Port Broughton. It also serves as a buffer between the town's urban area and its primary production area.

Further rural living areas are located at Alford, Bute, Kulpara, Mundoora and Tickera. Due to the current use and size of the allotments, which are of marginal agricultural value, land in the zone lends itself to semi-rural development. The area is attractive, offering undulating country, pleasant views of the parklands and the sea, and an alternative lifestyle to living in the urban area.

Existing long distance views to the sea from new and established dwellings is considered appropriate provided attention is given to the impact of any direct views on the privacy of adjacent dwellings.

Buildings will have external building materials and finishes that blend with the natural landscape and be sited with deep setbacks from public roads and retain on-site native vegetation.

Development throughout the zone will be largely self-sufficient in terms of water supply and effluent disposal. To maximise water re-use, development will be expected to provide for rainwater storage and on-site sewage treatment systems that allows re-use of water for irrigation and domestic purposes.

Due to known and potentially contaminating activities that have been identified within the townships of Bute, Mundoora, Port Broughton and Tickera, development is expected to occur on a precautionary basis where a site contamination assessment verifies that a site or sites are suitable and safe for the intended uses, particularly where it involves sensitive uses, that is, residential and/or rural living development.

Development will need to be designed and sited with regard to any potential land use interface issues where such development is in proximity to existing and potential commercial activity within the **Home Industry Zone** at Port Broughton.

Parts of the zone (not all locations) have been included into precinct areas to reflect differences in land division policy – these precincts include:

- **Precinct 2 Mundoora West**
- **Precinct 3 Mundoora South**
- **Precinct 4 Port Broughton East**
- **Precinct 5 Tickera North**

and have specific Desired Character statements.

Precinct 2 Mundoora West

No further land division to create additional allotments will be allowed within this precinct – however, limited opportunity will exist for detached dwellings to be built on a small number of allotments that are vacant.

Development will not be located within the 1-in-100 year flood plain of the creek line and all buildings will be well set back from road boundaries within a landscaped setting.

Precinct 3 Mundoora South

This precinct is intended for rural living dwellings within an open landscaped setting.

A range of large allotment sizes is to be provided consistent with the existing pattern of rural living development.

Opportunity exists for the creation of larger rural living allotments of at least 2 hectares, thereby allowing for further small scale infill development and for the rationalisation of boundary alignments.

Precinct 4 Port Broughton East

This precinct is intended for rural living dwellings within an open landscaped setting. A range of large allotment sizes is to be provided consistent with the existing pattern of development, and to allow scope for the rationalisation of property boundaries.

No further land division to create additional allotments will be allowed within this precinct—however, limited opportunity will exist for detached dwellings to be built on a small number of allotments that are vacant.

All buildings must be well set back from road boundaries within a landscaped setting. Careful site design and selection is to occur to ensure the protection of the native vegetation buffer within the disused railway corridor.

Some joint use of common driveways and/or right of way arrangements may be necessary to allow for the safe and convenient access to dwelling sites.

Precinct 5 Tickera North

This precinct is intended for rural living dwellings within an open coastal and landscaped setting. A range of large allotment sizes is to be provided consistent with the existing pattern of rural living development.

Opportunity will exist for the creation of larger rural living allotments of at least 2 hectares, noting that this will need to be achieved through options for neighbours to work together where existing allotments are less than 4 hectares—thereby allowing for further small scale infill development and for the rationalisation of boundary alignments.

This area should only be developed with low impact buildings that are complementary to the coastal setting—all buildings will have external building materials and finishes that blend with the natural landscape and be sited to ensure the retention of native vegetation.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- bed and breakfast
- detached dwelling
- domestic outbuilding in association with a detached dwelling
- domestic structure
- dwelling addition
- farming

- farm building
 - stable.
- 2 Development listed as non-complying is generally inappropriate.
 - 3 There should be no more than one dwelling per allotment.
 - 4 The keeping of animals should be ancillary to and in association with the residential use of the land.
 - 5 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.

Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 The maximum building height (from natural ground level) for a dwelling is 7 metres.
- 8 To minimise the potential impacts of chemical spray drift, dust, and noise, development that is adjacent to land that can be, or is, used for horticultural activities, should include a buffer that is:
 - (a) established between the dwelling and this allotment boundary
 - (b) designed to take account of the increased risk associated with prevailing winds and topography
 - (c) established prior to a dwelling being erected and should be at least 40 metres in width
 - (d) vegetated to assist with screening of dust and chemical spray drift.

Land Division

- 9 Other than as specified within the precinct specific provisions land division should create allotments of 1 hectare or more.
- 10 Land division should create allotments with a frontage to a public road of at least 20 metres.
- 11 Battleaxe blocks should have a minimum frontage to a public road of 6 metres.
- 12 Land division creating additional allotments along the Upper Yorke Road should:
 - (a) provide access from the local road network
 - (b) establish a common access road within the site to minimise access/egress points onto Upper Yorke Road
 - (c) establish a 5 metre landscape buffer along Upper Yorke Road where the land abuts Section 323 and 351 in the township of Bute.

PRECINCT SPECIFIC PROVISIONS

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

Precinct 2 Mundoorra West

- 13 Land division should not occur unless for the purpose of realigning allotment boundaries.

Precinct 3 Mundoorra South

- 14 Land division should create allotments of at least 2 hectares.

Precinct 4 Port Broughton East

15 Land division should not occur unless for the purpose of realigning allotment boundaries.

Precinct 5 Tickera North

16 Land division should create allotments of at least 2 hectares.

PROCEDURAL MATTERS

Complying Development

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

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table BaW/2 – Conditions for Complying Development](#):

- domestic outbuilding in association with a dwelling.

Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ol style="list-style-type: none"> (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: <ol style="list-style-type: none"> (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Consulting room	Except a consulting room used exclusively for veterinary purposes.
Crematorium	
Dairy	
Dwelling	Except a detached dwelling that results in no more than one dwelling per allotment.
Fuel depot	
General industry	
Hotel	
Intensive animal keeping	

Form of development	Exceptions
Land division	<p>Except where it achieves at least one of (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (a) it is outside of Precinct 2 Mundoora West, Precinct 3 Mundoora South, Precinct 4 Port Broughton East and Precinct 5 Tickera North and both (i) and (ii) apply: <ul style="list-style-type: none"> (i) all allotments resulting from the division have an area of at least 1 hectare and less than 3 hectares (ii) all allotments resulting from the division have a frontage to a public road of at least: <ul style="list-style-type: none"> (A) 6 metres (in the case of a battleaxe block) (B) 20 metres (in all other cases) (b) it is within Precinct 3 Mundoora South or Precinct 5 Tickera North and both (i) and (ii) apply: <ul style="list-style-type: none"> (i) all allotments resulting from the division have an area of at least 2 hectares (ii) all allotments resulting from the division have a frontage to a public road of at least: <ul style="list-style-type: none"> (A) 6 metres (in the case of a battleaxe block) (B) 20 metres (in all other cases) (c) it is within Precinct 2 Mundoora West or Precinct 4 Port Broughton East and the land division involves the realignment of existing allotment boundaries and no additional allotments are created (d) the land division involves the realignment of existing allotment boundaries and no additional allotments are created.
Major public service depot	
Motel	
Motor repair station	
Office	
Petrol filling station	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	<p>Except where the gross leasable area is 80 square metres or less.</p>
Special industry	
Stock sales yard	
Stock slaughter works	
Store	
Timber Yard	
Warehouse	

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

Public Notification

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

Settlement Zone

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

OBJECTIVES

- 1 A mixed use village environment with small collection of low-density dwellings, holiday accommodation, recreation and community facilities.
- 2 Small-scale services and facilities grouped together to meet the needs of the local community and the visiting public.
- 3 Low density residential development contained within the boundaries of the settlement.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Considerable amounts of remnant native vegetation (including some uncommon species) remain throughout this zone and will be retained as a key part of the zone's natural character.

Development is expected to occur within the existing grid pattern and the low density settlement pattern will be maintained, thereby contributing to the satisfactory living conditions for residents.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - community facilities
 - dwelling
 - domestic outbuilding in association with a detached dwelling
 - domestic structure
 - local community facilities
 - recreation area
 - restaurant
 - shop or group of shops with a gross leasable area of up to 250 square metres
 - tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Business and commercial development should be limited in scale and function to support the local needs of the settlement and travellers using the main road.
- 4 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Local service facilities should be grouped together in proximity to existing facilities.

- 7 Public access along the foreshore should be provided.
- 8 Land should not be filled in a way that blocks views from an existing dwelling or public open space.
- 9 Building height should be graduated away from the coast and foreshore.
- 10 A detached dwelling should have a minimum site area of 1000 square metres and a frontage to a public road of 20 metres.
- 11 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metre
Minimum setback from rear boundary	1 metre
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	7 metres
Minimum area of private open space	100 square metres
Minimum number of on site car parking spaces(one of which should be covered)	2

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

Parameter	Value
Maximum floor area	76 square metres
Maximum building height (from natural ground level)	3.6 metres
Minimum setback from a public road	8 metres

Land Division

- 13 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone and should have:
 - (a) an area of not less than 1000 square metres
 - (b) a frontage to a public road of at least 20 metres.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Crematorium	
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Residential flat building	
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is 250 square metres or less.
Special industry	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot.
Wrecking yard	

Public Notification

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

Town Centre Zone

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

OBJECTIVES

- 1 A centre accommodating a wide range of retail, office, administrative, community, cultural and entertainment facilities appropriate to the needs of the community.
- 2 Conservation and upgrading of buildings of historic character.
- 3 Rationalisation of vehicular access, car parking and major pedestrian movement paths **and improving car parking arrangements** to provide a safer, more efficient and more attractive environment.
- 4 **Preservation of the zone's character and townscape, including the water frontage and views.**
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone accommodates Port Broughton's retail, business, office, servicing and community facilities that are mainly concentrated along both sides of Bay Street. Though the zone is well developed, there are opportunities for its expansion, and to enhance its function as the principal economic and servicing base for the district population and visitors to the area. It is desirable that new business and associated activities be contained within the zone so that its development is compact and orderly, with adequate off-street parking to be provided.

Development is required to have regard to the scale and form of the existing development in the zone, and not overwhelm its individual and small-scale nature. Care needs to be taken to ensure that the existing appearance and style of the built environment is retained. The zone generally exhibits a low-profile and is characterised by wide streets with tree planting. The existing verandas over the public footpaths are seen as an important component of this overall style and are worth preserving, with development encouraged to include them on sections where there is currently no veranda. Over the long term, this will lead to greater consistency in the town centre's appearance (especially in the public realm).

It is preferable to relocate existing industrial access and accompanying heavy vehicle movements out of the Town Centre to other areas more suited to that form of development, leading to a more serene and pedestrian friendly centre.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

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

- office
 - petrol filling station
 - restaurant
 - service trade premises
 - shop
 - tourist facility.
- 2 Development listed as non-complying is generally inappropriate.
 - 3 A dwelling should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.
 - 4 Development should be satisfactorily integrated within the zone and encouraged to cluster near the existing business facilities along Bay Street.

Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Single buildings or groups of buildings that contribute to the character of the township by virtue of their appearance and external style, siting, scale and overall built-form should be preserved.
- 7 Non-residential development should include verandas that extend over footpaths.

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of Development	Exceptions
Builders yard	
Dairy	
Dwelling	Except a dwelling that is: <ol style="list-style-type: none"> (a) ancillary to and in association with a non-residential development (b) located on the same allotment.
Fuel depot	
Industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Major public service depot	
Road transport terminal	
Stadium	

Form of Development	Exceptions
Stock sales yard	
Stock slaughter works	
Timber yard	
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 main road streetscape and scenic rural setting of the township.
- 4 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The zone encompasses Bute, Alford, Fisherman Bay (the area commonly known as Fisherman Bay within the **Township Zone**), Kulpara, Mundoora and Tickera. Apart from Bute and Fisherman Bay, the townships are generally located within farming areas and provide services and accommodation for those residents and surrounding farm owners. The remaining townships contain a range of land uses including community facilities, educational establishments, commercial and service facilities, recreational areas, and residential accommodation. Levels of infrastructure and servicing vary and future development may require augmentation of such services.

Bute provides a number of key facilities and services to the local and surrounding community that supports the rural economy, including transport, handling and storage of farm commodities. Being the only town in the council area located on a rail line, it has prominence as a grain receiver for the area and this role is expected to remain.

With regard to Fisherman Bay township, it is located on a headland surrounded on three sides by the coast. Fisherman Bay was historically established as a private holiday settlement where shack dwellings are granted licenses to occupy, with an intent to create approximately 400 residential allotments of various sizes, once appropriate coastal protection measures against coastal erosion, sea and stormwater flooding, sand drift and the management of other coastal processes to protect the development have been established.

The proposed diversity of allotment sizes within the Fisherman Bay township needs to be maintained, and additional demands on existing infrastructure are to be limited. The township should be protected through coastal flooding and sea level rise mitigation measures to the satisfaction of the Coast Protection Board.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - coastal protection works
 - community facilities
 - domestic outbuilding in association with a dwelling
 - domestic structure
 - dwelling
 - educational establishment
 - open space

- recreation area
 - shops where the gross leasable area is 250 square metres or less
 - small-scale commercial development
 - small scale light and service industry development
 - small-scale tourist development
 - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.
- 4 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.
- 5 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.
- 6 Development of a business, commercial or industrial nature should be consolidated with existing facilities to establish identifiable service centres.
- 7 The keeping of animals such as pigs, horses, cattle, goats, donkeys and wild or other large animals should not occur in townships.

Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 All development at Fisherman Bay should have a minimum site level of 3.15 metres AHD and a minimum floor level of 3.40 metres AHD.
- 10 Dwellings (with the exception of dwellings at Fisherman Bay) should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	5 metres
Minimum setback from side boundaries	2 metres
Minimum setback from rear boundary	10 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	2 storeys
Minimum number of on site car parking spaces (One of which should be covered)	2

- 11 Dwellings at Fisherman Bay should be designed with road frontages, front and side setbacks, site coverage and building heights that complement the predominant character of existing development at the established settlement.
- 12 Development of a business, commercial or industrial nature should be consolidated with existing facilities to establish identifiable service centres.

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

Dwelling Type	Minimum Site Area where a Land Based Waste Disposal is used (square metres)	Minimum Site Area where connected to a Community Wastewater Management System (square metres)	Minimum Frontage (metres)
Detached	1000	500	20
Semi-detached	1000	500	20

- 14 A dwelling at Fisherman Bay should have a minimum site area that is consistent with the established development pattern within the existing settlement.

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
All development at Fisherman Bay	Except where the development is not a kind of development separately listed below and where one or more of the following applies: <ul style="list-style-type: none"> (a) it is in the form of a land division (b) it is a form of development that is comprised of protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes (c) where it achieves (i) and (ii): <ul style="list-style-type: none"> (i) the minimum site level is 3.15 metres AHD or more (ii) the minimum finished floor level is 3.40 metres AHD or more (d) it is for a carport, veranda or outbuilding associated with an existing dwelling.
Animal keeping	
Crematorium	
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	

Form of Development	Exceptions
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is 250 square metres or less.
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
Dwelling	Community centre
Land division	Educational establishment
Recreation area	Nursing home
Shop	Place of worship
	Pre-school
	Retirement village

Table Section

Table BaW/1 - Building Setbacks from Road Boundaries

Road Boundary	Setback distance from road boundary (metres)
Primary arterial roads shown on <i>Overlay Maps – Transport</i>	30*
Secondary arterial roads shown on <i>Overlay Maps – Transport</i>	20*
Roads (except primary or secondary arterial roads) within:	
(a) Home Industry Zone	10
(b) Light Industry Zone	10
(c) Port Broughton	8
(d) Primary Production Zone	30*
(e) Rural Living Zone	20
(f) Settlement Zone	8
(g) Township Zone	8

* Accepting that wind farms and ancillary development may need to be located closer to road boundaries.

Table BaW/2 - Conditions for Complying Development

Form of Development	Compliance Criteria / Conditions
Domestic outbuilding in association with a dwelling	<ol style="list-style-type: none">1 The outbuilding is setback:<ol style="list-style-type: none">(a) at least 8 metres from the street frontage(b) no closer to the street frontage than the associated dwelling.2 The outbuilding has a maximum:<ol style="list-style-type: none">(a) floor area of 76 square metres(b) height to the ridgeline of 3.6 metres.3 The floor area of the outbuilding, combined with all buildings that already exist on the land, does not exceed 50 per cent of the site.

Table BaW/3 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Amusement machine centre	1 per 10 square metres floor area.
Bowling club	30 per bowling green.
Bulky goods outlet	1 per 150 square metres total floor area.
Clubroom	1 per 10 square metres floor area of the clubroom.
Community centre	1 per 10 square metres total floor area.
Consulting room	4 per business used as a consulting room and 2 for each additional surgery.
Dance hall	1 per 10 square metres floor area of the dance hall.
Funeral parlour	1 per 5 chapel seats plus provision for vehicles operated by the parlour.
Guest house	1 per 2 beds.
Hospital	1 per 2 beds and provision for patients to be driven to the hospital entrance.
Hotel	Whichever provides the larger number of car parking spaces of either (a) or (b): (a) 1 per 2 square metres of bar floor area plus 1 per 6 square metres of lounge bar or beer garden floor area (b) 1 per 3 guest rooms.
Indoor recreation centre	1 per 10 square metres floor area of the place.
Industry	Whichever provides the larger number of car parking spaces of either (a) or (b): (a) 1 per 100 square metres total floor area (b) 1 per 2 employees.
Meeting hall/place of worship	1 per 5 seats.
Motel	1 per room or residential unit plus one per 10 square metres total floor area of restaurant (if provided).
Multiple dwelling	1 roofed space per dwelling unit, plus 1 per 2 dwelling units for visitor parking.
Nursing home	1 per 4 beds.
Office	1 per 25 square metres of floor area providing office accommodation with a minimum of 2 car parking spaces.
Petrol filling station	5 per 15 square metres of retail floor area.
Plant nursery (retail)	Whichever provides the larger number of car parking spaces of either (a) or (b): (a) 1 per 150 square metres total floor area (b) a car parking area equal to 8 per cent of the site.
Reception hall	4 for staff plus 1 per 6 square metres floor area devoted to reception area.

Barunga West Council
Table Section
Table BaW/3 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Residential flat building	1 roofed space per dwelling unit, plus 1 per 2 dwelling units for visitor parking.
Restaurant	1 per 15 square metres total floor area.
Shop	1 per 15 square metres total floor area.
Skating rink	1 per 7 square metres of total floor area.
Stadium	1 per 20 square metres of floor area of the stadium.
Store	Whichever provides the larger number of car parking spaces of either (a) or (b): (a) 1 per 150 square metres total floor area (b) 1 per 3 employees.
Squash court	3 per court.
Supported accommodation	1 per 10 residents plus one per 2 staff plus one per 5 residents (for visitors).
Theatre	1 per 5 seats.
Warehouse	Whichever provides the larger number of car parking spaces of either (a) or (b): (a) 1 per 150 square metres total floor area (b) 1 per 3 employees.

Table BaW/4 – State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Sec 16 Criteria	Heritage Branch ID
Old Pirie Road PORT BROUGHTON	Former RAAF Gunnery Range (including row of six timber target frames, each with a large Roman numeral; two concrete shelters)	S1058	H210600	CT 5883/221	a b d	26312

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

Mapping Section

Spatial Extent Maps
Bushfire Risk Maps

Map Reference Tables

Index Maps

Index Map Type

[Council Index Map](#)

Zone Maps

Zone Name	Zone Map Numbers
Bulk Handling Zone	BaW/14
Caravan and Tourist Park Zone	BaW/8
Coastal Conservation Zone	BaW/2, BaW/3, BaW/4, BaW/5, BaW/6, BaW/7, BaW/8, BaW/9, BaW/10, BaW/11, BaW/12
Coastal Settlement Zone	BaW/9
Coastal Open Space Zone	BaW/10, BaW/11
Community Zone	BaW/10, BaW/11, BaW/12, BaW/13, BaW/14, BaW/15, BaW/16
Home Industry Zone	BaW/11
Light Industry Zone	BaW/3
Primary Production Zone	BaW/1, BaW/2, BaW/3, BaW/4, BaW/5, BaW/6, BaW/7, BaW/8, BaW/9, BaW/10, BaW/11, BaW/12, BaW/13, BaW/14, BaW/15, BaW/16, BaW/17
Residential Zone	BaW/10, BaW/11
Rural Living Zone	BaW/3, BaW/5, BaW/8, BaW/11, BaW/12, BaW/13, BaW/14, BaW/15, BaW/16
Settlement Zone	BaW/17
Town Centre Zone	BaW/11
Township Zone	BaW/9, BaW/12, BaW/13, BaW/14, BaW/15, BaW/16

Policy Area Maps

Policy Area Name	Policy Area Map Numbers
Tourist Park Policy Area 1	BaW/10, BaW/11
Port Broughton Central Policy Area 2	BaW/10, BaW/11
Port Broughton South Policy Area 3	BaW/11
Port Broughton Waterfront Policy Area 4	BaW/10, BaW/11

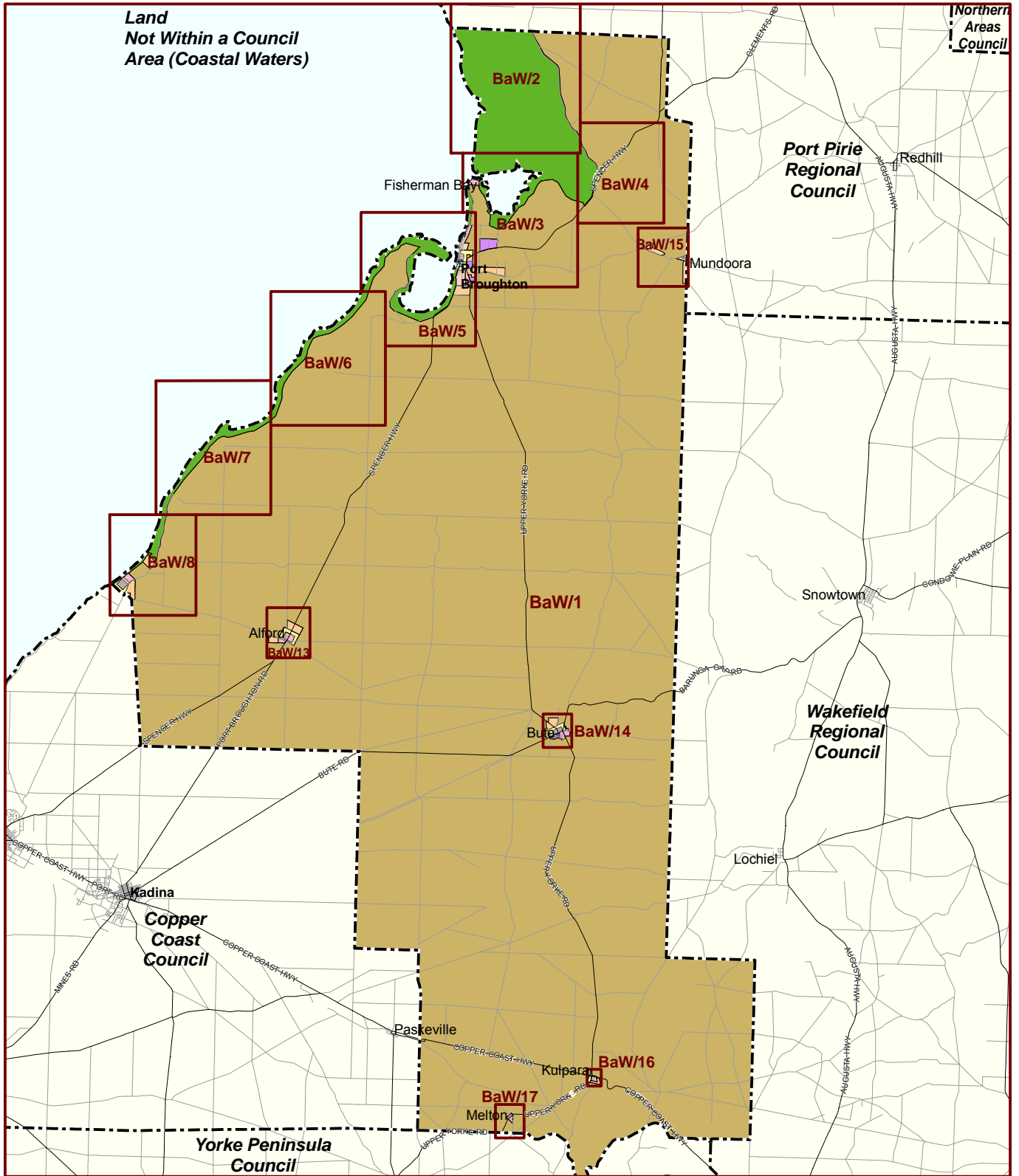
Precinct Maps

Precinct Area Name	Precinct Area Map Numbers
Precinct 1 Duffield Road	BaW/11
Precinct 2 Mundoora West	BaW/15
Precinct 3 Mundoora South	BaW/15
Precinct 4 Port Broughton East	BaW/3, BaW/11
Precinct 5 Tickera North	BaW/8

Overlay Maps

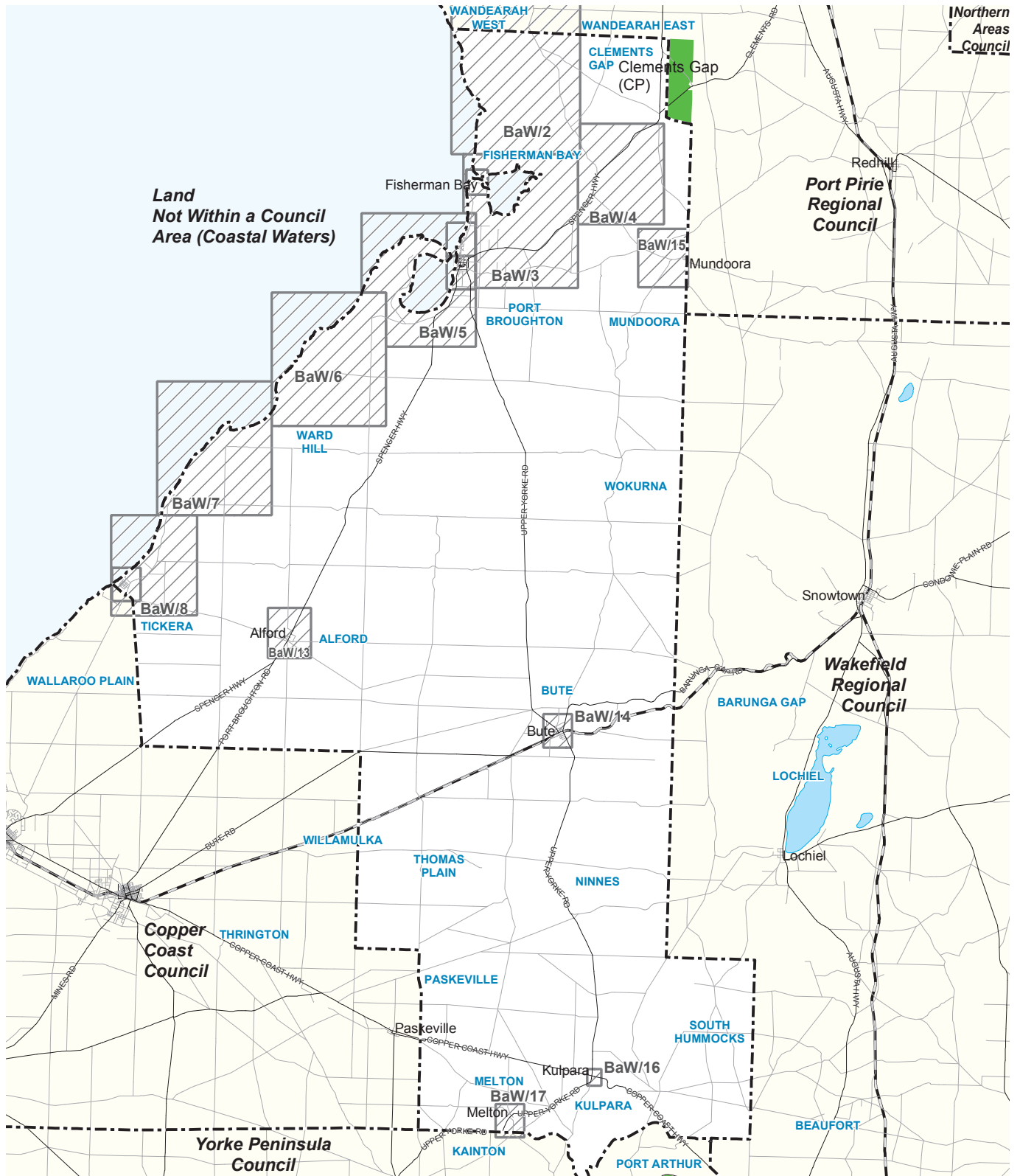
Overlay Map Type	Overlay Map Numbers
Heritage	BaW/2
Location	BaW/1, BaW/2, BaW/3, BaW/4, BaW/5, BaW/6, BaW/7, BaW/8, Baw/9, BaW/10, Baw/11, BaW/12, BaW/13, BaW/14, BaW/15, BaW/16, BaW/17
Transport	BaW/1, BaW/3, BaW/4, BaW/5, BaW/10, BaW/11, BaW/13, BaW/14, BaW/16, BaW/17
Development Constraints	BaW/1, BaW/2, BaW/3, BaW/4, BaW/5, BaW/6, BaW/7, Baw/9, BaW/10, Baw/11
Natural Resources	BaW/1, BaW/2, BaW/3, BaW/4, BaW/5, Baw/9, BaW/10, Baw/11

Spatial Extent Maps



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps BaW/1 to Map BaW/17 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

Council Index Map



Land Not Within a Council Area (Coastal Waters)

Northern Areas Council

Port Pirie Regional Council

Wakefield Regional Council

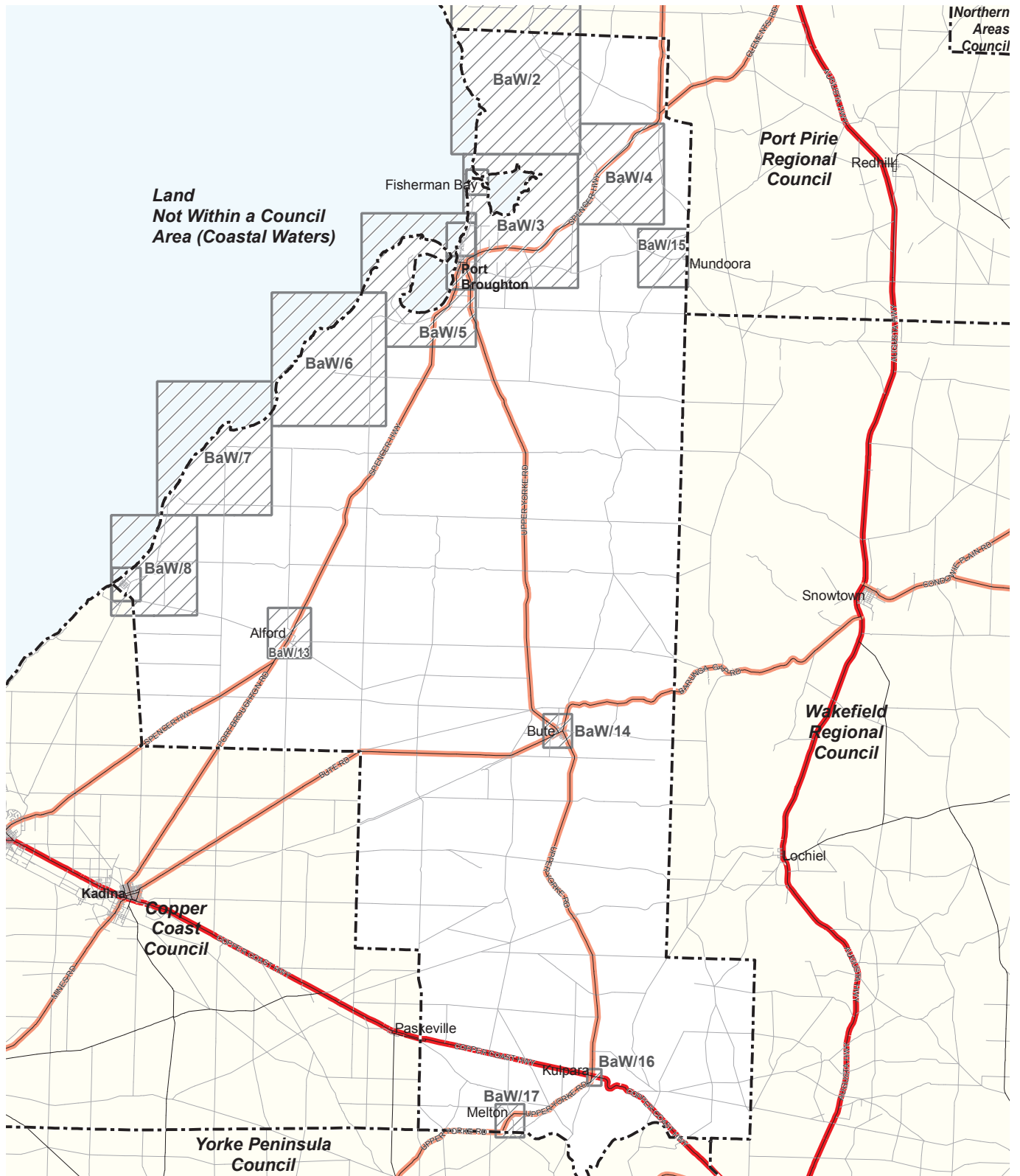
Copper Coast Council

Yorke Peninsula Council



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

Location Map BaW/1

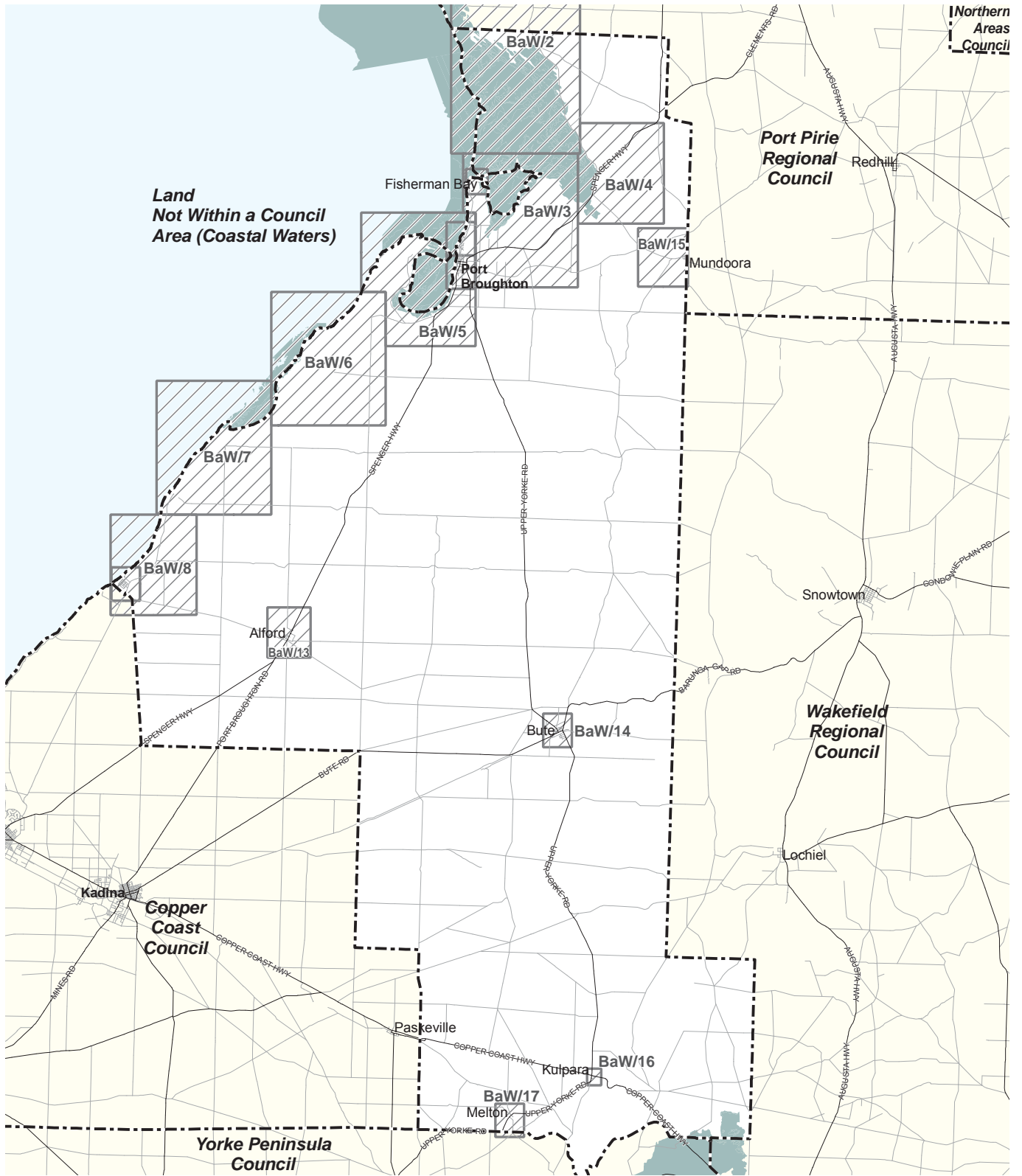


- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary



Overlay Map BaW/1

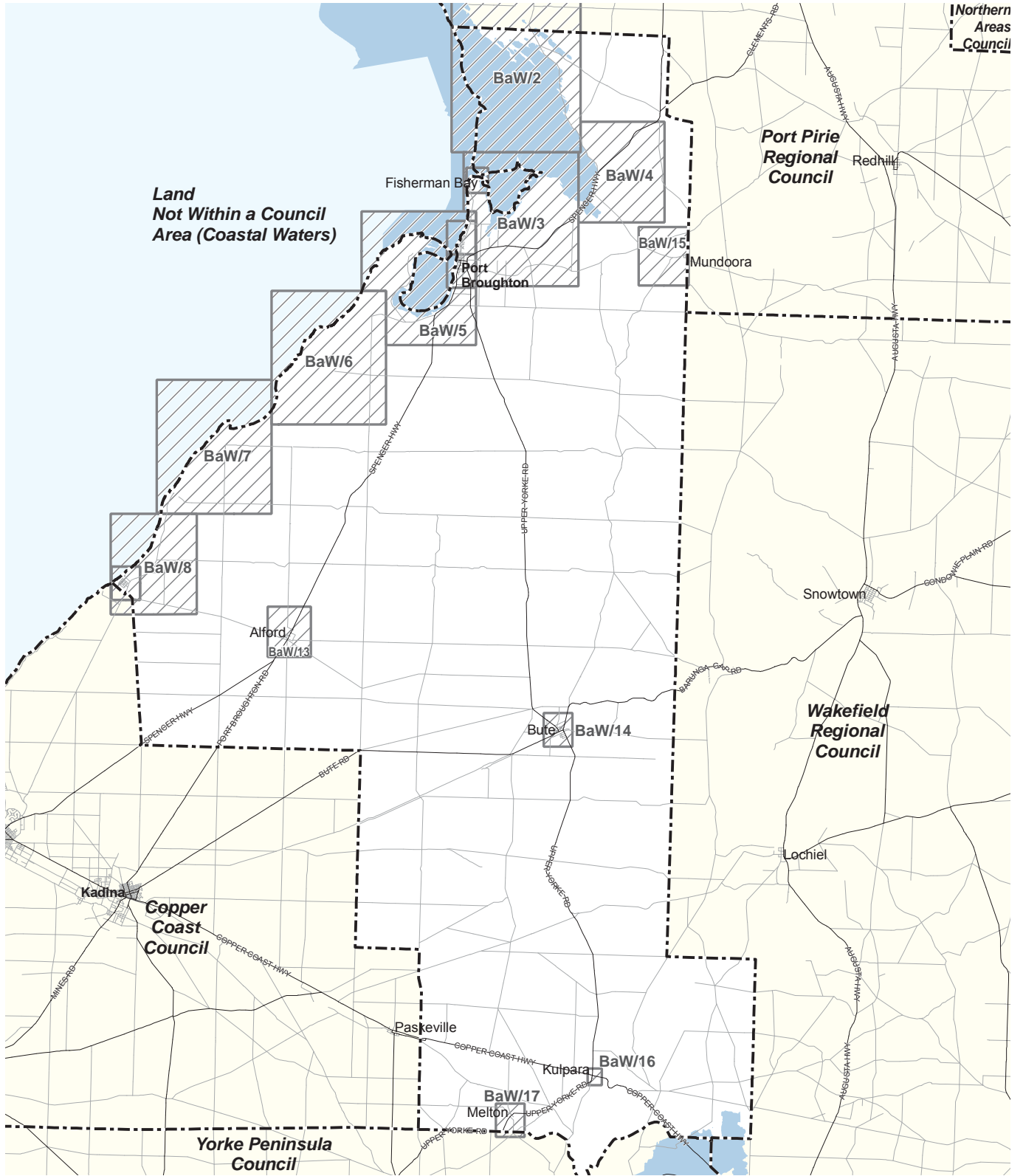
TRANSPORT



Overlay Map BaW/1

DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

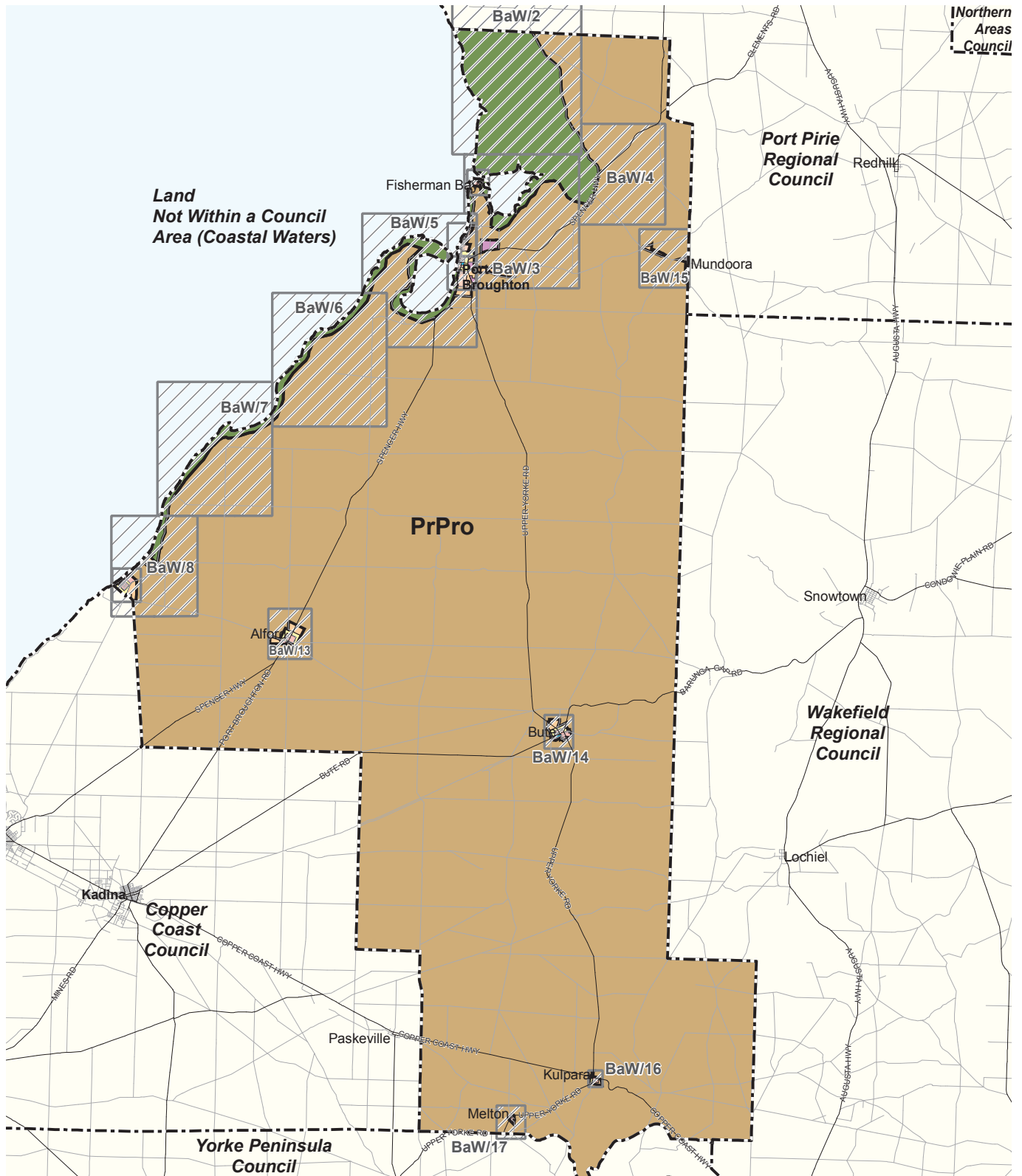


Wetlands of National Importance
 Development Plan Boundary

Overlay Map BaW/1

NATURAL RESOURCES





See enlargement map for accurate representation.



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

Zone Map BaW/1

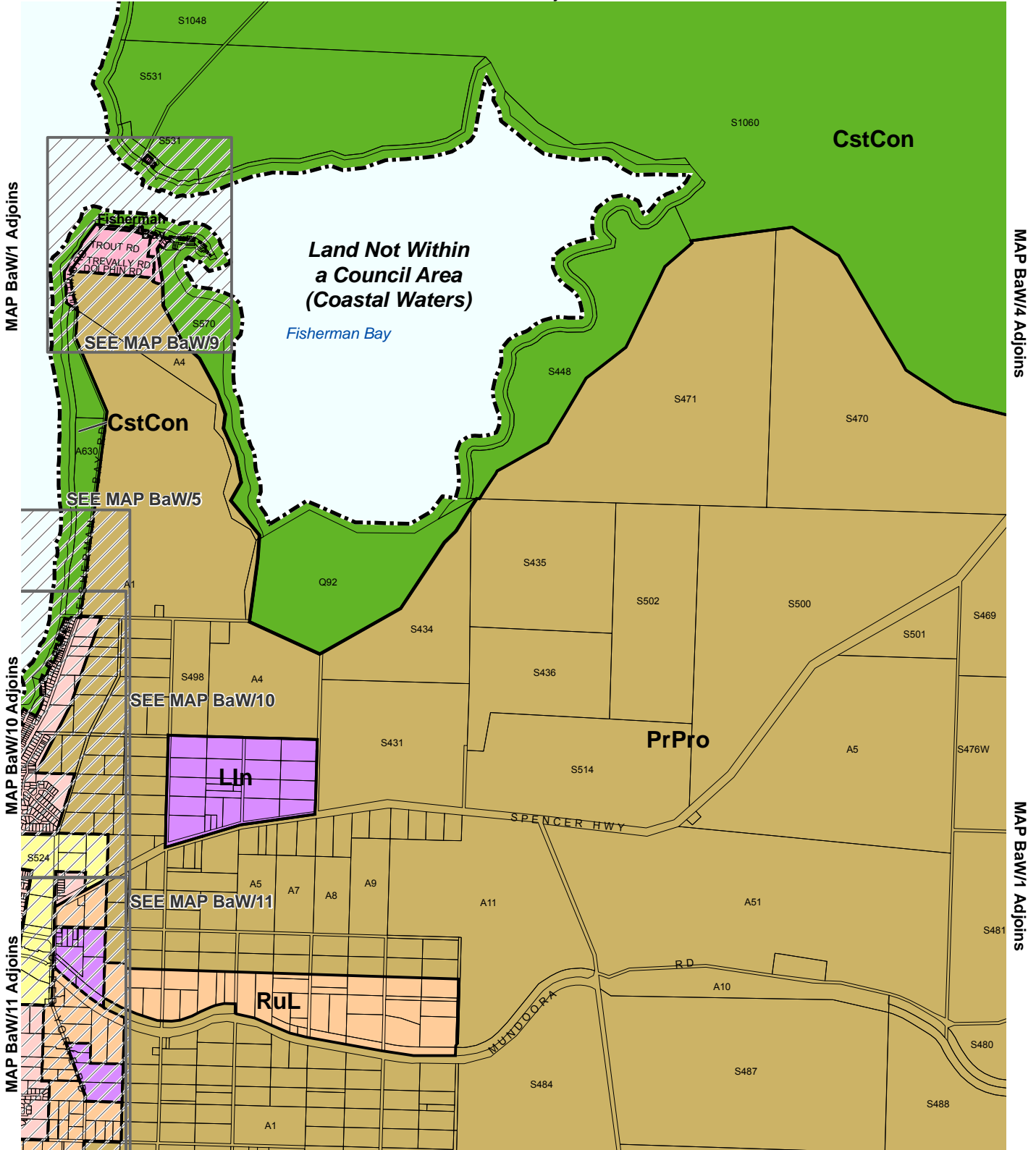
MAP BaW/2 Adjoins



Overlay Map BaW/3 TRANSPORT

BARUNGA WEST COUNCIL
Consolidated - 19 March 2015

- Secondary Arterial Roads
- Development Plan Boundary



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

MAP BaW/1 Adjoins

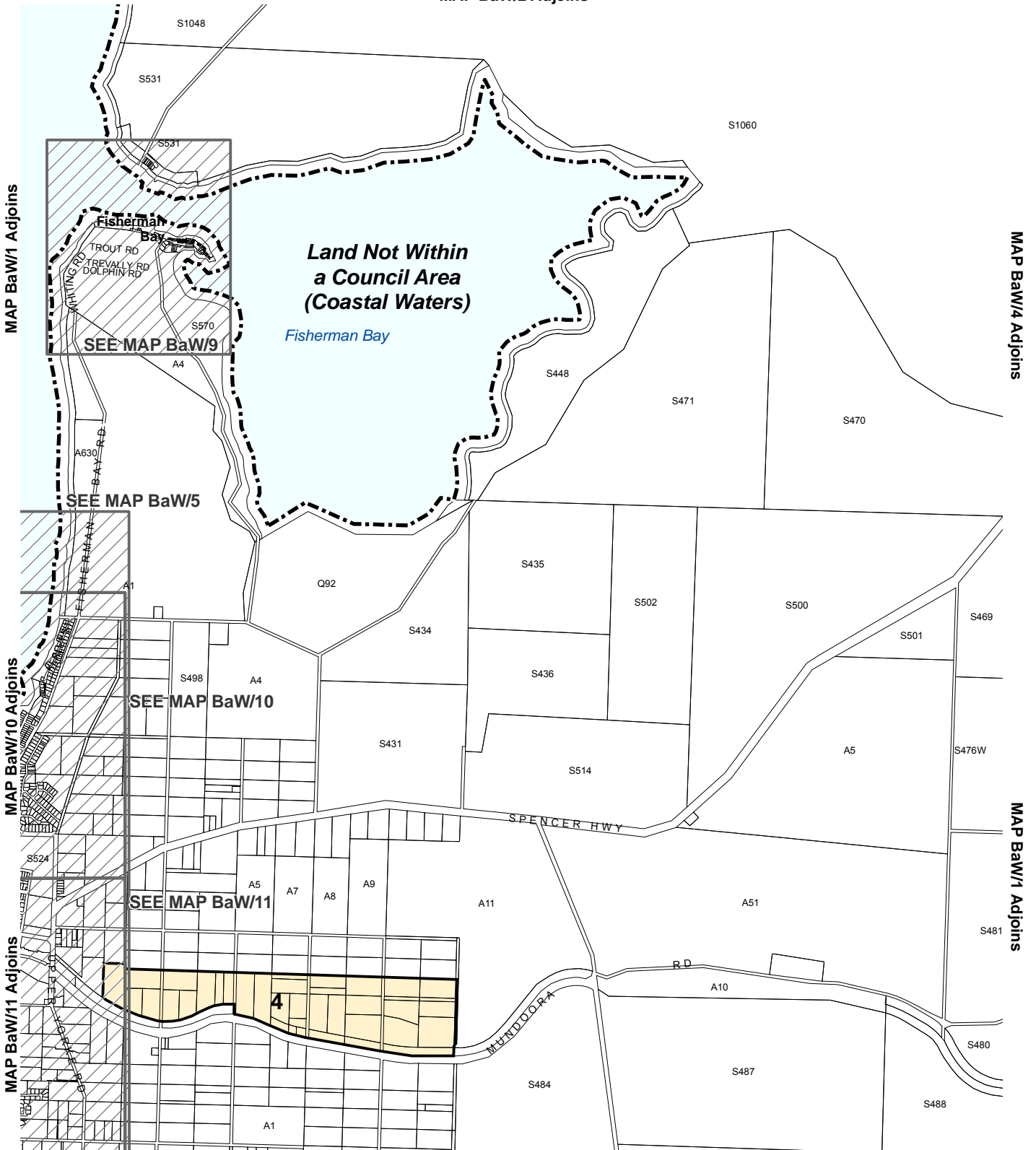


0 2,000m

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

Zone Map BaW/3

MAP BaW/2 Adjoins



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

4 Port Broughton East

MAP BaW/1 Adjoins



Precinct Map BaW/3

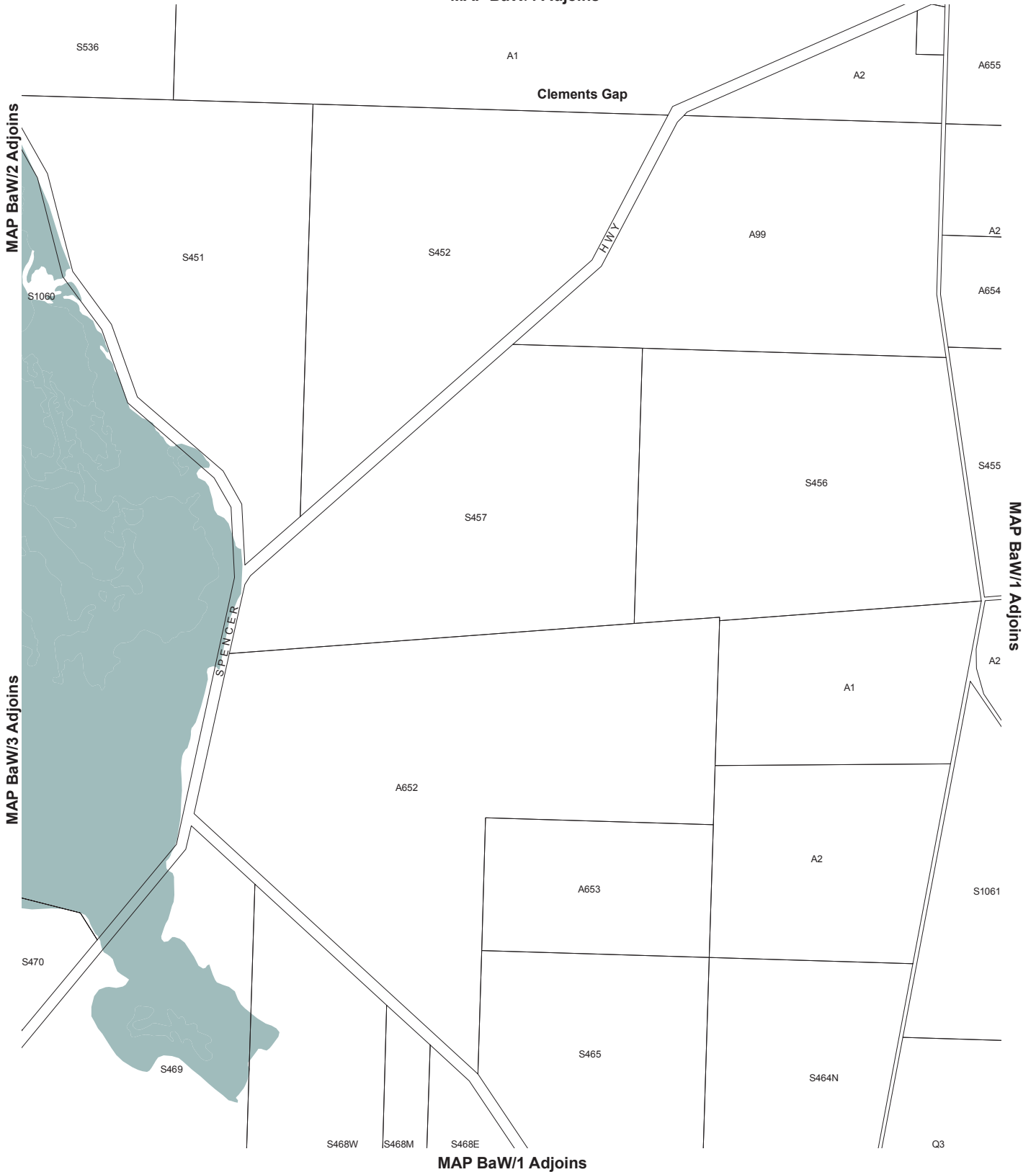
- Precinct Boundary
- Development Plan Boundary

MAP BaW/1 Adjoins



Location Map BaW/4


MAP BaW/1 Adjoins



Overlay Map BaW/4

DEVELOPMENT CONSTRAINTS

BARUNGA WEST COUNCIL
Consolidated - 19 March 2015

 Coastal Acid Sulfate Soils

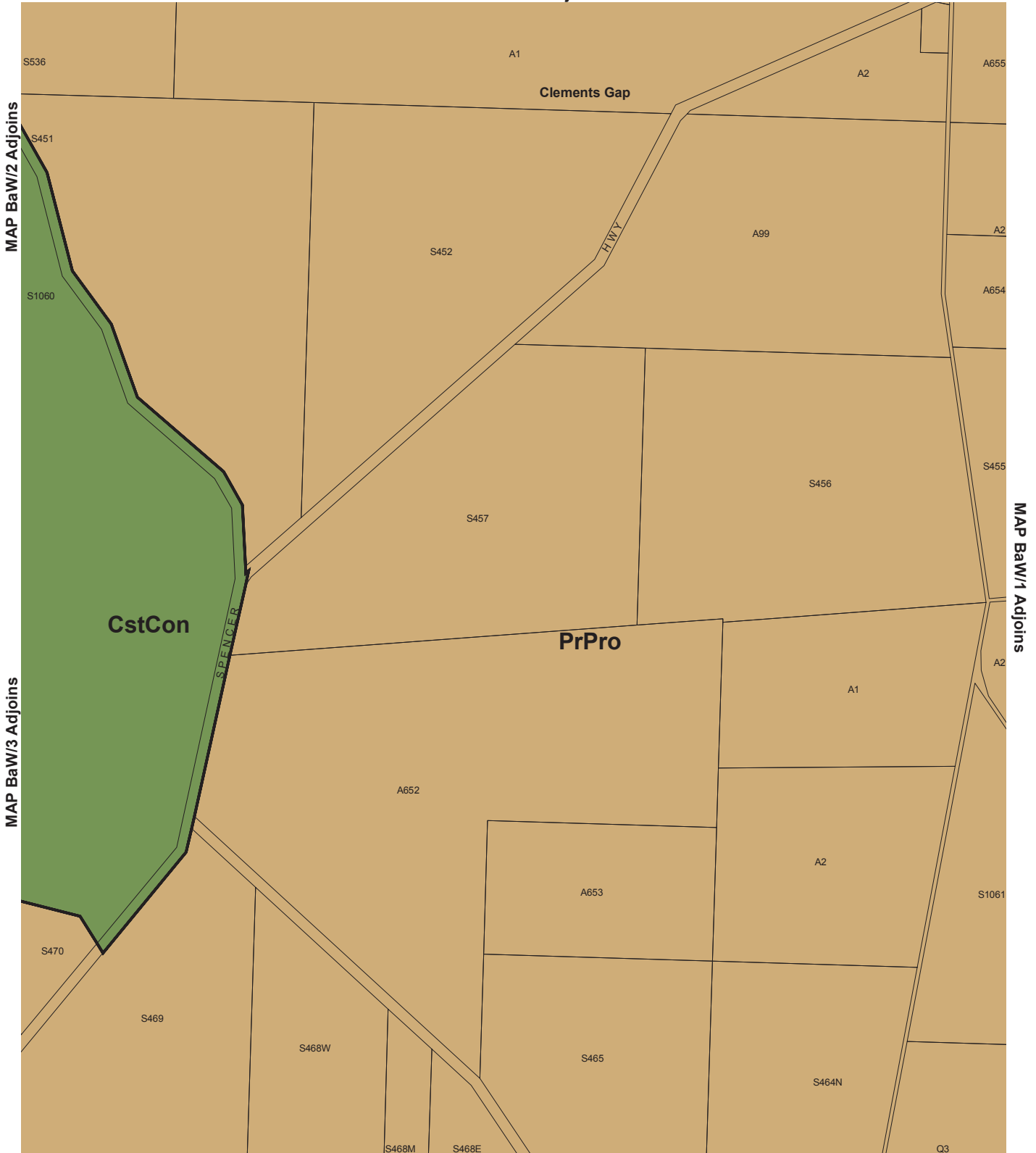
MAP BaW/1 Adjoins



Overlay Map BaW/4

NATURAL RESOURCES

MAP BaW/1 Adjoins



MAP BaW/1 Adjoins

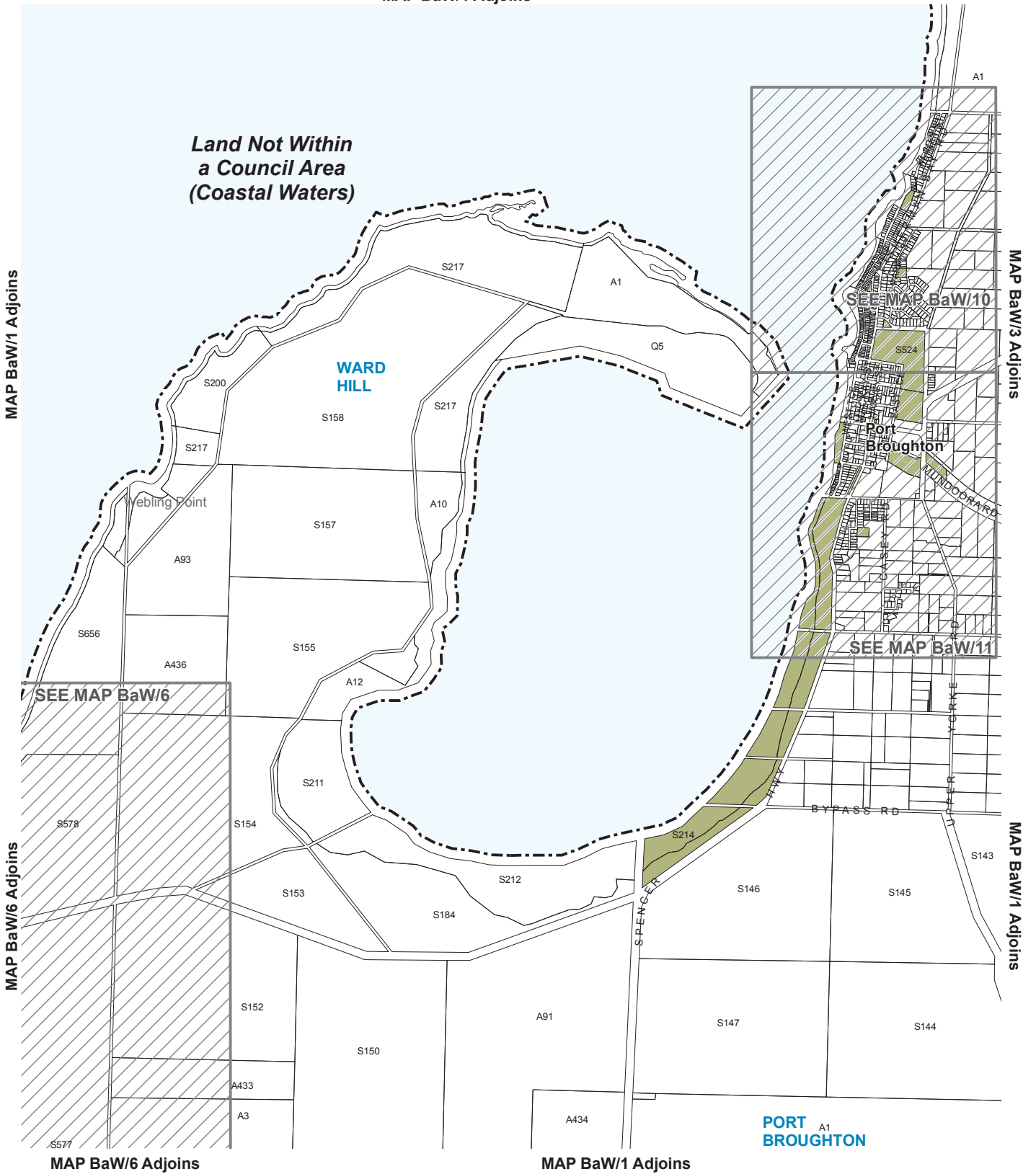
Lamberts Conformal Conic Projection, GDA94



Zone Map BaW/4

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

MAP BaW/1 Adjoins



Land Not Within
a Council Area
(Coastal Waters)

PORT
BROUGHTON

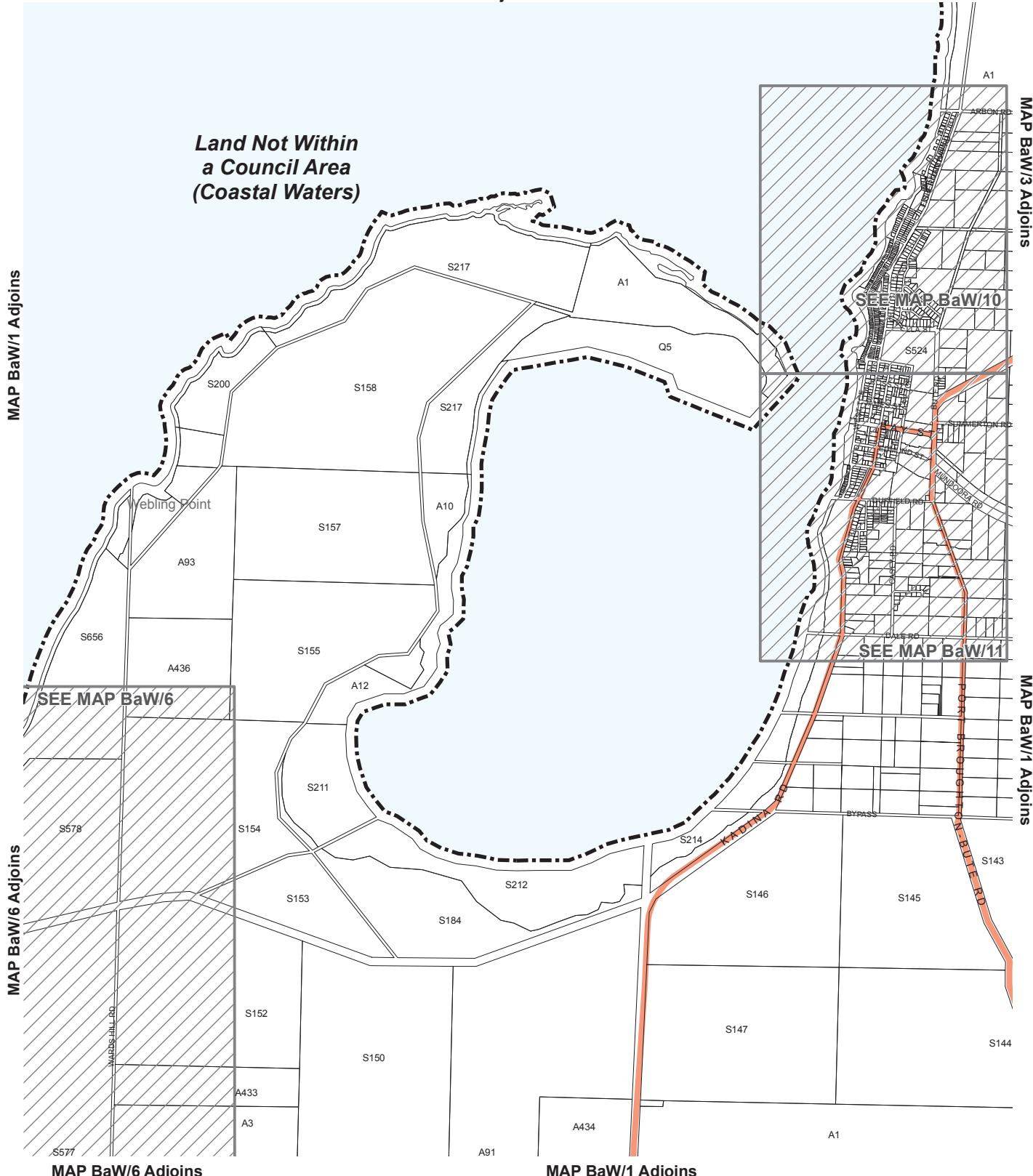


Location Map BaW/5

- Local Reserves
- Development Plan Boundary

MAP BaW/1 Adjoins

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



MAP BaW/1 Adjoins

MAP BaW/3 Adjoins

MAP BaW/1 Adjoins

MAP BaW/6 Adjoins

MAP BaW/6 Adjoins

MAP BaW/1 Adjoins



Overlay Map BaW/5 TRANSPORT

BARUNGA WEST COUNCIL
Consolidated - 19 March 2015

- Secondary Arterial Roads
- Development Plan Boundary

MAP BaW/1 Adjoins

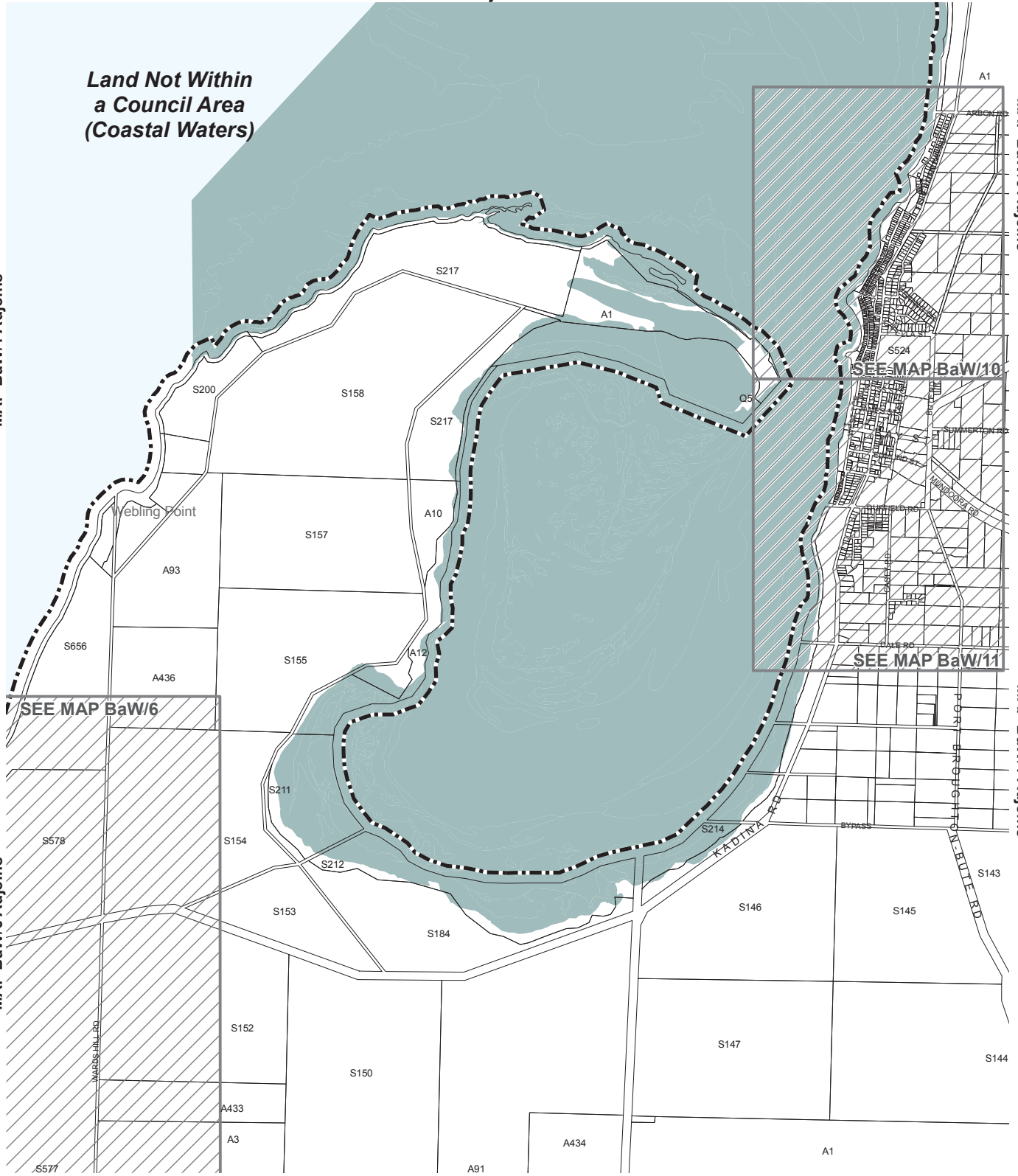
Land Not Within
a Council Area
(Coastal Waters)

MAP BaW/1 Adjoins

MAP BaW/3 Adjoins

MAP BaW/6 Adjoins

MAP BaW/1 Adjoins



SEE MAP BaW/6

SEE MAP BaW/10

SEE MAP BaW/11

MAP BaW/6 Adjoins

MAP BaW/1 Adjoins



Overlay Map BaW/5 DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

Land Not Within
a Council Area
(Coastal Waters)

Upper Spencer Gulf

Upper
Spencer
Gulf

MAP BaW/1 Adjoins

MAP BaW/3 Adjoins

SEE MAP BaW/10

SEE MAP BaW/11

MAP BaW/1 Adjoins

MAP BaW/6 Adjoins

SEE MAP BaW/6

Webbing Point

KADITHA RD

PORT FRONTRON MIDDLE RD

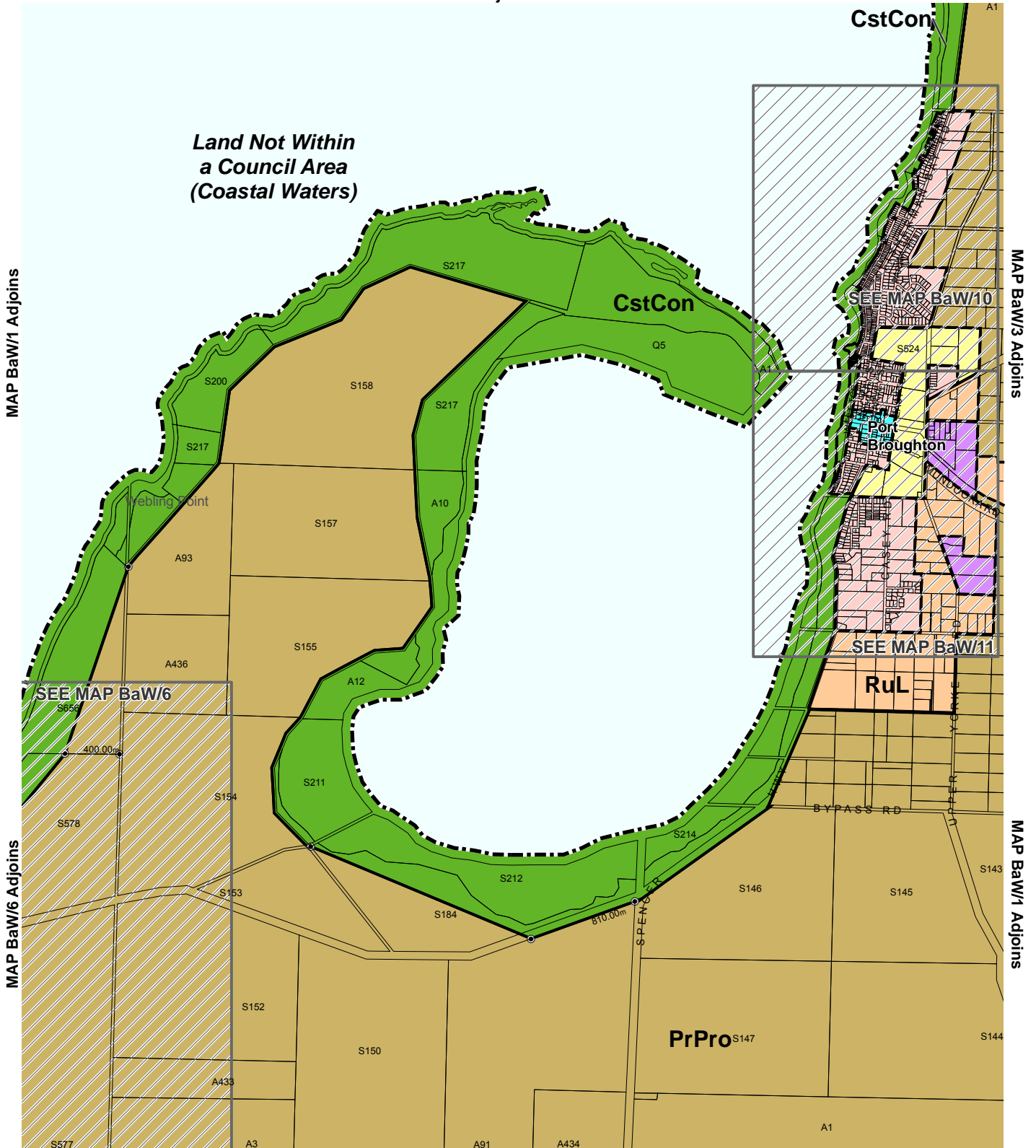
MAP BaW/6 Adjoins

MAP BaW/1 Adjoins



Overlay Map BaW/5 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



Land Not Within
a Council Area
(Coastal Waters)

MAP BaW/6 Adjoins
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

Zone Map BaW/5

MAP BaW/1 Adjoins

MAP BaW/5 Adjoins

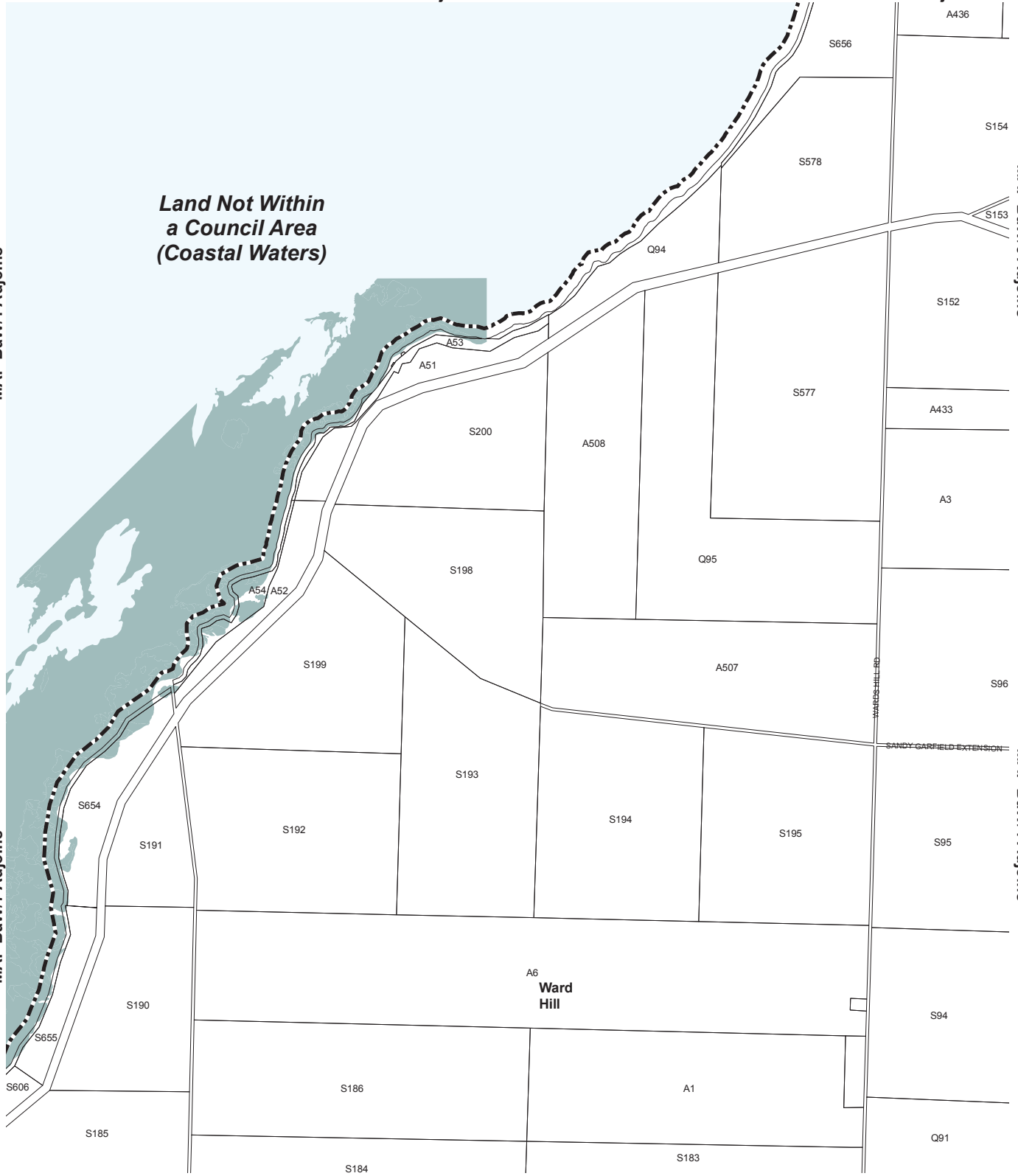
*Land Not Within
a Council Area
(Coastal Waters)*

MAP BaW/1 Adjoins

MAP BaW/7 Adjoins

MAP BaW/5 Adjoins

MAP BaW/1 Adjoins



MAP BaW/1 Adjoins



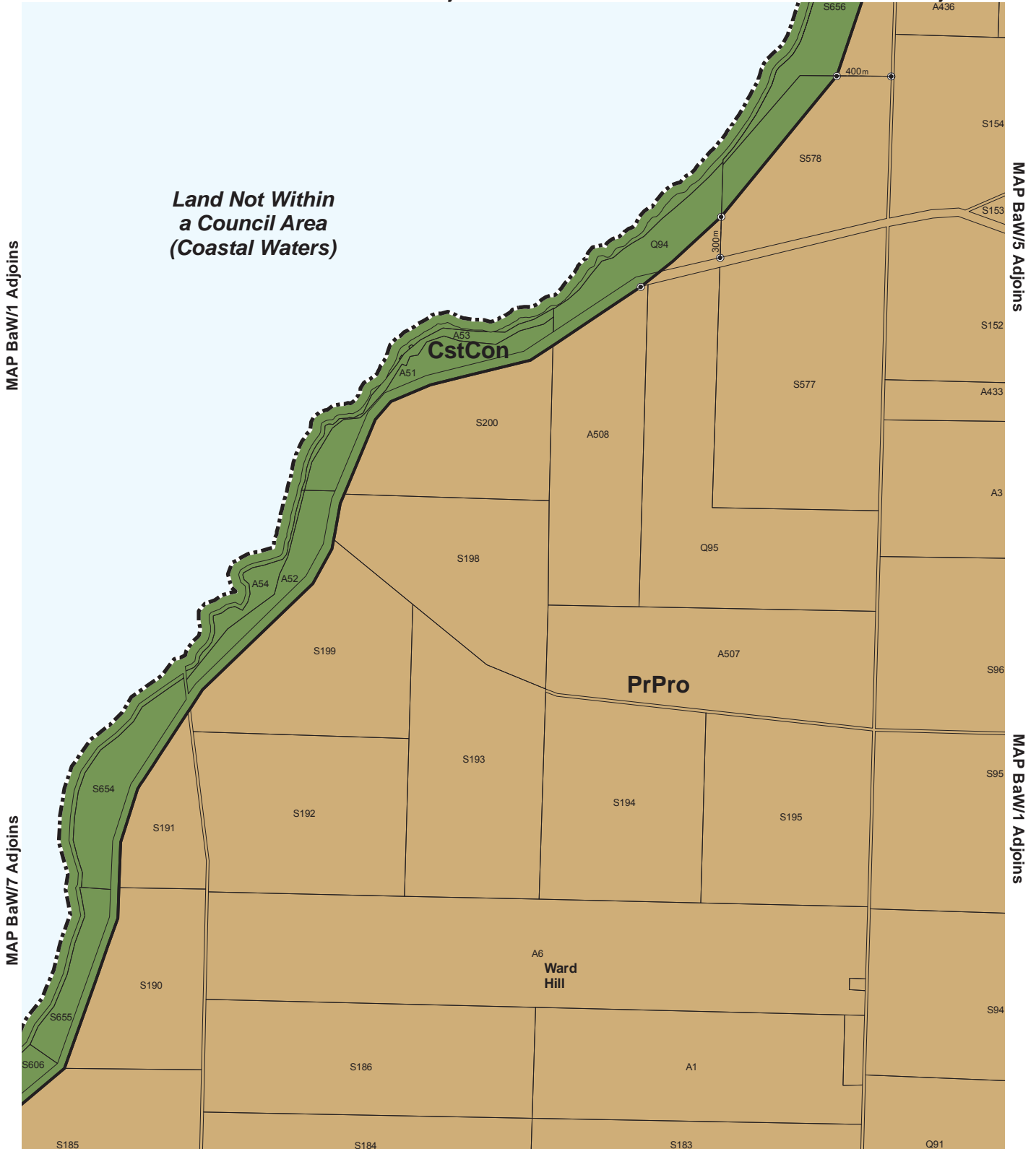
Overlay Map BaW/6

DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

MAP BaW/1 Adjoins

MAP BaW/5 Adjoins



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

MAP BaW/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

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

Zone Map BaW/6

MAP BaW/1 Adjoins



Location Map BaW/7

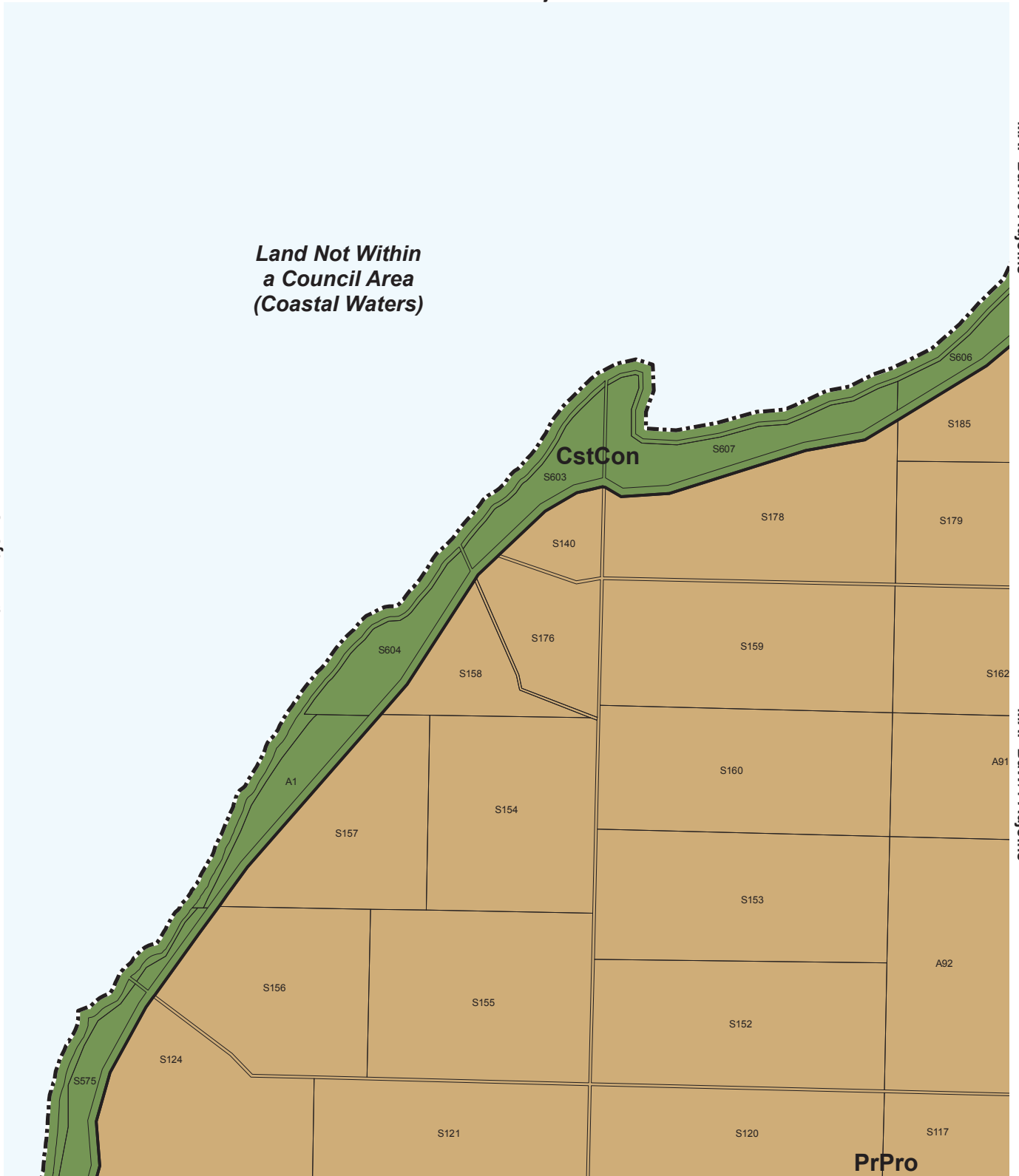
----- Development Plan Boundary

Land Not Within
a Council Area
(Coastal Waters)

MAP BaW/1 Adjoins

MAP BaW/6 Adjoins

MAP BaW/1 Adjoins



MAP BaW/8 Adjoins

MAP BaW/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



Zones

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

Zone Map BaW/7

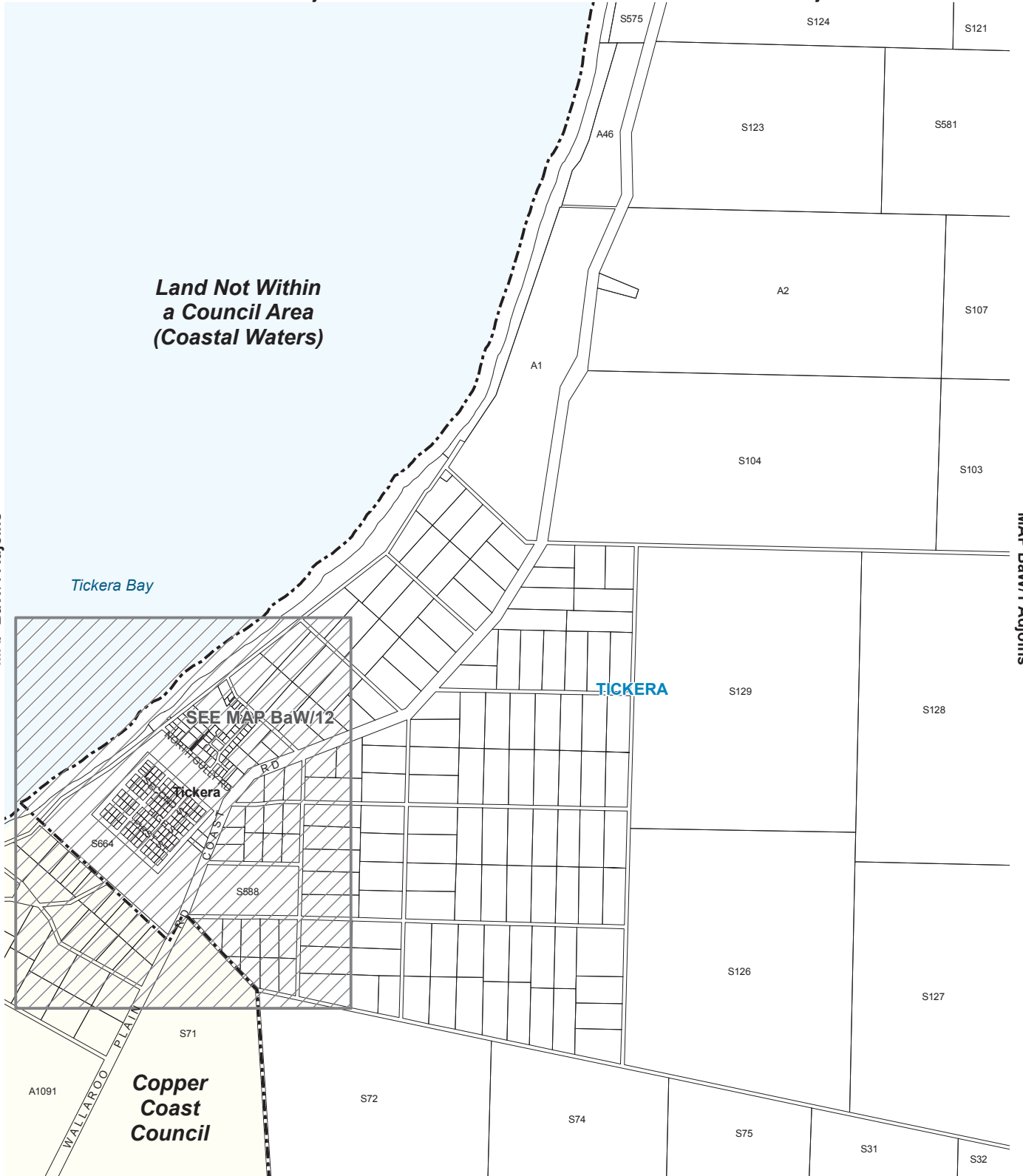
MAP BaW/1 Adjoins

MAP BaW/7 Adjoins

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

MAP BaW/1 Adjoins

MAP BaW/1 Adjoins



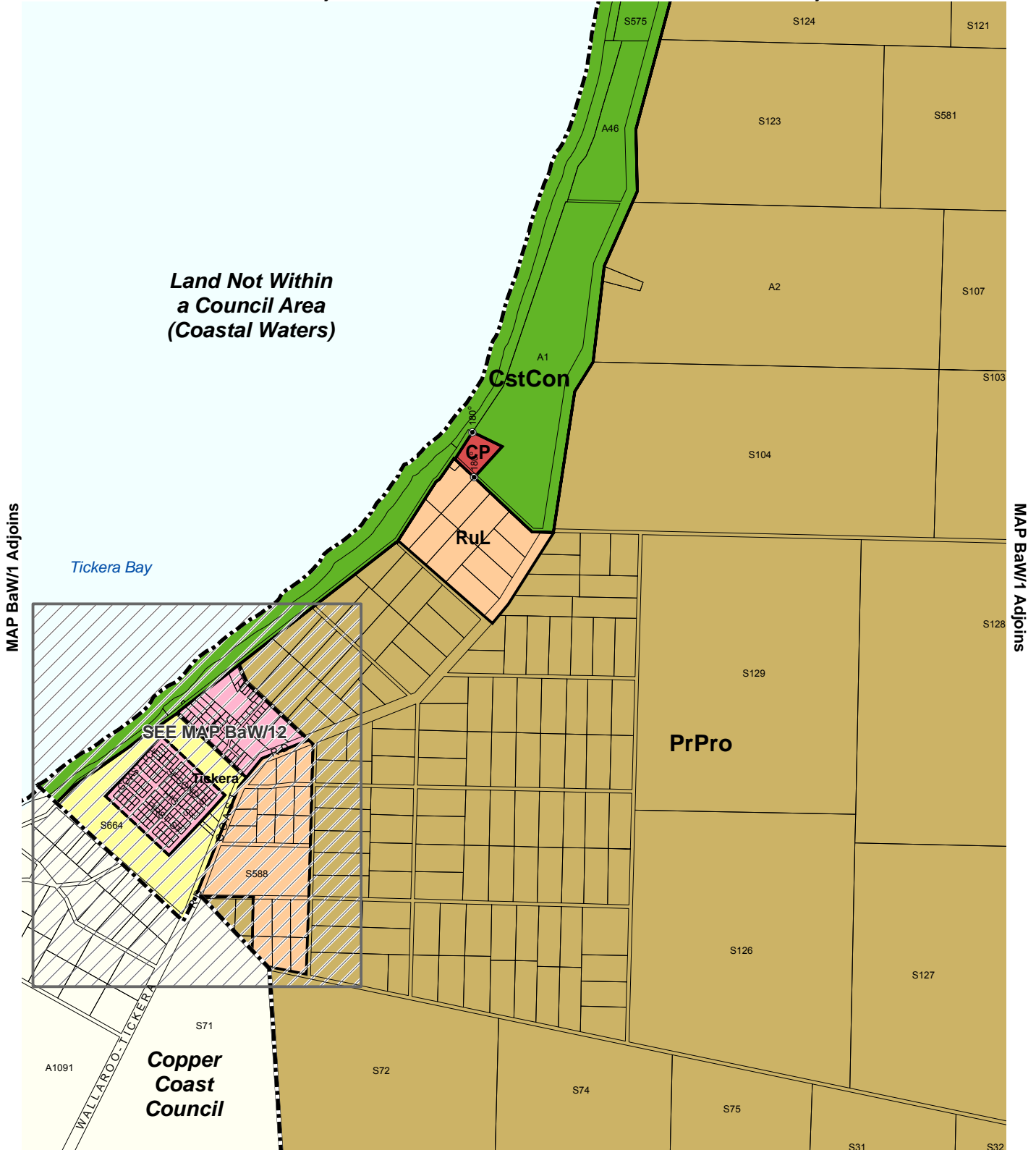
MAP BaW/1 Adjoins

Location Map BaW/8

----- Development Plan Boundary

MAP BaW/1 Adjoins

MAP BaW/7 Adjoins



MAP BaW/1 Adjoins

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



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

Zone Map BaW/8

MAP BaW/1 Adjoins

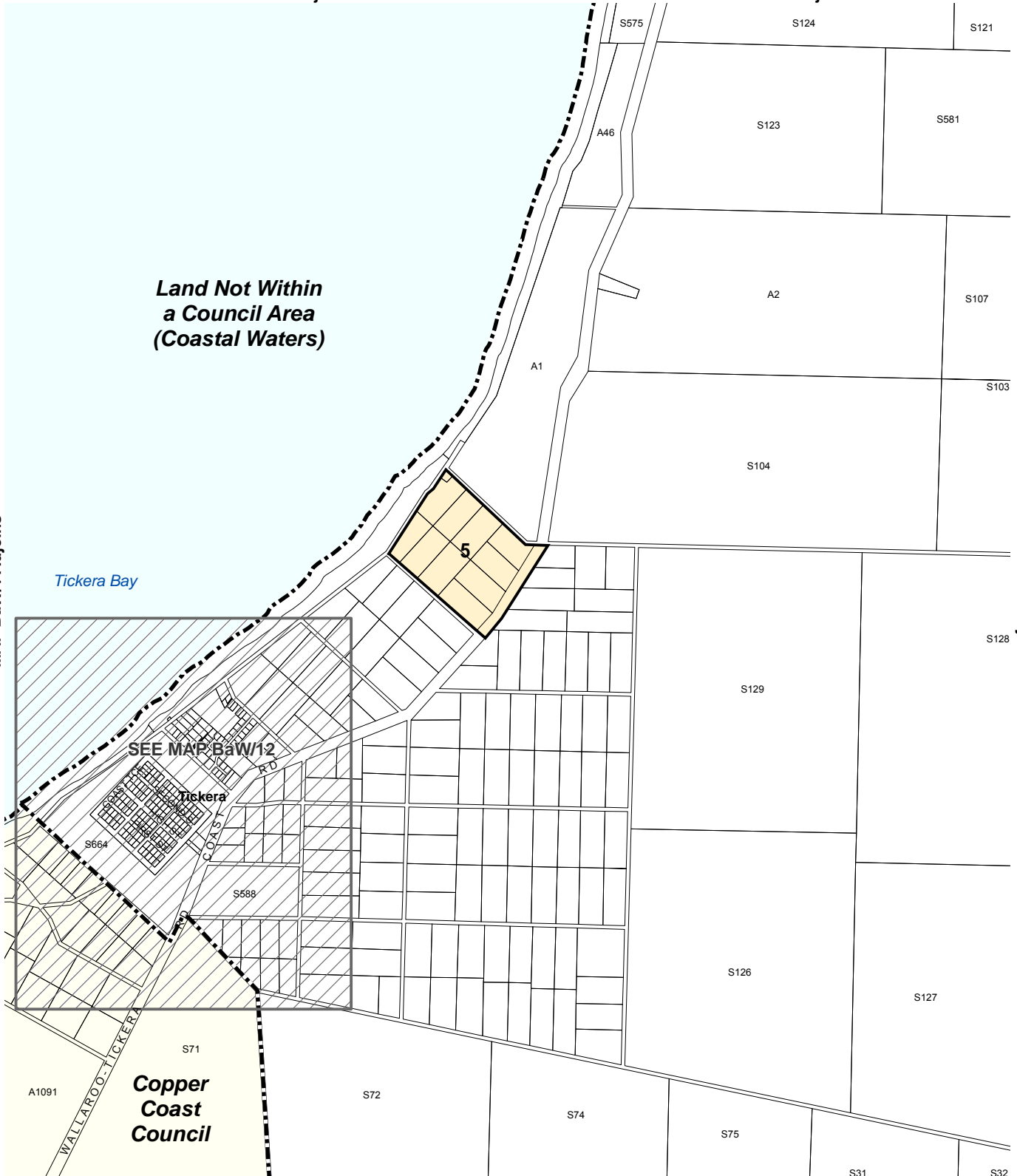
MAP BaW/7 Adjoins

Land Not Within
a Council Area
(Coastal Waters)

Tickera Bay

MAP BaW/1 Adjoins

MAP BaW/1 Adjoins



See enlargement map for accurate representation.

Lamberts Conformal Conic Projection, GDA94

Precinct

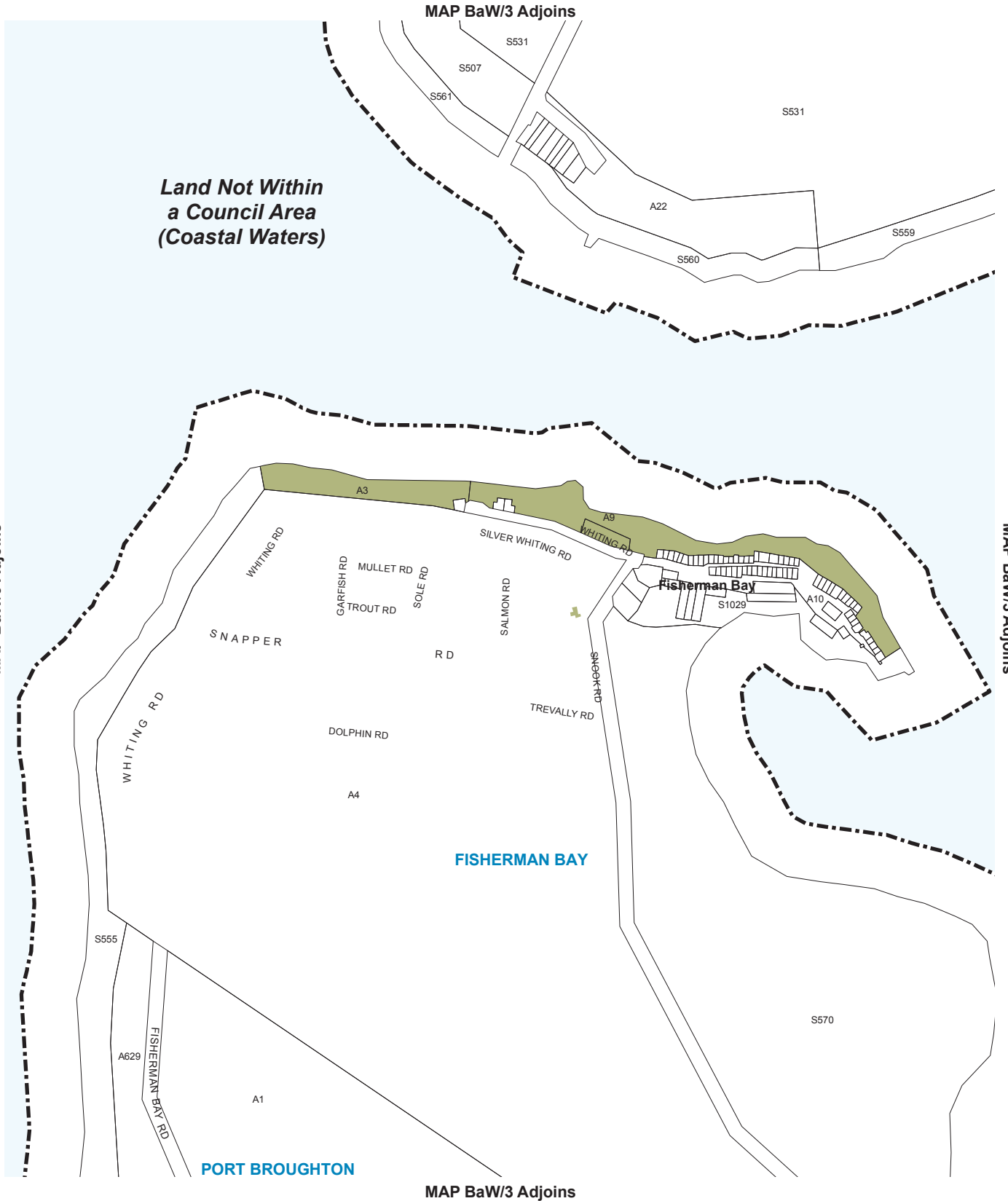
5 Tickera North



0 2,000m

Precinct Map BaW/8

- Precinct Boundary
- Development Plan Boundary



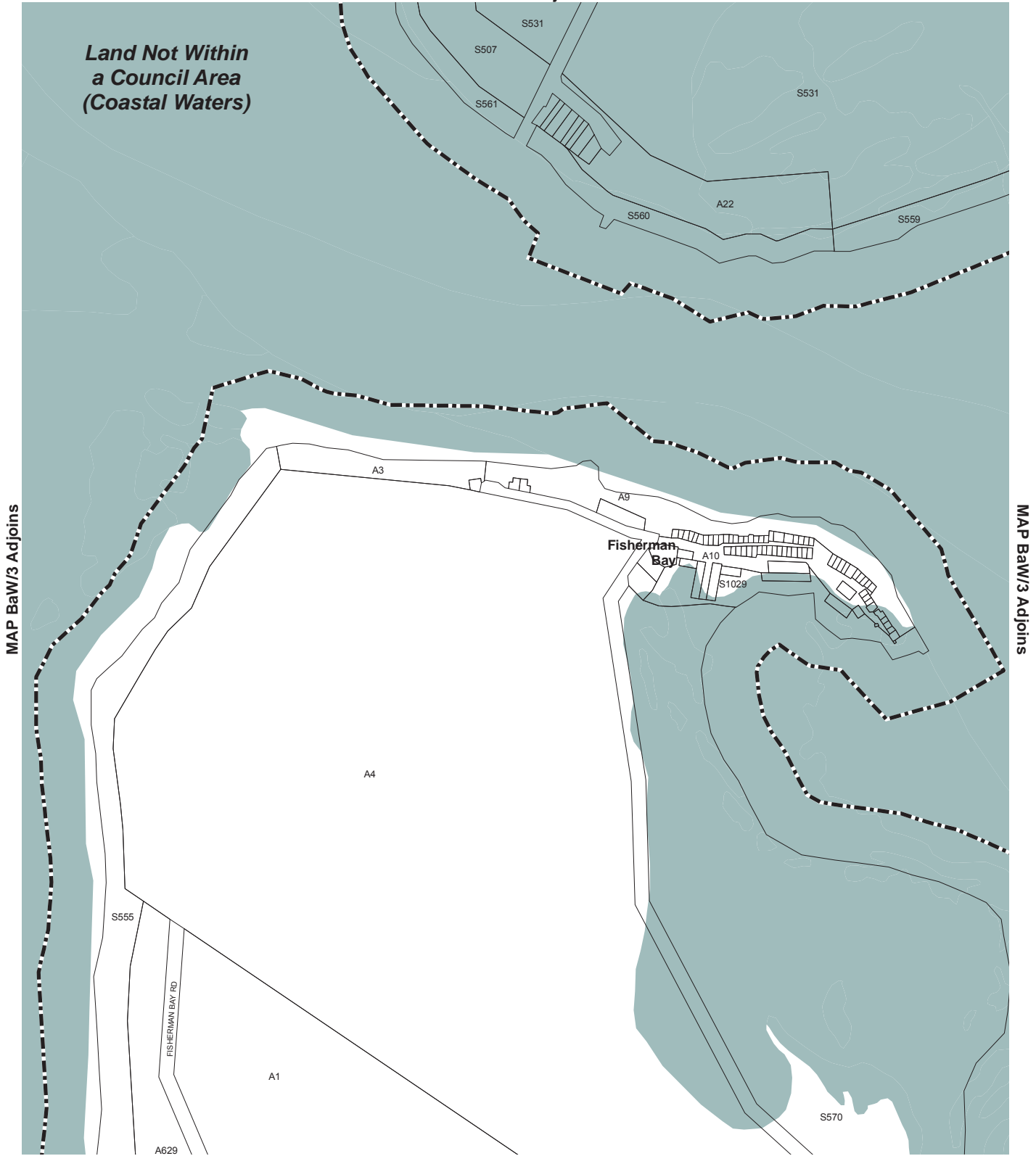
FISHERMANS BAY

Location Map BaW/9

- Local Reserves
- Development Plan Boundary

MAP BaW/3 Adjoins

Land Not Within
a Council Area
(Coastal Waters)



MAP BaW/3 Adjoins



FISHERMANS BAY

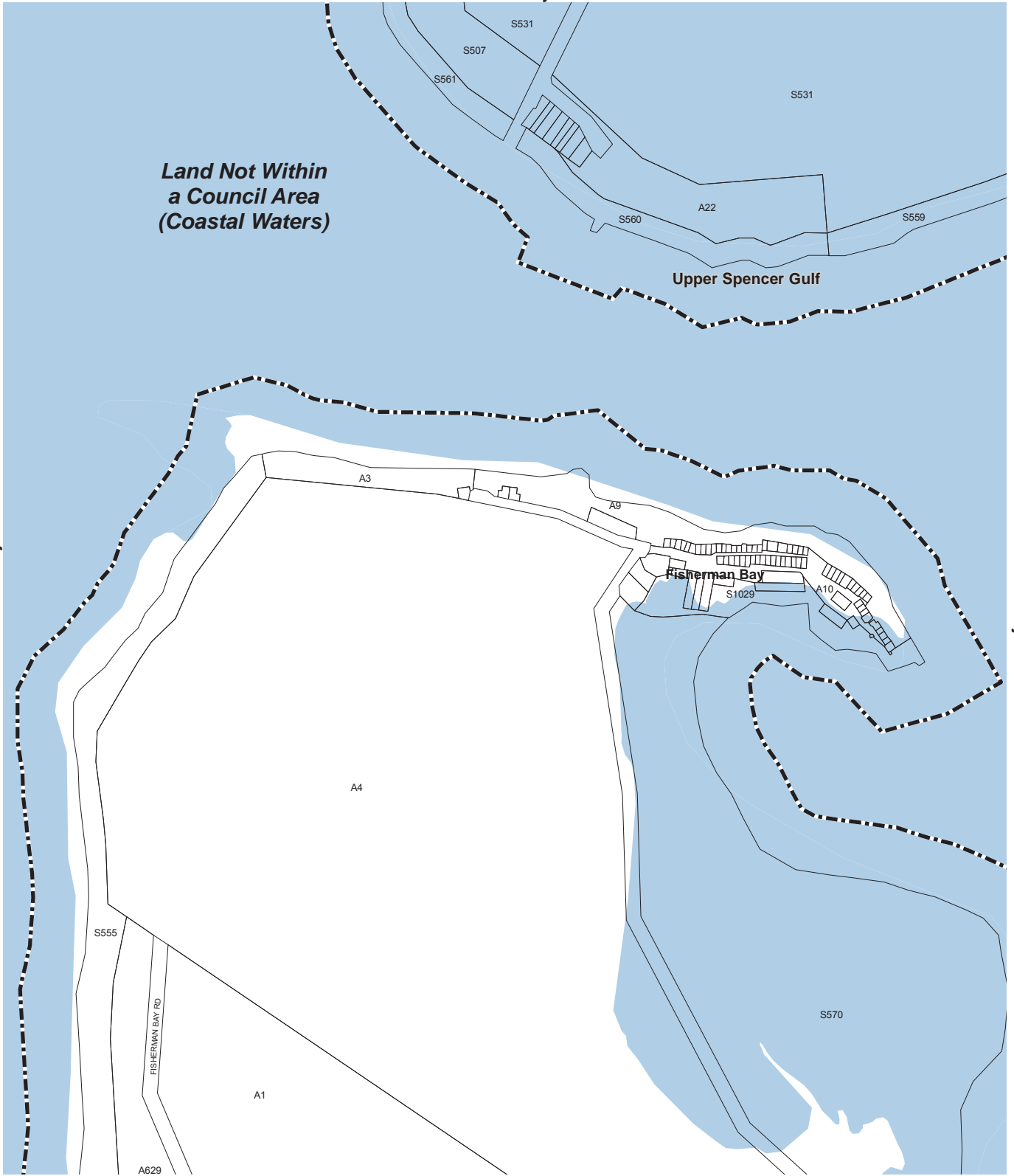
Overlay Map BaW/9 DEVELOPMENT CONSTRAINTS

BARUNGA WEST COUNCIL

Consolidated - 19 March 2015

- Coastal Acid Sulfate Soils
- Development Plan Boundary

MAP BaW/3 Adjoins



MAP BaW/3 Adjoins



FISHERMANS BAY

Overlay Map BaW/9

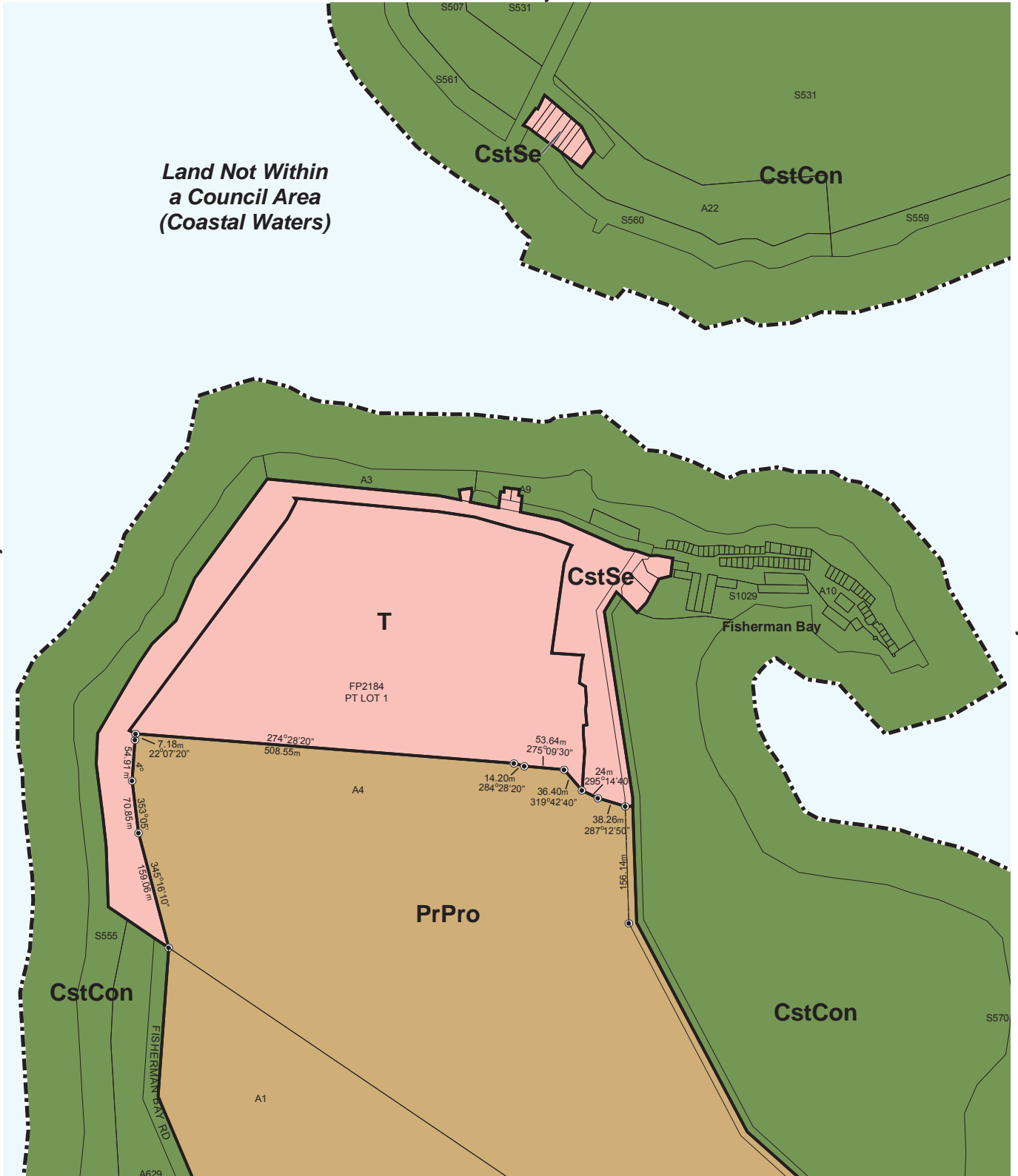
NATURAL RESOURCES

BARUNGA WEST COUNCIL

Consolidated - 19 March 2015

- Wetlands of National Importance
- Development Plan Boundary

MAP BaW/3 Adjoins



MAP BaW/3 Adjoins

Lamberts Conformal Conic Projection, GDA94



FISHERMANS BAY

Zone Map BaW/9

Zones

- CstCon Coastal Conservation
- CstSe Coastal Settlement
- PrPro Primary Production
- T Township
- Zone Boundary
- Development Plan Boundary

BARUNGA WEST COUNCIL

Consolidated - 19 March 2015

MAP BaW/5 Adjoins

Land Not Within
a Council Area
(Coastal Waters)

MAP BaW/5 Adjoins

MAP BaW/5 Adjoins





MAP BaW/11 Adjoins



PORT BROUGHTON

Location Map BaW/10

-  Local Reserves
-  Development Plan Boundary

MAP BaW/5 Adjoins

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

MAP BaW/5 Adjoins

MAP BaW/5 Adjoins



MAP BaW/11 Adjoins



PORT BROUGHTON

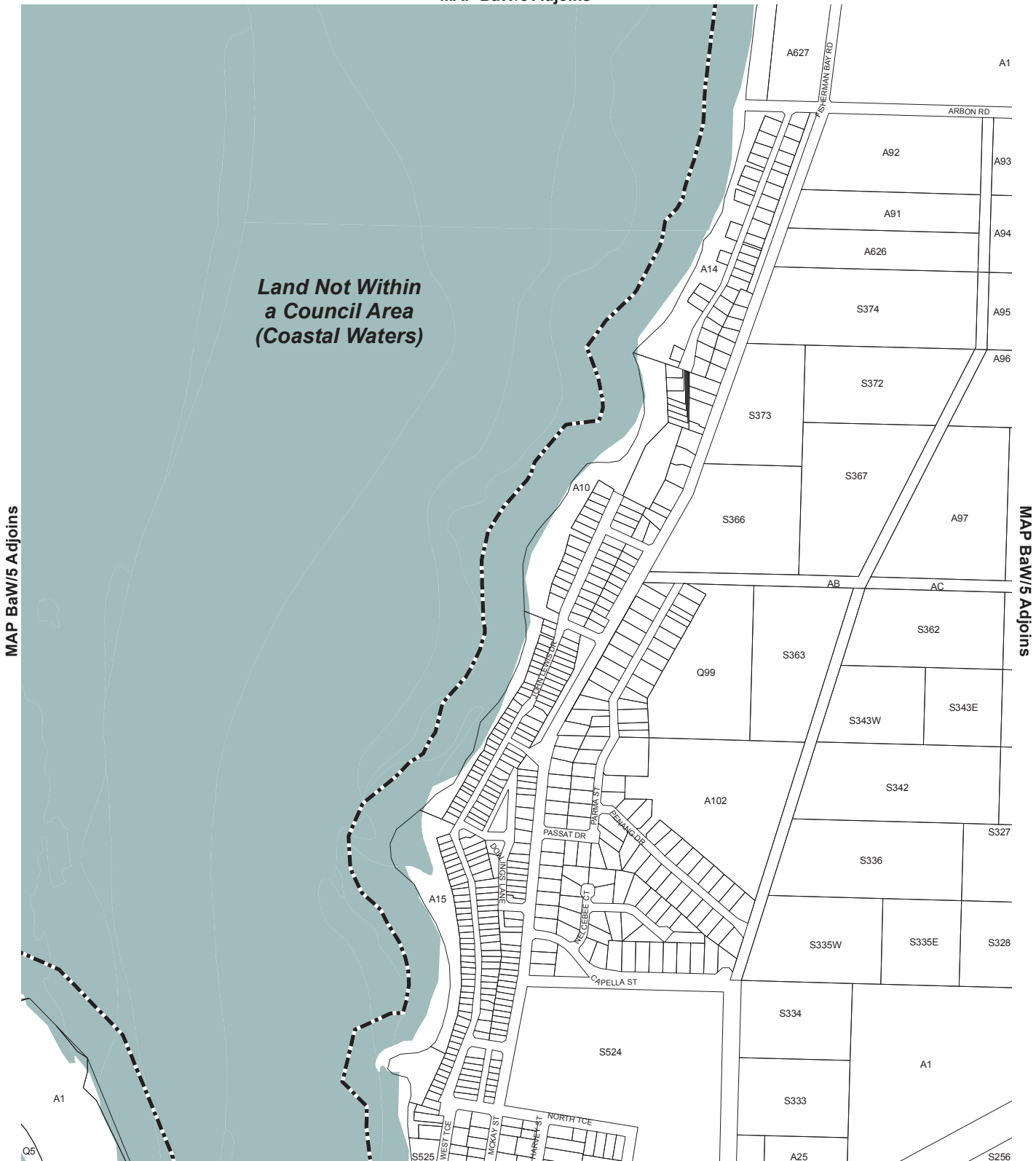
Overlay Map BaW/10 TRANSPORT

BARUNGA WEST COUNCIL

Consolidated - 19 March 2015

- Secondary Arterial Roads
- Development Plan Boundary

MAP BaW/5 Adjoins



MAP BaW/11 Adjoins



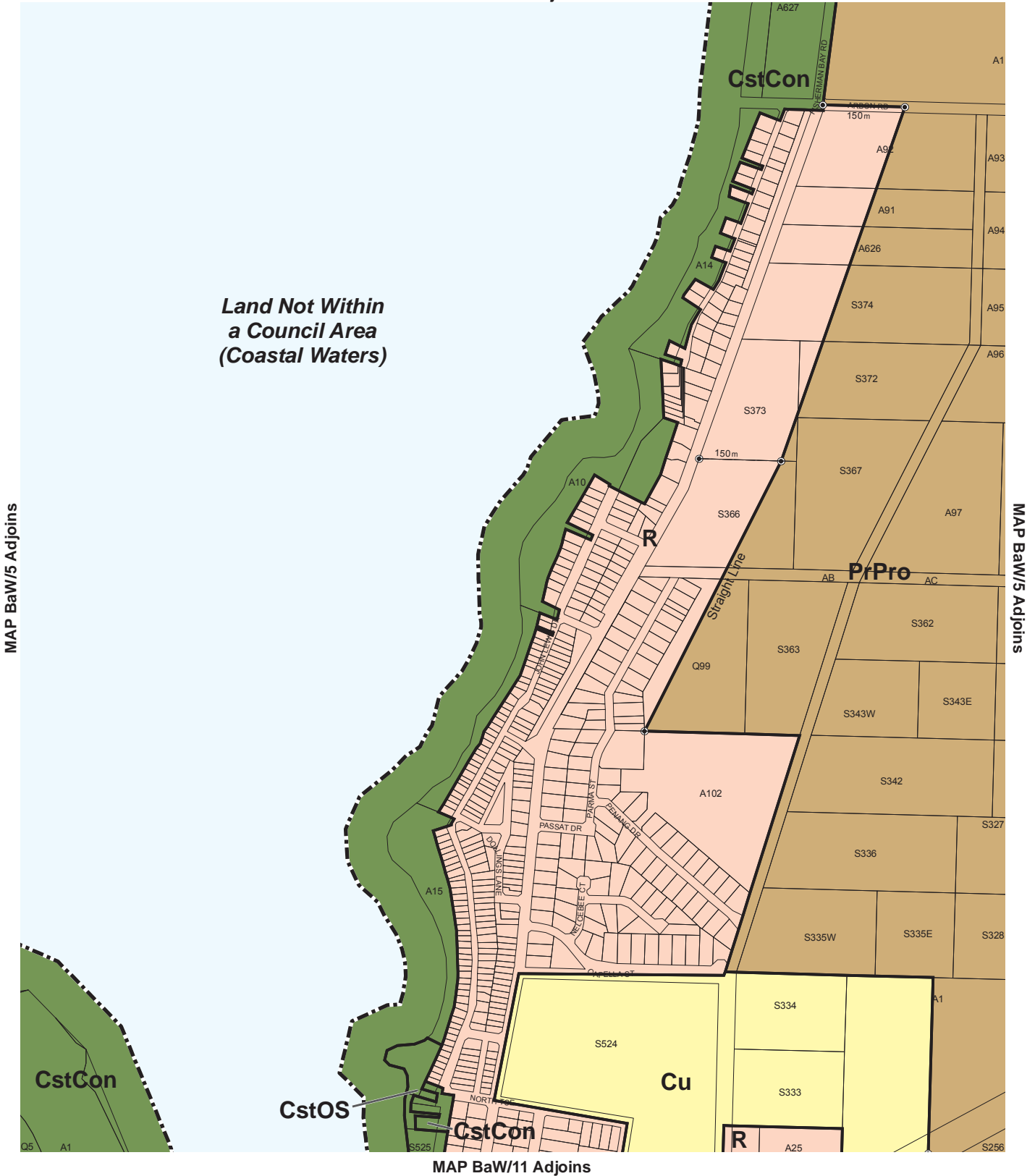
PORT BROUGHTON

Overlay Map BaW/10 DEVELOPMENT CONSTRAINTS

BARUNGA WEST COUNCIL

Consolidated - 19 March 2015

- Coastal Acid Sulfate Soils
- Development Plan Boundary



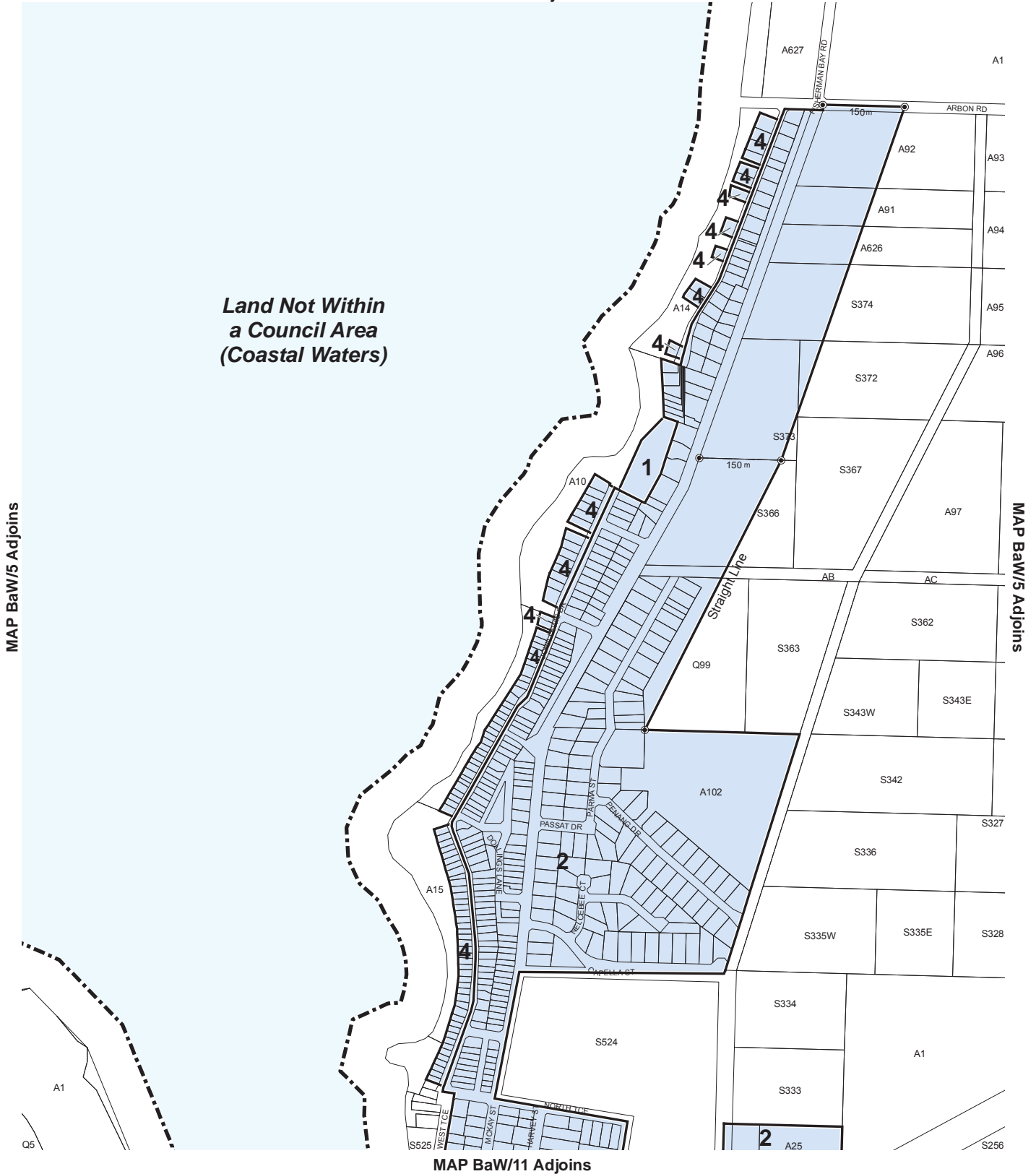
Lamberts Conformal Conic Projection, GDA94

- Zones**
- CstCon Coastal Conservation
 - CstOS Coastal Open Space
 - Cu Community
 - PrPro Primary Production
 - R Residential
 - Zone Boundary
 - Development Plan Boundary

N
0 500m

PORT BROUGHTON
Zone Map BaW/10

MAP BaW/5 Adjoins



Land Not Within
a Council Area
(Coastal Waters)

Lamberts Conformal Conic Projection, GDA94

Policy Area

- 1 Tourist Park Policy Area
- 2 Port Broughton Central Policy Area
- 4 Port Broughton Waterfront Policy Area



PORT BROUGHTON

Policy Area Map BaW/10

- Policy Area Boundary
- Development Plan Boundary

MAP BaW/10 Adjoins

Port Broughton

MAP BaW/5 Adjoins

Land Not Within
a Council Area
(Coastal Waters)

MAP BaW/5 Adjoins

MAP BaW/5 Adjoins



PORT BROUGHTON

Overlay Map BaW/11 TRANSPORT

BARUNGA WEST COUNCIL

Consolidated - 19 March 2015

- Secondary Arterial Roads
- Development Plan Boundary

MAP BaW/10 Adjoins

Port Broughton

MAP BaW/5 Adjoins

Land Not Within a Council Area (Coastal Waters)

MAP BaW/5 Adjoins

MAP BaW/5 Adjoins



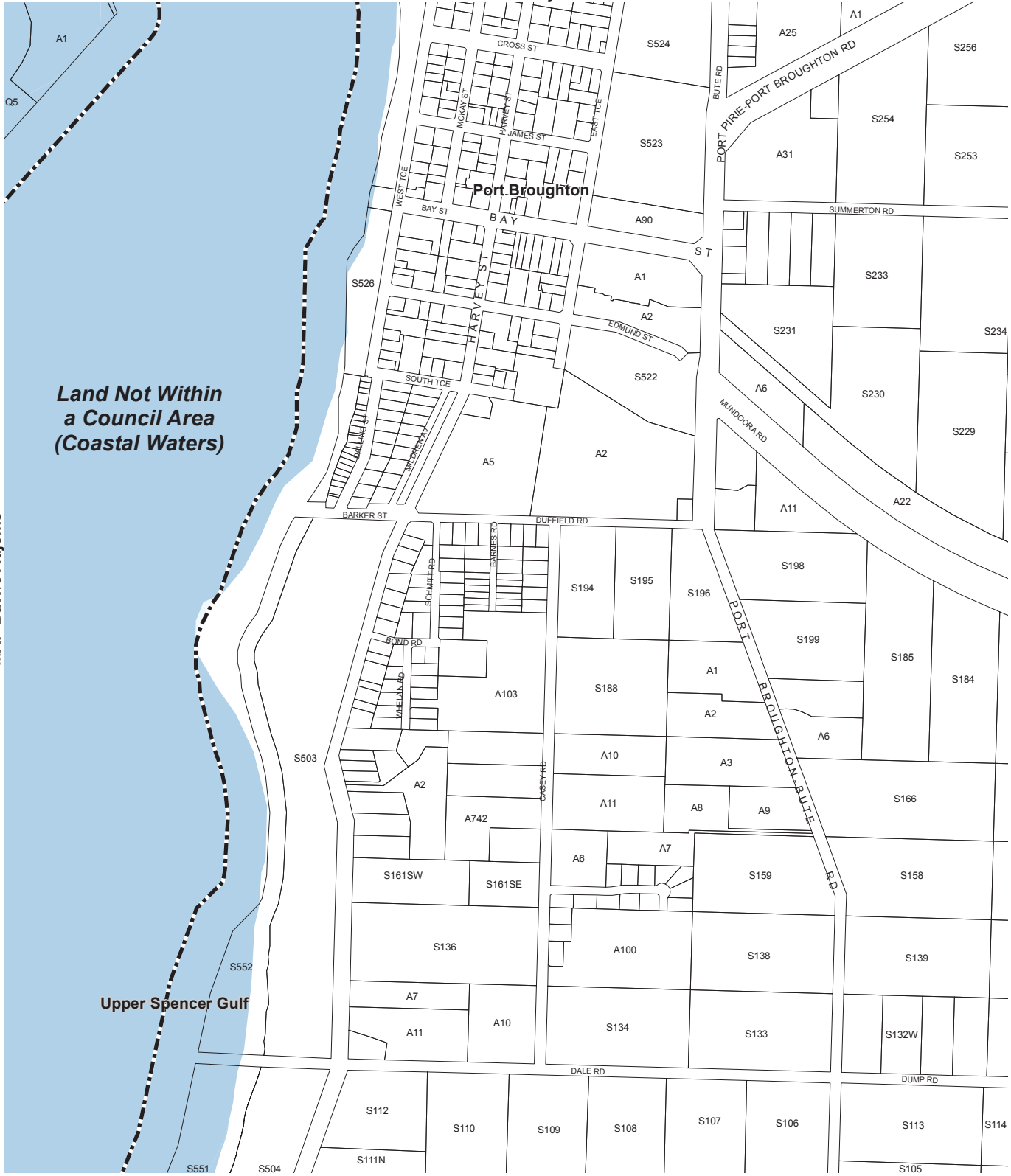
PORT BROUGHTON

Overlay Map BaW/11 DEVELOPMENT CONSTRAINTS

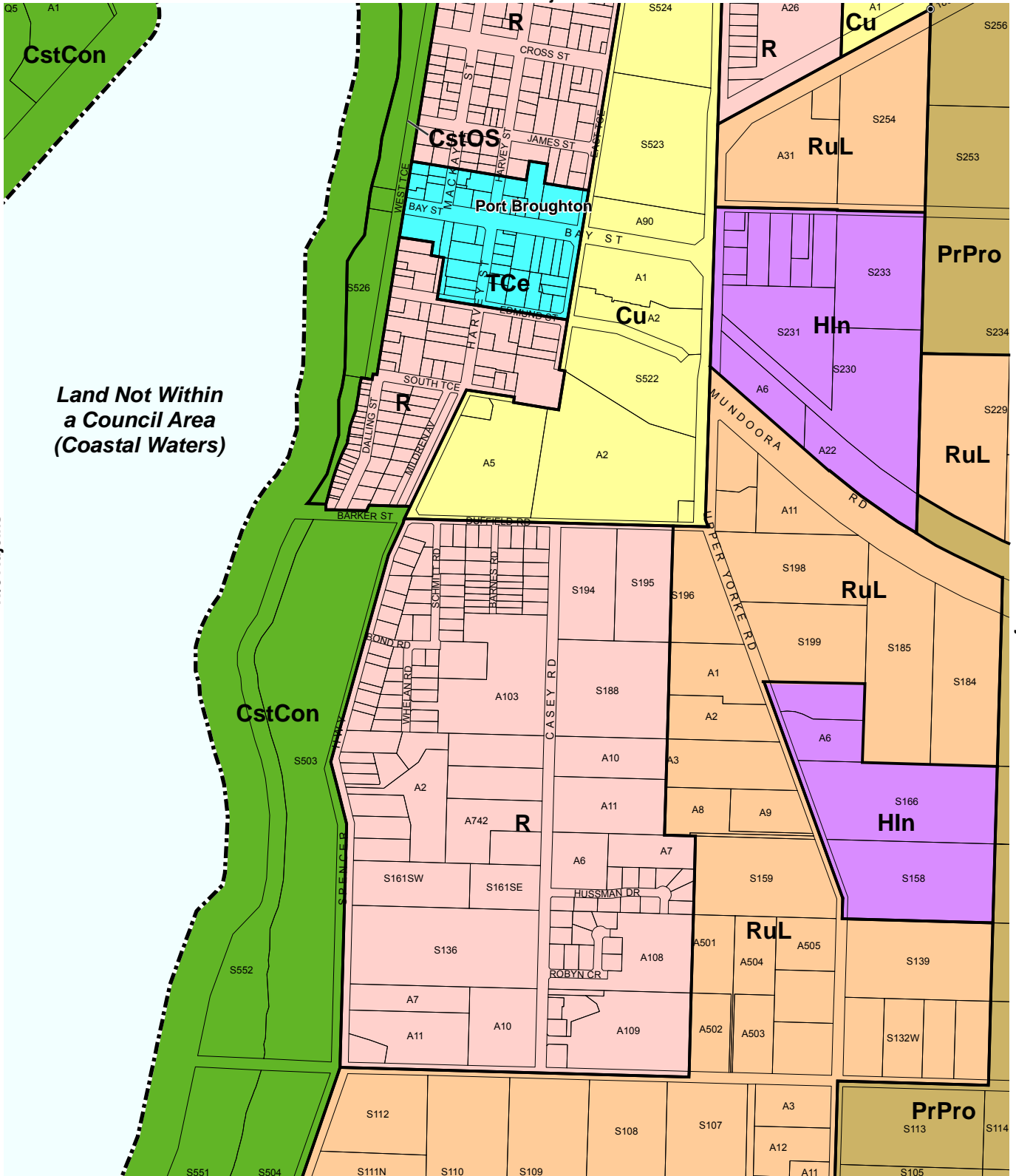
BARUNGA WEST COUNCIL
Consolidated - 19 March 2015

- Coastal Acid Sulfate Soils
- Development Plan Boundary

MAP BaW/10 Adjoins



MAP BaW/10 Adjoins



Land Not Within
a Council Area
(Coastal Waters)

MAP BaW/5 Adjoins

Lamberts Conformal Conic Projection, GDA94

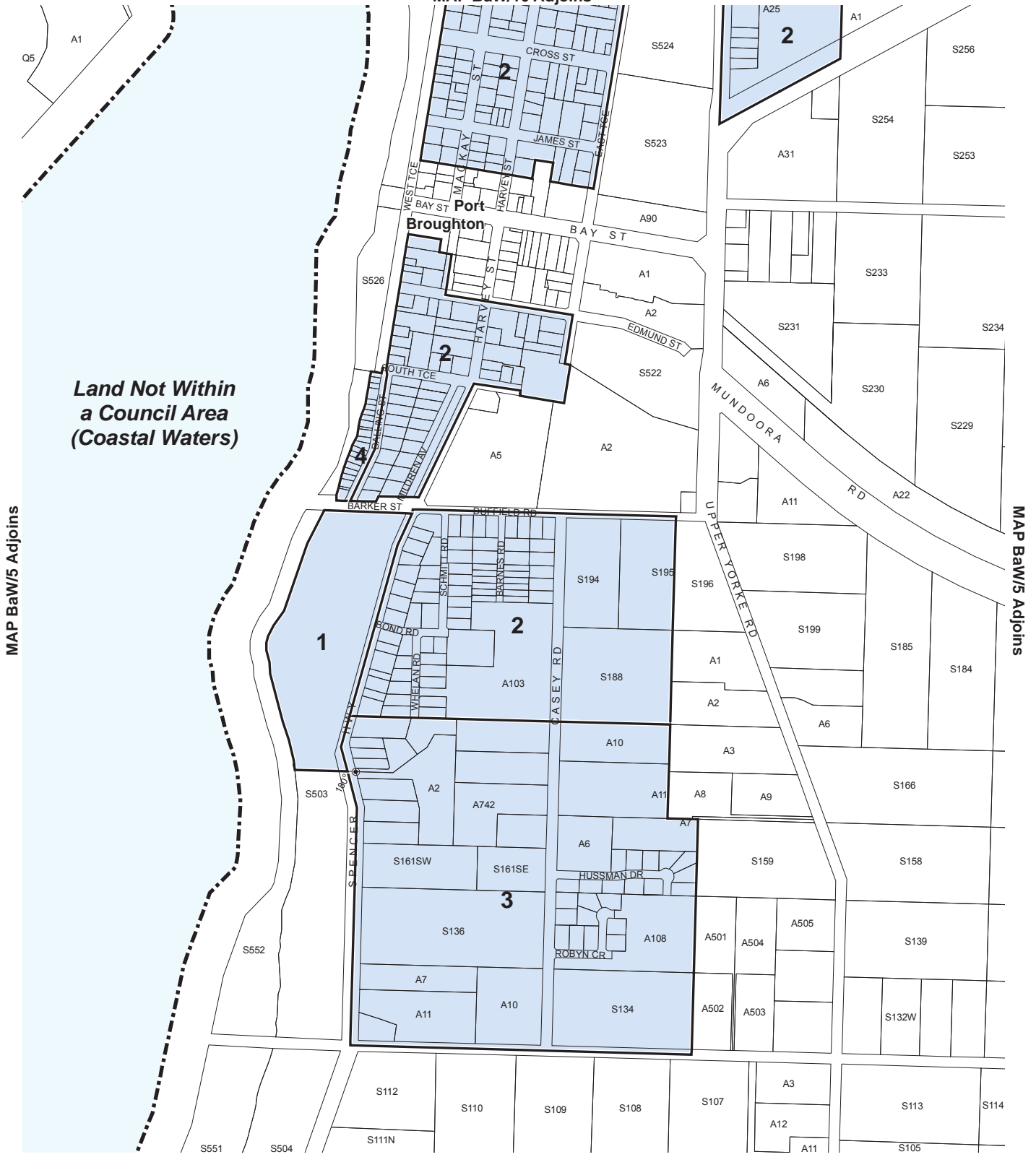
Zones

- CstCon Coastal Conservation
- CstOS Coastal Open Space
- Cu Community
- HIn Home Industry
- PrPro Primary Production
- R Residential
- RuL Rural Living
- TCe Town Centre
- Zone Boundary
- Development Plan Boundary



PORT BROUGHTON
Zone Map BaW/11

MAP BaW/10 Adjoins



MAP BaW/10 Adjoins

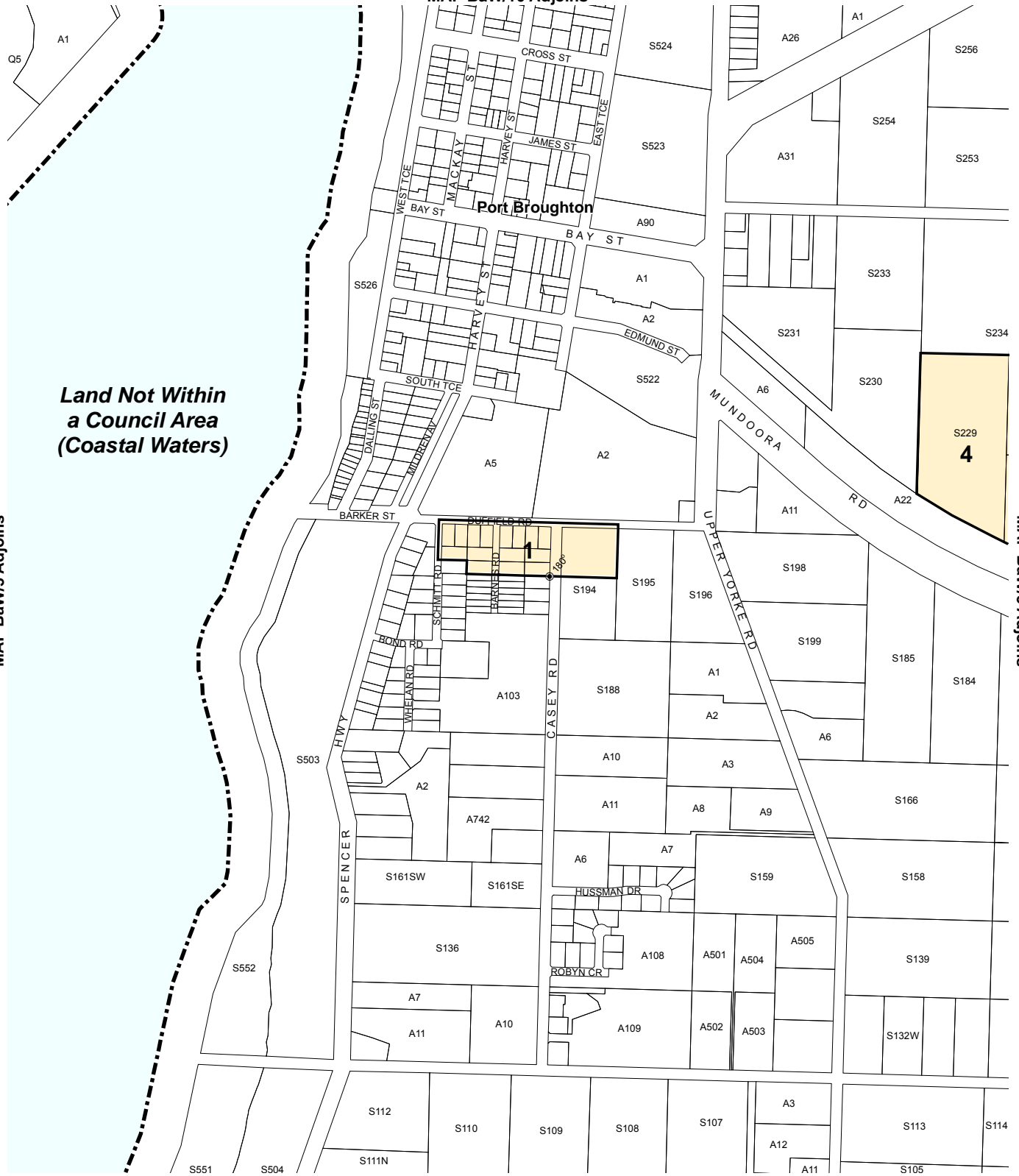
Port Broughton

MAP BaW/5 Adjoins

Land Not Within
a Council Area
(Coastal Waters)

MAP BaW/5 Adjoins

MAP BaW/5 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct

- 1 Duffield Road
- 4 Port Broughton East



0 500m

PORT BROUGHTON

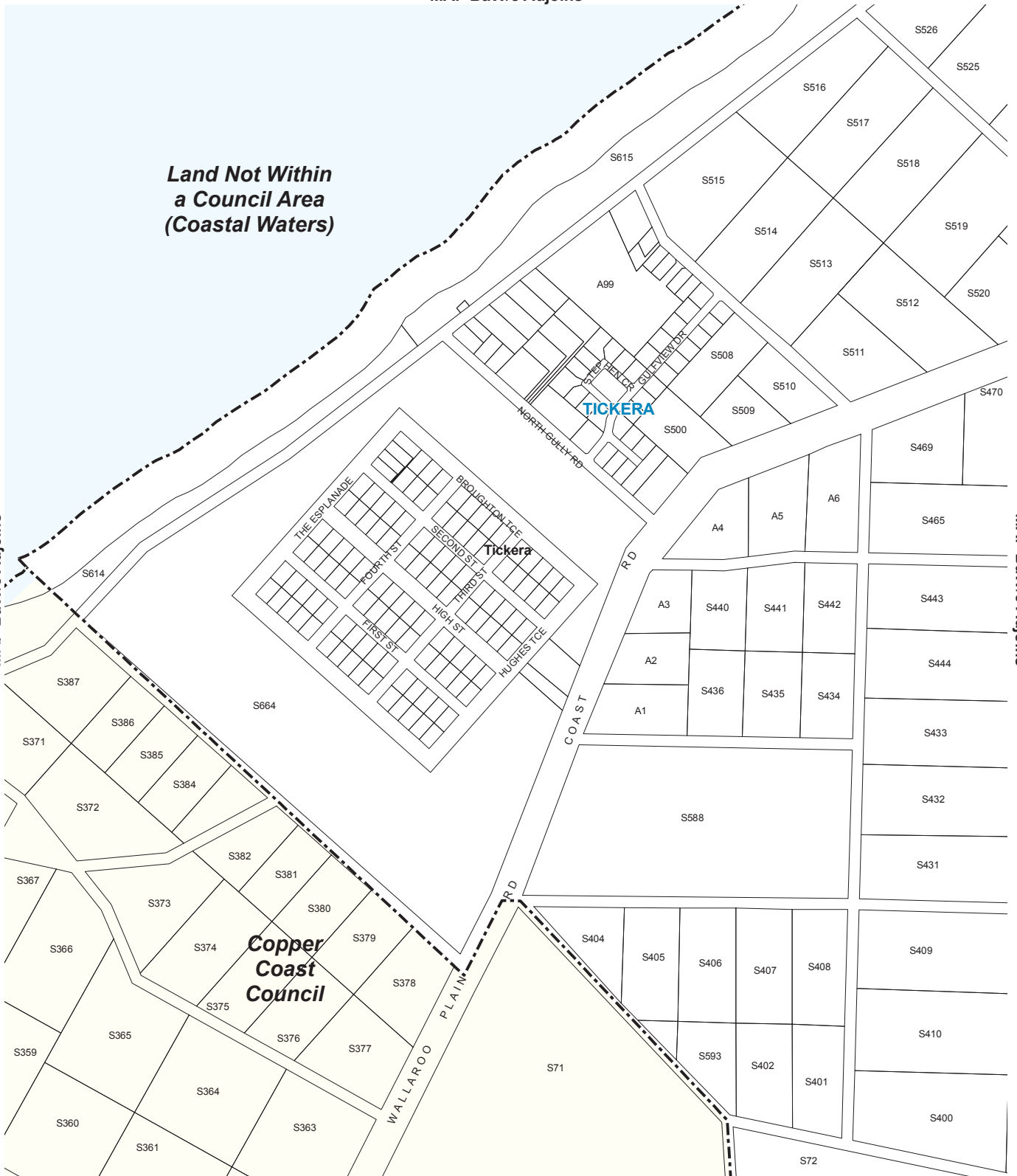
Precinct Map BaW/11

- Precinct Boundary
- Development Plan Boundary

Land Not Within
a Council Area
(Coastal Waters)

MAP BaW/8 Adjoins

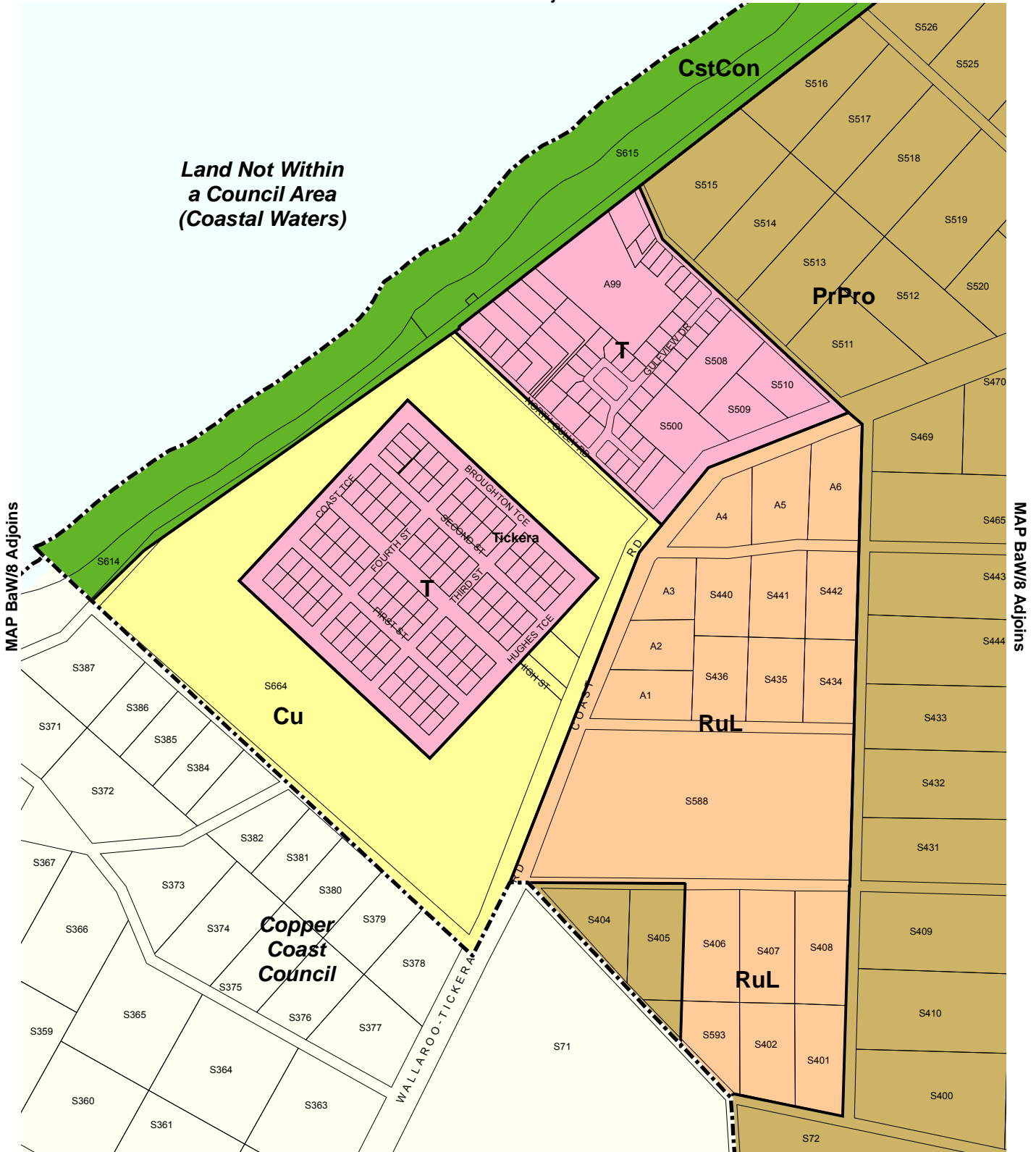
MAP BaW/8 Adjoins



TICKERA

Location Map BaW/12

MAP BaW/8 Adjoins



MAP BaW/8 Adjoins

Lamberts Conformal Conic Projection, GDA94



- Zones**
- Coastal Conservation
 - Community
 - Primary Production
 - Rural Living
 - Township
 - Zone Boundary
 - Development Plan Boundary

TICKERA
Zone Map BaW/12

MAP BaW/1 Adjoins



MAP BaW/1 Adjoins



ALFORD

Location Map BaW/13

MAP BaW/1 Adjoins



MAP BaW/1 Adjoins



ALFORD

Overlay Map BaW/13 TRANSPORT

BARUNGA WEST COUNCIL
Consolidated - 19 March 2015

Secondary Arterial Roads

MAP BaW/1 Adjoins



MAP BaW/1 Adjoins



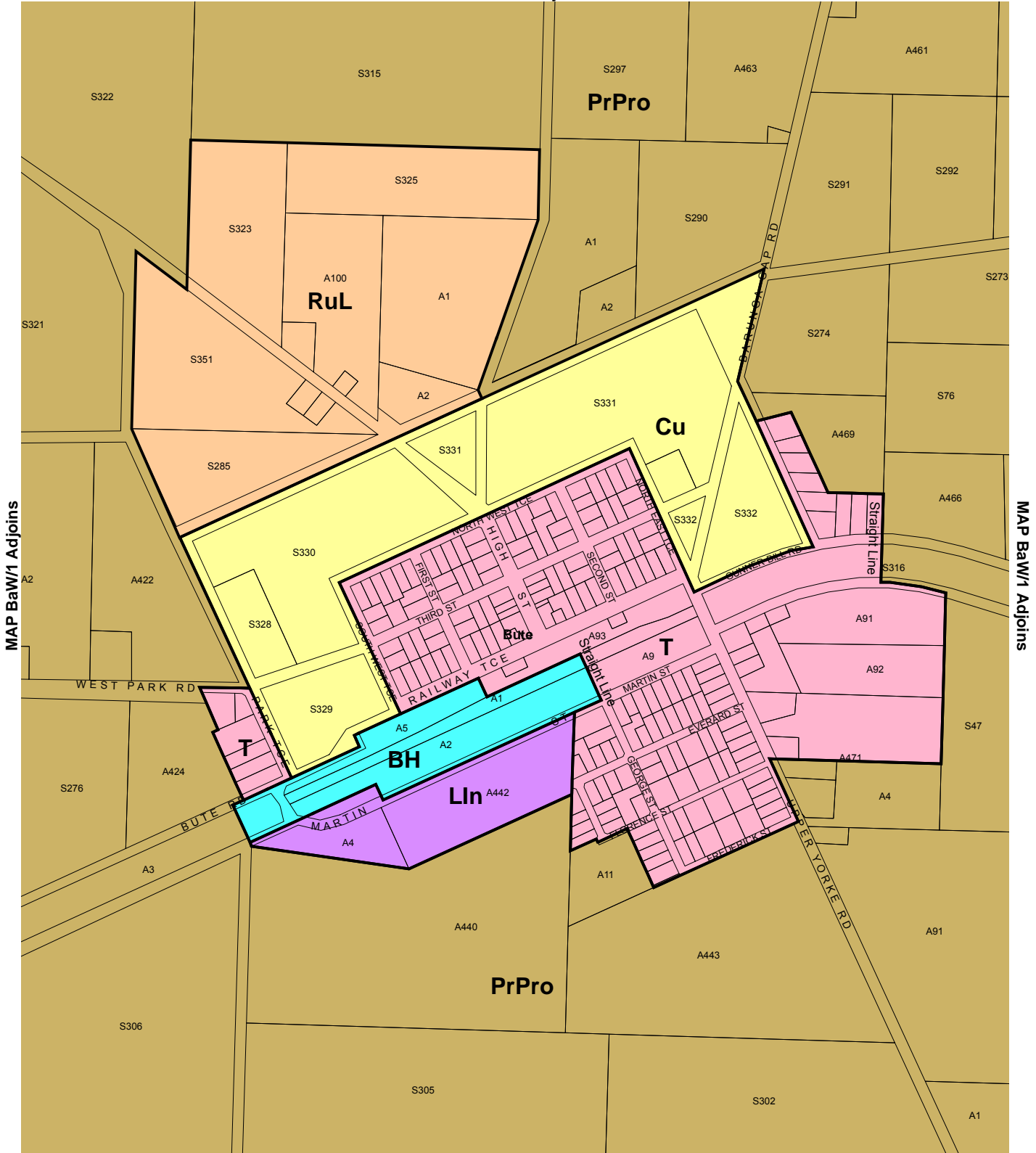
BUTE

Overlay Map BaW/14 TRANSPORT

BARUNGA WEST COUNCIL
Consolidated - 19 March 2015

 Secondary Arterial Roads

MAP BaW/1 Adjoins



MAP BaW/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

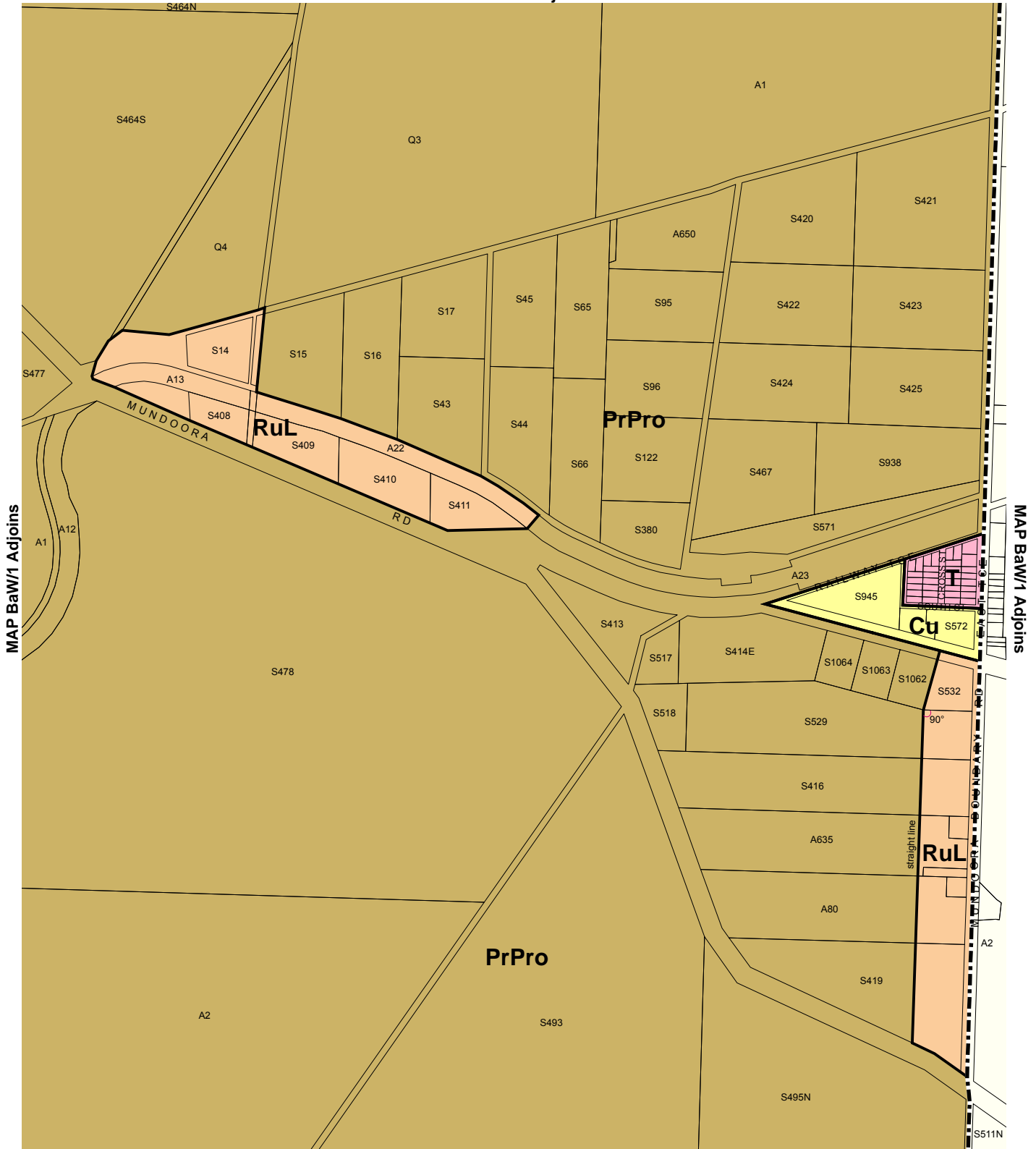


- Zones**
- BH** Bulk Handling
 - Cu** Community
 - LIn** Light Industry
 - PrPro** Primary Production
 - RuL** Rural Living
 - T** Township
 - Zone Boundary

BUTE

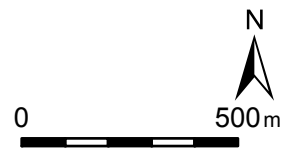
Zone Map BaW/14

MAP BaW/1 Adjoins



MAP BaW/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

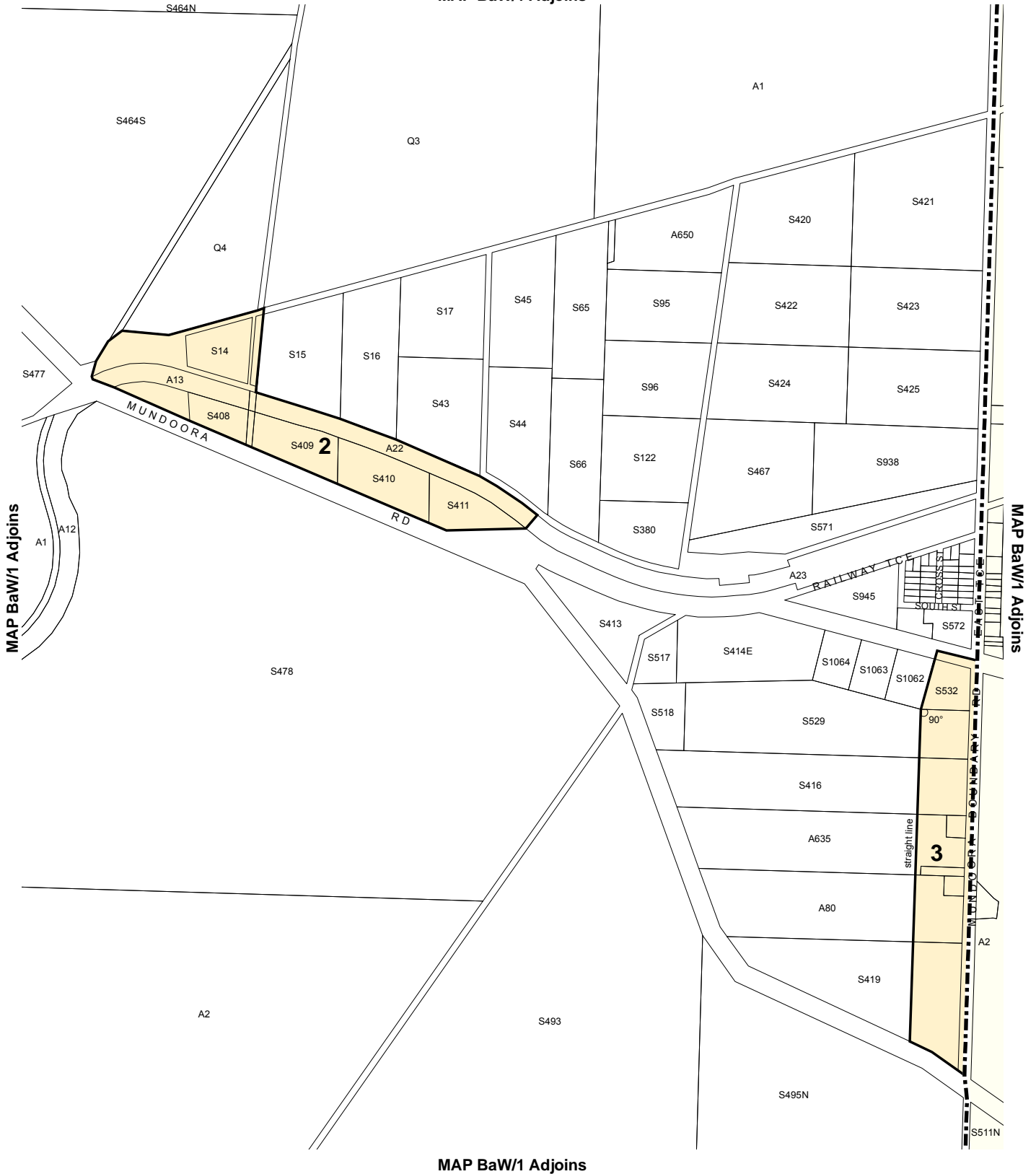


- Zones**
- Cu Community
 - PrPro Primary Production
 - RuL Rural Living
 - T Township
 - Zone Boundary
 - Development Plan Boundary

MUNDOORA

Zone Map BaW/15

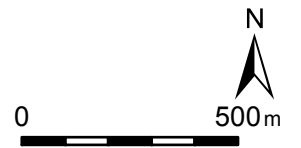
MAP BaW/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

Precinct

- 2 Mundoora West
- 3 Mundoora South



MUNDOORA

Precinct Map BaW/15

- Precinct Boundary
- Development Plan Boundary



KULPARA

Location Map BaW/16

 Local Reserves

MAP BaW/1 Adjoins



KULPARA

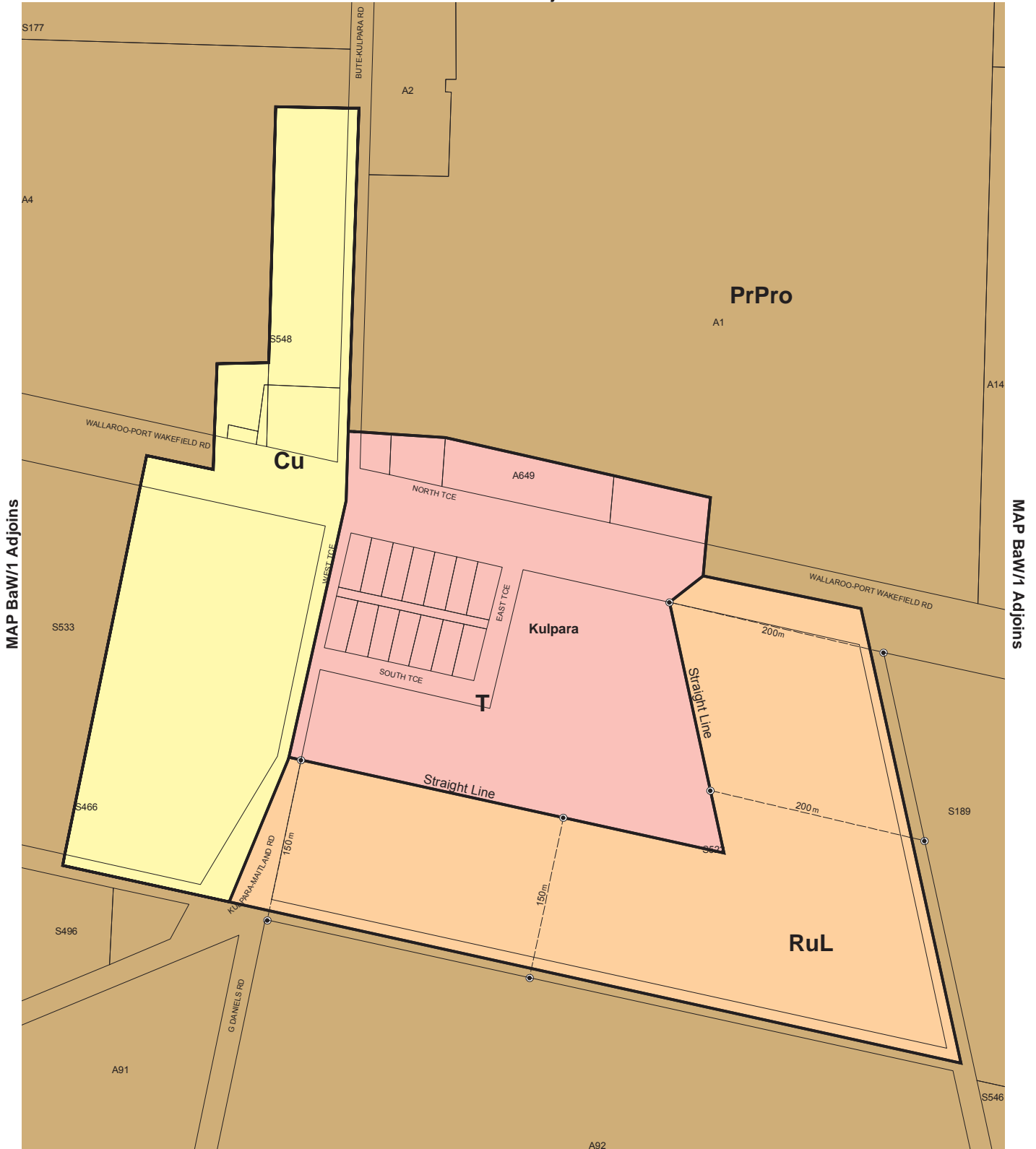
Overlay Map BaW/16

TRANSPORT

BARUNGA WEST COUNCIL
 Consolidated - 19 March 2015

- Primary Arterial Roads
- Secondary Arterial Roads

MAP BaW/1 Adjoins



MAP BaW/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



KULPARA

Zone Map BaW/16

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

MAP BaW/1 Adjoins



MAP BaW/1 Adjoins

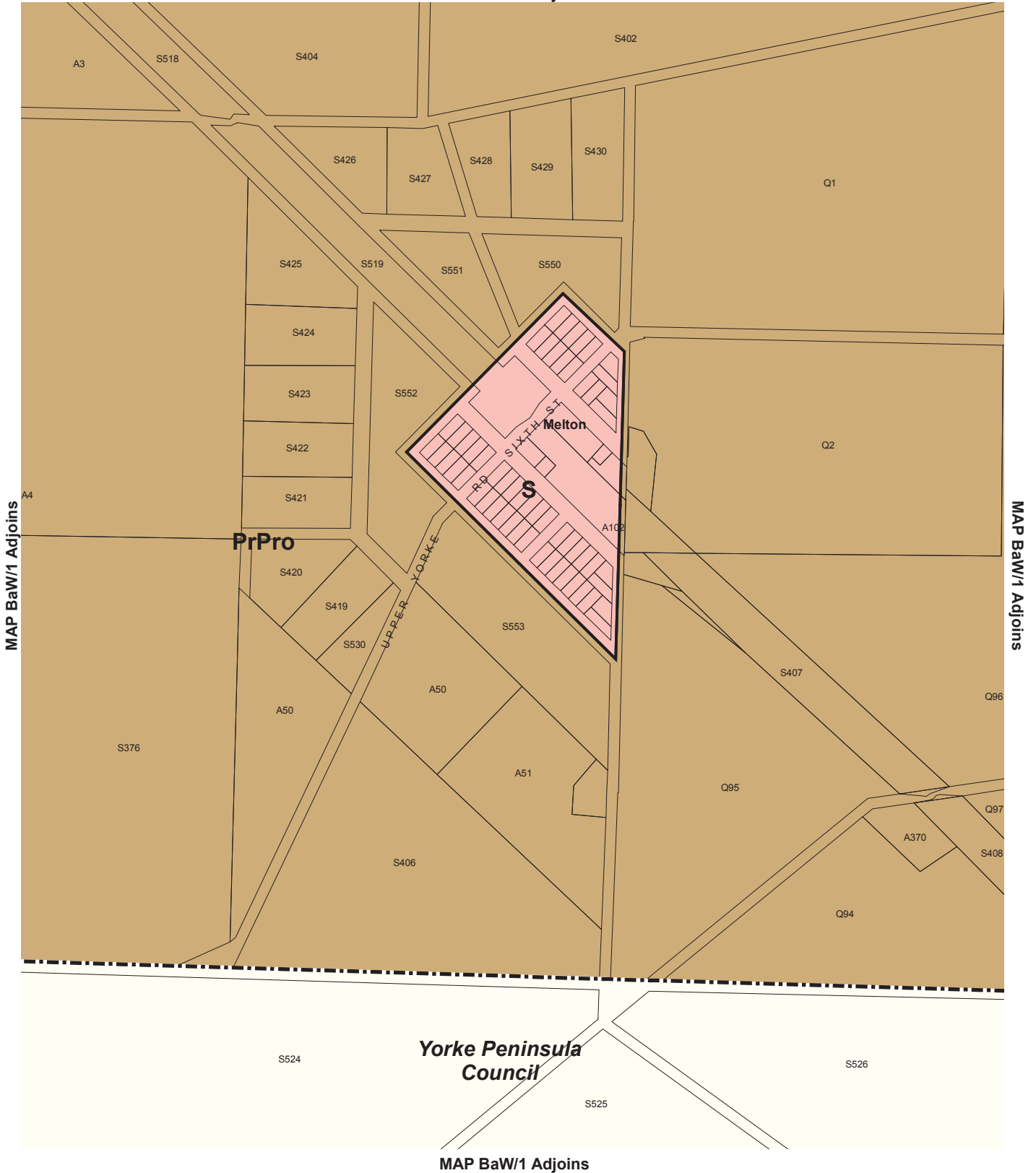


MELTON

Location Map BaW/17

- Local Reserves
- Development Plan Boundary

MAP BaW/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



MELTON

Zone Map BaW/17

Zones

- PrPro Primary Production
- S Settlement

- Zone Boundary
- Development Plan Boundary