# Development Planesion and and solution

Murray Bridge Council

Consolidate a - 21 February 2019

Please revier to the Murray Bridge Council page at www.sa.gov.au/developmentplans to see any all pendments not consolidated.



ret

**Government of South Australia** 

Department of Planning, Transport and Infrastructure



Department of Planning, Transport and Infrastructure

Level 5 50 Flinders Street Adelaide

Postal Address GPO Box 1815 Adelaide SA 5001

Phone (08) 7109 7007

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



#### The Rural City of Murray Bridge

2 Seventh Street MURRAY BRIDGE SA

Postal Address PO Box 421 MURRAY BRIDGE SA 5253

Phone (08) 8539 1100

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

1

11

# TABLE OF CONTENTS

# Introduction Section

Amendment Record Table	3
Introduction to the Development Plan	5
Council Preface Map	10

# **General** Section

Advertisements	13
Safety	
Free standing Advertisements	
Flags, Bunting and Streamers	
Advertising along Arterial Roads	
Animal Keeping	
Horse Keeping	
Dairies	
Intensive Animal Keeping	
Building near Airfields	
Bulk Handling and Storage Facilities	20
Centres and Retail Development	21
Arterial Roads	22
Retail Development	22
Community Facilities	23
Crime Prevention	24
Design and Appearance	25
Relationship to the Street and Public Realm	26
Building Setbacks from Road Boundaries	26
Energy Efficiency	
On-site Energy Generation	
Forestry	29
Hazards	31
Flooding	
Bushfire	
Salinity	
Acid Sulfate Soils	
Site Contamination	
Containment of Chemical and Hazardous Materials	34
Landslip	34

Heritage Places	35
Historic Conservation Area	37
Industrial Development	40
Infrastructure	42
Interface between Land Uses Noise Generating Activities Air Quality Rural Interface	44 45
Land Division	48 49 50
Landscaping, Fences and Walls	
Marinas and Maritime Structures         Mineral Extraction         Separation Treatments, Buffers and Landscaping	54
Natural Resources Water Sensitive Design Biodiversity and Native Vegetation Soil Conservation	57 60
Open Space and Recreation	63
Orderly and Sustainable Development	66
Renewable Energy Facilities	68
Residential Development Design and Appearance Overshadowing Garages, Carports and Outbuildings Street and Boundary Setbacks Site Coverage Private Open Space Site Facilities and Storage	70 71 71 71 71 72 72
Site Facilities and Storage Visual Privacy Noise Car Parking and Access Undercroft Garaging of Vehicles	74 74 74 75
Dependent Accommodation Swimming Pools and Outdoor Spas	
Short-Term Workers Accommodation	77

Siting and Visibility	78
Sloping Land	80
Supported Accommodation and Housing for Seniors	81
Telecommunications Facilities	83
Tourism Development	84
Tourism Development in Association with Dwelling(s)	84
Tourism Development Outside Townships	85
Residential Parks and Caravan and Tourist Parks	86
Transportation and Access	87
Land Use	87
Movement Systems	87
Cycling and Walking	88
Access	
Access for People with Disabilities	
Vehicle Parking	
Waste	91
Wastewater	
Waste Treatment Systems	92
Waste Management Facilities	94

# **Overlay** Section

Noise and Air Emissions Overlay9
----------------------------------

# Zone Section

Commercial Zone	
Community Zone	
Precinct 22 Mobilong Correctional Facilities	107
Country Living Zone	109
Low Density Policy Area 19	111
Country Township Zone	
Precinct 15 Callington (Eastern Portion)	
Precinct 16 Mypolonga	
Precinct 17 Monteith	119
Precinct 18 Woods Point	
Precinct 19 Jervois	119
Precinct 20 Wellington	119
Deferred Urban Zone	121
General Industry Zone	
Brinkley Road Policy Area 1	
Light Industry Zone	129

101

Local Centre Zone	132
Monarto Zoological Park Zone	134
Neighbourhood Centre Zone	137
Primary Production Zone	141
Central Policy Area 3 Precinct 23 Flagstaff Road	
East Policy Area 4	152
North Central Policy Area 5	154
North West Policy Area 6	155
Rural Fringe Policy Area 7	157
South West Policy Area 8	159
Recreation Zone	167
Equine Recreation Policy Area 22	170
Regional Town Centre Zone	176
Mixed Use Policy Area 9	180
Precinct 3 Adelaide Road	
Large Retail Policy Area 10	
Retail Core Policy Area 11	
Precinct 1 Bridge Street	
Precinct 2 Sixth Street	
Parklands Policy Area 12	
Urban Waterfront Policy Area 13	
Education Policy Area 14	196
Residential Zone	200
Hindmarsh Road Policy Area 15	203
Narooma Policy Area 18	205
Precinct 6 Quarry and Riverfront	206
Southern Area Policy Area 20	208
River Murray Flood Zone	214
River Murray Fringe Zone	220
River Murray Settlement Zone	225
Precinct 7 Woodlane	227
Precinct 8 River Glen	228
Rural Landscape Protection Zone	230
Rural Living Zone	233
Precinct 9 Queen Louisa	237
Precinct 10 Central East	
Precinct 11 One Hectare	
Precinct 12 Two Hectare	
Precinct 13 Ten Hectare	
Precinct 14 Sunnyside	
Precinct 21 Swanport	∠ఎర

Equine Rural Living Policy Area 21	240
Urban Employment Zone	246
Precinct 4 Freeway Service Centre	
Precinct 5 Rural Interface	253

#### Table Section

#### 255

27

Table MuBr/1 - Conditions Applying to Complying Development	257
Table MuBr/2 - Off Street Vehicle Parking Requirements	258
Table MuBr/3 - Contributory Items	260
Table MuBr/4 - Local Heritage Places	262
Table MuBr/5 - State Heritage Places	265
Table MuBr/6 - Landscaping Schedule	267
Table MuBr/6A - Monarto South Landscaping Schedule	268

#### **Mapping** Section

Map Reference Tables	273
Spatial Extent Maps	279
Council Index Map	
Enlargement Index Map - Murray Bridge	
Bushfire Risk BPA Maps	559
Concept Plan Maps	

#### Copyright

© Government of South Australia.

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

#### Disclaimer

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

# Introduction Section

# **Amendment Record Table**

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

Consolidated	Amendment – [Gazetted date]
24 April 1997	Deferred Town Centre Zone PAR – [27 March 1997] Section 29(2) Amendment (Country and Outer Metro EDP) – [24 April 1997]
22 May 1997	Shacks - (Land Division and Upgrading) PAR (Ministerial) (Interim) – [22 May 1997]
28 August 1997	Town Centre Zone PAR – [24 July 1997]
	Commercial (Monarto South) Zone PAR (Ministerial) (Interim) – [8 January 1998]
21 May 1998	Shacks - (Land Division and Upgrading) PAR (Ministerial) – [21 May 1998]
1 October 1998	Section 29(2) Amendment – [1 October 1998]
13 November 1998	Commercial (Monarto South) Zone PAR (Ministerial) – [13 November 1998]
20 July 2000	Waste Disposal (Landfill) PAR <i>(Ministerial)</i> – [1 August 1999] Section 27(5) Amendment - Waste Disposal (Landfill) PAR <i>(Ministerial)</i> – [9 March 2000] Monarto Zoological Park PAR – [20 July 2000] Section 29(2)(b) Amendment – [20 July 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Ministerial) (Interim) - [31 August 2000]
13 September 2001	Telecommunications Facilities State-wide Policy Framework PAR (Ministerial) - [30 August 2001]
14 February 2002	Organic Waste Processing (Composting) PAR (Ministerial) (Interim) – [20 December 2001]
13 February 2003	Organic Waste Processing (Composting) PAR (Ministerial) – [5 December 2002]
26 June 2003	Minor Town Centre Zone Expansion PAR – [26 June 2003]
2 October 2003	Wind Farms PAR <i>(Ministerial)</i> – [24 July 2003] Heritage (Town Centre and Environs) PAR (Interim) – [2 October 2003]
30 September 2004	Heritage (Town Centre and Environs) PAR – [30 September 2004]
26 May 2005	Murray Bridge Town Centre PAR – [26 May 2005]
5 October 2006	Minor (Light Industry) Amendments PAR – [5 October 2006]
8 February 2007	Bushfire Management (Part 2) PAR <i>(Ministerial)</i> – [14 December 2006] Minor Townships PAR – [1 December 2002]
2 August 2007	Residential (Narooma) PAR – [2 August 2007]
5 June 2008	Primary Industry Zone DPA – [13 March 2008] Section 29(2)(b)(ii) Amendment – [13 March 2008] Section 29(2)(b)(ii) Amendment – [29 May 2008]
17 December 2009	Hindmarsh Road Bulky Goods Retail DPA – [3 December 2009] Bushfires (Miscellaneous Amendments DPA <i>(Ministerial)</i> – [10 December 2009] Better Development Plan (BDP) and General DPA (Interim) – [17 December 2009]

#### Murray Bridge Council Introduction Section Amendment Record Table

Consolidated	Amendment – [Gazetted date]
24 June 2010	Statewide Bulky Goods DPA <i>(Ministerial)</i> (Interim) – [1 June 2010] Murray Bridge Residential and Racecourse DPA <i>(Ministerial)</i> – [24 June 2010]
9 December 2010	Better Development Plan (BDP) and General DPA – [9 December 2010] Bushfires (Miscellaneous Amendments) DPA <i>(Ministerial)</i> – [9 December 2010]
23 June 2011	Statewide Bulky Goods DPA <i>(Ministerial)</i> – [13 January 2011] Section 29(2)(b)(ii) Amendment – [23 June 2011]
27 October 2011	Statewide Wind Farms DPA (Interim) (Ministerial) – [19 October 2011]
20 December 2012	Termination of the Statewide Wind Farms DPA <i>(Ministerial)</i> and its removal from the Murray Bridge Council Development Plan – [18 October 2012] Statewide Wind Farms DPA <i>(Ministerial)</i> – [18 October 2012] Section 29(2)(c) Amendment – [29 November 2012]
13 March 2014	Section 29(2)(b) Amendment – [13 March 2014]
20 August 2015	Monarto South DPA (Interim) – [20 August 2015]
11 August 2016	Monarto South DPA – [11 August 2016]
27 January 2017	Integrated Water Management Regional DPA – [24 November 2016]
2 May 2017	Regional Town Centre Expansion DPA – [26 April 2017]
23 January 2018	Section 29(2)(b)(ii) Amendment – [20 June 2017] Sections 29(2)(b)(i) and 29(2)(b)(ii) Amendments – [10 October 2017] Primary Production (Central Policy Area 3) Value Adding DPA (Interim) – [23 January 2018]
24 January 2019	Primary Production (Central Policy Area 3) Value Adding DPA – [24 January 2019]
21 February 2019	Swanport DPA – [21 February 2019]

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 Rural City of Murray Bridge.

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

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

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website www.saplanningportal.sa.gov.au or by contacting the Department of Planning, Transport and Infrastructure at Level 5, 50 Flinders Street, Adelaide SA 5000.

#### **Overview of the Planning System**

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

- Legislation
- The Planning Strategy
- Development Plans.

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

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

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

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

#### What is Development?

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

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

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

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

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

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

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

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

#### What doesn't a Development Plan do?

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

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

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

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

Development Plans use three text font colours:

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

#### **Development Plan Structure Overview**

Advisory Section	Function
Table of Contents	Navigational aid to reference sections within the Development Plan by name and page number.
Amendment Record Table	Tabled information recording previously-authorised Development Plan amendments and their consolidation dates.
Introduction Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? How to read the Development Plan? How to read the Development Plan? Strategic Setting (Metro/Outer Metro/Regional Planning Strategy) Council Strategic Setting (Council Strategy)	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). To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
Council Preface Map	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
General Provisions Objectives Principles of Development Control	<ul> <li>These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as: <ul> <li>site and design criteria</li> <li>access and vehicle parking requirements</li> <li>heritage and conservation measures</li> <li>environmental issues</li> <li>hazards</li> <li>infrastructure requirements.</li> </ul> </li> <li>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.</li> </ul>
Zone Provisions	These policies give greater certainty and direction about where certain forms of developments should be located. Maps are referenced within zones that show where land uses are suitable to be located. Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.

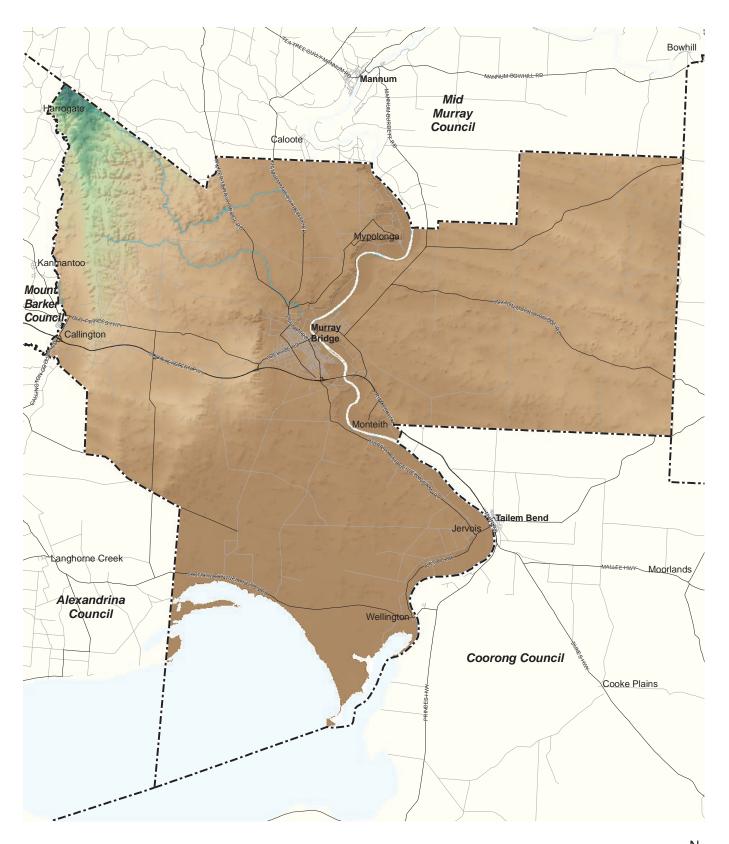
Assessment Section	Function
Desired Character Statements	These express a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired.
Objectives	These are the specific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

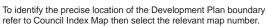
Assessment Section	Function
Extent Map Series	
Location Maps	Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location.
	Note: the entire council area will always be represented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

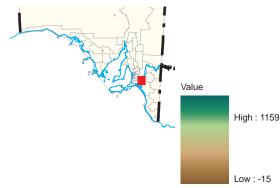
#### **Further info**

Contact the Murray Bridge Council.

Visit the Department of Planning, Transport and Infrastructure website: <u>www.saplanningportal.sa.gov.au</u>. Discuss your matter with your planning consultant.







# **Council Preface Map**

0

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

10 km

Murray Bridge Council General Section

# 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.

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

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

#### Safety

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

#### **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 coordinated and permanently erected advertisement and/or advertising hoarding
  - (b) they do not obstruct or compromise the safety of pedestrians or vehicle movement
  - (c) there is no unnecessary duplication or proliferation of advertising information
  - (d) there is no damage to, or removal of, any landscaping on the site.
- 17 Portable, easel or A-frame advertisements associated with a development should be displayed only during the hours the development is open for trading.

#### **Flags, Bunting and Streamers**

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

#### **Advertising along Arterial Roads**

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

# **Animal Keeping**

#### **OBJECTIVES**

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

#### **PRINCIPLES OF DEVELOPMENT CONTROL**

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

#### **Horse Keeping**

- 3 Stables, horse shelters or associated yards should be sited:
  - (a) at least 50 metres from a watercourse or water storage area
  - (b) on land with a slope no greater than 1-in-10 metres.
- 4 A concrete drainage apron should be provided along the front of stables directing water from washdown areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.
- 5 Stables, horse shelters or associated yards should be sited at least 30 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.
- 6 All areas accessible to horses should be separated from septic tank drainage areas.
- 7 Horse activities, including the placement of horse trails, should be undertaken with minimum impact on the environment and the amenity of the locality and should avoid the following:
  - (a) the denudation of pasture or areas of native vegetation
  - (b) the creation of dust, odour vermin and noise nuisance
  - (c) the infestation of pest plants.

#### 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 500 metres from any dwelling or other sensitive use 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 on the same property
  - (h) 500 metres of the Monarto Zoological Park Zone
  - (i) 1000 metres from another intensive animal keeping activity
  - (j) 250 metres from the front boundary or public road
  - (k) 300 metres from a side boundary.
- 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 runoff 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:
  - (a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event
  - (b) prevent pond leakage that would pollute groundwater
  - (c) prevent any overflow that would enable the species being farmed to enter any watercourse or drainage line
  - (d) minimise the need for intake and discharge pipes to traverse sensitive environments.
- 18 Buildings associated with land-based aquaculture should provide enclosed storage areas to accommodate all equipment associated with aquaculture operations in a manner which is integrated with the use of the land.
- 19 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.

# **Building near Airfields**

#### **OBJECTIVES**

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

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety and commercial aviation requirements of airfields.
- 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 3 kilometres of an airport used by commercial aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 5 Dwellings should not be located within areas affected by airport noise.
- 6 Development within areas affected by aircraft noise should be consistent with Australian Standard AS2021 Acoustics Aircraft Noise Intrusion Building Siting and Construction.

# **Bulk Handling and Storage Facilities**

#### **OBJECTIVES**

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

- 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 and public 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 townships of Wellington, Jervois, Mypolonga and Callington (Eastern Portion) to provide local services and limited tourist and recreational facilities.

- 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.

#### **Arterial Roads**

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

#### **Retail Development**

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

# **Community Facilities**

#### **OBJECTIVES**

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

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

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

## **Design and Appearance**

#### **OBJECTIVES**

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

- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
- 3 Buildings should be designed to reduce their visual bulk and provide visual interest through design elements such as:
  - (a) articulation
  - (b) colour and detailing
  - (c) small vertical and horizontal components
  - (d) design and placing of windows
  - (e) variations to facades.
- 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 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 coordinated 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 façade 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 Rainwater storage devices should be designed and sited so that they are screened from public view.

#### **Relationship to the Street and Public Realm**

- 18 In mixed use areas, development facing the street should be designed to activate the street frontage, by:
  - (a) including features that attract people to the locality such as frequent doors and display windows, retail shopfronts and/or outdoor dining
  - (b) minimising the frontage for fire escapes, service doors, plant and equipment hatches
  - (c) avoiding undercroft or ground floor vehicle parking that is visible from the primary street frontage
  - (d) using colour, materials, vertical and horizontal elements, roof overhangs and other design techniques to provide visual interest and reduced massing.

#### **Building Setbacks from Road Boundaries**

- 19 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.
- 20 Buildings in rural areas should be sited a minimum distance of:
  - (a) 100 metres from the South Eastern Freeway
  - (b) 50 metres from primary arterial road other than the South Eastern Freeway
  - (c) 50 metres from a secondary arterial road.

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

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:
	a = 6m b = 8m
	When b - $a \le 2$ , setback of new dwelling = a or b
Greater than 2 metres	At least the average setback of the adjacent buildings.

22 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 and not be less than 4 metres.

# **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.

- 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)
  - (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 5 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse). 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 fuelreduced plantation, for plantations of 100 hectares or greater.
- 5 Forestry plantations should incorporate vehicle access tracks:
  - (a) within all firebreaks
  - (b) of a minimum width of 7 metres with a vertical clearance of 4 metres
  - (c) that are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire fighting vehicles

- (d) that partition the plantation into units not exceeding 40 hectares in area.
- 6 Forestry plantations should ensure the clearances from power lines listed in the Table following are maintained when planting trees with an expected mature height of more than 6 metres:

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

## Hazards

### **OBJECTIVES**

- 1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.
- 2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.
- 3 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.
- 11 Recognition of the existing Army (Murray Bridge Defence Reserve) field firing range east of the town of Murray Bridge.

### **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 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.
- 3 Development should not adversely affect the operation of the Army (Murray Bridge Defence) Reserve field firing range.

### 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 should have a minimum floor level of 300 millimetres above the calculated 1-in-100 year average return interval flood.
- 7 Development, including earthworks associated with development, should not do any of the following:
  - (a) impede the flow of floodwaters through the land or other surrounding land
  - (b) increase the potential hazard risk to public safety of persons during a flood event
  - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
  - (d) cause any adverse effect on the floodway function
  - (e) increase the risk of flooding of other land
  - (f) obstruct a watercourse.

### **Bushfire**

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

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

### Salinity

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

### **Acid Sulfate Soils**

- 21 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.
- 22 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**

23 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**

- 24 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.
- 25 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

- 26 Land identified as being at risk from landslip as shown on the Overlay Maps Development Constraints should not be developed.
- 27 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.
- 28 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.
- 29 Development in areas susceptible to landslip should:
  - (a) incorporate split level designs to minimise cutting into the slope
  - (b) ensure that cut and fill and heights of faces are minimised
  - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
  - (d) control any erosion that will increase the gradient of the slope and decrease stability
  - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
  - (f) provide drainage measures to ensure surface stability is not compromised
  - (g) ensure natural drainage lines are not obstructed.

# **Heritage Places**

### **OBJECTIVES**

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

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

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

# **Historic Conservation Area**

Refer to Overlay Map MuBr/21 - Heritage to identify the Historic Conservation Area.

### **OBJECTIVES**

- 1 The conservation of the historically significant area.
- 2 Development that promotes, conserves and enhances the cultural significance and historical character of identified places and area.
- 3 Development that complements the historic significance of the area.
- 4 The retention and conservation of places such as land, buildings, structures and landscape elements that contribute positively to the historic character of the area.
- 5 An area where a distinctive historical character exists, is created and enhanced by the consistency of built form, spaces, plantings and general street pattern of the area.
- 6 Development that contributes to the desired character of the area.

### **DESIRED CHARACTER**

The **Historic Conservation Area** covers three locations within the **Regional Town Centre Zone**. The Adelaide Road portion is located east of Thomas Street, on the southern side of Adelaide Road and incorporates several contributory items and continues past Myall Avenue to include the local heritage place at 72 Adelaide Road. The Swanport Road portion again incorporates a number of contributory items and straddles both sides of Swanport Road and the southern side of Mary Terrace. Finally the Mannum Road portion incorporates the contributory items located west of Adelaide Road extending to Florence Street.

Whilst the Adelaide and Mannum Road portions follow the linear pattern of the roads with which the properties face, the Swanport Road portion incorporates a more grid like pattern involving a number of narrow lanes and varying street widths. It includes land between Mary Terrace and Rachel Street where some of the first subdivisions in Murray Bridge occurred in 1873. Dwellings in this locality display a strong repetitive architectural style with consistent setback distances to both the front and side of dwellings and larger well established front gardens.

Built form varies between late nineteenth/ early twentieth century stone and brick dwellings with iron roofs, verandas and mature gardens to small Victorian dwellings constructed of random limestone rubble on moderate size allotments and larger stone and brick cottages with iron roofs and verandas on larger allotments. Local limestone was often utilised as the construction material.

Garages for motor vehicles are generally located at the rear of dwellings or face onto side streets. The adaptive reuse of building whilst conserving heritage significance is encouraged.

Heritage buildings and the **Historic Conservation Area** will be protected. Development within these areas will not significantly impact the existing character of the heritage buildings and the **Historic Conservation Area**.

Any redesigns will be sympathetic to the original use and retain their prominence and appearance from the street. The adaptive reuse of buildings adjacent Adelaide Road for offices and consulting rooms, whilst conserving existing heritage is encouraged.

- 1 Development should not be undertaken unless it is consistent with the desired character for the Historic Conservation Area.
- 2 Places such as land, buildings, structures and landscape elements that contribute to the historic character of the area identified on the *Overlay Map MuBr/21 Heritage* and more specifically identified in the respective <u>Table MuBr/3 Contributory Items</u>, should be retained and conserved.
- 3 A contributory item spatially located on *Overlay Map MuBr/21 Heritage* and more specifically identified in <u>Table MuBr/3 Contributory Items</u>, should not be demolished, destroyed or removed, in total or in part, unless one of the following apply:
  - (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in <u>Table MuBr/3 Contributory Items</u>
  - (b) the structural condition of the place represents an unacceptable risk to public or private safety
  - (c) it is consistent with the desired character for the Historic Conservation Area
  - (d) it is associated with a proposed development that supports the desired character for the **Historic Conservation Area**.
- 4 Development of a contributory item should:
  - (a) not compromise its value to the historic significance of the area
  - (b) retain its present integrity or restore its original design features
  - (c) maintain or enhance the prominence of the original street facade
  - (d) ensure additions are screened by, and/or located to the rear of the building
  - (e) ensure original unpainted plaster, brickwork, stonework, or other masonry is preserved, unpainted.
- 5 New buildings should not be placed or erected between the front street boundary and the façade of contributory items.
- 6 Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:
  - (a) scale and bulk
  - (b) width and frontage
  - (c) boundary setback patterns
  - (d) proportion and composition of design elements such as roof lines, pitches, openings, verandas, fencing and landscaping
  - (e) colour and texture of external materials
  - (f) visual interest.
- 7 Front fences and gates should reflect and conserve the traditional period, style and form of the associated building.

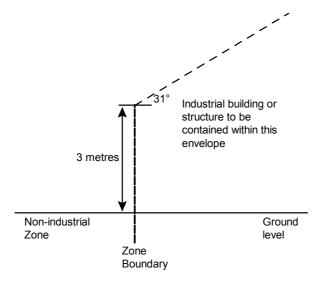
- 8 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.
- 9 Advertisements and/or advertising hoardings associated with places and areas of heritage significance should:
  - (a) be of a size, colour, shape and materials that enhances the character of the locality
  - (b) not dominate or detract from the prominence of any place and/or area of historic significance.
- 10 Development should respect the existing topography and the relationship of sites to street levels and to adjoining land and not involve substantial cut and/or fill of sites.
- 11 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.
- 12 New buildings in the **Historic Conservation Area** should be complementary to the heritage character of the adjoining buildings and the surrounding area by relating sympathetically through siting, materials, colours and design, to the established character of the street.

# **Industrial Development**

## **OBJECTIVES**

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

- 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 nonindustrial zone boundaries.
- 8 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be set back in one of the following ways:
  - (a) in line with the building façade
  - (b) behind the building line
  - (c) behind a landscaped area that softens its visual impact.

# Infrastructure

### **OBJECTIVES**

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

- 1 Development should not occur without the provision of adequate utilities and services, including:
  - (a) electricity supply
  - (b) water supply
  - (c) drainage and stormwater systems
  - (d) waste disposal
  - (e) effluent disposal systems
  - (f) formed all-weather public roads
  - (g) telecommunications services
  - (h) social infrastructure, community services and facilities
  - (i) gas services.
- 2 Development should only occur only where it provides, or has access to, relevant easements for the supply of infrastructure.
- 3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 4 Development should not take place until adequate and coordinated drainage of the land is assured.
- 5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 6 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system that satisfies one of the following:
  - (a) has a minimum capacity of 45 000 litres
  - (b) for a dwelling with more than 3 bedrooms, 15 000 litres per bedroom.

- 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.

# Interface between Land Uses

## **OBJECTIVES**

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

## **PRINCIPLES OF DEVELOPMENT CONTROL**

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

### **Noise Generating Activities**

- 7 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant *Environment Protection (Noise) Policy* criteria when assessed at the nearest existing noise sensitive premises.
- 8 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.

- 9 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.
- 10 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

Noise level assessment location	Desired noise level
Adjacent existing <i>noise sensitive development</i> property boundary	Less than 8 dB above the level of background noise ( $L_{90,15min}$ ) in any octave band of the sound spectrum
	and
	Less than 5 dB(A) above the level of background noise (LA90,15min) for the overall (sum of all octave bands) A-weighted level
Adjacent land property boundary	Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum
	or
	Less than 8 dB above the level of background noise ( $L_{90,15min}$ ) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level

### Air Quality

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

### **Rural Interface**

- 13 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 and the **Urban Employment Zone**
  - (b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.
- 14 Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.
- 15 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 16 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.

- 17 New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.
- 18 Development located within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:
  - (a) not prejudice the continued operation of those facilities
  - (b) be located, designed and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended hours of operation.

# **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.

- 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 township 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) the allotment is less than 1200 square metres and not connected to a township or community wastewater treatment scheme.

### **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 coordinated and efficient site development.
- 5 Where a statutory open space provision is applicable, the area should exclude land required for drainage reserves.
- 6 Land division should facilitate optimum solar access for energy efficiency.
- 7 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown on *Bushfire Protection Area BPA Maps - Bushfire Risk* should be designed to make provisions for:
  - (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it
  - (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads
  - (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

- 8 Unless otherwise specified in the zone provisions, allotments in the form of a battleaxe configuration should:
  - (a) have an area of at least 500 square metres (excluding the area of the 'handle' of such an allotment)
  - (b) provide for an access onto a public road, with the driveway 'handle' being not less than 4 metres in width nor more than 30 metres in length
  - (c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
  - (d) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
  - (e) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 9 Allotments should have an orientation, size and configuration to encourage development that:
  - (a) minimises the need for earthworks and retaining walls
  - (b) maintains natural drainage systems
  - (c) faces abutting streets and open spaces
  - (d) does not require the removal of native vegetation to facilitate that development
  - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 10 Within defined townships and settlements where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 11 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 30 metres wide from the top of the bank of a watercourse and that incorporates land within the 1-in-100 year average return interval flood event area.
- 12 The layout of a land division should keep flood-prone land free from development.
- 13 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:
  - (a) contains and retains all watercourses, drainage lines and native vegetation
  - (b) enhances amenity
  - (c) integrates with the open space system and surrounding area.

### **Roads and Access**

- 14 Road reserves should be of a width and alignment that can:
  - (a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users
  - (b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors

- (c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street
- (d) accommodate street tree planting, landscaping and street furniture
- (e) accommodate the location, construction and maintenance of stormwater drainage and public utilities
- (f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites
- (g) allow for the efficient movement of service and emergency vehicles.
- 15 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.
- 16 The layout of land divisions should result in roads designed and constructed to ensure:
  - (a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points
  - (b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians
  - (c) that existing dedicated cycling and walking routes are not compromised.
- 17 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:
  - (a) the size of proposed allotments and sites and opportunities for on-site parking
  - (b) the availability and frequency of public and community transport
  - (c) on-street parking demand likely to be generated by nearby uses.
- 18 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

### **Land Division in Rural Areas**

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

# Landscaping, Fences and Walls

## **OBJECTIVES**

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

- 1 Development should incorporate open space and landscaping 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
  - (I) 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.

- 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.

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

### **Separation Treatments, Buffers and Landscaping**

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

# **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 soil and water resources, including underground water, surface water and watercourses (as defined in the current *Environment Protection (Water Quality) Policy)*.
- 4 Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.
- 5 Development consistent with the principles of water sensitive design.
- 6 Development sited and designed to:
  - (a) protect natural ecological systems
  - (b) achieve the sustainable use of water
  - (c) protect water quality, including receiving waters
  - (d) reduce runoff and peak flows and prevent the risk of downstream flooding
  - (e) minimise demand on reticulated water supplies
  - (f) maximise the harvest and use of stormwater
  - (g) protect stormwater from pollution sources.
- 7 Storage and use of stormwater which avoids adverse impact on public health and safety.
- 8 Native flora, fauna and ecosystems protected, retained, conserved and restored.
- 9 Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.
- 10 Minimal disturbance and modification of the natural landform.
- 11 Protection of the physical, chemical and biological quality of soil resources.
- 12 Protection of areas prone to erosion or other land degradation processes from inappropriate development.
- 13 Protection of the scenic qualities of natural and rural landscapes.
- 14 The maintenance of the water quality of the River Murray.
- 15 The preservation of the scenic qualities of the River Murray, the Lower Lakes and the coastal landscape.
- 16 The conservation, preservation or enhancement of scenically attractive areas, including land adjoining water or scenic routes.

17 Protection of the natural features against mismanagement and intensive development, to prevent the degradation of the quality of the surrounding landscape.

## **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 not:
  - (a) significantly obstruct or adversely affect sensitive ecological areas such as creeks, the River Murray and wetlands
  - (b) compromise the utilisation, conservation or quality of surface and groundwater resources, especially the River Murray and Lake Alexandrina
  - (c) compromise the capacity for natural systems to restore or maintain water quality.
- 5 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

### **Water Sensitive Design**

- 6 Development should be designed to maximise conservation, minimise consumption and encourage reuse of water resources.
- 7 Development should not take place if it results in unsustainable use of surface or underground water resources.
- 8 Development should be sited and designed to:
  - (a) capture and re-use stormwater, where practical
  - (b) minimise surface water runoff
  - (c) prevent soil erosion and water pollution
  - (d) protect and enhance natural water flows
  - (e) protect water quality by providing adequate separation distances from watercourses and other water bodies
  - (f) not contribute to an increase in salinity levels
  - (g) avoid the water logging of soil or the release of toxic elements
  - (h) maintain natural hydrological systems and not adversely affect:
    - (i) the quantity and quality of groundwater
    - (ii) the depth and directional flow of groundwater
    - (iii) the quality and function of natural springs.

- 9 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.
- 10 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.
- 11 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.
- 12 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.
- 13 Land division should include stormwater management systems designed to achieve the following stormwater runoff outcomes:
  - (a) for up to but not including the 5 year average return interval flood event area:
    - (i) pre-development peak flows should not be exceeded
    - (ii) the time to peak should match that of the pre-development case, as far as practical, provided this does not exacerbate downstream flooding
    - (iii) runoff should be contained within designed flow paths that avoid unplanned nuisance flooding.
  - (b) for the 5 year to up to and including the 100 year average return flood event:
    - (i) flooding of residential, commercial, institutional, recreation and industrial buildings should be avoided
    - (ii) the time to peak and the peak flow should match that of the pre-development case, as far as practical (provided this does not exacerbate downstream flooding), unless catchment wide benefits can be demonstrated.
- 14 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.
- 15 Land divisions that results in the creation of more than 10 allotments should include stormwater management systems designed to achieve the following stormwater runoff quality outcomes (compared to untreated stormwater runoff):
  - (a) 80 per cent reduction in average annual total suspended solids
  - (b) 60 per cent reduction in average annual total phosphorus
  - (c) 45 per cent reduction in average annual total nitrogen.
- 16 Development likely to result in significant risk of export of litter, oil or grease should include stormwater management systems designed to achieve the following gross pollutant outcomes:
  - (a) 90 per cent reduction of litter / gross pollutants compared to untreated stormwater runoff
  - (b) no visible oils/grease for flows up to the 1-in-3 month average return interval flood peak flow.

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

#### **Water Catchment Areas**

- 21 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.
- 22 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.
- 23 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.
- 24 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.
- 25 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 runoff so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.

- 26 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
  - (f) increase the risk of flooding (upstream or downstream)
  - (g) damage, disturb or interfere with Aboriginal sites, objects and remains.
- 27 The location and construction of dams, water tanks and diversion drains should:
  - (a) occur off watercourses
  - (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 (e.g. wetlands and floodplain ecological communities, sediment basins and indigenous aquatic vegetation)
  - (g) protect ecosystems dependent on water resources
  - (h) ensure water capture is within sustainable limits, and consistent with the Water Allocation Plan.
- 28 Irrigated horticulture and pasture should not increase groundwater induced salinity.
- 29 Development should comply with the current *Environment Protection (Water Quality) Policy*.
- 30 Development within the Water Management Areas designated on <u>Concept Plan Map MuBr/16 -</u> <u>Development Constraints - Water Management Areas</u> should not adversely affect the quality or quantity of the water resource.

### **Biodiversity and Native Vegetation**

- 31 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.
- 32 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including riparian, riverine animals and plants, and their breeding grounds and habitats.
- 33 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.
- 34 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.
- 35 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
  - (a) provision for linkages and wildlife corridors between significant areas of native vegetation
  - (b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff
  - (c) the amenity of the locality
  - (d) bushfire safety
  - (e) the net loss of native vegetation and other biodiversity.
- 36 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.
- 37 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 nonindigenous 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.
- 38 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.
- 39 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.
- 40 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**

- 41 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.
- 42 Development should be designed and sited to prevent erosion.
- 43 Development should take place in a manner that will minimise alteration to the existing landform.
- 44 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.
- 5 The conservation and preservation of flora, fauna and scenery of the River Murray, the Lakes and The Coorong and the creation of recreation areas by establishing parks and reserves.
- 6 Recreational parks and reserves provided at appropriate locations in towns and along the River Murray.

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

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

# **Orderly and Sustainable Development**

# **OBJECTIVES**

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

- 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 water frontages or arterial roads shown in *Overlay Maps Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or under utilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 Development should be undertaken in accordance with the following concept plan maps:
  - <u>Concept Plan Map MuBr/1 General Industry Zone</u>
  - <u>Concept Plan Map MuBr/2 General Industry Zone (Brinkley Road Policy Area 1)</u>
  - <u>Concept Plan Map MuBr/3 Monarto South</u>
  - <u>Concept Plan Map MuBr/4 Motor Sport Facility and Organic Composting Buffer Zone (Murray Bridge Primary Production)</u>
  - <u>Concept Plan Map MuBr/5 Recreation Zone (Murray Bridge East)</u>

- <u>Concept Plan Map MuBr/6 Swanport Road Development Restriction</u>
- <u>Concept Plan Map MuBr/7 Residential (Narooma)</u>
- <u>Concept Plan Map MuBr/8 Rural Living (Central East)</u>
- <u>Concept Plan Map MuBr/9 East Side</u>
- <u>Concept Plan Map MuBr/10 Country Township Zone (Mypolonga)</u>
- <u>Concept Plan Map MuBr/11 River Murray Settlement Zone (Woodlane)</u>
- <u>Concept Plan Map MuBr/12 River Murray Settlement Zone (River Glen)</u>
- <u>Concept Plan Map MuBr/13 Hindmarsh Road</u>
- <u>Concept Plan Map MuBr/14 Equine Recreation</u>
- <u>Concept Plan Map MuBr/15 Southern Area Residential</u>
- <u>Concept Plan Map MuBr/16 Development Constraints Water Management Areas</u>
- <u>Concept Plan Map MuBr/17 Murray Bridge Town Centre</u>
- <u>Concept Plan Map MuBr/18 Murray Bridge Town Centre Car Parking Fund</u>
- <u>Concept Plan Map MuBr/19 Allied Food Industry Value Adding (Flagstaff Road)</u>
- <u>Concept Plan Map MuBr/20 Rural Living (Swanport)</u>.

# **Renewable Energy Facilities**

# **OBJECTIVES**

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

## **PRINCIPLES OF DEVELOPMENT CONTROL**

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

## **Wind Farms and Ancillary Development**

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

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

# **Residential Development**

# **OBJECTIVES**

- 1 Safe, convenient, pleasant and healthy-living environments that meet the 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.
- 5 The use or conversion of a garage, shed or outbuilding for human occupation should not be undertaken.
- 6 No caravan or motor-powered van should be located on any vacant allotment and used for human habitation unless (a) or (b) are satisfied:
  - (a) it is used for a period not exceeding 12 months to enable the erection of a dwelling on the same allotment to proceed, and is removed at the expiration of that period if construction of the dwelling has not been substantially completed or for a further period if agreed to by council
  - (b) the land forms part of an existing caravan park.

#### **Design and Appearance**

7 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.

- 8 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.
- 9 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

- 10 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.
- 11 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 9am and 5pm on the 21 June.
- 12 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00am and 3.00pm 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**

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

#### **Street and Boundary Setbacks**

- 16 Dwellings should be set back from allotment or site boundaries to:
  - (a) contribute to the desired character of the area
  - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement
  - (c) provide adequate separation distance from adjacent primary production activities.

- 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 set back from road and building frontages so as to:
  - (a) contribute to the desired character of the area
  - (b) not adversely impact on the safety of road users
  - (c) provide safe entry and exit
  - (d) not dominate the appearance of dwellings from the street.

#### **Site Coverage**

- 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) rainwater tank(s)
  - (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
  - (h) on site stormwater management systems.
- 21 The total area of a site covered by the ground floor of dwellings, verandas, garages, carports and free standing outbuildings but not unroofed balconies and pergolas, should not exceed 50 per cent.

## **Private Open Space**

- 22 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.
- 23 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.
- 24 Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table, unless otherwise stipulated in the zone or policy area:

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.

- 25 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 rooftop private open space
  - (b) 2 metres for upper level balconies or terraces.
- 26 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.
- 27 Rooftop gardens should be incorporated into residential flat buildings.

#### **Site Facilities and Storage**

- 28 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**

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

## Noise

- 31 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.
- 32 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.
- 33 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.
- 34 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.
- 35 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**

- 36 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 37 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).
- 38 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.
- 39 Development in the form of group dwellings should provide suitable and adequate setbacks between the building alignment and the internal access road and generally be a minimum of 5 metres.
- 40 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.
- 41 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.
- 42 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**

- 43 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).
- 44 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 45 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

## **Dependent Accommodation**

- 46 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 and the minimum total site is 800 square metres
  - (b) the accommodation has a small floor area relative to the associated main dwelling with a floor area not exceeding 80 square metres

- (c) adequate outdoor space of a minimum of 100 square metres is provided for the use of all occupants
- (d) adequate on-site car parking is provided by one additional car parking space being provided on the site
- (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling
- (f) the building is attached to the associated main dwelling
- (g) it does not result in the division of land within the Southern Area Policy Area 20.

#### **Swimming Pools and Outdoor Spas**

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

# **Short-Term Workers Accommodation**

# **OBJECTIVES**

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

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

# **Siting and Visibility**

## **OBJECTIVES**

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

- 1 Development should be sited and designed to minimise its visual impact on:
  - (a) the natural, rural or heritage character of the area
  - (b) areas of high visual or scenic value, particularly rural areas
  - (c) views from the River Murray, public reserves, tourist routes and walking trails.
- 2 Buildings should be sited in unobtrusive locations and, in particular, should:
  - (a) be grouped together
  - (b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads.
- 3 Development within 500 metres of, and/or visible from, the South Eastern Freeway should conform to all the following:
  - (a) buildings and structures should not be located on prominent ridgelines or other similar features
  - (b) buildings and structures should not obscure or dominate views from the South Eastern Freeway
  - (c) where possible, be located in such a way as to be screened by existing vegetation or additional landscaping.
- 4 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:
  - (a) sited below the ridgeline
  - (b) sited within valleys or behind spurs
  - (c) sited in such a way as to not be visible against the skyline when viewed from public roads
  - (d) set well back from public roads, particularly when the allotment is on the high side of the road.
- 5 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:
  - (a) the profile of buildings should be low and the 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.

- 6 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.
- 7 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.
- 8 Development should be screened through the establishment of landscaping using locally indigenous plant species:
  - (a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds
  - (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
  - (c) along the verges of new roads and access tracks to provide screening and minimise erosion.

# **Sloping Land**

# **OBJECTIVES**

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

- 1 Development and associated driveways and access tracks should be sited and designed to integrate with the natural topography of the land and minimise the need for earthworks.
- 2 Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:
  - (a) minimises their visual impact
  - (b) reduces the bulk of the buildings and structures
  - (c) minimises the extent of cut and/or fill
  - (d) minimises the need for, and the height of, retaining walls
  - (e) does not cause or contribute to instability of any embankment or cutting
  - (f) avoids the silting of watercourses
  - (g) protects development and its surrounds from erosion caused by water runoff.
- 3 Driveways and access tracks across sloping land should be accessible and have a safe, all-weather trafficable surface.
- 4 Development sites should not be at risk of landslip.
- 5 Development on steep land should include site drainage systems to minimise erosion and avoid adverse impacts on slope stability.
- 6 Steep sloping sites in unsewered areas should not be developed unless the physical characteristics of the allotments enable the proper siting and operation of an effluent drainage field suitable for the development intended.

# **Supported Accommodation and Housing for Seniors**

# **OBJECTIVES**

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

- 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.

- 1 Telecommunications facilities should:
  - (a) be located in a coordinated manner to deliver communication services efficiently
  - (b) use materials and finishes that minimise visual impact
  - (c) have antennae located as close as practical to the support structure
  - (d) be located primarily in industrial, commercial, business, office, centre and rural zones
  - (e) where technically feasible, be co-located with other telecommunications facilities
  - (f) incorporate landscaping to screen the development, particularly equipment shelters and huts
  - (g) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points and significant vistas.
- 2 Telecommunications facilities in areas of high visitation and community use should use innovative design techniques (eg sculpture and other artworks) where possible and where the resulting design would positively contribute to the character of the area.
- 3 Telecommunications facilities should be located in residential zones only if sited and designed to minimise visual impact by:
  - (a) using existing buildings and vegetation for screening
  - (b) incorporating the facility within an existing structure that may serve another purpose
  - (c) taking into account the size, scale, context and characteristics of existing structures, land forms 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 setting of the Historic Conservation Area, 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 per cent of a park should comprise communal open space, landscaped areas and recreation areas.
- 24 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

# **Transportation and Access**

# **OBJECTIVES**

- 1 A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
  - (a) provide equitable access to a range of public 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-ofjourney facilities including:
  - (a) showers, changing facilities, and secure lockers
  - (b) signage indicating the location of bicycle facilities
  - (c) secure bicycle parking facilities
- 20 Pedestrian facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part* 13.
- 21 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14*.

## Access

- 22 Development should have direct access from an all weather public road.
- 23 Development should be provided with safe and convenient access which:
  - (a) avoids unreasonable interference with the flow of traffic on adjoining roads
  - (b) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision
  - (c) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.
- 24 Development should not restrict access to publicly owned land.
- 25 The number of vehicle access points onto arterial roads shown on *Overlay Maps Transport* should be minimised, and where possible access points should be:
  - (a) limited to local roads
  - (b) shared between developments.
- 26 The number of access points for cyclists and pedestrians onto all adjoining roads should be maximised.
- 27 Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse on to the road.
- 28 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 runoff
  - (d) avoid the removal of existing vegetation
  - (e) be consistent with Australian Standard AS 2890 Parking facilities.

## **Access for People with Disabilities**

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

#### **Vehicle Parking**

- 30 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with <u>MuBr/2 Off Street Vehicle Parking</u> <u>Requirements</u>.
- 31 Development should be consistent with Australian Standard AS 2890 Parking facilities.
- 32 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.
- 33 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.
- 34 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.
- 35 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.
- 36 Parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 37 To assist with stormwater detention and reduce heat loads in summer, vehicle parking areas should include soft (living) landscaping.
- 38 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.

- 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 the flood plain known as the 1956 River Murray Flood Plain
  - (b) within land subject to a 1-in-100 year average return interval flood event
  - (c) within 50 metres of the top of the bank of a watercourse
  - (d) where the base of the lagoon would be below any seasonal water table.
- 9 Artificial wetland systems for the storage of treated wastewater, such as wastewater lagoons, should be:
  - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts.
  - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

#### **Waste Treatment Systems**

- 10 Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.
- 11 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:
  - (a) the quality of surface and groundwater resources
  - (b) public health
  - (c) the amenity of a locality
  - (d) sensitive land uses.
- 12 All waste treatments systems should be located as far as possible from the river, on land above the 1956 River Murray Flood Plain boundary.
- 13 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.
- 14 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.
- 15 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.

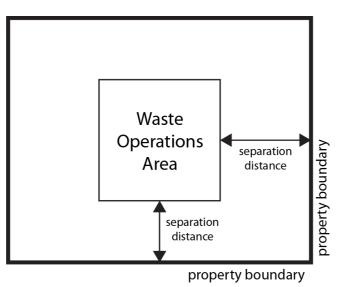
- 16 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or groundwater resources or damaging crops.
- 17 Stock slaughter 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.
- 18 Winery waste management systems should be designed to ensure:
  - (a) surface runoff does not occur from the wastewater irrigation area at any time
  - (b) wastewater is not irrigated onto waterlogged areas, land within 50 metres of a creek, or swamp or domestic or stock water bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer
  - (c) wastewater is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land
  - (d) wastewater is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the wastewater
  - (e) stormwater runoff from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods
  - (f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.

# Waste Management Facilities

# **OBJECTIVES**

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

- 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
    - 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 The waste operations area of a landfill or an organic waste processing facility should not be located within the 1956 River Murray flood plain boundary.
- 18 Where required, a leachate barrier should be provided between the operational areas and underlying soil and groundwater.
- 19 Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should make sustainable use of landfill gas emissions. For smaller landfill activities, if the sustainable use of the landfill gas emissions is not practical or feasible, flaring should be used to avoid gases being vented directly to the air.

Murray Bridge Council Overlay Section

# **Overlay** Section

# **Noise and Air Emissions Overlay**

Refer to the <u>Map Reference Tables</u> for a list of maps that relate to this overlay.

The following policies apply to the 'designated area' marked on the relevant Overlay Map(s) – Noise and Air Emissions.

## INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

# **OBJECTIVES**

1 Protect community health and amenity from adverse impacts of noise and air emissions.

- 1 Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources should:
  - (a) shield sensitive uses and areas through one or more of the following measures:
    - (i) placing buildings containing less sensitive uses between the emission source and sensitive land uses and areas
    - (ii) within individual buildings, place rooms more sensitive to air quality and noise impacts (e.g. bedrooms) further away from the emission source
    - (iii) erecting noise attenuation barriers provided the requirements for safety, urban design and access can be met
  - (b) use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants provided wind impacts on pedestrian amenity are acceptable
  - (c) locate ground level private open space, communal open space and outdoor play areas within educational establishments (including childcare centres) away from the emission source.

# **Zone** Section

# **Commercial Zone**

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

## **OBJECTIVES**

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

## **PRINCIPLES OF DEVELOPMENT CONTROL**

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods outlet
  - consulting room
  - motor vehicle related business other than wrecking yard
  - office with a gross leasable area of 100 square metres or less
  - petrol filling station
  - service trade premises
  - shop with a gross leasable area of 150 square metres or less
  - store
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 Shops should have a gross leasable area of 150 square metres or less.
- 5 Development that involves either of the following:
  - (a) the construction of a new building on vacant land
  - (b) an increase of the floor area of an existing building by more than 50 per cent

should incorporate the following measures to limit the rate of stormwater discharged from the site:

- (i) installation of a rainwater tank with a capacity of 2000 litres for every 100 square metres of roof area, which is plumbed to at least a water closet or a water heater
- (ii) a minimum of 25 per cent of the site comprising permeable surfaces
- (iii) incorporate on-site stormwater detention structures/techniques which controls the discharge of stormwater from the site so that it does not exceed a maximum peak flow rate equivalent to 50 per cent impervious site coverage for a 1-in-100 year average return interval flood event.

#### **Land Division**

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

## **PROCEDURAL MATTERS**

## **Complying Development**

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

#### **Non-complying Development**

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

Form of development	Exceptions
Dairy	
Dwelling	
Educational establishment	
Farm building	
Farming	
Fuel depot	
General industry	
Horticulture	
Hospital	
Intensive animal keeping	
Nursing home	
Office	Except where it has a gross leasable area of 100 square metres or less.
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Shop or group of shops	Except where it achieves one of the following: (a) the gross leasable area is 150 square metres or less (b) the shop is a bulky goods outlet.
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment, or disposal	
Winery	
Wrecking yard	

## **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
Bulky goods outlet	Shop with gross leasable floor area of 150 square
Service trade premises	metres or less.
Store	
Warehouse	

# **Community Zone**

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

## **OBJECTIVES**

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

## **DESIRED CHARACTER**

The zone will accommodate a range of community, education, recreation, health care, institutional and associated activities to meet the needs of Murray Bridge and its region.

Land within the zone fronting Beatty Terrace and Swanport Road will accommodate a cluster of educational and related facilities, including vocational and other education services, conference and meeting facilities and ancillary activities including small offices and residential accommodation.

## **Precinct 22 Mobilong Correctional Facilities**

Land within **Precinct 22 Mobilong Correctional Facilities** will be developed to provide for existing and additional correctional services facilities and ancillary development.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

## Land Use

- 1 The following forms of development are envisaged in the zone:
  - cemetery
  - community centre
  - conference and meeting facilities
  - consulting room
  - correctional facility within Precinct 22 Mobilong Correctional Facilities
  - educational establishment
  - emergency services facility
  - hall
  - health facility
  - hospital
  - library
  - office associated with community service
  - place of worship
  - public administration office
  - recreation centre
  - residential accommodation ancillary to community services or educational establishments
  - theatre
  - welfare institution.
- 2 Development listed as non-complying is generally inappropriate.

3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.

## **Form and Character**

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

## **PRECINCT SPECIFIC PROVISIONS**

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

#### **Precinct 22 Mobilong Correctional Facilities**

- 5 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 6 The area should only be developed for correctional facilities or ancillary institutional purposes.
- 7 Buildings and structures should be set back a minimum of 20 metres from all boundaries.
- 8 Development should involve extensive landscaping adjacent Maurice Road and all boundaries.

## **PROCEDURAL MATTERS**

## **Complying Development**

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

## **Non-complying Development**

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

Form of development	Exceptions
Fuel depot	
Horticulture	
Industry	
Intensive animal keeping	
Major public service depot	
Motor repair station	
Petrol filling station	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 150 square metres or less.
Stock sales yard	
Stock slaughter works	

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

## **Public Notification**

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

Further, the following forms of development (except where the development is noncomplying) are designated:

Category 1	Category 2
	Cemetery
	Community centre
	Conference and meeting facilities
	Correctional facilities within <b>Precinct 22 Mobilong</b> Correctional Facilities
	Educational establishment and supporting facilities
	Hall
	Health facility
	Hospital
	Library
	Office associated with community services or educational establishments
	Place of worship
	Public administration office
	Recreation centre
	Welfare institution

# **Country Living Zone**

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

## **OBJECTIVES**

- 1 A residential zone comprising a range of dwelling types.
- 2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - small scale non-residential use that serves the local community, for example:
    - child care facility
      - health and welfare service
      - open space
      - primary and secondary school
      - recreation area
      - shop, office or consulting room
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
  - (a) serves the local community
  - (b) is consistent with the character of the locality
  - (c) does not detrimentally impact on the amenity of nearby residents.
- 4 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.
- 5 The keeping, breeding or training of horses and erection of stables should not be undertaken.

#### **Form and Character**

- 6 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 7 A driveway should not be constructed where the gradient exceeds 1-in-5.

## 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	6 metres
Minimum setback from an arterial road or collector road	8 metres
Minimum setback from side boundaries	3 metres
Minimum setback from rear boundary	3 metres
Maximum building height (from natural ground level)	8 metres
Minimum area of private open space	35 square metres
Minimum number of on site car parking spaces other than for affordable housing (one of which should be covered)	2

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

Parameter	Value
Maximum floor area	120 square metres
Maximum building height (from natural ground level)	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	1 metre
Minimum setback from a public road or public open space area	No closer to the boundary than the dwelling with which the building is associated or 5.5 metres whichever is the greater.

## **Low Density Policy Area 19**

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

## **OBJECTIVES**

1 A zone accommodating detached dwellings on various sized allotments, ranging from a minimum of 2000 square metres and averaging not less than 3000 square metres.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwellings
  - domestic outbuilding in association with a dwelling.
- 2 Development should be primarily detached dwellings on large allotments, where the allotments created should vary in size but shall have a minimum area of 2000 square metres.

## **Form and Character**

- 3 All development should be connected to appropriate urban services.
- 4 A dwelling, or development increasing the floor area of an existing dwelling by more than 50 per cent, should incorporate the following measures to minimise flooding and limit the rate of stormwater discharged from the site:
  - (a) locate buildings a minimum of 10 metres from a natural depression or the centreline of any a major overland flow path as shown on <u>Concept Plan Map MuBr/9 East Side.</u>
  - (b) locate buildings a minimum of 300 millimetres above the 1-in-100 year average rainfall interval flood event area
  - (c) installation of a rainwater tank with a capacity of 5000 litres for every 100 square metres of roof area, which is plumbed to at least a water closet or a water heater
  - (d) incorporate overflow from rainwater tanks directed to on-site stormwater detention structures/techniques which have a combined storage volume exceeding the 1-in-100 year average return interval flood event 3 hour duration runoff volume.

#### **Land Division**

- 5 Land division should occur where it achieves at least one of (a) or (b):
  - (a) a range of allotments from a minimum of 2000 square metres and an average area (excluding any area for roads and reserves) of not less than 3000 square metres.
  - (b) in the case of a boundary realignment, all allotments of a minimum area of 2000 square metres
- 6 Roads created by land division should be sealed and have kerb and guttering provided to the frontage of all allotments.
- 7 Land division proposing battleaxe allotments should only occur where:
  - (a) the area of the allotment, excluding the area of the driveway 'handle', exceeds 2000 square metres

- (b) provide for an access onto a public road, with the driveway 'handle' being not less than 4 metres width nor more that 50 metres in length
- (c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
- (d) 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.

## **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 in *Table MuBr/1 - Conditions for Complying Development*:

• detached dwelling within the Low Density Policy Area 19.

#### **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 associated with consulting rooms, offices or shop or group of shops listed within this non-complying table.
Amusement machine centre	
Consulting room	Except where (a) it is a veterinary consulting room (b) the total floor area is 100 square metres or less.
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
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 150 square metres or less (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

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

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

Category 1

Category 2

Alterations and additions to a Local heritage place as identified in *Table MuBr/4 - Local Heritage Places*.

# **Country Township Zone**

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

## **OBJECTIVES**

- 1 Services and facilities grouped together to serve the local community and the visiting public.
- 2 Increased mix in the range of dwellings available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- 3 Conservation and enhancement of the main road streetscape and scenic rural setting of the township.
- 4 Defined townships to protect the visual quality, character and landscape features of the River Murray Valley and adjoining rural landscapes.
- 5 Development that contributes to the desired character of the zone.

## **DESIRED CHARACTER**

## **Precinct 15 Callington (Eastern Portion)**

Most of the developed portion of this precinct is on the western side of the Bremer River, which divides the township, and is within the area of the District Council of Mount Barker. Development east of the Bremer River consists of a number of old residential cottages adjoining the road to Strathalbyn.

The township precinct developed as a service centre for copper miners within the surrounding district during the middle of the nineteenth century. Much of the town's historic character has been retained. It is desirable that development not be undertaken which would either detract from the historic character of the township, or impair the open, rural character of the adjacent areas.

Opportunities exist to promote the restoration of old buildings and construct new buildings in a manner compatible with the historic character of Callington township. The landscape character of the Bremer River will be improved by a co-ordinated landscaping plan undertaken with the District Council of Mount Barker.

## **Precinct 16 Mypolonga**

This precinct, part of which is on high ground, is situated in a scenically attractive area, near the River Murray and midway between Murray Bridge and Mannum.

This township precinct functions as a community centre, social and service centre for the surrounding dairying and orcharding industries which it serves. Residential development which has occurred on elevated land west of the township forms the nucleus of expansion in Mypolonga.

It is desirable that the township precinct continue to function as a service centre for the dairying and orcharding industries in the vicinity and those vacant allotments in the township be developed primarily for residential purposes. Shopping and similar developments could be satisfactorily located in William Street adjacent to the school, whilst service activities would be satisfactory in the southern part of the township if the scale of the particular activity were sympathetic to adjoining development.

Opportunities exist to promote a scenic road between Mypolonga and the horticulture areas along the River Murray.

## **Precinct 17 Monteith**

This precinct is a small residential township located on the eastern side of the River Murray and between Yiddinga and Monteith irrigation areas. The township has little potential for any further expansion. Opportunity exists to develop the reserve known as Bells Landing as a river-front park for public enjoyment.

## **Precinct 18 Woods Point**

This precinct which was originally intended for government housing, is approximately 17 kilometres south of Murray Bridge on the Murray Bridge to Jervois Road. The township is on elevated land which separates the Jervois and Woods Point irrigation areas.

Attractive views of the River Murray and the low-lying irrigation areas may be obtained from the township, which functions mainly as a service centre for Woods Point and Jervois irrigation areas.

All allotments which comprised the original subdivided area have been occupied but no further expansion of the township has occurred. There are no shops in the township and the potential for further expansion appears to the limited. Opportunities exist for the development of the old school building and associated land for community activities.

#### **Precinct 19 Jervois**

This township precinct is situated east of the River Murray and opposite Tailem Bend functions as a local service and recreation centre for adjacent irrigation areas. The precinct contains a few dwellings, a school and community hall, and recreation grounds. A ferry provides the means of crossing the River Murray and access to Tailem Bend. Substantial residential development outside the town and adjoining the Murray Bridge to Wellington Road is associated with dairies along the River Murray.

It is anticipated that further residential and other development at Jervois will not be significant. It is desirable that residential (in-fill) development occur on existing vacant allotments in the township, that future urban expansion of the township be to the west of the existing development.

## **Precinct 20 Wellington**

This precinct which adjoins the River Murray at the river's entrance to Lake Alexandrina, functions as a service centre for surrounding dairying industries and the rural hinterland, and for holiday house development. The historic origins of the township are characterized by a small number of buildings, which includes the renovated Police Station/Court House complex.

The precinct extends for a distance of approximately 1.7 kilometres along the banks of the River Murray, but public access to the River Murray is limited mainly to a small council reserve to the north of the township. The township has potential for expansion of recreational and local service activities. Additional recreation areas could be provided along the River Murray waterfront and improve public access to the River Murray.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - community facility
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - educational establishment
  - open space
  - recreation area
  - shop or group of shops where the gross leasable area is less than 450 square metres
  - small-scale commercial development

- small-scale light and service industry development
- small-scale tourist development
- supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 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 The keeping of animals such as horses, cattle, sheep, pigs, goats, or donkeys should not occur.

#### **Form and Character**

- 7 On sites where a gradient of 1-in-3 or greater exists an extensive landscaping plan should be developed to minimise the risk of erosion.
- 8 A driveway should not be constructed where the gradient exceeds 1-in-5.
- 9 Retaining walls should be designed as a stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping.
- 10 Buildings should be set back at least 10 metres from the **River Murray Flood Zone** boundary and be sited and designed so as not to detract from the character of that zone.

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	3 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level) other than silos, telecommunication towers and water storage facilities	9 metres
Minimum area of private open space	35 square metres
Minimum number of on site car parking spaces (One of which should be covered)	2

11 Dwellings should be designed within the following parameters:

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

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

Parameter	Value	
Maximum floor area for an allotment: (a) of less than 450 square metres (b) between 450 and 1000 square metres (c) greater than 1000 square metres	40 square metres 60 square metres 120 square metres	
Maximum building height (from natural ground level)	4 metres	
Maximum wall height (from natural ground level)	3 metres	
Minimum setback from side and rear boundaries	Have no more than one wall located closer than 0.6 metres to a property boundary	
Minimum setback from a public road or public open space area	No closer to the boundary than the dwelling with which the building is associated or 5.5 metres whichever is the greater	

## **Land Division**

- 14 Land division along main roads should not result in ribbon development.
- 15 Except within **Precinct 16 Mypolonga**, land division for residential purposes should result in allotments with a minimum area of 1200 square metres, a minimum frontage of 20 metres and a minimum depth of 40 metres.

## **PRECINCT SPECIFIC PROVISIONS**

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

## **Precinct 15 Callington (Eastern Portion)**

- 16 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 17 Proposed development should be sympathetic to the mid-nineteenth century character of the precinct.
- 18 The Bremer River and its landscape should be conserved and enhanced.

## **Precinct 16 Mypolonga**

- 19 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 20 Proposed development should be sympathetic in scale, siting and function to existing development.
- 21 Vehicular access to North Bokara Road should be controlled and limited for the purpose of land and stock management, and the maintenance of equipment and fencing.
- 22 The precinct should be developed in accordance with <u>*Concept Plan Map MuBr/10 Country Township</u></u> <u><i>Zone (Mypolonga)* and more specifically:</u></u>
  - (a) land division should only occur in Areas A, B, C and D where:
    - (i) the land division is required for the provision of public infrastructure
    - (ii) the land division is for the rearrangement of existing allotments, with the size of the resultant allotments consistent with the areas as specified in the concept plan

- (iii) the proposed allotments can be connected to a Community Wastewater Management System or an equivalent sewage treatment system
- (iv) sufficient land is provided for the stormwater collection, detention and controlled discharge to the River Murray or for reuse for town or rural uses.
- (b) land division for residential purposes should have minimum allotment areas, frontages and depths not less than that shown in the following table:

Designated area	Minimum allotment area (square metres)	Minimum frontage (metres)	Minimum depth (metres)
Area A	1200 square metres	20	40
Area B	3000 square metres	30	-
Area C	1200 square metres	20	40
Area D	5000 square metres	50	-

(c) within Area D, dwellings, farm buildings and outbuildings should not be developed within the '**Cliff Face Protection Area**'.

## **Precinct 17 Monteith**

23 Development should not be undertaken unless it is consistent with the desired character for the precinct.

## **Precinct 18 Woods Point**

- 24 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 25 The old school building and associated land utilised for community activities.

#### **Precinct 19 Jervois**

26 Development should not be undertaken unless it is consistent with the desired character for the precinct.

## **Precinct 20 Wellington**

- 27 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 28 Business and service industries contained within the precinct.
- 29 Open space provided at suitable locations along the river-front of the River Murray.

## **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
Animal keeping	
Crematorium	
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Prescribed mining operations	
Road transport terminal	
Shop or group of shops	Except where the gross leasable area is 450 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.

# **Deferred Urban Zone**

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

## **OBJECTIVES**

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

## **PRINCIPLES OF DEVELOPMENT CONTROL**

#### Land Use

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

## **Land Division**

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

## **PROCEDURAL MATTERS**

#### **Complying Development**

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

## **Non-complying Development**

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

Form of development	Exceptions
Service trade premises	
Shop	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

## **Public Notification**

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

## **General Industry Zone**

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

## **OBJECTIVES**

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

## **PRINCIPLES OF DEVELOPMENT CONTROL**

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - industry
  - transport distribution
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development likely to create significant impacts on adjoining residential areas due to creation of smoke, smell, fumes, gases, noise, wastewater or other emissions should not be undertaken.

#### **Form and Character**

- 4 Development should be undertaken in accordance with the <u>Concept Plan Map MuBr/1 General</u> <u>Industry Zone</u> and <u>Concept Plan Map MuBr/13 – Proposed Industrial and Residential Zone</u>.
- 5 Development should be set back at least 8 metres from any road frontage.
- 6 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
  - (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment
  - (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment
  - (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 7 Buildings should occupy no more than 50 per cent of the site area.
- 8 Retail and office development should be of a minor nature and should only occur to support the primary use of the zone.
- 9 All fences adjacent to public roads and not screened by landscaping should be constructed of PVC colour coated wire mesh or a material matching the main buildings.
- 10 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.

- 11 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 12 Development that involves either of the following:
  - (a) the construction of a new building on vacant land
  - (b) an increase of the floor area of an existing building by more than 50 per cent

should incorporate the following measures to limit the rate of stormwater discharged from the site:

- (i) installation of a rainwater tank with a capacity of 2000 litres for every 100 square metres of roof area, which is plumbed to at least a water closet or a water heater
- (ii) a minimum of 25 per cent of the site comprising permeable surfaces
- (iii) incorporate on-site stormwater detention structures/techniques which controls the discharge of stormwater from the site so that it does not exceed a maximum peak flow rate equivalent to 50 per cent impervious site coverage for a 1-in-100 year average return interval flood event.
- 13 Advertisements and advertising hoardings should not include any of the following:
  - (a) flashing or animated signs
  - (b) bunting, streamers, flags, or wind vanes
  - (c) roof-mounted advertisements projected above the roof line
  - (d) parapet mounted advertisements projecting above the top of the parapet.

#### **Land Division**

- 14 Land division should create allotments that:
  - (a) are of a size and shape suitable for the intended use
  - (b) have an area of not less than 2000 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
  - (c) have a frontage to a public road of at least 20 metres.

## **Brinkley Road Policy Area 1**

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

## **OBJECTIVES**

- 1 A policy area developed for limestone extraction, and waste disposal activities, together with compatible industrial development including manufacturing and value adding rural industries.
- 2 A policy area developed with a diversity of environmentally sustainable industries that promote local employment.
- 3 Development that contributes to the desired character of the policy area.

## **DESIRED CHARACTER**

The policy area will be developed to support a range of industrial activities that are compatible with adjoining land uses, without causing adverse environmental impacts and marring the landscape. Industrial developments that utilise agricultural products or by-products are encouraged, as are industries that value add to rural products.

Land within the policy area provides an important source of rubble for use in road construction, and the existing extraction processes should continue until the resource is depleted. The policy area will be developed in a staged manner as a serviced enterprise park around the stone extraction and waste disposal facilities.

The progressive rehabilitation of the land in the policy area through the establishment of a waste disposal facility in conjunction with the extraction processes provides an efficient and economic reuse of the land.

Through appropriate landscaping and site management the development of a waste disposal facility will provide an important service and facility to meet the existing and future needs and demands of the district.

Industrial development within a predominantly rural landscaped character will be compatible with and complementary to nearby development and will be screened from public roads and adjacent non-industrial uses using vegetation and/or mounding.

Known reserves of economically workable and usable stone resources will be kept free of development until such time as the deposits are able to be exploited.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

## Land Use

•

- 1 The following forms of development are envisaged in the policy area:
  - limestone extraction
    - value adding rural industry, such as:
      - mushroom farming
      - fertilizer manufacturing
    - waste disposal facilities.
- 2 Development should be undertaken in accordance with the <u>Concept Plan Map MuBr/2 General</u> <u>Industry Zone (Brinkley Road Policy Area 1).</u>

## **Form and Character**

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

## **Land Division**

4 Land division should have a minimum allotment area of 2000 square metres.

## **PROCEDURAL MATTERS**

#### **Complying Development**

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

#### **Non-complying Development**

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

Form of development Exceptions	
Amusement machine centre	
Bulky goods outlet	
Caravan park	
Community centre	
Consulting room	
Dwelling	<ul> <li>Except where all of the following apply, the dwelling is:</li> <li>(a) ancillary to and in association with industrial development</li> <li>(b) located on the same allotment</li> <li>(c) not located within the Brinkley Road Policy Area 1.</li> </ul>
Educational establishment	Except where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Pre-school	
Place of worship	
Residential flat building	
Shop or group of shops	Except where the gross leasable area is 150 square metres or less.
Tourist accommodation	

## **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.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - light industry
  - minor expansion of existing industrial and commercial uses
  - service industry
  - shops of 150 square metres or less, in association with Light Industry (in the light industrial area containing Sturt Reserve Road, Rachel Street, Joseph Street and Mill Lane)
  - store
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate.

## **Form and Character**

- 3 Buildings should occupy no more than 50 per cent of the site area.
- 4 Retail and office development should be of a minor nature and should only occur in association with light industry, service industry or commercial development on the same site.
- 5 Development should incorporate a landscape buffer of dense locally indigenous vegetation to a minimum depth of 5 metres located at the interface of the adjoining Residential Zone, in the following areas:
  - (a) west of Maurice Road and north of Dorset Street
  - (b) south of Adelaide Road and west of Maurice Road.
- 6 Development adjacent Adelaide Road should have access as far as practicable from the Adelaide Road/Maurice Road intersection.
- 7 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.
- 8 Development that involves either of the following:
  - (a) the construction of a new building on vacant land

(b) an increase of the floor area of an existing building by more than 50 per cent

should incorporate the following measures to limit the rate of stormwater discharged from the site:

- (i) installation of a rainwater tank with a capacity of 2000 litres for every 100 square metres of roof area, which is plumbed to at least a water closet or a water heater
- (ii) a minimum of 25 per cent of the site comprising permeable surfaces
- (iii) incorporate on-site stormwater detention structures/techniques which controls the discharge of stormwater from the site so that it does not exceed a maximum peak flow rate equivalent to 50 per cent impervious site coverage for a 1-in-100 year average return interval flood event.

## **Land Division**

- 9 Land division should create allotments that:
  - (a) are of a size and shape suitable for the intended use
  - (b) have an area of not less than 1000 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
  - (c) have a frontage to a public road of at least 20 metres.

## **PROCEDURAL MATTERS**

#### **Complying Development**

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

#### **Non-complying Development**

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

Form of development	Exceptions
Amusement machine centre	
Bulky goods outlet	
Community centre	
Consulting room	
Dairy	
Dwelling	<ul> <li>Except where it is:</li> <li>(a) ancillary to and in association with industrial development</li> <li>(b) located on the same allotment.</li> </ul>
Educational establishment	
Horticulture	
Hospital	
Hotel	

Form of development	Exceptions
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: (a) ancillary to and in association with industrial development (b) located on the same allotment.
Place of worship	
Prescribed mining operations	
Pre-school	
Residential flat building	
Restaurant	
Shop or group of shops	Except where the gross leasable area is 150 square metres or less
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.

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

Category 1	Category 2
Alterations and additions to a Local Heritage Place as identified in <u>Table MuBr/4 - Local Heritage Places</u> .	Demolition within <b>Historic Conservation Area 2</b> of the <b>Historic Conservation Area</b> .

# **Local Centre Zone**

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

## **OBJECTIVES**

- 1 A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the local community, subordinate to the Regional Town Centre Zone.
- 2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.
- 3 A centre accommodating residential development in conjunction with non-residential development.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - advertisement
  - community facility
  - consulting room
  - office
  - office and dwelling
  - shop
  - shop and dwelling.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development and development comprising a variety of residential and non-residential uses should only be undertaken if such development does not prejudice the operation of existing or future retail activity within the zone.

#### **Form and Character**

- 4 Shops and groups of shops should:
  - (a) not prejudice the operation of retail activities within the Regional Town Centre Zone
  - (b) have a maximum floor area of 500 square metres.
- 5 Dwellings should be located only behind or above non-residential uses on the same allotment.

## **Land Division**

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

## **PROCEDURAL MATTERS**

## **Complying Development**

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

## **Non-complying Development**

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
Dwelling	Except where in conjunction with a non-residential development.
Fuel depot	
Horticulture	
Industry	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 500 square metres or less.
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.

# **Monarto Zoological Park Zone**

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

## **OBJECTIVES**

- 1 Establishment of the Monarto Zoological Park as an international standard fauna conservation park and educational and passive recreational resource.
- 2 Protection of land within the zone from development likely to adversely effect existing watercourses and other environmentally important features.
- 3 Land within the Monarto Zoological Park retained to serve as a buffer between the zoo and adjoining land uses.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

#### Land Use

- 1 The following forms of development in association with or ancillary to the Monarto Zoological Park are envisaged in the zone:
  - community centre
  - consulting room in the form of a veterinary clinic or hospital
  - educational establishment
  - office
  - recreation centre
  - restaurant
  - shop
  - tourist accommodation
  - visitor and information centre
  - zoological park.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development undertaken within the zone should contribute to the function and promote the Monarto Zoological Park.

#### **Form and Character**

- 4 Development should not cause the destruction of natural features, in particular the important native vegetation on the site, lower surface or underground water quality or contribute to land form degradation.
- 5 Development comprising restaurant and other commercial facilities, visitor and information centre, accommodation units should:
  - (a) be sited in sympathy with existing landscape features and where possible should employ existing vegetation to soften potential visual impact
  - (b) blend building form and appearance with the natural environment, and preferably utilise verandas, natural materials and colours
  - (c) where involving smaller scale buildings such as accommodation units and kiosks, be of simple design, utilising natural materials and finishes.

- Shops should be limited in scale and function to service the needs of visitors to the Monarto Zoological 6 Park.
- 7 Sheds and other outbuildings should:
  - (a) be sited in locations that are not visually prominent
  - (b) if clad with metal, be pre coated or painted to blend with the natural landscape and prevent glare.
- 8 All stormwater runoff generated by development should be controlled and/or treated on site to ensure that contaminants, including suspended sediment and nutrients, are retained on site and not deposited directly into the Rocky Valley Creek.

## **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
Consultin	ng rooms	Except where in the form of a veterinary clinic or hospital in association with or ancillary to the Monarto Zoological Park.
the boun shown o <u>Sport Fa</u>	which is located within 1000 metres of dary of the motor sport facility land as n <u>Concept Plan Map MuBr/4 - Motor</u> <u>scility and Organic Composting Buffer</u> urray Bridge - Primary Production), and	Other than caretakers/managers residence.
identified		
	Section 524, Hundred of Mobilong, CT 5197/704	
(b)	Lot 100, Deposited Plan 69354, Section 525, Hundred of Mobilong, CT 5978/331	
(C)	Lot 101, Deposited Plan 69354, Section 525, Hundred of Mobilong, CT 5975/332	
(d)	Lot 5, Deposited Plan 12099, Part Sec 526, Hundred of Mobilong, CT 5819/652	
(e)	Lot 4, Deposited Plan 12099, Part Sec 526, Hundred of Mobilong, CT 5471/658	
(f)	Lot 1, Filed Plan 15377, Part Sec 527, Hundred of Mobilong, CT 5472/112	
(g)	Lot 2, Filed Plan 15377, Part Sec 527, Hundred of Mobilong, CT 5824/622.	
Fuel dep	<b>.</b>	

Industry

Form of development	Exceptions
Motor repair station	
Petrol filling station	
Prescribed mining operations	
Road transport terminal	
Store	Except a store in association with or ancillary to the Monarto Zoological Park.
Service trade premises	
Stock slaughter works	
Warehouse	

## **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
Community centre	
Consulting room in the form of a veterinary clinic or hospital	
Educational establishment	
Office	
Recreation centre	
Restaurant	
Shop	
Tourist accommodation	
Visitor and information centre	
Zoological park	

# Neighbourhood Centre Zone

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

## **OBJECTIVES**

- 1 A centre providing a range of shopping, community, business, and recreational facilities for the surrounding neighbourhood.
- 2 A centre that provides the main focus of business and community life outside the Regional Town Centre, and provides for the more frequent and regularly recurring needs of the community sited south of the South Eastern Freeway.
- 3 A centre accommodating residential development in conjunction with non-residential development.
- 4 A centre with a total gross leasable area for retail activities of 3000 square metres as required to meet the needs of its local neighbourhood catchment population.
- 5 Development that contributes to the desired character of the zone.

### **DESIRED CHARACTER**

This zone provides a central hub containing retail, commercial and community facilities serving development in the area. The neighbourhood centre is centrally located within the urban growth area south of the South Eastern Freeway, to enhance local accessibility by pedestrian and cycle paths. The centre is sited to be integrated with the racecourse facilities, is accessible from a proposed major road network and central to the equine rural living and residential areas.

The policy area serves a population of 8000 – 10000 people and accommodates a range of retail, commercial and community land uses to meet the daily needs of its catchment. Retail land uses to be developed include a neighbourhood shopping centre with supermarket and associated speciality shops, together with non-retail activities such as offices, consulting rooms, banks and restaurants. Branch community facilities such as libraries and post offices are also anticipated to co-locate in this centre.

To meet the needs of a growing community, educational facilities including a pre-school / child care centre, and primary school will be developed according to population requirements for the area. Sporting and recreational facilities will be integrated with the educational land uses to serve the wider community.

Following the establishment of the racecourse, educational and training facilities associated with the horse racing industry will be integrated with educational facilities within the policy area.

To complement the proposed racecourse, entertainment facilities such as a hotel and restaurants, as well as short term accommodation in the form of serviced apartments or motel, will be sited to be accessible to both patrons of the race meetings and the wider community by appropriate pedestrian and cycle links that focus on the main shopping centre.

The neighbourhood centre will be developed with shared access and parking and in proximity to racecourse services and activities to encourage joint use and avoid duplication of land uses. The functional elements of this activity centre will be appropriately designed and conveniently sited so as to be easily accessible without being visually dominant within the locality.

Built form will seek to provide a pleasant pedestrian environment by incorporating articulated facades and active street frontages, covered sidewalks and a range of activities that provide interest to pedestrians. Open space will incorporate landscaping and public art, together with high quality paving, street furniture and lighting. Buildings will seek to address the main roadways incorporating landscaping and multiple access points into and out of the neighbourhood policy area.

#### Murray Bridge Council Zone Section Neighbourhood Centre Zone

The neighbourhood centre will be developed in an orderly and economic manner commencing at the time a substantial population base is established to support these facilities. It is appropriate to develop the retail, commercial, community and educational facilities in stages over a 15-20 year period, as the population expands and the racecourse is developed.

Environmentally sustainable development principles are to be adopted by all development within the zone, including allotment orientation, building siting and energy use, water sensitive urban design, incorporation of solar systems and appropriate landscaping treatments.

Roads, public reserves, pedestrian and cycle paths, community buildings and land uses integrated for legibility, convenience and ready access to local open space, and services designed and sited at nominated focal points to engender a sense of place.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - aged care facility
  - bank
  - child care facility
  - consulting room
  - dwelling in conjunction with non-residential land use
  - educational establishment
  - gymnasium
  - hotel
  - library
  - licensed clubrooms
  - health centre
  - office
  - petrol filling station
  - place of worship
  - playing field
  - pre-school
  - primary school
  - recreation area
  - restaurant
  - shop
  - tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development should be developed in conjunction with non-residential uses and should not prejudice the operation of existing or future retail activity within the zone.

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 6 Development should have a maximum building height of 15 metres.
- 7 Buildings should be set back from a primary street frontage 5 metres.
- 8 Lesser setback distances should only be considered where the proposed building will be substantially screened by existing vegetation, natural form and features of the land or adjacent existing buildings.

- 9 The setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.
- 10 Car parking should be provided to the rear of the centre to promote a pedestrian friendly environment.
- 11 Buildings with four storeys or more above natural surface level should include provision for undercroft parking.

### **Land Division**

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

### **PROCEDURAL MATTERS**

### **Complying Development**

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

### **Non-complying Development**

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

Form of development	Exceptions
Dairy	
Dwelling	Except where in conjunction with a non-residential development.
Farm building	
Farming	
Fuel depot	
Horticulture	
Industry	Except for service industry.
Intensive animal keeping	
Major public service depot	
Prescribed mining operations	
Residential flat building	Except where in conjunction with a non-residential development.
Road transport terminal	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Winery	
Wrecking yard	

### **Public Notification**

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

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

Category 1	Category 2
Aged care facility	Consulting room with a gross leasable area of more
Bank	than 200 square metres
Car park	Shop with a gross leasable area of more than 250 square metres
Child care centre	Supermarket with a gross leasable area of more than
Consulting room measuring 200 square metres or less	1000 square metres
Educational establishment	Service industry
Gymnasium	
Hotel	
Library	
Licensed clubrooms	
Health centre	
Office	
Petrol filling station	
Place of worship	
Pre school	
Restaurant	
Shop with a gross leasable area of 250 square metres or less	
Store	
Supermarket with a gross leasable area of 1000 square metres or less	
Warehouse	

# **Primary Production Zone**

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

## **OBJECTIVES**

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

### **DESIRED CHARACTER**

This zone covers the majority of the rural area throughout the Rural City of Murray Bridge. The zone will incorporate environmentally sustainable rural activities and maintain a rural character. Development will be undertaken in a manner that minimises adverse impacts on water resources, biodiversity or the visual and scenic quality of the environment, and does not result in air and land pollution, weed infestation, vermin proliferation or the uneconomic provision of infrastructure.

The zone is located within the wider Environment and Food Production Areas (EFPAs) area which has been established under the Planning, Development and Infrastructure Act 2016. EFPAs have been introduced to help protect vital food and agricultural lands and contain the threat of urban sprawl by reducing the ability to subdivide land for housing development.

Parts of the zone are considered suitable to support allied food industry (value adding) activities associated with primary production. Value adding is essentially the process of taking a raw commodity and changing its form to produce a higher quality end product with increased economic value and demand in the market place. Value adding can provide substantial benefits by increasing investment opportunities, the ability to capture a greater percentage of the farm-to-retail price spread and the potential to increase viability and jobs.

While direct allied food industries (such as washing/processing/packing of produce, stock slaughter works, bulk commodity storage and feed/hay processing mills) may occur in appropriate areas of the zone, ancillary allied food industries (such as agricultural chemical resellers, cold storage, transport and logistics, and food manufacturers) are more appropriately located in designated precincts.

The SEA Gas high pressure natural gas transmission pipeline system, transporting gas from Victoria to markets in South Australia, traverses the zone. It is required that development within the gas pipeline measurement length (640 metres) be planned and conducted in a manner that ensures the pipeline system continues to comply with AS2885 (Pipelines - Gas and Liquid Petroleum) to ensure minimum pipeline safety requirements are been met.

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

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

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

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulk handling and storage facility
  - commercial forestry
  - dairy farming
  - farming
  - horticulture
  - intensive animal keeping
  - tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings)
  - wind farm and ancillary development
  - wind monitoring mast and ancillary development.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
  - (a) in visually prominent locations
  - (b) closer to roads than envisaged by generic setback policy.
- 4 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
  - (a) it has a direct relationship with primary production
  - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
  - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
  - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
  - (e) the use would be inappropriate within a township
  - (f) the capacity of the infrastructure, including roads, is capable of supporting the use without detriment to existing users.
- 5 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, except where an additional dwelling (or dwellings) is required for a manager's or caretaker's residence.
- 6 Tourist accommodation should not be converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking.
- 7 Tourist accommodation facilities should be in the nature of:
  - (a) farm-stay accommodation
  - (b) nature and health retreats
  - (c) bed and breakfast accommodation
  - (d) cottage style accommodation.
- 8 Tourist accommodation facilities should:
  - (a) be subordinate to an existing farming use, providing temporary accommodation and dining facilities for not more than six travellers
  - (b) not limit or jeopardise the use of adjoining land or water resources for primary production
  - (c) be single storey and be:
    - (i) designed in association with and under the main roof of an existing or proposed detached dwelling
    - (ii) constructed of materials and colours which are in keeping with the natural rural character of the locality
    - (iii) appropriately landscaped
  - (d) be provided with a reliable water supply
  - (e) be provided with an appropriate wastewater effluent management system and facilities for the containment of solid waste, reuse and appropriate disposal
  - (f) include advertising and/or advertising hoarding that is limited in scale so as not to detract from the character of the locality
  - (g) be sited to allow safe and convenient access to an all weather public road
  - (h) provide a car parking area at the rate of 1 space per 2 visitor bedrooms.
- 9 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.

10 Any development likely to visually impact or create excessive odour, noise, dust or other nuisances, should be located 500 metres or more from the **Monarto Zoological Park Zone**.

### **Form and Character**

- 11 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 12 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.
- 13 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the allotment.
- 14 Buildings should primarily be limited to farm buildings (including storage and implement sheds, pump sheds and the like), a detached dwelling associated with primary production on the allotment and residential outbuldings that are:
  - (a) grouped together on the allotment and set back from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
  - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.
- 15 Land based aquaculture should be located in areas capable of coping with a 1-in-25 year average recurrence interval flood, be outside the 1956 River Murray flood plain boundary and prevent any overflow containing species being farmed to enter any external watercourse or waterbody.
- 16 All intensive animal keeping operations, aquaculture and their various components including holding yards, temporary feeding areas, movement lanes, and the like should not be located within the 1956 River Murray flood plain boundary or in the 1-in-100 year average recurrence interval flood boundary of any watercourse.
- 17 Any building or modification to the land form should not be located closer than 50 metres to a watercourse identified on a current series 1:50 000 SA Government topographic map.
- 18 Buildings should be set back a minimum of 50 metres from every public road, other than adjacent to the South Eastern Freeway and the Old Princes Highway where the setback should be a minimum of 100 metres.
- 19 Development that involves either of the following:
  - (a) the construction of a new building on vacant land
  - (b) an increase of the floor area of an existing building by more than 50 per cent

and does not include buildings associated with intensive animal keeping, should incorporate the following measures to limit the rate of stormwater discharged from the site:

- (i) installation of a rainwater tank with a capacity of 5000 litres for every 100 square metres of roof area, which is plumbed to at least a water closet or a water heater
- (ii) incorporate overflow from rainwater tanks directed to on-site stormwater detention structures / techniques which have a combined storage volume exceeding the 1-in-100 year average return interval flood event 3 hour duration runoff volume.

#### **Land Division**

20 Land, other than within **Rural Fringe Policy Area 7**, should only be divided if one or more of the following (a), (b), (c), (d) or (e) are satisfied:

- (a) only one additional allotment is created to contain a habitable dwelling that existed on the 6 December 1990, and all of the following apply:
  - (i) the allotment does not exceed 2 hectares
  - (ii) the division has sufficient land for a roadway to connect the allotment to the nearest existing trafficable public road
  - (iii) is divided from an allotment contained on a separate Certificate of Title existing on 6 December 1990
  - (iv) the current Valuer General's records indicates that the dwelling exists on the property and Council records do not indicate that the use of this dwelling has changed
  - (v) the dwelling was erected initially as a dwelling or has been approved for use as a dwelling
- (b) the division is for the purpose of facilitating intensive animal keeping, provided the proposed allotment or allotments are not less than 100 hectares in size and where:
  - (i) water, of sufficient quantity and quality, is available to sustain the proposed use
  - (ii) the soil structure and land capability classification is appropriate to the proposed use
  - (iii) the proposed use will be compatible with existing and anticipated uses of adjacent land, and with the purpose of **Central Policy Area 3**
  - (iv) adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants, can be avoided
  - (v) there will not be a risk of the water table either falling or rising significantly because of excessive irrigation
  - (vi) all new allotments have frontage to a constructed, all weather public road, or where an all weather public road does not exist, the road is upgraded to provide all weather access to each allotment at no cost to the Council
- (c) the proposed allotment or allotments for any other use has a minimum area of 40 hectares
- (d) the division is a realignment where (i) and (ii) are satisfied:
  - (i) it rationalises existing boundaries
  - (ii) the minimum allotment size is 40 hectares
- (e) the proposed allotment or allotments are within Central Policy Area 3 and are:
  - (i) to accommodate an existing allied food industry (value adding) activity associated with primary production, including stock slaughter works; or
  - (ii) part of a combined land use/land division Development Application for an allied food industry (value adding) activity associated with primary production, including stock slaughter works;

and where the allotment or allotments are of an appropriate size and shape for the intended use and can accommodate the use without detriment to adjoining land uses.

## **Central Policy Area 3**

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

## **OBJECTIVES**

- 1 A policy area accommodating mixed farming including horticulture and some intensive animal keeping.
- 2 Protection of the existing mushroom farm and motor sport facility at Monarto by inappropriate encroachment of sensitive uses such as urban development.
- 3 Development that contributes to the desired character of the policy area.

## **DESIRED CHARACTER**

The policy area consists of the land located directly west of the River Murray, south of the Murray Bridge township and a corridor of land directly west of the township, including the area known as Monarto.

The most elevated portions of the area occur along the Bremer Scarp and there are high dunes to the south and low hills (the Narrinyeri Hills) close to the eastern boundary near Murray Bridge, producing a broad basin- shaped depression in the southeast section of the area.

The area is characterised by east to west trending dunes that often carry remnant stands of Mallee Broombush vegetation and the Pallamanna Fault on the most easterly block of the up faulted South Mount Lofty Ranges. The Preamimma Creek and the Dry Creek-Rocky Gully Creek systems drain the western section of the area and flow into the River Murray. They are largely ephemeral streams, though they carry saline seepage flows for extensive periods. Runoff from the western sections of the area drains into an internal depression area, 'Para Gum'. In addition, planted native vegetation exists within the area and is protected by way of Heritage Agreements. This existing native vegetation therefore needs to be taken into account in any form of proposed development, particularly olive growing.

The most sensitive of all the **Primary Production Zone** policy areas, this area contains a diverse range of general farming, intensive animal keeping, mushroom farming, composting and freeway activities. Protection of the existing agricultural uses within the area is important if the environmental quality and agricultural viability of the area is to be maintained.

The area is subject to strong southwest prevailing winds and due to the prevailing wind conditions and the proximity of parts of the area to the Murray Bridge and other townships, it is desirable that future intensive animal keeping operations encompass the highest standards with respect to effluent treatment and waste disposal and that generally, future development have regard to the existing primary production activities located within the area.

Part of the policy area boundary has therefore been purposely located approximately 10 kilometres from the Murray Bridge township and it is proposed that development involving offensive odour be either discouraged from locating within this area or provide the most up to date technology with regards effluent treatment and waste. Generally, the area is to be targeted for horticultural purposes and the like.

Appropriate allied food industry (value adding) activities associated with primary production will be supported in the policy area. Direct allied food industries are those activities which occur predominantly as a result of, and in direct connection with, a primary production activity (such as washing/processing/packing of produce, stock slaughter works, bulk commodity storage, a feed/hay processing mill) and may occur in appropriate areas of the policy area. Ancillary food industries are those activities that provide an ancillary service in support of primary production uses (such as agricultural chemical resellers, cold storage, transport and logistics, and food manufacturers) and are more appropriately located in **Precinct 23 Flagstaff Road**. Sensitive land uses will be sited and designed to minimise adverse impacts on existing and future activities consistent with the objectives and desired character for the policy area. Separation distances between land uses will be guided by relevant environment protection guidelines and policies prepared under the *Environment Protection Act 1993*.

More than one dwelling on an allotment may be appropriate in some parts of the policy area where an additional dwelling (or dwellings) is required for a manager's or caretaker's residence. A manager's or caretakers residence should incorporate a room that is set-aside for administrative purposes directly associated with the management of the operations of the site that accommodates the residence. Division of the allotment to create a separate allotment for the existing or proposed dwelling will be discouraged.

The Monarto area has also been subject to pressure from a variety of land uses, including commercial/industrial activities, composting, intensive animal keeping and the creation of smaller allotments for the purposes of rural living. A number of other rural living and small 'hobby farm' allotments have also been created within the Monarto area. There is potential for land use conflict to be significant in the Monarto area, however the intent of the policy area is to facilitate development for the purposes of primary production involving traditional farming and horticulture.

The Monarto Zoological Park is located approximately west of Murray Bridge and covers an area of some 1500 hectares and is located within the **Monarto Zoological Park Zone**. The Monarto Zoological Park is a centre for the conservation and breeding of fauna. The site is situated on attractive undulating land, comprising low mallee vegetated ridges enclosing various grassed valleys, ideally suited for displaying wildlife in a natural setting. It is imperative to ensure that the Park is protected from encroaching development, including in relation to the primary access approach, in order to maintain the scenic character of the landscape and the functioning and viability of the Park.

The motor sport facility and the mushroom farms will be protected from inappropriate encroachment of sensitive land uses such as urban development which are susceptible to the negative impacts of noise, odour and waste.

### **Precinct 23 Flagstaff Road**

This precinct is located adjacent to Flagstaff Road, some 5 kilometres south of the southern extent of Murray Bridge township. It has been established to recognise existing activities in the area, including stock slaughter works, feed mill and intensive animal keeping, and to accommodate other allied food industries (both direct and ancillary) which will provide for value adding activities associated with primary production.

Direct allied food industries may include activities such as washing/processing/packing of produce, stock slaughter works, bulk commodity storage and feed/hay processing mills. Ancillary allied food industries may include activities such as agricultural chemical resellers, cold storage, transport and logistics, and food manufacturers.

Development within the precinct is likely to be of an industrial nature and will be located and designed to minimise the potential for adverse impact on adjoining activities. At the same time, sensitive land uses will not be developed within the precinct, unless subject to meeting separation distances between land uses as guided by the relevant environmental protection guidelines and policies prepared under the *Environment Protection Act 1993*.

On-site energy generation associated with an existing land use will be encouraged as will synergistic energy generation opportunities. This may encompass a range of energy generation technologies involving existing natural gas supplies to the precinct or renewable energy sources such as concentrated solar power or biomass gasification technologies.

Development requiring the use of existing infrastructure will ensure that the capacity of that infrastructure, including roads, is capable of supporting the use without detriment to existing users or will be required to upgrade the infrastructure to the required standard.

New dwellings are not appropriate within the precinct, except where required for a manager's or caretaker's residence. These dwellings will not adversely impact on the management or operational requirements of other activities within the precinct.

Landscaping will be required to provide substantial screening to development, particularly from public roads and land outside of the precinct.

Advertisements should be coordinated with and complement the architectural form of the associated building and avoid proliferation of advertisements fronting Flagstaff Road.

Land division within the precinct will create allotments of an appropriate size and shape for the intended use and will be able to accommodate the use without detriment to adjoining land uses.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - allied food industry (value adding)
  - energy generation facility
  - farming including mixed broadacre farming
  - horticulture
  - intensive animal keeping.
- 2 Direct allied food industry (value adding) activities may be developed where:
  - (a) it is associated with primary production
  - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production or inhibit existing development within the Policy Area
  - (c) the particular use requires a site in proximity to a particular resource or other product or materials sourced from the region
  - (d) it will not result in the alienation of land or water resources identified as regionally significant for ecological reasons
  - (e) the capacity of infrastructure, including roads, is capable of supporting the use or being upgraded to the required standard without detriment to existing users.
- 3 Energy generation facilities may be developed where:
  - (a) located on land of less productive potential for primary production
  - (b) of low potential for adverse impact on other uses in the locality.
- 4 Supporting buildings (including storage and implement sheds, pump sheds and the like) and service infrastructure should be provided to the level required to adequately service the land use.

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Dwellings, (except for a caretaker/manager residence in association with or ancillary to an existing intensive animal keeping facility) or other sensitive uses should not be erected within 1000 metres of the boundaries of the properties shown on <u>Concept Plan Map MuBr/4 Motor Sport Facility and Organic</u> <u>Composting Buffer Zone (Murray Bridge - Primary Production)</u>, and identified in the table below:

Current land use	Lot No.	Plan No.	Section No.	Hundred	Certificate of Title
Mushroom farm	101	DP 54555	Part 215	Mobilong	5822/788
	3	DP 24029	Part 215	Mobilong	5843/351
	4	DP 24029	Part 215	Mobilong	5843/352
Motor sport facility	-	-	Sec 524	Mobilong	5197/704
	100	DP 69354	Part 525	Mobilong	5978/331
	101	DP 69354	Part 525	Mobilong	5975/332
	5	DP 12099	Part 526	Mobilong	5819/652
	4	DP 12099	Part 526	Mobilong	5471/658
	1	FP 15377	Part 527	Mobilong	5472/112
	2	FP 15377	Part 527	Mobilong	5824/622

- 7 More than one dwelling on an allotment may be appropriate where required for a manager's or caretaker's residence and it meets the following:
  - (a) 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 policy area
  - (b) it can be serviced with an adequate and reliable:
    - (i) power supply
    - (ii) effluent management system
    - (iii) water supply
  - (c) safe and convenient access can be provided to a public road
  - (d) it is located at least 40 metres from allotment boundaries
  - (e) the capacity of infrastructure, including roads, is capable of supporting the dwelling or being upgraded to the required standard without detriment to existing users
  - (f) a separate allotment is not required.
- 8 The keeping of dogs, and the erection of kennels, should not be undertaken unless all of the following apply:
  - (a) adequate yard area for exercise is provided
  - (b) the proposed kennels and associated yards are to be sited more than 10 metres from any boundary of the allotment
  - (c) all yards are fenced to a height of at least 1.5 metres and provided with secure gates
  - (d) the allotment is to be screened extensively by perimeter landscaping
  - (e) the potential for adverse impact from noise or other disturbance is minimised
  - (f) not more than 50 dogs (excluding puppies) are kept.

9 New primary production development (including open field and enclosed horticulture) should be sited to ensure that it does not detrimentally impact upon established primary production or other existing uses by way of its normal day-to-day activities (including chemical spraying).

#### **Land Division**

- 10 Land may be divided where:
  - (a) the proposed allotment or allotments are to accommodate an existing allied food industry (value adding) activity associated with primary production, including stock slaughter works; or
  - (b) part of a joint land use/land division Development Application for an allied food industry (value adding) activity associated with primary production, including stock slaughter works; and
  - (c) for both (a) and (b) the allotment or allotments:
    - (i) are of an appropriate size and shape for the intended use
    - (ii) can be connected to required infrastructure services
    - (iii) can accommodate the use without detriment to adjoining land.

### **PRECINCT SPECIFIC PROVISIONS**

#### **Precinct 23 Flagstaff Road**

- 11 Development in the precinct should:
  - (a) be primarily for allied food industries (both direct and ancillary) which provide value adding activities associated with primary production
  - (b) comprise direct allied food industries such as washing / processing / packing of produce, stock slaughter works, bulk commodity storage, and feed/hay processing mills
  - (c) comprise ancillary allied food industries such as agricultural chemical resellers, cold storage, transport and logistics, and value-adding industries (e.g. food manufacturers)
  - (d) provide for supporting buildings and service infrastructure.

- 12 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 13 Development within the precinct should be undertaken in accordance with <u>Concept Plan Map MuBr/19</u> <u>Allied Food Industry – Value Adding (Flagstaff Road)</u>.
- 14 Development should:
  - (a) be located and designed to minimise the potential for adverse impact on adjoining activities
  - (b) incorporate landscaping measures to screen buildings and associated service areas from public roads and land outside of the precinct.
- 15 Landscaping undertaken should:
  - (a) not pose an unacceptable bushfire risk to a dwelling or other built development on an adjoining property
  - (b) comprise a mix of advanced and tubestock species which are:

- (i) suitable to the locality
- (ii) non-invasive
- (iii) not a declared pest plant under the Natural Resources Management Act 2004
- (c) Be sited or of appropriate height so that is does not impact on road safety.
- 16 A vegetated, mounded buffer of a minimum width of 25 metres should be established on private land along Schenke Road on the southern boundary of Precinct 23 Flagstaff Road to minimise any:
  - (a) noise impact
  - (b) visual impact
  - (c) light spill

to dwellings on the southern side of Schenke Road.

- 17 Development requiring the use of existing infrastructure should:
  - (a) ensure that the capacity of that infrastructure, including roads, is capable of supporting the use without detriment to existing users
  - (b) where necessary, upgrade the infrastructure to the required standard.
- 18 Development should not unduly impact on the management and/or operation of activities elsewhere within the precinct or on adjoining land to the precinct.

# East Policy Area 4

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

### **OBJECTIVES**

- 1 An area accommodating a wide range of general farming, intensive animal keeping and other primary production activities on large land holdings in an open rural landscape.
- 2 Development that contributes to the desired character of the policy area.

## **DESIRED CHARACTER**

The policy area contains most of the rural land east of the River Murray. Agricultural activities, which are mainly directed towards the production of wool, cereals and meat, are limited by environmental constraints, the inability of the soil to retain moisture, and sand drift.

The area is characterised by an undulating sandy plain with low dunes, calcrete outcrops and substantial remnants of native vegetation, particularly on the crests of dunes and on road reserves. Vegetated roadside verges and interesting land use patterns contribute to an attractive rural landscape.

A number of environmentally sensitive areas exist within the policy area. The locality of Ettrick and its surrounds are considered to contain the best remaining examples of Mallee in the Murray Mallee / Murray Plains area. Many of these areas are located in isolation and therefore future development must not pose a threat to the biodiversity.

The area has also been identified as an area where Branched Broomrape has been located. Branched Broomrape is a noxious weed that extracts all its nutrient requirements from its host plants and therefore is a serious threat to the markets of agricultural products as well as reducing yields of a range of host crops. Development will ensure that the spread of Branched Broomrape is minimised and wherever possible eradicated.

The area is also home to the 'Kalparrin' community, which is located approximately 8 kilometres northeast of Murray Bridge and has a current population of 85 people. The 'Kalparrin' community land can be identified as:

- (a) Lot 271, Filed Plan 168038, Hundred of Burdett, CT 5692/905
- (b) Lot 270, Filed Plan 168037, Hundred of Burdett, CT 5422/620
- (c) Lot 269, Filed Plan 168036, Hundred of Burdett, CT 5440/113
- (d) Lot 10, FP 101675, Hundred of Burdett, CT 5112/928.

Development located within the 'Kalparrin' settlement, including the provision of housing, infrastructure and services, promotes and strengthens the community-style living of the settlement. It is equally important that nearby development does not have a detrimental impact upon the quality of life within the Kalparrin community by way of noise, air, odour or other impacts.

Given the size of the area and its distance from townships and sensitive land uses, it is desirable that the area accommodates an expanding range of primary production activities including intensive animal keeping.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - Army (Murray Bridge Defence Reserve) field firing range
  - community-style settlement of Kalparrin
  - farming
  - intensive animal keeping
  - pistol club and firing range.
- 2 Development should provide for the community-style settlement of Kalparrin and include the provision of necessary housing, infrastructure and services. Surrounding development should avoid any detrimental impact upon the quality of the community's environment.
- 3 Development involving the production of soil enhancement products, such as organic waste composting, or requiring soil movements from one allotment to another should not be undertaken in this area.

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Buildings and structures, other than those associated with agriculture, mining, intensive animal keeping, Brukunga Combined Pistol and Shooting Club and the Army (Murray Bridge Defence Reserve) field firing range, should not be erected in this policy area.

## **North Central Policy Area 5**

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

### **OBJECTIVES**

- 1 An area accommodating a wide range of general farming, intensive animal keeping and other primary production activities on large land holdings in an open rural landscape.
- 2 Intensive animal keeping located in areas of minimal environmental and visual significance.
- 3 Development that contributes to the desired character of the policy area.

## **DESIRED CHARACTER**

This policy area is characterised by a range of farming activities on relatively large properties, including grazing and cropping, some intensive animal keeping involving meat and wool production, and rural industries. The area contains the Pallamana Airfield. It is desirable that these activities continue, and development other than that associated with general farming and primary production activities takes into account the existing character of the area.

The area immediately to the northwest of the township of Murray Bridge within the policy area contains a number of small allotments, some with dwellings, in relatively close proximity to the **General Industry Zone**. The issue of the rural interface with the **General Industry Zone** will be managed to ensure the viability of the existing and potential future industry and the avoidance of further impacts upon sensitive development.

The area comprises stands of native vegetation protected by way of Heritage Agreements which will be protected.

The area has also been identified as an area where Branched Broomrape has been located. Branched Broomrape is a noxious weed that extracts all its nutrient requirements from its host plants and therefore is a serious threat to the markets of agricultural products as well as reducing yields of a range of host crops. Development will ensure that the spread of Branched Broomrape is minimised and wherever possible eradicated.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - farming
  - intensive animal keeping.

### **Form and Character**

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

## North West Policy Area 6

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

### **OBJECTIVES**

- 1 An area accommodating a wide range of low impact general farming and primary production activities in areas of minimal environmental significance and impact.
- 2 Development that contributes to the desired character of the policy area.

## **DESIRED CHARACTER**

This policy area forms part of the eastern foothills of the South Mount Lofty Ranges. The Bremer River forms the western boundary of the area and is characterised by steep slopes, rocky outcrops and prominent ridgelines. Patches of open woodland vegetation are common in the northern part of the area. Erosion on steep slopes and crests and along drainage lines are the main environmental constraints.

The area is characterised by a range of farming activities on relatively large properties, including grazing and cropping and some intensive animal keeping involving meat and wool production. Whilst it is desirable that these existing farming and primary production activities continue, the area is considered to have a high environmental amenity. A number of watercourses flow through the area and in general it is subject to slightly higher annual rainfall compared with other policy areas. As such, this policy area hosts production conditions that are conducive to a wider range of crops although limited by terrain and vegetation. In light of the higher environmental quality and amenity and topographic limitations, the more intensive forms of primary production, particularly new intensive animal keeping premises are not considered appropriate in this area.

The area will maintain and enhance the existing high environmental and scenic quality of the area through the protection of remnant native vegetation and watercourses. Special features of this area including the Bremer River, Preamimma Creek, Dry Creek, Rocky Gully Creek and other creeks, will be protected. Native vegetation within the area is protected by way of Heritage Agreements.

The relatively high scenic quality of this landscape evolves from its rugged land form, remnant vegetation, and panoramic views over the Murray plains. The dissected terrain provides opportunities for the sensitive sitting of new developments, provided exposed slopes and ridgelines are avoided.

The area has also been subject to pressure for the creation of smaller allotments for the purposes of rural living. While it is clear that land use conflict has the potential to be significant in this area, where scenic amenity and soil fertility is relatively high, smaller allotment sizes for the purposes of "hobby farm" type activities are considered more appropriate in this area than in the remainder of the **Primary Production Zone**.

Tourist accommodation focusing on the rural nature and activities of the locality such as nature retreats and health retreats may be appropriate within the area.

Development will incorporate non-intensive forms of agricultural and horticultural production and some rural living style development in appropriate locations.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

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

### **Form and Character**

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Unless being hand fed, grazing animals should not be kept at a density in excess of the carrying capacity of the land.
- 4 All buildings including dwellings, holding yards, sheds and ancillary structures should be sited and designed to retain the rural character of the policy area.
- 5 Buildings, including structures, should be located in unobtrusive locations and, in particular, should be located in such a way as to maximise the retention of existing native vegetation and the protection and retention of watercourses in their natural state.

### **Land Division**

6 Land should not be divided, or allotment boundaries rearranged in a way which increases the number of allotments or part allotments through or within 2 metres of native vegetation.

## **Rural Fringe Policy Area 7**

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

### **OBJECTIVES**

- 1 Land within the policy area primarily used for agricultural activities and the keeping of horses and dogs.
- 2 Development of carefully-planned estates for horse agistment.
- 3 Retention of the open character of the area.
- 4 Restriction on the expansion of intensive animal keeping.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - farming
  - dog kennel
  - horse keeping.
- 2 Development should not be undertaken unless associated with farming or keeping, breeding, training, exercising or stabling of horses, or the keeping of dogs, and the erection of kennels or a kind of development that will still retain the open character of the area.

- 3 Development should not be sited within 100 metres of the South Eastern Freeway.
- 4 Building(s) should not be erected other than where the building(s):
  - (a) do not exceed 8 metres in height measured above natural ground surface level
  - (b) are designed and finished in materials and colours which will blend with the natural character of the land within the zone.
- 5 The keeping, breeding, training, exercising or stabling of horses should not be undertaken unless all of the following apply:
  - (a) the land is drained adequately and provision made for the dispersal of stormwater
  - (b) the allotment is not less than 1 hectare in area
  - (c) all structures and yards used for horse keeping are located away from septic tank soakage trenches and sited unobtrusively and more than 8 metres from any boundary of the property
  - (d) horse stables are provided with manure bins properly constructed and maintained so as to prevent the creation of any nuisance arising from fly breeding and offensive odours and located a minimum of 8 metres from any boundary
  - (e) it can be demonstrated that no erosion, excessive dust, pollution or nuisance will be created, and all animals will be managed adequately
  - (f) all animals are adequately confined by fencing and secure gates not less than 1.5 metres in height.

- 6 The keeping of dogs, and the erection of kennels, should not be undertaken unless all of the following apply:
  - (a) adequate yard area for exercise is provided
  - (b) the proposed kennels and associated yards are to be sited more than 10 metres from any boundary of the allotment
  - (c) all yards are fenced to a height of at least 1.5 metres and provided with secure gates
  - (d) the allotment is to be screened extensively by perimeter landscaping
  - (e) no nuisance through the creation of noise or other disturbance is liable to be created
  - (f) not more than 50 dogs (excluding puppies) are kept.

### **Land Division**

- 7 Land division resulting in the creation of allotments with an area of less than 40 hectares should not be undertaken.
- 8 The alteration of allotment boundaries should only occur in order to achieve one or more of the following:
  - (a) correct an anomaly in the placement of allotment boundaries with respect to the location of existing buildings or structures
  - (b) improve the management of the land for the purpose of primary production
  - (c) enable the provision of public infrastructure.

## **South West Policy Area 8**

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

### **OBJECTIVES**

- 1 An area accommodating a wide range of general farming, intensive animal keeping and other primary production activities on large land holdings in an open rural landscape.
- 2 Protection of wetland habitats near Lake Alexandrina and vistas across the lake.
- 3 Protection of biodiversity, including native vegetation, and the Ferries-McDonald and Monarto Conservation Parks, from any adverse impacts associated with development.
- 4 Development that contributes to the desired character of the policy area.

## DESIRED CHARACTER

This policy area is characterised by east to west trending dunes that often carry remnant stands of malleebroombush vegetation. It contains significant remnants of native vegetation including those within the Ferries-McDonald and Monarto Conservation Parks and associated with the Ramsar wetlands. It is desirable that future development retains the existing allotment pattern and protects the environmental sensitivities and existing agricultural uses, whilst providing for traditional general farming activities as well as intensive animal keeping with appropriate separation distance effluent treatment and waste disposal systems.

The area extends southwards to the shores of Lake Alexandrina where swamps and salt flats are dominant, as well as some important sand deposits. It is important that this environmentally sensitive area is not impaired by uncontrolled sand removal. Protection of the existing agricultural uses is important if the environmental quality and agricultural viability of the area is to be maintained. In this regard it is desirable to retain the existing allotment pattern and prevent further land division.

Primary production, mainly grazing and cropping for the production of meat, wool and cereals is the main activity in the area, which suffers from seasonal sand drift, a high water table in the south and minor gully erosion in the north. Some milk production occurs on the southern flats.

Intensive animal keeping, including poultry and piggeries, is an important activity in the area. The boundary of the area has taken into account the region's consistent prevailing winds and as such, the closest boundary is located approximately 10 kilometres from the Murray Bridge township boundary. This will ensure minimal odour impacts from any intensive animal keeping uses.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - farming
  - intensive animal keeping.

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 No development should be undertaken which could present any risk of pollution or contamination to Lake Alexandrina or adjoining water bodies.

## **PROCEDURAL MATTERS**

## **Complying Development**

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

### **Non-complying Development**

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

Form of	Development	Exception	ons
Advertise	ement and/or advertising	developr	<ul> <li>ement and/or advertising hoarding where the ment achieves at least one of (a), (b) or (c):</li> <li>is adjacent to a road with a speed limit of less than 80 km/h</li> <li>has an advertisement area of 2 square metres or less and achieves all of the following:</li> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than 2 advertisements on the allotment</li> <li>is within Central Policy Area 3 and achieves all of the following:</li> <li>(i) has an advertisement area of 4 square metres or less</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> </ul>
Commu	nity centre		
Consulti	ng room		
boundar motor sp <u>Plan Ma</u> <u>and Org</u> <u>(Murray</u> and iden (a) (b)	Mobilong, CT 5197/704		or a caretakers/managers residence ancillary to or in ion with an existing intensive animal keeping land use.

F	De la contra de la	<b>F</b>	
Form of	Development	Exception	ons
(f)	Lot 100, Deposited Plan 69354, Part Sec 525, Hundred of Mobilong, CT 5978/331		
(g)	Lot 101, Deposited Plan 69354, Part Sec 525, Hundred		
(h)	of Mobilong, CT 5978/332 Lot 5, Deposited Plan 12099, Part Sec 526, Hundred of		
(i)	Mobilong, CT 5819/652 Lot 4, Deposited Plan 12099, Part Sec 526, Hundred of		
(j)	Mobilong, CT 5471/658 Lot 1, Filed Plan 15377, Part Sec 527, Hundred of Mobilong,		
(k)	CT 5472/112 Lot 2, Filed Plan 15377, Part		
	Sec 527, Hundred of Mobilong, CT 5824/622.		
Educatio	nal establishment		
Horticulti olives	ure involving the growing of	Except v and (b):	where the location for the growing of olives achieves (a)
		(a)	at least 500 metres from all of the following: (i) a National Park
			<ul><li>(i) a National Park</li><li>(ii) a Conservation Park</li></ul>
			(iii) a Wilderness Protection Area
			(iv) the edge of a substantially intact stratum of native
		(b)	vegetation greater than 5 hectares in area 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.
Hospital			
Hotel			
Indoor re	ecreation centre		
Intensive	e animal keeping	Except v	vhere it satisfies one of the following:
		(a)	it involves the keeping of dogs located within <b>Rural</b>
		(b)	<b>Fringe Policy Area 7</b> it involves the alteration, extension or redevelopment of
		(-)	existing development
		(c)	
			<ul><li>(i) it does not involve any of the following:</li></ul>
			(A) a lagoon based effluent treatment system
			(B) land-based disposal of untreated effluent
			<ul> <li>(C) a minimum separation distance of 500 metres from a dwelling that is not associated with the</li> </ul>
			activity
			(ii) where it involves a poultry farm and ancillary
			buildings located at least:
			<ul> <li>(A) 500 metres from the Monarto Zoological</li> <li>Park Zone</li> </ul>
			<ul> <li>(B) 1000 metres from the Monarto Zoological</li> <li>Park Zone where it incorporates a shed exceeding 1000 square metres in area</li> </ul>
			- '

Form of Development	Exceptions		
	(C) 1000 metres from any another intensive		
	animal keeping activity		
	(D) 250 metres from the front boundary or public road		
	(E) 300 metres from a side boundary		
	(F) 100 metres from a dwelling on the same		
	property (G) 500 metres from a dwelling on another		
	property		
	(d) where located within the <b>East Policy Areas 4</b> or <b>North</b>		
	<b>Central Policy Area 5</b> and it involves a poultry farm and ancillary buildings located at least:		
	(i) 500 metres from the <b>Monarto Zoological Park</b>		
	Zone		
	(ii) 1000 metres from the <b>Monarto Zoological Park</b>		
	<b>Zone</b> where it incorporates a shed exceeding 1000 square metres in area		
	(iii) 1000 metres from any another intensive animal		
	keeping activity		
	<ul><li>(iv) 250 metres from the front boundary or public road</li><li>(v) 300 metres from a side boundary</li></ul>		
	(v) 100 metres from a dwelling on the same property		
	(vii) 500 metres from a dwelling on another property.		
Land division creating allotments	Except where either (a), (b), (c) or (d) apply:		
less than 40 hectares within <b>Central</b> <b>Policy Area 3</b> , <b>East Policy Area 4</b> ,	(a) only one additional allotment is created which contains		
North Central Policy Area 5, North	a habitable dwelling that existed on the 6 December 1990 and this allotment:		
West Policy Area 6 or South West	(i) does not exceed 2 hectares		
Policy Area 8.	(ii) has sufficient land for a roadway to connect the		
	allotment to the nearest existing trafficable public road		
	(iii) is divided from an allotment contained on a		
	separate Certificate of Title existing on 6 Decembe		
	1990 (iv) has a current Valuer General's record which		
	indicates that the dwelling exists on the property		
	and Council records do not indicate that the use of		
	this dwelling has changed		
	<ul> <li>(v) has a dwelling that was erected initially as a dwelling or has been approved for use as a</li> </ul>		
	dwelling		
	(b) it involves a boundary realignment and where the		
	number of resulting allotments less than 40 hectares		
	remains the same as existed prior to the realignment (c) it involves the creation of an allotment or allotments		
	within <b>Central Policy Area 3</b> for the purpose of		
	accommodating direct allied food industries, including		
	stock slaughter works (d) it involves the creation of an allotment or allotments		
	(d) it involves the creation of an allotment or allotments within <b>Precinct 23 Flagstaff Road</b> for the purpose of		
	accommodating direct allied food industries, including		
	stock slaughter works, or ancillary allied food		
	industries.		

Form of Development	Exceptions			
Landfill, which constitutes solid waste disposal required to be licensed as a waste depot under the <i>Environment</i>	Except v (a)	other than on the site of a disused quarry, the proposed landfill is located on a site with ground slopes of no		
Protection Act 1993	(b)	greater than 10 per cent the land to be used for the deposition of the landfill and the operation of the waste handling facilities is at least a distance of 500 metres from the boundaries of the landfill site		
	(c)	the proposed landfill operation is located a minimum of 3 kilometres from the boundary of any airport used by commercial aircraft		
	(d)			
	(e)	<ul> <li>the interface between any engineered landfill liner and the natural soil is:</li> <li>(i) greater than 15 metres from unconfined aquifers bearing groundwater with a water quality of less than 3000 milligrams per litre of total dissolved salts, or</li> <li>(ii) greater than 5 metres from groundwater with a water quality between 3000 milligrams per litre of total dissolved salts, or</li> <li>(ii) greater than 5 metres from groundwater with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts, or</li> <li>(iii) greater than 2 metres from groundwater with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.</li> </ul>		
More than one dwelling on one allotment		the dwellings are located on land known as 'Kalparrin' identified as:		
	(b)	<ul> <li>(i) Lot 271, Filed Plan 168038, CT 5692/905</li> <li>(ii) Lot 270, Filed Plan 168037, CT 5422/620</li> <li>(iii) Lot 269, Filed Plan 168036, CT 5440/113</li> <li>(iv) Lot 10, Filed Plan 101675, CT 5112/928</li> <li>it is within Central Policy Area 3 and is required for a manager's or caretaker's residence.</li> </ul>		
Motor repair station				
Multiple dwelling				
Nursing home				
Office		vhere ancillary to and in association with primary on, or tourism development.		

Form of Development	Exceptions		
Organic waste processing facility	<ul> <li>Except where the proposed organic waste processing operation complies with all of the following: <ul> <li>(a) is located on a site within the North Central Policy Area 5 or north of the South Eastern Freeway within the Central Policy Area 3</li> <li>(b) an impervious leachate barrier is provided between the operational areas and the underlying soil and groundwater of an organic waste processing operation proposed to be located on a site that is wholly or partly within a Water Protection Area</li> <li>(c) the proposed organic waste processing operation is located on a site with ground slopes no greater than 6 per cent</li> <li>(d) the proposed organic waste processing operation is located a minimum distance of 100 metres from any dam, river, creek, natural watercourse, channel or bore and not within the area of the 1956 River Murray flood plain boundary</li> <li>(e) the proposed organic waste processing operation is located on land with a depth to subsurface seasonal tidal or permanent groundwater of 2 metres or greater</li> <li>(f) the land to be used for the organic waste processing operation is located on a land with ne of 500 metres from the nearest sensitive receptor</li> <li>(ii) the proposed organic waste processing operation sease of some the following:</li> </ul> </li> </ul>		
Petrol filling station			

Place of worship	
Road transport terminal	
Pre-school	
Service trade premises	
Shop or group of shops	Except where:
	<ul> <li>(a) ancillary to and in association with primary production o tourism development; and</li> </ul>
	(b) the gross leasable area is less than 54 square metres.
Stock slaughter works located within the	Except where either (a) or (b) applies:
<b>Central Policy Area 3</b> and with a rate of production exceeding 100 tonnes per	<ul> <li>(a) the expansion, extension or redevelopment involves an existing stock slaughter works; or</li> </ul>
year.	(b) the proposed development includes an effluent disposa system that does not involve a lagoon effluent treatmen system or land based disposal of untreated effluent.
Wrecking yard	

### **Public Notification**

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

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

Category 1	Category 2
	Dairies
	Direct and ancillary allied food industries, including stock slaughter works in <b>Central Policy Area 3</b>
	Dwelling (not including the addition or alteration to an existing dwelling) adjacent to processing packing and storage facilities associated with primary production (except in <b>Precinct 23 Flagstaff Road</b> )
	Detached dwelling (not including an addition or alteration to an existing dwelling) within 500 metres of an 'intensive animal keeping' premises located on an adjacent property (except in <b>Precinct 23</b> <b>Flagstaff Road</b> )
	Energy generation facilities in Central Policy Area 3
	Horse keeping, where the number of horses exceed one horse per hectare
	Land-based aquaculture
	Land division for direct and ancillary allied food industries including stock slaughter works, in <b>Central Policy Area 3</b>
	<ul> <li>Organic waste processing facility where either (a) or (b) applies:</li> <li>(a) the land to be used for the organic waste processing operation is at least a distance of 750 metres from the nearest sensitive receptor</li> <li>(b) the proposed organic waste processing operation employs an in-vessel or fully enclosed composting system where a lesser distance to the nearest sensitive receptor may be appropriate</li> </ul>
	Packing and storage facilities associated with existing stock slaughter works
	Processing, packing and storage facilities associated with primary production
	Tourist accommodation
	<ul> <li>Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from: <ul> <li>(a) an existing dwelling or tourist accommodation that is not associated with the wind farm</li> <li>(b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists</li> </ul> </li> </ul>

Category 1	Category 2
	<ul> <li>(c) the boundaries of any Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area or Precinct or any Heritage Area (including within the area of an adjoining Development Plan)</li> </ul>
	Wind monitoring mast and ancillary development
	Winery, located greater than 300 metres from a Country Living Zone, Country Township Zone, Residential Zone, Rural Landscape Protection Zone, Rural Living Zone or Tourist Development Zone

# **Recreation Zone**

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

## **OBJECTIVES**

- 1 A zone accommodating sporting, entertainment, cultural and recreational activities and associated spectator and administrative facilities.
- 2 Development of integrated recreational areas and facilities that accommodate a range of activities accessible to the community.
- 3 Buildings, facilities and car parks located and designed to blend in with existing or additional trees, vegetation and landscaping.
- 4 Development of commercial and light industry activities on allotments fronting Princes Highway.
- 5 Development that contributes to the desired character of the zone.

## DESIRED CHARACTER

This zone provides extensive facilities to the Murray Bridge community and attracts a large number of tourists to the region, particularly when the show ground and speedway are in use, thereby providing economic benefit to the area.

The zone contains the show ground, which is used by various sporting bodies including the Baseball, Basketball, Dog Club, Pony Club and other sporting organisations as well as the Horticultural Society. The zone also contains the Riverview Speedway complex which is sited on a platform excavated into the hillside. The site also lends itself to use for a multitude of other open air sporting, recreational and entertainment functions due to existing on site public facilities and the nature of the site which constitutes a man-made amphitheatre.

The existing facilities within this zone attract a large number of tourists to Murray Bridge when the show ground and speedway are in use and, in so doing, attract funds into the district.

The existing speedway is considered to be one of the better speedway complexes in Australia and has the support of the Murray Bridge community for its retention and continued operation. The present operators, the Murray Bridge Sporting Car and Motor Cycle Club Incorporated, operate with exemptions and conditions under the relevant noise control legislation. The continued operation of the speedway will be undertaken with monitoring of the effects of noise emanating from the speedway, in liaison with the relevant authorities, and implement measures deemed necessary to reduce the noise impact on surrounding residences.

It is intended that the existing speedway and show ground be retained within the zone and that the remainder of the zone be utilised for other sporting and recreational uses and activities in accordance with the <u>Concept Plan Map MuBr/5 - Recreation Zone(Murray Bridge East)</u> for the zone. This concept plan allows for commercial and light industrial development on allotments fronting Princes Highway as an alternative to sporting and recreational uses and activities.

The land contained in this zone slopes upward from the River Murray to Princes Highway. The siting and design of buildings within the zone will enhance the amenity of the area.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - car parking
  - clubroom associated with a sports facility
  - commercial development on allotments fronting Princess Highway
  - community centre
  - community hall
  - educational establishment
  - emergency services facility
  - entertainment, cultural and exhibition facility
  - indoor and outdoor recreation facility
  - light industry on allotments fronting Princess Highway
  - meeting hall
  - office associated with community or recreation facility
  - playground
  - shops or groups of shops ancillary to recreation development
  - showground
  - speedway
  - sports ground and associated facility
  - special event
  - spectator and administrative facilities ancillary to recreation development
  - swimming pool.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A shop or group of shops should only be developed in this zone where:
  - (a) it is ancillary to recreation and sport development
  - (b) the total gross leasable area is less than 80 square metres.

#### **Form and Character**

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development within this zone should be of a form primarily associated with sport and recreation, and should be undertaken in accordance with <u>Concept Plan Map MuBr/5 Recreation Zone (Murray Bridge East)</u>.
- 6 Strong thematic landscaping should be instituted on individual sites to improve the landscape, provide shade and shelter, create interest, provide habitat, retain existing native vegetation, use locally indigenous plant species in plantings where possible and define different activity areas.
- 7 All car parking areas should be shaded and screened with vegetation to improve the amenity of the zone.

### **Land Division**

- 8 No additional allotments should be created wholly or partly within the zone unless one of the following (a) or (b) are satisfied:
  - (a) the proposed allotments with frontage to the Princes Highway are of at least 1200 square metres in area and with a minimum effective frontage of 25 metres
  - (b) the proposed allotments in all other areas are of at least 1 hectare in area and with a minimum effective frontage of 70 metres.

9 Land division or the rearrangement of existing allotment boundaries should take place as part of a coordinated development scheme, or as a rationalisation of land holdings that is designed to allow more efficient and economic use of land consistent with the objectives for the zone.

## **Equine Recreation Policy Area 22**

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

## **OBJECTIVES**

- 1 A policy area accommodating the relocation and expansion of the Murray Bridge Racecourse to be developed with a range of best practice equine and thoroughbred racing industry related activities, including horse racing and training on a variety of training tracks, horse keeping, breeding, and sales.
- 2 A policy area accommodating equine and racing, sporting, entertainment, cultural and recreational activities and associated visitor, spectator and administrative facilities.
- 3 Development of integrated equine recreational areas and ancillary facilities that are accessible to the community.
- 4 Development that contributes to the desired character of the policy area.

### **DESIRED CHARACTER**

The focus of this policy area is a proposed best practice racecourse, with associated activities including racetracks with a variety of surfaces, grandstand, clubrooms, administration facilities, reception and conference facilities, spectator facilities such as bars and betting facilities, car parking, on-course stabling and a range of horse training facilities. These facilities will be readily accessible to the **Neighbourhood Centre Zone** by pedestrian and cycle pathways to enable the complementary sharing of activities. The horse training facilities will include a swimming pool area for horses, training centre, administrative offices, viewing stands, bio-security infrastructure, isolation stables and living quarters for industry participants.

Development of the main racecourse facility will incorporate a high standard of contemporary building design that integrates a range of activities and provides an architectural statement that reflects the role of the Murray Bridge Racecourse as a best-practice equine centre. Functional support and service areas such as car parking and storage yards will be located at the rear of the premises and appropriately screened from the entrance road and nearby regional collector roads.

Landscaping of fields, promenade areas and the racecourse will be of an open format to incorporate the equine activities and facilities envisaged for the area. Such development includes but is not limited to, trails, promenades, exercise areas, cross country training track and agistment areas for horse racing, horse training and horse keeping activities.

The area outside of the racecourse is anticipated to form part of the common property of a Community Title to be managed in association with the racecourse and the equine rural living training estate. Limited individual allotments are anticipated in the policy area for dedicated horse agistment or training facilities or infrastructure. Buildings and structures in this area will be low in scale and provided as ancillary to horse training and horse keeping activities, such as equipment stores and horse shelters and that are necessary for the security and exercise of horses.

A package sewage treatment plant to exclusively serve development of the **Southern Area Policy Area 20**, **Equine Rural Living Policy Area 21**, **Equine Recreation Policy Area 22** and **Neighbourhood Centre Zone** is envisaged to be located within the **Equine Recreation Policy Area 22** and will be located with suitable separation from the residential areas and outside of the visual buffer adjacent the South Eastern Freeway, as depicted as public purpose on <u>Concept Plan Map MuBr/14 - Equine Recreation</u>. Structures associated with the sewage treatment plant will be designed and sited so as to minimise their visual dominance and be screened by dense landscaping. Ponds associated with the sewage treatment plant will be designed nature of the northern portion of the policy area, particularly the water storage wetlands.

A range of water storage wetlands interconnected by open swales will be established within the natural low lying areas to accept stormwater and recycled water when available. The water storage areas, both wet and dry, are encouraged to become a natural feature of the policy area, providing a source of recycled water for the racecourse and community open spaces and a high level of amenity for the community of adjacent residential areas, and a natural setting for the horse racing and training areas adjacent.

A 500 metre visual buffer from the South Eastern Freeway is incorporated within the policy area. The area within the visual buffer incorporates extensive native vegetation and will be supplemented by areas of revegetation (western portion) as well as pasture, horse training and agistment fields, sand and cross country training courses. No major buildings or structures will be developed within the visual buffer area.

Throughout the policy area, remnant stands of existing native vegetation are to be conserved and maintained. Areas identified for revegetation will be undertaken utilising appropriate native species to complement and enhance existing biodiversity.

Movement throughout the northern portion of the policy area, outside of the racecourse and its immediate surrounds will predominantly be non-motorised such as horse riding, cycling and walking. A network of pathways will be constructed throughout the policy area to provide links to the racecourse, equine training estate and residential areas. Pathways and roads required to service tracks, trails and infrastructure will be unsealed.

Roads, public reserves, pedestrian and cycle paths, community buildings and land uses integrated for legibility, convenience and ready access to local open space, and services designed and sited at nominated focal points to engender a sense of place.

Environmentally sustainable development principles are to be adopted by all development within the policy area, including allotment orientation, building siting and energy use, water sensitive urban design, incorporation of solar systems and appropriate landscaping treatments.

It is required that development within the gas pipeline measurement length as shown on <u>Overlay Map</u> <u>MuBr/47 - Development Constraints</u>, complies with AS2885 (Pipeline Gas and Liquid Petroleum) to ensure minimum pipeline safety requirements have been met.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - car parking
  - clubrooms associated with recreational and horse activities
  - conference and reception centre
  - educational establishment for horse related training
  - emergency services facility
  - entertainment, cultural and exhibition facilities
  - equine training centre
  - grazing
  - hotel ancillary to horse racing industry activities
  - horse agistment
  - horse trails and tracks
  - indoor and outdoor recreation facilities
  - licensed premises ancillary to horse racing industry activities
  - lighting for night use of facilities
  - meeting hall
  - office associated with community or recreation facilities
  - playground
  - racecourse
  - shops or groups of shops ancillary to horse racing industry activities
  - sports grounds and associated facilities
  - special events

- spectator, administrative, bar and betting facilities ancillary to horse racing industry activities
- stables
- swimming pool / area for horses
- wastewater treatment facilities.
- 2 Long term agistment of horses should not be undertaken:
  - (a) within the designated visual buffer adjacent the South Eastern Freeway, as identified on <u>Concept</u> <u>Plan Map MuBr/15 – Southern Area Residential</u>
  - (b) on a site less than 1 hectare.

#### **Form and Character**

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should be undertaken in accordance with the <u>Concept Plan Map MuBr/14 Equine</u> <u>Recreation</u> and in particular:
  - (a) development undertaken within the racecourse area should be associated with the horse racing industry or other horse training and recreational activities
  - (b) no major buildings or structures should be erected within the designated visual buffer area adjacent to the South Eastern Freeway
  - (c) grazing or horse agistment should be the predominant use outside of areas designated as existing vegetation or revegetation areas and the racecourse.
- 5 Fencing should be limited in order to maintain the open landscaped character of the recreation area.
- 6 Where fences are required for safety or security purposes, or to contain horses, excluding the racecourse area, they should be constructed of open mesh, post and wire or other materials which are compatible with the open landscaped character of the recreation area.
- 7 Strong thematic landscaping should be instituted throughout areas of open space using locally indigenous plant species as listed in <u>Table MuBr/6 Landscaping Schedule</u>.
- 8 No private vehicular access should be obtained directly from Brinkley Road, Koehler or Usher Road.
- 9 Public car parking areas should be sealed or paved in order to minimise dust and mud nuisance.
- 10 No development (including land division) should occur within 500 metres of the General Industry Zone and 500 metres from the landfill waste depot as shown on the <u>Overlay Map MuBr/47 Development</u> <u>Constraints</u>, except for the following:
  - (a) car park
  - (b) advertisement and / or advertisement display measuring a maximum of 2 metres in height and maximum of 4 square metres in total advertisement area
  - (c) stabling or fencing which is not enclosed and is designed to be open to the environment to allow cross ventilation and prevent the potential for build-up of noxious odours or gases.
- 11 Horse trails and development for equine purposes should avoid areas of existing native vegetation.

#### **Land Division**

12 Additional allotments should be only be created within the policy area for purposes ancillary to horse racing, horse training or horse keeping activities.

## **PROCEDURAL MATTERS**

## **Complying Development**

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

#### **Non-complying Development**

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

on Concept Plan Map MuBr/14 – Equine Recreation.         Horticulture within the Equine Recreation Policy Area 22.       Industry       Light industry with frontage to Princess Highway.         Intensive animal keeping       Except where no additional allotments are created partly or wholly within the zone, unless one of the following (a) or (b) satisfied:         (a) the proposed allotments with frontage to the Prince Highway are of at least 1200 square metres in area and with a minimum effective frontage of 25 metres         (b) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2 are of at least one hectare in area and with a minimum effective frontage of 70 metres.         Motel       Motor repair station         Nursing home       Except Plan Map MuBr/14 – Equine Recreation Policy Area 2.	Form of development	Exceptions
Dairy within the Equine Recreation       Policy Area 22.         Dwelling       Farm building within the Equine Recreation Policy Area 22.         Farming within the Equine Recreation       Policy Area 22.         Fuel depot       Hospital         Hotel       Except where it is adjacent the racetrack facilities as delinea on Concept Plan Map MuBr/14 – Equine Recreation.         Hotel       Except where it is adjacent the racetrack facilities as delinea on Concept Plan Map MuBr/14 – Equine Recreation.         Hotel       Except where it is adjacent the racetrack facilities as delinea on Concept Plan Map MuBr/14 – Equine Recreation.         Hotel       Except where no additional allotments are created partly or wholly with frontage to Princess Highway.         Intensive animal keeping       Except where no additional allotments are created partly or wholly within the zone, unless one of the following (a) or (b) satisfied: <ul> <li>(a) the proposed allotments with frontage to the Prince Highway are of at least 1200 square metres in area and with a minin effective frontage of 70 metres.</li> <li>(b) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2 are of at least one hectare in area and with a minin effective frontage of 70 metres.         Motel       Motor repair station         Nursing home       Nursing home</li></ul>	Consulting room	
Policy Area 22.         Dwelling         Farm building within the Equine Recreation Policy Area 22.         Farming within the Equine Recreation Policy Area 22.         Fuel depot         Hospital         Hotel       Except where it is adjacent the racetrack facilities as delinea on <i>Concept Plan Map MuBr/14 – Equine Recreation</i> .         Hotel       Industry         Light industry with frontage to Princess Highway.         Industry       Light industry with frontage to Princess Highway.         Intensive animal keeping       Except where no additional allotments are created partly or wholly within the zone, unless one of the following (a) or (b) satisfied: <ul> <li>(a) the proposed allotments with frontage to the Prince Highway are of at least 1200 square metres in area and with a mining effective frontage of 70 metres.</li> </ul> Motel       Motor repair station         Nursing home       Intersite and formed in the analytic f	Crematorium	
Farm building within the Equine Recreation Policy Area 22.         Farming within the Equine Recreation Policy Area 22.         Fuel depot         Hospital         Hotel       Except where it is adjacent the racetrack facilities as delinear on Concept Plan Map MuBr/14 – Equine Recreation.         Horticulture within the Equine Recreation Policy Area 22.         Industry       Light industry with frontage to Princess Highway.         Intensive animal keeping         Land division       Except where no additional allotments are created partly or wholly within the zone, unless one of the following (a) or (b) satisfied: <ul> <li>(a) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2</li> <li>(b) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2</li> <li>(b) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2</li> <li>(c) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2</li> <li>(d) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2</li> <li>(e) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2</li> <li>(f) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2</li> <li>(f) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2</li> <li>(f) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2</li></ul>		
Recreation Policy Area 22.         Farming within the Equine Recreation Policy Area 22.         Fuel depot         Hospital         Hotel       Except where it is adjacent the racetrack facilities as delinear on Concept Plan Map MuBr/14 – Equine Recreation.         Hoticulture within the Equine Recreation Policy Area 22.         Industry       Light industry with frontage to Princess Highway.         Intensive animal keeping         Land division       Except where no additional allotments are created partly or wholly within the zone, unless one of the following (a) or (b) satisfied: <ul> <li>(a) the proposed allotments with frontage to the Prince Highway are of at least 1200 square metres in area and with a minimum effective frontage of 25 metres and with a minimum effective frontage of 25 metres are of at least one hectare in area and with a minimum effective frontage of 70 metres.         Motel       Motor repair station         Nursing home</li></ul>	Dwelling	
Policy Area 22.         Fuel depot         Hospital         Hotel       Except where it is adjacent the racetrack facilities as delinear on <i>Concept Plan Map MuBr/14 – Equine Recreation</i> .         Horticulture within the Equine Recreation         Policy Area 22.         Industry       Light industry with frontage to Princess Highway.         Intensive animal keeping         Land division       Except where no additional allotments are created partly or wholly within the zone, unless one of the following (a) or (b) satisfied: <ul> <li>(a) the proposed allotments with frontage to the Prince Highway are of at least 1200 square metres in area and with a minimum effective frontage of 25 metres.</li> <li>(b) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2 are of at least one hectare in area and with a minimu effective frontage of 70 metres.</li> </ul> Motel         Motor repair station         Nursing home		
Hospital         Hotel       Except where it is adjacent the racetrack facilities as delinea on <u>Concept Plan Map MuBr/14 – Equine Recreation</u> .         Horticulture within the Equine Recreation Policy Area 22.       Industry         Industry       Light industry with frontage to Princess Highway.         Intensive animal keeping       Except where no additional allotments are created partly or wholly within the zone, unless one of the following (a) or (b) satisfied: <ul> <li>(a) the proposed allotments with frontage to the Prince Highway are of at least 1200 square metres in area and with a minimum effective frontage of 25 metres and with a minimum effective frontage of 70 metres.</li> <li>Motel</li> <li>Motor repair station</li> <li>Nursing home</li> </ul>		
Hotel       Except where it is adjacent the racetrack facilities as delinea on <u>Concept Plan Map MuBr/14 – Equine Recreation</u> .         Horticulture within the Equine Recreation Policy Area 22.       Industry         Industry       Light industry with frontage to Princess Highway.         Intensive animal keeping       Except where no additional allotments are created partly or wholly within the zone, unless one of the following (a) or (b) satisfied: <ul> <li>(a) the proposed allotments with frontage to the Prince Highway are of at least 1200 square metres in area and with a minimum effective frontage of 25 metres</li> <li>(b) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2 are of at least one hectare in area and with a minimu effective frontage of 70 metres.</li> </ul> <li>Motel</li> <li>Motor repair station</li> <li>Nursing home</li>	Fuel depot	
on Concept Plan Map MuBr/14 – Equine Recreation.         Horticulture within the Equine Recreation Policy Area 22.       Industry       Light industry with frontage to Princess Highway.         Intensive animal keeping       Except where no additional allotments are created partly or wholly within the zone, unless one of the following (a) or (b) satisfied:         (a) the proposed allotments with frontage to the Prince Highway are of at least 1200 square metres in area and with a minimum effective frontage of 25 metres         (b) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2 are of at least one hectare in area and with a minimum effective frontage of 70 metres.         Motel       Motor repair station         Nursing home       Except Plan Map MuBr/14 – Equine Recreation Policy Area 2.	Hospital	
Policy Area 22.         Industry       Light industry with frontage to Princess Highway.         Intensive animal keeping         Land division       Except where no additional allotments are created partly or wholly within the zone, unless one of the following (a) or (b) satisfied: <ul> <li>(a) the proposed allotments with frontage to the Prince Highway are of at least 1200 square metres in area and with a minimum effective frontage of 25 metres</li> <li>(b) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2 are of at least one hectare in area and with a minim effective frontage of 70 metres.</li> </ul> <li>Motel</li> <li>Nursing home</li>	Hotel	Except where it is adjacent the racetrack facilities as delineated on <i>Concept Plan Map MuBr/14 – Equine Recreation</i> .
Intensive animal keeping         Land division       Except where no additional allotments are created partly or wholly within the zone, unless one of the following (a) or (b) satisfied: <ul> <li>(a) the proposed allotments with frontage to the Prince Highway are of at least 1200 square metres in area and with a minimum effective frontage of 25 metres</li> <li>(b) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2 are of at least one hectare in area and with a minimum effective frontage of 70 metres.</li> </ul> <li>Motel</li> <li>Nursing home</li>	•	
Land division       Except where no additional allotments are created partly or wholly within the zone, unless one of the following (a) or (b) satisfied: <ul> <li>(a) the proposed allotments with frontage to the Prince Highway are of at least 1200 square metres in area and with a minimum effective frontage of 25 metres</li> <li>(b) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2 are of at least one hectare in area and with a minim effective frontage of 70 metres.</li> </ul> Motel           Nursing home	Industry	Light industry with frontage to Princess Highway.
wholly within the zone, unless one of the following (a) or (b) satisfied:         (a) the proposed allotments with frontage to the Prince         Highway are of at least 1200 square metres in area         and with a minimum effective frontage of 25 metres         (b) the proposed allotments in all other areas, with the         exception of the Equine Recreation Policy Area         are of at least one hectare in area and with a minim         effective frontage of 70 metres.         Motel         Nursing home	Intensive animal keeping	
<ul> <li>(a) the proposed allotments with frontage to the Prince Highway are of at least 1200 square metres in area and with a minimum effective frontage of 25 metres (b) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 2 are of at least one hectare in area and with a minim effective frontage of 70 metres.</li> <li>Motel</li> <li>Motor repair station</li> <li>Nursing home</li> </ul>	Land division	wholly within the zone, unless one of the following (a) or (b) are
Motor repair station Nursing home		<ul> <li>(a) the proposed allotments with frontage to the Princes Highway are of at least 1200 square metres in area and with a minimum effective frontage of 25 metres</li> <li>(b) the proposed allotments in all other areas, with the exception of the Equine Recreation Policy Area 22, are of at least one hectare in area and with a minimum</li> </ul>
Nursing home	Motel	
	Motor repair station	
Office Except where associated with community or recreation facility	Nursing home	
	Office	Except where associated with community or recreation facilities.
Petrol filling station	Petrol filling station	

Form of development	Exceptions	
Place of worship		
Prescribed mining operations within the <b>Equine Recreation Policy Area 22</b> .		
Public service depot		
Residential flat building		
Road transport terminal		
Service trade premises		
Shop or group of shops	<ul> <li>Except where either (a) or (b) applies: <ul> <li>(a) the gross leasable area is less than 150 square metres in areas outside of the Equine Recreation Policy Area 22</li> <li>(b) the gross leasable area is less than 80 square metres in areas within the Equine Recreation Policy Area 22 and is located within or adjacent the racecourse facilities as delineated by <u>Concept Plan Map MuBr/14</u> <u>– Equine Recreation</u>.</li> </ul></li></ul>	
Stock agistment and holding yards		
Stock sales yard		
Stock slaughter works		
Store		
Warehouse		
Waste reception, storage, treatment or disposal	Except a sewage treatment plant within the <b>Equine Recreation Policy Area 22</b> .	
Winery within the Equine Recreation Policy Area 22.		
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:

Categor	ry 1	Category 2
Policy A are Cate (a) (b) (c) The folic	office associated with community or recreation facility shops or groups of shops ancillary to recreation development showground. owing forms of development are Category 1 ocated within the <b>Equine Recreation Policy</b>	Except where located within the Equine Recreation Policy Area 22, the following forms of development are Category 2: (a) clubroom associated with a sports facility (b) community centre (c) educational establishment (d) emergency services facility (e) indoor and outdoor recreation facility (f) lighting for night use of facilities (g) speedway (h) swimming pool.
(c)	car park, where located within or adjacent the racecourse facilities as shown on <u>Concept Plan Map MuBr/14 – Equine</u> <u>Recreation</u> horse stables hotel, where located within or adjacent the racecourse facilities as shown on <u>Concept</u> <u>Plan Map MuBr/14 – Equine Recreation</u> licensed clubrooms parking area for horse floats	Shop with a gross leasable area of 80 square metres or less within the <b>Equine Recreation Policy Area</b> 22 and where located within or adjacent the racecourse facilities as delineated on <u>Concept Plan</u> <u>Map MuBr/14 – Equine Recreation</u> .

- (f) racecourse and ancillary training tracks(g) swimming facility for horses.

# **Regional Town Centre Zone**

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

## **OBJECTIVES**

- 1 A centre representing the primary focus for business and commercial services for the region providing a full range of shopping, administrative, cultural, community, entertainment, education, religious and recreational facilities, and public and private office development.
- 2 A centre providing a focus for public transport interchanges and networks.
- 3 Development of a visually and functionally cohesive and integrated regional centre.
- 4 A centre accommodating medium density residential development in conjunction with non- residential development in appropriate locations.
- 5 An accessible centre that encourages activities after hours, supported by high quality public spaces and streetscapes.
- 6 Development that contributes to the desired character of the zone.

## **DESIRED CHARACTER**

#### **Function**

The **Regional Town Centre Zone** supports an accessible and functioning Murray Bridge Central Business District. This zone encompasses a vibrant, economically viable and attractive centre. Future intensive retail, entertainment, business, administrative, civic, educational, cultural and community facilities will be located in this zone.

Residential development in association with non-residential development will provide an alternative housing option, and housing choices to meet the demands of residents and visitors. Uses will be distributed in such a manner that both accessibility and vibrancy are encouraged, during and after business hours.

It is desirable that the town centre develops into a walkable, compact, and orderly place, providing an attractive environment for all users. Accordingly, the centre will support the use and function of public transport, walking and cycling, with priority given to a safe and inclusive pedestrian network, complemented by slower speed/ shared environments. Therefore, in this zone, improved pedestrian, cycling and other linkages that acknowledge innovation, context and history and aim to create a place where both residents and visitors live/stay, work, socialise, shop and/or relax, in a comfortable, unique and safe environment are suited.

### **Design and Character**

Contemporary development is appropriate within the centre, with careful consideration of the existing character and setting, of any Heritage items and Historic Conservation Areas that are a part of the zone. It is also expected that development will respond to important historic characteristics through appropriate height, design features (such as verandas and parapets), and the use of complementary materials and finishes. Upgrades of heritage buildings will follow the principles of preservation, restoration, reconstruction and adaptation.

New development will make a positive contribution to this regional centre through the provision of high quality urban design and the appropriate placement of buildings. This can be achieved by contributing

towards an interesting and attractive streetscape, through building facades that are meaningfully activated where they face a public road or public space, in order to make the town centre more pedestrian friendly.

An interesting pedestrian environment and human scale will remain the focus of this zone, with careful building articulation and fenestration, frequent openings in building facades, verandas, balconies, awnings and other features that provide weather protection. Long solid walling will be avoided; rather innovative designs better suit this zone.

Water Sensitive Urban Design systems, including harvesting, treatment, storage and the reuse of stormwater, will be integrated throughout the zone at neighbourhood, street, site and building levels. Stormwater management will address potential water quality impacts upon the River Murray, while improving the aesthetic and functional value of open spaces, including public accessways and car parks.

Landscaping plans and detailed design schemes will support the desired character.

Vehicle access points will be consolidated, designed and located to reduce conflict with vehicle, pedestrian and cycle movements.

#### **Public Realm**

Future development will be sympathetic to and enhance the public realm. In particular, Bridge and Sixth Streets will maintain a high quality public realm, built form in this zone will encourage public interaction, incorporate passive surveillance and provide landscaping, that engages pedestrians and brings a sense of connection.

Pedestrian comfort will be provided through the use of green walls, green facades, canopies, shading and verandas. Facades will allow for the adaptive reuse of ground floor tenancies, including activities such as outdoor dining, which may spill out onto common areas and footpaths.

Street furniture, car parking areas, including lighting, signs, litter bins, seats and bollards, will be designed and located so as to complement the townscape's riverine character and heritage and improve public spaces. Development within the zone shall be in accordance with <u>Concept Plan Map MuBr/17 - Murray</u> <u>Bridge Town Centre</u>.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - alterations and additions to existing developed land uses
  - bulky goods located in Mixed Use Policy Area 9
  - child care centre
  - community centre
  - consulting room
  - department store
  - dwelling in conjunction with non-residential development
  - educational establishment
  - emergency services facility
  - entertainment facility
  - group dwelling located in Mixed Use Policy Area 9
  - hospital
  - hotel
  - library
  - motel
  - motel repair station
  - multiple dwelling
  - office
  - place of worship

- primary school located in the Mixed Use Policy Area 9 or Education Policy Area 14
- pre-school located in the Mixed Use Policy Area 9 or Education Policy Area 14
- recreation centre
- public transport terminal
- recreation area
- residential flat building in conjunction with non-residential development
- restaurant
- row dwelling located in Mixed Use Policy Area 9
- service industry
- shop
- swimming pool
- tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Active uses such as shops, restaurants and cafes should be concentrated at ground level to ensure:
  - (a) residential and other commercial uses are located on higher levels
  - (b) integration of land uses within buildings and adjacent public spaces
  - (c) promotion of street activation and surveillance.
- 4 Development comprising a variety of medium density residential and non-residential uses should only be developed if it does not prejudice the operation of existing or future non-residential activity 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 be designed and sited to promote linkages between the various developments within the centre and adjoining primary and secondary roads as identified in *Overlay Map MuBr/21 Transport*.
- 7 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the region.
- 8 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 9 Where possible, new developments should provide car parking in an integrated manner. Such car parking should encourage pedestrian linkages between adjoining developments and policy areas.
- 10 Under-croft car parking should occur where practicable.
- 11 Access to car parking should be obtained from minor streets and lanes wherever possible.
- 12 Items defined in <u>Table MuBr/3 Contributory Items</u>, <u>Table MuBr/4 Local Heritage Places</u> and <u>Table</u> <u>MuBr/5 - State Heritage Places</u> as having either State, Local or Contributory heritage value should be conserved or adaptively reused or restored.
- 13 Advertisements (excluding its supports) should be of a scale appropriate for the development to which it relates.
- 14 Development should provide building frontages and facades that support street activity and engagement with pedestrians, options for achieving this include provision of large street facing windows, articulation of frontages and the use of verandas to improve walkability.
- 15 Unless specifically identified within either a policy area or precinct development should have a maximum building height of 8 metres.

- 16 Commercial uses/tenancies which incorporate a large footprint should provide primary and secondary pedestrian entries to the street so as to contribute to street activity.
- 17 Tourism accommodation should preferably involve the restoration and re-use of existing (heritage) buildings, with any new development being of a scale and form sympathetic to the character of the locality.

#### **Residential Development**

- 18 Residential development above non-residential land uses should be designed and located to:
  - (a) be appropriately and adequately shielded (through the use of specific designs and materials) from the extension of commercial activity uses outside of traditional business hours
  - (b) to provide passive surveillance over surrounding streets and public spaces
  - (c) minimise the impact of noise, light and odour resulting from envisaged uses within the zone.
- 19 Innovative design techniques incorporating articulation, passive surveillance, landscaping, privacy considerations and noise reduction should be used to ensure commercial land uses are sympathetic to existing residential land uses.

### **Car Parking**

- 20 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with <u>Table MuBr/2 Off Street Vehicle Parking</u> <u>Requirements</u> 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. <u>Concept Plan Map Mu/Br18 Car Parking Fund</u> identifies the contribution areas where the car parking fund applies.
- 21 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:
  - (a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages
  - (b) complement the surrounding built form in terms of height, massing and scale
  - (c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality
  - (d) use Water Sensitive Urban Design policies and incorporate landscaping and greening initiatives.
- 22 In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.

### **Land Division**

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

# Mixed Use Policy Area 9

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

## **OBJECTIVES**

- 1 A functional and diverse policy area supporting a mix of compatible small scale retail and commercial land uses and medium density residential development located above or behind.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the policy area.
- 3 A well designed and functional policy area with a walkable urban form, pedestrian and cyclist friendly streetscapes focussed on accessibility rather than mobility, and active and attractive street frontages that facilitate personal interaction and promote active transport.
- 4 Development that contributes to the desired character of the policy area.

## **DESIRED CHARACTER**

The mixed use policy area encompasses land on the outer rim of the retail core of the **Regional Town Centre Zone**.

Development within the policy area will consolidate existing commercial development, providing an emphasis on improving activation, and both the aesthetic and functional appeal of Seventh Street, Second Street and Railway Terrace. More intensive mixed use development shall be provided on underutilised sites along these streets, provided design is sympathetic to existing low-scale or residential development. Ground floor land uses will create an active and vibrant street environment, and generally consist of commercial, retail and entertainment uses at grade. Residential and small-scale tourist accommodation is encouraged when developed in association with commercial, retail and entertainment land uses.

New development within existing residential areas will respect the existing low density, detached building character, including siting, setbacks and building form. Larger scale mixed use development is appropriate in localities where it is adjacent existing non-residential uses or replaces existing industrial development.

Medium density residential development will occur above commercial land uses and through well designed terrace and apartment housing.

Any potential conflict of land uses will be minimised through proper consideration of all issues such as hours of activity, passive surveillance, impacts on adjoining properties, and orderly and safe operation.

### **Precinct 3 Adelaide Road**

This precinct has a strong economic focus, built by the continued expansion of office, commercial and retail uses. Adelaide Road is a major entry statement to the Murray Bridge Town Centre and is a major road that links the centre with the South Eastern Freeway.

Whilst this precinct allows mixed use development, it is important to consider existing low-scale, single storey built form and heritage listed properties located along Adelaide Road. The design of new buildings will acknowledge the important context of their location. The Adelaide Road, Mannum Road, Swanport Road and Bridge Street intersection provides a pivotal entrance to the centre and any redevelopment on sites forming this intersection will encourage high quality design techniques that take into account visual impact, pedestrian movements and impacts.

In this precinct, the frontages of developments will be adequately landscaped, and both staff and visitor car parking will be located at the rear of the site, visually obscured from the road.

This precinct contains portions of the Historic Conservation Area. Existing older style buildings will be adapted, maintaining their heritage qualities with development encouraged to the rear and behind the front facades. Buildings adjacent existing heritage buildings will be designed with careful consideration of neighbouring properties. Such new building designs will not detract from the overall street-level or neighbourhood value of existing heritage buildings.

The existing swimming pool complex contained within this precinct will be maintained and enhanced where appropriate.

# **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - bulky goods
  - community facility
  - consulting room
  - dwelling in conjunction with non-residential development
  - group dwelling
  - alterations and additions to existing light industry
  - alterations and additions to existing motor repair station
  - multiple dwelling
  - office
  - retail showroom
  - residential flat building in conjunction with non-residential development
  - row dwelling
  - service trade premises
  - shop or group of shops where the gross leasable area is 250 square metres or less
  - student accommodation
  - supported accommodation
  - tourist accommodation.
- 2 Shops should:
  - (a) provide for small scale retail or provide convenience goods, a range of comparison goods to serve the weekly shopping needs of residents, workers and visitors, and be 250 square metres in gross leasable area or less
  - (b) be located principally at ground level of mixed use buildings.
- 3 An increase in the floor area of a shop may be acceptable should the development include the amalgamation of allotments.
- 4 The ground floor of mixed use buildings should comprise non-residential land uses.
- 5 Conflict of uses should be minimised through proper consideration of all issues such as hours of activity, impacts on adjoining properties, and orderly and safe operation.
- 6 Upper levels of buildings may contain residential or other low impact commercial uses such as offices or consulting rooms

#### **Form and Character**

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 The bulk and scale of development should be compatible with adjoining land uses.
- 9 Car parking areas should be provided at the rear or side of premises.

- 10 Advertisements and advertising hoardings should not include any of the following:
  - (a) flashing or animated signs
  - (b) bunting, streamers, flags, or wind vanes
  - (c) roof-mounted advertisements projected above the roofline
  - (d) parapet-mounted advertisements projecting above the top of the parapet.
- 11 Development should include adaptable and flexible building designs that can accommodate changes in land use.
- 12 Development should be designed to mitigate the impacts on noise and air quality on residential development through the careful siting of service areas and non-residential land uses.
- 13 Development should consolidate and minimise access points to public roads and be designed to minimise conflict with pedestrian and cycle movements.
- 14 Where uses are likely to be active at varying hours, appropriate car parking and related safety measures (lighting, passive surveillance or security measures) should be incorporated.
- 15 On-site car parking should be provided at or below street level in the policy area.

# **PRECINCT SPECIFIC PROVISIONS**

### **Precinct 3 Adelaide Road**

- 16 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 17 Development in the precinct should:
  - (a) be principally for commercial activities
  - (b) be of low-scale, reflecting the mixed residential/commercial character of the surrounding locality
  - (c) be of a high visual quality reflecting the status of Adelaide Road and its contribution to the perception of the town
  - (d) incorporate appropriate landscaping at the front of the property to enhance the existing streetscape, including a variety of plantings such as mature trees, shrubs, ground covers and native species.
- 18 Development of bulky goods outlets should be compatible with existing development, and be setback from the road frontage so that it does not impinge upon the existing and desired streetscape character of locality.
- 19 Where practicable staff and visitor car parking should be located to the rear or side of the building and screened from view from the street.
- 20 Vehicular access ways should not dominate the streetscapes within the precinct.
- 21 All buildings should be constructed of materials that are compatible in appearance and scale with existing development and adjoining residential areas.
- 22 Land between the buildings and the front and side boundaries of the allotment, should be landscaped to establish an attractive streetscape.

- 23 Buildings within the precinct should have a maximum height of 10 metres subject to design quality and sensitivity to neighbouring properties.
- 24 Signs should use simple graphics and be restrained in size, design and colour to help create a unified character on Adelaide Road and Mannum Road.
- 25 Development should minimise noise and visual disturbance to adjoining residential developments by the use of landscaping buffers and screens.
- 26 The prominence of the Mannum Road to Swanport Road and Bridge Street intersection should be emphasized with any redevelopment. A corner site such as this has a significant visual impact on the streetscape and development should be designed appropriately.

# Large Retail Policy Area 10

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

## **OBJECTIVES**

- 1 The provision of a range of retail goods (predominately large-scale) to cater for the local community, visitors, and residents of the Murray Mallee Region.
- 2 Development that contributes to the desired character of the policy area.

## **DESIRED CHARACTER**

This policy area encompasses two distinct areas; the single parcel of land bound by South Terrace, East Terrace, Mary Terrace and Seventh Street and currently developed as the Marketplace shopping complex, and land south of Adelaide Road encompassing the original Murray Bridge Green shopping centre and its recent expansion and extends until it meets Marchland Street.

The policy area will be developed as the principal retail area for convenience goods, located in the Regional Centre of Murray Bridge. Large retail stores and associated malls are also envisaged in the policy area. Retail development will be designed to encompass a built form, which promotes safe pedestrian movement within and outside the complex, through associated car parking and adjoining land uses.

Car parking will be located so as not to detract from the visual amenity of the primary street frontage. Car parking will be designed to ensure safety and efficiency for its users. Vehicular movement in and around the site will minimise impact on surrounding development.

Existing buildings in the Historic Conservation Area (western side of Swanport Rd) will continue to be used in an office and consulting room capacity. Other parts of the policy area outside this area will not be constrained by this requirement.

# **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - advertisement
  - car wash
  - consulting room.
  - office
  - petrol filling station
  - restaurant
  - place of worship
  - shop and groups of shops.

### **Form and Character**

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development in the policy area should where appropriate, be orientated to Swanport Road, and Adelaide Road/Standen Street.
- 4 Buildings within the policy area should have a maximum height of 8 metres above natural ground level.

- 5 Advertisements and/or advertising hoardings located within 10 metres of any of the following roads, should use consistent graphics, design and colour to help create a unified character:
  - (a) Bridge Street
  - (b) Swanport Road
  - (c) Verdun Road.
- 6 Large floor area retail and commercial uses should be located centrally within sites and edged by street facing smaller specialty retail and commercial land uses.
- 7 Development should be integrated with the existing retail activities on South Terrace and Swanport Road and promote pedestrian movement between the policy areas.
- 8 New development should be compatible with the adjoining residential areas.
- 9 Where commercial development adjoins residential development landscape buffers should be provided.
- 10 Service areas associated with any development should be located as far as practicable from existing residential dwellings, and be appropriately screened from view to avoid adverse impact on the residential amenity of adjoining properties.
- 11 Any vehicular access provided to Verdun Road should minimise adverse impact upon the adjoining residential area.
- 12 Development should provide protection and enhancement of visual amenity by providing all of the following elements:
  - (a) a high standard of design
  - (b) the use of landscaping
  - (c) setbacks and facade articulation
  - (d) landscape buffers where appropriate.

# **Retail Core Policy Area 11**

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

## **OBJECTIVES**

- 1 The reinforcement of the role of Bridge Street as the traditional 'main street' of Murray Bridge.
- 2 The establishment of an attractive local centre which improves the existing environment and the surrounding townscape of South Terrace and any adjacent residential development.
- 3 Development that contributes to the desired character of the policy area.

# **DESIRED CHARACTER**

Bridge Street is the primary focus and historical retail centre of Murray Bridge. Its geographical prominence and the activities conducted in the street give it an important role in establishing an image for not only the town centre but also the whole of Murray Bridge. Development and activity in Bridge Street must therefore not only cater for the needs of consumers, but it also needs to exhibit a high quality and image that reflects a prosperous and pleasant township.

The policy area will maintain the prominence of Bridge Street but extend its character and sense of place throughout the policy area to the immediately surrounding streets. It is to be developed as the principal retail area for specialised goods in the Council area. The role of Bridge Street and the wider policy area as the traditional 'main street' area of Murray Bridge will be reinforced by:

- (a) ensuring the economic viability and vitality of specialised retailing, entertainment, cultural and tourist services
- (b) encouraging new development to create a cohesive lineal streetscape appearance and where the scale of new development is compatible with the existing built-form
- (c) encouraging development to make greater use of the street for pedestrian and social activities, creating an atmosphere where people want to spend time
- (d) establishing a high visual amenity and strong local character to create a sense of place and focal point within the town.

Continuous retail frontages including eating places such as cafes, restaurants and entertainment facilities will be characteristic of the policy area. These frontages will comprise small retail tenancies opening onto the street.

Development in the policy area will respect the character and integrity of the locality in respect of its design, siting, scale, building and roof shape, bulk, height, building materials and colours, advertising signs and external illumination.

Car parking will not disrupt the continual flow of retail frontages throughout the policy area and will be located at the rear of buildings or off adjoining side streets, wherever possible. Pedestrian access to the car parking areas will be designed with safety and convenience for the pedestrian in mind.

### **Precinct 1 - Bridge Street**

The success of the Regional Town Centre is reliant on the success of both Bridge and Sixth Streets and their ability to encourage a rich mixture of retail, commercial and tourism activities. Bridge Street is of particular importance given its role as the original centre and mainstreet of Murray Bridge. Development will encourage land uses such as small-scale retail, cafes and restaurants which will promote activity throughout both day and in the evening, allowing for extended hours of operation within the precinct.

It is important that development reinforces the continuity of building facades and the predominant townscape character of the frontages to Bridge Street. It is expected that buildings adjacent or in proximity to Bridge Street will address the street or outdoor public spaces and incorporate verandas and which extend across footpaths in order to provide shelter for pedestrians where appropriate.

The use of financial contributions associated with the Car Parking Fund applies across the Regional Town Centre Zone; however the provision of off street parking for new developments may be somewhat limited within the Bridge Street Precinct. Car parking provisions within the precinct will seek to utilise existing on street parking rather than provide a significant increase in car parking.

This precinct includes the Railway Terrace, East Terrace and Bridge Street intersection located at the western end of the State Heritage listed Murray Bridge Road Bridge, considered to be the entrance to the township when travelling in a westerly direction. Development within this locality will be of a very high standard of design and utilise the highest quality materials in order to reflect the significance of the location and provide an entrance statement that truly reflects the desired character as a vibrant, energetic and progressive centre that embraces its heritage.

### **Precinct 2 - Sixth Street**

Sixth Street is at the centre of Murray Bridge's cultural district. It contains key civic buildings and the art gallery. It is envisaged that the streetscape of this area will be enhanced through designs that will complement existing heritage buildings, and that this precinct will be improved through a public art corridor leading from Sturt Reserve and other riverfront reserves, to the art gallery and back.

Buildings will provide visual interest to the pedestrian; contain frequent pedestrian entries and clear views to the street. Buildings will establish a width and pattern of façades that support a variety of tenancies. Buildings will be built with zero set back from Sixth street site boundary, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and active spaces. The footpath will be sheltered with verandas, shelters and the like to enhance the pedestrian experience.

This precinct provides opportunity for alfresco dining, planting and seating, and can be used for events such as day-time and night-time markets. The qualities of such flexible community uses on this street will be protected and enhanced.

Development in the zone will achieve high quality urban design in both the public and private realm. Buildings will contribute to the provision of a coherent public realm by shaping the street space and, in particular, the physical and functional character of this precinct.

Any future development, including car parking, micro climate and alternative hours of use will be considered after reference to <u>Concept Plan Map MuBr/17 - Murray Bridge Town Centre</u>.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - café
  - civic buildings
  - entertainment facility e.g. movie cinema
  - hotel
  - information centre
  - office
  - public art and street furniture
  - restaurant
  - small-scale specialty shops
  - tourist accommodation
  - tourist facilities.

- 2 Development in Bridge, Sixth and Seventh Streets should provide the principal focus for cultural and tourist activity within the policy area and more broadly the whole zone.
- 3 Higher order retail uses such as department stores and discount department stores should not be developed in this policy area.

#### **Form and Character**

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Development located within the side streets off Bridge Sixth and Seventh Streets should provide interpretative frontages to the street that promote pedestrian movement throughout and across policy areas.
- 6 Direct vehicular access to car parking or service areas of the development should not be provided from Bridge, Sixth or Seventh Streets.
- 7 Developments should not encourage large vehicles and trucks to travel through Bridge Street.
- 8 Buildings should incorporate design elements such as verandas and balconies and decoration and ornamentation that are consistent with local features.
- 9 The frontages to Bridge and Sixth Streets at street level should be composed predominantly of display windows, avoiding bland surfaces and solid infills.
- 10 The use of large expanses of very bright colours should be avoided.
- 11 Development should create a cohesive townscape appearance throughout the policy area through the blending of new development compatible with the traditional architecture.
- 12 Advertisements and/or advertising hoardings should use simple graphics and be restrained in size, design and colour to help create a unified character throughout the policy area, particularly for pedestrian interpretive signs.
- 13 Advertisements or advertising hoardings should be positioned at the junction of the veranda and main face of the buildings, applied directly to, or hung from, gables or facades of verandas or main buildings, displayed on parapets or facades, or hung underneath verandas.
- 14 Development should establish a cohesive policy area character by:
  - (a) defining Bridge Street and Sixth Street as important public spaces by:
    - (i) ensuring that buildings maintain or establish a relatively continuous edge of built-form consistent with adjoining development
    - (ii) emphasising the importance of development at the intersections of major streets with corner buildings of a scale and form appropriate to their location consistent with adjoining development
  - (b) ensuring that the design, external materials, colours and finishes of buildings have regard to their townscape context.
- 15 Development involving or adjacent to buildings of historic character or significance should
  - (a) be similar in roof form, fenestration, height, scale and proportion, and should be constructed of materials that complement and reinforce the historic character and design elements of existing buildings, and

- (b) not use highly reflective materials, glass curtain walls or bright external colours as they are not appropriate.
- 16 Pedestrian shelter and shade should be provided over footpaths through the use of structures such as awnings, canopies and verandas.
- 17 Development should incorporate appropriate landscaping plans and suitable tree plantings. Green walls, creepers or living plants in landscaping plans should be maintained in good condition.

# **PRECINCT SPECIFIC PROVISIONS**

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

#### **Precinct 1 Bridge Street**

- 18 Development should not be undertaken unless it is consistent with the desired character of the precinct.
- 19 Development involving or adjacent to sites containing buildings of historic interest should be designed so as to maintain the historic integrity and character of those existing buildings.
- 20 Additions and new constructions in the vicinity of a place of heritage significance should be in harmony with the existing structure using high quality design and materials.
- 21 Development should be primarily for shops, restaurants, cafes, tourism and tourist based retail, community and cultural facilities.
- 22 Developments that generate large volumes of traffic or that require expansive areas of vehicle parking should ensure proper management of both pedestrian and traffic flows, to the mainstreet, Bridge and River.
- 23 Advertisements should be designed to respect the integrity, heritage value and overall appearance of Bridge Street and in particular any heritage item.
- 24 Services and both mechanical plant and equipment, should not be visible from public areas including reserves.
- 25 The spatial character of Bridge Street, established by the width of the street relative to its generally oneto-two-storey building height, should predominate and be maintained.
- 26 Buildings located along Bridge Street should have a maximum height of 12 metres although greater building heights are considered appropriate if a proposed development displays both significant design merit and adequately reflects the desired character.
- 27 Appropriate car parking areas should be located in the rear part of new developments.
- 28 Buildings that are located at the intersection of Bridge Street and East terrace should:
  - (a) be medium to high scale developments of high quality
  - (b) be integrated with other land uses on the same site, with shops, cafes or restaurants located on lower levels, to increase street-level activation and on upper levels to provide surveillance to both Bridge Street and the River
  - (c) maintain the prominence and visibility of the Bridge, River Murray and mainstreet
  - (d) ensure the flow of traffic to and from Bridge Street be carefully managed, to minimise the impact on pedestrian movement along Bridge Street and South Terrace, and that that both pedestrian and traffic flow to the Bridge and River are not restricted. Well-designed pedestrian walkways to Sturt Reserve and the surrounding locality should also be provided

- (e) demonstrate a high quality of design that takes into consideration adjoining land uses and mitigates potential interface issues
- (f) be articulated and terraced to follow the slope of the land to maintain overall river and mainstreet views
- (g) contain appropriate car parking areas at the rear, with access from a secondary street.

### **Precinct 2 Sixth Street**

- 29 Development should not be undertaken unless it is consistent with the desired character of the precinct.
- 30 New development and alterations to existing developments should enhance the existing form and character of this precinct.
- 31 Where possible new development should provide opportunities for public art, through the use of appropriate sculptures, murals and unique street furnishings.
- 32 Materials used in this precinct should complement and transition to those selected by the Marketplace.
- 33 New development and alterations to existing developments should ensure retractable bollards in the vicinity of private development to enable closure to vehicles between Bridge and Fifth Street for events and markets.
- 34 New development and alterations to existing developments should encourage activation of laneways and rears of buildings through the use of glass, appropriate design and access from laneways.
- 35 Buildings located along Sixth Street should have a maximum height of 12 metres although greater building heights are considered appropriate if a proposed development displays both significant design merit and adequately reflects the desired character.
- 36 Advertisements should be designed to respect the integrity, heritage value and overall appearance of Sixth Street and in particular any heritage item.

# **Parklands Policy Area 12**

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

## **OBJECTIVES**

- 1 Preserve and reinforce the use of the parklands for recreational and social use, and to encourage the provision of co-ordinated activities within the town centre.
- 2 An area primarily for a range of compatible institutional, community, and tourist information services and for the provision of open space.
- 3 To reinforce the visual attractiveness and definition of the town centre through providing appropriate landscaping and cultural expression in the form of public art.
- 4 Development that contributes to the desired character of the policy area.

## **DESIRED CHARACTER**

The Murray Bridge town centre parklands surround the historic centre of Murray Bridge. The parklands provide high quality passive recreation facilities, civil and cultural expression and education and community facilities for residents and visitors to the town. They also play an important role in visual perception and definition of the town centre.

The area will be primarily developed and facilitated for public use and active and passive recreational activities and events. Built form within the parklands will only take place if it is of community, institutional, education or tourist information land use. The parklands will not be used for car parking unless associated with existing developments.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - active recreation
  - community facilities
  - interpretive facilities
  - information centre
  - open space
  - passive recreation.
- 2 Development within the policy area should:
  - (a) be principally for passive recreation and active recreation
  - (b) retain the open character of the area for enjoyment of residents and visitors.
- 3 Retail and commercial activities should not be established within the parklands.

#### **Form and Character**

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

- 5 New car parks should not be established in the parklands, except where they are proposed to primarily serve activities established within the parklands.
- 6 Where developed, pedestrian links should be clearly identified through using attractive, easily trafficked surfaces, consistent landscaping, lighting and street furniture.
- 7 Development should ensure that the environment of the parklands is enhanced and reinforced by:
  - (a) the creation of a diversity of landscapes comprising informal wooded areas of mixed exotic and indigenous trees and shrubs, formal gardens, public works of art, and recreational facilities;
  - (b) a high quality of buildings, structures, utilities, roads, artificial land surfaces and service facilities
  - (c) creating visual distinction between the policy area and the adjacent built-form character
  - (d) the maintenance of the maximum possible area of the parklands as a natural land surface, by restricting the amount of enclosed artificial or paved land surface.
- 8 Buildings within the policy area should have a maximum height of 4.5 metres, although greater building heights will be considered should the proposed development display significant design quality and be considered to adequately reflect the desired character.
- 9 Advertisements and/or advertising hoarding should not be erected in the parklands other than temporary signs advertising events in the town, and interpretative or directional signs relating to features in the town, all of which should be considered on their merit having regard to the desired parkland theme.

# **Urban Waterfront Policy Area 13**

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

## **OBJECTIVES**

- 1 An area accommodating a mix of land uses that promotes a vibrant waterfront that complements the town centre and is a key destination for the local community and visitors.
- 2 Maintain and enhance access to the waterfront and the River Murray.
- 3 Protect and enhance the environmental, cultural and heritage features of the area.
- 4 Development that contributes to the desired character of the policy area

## **DESIRED CHARACTER**

The policy area is located adjacent the River Murray and the Murray Bridge town centre. The area will be developed as a major activity centre and visitor destination that respects and promotes its important indigenous and non-indigenous heritage. Opportunities exist for the policy area to be developed for a range of land uses that make the area an attractive destination for locals and visitors. Envisaged land uses include tourist accommodation, recreational and community facilities.

The undulating topography of the area and its proximity to the River Murray provide significant views from and across the River. Future development will take account of these views through consideration of site layout and height of structures, with the scale of new buildings responding to the natural topography to create a transition in scale.

A gateway entrance will be established off Bridge Street. Pedestrian linkages will be provided, creating a pedestrian friendly environment and linking the area with the balance of the zone.

The land contained within this policy area is known to the Ngarrindjeri people as Pomberuk and maintains a deep spiritual, cultural and historical significance. The banks of the River (Murray) and nurseries (wetlands) form part of an important place of cultural teaching.

Additional to the significant role it plays to the Ngarrindjeri people the area also contains a diverse range of features and facilities from early European settlement of Murray Bridge principally associated with boating and railway activities. Included amongst these features are:

- (a) Bridge Street access Bridge
- (b) The railway cutting
- (c) The Roundhouse
- (d) The Railway Station
- (e) cottages located on top of the escarpment
- (f) The Pomberuk Aboriginal Cultural Centre
- (g) The railway spur line along the bank of the River Murray (constructed in 1886)
- (h) SA Rail Institute train control centre and old train control building
- (i) Marshalling yards

(j) Irrigation and drainage depot.

It should be noted that these features have also been identified as being of State Heritage significance.

The Murray Bridge Transport precinct was included in the South Australian Heritage Register in May 2015. This area is identified as having heritage significance due to its role in the development of river and rail transport in the colony of South Australia.

Heritage places located within this policy area will be restored and adapted for land uses that are sympathetic to their heritage value. Any new development will respect the character and significance of these places in terms of design height, scale, setbacks, materials, finishes and architectural detail.

Hume Reserve is also of significant importance to the Ngarrindjeri people. Any development of this reserve and its wider locality will occur in consultation with the Ngarrindjeri community. It should be noted that the Ngarrindjeri Murrundi Management Plan, No. 1. Pomberuk Le:wunanangk (Murray Bridge Railway Precinct and Hume Reserve) applies to much of this area.

The policy area also contains areas of significant native vegetation, in particular a birthing tree which is significant to the Ngarrindjeri people, the exact location of which is culturally sensitive. Any development of this area will not impact upon this tree.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - alterations and additions to existing residential dwellings
  - community facilities
  - recreational facilities
  - replacement of an existing residential dwelling
  - tourist accommodation.

#### **Form and Character**

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development visible from the river, and other scenic areas, should be of a high standard of design with particular emphasis on external appearance, choice of materials and colours, siting and landscaping.
- 4 The external appearance of buildings and structures, including their shape, height and bulk should not detract from the character and amenity of the locality within which they are situated.
- 5 Development should not exceed a height of 6 metres above natural ground level.
- 6 No buildings or structures should be erected which would impede, or be damaged by flood waters.
- 7 Facilities adjacent the river bank such as boat ramps and jetties should be of a high quality and designed to serve a locality.
- 8 Replacement development should not occur on an allotment which extends closer than 50 metres to the water's edge (at normal pool level) unless the land within the first 50 metres from the water's edge, excluding cliff top areas, is transferred into public ownership to secure access to the river.
- 9 Replacement dwellings on allotments which abut or overlook any waterway should be designed so that they face onto those waterways, whilst the rear of such dwellings, where they front a public road, should be attractively designed to present an aesthetically pleasing appearance from that road.

- 10 Garages and other ancillary outbuildings or structures, in association with an existing dwelling should be designed and sited as an integral part of the dwelling, and where appropriate constructed with the same roof materials used for that dwelling.
- 11 Metal clad buildings and fences should be pre-coated or painted so as to avoid glare.
- 12 Development should be designed and sited to retain and protect an existing tree of substantial merit and cultural importance the exact location of which is culturally sensitive.

# **Education Policy Area 14**

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

## **OBJECTIVES**

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

## **DESIRED CHARACTER**

This policy area will support land uses that complement the core service and community functions of the **Regional Town Centre Zone** through the provision of regional community, education and leisure facilities. Development is expected to build upon the established educational facilities such as the TAFE and the existing service facilities such as the Murray Bridge Police Station.

There are opportunities to expand upon these uses and provide a locality which will become the key educational hub for the region.

Development can be contemporary in nature and in keeping with the scale and form of the existing buildings. Any new development is to meaningfully engage with surrounding public space and create key pedestrian and cycle pathways within the policy area and provide linkages to adjacent policy areas.

Consolidation and shared use of parking areas is encouraged within the policy area, to reduce the degree of at grade car parking required and to take advantage of alternative parking during peak demand.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - community centre
  - consulting room
  - educational establishment
  - emergency services facility
  - hall
  - health facility
  - hospital
  - library
  - office associated with community service
  - place of worship
  - public administration office
  - recreation centre
  - theatre
  - welfare institution
- 2 Development listed as non-complying is generally inappropriate.

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the policy area for further community and institutional uses.
- 5 Development should support lively, vibrant and safe adjoining open spaces and promote a sense of community ownership.
- 6 Shop and office development should be limited to that ancillary to the education, community, tourism and leisure land uses existing and envisaged within the policy area.

#### **Form and Character**

- 7 Development should be contemporary in nature and compatible in design with existing buildings, and should not be detrimental to the amenity of the locality.
- 8 Buildings within the policy area should have a maximum height of 12 metres.
- 9 A high level of pedestrian amenity should be maintained in the policy area and night time safety should be improved by additional lighting to pedestrian thoroughfares and major buildings.
- 10 Innovative design techniques incorporating articulation, passive surveillance, landscaping, privacy considerations and noise reduction should be used utilised throughout the policy area.
- 11 Development should incorporate appropriate landscaping plans and suitable tree plantings.
- 12 Development within the policy area should be adequately set back from dwellings in adjoining residential areas.
- 13 Any plant or equipment should be located behind screening or obscured from public view.

## **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			
Structures within <b>Urban Waterfront</b> <b>Policy Area 13</b> that are sited within the River Murray 1956 flood plain boundary	Except for non-habitable buildings associated with recreational use.		
Advertisements and/or advertising hoarding in <b>Parklands Policy Area 12</b>	Except where they involve temporary signs advertising events in the town, or interpretative or direction signs relating to features in the town.		
Caravan Park			
Crematorium			
Dairy			
Dwelling	<ul> <li>Except where the development achieves one or more of the following: <ul> <li>(a) is for a dwelling, a group dwelling or row dwelling in conjunction with a non-residential development</li> <li>(b) replaces an existing dwelling</li> <li>(c) is for a residential flat building</li> <li>(d) is for a group dwelling in Mixed Use Policy Area 9</li> <li>(e) is for a row dwelling in Mixed Use Policy Area 9.</li> </ul> </li> </ul>		
Farm Building			
Fuel Depot			
General industry	Except for additions and alterations to existing industrial development		
Horticulture			
Light industry	Except for additions and alterations to existing industrial development		
Industry	Except for additions and alterations to existing industrial development		
Intensive animal keeping			
Major public service depot			
Public service depot			
Road transport terminal			
Special industry			
Stock agistment and holding yards			

Form of development	Exceptions
Stock sales yard	
Stock slaughter works	
Warehouse	
Waste reception, storage, treatment or disposal	
Winery	Except where in conjunction with a Cellar Door
Wrecking yard	

### **Public Notification**

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

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

Category 1	Category 2
Alterations and additions within the Historic Conservation Area and to a Local Heritage Place as identified in <u>Table MuBr/4 – Local Heritage Places</u> .	Demolition of Local Heritage listed properties and Contributory Items within the <b>Historic Conservation</b> <b>Area</b> .
	Development that involves the construction of any building or structure 10 meters and above in height measured from existing ground level.

# **Residential Zone**

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

## **OBJECTIVES**

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

# **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - small scale non-residential use that serves the local community, for example:
    - child care facility
    - health and welfare service
    - open space
    - primary and secondary school
    - recreation area
    - 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 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.
- 6 Medium density residential development should not occur within the **Historic Conservation Area**.
- 7 The keeping, breeding or training of horses and erection of stables should not be undertaken.

### **Form and Character**

- 8 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the allotment or building site frontage width, whichever is the lesser distance.
- 9 A driveway should not be constructed where the gradient exceeds 1-in-5.
- 10 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres for infill development 6 metres in all other instances
Minimum setback from secondary road frontage	3 metres
Minimum setback from an arterial road or collector road	8 metres
Minimum setback from side boundaries	1 metres
Minimum setback from rear boundary	3 metres
Maximum building height (from natural ground level)	8 metres
Minimum area of private open space	35 square metres
Minimum number of on site car parking spaces other than for affordable housing (one of which should be covered)	2

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

Parameter	Value	
Maximum floor area for sites: (a) less than 450 square metres	40 square metres	
(b) between 450 and 1000 square metres	60 square metres 90 square metres	
(c) greater than 1000 square metres Maximum building height (from natural ground level)	4 metres	
Maximum wall height (from natural ground level)	3 metres	
Minimum setback from side and rear boundaries	Have no more than one wall located closer than 0.6 metres to a property boundary.	
Minimum setback from a public road or public open space area	No closer to the boundary than the dwelling with which the building is associated or 5.5 metres whichever is the greater.	

12 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 only if connected to a sewerage system:

Dwelling type	Site area other than for affordable housing (square metres)	Minimum frontage (metres)	
Detached	500 minimum	15	
Semi-detached	400 minimum	12	
Group dwelling	350 minimum	20	
Residential flat building	300 average	10	
Row dwelling	500 minimum	15	

- 13 A dwelling that requires the onsite disposal of effluent should have a minimum site area of 1200 square metres.
- 14 To protect the heritage value of the local heritage place as viewed from Swanport Road, buildings should not be sited within the 'Swanport Road Development Restriction' area as shown <u>on Concept</u> <u>Plan Map MuBr/6 Swanport Road Development Restriction</u>.
- 15 A dwelling, or development that increases the floor area of an existing dwelling by more than 50 per cent, should incorporate the following measures to limit the rate of stormwater discharged from the site:
  - (a) installation of a rainwater tank with minimum 5000 litre capacity, which is plumbed to at least a water closet or a water heater or all the cold water laundry outlets of the dwelling
  - (b) a minimum of 25 per cent of the site comprising permeable surfaces
  - (c) incorporate on-site stormwater detention structures/techniques which controls the discharge of stormwater from the site so that it does not exceed a maximum peak flow rate equivalent to 30 per cent impervious site coverage for a 1-in-100 year average return interval flood event.

### Affordable Housing

- 16 Development should include a minimum 15 per cent of residential dwellings for affordable housing.
- 17 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.
- 18 Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table:

Parameter	Detached Dwelling	Semi- detached Dwelling	Group Dwelling	Residential flat building	Row Dwelling
Site area (square metres)	350 minimum	250 minimum	300 minimum	250 average	350 minimum
Minimum area of private open space for ground level dwellings	10 per cent	10 per cent	10 per cent	10 per cent	10 per cent
Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)	10	10	10	10	10
Minimum number of on site car parking spaces (one of which should be covered	1	1	1	1	1

# Hindmarsh Road Policy Area 15

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

## **OBJECTIVES**

1 A policy area that creates a protected area accommodating dwellings of various types and densities, shielded from adjacent General Industrial and Light Industrial uses.

# **DESIRED CHARACTER**

The policy area will develop as a self-contained area separated from adjoining uses by attractively landscaped areas. Landscaping will also perform the function of retaining and disposing stormwater runoff.

Development within this policy area will be consistent with <u>Concept Plan Map MuBr/13 – Hindmarsh Road</u>, with particular consideration to the adjoining General and Light Industry Zones. A vegetated buffer will separate residential land uses from adjoining uses in order to minimise potential conflict between land uses.

Land within this policy whilst not currently connected, has the potential to be connected to SA Water sewer. Allotment sizes will allow for the establishment of additional infrastructure and provide opportunities for smaller allotments consistent with minimum allotment sizes throughout the Residential zone once this infrastructure is in place.

Recognition will also be given to the B-Double OD Route located along Hindmarsh Road. The number of road access points will be limited to two, with road junctions designed to accommodate protected turn lanes and lighting upgrades. Additionally allotments facing Hindmarsh Road will have sufficient depth so as to allow a vehicle to enter and exit the allotment in a forward direction.

# **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 Development should not be undertaken unless it is consistent with the desired character of the policy area.
- 2 Where there is no access to SA Water Sewer system land division should create allotments with a minimum site area of 1200 square metres.
- 3 Allotments which have access to SA Water sewer should be a minimum site area of 500 square metres. Should these allotments face Hindmarsh Road they should still provide opportunities for access and egress in a forward direction.
- 4 All allotments with frontage to Hindmarsh Road should have a minimum depth of 40 metres and be of a sufficient size and configuration to allow vehicles to access and enter the allotment in a forward direction.
- 5 Development should proceed as per <u>Concept Plan Map MuBr/13 Hindmarsh Road</u>.
- 6 Adequate provision of infrastructure may be required as part of a separate legally binding agreement for any future development.
- 7 Pedestrian links should be provided as per <u>Concept Plan Map MuBr/13 Hindmarsh Road</u>.

8 Building facades facing land zoned for industrial purposes (General or Light) should not contain openings or entrance ways that would result in the transmission of noise from the industrial zone that would adversely affect the residential amenity.

### **Vegetated Buffer**

- 9 Any initial land division of 23- 25 Hindmarsh Road should result in the establishment of an appropriate buffer that includes irrigated vegetation, along the interface with the General and Light Industry Zones, in accordance with <u>Concept Plan Map MuBr/13 Hindmarsh Road</u>.
- 10 Any development adjoining one or both industrial zones, including land division in the vicinity of such a zone/zones, should incorporate a buffer with a minimum negotiated and agreed width. The buffer should incorporate, amongst other protection measures, a wide irrigated landscaped strip with plantings of trees and shrubs, providing effective protection for/from adjoining land uses.
- 11 In addition to providing a land use buffer, the buffer area should provide for:
  - (a) re-vegetation with species that are indigenous to the locality,
  - (b) management of rainfall run-off affecting the site.

## **Narooma Policy Area 18**

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 dwellings of various types and densities.
- 2 Residential and recreational development which enhances the natural character of the riverfront and provides opportunities for public access to the riverfront area in the form of a small number of discreet groups of dwellings in appropriate locations.
- 3 Development that contributes to the desired character of the policy area.

# **DESIRED CHARACTER**

The policy area covers a significant portion of land located in a central location just outside the main business district and adjacent to the recreational area of Sturt Reserve. The land has magnificent views over and in close proximity to the River Murray. A public lookout located on land adjacent to Narooma Boulevard will provide opportunities to appreciate that view. The preferred site is identified <u>Concept Plan Map MuBr/7</u> - <u>Residential (Narooma)</u>.

The area will be characterised by different forms of residential development and densities, with higher densities being located closer to the river and within the old quarry area, medium densities across the middle section of the development area and lower densities located close to the existing residential development providing an appropriate transition.

A range of dwelling types will characterise the policy area. Within the Quarry and Riverfront Precinct, a range of dwelling types will occur. Dwelling types will include detached, semi detached, residential flat buildings and row dwellings of up to three storeys in height. Three storey dwellings located within the old quarry site will be split level in design, built to reflect the topography of the site and will be single storey in appearance from the Narooma Boulevard road frontage. Narrow frontages and minimal setbacks will be typical of development closer to the river.

Development close to existing residential development to the west of the policy area will comprise traditional forms of housing. Detached single storey dwellings on large allotments greater than 600 square metres with wide frontages and deep setbacks of a minimum 6 metres will be a common form of development. All other areas development will include dwellings of up to two storeys in height and on a variety of allotment sizes Development will provide a smooth transition from existing residential areas to the higher density residential development close to the river.

In addition to residential development policy area also incorporates a network of parklands and open space connecting all residential development with surrounding development and the riverfront. Pedestrian and cycle links will be characteristic of the areas open space links.

### **Precinct 6 Quarry and Riverfront**

Development within the precinct will be characterised by high quality dwellings of a range of densities and building heights up to three storeys. Development will have minimal impact on the surrounding development by way of appearance and will not interfere with the environmental processes associated with the River Murray or nearby wetlands.

Shared access points will be utilised to minimise the impact on the flow of traffic along the Connector Road. Open space corridors linking with residential development to the west will be provided to maintain access and visual links to the Riverfront.

# **PRINCIPLES OF DEVELOPMENT CONTROL**

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - dwelling
  - domestic outbuilding in association with a dwelling.
- 2 Community orientated and tourist associated development should only be undertaken in the policy area where the development exhibits special merit or is of regional significance.
- 3 Commercial and retail (other than minor tourist and/or community orientated facilities) development should not occur in this policy area.

#### **Form and Character**

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Development should be undertaken in accordance with <u>Concept Plan Map MuBr/7 Residential</u> (Narooma).
- 6 Development when viewed from the river should:
  - (a) not have an adverse impact on the visual appearance of the locality
  - (b) incorporate external materials:
    - (i) of a low light-reflective nature
    - (ii) finished in natural colours so as to be unobtrusive, blend with the river side landscape and minimise visual impact.

#### **Land Division**

- 7 Land division should be designed to provide a range of allotment sizes.
- 8 Regular shaped allotments should have a minimum frontage of 10 metres and a minimum depth of 30 metres.

## **PRECINCT SPECIFIC PROVISIONS**

Refer to the <u>Map Reference Tables</u> for a list of the maps that relate to this precinct. **Precinct 6 Quarry and Riverfront** 

- 9 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 10 A precinct primarily accommodating a range of medium to high density dwelling types.
- 11 Dwellings should have a maximum height of 2 storeys, except within the former quarry site, as shown on <u>Concept Plan map MuBr/7 Residential (Narooma)</u>, where they may be up to 3 storeys and are designed to have a single storey appearance from the Narooma Boulevard road frontage.
- 12 Development should minimise the number of access points to the collector road identified on <u>Concept</u> <u>Plan Map MuBr/7 - Residential (Narooma)</u>.

- 13 Residential development should be of a character which enhances the natural character of the riverfront and provides opportunities for public access to the river.
- 14 A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table:

Dwelling type	Site area (square metres)	
Detached	350	
Semi-detached	350	
Group dwelling	300	
Residential flat building	300	
Row dwelling	300	

15 On development sites exceeding 1800 square metres in area and with a minimum boundary length of 35 metres, the minimum development site area per group dwelling or residential flat building may be reduced to 275 square metres.

# **Southern Area Policy Area 20**

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**

This policy area is a greenfields development site that will deliver a broad hectare, high quality, masterplanned residential development as an extension to the Rural City of Murray Bridge. The development will undertake an orderly and integrated approach to the delivery of land and infrastructure for housing, open space and other uses that will provide the opportunity to accommodate significant residential development for between 8,000 and 10,000 people, in stages over 20 years, in accordance with <u>Concept Plan Map</u> <u>MuBr/15 - Southern Area Residential</u>.

The layout and development of the policy area will create an attractive, well landscaped and liveable environment that conveys a sense of place to residents and visitors. The pattern of development will establish movement networks for vehicular, pedestrian and bicycle traffic. Public open space will be provided in the form of reserves that encourage linkages with retail and community facilities and areas that provide for passive and active recreation. Areas of public open space will provide an attractive focal point for residents and provide an appropriate setting for dwellings at higher densities, whilst encouraging a sense of space for residents and visitors.

The land division patterns will be responsive to the land form and prevailing natural features and will be designed harmoniously with the topography to maximise solar orientation and minimise the need for excavation and fill. Areas of native vegetation will be retained and protected by the appropriate design and siting of allotments and associated infrastructure. Roads will follow the contours to minimise the need for excavation and fill and larger sized allotments will be located on steeper slopes. Land will be divided in a pattern that capitalises on public views to attractive areas of the surrounding rural landscape and maximise opportunities presented by watercourses through the creation of integrated stormwater and open space corridors.

Establishing appropriate relationships between built form, movement networks and areas of communal and public open spaces as well as between individual buildings will be paramount considerations. Built form will be appropriate to the size of the allotment on which it is to be constructed and the streetscape character so as not to appear overwhelming with respect to neighbouring buildings and structures.

Residential development will comprise a range of dwelling types, including affordable housing. Higher density residential development is envisaged in areas adjoining public transport routes, centre and community facilities and areas of public open space and recreation in order to provide an aesthetically pleasant setting for those dwellings, ensure residents with reduced private open space have easy access to public reserves, facilitate access to service and facilities for a greater number of people and to provide a sense of place for residents. It will also improve opportunities for passive energy conservation in buildings, facilitate passive surveillance of adjacent reserves and corridors and reduce potential for overshadowing and overlooking of any adjacent lower level residential development and private open space areas. Localities adjacent shopping and community facilities are also suitable for housing for aged persons that incorporate multi-level accommodation and associated facilities.

Water sensitive urban design is an important element of development in the policy area. Extensive low lying drainage basin areas will be formed into water storage wetlands, receiving surface water channelled in open swales from within the policy area and potentially treated wastewater from a local or township wastewater treatment plant for reuse on the racecourse as shown on <u>Concept Plan Map MuBr/14 - Equine Recreation</u> and throughout the network of open landscaped areas.

Residential areas are protected from the transportation impacts of the South Eastern Freeway by a 500 metre wide visual buffer. Existing native vegetation within this buffer will be conserved with cleared areas utilised for pasture, horse trails, horse training and agistment fields, and sand and cross country training courses supported by associated horse related recreational activities. Landscaped buffers and appropriate siting of allotments will be designed to mitigate interface conflicts with the adjoining farming activities. Appropriate siting of residential allotments on the interface with farming activities along with landscaped buffers developed in accordance with <u>Concept Plan Map MuBr/15 - Southern Area Residential</u> will also address the impacts of the residential development on the adjoining farming activities.

Residential development will occur in stages generally as shown on <u>Concept Plan Map MuBr/15 - Southern</u> <u>Area Residential</u>, to ensure the co-ordinated and efficient provision of infrastructure and orderly and economic development. The development is anticipated in three main stages, the first being the residential area adjacent Brinkley Road, a second stage, the central area and third and largest area, being the western upper hillside towards Usher Road and Koehler Road. Development within the policy area will be undertaken on a structured basis to permit the most efficient use of land, the extension or expansion of infrastructure services and the timely provision of community services.

Non-residential development will be limited to that which is essential to meet the daily needs of local residents and will include small shop/cafes, community centre or child care facilities which do not negatively impact on nearby retail centres or the amenity of residential areas.

Roads, public reserves, pedestrian and cycle paths, community buildings and land uses integrated for legibility, convenience and ready access to local open space, and services designed and sited at nominated focal points to engender a sense of place.

Environmentally sustainable development principles will be adopted by all development within the policy area, including allotment orientation, building siting and energy use, water sensitive urban design, incorporation of solar systems and appropriate landscaping treatments.

# **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - aged care facility
  - affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - retirement village
  - small scale non-residential uses that serve the local community, for example:
    - child care facilities
    - health and welfare services
    - open space
    - primary schools
    - recreation areas
    - shops, offices or consulting rooms
  - supported accommodation.
- 2 Non-residential development such as shops, schools and consulting rooms should be located in accordance with <u>Concept Plan Map MuBr/15 Southern Area Residential</u> and 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.

### **Form and Character**

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 Development should be undertaken in accordance with the <u>Concept Plan Map MuBr/15 Southern Area</u> <u>Residential</u>.
- 5 Development should include housing allotments of various sizes to accommodate different forms of medium density housing.
- 6 Residential development should be set back a minimum of 20 metres from the allotment boundary where it adjoins:
  - (a) Usher Road
  - (b) Koehler Road
  - (c) Brinkley Road.
- 7 Residential development should be set back a minimum of 40 metres from the allotment boundary adjacent to the **Primary Production Zone** except where bounded by Usher Road, Koehler or Brinkley Road.
- 8 Site coverage for dwellings should be designed within the following parameters:

Parameter	Value
Maximum site coverage for a site less than 300 square metres	55 percent
Maximum site coverage for a site between 300 and 450 square metres	50 percent
Maximum site coverage for a site between 451 and 800 square metres	45 percent
Maximum site coverage for a site greater than 800 square metres	40 percent

- 9 Dwellings should not exceed a building height of 8 metres measured from natural ground level.
- 10 Dwellings 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 (other than for affordable housing)	Provisions
300 square metres or greater	20 per cent of site area	Balconies, roof patios, decks and the like, can comprise part of the open space requirement provided the area of each is a minimum of 10 square metres or greater.
		One part of the open space is directly accessible from an internal living area and has a minimum area of 40 square metres with a minimum dimension of 5 metres and maximum gradient of 1-in-10
Less than 300 square metres	35 square metres	Balconies, roof patios and the like can comprise part of the open space requirement provided the area of each is a minimum of 8 square metres or greater.

Site area of dwelling	Minimum area of private open space (other than for affordable housing)	Provisions
		One part of the open space is directly accessible from an internal living area and has a minimum area of 30 square metres with a minimum dimension of 4 metres and maximum gradient of 1-in-10.

- 11 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the likely needs of the occupant(s), the location of the dwelling, and the dimension and gradient of the site.
- 12 Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of 6 metres or 50 per cent of the building site frontage width, whichever is the lesser.
- 13 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Minimum setback from side boundaries	On one boundary 0 metres and 1 metre from the opposite boundary
Minimum setback from rear boundaries	1 metre
Minimum setback from a public road or public open space area	6 metres

- 14 Direct overlooking into habitable room windows and onto the useable private open spaces of other dwellings from windows, especially from upper-level habitable rooms and external balconies, terraces and decks, should be minimised through the adoption of one or more of the following:
  - (a) building layout
  - (b) location and design of windows and balconies
  - (c) screening devices
  - (d) landscaping
  - (e) adequate separation.
- 15 Strong thematic landscaping should be instituted throughout areas of open space using locally indigenous plant species as listed in <u>Table MuBr/6 Landscaping Schedule</u>.
- 16 No private vehicular access should be obtained directly from Brinkley Road, Koehler Road or Usher Road.

#### **Land Division**

- 17 Land division should facilitate the provision of a broad range of housing options.
- 18 Land division should accommodate open space and movement networks that provide for direct connections and safe and convenient access to public facilities and public transport.
- 19 Public parks should generally be surrounded by public roads. Allotments may have direct frontage to a public park only if that public park has an area of 2000 square metres or greater and vehicular access is provided to the rear of such allotments.

# **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	<ul> <li>Except where it is located:</li> <li>(a) outside of the Southern Area Policy Area 20 and it is associated with consulting rooms, offices or shop or group of shops listed with this non complying table</li> <li>(b) within the Southern Area Policy Area 20 and it is in conjunction within a home activity.</li> </ul>
Amusement machine centre	
Consulting room	<ul> <li>Except where one of the following applies:</li> <li>(a) within the Historic Conservation Area, the total floor area is 150 square metres or less</li> <li>(b) within the Southern Area Policy Area 20, the gross leasable area is 80 square metres or less</li> <li>(c) elsewhere in the Residential Zone, the total floor area is 100 square metres or less.</li> </ul>
Crematorium	
Dairy	
Educational establishment within the <b>Southern Area Policy Area 20</b> .	Except a pre-school.
Farm building within the <b>Southern Area Policy Area 20</b> .	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Motor repair station	
Office	<ul> <li>Except where one of the following applies:</li> <li>(a) within the Historic Conservation Area, the total floor area is less than 150 square metres</li> <li>(b) within the Southern Area Policy Area 20, the total floor area is less than 80 square metres or less</li> <li>(c) elsewhere in the Residential Zone, the total floor area is 100 square metres or less.</li> </ul>

Form of Development	Exceptions
Petrol filling station	
Prescribed mining operations within the <b>Southern Area Policy Area 20</b> .	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	<ul> <li>Except where one of the following applies:</li> <li>(a) within the Historic Conservation Area, the total floor area is less than 200 square metres</li> <li>(b) within the Southern Area Policy Area 20, the gross leasable area is less than 100 square metres or less</li> <li>(c) elsewhere in the Residential Zone, the total floor area is 150 square metres or less.</li> </ul>
Stadium within the <b>Southern Area Policy Area 20</b> .	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Winery within the <b>Southern Area</b> <b>Policy Area 20</b> .	
Wrecking yard	

### **Public Notification**

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

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

Category 1	Category 2
Alterations and additions to a Local heritage place.	Demolition within the Historic Conservation Area 1
Within the <b>Southern Area Policy Area 20</b> : (a) dwelling	of the Historic Conservation Area.
(b) land division.	

# **River Murray Flood Zone**

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

# **OBJECTIVES**

- 1 Buildings and structures excluded from the zone where they are likely to impede or be damaged by floodwaters and/or fluctuating pool levels of the River Murray.
- 2 The conservation and improvement of water quality that sustains the natural environment and natural ecological processes associated with the River Murray.
- 3 Conservation of the natural features of the river environment.
- 4 Restricted development in recognition of the hazards associated with floods, by minimising new structures and changes to existing natural ground levels.

# **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - a structure for the purpose of public recreation (e.g. landing and jetty)
  - a structure for the purposes of water extraction, wetland management and irrigation management (e.g. channel, pumping stand, flood gate).
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not cause, impede, or be subject to damage by floodwaters and/or fluctuating pool levels of the River Murray.
- 4 Mining operations should not be undertaken unless it can be demonstrated that:
  - (a) the resource is of paramount significance to the social well being and economy of the State
  - (b) the exploitation of the resources would be in State or national interest
  - (c) there are no equivalent resources available elsewhere
  - (d) the adverse impact on the River Murray is not significant
  - (e) the adverse impact can be offset by specific cost effective actions that will benefit the River Murray.
- 5 Borrow pits used for the supply of road making materials should not be located in the zone.
- 6 Dairies, piggeries or other intensive animal husbandry activities should not be established in zone.
- 7 Agricultural buildings should not be constructed unless they are ancillary to and in association with primary production uses.
- 8 Swamps should not be drained.

- 9 Within those parts of the zone lying within a conservation area shown on the *Location Maps*:
  - (a) no intensive agriculture or forestry should occur
  - (b) access by road should be limited to that necessary to serve agricultural land, public utilities and recreation facilities
  - (c) recreation facilities should be consistent with the conservation of the area's natural quality and character
  - (d) swamps should not be drained
  - (e) dredging should be limited to that necessary for public works.

### **Form and Character**

- 10 Development should:
  - (a) not adversely affect the stability or the natural features of the waterfront
  - (b) minimise and limit vehicular access to be associated with the site
  - (c) ensure the location of any vehicle access point to the waterfront is sited to avoid adverse environmental impacts
  - (d) provide the maximum possible waterfront reserve between buildings and the water
  - (e) provide and maintain public access routes to waterfront reserves.
- 11 Driveways, access tracks and parking areas should be designed and constructed with a minimum amount of excavation and a maximum fill of 100 millimetres above existing ground level.
- 12 Boat ramps, jetties and water pumps should:
  - (a) be limited in number
  - (b) not interfere with the natural environment or natural ecological processes of the site.
- 13 The replacement of an existing dwelling or the redevelopment of an existing dwelling should:
  - (a) not exceed one storey in height (excluding the elevation to minimise the potential for personal or property damage as a result of a flood)
  - (b) not occur closer to the waterfront than 50 metres
  - (c) not result in elevated floor levels that exceed 2.5 metres in height above ground level
  - (d) not have associated electricity and telecommunications lines installed underground.
- 14 The undercroft areas of elevated dwellings:
  - (a) when enclosed, should be enclosed using roller doors, removable panels or other material that can easily be opened or removed during times of flood
  - (b) should not be used for living purposes
  - (c) may be used for a toilet, a shower or laundry facilities, to a combined maximum floor area of 10 square metres.

- 15 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).
- 16 Domestic storage facilities should be in the form of either (a) or (b):
  - (a) one garage or one shed
  - (b) an undercroft storage area of no more than 50 square metres beneath an elevated dwelling.
- 17 A garage or a shed ancillary to an existing dwelling should:
  - (a) not exceed 50 square metres in total floor area
  - (b) be fitted with roller doors, removable panels or similar on two ends or sides (whichever elevations face the direction of the flow)
  - (c) incorporate a bund to prevent spills and leaks leaving the confines of the shed.
- 18 Sheds, garages and similar outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	50 square metres
Maximum building height	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	Have no more than one wall located closer than 0.6 metres to a property boundary.
Minimum setback from a public road or public open space area	No closer to the boundary than the dwelling with which the building is associated or 5.5 metres whichever is the greater.

- 19 A rainwater tank and its associated stand should only be erected in association with an existing dwelling or outbuilding and should be sited to be unobtrusive when viewed from the River Murray and nearby public roads.
- 20 Fencing should be of an open design such as post and wire strand construction so as to not impede floodwaters or fluctuating pool levels.

### **Land Division**

- 21 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.
- 22 Boundary realignments for residential purposes should result in:
  - (a) any new roads being located behind existing dwellings, rather than between existing dwellings and the public waterfront reserve

(b) the provision of a reserve of 50 metres in width above pool level along the water frontage or, where this is not practicable, the provision of maximum possible width of reserve above pool level along the water frontage.

# **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	<ul> <li>Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):</li> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>
Amusement machine centre	
Camping ground	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	<ul> <li>Except where an existing dwelling is to be replaced and the replacement dwelling does not:</li> <li>(a) exceed one storey in height (excluding the elevation to minimise the potential for personal or property damage as a result of a flood)</li> <li>(b) occur closer to the waterfront than 50 metres</li> <li>(c) result in elevated living area floor levels that exceed 2.5 metres in height above existing ground level</li> <li>(d) result in more than one dwelling on an allotment.</li> </ul>
Fuel depot	··· · · · · · · · · · · · · · · · · ·
Horse keeping	

Form of development	Exceptions
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	<ul> <li>Except where the land division is for the purpose of any of the following: <ul> <li>(a) creating an allotment to accommodate an existing dwelling</li> <li>(b) creating a public road or a public reserve</li> <li>(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.</li> </ul> </li> </ul>
Motel	
Motor repair station	
Nursing home	
Office	
Outbuilding	Except where the outbuilding is ancillary to and in association with an existing dwelling, and in the case of elevated dwelling, no storage area is provided in the area underneath the dwelling.
Petrol filling station	
Place of worship	
Post office	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	

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

### **Public Notification**

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

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

Category 1	Category 2
	Land division of an allotment containing more than one dwelling other than land division where there are no additional allotments created.
	Replacement of an existing dwelling.

# **River Murray Fringe Zone**

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

### **OBJECTIVES**

- 1 The natural character and visual attractiveness of the River Murray, valley face and surrounds unmarred by development.
- 2 Preservation and improvement of the water quality of the River Murray and Lake Alexandrina.
- 3 Retention of the rural character of the zone.
- 4 Development that contributes to the desired character of the zone.

### **DESIRED CHARACTER**

The zone comprises adjacent wetlands adjoining Lake Alexandrina and several areas of cliff or valley face abutting the River Murray. It is desirable that this zone be retained in its natural condition as a backdrop to the river and lake setting and that development recognises its scenic importance when viewed from the river, lake, arterial or scenic roads.

The flat, irrigated areas of the adjoining **River Murray Flood Zone** contrast strongly with the cliffs and sharp slopes of the valley face. In some localities more gentle slopes allow for greater diversity of land uses such as the orchards at Mypolonga. Other land uses in the valley and on adjacent rural areas include grazing and turf farming.

Housing associated with the dairy industry particularly in proximity to Jervois has created a lineal belt of rural housing. The particular working requirements of the dairy farmers has led to this practice. Whilst it is desirable to provide compact residential development for this form of intensive agriculture, this is not practical at Jervois where existing residential development along the Jervois to Wellington Road will be recognised in addition to the township of Jervois. There is some need for improved public access to adjoining river-front recreation areas.

Urban development within the zone needs to be undertaken in such a manner that the valuable visual and ecological assets of the River Murray are protected and enhanced. The form, location and management of such development therefore relies heavily on the specific suitability of particular sites, the likely impact development will have on surrounding areas and the techniques employed for the long-term management of such sites.

Accordingly, whilst it is not envisaged that all urban development within the zone should be prevented in the longer term, investigations and management controls need to be established before any such development is able to proceed. The appropriate mechanism to achieve such initial investigations is through site specific amendments of any area under consideration for development.

It is envisaged that the river-front area to the south of Sturt Reserve will be further developed to provide recreational, residential and tourist facilities. Road and pedestrian links will be created to interlink the area of Sturt Reserve to the recreational area adjacent to Long Island.

Open space development for land within Section 911, Hundred of Mobilong is envisaged. As the area is devoid of vegetation due to the influx of saline water, development will incorporate salt tolerant vegetation species. Car parking facilities on this land will be formalised.

# **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - farming
  - recreation facility.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Commercial and retail (other than tourist and/or community orientated facilities) development should not occur in this zone.
- 4 The plantation and car parking reserve in Section 911, Hundred of Mobilong and low-lying land adjacent to Mannum Road should be developed for open space and recreation activities.
- 5 Comprehensive tourist, residential and recreation orientated development should be undertaken south of Sturt Reserve.
- 6 River front open space areas, such as Long Island and Sturt Reserve should be developed predominantly for public and tourist orientated usage.

### **Form and Character**

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 Recreational facilities should:
  - (a) be consistent with the conservation of the area's natural quality and character
  - (b) where occurring on land draining to the River Murray, be designed to require the minimum amount of watering to prevent the aggravation of seepage to the river.
- 9 Public access points to recreation and tourism developments should be limited in number and sited so they do not affect the amenity of the zone.
- 10 Community wastewater management systems and sewage treatment facilities should be sited as far as possible from the River Murray.
- 11 Electricity and telecommunications lines should be installed underground.
- 12 Forestry plantations should only be established on existing cleared land.
- 13 Land should not be irrigated intensively if such a use would cause:
  - (a) a loss of natural vegetation or Aboriginal heritage sites
  - (b) adverse effects on the quality of surface water or groundwater, or any other land in the locality.
- 14 In those parts of the zone lying within a conservation area shown on the *Location Maps*:
  - (a) no intensive agriculture, forestry, new holiday houses, or resort development, or other land use should occur
  - (b) access by road should be limited to that necessary to serve agricultural land, public utilities and recreation facilities
  - (c) recreation facilities should be consistent with the conservation of the area's natural quality and character.

- 15 Developments and structures in the vicinity of designated scenic lookouts should:
  - (a) not dominate or obstruct the view from the lookout
  - (b) be sited, designed, finished and landscaped to blend in with character of the area
  - (c) not detract from the visual amenity of the area.

#### **Land Division**

16 Land division should not occur unless either (a) or (b) are satisfied:

- (a) where it involves a boundary realignment resulting in allotments of 100 hectares or more in area
- (b) the creation of one additional allotment containing a habitable dwelling that existed on 6 December 1990, subject to all of the following criteria:
  - (i) the allotment does not exceed 2 hectares in area
  - (ii) there is sufficient land for a roadway to connect the allotment to the nearest existing trafficable public road
  - (iii) it is divided from an allotment contained on a separate Certificate of Title existing on 6 December 1990
  - (iv) the current Valuer General's records indicates that the dwelling exists on the property and Council records do not indicate that the use of those dwellings has changed
  - (v) the dwelling was erected initially as a dwelling (or has been approved for use as a dwelling) and has not been erected for any other purpose.

### **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	<ul> <li>Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):</li> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>	

Form of development	Exceptions	
Camping ground		
Cemetery		
Community centre		
Consulting room		
Crematorium		
Dairy		
Dwelling	Except a detached dwelling that does not result in more than one dwelling on an allotment.	
Fuel depot		
Horticulture involving the growing of olives	<ul> <li>Except where the location for the growing of olives achieves (a) and (b):</li> <li>(a) at least 500 metres from all of the following: <ul> <li>(i) a National Park</li> <li>(ii) a Conservation Park</li> <li>(iii) a Wilderness Protection Area</li> <li>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</li> </ul> </li> <li>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</li> </ul>	
Hospital		
Hotel		
Indoor recreation centre		
Industry		
Intensive animal keeping		
Land division	<ul> <li>Except where (a) or (b) are satisfied: <ul> <li>(a) it involves a boundary realignment resulting in allotments of 100 hectares or more in area</li> <li>(b) it is an additional allotment (one only) containing a habitable dwelling that existed on 6 December 1990</li> <li>(i) the allotment does not exceeding 2 hectares in area</li> <li>(ii) has sufficient land for a roadway to connect the allotment to the nearest existing trafficable public road</li> <li>(iii) is divided from an allotment contained on a separate Certificate of Title existing on 6 December 1990</li> <li>(iv) the current Valuer General's records indicates that the dwelling exists on the property and Council records do not indicate that the use of those dwellings has changed</li> <li>(v) the dwelling was erected initially as a dwelling (or has been approved for use as a dwelling) and has not been erected for any other purpose.</li> </ul> </li> </ul>	

Form of development	Exceptions
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is 80 square metres or less.
Stock sales yard	
Stock slaughter works	
Store	
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.

# **River Murray Settlement Zone**

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

# **OBJECTIVES**

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

# **DESIRED CHARACTER**

The River Murray provides an important focus for recreation and tourism opportunities along its length, accommodating activities including boating, fishing, water-skiing, houseboats, swimming, camping and holiday house development. Woodlane and River Glen are identified as areas suitable for the consolidation of recreation, tourism and accommodation opportunities.

The provision of waterfront open space, accessible to the public, along the River Murray will be an integral part of development within the zone. The natural beauty of the area enhanced by the introduction of carefully designed landscaped areas with landscaped waterfront spaces provided for picnic or barbecue areas.

### **Precinct 7 Woodlane Precinct**

Woodlane Reserve, 6 kilometres north of Mypolonga, is an existing recreational area which is popular location for water-skiing, fishing, and swimming. Recreational facilities at the reserve include boat launching and wharf facilities, landscaped park with picnic/barbecue areas, and public toilets. Private development at Woodlane includes holiday houses, located to the north of the public reserve.

The land in this precinct slopes gently down towards the river, providing an attractive park which benefits from good access and views to the water. Consolidation of tourist/recreation opportunities in this location, could include further holiday house development and establishment of a small caravan park.

### **Precinct 8 River Glen Precinct**

This precinct encompasses the River Glen Marina and White Sands Tourist Park. It is located approximately 7 kilometres south-east of the town of Murray Bridge, accessed via the Murray Bridge to Jervois Road.

The River Glen Marina and immediate environs provides houseboat berths, marina facilities, amenities, reserve and residential allotments which overlook the marina and river. Within the River Glen Marina, as shown on <u>Concept Plan Map MuBr/12 River Murray Settlement Zone</u>, there are a range of facilities that support the marina, including boat construction, service and repair, sale of boats and accessories and associated office, shop and refuelling facilities.

The location of existing development and good access to the waterfront, provides further opportunities for waterfront development within the precinct. Possible expansion of residential development could occur within the River Glen Marina, to the north of the existing residential area and at higher densities to the west of Riverglen Road. A range of residential and holiday houses are anticipated within the River Glen Marina. Opportunities exist to upgrade existing commercial activities associated with the marina.

# **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - community facility
  - dwelling
  - domestic outbuilding in association with a detached dwelling
  - dwelling addition
  - shop or group of shops under 200 square metres in size
  - recreation area
  - tourist accommodation
- 2 Development listed as non-complying is generally inappropriate.

### **Form and Character**

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Local service facilities should be grouped together in proximity to existing facilities.
- 5 Public access along the River Murray should be provided.
- 6 Residential and building associated development including tourist accommodation and holiday houses should not occur within 50 metres of pool level (elevation 0.75 metres Australian Height Datum) of the River Murray.
- 7 Land should not be filled in a way that unreasonably blocks views from an existing dwelling or public open space to the River Murray.
- 8 Building height should be graduated away from the River Murray and foreshore.
- 9 Land within 50 metres of the waters edge (at normal pool level) should be utilized for the purposes of recreation.
- 10 Development on land which extends closer than 50 metres to the waters edge (at normal pool level) should not occur, unless land within the first 50 metres form the water's edge is transferred into council ownership.
- 11 All buildings and access provisions should have a floor level 300 millimetres above the River Murray 1956 flood line boundary.
- 12 Mooring facilities catering for three or more houseboats should provide pump-out facilities for the disposal of effluent and sullage.
- 13 Tourist accommodation and related facility development should establish an integrated built-form with particular attention given to the design, height, colour, paving, landscaping and orientation so as to achieve a co-ordinated development as viewed from the River Murray and entrance roads.
- 14 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metres

Parameter	Value
Minimum setback from rear boundary	3 metres
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	8 metres
Minimum area of private open space	35 square metres
Minimum number of on site car parking spaces (One of which should be covered)	2

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

Parameter	Value
Maximum floor area for an allotment: (a) of less than 450 square metres (b) between 450 and 1000 square metres (c) greater than 1000 square metres	40 square metres 60 square metres 90 square metres
Maximum building height	4 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	Have no more than one wall located closer than 0.6 metres.
Minimum setback from a public road or public open space area	No closer to the boundary than the dwelling with which the building is associated or 5.5 metres whichever is the greater

### Land Division

- 16 A dwelling that requires the onsite disposal of effluent should have a minimum site area of 1200 square metres.
- 17 A dwelling that is connected to a Community Wastewater Management System should have a minimum site area of 500 square metres and a minimum frontage of 15 metres.

# **PRECINCT SPECIFIC PROVISIONS**

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

### **Precinct 7 Woodlane**

- 18 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 19 The following forms of development are envisaged in the precinct:
  - dwelling
  - holiday houses
  - the provision of a range of recreational facilities suited to the river user, including:
    - boat launching facilities
    - landscaped open space
    - picnic and barbecue areas.
  - tourist accommodation.

- 20 Areas of environmental significance including existing wetland areas should be retained.
- 21 The precinct should primarily be developed for tourist accommodation, holiday houses and recreation facilities which do not detract from the appearance and character of the zone in accordance with <u>Concept Plan Map MuBr/11 River Murray Settlement Zone (Woodlane)</u>.
- 22 Land division within the precinct should only occur where all the allotments, can:
  - (a) be adequately serviced with water, electricity and waste disposal
  - (b) provide a suitable site to accommodate a dwelling for the purpose of holiday housing.

### **Precinct 8 River Glen**

- 23 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 24 The following forms of development are envisaged in the precinct:
  - boat launching facilities
  - boat construction, repair and/or servicing within the River Glen Marina
  - dwelling
  - the provision of a range of public and private recreation facilities
  - holiday house
  - marina and associated service facilities
  - office in association with the River Glen Marina
  - recreation areas
  - residential allotments
  - tourist accommodation.
- 25 The precinct should primarily be developed for tourist accommodation, residential development including holiday houses, marina and related service facilities and waterfront recreation areas in accordance with <u>Concept Plan Map MuBr/12 River Murray Settlement Zone (River Glen).</u>
- 26 Retention of the scenic amenity of the area, particularly when viewed from the River Murray and the Murray Bridge to Jervois Road.
- 27 Development should maximise the public benefits of the waterfront by ensuring public access to the river system and establishing inter-related activities with adjoining development.
- 28 Land with a frontage width to the River Murray of less than 30 metres, should not be subdivided.
- 29 For the purpose of holiday housing, land with a frontage width to the River Murray that exceeds 30 metres, may be subdivided to create one additional allotment of a minimum area of 300 square metres and a minimum depth of 20 metres, for every 15 metres of additional water frontage beyond 30 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	
All buildings within 50 metres of the River Murray water's edge at normal pool level.	Except non-habitable buildings associated with a recreational area	
Consulting room		
Crematorium		
Dairy		
Fuel depot	Except in <b>Precinct 8 River Glen</b> in association with an existing marina facility.	
Industry	Except in <b>Precinct 8 River Glen</b> where it involves the construction, repair and/or servicing of boats.	
Horse keeping		
Horticulture		
Intensive animal keeping		
Land division within 50 metres of the River Murray water's edge at normal pool level.	Except for the purpose of creating a public reserve.	
Motor repair station		
Residential flat building		
Road transport terminal		
Service trade premises	Except in <b>Precinct 8 River Glen</b> where it involves the sale, rental or display of boats and accessories.	
Shop or group of shops	Except where the gross leasable area is 200 square metres o less.	
Special industry		
Stock sales yard		
Stock slaughter works		
Store		
Warehouse		
Waste reception, storage, treatment or disposal	Except wastewater treatment facility in association with development within <b>Precinct 7 Woodlane</b> or <b>Precinct 8 Rive Glen.</b>	
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

Tourist accommodation

# **Rural Landscape Protection Zone**

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

### **OBJECTIVES**

- 1 Preservation of the natural and rural character and scenic features of the zone.
- 2 Low-intensity rural activities on large land holdings.
- 3 Development maintaining the rural and semi-rural character and appearance of the zone particularly as viewed from the South Eastern Freeway and Old Swanport Road.
- 4 Retention of the existing ridgeline parallel to the South Eastern Freeway and Old Swanport Road free from unsightly development.

# **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - detached dwelling and a building associated with farming activities
  - farming and grazing
  - supplementation of existing farming activities through small scale tourist accommodation:
    - within an existing building, or
    - in the form of farm stay, guesthouse, rural or nature retreat or bed and breakfast accommodation as an integral part of a group of farm buildings.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A dwelling should only be developed if:
  - (a) there is a demonstrated connection with farming or other primary production
  - (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
  - (c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity
  - (d) it does not result in more than one dwelling per allotment.

#### **Form and Character**

- 4 The excavation and/or filling of land should:
  - (a) be no greater than 1.5 metres from natural ground level
  - (b) only be undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities for use on the allotment
  - (c) result in stable scree slopes that are covered with topsoil and landscaped so as to preserve and enhance or assist in the re-establishment of, the natural character of the locality.

- 5 Development should be sited unobtrusively and re-vegetation and screen planting proposed as part of development should use locally indigenous native species.
- 6 Buildings should be designed and sited to reduce their visibility and visual bulk from the South Eastern Freeway and Old Swanport Road by:
  - (a) incorporating a setback of 100 metres from the South Eastern Freeway
  - (b) being no more than one-storey in height
  - (c) using appropriate colours and detailing.
- 7 Development that increases the floor area of an existing building by more than 50 per cent should incorporate the following measures to limit the rate of stormwater discharged from the site:
  - (a) installation of a rainwater tank with a capacity of 2000 litres for every 100 square metres of roof area, which is plumbed to at least a water closet or a water heater
  - (b) a minimum of 25 per cent of the site comprising permeable surfaces
  - (c) incorporate on-site stormwater detention structures/techniques which controls the discharge of stormwater from the site so that it does not exceed a maximum peak flow rate equivalent to 50 per cent impervious site coverage for a 1-in-100 year average return interval flood.

### Land Division

8 Land division should not be undertaken except where it will facilitate the retention of native vegetation on a single allotment and provided no additional allotments are created.

# **PROCEDURAL MATTERS**

### **Complying Development**

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

#### **Non-complying Development**

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

Form of development	Exceptions	
Advertisement and/or advertising hoarding	<ul> <li>Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):</li> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following: <ul> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul>	
Community centre		
Consulting room		

Form of development	Exceptions	
Dwelling	Except for a detached dwelling that will not result in more than one dwelling on the allotment.	
Educational establishment		
Horticulture involving the growing of olives	<ul> <li>Except where the location for the growing of olives achieves (a) and (b):</li> <li>(a) at least 500 metres from all of the following: <ul> <li>(i) a national park</li> <li>(ii) a conservation park</li> <li>(iii) a wilderness protection area</li> <li>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</li> </ul> </li> <li>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</li> </ul>	
Hospital		
Hotel		
Indoor recreation centre		
Land division	Except where: (a) no additional allotments are created partly or wholly in the zone (b) all remaining allotments are at least 100 hectares.	
Motor repair station		
Nursing home		
Office	Except where associated with primary production or tourism development.	
Place of worship		
Primary school		
Pre-school		
Residential flat building		
Service trade premises		
Shop or group of shops		
Wrecking yard		

### **Public Notification**

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

# **Rural Living Zone**

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

# **OBJECTIVES**

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

### **DESIRED CHARACTER**

### **Precinct 9 Queen Louisa**

This precinct is located north of Swanport Bridge and is visible from the River Murray, Swanport Bridge and the Swanport scenic lookout. Development within the area will be appropriately sited to harmonise with the environment and buildings will be of a high quality of architectural design. Small-scale development is envisaged that will produce attractive, well-designed built form complementary to the strong existing features of the area. Access to the precinct will be via Long Flat Road and Queen Louisa Drive.

Development will consider its visual impact when viewed from Swanport Bridge and Swanport scenic lookout. This will require the integration of on-site landscaping with the proposed built-form structures. Whilst enhancing the visual amenity of the whole area, landscaping will be necessary to define spaces, reinforce pedestrian travel paths and as a noise attenuation measure.

### **Precinct 10 Central East**

This precinct is a small area located to the east of Avoca Dell and north of the rural living area known as Murray Bridge East. It is desirable that the area provide an appropriate interface between these adjacent low-density residential areas and the primary production area to the east in accordance with <u>Concept Plan</u> <u>Map MuBr/8 - Rural Living (Central East)</u>.

To improve the residential/primary production interface, land division adjacent allotments to Loddon Road and central to the precinct will have minimum allotment sizes of 3000 square metres. Allotments on the northern and eastern boundaries of the precinct will increase to 5000 square metres and 1 hectare. A landscaped buffer with a minimum width of 40 metres shall be developed along the northern and eastern (Mitchell Avenue) boundaries of the precinct. The landscape buffer will be densely planted with indigenous vegetation. The landscaped buffer shall be created and developed as part of the allotments and not as a public reserve.

#### **Precinct 21 Swanport**

The South Eastern Freeway is a major form of road infrastructure which is located at the interface and boundary of the Precinct.

Development adjacent to the South Eastern Freeway should ensure that the interface is appropriately managed. In particular it is important to ensure that future dwellings are designed and sited in order to mitigate potential impacts arising in respect to noise.

In addition, dwellings should be sited and designed in order to minimise the visual impact of structures as viewed from the South Eastern Freeway, with landscaping an integral part of all development.

Murray Bridge Council Zone Section *Rural Living Zone* 

The precinct is also located at the interface of the **Primary Production Zone**. Allotments located adjacent to the South-Eastern Freeway and the **Primary Production Zone** should generally be larger than those anticipated elsewhere in the Precinct, in order to provide an appropriate interface and transition in densities. A minimum area in the order of 5000 square metres is anticipated in such locations.

Due to past agricultural uses, **Precinct 21 Swanport** may be subject to site contamination. In accordance with the *Development Constraints Maps MuBr 33, 34 and 35*, this will need to be investigated at the development application stage, particularly for sensitive uses such as residential/rural living development.

Detention basins should be established in the locations identified by <u>Concept Plan Map MuBr/20 - Rural</u> <u>Living (Swanport)</u> in order to capture the 1 in 100 year ARI post-development runoff generated by the site and restricting the outflow to the pre-existing condition.

In addition, soakage trenches or infiltration basins for low lying areas, which are unable to drain freely, should be sized to detain the 1 in 10 year ARI flow.

As the minimum area of allotments within the precinct is significantly smaller than that anticipated in the balance of the **Rural Living Zone**, it is not considered appropriate for animal keeping to occur within the precinct.

The area in the vicinity of the existing Swanport Hotel on the western side of Jervois Road will support the continued operation and redevelopment of the hotel, including the development of a range of tourist accommodation and ancillary uses. Tourist accommodation facilities will recognise the location of the site adjacent a major transport corridor and will include accommodation in the form of motel and cabins together with powered and unpowered sites for caravans and recreational vehicles. The hotel and associated tourist accommodation uses will feature a landscape buffer separating these uses from surrounding residential development.

# **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - detached dwelling
  - domestic outbuilding in association with a detached dwelling
  - domestic structure
  - dwelling addition
  - farming
  - farm building
  - stable
  - tourism development in Precinct 21 Swanport.
- 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 and the allotment is not less than one hectare in area, unless otherwise stated in the precinct provisions.
- 6 The keeping of dogs, and the erection of kennels, should not be undertaken within **Precinct 11 One Hectare** and **Precinct 21 Swanport**.
- 7 The keeping of dogs, and the erection of kennels, should not be undertaken unless:
  - (a) adequate yard area for exercise is provided

- (b) the proposed kennels and associated yards are to be sited more than 10 metres from any boundary of the allotment
- (c) all yards are fenced to a height of at least 1.5 metres and provided with secure gates
- (d) the allotment is to be screened extensively by perimeter landscaping
- (e) no nuisance through the creation of noise, smell, pollution or other disturbance is liable to be created
- (f) in accordance the following table:

Precinct location	Number of dogs that should be kept	
Precinct 12 Two Hectare	No more than 20 dogs (excluding puppies)	
Precinct 13 Ten Hectare	No more than 50 dogs (excluding puppies)	

#### **Form and Character**

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

#### 9 Other than in **Precinct 21 Swanport**, dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	15 metres
Minimum setback from secondary road frontage	10 metres
Minimum setback from side boundaries	2 metres
Minimum setback from rear boundary	30 metres
Maximum site coverage	5 per cent
Maximum building height (from natural ground level)	6 metres
Minimum area of private open space	0 square metres
Minimum number of on site car parking spaces (One of which should be covered)	2

#### 10 Within Precinct 21 Swanport, dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	10 metres
Minimum setback from secondary road frontage	5 metres
Minimum setback from side boundaries	2 metres
Minimum setback from rear boundary	10 metres
Minimum setback from South Eastern Freeway	20 metres
Maximum site coverage	20 per cent
Maximum building height (from natural ground level)	6 metres

Parameter	Value
Minimum area of private open space	0 square metres
Minimum number of on-site car parking spaces (One of which should be covered)	2

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

Parameter	Value
Maximum floor area	150 square metres
Maximum building height (from natural ground level)	5 metres
Maximum wall height (from natural ground level)	4 metres
Minimum setback from side and rear boundaries	2 metres
Minimum setback from a public road or public open space area	No closer than the dwelling with which it is associated.

- 12 Development that involves either of the following:
  - (a) the construction of a new building on vacant land
  - (b) an increase of the floor area of an existing building by more than 50 per cent other than within the area shown on <u>Concept Plan Map MuBr/8 Rural Living (Central East)</u>, should incorporate the following measures to limit the rate of stormwater discharged from the site:
    - (i) installation of a rainwater tank with a capacity of 5000 litres for every 100 square metres of roof area, which is plumbed to at least a water closet or a water heater or all the cold water laundry outlets of the dwelling
    - (ii) incorporate overflow from rainwater tanks directed to on-site stormwater detention structures/techniques which have a combined storage volume exceeding the 1-in-100 year average return interval flood event 3 hour duration runoff volume.
- 13 A dwelling addition that increases the floor area of the existing dwelling by more than 50 per cent within the area shown on <u>Concept Plan Map MuBr/8 Rural Living (Central East)</u> should incorporate the following measures to minimise flooding and limit the rate of stormwater discharged from the site:
  - (a) locate buildings a minimum of 10 metres from a natural depression or the centreline of any a major overland flow path as shown on <u>Concept Plan Map MuBr/9 East Side</u>
  - (b) locate buildings a minimum of 300 millimetres above the 1-in-100 year average return interval flood event area
  - (c) installation of a rainwater tank with a capacity of 5000 litres for every 100 square metres of roof area, which is plumbed to at least a water closet or a water heater
  - (d) incorporate overflow from rainwater tanks directed to on-site stormwater detention structures/techniques which have a combined storage volume exceeding the 1-in-100 year average return interval flood event 3 hour duration runoff volume.

### Land Division

- 14 Land division proposing battleaxe allotments should only occur where:
  - (a) the area of the allotment, excluding the area of the handle, is not less than the minimum allotment area prescribed for the applicable precinct
  - (b) provide for an access onto a public road, with the driveway 'handle' being not less than 5 metres width nor more that 150 metres in length
  - (c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
  - (d) 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.

# **PRECINCT SPECIFIC PROVISIONS**

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

### **Precinct 9 Queen Louisa**

- 15 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 16 Development should not detract from the scenic character of the zone, particularly when viewed from the River Murray and the Swanport Scenic Lookout.
- 17 Development which would restrict public access to the River Murray should not be undertaken in this precinct.
- 18 Buildings and structures should be of low-profile, and be of colours and/or constructed in materials which harmonize with and enhance their surroundings.
- 19 Land division should create allotments with an area of at least 1 hectare and with a minimum frontage of 70 metres.
- 20 Horse keeping should not be undertaken within this precinct.

### **Precinct 10 Central East**

- 21 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 22 Development should provide a transitional interface between the adjacent rural living land uses south of Loddon Road and the Primary Production Zone encompassed by the East Policy Area 4.
- 23 Development should be in accordance with Concept Plan Map MuBr/8 Rural Living (Central East).
- 24 Development involving new intensive animal keeping activities or composting should not be undertaken within the precinct.
- 25 Land division should only be undertaken if it involves one or more of the following:
  - (a) it is for the purpose of facilitating detached dwellings on large allotments, including small hobby farms, provided the proposed allotment or allotments are not less than 10 hectares in size

- (b) it is in accordance with <u>Concept Plan Map MuBr/8 Rural Living (Central East)</u>, provided the proposed allotment or allotments are not less than 3000 square metres in size
- (c) the creation of allotments fronting Avoca Dell Drive that are not less than 2 hectares.
- 26 Land division within <u>Concept Plan Map MuBr/8 Rural Living (Central East)</u> that creates allotments of less than 5000 square metres should be connected to a private Community Wastewater Management System.

### **Precinct 11 One Hectare**

27 Land division should create allotments of at least 1 hectare in area and with a minimum frontage of 70 metres.

### **Precinct 12 Two Hectare**

- 28 Land division should create allotments of at least 2 hectares in area and with a minimum frontage of 100 metres.
- 29 Dwellings should be sited and designed in order to minimise the visual impact of structures as viewed from the South Eastern Freeway, with landscaping an integral part of all development.

### **Precinct 13 Ten Hectare**

30 Land division should create allotments of at least 10 hectares in area and with a minimum frontage of 200 metres.

### **Precinct 14 Sunnyside**

- 31 Development should not detract from the scenic character of the river valley, particularly when viewed from the River Murray.
- 32 Land division should not be undertaken in this precinct unless it satisfies both (a) and (b):
  - (a) It involves the realignment of existing allotment boundaries
  - (b) any allotments created have a minimum area of 2 hectares.

### **Precinct 21 Swanport**

- 33 The following forms of development are envisaged in the precinct to the west of Jervois Road (in addition to those envisaged in the **Rural Living Zone**):
  - tourist accommodation
  - hotel
  - motel
  - caravan park
  - truck parking area, in association with tourist accommodation
  - recreational facilities.
- 34 Land within the precinct to the west of Jervois Road should be development for a mix of residential, hotel and tourist accommodation uses.
- 35 Tourist accommodation uses within the precinct to the west of Jervois Road should be separated from surrounding residential development by a 20 metre landscaped buffer. Species used to establish the landscape buffer should comprise those found within <u>Table MuBr/6 Landscaping Schedule</u>.
- 36 Land division should create allotments of at least 2500 square metres in area, with a minimum frontage of 30 metres. Larger allotments of 5000 square meters in area should be provided adjacent to the boundary of the precinct.

- 37 Development should be in accordance with <u>Concept Plan MapMuBr/20 Rural Living (Swanport)</u>
- 38 Each dwelling should be provided with a rainwater tank with a capacity of 5000 litres, which is plumbed for non-potable use.
- 39 Animal keeping should not be undertaken in within this precinct.
- 40 Residential development should have regard to the influence of noise from the Princes Freeway with respect to site layout, orientation, design and construction to ensure a safe and comfortable residential environment in respect to both internal living areas and private open space.

# **Equine Rural Living Policy Area 21**

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

# **OBJECTIVES**

- 1 A policy area comprising large allotments containing detached dwellings, high quality architectural styled buildings for the stabling of horses and associated equine activities that do not adversely impact the amenity of the locality.
- 2 A policy area accommodating a range of horse related activities primarily for the agistment of horses, their breeding, stabling and care associated with residential development on the subject land all of which are connected by vehicle free bridle paths and trails to training facilities available in the adjacent racecourse.
- 3 Horses kept at a density within the carrying capacity of the land or water.
- 4 Horse-keeping development sited and designed to avoid adverse effects on surrounding development.
- 5 Development that contributes to the desired character of the policy area.

# **DESIRED CHARACTER**

This policy area will provide a range of allotments for those in the equine industry to combine their residential activities with horse-keeping activities, integrated with equine development and facilities in the policy area.

Provision of a range of allotment sizes, generally between 1 and 10 hectares, provides opportunity for horses to be stabled at various rates, and accommodate the various requirements of local, regional and national trainers associated with the thoroughbred racing industry. The rural living allotments will be developed with extensive horse trails aside from the road network, linking with the racecourse and the various training tracks and pathways throughout the recreation area of the zone. Use of the racecourse training facilities and within the surrounding horse fields of the **Equine Recreation Policy Area 22** will minimise the need for individual training facilities on each rural living allotment.

The horse tracks and trails, along with the open fields and promenades of the **Equine Recreation Policy Area 22** serve and contribute to the rural living allotments attractiveness for the thoroughbred racing industry and for those involved in other equine sports or recreational activities that may not directly be associated with thoroughbred training and racing.

Each of the rural living allotments will contain a dwelling. A variety of stables sizes are anticipated throughout the policy area however, the use and built form will be proportional to the allotment size and associated residence, so as to create and attractive rural setting. Dwellings will be located towards the road frontage of each allotment with stables, buildings and structures associated with horse keeping on the allotments sited behind the dwelling, so as to present an attractive residential character to public streets. Building setbacks and maximum site coverage criteria are established to ensure each allotment maintains an open character and is suitably and sufficiently landscaped to promote the well landscaped character of the policy area.

The equine rural living allotments will be developed for horse keeping and training activities and will not be developed for other forms of animal keeping.

The equine rural living allotments will be separated from the **Southern Area Policy Area 20** by the arrangement of large interface allotments and landscaped buffers so as to minimise potential impacts between residential dwellings in adjacent policy areas not directly associated with the horse racing or horse keeping industry.

Water sensitive urban design is an important element of development in the policy area. Extensive low lying drainage basin areas will be formed into water storage wetlands, receiving surface water channelled in open swales from within the policy area and potentially treated wastewater from a local or township wastewater treatment plant for reuse on the racecourse as shown on <u>Concept Plan Map MuBr/14 - Equine Recreation</u> and throughout the network of open landscaped areas.

Principal linkages for the rural living allotments are those to the racecourse and the training tracks located in the **Equine Recreation Policy Area 22**.

Within the zone, areas of native vegetation are to be protected and conserved and further enhanced by revegetation and the establishment of landscape buffers. A visual rural and landscape buffer of 500 metres adjacent the South Eastern Freeway will conserve existing native vegetation with cleared areas to be utilised for pasture, horse training and agistment fields, and sand and cross country training courses supported by associated horse related recreational activities.

Roads, public reserves, pedestrian and cycle paths, community buildings and land uses integrated for legibility, convenience and ready access to local open space, and services designed and sited at nominated focal points to engender a sense of place.

Environmentally sustainable development principles are to be adopted by all development within the policy area, including allotment orientation, building siting and energy use, water sensitive urban design, incorporation of solar systems and appropriate landscaping treatments.

It is required that development within the gas pipeline measurement length as shown on <u>Overlay Map</u> <u>MuBr/47 - Development Constraints</u>, complies with AS2885 (Pipeline Gas and Liquid Petroleum) to ensure minimum pipeline safety requirements have been met.

# **PRINCIPLES OF DEVELOPMENT CONTROL**

### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling
  - domestic outbuilding in association with a detached dwelling
  - horse agistment, breeding and training support facilities
  - horse exercise yards
  - horse stables.
- 2 Staff accommodation for stable hands should only be developed where it is in conjunction and integrated with the dwelling and sited on an allotment of greater than 1 hectare in area.
- 3 The keeping of horses should only be undertaken if the horses are accommodated for with a stable or shelter with supplementary feeding to maintain pasture cover and the allotment is not less than one hectare in area, unless otherwise stated in the precinct provisions.
- 4 A dwelling should only be established in association with a horse keeping activity.
- 5 Long term agistment of horses should not be undertaken:
  - (a) within the designated visual buffer adjacent the South Eastern Freeway, as identified on <u>Concept</u> <u>Plan Map MuBr/15 - Southern Area Residential</u>
  - (b) on a site less than 1 hectare.

#### Form and Character

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

7 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback where the allotment adjoins Brinkley Road	20 metres
Minimum setback from rear boundary	10 metres
Maximum building height (from natural ground level)	8 metres

- 8 Residential development should be set back a minimum of 40 metres from the allotment boundary adjacent to the **Primary Production Zone** except where bounded by Brinkley Road.
- 9 Sheds, garages and similar outbuildings, not directly associated with horse keeping, should be integrated with the design of a dwelling or stables to avoid building clutter avoiding the uncoordinated mix of building styles and designed within the following parameters:

Parameter	Value
Maximum floor area	10 per cent of the allotment size
Maximum building height (from natural ground level)	8 metres
Maximum wall height (from natural ground level)	7 metres
Minimum setback from dwelling on the same allotment	10 metres

- 10 A dwelling should generally have a minimum allotment area of 1 hectare and a frontage to a public road not less than 50 metres.
- 11 No private vehicular access should be obtained directly from Brinkley Road.
- 12 Strong thematic landscaping should be instituted throughout areas of open space using locally indigenous plant species as listed in <u>Table MuBr/6 Landscaping Schedule</u>.

# **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	<ul> <li>Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):</li> <li>(a) is adjacent to a road with a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:</li> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul>	
Amusement machine centre		
Consulting room	Except in the form of veterinary consulting room.	
Crematorium		
Dairy		
Dwelling	Except a detached dwelling that results in no more than one dwelling per allotment.	
Educational establishment within the <b>Equine</b> <b>Rural Living Policy Area 21</b>		
Farm Building within the <b>Equine Rural Living Policy Area 21</b> .		
Farming within the <b>Equine Rural Living Policy Area 21</b>		
Fuel depot		
General industry		
Horticulture within the Equine Rural Living Policy Area 21		
Hospital within the <b>Equine Rural Living Policy Area 21</b>		
Hotel	Except within <b>Precinct 21 Swanport</b> on land located to the west of Jervois Road	
Intensive animal keeping	Except for kennels in the <b>Equine Rural Living Policy</b> <b>Area 21</b> where it involves the keeping of a maximum of 5 dogs.	

Form of development	Exceptions	
Land division	Except where all allotments resulting from the division satisfies the minimum allotment size prescribed in the relevant precinct or policy area.	
Major public service depot		
Motor repair station		
Petrol filling station		
Prescribed mining operations within the Equine Rural Living Policy Area 21		
Residential flat building		
Restaurant	Except within <b>Precinct 21 Swanport</b> on land located to the west of Jervois Road.	
Road transport terminal		
Service trade premises		
Shop or group of shops	(b)	where the gross leasable area is 80 square metres or less; and/or within <b>Precinct 21 Swanport</b> on land located to the west of Jervois Road.
Stadium within the <b>Equine Rural Living</b> Policy Area 21		
Special industry		
Stock sales yard		
Stock slaughter works		
Store		
Warehouse		
Waste reception, storage, treatment or disposal		
Winery within the Equine Rural Living Policy Area 21		
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
A detached dwelling within the <b>Equine Rural Living</b> <b>Policy Area 21</b> .	<ul> <li>Within the Equine Rural Living Policy Area 21:</li> <li>(a) horse stables accommodating more than 6 horses</li> <li>(b) a service industry.</li> </ul>
	<ul> <li>Within Precinct 21 Swanport west of Jervois Road:</li> <li>(a) tourist accommodation</li> <li>(b) hotel</li> <li>(c) motel</li> <li>(d) caravan park</li> <li>(e) truck parking area in association with tourist accommodation</li> <li>(f) recreational facilities</li> <li>(g) shops.</li> </ul>

## **Urban Employment Zone**

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

## **OBJECTIVES**

- 1 A mixed use employment zone that primarily accommodates a range of industrial land uses together with other related employment and business activities that generate wealth and employment for the State.
- 2 A freight rail intermodal facility accommodating marshalling yards, covered outdoor goods handling areas, warehousing, railway workshop and road transport terminal activities with associated short term workers accommodation.
- 3 Local activity centre, which includes a limited range and scale of activities that provide support services for businesses and an expanding workforce.
- 4 Provision for large floor plate enterprises, such as major logistics and manufacturing plants, high technology and/or research and development related uses, located to take advantage of existing and future road and rail infrastructure.
- 5 The effective location and management of activities at the interface of industrial/commercial activity with the Monarto Zoo, residential, primary production and other land uses that are sensitive to these operations.
- 6 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly along arterial or major roads and the boundaries of adjoining zones.
- 7 Development that promotes business clusters that provide a range of economic and environmental benefits.
- 8 Coordinated and integrated development that:
  - (a) incorporates high speed information technology and telecommunications facilities and infrastructure
  - (b) contributes to the improvement of the physical, social and economic conditions of adjoining communities where appropriate.
- 9 Development that contributes to the desired character of the zone.

## **DESIRED CHARACTER**

This zone provides for a diverse range of high quality manufacturing and employment activities that capitalise on the location of the zoned area strategically positioned between the townships of Mount Barker and Murray Bridge, its proximity to the South Eastern Freeway and the Adelaide to Melbourne rail line, and to the significant transport corridors along Ferries McDonald Road and Old Princes Highway.

Employment activities within the zone build on the major employment generating activities that have been developed over time, providing opportunities for expansion of existing facilities as well as development of a wide range of new employment generating activities.

It is envisaged that some of the employment and industrial related uses will operate 24 hours / 7 days a week, and new development will not preclude the ability of existing and new development to operate over extended hours.

Due to its connections to road and railway transport, the area is particularly suited to transport related and logistics businesses, including the warehousing of goods for distribution.

Desirable land uses include a wide range of activities that generate employment, focusing on manufacturing and similar activities, together with ancillary and allied offices and industry-related educational establishments. Development will also comprise high technology and/or research and development related uses where it is compatible with adjoining uses both within and outside the zone.

The development of a local activity centre accommodating small scale local shops, consulting rooms, child care facilities, recreation facilities and training facilities is encouraged along Ferries MacDonald Road around existing community facilities to support an expanding workforce, provide support services for business and create a place of focus for the local community. More sensitive land uses such as-child care centres and consulting rooms will be located and designed to ensure that higher impact land uses such as general industry do not undermine the successful operation of any land use. The location of the activity centre is shown on <u>Concept Plan Map MuBr/3 - Monarto South</u>.

Service trade premises (other than those that complement the intended business and employment operations of the zone) and bulky goods outlets are not envisaged and would be more appropriate within Mount Barker or Murray Bridge.

Development within the zone will take into account the relationship of the area to the settlement of Monarto South and the Monarto Zoological Park. In addition, the area lies adjacent to the Princes Highway (South Eastern Freeway) and the **Rural Landscape Protection Zone** alongside the Freeway which contains original vegetation plantings associated with the former proposed Monarto new town. It is therefore important that new development, particularly development in proximity to Ferries McDonald Road, Old Princes Highway and Thomas Crescent is sited and designed to minimise any adverse impacts on surrounding land and motorists and others travelling along these roadways.

In order to protect the amenity of surrounding areas, significant landscaped buffers of at least 60 metres in width will be established along Old Princes Highway, 150 metres along Thomas Crescent, and 20 metres in width along Ferries McDonald Road. In the case of the buffers along Thomas Crescent and Old Princes Highway, these areas will be wide and heavily vegetated in order to also provide vegetation and habitat corridors between existing and future areas of native vegetation. The buffers will be established in entirety and maintained to a high standard.

Ferries McDonald Road is an important road connection between the South Eastern Freeway and the Monarto township area, as well as the significant tourist attraction of Monarto Zoological Park. It Is therefore important for any new development adjacent to Ferries McDonald Road to be well set back from the roadway, address the roadway with high quality development (i.e. buildings will 'front' the road rather than present the side or rear of buildings or service areas), and be attractively landscaped with a combination of lower shrubs and taller trees. The Rail Crossing on Ferries McDonald Road may require upgrading in conjunction with development in the area due to increased traffic volumes and/or extended crossing closure times due to the construction of an intermodal facility.

New development will be in accordance with <u>Concept Plan Map MuBr/3 - Monarto South</u>. Land division will maintain the attractive appearance of Old Princes Highway and Ferries McDonald Road, reinforcing these roads as two of the important gateways to Monarto and for visitors to Monarto Zoo. Vehicular access points off Old Princes Highway and Ferries McDonald Road will be limited to those identified on <u>Concept Plan Map MuBr/3 - Monarto South</u>, and will incorporate attractive entrance features into the new industrial / employment areas.

Allotments that adjoin the boundary of the **Primary Production Zone** where more sensitive land uses are anticipated (e.g. dwellings), will be large enough to accommodate design features and siting arrangements that limit impact on the adjoining zone. Appropriate separation distances and buffers, incorporating, where necessary, noise attenuation measures such as earth mounding, will be established between new development and existing development outside the zone, particularly existing dwellings and poultry farms.

Buildings will provide a variation in materials, facade treatments and setbacks rather than appearing as large uniform buildings with blank façades. Outdoor storage areas will also be screened with fencing/structures of varied materials that limit the potential for vandalism or extensive landscaping.

Landscaping will be carefully integrated with built form, ensuring that vegetation is sustainable, drought tolerant, locally indigenous and matched to the scale of development, while also providing a comfortable, pleasant and attractive environment. Car parking areas will include trees to provide shade and enhance visual amenity. Landscaping will be carefully designed to minimise the opportunity for crime by ensuring passive/active surveillance and minimising places of entrapment.

Due to the location of the zone within a predominantly rural environment, building materials and colours will be selected to be compatible with the surrounding colours of the landscape and will be non-reflective. Development will avoid any existing areas of native vegetation on allotments, and ensure that such areas are protected.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of stormwater, will be integrated throughout the area at the neighbourhood, street, site and building level. Harvested stormwater will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

Overflow stormwater collected and treated from the zone could be piped to the Monarto Zoological Park for use within the Park environment. Stormwater will be managed in a coordinated and comprehensive manner throughout the zone through a series of interconnected detention basins.

## **Intermodal Freight Rail Area**

Development within the area identified for a Freight Rail Intermodal Facility, as shown within <u>Concept Plan</u> <u>Map MuBr/3 - Monarto South</u> will provide for the efficient use of the land for intermodal rail freight terminal facilities including marshalling yards, railway workshops and locomotive maintenance activities, covered loading and unloading areas, and warehousing for the storage and handling of shipping containers and goods, along with road based freight logistics, industry, warehousing and distribution.

The intermodal terminal will include administrative offices accessed separately from the transit area to minimise the interface between visitor and office traffic with heavy vehicles. Overnight accommodation, including food preparation facilities to cater for train crews between shifts, is also envisaged.

This area will service movement of freight from throughout the State and interstate and will allow operations on a 24 hour / 7 day per week basis.

It is envisaged that the primary heavy vehicle access point to the intermodal terminal will be via Old Princes Highway. However, a secondary heavy vehicle access point to the terminal on the southern side of the rail corridor may be provided via Ferries McDonald Road.

#### **Precinct 4 Freeway Service Centre**

The development of an integrated service centre to the south of the South Eastern Freeway is envisaged, serving the expanding local business operations, workforce and truck transportation, in addition to providing a rest and convenience stop for drivers and travellers using the Freeway. The facility will service interstate and intrastate transportation movement with road side services offered on a 24 hour / 7 days per week basis.

## **Precinct 5 Rural Interface**

It is envisaged that this precinct will act as a buffer between the primary production land to the east and the industrial / employment activities to the west of the precinct.

## **PRINCIPLES OF DEVELOPMENT CONTROL**

#### Land Use

- 1 The following forms of development, or combination thereof, are envisaged in the zone:
  - bulk handling and storage facility
  - consulting room where located within the 'Local Activity Area' shown on <u>Concept Plan Map MuBr/3</u> <u>- Monarto South</u>
  - electricity substation and associated infrastructure
  - fuel depot
  - industry (other than special industry)
  - integrated fuel and retail service facility where located within Precinct 4 Freeway Service Centre
  - intermodal rail freight facility
  - motor repair station
  - office where ancillary to an industry or other listed envisaged use
  - overnight accommodation that is ancillary to and in association with industry
  - pre-school
  - prescribed mains
  - public service depot
  - railway rolling stock servicing facilities
  - road transport terminal
  - service industry
  - shop or group of shops where located within Precinct 4 Freeway Service Centre or within the 'Local Activity Area' as shown on <u>Concept Plan Map MuBr/3 - Monarto South</u>
  - temporary/overnight workers accommodation (ancillary to intermodal freight terminal facilities)
  - training facility
  - store
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should be in accordance with the relevant <u>Concept Plan Map MuBr/3 Monarto South</u>.
- 4 Development should not impede the operation of established land uses through encroachment, over development of sites or noise/emissions or any other harmful or nuisance-creating impact.
- 5 Shops or groups of shops should serve the local workforce and passing motorists and have a gross leasable floor area generally in accordance with the following:
  - (a) 2500 square metres where located within Precinct 4 Freeway Service Centre.
  - (b) 1000 square metres within a designated 'Local Activity Area' within <u>Concept Plan Map MuBr/3 -</u> <u>Monarto South</u>.
- 6 Short term workers accommodation or other sensitive uses within the zone should be designed and located to ensure the ongoing operation of any existing activity within the zone or within adjacent zones is not impeded.
- 7 Development should not impact upon existing land uses within the 'Biosecurity Region' identified in <u>Concept Plan Map MuBr/3 - Monarto South</u>.

## **Form and Character**

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 In areas where a uniform street setback pattern has not been established, other than in Precinct 4 Freeway Service Centre, buildings should be set back from roads in accordance with the following parameters:

- (a) 100 metres from Old Princes Highway (this includes the 60 metre buffer)
- (b) 30 metres from Ferries McDonald Road (other than for development within the local activity area identified on <u>Concept Plan Map MuBr/3 Monarto South</u>
- (c) 200 metres from Thomas Crescent (this includes the 150 metre buffer)
- (d) from all other roads in accordance with the following table:

Building height (metres)	Minimum setback from the primary road frontage (metres)	Minimum setback from the primary road frontage (metres)		
6	8	8		
Greater than 6	10	10		

- 10 Structures should have a maximum height of 10 metres, exclusive of any external plant and equipment such as flues, chimney stacks or aerials.
- 11 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining allotments not zoned for employment, and should be designed to minimise its effect on the amenity of the locality.
- 12 Development should control noise emissions through the use of attenuation devices and sound proofing, particularly activities requiring extended hours of operation.
- 13 The hours of operation of an activity should not detract from the amenity of any dwelling within or outside the zone.
- 14 Within 50 metres of a residential area:
  - (a) non-residential development (including loading and unloading activities) should:
    - (i) demonstrate appropriate acoustic performance
    - (ii) ensure that all noise sources including machinery, loading, unloading and other service areas on allotments nearest to the residential boundary are located within the building
  - (b) development should be designed and constructed of a material to ensure noise emissions are minimised within acceptable standards.
- 15 Development that is likely to be visually obtrusive in terms of its scale, size or siting (excluding electricity infrastructure), or is likely to generate impacts such as noise, odour or dust, should be located a minimum of 500 metres from the **Monarto Zoological Park Zone**.
- 16 Building facades facing land utilised for residential purposes should not contain opening or entranceways that would result in the transmission of noise that would adversely affect the residential amenity.
- 17 Development should be adaptable to allow for flexibility of use over time and accommodate multiple uses and shared facilities where practical, including training areas and car parking.
- 18 Buildings should not occupy more than 50 percent of the total area of the site upon which they are located, unless it can be demonstrated that stormwater can be harvested, treated, stored and reused on the site of the development to minimise impacts on external stormwater infrastructure.
- 19 For non-labour intensive industries, the rates in <u>Table MuBr/2 Off Street Vehicle Parking Requirements</u> can be varied having regard to the expected maximum staff and visitor levels.

- 20 Facilities for the handling, storage and dispatch of commodities in bulk should be 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.
- 21 Stormwater detention basins within the zone should be interconnected and where possible, be utilised for the irrigation of vegetated buffers.
- 22 Vegetated buffers shall be established on private land around the internal perimeter of the zone, in accordance with the following width requirements:
  - (a) adjacent Ferries McDonald Road 20 metres
  - (b) adjacent Old Princes Highway 60 metres
  - (c) adjacent Thomas Crescent 150 metres.
- 23 Vegetated buffers along Ferries McDonald Road, will be established to minimise any noise impact, visual impact and light spill, and should:
  - (a) not pose an unacceptable bushfire risk to a dwelling on an adjoining property
  - (b) comprise a mix of advanced and tubestock species suitable to the locality which are:
    - (i) non-invasive
    - (ii) not a declared pest plant under the Natural Resources Management Act 2004; and
    - (iii) identified within the species list contained within <u>Table MuBr/6A Monarto South Landscaping</u> <u>Schedule</u>
  - (c) be planted a minimum of three months prior to any structural development being undertaken on the site
  - (d) include an ongoing maintenance program, provided to Council specifying details of daily irrigation practices
  - (e) maintenance and ongoing improvement of buffer should be undertaken after agreement with Council, according to the maintenance program.
- 24 Vegetated buffers along Old Princes Highway and Thomas Crescent, will be established in accordance with the following requirements:
  - (a) be established and provided in their entirety as one single vegetated buffer, prior to any structural development or the creation of new titles, occurring on the site;
  - (b) not pose an unacceptable bushfire risk to a dwelling on an adjoining property,
  - (c) comprise a mix of advanced and tubestock species suitable to the locality which are:
    - (i) non-invasive
    - (ii) not a declared pest plant under the Natural Resources Management Act 2004; and
    - (iii) identified within the species list contained within <u>Table MuBr/6A Monarto South Landscaping</u> <u>Schedule</u>
  - (d) be designed by a suitably qualified person(s) and established in order to minimise noise impact, visual impact and light spill upon the surrounding locality

- (e) be planted a minimum of three months prior to any structural development being undertaken on the site.
- (f) include details of an ongoing maintenance program (specifying details of daily irrigation practices)
- (g) maintenance and ongoing improvement of buffer should be undertaken after agreement with Council, according to the maintenance program.

#### **Land Division**

- 25 Land division should:
  - (a) create allotments that are of a size and shape suitable for the intended use
  - (b) create allotments that support the establishment of vegetated buffers and compliance with building setback requirements
  - (c) be in accordance with the following parameters (except where intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated):

Parameter	Minimum value
Allotment size	7500 square metres
Frontage width to a public road	50 metres

- 26 Land division should ensure that:
  - (a) Road layout and access arrangements accord with Concept Plan Map Mur/Br 3 Monarto South
  - (b) direct vehicle access to new allotments is via an internal road network and not from Ferries McDonald Road, Old Princes Highway or Thomas Crescent
  - (c) no access is taken from Thomas Crescent.

## **PRECINCT SPECIFIC PROVISIONS**

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

#### **Precinct 4 Freeway Service Centre**

- 27 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 28 Development should primarily accommodate a freeway service centre that includes a petrol filling station, associated convenience store, restaurants (including take away), shops, family outdoor rest and play areas, and associated vehicle and truck parking to meet the needs of the travelling public and surrounding community.
- 29 The maximum combined gross leasable area of shops within the service centre (including convenience stores, restaurants, cafes and other shops) should be in the order of 2500 square metres.
- 30 Development within the precinct should:
  - (a) be of a high visual quality reflecting the prominence of the precinct and its contribution to the perception of Monarto South

- (b) allow for the creation of an attractive landscaped environment within which integrated fuel and retail service facilities are located, while ensuring the visibility and accessibility of the facilities from the South Eastern Freeway.
- 31 Freestanding advertisements and/or advertising hoardings should:
  - (a) not exceed 12 metres in height
  - (b) be of a form and appearance which minimises the impact on the skyline when viewed from a distance
  - (c) be limited to 2 in number so as not to dominate the visual appearance of the Precinct nor distract passing motorists.

#### **Precinct 5 Rural Interface**

- 32 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 33 Development should comprise rural activities such as farming, grazing, horticulture and other nonoffensive, low impact rural activities.

## **PROCEDURAL MATTERS**

#### **Complying Development**

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

#### **Non-complying Development**

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

Form of development	Exceptions
Advertisement or advertising hoarding	<ul> <li>Except where the advertisement or advertising hoarding: <ul> <li>(a) does not move, rotate or incorporate flashing light(s)</li> <li>(b) has no part that projects above the walls or fascia where attached to a building</li> <li>(c) if located outside of Precinct 4 Freeway Service Centre, covers less than 10 per cent of the total surface area of a wall oriented to a public road or reserve</li> <li>(d) does not include bunting, streamers, flags or wind vanes.</li> </ul></li></ul>
Amusement machine centre	
Bulky goods outlet	
Caravan or residential park	
Consulting room	Except where located within the area designated as 'Local Activity Area' within Concept Plan Map MuBr/3 - Monarto South
Dwelling	<ul> <li>Except for:</li> <li>(a) short term overnight accommodation that is ancillary to and in association with industry</li> <li>(b) alterations and additions to existing dwellings.</li> </ul>
Horticulture	
Intensive animal keeping	

Form of development	Exceptions
Motel	
Nursing home	
Office	<ul> <li>Except where:</li> <li>(a) ancillary to and in association with a development envisaged in the zone</li> <li>(b) necessary to support the operation of the development</li> <li>(c) located on the same allotment as the development.</li> </ul>
Petrol filling station	Except where located within Precinct 4 Freeway Service Centre.
Place of worship	
Prescribed mining operations	
Primary school	
Secondary school	
Special industry	
Stock slaughter works	
Stadium	
Tourist accommodation	

## **Public Notification**

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

In addition, the following forms of development, or any combination thereof (except where the development is classified as non-complying), are designated:

Category 1	Category 2		
Petrol filling station and associated service centre facilities within <b>Precinct 4 Freeway Service Centre</b> .	Development (other than a Petrol Filling Station and associated service centre facilities within <b>Precinct 4</b>		
<ul> <li>All kinds of development, except where the site of the proposed development is located within 100 metres of (a) or (b):</li> <li>(a) an existing dwelling unless that dwelling is ancillary to and in association with the proposed development</li> <li>(b) a Primary Production Zone boundary.</li> </ul>	<ul> <li>Freeway Service Centre) where the site of the proposed development is located within 100 metres of (a) or (b):</li> <li>(a) a Primary Production Zone boundary</li> <li>(b) a dwelling not directly associated with or ancillary to the proposed development.</li> </ul>		

# **Table** Section

## Table MuBr/1 - Conditions Applying to Complying Development

Form of Development	Compliance Criteria / Conditions			
Detached dwelling within the <b>Country Living Zone (Low</b>		The allotment measures a minimum area of not less than 2000 square metres.		
Density Policy Area 19)	2	The dwelling is setback 8 metres from the primary road frontage.		
	3	The dwelling is of single storey construction.		
		The external walls are composed of masonry, brick, stone or timber.		
		The dwelling is not elevated on posts or lacking a solid brick, stone, concrete block base or timber slats upon the perimeter footings enclosing the space between the floor of the building and ground surface.		
	6	The dwelling is not located in a Bushfire Protection Area as shown on <i>Bushfire Protection Area BPA Maps – Bushfire Risk.</i>		
Farm buildings within the <b>Primary Production Zone</b> :		The building is setback more than 100 metres from a public road or allotment boundary.		
		The building has a total floor area not exceeding 500 square metres.		
	3	The exterior cladding of the building is non reflective.		
	4	The building being for the purpose of farming or horticulture.		

## Table MuBr/2 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Amusement machine centre	7 spaces for every 100 square metres of total floor space.
Aged care retirement home	1 space per residential unit.
Bank	5 to 6 space per 100 square metres of total floor area.
Billiard saloon	1 per 15 square metres of total floor area.
Boarding house	1 per 2 beds.
Bowling alley	1 per 10 square metres of total floor area.
Bowling club	10 per bowling green.
Bulky goods outlet	3 spaces per 100 square metres of total floor area.
Child care centre	1 per 4 children.
Cinema complex	1 space for every 3 to 4 seats.
Clubrooms	1 per 10 square metres of total floor area.
Community centre	1 per 10 square metres of total floor area.
Concert hall/theatre	1 space for every 3 to 4 seats.
Consulting rooms	5 spaces per medical consultant and 4 spaces per specialist.
Educational establishment	1 space per 5 students plus 1 space per full time equivalent staff members at Primary Schools.
	1 parking space per 24 students plus 1 space per full time equivalent staff members at high schools.
	0.6 spaces per full-time student, plus 0.2 spaces per part-time student for tertiary institutions.
Funeral parlour	1 per 5 chapel seats plus provision for vehicles operated by parlour.
General, light industry or service industry	1 per 100 square metres of total floor area (excluding office and display areas), where the office is calculated at a rate of 3.3 spaces per 100 square metres and the display area at 2 spaces per 100 square metres; or 1 per 2 employees (whichever provides the larger parking area).
Guest house	1 per 2 beds.
Gymnasium	1 per 10 square metres of total floor area.
Hospital	1 per 2.5 beds.
Hostel	1 per 2 beds.
Hotel	1 per 2 square metres of public bar and gaming room; plus
	1 per 6 square metres of lounge or beer garden; plus 1 per 3 seats in a dining room; plus; 1 per 3 guest rooms.
Marina	1 per 1.5 berths
	L

Form of Development	Number of Required Car Parking Spaces
Motel	1 per room or residential unit plus 1per 10 square metres of total floor area of restaurant (if provided).
Motor repair station	2 spaces per 100 square metres of total floor area or 4 spaces per service bay, whichever is the greater.
Motor showroom	1.5 to 2 spaces per 100 square metres of total floor area.
Nursing home	1 space for every 4 beds.
Office	1 per 25 square metres of total floor area.
Petrol filling station	5 spaces per 100 square metres of retail floor space.
Place of worship	1 space for 3 to 5 seats.
Plant nursery (retail)	1 per 100 square metres of total floor area.
Post Office	7 spaces per 100 square metres of total floor area
Restaurant	With no drive through, the greater of 1 space per 5 square metres (internal and external seating) or 1 per 2 seats (internal seating). With drive through facilities, the greater of 1 space per 3 square metres (internal and external seating) or 1 space per 2 seats (internal seating).
Service trade premises	2 to 4 spaces per 100 square metres of total floor area.
Shop (excluding restaurants)	5.5 spaces per 100 square metres of gross leasable floor area.
Store	1 per 150 square metres of total floor area or 1 per 3 employees (whichever provides the larger parking area).
Squash/tennis courts	3 per court.
Tourist accommodation Bed and breakfast	1 per guest room plus 1 per employee.
Warehouse	1 per 150 square metres of total floor area or 1 per 3 employees (whichever provides the larger parking area).

## Table MuBr/3 - Contributory Items

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
78 Adelaide Road MURRAY BRIDGE	Residence		14263
80 Adelaide Road MURRAY BRIDGE	Residence		14264
82 Adelaide Road MURRAY BRIDGE	Residence		14265
84 Adelaide Road MURRAY BRIDGE	Residence		14266
86 Adelaide Road MURRAY BRIDGE	Residence		14267
88 Adelaide Road MURRAY BRIDGE	Residence		14268
90 Adelaide Road MURRAY BRIDGE	Residence		14269
1 Florence Street MURRAY BRIDGE	Residence		14249
2 Joseph Street MURRAY BRIDGE	Residence		14277
20 Joseph Street MURRAY BRIDGE	Residence		14295
26 Mannum Road MURRAY BRIDGE	Residence		14258
28 Mannum Road MURRAY BRIDGE	Residence		14257
30 Mannum Road MURRAY BRIDGE	Residence		14256
34 Mannum Road MURRAY BRIDGE	Residence		14255
36-38 Mannum Road MURRAY BRIDGE	Residence		14254
40 Mannum Road MURRAY BRIDGE	Residence		14253
42 Mannum Road MURRAY BRIDGE	Residence		14252
44 Mannum Road MURRAY BRIDGE	Residence		14251
46 Mannum Road MURRAY BRIDGE	Residence		14250
1 Mary Terrace MURRAY BRIDGE	Residence		14274
9 Mary Terrace MURRAY BRIDGE	Residence		14273
11 Mary Terrace MURRAY BRIDGE	Residence		14272
15-17 Mary Terrace MURRAY BRIDGE	Residence		14271
19 Mary Terrace MURRAY BRIDGE	Residence		14270
21 Mary Terrace MURRAY BRIDGE	Residence		14294
23 Mary Terrace MURRAY BRIDGE	Residence		14293
31 & 33 Mary Terrace MURRAY BRIDGE	Residence		14292
35 Mary Terrace MURRAY BRIDGE	Residence		14291
Myall Avenue (rear of 76 Adelaide Road) MURRAY BRIDGE	Pfeifer's Workshop		20781

Property Address	Description of Contributory item	Certificate of Title	Heritage NR
23 Swanport Road MURRAY BRIDGE	Residence		14288
24-26 Swanport Road MURRAY BRIDGE	Residence		14275
25 Swanport Road MURRAY BRIDGE	Residence		14289
27 Swanport Road MURRAY BRIDGE	Residence		14290
28 Swanport Road MURRAY BRIDGE	Residence		14276
29 Swanport Road MURRAY BRIDGE	Residence		14284
31 & 33 Swanport Road MURRAY BRIDGE	Residence		14283
35 Swanport Road MURRAY BRIDGE	Residence		14282
40-42 Swanport Road MURRAY BRIDGE	Residence		14279
44-46 Swanport Road MURRAY BRIDGE	Residence		14280
48 Swanport Road MURRAY BRIDGE	Residence		14281

## Table MuBr/4 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
Adelaide Road MURRAY BRIDGE	Scout Hall & Monument			CR 5759/640	ac	14213
72 Adelaide Road MURRAY BRIDGE	Sister Bock's Hospital & Palm Trees (2); a large early 20th century, double fronted villa			CT 5066/105	a d e	14231
Alice Terrace (Le Messurier Oval) MURRAY BRIDGE	Grandstand & Change rooms			CT 5793/712	abc	14233
1 Beatty Terrace MURRAY BRIDGE	Residence			CT 5753/414	ade	14221
20-26 Beatty Terrace MURRAY BRIDGE	First Murray Bridge High School & Trees (3). The trees are Moreton Bay Fig tree, Pepper tree and Cork tree			CT 5478/936	ac	14223
2-6 Bridge Street MURRAY BRIDGE	Bridgeport Hotel; Elements to be retained - Original large two-storey Victorian Hotel section, including original rear single - storey storeroom and later two- storey Victorian extensions	99		CT 5187/857	acdf	14209
13-17 Bridge Street MURRAY BRIDGE	Former Town Hall & Municipal Offices; imposing two storey building with a clock tower added in 1953, (excluding cream brick rear extension)			CT 5742/61	acdef	14206
60-66 Bridge Street MURRAY BRIDGE	Former Cinema			CT 5230/409	acd	14212
17-19 Clara Street MURRAY BRIDGE	Murraylands Baptist Church; small symmetrical church			CT 5305/278	acdf	14235
East Terrace Crn Bridge Street, road reserve MURRAY BRIDGE	Row of Canary Island Palm Trees (4)				af	14208
Fifth Street Park between Third, Fifth and Seventh Streets MURRAY BRIDGE	Californian Fan Palm Trees (2)			CR 5753/141	a f	14201

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
Flavel Terrace Cnr Standen Street MURRAY BRIDGE	Golden Cypress Trees (3)			CR 5759/640	a f	14215
31 Florence Street MURRAY BRIDGE	Lutheran Church & Concordia Hall			CT 1108/171	acdf	14234
1/ 1 Fourth Street MURRAY BRIDGE	Salvation Army Citadel			CT 5447/821	acd	14202
21 Jaensch Road MURRAY BRIDGE	Residence, 'Bridgeview'			CT 5078/649	a d e	14224
26 Joseph Street MURRAY BRIDGE	Residence			CT 5195/950	a d e	14220
Mannum Road Cnr Park Terrace MURRAY BRIDGE	Holy Redeemer Catholic Church; a large church, in the gothic style.			CT 827/15	acdf	14237
Mannum Road CNR Bridge Street MURRAY BRIDGE	Norfolk Island Pine Trees (2)			CT 5286/176	a f	14200
Mannum Road CNR Fifth Street, Diamond Park MURRAY BRIDGE	Single Pepper Tree			CR 5286/176	a f	14199
6-8 Mannum Road MURRAY BRIDGE	St John The Baptist Anglican Church			CT 5759/947 CT 5759/948	acdf	14198
39-43 and 45-53 Mary Terrace MURRAY BRIDGE	Flour Mill; four storeyed brick structure			CT 5806/69	acdef	14219
29 McHenry Street MURRAY BRIDGE	Shop/Dwelling; a single storey, double fronted villa with a projecting gable ended shop front			CT 5559/387	a b c d	14236
1 North Terrace MURRAY BRIDGE	Murray Bridge Junior Primary School			CT 5191/677	ac	14216
17 Rachel Street MURRAY BRIDGE	Residence & Palm Tree			CT 5753/501	abce	14222
Railway Reserve MURRAY BRIDGE	Railway & Wharf Precinct	A3 S1003 S1206 A1 A4	F5000 H170700 H170700 F5000 F5000	CR 5684/861 CR 5754/295 CR 5759/524 CT 5504/283 CT 6086/666	abcdef	14218
8 Railway Terrace MURRAY BRIDGE	Shop; Elements to be retained - two storey Façade			CT 5815/9	a d	14203
28-40 Railway Terrace MURRAY BRIDGE	Pepper Tree			CT 5191/677	a f	14217

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	DPLG ID
8 Seventh Street MURRAY BRIDGE	Georges Building; two storey shop/warehouse constructed from local stone			CT 5159/652	a d	14211
6-14 Sixth Street & 19- 25 Bridge Street MURRAY BRIDGE	Ruges Beehive Corner; Two Storey building, comprising a private hotel at first floor and shops at ground floor.			CT 5191/475	af	14205
1-3/ 16-18 Sixth Street MURRAY BRIDGE	Shops; Elements to be retained - two storey building and original single storey section at the rear of the building			CT 5545/294	a d	14204
Standen Street MURRAY BRIDGE	Guide Hall			CR 5759/640	ac	14214
50 Standen Street MURRAY BRIDGE	Shop/Dwelling; a single storey villa with a projecting shop bay			CT 5438/934	abcd	14228
62 Standen Street (cnr Amanda Street) MURRAY BRIDGE	Residence; a grand symmetrical residence.			CT 5816/62	a d e	14227
57 Swanport Road (within Resthaven complex) MURRAY BRIDGE	Residence & Palm Trees (2); a large, single storey, asymmetrical villa.			CT 5757/619	a d e	14225
57 Verdun Road MURRAY BRIDGE	Residence, 'Norpines' & Pine Trees (3 mature Norfolk Island Pine Trees)			CT 5449/127	a d e	14226

## Table MuBr/5 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Bridge Street CALLINGTON	Bridge over the Bremer River, Callington [Metal Truss]	A571 S68	D44287 H170800	CR 5336/577 CR 5761/974		10498
Bridge Street CALLINGTON	Dwelling (former Callington Flour Mill)	A4	F156142	CT 6066/754		10628
Thiele Road MONARTO SOUTH	Former Monarto Council Chambers	A70	D30896	CT 5062/529		10450
2km NE of Pallamana MONARTO VIA CALLINGTON	Salt Creek Railway Bridge [Concrete Girder]	A51	F217127	CT 5888/596		14602
MONARTO VIA CALLINGTON	Chimney [Cornish], Preamimma Mine Area	S13	H170800	CT 5196/1		10449
MONARTO VIA CALLINGTON	Former Monarto Presbyterian Church & Graveyard	A94	F166909	CT 5545/566		10982
Avoca Dell Drive MURRAY BRIDGE	Dwelling ('Glen Lossie')	A1	D34559	CT 5840/471		13814
Fifth Street MURRAY BRIDGE	Murray Bridge Hotel	A4	F103914	CT 5140/752		13822
Jaensch Road MURRAY BRIDGE	Thalia Homestead	S91	H170700	CT 5555/409		13816
Mannum Road MURRAY BRIDGE	Liebelt's Cottage (former Dwelling)	A51	D73822	CT 5999/669		13812
Princes Highway MURRAY BRIDGE	Murray Bridge Road Bridge [Metal Truss]	RIVER MURRAY RIVER MURRAY A9 S709	H750200 H170700 D33894 H750200	N/A N/A CT 6105/13 CR 6105/15		10287
Place bordered by: Railway Tce-East Tce- Wharf Rd-Hume Res Rd- Bridge R MURRAY BRIDGE	Murray Bridge Transport Precinct (designated place of archaeological significance)	A2 S700 S1002 S582 S709 A8 A1 A2 A3 A500 A738 A4 Q5 & 6 Q2 & 3 A502 S56 S557 A11 A104 A50, 52, 53	F5000 H750200 H750200 D28970 D33894 D33894 D33894 D29008 F167553 D33894 D48596 D48596 D48596 D29008 H750200 H750200 D73114 D78436 D60359	CR 5684/861 CR 5750/65 CR 5754/295 CR 6105/14 CR 6105/15 CR 6105/16 CT 5222/299 CT 5222/300 CT 5222/301 CT 5419/291 CT 5799/805 CT 5844/386 CT 5875/108 CT 5930/431 CT 5931/785 CT 5978/217 CT 6012/933 CT 6013/733 CT 6035/705 CT 6040/94	a b c	26373

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
		A51, 54, 55 A1	D60359 F5788	CT 6040/95 CT 6121/286 N/A N/A		
Railway Terrace MURRAY BRIDGE	Round House (former Murray Bridge Works Superintendent's Home)	A500	D29008	CT 5419/291		13577
Railway Terrace MURRAY BRIDGE	Murray Bridge Railway Station & Refreshment Rooms	A52 A55	D60359 D60359	CT 6040/94 CT 6040/95	a b e	13820
31 Swanport Road MURRAY BRIDGE	Christ Church (Lutheran)	A471	F167286	CT 5659/116		13715
MURRAY BRIDGE	Murray Bridge Railway Bridge [Metal Truss]	RIVER MURRAY RIVER MURRAY A54	H750200 H170700 D60359	N/A N/A CT 6040/95		13826
MURRAY BRIDGE	Murray Bridge Wharf & Hand Crane	S1002 & 1003	H170700	CR 5754/295		13828
South Eastern Freeway SWANPORT VIA MURRAY BRIDGE	Granite Outcrop (Swanport Whaleback) Geological Site	ROAD RESERVE	H170700	N/A	c e	14314
Mason Street WELLINGTON VIA TAILEM BEND	The Wellington Courthouse (former Wellington East Police Station & Courthouse)	A677	T170201	CT 5171/15		10477
WELLINGTON VIA TAILEM BEND	Former Wellington Ferry Road & Stone Wall	ROAD RESERVE	H170200	N/A		14315
Jervois Road WOODS POINT VIA MURRAY BRIDGE	Silage Silo	A50	D75290	CT 6009/59		13818

Note: this table was last updated on 26 April 2017 and 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.

## Table MuBr/6 - Landscaping Schedule

Landscaping Species Size at Maturation	Botanical Name Landscaping Species	Common Name Landscaping Species	Soil Suitability for Planting
Medium-sized	Callitris gracilis	Southern Cypress Pine	Sandy soils on upland sites.
tree species:	Eucalyptus odorata	Peppermint Box	Heavier soils in low-lying sites.
Small tree/large shrub species	Eucalyptus incrassata	Ridge-fruited Mallee	Very sandy soils including sand-ridges.
	Eucalyptus calycogona ssp. trachybasis	Square-fruited Mallee	Heavier soils.
	<i>Eucalyptus phenax</i> ssp. phenax	White Mallee	Heavy to medium-textured soils.
	<i>Eucalyptus socialis</i> ssp. socialis	Summer Red Mallee	Limestone outcrops.
	Eucalyptus leptophylla	Narrow-leaved Red Mallee	Sandy soils.
	Eucalyptus gracilis	Yorrell	Limestone outcrops and medium-textured soils.
	Eucalyptus brachycalyx	Gilja	Heavier soils and limestone outcrops.
	Eucalyptus oleosa	Red Mallee	Heavier soils and limestone
Medium-sized shrub species	Melaleuca lanceolata	Black Tea Tree	Heavier soils on flats and ridges.
	Melaleuca uncinata	Broombush	Sandy to medium-textured soils.
	Melaleuca acuminata	Mallee Honey-Myrtle	Sandy to medium-textured soils.
	Acacia calamifolia	Wallowa	Sandy to medium-textured soils.
Small shrub species	Dodonaea viscosa	Sticky Hop-Bush	Sandy to medium-textured soils.
	Babingtonia behrii	Silver Broom	Sandy soils
	Acacia spinescens	Spiny Wattle	Medium-textured soils.
	Correa pulchella	Salmon Correa	Rocky outcrops and medium-textured soils

## **Table MuBr/6A - Monarto South Landscaping Schedule**

TreesAllocasuarina verticillataDrooping SheoakCallitris gracilisSouthern Cypress-pineEucalypts leucoxylon ssp. leucoxylonSA Blue GumEucalyptus calycogonaSquare-fruit MalleeEucalyptus dumosaWhite malleeEucalyptus dasciculosaPink GumEucalyptus dorataPeppermint BoxEucalyptus socialisBeaked Red MalleeEucalyptus vininalis ssp. cygnetensisRough-bark Manna GumMyoporum insulareCommon BoobiallatreesAcacia alguitaAcacia alguitaUmbrella BushAcacia alguitaGolden WattleAcacia paradoxaKangaroo ThornAcacia paradoxaScarlet BottlebrushBanksia marginataSilver BanksiaBursaria spinosa ssp. spinosaSweet BursariaCallistemon rugulosus*Scarlet BottlebrushDodonaea viscosa ssp. spatulataWedge-leaf Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treeItosporum angustifoliumNative Apricot	Landscaping species, size at maturation	Botanical Name	Common Name
Eucalyptis leucoxylon ssp. leucoxylonSA Blue GumEucalyptus calycogonaSquare-fruit MalleeEucalyptus dumosaWhite malleeEucalyptus fasciculosaPink GumEucalyptus odorataPeppermint BoxEucalyptus odorataSessile-fruit White MalleeEucalyptus socialisBeaked Red MalleeEucalyptus viminalis ssp. cygnetensisRough-bark Manna GumMyoporum insulareCommon BoobiallaLarge shrubs and small treesAcacia brachybotryaGrey Mulga-bushAcacia calamifoliaWallowaAcacia paradoxaKangaroo ThornAcacia puradoxaKangaroo ThornAcacia puradoxaSolden WattleBanksia marginataSilver BanksiaBursaria spinosa ssp. spinosaSweet BursariaCodonaea hexandraHorned Hop-bushDodonaea viscosa ssp. spatulataWedge-leaf Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treePittosporum angustifoliumNative Apricot	Trees	Allocasuarina verticillata	Drooping Sheoak
Eucalyptus calycogonaSquare-fruit MalleeEucalyptus dumosaWhite malleeEucalyptus fasciculosaPink GumEucalyptus odorataPeppermint BoxEucalyptus odorataPeppermint BoxEucalyptus socialisBeaked Red MalleeEucalyptus viminalis ssp. cygnetensisRough-bark Manna GumMyoporum insulareCommon BoobiallatreesAcacia brachybotryaGrey Mulga-bushAcacia calamifoliaWallowaAcacia igulataUmbrella BushAcacia paradoxaKangaroo ThornAcacia rupicolaRock WattleBanksia marginataSilver BanksiaBursaria spinosa ssp. spinosaSweet BursariaCallistemon rugulosus*Scarlet BottlebrushDodonaea hexandraHorned Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treePittosporum angustifoliumNative Apricot		Callitris gracilis	Southern Cypress-pine
Eucalyptus dumosaWhite malleeEucalyptus fasciculosaPink GumEucalyptus fasciculosaPeppermint BoxEucalyptus odorataPeppermint BoxEucalyptus socialisBeaked Red MalleeEucalyptus socialisBeaked Red MalleeEucalyptus viminalis ssp. cygnetensisRough-bark Manna GumMyoporum insulareCommon BoobiallaLarge shrubs and small treesAcacia brachybotryaGrey Mulga-bushAcacia calamifoliaWallowaAcacia paradoxaKangaroo ThornAcacia rupicolaRock WattleBanksia marginataSilver BanksiaBursaria spinosa ssp. spinosaSweet BursariaCallistemon rugulosus*Scarlet BottlebrushDodonaea hexandraHorned Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treePittosporum angustifoliumNative Apricot		Eucalypts leucoxylon ssp. leucoxylon	SA Blue Gum
Eucalyptus fasciculosa       Pink Gum         Eucalyptus odorata       Peppermint Box         Eucalyptus odorata       Sessile-fruit White Mallee         Eucalyptus socialis       Beaked Red Mallee         Eucalyptus viminalis ssp. cygnetensis       Rough-bark Manna Gum         Myoporum insulare       Common Boobialla         Large shrubs and small       Acacia brachybotrya       Grey Mulga-bush         Acacia calamifolia       Wallowa         Acacia alguitata       Umbrelia Bush         Acacia narginata       Golden Wattle         Banksia marginata       Silver Banksia         Bursaria spinosa ssp. spinosa       Sweet Bursaria         Callistemon rugulosus*       Scarlet Bottlebrush         Dodonaea hexandra       Horned Hop-bush         Hakea rostrata       Beaked Hakea         Leptospermum continentale       Prickly Tea-tree         Pittosporum angustifolium       Native Apricot		Eucalyptus calycogona	Square-fruit Mallee
Eucalyptus odorataPeppermint BoxEucalyptus phenax ssp. phenaxSessile-fruit White MalleeEucalyptus socialisBeaked Red MalleeEucalyptus viminalis ssp. cygnetensisRough-bark Manna GumMyoporum insulareCommon BoobiallaLarge shrubs and small treesAcacia brachybotryaGrey Mulga-bushAcacia calamifoliaWallowaAcacia paradoxaKangaroo ThornAcacia pycnanthaGolden WattleAcacia rupicolaRock WattleBanksia marginataSilver BanksiaBursaria spinosa ssp. spinosaSweet BursariaCallistemon rugulosus*Scarlet BottlebrushDodonaea hexandraHorned Hop-bushHakea rostrataBeaked HakeaLeptospermum myrsinoidesHeath Tea-treePittosporum angustifoliumNative Apricot		Eucalyptus dumosa	White mallee
Eucalyptus phenax ssp. phenaxSessile-fruit White MalleeEucalyptus socialisBeaked Red MalleeEucalyptus viminalis ssp. cygnetensisRough-bark Manna GumMyoporum insulareCommon BoobiallaLarge shrubs and small treesAcacia brachybotryaGrey Mulga-bushAcacia calamifoliaWallowaAcacia ilgulataUmbrella BushAcacia pycnanthaGolden WattleAcacia rupicolaRock WattleBanksia marginataSilver BanksiaBursaria spinosa ssp. spinosaSweet BursariaCallistemon rugulosus*Scarlet BottlebrushDodonaea hexandraHorned Hop-bushHakea rostrataBeaked HakeaLeptospermum myrsinoidesHeath Tea-treePittosporum angustifoliumNative Apricot		Eucalyptus fasciculosa	Pink Gum
Eucalyptus socialisBeaked Red MalleeEucalyptus viminalis ssp. cygnetensisRough-bark Manna GumMyoporum insulareCommon BoobiallaLarge shrubs and small treesAcacia brachybotryaGrey Mulga-bushAcacia calamifoliaWallowaAcacia igulataUmbrella BushAcacia paradoxaKangaroo ThornAcacia rupicolaRock WattleBanksia marginataSilver BanksiaBursaria spinosa ssp. spinosaSweet BursariaCallistemon rugulosus*Scarlet BottlebrushDodonaea hexandraHorned Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treePittosporum angustifoliumNative Apricot		Eucalyptus odorata	Peppermint Box
Eucalyptus viminalis ssp. cygnetensisRough-bark Manna GumMyoporum insulareCommon BoobiallaLarge shrubs and small treesAcacia brachybotryaGrey Mulga-bushAcacia calamifoliaWallowaAcacia calamifoliaWallowaAcacia paradoxaKangaroo ThornAcacia pycnanthaGolden WattleAcacia rupicolaRock WattleBanksia marginataSilver BanksiaBursaria spinosa ssp. spinosaSweet BursariaCallistemon rugulosus*Scarlet BottlebrushDodonaea hexandraHorned Hop-bushDodonaea viscosa ssp.spatulataWedge-leaf Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treePittosporum angustifoliumNative Apricot		Eucalyptus phenax ssp. phenax	Sessile-fruit White Mallee
Myoporum insulareCommon BoobiallaLarge shrubs and small treesAcacia brachybotryaGrey Mulga-bushAcacia calamifoliaWallowaAcacia ligulataUmbrella BushAcacia paradoxaKangaroo ThornAcacia rupicolaGolden WattleAcacia rupicolaRock WattleBanksia marginataSilver BanksiaBursaria spinosa ssp. spinosaSweet BursariaCallistemon rugulosus*Scarlet BottlebrushDodonaea hexandraHorned Hop-bushDodonaea viscosa ssp.spatulataWedge-leaf Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treePittosporum angustifoliumNative Apricot		Eucalyptus socialis	Beaked Red Mallee
Large shrubs and small treesAcacia brachybotryaGrey Mulga-bushAcacia calamifoliaWallowaAcacia calamifoliaUmbrella BushAcacia ligulataUmbrella BushAcacia paradoxaKangaroo ThornAcacia pycnanthaGolden WattleAcacia rupicolaRock WattleBanksia marginataSilver BanksiaBursaria spinosa ssp. spinosaSweet BursariaCallistemon rugulosus*Scarlet BottlebrushDodonaea hexandraHorned Hop-bushDodonaea viscosa ssp.spatulataWedge-leaf Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treePittosporum angustifoliumNative Apricot		Eucalyptus viminalis ssp. cygnetensis	Rough-bark Manna Gum
trees       Acacia calamifolia       Wallowa         Acacia igulata       Umbrella Bush         Acacia paradoxa       Kangaroo Thorn         Acacia pycnantha       Golden Wattle         Acacia rupicola       Rock Wattle         Banksia marginata       Silver Banksia         Bursaria spinosa ssp. spinosa       Sweet Bursaria         Callistemon rugulosus*       Scarlet Bottlebrush         Dodonaea hexandra       Horned Hop-bush         Dodonaea viscosa ssp.spatulata       Wedge-leaf Hop-bush         Hakea rostrata       Beaked Hakea         Leptospermum continentale       Prickly Tea-tree         Pittosporum angustifolium       Native Apricot		Myoporum insulare	Common Boobialla
Acacia calamifoliaWallowaAcacia ligulataUmbrella BushAcacia paradoxaKangaroo ThornAcacia pycnanthaGolden WattleAcacia rupicolaRock WattleBanksia marginataSilver BanksiaBursaria spinosa ssp. spinosaSweet BursariaCallistemon rugulosus*Scarlet BottlebrushDodonaea hexandraHorned Hop-bushDodonaea viscosa ssp. spatulataWedge-leaf Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treePittosporum angustifoliumNative Apricot		Acacia brachybotrya	Grey Mulga-bush
Acacia paradoxaKangaroo ThornAcacia pycnanthaGolden WattleAcacia rupicolaRock WattleBanksia marginataSilver BanksiaBursaria spinosa ssp. spinosaSweet BursariaCallistemon rugulosus*Scarlet BottlebrushDodonaea hexandraHorned Hop-bushDodonaea viscosa ssp. spatulataWedge-leaf Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treeLeptospermum angustifoliumNative Apricot	trees *	Acacia calamifolia	Wallowa
Acacia pycnanthaGolden WattleAcacia rupicolaRock WattleBanksia marginataSilver BanksiaBursaria spinosa ssp. spinosaSweet BursariaCallistemon rugulosus*Scarlet BottlebrushDodonaea hexandraHorned Hop-bushDodonaea viscosa ssp. spatulataWedge-leaf Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treePittosporum angustifoliumNative Apricot		Acacia ligulata	Umbrella Bush
Acacia rupicolaRock WattleBanksia marginataSilver BanksiaBursaria spinosa ssp. spinosaSweet BursariaCallistemon rugulosus*Scarlet BottlebrushDodonaea hexandraHorned Hop-bushDodonaea viscosa ssp.spatulataWedge-leaf Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treeLeptospermum myrsinoidesHeath Tea-treePittosporum angustifoliumNative Apricot		Acacia paradoxa	Kangaroo Thorn
Banksia marginataSilver BanksiaBursaria spinosa ssp. spinosaSweet BursariaCallistemon rugulosus*Scarlet BottlebrushDodonaea hexandraHorned Hop-bushDodonaea viscosa ssp.spatulataWedge-leaf Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treeLeptospermum myrsinoidesHeath Tea-treePittosporum angustifoliumNative Apricot		Acacia pycnantha	Golden Wattle
Bursaria spinosa ssp. spinosaSweet BursariaCallistemon rugulosus*Scarlet BottlebrushDodonaea hexandraHorned Hop-bushDodonaea viscosa ssp.spatulataWedge-leaf Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treeLeptospermum myrsinoidesHeath Tea-treePittosporum angustifoliumNative Apricot		Acacia rupicola	Rock Wattle
Callistemon rugulosus*Scarlet BottlebrushDodonaea hexandraHorned Hop-bushDodonaea viscosa ssp.spatulataWedge-leaf Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treeLeptospermum myrsinoidesHeath Tea-treePittosporum angustifoliumNative Apricot		Banksia marginata	Silver Banksia
Dodonaea hexandraHorned Hop-bushDodonaea viscosa ssp.spatulataWedge-leaf Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treeLeptospermum myrsinoidesHeath Tea-treePittosporum angustifoliumNative Apricot		Bursaria spinosa ssp. spinosa	Sweet Bursaria
Dodonaea viscosa ssp.spatulataWedge-leaf Hop-bushHakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treeLeptospermum myrsinoidesHeath Tea-treePittosporum angustifoliumNative Apricot		Callistemon rugulosus*	Scarlet Bottlebrush
Hakea rostrataBeaked HakeaLeptospermum continentalePrickly Tea-treeLeptospermum myrsinoidesHeath Tea-treePittosporum angustifoliumNative Apricot		Dodonaea hexandra	Horned Hop-bush
Leptospermum continentalePrickly Tea-treeLeptospermum myrsinoidesHeath Tea-treePittosporum angustifoliumNative Apricot		Dodonaea viscosa ssp.spatulata	Wedge-leaf Hop-bush
Leptospermum myrsinoidesHeath Tea-treePittosporum angustifoliumNative Apricot		Hakea rostrata	Beaked Hakea
Pittosporum angustifolium Native Apricot		Leptospermum continentale	Prickly Tea-tree
		Leptospermum myrsinoides	Heath Tea-tree
Santalum acuminatum Quandong		Pittosporum angustifolium	Native Apricot
		Santalum acuminatum	Quandong

Landscaping species, size at maturation	Botanical Name	Common Name
Medium and small	Acacia acinacea	Wreath Wattle
shrubs	Acacia menzelii	Menzels Wattle
	Acacia montana	Mallee Wattle
	Acacia myrtifolia	Narrow-Leaf Myrtle Wattle
	Acacia rhetinocarpa	Resin Wattle
	Acacia spinescens	Spiny Wattle
	Calytrix tetragona	Common Fringe-myrtle
	Correa reflexa	Common Correa
	Daviesia benthamii ssp. humilis	Mallee Bitter-pea
	Daviesia leptophylla	Narrow-leaf Bitter-pea
	Daviesia ulicifolia	Gorse Bitter-pea
	Dianella revoluta var. revoluta	Black-anther Flax-lily
	Dillwynia hispida	Red Parrot-pea
	Dodonaea baueri	Crinkled Hop-bush
	Enchylaena tomentosa var. tomentosa	Ruby Saltbush
	Eremophilla glabra	Common Emu Bush
	Eutaxia diffusa	Large-leaf Eutaxia
	Eutaxia microphylla	Common Eutaxia
	Goodenia ovata	Hop Goodenia
	Grevillea lavandulacea var. lavandulacea	Lavender Grevillea
	Hibbertia crinita	Silky Guinea-flower
	Lasiopetalum baueri	Slender Velvet-bush
	Lasiopetalum behrii	Pink Velvet-bush
	Lomandra effusa	Scented Mat-rush
	Lomandra micrantha ssp.	Small-flower Mat-rush
	Melaleuca lanceolata ssp. lanceolata	Dryland Tea-tree
	Olearia passerinoides ssp.glutescens	Sticky Daisy-bush
	Olearia pannosa spp. pannosa	Silver Daisy Bush
	Pimelea glauca	Smooth Rice-flower
	Platylobium obtusangulum	Holly Flat-pea
	Pultenaea daphnoides	Large-leaf Bush-pea

Landscaping species, size at maturation	Botanical Name	Common Name
	Pultenaea largeflorens	Twiggy Bush-pea
	Rhagodia candolleana	Sea-berry Saltbush
	Rhagodia crassifolia	Fleshy Saltbush
	Senna artemisioides	Broad-leaf Desert Senna
Herbaceous	Atriplex semibaccata	Berry Saltbush
	Einadia nutans ssp. nutans	Climbing Saltbush
Groundcovers	Carpobrotus modestus	Inland Pigface
	Kennedia prostrata	Scarlet Runners
	Pultenaea pedunculata	Matted Bush-pea
	Scaevola albida	Pale Fan-flower

# Mapping Section Map Reference Tables Spatial Extent Maps Bushfire Risk Maps Concept Plan Maps

## **Map Reference Tables**

#### **Index Maps**

Index Map Type

Council Index Map

Enlargement Index Map (Murray Bridge)

## **Zone Maps**

Zone Name	Zone Map Numbers
Commercial Zone	MuBr/20, MuBr/27
Community Zone	MuBr/8, MuBr/20, MuBr/21, MuBr/28
Country Living Zone	MuBr/17, MuBr/18, MuBr/19, MuBr/22, MuBr/23, MuBr/26, MuBr/27, MuBr/29, MuBr/33, MuBr/34
Country Township Zone	MuBr/38, MuBr/40, MuBr/41, MuBr/42, MuBr/43, MuBr/44, MuBr/45, MuBr/46
Deferred Urban Zone	MuBr/8, MuBr/20, MuBr/25, MuBr/26
General Industry Zone	MuBr/8, MuBr/9, MuBr/16, MuBr/17, MuBr/20, MuBr/21, MuBr/28, MuBr/32, MuBr/33, MuBr/47
Light Industry Zone	MuBr/20, MuBr/21, MuBr/22, MuBr/23, MuBr/26, MuBr/27
Local Centre Zone	MuBr/22, MuBr/28, MuBr/29
Monarto Zoological Park Zone	MuBr/7, MuBr/8
Neighbourhood Centre Zone	MuBr/47
Primary Production Zone	MuBr/1, MuBr/2, MuBr/3, MuBr/4, MuBr/5, MuBr/6, MuBr/7, MuBr/8, MuBr/9, MuBr/10, MuBr/11, MuBr/12, MuBr/13, MuBr/14, MuBr/15, MuBr/16, MuBr/17, MuBr/18, MuBr/19, MuBr/20, MuBr/22, MuBr/23, MuBr/24, MuBr/25, MuBr/26, MuBr/27, MuBr/30, MuBr/31, MuBr/32, MuBr/33, MuBr/34, MuBr/35, MuBr/36, MuBr/37, MuBr/38, MuBr/40, MuBr/41, MuBr/42, MuBr/43, MuBr/44, MuBr/45, MuBr/47, MuBr/48, MuBr/49
Recreation Zone	MuBr/22, MuBr/23, MuBr/47
Regional Town Centre Zone	MuBr/21
Residential Zone	MuBr/16, MuBr/20, MuBr/21, MuBr/22, MuBr/26, MuBr/27, MuBr/28, MuBr/29, MuBr/32, MuBr/33, MuBr/47
River Murray Flood Zone	MuBr/1, MuBr/3, MuBr/4, MuBr/5, MuBr/10, MuBr/11, MuBr/12, MuBr/13, MuBr/14, MuBr/15, MuBr/16, MuBr/17, MuBr/18, MuBr/19, MuBr/20, MuBr/21, MuBr/22, MuBr/23, MuBr/29, MuBr/30, MuBr/34, MuBr/35, MuBr/36, MuBr/37, MuBr/38, MuBr/39, MuBr/40, MuBr/42, MuBr/43, MuBr/44, MuBr/45, MuBr/46, MuBr/48, MuBr/49

Zone Name	Zone Map Numbers
River Murray Fringe Zone	MuBr/3, MuBr/4, MuBr/5, MuBr/10, MuBr/11, MuBr/12, MuBr/13, MuBr/14, MuBr/15, MuBr/18, MuBr/19, MuBr/21, MuBr/22, MuBr/29, MuBr/34, MuBr/35, MuBr/36, MuBr/39, MuBr/42, MuBr/45, MuBr/46, MuBr/48, MuBr/49
River Murray Settlement Zone	MuBr/10, MuBr/39
Rural Landscape Protection Zone	MuBr/6, MuBr/7, MuBr/8, MuBr/25, MuBr/26, MuBr/27, MuBr/28, MuBr/32, MuBr/33, MuBr/47
Rural Living Zone	MuBr/5, MuBr/6, MuBr/7, MuBr/17, MuBr/18, MuBr/19, MuBr/21, MuBr/22, MuBr/23, MuBr/25, MuBr/26, MuBr/27, MuBr/28, MuBr/30, MuBr/33, MuBr/34, MuBr/35, MuBr/41, MuBr/44, MuBr/45, MuBr/47
Urban Employment Zone	MuBr/7

## **Policy Area Maps**

Policy Area Name	Policy Area Map Numbers
Brinkley Road Policy Area 1	MuBr/9, MuBr/47
Central Policy Area 3	MuBr/1, MuBr/2, MuBr/6, MuBr/7, MuBr/8, MuBr/9, MuBr/10, MuBr/11, MuBr/13, MuBr/14, MuBr/15, MuBr/25, MuBr/26, MuBr/27, MuBr/32, MuBr/34, MuBr/35, MuBr/36, MuBr/41, MuBr/42, MuBr/43, MuBr/44, MuBr/45, MuBr/47
East Policy Area 4	MuBr/1, MuBr/4, MuBr/5, MuBr/10, MuBr/19, MuBr/23, MuBr/24, MuBr/31, MuBr/34, MuBr/35, MuBr/37, MuBr/38, MuBr/49
North Central Policy Area 5	MuBr/1, MuBr/2, MuBr/3, MuBr/4, MuBr/5, MuBr/7, MuBr/8, MuBr/16, MuBr/17, MuBr/18, MuBr/20, MuBr/40, MuBr/48
North West Policy Area 6	MuBr/1, MuBr/2
Rural Fringe Policy Area 7	MuBr/9, MuBr/22, MuBr/23, MuBr/24, MuBr/30, MuBr/31, MuBr/32, MuBr/33, MuBr/34, MuBr/35, MuBr/36, MuBr/47
South West Policy Area 8	MuBr/1, MuBr/6, MuBr/7, MuBr/9, MuBr/12, MuBr/13, MuBr/15, MuBr/41
Mixed Use Policy Area 9	MuBr/21
Large Retail Policy Area 10	MuBr/21
Retail Core Policy Area 11	MuBr/21
Parklands Policy Area 12	MuBr/21
Urban Waterfront Policy Area 13	MuBr/21
Education Policy Area 14	MuBr/21
Hindmarsh Raod Policy Area 15	MuBr/28, MuBr/32, MuBr/33
Narooma Policy Area 18	MuBr/22, MuBr/29
Low Density Policy Area 19	MuBr/17, MuBr/18, MuBr/19, MuBr/22, MuBr/23, MuBr/26, MuBr/27, MuBr/29, MuBr/33, MuBr/34, MuBr/42

Policy Area Name	Policy Area Map Numbers
Southern Area Policy Area 20	MuBr/47
Equine Rural Living Policy Area 21	MuBr/47
Equine Recreation Policy Area 22	MuBr/47

## **Precinct Maps**

Precinct Name	Precinct Map Numbers
Precinct 1 Mobilong Correctional Facilities	MuBr/21
Precinct 2 Sixth Street	MuBr/21
Precinct 3 Adelaide Road	MuBr/21
Precinct 4 Freeway Service Centre	MuBr/7
Precinct 5 Rural Interface	MuBr/7
Precinct 6 Quarry and Riverfront	MuBr/22, MuBr/29
Precinct 7 Woodlane	MuBr/39
Precinct 8 River Glen	MuBr/10
Precinct 9 Queen Louisa	MuBr/30, MuBr/34, MuBr/35
Precinct 10 Central East	MuBr/19
Precinct 11 One Hectare	MuBr/6, MuBr/19, MuBr/21, MuBr/22, MuBr/23, MuBr/34, MuBr/35, MuBr/41
Precinct 12 Two Hectare	MuBr/7, MuBr/19, MuBr/23, MuBr/25, MuBr/26, MuBr/27, MuBr/28, MuBr/33, MuBr/34
Precinct 13 Ten Hectare Precinct	MuBr/44, MuBr/45
Precinct 14 Sunnyside	MuBr/5
Precinct 15 Callington (Eastern Portion)	MuBr/41
Precinct 16 Mypolonga	MuBr/40
Precinct 17 Monteith	MuBr/38
Precinct 18 Woods Point	MuBr/42
Precinct 19 Jervois	MuBr/43
Precinct 20 Wellington	MuBr/44, MuBr/45, MuBr/46
Precinct 22 Mobilong Correctional Facilities	MuBr/8
Precinct 23 Flagstaff Road	MuBr/9, MuBr/10

## **Historic Conservation Area**

Area	Overlay Map - Heritage
Historic Conservation Area 1	MuBr/21

## **Overlay Maps**

Overlay Map - Type	Overlay Map Numbers
Development Constraints	MuBr/1, MuBr/3, MuBr/4, MuBr/5, MuBr/10, MuBr/11, MuBr/12, MuBr/13, MuBr/14, MuBr/15, MuBr/16, MuBr/17, MuBr/18, MuBr/19, MuBr/20, MuBr/21, MuBr/22, MuBr/23, MuBr/29, MuBr/30, MuBr/33, MuBr/34, MuBr/35, MuBr/36, MuBr/37, MuBr/38, MuBr/39, MuBr/40, MuBr/42, MuBr/43, MuBr/44, MuBr/45, MuBr/46, MuBr/47
Heritage	MuBr/1, MuBr/2, MuBr/4, MuBr/10, MuBr/19, MuBr/21, MuBr/22, MuBr/28, MuBr/34, MuBr/41, MuBr/46
Location	MuBr/1, MuBr/2, MuBr/3, MuBr/4, MuBr/5, MuBr/6, MuBr/7, MuBr/8, MuBr/9, MuBr/10, MuBr/11, MuBr/12, MuBr/13, MuBr/14, MuBr/15, MuBr/16, MuBr/17, MuBr/18, MuBr/19, MuBr/20, MuBr/21, MuBr/22, MuBr/23, MuBr/24, MuBr/25, MuBr/26, MuBr/27, MuBr/28, MuBr/29, MuBr/30, MuBr/31, MuBr/32, MuBr/32, MuBr/33, MuBr/34, MuBr/35, MuBr/36, MuBr/37, MuBr/38, MuBr/39, MuBr/40, MuBr/41, MuBr/42, MuBr/43, MuBr/44, MuBr/45, MuBr/46, MuBr/47
Natural Resources	MuBr/1, MuBr/2, MuBr/3, MuBr/5, MuBr/7, MuBr/10, MuBr/11, MuBr/12, MuBr/13, MuBr/14, MuBr/15, MuBr/18, MuBr/19, MuBr/34, MuBr/35, MuRr/45
Noise and Air Emissions	MuBr/33, MuBr/34
Transport	MuBr/1, MuBr/2, MuBr/3, MuBr/4, MuBr/5, MuBr/6, MuBr/7, MuBr/8, MuBr/10, MuBr/11, MuBr/12, MuBr/13, MuBr/14, MuBr/15, MuBr/16, MuBr/19, MuBr/20, MuBr/21, MuBr/22, MuBr/23, MuBr/25, MuBr/26, MuBr/27, MuBr/28, MuBr/29, MuBr/30, MuBr/31, MuBr/32, MuBr/32, MuBr/33, MuBr/34, MuBr/35, MuBr/36, MuBr/41, MuBr/42, MuBr/43, MuBr/44, MuBr/45, MuBr/46, MuBr/47

## **Bushfire Protection Overlay Maps**

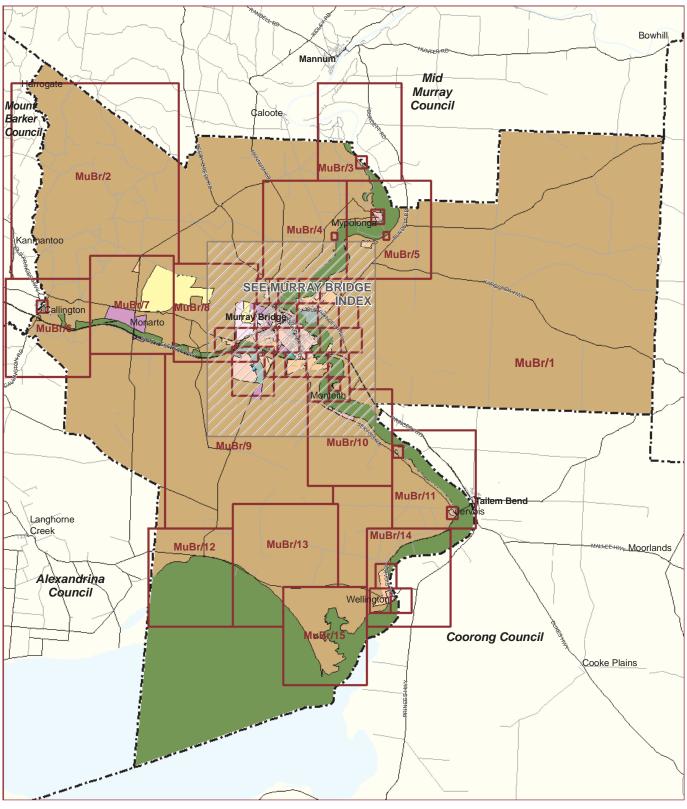
Bushfire Map Type	BPA Map Numbers	
Bushfire Protection - Bushfire Risk	MuBr/1, MuBr/2, MuBr/3, MuBr/4, MuBr/5, MuBr/6, MuBr/7, MuBr/8, MuBr/9, MuBr/10, MuBr/11, MuBr/12, MuBr/13	

## **Concept Plan Maps**

Concept Plan Title	Concept Plan Map Numbers
General Industry Zone	MuBr/1
General Industry Zone (Brinkley Road Policy Area 1)	MuBr/2
Monarto South	MuBr/3
Motor Sport Facility and Organic Composting Buffer Zone (Murray Bridge - Primary Production)	MuBr/4
Recreation Zone (Murray Bridge East)	MuBr/5
Swanport Road Development Restriction	MuBr/6
Residential (Narooma)	MuBr/7
Rural Living (Central East)	MuBr/8
East Side	MuBr/9
Country Township Zone (Mypolonga)	MuBr/10

Concept Plan Title	Concept Plan Map Numbers
River Murray Settlement Zone (Woodlane)	MuBr/11
River Murray Settlement Zone (River Glen)	MuBr/12
Hindmarsh Road	MuBr/13
Equine Recreation	MuBr/14
Southern Area Residential	MuBr/15
Development Constraints (Water Management Areas)	MuBr/16
Murray Bridge Town Centre	MuBr/17
Car Parking Fund (Murray Bridge Town Centre)	MuBr/18
Allied Food Industry – Value Adding (Flagstaff Road)	MuBr/19
Rural Living (Swanport)	MuBr/20

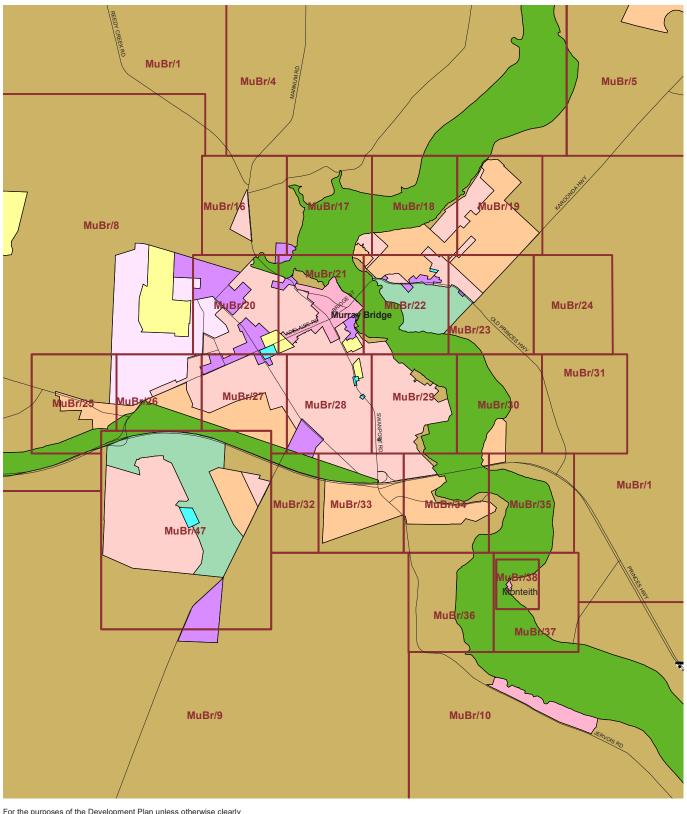
## **Spatial Extent Maps**



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 MuBr/1 to Map MuBr/49 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**

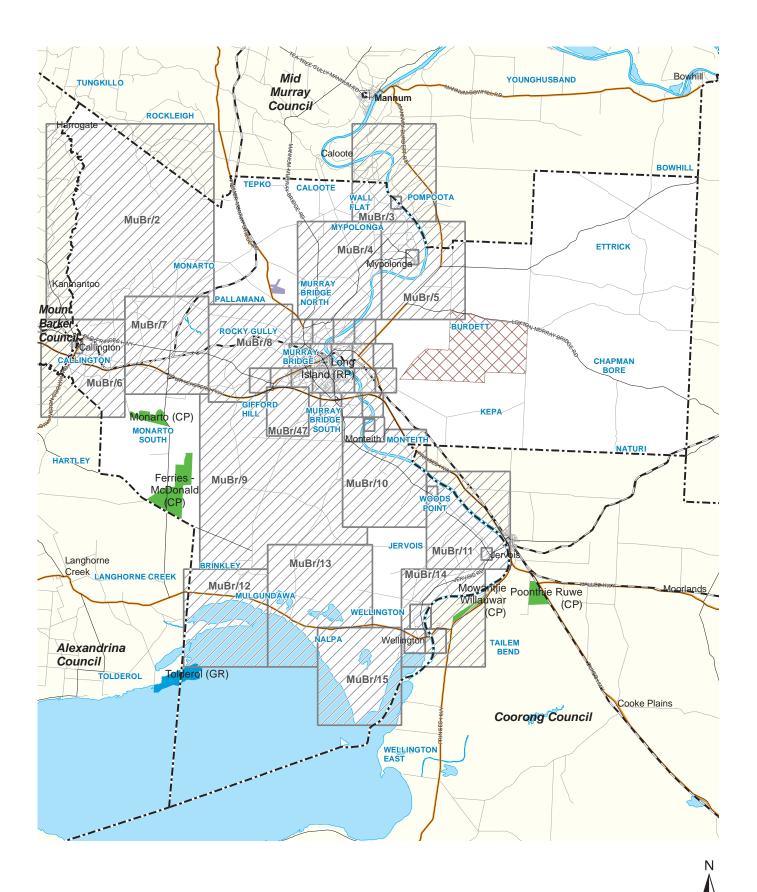


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps MuBr/1 to Map MuBr/49 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the 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.



#### MURRAY BRIDGE

#### **Enlargement Index Map**

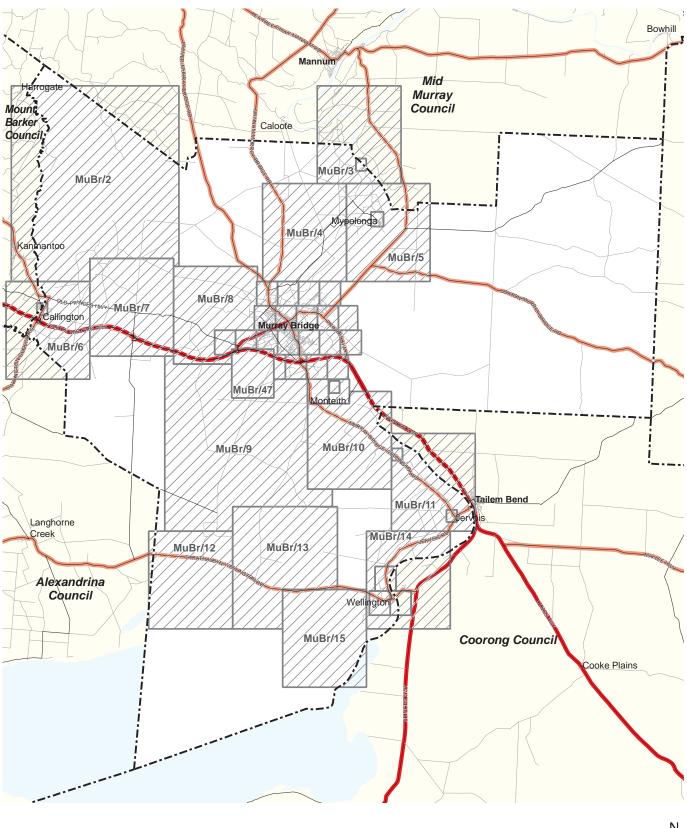




## Location Map MuBr/1

0

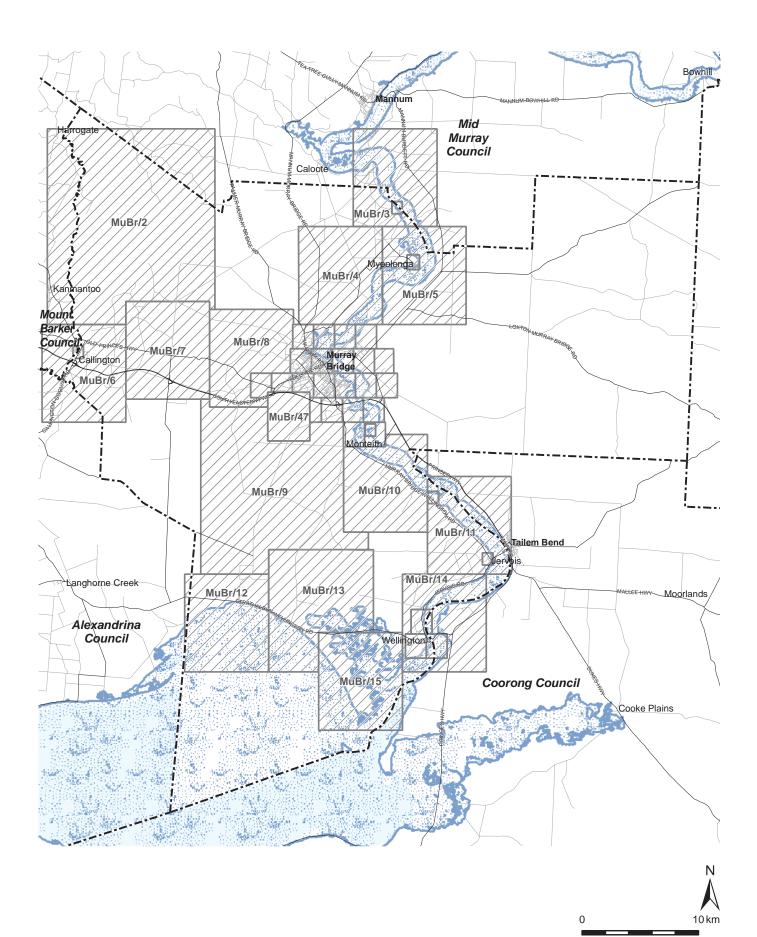
10 km



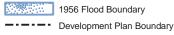


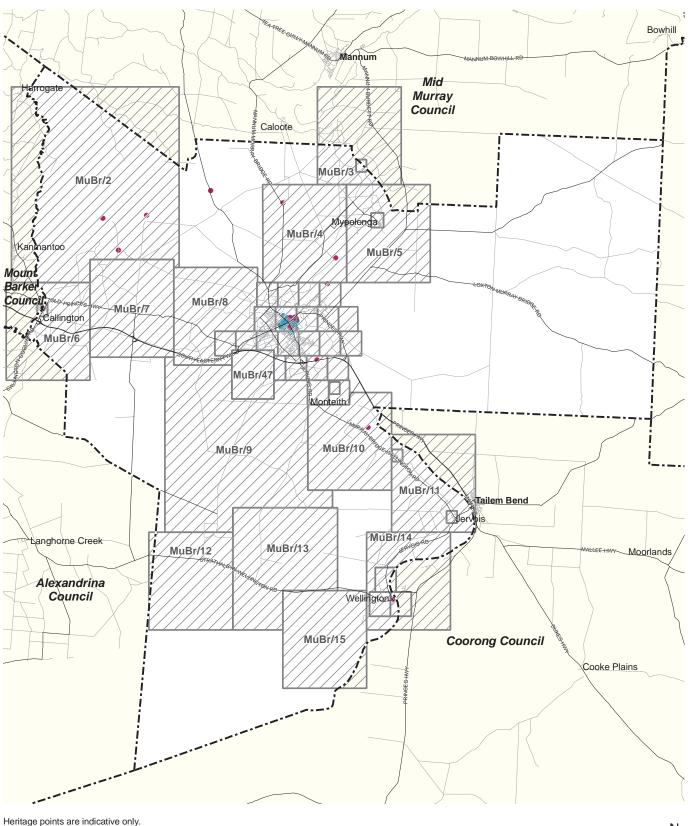
#### Overlay Map MuBr/1 TRANSPORT

Primary Arterial Roads
 Secondary Arterial Roads
 Development Plan Boundary



#### **Overlay Map MuBr/1** DEVELOPMENT CONSTRAINTS





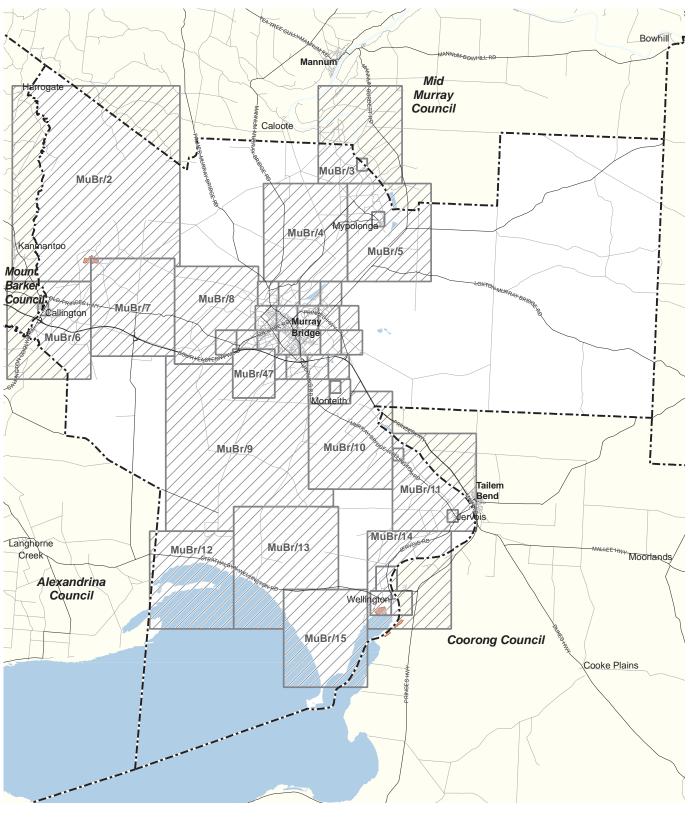
For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.



#### Overlay Map MuBr/1 HERITAGE

State heritage placeLocal heritage place

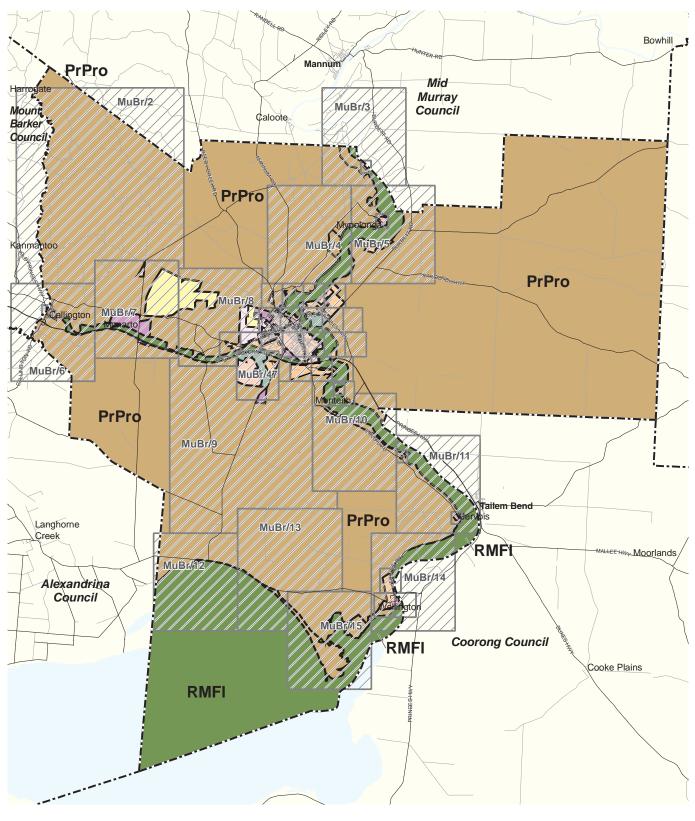
Development Plan Boundary





#### Overlay Map MuBr/1 NATURAL RESOURCES





See enlargement map for accurate representation.

## Zone Map MuBr/1

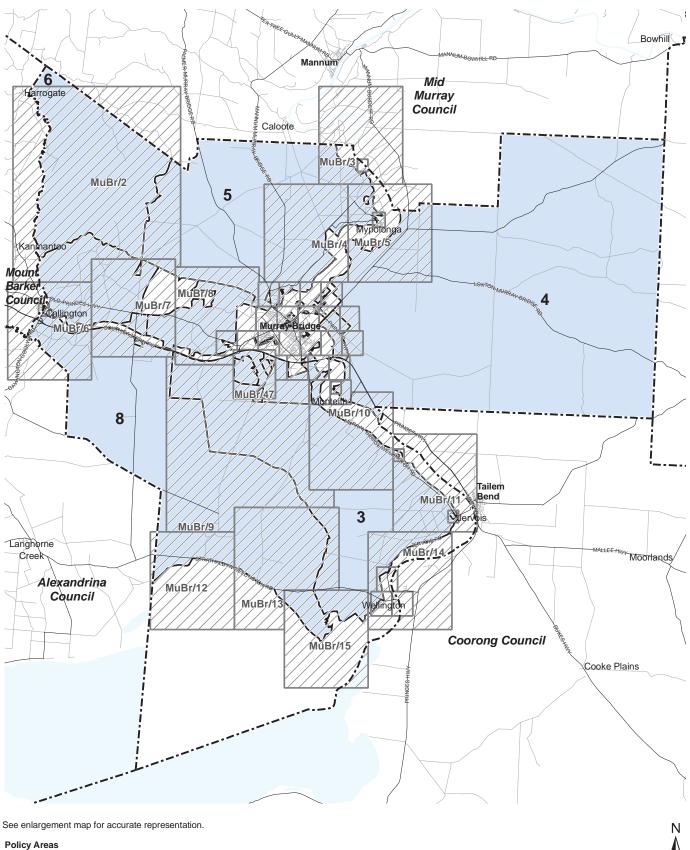
0



10 km

Zones



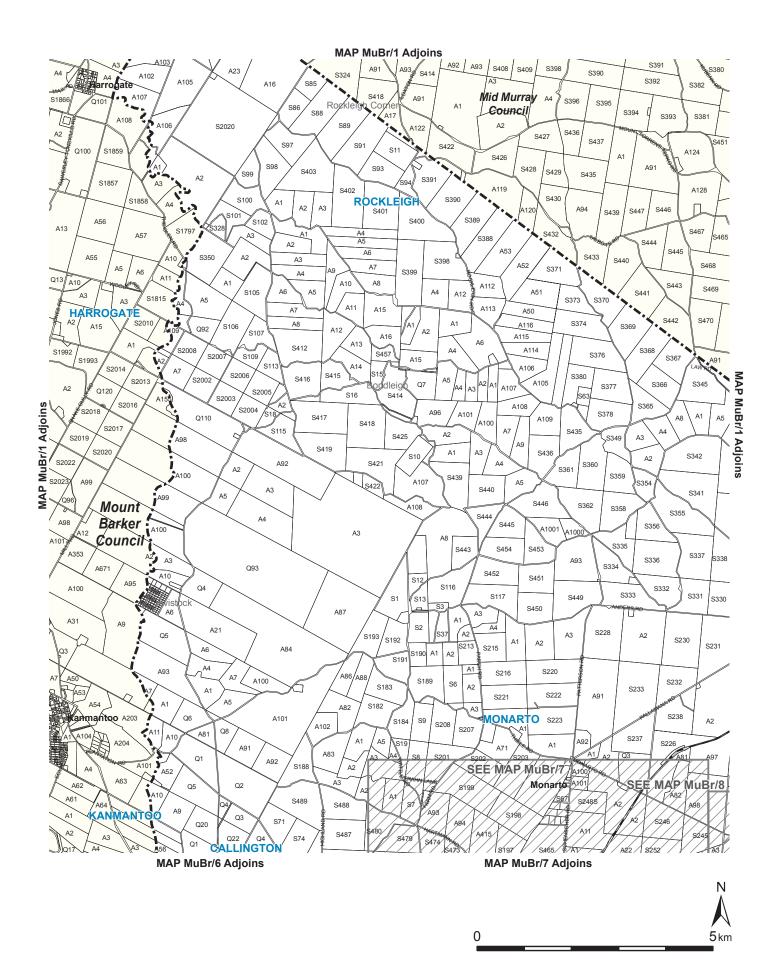


- Central Area
- 3 4 5 East Area
- North Central Area
- 6 North West Area
- 8 South West Area

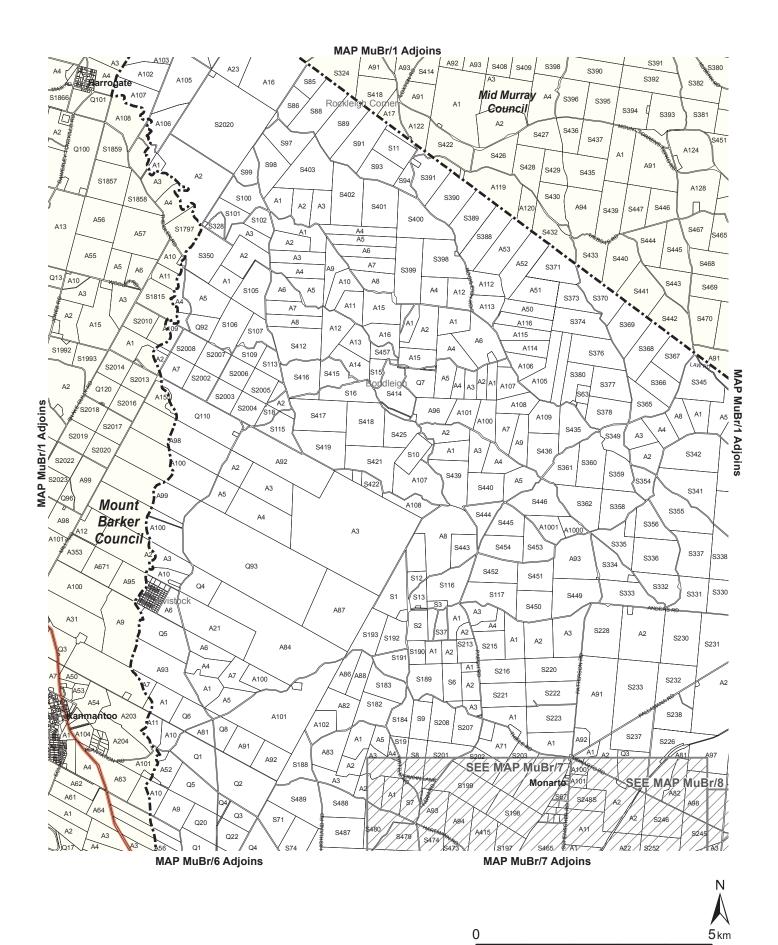
## Policy Area Map MuBr/1

0

10 km

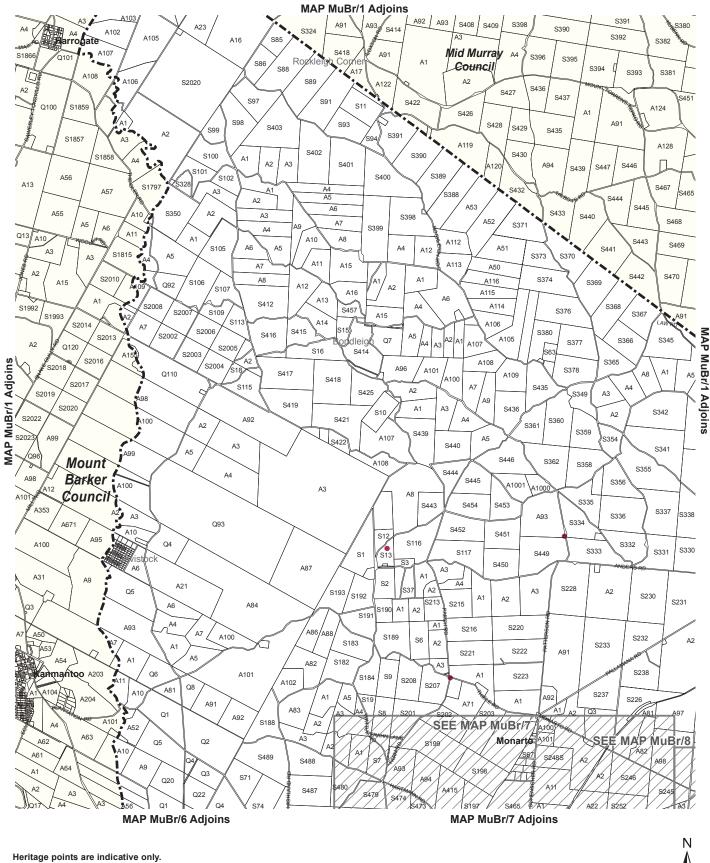


#### Location Map MuBr/2



Overlay Map MuBr/2 TRANSPORT

Secondary Arterial Roads
Development Plan Boundary



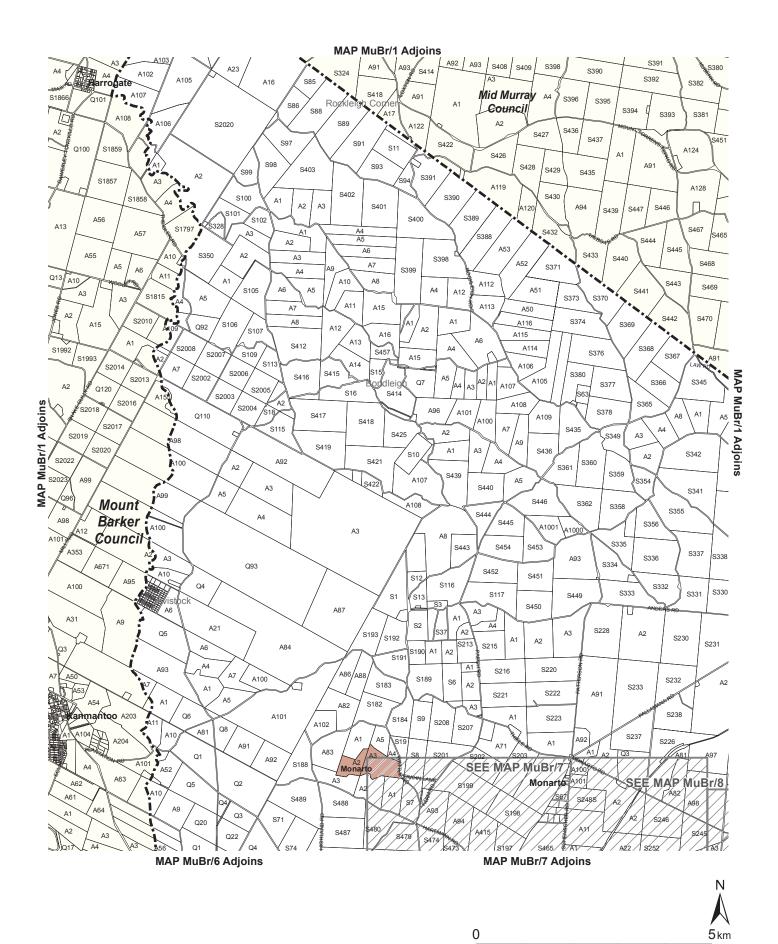
For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.

#### Overlay Map MuBr/2 HERITAGE

0

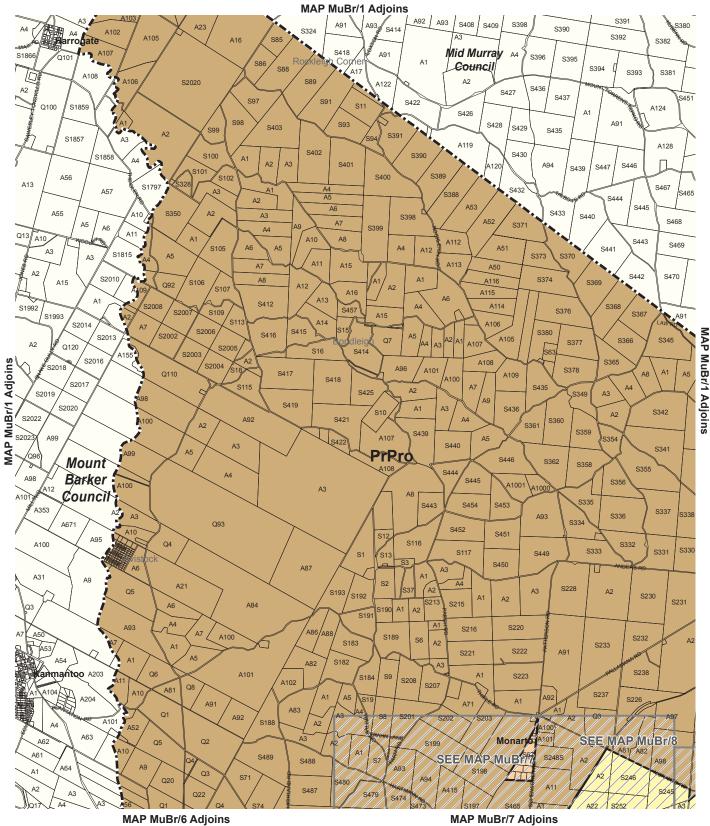
MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

5 km



**Overlay Map MuBr/2** NATURAL RESOURCES

Aboriginal Lands
Development Plan Boundary

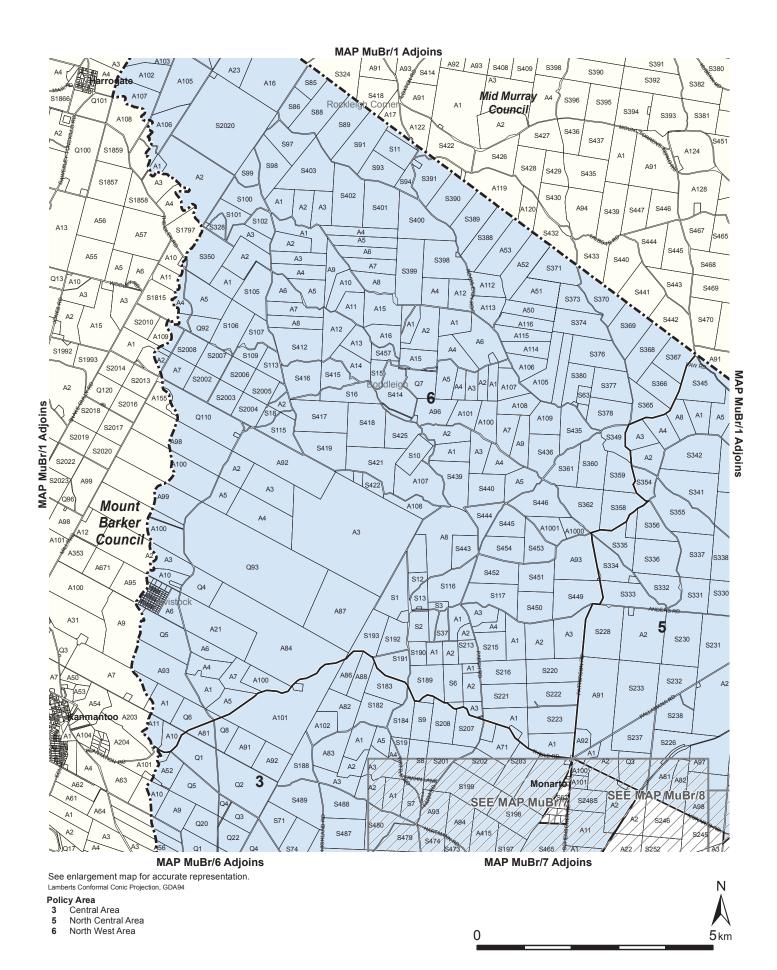


See enlargement map for accurate representation. Lamberts Conformal Conic Projection, GDA94

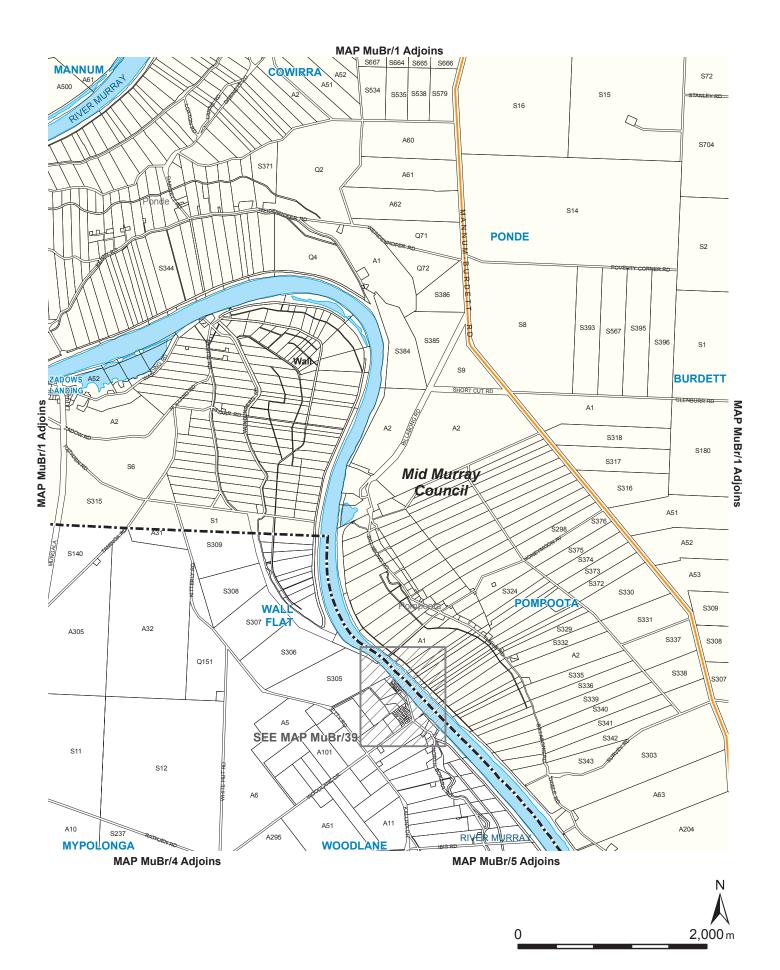
0\_\_\_\_\_\_N

## Zone Map MuBr/2

Zones
PrPro Primary Production
Zone Boundary
Development Plan Boundary

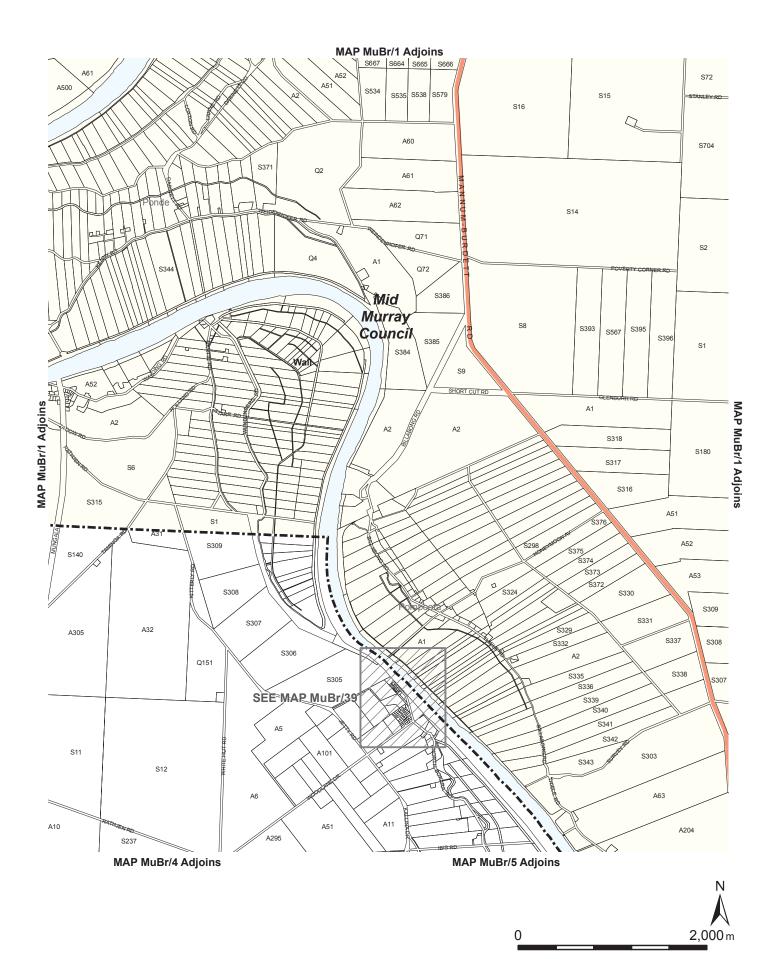


## Policy Area Map MuBr/2



## **Location Map MuBr/3**

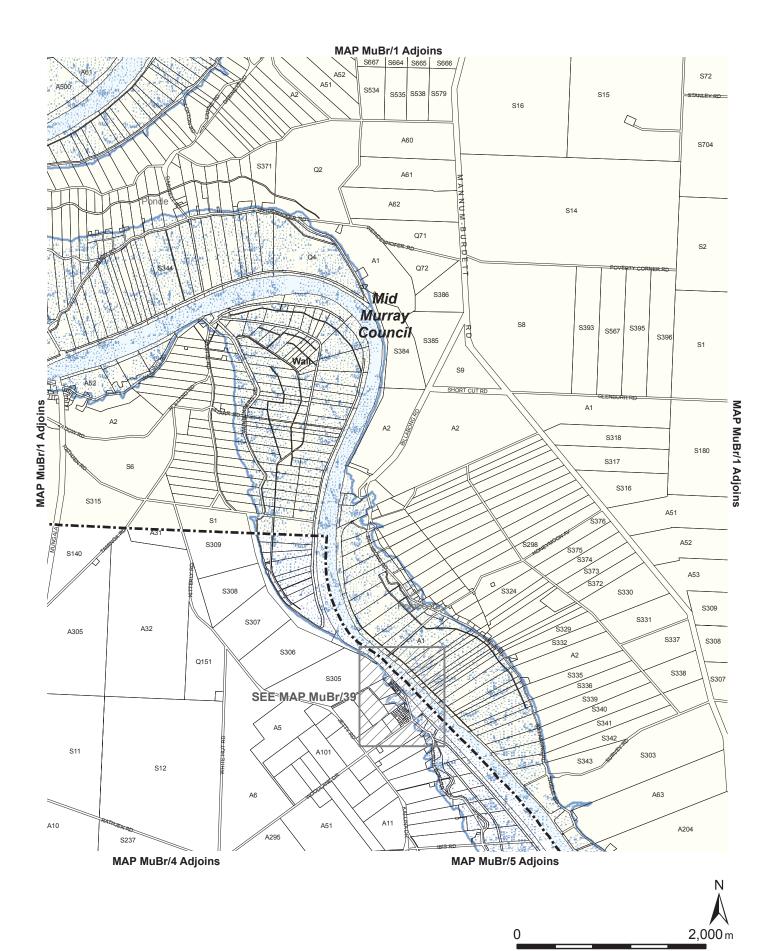
Tourist Routes
Waterbodies
Development Plan Boundary



Overlay Map MuBr/3 TRANSPORT

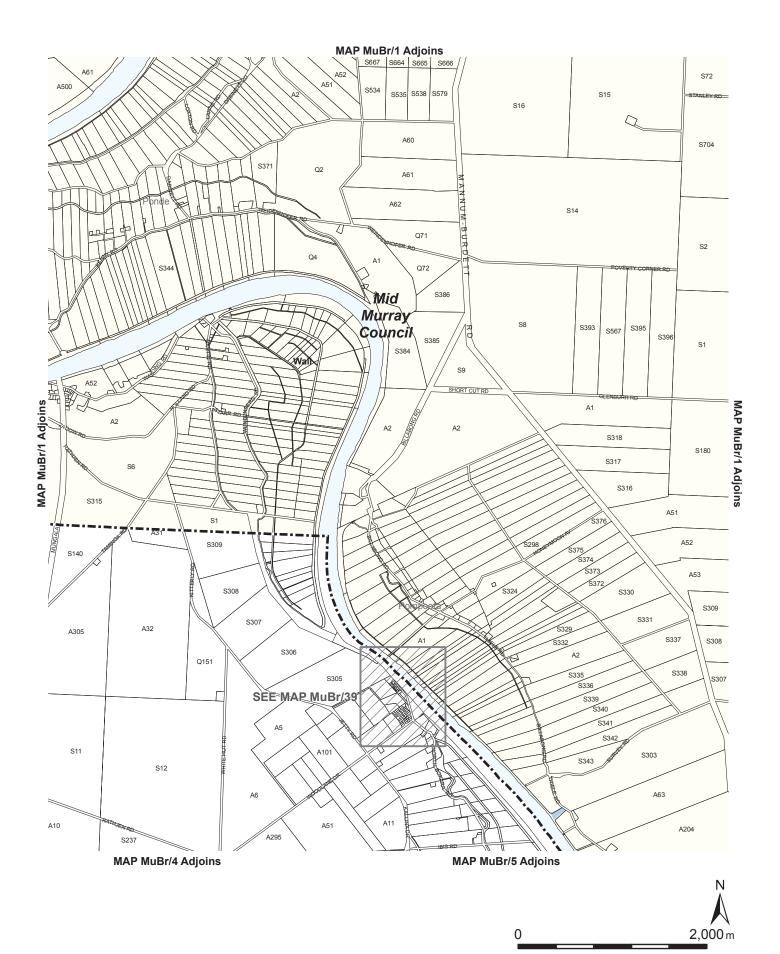
> MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Secondary Arterial Roads
Development Plan Boundary



**Overlay Map MuBr/3** DEVELOPMENT CONSTRAINTS

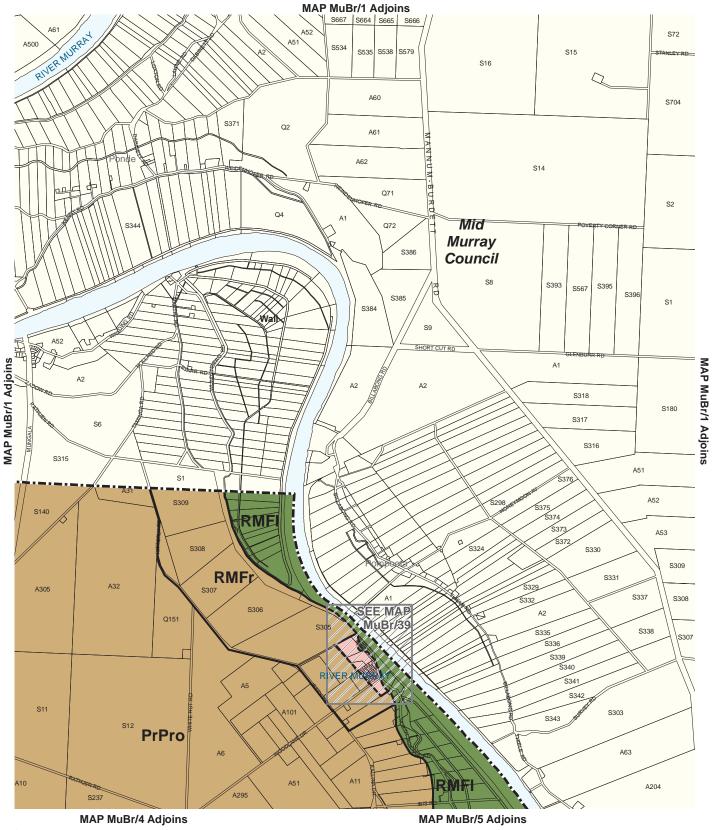




#### **Overlay Map MuBr/3** NATURAL RESOURCES

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Wetlands of National Importance
Development Plan Boundary



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

Primary Production

**River Murray Flood** 

River Murray Fringe Zone Boundary

Development Plan Boundary

Zones

PrPro

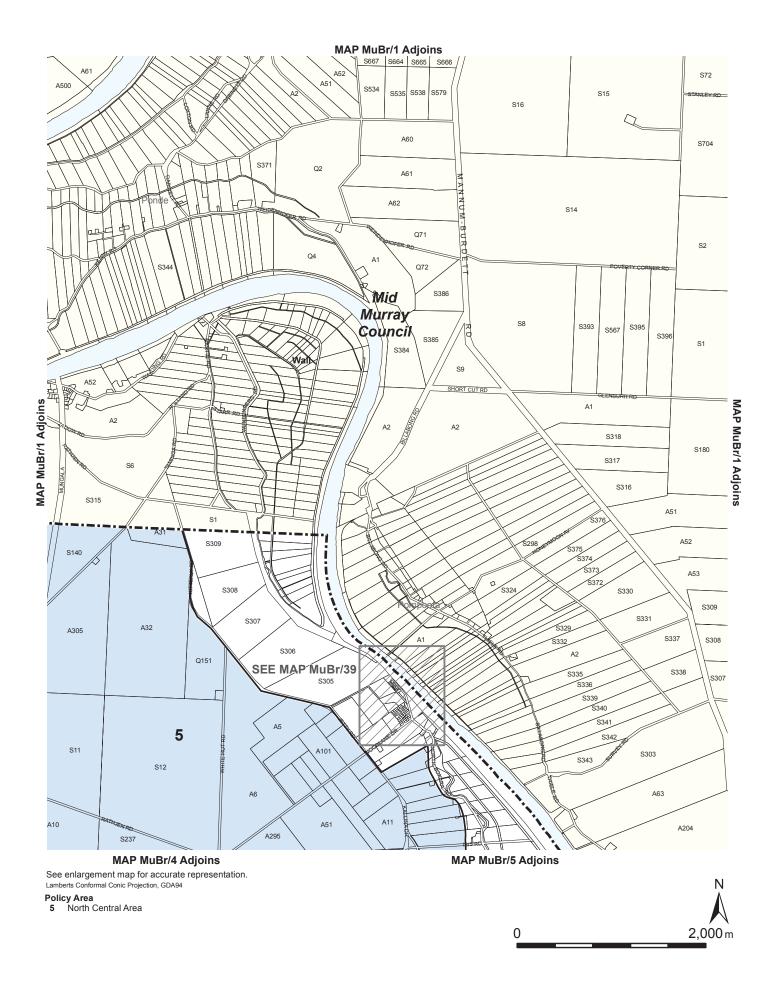
RMFI

RMFr

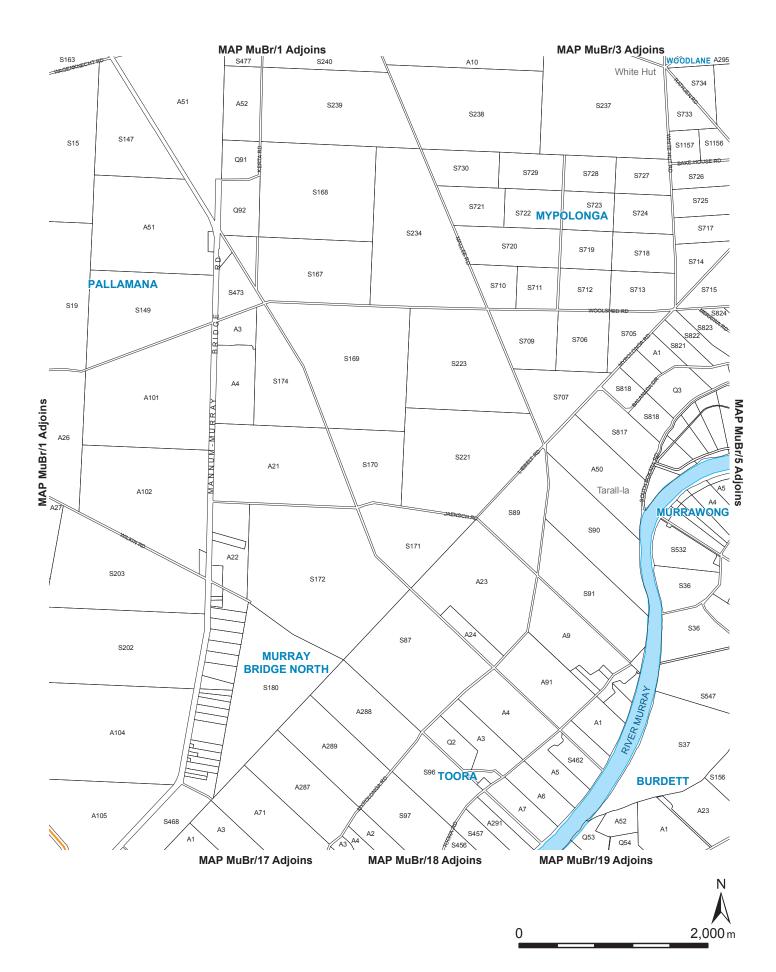
0 2,000 m

## Zone Map MuBr/3

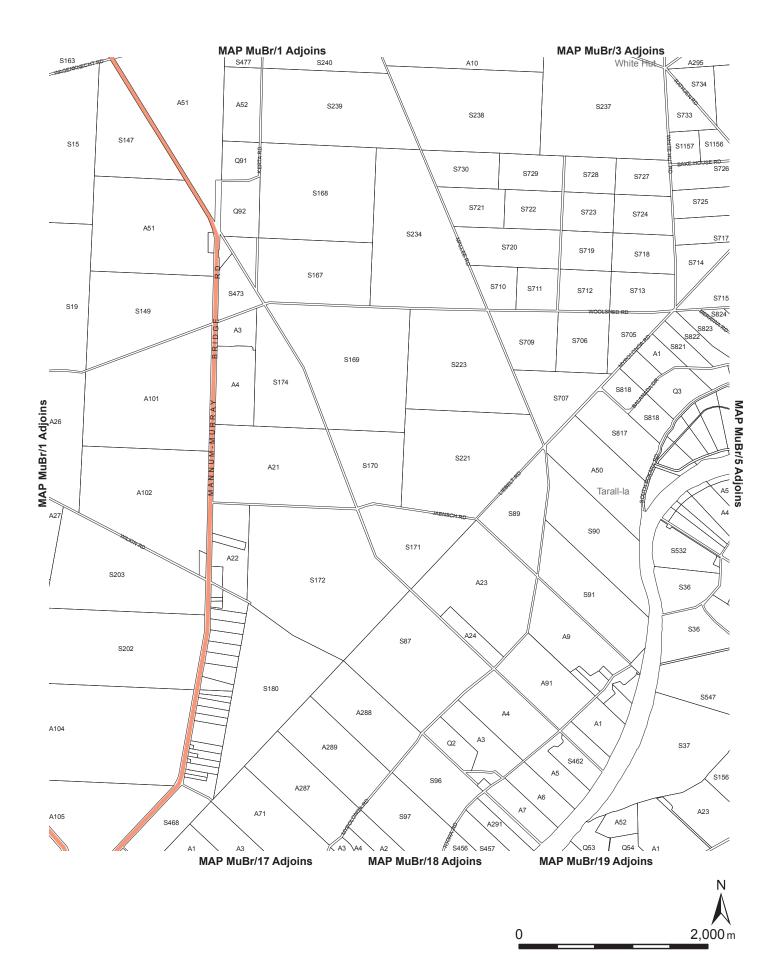
\_\_\_\_\_



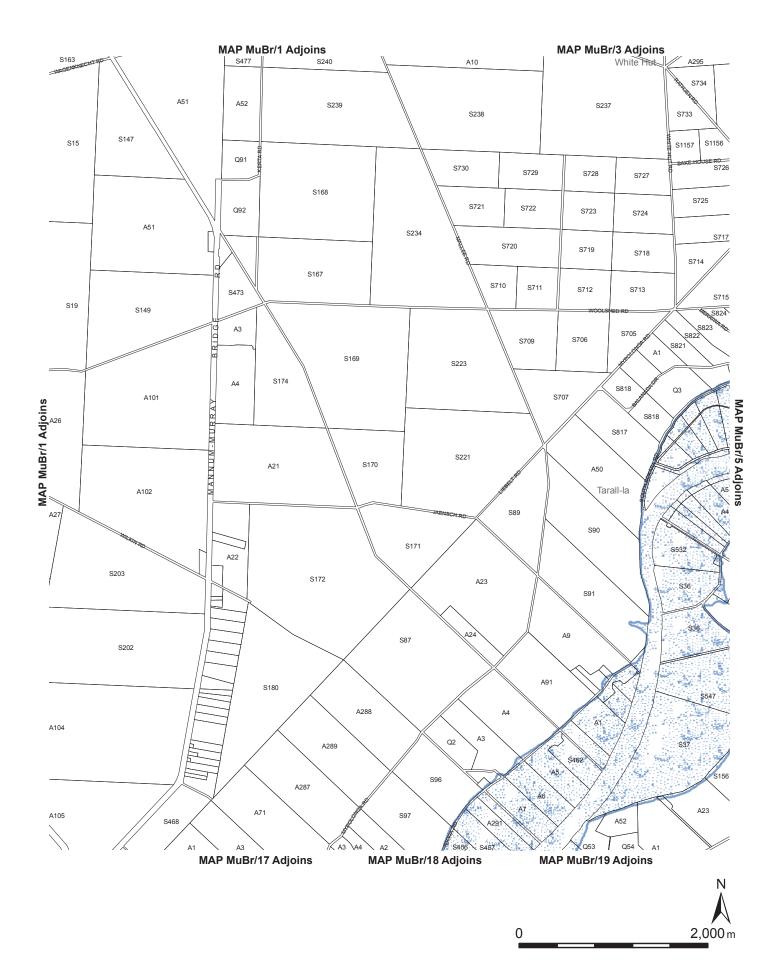
## Policy Area Map MuBr/3



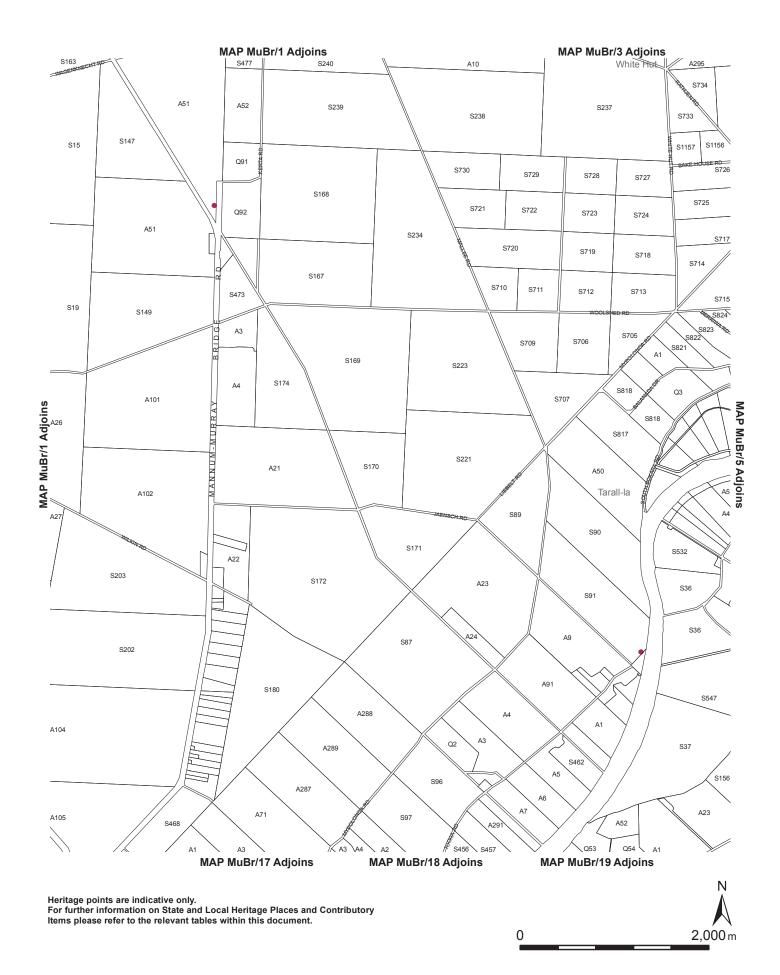
## **Location Map MuBr/4**



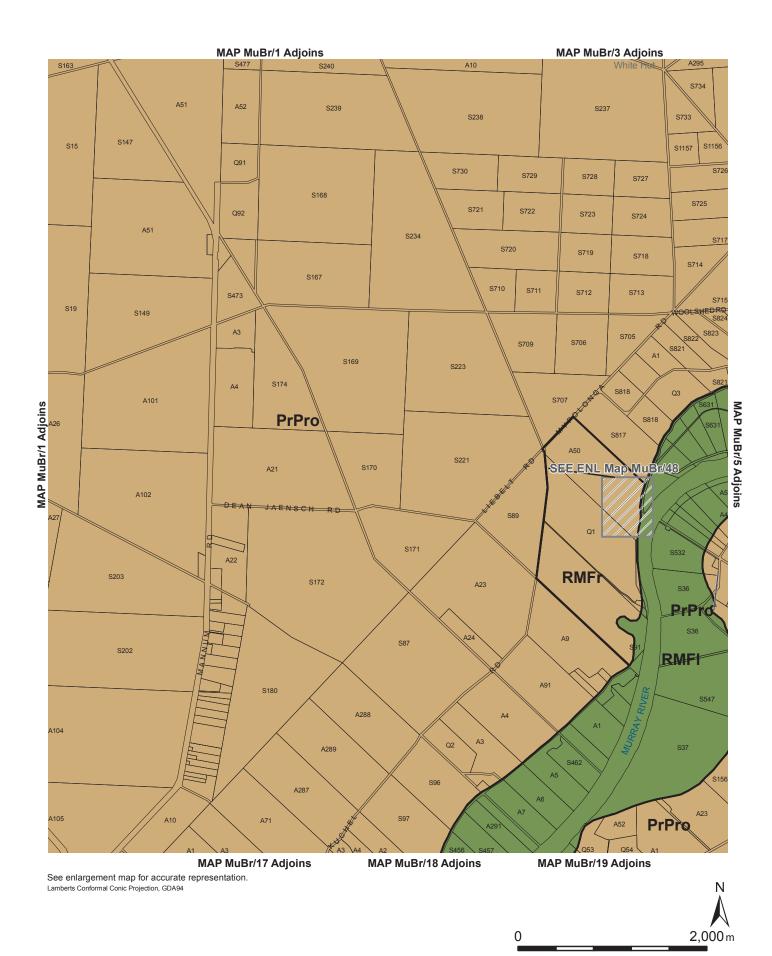
#### Overlay Map MuBr/4 TRANSPORT



#### **Overlay Map MuBr/4** DEVELOPMENT CONSTRAINTS



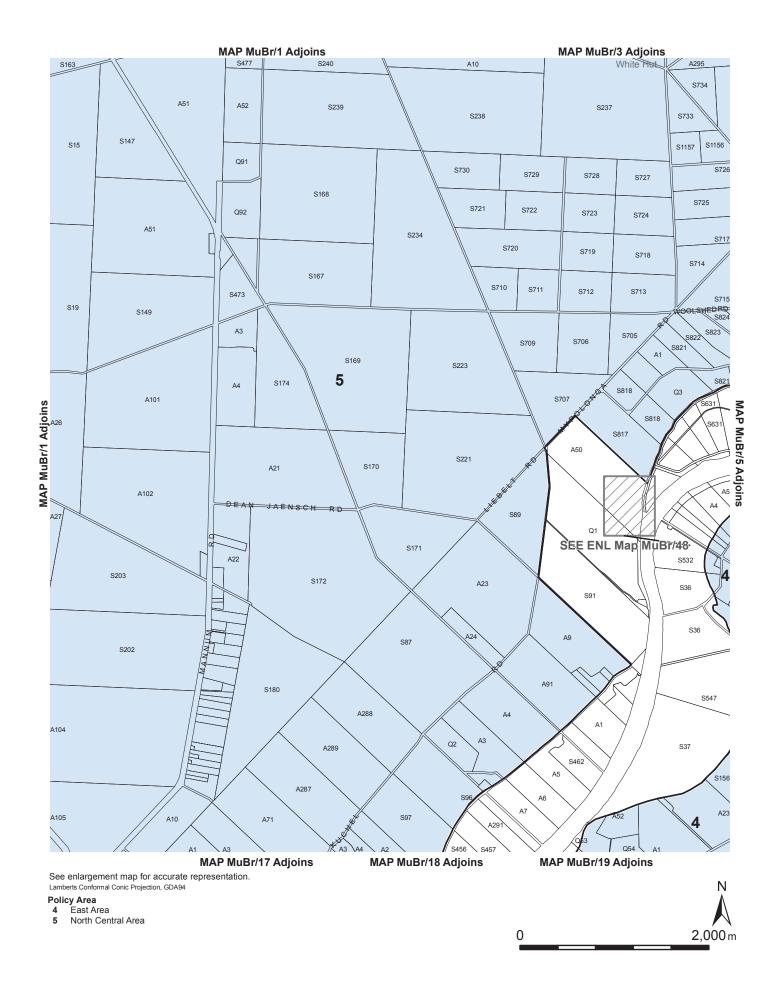
#### Overlay Map MuBr/4 HERITAGE



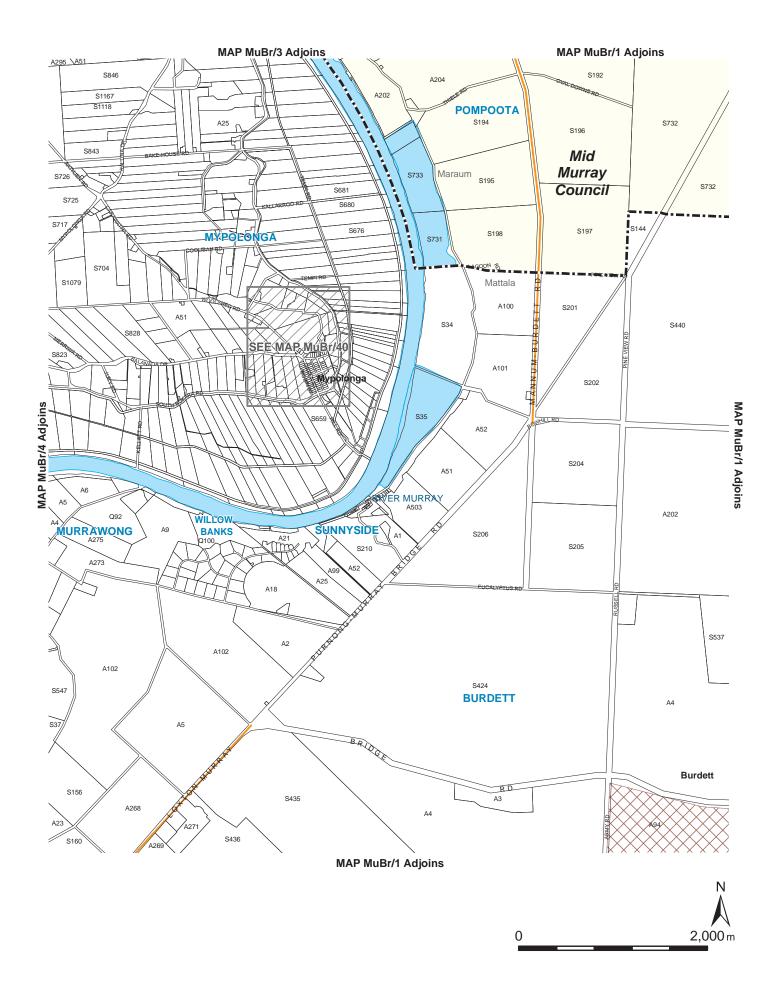
## Zone Map MuBr/4

#### Zones

PrPro Primary Production
RMFI River Murray Flood
RMFr River Murray Fringe
Zone Boundary

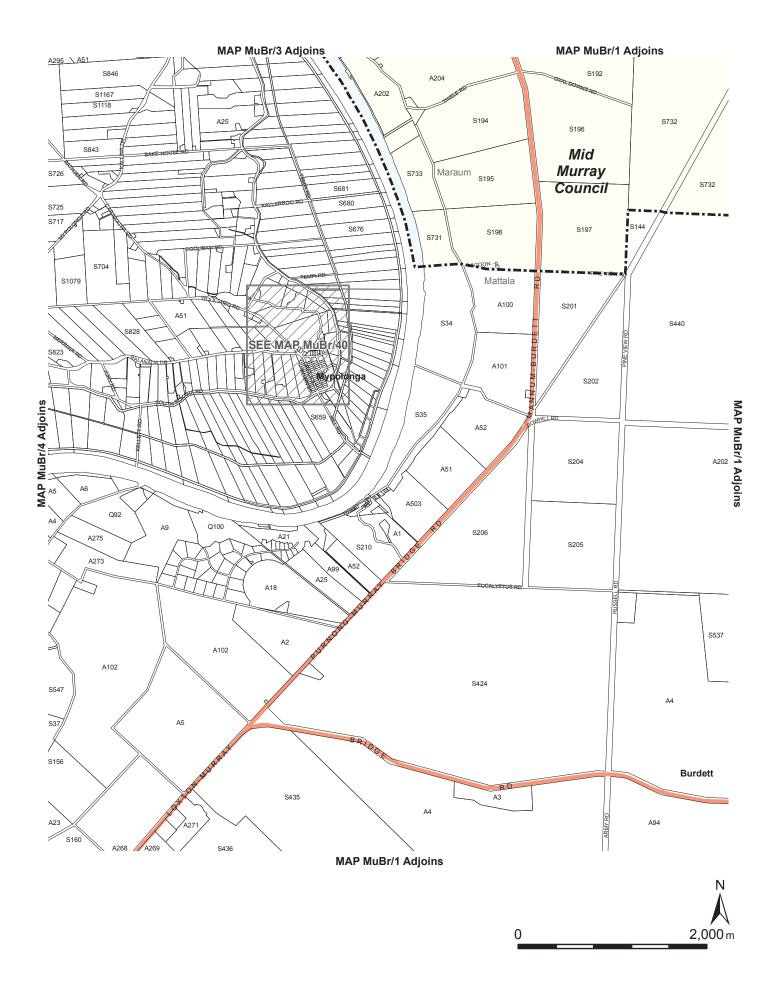


## Policy Area Map MuBr/4



## **Location Map MuBr/5**

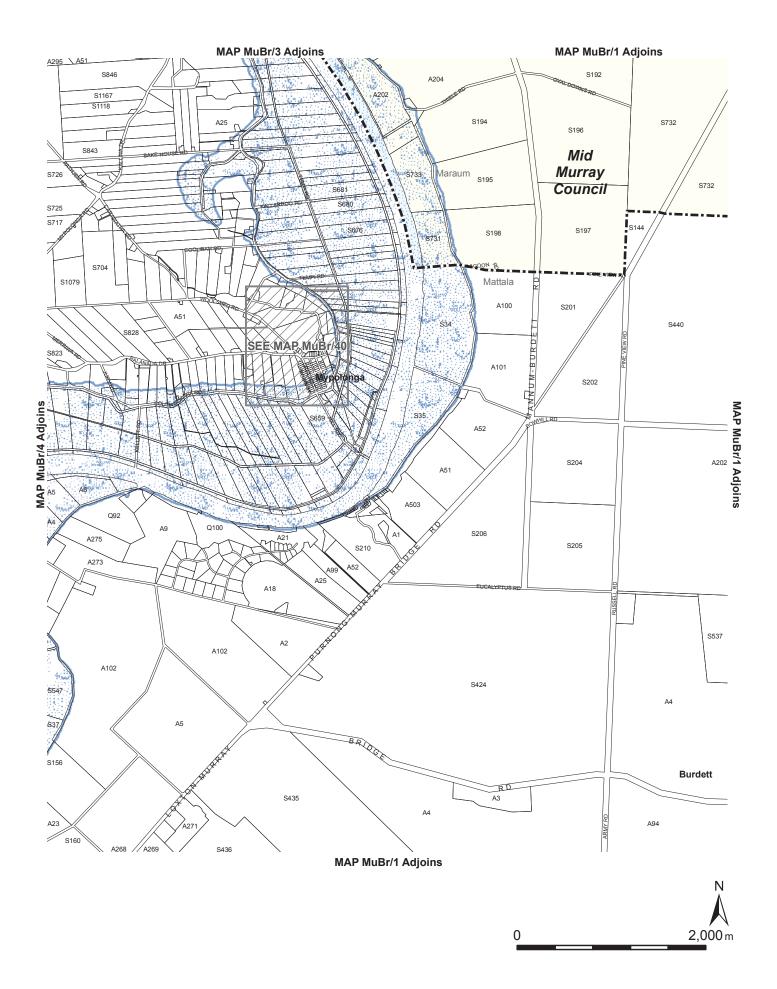




#### **Overlay Map MuBr/5** TRANSPORT

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Secondary Arterial Roads
Development Plan Boundary

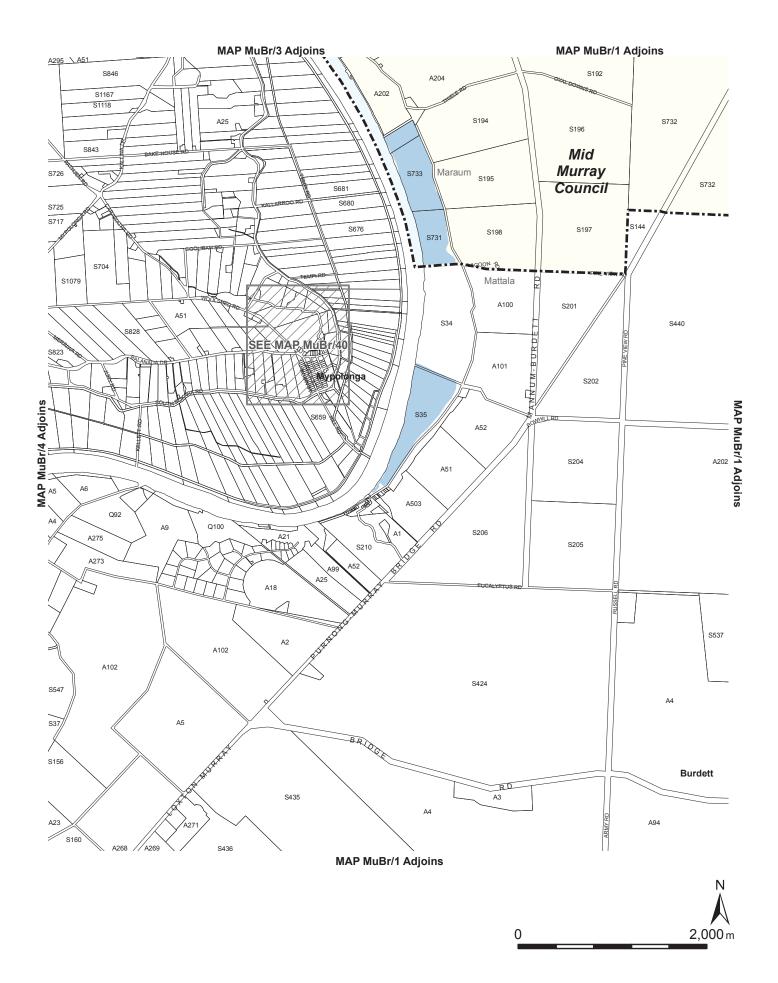


#### **Overlay Map MuBr/5** DEVELOPMENT CONSTRAINTS

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

 1956 Flood Boundary

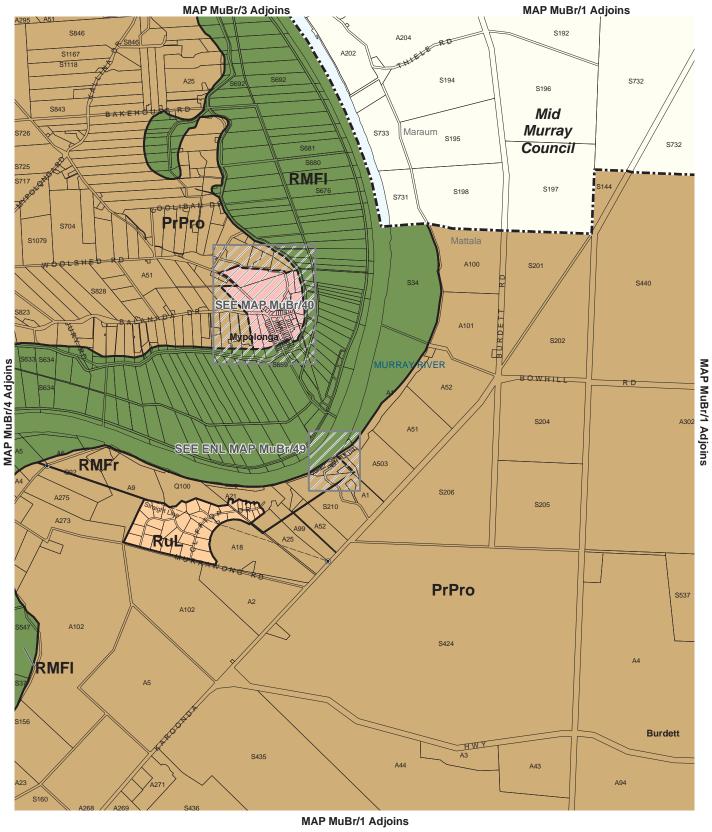
 Development Plan Boundary



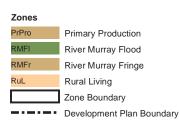
#### **Overlay Map MuBr/5** NATURAL RESOURCES

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Wetlands of National Importance
Development Plan Boundary

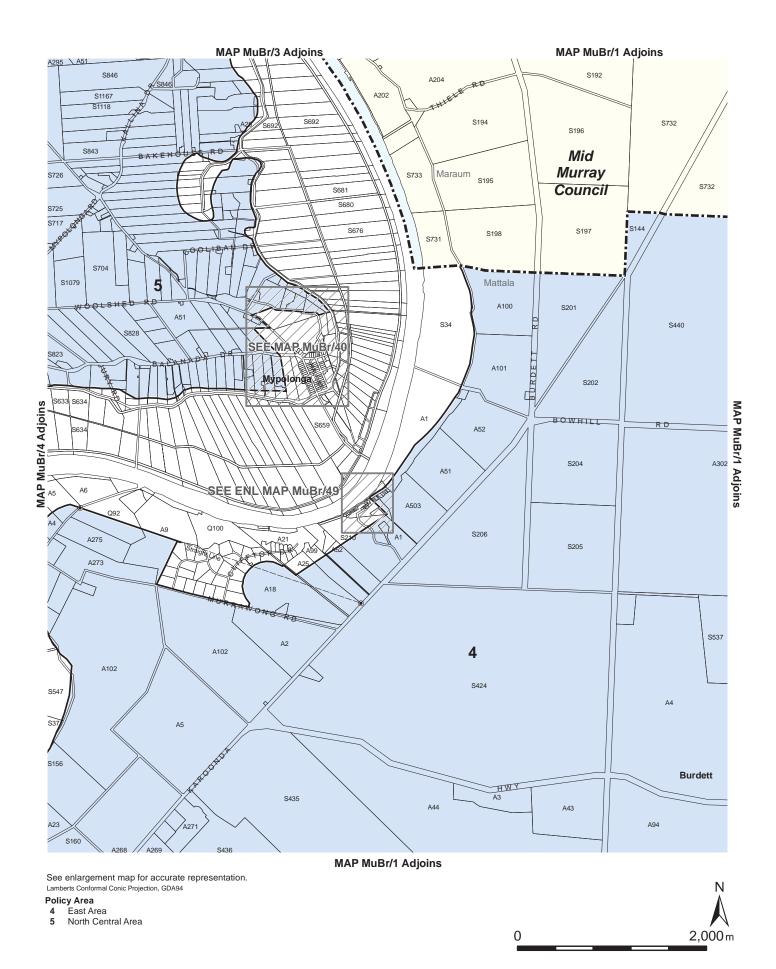


See enlargement map for accurate representation. Lamberts Conformal Conic Projection, GDA94

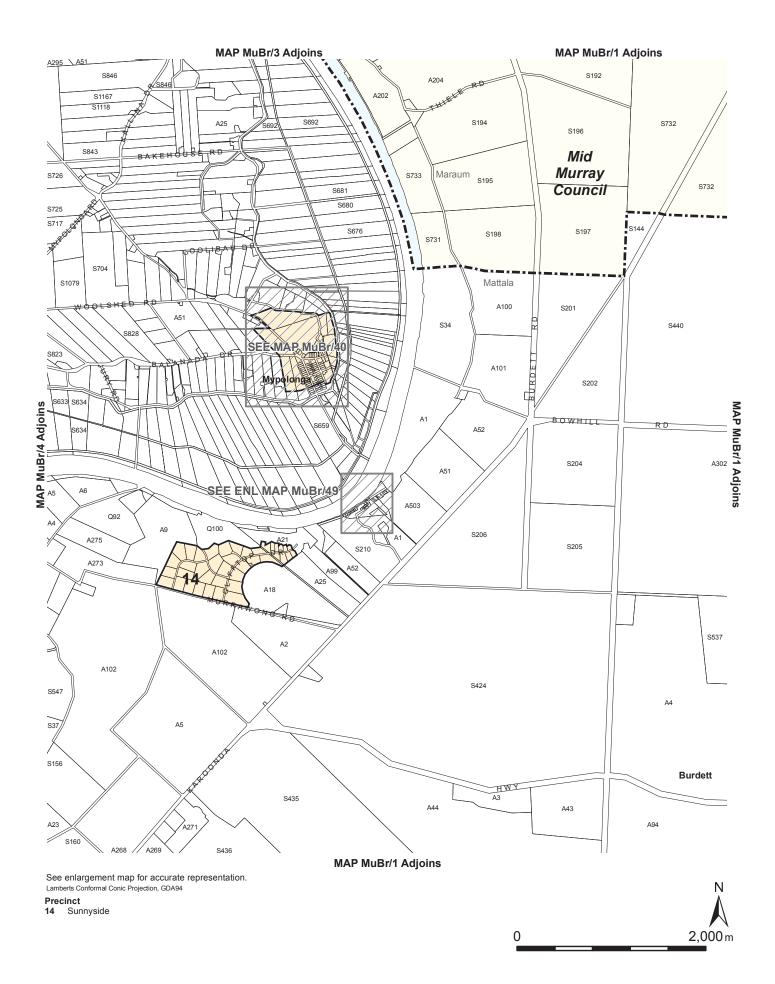




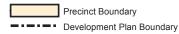
# Zone Map MuBr/5

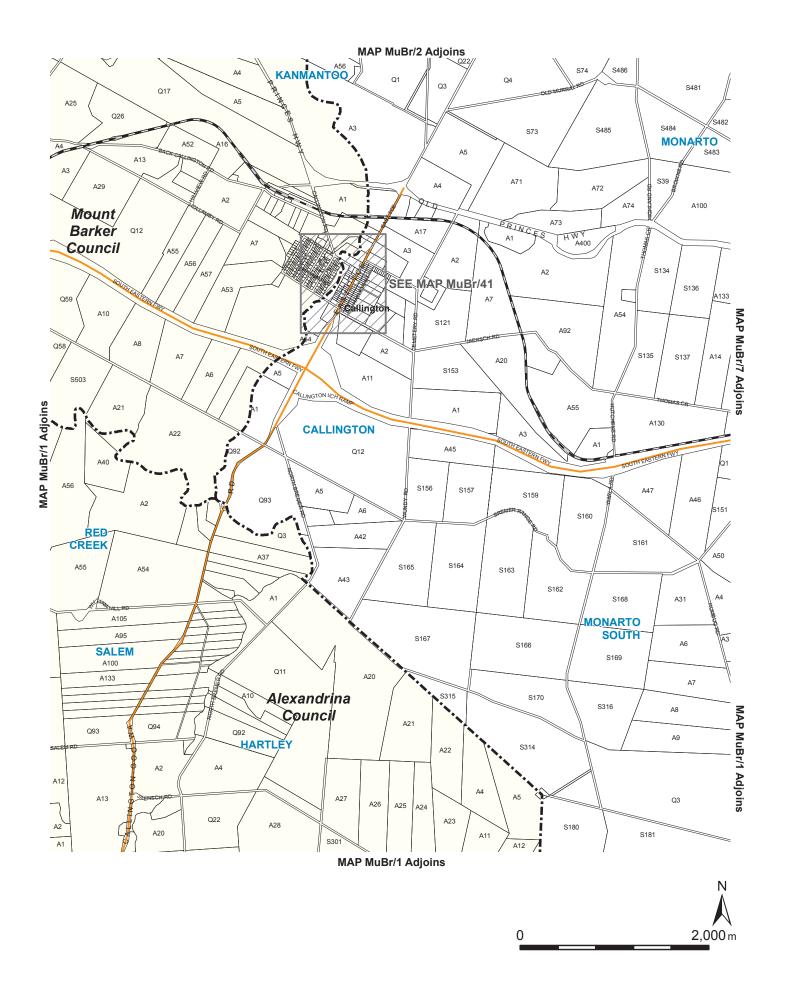


## Policy Area Map MuBr/5



## **Precinct Map MuBr/5**



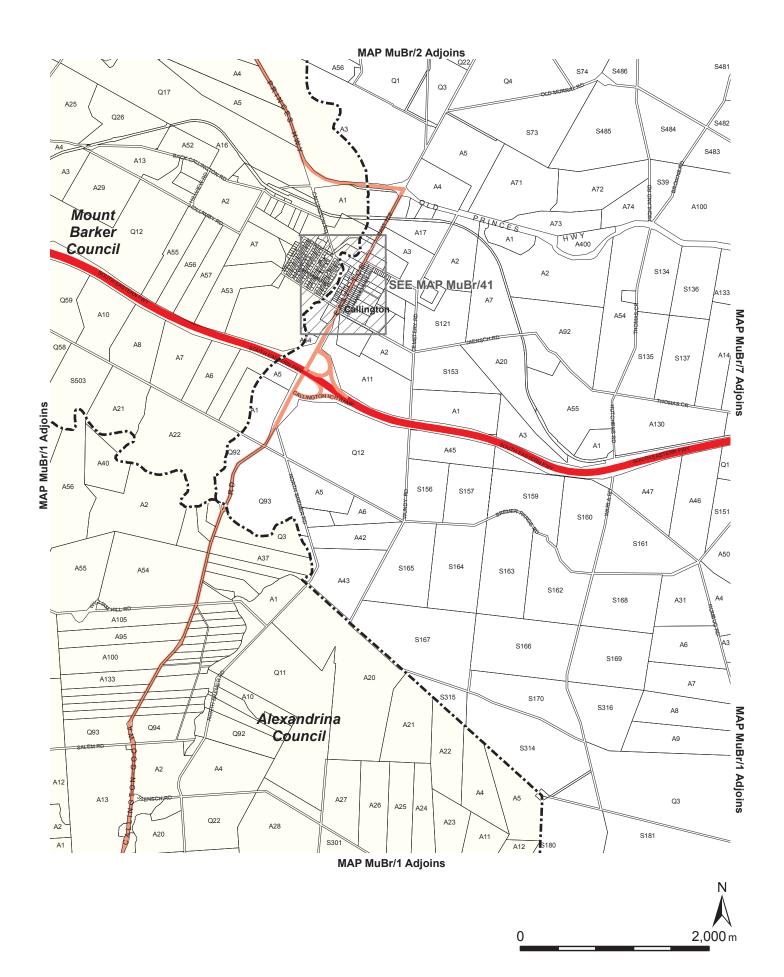


## **Location Map MuBr/6**

Railways

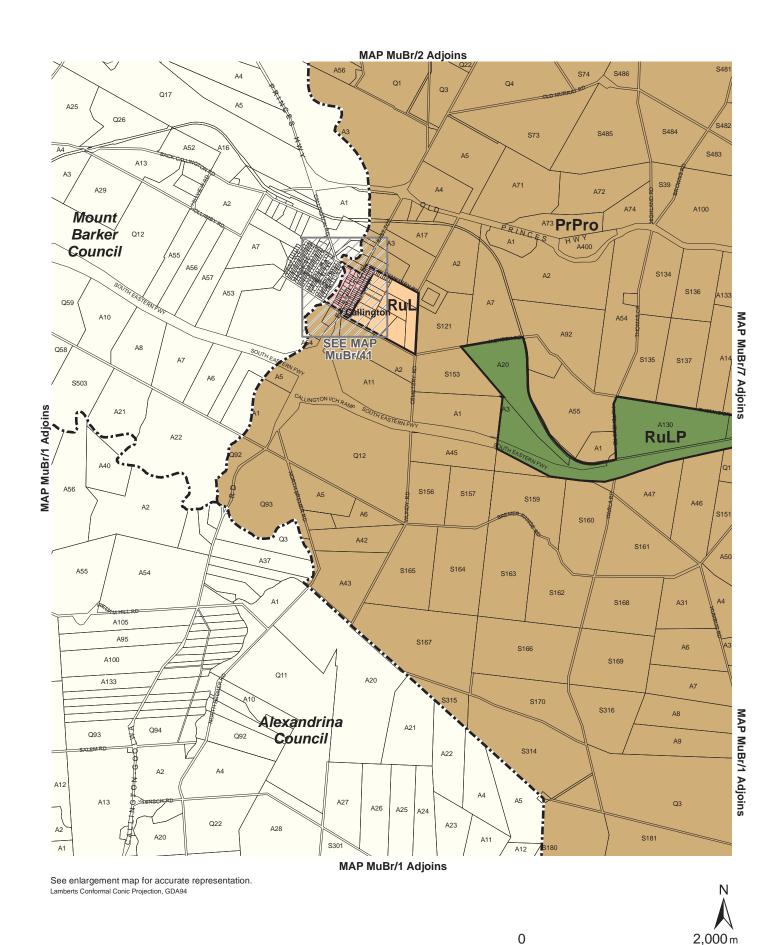
Tourist Routes

Development Plan Boundary



#### Overlay Map MuBr/6 TRANSPORT

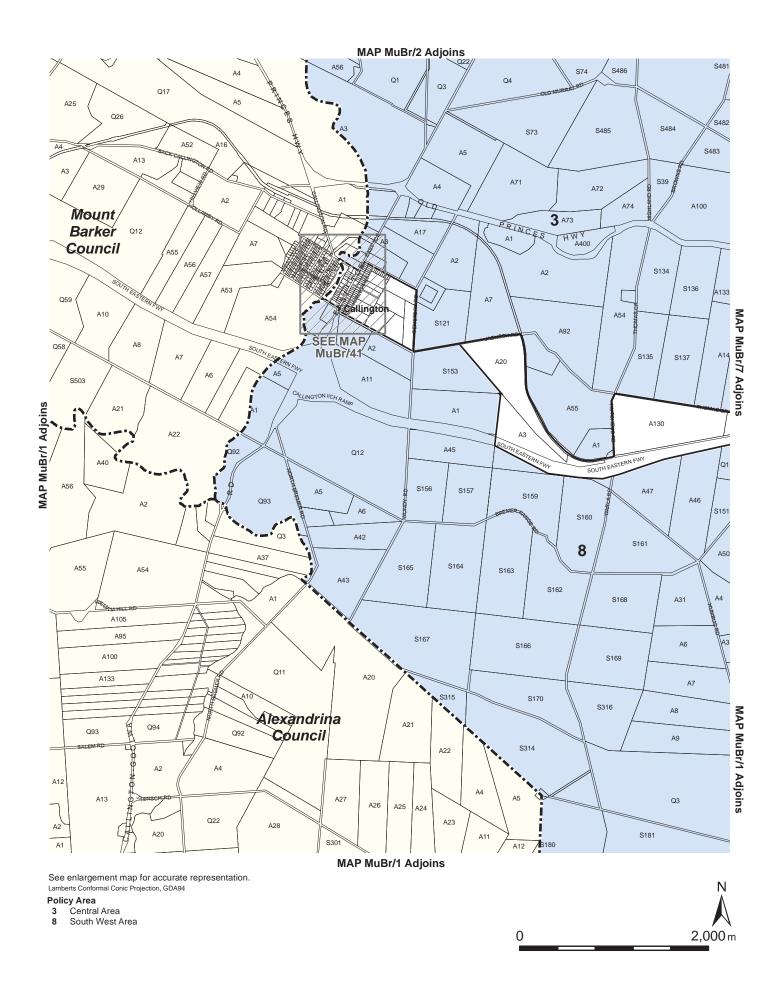
Primary Arterial Roads Secondary Arterial Roads Development Plan Boundary



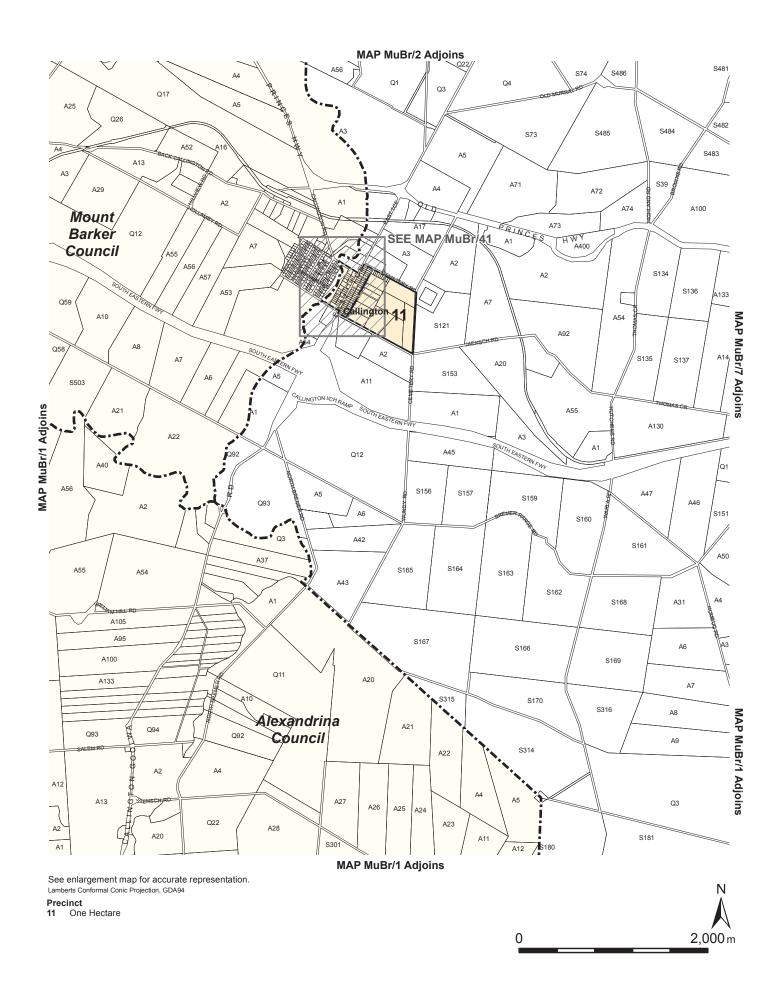


#### MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Zone Map MuBr/6



# Policy Area Map MuBr/6

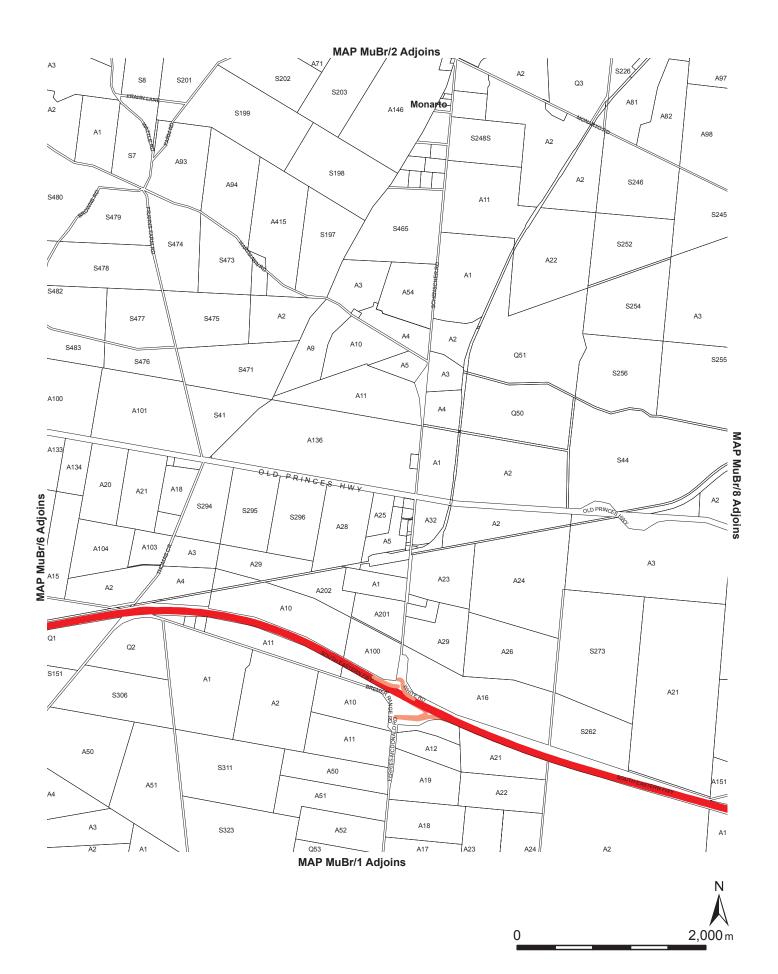


### Precinct Map MuBr/6



### **Location Map MuBr/7**

Railways

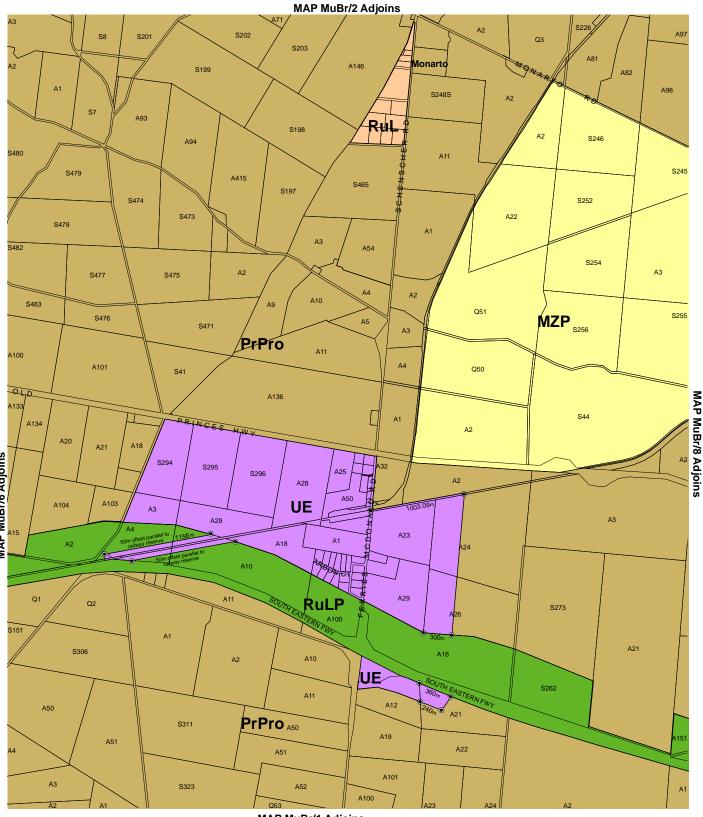


#### Overlay Map MuBr/7 TRANSPORT

Primary Arterial Roads
 Secondary Arterial Roads



#### **Overlay Map MuBr/7** NATURAL RESOURCES



MAP MuBr/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones MZP

RuL

UE

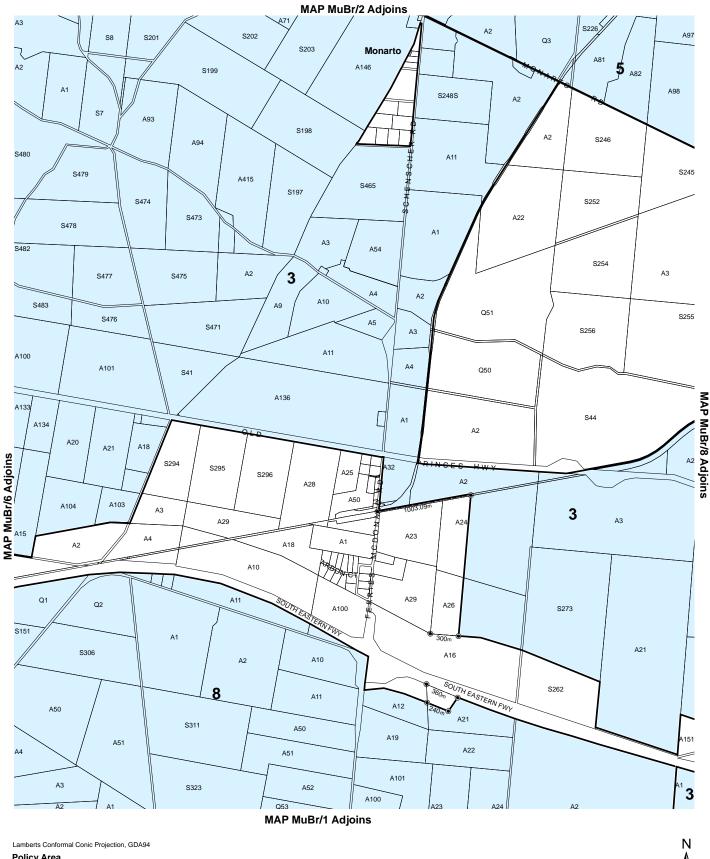
### 0 2,000 m

# Zone Map MuBr/7

Ν

Monarto Zoological Park PrPro Primary Production RuLP Rural Landscape Protection Rural Living Urban Employment Zone Boundary

**MAP MuBr/6 Adjoins** 

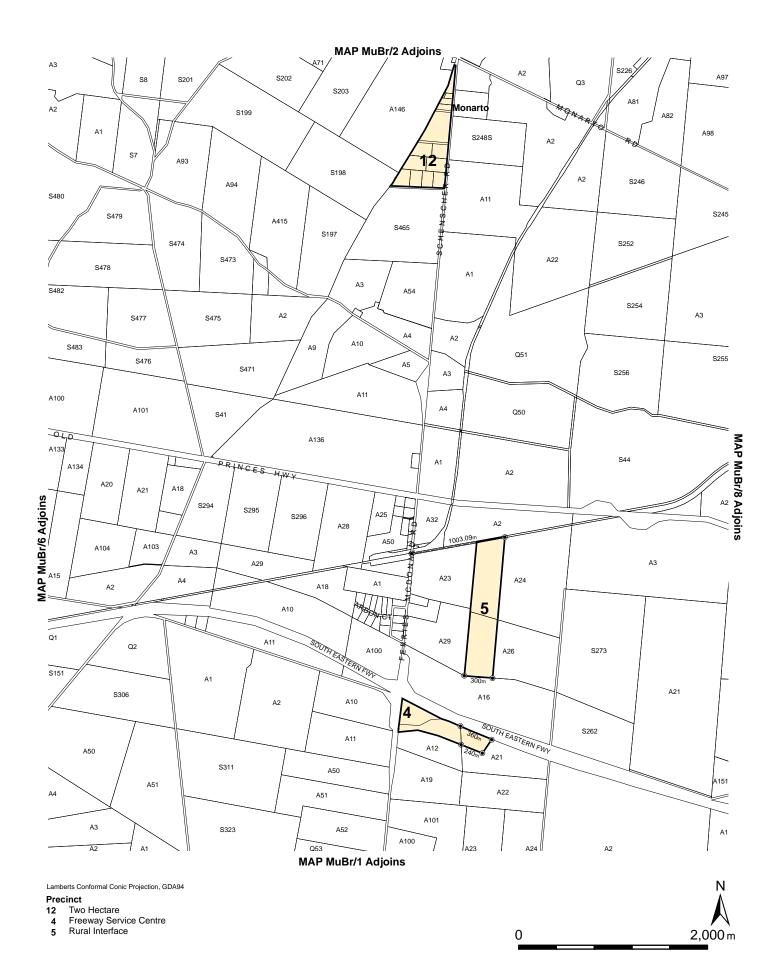




- 3 Central Area
- 5 North Central Area 8 South West Area
- 8 South West Area

0\_\_\_\_\_\_2,000 m

# Policy Area Map MuBr/7



# **Precinct Map MuBr/7**



# **Location Map MuBr/8**

Other Health Services
 Railways
 Tourist Routes

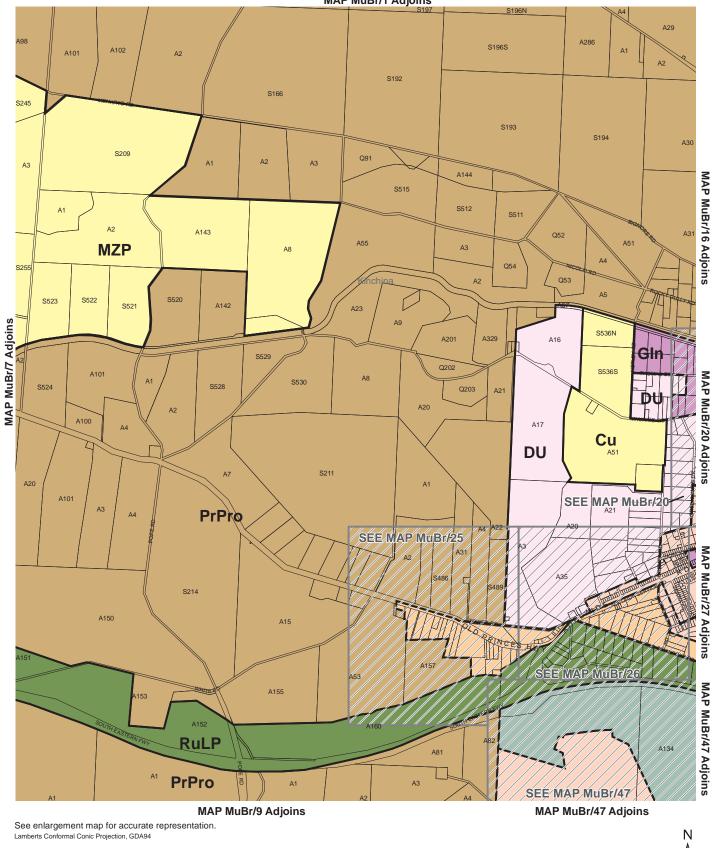


#### Overlay Map MuBr/8 TRANSPORT

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Primary Arterial Roads
 Secondary Arterial Roads

MAP MuBr/1 Adjoins



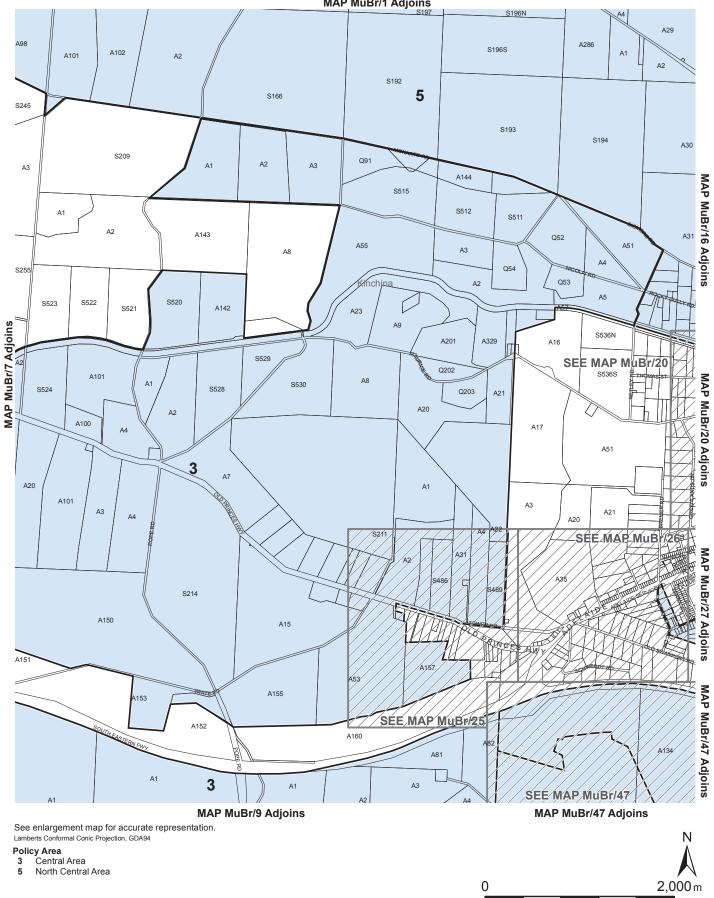


### Zone Map MuBr/8

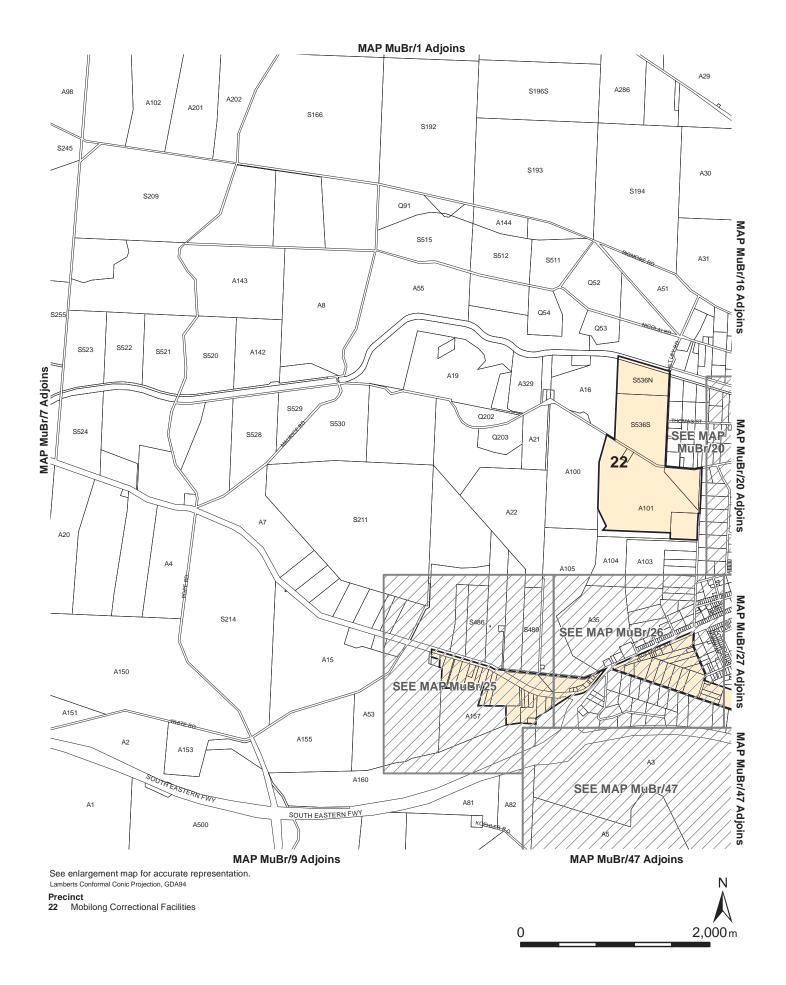
0

2,000 m

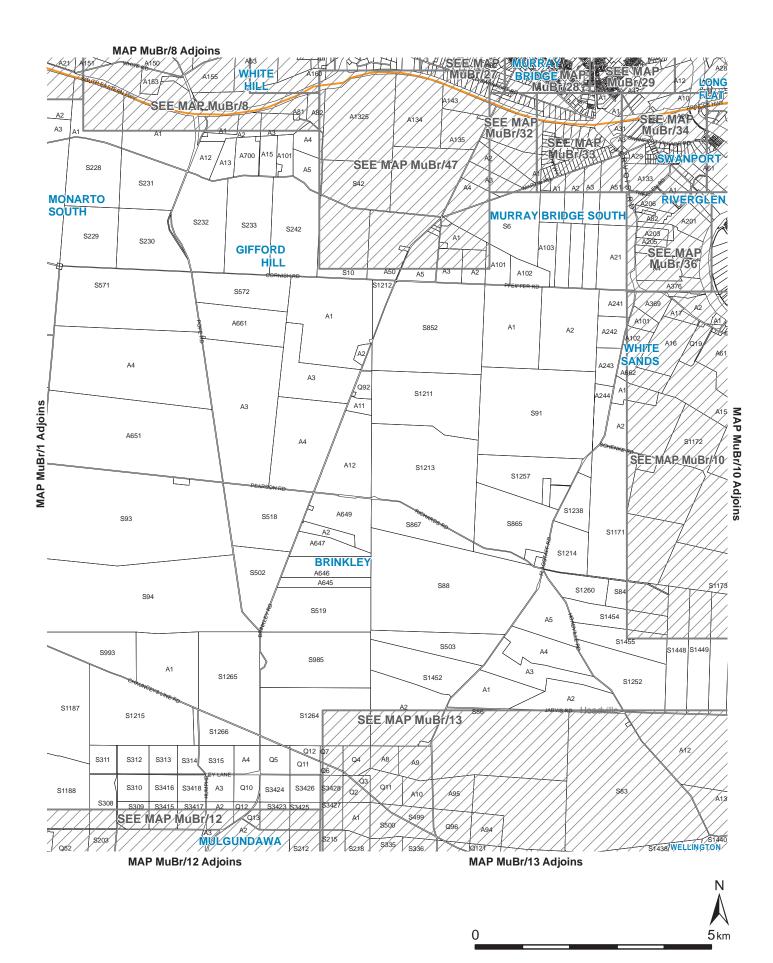
MAP MuBr/1 Adjoins



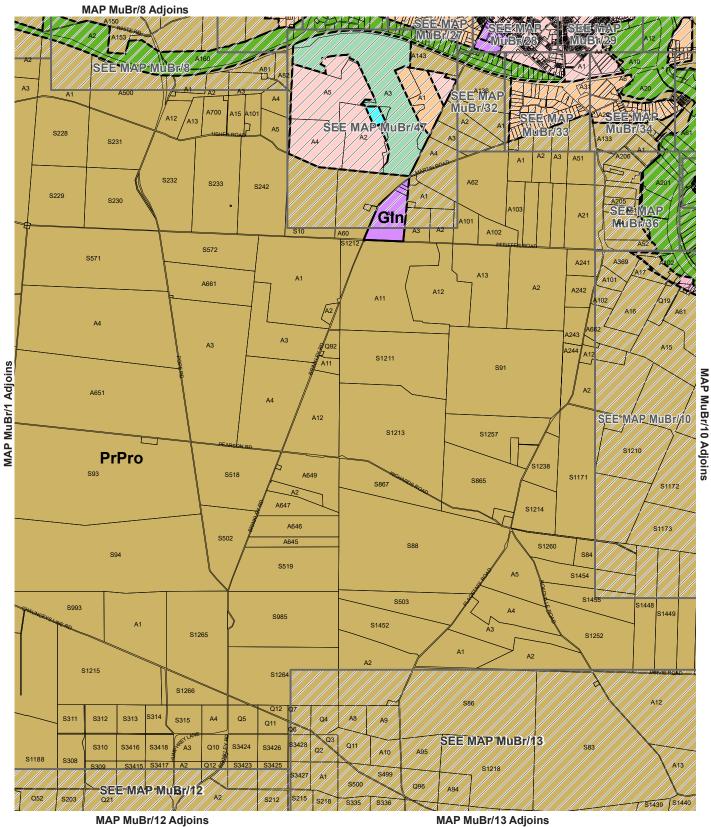
# Policy Area Map MuBr/8

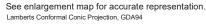


# **Precinct Map MuBr/8**



# **Location Map MuBr/9**





General Industry

Zone Boundary

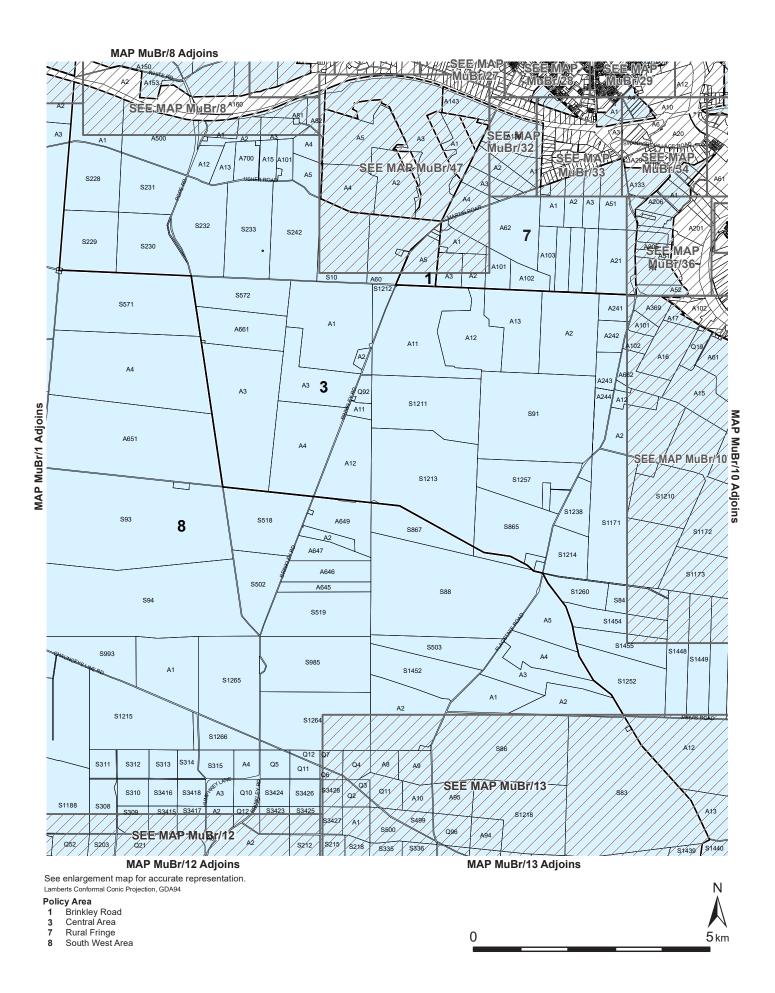
Primary Production

Zones Gln

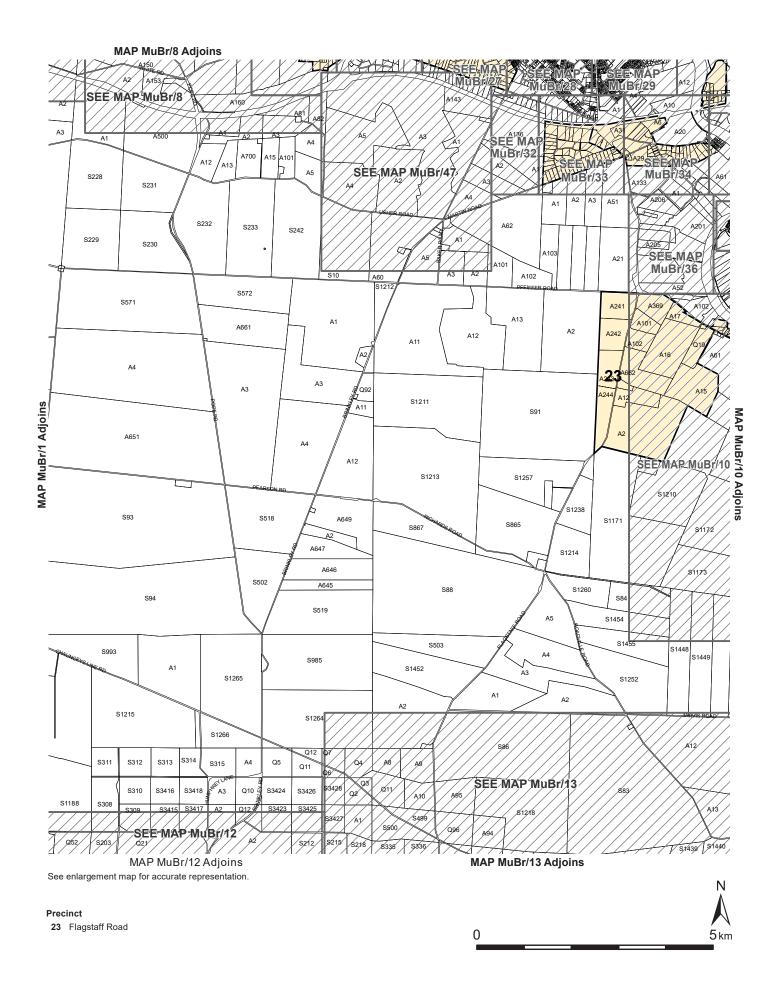
PrPro



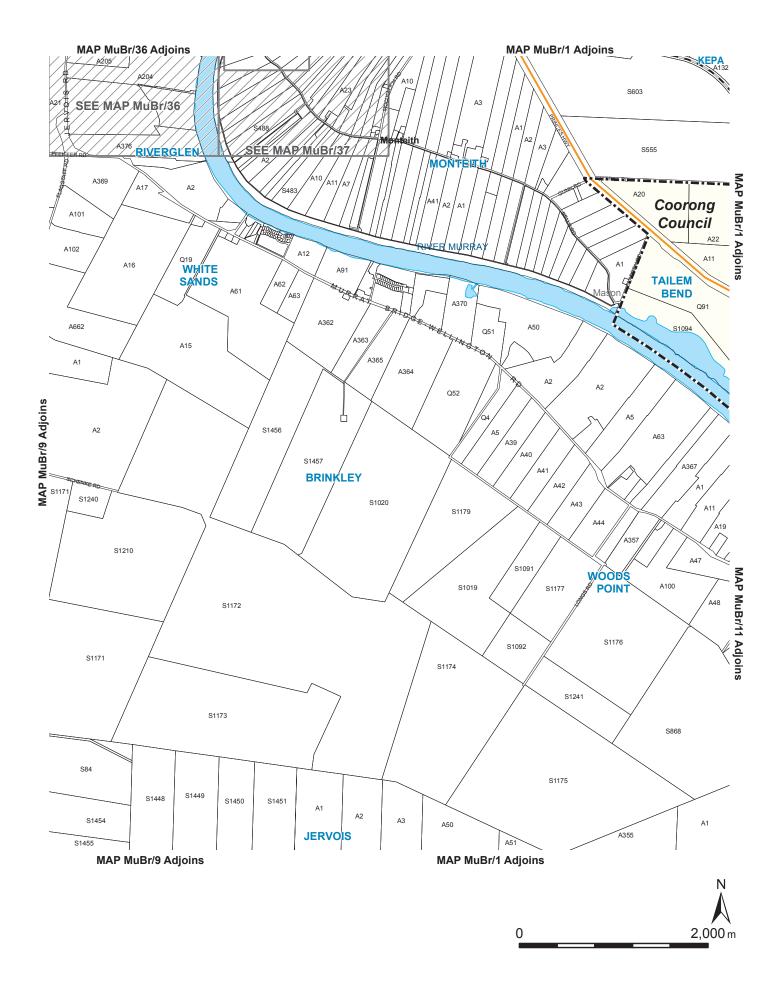
# Zone Map MuBr/9



# Policy Area Map MuBr/9



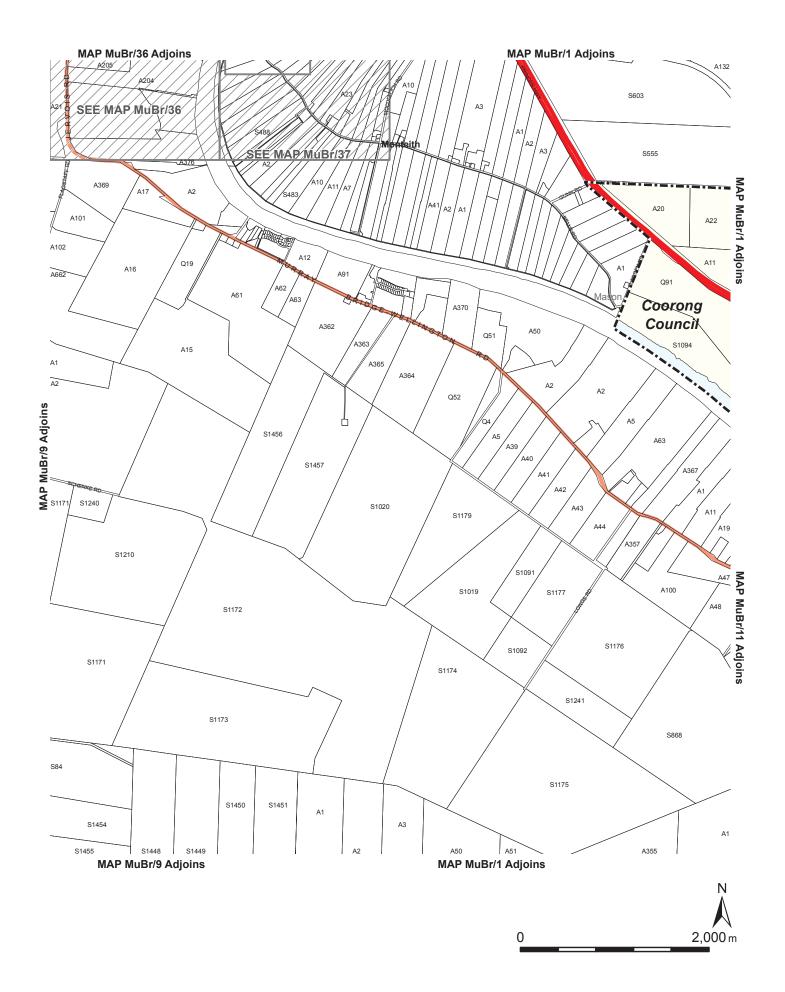
# Precinct Map MuBr/9



Railways
 Tourist Routes
 Waterbodies

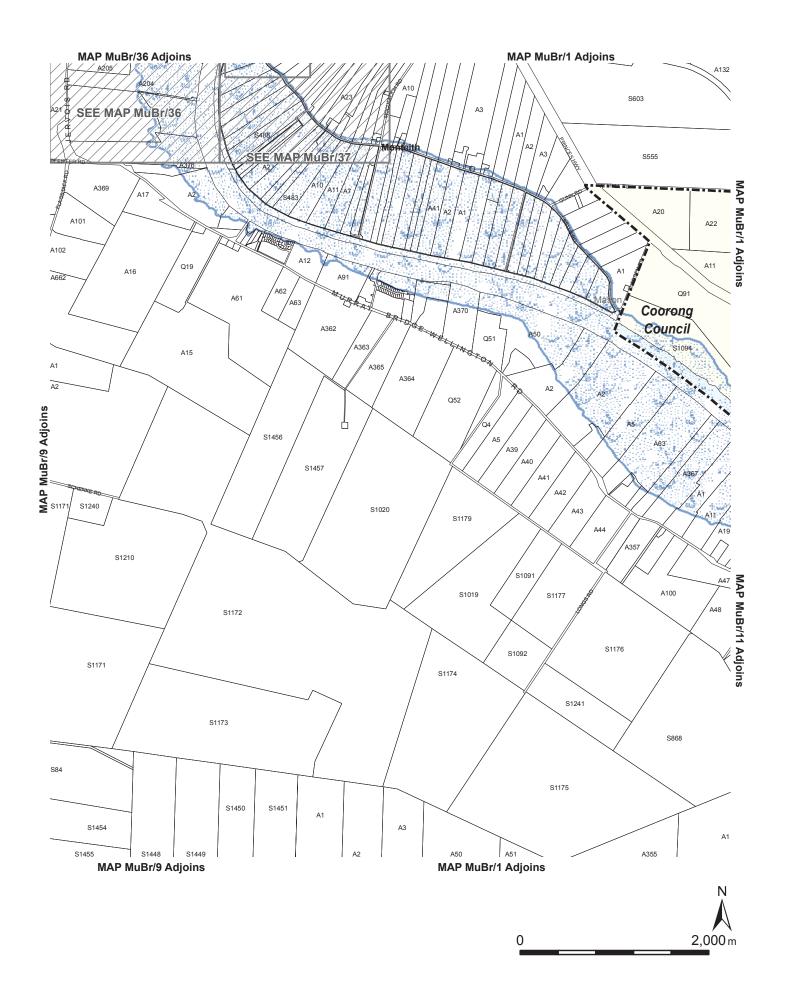
Development Plan Boundary

# Location Map MuBr/10



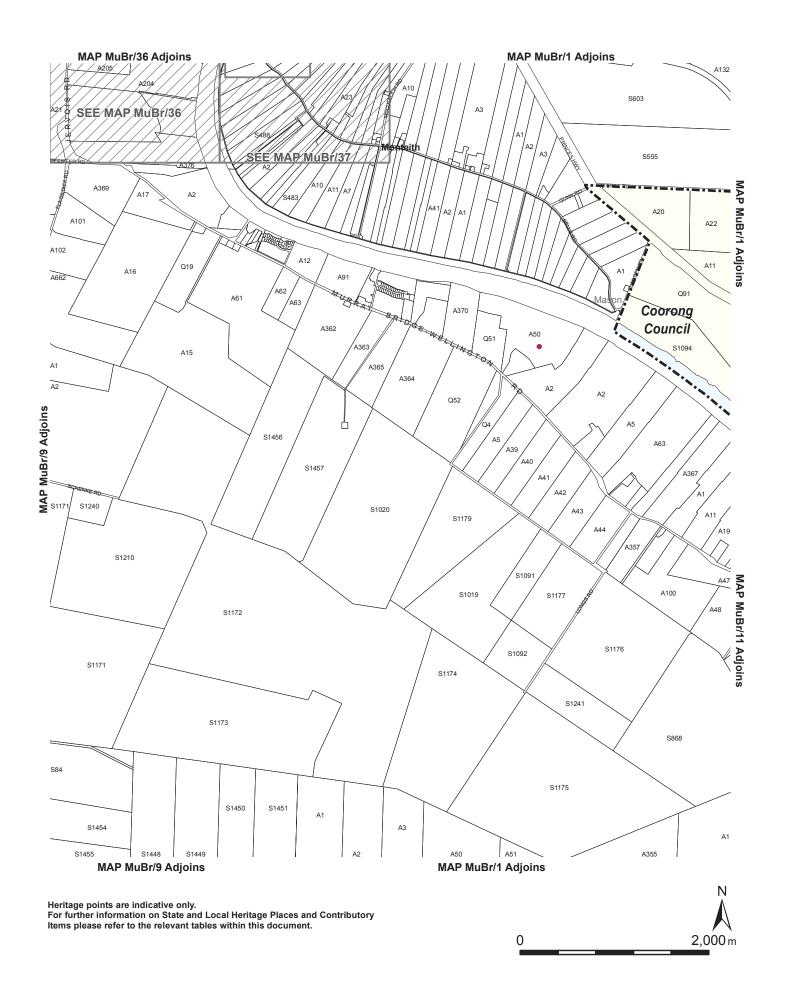
### Overlay Map MuBr/10 TRANSPORT

Primary Arterial Roads Secondary Arterial Roads Development Plan Boundary

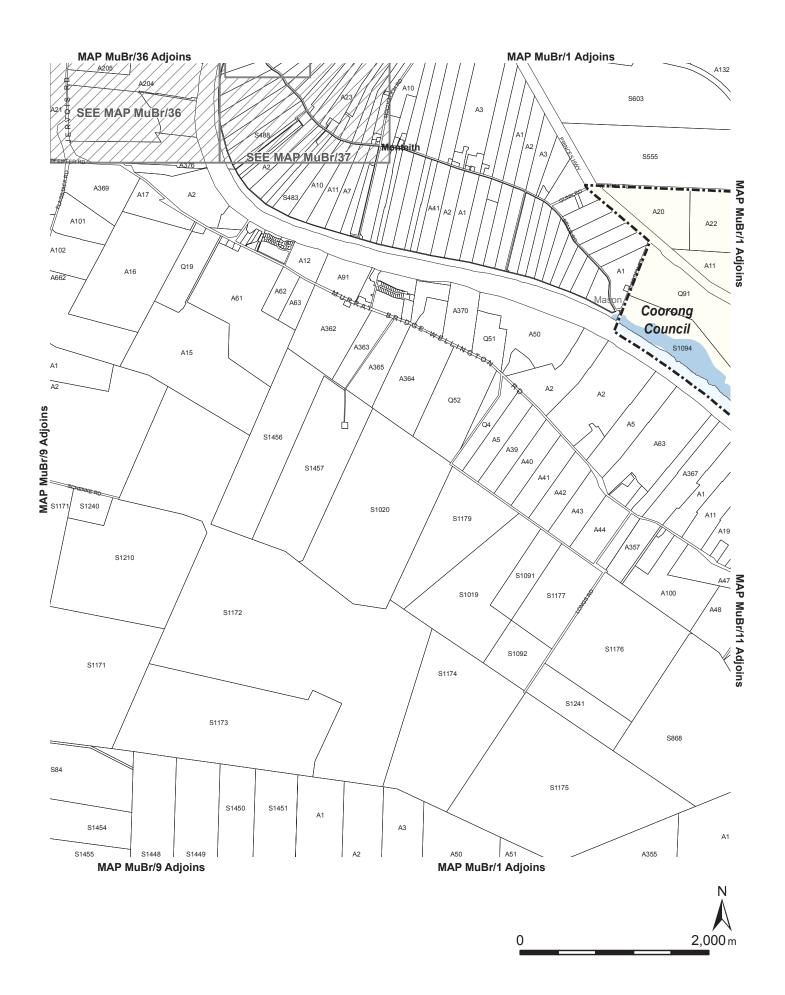


#### **Overlay Map MuBr/10** DEVELOPMENT CONSTRAINTS

1956 Flood Boundary

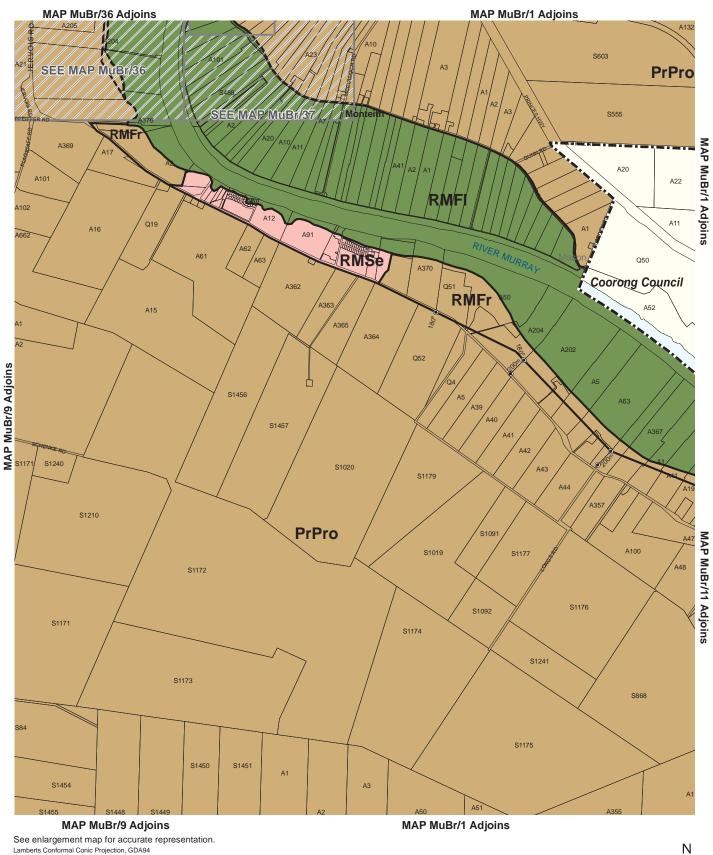


#### Overlay Map MuBr/10 HERITAGE



### Overlay Map MuBr/10 NATURAL RESOURCES

Wetlands of National Importance
Development Plan Boundary





# Zone Map MuBr/10

 PrPro
 Primary Production

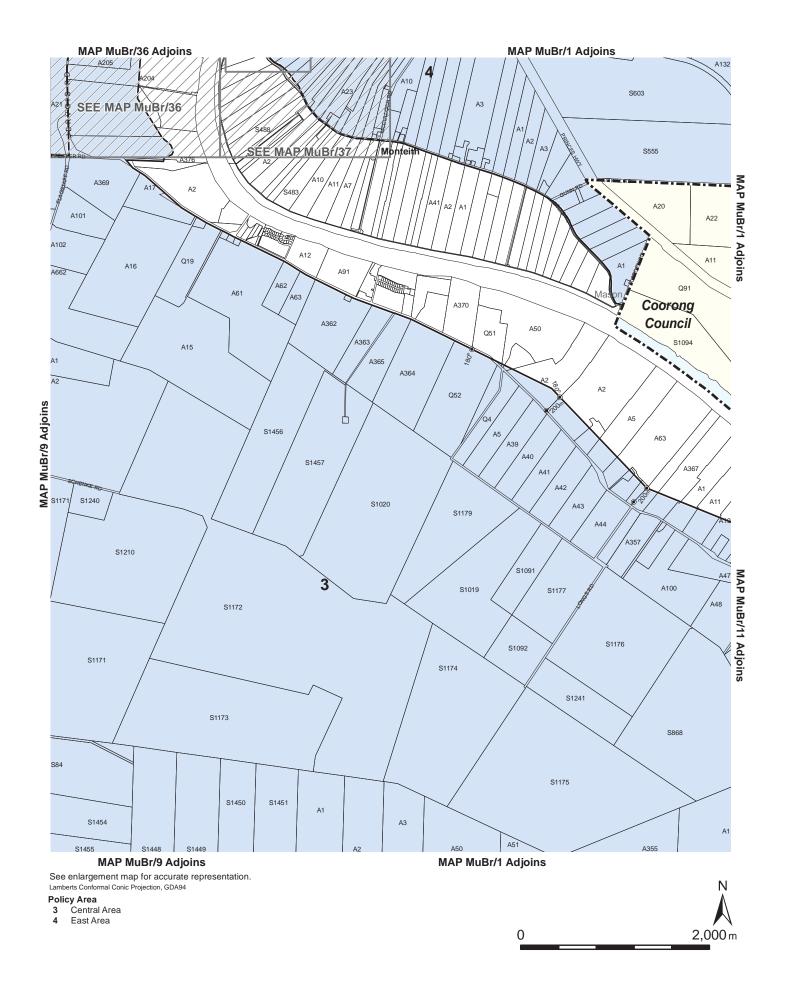
 RMFI
 River Murray Flood

 RMFr
 River Murray Fringe

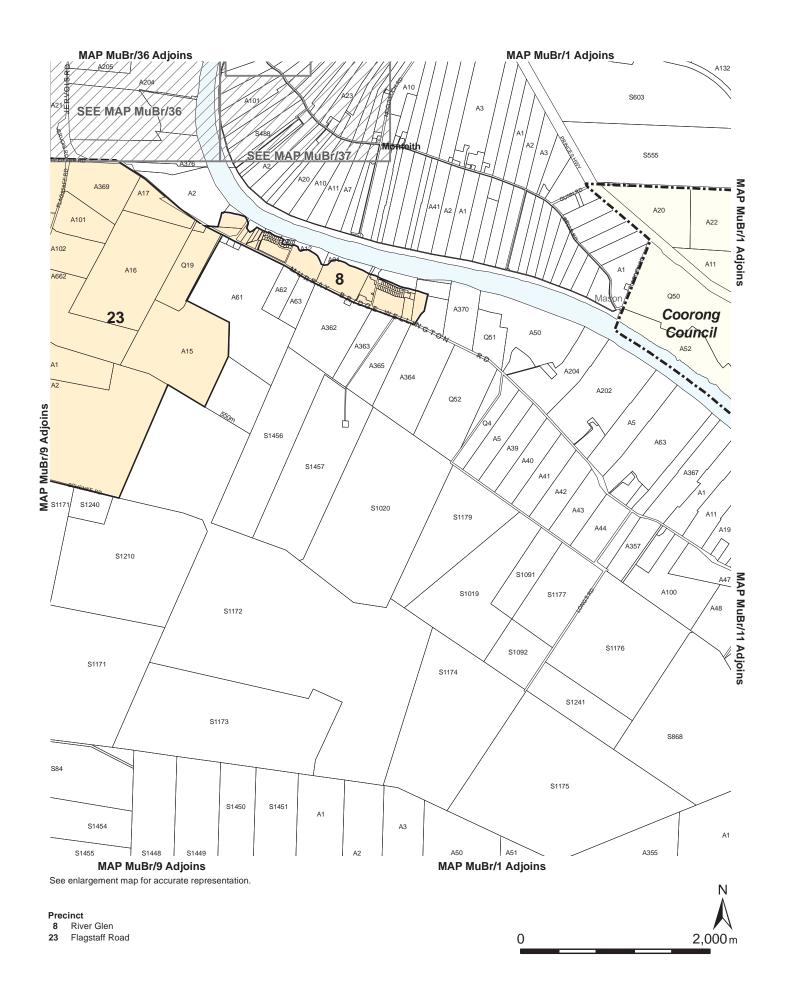
 RMSe
 River Murray Settlement

 Zone Boundary
 Development Plan Boundary

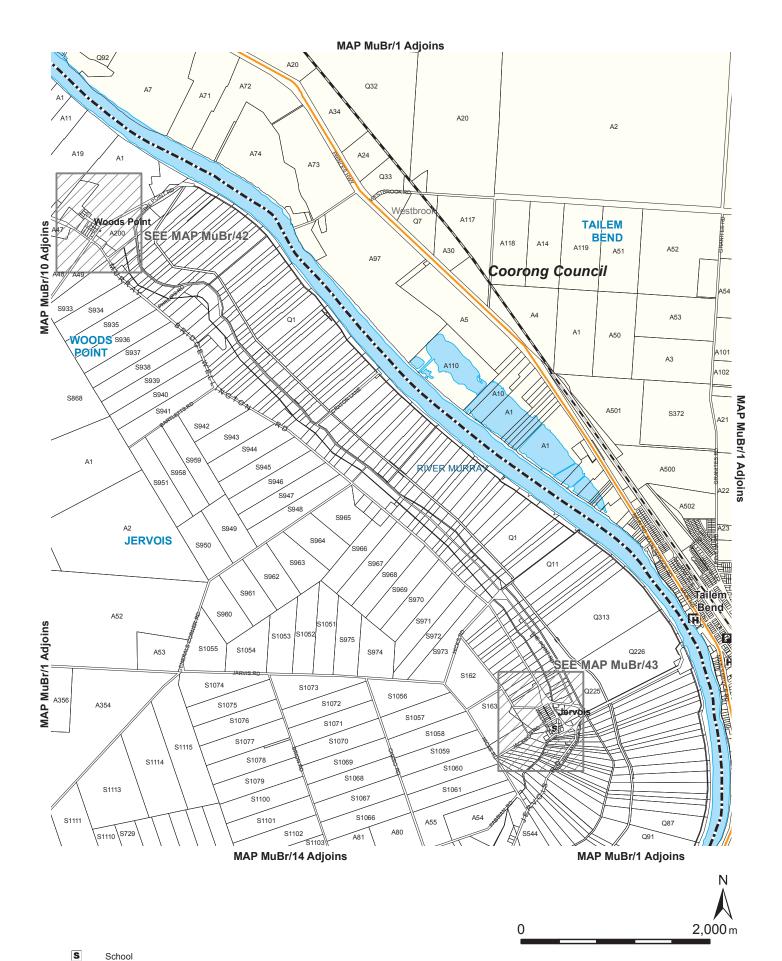
Zones



# Policy Area Map MuBr/10



# Precinct Map MuBr/10



**Location Map MuBr/11** 

Waterbodies
Uevelopment Plan Boundary

Hospital

Public Library

Police Station Railways Tourist Routes

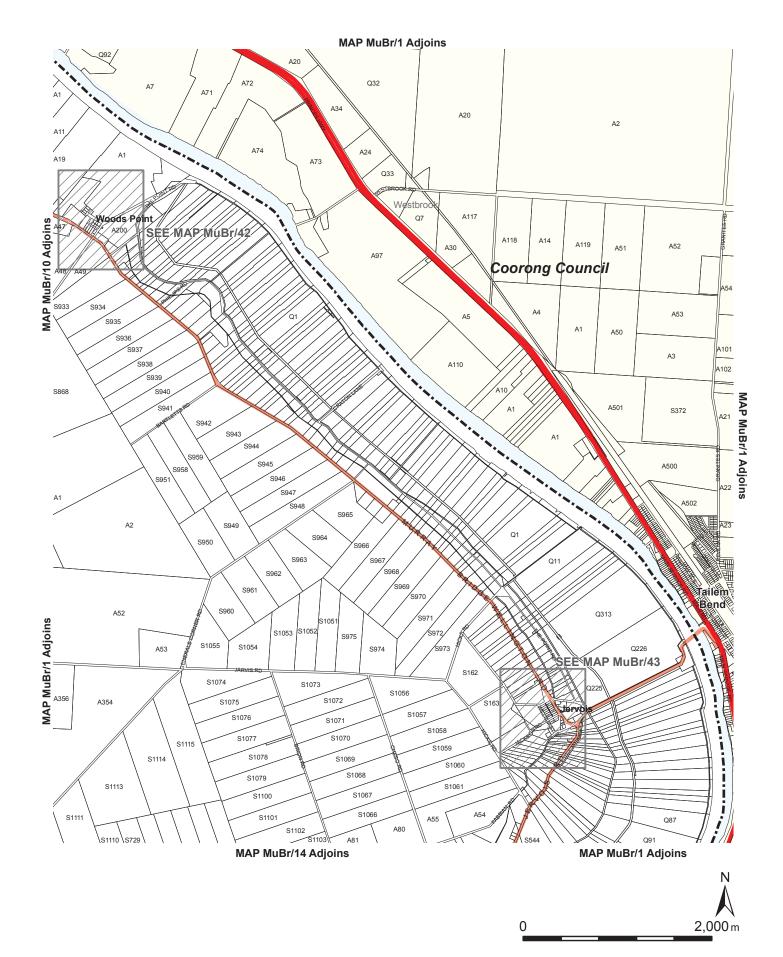
Other Health Services

L

Η

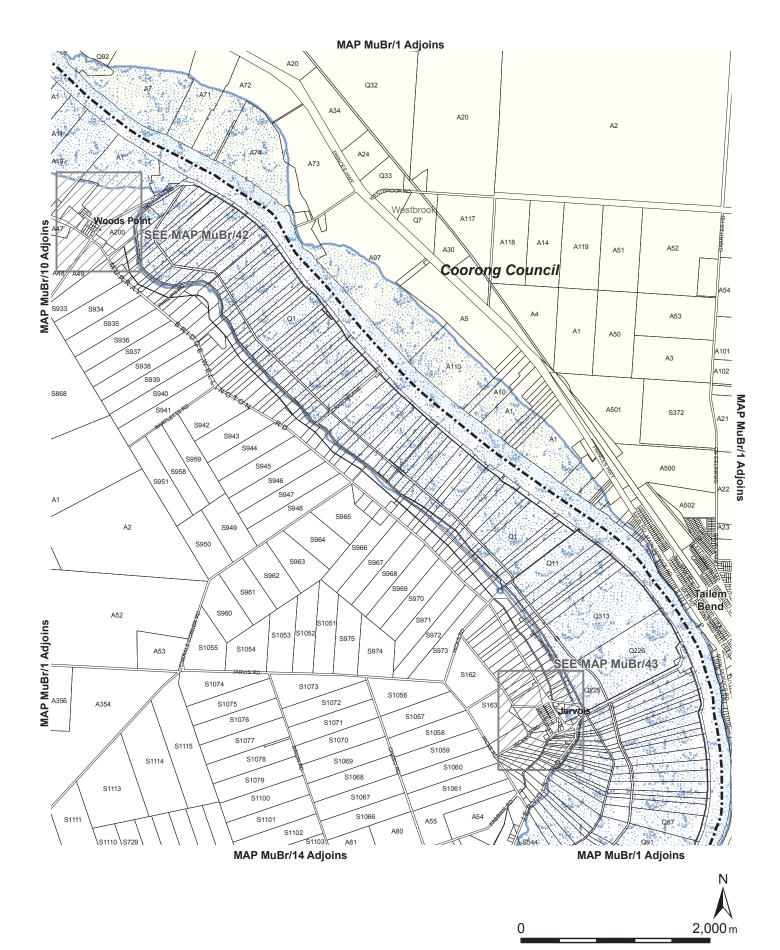
:

Ρ



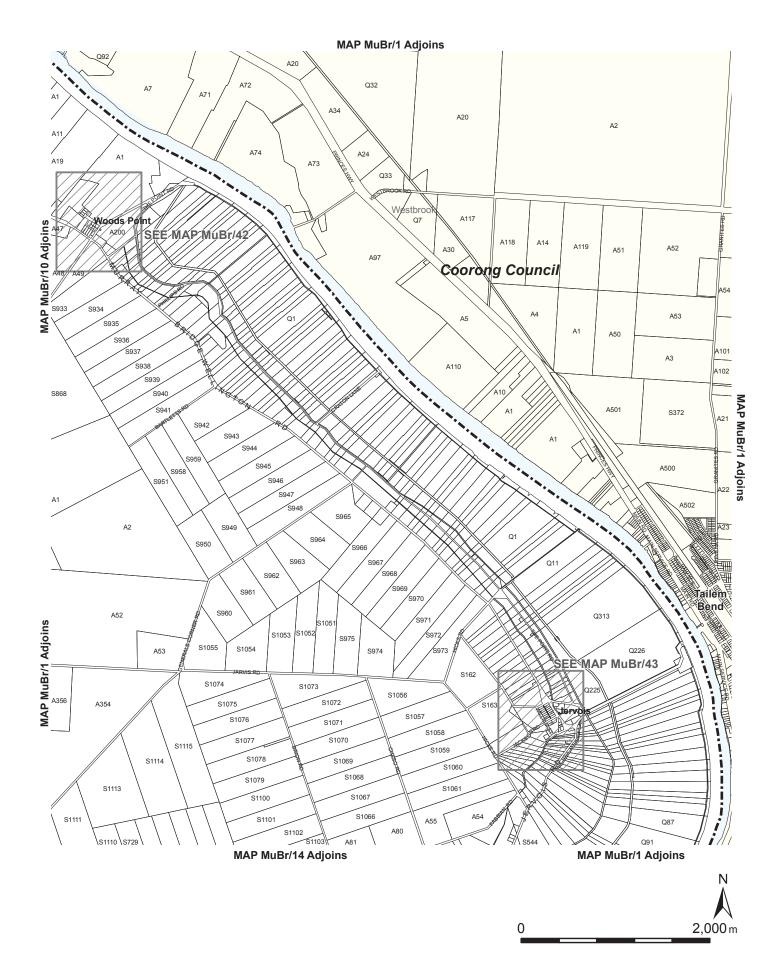
### Overlay Map MuBr/11 TRANSPORT

Primary Arterial Roads Secondary Arterial Roads Development Plan Boundary



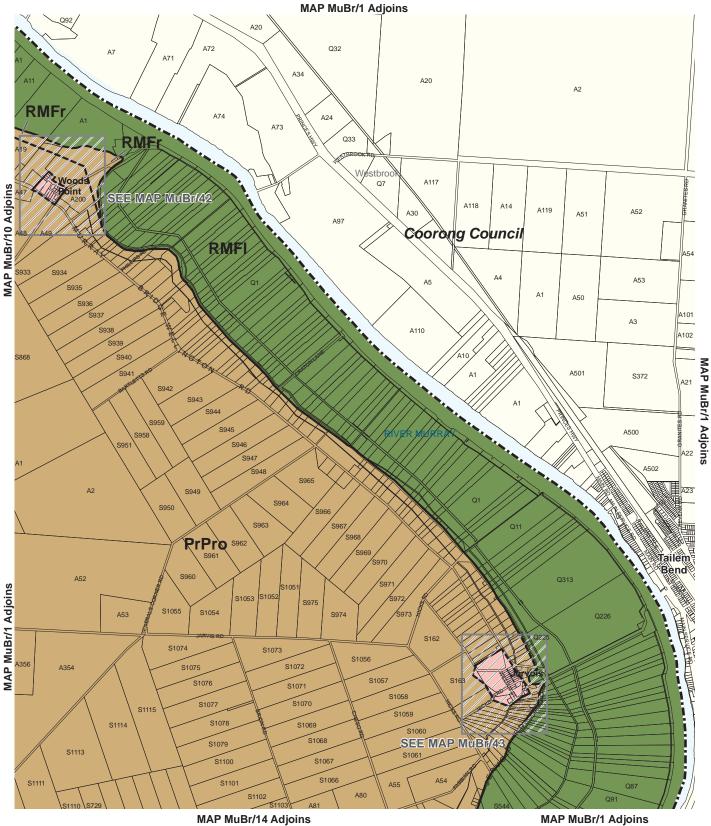
### **Overlay Map MuBr/11** DEVELOPMENT CONSTRAINTS

1956 Flood Boundary
Development Plan Boundary



**Overlay Map MuBr/11** NATURAL RESOURCES

Wetlands of National Importance
Development Plan Boundary



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

Primary Production

**River Murray Flood** 

**River Murray Fringe** Zone Boundary

Development Plan Boundary

Zones

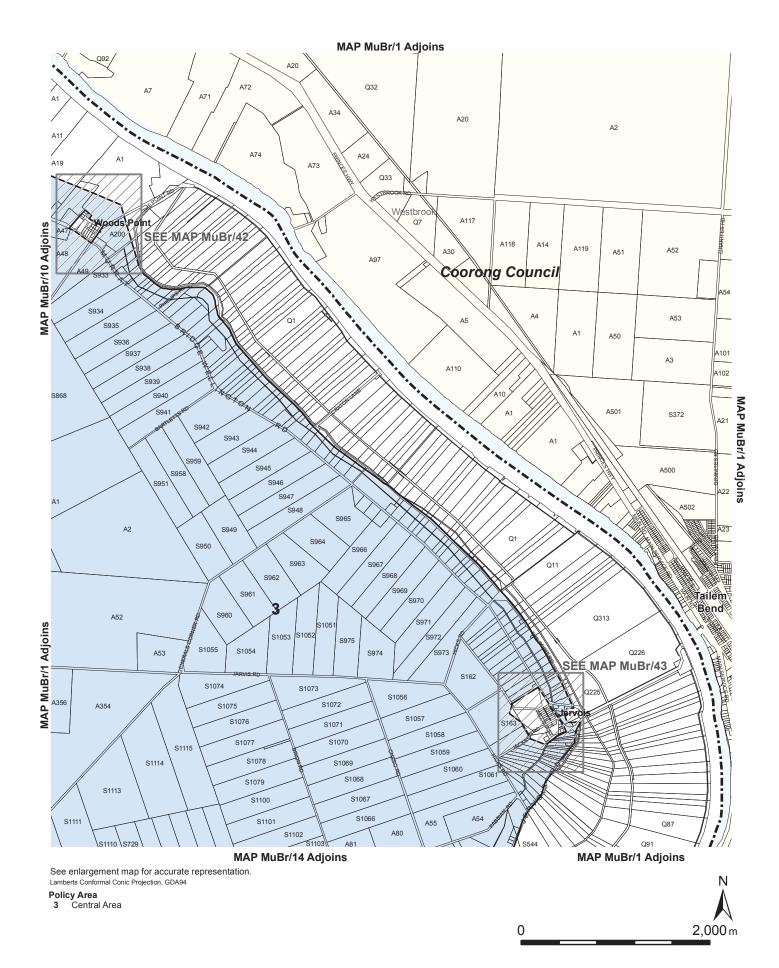
PrPro

RMFI

RMFr



# Zone Map MuBr/11



### Policy Area Map MuBr/11

Policy Area Boundary
Development Plan Boundary





# Location Map MuBr/12







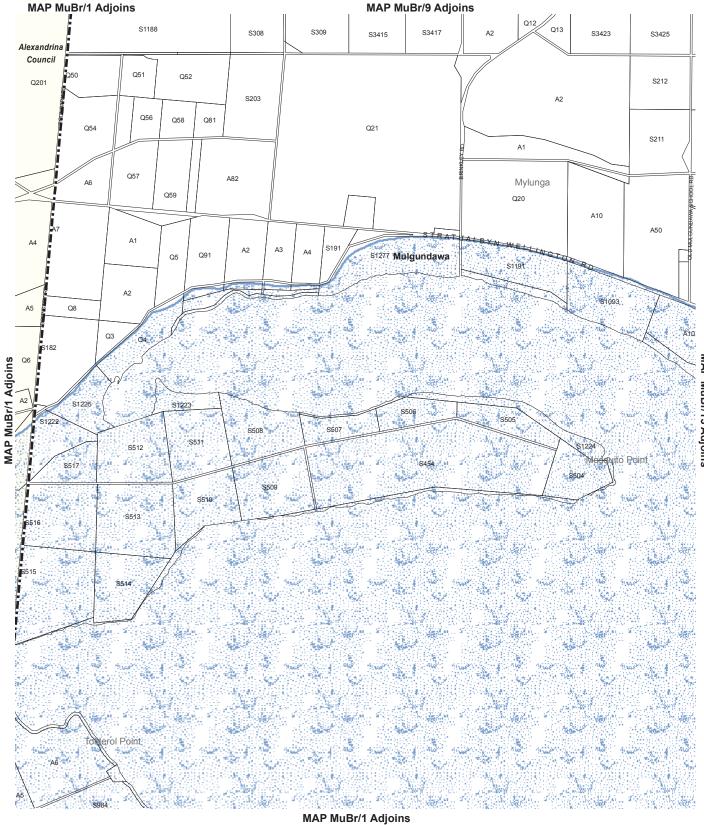
MAP MuBr/1 Adjoins



#### Overlay Map MuBr/12 TRANSPORT

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Secondary Arterial Roads

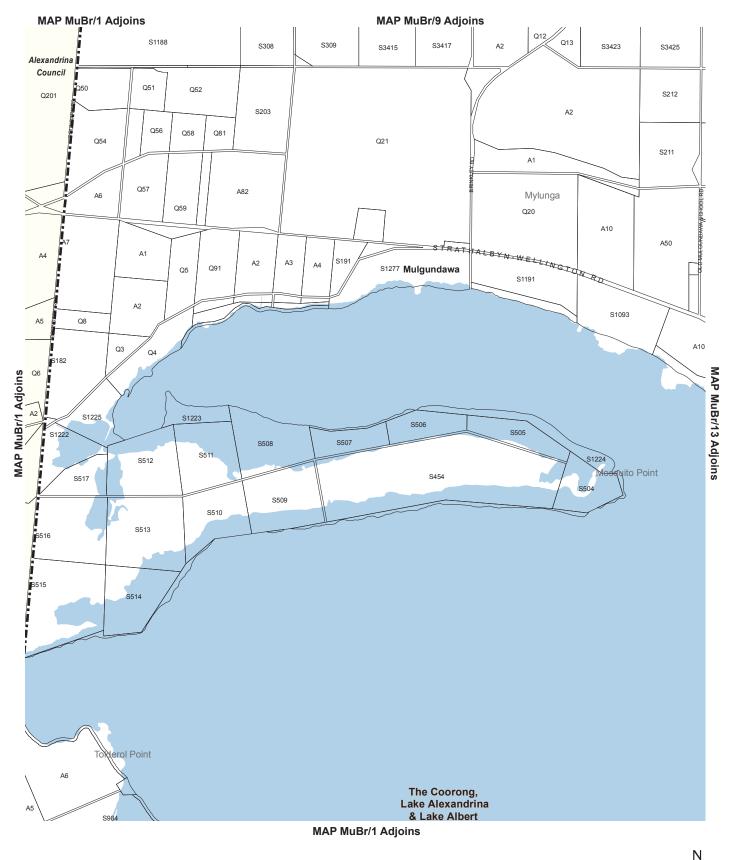




### **Overlay Map MuBr/12 DEVELOPMENT CONSTRAINTS**

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

1956 Flood Boundary Development Plan Boundary

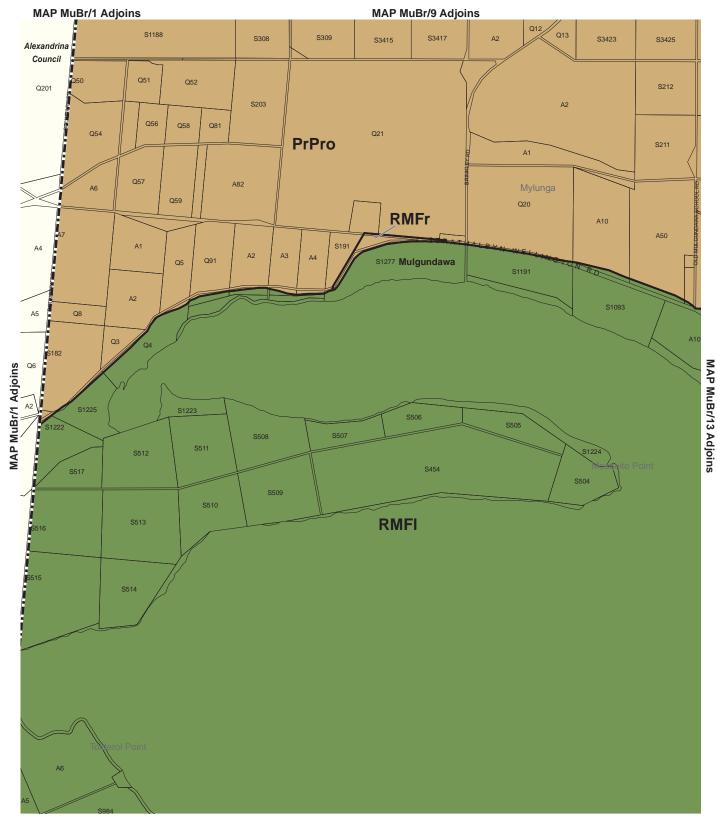




### Overlay Map MuBr/12 NATURAL RESOURCES

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Wetlands of National Importance



MAP MuBr/1 Adjoins

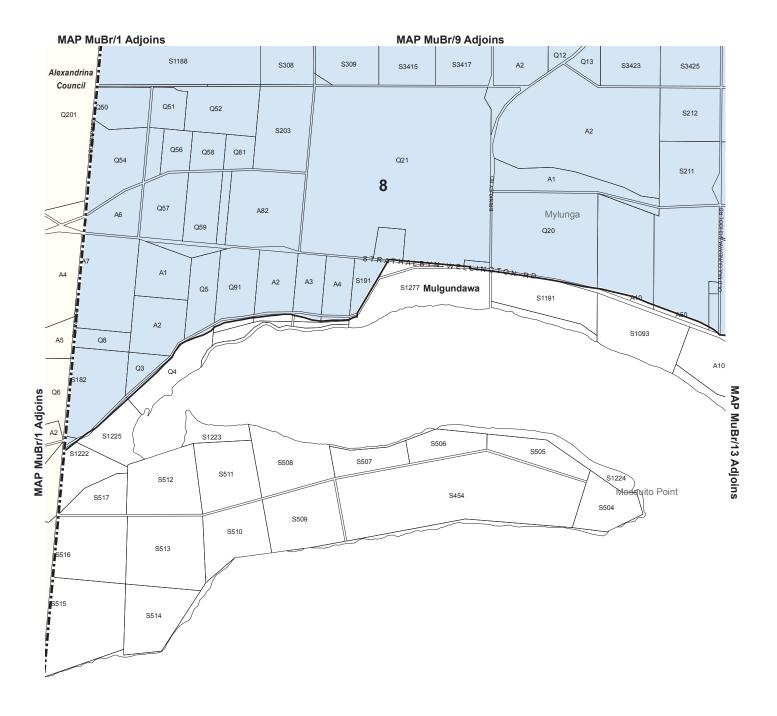
Lamberts Conformal Conic Projection, GDA94

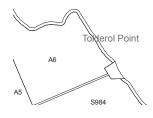


# Zone Map MuBr/12

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Zones
PrPro Primary Production
RMFI River Murray Flood
RMFr River Murray Fringe
Zone Boundary
Development Plan Boundary





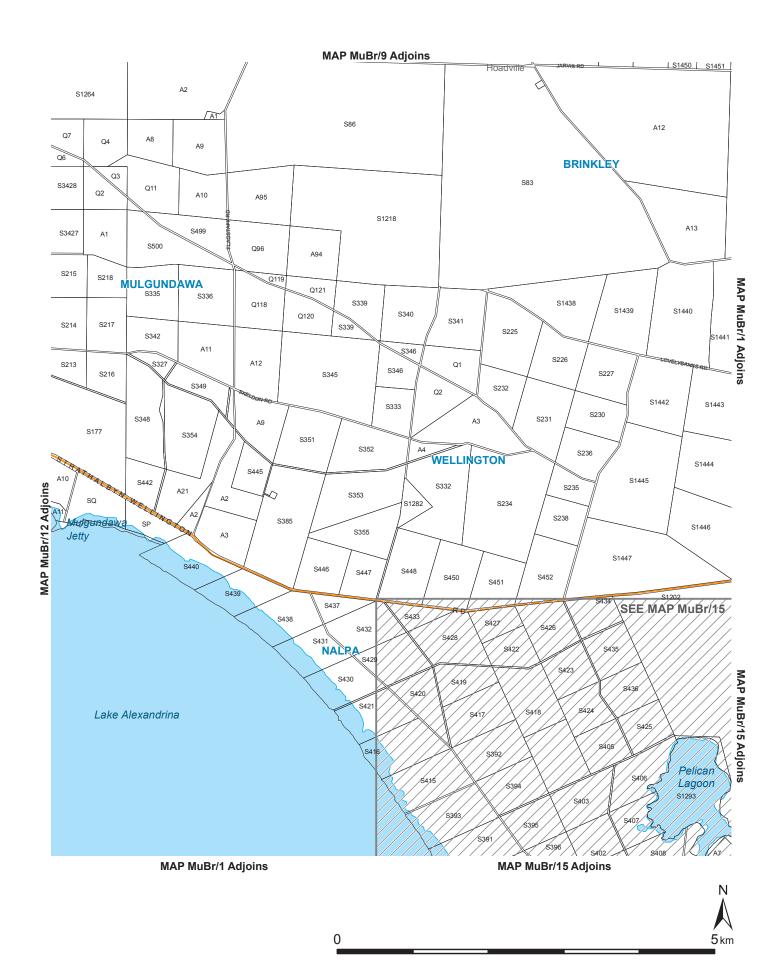
Lamberts Conformal Conic Projection, GDA94
Policy Area
8 South West Area

MAP MuBr/1 Adjoins

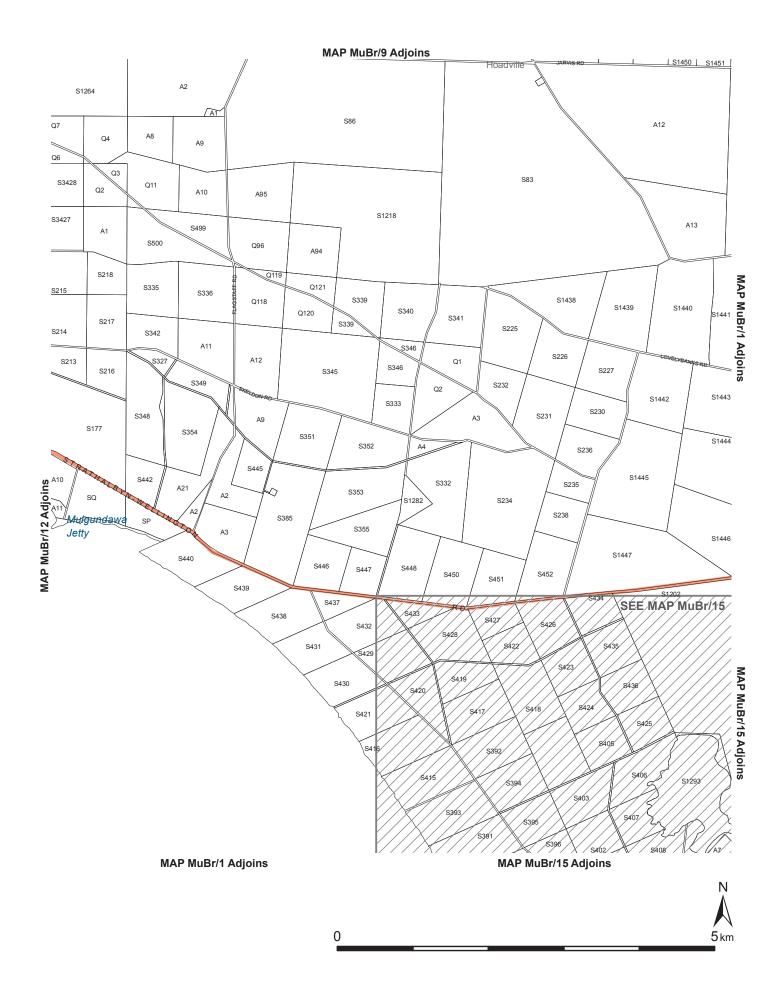


# Policy Area Map MuBr/12

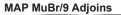
Policy Area Boundary
Development Plan Boundary

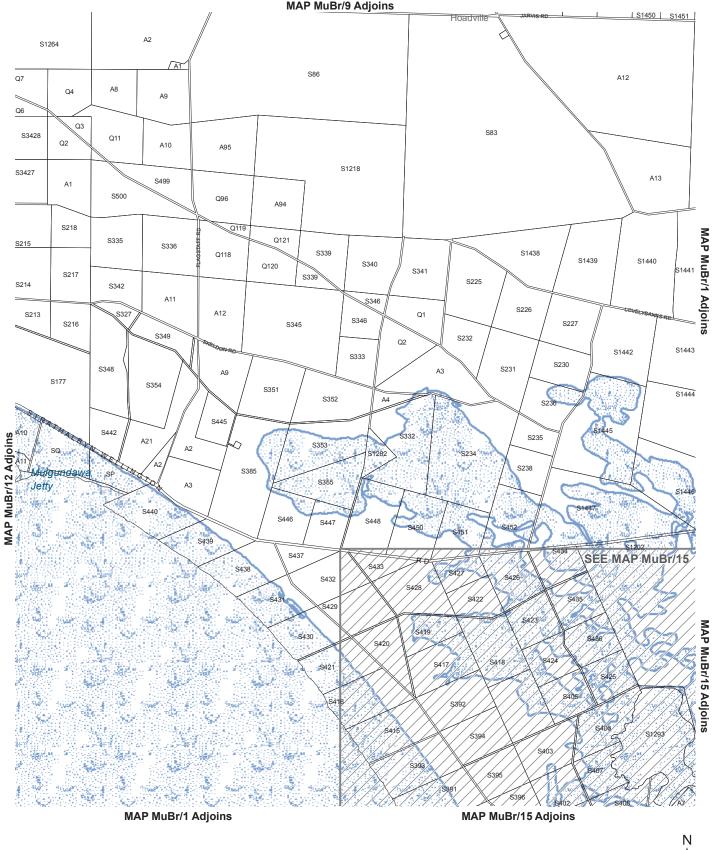


# Location Map MuBr/13



#### Overlay Map MuBr/13 TRANSPORT



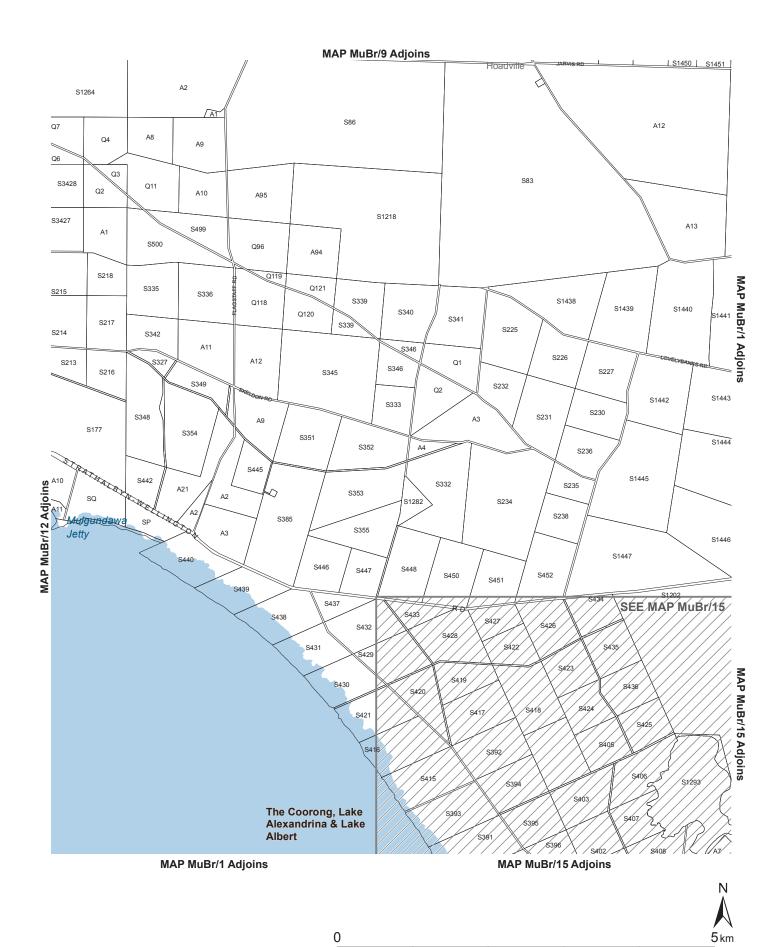


0

#### **Overlay Map MuBr/13 DEVELOPMENT CONSTRAINTS**

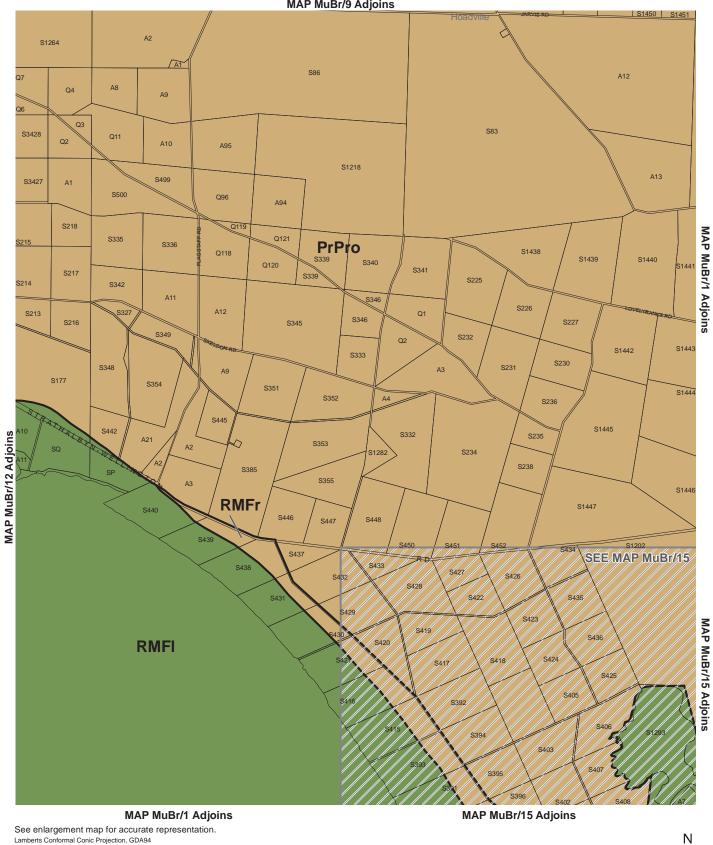
MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

5 km



**Overlay Map MuBr/13** NATURAL RESOURCES

MAP MuBr/9 Adjoins



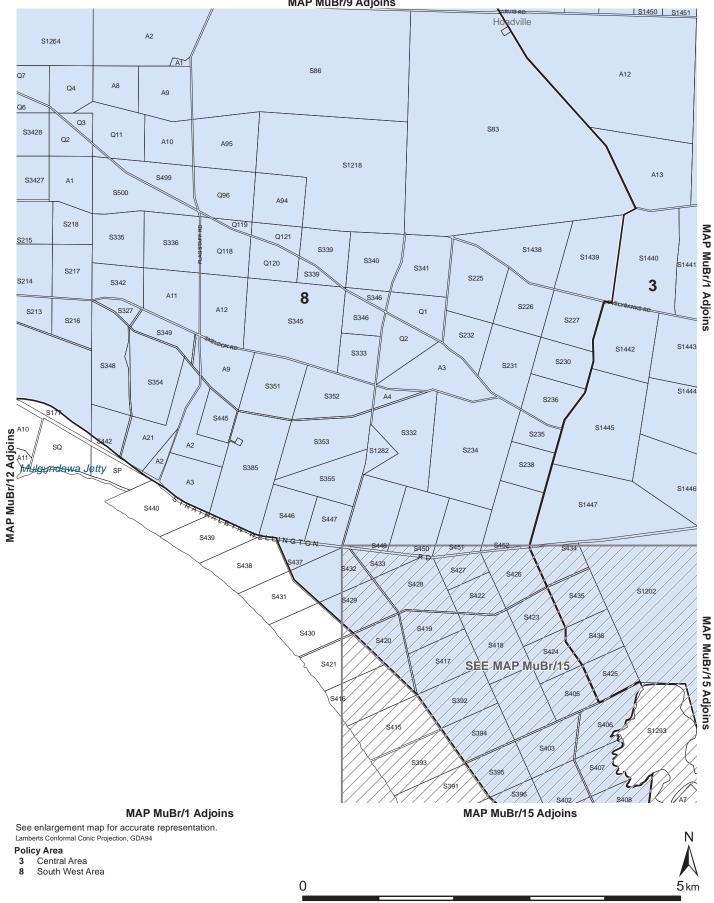


# Zone Map MuBr/13

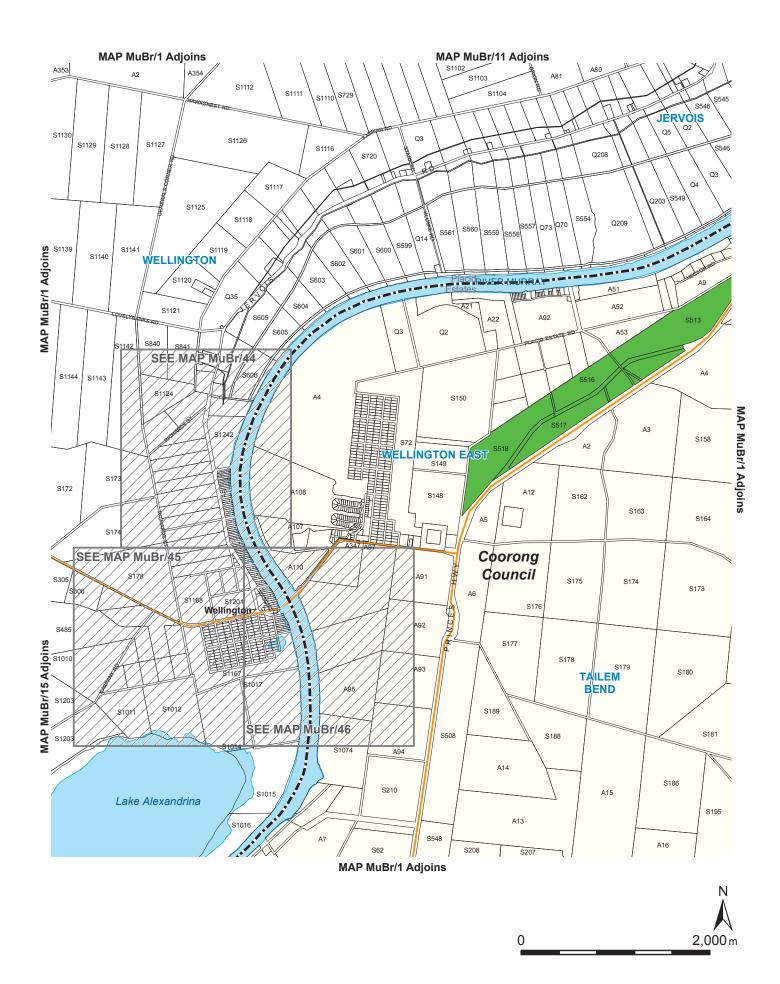
#### Zones

PrPro Primary Production RMFI **River Murray Flood** RMFr **River Murray Fringe** Zone Boundary

MAP MuBr/9 Adjoins

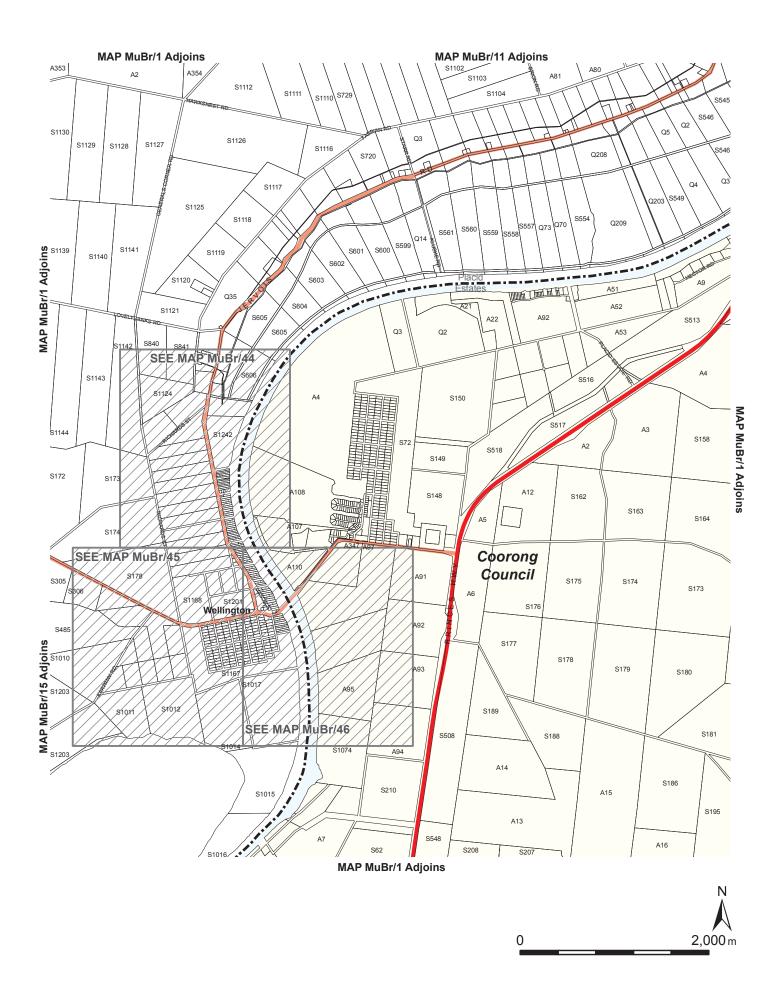


### Policy Area Map MuBr/13



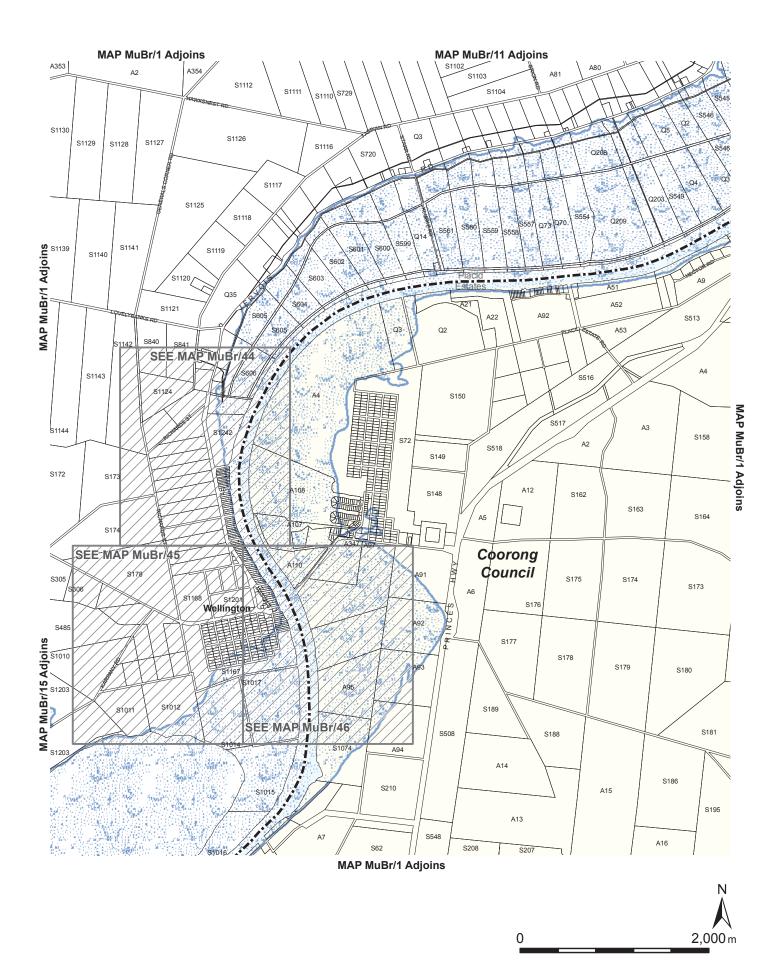
# Location Map MuBr/14



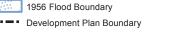


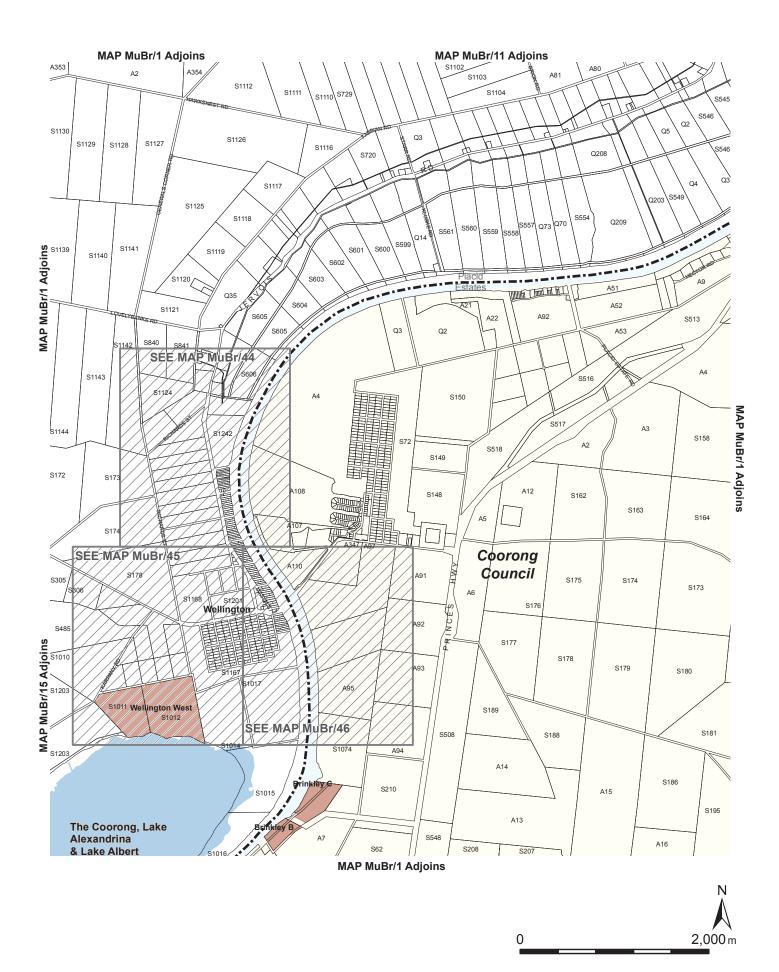
### Overlay Map MuBr/14 TRANSPORT

Primary Arterial Roads Secondary Arterial Roads Development Plan Boundary



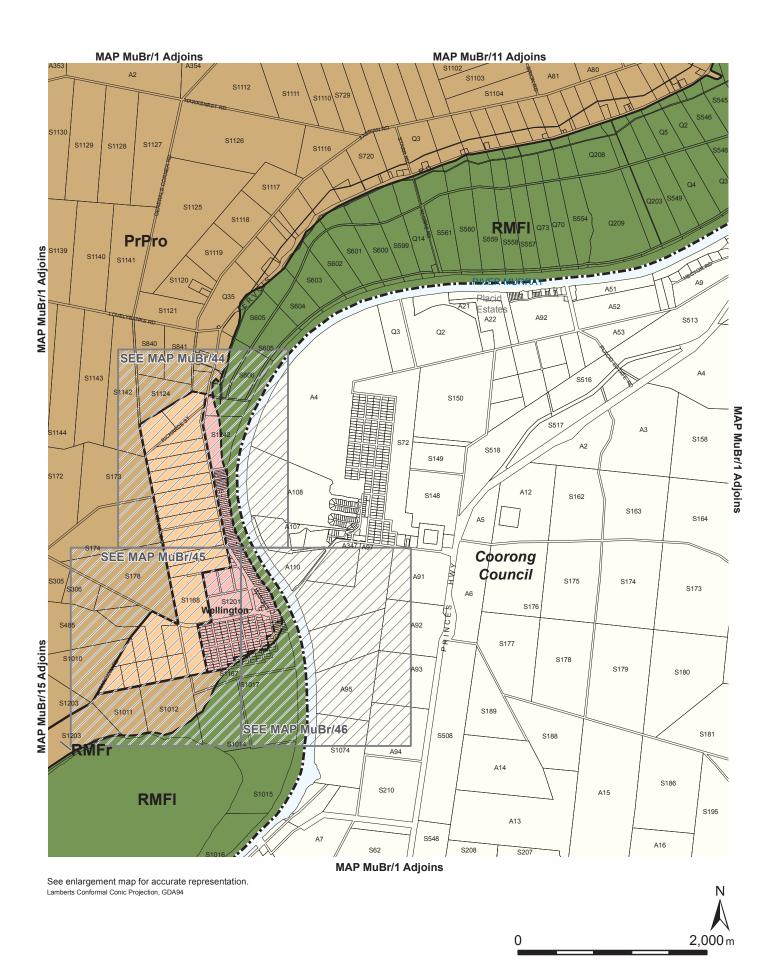
### **Overlay Map MuBr/14** DEVELOPMENT CONSTRAINTS





#### **Overlay Map MuBr/14** NATURAL RESOURCES

Aboriginal Lands Wetlands of National Importance Development Plan Boundary



### Zone Map MuBr/14

 PrPro
 Primary Production

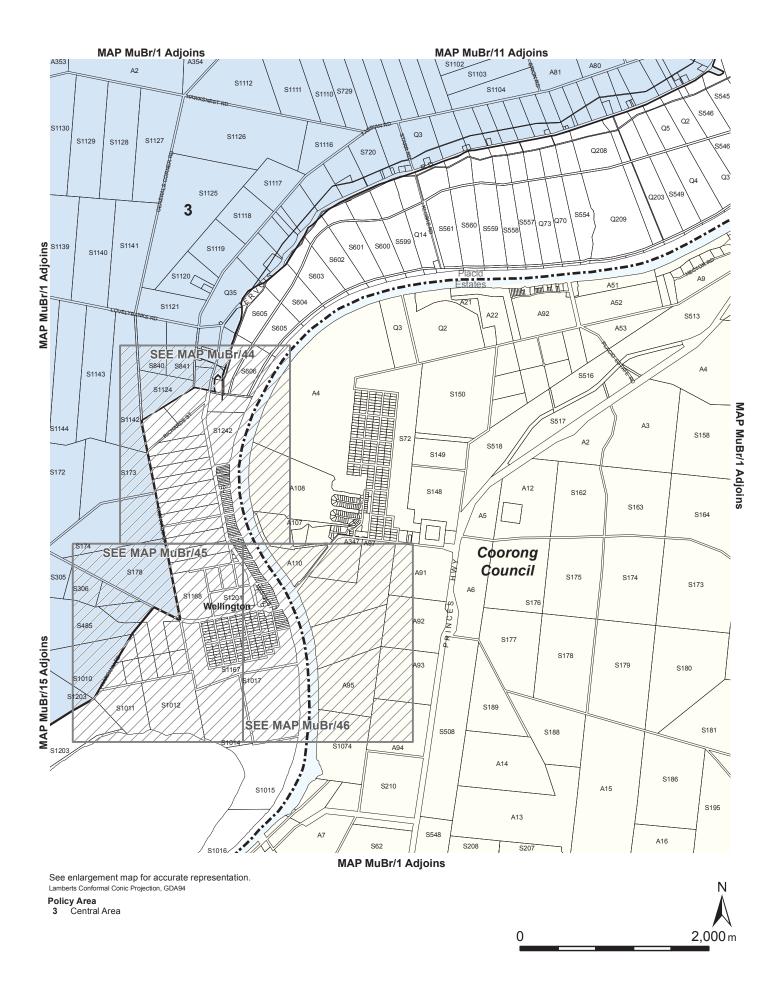
 RMFI
 River Murray Flood

 RMFr
 River Murray Fringe

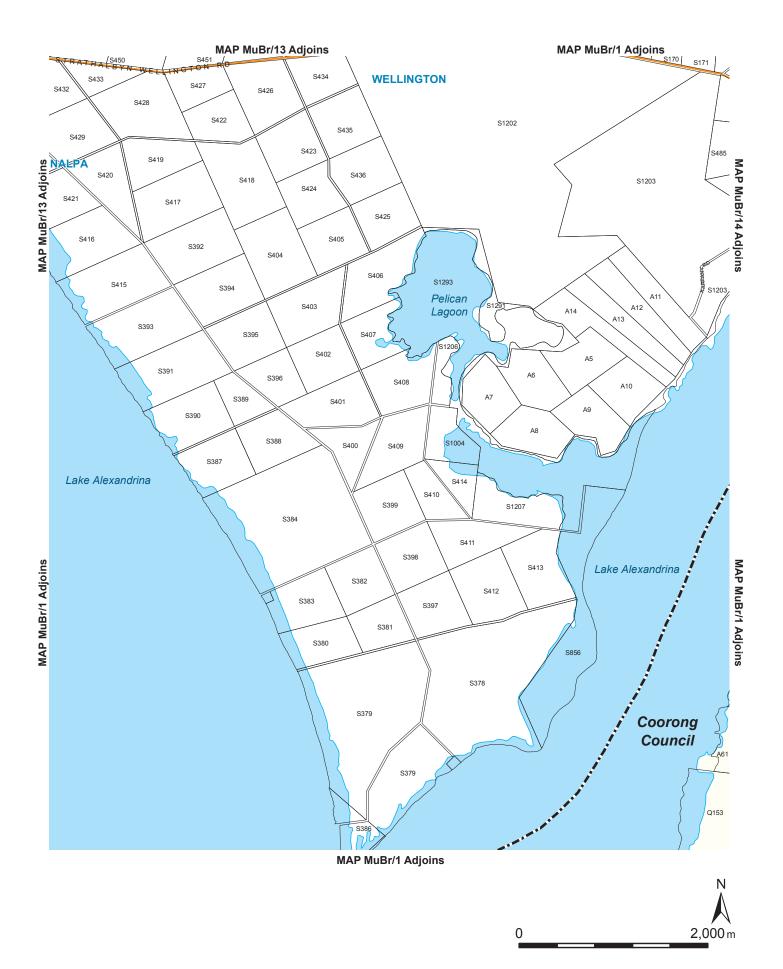
 Zone Boundary

Zones

Development Plan Boundary

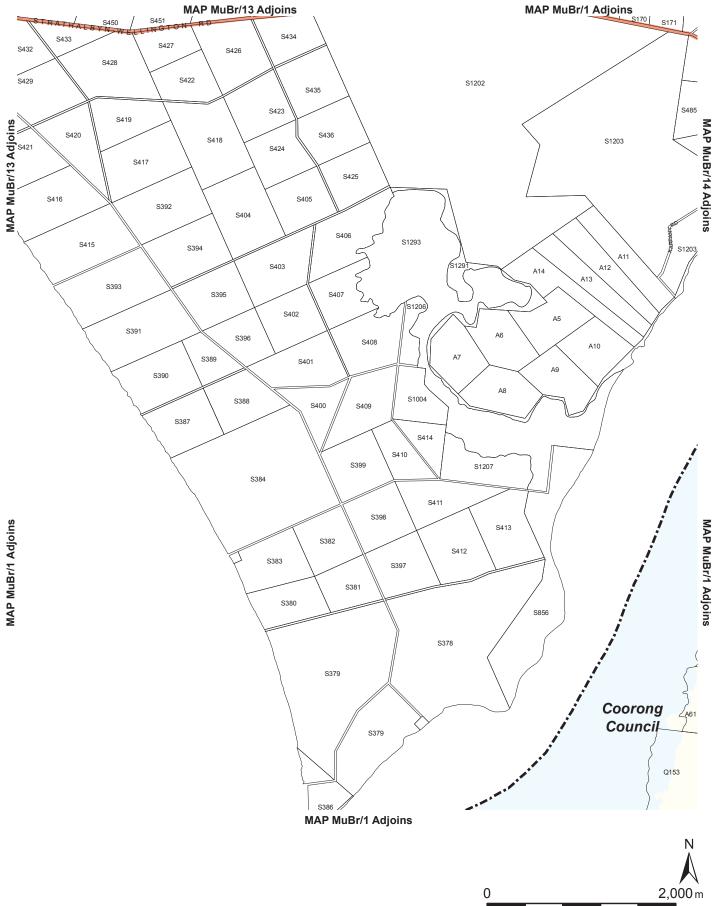


# Policy Area Map MuBr/14



# Location Map MuBr/15

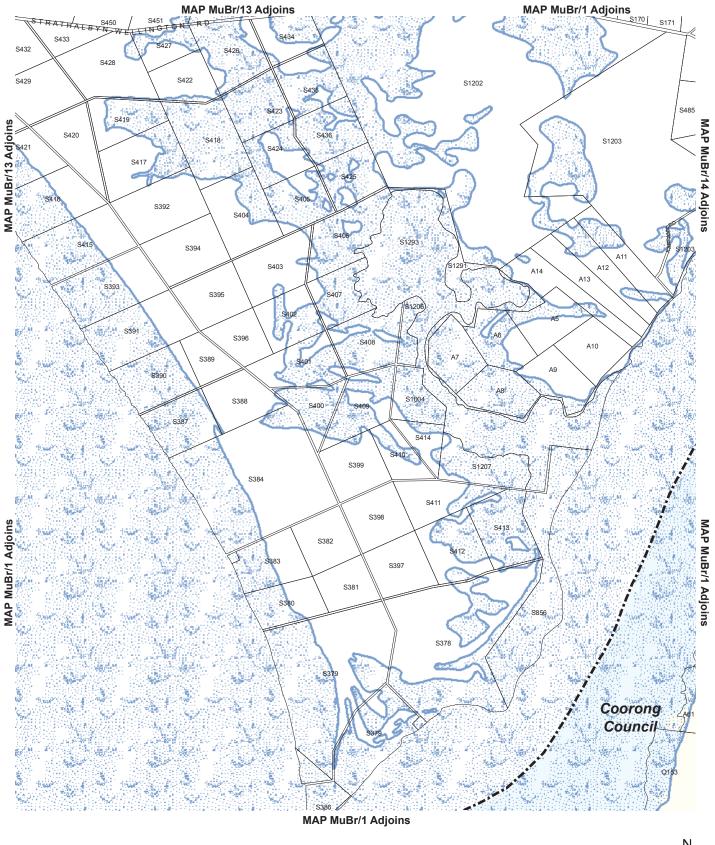
Tourist Routes
Waterbodies
Development Plan Boundary



#### **Overlay Map MuBr/15** RANSPORT

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

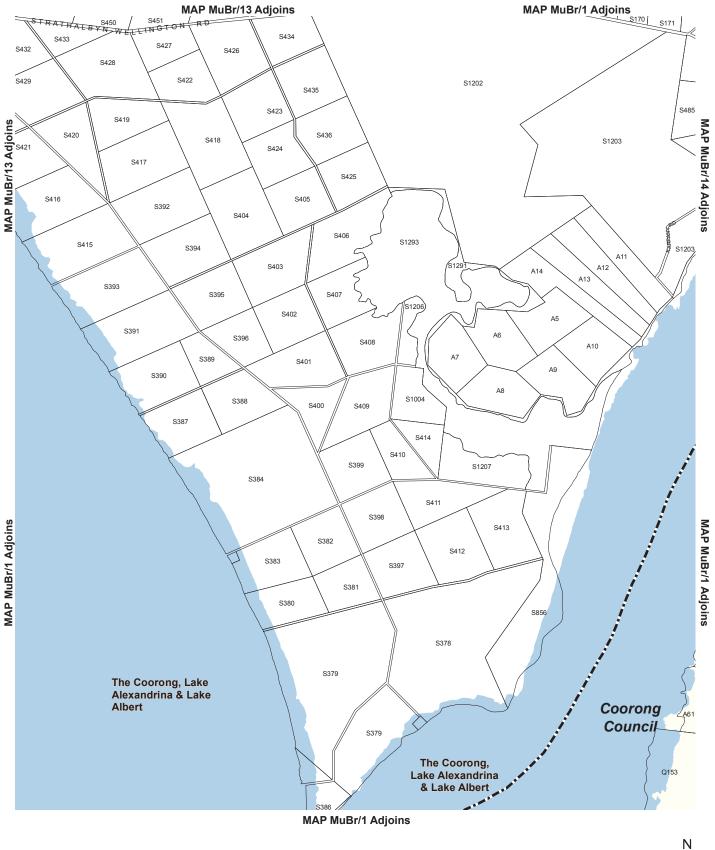
Secondary Arterial Roads





### **Overlay Map MuBr/15** DEVELOPMENT CONSTRAINTS

1956 Flood Boundary
Development Plan Boundary

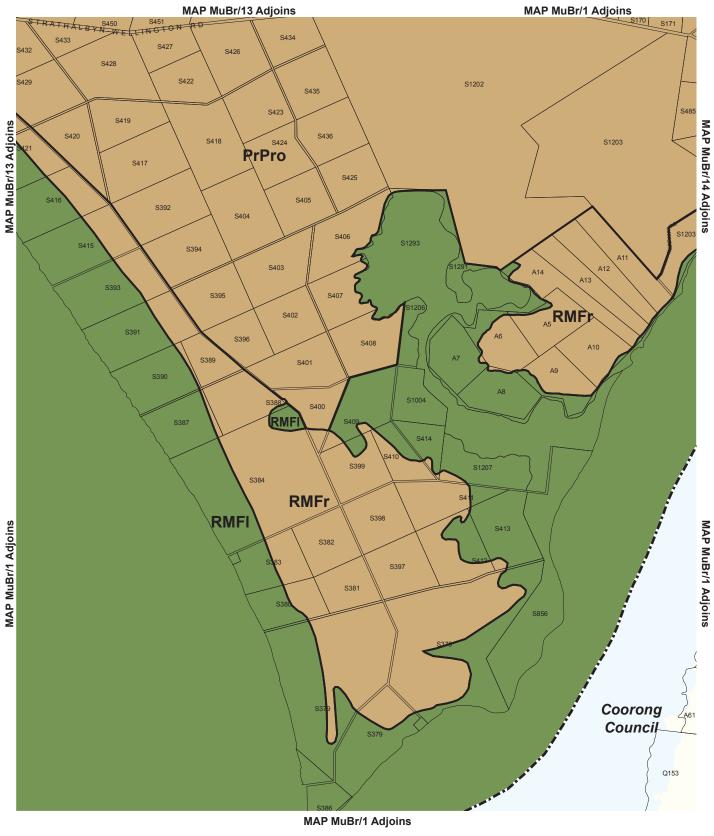




### Overlay Map MuBr/15 NATURAL RESOURCES

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Wetlands of National Importance
Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

Primary Production

River Murray Flood

River Murray Fringe Zone Boundary

Development Plan Boundary

Zones

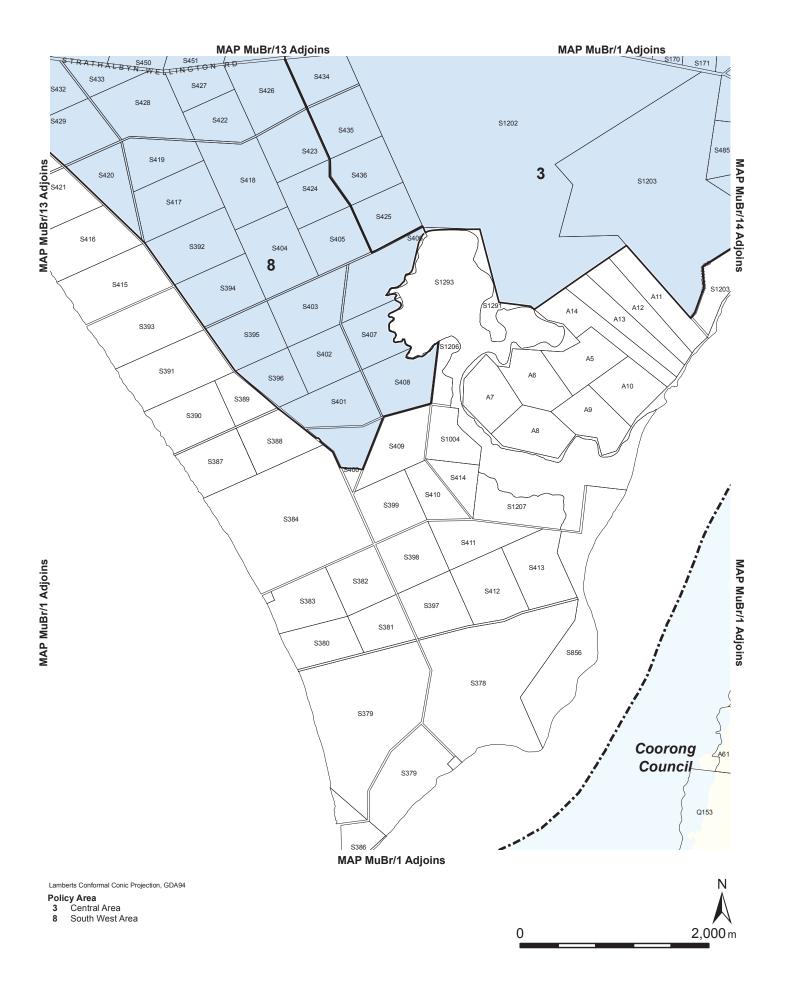
PrPro

RMFI

RMFr

# 0 2,000 m

# Zone Map MuBr/15



### Policy Area Map MuBr/15

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Policy Area Boundary Development Plan Boundary











A30

MAP MuBr/4 Adjoins

RD

A105

A1

A282

S468

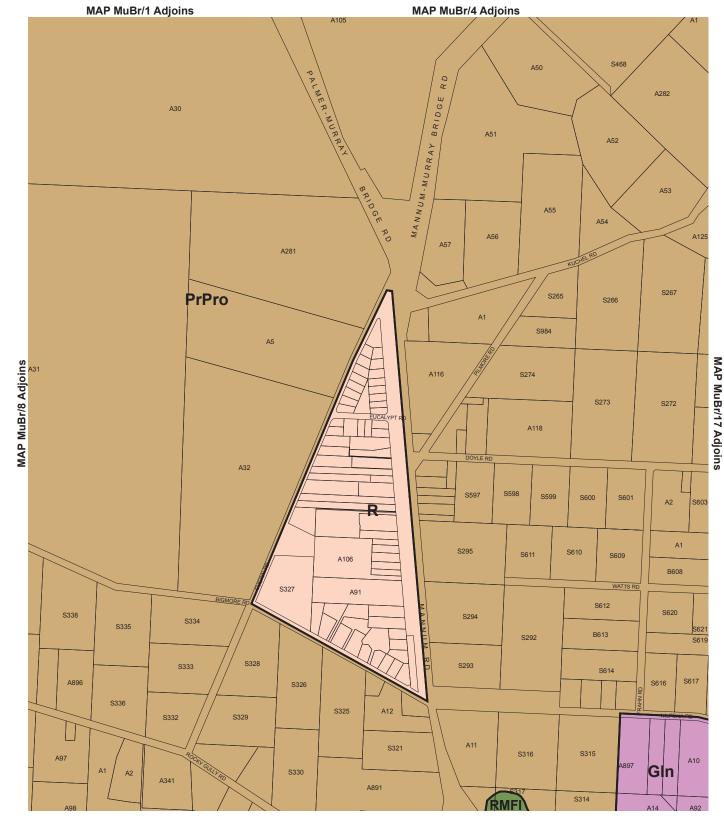
A50



Overlay Map MuBr/16



**Overlay Map MuBr/16** DEVELOPMENT CONSTRAINTS



MAP MuBr/20 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

Gln

PrPro

RMFI

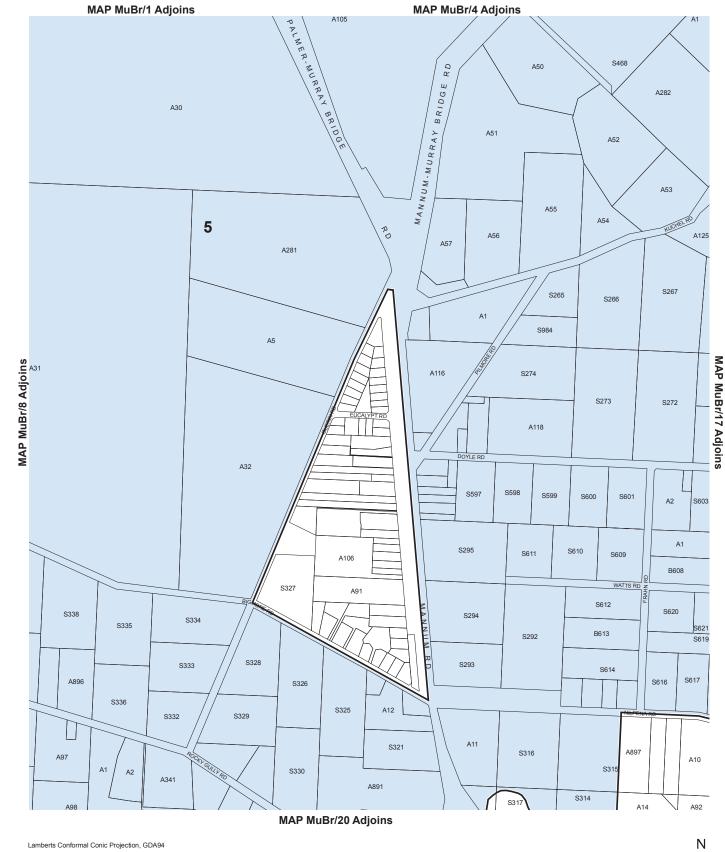
R



MURRAY BRIDGE TOWNSHIP

Zone Map MuBr/16

General Industry Primary Production Residential River Murray Flood Zone Boundary



Policy Area 5 North Central Area

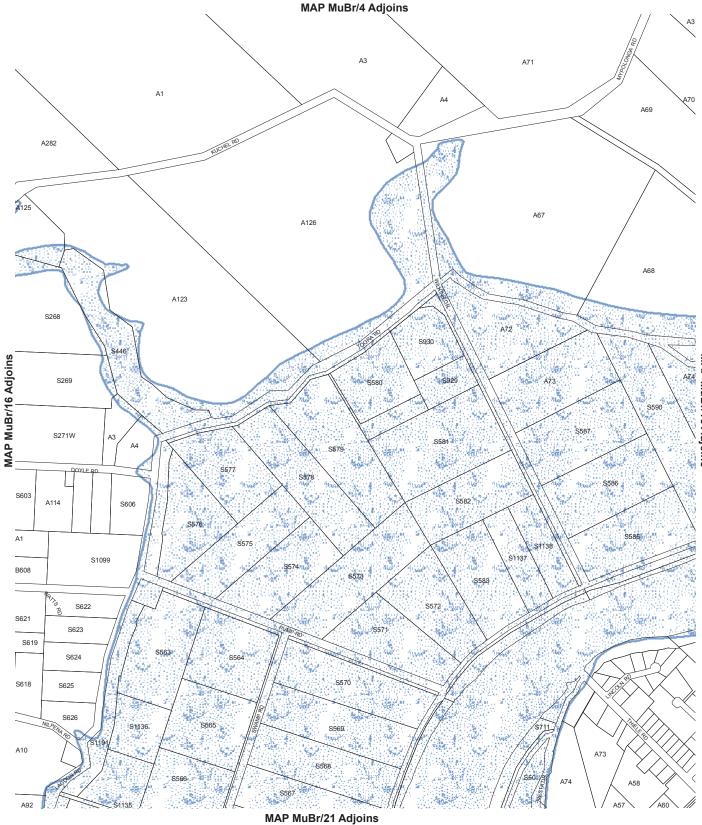
500 m 0 **MURRAY BRIDGE TOWNSHIP** 

Policy Area Map MuBr/16



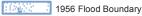


Location Map MuBr/17

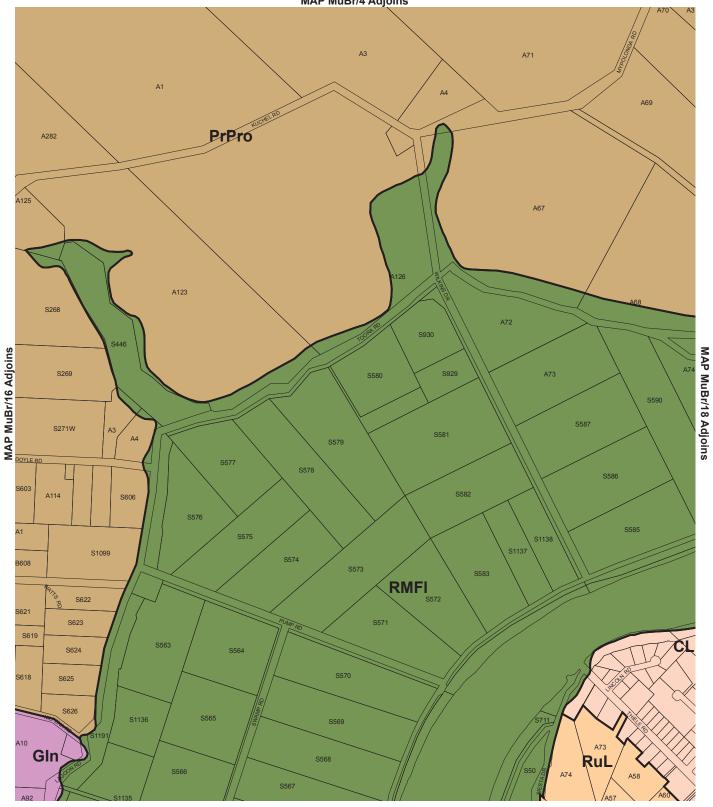




**Overlay Map MuBr/17** DEVELOPMENT CONSTRAINTS



MAP MuBr/4 Adjoins



MAP MuBr/21 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones CL

Gln

PrPro

RMFI

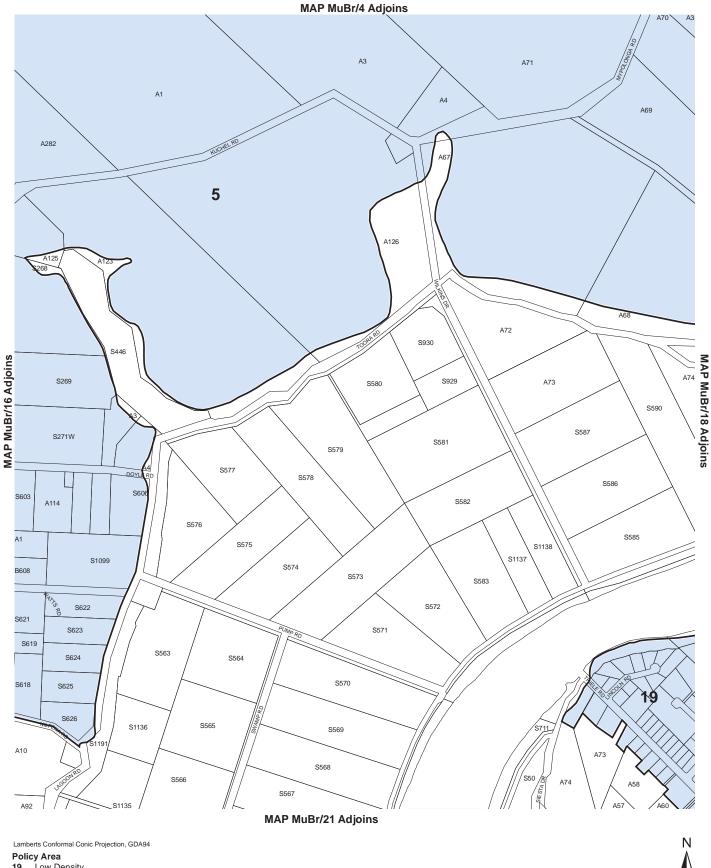
RuL



#### MURRAY BRIDGE TOWNSHIP

Zone Map MuBr/17

Country Living General Industry Primary Production River Murray Flood Rural Living Zone Boundary



Low Density 19

5 North Central Area

**MURRAY BRIDGE TOWNSHIP** 

Policy Area Map MuBr/17

0

500 m

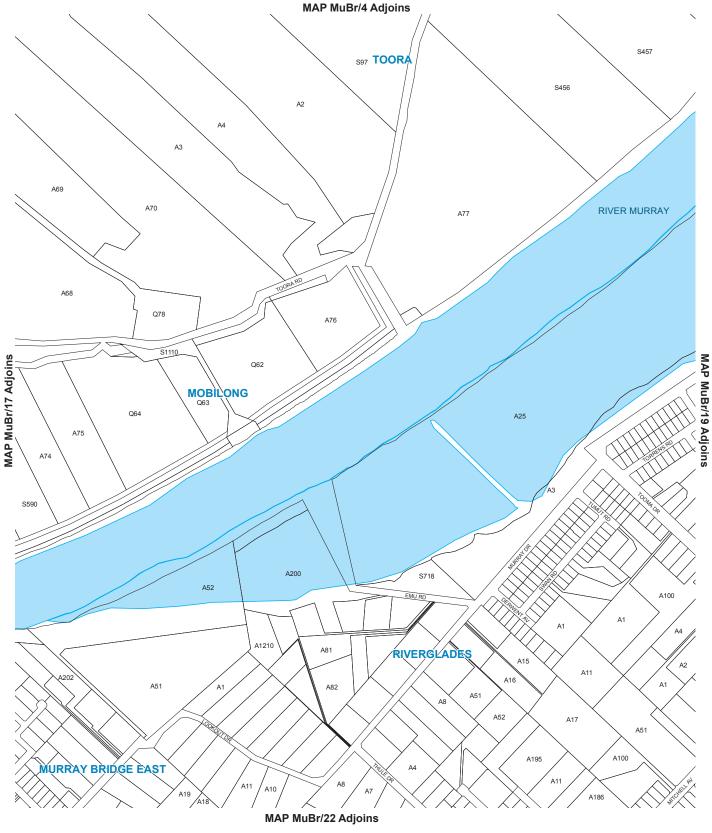


Lamberts Conformal Conic Projection, GDA94 Precinct 11 One Hectare

Ν 500 m 0

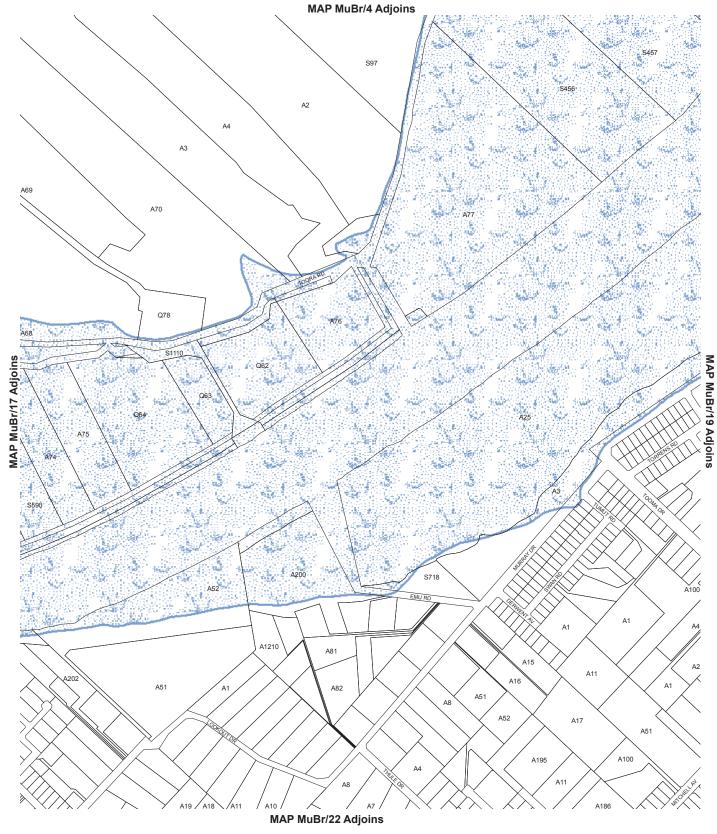
#### **MURRAY BRIDGE TOWNSHIP**

Precinct Map MuBr/17



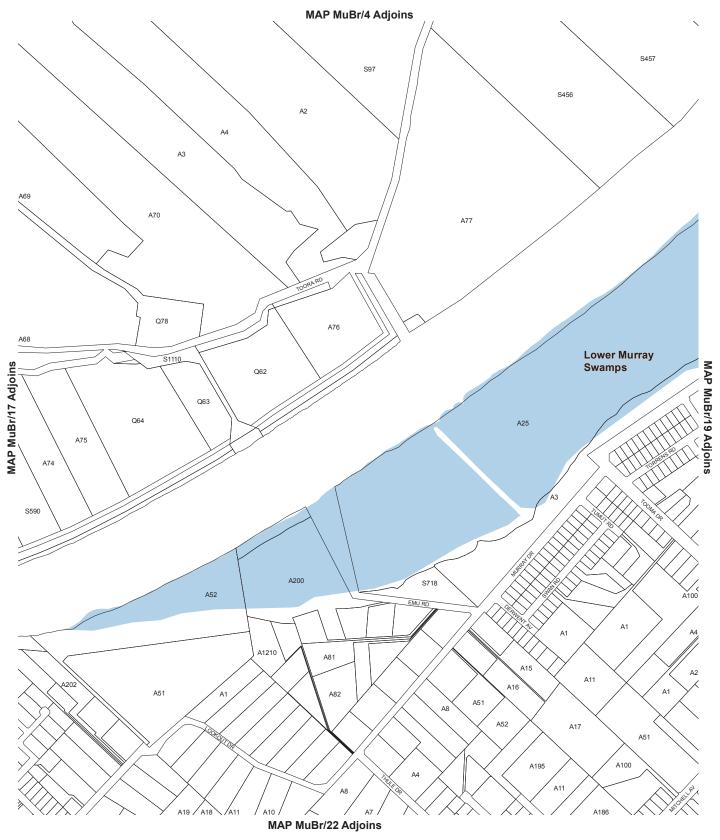


Location Map MuBr/18



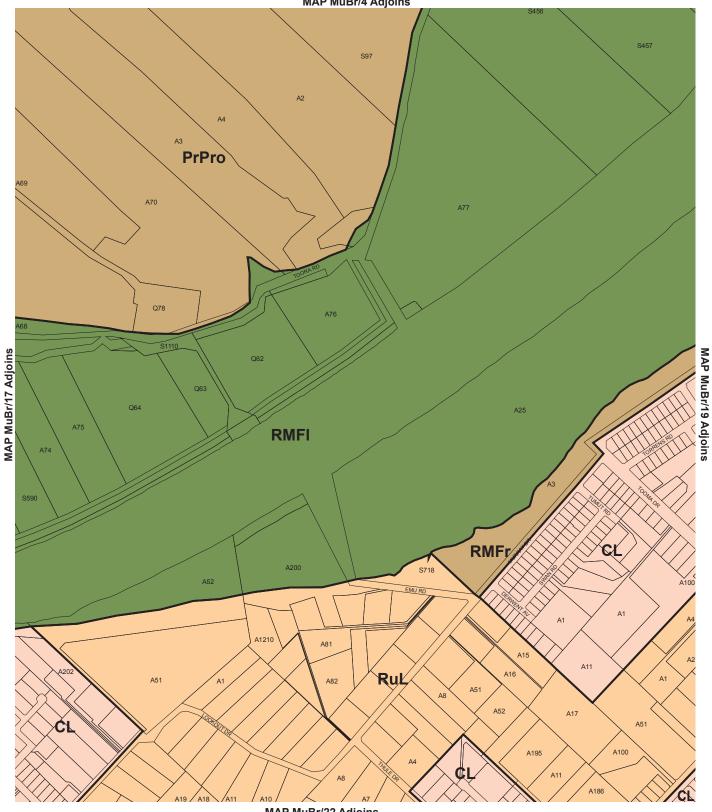


**Overlay Map MuBr/18** DEVELOPMENT CONSTRAINTS





Overlay Map MuBr/18 NATURAL RESOURCES



MAP MuBr/22 Adjoins

Lamberts Conformal Conic Projection, GDA94



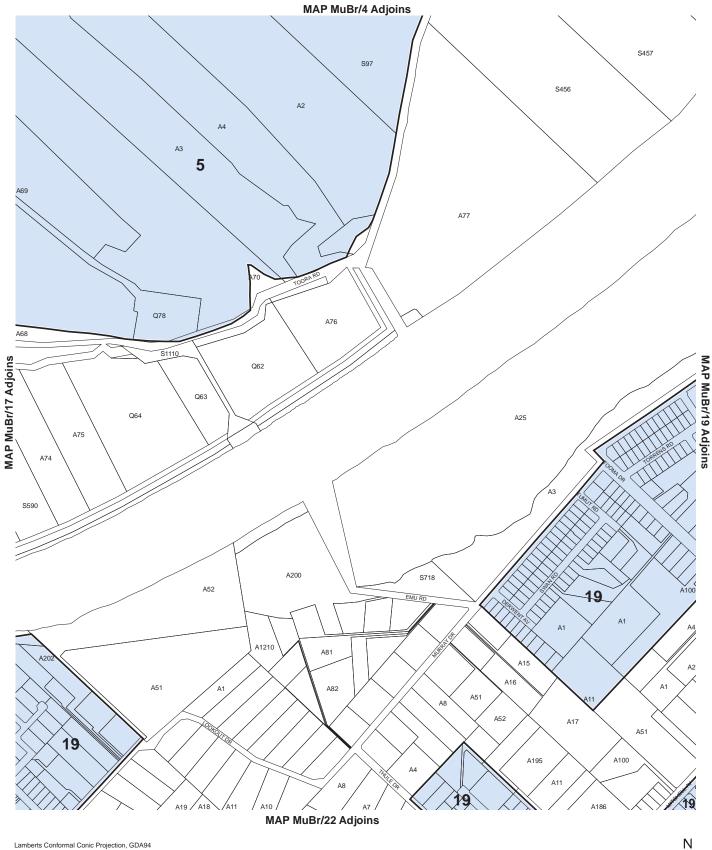
#### **MURRAY BRIDGE TOWNSHIP**

Zone Map MuBr/18

Zones



Country Living Primary Production River Murray Flood River Murray Fringe Rural Living Zone Boundary





Policy Area Map MuBr/18

Policy Area 19 Low Density

North Central Area

19 5

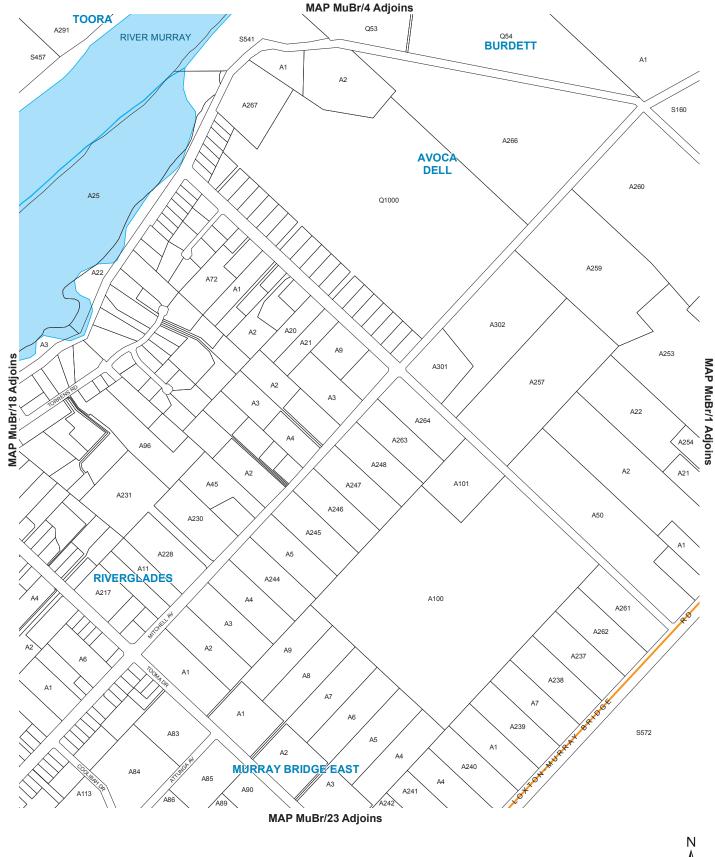




Precinct Map MuBr/18

Lamberts Conformal Conic Projection, GDA94

Precinct 11 One Hectare





Location Map MuBr/19

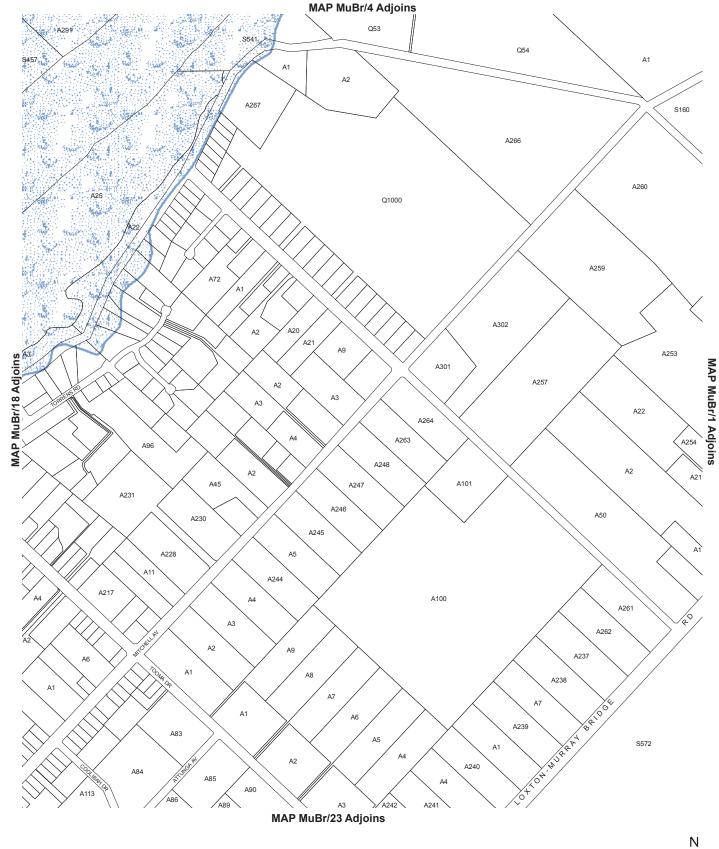
Tourist Routes
 Waterbodies





Overlay Map MuBr/19 TRANSPORT

> MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019





**Overlay Map MuBr/19** DEVELOPMENT CONSTRAINTS

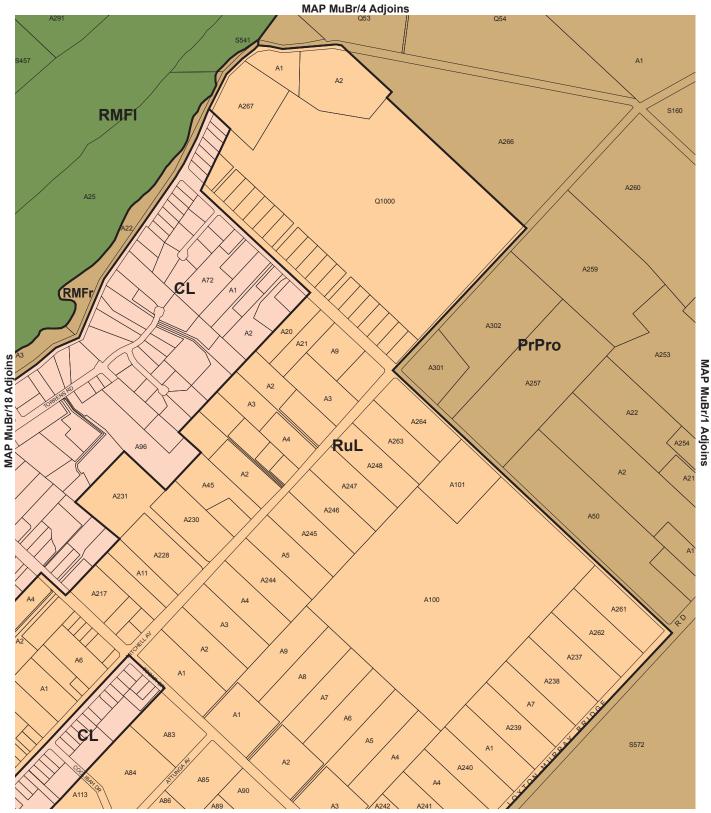


Overlay Map MuBr/19 HERITAGE





Overlay Map MuBr/19 NATURAL RESOURCES



MAP MuBr/23 Adjoins

Lamberts Conformal Conic Projection, GDA94



### **MURRAY BRIDGE TOWNSHIP**

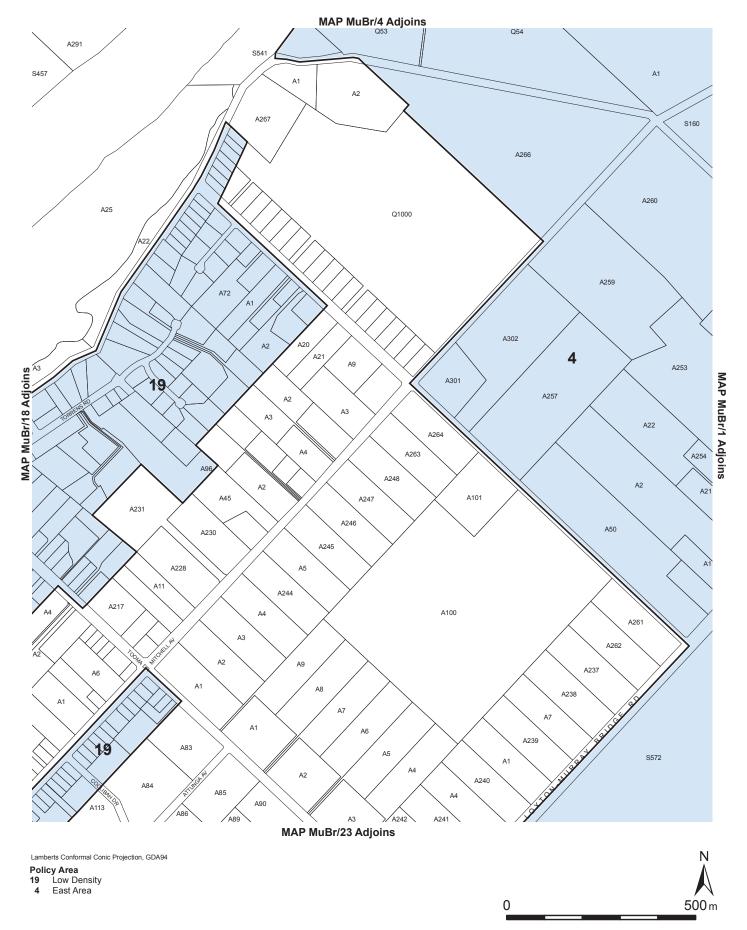
Zone Map MuBr/19

Zones Country Living PrPro Primary Production RMFI River Murray Flood RMFr River Murray Fringe Rural Living Zone Boundary

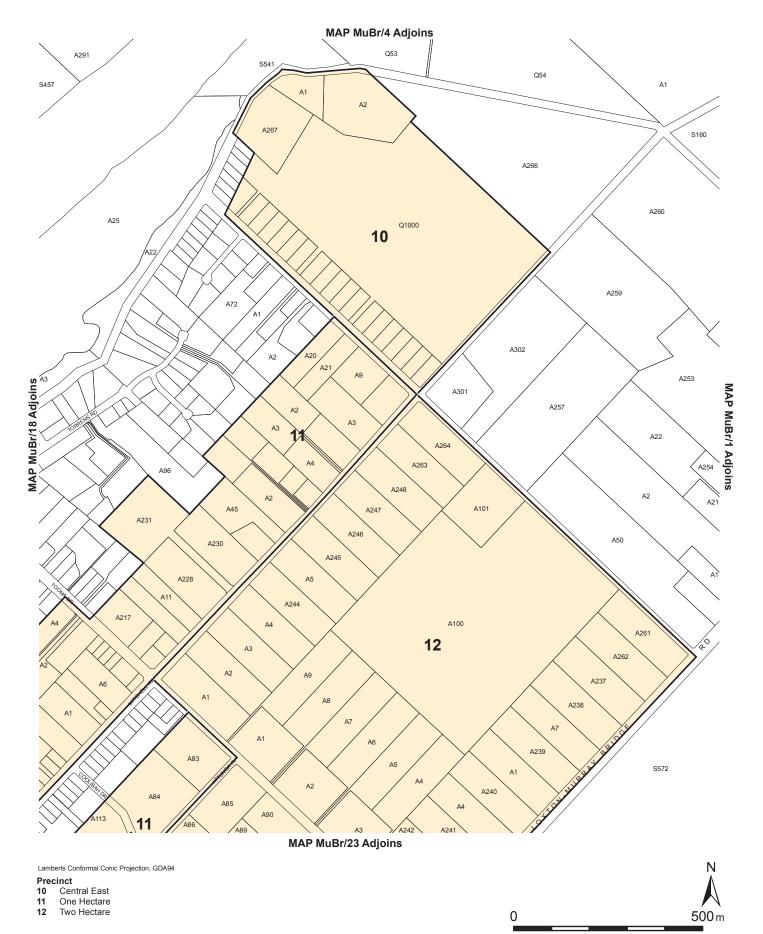
CL

RuL

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019



Policy Area Map MuBr/19



MURRAY BRIDGE TOWNSHIP

Precinct Map MuBr/19

Location Map MuBr/20

### MURRAY BRIDGE TOWNSHIP









Overlay Map MuBr/20 TRANSPORT

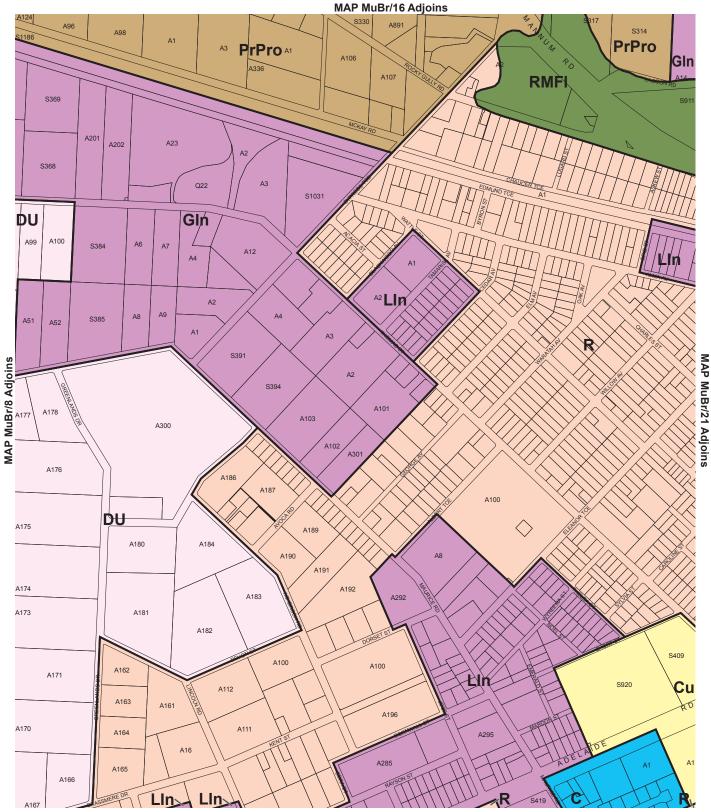
> MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Primary Arterial Roads
 Secondary Arterial Roads





**Overlay Map MuBr/20** DEVELOPMENT CONSTRAINTS



MAP MuBr/27 Adjoins

Lamberts Conformal Conic Projection, GDA94

#### Zones

С	Commercial
Cu	Community
DU	Deferred Urban
GIn	General Industry
Lln	Light Industry
PrPro	Primary Production
R	Residential
RMFI	River Murray Flood
	Zone Boundary

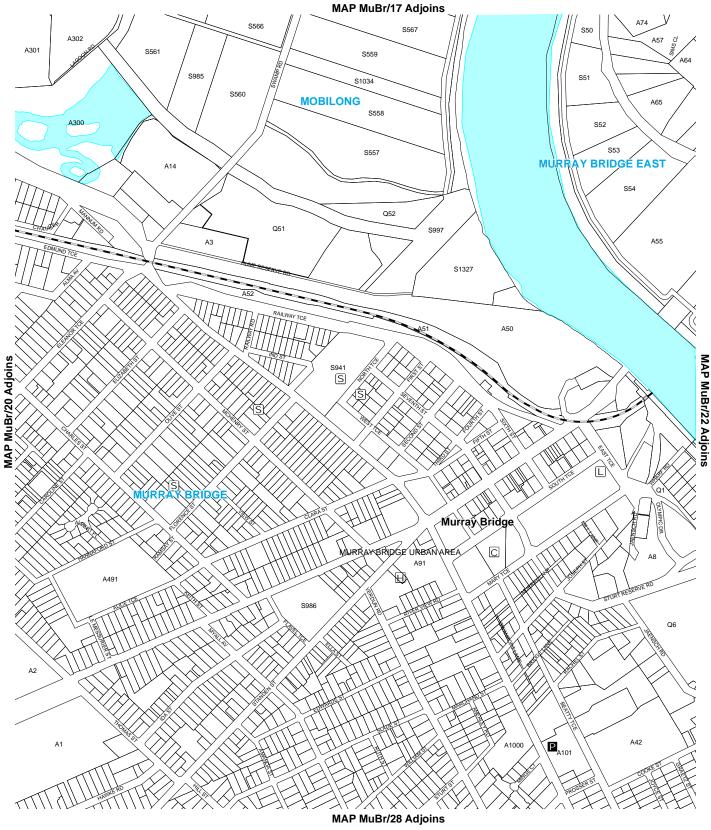
# 0 500 m

MURRAY BRIDGE TOWNSHIP

Zone Map MuBr/20

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

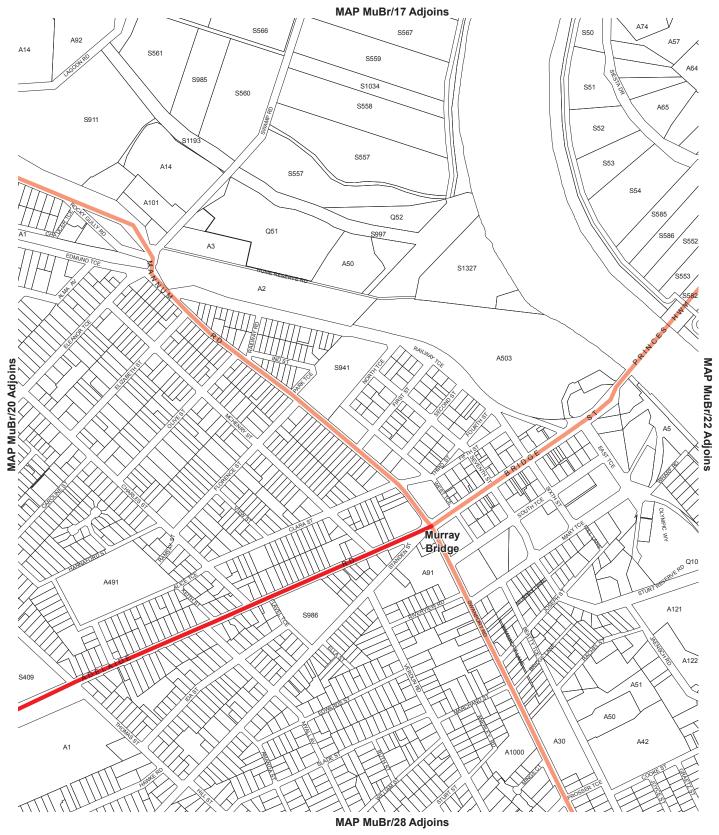






Location Map MuBr/21



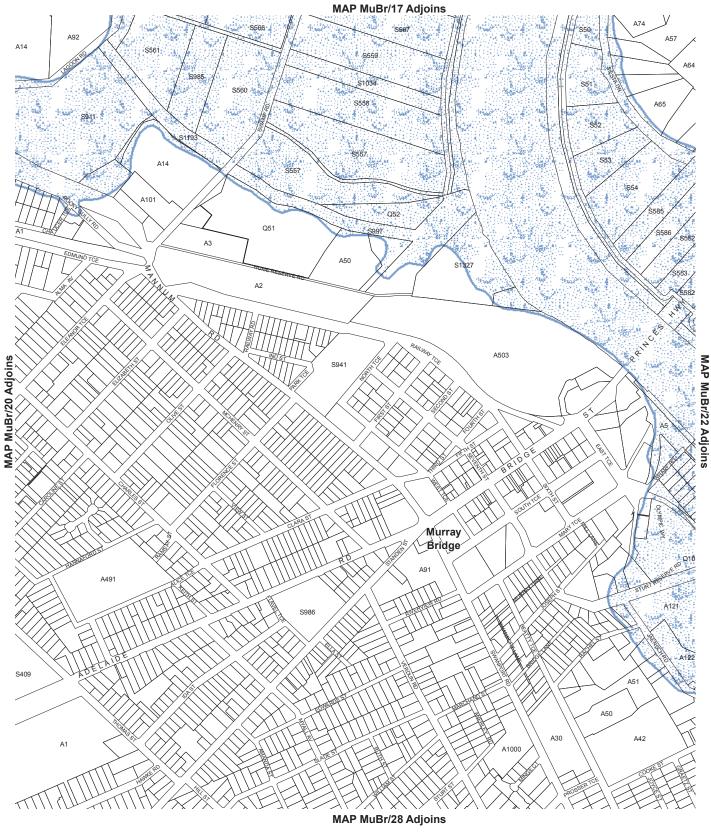




Overlay Map MuBr/21 TRANSPORT

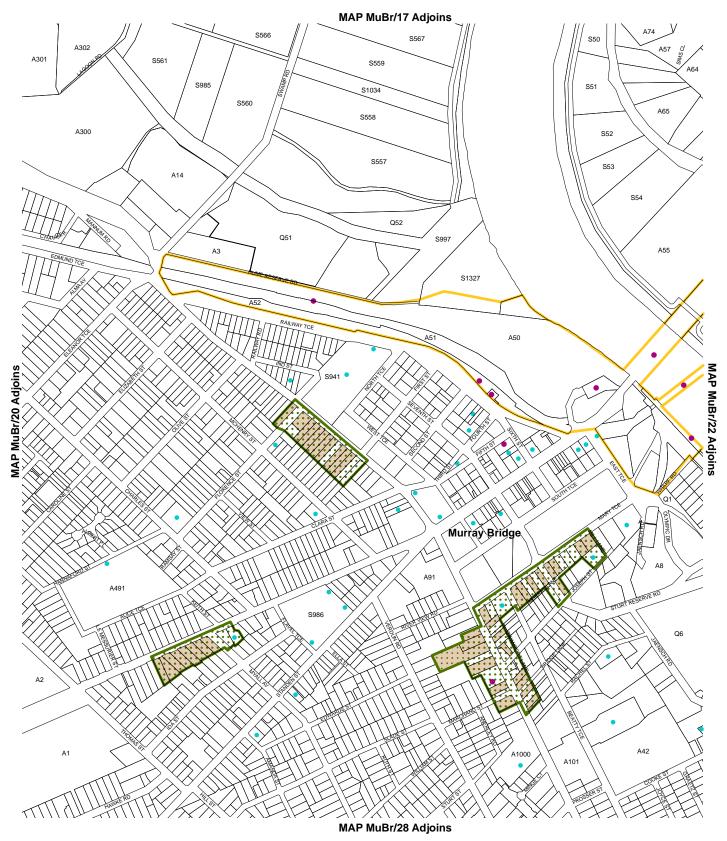
> MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Primary Arterial Roads
 Secondary Arterial Roads





**Overlay Map MuBr/21** DEVELOPMENT CONSTRAINTS



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

State heritage Precinct (Murray Bridge Transport Precinct,

State Heritage ID: 26373) State heritage place

Historic Conservation Area Contributory item

Local heritage place

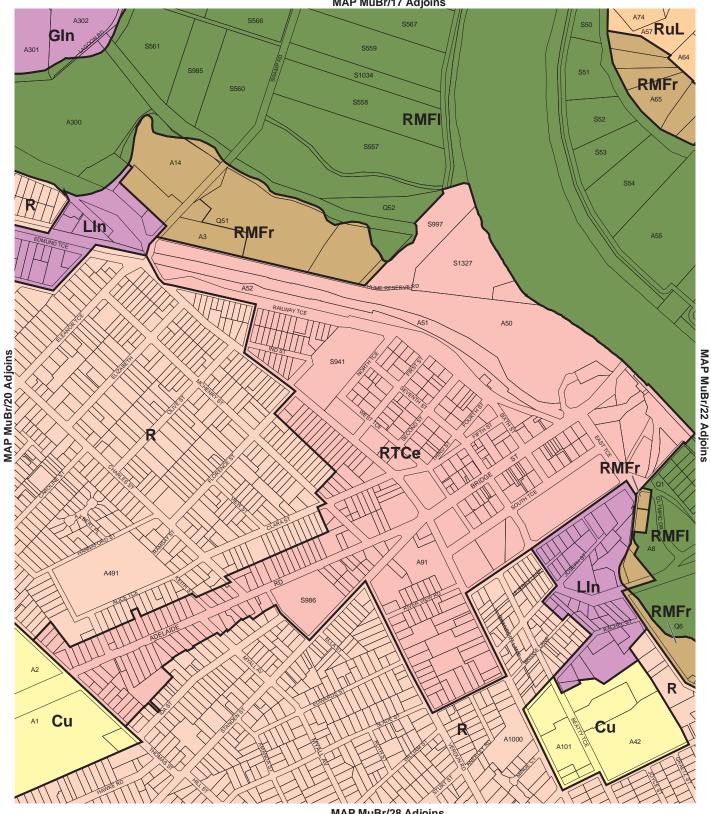
### 0\_\_\_\_\_\_N 500 m

MURRAY BRIDGE TOWNSHIP

Overlay Map MuBr/21 HERITAGE

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019





MAP MuBr/28 Adjoins

Lamberts Conformal Conic Projection, GDA94

### Zones

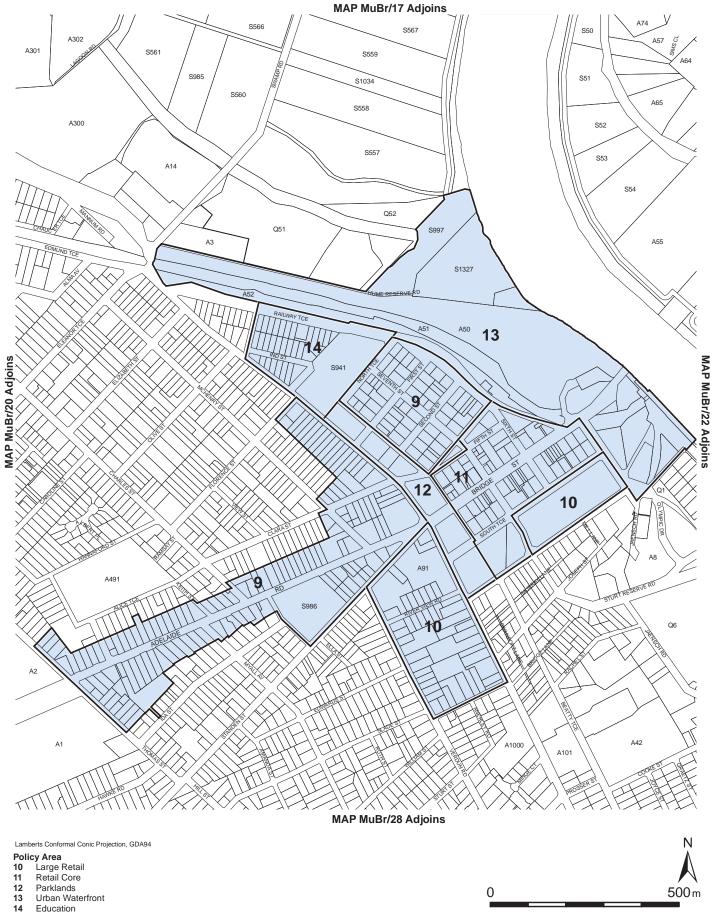
Cu Community Gln General Industry Lln Light Industry RTCe Regional Town Centre R Residential RMF River Murray Flood RMFr River Murray Fringe RuL Rural Living Zone Boundary



### **MURRAY BRIDGE TOWNSHIP**

Zone Map MuBr/21

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019



- 14 9 Mixed Use

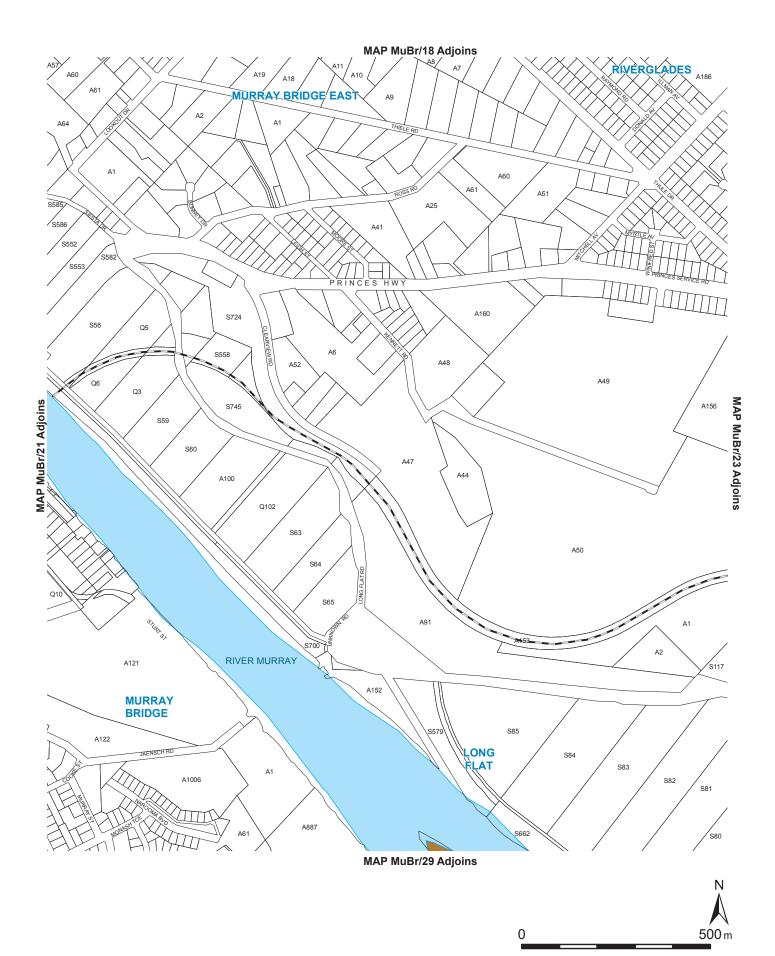
Policy Area Map MuBr/21

**MURRAY BRIDGE TOWNSHIP** 



- Sixth Street Adelaide Road 2 3

Precinct Map MuBr/21

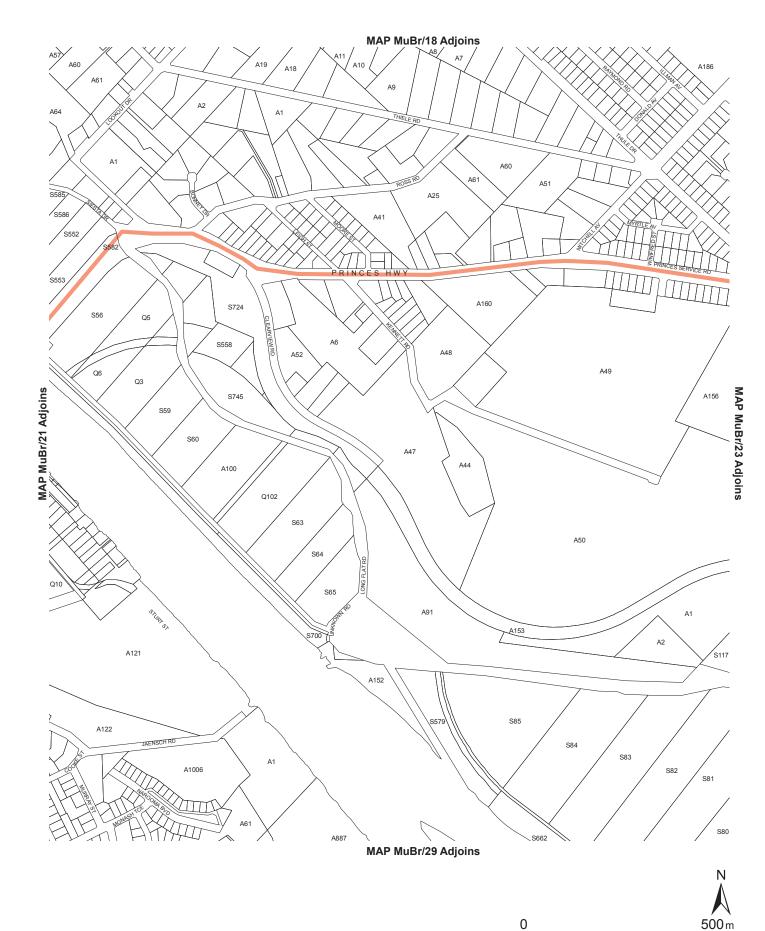


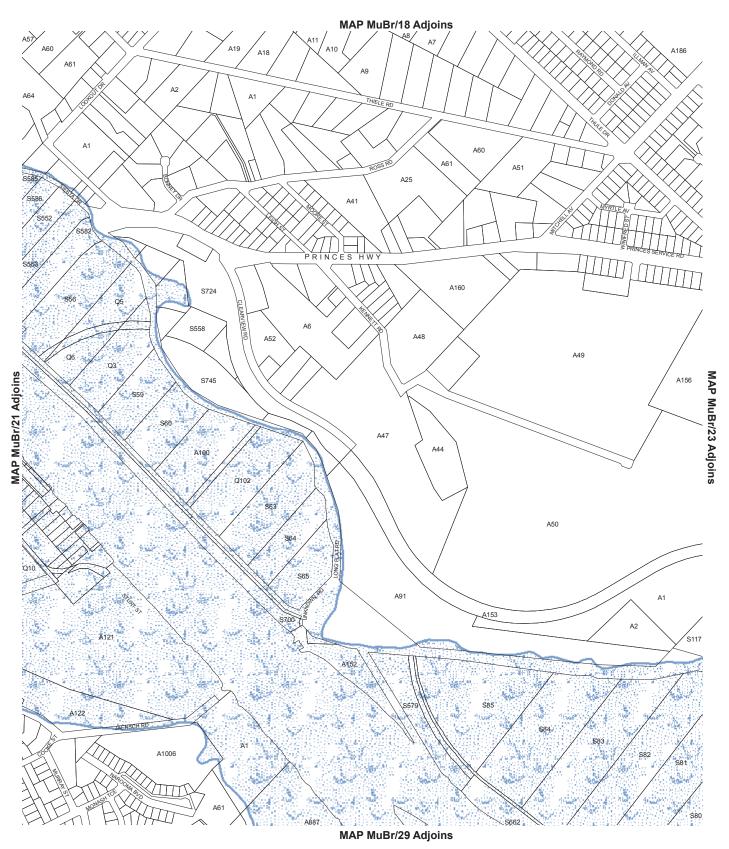


Location Map MuBr/22

Railways
Recreation Park

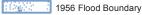








**Overlay Map MuBr/22** DEVELOPMENT CONSTRAINTS





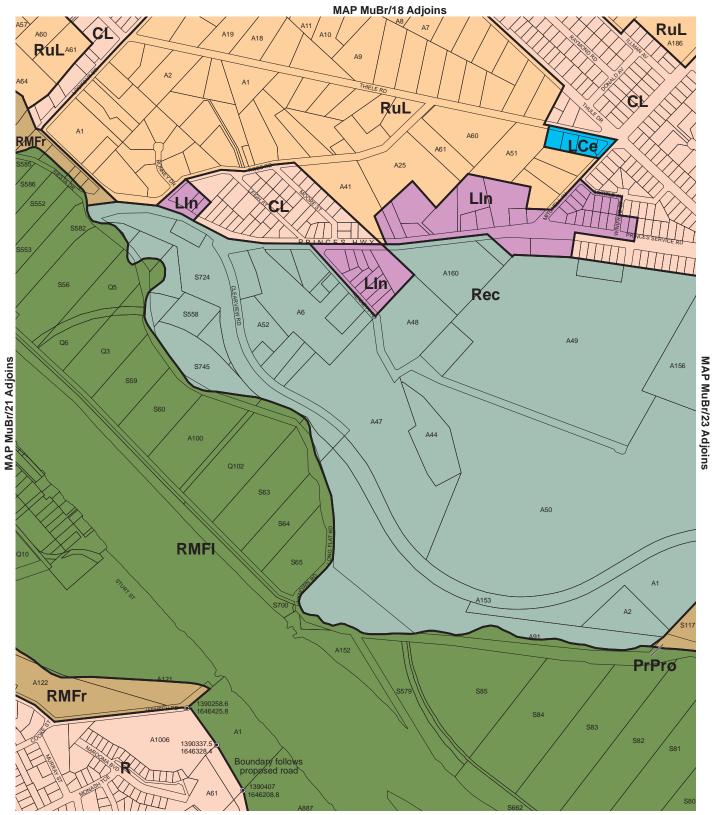
Overlay Map MuBr/22 HERITAGE

State heritage Precinct (Murray Bridge Transport Precinct)

State heritage place

Local heritage place

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019



MAP MuBr/29 Adjoins

Lamberts Conformal Conic Projection, GDA94

#### Zones

CL	Country Living
Lln	Light Industry
LCe	Local Centre
PrPro	Primary Production
Rec	Recreation
R	Residential
RMFI	River Murray Flood
RMFr	River Murray Fringe
RuL	Rural Living
	Zone Boundary



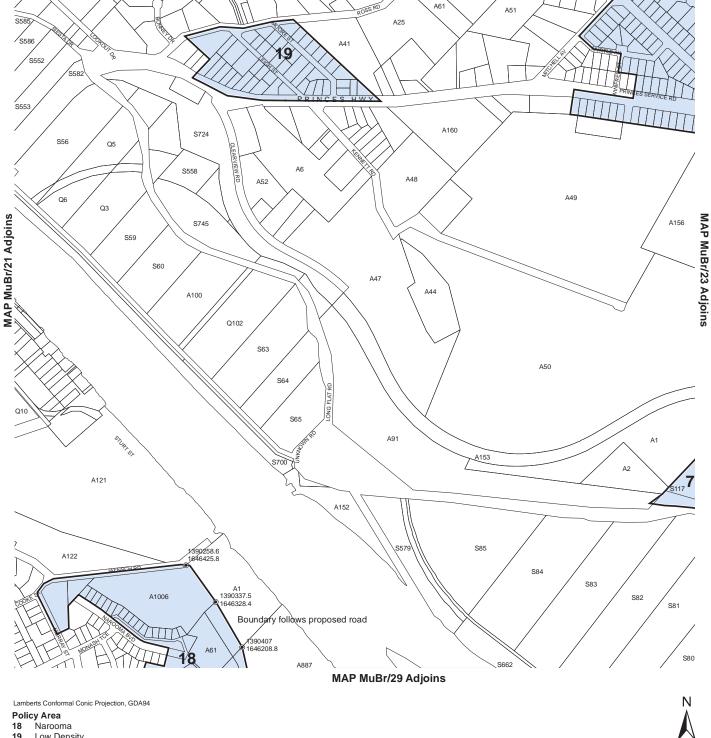
### MURRAY BRIDGE TOWNSHIP

Zone Map MuBr/22

500 m

## Policy Area Map MuBr/22

0



MAP MuBr/18 Adjoins

A10

A9

A19

A2

A18

A1

Δ7

A60

19 7 Low Density

A57

A64

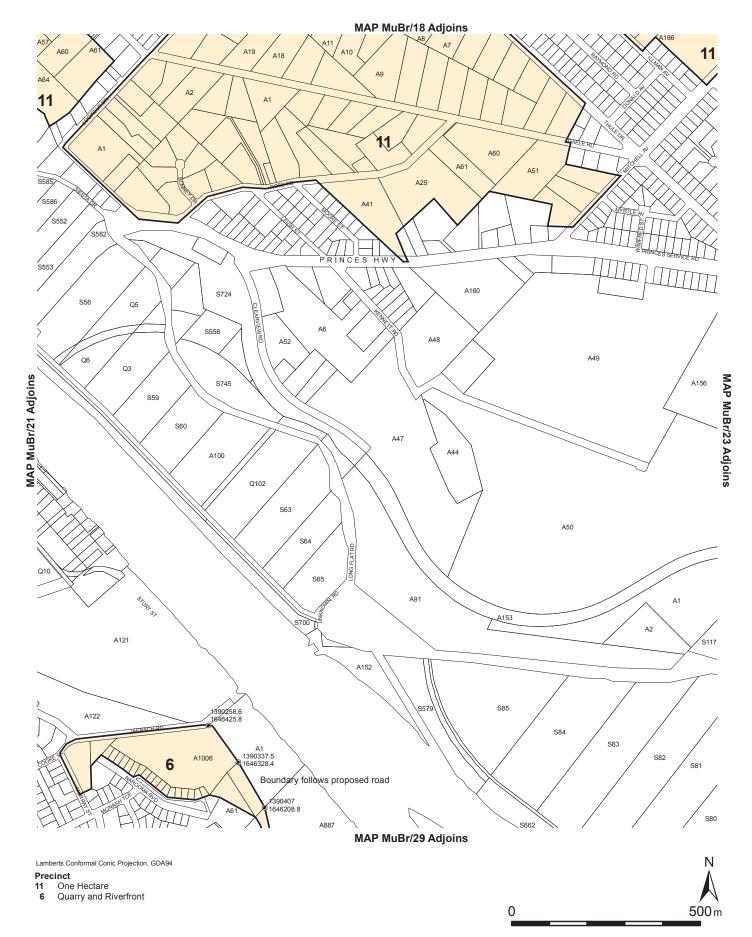
A60

A61

A1

Q

- Rural Fringe







Location Map MuBr/23





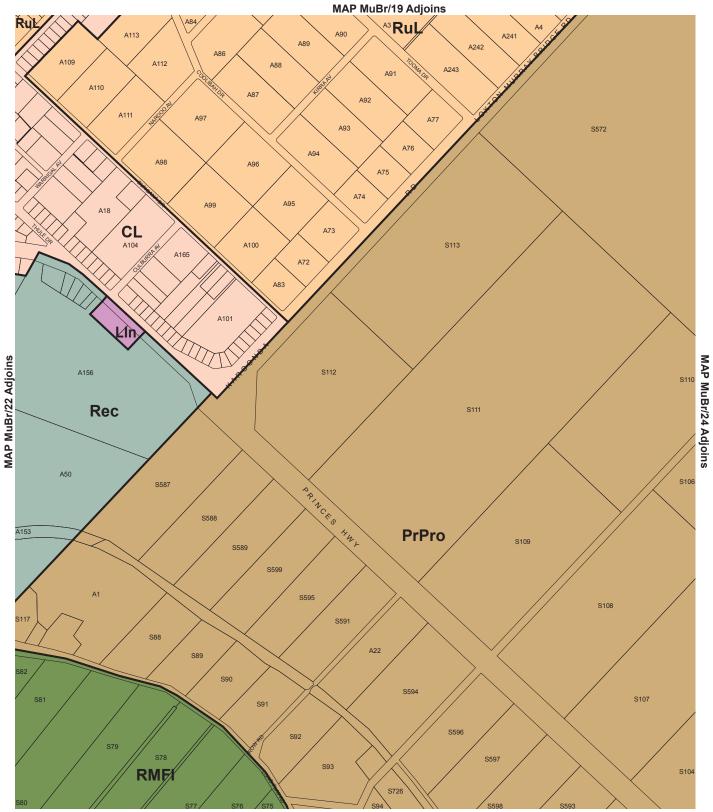
Overlay Map MuBr/23 TRANSPORT

> MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019





**Overlay Map MuBr/23** DEVELOPMENT CONSTRAINTS



MAP MuBr/30 Adjoins

Lamberts Conformal Conic Projection, GDA94

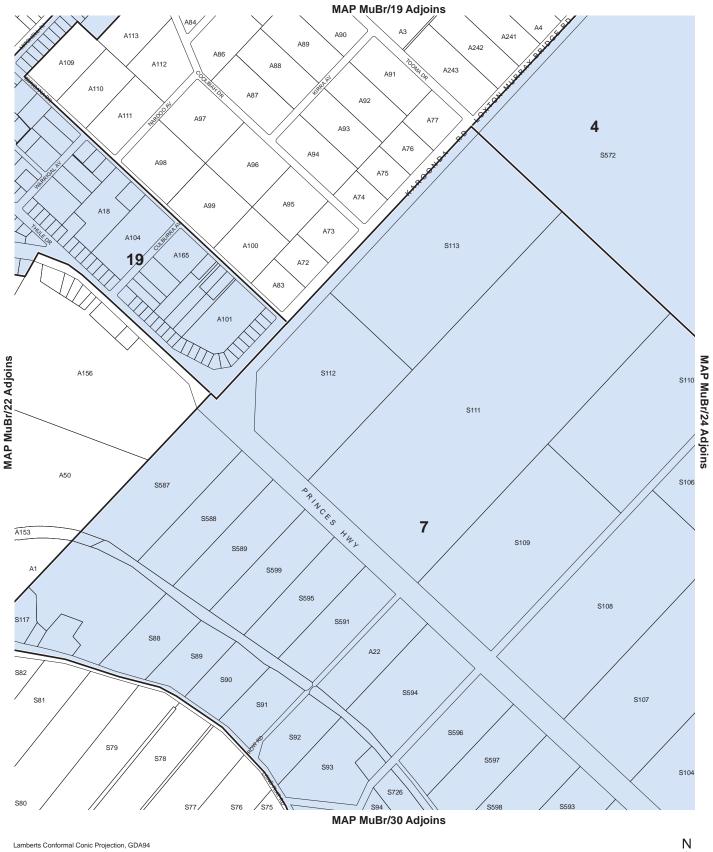
#### Zones

CL Country Living Lin Light Industry PrPro Primary Production Rec Recreation RMFI River Murray Flood RuL Rural Living Cone Boundary



### MURRAY BRIDGE TOWNSHIP

Zone Map MuBr/23



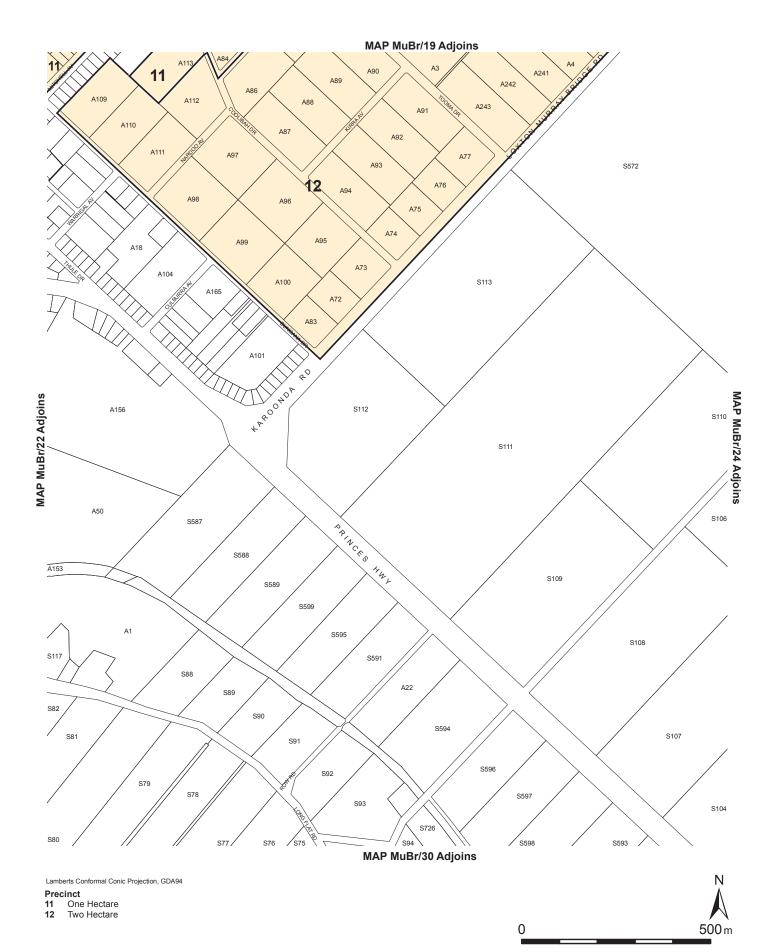


- 19 Low Density
- 4 East Area7 Rural Fringe
- r Kurai Fringe

Policy Area Map MuBr/23

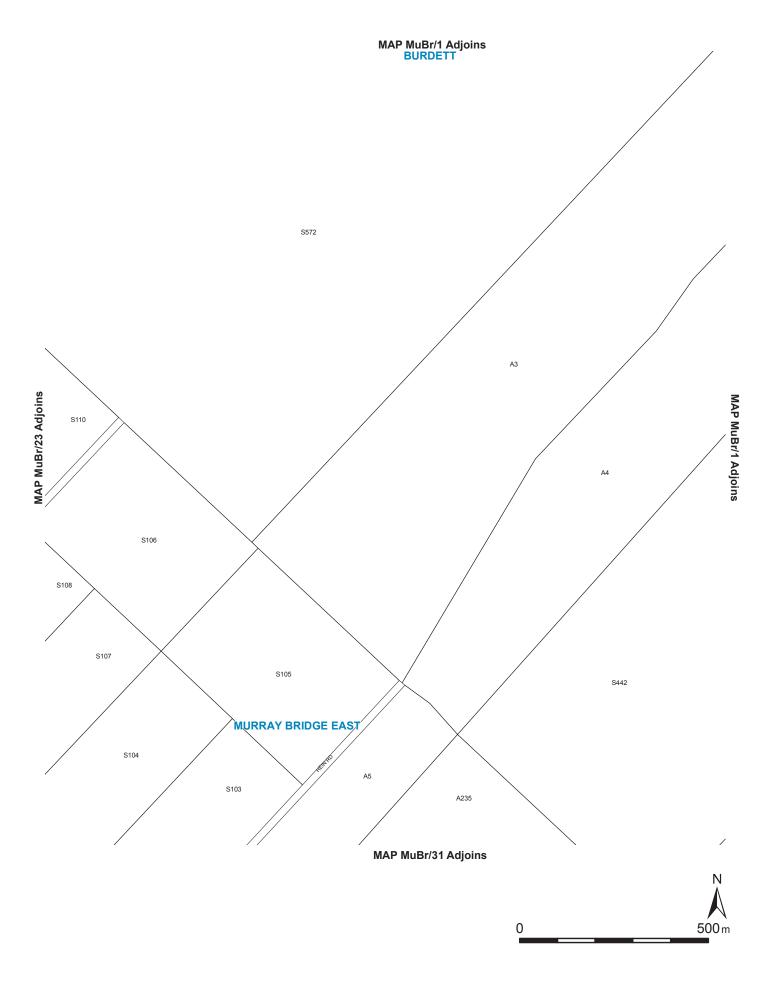
0

500 m



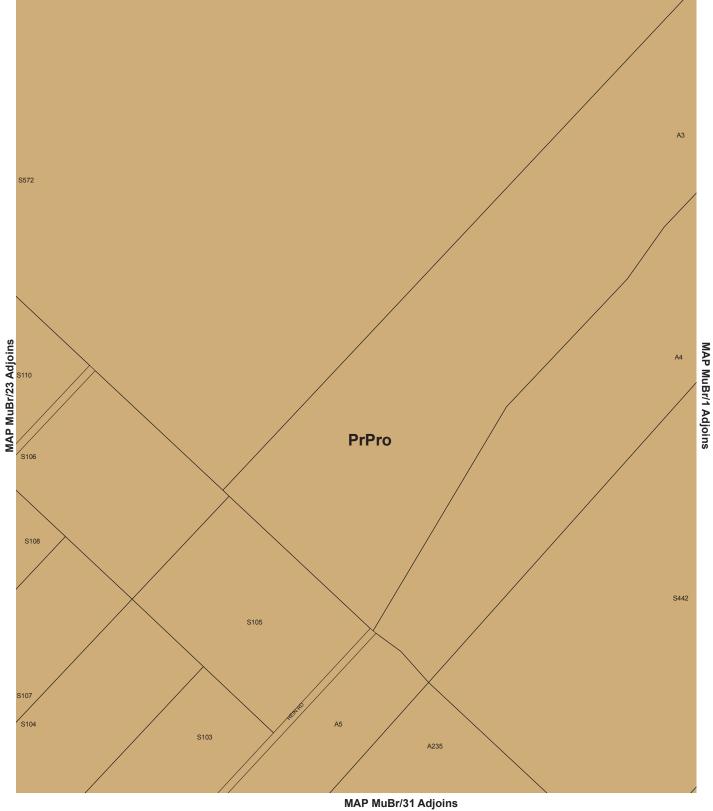


Precinct Map MuBr/23



### Location Map MuBr/24

#### MAP MuBr/1 Adjoins



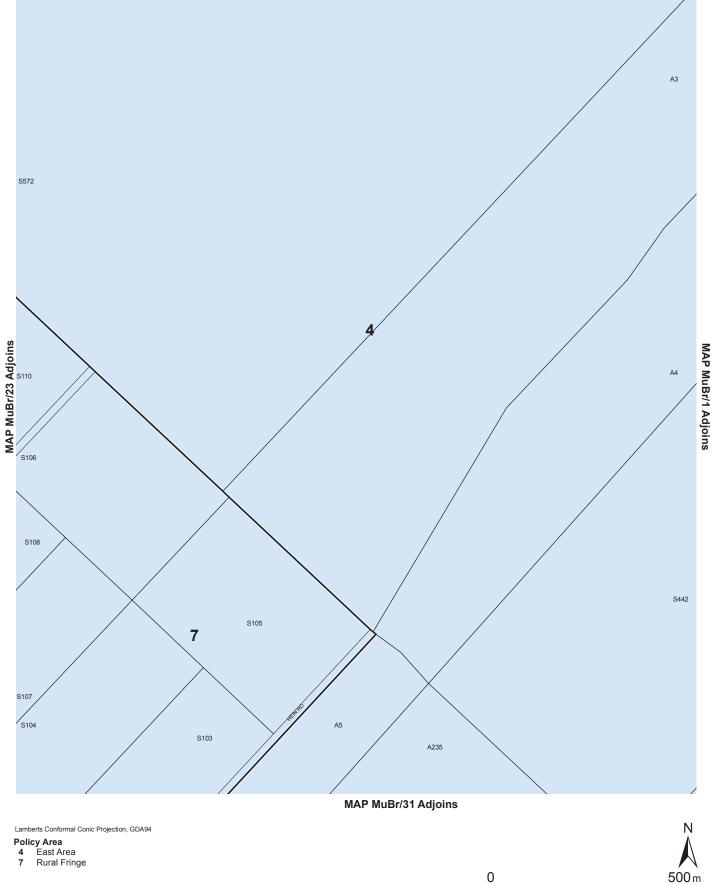
Lamberts Conformal Conic Projection, GDA94

### 0\_\_\_\_\_\_N 500 m

### Zone Map MuBr/24



#### MAP MuBr/1 Adjoins



### Policy Area Map MuBr/24

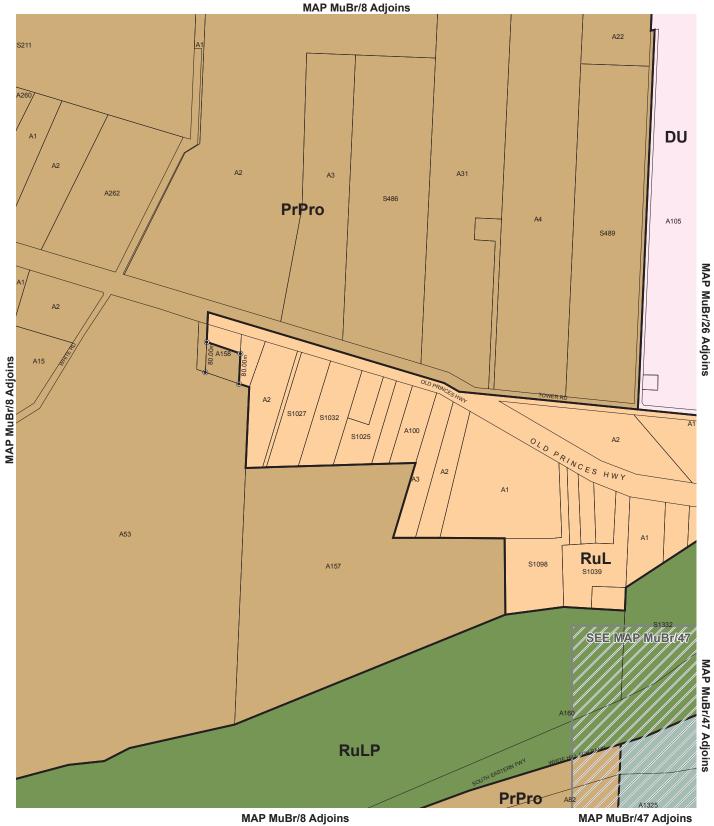


Location Map MuBr/25



MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Primary Arterial Roads
 Secondary Arterial Roads



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

#### Ν



#### MURRAY BRIDGE TOWNSHIP

Zone Map MuBr/25

#### Zones

 DU
 Deferred Urban

 PrPro
 Primary Production

 RuLP
 Rural Landscape Protection

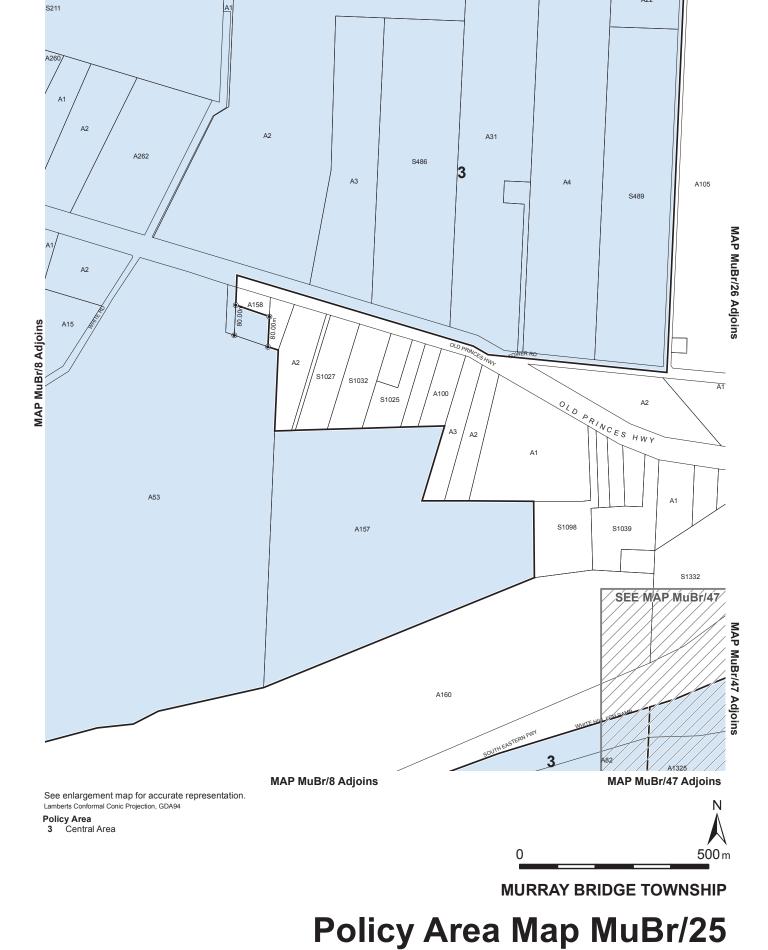
 RuL
 Rural Living

 \_\_\_\_\_\_\_
 Zone Boundary



A22





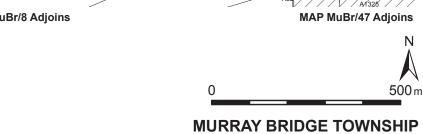
MAP MuBr/8 Adjoins

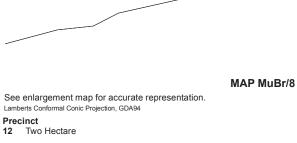
A22

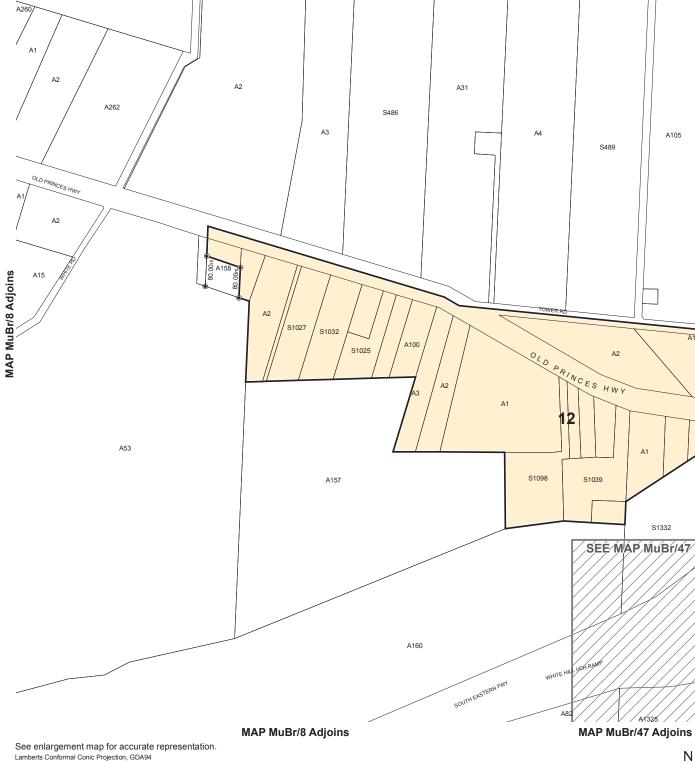
MAP MuBr/26 Adjoins

MAP MuBr/47 Adjoins









MAP MuBr/8 Adjoins

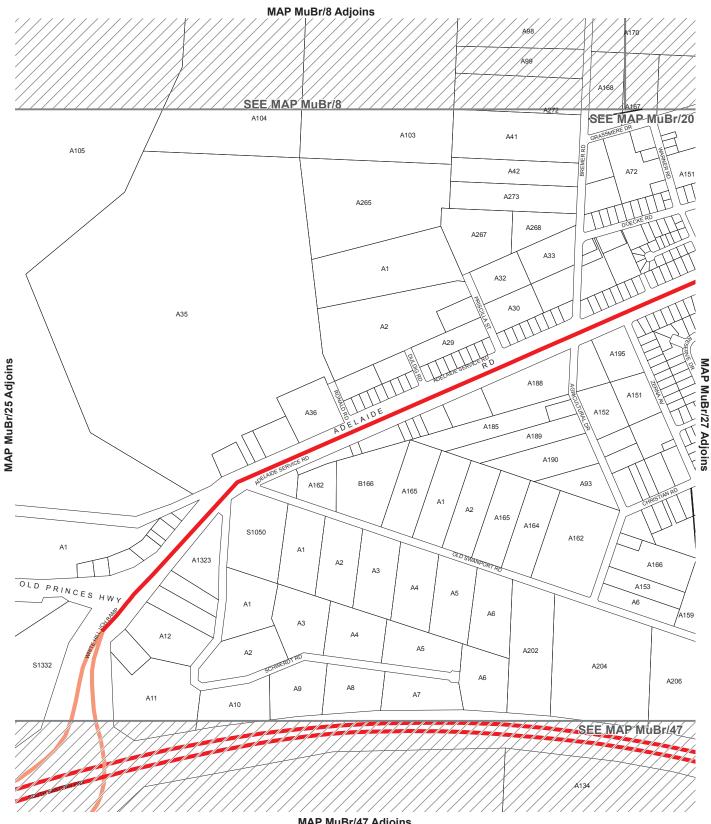
Precinct Boundary

S211





Location Map MuBr/26



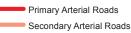
MAP MuBr/47 Adjoins

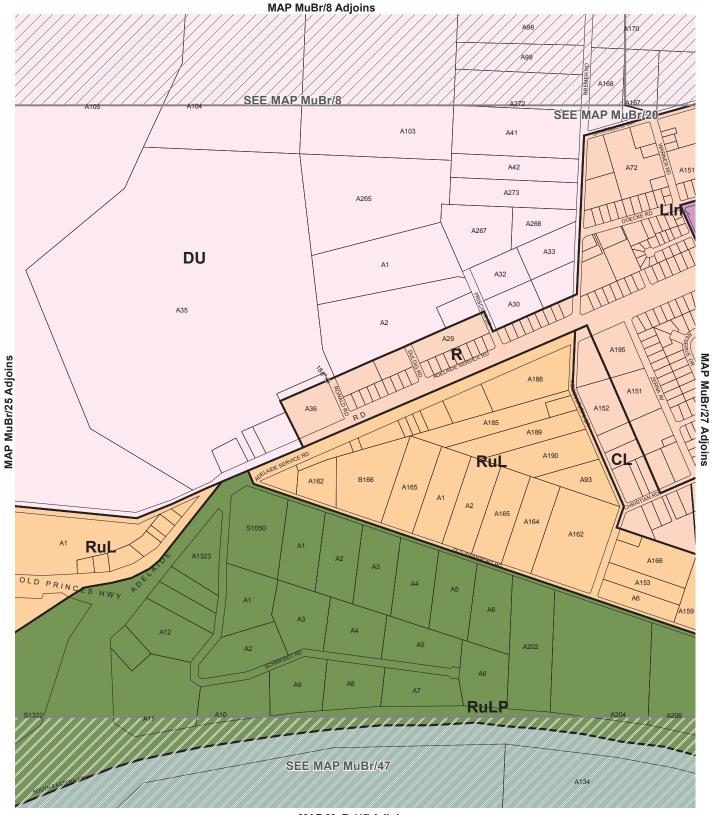


**MURRAY BRIDGE TOWNSHIP** 

**Overlay Map MuBr/26** TRANSPORT

> MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019





MAP MuBr/47 Adjoins

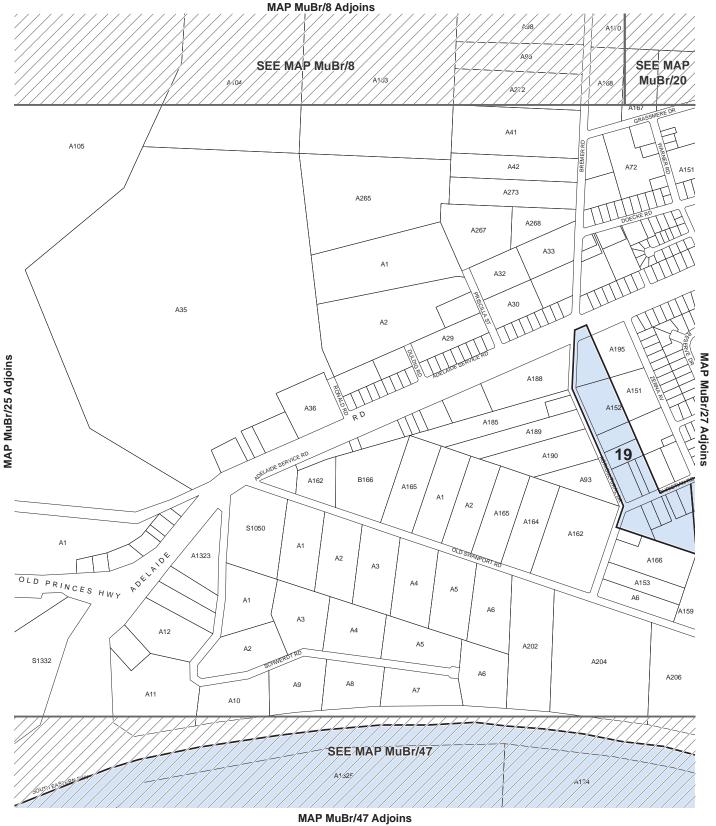
See enlargement map for accurate representation. Lamberts Conformal Conic Projection, GDA94

ZonesCLCountry LivingDUDeferred UrbanLinLight IndustryRResidentialRuLPRural Landscape ProtectionRuLSone Boundary



#### MURRAY BRIDGE TOWNSHIP

Zone Map MuBr/26

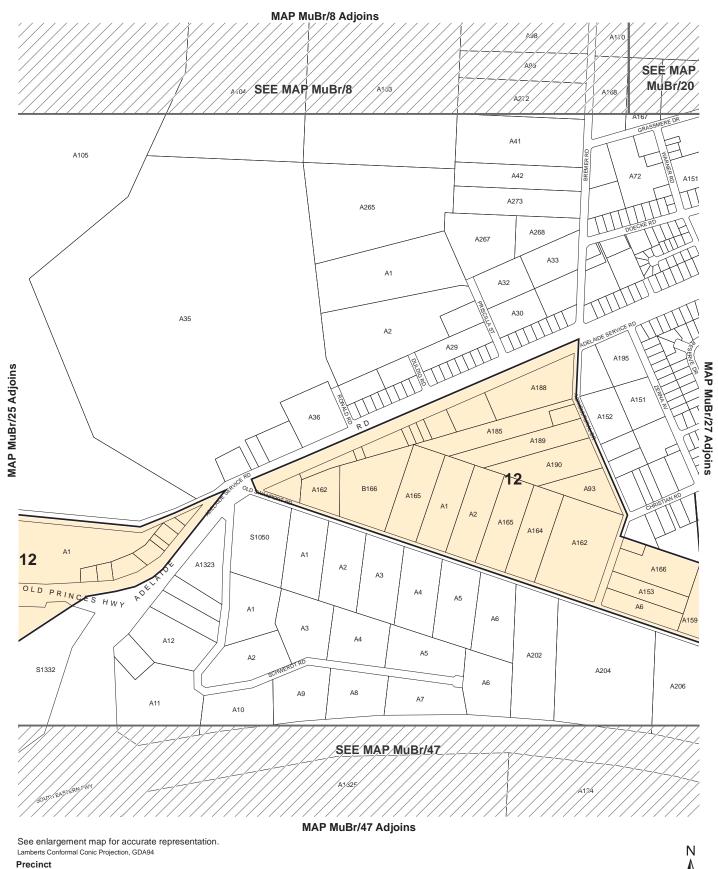


See enlargement map for accurate representation. Lamberts Conformal Conic Projection, GDA94 Policy Area 19 Low Density

0\_\_\_\_\_\_N 500 m

#### MURRAY BRIDGE TOWNSHIP

Policy Area Map MuBr/26



12 Two Hectare

0\_\_\_\_\_500 m

#### MURRAY BRIDGE TOWNSHIP

Precinct Map MuBr/26





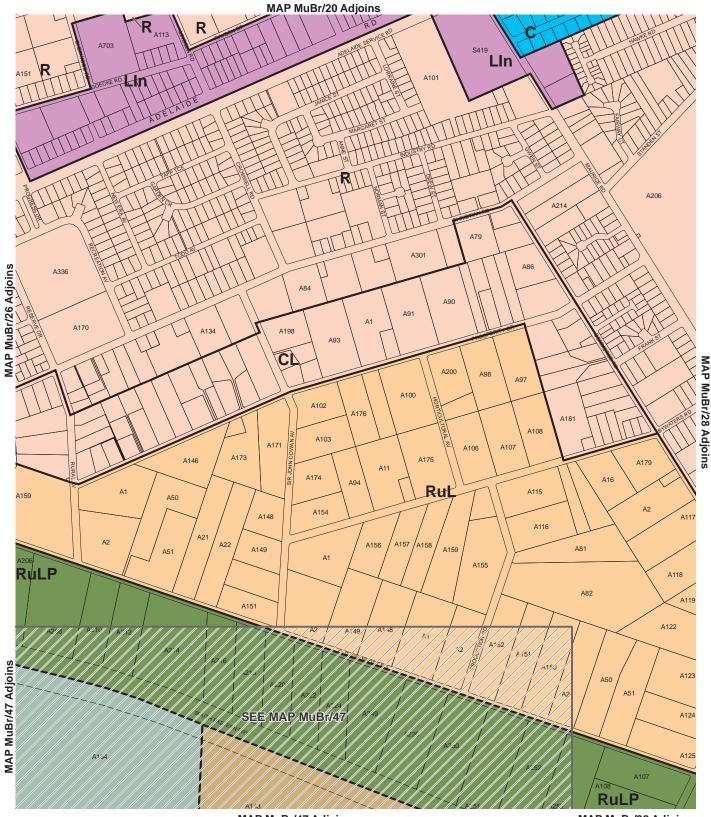
Location Map MuBr/27





Overlay Map MuBr/27 TRANSPORT

> MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019



MAP MuBr/47 Adjoins

MAP MuBr/32 Adjoins

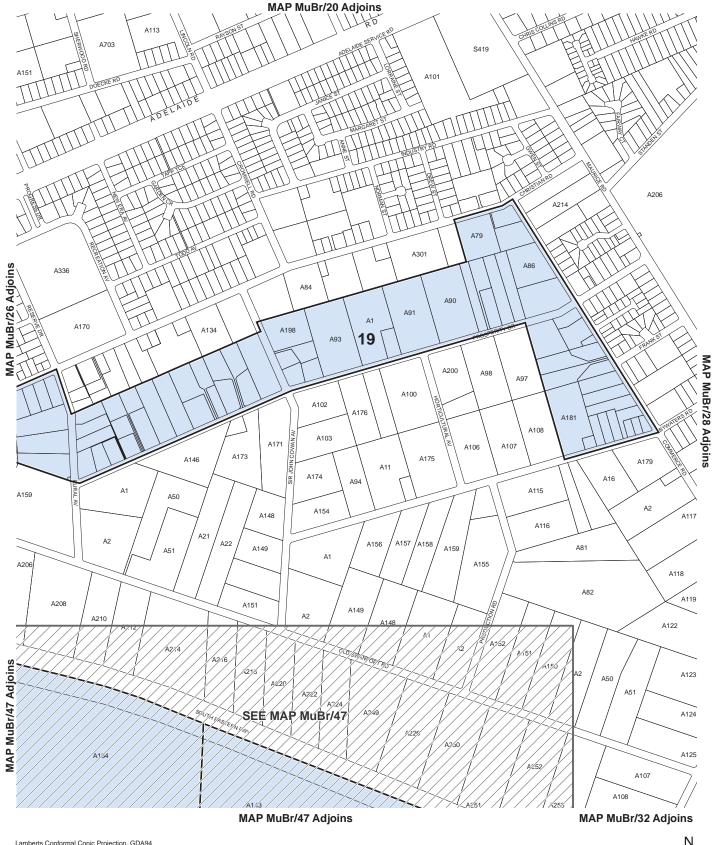
Ν

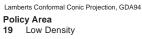
Lamberts Conformal Conic Projection, GDA94

# ZonesCCommercialCLCountry LivingLinLight IndustryRResidentialRuLPRural Landscape ProtectionRuLSone Boundary



Zone Map MuBr/27

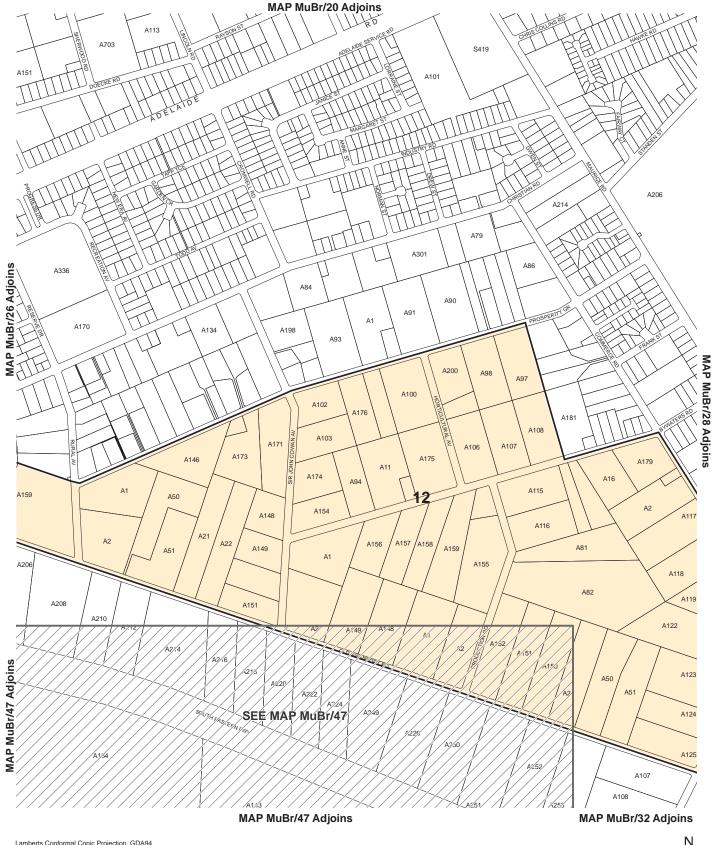




Policy Area Map MuBr/27

0

500 m







Precinct Map MuBr/27

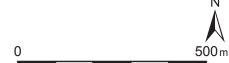




Location Map MuBr/28

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019





Overlay Map MuBr/28



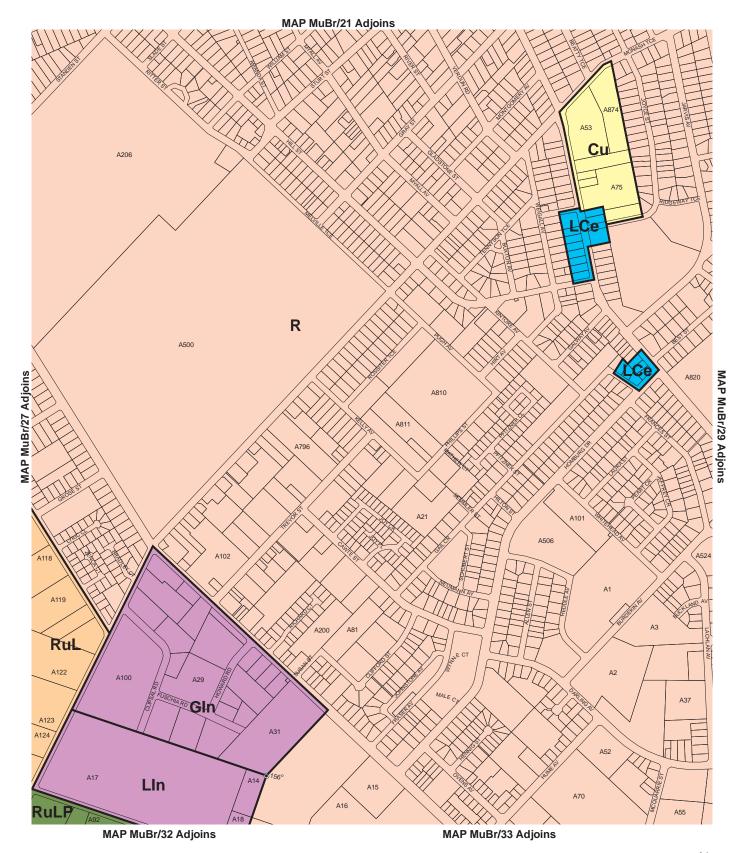
Heritage points are indicative only. For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.

MURRAY BRIDGE TOWNSHIP

Overlay Map MuBr/28 HERITAGE

0

**500** m



Lamberts Conformal Conic Projection, GDA94

#### Zones

 Cu
 Community

 GIn
 General Industry

 LIn
 Light Industry

 LCe
 Local Centre

 R
 Residential

 RuLP
 Rural Landscape Protection

 RuL
 Rural Living

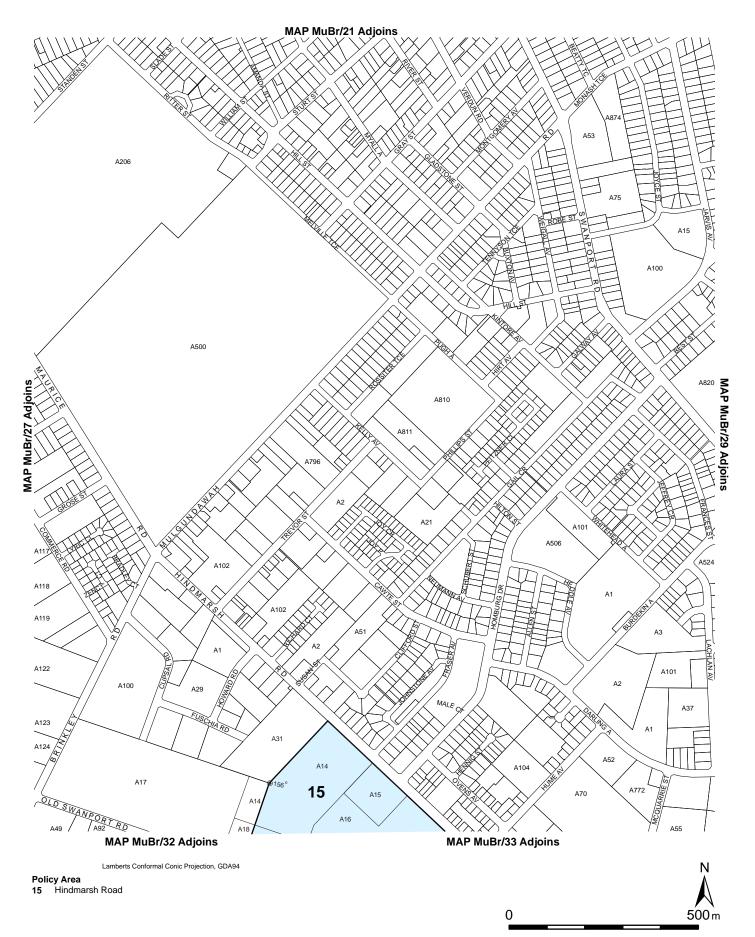
 Zone Boundary

#### MURRAY BRIDGE TOWNSHIP

Zone Map MuBr/28

0

500 m



Policy Area Map MuBr/28



Precinct Map MuBr/28

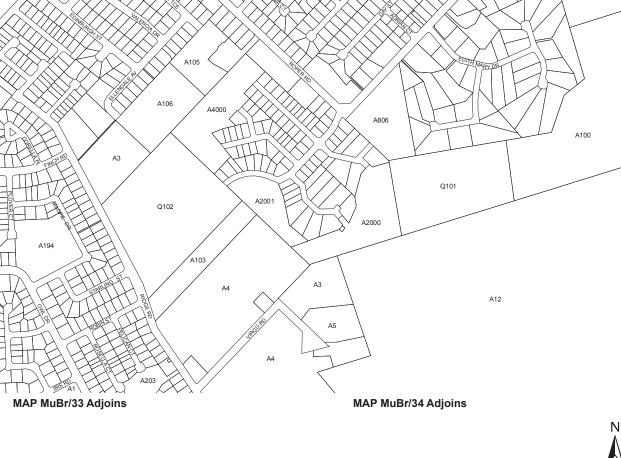
500 m

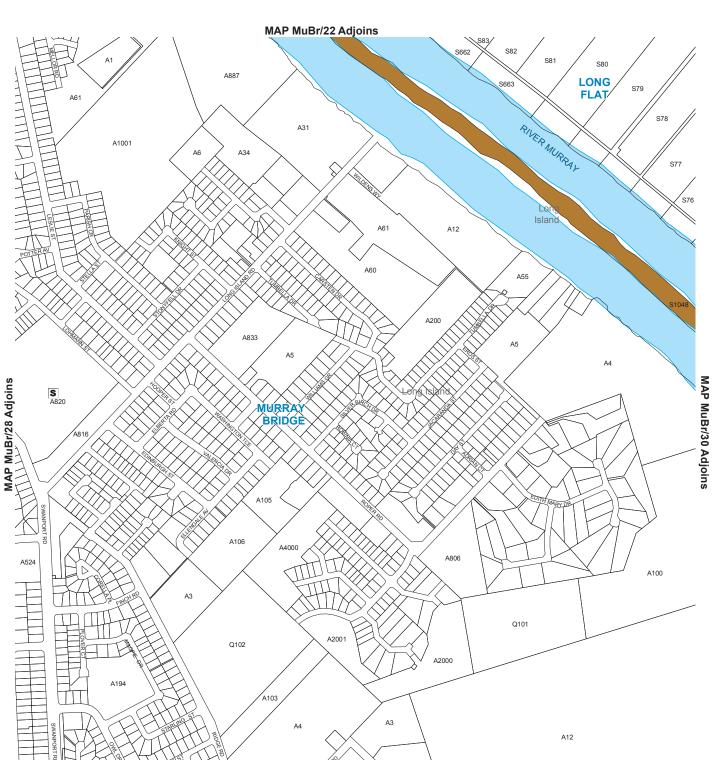
A69

# Location Map MuBr/29

0

#### **MURRAY BRIDGE TOWNSHIP**







## **Overlay Map MuBr/29** TRANSPORT



MAP MuBr/22 Adjoins

A31

A887

A34

A6

A61

A1001

S662

S82

S663

S81

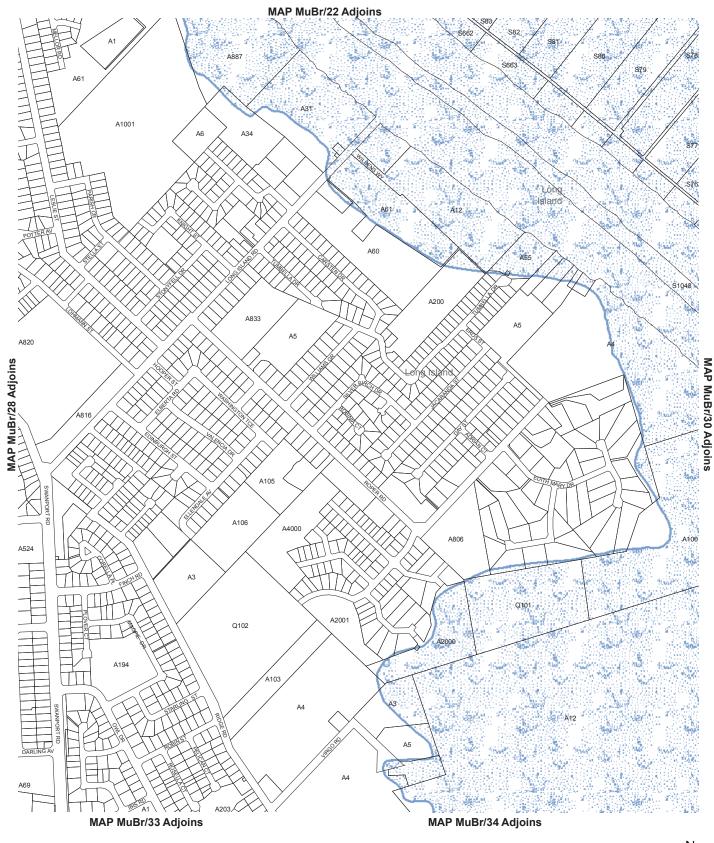
Long

S80

S79

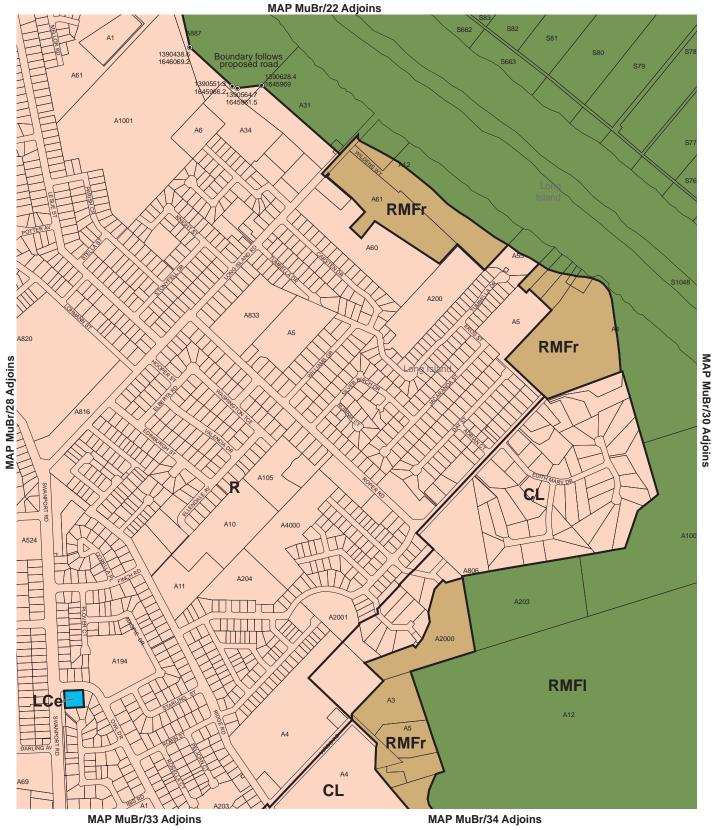
S77

S76





**Overlay Map MuBr/29** DEVELOPMENT CONSTRAINTS



Lamberts Conformal Conic Projection, GDA94

Country Living

Local Centre

Residential

**River Murray Flood** 

**River Murray Fringe** 

Zone Boundary

Zones CL

R

RMF

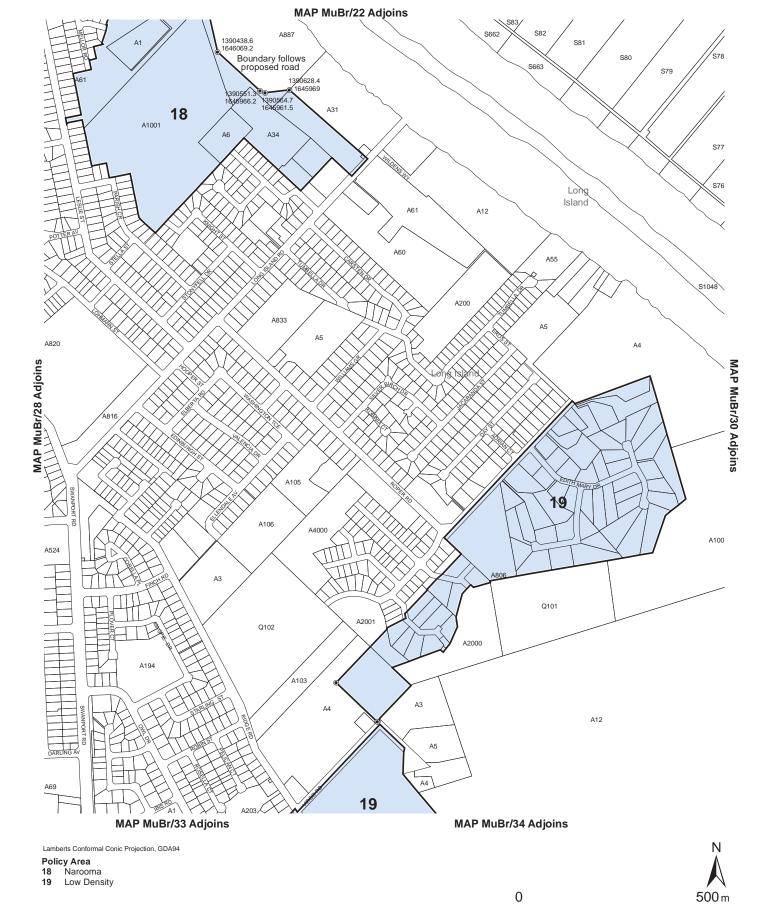
RMFr



#### MURRAY BRIDGE TOWNSHIP

Zone Map MuBr/29

## Policy Area Map MuBr/29



## Precinct Map MuBr/29

#### MURRAY BRIDGE TOWNSHIP

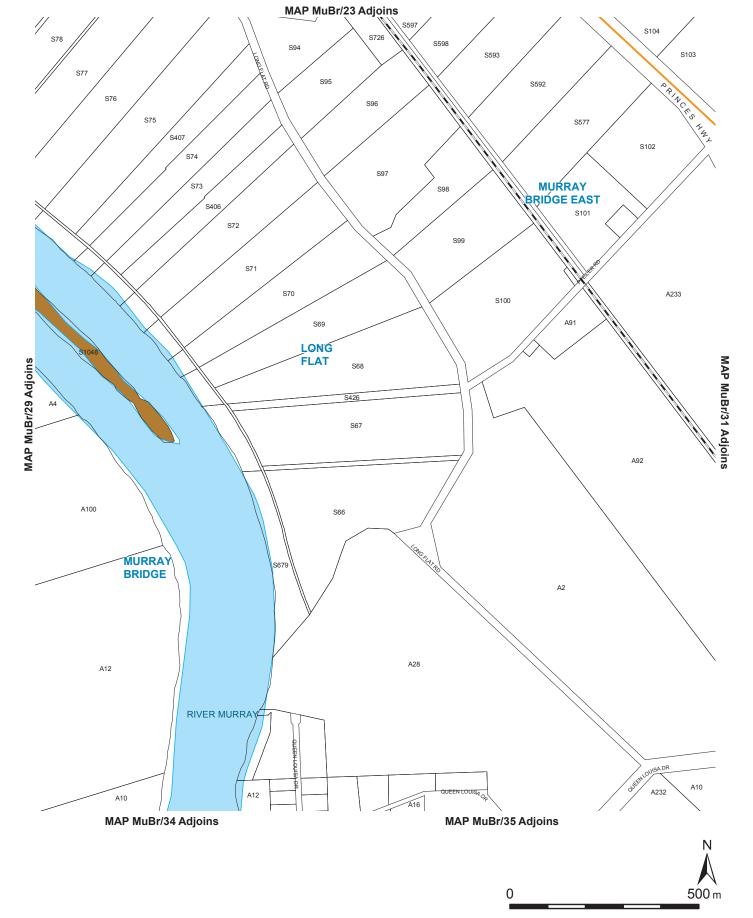






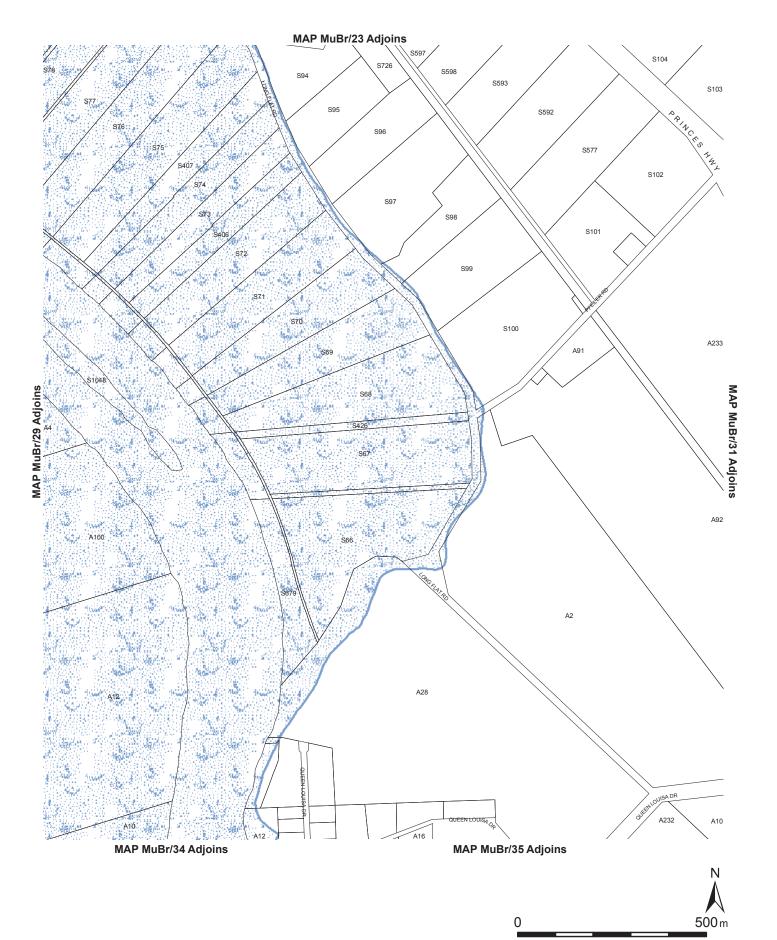
Location Map MuBr/30

### **MURRAY BRIDGE TOWNSHIP**

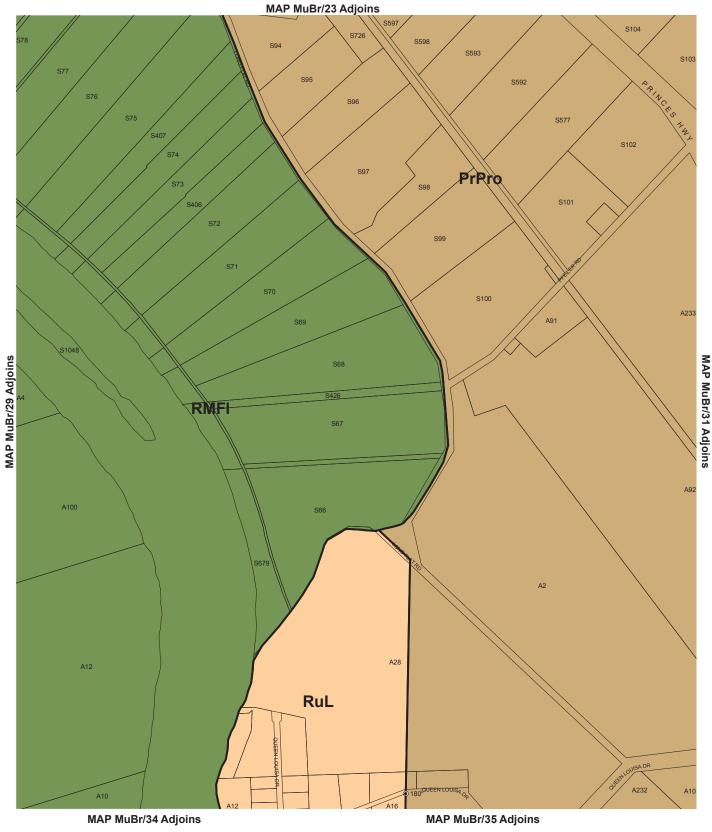




Overlay Map MuBr/30 TRANSPORT



**Overlay Map MuBr/30** DEVELOPMENT CONSTRAINTS



Lamberts Conformal Conic Projection, GDA94



#### MURRAY BRIDGE TOWNSHIP

Zone Map MuBr/30

#### Zones

PrPro Primary Production RMFI River Murray Flood RuL Rural Living Zone Boundary

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

S104

S102

S103

P PINCES HWY

// 578

S77

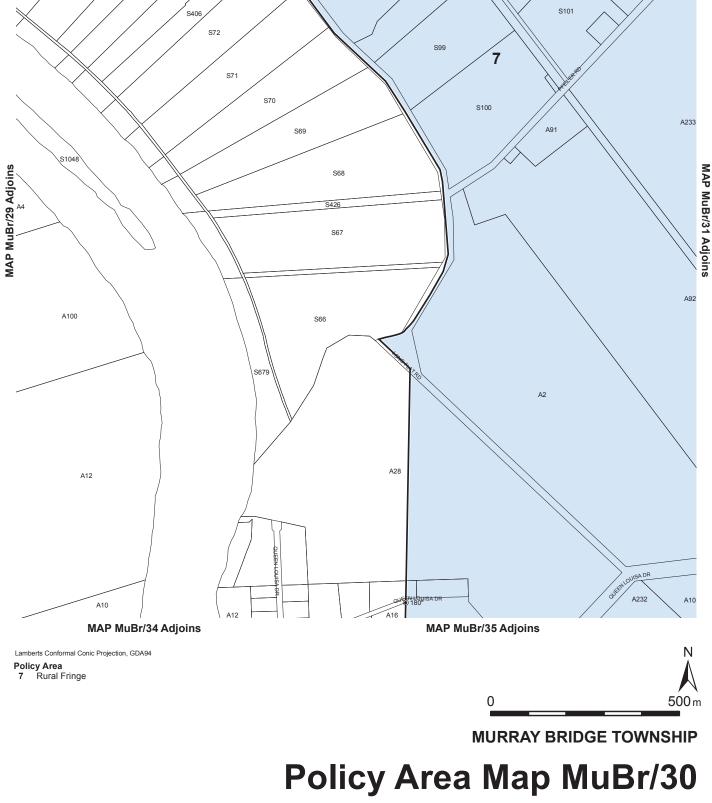
S76

S75

S407

S74

S73



S95

S94

S726

S96

S97

S598

S98

S593

S592

S577

# Precinct Map MuBr/30

#### MURRAY BRIDGE TOWNSHIP





## **Location Map MuBr/31**

Railways



## Overlay Map MuBr/31 TRANSPORT





0\_\_\_\_\_\_500 m

## Zone Map MuBr/31



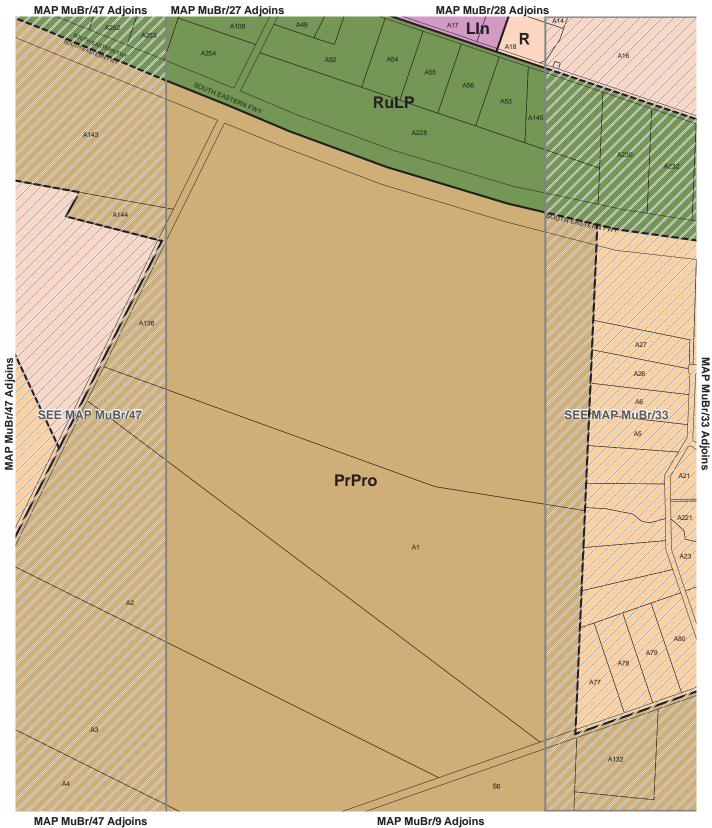
# Policy Area Map MuBr/31



Location Map MuBr/32



Overlay Map MuBr/32 TRANSPORT



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

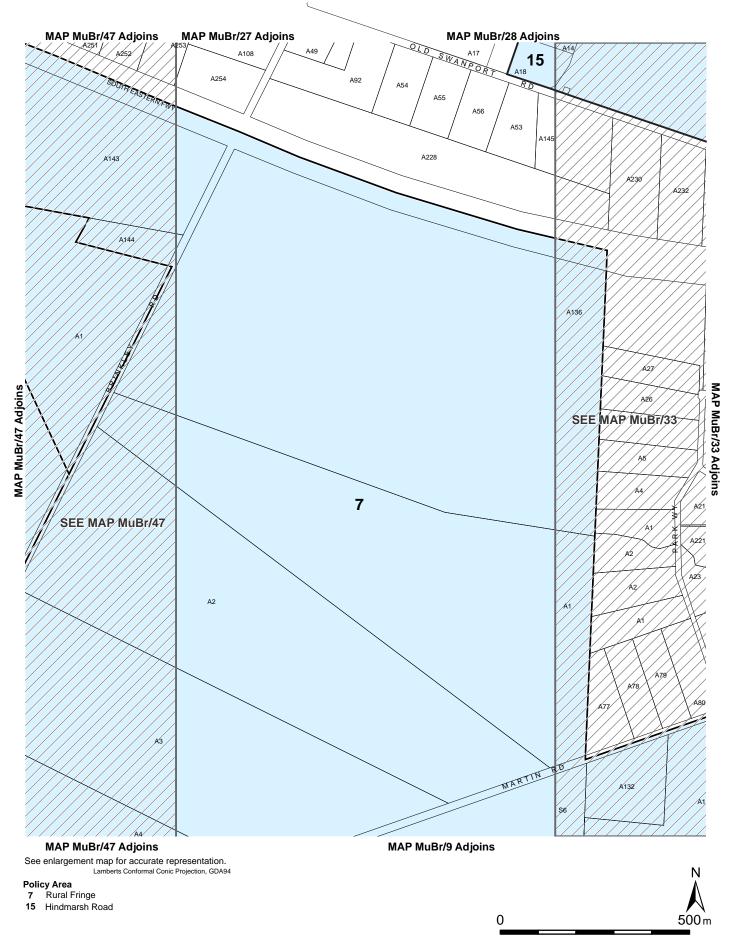


Zone Map MuBr/32

### MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

#### Zones LIn Light Indus PrPro Primary Pr R Residentia RuLP Rural Land

Light Industry Primary Production Residential Rural Landscape Protection Zone Boundary



Policy Area Map MuBr/32



Location Map MuBr/33



Overlay Map MuBr/33 TRANSPORT

> MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

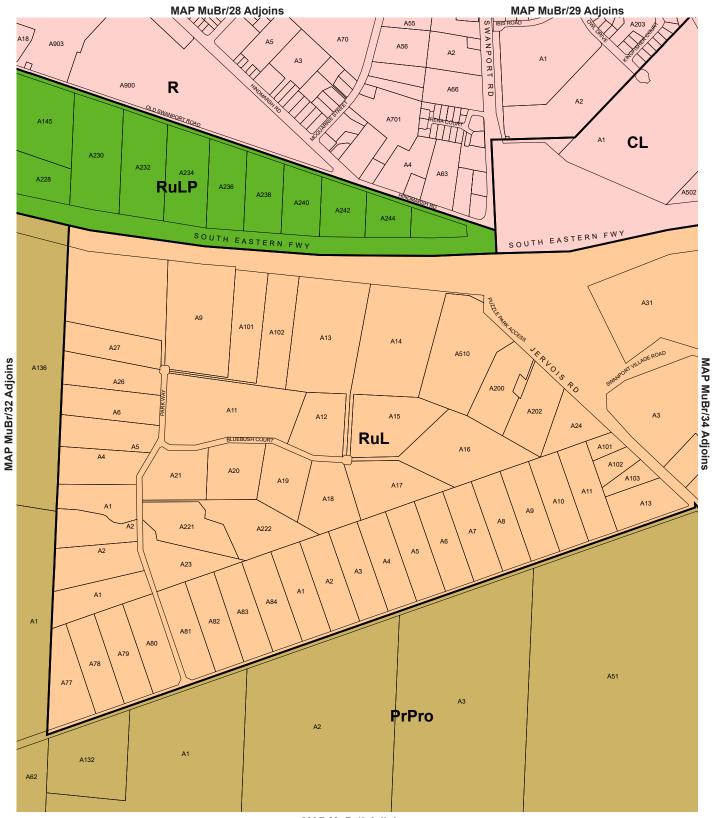
Primary Arterial Roads
 Secondary Arterial Roads



**Overlay Map MuBr/33** DEVELOPMENT CONSTRAINTS



**Overlay Map MuBr/33** NOISE AND AIR EMISSIONS



MAP MuBr/9 Adjoins

Lamberts Conformal Conic Projection, GDA94

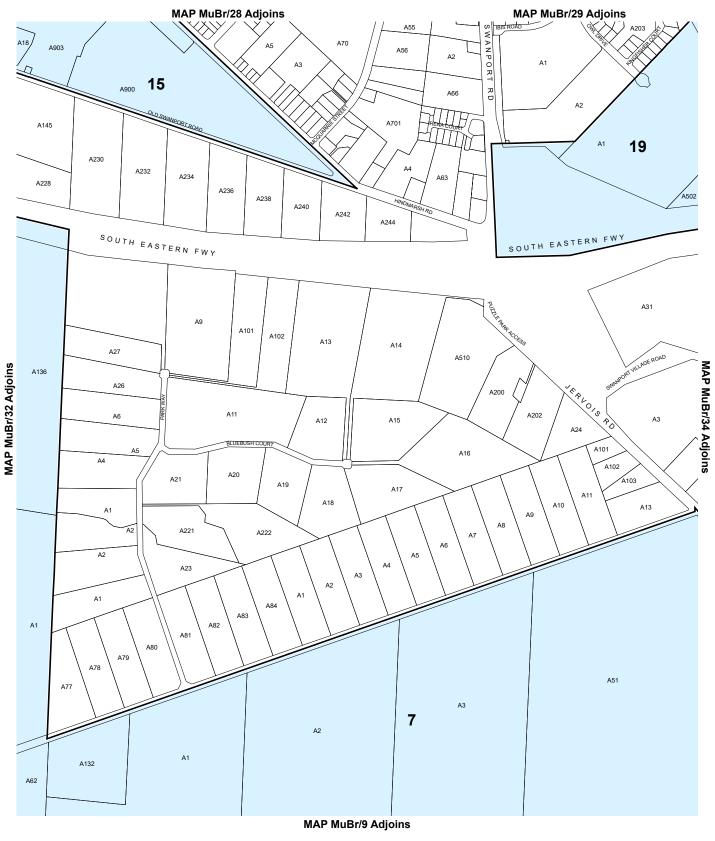
#### Zones

CL	Country Living
PrPro	Primary Production
R	Residential
RuLP	Rural Landscape Protection
RuL	Rural Living
	Zone Boundary



MURRAY BRIDGE TOWNSHIP

Zone Map MuBr/33



Lamberts Conformal Conic Projection, GDA94

Policy Area

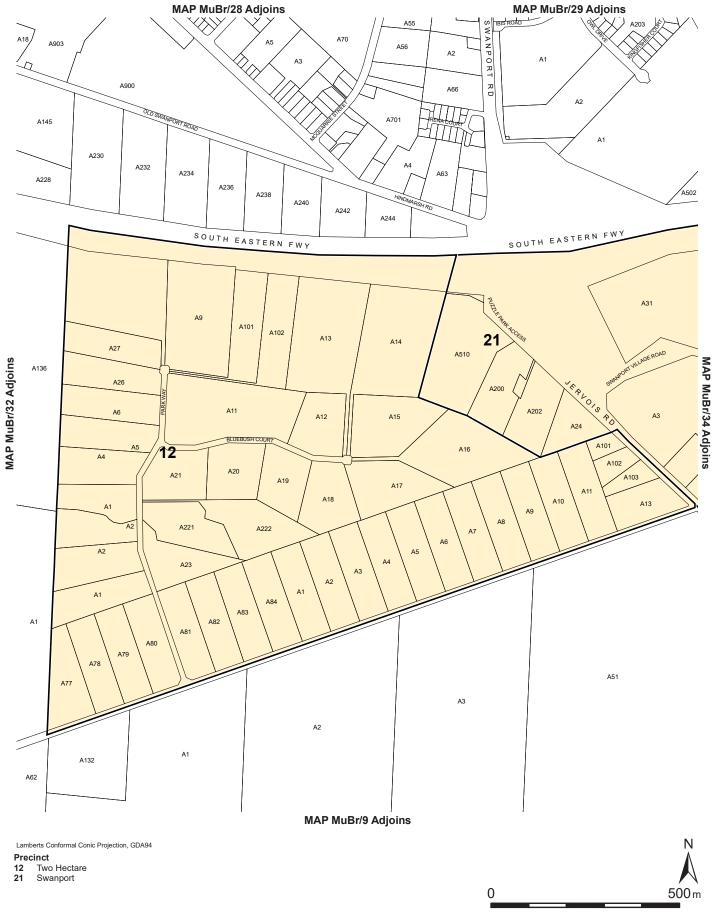
19 Low Density

- 15 Hindmarsh Road
- 7 Rural Fringe

0\_\_\_\_\_\_N

### MURRAY BRIDGE TOWNSHIP

Policy Area Map MuBr/33



Precinct Map MuBr/33

Location Map MuBr/34

### **MURRAY BRIDGE TOWNSHIP**



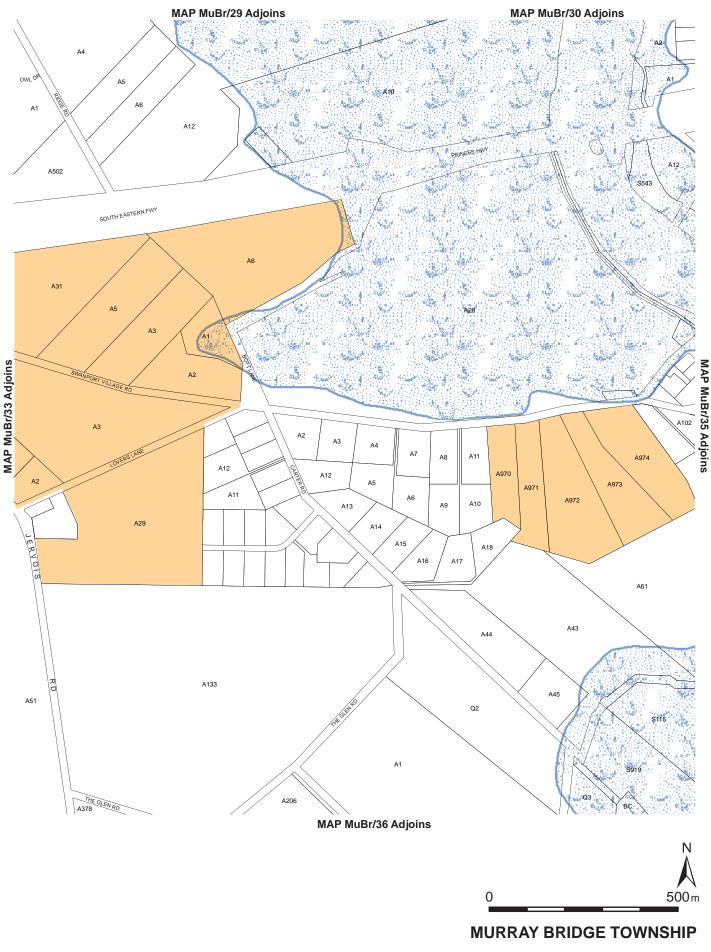






MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Primary Arterial Roads
 Secondary Arterial Roads



**Overlay Map MuBr/34** DEVELOPMENT CONSTRAINTS

Site Contamination Investigation Area

1956 Flood Boundary





Overlay Map MuBr/34

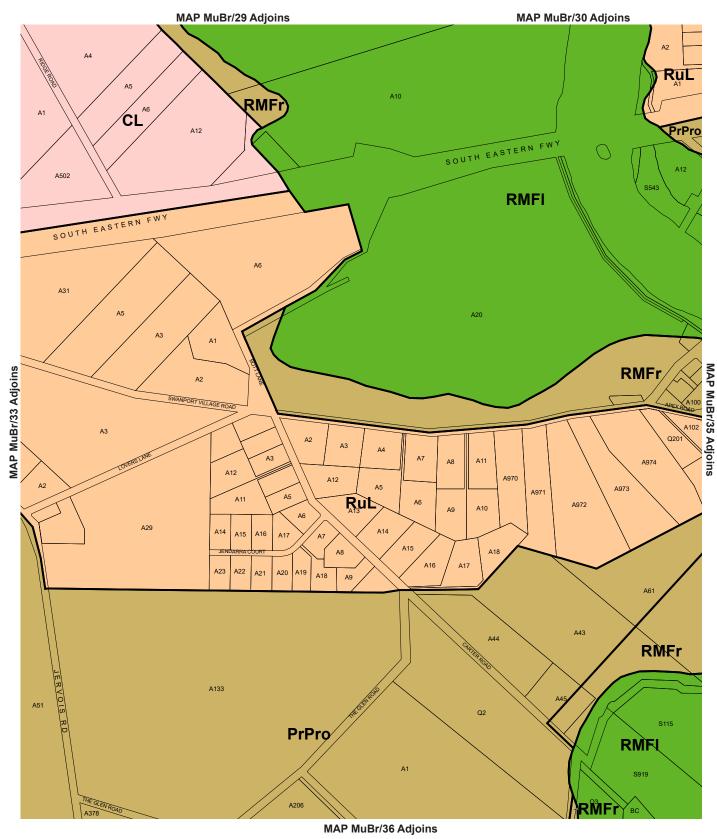
MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019



Overlay Map MuBr/34



Overlay Map MuBr/34 NOISE AND AIR EMISSIONS







Zone Map MuBr/34

Country Living Primary Production River Murray Flood Rural Living

#### Zones CL

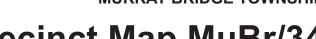
RuL

- PrPro RMF RMFr
  - River Murray Fringe Zone Boundary

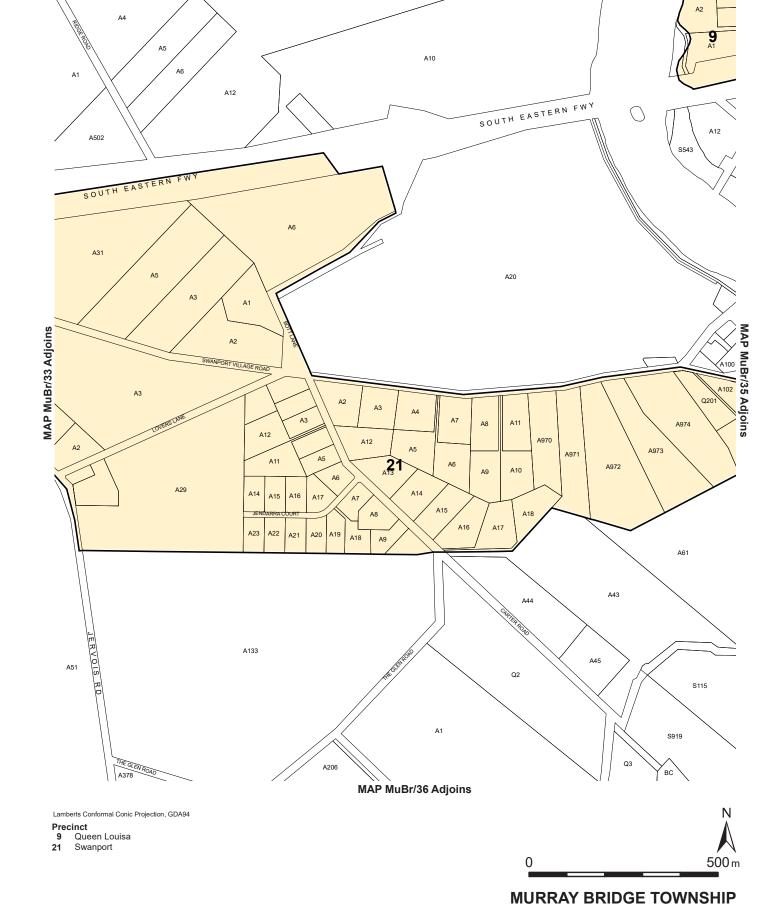


Policy Area Map MuBr/34

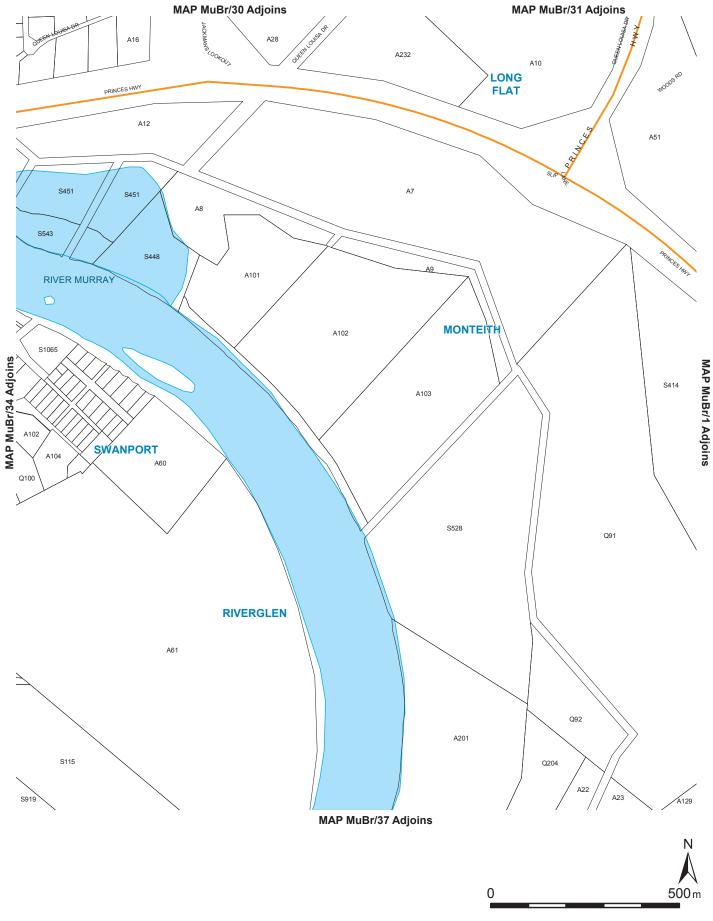




MAP MuBr/30 Adjoins

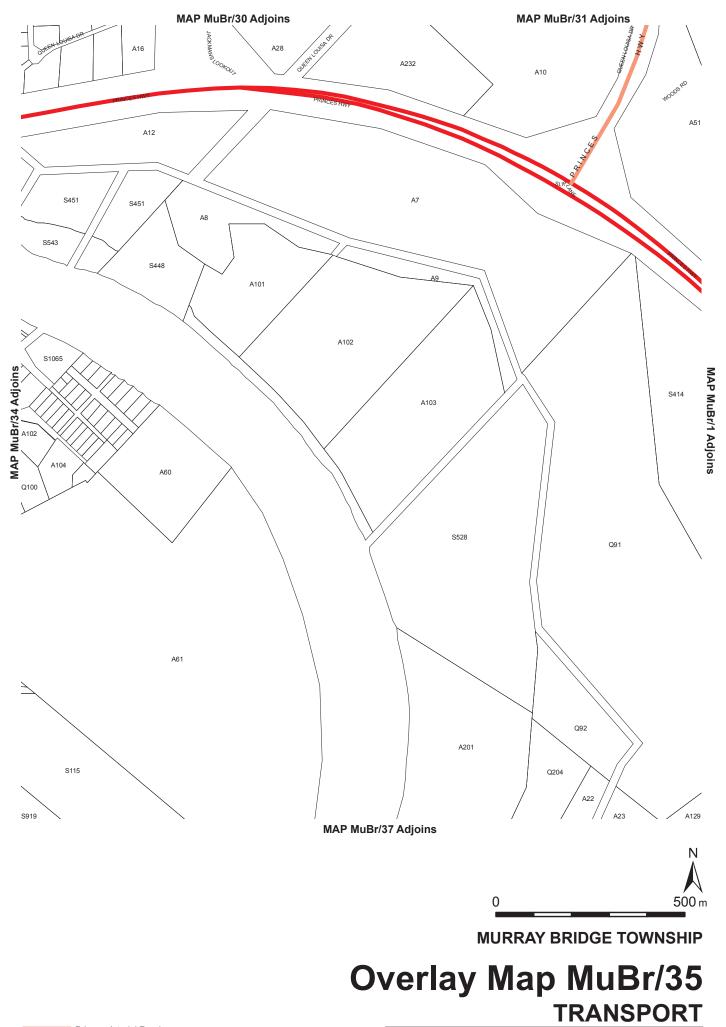


MAP MuBr/29 Adjoins



**Location Map MuBr/35** 

Tourist Routes
Waterbodies



MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Primary Arterial Roads
 Secondary Arterial Roads





**Overlay Map MuBr/35** DEVELOPMENT CONSTRAINTS

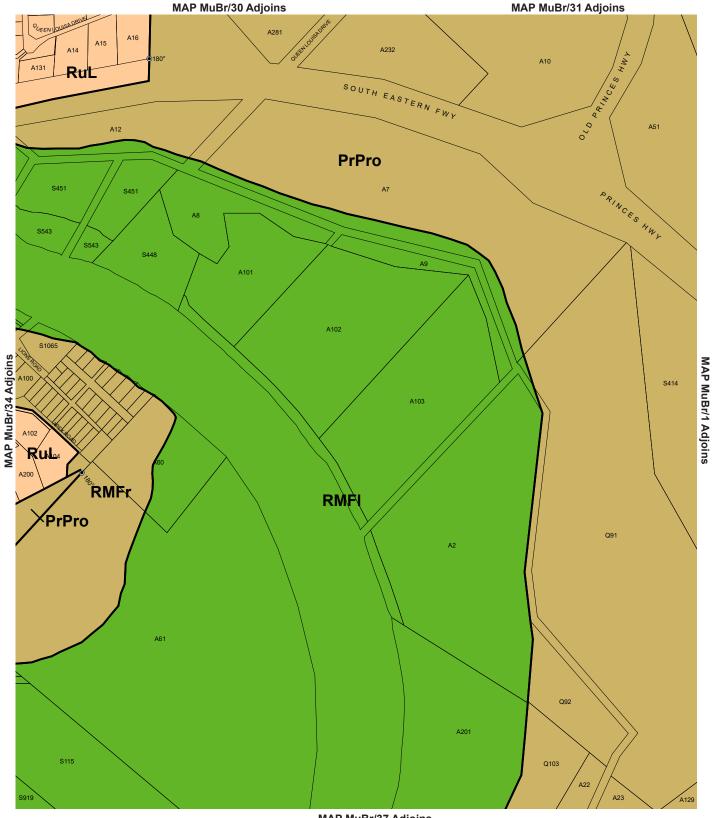
Site Contamination Investigation Area

19

1956 Flood Boundary



Overlay Map MuBr/35 NATURAL RESOURCES



MAP MuBr/37 Adjoins

Lamberts Conformal Conic Projection, GDA94

### Ν 500 m 0

### **MURRAY BRIDGE TOWNSHIP**

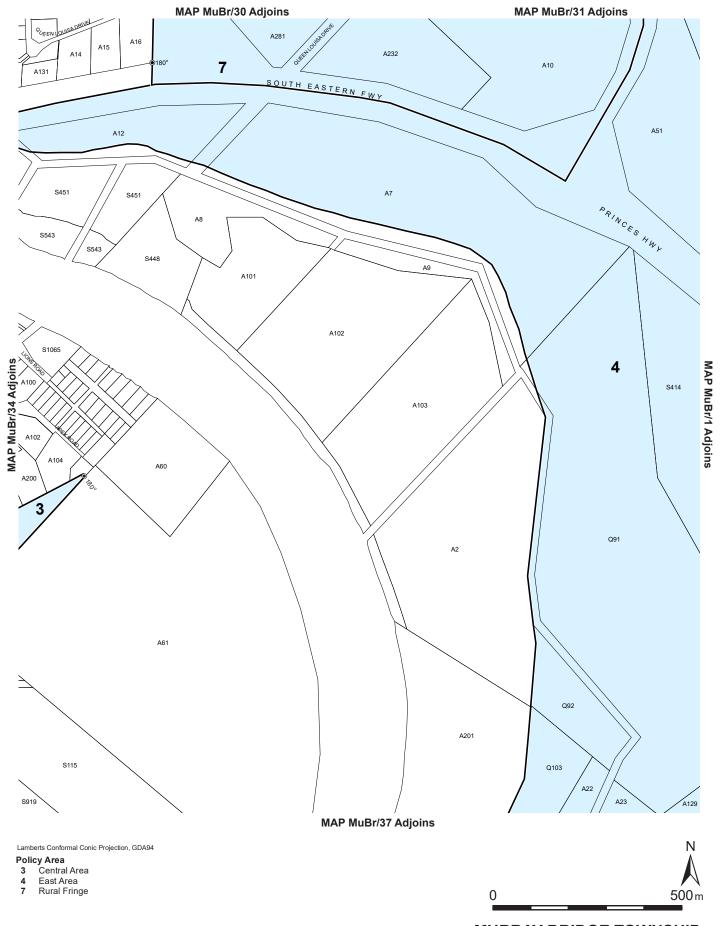
Zone Map MuBr/35

#### Zones

PrPro RMFI RMFr RuL

Primary Production River Murray Flood River Murray Fringe Rural Living Zone Boundary

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019



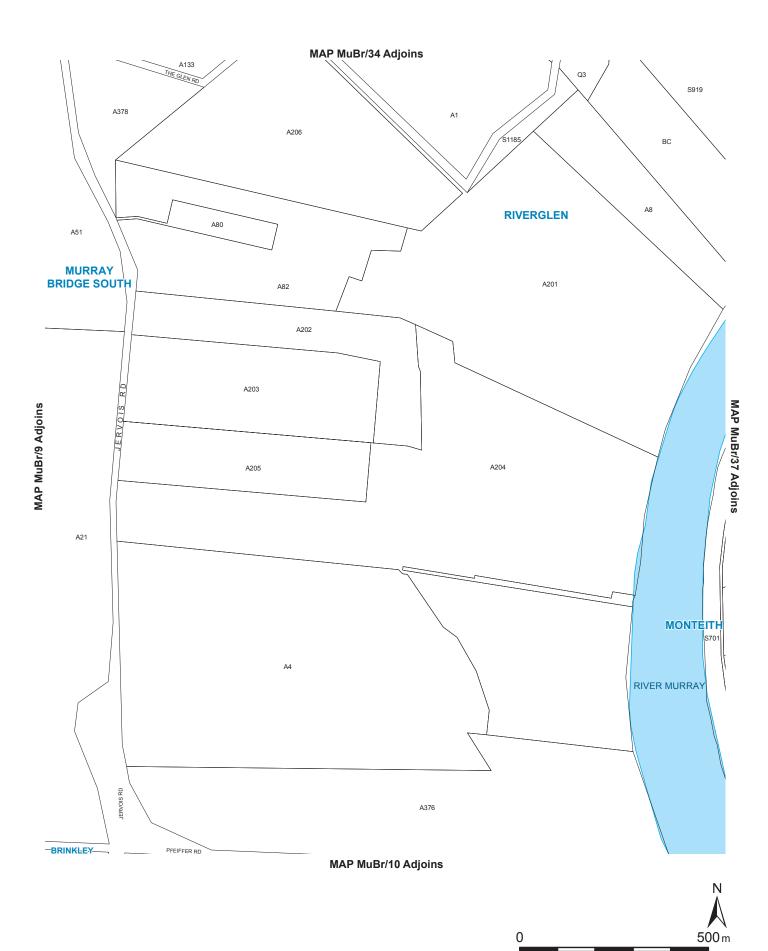
MURRAY BRIDGE TOWNSHIP

Policy Area Map MuBr/35



Precinct Map MuBr/35





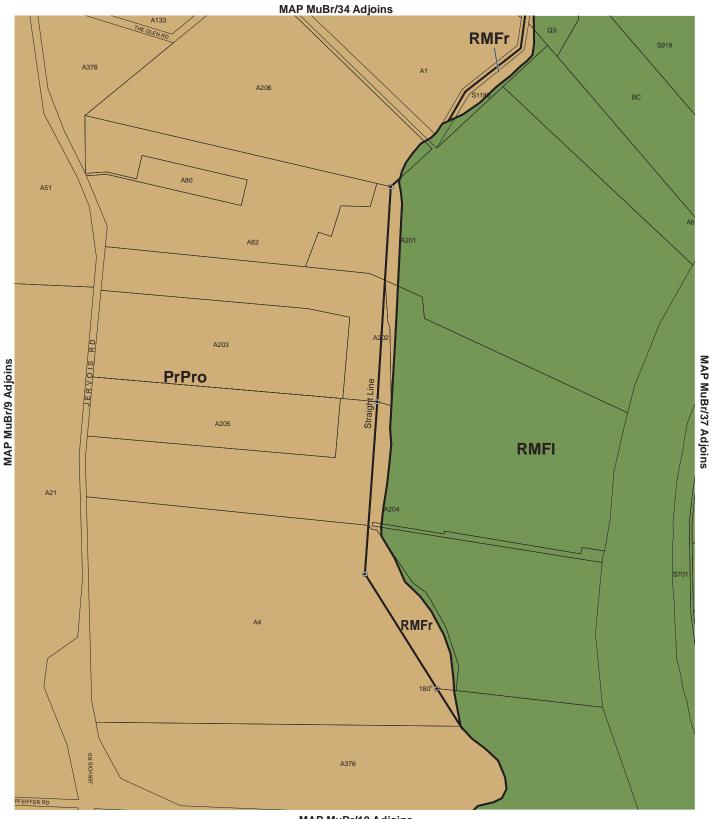


### Overlay Map MuBr/36 TRANSPORT

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019



# **Overlay Map MuBr/36** DEVELOPMENT CONSTRAINTS



MAP MuBr/10 Adjoins

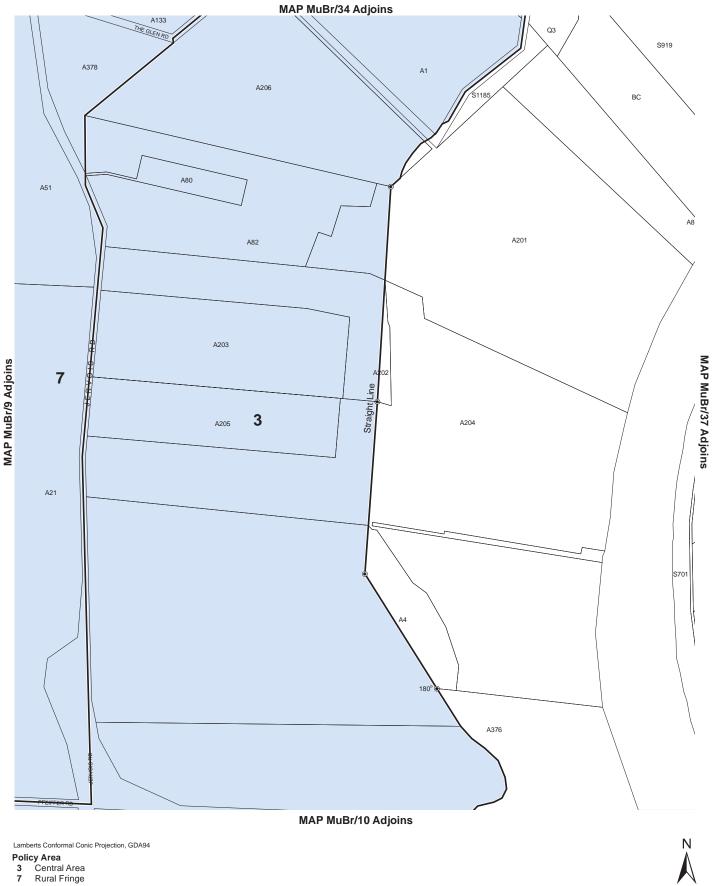
Lamberts Conformal Conic Projection, GDA94

# 0\_\_\_\_\_500m

# Zone Map MuBr/36

#### Zones

PrPro Primary Production RMFI River Murray Flood RMFr River Murray Fringe Zone Boundary N



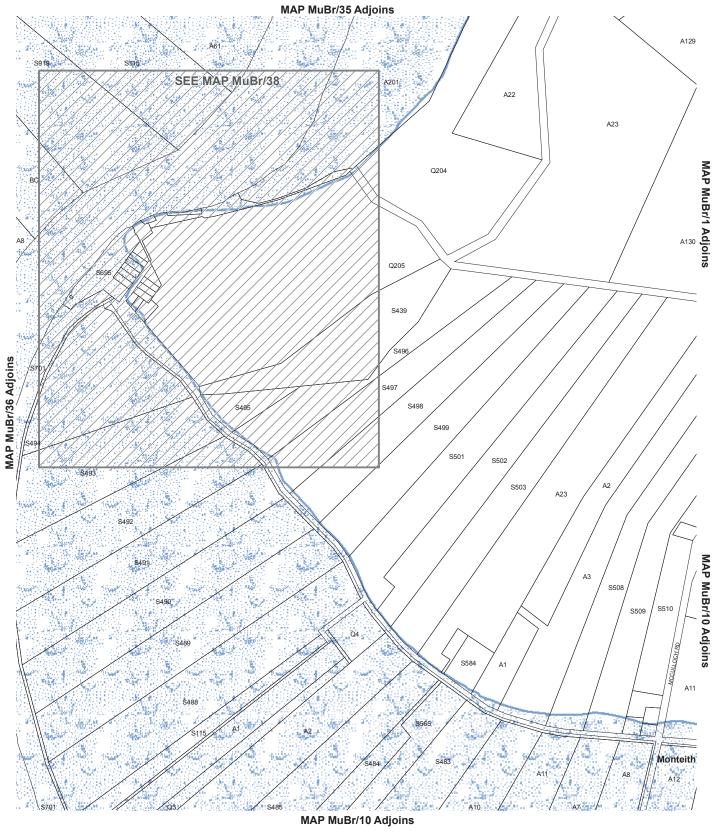
# Policy Area Map MuBr/36

0

500 m

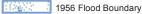


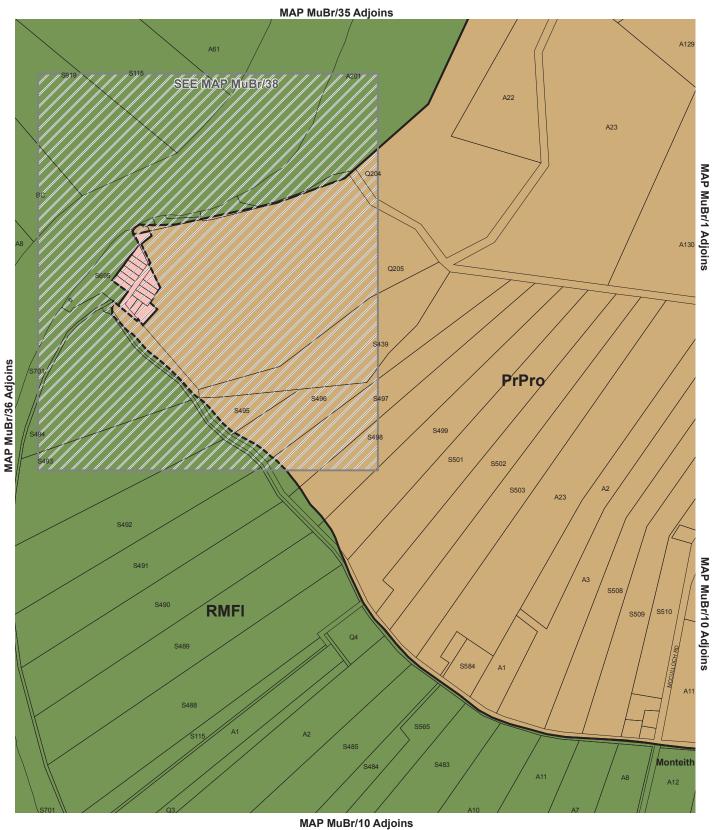
# **Location Map MuBr/37**





## **Overlay Map MuBr/37** DEVELOPMENT CONSTRAINTS





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

Primary Production

River Murray Flood

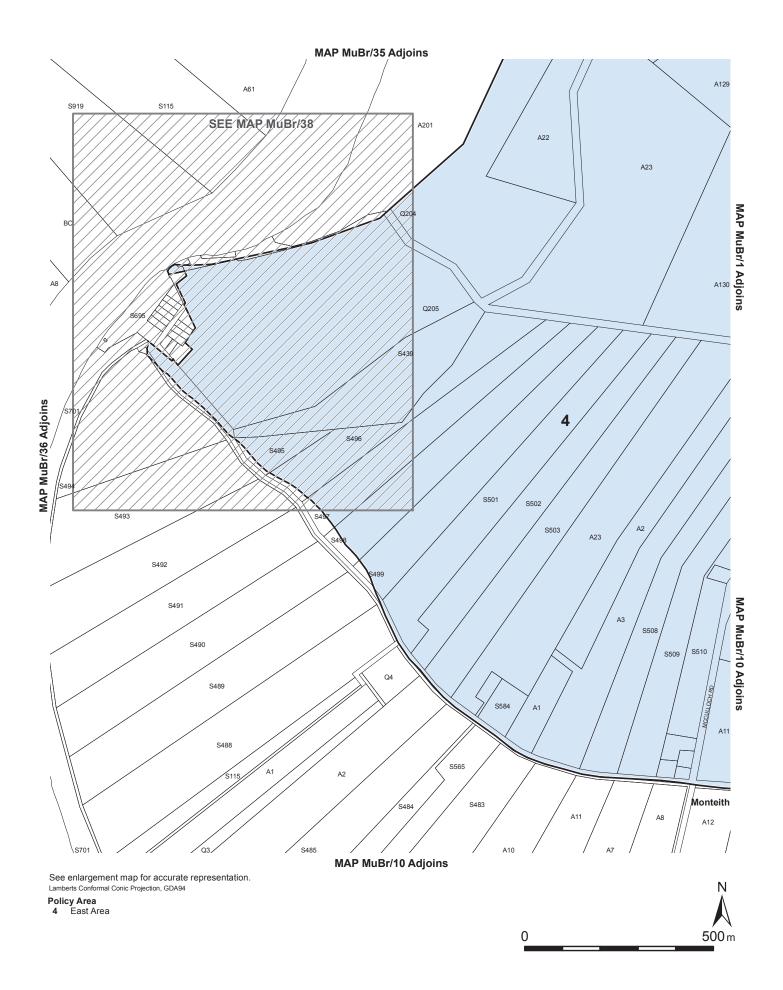
Zone Boundary

Zones PrPro

RMFI

0\_\_\_\_\_\_N 500 m

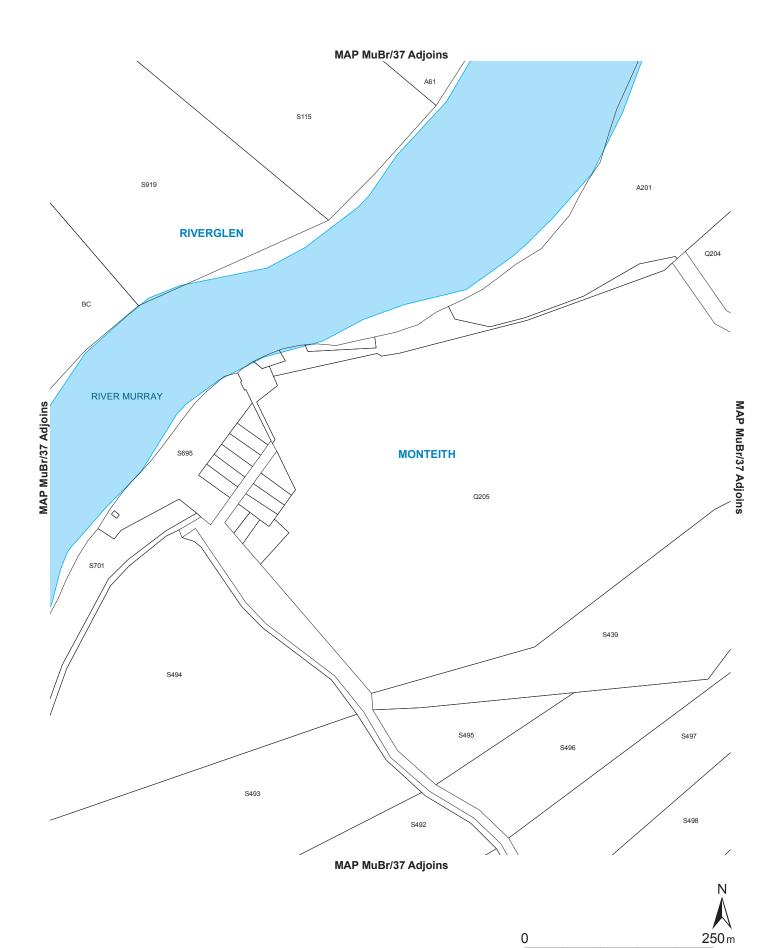
# Zone Map MuBr/37

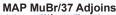


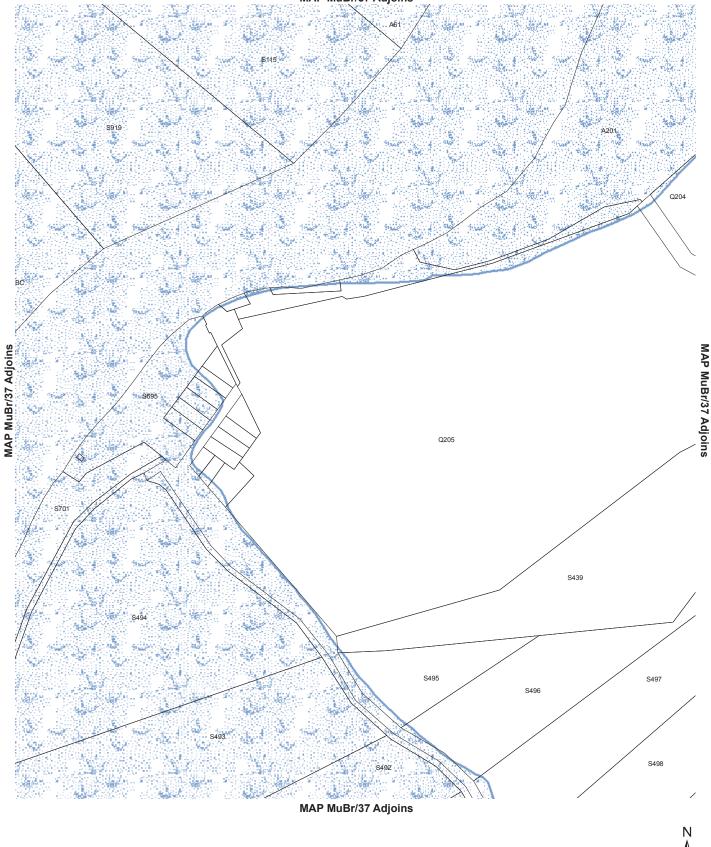
## Policy Area Map MuBr/37

# Location Map MuBr/38









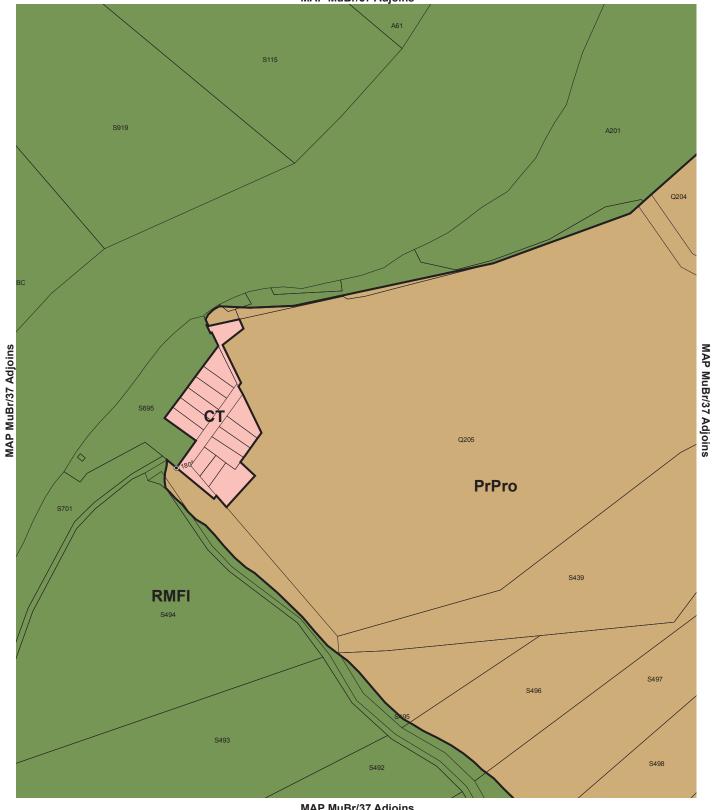


250 m

**Overlay Map MuBr/38 DEVELOPMENT CONSTRAINTS** 

0





MAP MuBr/37 Adjoins

Lamberts Conformal Conic Projection, GDA94

Primary Production

#### Ν 250 m 0

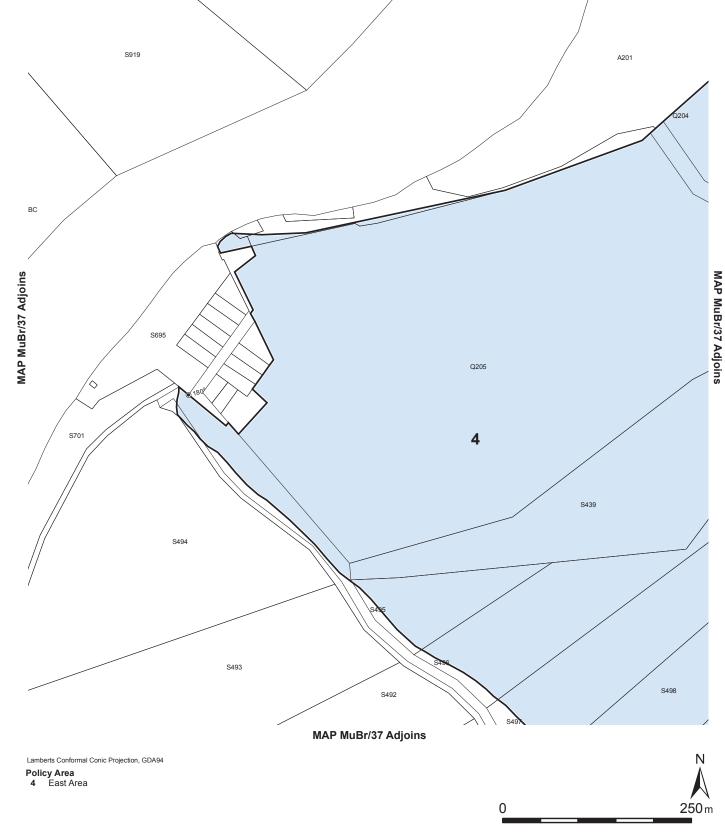
#### **MONTEITH**

Zone Map MuBr/38

Zones

# Policy Area Map MuBr/38



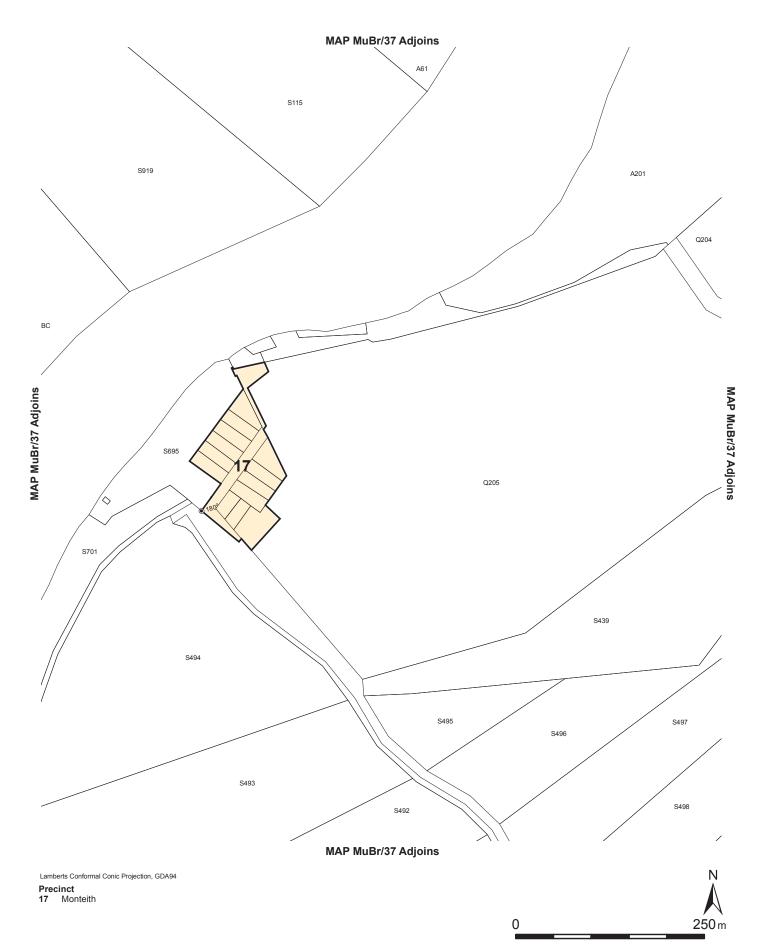


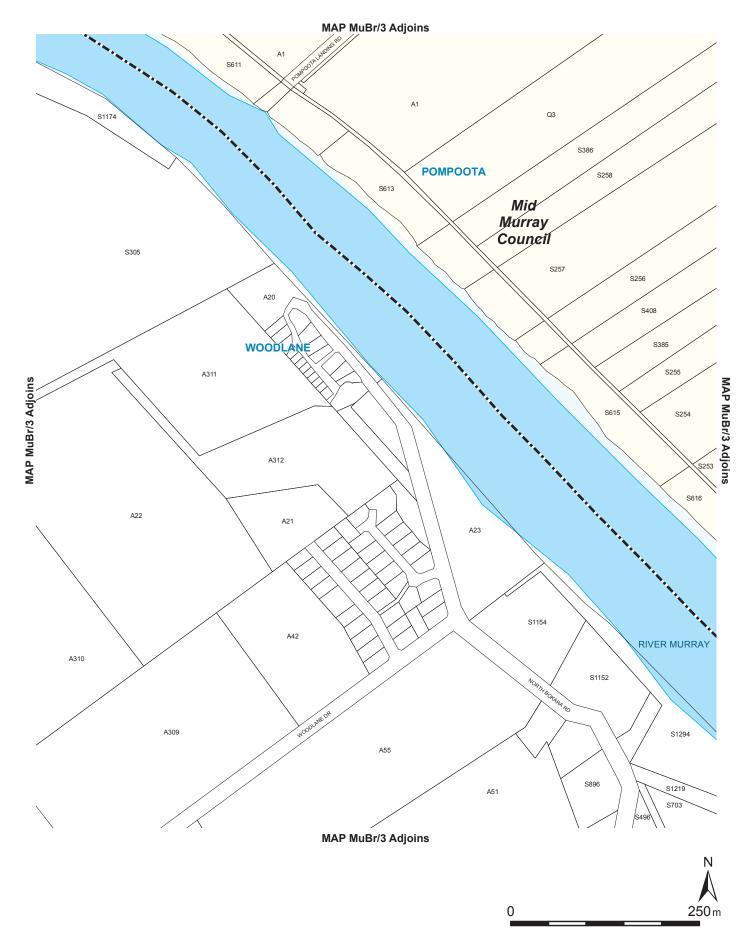
S115

A61

## Precinct Map MuBr/38

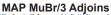
MONTEITH

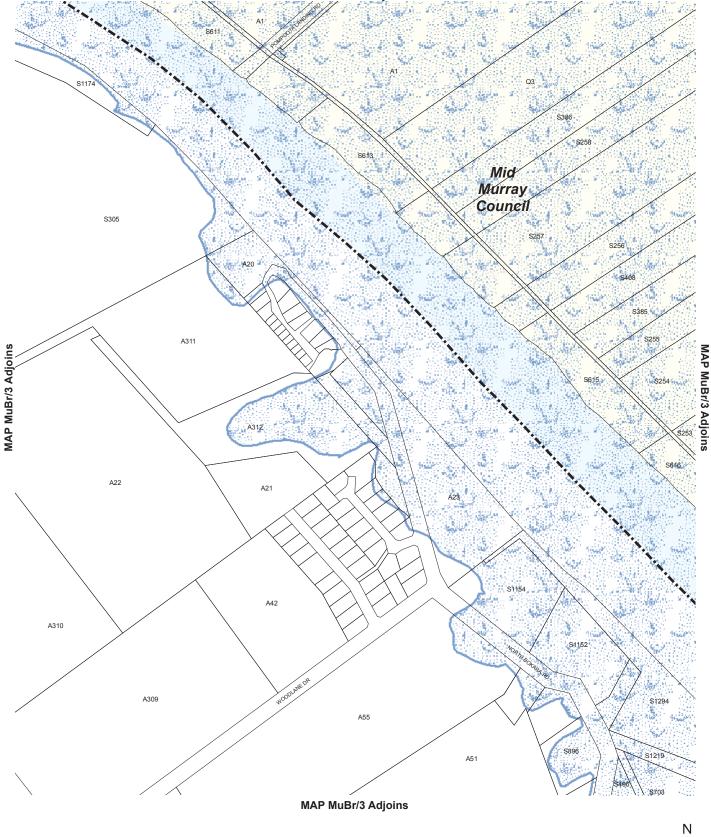




WOODLANE

## Location Map MuBr/39



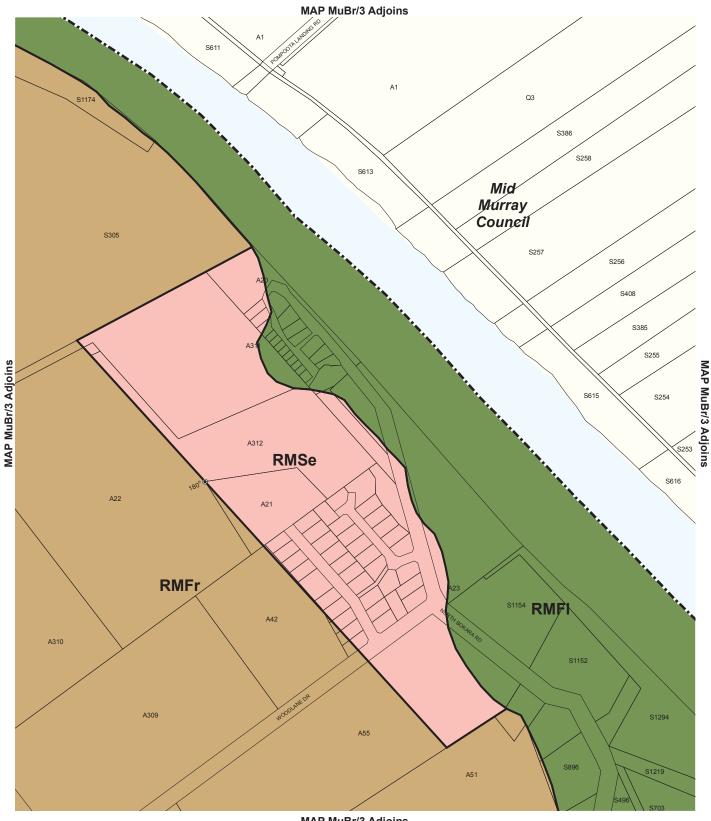




WOODLANE

**Overlay Map MuBr/39** DEVELOPMENT CONSTRAINTS

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019



MAP MuBr/3 Adjoins

Lamberts Conformal Conic Projection, GDA94

River Murray Flood

River Murray Fringe

**River Murray Settlement** Zone Boundary

Development Plan Boundary

Zones

RMF

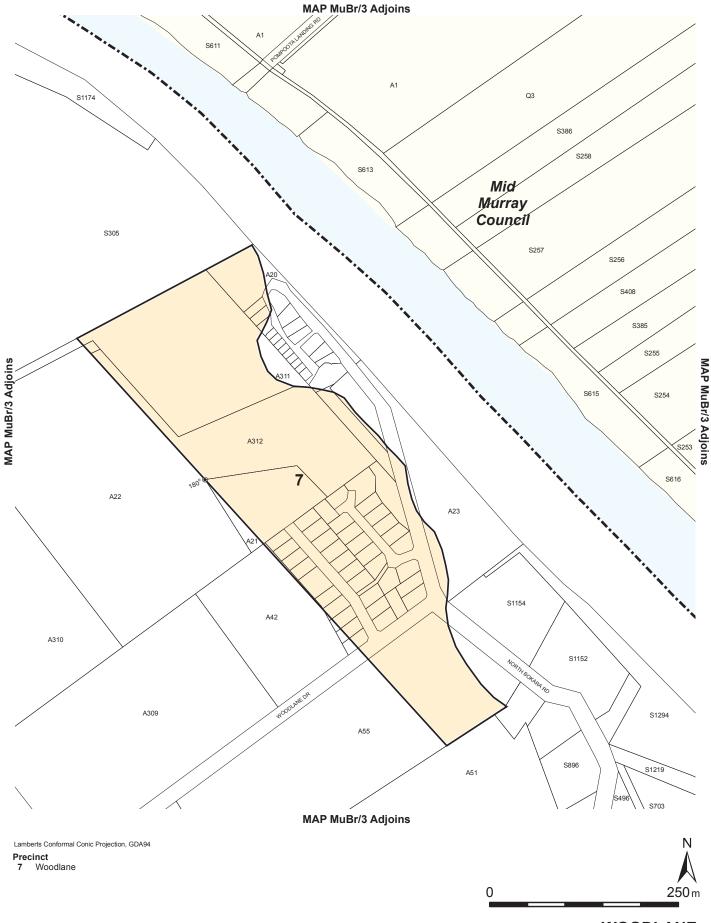
RMFr

RMSe

#### Ν 250 m 0

#### WOODLANE

Zone Map MuBr/39



Precinct Boundary

Development Plan Boundary

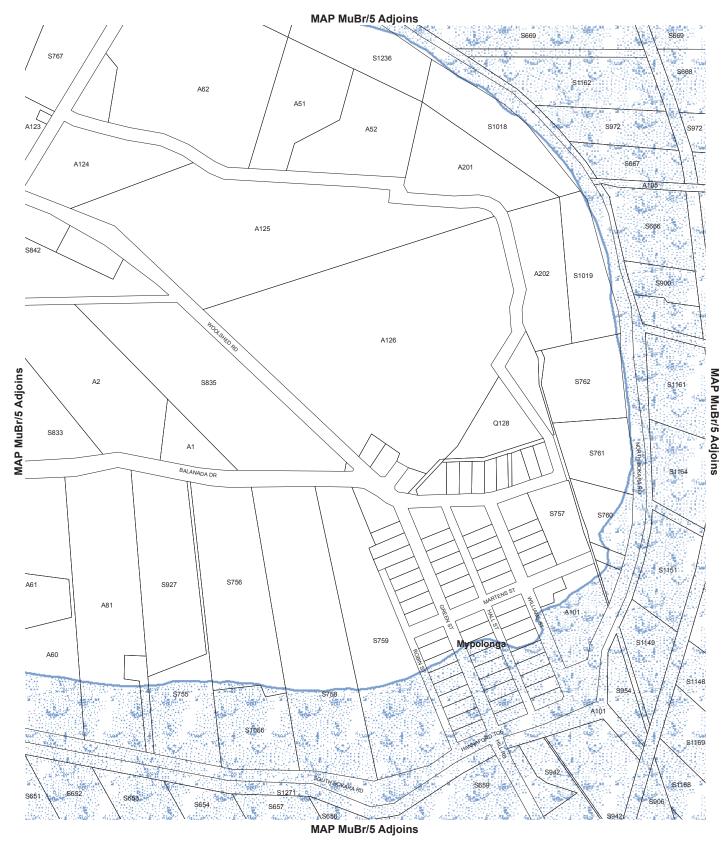
WOODLANE

Precinct Map MuBr/39

Location Map MuBr/40

**MYPOLONGA** 







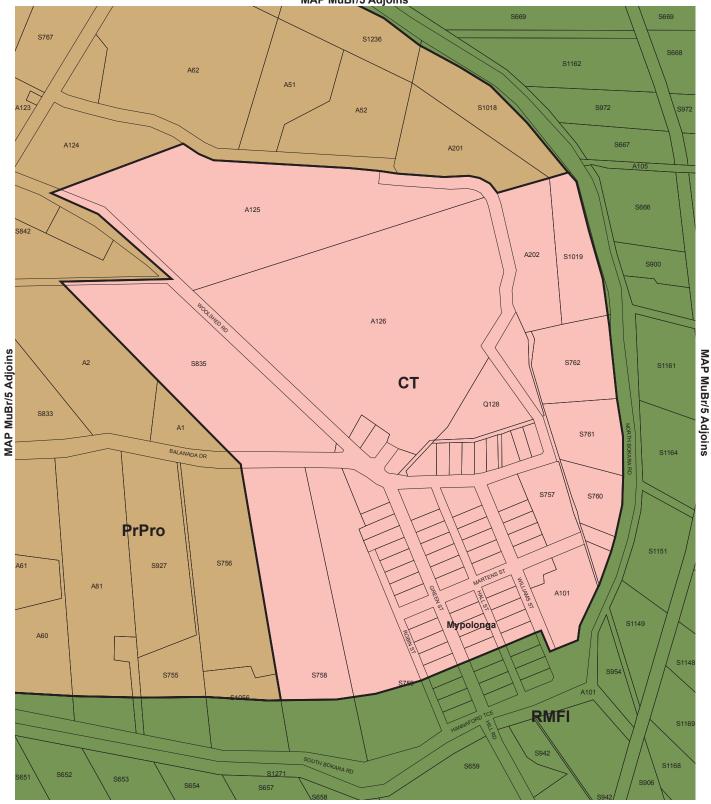
**MYPOLONGA** 

## **Overlay Map MuBr/40** DEVELOPMENT CONSTRAINTS

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019



MAP MuBr/5 Adjoins



MAP MuBr/5 Adjoins

Lamberts Conformal Conic Projection, GDA94



#### **MYPOLONGA**

Zone Map MuBr/40

### MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

#### Zones СТ

Country Township PrPro Primary Production River Murray Flood RMFI Zone Boundary

**MYPOLONGA** 

**250** m

# Policy Area Map MuBr/40

0



MAP MuBr/5 Adjoins S128

S669

S669

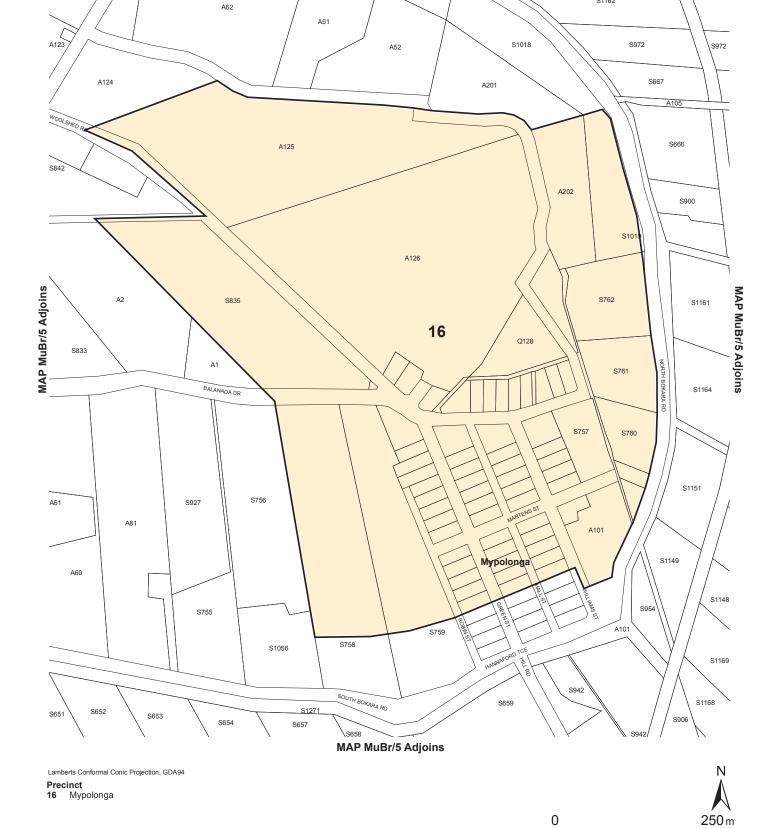
Lamberts Conformal Conic Projection, GDA94

Policy Area 5 North Central Area

S767

## Precinct Map MuBr/40





MAP MuBr/5 Adjoins

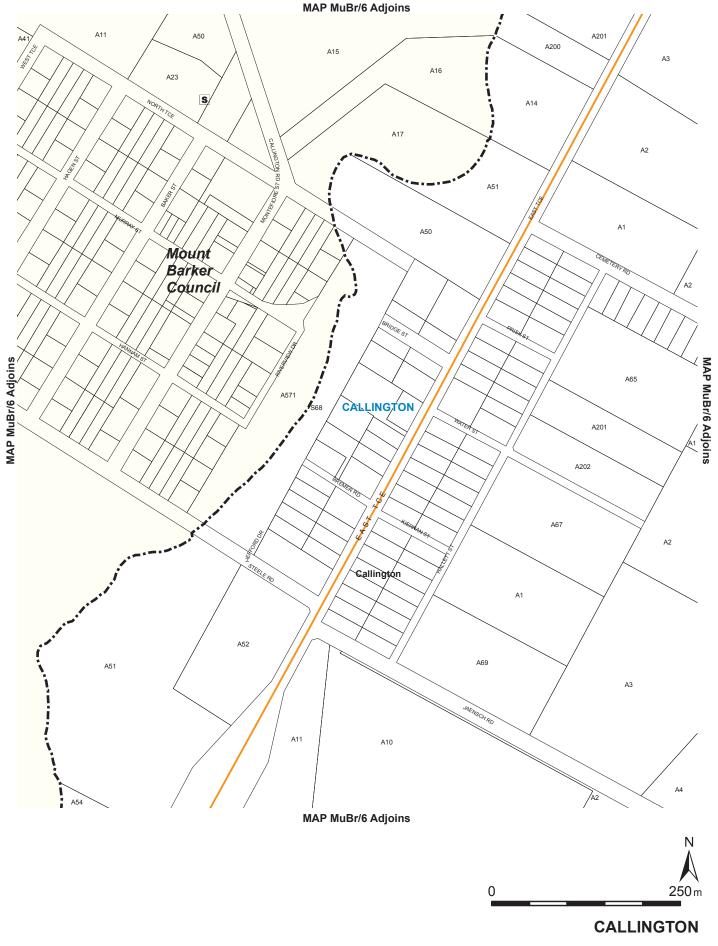
S1236

S669

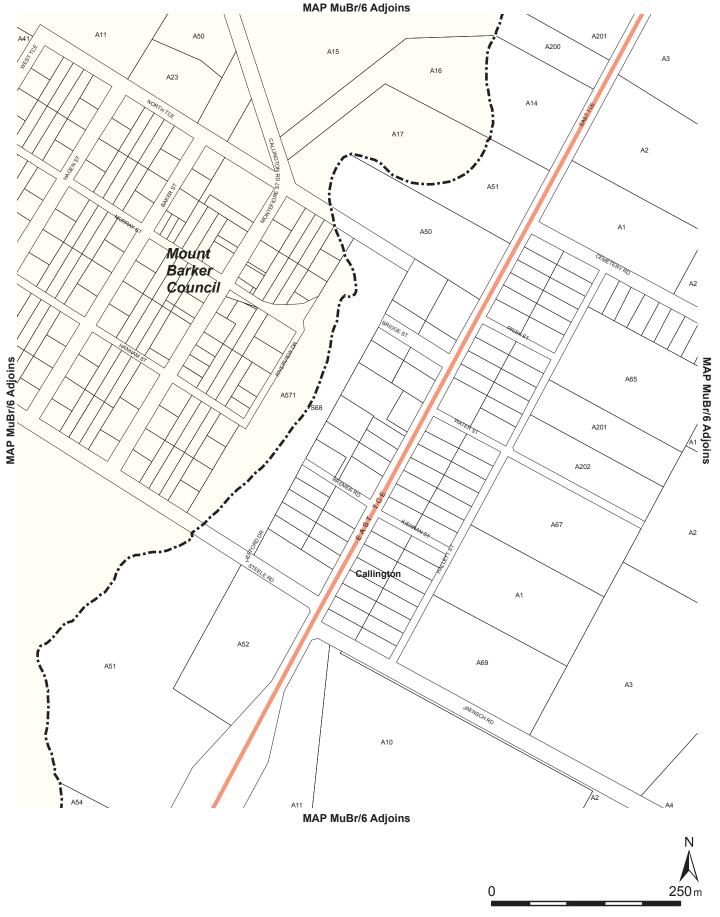
S1162

S669

S668



Location Map MuBr/41

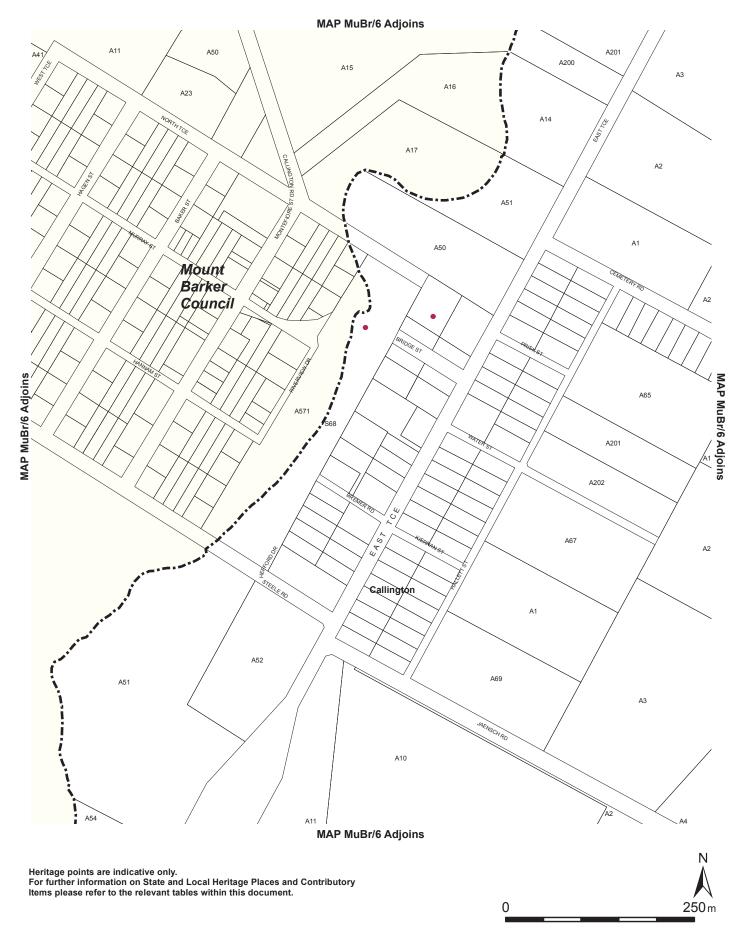


CALLINGTON

Overlay Map MuBr/41 TRANSPORT

> MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Secondary Arterial Roads

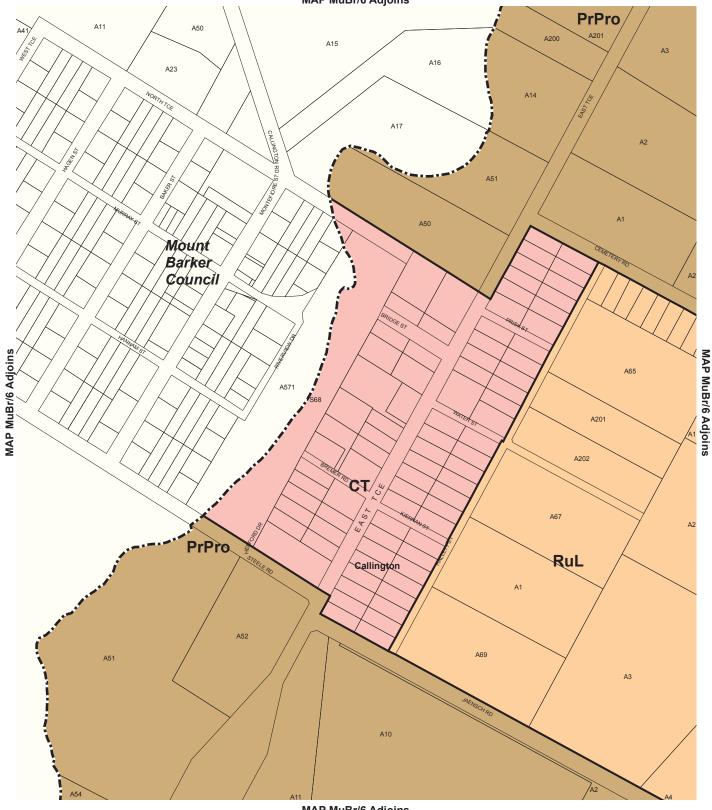


CALLINGTON

Overlay Map MuBr/41 HERITAGE

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019





MAP MuBr/6 Adjoins

Lamberts Conformal Conic Projection, GDA94

Country Township

Primary Production

Development Plan Boundary

Rural Living Zone Boundary

Zones

СТ

PrPro

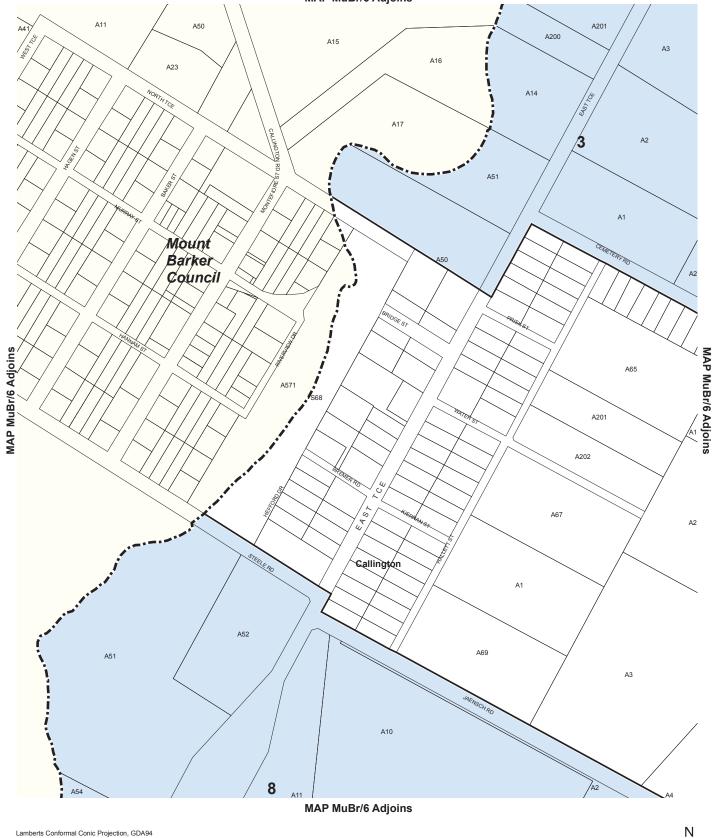
RuL

#### Ν 250 m 0

#### CALLINGTON

Zone Map MuBr/41

MAP MuBr/6 Adjoins



Policy Area 3 Central Area

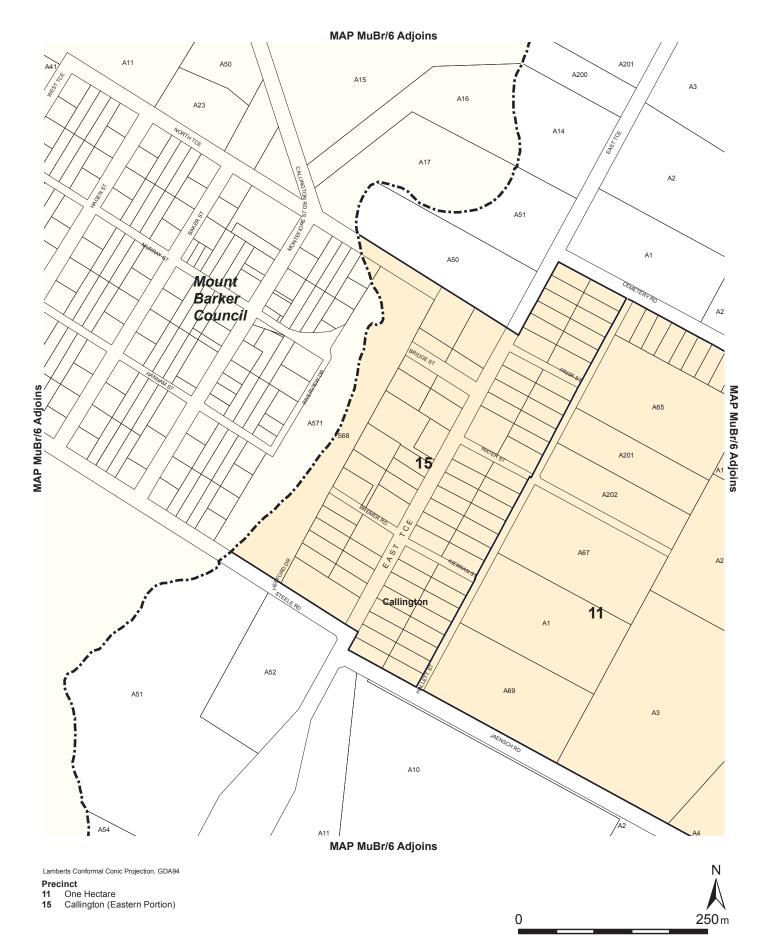
8 South West Area

Ν 0 **250** m

#### CALLINGTON

Policy Area Map MuBr/41

Policy Area Boundary Development Plan Boundary

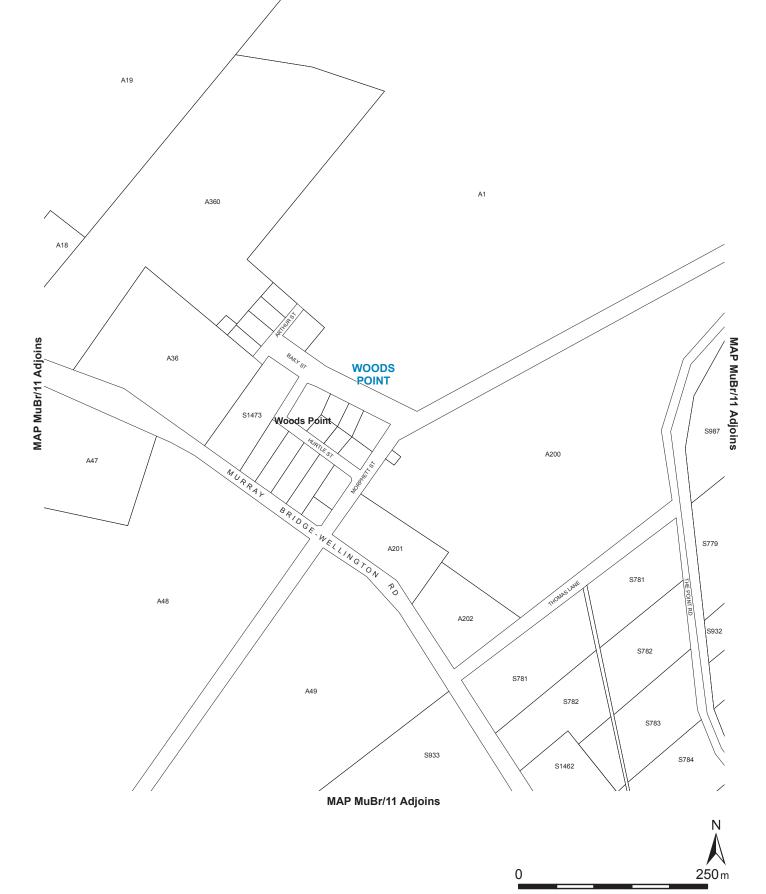


CALLINGTON

Precinct Map MuBr/41

# Location Map MuBr/42





MAP MuBr/11 Adjoins



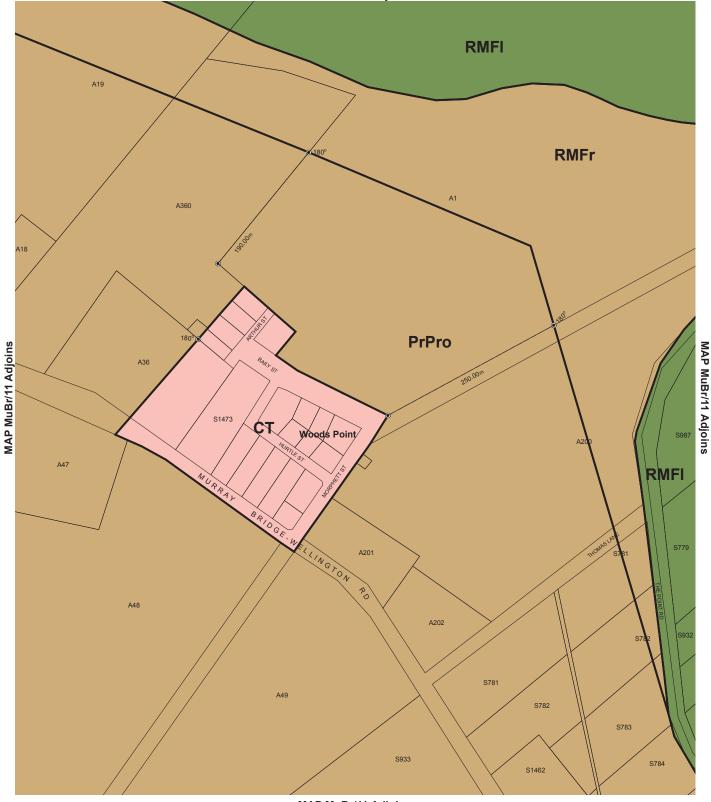
WOODS POINT

Overlay Map MuBr/42



#### WOODS POINT

**Overlay Map MuBr/42** DEVELOPMENT CONSTRAINTS



MAP MuBr/11 Adjoins

Lamberts Conformal Conic Projection, GDA94

Country Township

Primary Production

River Murray Flood River Murray Fringe

Zone Boundary

Zones

PrPro

RMFI

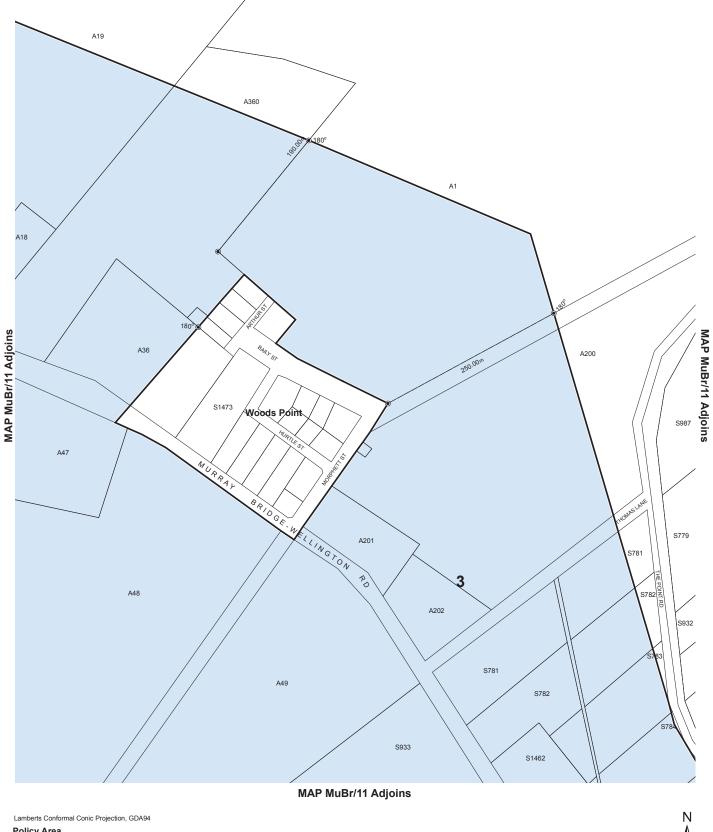
RMFr

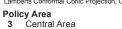
СТ

# 0 250 m

#### WOODS POINT

Zone Map MuBr/42





#### WOODS POINT

250 m

Policy Area Map MuBr/42

0

A19

A18

**MAP MuBr/11 Adjoins** 

A360

180

A36

## Precinct Map MuBr/42



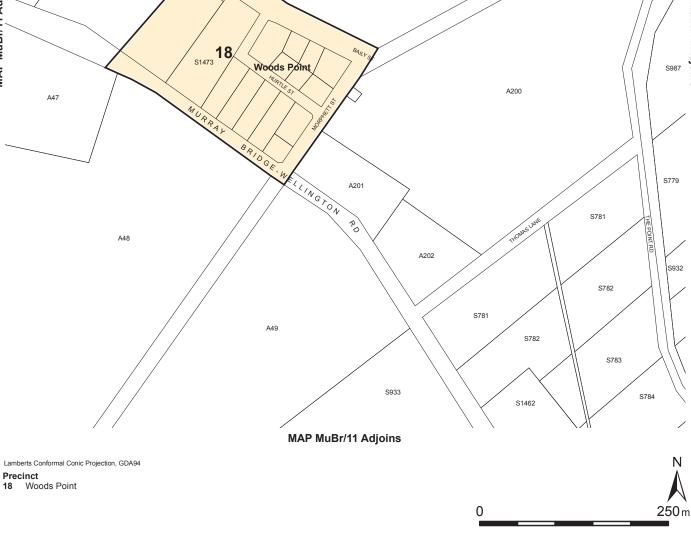
MAP MuBr/11 Adjoins

S987

S779

S932

Ν



MAP MuBr/11 Adjoins

A1



## Location Map MuBr/43





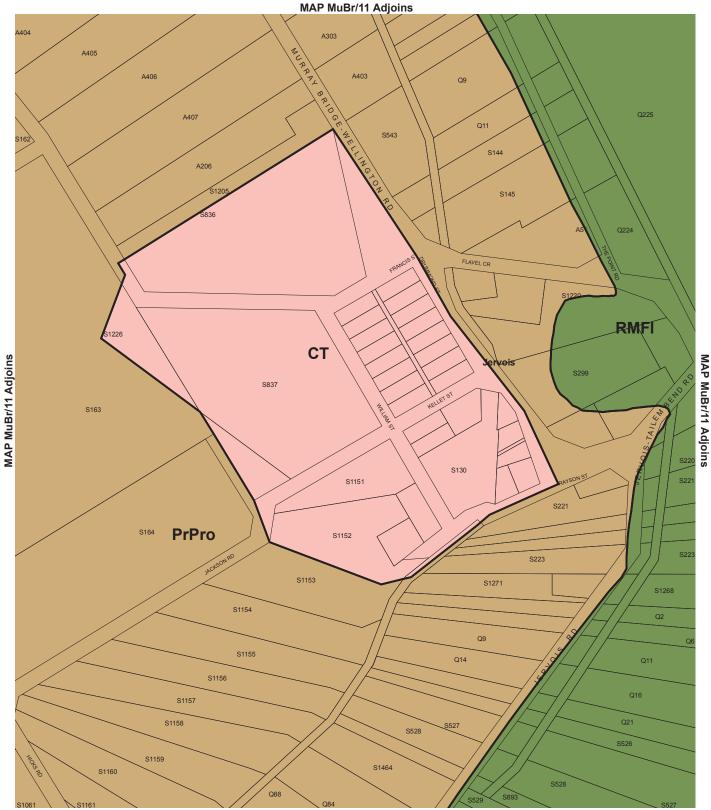
Overlay Map MuBr/43

0





## **Overlay Map MuBr/43** DEVELOPMENT CONSTRAINTS



MAP MuBr/11 Adjoins

Lamberts Conformal Conic Projection, GDA94



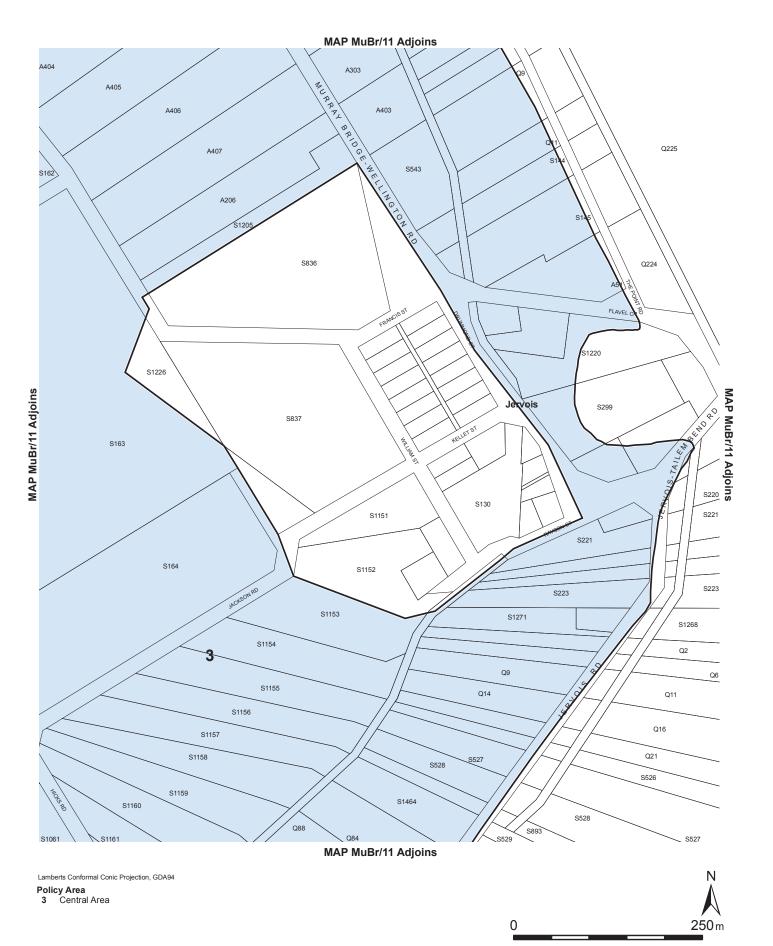
JERVOIS

Zone Map MuBr/43

#### Zones

CT Country Township PrPro Primary Production RMFI River Murray Flood Zone Boundary

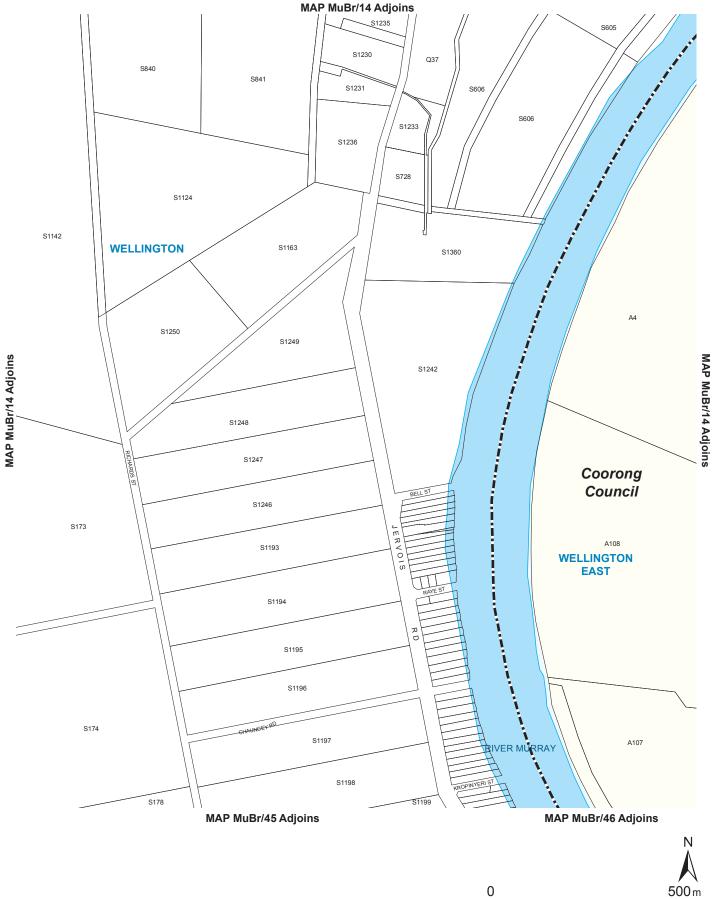
MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019



Policy Area Map MuBr/43

## Precinct Map MuBr/43

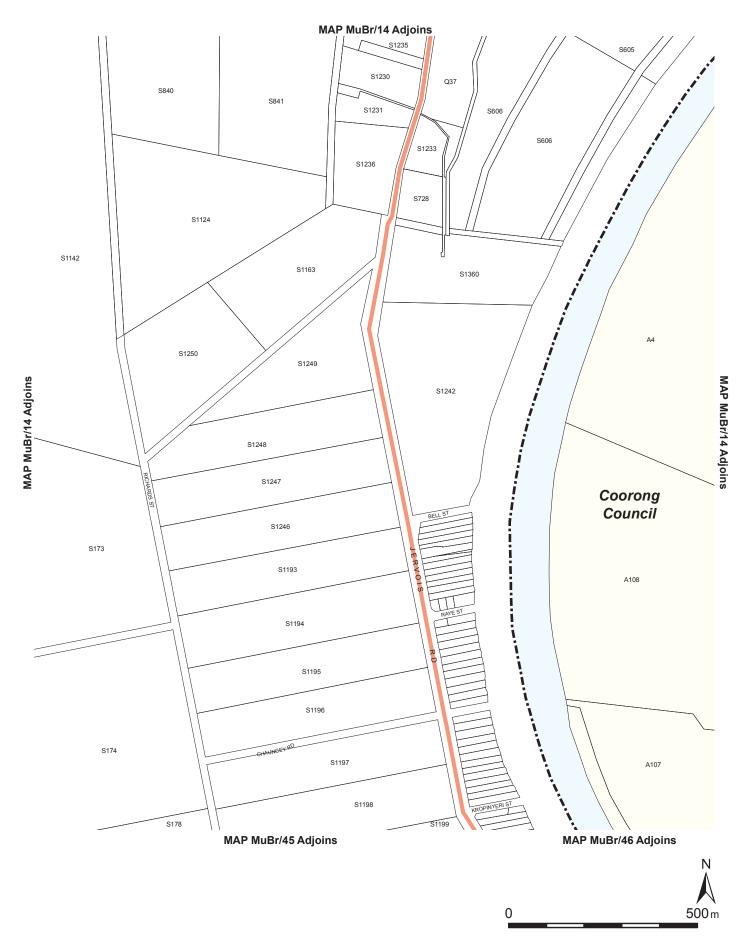




500 m

WELLINGTON

## Location Map MuBr/44



WELLINGTON

Overlay Map MuBr/44

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

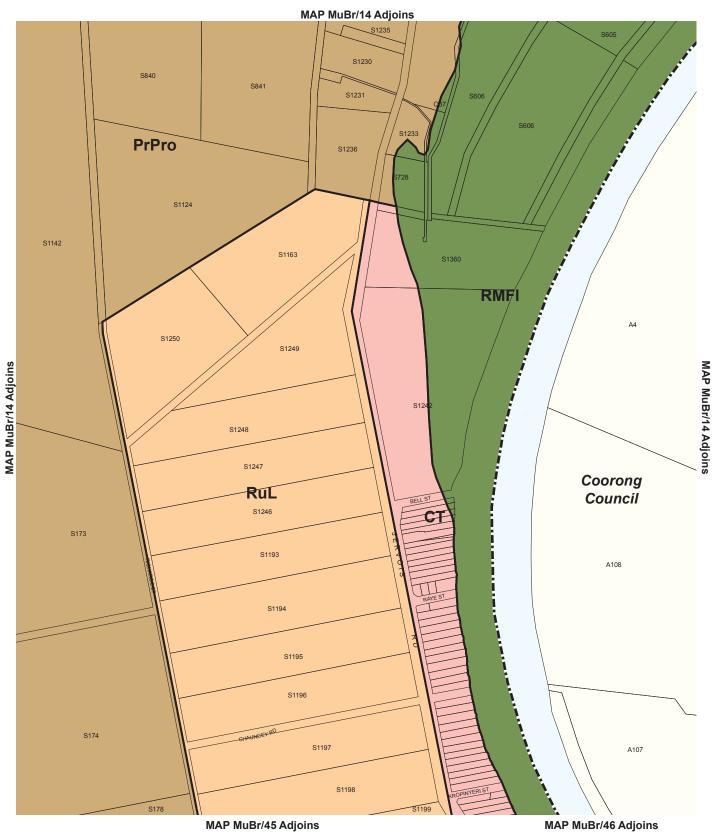
Secondary Arterial Roads



WELLINGTON

## **Overlay Map MuBr/44** DEVELOPMENT CONSTRAINTS





Lamberts Conformal Conic Projection, GDA94

Country Township

Primary Production

River Murray Flood

Development Plan Boundary

Rural Living Zone Boundary

Zones CT

PrPro RMFI

RuL

0 500 m

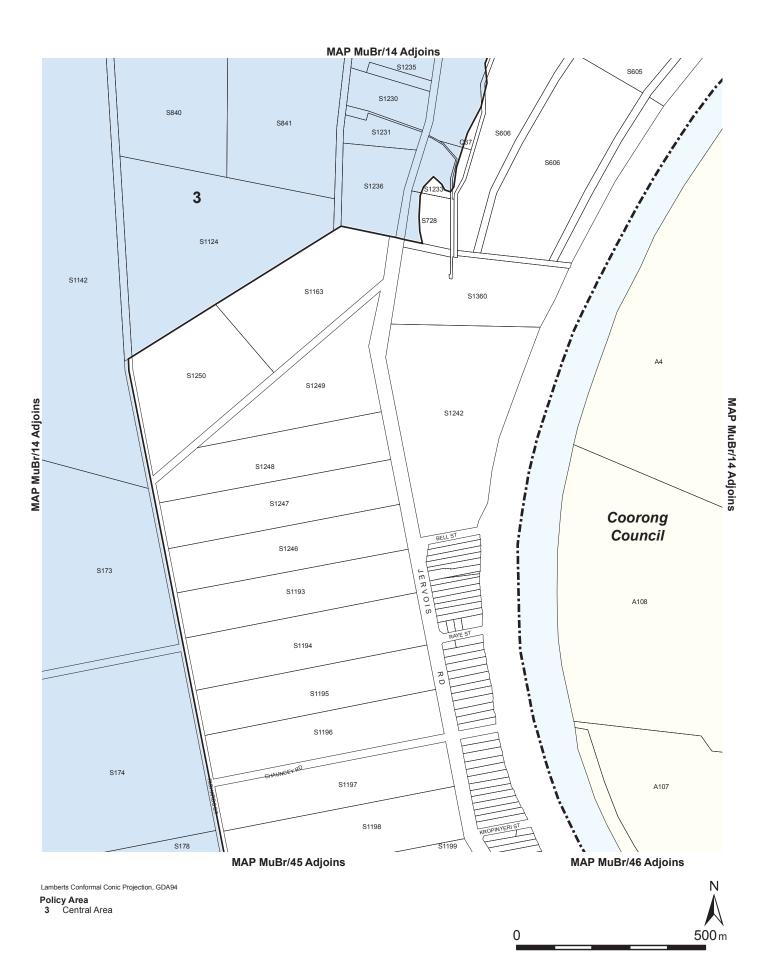
WELLINGTON

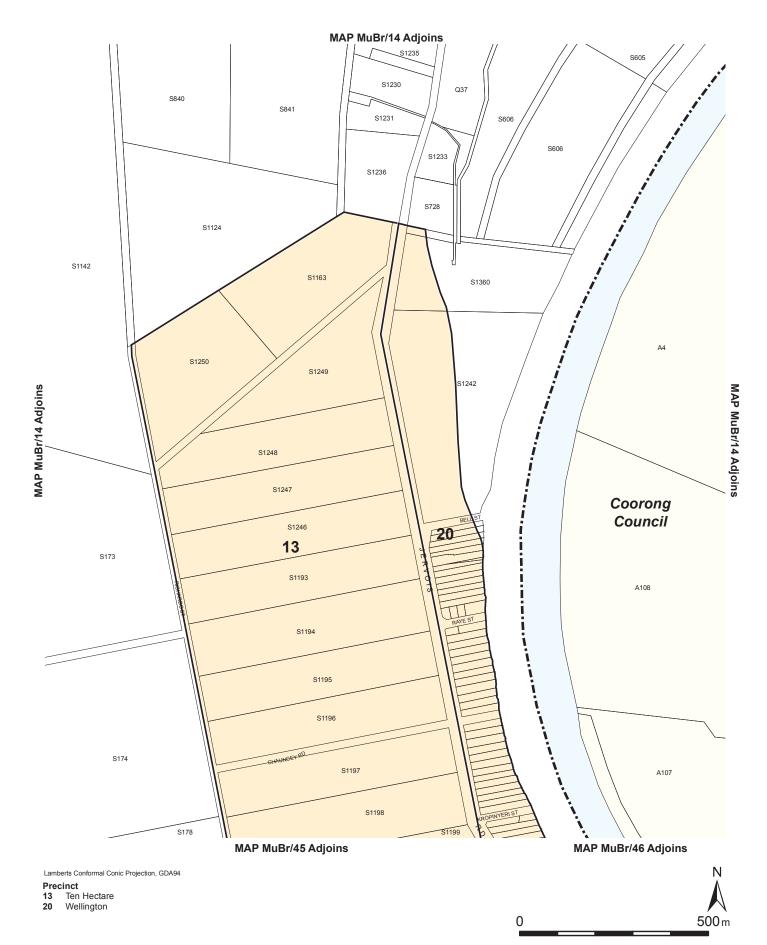
Zone Map MuBr/44



# Policy Area Map MuBr/44

#### WELLINGTON





### Precinct Map MuBr/44

Precinct Boundary
Development Plan Boundary



**Location Map MuBr/45** 

Tourist Routes
 Waterbodies



Overlay Map MuBr/45 TRANSPORT

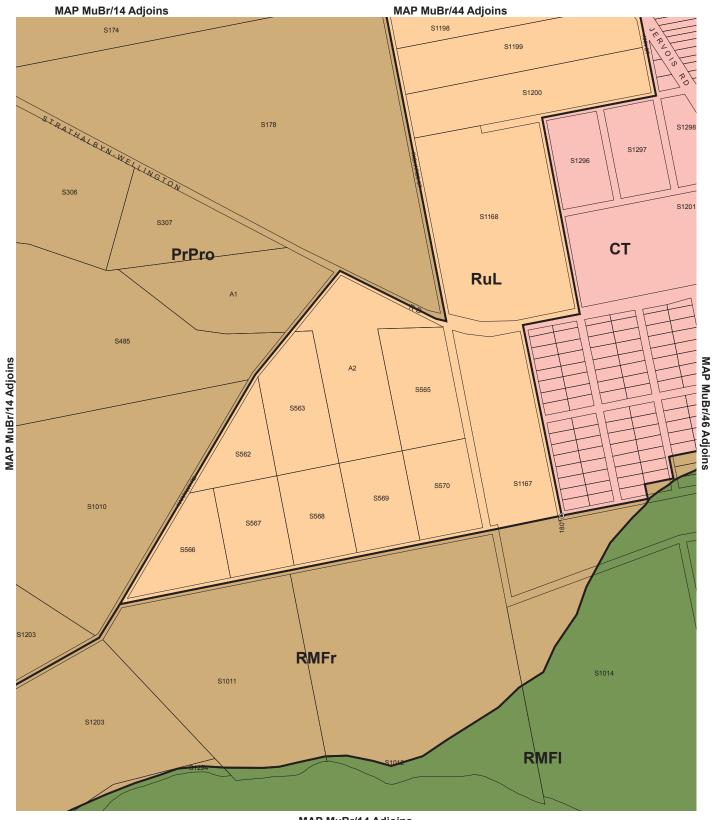




### **Overlay Map MuBr/45** DEVELOPMENT CONSTRAINTS



Overlay Map MuBr/45 NATURAL RESOURCES



MAP MuBr/14 Adjoins

Lamberts Conformal Conic Projection, GDA94

Country Township

Primary Production

River Murray Flood

River Murray Fringe

Rural Living

Zone Boundary

Zones CT

PrPro RMFI

RMFr

RuL

# 0 500 m

#### WELLINGTON

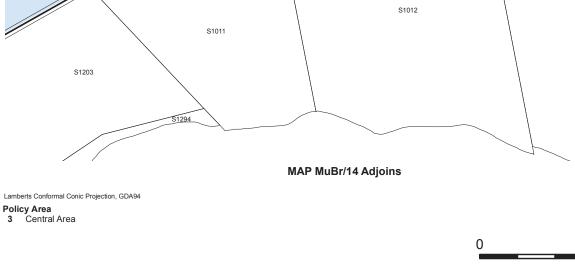
Zone Map MuBr/45

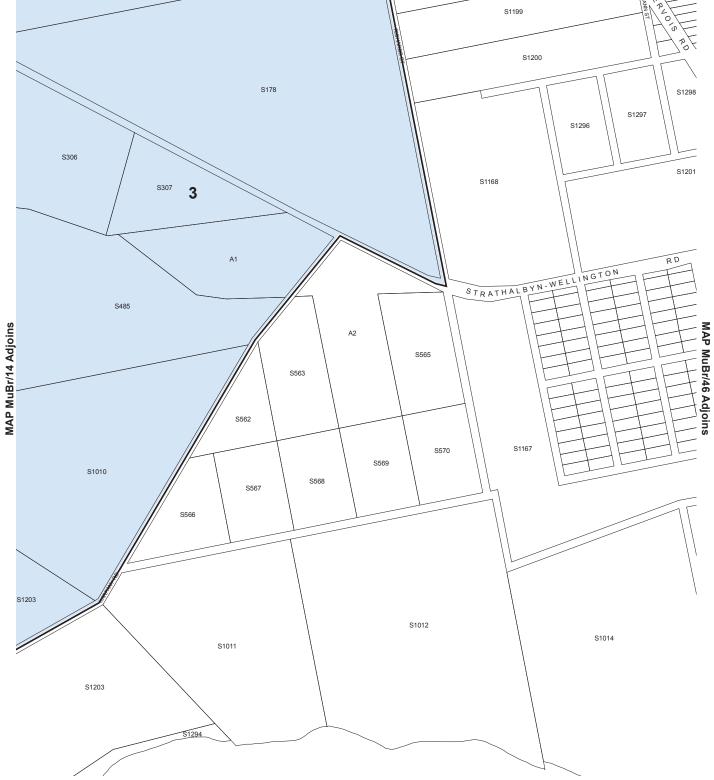
# Policy Area Map MuBr/45



Ν

500 m





MAP MuBr/44 Adjoins

S1198

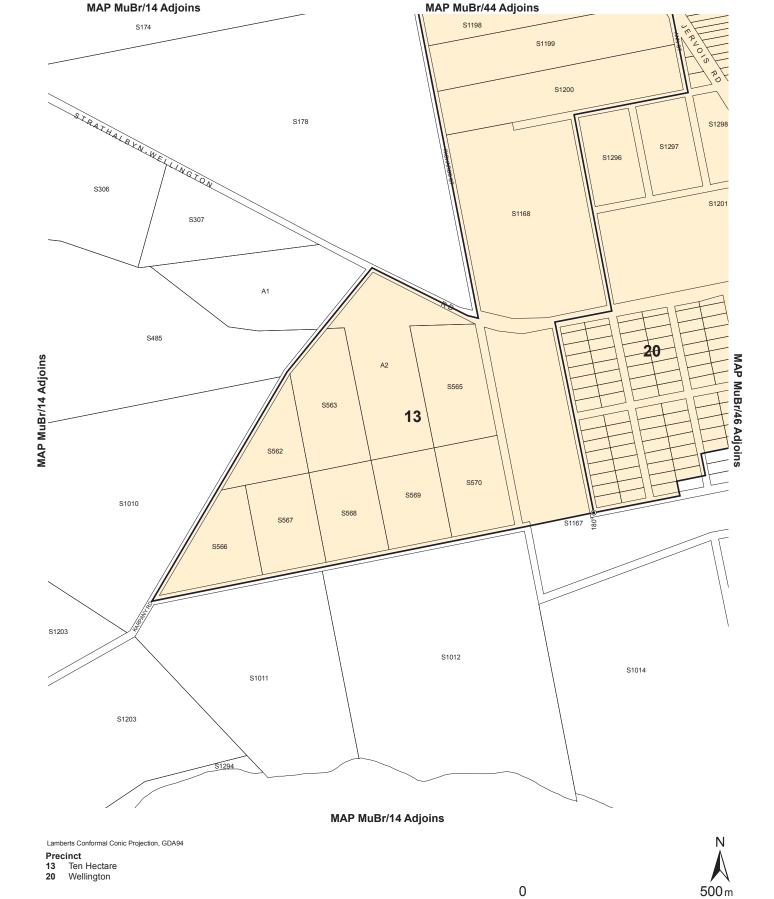
MAP MuBr/14 Adjoins

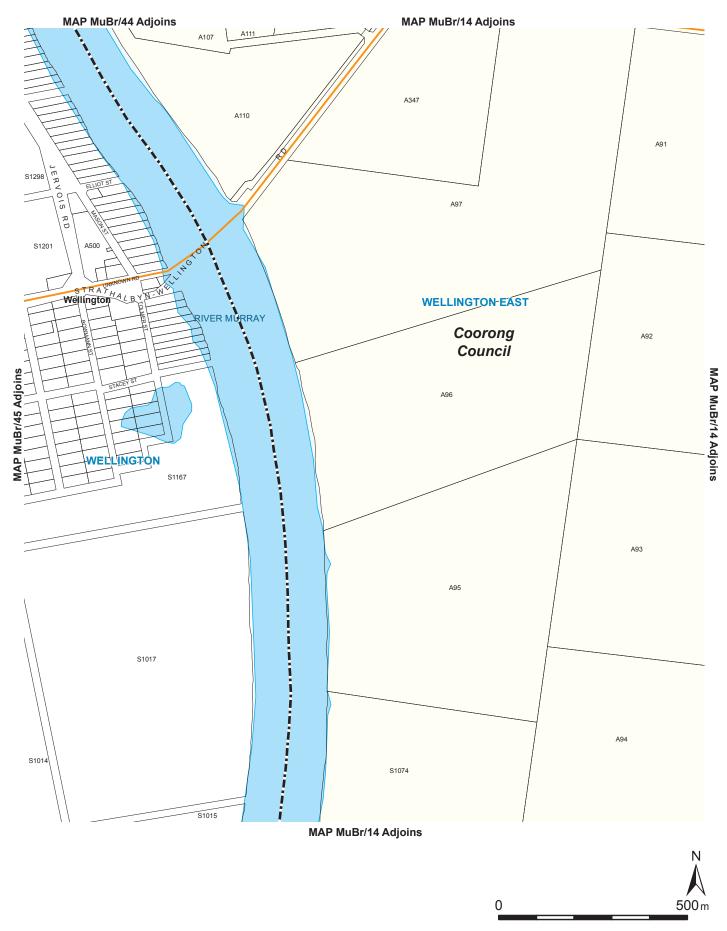
S174

# Precinct Map MuBr/45



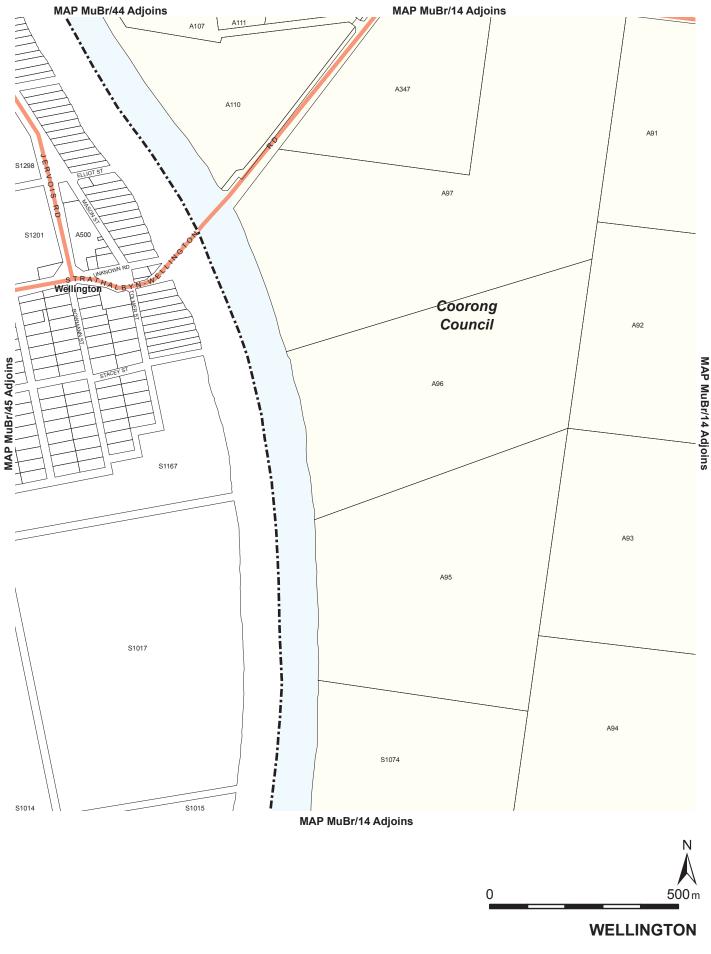






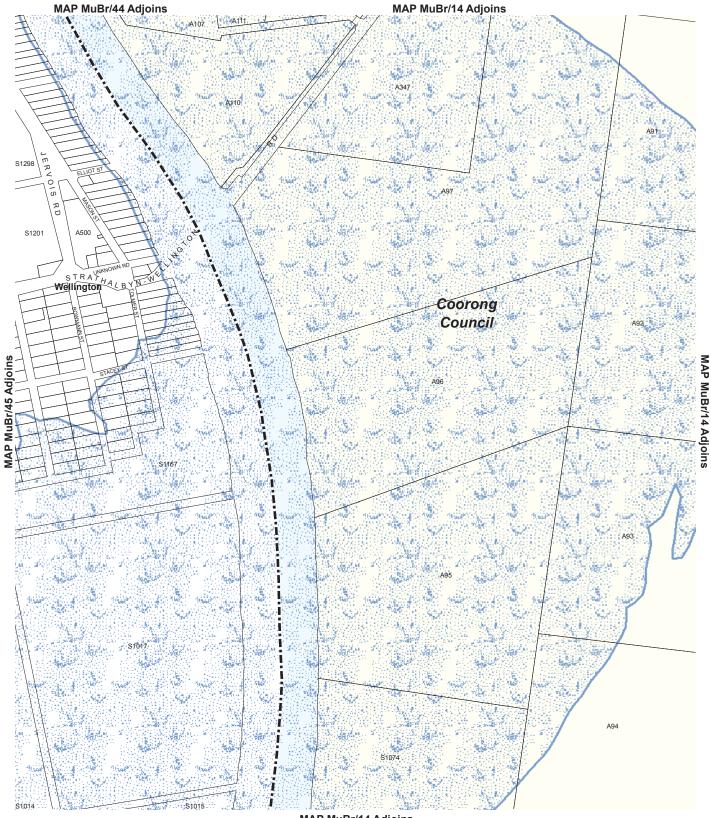
## Location Map MuBr/46





Overlay Map MuBr/46 TRANSPORT

Secondary Arterial Roads

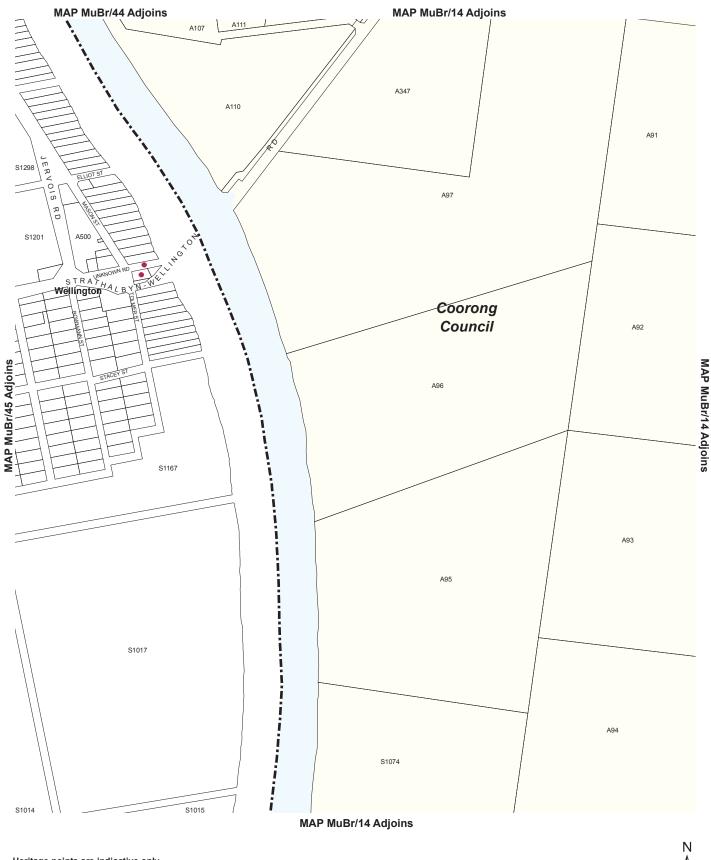


MAP MuBr/14 Adjoins



### **Overlay Map MuBr/46** DEVELOPMENT CONSTRAINTS





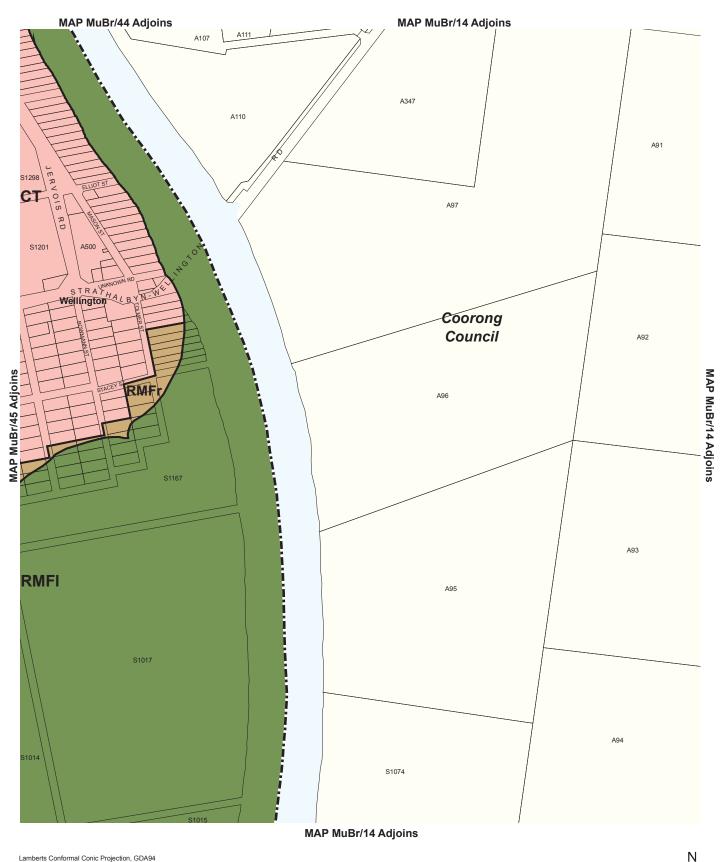
Heritage points are indicative only. For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.

500 m

WELLINGTON

Overlay Map MuBr/46 HERITAGE

0



Lamberts Conformal Conic Projection, GDA94

Country Township

River Murray Flood

River Murray Fringe Zone Boundary

Development Plan Boundary

Zones

СТ

RMFI

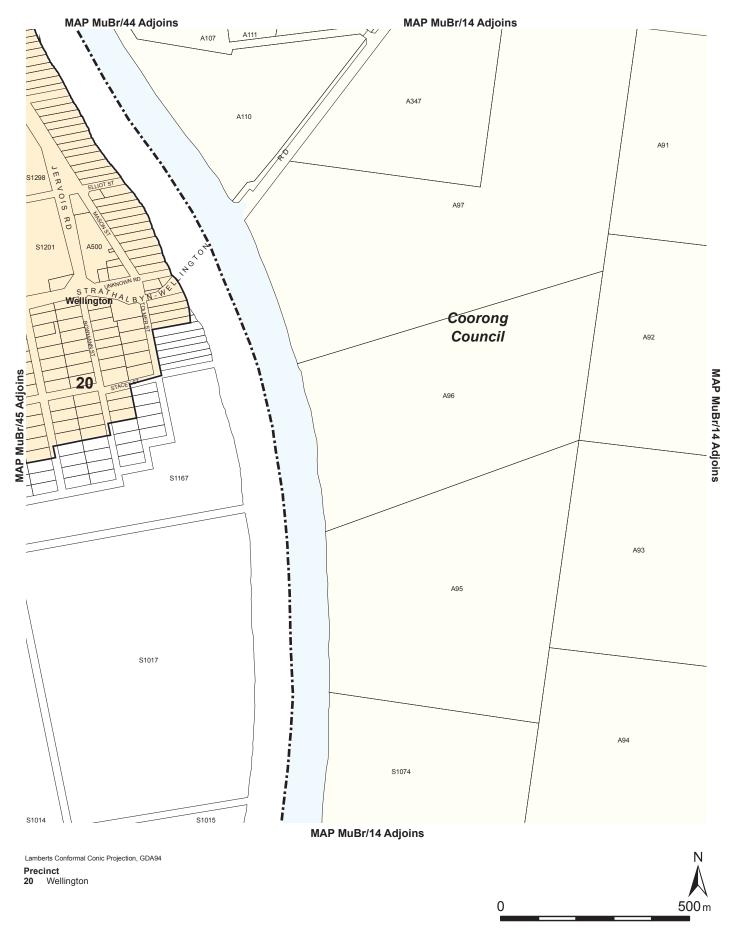
RMFr

# 500 m

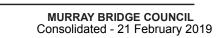
#### WELLINGTON

Zone Map MuBr/46

0



Precinct Map MuBr/46



MAP MuBr/27 Adjoins



MAP MuBr/26 Adjoins

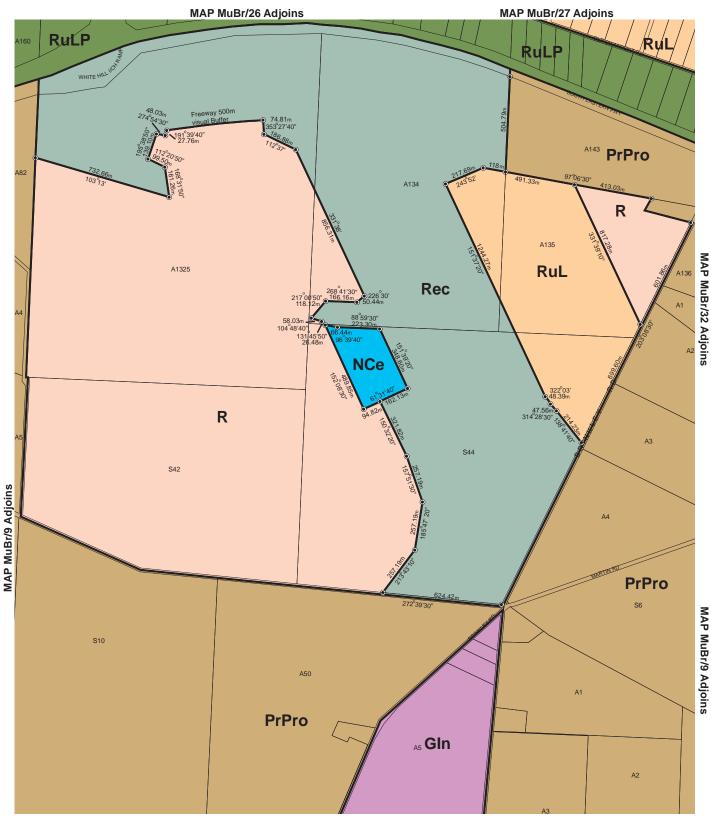


MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Primary Arterial Roads
 Secondary Arterial Roads



Brinkley waste depot



MAP MuBr/9 Adjoins

Lamberts Conformal Conic Projection, GDA94

#### **Zones** Gln

 Gin
 General Industry

 NCe
 Neighbourhood Centre

 PrPro
 Primary Production

 Rec
 Recreation

 R
 Residential

 RuLP
 Rural Landscape Protection

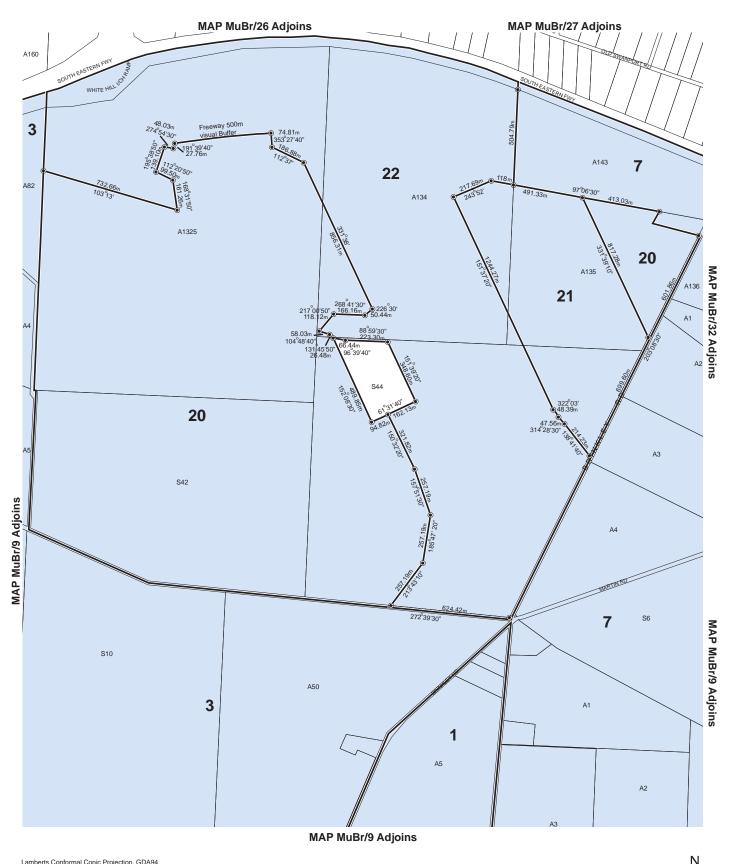
 RuL
 Rural Living

 Zone Boundary



#### MURRAY BRIDGE TOWNSHIP

Zone Map MuBr/47



Lamberts Conformal Conic Projection, GDA94

#### Policy Area

- Brinkley Road 1
- 20 21 22 Southern Area
- Equine Rural Living Equine Recreation
- Central Area
- 3 Rural Fringe

#### **MURRAY BRIDGE TOWNSHIP**

Policy Area Map MuBr/47

0

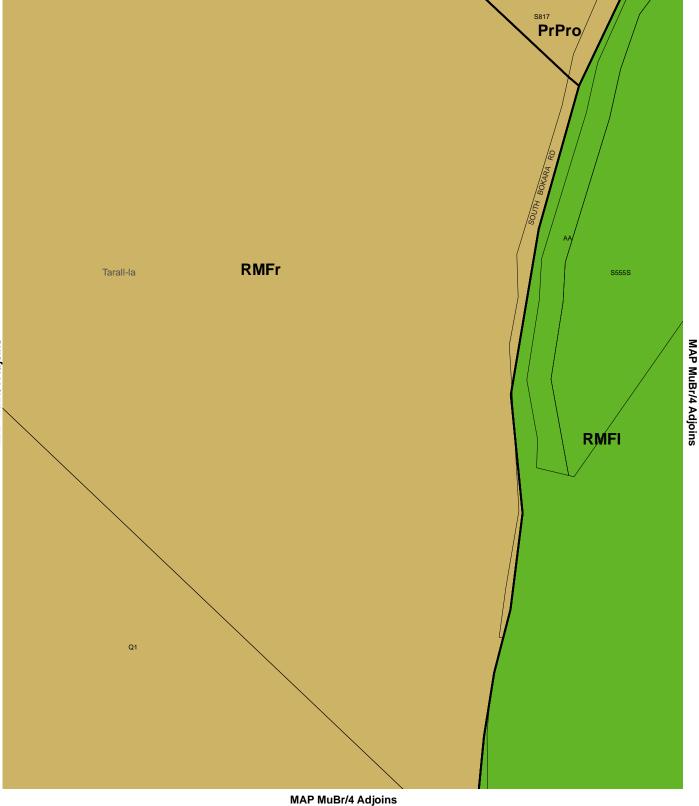
1,000 m



MURRAY BRIDGE TOWNSHIP

Precinct Map MuBr/47

#### MAP MuBr/4 Adjoins



MAP MuBr/4 Adjoins

Lamberts Conformal Conic Projection, GDA94



### Zone Map MuBr/48 ENLARGEMENT

Sente Comman Common Tojection, SDA3

Zones

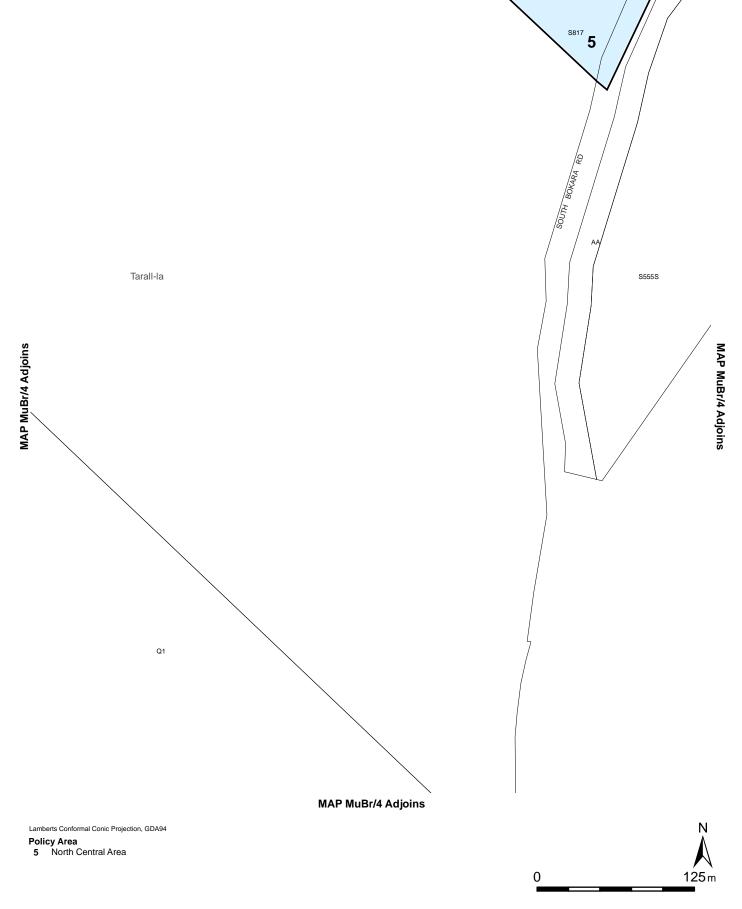
 PrPro
 Primary Production

 RMFI
 River Murray Flood

 RMFr
 River Murray Fringe

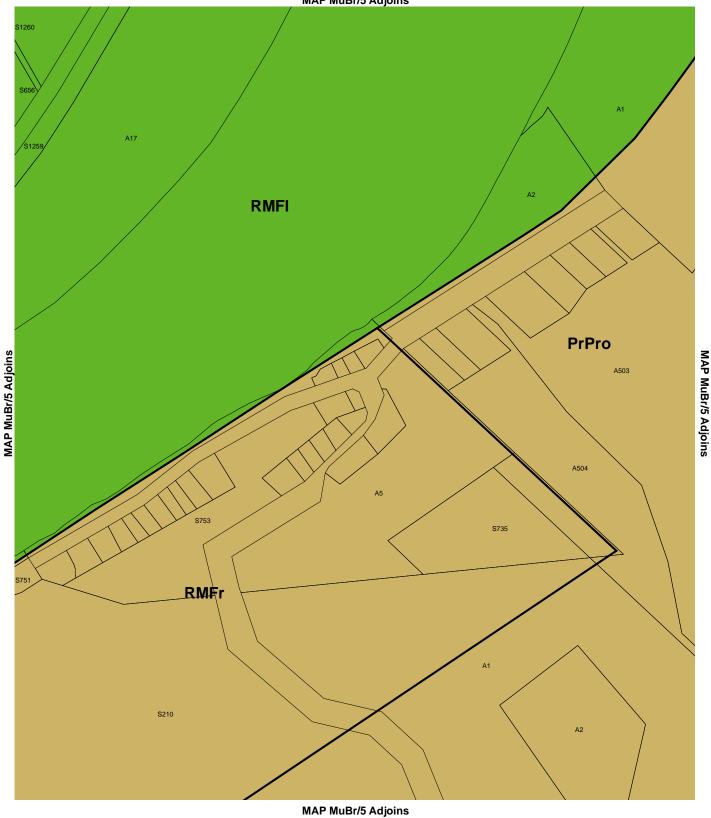
 Zone Boundary

#### MAP MuBr/4 Adjoins



### Policy Area Map MuBr/48 ENLARGEMENT

MAP MuBr/5 Adjoins



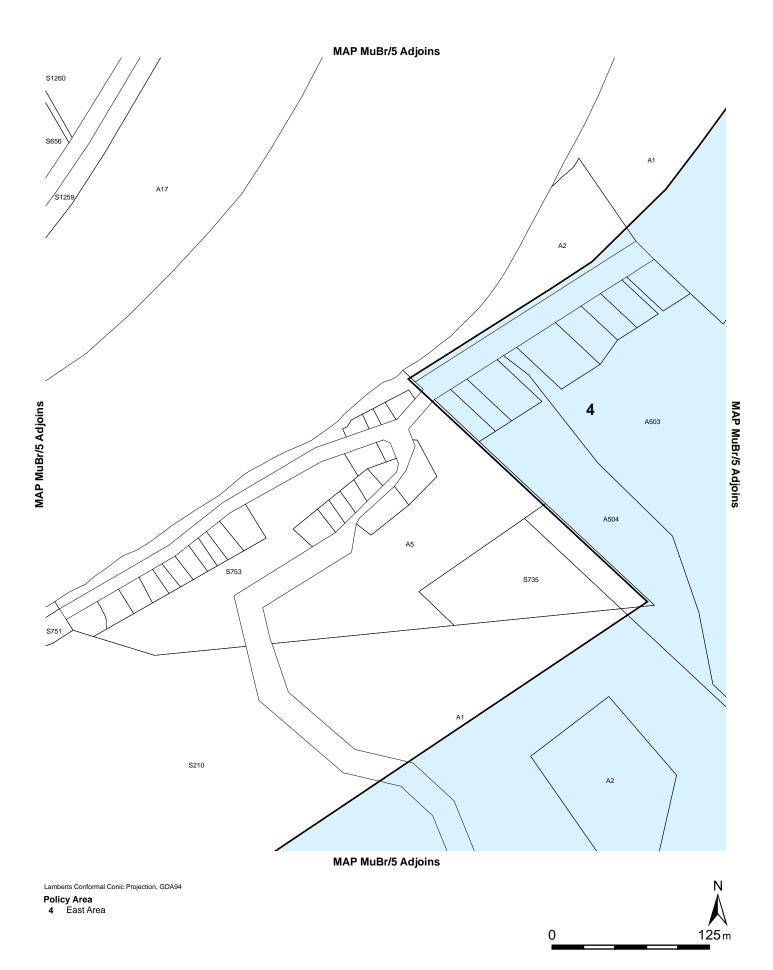
Lamberts Conformal Conic Projection, GDA94



### Zone Map MuBr/49 ENLARGEMENT

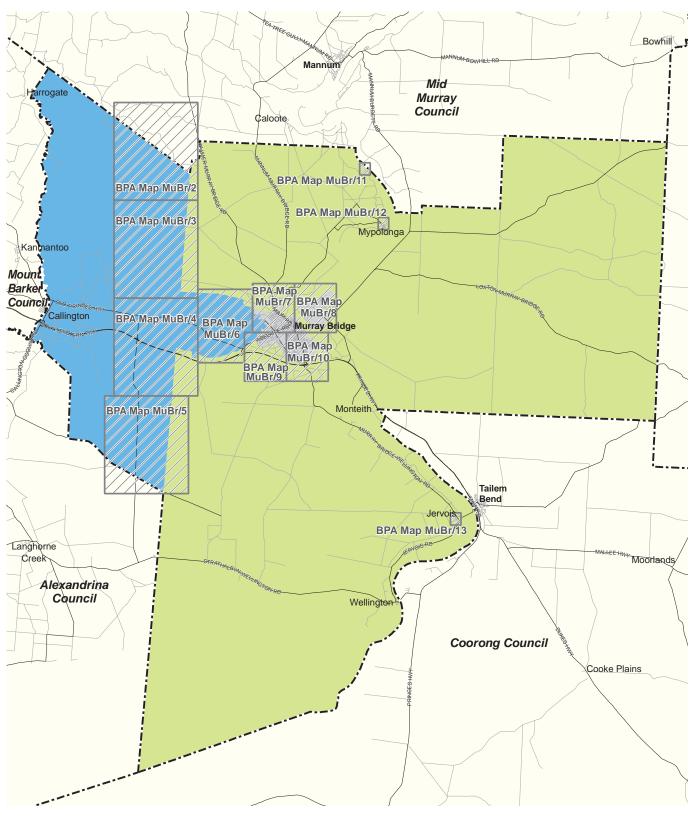
#### Zones

PrPro Primary Production RMFI River Murray Flood RMFr River Murray Fringe Zone Boundary



### Policy Area Map MuBr/49 ENLARGEMENT

# **Bushfire Risk BPA Maps**



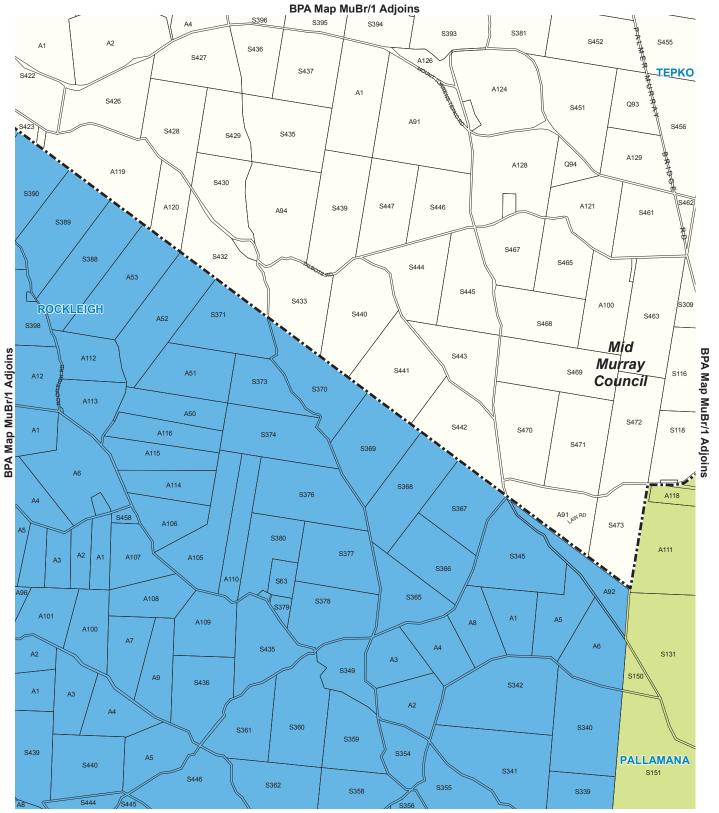
See enlargement map for accurate representation.



### Bushfire Protection Area BPA Map MuBr/1 BUSHFIRE RISK



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

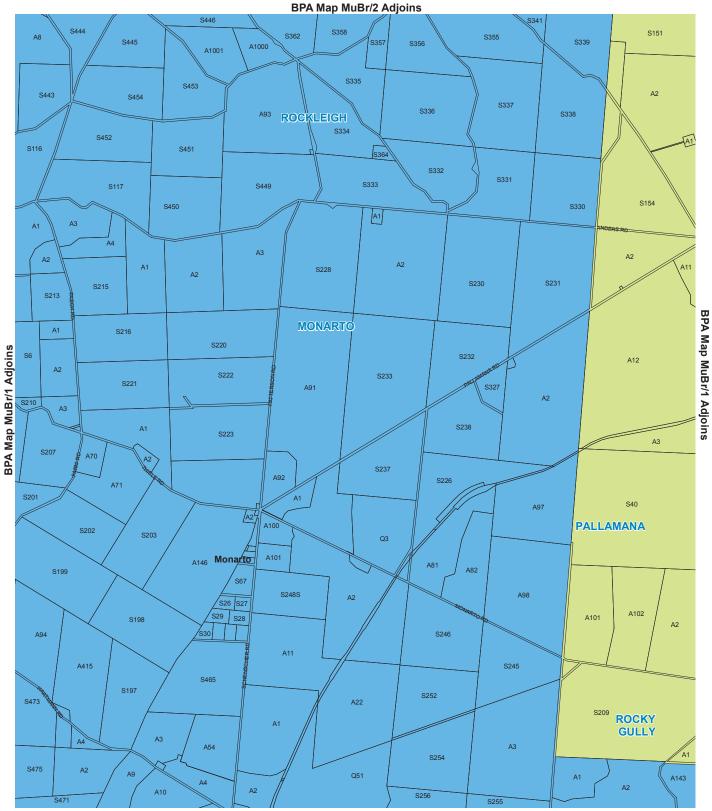


BPA Map MuBr/3 Adjoins



### Bushfire Protection Area BPA Map MuBr/2 BUSHFIRE RISK

Medium Bushfire Risk General Bushfire Risk

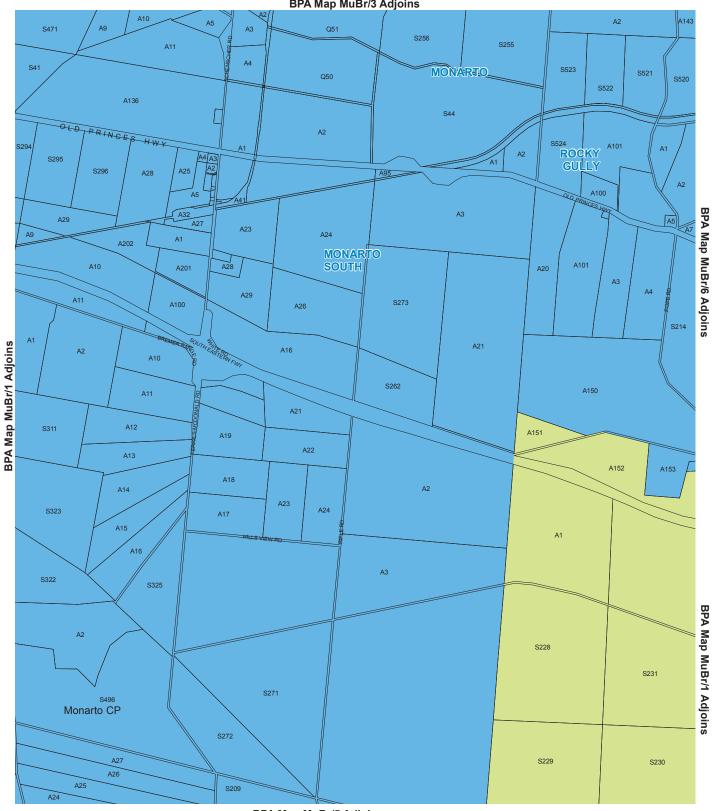


BPA Map MuBr/4 Adjoins



### Bushfire Protection Area BPA Map MuBr/3 BUSHFIRE RISK

BPA Map MuBr/3 Adjoins

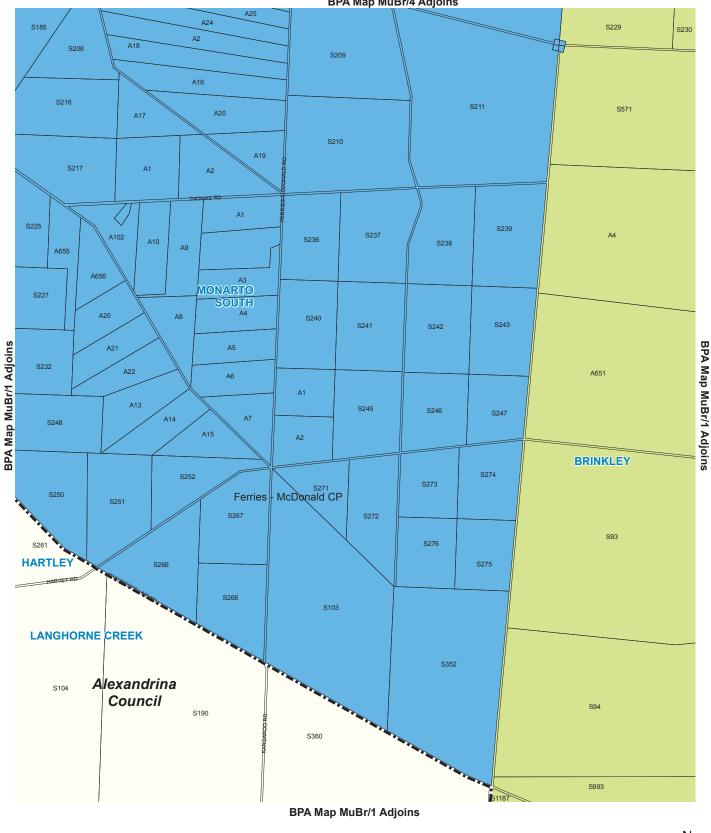


BPA Map MuBr/5 Adjoins



### **Bushfire Protection Area BPA Map MuBr/4 BUSHFIRE RISK**

**BPA Map MuBr/4 Adjoins** 



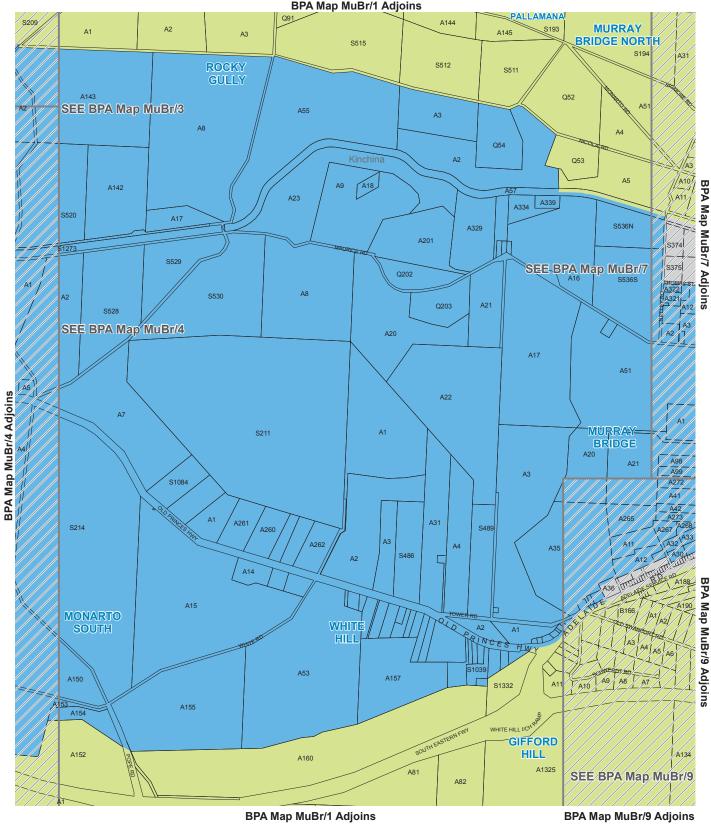


### **Bushfire Protection Area BPA Map MuBr/5 BUSHFIRE RISK**

0

Medium Bushfire Risk General Bushfire Risk Development Plan Boundary

**BPA Map MuBr/1 Adjoins** 



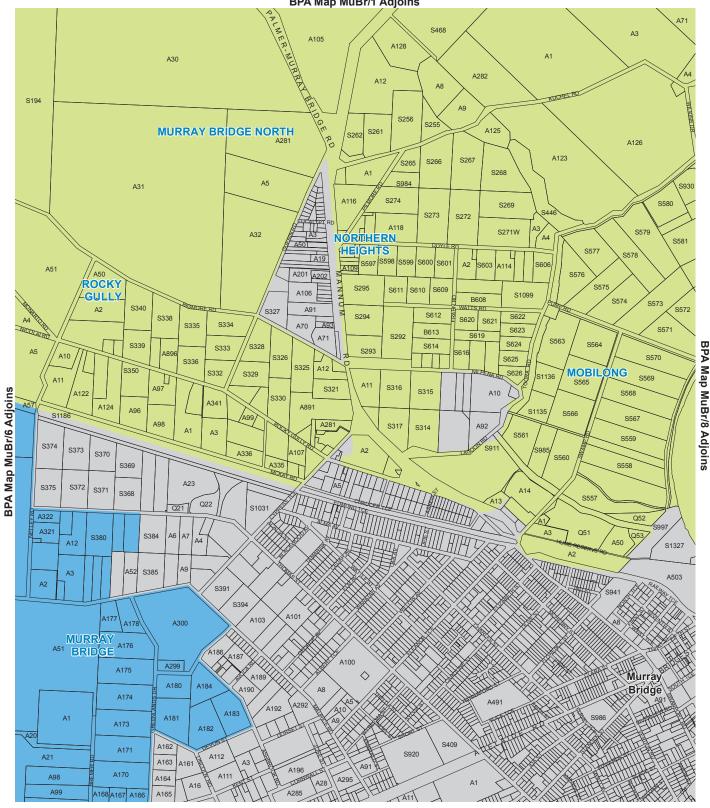
See enlargement map for accurate representation.



N

Medium Bushfire Risk General Bushfire Risk

**BPA Map MuBr/1 Adjoins** 



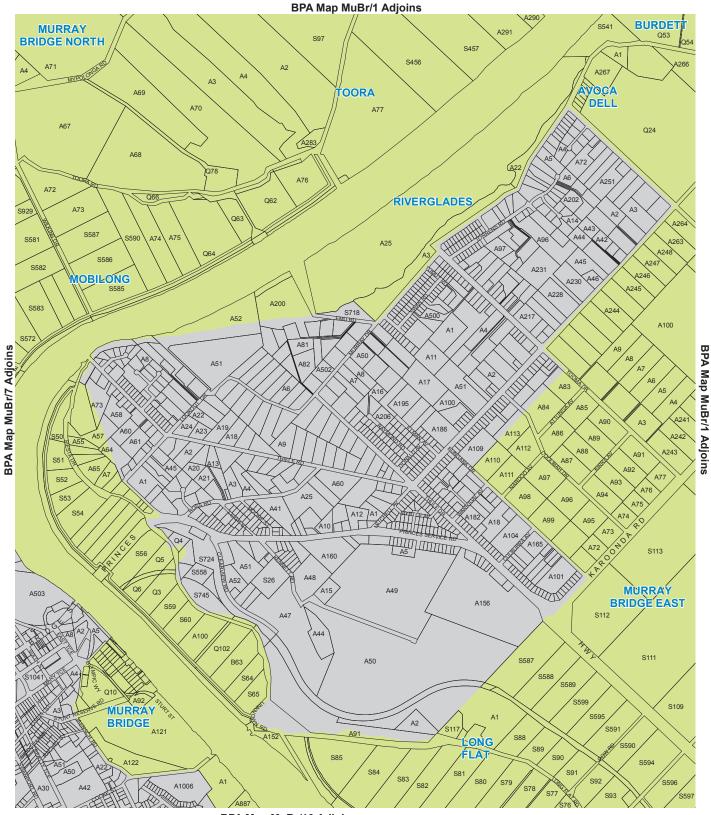
BPA Map MuBr/9 Adjoins



### **Bushfire Protection Area BPA Map MuBr/7 BUSHFIRE RISK**

0

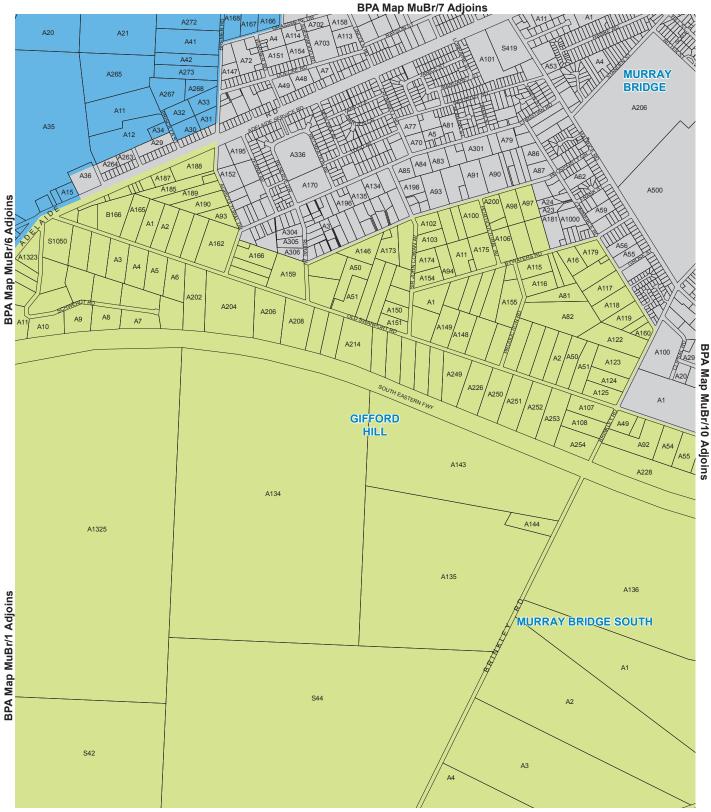
Medium Bushfire Risk General Bushfire Risk Excluded area from bushfire protection planning provisions



BPA Map MuBr/10 Adjoins



### Bushfire Protection Area BPA Map MuBr/8 BUSHFIRE RISK

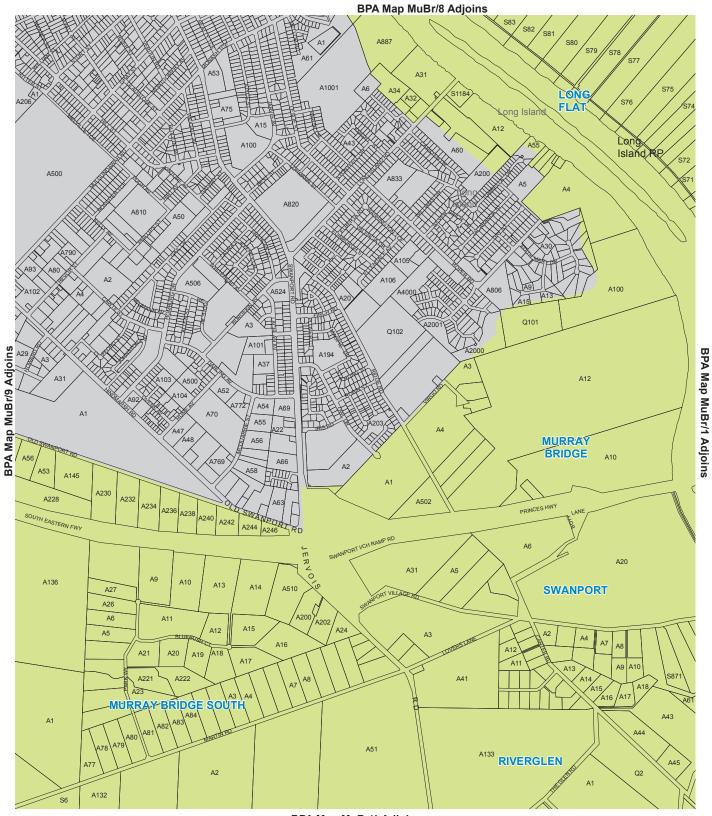


BPA Map MuBr/1 Adjoins



# Bushfire Protection Area BPA Map MuBr/9 BUSHFIRE RISK

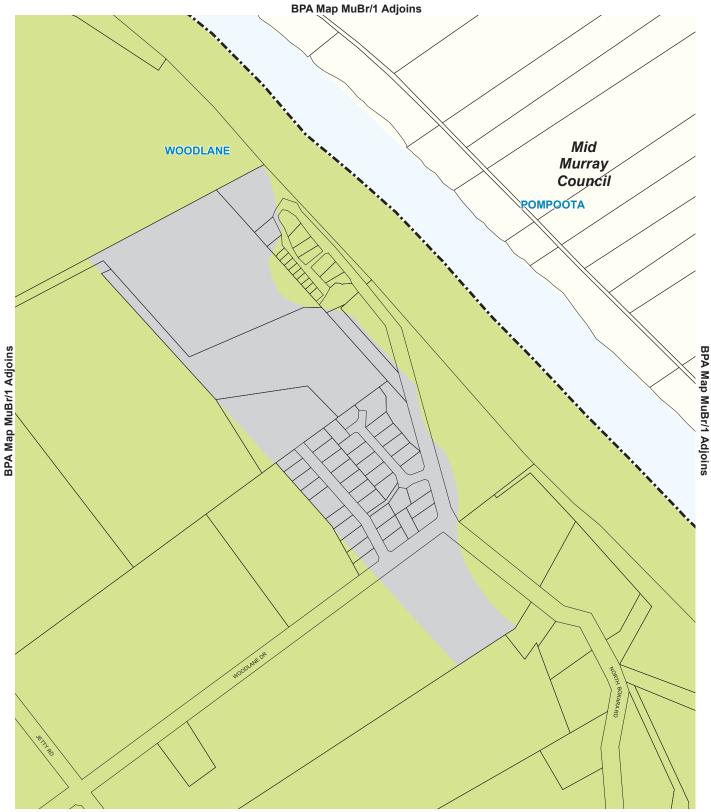
Medium Bushfire Risk General Bushfire Risk Excluded area from bushfire protection planning provisions



BPA Map MuBr/1 Adjoins



# Bushfire Protection Area BPA Map MuBr/10 BUSHFIRE RISK



BPA Map MuBr/1 Adjoins

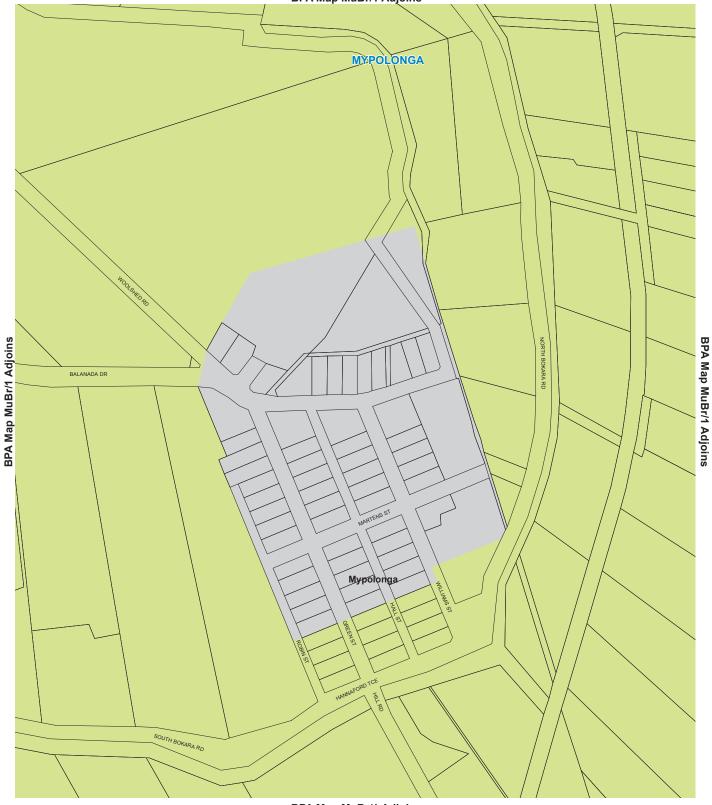


# Bushfire Protection Area BPA Map MuBr/11 BUSHFIRE RISK



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

BPA Map MuBr/1 Adjoins



BPA Map MuBr/1 Adjoins



# Bushfire Protection Area BPA Map MuBr/12 BUSHFIRE RISK



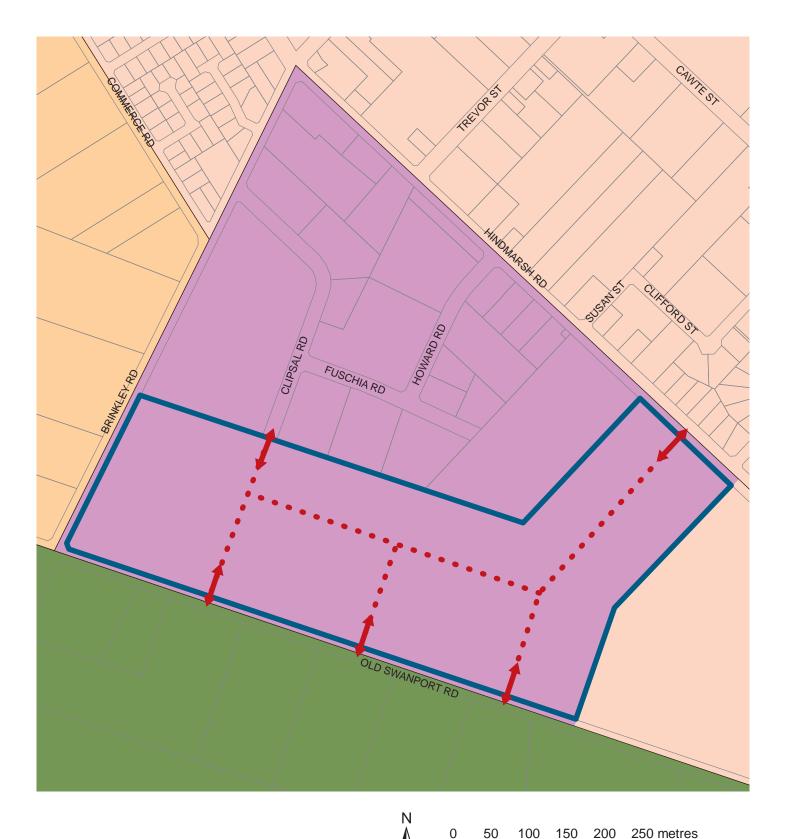
BPA Map MuBr/1 Adjoins



# Bushfire Protection Area BPA Map MuBr/13 BUSHFIRE RISK

0

# **Concept Plan Maps**

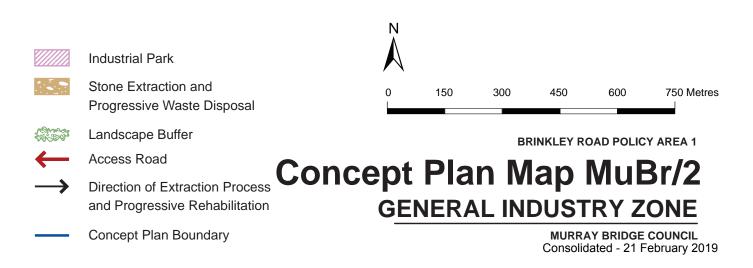


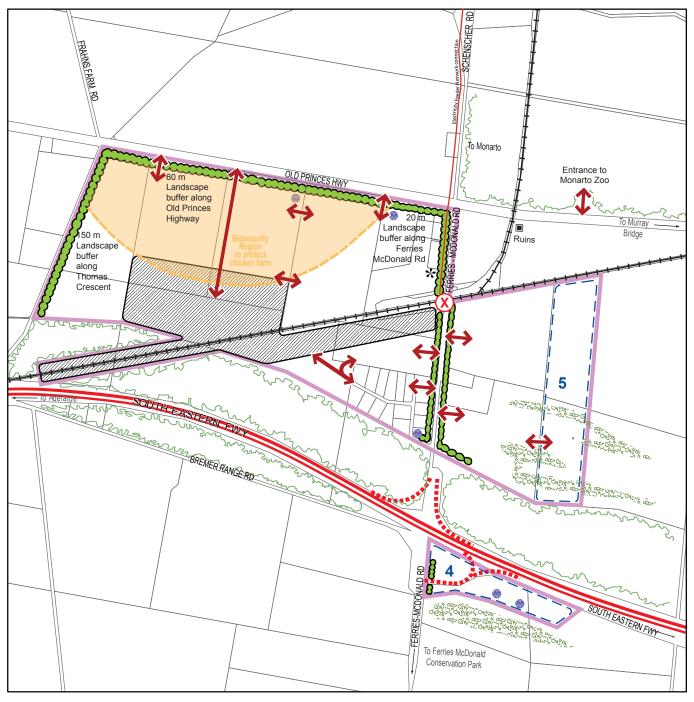


- Industrial Rural Living
- Ittildi Living
- Rural Landscape Protection
- Residential
- Access Points
- Internal Road Network
  - Concept Plan Boundary

# Concept Plan Map MuBr/1 GENERAL INDUSTRY ZONE







- Zone Boundary
- Existing Landscape Buffer
- Proposed Landscape Buffer (20 m unless otherwise stated) and in accordance with Table MuBr/6A Monarto South Landscaping Schedule

Ν

250

**Concept Plan Map MuBr/3** 

- South Eastern Freeway
- ++++ Railway Line
  - \* Local Activity Area
- Intermodal Freight Rail Area
- Existing Freeway Interchange
  - Stormwater Management Facility (indicative)
- Existing Vegetation to be Retained
  - Railway Crossing

X)

4

- Site Access
- Precincts
- Precinct Area Boundary
- **Biosecurity Region**

MONARTO SOUTH MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Scale 1:20,000

750

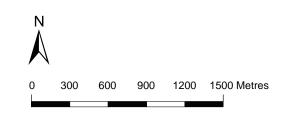
1000

MONARTO SOUTH

1250 Metres

500



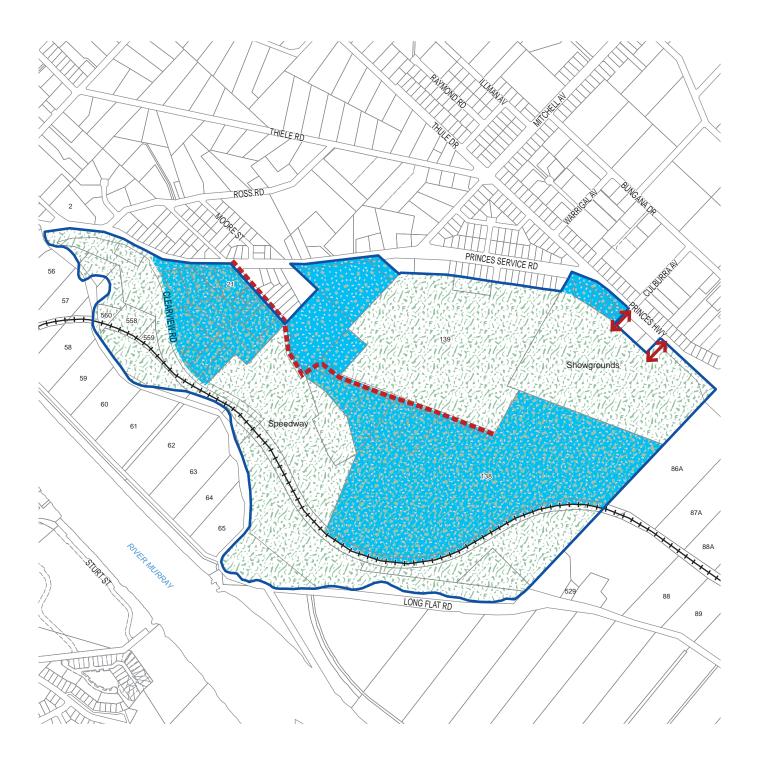


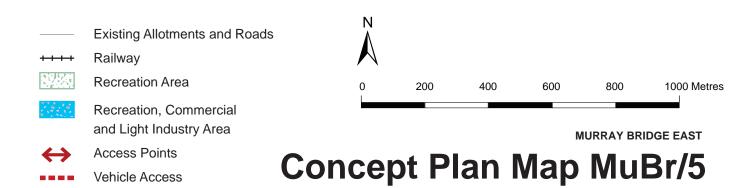
MURRAY BRIDGE - PRIMARY PRODUCTION

# **Concept Plan Map MuBr/4** MOTOR SPORT FACILITY AND ORGANIC COMPOSTING BUFFER ZONE

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

Non-Complying Buffer Motor Sport Facility Mushroom Farm Buffer Zone

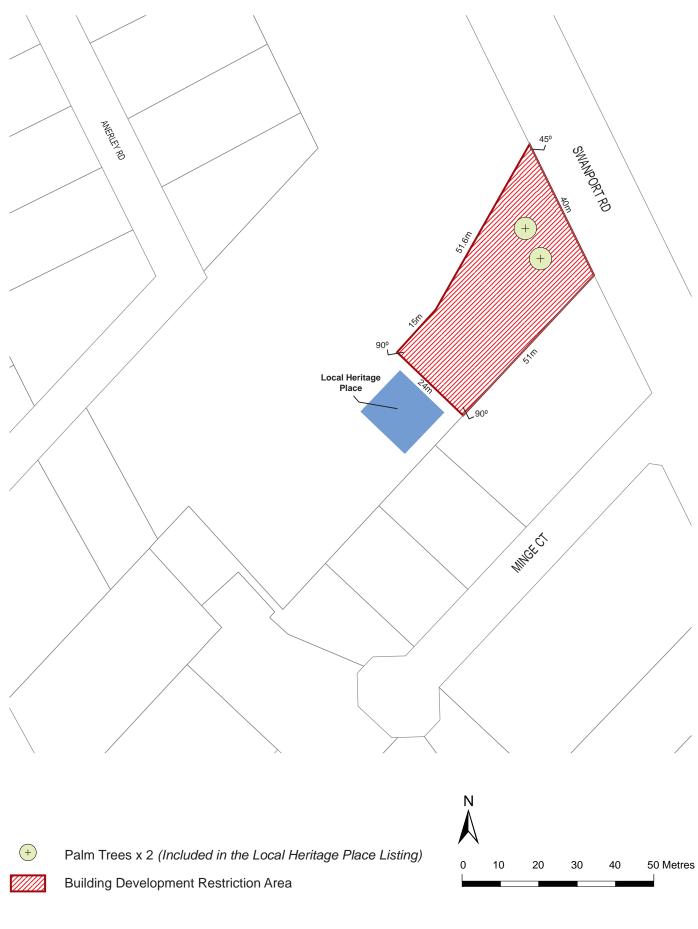




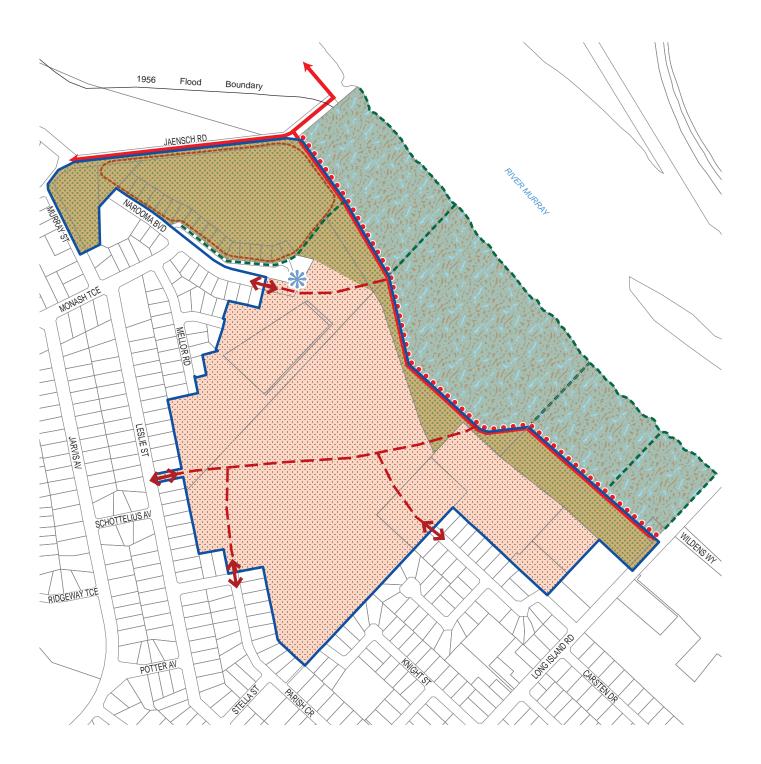
Concept Plan Boundary

MURRAY BRIDGE COUNCIL Consolidated - 21 February 2019

**RECREATION ZONE** 



#### **Concept Plan Map MuBr/6** SWANPORT ROAD DEVELOPMENT RESTRICTION



- Public Lookout Area
- Precinct 6 Quarry and Riverfront
- Low to Medium Residential Density
- Wetlands / Open Space / Recreation
- Old Quarry Site
- ---- Pedestrian and Open Space Corridors
- --- Internal Road Network
- Access Points
- •••• Cycle Link
- Connector Road
- Boundary of Narooma Policy Area

0 50 100 150 200 250 Metres

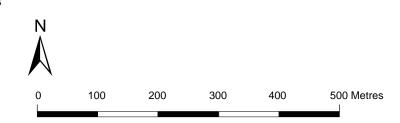
NAROOMA

# Concept Plan Map MuBr/7 RESIDENTIAL

Ν

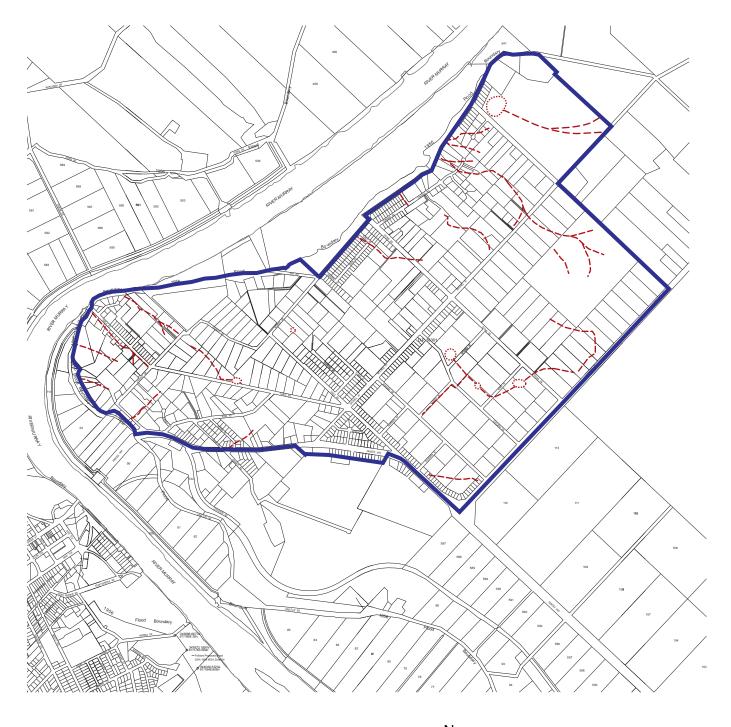


- A Minimum 3000m<sup>2</sup> residential allotments
- B Minimum 5000m<sup>2</sup> residential allotments
- C Minimum 1 hectare residential allotments
- Stormwater Drainage Reserve
- Landscape / Buffer (40 metres)
- Preferred New Road Access
- Possible Roadway
- -- Major Overland Path (Stormwater)
  - Concept Plan Boundary



**CENTRAL EAST** 

### Concept Plan Map MuBr/8 RURAL LIVING





Concept Plan Boundary Major Overland Path (Stormwater) Natural Depression



Concept Plan Map MuBr/9 EAST SIDE



- A Minimum 1200m<sup>2</sup> residential allotments
- B Minimum 3000m<sup>2</sup> residential allotments
- C Minimum 1200m<sup>2</sup> residential allotments
- D Minimum 5000m<sup>2</sup> residential allotments
- 影E第一 Open Space / Parklands Reserve
- Cliff Face Protection Area (No Buildings or Structures)
- Landscape / Buffer (50 metres)
- **<···>** Possible Pedestrian Access
- Preferred New Road Access
  - Controlled Access
- Storm Water Detention
- \* Land Marks
  - Concept Plan Boundary

MYPOLONGA

200

250 Metres

Scale 1:5,500

150

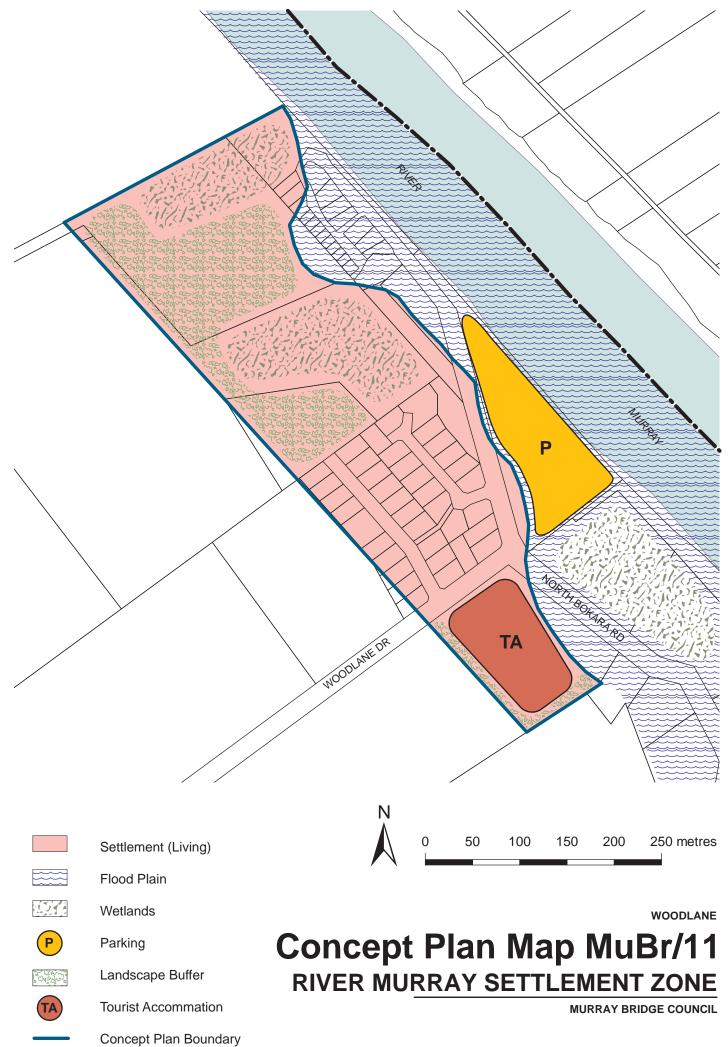
100

# Concept Plan Map MuBr/10 COUNTRY TOWNSHIP ZONE

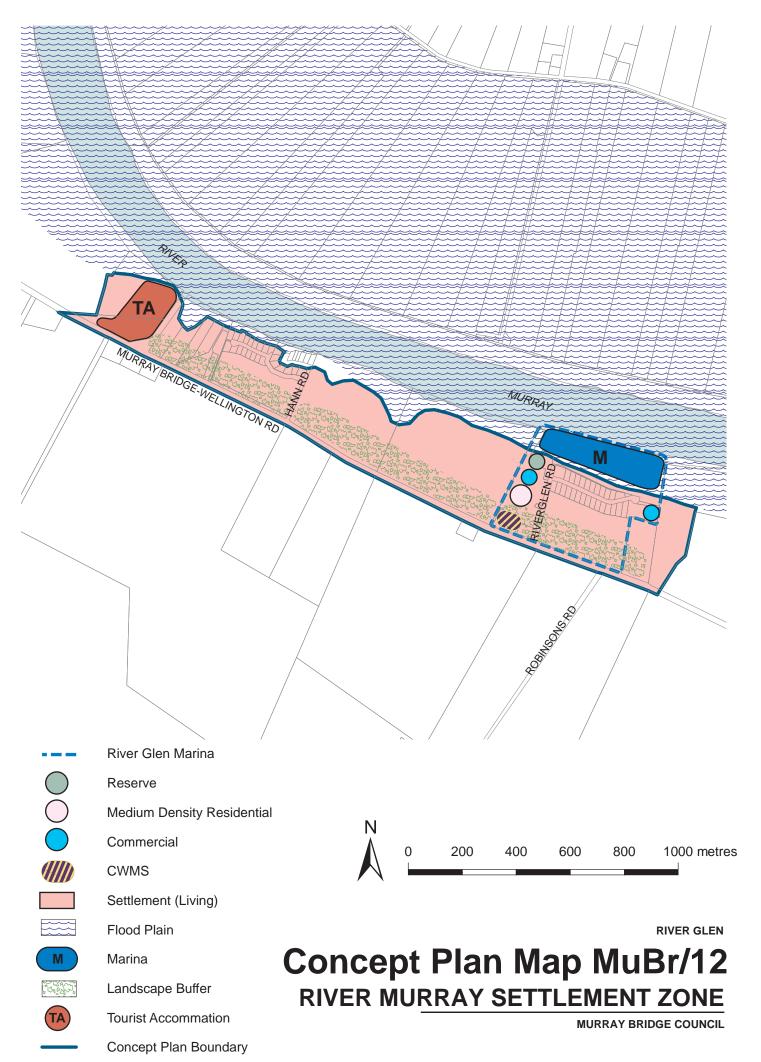
Ν

Ω

50



Consolidated - 21 February 2019





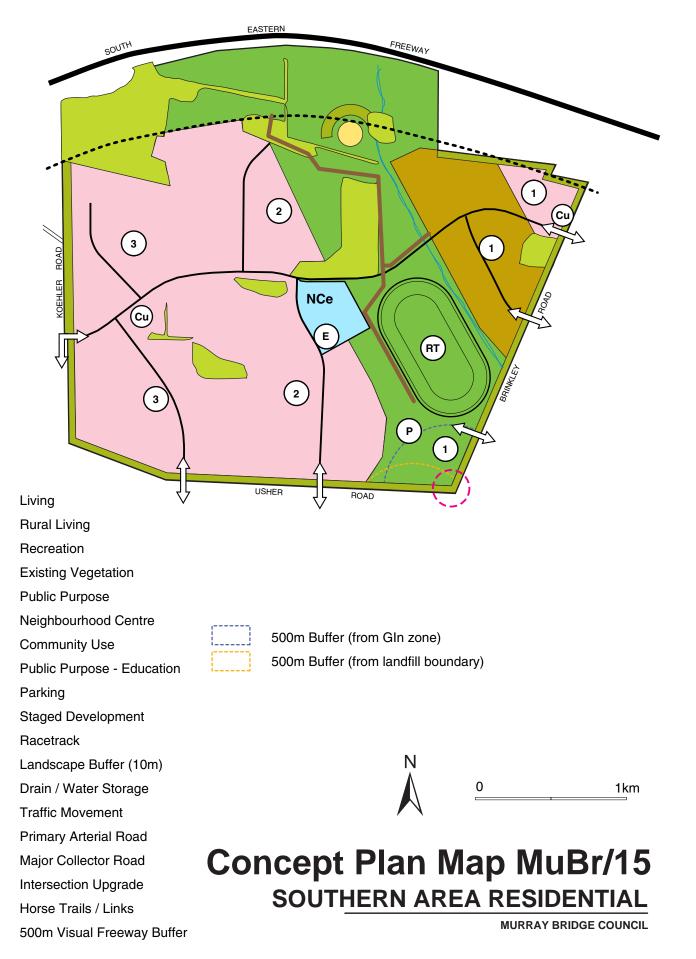


- Proposed roads (subject to change)
- • Pedestrian link
  - Access link
- Landscaping/ buffers/ trees
  - Roundabout and traffic movements

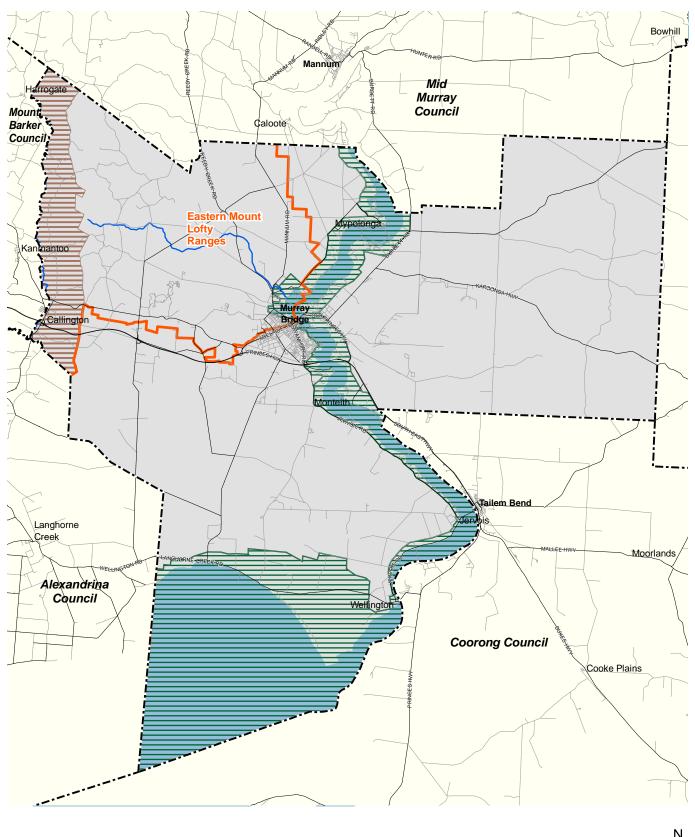


## Concept Plan Map MuBr/13 HINDMARSH ROAD





NCe



**Note:** Development in the identified areas may require referral in accordance with Schedule 8 of the Development Regulations 2008.

#### Water Management Areas

Tributaries

Murray Darling Basin

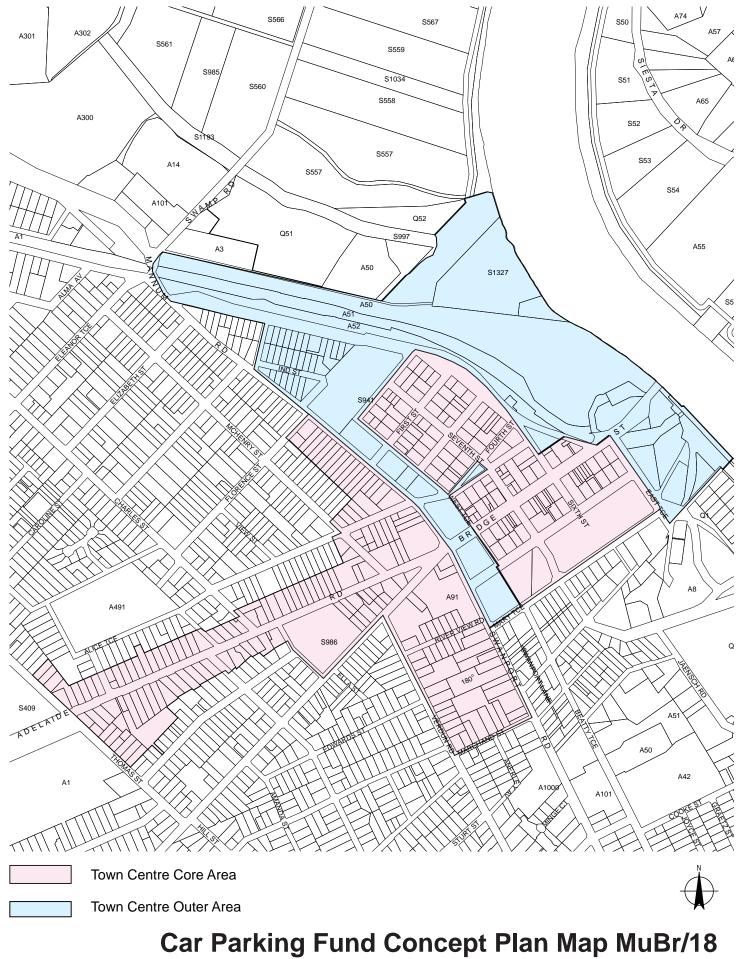
- Development Plan Boundary



Prescribed Water Resource Areas River Murray Protection Area - Floodplain Area/ River Murray Protection Area (under the Environment Protection Area - Tributaries Area River Murray Prescribed Watercourse River Murray Prescribed Watercourse

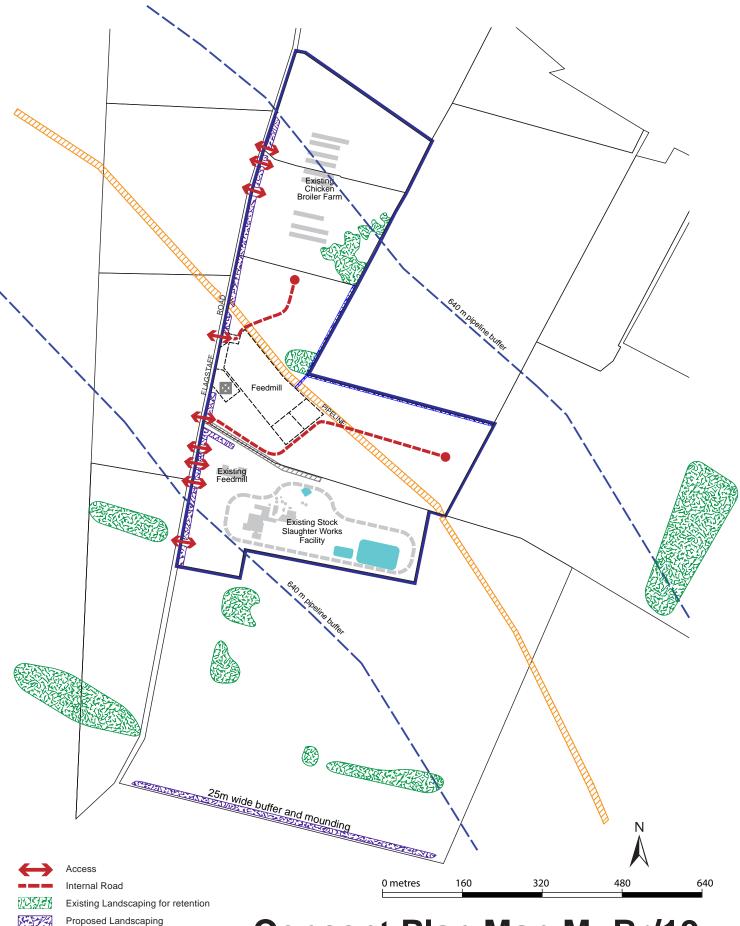
0 10 km





MURRAY BRIDGE TOWN CENTRE

MURRAY BRIDGE COUNCIL



#### Concept Plan Map MuBr/19 ALLIED FOOD INDUSTRY - VALUE ADDING (FLAGSTAFF ROAD)

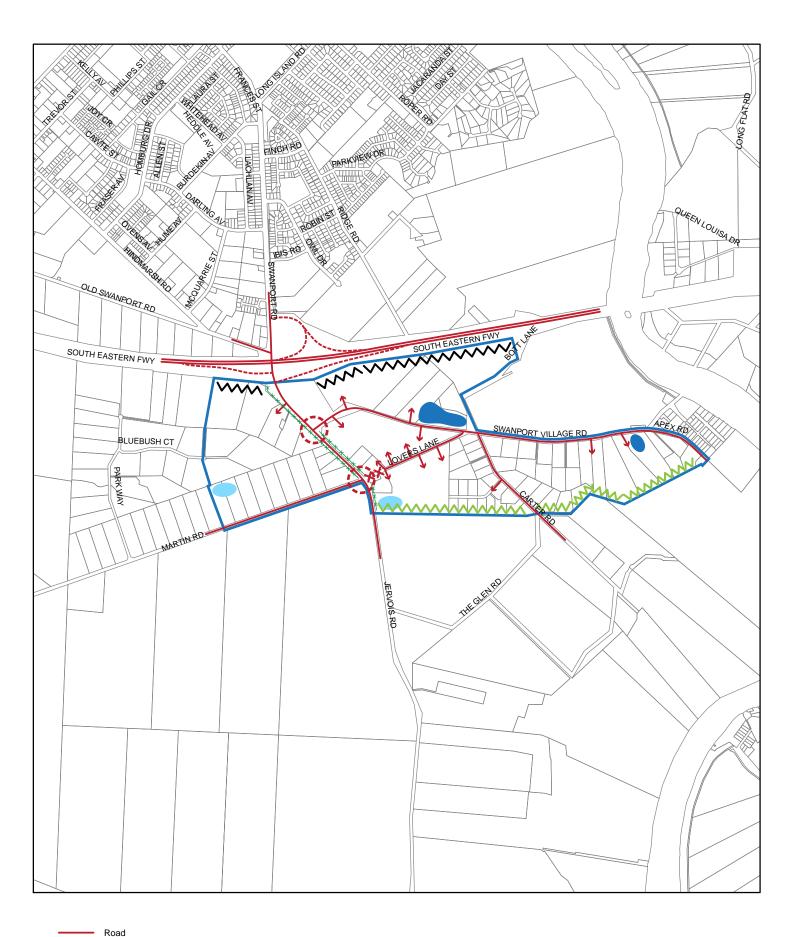
 SAPN Substation
 Concept Plan Boundary
 Gas pipeline measurement length (640m) (AS2885 - Pipeline - Gas and Liquid Petroleum)

2m SA Water Easement

Gas Pipeline Easement

15m SAPN OHL Easement

XXXX





XX Road Closure Freeway Interchange Junction upgrade Primary Production Interface South Eastern Freeway Interface Vegetation (no access) buffer Stormwater Detention Infiltration basins/soakage trench Concept Plan Boundary

0.2 0.4 0.6 0.8 0 1 km

#### **Concept Plan Map MuBr/20 RURAL LIVING (SWANPORT)**

Constituting and BRIDGE GRUNDING