

# Development Plan

## Tumby Bay (DC)

Consolidated – 6 March 2018

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



**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 [dpti.pddpacoordinator@sa.gov.au](mailto:dpti.pddpacoordinator@sa.gov.au)  
Internet [www.saplanningportal.sa.gov.au](http://www.saplanningportal.sa.gov.au)



## **District Council of Tumby Bay**

Postal Address  
PO Box 61  
Tumby Bay SA 5605

Phone (08) 8688 2101  
Fax (08) 8688 2639

Internet [www.tumbybay.sa.gov.au](http://www.tumbybay.sa.gov.au)  
Email [dctumby@bigpond.com](mailto:dctumby@bigpond.com)

## Table of Contents

<b>Introduction Section</b>	<b>1</b>
<b>Amendment Record Table</b> .....	<b>3</b>
<b>Introduction to the Development Plan</b> .....	<b>5</b>
<b>Council Strategic Setting</b> .....	<b>10</b>
<b>Council Preface Map</b> .....	<b>11</b>
<b>General Section</b>	<b>13</b>
<b>Advertisements</b> .....	<b>15</b>
Safety .....	16
Freestanding Advertisements .....	16
Flags, Bunting and Streamers .....	17
Advertising along Arterial Roads .....	17
<b>Animal Keeping</b> .....	<b>18</b>
Horse Keeping .....	18
Dairies .....	18
Intensive Animal Keeping .....	19
Marine-based Aquaculture.....	19
Land-based Aquaculture.....	21
<b>Building near Airfields</b> .....	<b>22</b>
<b>Bulk Handling and Storage Facilities</b> .....	<b>23</b>
<b>Centres and Retail Development</b> .....	<b>24</b>
Retail Development.....	25
<b>Coastal Areas</b> .....	<b>26</b>
Environmental Protection.....	26
Maintenance of Public Access.....	27
Hazard Risk Minimisation .....	28
Erosion Buffers .....	28
Land Division .....	29
Protection of Economic Resources.....	29
Development in Appropriate Locations.....	29
<b>Community Facilities</b> .....	<b>30</b>
<b>Crime Prevention</b> .....	<b>31</b>
<b>Design and Appearance</b> .....	<b>32</b>
Building Setbacks from Road Boundaries .....	33
<b>Energy Efficiency</b> .....	<b>34</b>

<b>Hazards</b> .....	<b>35</b>
Flooding.....	35
Bushfire.....	36
Salinity.....	37
Acid Sulfate Soils.....	37
Site Contamination.....	38
Containment of Chemical and Hazardous Materials.....	38
Landslip.....	38
<b>Heritage Conservation</b> .....	<b>39</b>
<b>Heritage Places</b> .....	<b>40</b>
<b>Industrial Development</b> .....	<b>42</b>
<b>Infrastructure</b> .....	<b>44</b>
<b>Interface between Land Uses</b> .....	<b>46</b>
Noise Generating Activities.....	46
Air Quality.....	47
Rural Interface.....	47
<b>Land Division</b> .....	<b>49</b>
Design and Layout.....	49
Roads and Access.....	51
Land Division in Rural Areas.....	52
<b>Landscaping, Fences and Walls</b> .....	<b>53</b>
<b>Marinas and Maritime Structures</b> .....	<b>55</b>
<b>Mineral Extraction</b> .....	<b>57</b>
Separation Treatments, Buffers and Landscaping.....	58
<b>Natural Resources</b> .....	<b>59</b>
Water Catchment Areas and Water Quality.....	60
Stormwater.....	61
Biodiversity and Native Vegetation.....	62
Soil Conservation.....	63
<b>Open Space and Recreation</b> .....	<b>64</b>
<b>Orderly and Sustainable Development</b> .....	<b>67</b>
<b>Renewable Energy Facilities</b> .....	<b>68</b>
Wind Farms and Ancillary Development.....	68
<b>Residential Development</b> .....	<b>70</b>
Design and Appearance.....	70
Garages, Carports and Outbuildings.....	71
Street and Boundary Setbacks.....	71
Site Coverage.....	72
Private Open Space.....	72
Site Facilities and Storage.....	73

Visual Privacy .....	73
Noise .....	74
Car Parking and Access .....	74
Undercroft Garaging of Vehicles.....	75
Dependent Accommodation .....	75
Swimming Pools and Outdoor Spas .....	75
Residential Parks .....	76
Medium Density Housing .....	76
Proximity to Effluent Drainage Lagoons .....	76
<b>Short-Term Workers Accommodation .....</b>	<b>77</b>
<b>Siting and Visibility .....</b>	<b>78</b>
<b>Sloping Land.....</b>	<b>80</b>
<b>Supported Accommodation .....</b>	<b>81</b>
<b>Telecommunications Facilities .....</b>	<b>83</b>
<b>Tourism Development.....</b>	<b>84</b>
Tourism Development in Association with Dwelling(s).....	84
Tourism Development Outside Townships .....	85
Caravan Parks and Tourist Parks.....	86
<b>Transportation and Access .....</b>	<b>87</b>
Land Use.....	87
Movement Systems .....	87
Cycling and Walking .....	88
Access .....	89
Access for People with Disabilities .....	89
Vehicle Parking .....	89
<b>Waste.....</b>	<b>91</b>
Wastewater .....	92
Waste Treatment Systems .....	92
<b>Waste Management Facilities .....</b>	<b>94</b>

<b>Zone Section</b>	<b>97</b>
---------------------	-----------

<b>Airfield Zone .....</b>	<b>99</b>
<b>Bulk Handling Zone.....</b>	<b>101</b>
<b>Caravan and Tourist Park Zone .....</b>	<b>104</b>
Caravan and Tourist Park Coastal Policy Area 1 .....	106
<b>Coastal Conservation Zone.....</b>	<b>109</b>
<b>Coastal Open Space Zone .....</b>	<b>115</b>
Precinct 1 Port Neill Open Space.....	116
Precinct 2 Tumby Bay Open Space.....	116
<b>Commercial Zone .....</b>	<b>119</b>

Precinct 3 Port Neill .....	120
<b>Conservation Zone .....</b>	<b>122</b>
<b>Deferred Urban Zone .....</b>	<b>125</b>
<b>Industry Zone .....</b>	<b>128</b>
Precinct 4 Commercial .....	129
<b>Primary Production Zone .....</b>	<b>131</b>
<b>Recreation Zone .....</b>	<b>136</b>
<b>Residential Zone .....</b>	<b>139</b>
Cape Burr Policy Area 2 .....	141
Port Neill Town Policy Area 3 .....	143
Mottled Cove Policy Area 4 .....	145
Tumby Bay Town Policy Area 5 .....	147
Precinct 9 Residential .....	148
Marina Policy Area 6 .....	149
Island Policy Area 7 .....	153
Elfrieda Policy Area 8 .....	155
<b>Rural Living Zone .....</b>	<b>160</b>
<b>Town Centre Zone .....</b>	<b>163</b>
Precinct 5 Town Centre .....	166
Precinct 6 Town Centre Fringe .....	166
Precinct 7 Recreation .....	166
Precinct 8 Commercial .....	166
<b>Township Zone .....</b>	<b>169</b>
<b>Water Protection Zone .....</b>	<b>172</b>
<b>Table Section .....</b>	<b>177</b>
<b>Table TuB/1 - Off Street Vehicle Parking Requirements .....</b>	<b>179</b>
<b>Table TuB/2 - Building Setbacks from Road Boundaries .....</b>	<b>182</b>
<b>Table TuB/3 - Local Heritage Places .....</b>	<b>183</b>
<b>Table TuB/4 - State Heritage Places .....</b>	<b>186</b>
<b>Mapping Section .....</b>	<b>187</b>
<b>Map Reference Tables .....</b>	<b>189</b>
<b>Spatial Extent Maps .....</b>	<b>191</b>
Council Index Map .....	193
<b>Bushfire Risk BPA Maps .....</b>	<b>271</b>
<b>Concept Plan Maps .....</b>	<b>283</b>

**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 Tumby Bay Council Development Plan since the inception of the electronic Development Plan on 24 April 1997. Further information on authorised amendments prior to this date may be researched through the relevant Council, the Department of Planning, Transport and Infrastructure or by viewing Gazette records.

CONSOLIDATED	AMENDMENT – [Gazetted date]
24 April 1997	Section 29(2) Amendment (Country and Outer Metro EDP) – [24 April 1997]
28 August 1997	Statewide Marine Aquaculture and Offshore Development PAR (Ministerial) – [5 June 1997]
29 January 1998	General PAR– [24 December 1997]
16 July 1998	Local Heritage Places PAR– [16 July 1998]
18 November 1999	Waste Disposal (Landfill) PAR (Ministerial) – [19 August 1999]
11 May 2000	Amendment to a Residential Zone Boundary PAR – [11 May 2000]
17 August 2000	Section 29(2)(b) Amendment – [17 August 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) (Ministerial) – [31 August 2000]
25 October 2001	Telecommunications Facilities State-wide Policy Framework PAR (Ministerial) – [30 August 2001]
11 September 2003	Wind Farms PAR (Ministerial) – [24 July 2003] Bulk Handling Facilities PAR– [11 September 2003]
27 January 2005	General Farming Zone Coastal Zone Residential Development PAR (Interim) – [27 January 2005]
11 August 2005	General Farming, Coastal Zones and Residential Development PAR1 – [1 August 2005]
14 December 2006	Bushfire Management (Part 1) PAR (Ministerial) – [9 November 2006]
2 August 2007	Urban Areas PAR– [2 August 2007]
12 February 2009	General and Coastal DPA (Interim) - [12 February 2009]
25 February 2010	Cessation of Interim Operation of the 'General and Coastal DPA' on 13 February 2010 and its removal from the Tumby Bay (DC) Development Plan - [25 February 2010] Bushfire (Miscellaneous Amendments) DPA (Interim) ( <i>Ministerial</i> ) – [10 December 2009]
13 January 2011	Bushfires (Miscellaneous Amendments) DPA ( <i>Ministerial</i> ) – [9 December 2010]
24 November 2011	Statewide Wind Farms DPA (Interim) ( <i>Ministerial</i> ) – [19 October 2011]
7 February 2013	Termination of the Statewide Wind Farms DPA ( <i>Ministerial</i> ) and its removal from the Tumby Bay (DC) Development Plan – [18 October 2012] Statewide Wind Farms DPA ( <i>Ministerial</i> ) – [18 October 2012] Section 29(2)(c) Amendment – [29 November 2012]
3 December 2015	General and Coastal DPA – [3 December 2015]
6 February 2018	Township DPA – [6 February 2018]
6 March 2018	Editorial corrections

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

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



## Introduction to the Development Plan

Welcome to the Development Plan for the District Council of Tumby Bay.

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

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

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website [www.saplanningportal.sa.gov.au](http://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 volumes of the Planning Strategy for this Development Plan are:

- The 30-Year Plan for Greater Adelaide (February 2010)
- Eyre and Western Region Plan (April 2012).

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

**Development Plans** are the key on-the-ground development assessment documents in South Australia.

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

## What is Development?

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

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

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

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

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

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

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

## What doesn't a Development Plan do?

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

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

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

## When do you use the Development Plan?

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

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

## How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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

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

## Development Plan Structure Overview

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

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



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

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

Discuss your matter with your planning consultant.

## Council Strategic Setting

### Eyre

The Eyre Peninsula is generally flat or gently undulating, merging in the north-west into the flat Nullarbor Plain, flanked on the north by the Gawler Ranges, and having a series of uplands near the east coast and to the south. The ranges, uplands and particularly the coastline, are scenically attractive and of interest to tourists.

The economy is heavily dependent upon wheat and wool production and to a lesser extent upon the fishing industry. If changes in the world market for primary products cause significant expansion to take place, the continued mechanization of primary industry indicates that population growth would be associated mainly with processing produce, rather than with its production.

Port Lincoln, situated near the southern extremity of the peninsula, has a range of secondary and service industries capable of supporting an increased population, although the limited water supplies could restrict urban development.

The potential exists for a moderate population increase in the north-west of the peninsula associated with gypsum mining and prawn fishing. Population increases and employment opportunities are also possible if new mining operations and associated industries result from mineral exploration. The coastal townships which experience seasonal influxes of holiday-makers are not expected to have significant increases in permanent population.

Policies are based upon a future population of 38000 for Eyre including 16000 persons in the urban centre of Port Lincoln. (Note: Eyre Statistical Division estimated resident population 1981 - 34600 people. Urban Port Lincoln census count 1981 - 10675 people).

### Council

The Eyre Peninsula is a general farming area, with grain and wool producing being the principal farming activities. It makes a significant contribution to the State's economy.

The Tumby Bay district, as part of the Peninsula, makes its own contribution by serving the farming community. It is noted for its outstanding coastal scenery along the Spencer Gulf, which contains habitats for waterfowl and other wildlife, and a diversity of natural scenery. They have a special significance for recreation and holiday purposes, due to their attraction to national and international tourists.

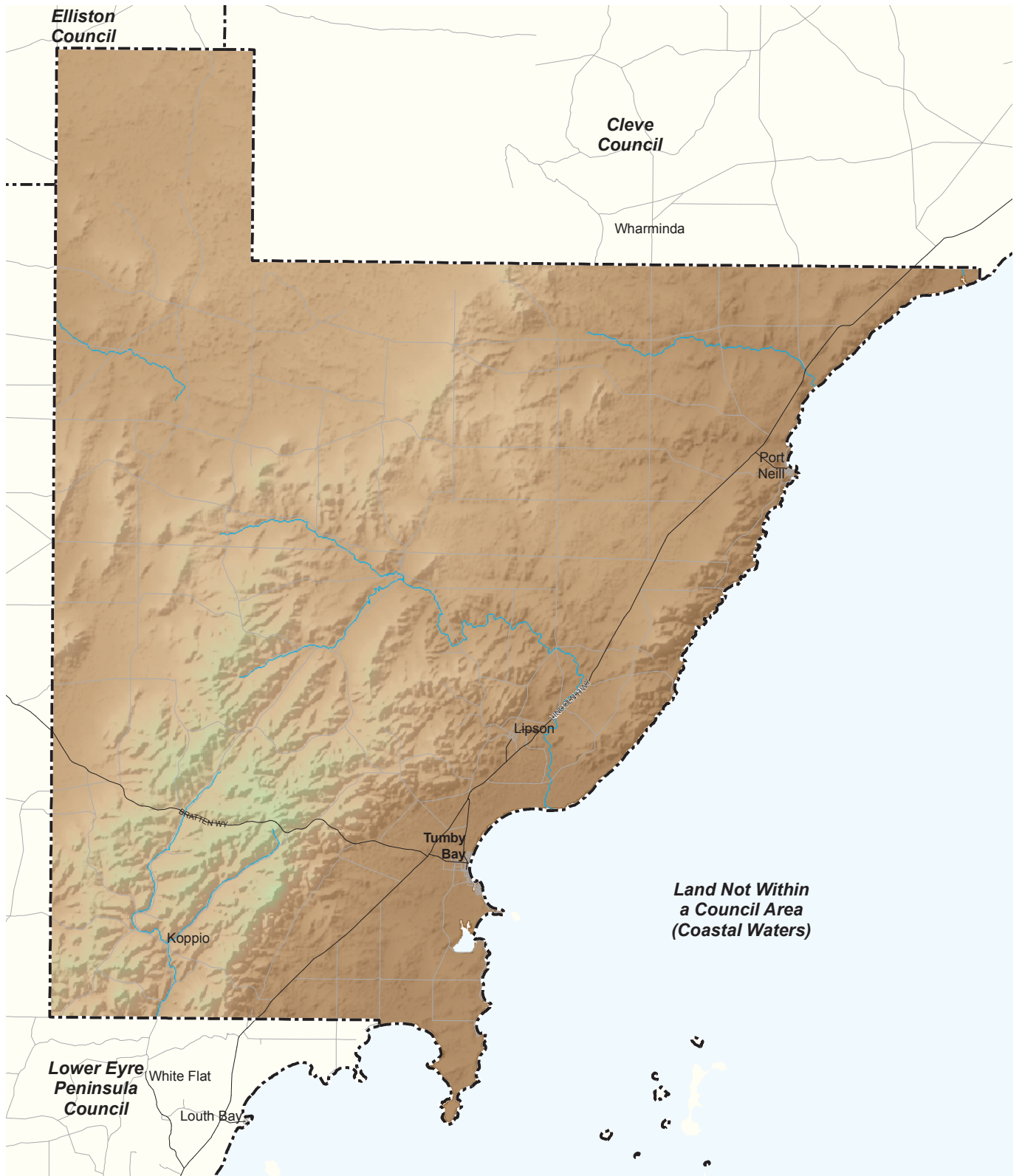
The principle towns in the district are Tumby Bay and Port Neill. Both are well known holiday resorts, with caravan parks and established holiday accommodation located along the scenically attractive beaches.

With a population of 1000 people, and an infrastructure of public services and facilities, Tumby Bay is the largest town in the district. Port Neill with its 200 people is the second largest, and provides some of the services and facilities required by local people and holiday makers.

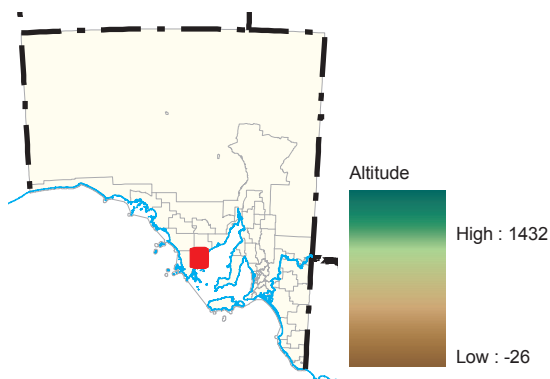
The existing settlements at Ungarra and Lipson play a useful but limited role in providing urban facilities.

The district is accessible by Lincoln Highway and by air from the metropolitan Adelaide.

Council will monitor the mining and port issues relating to the Eyre Peninsula and may need to review the policies in the Development Plan in the future in order to broaden the economic base of the area while protecting the environment.



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



# Council Preface Map



# General Section



## Advertisements

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:
  - (a) consistent with the predominant character of the urban or rural landscape
  - (b) in harmony with any buildings or sites of historic significance or heritage value in the area
  - (c) 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 off, on-site landscaping or street trees
  - (c) not obscure views to vistas or objects of high amenity value.
- 6 Advertisements and/or advertising hoardings should not be erected on:
  - (a) a public footpath or veranda post
  - (b) a road, median strip or traffic island
  - (c) a vehicle adapted and exhibited primarily as an advertisement
  - (d) residential land, unless erected to fulfil a statutory requirement or as a complying type of advertisement or advertising hoarding associated with the residential use of the land.

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

### Safety

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

### Freestanding Advertisements

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



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

#### Flags, Bunting and Streamers

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

#### Advertising along Arterial Roads

- 19 Advertising and/or advertising hoardings should not be placed along arterial roads that have a speed limit of 80 km/h or more.
- 20 Signs which provide tourist information and comprise a composite sign with primarily general information about the town or district which is presented in a graphically attractive way, may be suitable where erected within 5 kilometres of a town, measured from the first 50 km/h speed restriction sign at any entrance to towns.

## Animal Keeping

### OBJECTIVES

- 1 Animals not kept at a density beyond the carrying capacity of the land or water.
- 2 Animal keeping development sited and designed to avoid adverse effects on surrounding development.
- 3 Intensive animal keeping protected from encroachment by incompatible development.
- 4 Ecological sustainable development of the aquaculture industry.
- 5 Marine aquaculture development in marine waters that ensures fair and equitable sharing of marine and coastal resources and minimises conflict with water-based and land-based uses.

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Horse Keeping

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

### Dairies

- 7 Dairies and associated wastewater lagoons and liquid/solid waste storage and disposal areas should be located at a distance from nearby dwellings, public roads and outside the 1-in-100 year average return interval flood event area of any watercourse to avoid adverse impacts or nuisance by noise, smell or pollution on nearby sensitive receptors such as dwellings.

- 8 Dairies should include a lagoon for the storage or treatment of milking shed effluent which should be located:
- (a) at least 20 metres from a public road
  - (b) at least 200 metres from any dwelling not located on the land
  - (c) outside any 1-in-100 year average return interval flood event area of any watercourse.

## Intensive Animal Keeping

### General

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

### Kennels

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

## Marine-based Aquaculture

- 1 Marine aquaculture and other offshore development should be ecologically sustainable and be located, designed, constructed and managed to:
- (a) minimise adverse impacts on marine habitats and ecosystems, and public access to beaches, public watercourses or the foreshore
  - (b) take into account the requirements of traditional indigenous and commercial fishing grounds

- (c) ensure satisfactory removal and disposal of litter, disused material, shells, debris, detritus, faecal matter and dead animals from the development
  - (d) prevent the build up of waste (except where waste can be removed).
- 2 In marine waters, marine aquaculture (other than inter tidal aquaculture) and other offshore development should be located a minimum of 100 metres seaward of the high-water mark.
- 3 Marine aquaculture development should not significantly obstruct or adversely affect any of the following:
- (a) areas of high public use
  - (b) areas established for recreational activities
  - (c) areas of outstanding visual, environmental, commercial or tourism value
  - (d) sites, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.
- 4 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.
- 5 Marine aquaculture should be developed in areas where an adequate water current exists to disperse sediments and be sited a sufficient height above the sea floor to:
- (a) prevent the fouling of waters, publicly owned wetlands or the nearby coastline
  - (b) minimise seabed damage.
- 6 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.
- 7 Marine aquaculture development should:
- (a) use feed hoppers that are painted in subdued colours and suspended as low as possible above the water
  - (b) position structures to protrude the minimum distance practicable above water
  - (c) avoid the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or for Occupations Health and Safety reasons.
- 8 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 9 Marine aquaculture access, launching and maintenance facilities should:
- (a) where possible, use existing and established roads, tracks, ramps and paths to or from the sea
  - (b) be developed cooperatively, and co-located to serve the needs of the industry and community as a whole.
- 10 Marine aquaculture and other offshore development should be located at least:
- (a) 550 metres from a proclaimed shipwreck
  - (b) 1000 metres seaward from the boundary of any reserve under the *National Parks and Wildlife Act*, unless a lesser distance is agreed with the Minister responsible for that *Act*.

- 11 Aquaculture development should be located so as not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping lanes or activities associated with existing jetties and wharves.
- 12 Marine aquaculture development should contribute to navigational safety by being:
  - (a) suitably marked for navigational purposes
  - (b) sited to allow an adequate distance between farms for safe navigation
  - (c) located at least 250 metres from a commercial shipping lane
  - (d) comprised of structures that are secured and/or weighted to prevent drifting
  - (e) able to be rehabilitated when no longer operational.

### Land-based Aquaculture

- 13 Land-based aquaculture and its various components 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) 500 metres of a defined and zoned township, settlement or urban area, except where the culture of ornamental fish reliant upon the tourist trade is concerned
  - (f) 500 metres of a dwelling (except for a dwelling directly associated with an aquaculture development).
- 14 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 coastal environments.
- 15 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.
- 16 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the potential 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.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety and commercial aviation requirements of airfields.
- 2 Buildings and structures that exceed the heights shown on [Concept Plan Map TuB/4 - Airport Building Heights](#) should not be developed unless a safety analysis determines that the building/structure does not pose a hazard to aircraft operations.
- 3 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
  - (a) lighting glare
  - (b) smoke
  - (c) air turbulence
  - (d) storage of flammable liquids
  - (e) attraction of birds
  - (f) materials that affect aircraft navigational aids.
- 4 Lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 5 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.
- 6 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS2021– Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

## Bulk Handling and Storage Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Centres and Retail Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within centres should:
  - (a) integrate facilities within the zone
  - (b) allow for the multiple use of facilities and the sharing of utility spaces
  - (c) allow for the staging of development within the centre
  - (d) 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 1 metre.

#### Retail Development

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

## Coastal Areas

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

#### Environmental Protection

- 2 The coast should be protected from development that would adversely affect the marine and onshore coastal environment, whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.
- 3 Development should not be located in delicate or environmentally-sensitive coastal features such as sand dunes, cliff-tops, wetlands or substantially intact strata of native vegetation.
- 4 Development should not be undertaken where it will create or aggravate coastal erosion, or where it will require coast protection works which cause or aggravate coastal erosion.
- 5 Development should be designed so that solid/fluid wastes and stormwater runoff is disposed of in a manner that will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.
- 6 Effluent disposal systems incorporating soakage trenches or similar should prevent effluent migration onto the inter-tidal zone and be sited at least 100 metres from whichever of the following requires the greater distance:

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

#### Maintenance of Public Access

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

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

#### Hazard Risk Minimisation

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

#### Erosion Buffers

- 23 Development should be set back a sufficient distance from the coast to provide an erosion buffer which will allow for at least 100 years of coastal retreat for single buildings or small scale developments, or 200 years of coastal retreat for large scale developments (ie new townships) unless either of the following applies:
  - (a) the development incorporates appropriate private coastal protection measures to protect the development and public reserve from the anticipated erosion.

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

#### Land Division

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

#### Protection of Economic Resources

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

#### Development in Appropriate Locations

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

## Community Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Crime Prevention

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Design and Appearance

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

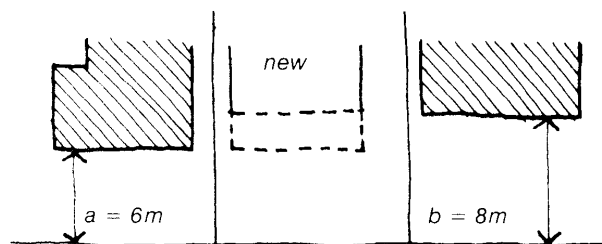
- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- 2 Buildings should be designed and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



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

### Building Setbacks from Road Boundaries

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



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

- 18 Except where otherwise specified in a particular zone or policy area, buildings and structures should be set back from road boundaries having regard to the requirements set out in [Table TuB/2 - Building Setbacks from Road Boundaries](#).
- 19 Except where otherwise specified in a zone or policy area, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

## Energy Efficiency

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Hazards

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Flooding

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

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

### Bushfire

- 6 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*.
- 7 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.
- 8 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:
- (a) vegetation cover comprising trees and/or shrubs
  - (b) poor access
  - (c) rugged terrain
  - (d) inability to provide an adequate building protection zone
  - (e) inability to provide an adequate supply of water for fire-fighting purposes.
- 9 Residential, tourist accommodation and other habitable buildings should:
- (a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect
  - (b) be sited in areas with low bushfire hazard vegetation and set back at least 20 metres from existing hazardous vegetation
  - (c) have a dedicated and accessible water supply available at all times for fire fighting.
- 10 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.
- 11 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.

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

#### Salinity

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

#### Acid Sulfate Soils

- 19 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulphate soils (including land identified in the *Overlay Maps - Development Constraints*, should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
  - (a) the marine and estuarine environment
  - (b) natural water bodies and wetlands
  - (c) agricultural or aquaculture activities
  - (d) buildings, structures and infrastructure
  - (e) public health.
- 20 Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

## Site Contamination

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

## Containment of Chemical and Hazardous Materials

- 22 Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.
- 23 Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:
- (a) discharge of polluted water from the site
  - (b) contamination of land
  - (c) airborne migration of pollutants
  - (d) potential interface impacts with sensitive land uses.

## Landslip

- 24 Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.
- 25 Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.
- 26 Development in areas susceptible to landslip should:
- (a) incorporate split level designs to minimise cutting into the slope
  - (b) ensure that cut and fill and heights of faces are minimised
  - (c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
  - (d) control any erosion that will increase the gradient of the slope and decrease stability
  - (e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
  - (f) provide drainage measures to ensure surface stability is not compromised
  - (g) ensure natural drainage lines are not obstructed.

# Heritage Conservation

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

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

## Heritage Places

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 A heritage place spatially located on *Overlay Maps - Heritage* and more specifically identified in [Table TuB/3 - Local Heritage Places](#) or in [Table TuB/4 - State Heritage Places](#) should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:
  - (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the Table(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 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:
  - (a) scale and bulk
  - (b) width of frontage
  - (c) boundary setback patterns



- (d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping
  - (e) colour and texture of external materials.
- 5 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.
- 6 The division of land adjacent to or containing a State or local heritage place should occur only where it will:
- (a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area
  - (b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally
  - (c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place
  - (d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality
  - (e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.

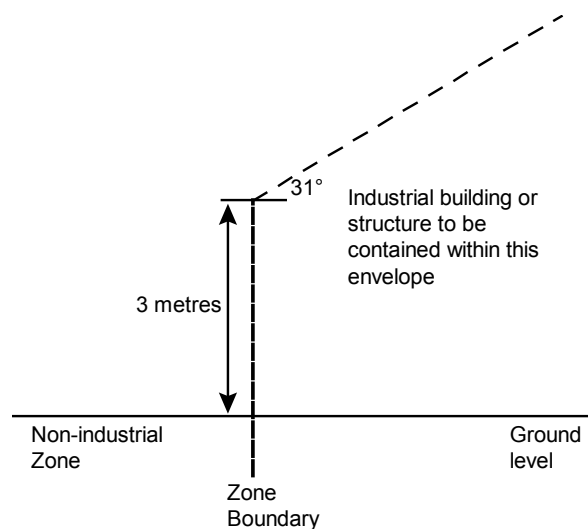
## Industrial Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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

## Infrastructure

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur without the provision of adequate utilities and services, including:
  - (a) electricity supply
  - (b) water supply
  - (c) drainage and stormwater systems
  - (d) waste disposal
  - (e) effluent disposal systems
  - (f) formed all-weather public roads
  - (g) telecommunications services
  - (h) social infrastructure, community services and facilities
  - (i) gas services.
- 2 Development should only occur only where it provides, or has access to, relevant easements for the supply of infrastructure.
- 3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 4 Development should not take place until adequate and coordinated drainage of the land is assured.
- 5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 6 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
- 7 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 unreasonable interference through any of the following:
  - (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
  - (b) noise
  - (c) vibration
  - (d) electrical interference
  - (e) light spill
  - (f) glare
  - (g) hours of operation
  - (h) traffic impacts.
- 2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.
- 3 Development adjacent to a **Residential Zone** or residential area within a **Township Zone** should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.
- 4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
- 5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.
- 6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

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

### Air Quality

- 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
  - (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 that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.
- 4 Land division restricted in rural areas to ensure the efficient use of rural land for primary production and avoidance of uneconomic infrastructure provision.

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Design and Layout

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

- 4 The design of a land division should incorporate:
  - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
  - (b) safe and convenient access from each allotment to an existing or proposed public road or thoroughfare
  - (c) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
  - (d) suitable land set aside for useable local open space
  - (e) public utility services within road reserves and where necessary within dedicated easements
  - (f) the preservation of significant natural, cultural or landscape features including State and local heritage places
  - (g) protection for existing vegetation and drainage lines
  - (h) where appropriate, the amalgamation of smaller allotments to ensure coordinated and efficient site development.
- 5 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.
- 6 Allotments in the form of a battleaxe configuration in urban areas should:
  - (a) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
  - (b) 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
  - (c) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 7 Allotments should have an orientation, size and configuration to encourage development that:
  - (a) minimises the need for earthworks and retaining walls
  - (b) maintains natural drainage systems
  - (c) faces abutting streets and open spaces
  - (d) does not require the removal of existing native vegetation to facilitate that development

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

#### Roads and Access

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

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

#### Land Division in Rural Areas

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

## Landscaping, Fences and Walls

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

## Marinas and Maritime Structures

### OBJECTIVES

- 1 Provision of marinas, pontoons, jetties, piers, wharves and boat moorings that cater for vessels.
- 2 Development that:
  - (a) maintains public access to the waterfront
  - (b) meets the needs of users
  - (c) does not compromise public safety
  - (d) preserves structural integrity of the marine infrastructure
  - (e) minimises impacts on the natural environment.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Marina development may include:
  - (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) yachting clubrooms for maritime organisations.
- 2 Development should comply with the current *Environment Protection (Water Quality) Policy*.
- 3 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*.
- 4 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.
- 5 Safe public access should be provided or maintained to:
  - (a) the waterfront
  - (b) known diving areas
  - (c) jetties, wharves and associated activities.

- 6 Marinas should be designed to:
  - (a) facilitate water circulation and exchange
  - (b) maximise the penetration of sunlight into the water.
- 7 Car parking should be provided at the rate specified in [Table TuB/1 - Off Street Vehicle Parking Requirements](#).



## Mineral Extraction

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Separation Treatments, Buffers and Landscaping

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

## Natural Resources

### OBJECTIVES

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

### 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 have an adverse impact on the natural, physical, chemical or biological quantity and characteristics of soil resources.
- 5 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

## Water Catchment Areas and Water Quality

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

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

#### Stormwater

- 18 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.
- 19 Development should, where practical, capture and re-use stormwater.
- 20 Development should have adequate provision to control any stormwater over-flow run-off from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.
- 21 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure downstream systems are not overloaded.
- 22 Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.
- 23 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 24 Stormwater management systems should maximise the potential for stormwater harvesting and reuse, including aquifer recharge, either on-site or as close as practicable to the source.

- 25 Where not detained or disposed on site, stormwater should be drained to a public stormwater disposal system.
- 26 Detention and retention basins should be sited and designed to:
  - (a) ensure public health and safety is protected, particularly in regard to high velocity drainage points and access to water bodies
  - (b) minimise potential health risks from exposure to mosquitoes.

### Biodiversity and Native Vegetation

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

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

#### Soil Conservation

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

## Open Space and Recreation

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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

## Orderly and Sustainable Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Renewable Energy Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Wind Farms and Ancillary Development

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

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

## Residential Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Design and Appearance

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

- (c) upper-level private balconies that provide the primary open space area for any dwelling
  - (d) access to solar energy.
- 8 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00am and 5.00pm on the 21 June.
- 9 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 this space
  - (b) 35 square metres of this space (with at least one of the area's dimensions measuring 2.5 metres).

In cases where overshadowing already exceeds these requirements, development must not increase the overshadowed area by more than 20 per cent.

#### Garages, Carports and Outbuildings

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

#### Street and Boundary Setbacks

- 12 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.
- 13 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.
- 14 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.
- 15 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

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

## Private Open Space

- 17 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.
- 18 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.
- 19 Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:

<b>Site area of dwelling</b>	<b>Minimum area of private open space</b>	<b>Provisions</b>
250 square metres or greater	20 per cent of site area	<p>Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater.</p> <p>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.</p>



Site area of dwelling	Minimum area of private open space	Provisions
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.

- 20 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) 4 metres for ground level or roof-top private open space
  - (b) 3 metres for upper level balconies or terraces.
- 21 Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be sited adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the dwelling's living space.

#### Site Facilities and Storage

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

#### Visual Privacy

- 23 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.
- 24 Permanently fixed external screening devices should be designed and coloured to blend with the associated building's external material and finishes.

## Noise

- 25 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.
- 26 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.
- 27 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.
- 28 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
  - (a) active communal recreation areas, parking areas and vehicle access ways
  - (b) service equipment areas on the same or adjacent sites.

## Car Parking and Access

- 29 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 30 On-site parking should be provided having regard to:
  - (a) the number, nature and size of proposed dwellings
  - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
  - (c) the anticipated mobility and transport needs of the likely occupants, particularly groups such as aged persons
  - (d) availability of on-street car parking
  - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 31 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.
- 32 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.
- 33 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.

- 34 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

- 35 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).
- 36 Buildings with four storeys or more above natural surface level should include provision for undercroft parking.
- 37 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 38 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

#### Dependent Accommodation

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

#### Swimming Pools and Outdoor Spas

- 40 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.

## Residential Parks

- 41 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.
- 42 Residential 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) be extensively landscaped to enhance the appearance of the locality, with a landscape buffer around the perimeter of the site.
- 43 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.

## Medium Density Housing

- 44 Residential flat buildings and multiple dwellings, including those for aged persons, should:
- (a) exhibit special merit by their relationship to the nature and type of adjoining development, and safeguard the existing scale and character of the locality
  - (b) provide adequate space for parking and turning movements of occupants and visitors cars
  - (c) provide landscaping to improve the appearance of the development
  - (d) be provided with essential services such as water, disposal of effluent and electricity that can meet the demands of the proposed development
  - (e) be not more than two storeys in height and occupy less than 50 per cent of the site area
  - (f) be sited so as to maintain privacy for occupants and adjoining residents.

## Proximity to Effluent Drainage Lagoons

- 45 Residential development should not be undertaken within 800 metres of a common effluent drainage lagoon.

## Short-Term Workers Accommodation

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Siting and Visibility

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

## Sloping Land

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



## Supported Accommodation

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

## Telecommunications Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Tourism Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

- 7 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.
- 8 Car parking for tourist accommodation associated with a dwelling should be provided at the rate of one space for each guest room or suite of rooms, and ensure that:
  - (a) parking areas are attractively developed and landscaped, or screen fenced, and do not dominate the street frontage

- (b) the bedrooms of residential neighbours are suitably shielded from noise and headlight glare associated with guest vehicle movements
- (c) a domestic character is retained through the scale and appearance of landscaping and paving materials that provide a suitable all-weather surface.

#### Tourism Development Outside Townships

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

- 16 Natural features, signs and walkways should be used to manage and minimise potential risks of visitors damaging areas of cultural or natural significance, fragile areas, and areas of highest environmental value.
- 17 The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.

### Caravan Parks and Tourist Parks

- 18 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) be landscaped to enhance the appearance of the locality, with a landscape buffer around the perimeter of the site.
- 19 On-site visitor parking 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
  - (d) be provided at the rate of:
    - (i) one space per 10 sites to be used for accommodation for parks with less than 100 sites
    - (ii) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.
- 20 Long-term occupation of caravan and tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.

## Transportation and Access

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Movement Systems

- 2 Development should be integrated with existing transport networks, particularly major rail and road corridors as shown on *Location Maps* and *Overlay Maps - Transport*, and designed to minimise its potential impact on the functional performance of the transport networks.
- 3 Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.
- 4 Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.
- 5 Land uses that generate large numbers of visitors such as shopping centres and areas, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by existing transport networks and encourage active transport modes.

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

#### Cycling and Walking

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



## Access

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

## Access for People with Disabilities

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

## Vehicle Parking

- 31 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [Table TuB/1 - Off Street Vehicle Parking Requirements](#).
- 32 Development should be consistent with *Australian Standard AS 2890 Parking facilities*.

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

## Waste

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

## Wastewater

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

## Waste Treatment Systems

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

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

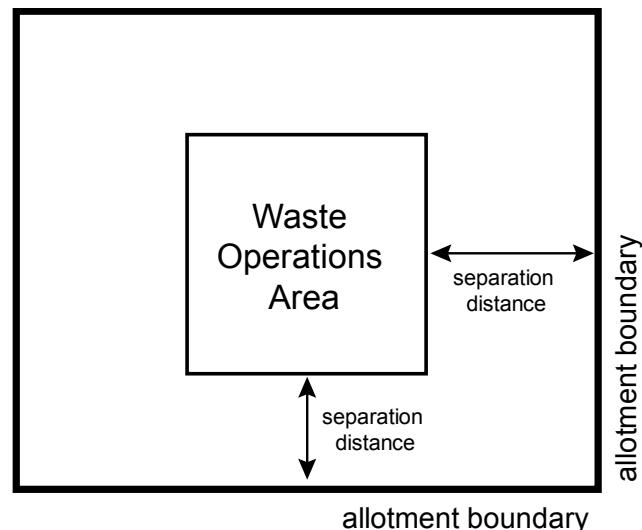
## Waste Management Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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

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



# Zone Section



## Airfield Zone

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

### OBJECTIVES

- 1 A zone primarily accommodating aircraft operations, passenger terminals, airport and aviation-related light industrial, service industrial, warehouse and storage purposes.
- 2 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The Tumby Bay airfield is a valuable Council wide and regional facility. Development will be required to be compatible with the operation of the airfield which will also have the character of an enterprise zone to assist with freight forwarding by air.

It is desirable to maintain the majority of the land in a single land parcel of land to assist with airfield management, however separate allotments under a community title scheme are encouraged to foster development of uses complementary to the airfield's primary purpose.

Development throughout the zone will be required to conform with Civil Aviation Safety Authority requirements to maintain the safety of the airport's operation.

The airport should be developed for a range of air services including charter operations, access for the Royal Flying Doctor Service, aircraft maintenance, agricultural operations and visitor accommodation.

Buildings will be required to be clustered in a locality off Harvey Well Road in the south west sector of the zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - air passenger or air freight terminal
  - aircraft related facilities
  - airport
  - fuel depot
  - light industry ancillary to and in association with aviation activities
  - recreation area
  - service industry ancillary to and in association with aviation activities
  - shop within the terminal building
  - visitor accommodation ancillary to aviation
  - warehouse ancillary to and in association with aviation activities.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development that would be adversely affected by noise and other hazards caused by airport activities should not be undertaken in the zone.
- 4 Development should not impede the use of the zone for aviation purposes.

## Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Commercial and light industrial development located on the airport site should:
- (a) facilitate the more efficient operation of the airport
  - (b) be sited in defined clusters
  - (c) not adversely affect the amenity of surrounding land uses.

## Land Division

- 7 Development, site layout and the division of land should be in accordance with [Concept Plan Map TuB/2 - Airfield Subdivision Layout](#) to provide sites for aircraft storage and associated facilities, including overnight accommodation.

## 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
Community centre	
Consulting room	
Dwelling	Except where it is a caretaker's dwelling which is ancillary to and in association with the airfield.
Educational establishment	Except where ancillary to and in association with aviation activities.
Hospital	
Horticulture	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Place of worship	
Pre-school	
Shop	Except where located within the terminal building.
Tourist accommodation	Except where ancillary to aviation activities.
Waste reception, storage, treatment or disposal	

### Public Notification

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

## Bulk Handling Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

Facilities for the transportation, handling and storage of farm commodities in bulk are an important component of the rural economy.

In the case of the Tumby Bay Township, these facilities are located in the northwest corner bounded by Bratten Way and Lincoln Highway in its south and west, respectively. In the case of the Port Neill township, these facilities are located to the west, surrounded by the **Primary Production Zone**. At Ungarra, these facilities comprise western part of the country township, the **Primary Production Zone** to its west.

These facilities, which include silos, storage sheds and bunkers, the adjacent circulation area, sampling and weigh-bridge areas, are an integral part of the rural economy and will require protection from encroachment by incompatible uses.

The storage of farm commodities in bulk also includes the storage of fertilizers in bulk, including DAP, MAP and Urea fertilizers, the zone may also be appropriate for value adding activities in the form of processing and cleaning of grain.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

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

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

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of Development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Industry	Except light industry where it applies to the value adding of farm commodities.
Intensive animal keeping	
Motel	
Motor repair station	
Nursing home	
Petrol filling station	
Place of worship	
Pre-school	
Primary school	
Shop	
Stock slaughter works	
Tourist accommodation	
Waste reception, storage, treatment or disposal	
Wrecking yard	

## Public Notification

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

Further, the following forms of development are designated:

Category 1	Category 2
	Bulk commodity handling and storage facility.

## Caravan and Tourist Park Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

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

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

Buildings will be single storey and blend in with the natural environment. In rural and natural landscapes, the visual impact of the park will be minimal from scenic vantage points, public lookouts and tourist routes.

Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

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

The land in this area is at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change. Land subject to coastal hazards such as flooding, erosion and acid sulfate soils should be either kept free of development or development will be required to provide appropriate coastal protection measures.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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



### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 A minimum of 12.5 per cent of the site should comprise communal open space, landscaped areas and recreation areas.
- 4 Permanent buildings should be limited to a dwelling (manager's house), shop, restaurant, community or recreational facility and toilets/amenities.
- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.

### Car Parking and Access

- 7 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.
- 8 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

### Street and Boundary Setbacks

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

### Natural Hazards

- 10 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.
- 11 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
  - (a) site levels are at least 2.95 metres Australian Height Datum
  - (b) building floor levels are at least 3.20 metres Australian Height Datum
  - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

### Land Division

- 12 No further land division should occur in the zone, except where no additional allotments are created wholly or partly within the Tumby Bay Caravan Park boundary comprising Allotment 21 DP 48874 CT 5523/960, Allotment 94 FP 214708 CT 5772/248 and Part Section 279 HP 510300 CT 5796/2.

## Caravan and Tourist Park Coastal Policy Area 1

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

### OBJECTIVES

- 1 Protection of development from coastal hazards.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area includes the portion of the **Caravan and Tourist Park Zone** which intersects with identified coastal hazards and consequently development within this zone should be referred to the Coast Protection Board.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Future development should ensure that existing public access to the coast is maintained.

## 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	
Bank	
Builder's yard	
Bus Depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to tourist accommodation.
Consulting room	
Crematorium	
Dairy	
Dam	
Detached dwelling	
Educational establishment	
Farming	
Fire station	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	Except where in association with and ancillary to tourist accommodation.
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created wholly or partly within the Tumby Bay Caravan Park boundary comprising Allotment 21 DP 48874 CT 5523/960, Allotment 94 FP 214708 CT 5772/248 and Section 279 HP 510300 CT 5796/2.

Form of Development	Exceptions
Marina	
Motor repair station	
Nursing home	
Office	Except where in association with and ancillary to tourist accommodation.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Restaurant	Except where: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where: (a) less than 150 square metres in gross floor area (b) in association with and ancillary to tourist accommodation.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Welfare institution	
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*

## Coastal Conservation Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

The zone will continue to be a predominantly natural landscape containing coastal features and habitats such as mangroves, wetlands, salt marshes, beaches, sand dunes, cliff tops and native vegetation.

Vegetation varies from sparse on predominantly sandy dune systems and beaches to densely vegetated dune systems, samphire (tidal marsh) and mangrove areas. The morphology of rivers, estuaries, lagoons and coastal outlets will change in response to natural influences and interface with the natural processes of deposition and erosion. The area is abundant in native wildlife, which depends on the natural coastline for survival.

Development and public enjoyment needs will be balanced with the conservation of the coastal environment to ensure that the coastal environment is protected and biodiversity maintained. Public access is well managed in these areas to minimise impacts on the sensitive coastal environment.

Development will borrow from, and complement, the natural landscape in form and scale, and in building materials, textures, colours and tones, to ensure that the natural elements of the site/locality remain dominant to any introduced elements, and to protect the scenic quality of the coast.

The zone includes only a limited number of 'iconic', nature-based/eco-tourism developments. These developments should provide experiences that relate to the natural environment, whether for relaxation, discovery and/or adventure, and meet the needs of tourists and the people who live in the region, while protecting and enhancing opportunities for the future. These developments should achieve excellence in environmental protection and management by ensuring their impacts on the ecology and natural environment are minimal and their design complements the natural environment, site features and conditions.

Those parts of the zone at risk from coastal hazards such as flooding, erosion and acid sulfate soils are kept free from development. Road construction is minimal and limited to that which is required to access a car park. Access over dunes and beaches is pedestrian only, using boardwalks to protect sand dunes from erosion.

Development of mining activities and associated port infrastructure should be cognisant of the potential impact these activities may have on the sensitive coastal environment of the Eyre Peninsula.

There are a number of existing allotments wholly or partly within the zone that were created with comprehensive Land Management Agreements which recognise the constraints within the zone but allow for carefully controlled residential development. It is intended that these Land Management Agreements will guide future residential development (or redevelopment) intended for these locations.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - conservation works
  - interpretive signage and facilities
  - nature based / eco tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Buildings and structures should mainly be for essential purposes, such as shelters and toilet facilities associated with public recreation, navigation purposes or necessary minor public works.
- 4 Development involving the removal of shell grit or sand, other than for coastal protection works purposes, or the disposal of domestic and industrial waste should not be undertaken.
- 5 Aquaculture inlet and outlet pipes are anticipated in the zone, where the adjoining land is located in an aquaculture zone, or where the environmental impacts will be minimal.

### Form and Character

- 6 Dwellings on Allotments 1 to 9 in Deposited Plan 60630 and Allotments 10 to 16 in Deposited Plan 62478 should be developed in accordance with existing Land Management Agreements.
- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 9 Development should:
  - (a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition
  - (b) minimise vehicle access points to the area that is the subject of the development
  - (c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view
  - (d) utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 10 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.
- 11 Development should:
  - (a) be self-sufficient in terms of infrastructure and services, such as water, sewerage, electricity and waste disposal, unless existing infrastructure is available that can accommodate the projected demand from the development
  - (b) minimise impacts on the natural surrounding environment by containing construction within a tightly defined site boundary
  - (c) not obscure existing views to coastal features or be visibly prominent from key public vantage points, including public roads or car parking areas
  - (d) avoid areas that may endanger or threaten important nesting or breeding areas or the movement/migration patterns of fauna.

- 12 Tourist accommodation should be limited to high quality nature-based development that complements the natural landscape and has minimal impact on the natural environment.
- 13 Tourist accommodation should be designed to minimise the potential conversion of buildings into dwellings such as through shared facilities, grouped accommodation and/or shared parking.
- 14 Car parking and access points to development should, wherever practicable, be:
  - (a) constructed of a permeable surface
  - (b) located on cleared land or along property boundaries to avoid the unnecessary removal of native vegetation.
- 15 Parking for tourist accommodation should be:
  - (a) a maximum of one space per tourist accommodation unit, plus parking for employees
  - (b) grouped in one location, unless it can be demonstrated that an alternative arrangement will reduce the impact on the natural environment
  - (c) located in an area where minimal vegetation clearance is required.
- 16 Alterations to existing dwellings should assist environmental improvements, including by the provision of approved waste control systems and effluent disposal, building setbacks and site coverage requirements, and reduction of the level of hazard risk.
- 17 Outbuildings, rainwater tanks and open-sited garden structures should only be developed in association with an existing dwelling.
- 18 Outbuildings in association with a dwelling should be limited to two buildings per allotment, and each building should not exceed 54 square metres in total floor area.
- 19 Replacement dwellings should be substantially located on the same site as the existing dwelling unless it can be demonstrated that a greater environmental benefit can be achieved through alternative siting.
- 20 Where dwellings are development in accordance with Land Management Agreements applying to Allotments 1 to 9 in Deposited Plan 60630 and Allotments 10 to 16 in Deposited Plan 62478, the following criteria should be applied as far as possible within site constraints:
  - (a) more than 100 metres from a cliff or headland
  - (b) not within an area with high coastal viewscape quality
  - (c) more than 100 metres from a sheltered beach
  - (d) more than 100 metres from an active dune system
  - (e) not within a flood hazard zone
  - (f) not within a storm hazard zone
  - (g) not within a stand of coastal vegetation.

#### Land Division

- 21 Land division should only occur where:
  - (a) no additional allotments are created wholly or partly within the zone
  - (b) there is no increase in the number of allotments with direct access to the coast or a reserve including by creation of land under rights of way or community titles.

22 Land division should only occur where either of the following applies:

- (a) the division would create an allotment greater than 5 hectares to accommodate an existing tourist accommodation development
- (b) the division would not create any additional allotments either wholly or partly within the zone and would not increase the number of allotments with direct access to the coast or a reserve, including through the creation of land under rights of way or community title.

## PROCEDURAL MATTERS

### Complying Development

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

No other forms of development are complying in the zone.

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except in association with conservation works for tourist information purposes.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Domestic outbuilding	Except where in association with an existing dwelling.
Dwelling	Except where one of the following applies: <ul style="list-style-type: none"> <li>(a) for alterations to an existing dwelling</li> <li>(b) for the purposes of administering either or both of the:               <ul style="list-style-type: none"> <li>(i) <i>National Parks and Wildlife Act 1972</i></li> <li>(ii) <i>Wilderness Protection Act 1992</i></li> </ul> </li> <li>(c) to develop a detached dwelling within an Exclusion Area designated in a Heritage Agreement approved before 1 January 2008 under the <i>Native Vegetation Act 1991</i></li> <li>(d) for the replacement of an existing dwelling</li> <li>(e) for a detached dwelling developed in accordance with the Land Management Agreements applying to:               <ul style="list-style-type: none"> <li>(i) Allotments 1 to 9 in Deposited Plan 60630</li> <li>(ii) Allotments 10 to 16 in Deposited Plan 62478.</li> </ul> </li> </ul>



Form of Development	Exceptions
Educational establishment	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	Except inlet and outlet pipes in association with aquaculture.
Land division	Except where the development achieves either (a) or (b): (a) it would create an allotment greater than 5 hectares to accommodate an existing tourist accommodation development (b) both of the following apply: (i) no additional allotments are created wholly or partly within the zone (ii) there is no increase in the number of allotments with frontage or direct access to the coast.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i> .
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	

Form of Development	Exceptions
Tourist accommodation	Except where the development achieves all of the following: <ul style="list-style-type: none"> <li>(a) is located on one allotment that is greater than 5 hectares in area</li> <li>(b) comprises a minimum of 10 rooms and maximum of 50 rooms that could be used as bedrooms for the purposes of tourist accommodation</li> <li>(c) is set back a minimum of 100 metres from the Mean High Water Mark</li> <li>(d) is not located on an coastal wetland, beach or frontal dune.</li> </ul>
Warehouse	
Waste reception, storage, treatment or disposal	
Water tank	Except where one or more of the following applies: <ul style="list-style-type: none"> <li>(a) where in association with one or more of the following:               <ul style="list-style-type: none"> <li>(i) dwelling</li> <li>(ii) farm building</li> <li>(iii) tourist development</li> </ul> </li> <li>(b) for a feeder tank ancillary to water reticulation system.</li> </ul>
Wrecking yard	

#### Public Notification

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

## Coastal Open Space Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

#### Precinct 1 Port Neill Open Space

This precinct is located in the south and southeast of the township, and incorporates a public car park adjacent to the jetty and some undeveloped coast and parklands.

Council's car park has improved the visual quality of the area, but needs more tree planting to further enhance the character and amenity of the coastal area.

The parklands remain undeveloped and comprise sand dunes, coastal vegetation, tracks and trails. To prevent further erosion of the dunes, tracks and trails should be formalized and unnecessary ones closed to allow the natural vegetation to regenerate. In order to retain the coast in its natural form, it is important that no development takes place within the coastal part of the parkland reserve.

The precinct fronts the coast and may be affected by coastal erosion.

#### Precinct 2 Tumby Bay Open Space

This precinct comprises the entire length of the foreshore within the township of Tumby Bay, as shown on the *Precinct Maps TuB/10 and TuB/18*, including the intervening car parks and the trees.

Council's car parks and trees have improved the visual quality of the open space along the foreshore, but there is a need for more trees to further enhance the character and amenity of the area. Tree planting, however, should not obstruct the views of and from the foreshore.

The area is devoted mainly for the beach-related activity, but some kiosk development has also occurred opposite North Terrace to fulfil the needs of the visitors to the foreshore.

It is intended that land in the precinct continue to be used for coastal recreation and the building activity be limited only to toilet facilities, extensions to the sailing club, picnic areas and beach shelters.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are considered appropriate in the zone:
  - coast protection works
  - conservation works
  - jetty and boat ramp
  - public car parking
  - recreation area
  - sporting club facilities directly related to water activities (such as sailing clubs and boat ramps)
  - toilet blocks and barbeque facilities.
- 2 The provision of facilities should be related to the demand for such facilities so as to prevent oversupply and inappropriate siting.
- 3 Development should be for public purposes and use.
- 4 Development that does not require a coastal location should not be located in the zone.

### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development should not diminish the ability of the public to use and enjoy the coast or to gain access to the foreshore.
- 7 Development should be of a high standard of coordinated design with an emphasis on the creation of pedestrian areas.
- 8 Community facilities including shelters, boat ramps, public conveniences and kiosks, should be sited in convenient and accessible locations linked to the surrounding vehicular and pedestrian movement networks.
- 9 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 10 Camping areas should not be developed except in the existing camping area in Allotment 11 in Deposited Plan 28246.

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 1 Port Neill Open Space

- 11 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 12 Development should have a minimum site level of 2.8 metres AHD and a minimum floor level of 3.05 metres AHD.

### Precinct 2 Tumby Bay Open Space

- 13 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 14 Development should have a minimum site level of 2.95 metres AHD and a minimum floor level of 3.2 metres AHD.

## Land Division

15 Land division should not be undertaken except where:

- (a) it will facilitate an appropriate use within the zone
- (b) no additional allotments are created
- (c) there is no increase in the number of allotments with frontage or direct access to the coast.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

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

Form of Development	Exceptions
Land division	Except where both of the following apply: (a) no additional allotments are created wholly or partly within the zone (b) there is no increase in the number of allotments with frontage or direct access to the coast.
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 150 square metres.
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Water tank	
Wrecking yard	

#### Public Notification

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

## Commercial Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

#### Precinct 3 Port Neill

This precinct adjoins the main access road into the town. A Country Fire Service Depot and some residential development also exist in the zone.

The zone is to the west of the town centre and north-west of the residential area. To its north is the town's recreation area.

Its location at the entrance into the town suggests that further expansion of the zone should be appropriately located, with large-scale indigenous landscaping along the road frontage, as a buffer between the commercial, the roads and the adjoining developments. It is also desirable that extensive landscaping be undertaken within the zone as a part of the development, so as to maintain the pleasant character of the town for people entering the town and the future residential development.

Every effort will be made to ensure that the appearance and style of the built environment, including the views of and from the, sea are maintained.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods retailing
  - consulting room
  - motor vehicle related business other than wrecking yard
  - office
  - petrol filling station
  - service trade premises
  - shop with a gross leasable area less than 250 square metres
  - store
  - service industry
  - transport
  - 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 less than 250 square metres, unless used for bulky goods retailing.

#### Form and Character

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

#### Land Division

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

## PRECINCT SPECIFIC PROVISIONS

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

### Precinct 3 Port Neill

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

## 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
Bank	
Community centre	
Dairy	
Dwelling	Except where it is: <ul style="list-style-type: none"> <li>(a) a caretaker's dwelling which is ancillary to and in association with commercial development</li> <li>(b) located on the same allotment.</li> </ul>
Educational establishment	
Farm building	
Farming	
Fuel depot	
General industry	
Horticulture	
Hospital	
Intensive animal keeping	



Form of Development	Exceptions
Nursing home	
Place of worship	
Pre-school	
Prescribed mining operations	
Road transport terminal	
Shop or group of shops	Except where it achieves one of the following: (a) the gross leasable area is less than 250 square metres (b) the shop is for bulky goods retailing.
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*.

## Conservation Zone

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

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

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

- (a) restricted to those needed for direction, identification and interpretation
- (b) discrete in design, colour and of a size of no more than 2 square metres.

#### Land Division

- 8 Land division should not result in an additional number of allotments partly or wholly within the zone.
- 9 Boundary realignments may be undertaken to assist in the management of native vegetation.

## PROCEDURAL MATTERS

### Complying Development

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

No other forms of development are complying in the zone.

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Except where in association with conservation works or tourist information purposes.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering either or both of the: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> .
Educational establishment	
Farm building	
Farming	
Fuel depot	
Horse keeping	

Form of Development	Exceptions
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.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i> .
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	
Water tanks	Except where in association with a dwelling, tourist accommodation or other habitable building.

#### Public Notification

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

## Deferred Urban Zone

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

### OBJECTIVES

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

### 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	
Road transport terminal	
Service trade premises	
Shop	

<b>Form of Development</b>	<b>Exceptions</b>
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

#### Public Notification

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

## Industry Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

The zone contains the existing industry and commercial uses north of Bratten Way and east of Trezise Street North together with additional land north of the existing industrial area. The existing industrial area contains a range of industry and commercial development including service trade premises, light industry workshops, a waste water treatment plant and the Council depot. New uses within the area will continue this pattern of development.

The expanded area will leverage existing services and infrastructure and be developed with a regular layout with new roads and large allotments suitable for a range of industrial and commercial uses. Accessibility will be greatly improved with linkages to the north which will take the pressure off Bratten Way.

The new area will be developed in accordance with the Concept Plan having regard to the biodiversity values and stormwater management strategy. Part of the area is low lying which will remain undeveloped for stormwater detention.

New industrial development will have regard to stormwater management principles including the provision of stormwater basins for detention and treatment and culverts and connecting swales through drainage reserves and under road for connection of low lying areas. Drainage infrastructure will be required to drain the trapped low-spot off LeBrun Street and the existing salt pan basin embankment is to remain above the existing levels.

#### Precinct 4 Commercial

This precinct is bounded by Borthwick Street, Bratten Way and West Terrace/Lipson Road. Some of the zone is low lying. The land free of this constraint will therefore be developed first while the rest will be considered suitable for development only after drainage has been improved.

Bratten Way and Trezise Street are visually important as points of entry into the town. It is therefore desirable that the visual quality of the area along these routes be improved by tree planting and ensuring that the development is of a high standard of design and external appearance.

The appearance of the zone will also be improved by planting along northern and southern boundaries.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - industry
  - motor repair station
  - office in association with and ancillary to industry
  - store



- service industry
  - transport distribution
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Reclamation of land should only occur if it does not lead to drainage problems in other areas of the township.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development should be carried out, where applicable, in accordance with [Concept Plan Map TuB/4 - Industry Zone](#).
- 6 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
- (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment
  - (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment
  - (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 7 Building facades facing a residential zone should not contain openings or entrance ways that would result in the transmission of noise towards the residential zone that would adversely affect the amenity of the residential zone.
- 8 Any external plant and equipment (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 9 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.

#### PRECINCT SPECIFIC PROVISIONS

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

##### Precinct 4 Commercial

- 10 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 11 Development should be low intensity uses that do not result in adverse amenity impacts on other development in the locality.
- 12 Transport activity, and fuel depots should not have frontage to Bratten Way.

## 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	
Bank	
Caravan park	
Community centre	
Consulting room	
Dwelling	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Educational establishment	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Nursing home	
Office	Except where it is: (a) ancillary to industrial development (b) necessary to support the operation of the development (c) located on the same allotment.
Pre-school	
Place of worship	
Shop or group of shops	Except where associated with the sale of goods manufactured or machined on the premises.
Special industry	
Stock saleyard	
Stock slaughter works	
Tourist accommodation	

### Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 1993*.

## Primary Production Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

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

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

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

Dwellings can be developed on existing allotments and those as a result of rearrangement of existing allotments, however they should conform to strict environmental servicing and land use controls.

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:

- (a) located in visually prominent locations such as ridgelines
- (b) visible from scenic routes and valuable scenic and environmental areas
- (c) 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:
  - diversification of existing farming activities through small scale tourist accommodation:
    - within existing buildings; or
    - in the form of farm stay, guesthouse, rural or nature retreat, or bed and breakfast accommodation as an integral part of the farm buildings complex
  - farming
  - 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 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.
- 3 Development listed as non-complying is generally inappropriate.
- 4 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
  - (a) it has a direct relationship with primary production
  - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
  - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
  - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
  - (e) the use would be inappropriate within a township.
- 5 A shop should be:
  - (a) ancillary to primary production or processing uses, or tourist accommodation or other tourist development
  - (b) located on the same site as the primary use.
- 6 Buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:
  - (a) grouped together on the allotment and set back from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
  - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.
- 7 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.

- 8 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

- 9 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 10 Development should not occur within 500 metres of a National Park, Conservation Park, Wilderness Protection Area or significant stands of native vegetation if it will increase the potential for, or result in, the spread of pest plants.

#### Land Division

- 11 Land division involving boundary realignments should only occur where the number of resulting allotments of less than 100 hectares is not greater than the number that existed prior to the realignment.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul>
Bank	
Community centre	
Consulting room	
Dwelling	Except for a detached dwelling.
Educational establishment	

Form of Development	Exceptions
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): <ul style="list-style-type: none"> <li>(a) at least 500 metres from all of the following:               <ul style="list-style-type: none"> <li>(i) a National Park</li> <li>(ii) a Conservation Park</li> <li>(iii) a Wilderness Protection Area</li> <li>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</li> </ul> </li> <li>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</li> </ul>
Hospital	
Hotel	
Indoor recreation centre	
Land division	Except where a land division: <ul style="list-style-type: none"> <li>(a) creates additional allotments greater than 100 hectares</li> <li>(b) involves boundary rationalisation or amalgamation, where the number of resulting allotments of less than 100 hectares is not more than the number that existed prior to rationalisation</li> <li>(c) creates an additional separate allotment not exceeding 10 hectares in area (apart from any area allocated for vehicular access) for an existing dwelling built prior to 1 January 1980.</li> </ul>
Motor repair station	
Nursing home	
Office	Except where ancillary to and in association with primary production or tourism development.
Petrol filling station	
Place of worship	
Pre-school	
Primary school	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 40 square metres.
Wrecking yard	

Public Notification

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

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

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

## Recreation Zone

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

### OBJECTIVES

- 1 A zone accommodating, **educational**, 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 and facilities designed to high architectural standards and established within a landscaped setting, including tree plantings around buildings and car parking areas.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone is suitable for education facilities, active and passive recreation and sports facilities, and visitor services.

This zone covers two locations, north and south of the Port Neill township.

Most of the northern part is un-usable as it is low-lying and inundated by the drainage waters. Part of it is a tennis court, skate park, and the local primary school. Council intends to use the stormwater and establish a wetland on the vacant portion.

Portions of this zone fronts the coast and may be affected by coastal erosion.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - car parking
  - clubrooms associated with sports facilities
  - community centre
  - community hall
  - educational establishment
  - entertainment, cultural and exhibition facilities
  - golf course
  - indoor and outdoor recreation facilities
  - lighting for night use of facilities
  - meeting hall
  - playground
  - shops or groups of shops ancillary to recreation development
  - showground
  - sports grounds and associated facilities
  - special event
  - spectator and administrative facilities ancillary to recreation development
  - swimming pool
  - **tourist purposes.**



- 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.
- 4 Development should have a minimum site level of 2.8 metres AHD and a minimum floor level of 3.05 metres AHD.

#### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 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.
- 9 Land division or the rearrangement of existing allotment boundaries should take place as part of a co-ordinated 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.

## 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
Bank	
Builder's yard	
Consulting room	
Crematorium	
Dwelling	
Fuel depot	
Hospital	
Hotel	
Industry	

Form of Development	Exceptions
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Nursing home	
Office	Except where associated with recreation activities.
Petrol filling station	
Place of worship	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 80 square metres.
Stock sales yard	
Stock slaughter works	
Store	
Timber yard	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

#### Public Notification

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

## Residential Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

The zone contains the majority of dwellings in the townships of Tumby Bay and Port Neill. A variety of housing styles and appearances, both permanent and temporary, exist in the zone, however, in general, dwellings have been kept in good condition.

The zone at Tumby Bay includes residential areas to the north, west and south of the **Town Centre Zone**. Three areas, in particular, being the marina, the former shack area adjacent the marina and caravan park and more recently developed residential areas on the 'Island' have a distinct character which is derived from their patterns of development. These distinctions merit preservation through complementary future land division and built form.

The zone at Port Neill comprises the bulk of the township and incorporates most of the residential and community-related development to satisfy most needs of its residents, including tourists. Port Neill has retained its low-density development pattern and an attractive character, with most development having a waterfront orientation.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - small scale non-residential uses that serve the local community, for example:
    - primary and secondary schools
    - recreation areas
    - shops, offices or consulting rooms
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.

- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
  - (a) serves the needs of the local community
  - (b) is consistent with the character of the locality
  - (c) does not detrimentally impact on the amenity of nearby residents.
- 5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

#### Form and Character

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

## Cape Burr Policy Area 2

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

### OBJECTIVES

- 1 Preservation of the existing development patterns and built form.
- 2 Infill development that is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape.
- 3 Protection of land and development from coastal erosion.
- 4 Protection of land form.
- 5 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area should be a special seaside holiday place with a strong sense of community that is different from the balance of the town residential area of Port Neill, or other seaside settlements that have developed with suburban characteristics. It should derive its unique character from all of the following:

- (a) the retention and protection of the beach, dunes and existing plantings and their indigenous character
- (b) a foreshore which encourages public use but without overuse or damaging the environment
- (c) buildings which are of a high quality but with a mass and scale, achieved by articulated plan forms, which are compatible with the natural features
- (d) buildings which take account of the limitations created by the small allotments or sites
- (e) buildings along beach frontage which have a strong relationship to each other and the beach itself
- (f) buildings of individual designs but which also contribute to a consistent seaside architectural theme through compatible external building colours, absence of fussy architectural detailing, inclusion of verandas, appropriate pitch and forms of room, limits on building heights, and appropriate use of materials
- (g) informal landscaping and finishes, and absence of fences
- (h) minimal change to natural land form and use of pole or elevated buildings to reduce site cut and fill.

The policy area displays an interesting physical and social character. This character stems from many factors, not the least of which is its close-knit built-form which clearly distinguishes it from other parts of the urban area in Port Neill. It has a high-density of development and close relationship between individual residential buildings.

Its physical form has contributed to developing a strong community which regularly re-establishes itself year after year at holiday times.

The beach is of high recreational and aesthetic value to all who use it.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling
- dwelling addition.

### Form and Character

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

3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	0 to 6 metres
Minimum setback from side boundaries	0.9 metres
Setback from seaward revetment wall	5 to 8 metres
Maximum height to ridge of roof measured from natural ground level	9 metres
Minimum number of on site car parking spaces (one of which should be covered)	2

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

Parameter	Value
Maximum floor area	75 square metres
Maximum building height to ridgeline of the roof measured from natural ground level	4 metres
Minimum setback from side and rear boundaries	0.6 metres
Setback from seaward revetment wall	5 to 8 metres
Minimum setback from a public road or public open space area	6 metres

5 Change in land form for dwellings and sheds, garages and similar outbuildings should be within the following parameters:

Parameter	Value
Maximum site cut	300 mm
Maximum site fill	300 mm
Minimum site level	2.8 AHD
Minimum floor level	3.05 AHD

### Land Division

6 Land Division should create allotments with an area of at least 200 square metres

## Port Neill Town Policy Area 3

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

### OBJECTIVES

- 1 Preservation of the existing development patterns and built form.
- 2 Infill development that is designed to reflect the character elements of the area, particularly as presented to the streetscape.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area should remain one of the lowest density residential areas in Port Neill township.

Development should respect the scale, environmental quality and character of the policy area, incorporating high standards of design, materials and landscaping.

The character of new residential development should be established by low density detached dwellings, semi-detached dwellings, group dwellings or residential flat buildings, all up to a maximum of two storeys.

New residential buildings should address the primary street frontage.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries	1 metres
Maximum height to ridge of roof measured from natural ground level	9 metres
Minimum number of on site car parking spaces (one of which should be covered)	2

- 4 Sheds, garages and domestic outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	110 square metres
Maximum wall height measured from natural ground level	4 metres
Minimum setback from side and rear boundaries	0 to 6 metres
Minimum setback from a public road or public open space area	6 metres
External finish	Pre-coloured metal

#### Land Division

- 5 Land Division should create allotments with an area of at least 700 square metres.



## Mottled Cove Policy Area 4

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

### OBJECTIVES

- 1 Preservation of the existing development patterns and built form.
- 2 Infill development that is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape.
- 3 Protection of land and development from coastal erosion.
- 4 Protection of land form.
- 5 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area is elevated and comprises sand dunes and vegetation. Impacts on the form of the dunes should be minimized through site management techniques that limit cut and fill, vary floor levels in response to change in land form or elevated buildings or stilts or poles.

The policy area should be a special seaside holiday place with a strong sense of community that is different from the balance of the town residential area of Port Neill, or other seaside settlements that have developed with suburban characteristics. It should derive its unique character from the following:

- (a) the retention and protection of the beach, dunes and existing plantings and their indigenous character
- (b) a foreshore which encourages public use but without overuse or damaging the environment
- (c) buildings which are of a high quality but with a mass and scale, achieved by articulated plan forms, which are compatible with the natural features
- (d) buildings which take account of the limitations created by the small allotments or sites
- (e) buildings along beach frontage which have a strong relationship to each other and the beach itself
- (f) buildings of individual designs but which also contribute to a consistent seaside architectural theme through compatible external building colours, absence of fussy architectural detailing, inclusion of verandas, appropriate pitch and forms of room, limits on building heights, and appropriate use of materials
- (g) informal landscaping and finishes, and absence of fences
- (h) minimal change to natural land form and use of pole or elevated buildings to reduce site cut and fill.

The policy area displays an interesting physical and social character. This character stems from many factors, not the least of which is its close-knit built-form which clearly distinguishes it from other parts of the urban area in Port Neill. It has a high-density of development and close relationship between individual residential buildings.

Its physical form has contributed to developing a strong community which regularly re-establishes itself year after year at holiday times.

The beach is of high recreational and aesthetic value to all who use it.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

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

- domestic outbuilding in association with a dwelling
- domestic structure
- dwelling
- dwelling addition.

### Form and Character

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

3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	0 to 6 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries	0.9 metres
Setback from seaward revetment wall	5 to 8 metres
Maximum height to ridge of roof along foreshore or front measured from natural ground level	6.5 metres
Maximum height to ridge of roof behind the foreshore or front row of dwellings measured from natural ground level	9 metres
Minimum number of on site car parking spaces (one of which should be covered)	2

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

Parameter	Value
Maximum floor area	75 square metres
Maximum building height to ridgeline of the roof measured from natural ground level	4 metres
Minimum setback from side and rear boundaries	0.6 metres
Setback from seaward revetment wall	5 to 8 metres
Minimum setback from a public road or public open space area	6 metres

5 Change in land form for dwellings and sheds, garages and similar outbuildings should be within the following parameters:

Parameter	Value
Maximum site cut	300 millimetres
Maximum site fill	300 millimetres

### Land Division

6 Land Division should create allotments with an area of at least 200 square metres.

## Tumby Bay Town Policy Area 5

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

### OBJECTIVES

- 1 A zone primarily accommodating detached dwellings, with some semi-detached and low to medium density residential development at suitable locations.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area surrounds the town centre zone to the north, south and west. It contains areas developed some time ago to the north and south of the **Town Centre Zone**, together with more recently developed areas and vacant land for future subdivision to the west.

Allotment layouts have typically been standard residential allotments fronting a standard, or modified, rectilinear grid.

Development will complement the low scale and generally cohesive townscapes of the policy area. The character of new residential development will be established by detached dwellings, semi-detached dwellings, group dwellings and residential flat buildings, all up to a maximum of two storeys in height.

Building set-backs from the primary road frontage will be determined by the pattern of development in the locality, with adjoining development being a key reference. Development at higher density than that typically existing in the locality is appropriate, provided that adequate regard is given to the management of interface issues.

The land in this area is at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change. Land subject to coastal hazards such as flooding, erosion and acid sulfate soils should be either kept free of development or development will be required to provide appropriate coastal protection measures.

#### Precinct 9 Residential

The precinct includes the area bounded by Bratten Way, Tresize Street, Dutton Terrace and Thuruna Road. This area was formerly in the Home Industry Zone. This area contains predominantly residential development, with a small number of industry and commercial uses.

While it is intended to restrict any new non-residential development occurring in this area, it is recognised that the existing use rights of the current non-residential uses will endure, and that they may continue to operate and reconfigure their businesses within their existing sites. New residential development in close proximity to these uses will have regard to potential land use conflict and take appropriate steps to manage such issues.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling
  - semi-detached dwelling.
- 2 Preservation of the existing development patterns and built form.

- 3 Infill development that is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries	1 metres
Maximum height to ridge of roof measured from natural ground level	9 metres
Minimum number of on site car parking spaces (one of which should be covered)	2

- 6 Sheds, garages and domestic outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	110 square metres
Maximum wall height measured from natural ground level	4 metres
Minimum setback from side and rear boundaries	0.6 metres
Minimum setback from a public road or public open space area	6 metres
External finish	Pre-coloured metal

- 7 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
- (a) site levels are at least 2.55 metres Australian Height Datum
  - (b) building floor levels are at least 2.80 metres Australian Height Datum
  - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 8 Development should be carried out, where applicable, in accordance with [Concept Plan Map TuB/6 – Thuruna Road](#).

#### Land Division

- 9 Land Division should create allotments with an area of at least 350 square metres.

### PRECINCT SPECIFIC PROVISIONS

#### Precinct 9 Residential

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

- 10 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 11 Land Division should create allotments with an area of at least 450 square metres.

## Marina Policy Area 6

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

### OBJECTIVES

- 1 Preservation of the existing development patterns and built form which is predominantly waterfront housing and marina facilities.
- 2 Infill development that is designed to reflect the character elements of the area.
- 3 Maintain and promote public access to the constructed waterway.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area incorporates the marina which was developed during the 1990s. The pattern of development is strongly defined by the constructed waterway which provides water frontage to residential allotments and has permitted the development of high standard dwellings with watercraft berthing and marina facilities.

Residential development in the policy area is typically medium to larger dwellings on medium sized allotments. Where allotments have waterway frontage, dwellings are typically oriented towards the waterway with garaging and service areas presenting to the primary road frontage. Side setbacks are typically smaller than in other areas of the township. Setbacks to the revetment wall and site and building levels will be carefully controlled to ensure the integrity of the wall structure and provide adequate protection from coastal processes.

Areas of public reserve providing access to the marina are also located within the policy area. These areas will provide facilities to enhance public access to the water and facilitate launching of watercraft. In addition, public spaces will enable the improvement, through Water Sensitive Urban Design, of runoff water quality before it enters the waterway.

The land in this area is at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change. Land subject to coastal hazards such as flooding, erosion and acid sulfate soils should be either kept free of development or development will be required to provide appropriate coastal protection measures.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - dwellings
  - residential outbuildings (integrated with and under the main roof of the dwelling)
  - constructed waterway
  - watercraft moorings
  - watercraft dry storage
  - boat launching facilities
  - amenities building
  - minor jetties
  - public spaces
  - minor local facilities such as an office or shop not exceeding 250 square metres in floor area
  - water and land based recreation
  - infrastructure to support desired uses and maintain water quality:
    - stormwater management and detention.

## Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage, other than Morialta Drive	3 metres
Minimum setback from Morialta Drive	6 metres
Minimum setback from side boundaries, other than parapet walls	1.2 metres
Minimum setback from side boundaries for parapet walls	0 metres
Minimum setback from waterfront revetment wall	4 metres
Maximum height to ridge of roof	8.5 metres
Minimum number of on site car parking spaces (one of which should be covered)	2
Minimum site level	2.55 metres AHD
Minimum floor level	2.8 metres AHD
Minimum over water floor level	3.6 metres AHD

- 4 Sheds, garages and domestic outbuildings should be designed within the following parameters:

Parameter	Value
Maximum floor area	110 square metres
Maximum wall height	4 metres
Minimum setback from waterfront revetment wall	4 metres
Minimum setback from side and rear boundaries	1.2 metres
Minimum setback from a public road or public open space area	6 metres
Minimum floor level	2.8 metres AHD

## Land Division

- 5 Land Division should create allotments with an area of at least 300 square metres.
- 6 All public utilities and services should be installed underground.
- 7 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
  - (a) site levels are at least 2.55 metres Australian Height Datum
  - (b) building floor levels are at least 2.80 metres Australian Height Datum
  - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

## Environment

- 8 Development should take place in a manner which will not compromise the utilisation, conservation or quality of water resources or capacity for natural systems to restore or maintain water quality.
- 9 No adverse impact on natural hydrological systems and environmental flows by ensuring the quality of water leaving the land is of a physical, chemical and biological condition equivalent to or better than the pre-development condition.

## Design and Appearance

- 10 Buildings and structures in the zone should exhibit high standards in terms of design, siting, orientation, scale, form, bulk and external appearance, so as not to detract from the amenity of the locality.
- 11 Structures for the mooring of boats should:
  - (a) be of a simple and attractive design and constructed with materials that are durable and require minimum maintenance
  - (b) not impede the general circulation and manoeuvring of boats
  - (c) be designed to withstand occasion flooding without suffering any material damage or causing pollution of the lake
  - (d) be of a design that will minimise the collection of floating debris around them
  - (e) be constructed parallel to the revetment wall
  - (f) not project more than 5 metres into the water from the revetment wall.
- 12 Visually prominent aerials, antennae, flagpoles, towers and like structures should not be erected unless they are essential for marina communication or are required for tourist purposes.

## Infrastructure

- 13 Boat launching facilities should have:
  - (a) a car and trailer parking area, manoeuvring areas and access ways
  - (b) a single entrance/exit to the launching facility to reduce the number of intersections with the access road, in the interest of public safety
  - (c) a sufficient length of roadway between the entrance and the rigging area to minimize the possibility that queues will extend into the public access road
  - (d) an entrance leading to a rigging area which provides between 1.5 and 2 bays per lane of boat ramp for the purposes of rigging and generally preparing the boat for launching
  - (e) ramp manoeuvring area, which is positioned head of the ramp, and should:
    - (i) be free from all obstructions including overhead power lines and lane dividing barriers
    - (ii) preferably extend at least 30 metres landward beyond the top of the ramp
    - (iii) be orientated to permit straight-line backing down the ramp
    - (iv) have a slope (eg 1-in-50) towards the ramp for surface drainage.
- 14 Development for refuelling waterborne craft should conform with the following:
  - (a) fuel bulk storage tanks should be located at least 50 metres from the nearest water body

- (b) tanks and piping products should be made of non-corrodible materials and be secondary containing (double walled)
- (c) sniffer pipes should be installed around the storage tanks and regularly tested
- (d) a cut-off ball valve should be located below ground level in the vent opening of fuel bulk storage tanks, to prevent full overflow
- (e) fuel supply dispensers (bowsers) should:
  - (i) be installed as far as practicable from the water's edge, be located on a concrete plinth and be bunded in such a manner that maximum amount of spilled fuel is maintained.
  - (ii) have a waste retaining sump incorporated within any bunded areas that retain fuel spills, and should be of a size which is sufficient to:
    - (A) contain any such spill and washdown
    - (B) enable it to be pumped out and tankered from the area
- (f) the location of the bowsers should be such that all vehicles travel only in forward direction, wherever possible, and with a minimum manoeuvring required
- (g) a shear-off valve should be fitted on the inlet to the fuel dispenser
- (h) all fuel transfer pipelines between tank and dispenser should be underground and suitably signposted
- (i) if the fuel storage tank is at a higher level than the dispenser (bowser) a solenoid valve is required to be fitted at the tank outlet
- (j) a skimmer boom surrounding the area where the marina vessels refuel should be provided to retain the maximum amount of fuel or oil spill and fuel/oil recovery equipment should be kept on site
- (k) all recovered wastes are to be disposed of in such a manner as not to cause water pollution.



## Island Policy Area 7

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

### OBJECTIVES

- 1 Preservation of the existing development patterns and built form.
- 2 Infill development that is designed to reflect the character elements of the area, particularly as presented to the streetscape.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area incorporates the 'Island' located to the south of the marina and developed during the 1990s and early 2000s. The pattern of development is defined by larger allotments predominantly containing detached dwellings, together with generously sized outbuildings and ancillary structures.

Given the policy area is located further from the **Town Centre Zone**, the pattern of future residential development should remain predominantly detached dwellings on medium to large allotments. Whilst previous land divisions have featured curvilinear streets, future land division in the policy area will adopt a modified grid layout with an emphasis on east-west streets providing both a visual linkage and pedestrian connectivity to the coast.

New residential development will address the primary street frontage, provide generous side and rear setbacks and adopt a street setback consistent with existing development in the locality. Where there is no existing reference for front setbacks, quantitative requirements will be adhered to. Outbuildings and ancillary structures will be located to the side and rear of dwellings, and will not protrude forward of the front façade.

New residential development south of Pearson Street will have regard to stormwater management principles including vegetated infiltration basins required prior to discharge into Spencer Gulf and the Second Creek estuary for flow attenuation and treatment. External Flows will be managed through the site via a drainage easement or diverted around the site boundary.

Efforts will provide well designated and fenced coastal access points seaward of the residential development to aid in promoting the retention of a well vegetated dune.

The land in this area is at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change. Land subject to coastal hazards such as flooding, erosion and acid sulfate soils should be either kept free of development or development will be required to provide appropriate coastal protection measures.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - dwellings and residential outbuildings.

#### Form and Character

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

3 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries	1 metres
Maximum height to ridge of roof measured from natural ground level	9 metres
Minimum number of on site car parking spaces (one of which should be covered)	2

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

Parameter	Value
Maximum floor area	110 square metres
Maximum wall height measured from natural ground level	4 metres
Minimum setback from side and rear boundaries	0.6 metres
Minimum setback from a public road or public open space area	6 metres
External finish	Pre-coloured metal

5 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:

- (a) site levels are at least 2.55 metres Australian Height Datum
- (b) building floor levels are at least 2.80 metres Australian Height Datum
- (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

6 Development should be carried out, where applicable, in accordance with [Concept Plan Map TuB/7 – Ski Beach Road](#).

#### Land Division

7 Land Division should create allotments with an area of at least 500 square metres.

## Elfrieda Policy Area 8

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

### OBJECTIVES

- 1 Preservation of the existing development patterns and built form.
- 2 Infill development that is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The policy area was originally developed as a coastal 'shack style development, and retains this distinctive character through development with small to moderate dwellings sited on small allotments.

The policy area will continue to derive its unique character from:

- (a) the retention and protection of the beach, dunes and existing plantings and their indigenous character
- (b) a foreshore which encourages public use but without overuse or damaging the environment
- (c) buildings which are of a high quality but with a mass and scale, achieved by articulated plan forms, which are compatible with the natural features
- (d) buildings which take account of the limitations created by the small allotments or sites
- (e) buildings along beach frontage which have a strong relationship to each other and the beach itself
- (f) buildings of individual designs but which also contribute to a consistent seaside architectural theme through compatible external building colours, absence of fussy architectural detailing, inclusion of verandas, appropriate pitch and forms of room, limits on building heights, and appropriate use of materials
- (g) informal landscaping and finishes, and absence of fences.

The policy area displays an interesting physical and social character. This character stems from many factors, not the least of which is its close-knit built-form which clearly distinguishes it from other parts of the urban area in Tumby Bay. It has a high-density of development and close relationship between individual residential buildings.

Its physical form has contributed to developing a strong community which regularly re-establishes itself year after year at holiday times. The beach is of high recreational and aesthetic value to all who use it and an appropriate level of public access will be retained.

The land in this area is at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change. Land subject to coastal hazards such as flooding, erosion and acid sulfate soils should be either kept free of development or development will be required to provide appropriate coastal protection measures.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Form and Character

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

2 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	0 to 6 metres
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries	0.9 metres
Maximum height to ridge of roof measured from natural ground level (apart from beachfront allotments)	9 metres
Maximum height to ridge of roof (for beachfront allotments with rear access to Elfrieda Drive)	6.5 metres
Minimum number of on site car parking spaces (one of which should be covered)	2

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

Parameter	Value
Maximum floor area	75 square metres
Maximum building height to ridgeline of the roof measured from natural ground level	4 metres
Minimum setback from side and rear boundaries	0.6 metres
Minimum setback from a public road or public open space area	6 metres

4 Change in land form for dwellings and sheds, garages and similar outbuildings should be within the following parameters:

Parameter	Value
Maximum site cut	300 millimetres
Maximum site fill	300 millimetres
Minimum site level	2.95 metres AHD
Minimum floor level	3.20 metres AHD

5 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:

- (a) site levels are at least 2.95 metres Australian Height Datum
- (b) building floor levels are at least 3.20 metres Australian Height Datum

- (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

#### Land Division

- 6 Land Division should create allotments with an area of at least 200 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
Advertisement and /or advertising hoarding	
Amusement machine centre	
Builders yard	
Consulting rooms	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Farming	
Farm building	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Motel within the Marina Policy Area 6	
Motor repair station	
Office	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Petrol filling station	Except within the Marina Policy Area 6.
Prescribed mining operations	
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 less than 250 square metres (b) the site does not front an arterial road.
Stock sales yard	
Stock slaughter works	
Store	
Timber yard	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

#### Public Notification

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

## Rural Living Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

The zone will be characterized by high quality building design and appearance for dwellings, ancillary buildings and infrastructure (like fences, yards, tanks etc) to support hobby rural activities.

Tree planting to assist with land management and enhance the appearance of properties will be a strong feature of the zone as is protection of existing native vegetation from unnecessary removal or damage by land use activities.

Dwellings will be located away from the interface with the adjoining farming zone so that the expectation of residential amenity in the zone is not compromised by farming activities.

Part of the **Rural Living Zone** is located adjacent to the waste depot and landfill site located in the **Industry Zone**. Development within the buffer zone associated with the adjoining land will be cognisant of the potential environmental impacts associated with the waste depot and landfill site.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

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



- 7 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	30 metres
Minimum setback from secondary road frontage	10 metres
Minimum setback from side boundaries	10 metres
Minimum setback from rear boundary	30 metres
Maximum building height (from natural ground level)	9 metres

- 8 A dwelling should have an allotment area of at least 2 hectares square metres and a frontage to a public road not less than 50 metres.
- 9 Development within the buffer area of 500 metres from the landfill site should be located, designed and developed having regard to the potential environmental impacts associated with the waste depot and landfill site located in the adjoining **Industry Zone**.

#### Land Division

- 10 Land division should create allotments with an area greater than 2 hectares.
- 11 Land division of additional allotments should not be undertaken unless it is outside of the 500 metre buffer from the adjoining **Industry Zone**.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul>
Amusement machine centre	
Crematorium	
Dairy	
Dwelling	Except detached dwelling.
Fuel depot	

Form of Development	Exceptions
General industry	
Hotel	
Intensive animal keeping	
Land division	Except where all allotments resulting from the division are over 2 hectares.
Major public service depot	
Motor repair station	
Petrol filling station	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Special industry	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

#### Public Notification

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

## Town Centre Zone

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

### OBJECTIVES

- 1 A centre accommodating a wide range of retail, office, administrative, community, cultural and entertainment facilities appropriate to the needs of the community and **housing in suitable locations**.
- 2 Conservation and upgrading of buildings of historic character.
- 3 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone includes the core retail, business, servicing and community facilities, the Tumby Bay Area School, recreation areas, part of the existing commercial area and additional residential areas currently located to the north and south of the town centre core. The enlarged Town Centre Zone will allow for a greater mix of compatible land uses than hitherto allowed, including more dense development within the original town centre area and a steady expansion outwards of non-residential uses as demand presents. The western portion of the zone will be the focus of recreational, education and community activities in the Tumby Bay Township.

The enlarged town centre will be able to support a range of new uses including additional retail and office uses, education and training facilities, medical facilities and consulting rooms, tourist accommodation and recreational facilities.

A specific area along the Esplanade between North Terrace and the Travellers Rest has been identified where buildings incorporating residential development of up to four storeys in height may be appropriate. Such opportunities for these important sites will require careful design and will have regard to existing buildings, particularly those having heritage value.

The town centre currently has a large amount of on-street car parking, both formalised and informal. Almost inevitably, future streetscape and other town centre upgrades may result in the loss of some on-street car parking spaces. In the town centre core area car parking should typically be located either behind building or on-street. Opportunities for shared car parking can be explored where additional parking is required.

Development will contribute to the establishment of a vibrant, active, integrated and connected town centre supporting an increased range of businesses together with appropriate residential uses in identified locations. The appearance of the zone will be required to be further improved by extensive tree planting both within road reserves and on private property. New development will be of a high standard of design and will be sympathetic to the scale and form of the existing buildings in the locality in which it is located.

#### Precinct 5 Town Centre

The precinct will accommodate the core retail, business, government, service and community facilities which are currently focussed along North Terrace, Spencer Street, Tumby Terrace and Lipson Road.

Its function as a principal economic and service base for local and visiting population will need to be maintained and strengthened through redevelopment and development of the vacant allotments and a reduction in the number of sites utilised for detached dwellings over time.

Whilst opportunity exists for some increase in the scale of development, new buildings will have regard to the scale and form of the existing development in the precinct, and not overwhelm its distinct and small-scale nature. Care needs to be taken to ensure that the existing appearance and style of the built environment is retained. The precinct generally exhibits a low-profile and is characterised by wide streets, appropriate plantings and a pleasant atmosphere. The verandas over footpaths are seen as an important component of this overall style and will need to be preserved and enhanced wherever possible. New development should typically address the street, having minimum front setback and verandas extending over the footpath.

The development of new dwellings should be limited to medium density development in identified locations, residential development associated with non-residential development or residential development above or behind non-residential development.

The land in this area is at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change. Land subject to coastal hazards such as flooding, erosion and acid sulfate soils should be either kept free of development or development will be required to provide appropriate coastal protection measures.

### Precinct 6 Town Centre Fringe

The precinct includes areas to the north and south of the town centre core. In the short term, the precinct will continue to be predominantly residential land uses, with scope for residential infill development which respects the existing form and character of particular localities. Many dwellings in the precinct have desirable character attributes which warrant preservation and enhancement.

Some opportunities exist for infill residential development, particularly on corner allotments, and, in a smaller number of cases as 'battle-axe' development.

Opportunity exists for small-scale non-residential uses which are compatible with surrounding residential development and do not compromise the function of the town centre core. Typically, such uses will involve the conversion of existing buildings, or, where new buildings are developed, they will be of a form and scale compatible with surrounding development.

The hospital forms a distinct character element at the northern extent of the precinct, and scope exists for the development of allied and complementary land uses such as consulting rooms and aged accommodation in this locality.

The land in this area is at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change. Land subject to coastal hazards such as flooding, erosion and acid sulfate soils should be either kept free of development or development will be required to provide appropriate coastal protection measures.

### Precinct 7 Recreation

The precinct includes the recreational facilities, the majority of the Tumby Bay Area School and additional open space areas. The precinct will continue to be utilised and developed for a broad range of recreational, educational and open space uses. Additionally, the precinct will accommodate infrastructure improvements such as storm water detention.

The generally open character of the precinct will be preserved with built form being of a high quality and supporting ongoing community uses.

### Precinct 8 Commercial

The precinct includes those areas of the **Town Centre Zone** located in the previous commercial area and include a mix of land uses including commercial, motor repair and petrol filling stations, light industrial and residential. The precinct will continue to evolve with a mix of land uses which do not adversely impact upon the existing residential development within the precinct and in the adjacent residential area. Further residential development will not be undertaken in the precinct.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods retailing
  - café
  - consulting room
  - cultural centre
  - dwellings
  - entertainment facility
  - fitness studio
  - hotel
  - meeting room
  - motor repair station
  - office
  - petrol filling station
  - restaurant
  - retail showroom
  - service trade premises
  - shop
  - tourist facility.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A dwelling, **outside of Precinct 6 Town Centre Fringe**, should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.

### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 The materials used, external appearance, siting, scale of buildings and structures should preserve and enhance the amenity of the locality.
- 6 Development should include appropriate landscaping, with plant species indigenous to the locality, which are low maintenance and tolerant of the coastal setting.
- 7 Development including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply:
  - (a) site levels are at least 2.55 metres Australian Height Datum
  - (b) building floor levels are at least 2.8 metres Australian Height Datum
  - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 8 Development should be carried out, where applicable, in accordance with [Concept Plan Map TuB/3 - Town Centre Zone](#).

### Land Division

- 9 Land division should create allotments suitable for the use of the land.
- 10 Land division creating an allotment for a detached dwelling should have a minimum area of 250 square metres.

## PRECINCT SPECIFIC PROVISIONS

### Precinct 5 Town Centre

- 11 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 12 The provision of a lesser amount of car parking on site than that prescribed in [Table TuB/1 - Off Street Vehicle Parking Requirements](#) may be allowed in order to:
  - (a) retain existing buildings of heritage interest
  - (b) achieve the desired built formprovided however a financial contribution at the specified rate per car park is paid to the Council car park fund for any under provision with respect to development in the designated area.

### Precinct 6 Town Centre Fringe

- 13 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 14 Residential development should adopt siting and setbacks consistent with those prevailing in the locality in which it is located.
- 15 Non-residential development should not result in adverse amenity impacts on existing development in the locality in which it is located.

### Precinct 7 Recreation

- 16 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 17 A shop or group of shops should only be developed in the precinct where:
  - (a) it is ancillary to recreation and sport development
  - (b) the total gross leasable area is 80 square metres or less.
- 18 Development should ensure coordinated design with an emphasis on the creation of pedestrian areas.
- 19 Landscaping should comprise locally indigenous species and incorporate existing remnant vegetation.

### Precinct 8 Commercial

- 20 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 21 Further residential development should not be undertaken and non-residential development should not result in adverse amenity impacts on existing development in the locality in which it is located.

## 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
Builder's yard	
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Light industry	
Major public service depot	
Road transport terminal	
Special industry	
Stadium	
Stock sales yard	
Stock slaughter works	
Timber yard	
Waste reception, storage, treatment or disposal	
Wrecking yard	

## Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*. Further, the following forms of development (except where the development is non-complying) are designated:

Category 1	Category 2
Consulting room	All forms of development that are not Category 1
Community centre	
Childcare facility	
Educational establishment	
Fitness studio	
Hotel	
Motel	
Office	
Petrol filling station	
Preschool	
Recreational area	
Shop	
Tourist facility	

---



## Township Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

The zone consists of the country townships of Ungarra and Lipson.

With its central location, Ungarra caters for central and western parts of the district along with its own present population of 50 people. Though small in size, it has a school, residential areas, some retail, commercial and recreational areas. Ungarra is not expected to expand significantly.

Located to the north along the Lincoln Highway and 12 kilometres from Tumby Bay, Lipson, with a population of 50, is also a small country town. Due to its proximity to Tumby Bay and the small-scale nature of development, it does not support retail or commercial development. It is not expected to expand beyond its current boundaries.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - community facilities
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - educational establishment
  - recreation area
  - shops
  - small-scale tourist development
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.

- 4 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.
- 5 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

#### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Buildings should not have a height greater than 8 metres.
- 8 Outbuildings and garages should not have a height greater than 4 metres.
- 9 The floor area of a dwelling (excluding verandah, porch, pergola, or carport) should not be less than 75 square metres.
- 10 The floor area of outbuildings and private garages should not exceed 74 square metres.

#### Land Division

- 11 Further division of land should not take place.

## 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
Builder's yard	
Crematorium	
Dairy	
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Prescribed mining operations	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 250 square metres.
Special industry	

Form of Development	Exceptions
Stock sales yard	
Stock slaughter works	
Timber yard	
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*.

## Water Protection Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

The zone is a sensitive water catchment area forming an integral part of the Eyre Peninsula water supply system.

It is important that activities liable to cause pollution in the zone are not established and that the polluting effects are minimized by relocating the existing developments.

The recreation use of the area or facilities for recreation or tourists, should not prejudice protection of the water catchment, character and amenity of the locality.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - broadacre cropping
  - grazing
  - farming.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not:
  - (a) prejudice the protection of the water catchment
  - (b) affect the quality and quantity of the catchment's water resources
  - (c) inhibit the potential of the aquifer to recharge
  - (d) involve the storage or disposal of hazardous substances
  - (e) involve the storage of chemicals in quantities that require a licence under the *Environment Protection Act 1993*
  - (f) generate waste of a quantity that affects surface or underground water resources.

- 4 Land should not be used for farming or horticulture unless the depth to the watertable is greater than 2 metres from the ground surface.
- 5 Land should not be used for farming or horticulture unless consideration is given to:
  - (a) the risk of pollution or adverse impacts on dependent ecosystems
  - (b) the risk of any increase in salinity levels of either surface or groundwater supplies
  - (c) the avoidance of adverse impacts on downstream properties in terms of water flow and discharge of pollutants
  - (d) the availability of surface and/or sub-surface water required to sustain the proposed activity
  - (e) the capability of the soil structure and the land to support the proposed activity
  - (f) avoiding any land prone to water logging or subject to flooding through irrigation
  - (g) compatibility with land uses on adjacent land
  - (h) the risk of the watertable falling or rising significantly as a result of excessive irrigation.
- 6 Diversion or storage dams used for irrigation should be located off-stream, with the storage capacity of the dams not exceeding 50 per cent of the median annual runoff from the allotment.

#### Form and Character

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

#### Land Division

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

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): (a) is adjacent to a road within a speed restriction of 80 km/h or less (b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land (ii) the advertisement is erected on the same allotment as the use it seeks to advertise (iii) the advertisement will not result in more than two advertisements on the allotment.
Amusement machine centre	
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	Except where used for the purposes of administering the: (a) <i>National Parks and Wildlife Act 1972</i> (b) <i>Wilderness Protection Act 1992</i> (c) except for a dwelling upon an existing allotments, with a certificate of title that existed prior to the 30 <sup>th</sup> January 1980.
Educational establishment	
Fuel depot	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): (a) at least 500 metres from all of the following: (i) a national park (ii) a conservation park (iii) a wilderness protection area (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area (b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.
Horse keeping	
Hospital	
Hotel	
Indoor recreation centre	

Form of Development	Exceptions
Industry	
Intensive animal keeping	
Land division	<p>Except where a land division:</p> <ul style="list-style-type: none"> <li>(a) creates additional allotments greater than 100 hectares</li> <li>(b) involves boundary rationalisation or amalgamation, where the number of resulting allotments of less than 100 hectares is not more than the number that existed prior to rationalisation</li> <li>(c) creates an additional separate allotment not exceeding 10 hectares in area (apart from any area allocated for vehicular access) for an existing dwelling built prior to 1 January 1980.</li> </ul>
Motel	
Motor repair station	
Nursing home	
Office	<p>Except where it achieves at least one of the following:</p> <ul style="list-style-type: none"> <li>(a) in association with and ancillary to primary production activities</li> <li>(b) used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i>.</li> </ul>
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Waste reception, storage, treatment or disposal	
Wrecking yard	

## Public Notification

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





# Table Section



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

Land Use	Car Park Rate
<b>Accommodation</b>	
Guesthouse/hostel	1 space per 3 beds
Motel	1 space per room plus 1 space per employee
Serviced apartments	1 space per room plus 1 space per employee
Tourist accommodation (bed & breakfast)	1 space per guest room plus 1 space per employee
<b>Commercial</b>	
Bank	6 spaces per 100m <sup>2</sup>
Hardware and other retail showrooms	4 spaces per 100m <sup>2</sup>
Motor repair station	2 spaces per 100m <sup>2</sup>
Motor showroom	2 spaces per 100m <sup>2</sup>
Office	4 spaces per 100m <sup>2</sup>
Petrol filling station	1 space per service bay plus 5 spaces per 100m <sup>2</sup> retail floor space
Post office	7 spaces per 100m <sup>2</sup>
Retail showroom (bulky goods)	4 spaces per 100m <sup>2</sup>
Service trade premises	4 spaces per 100m <sup>2</sup>
Shop	7 spaces per 100m <sup>2</sup>
Used car lot/vehicle sales yard	2 spaces per 100m <sup>2</sup>
Video store	6 spaces per 100m <sup>2</sup>
<b>Community/Civic</b>	
Child care	1 space per 4 children
Civic administration offices	4 spaces per 100m <sup>2</sup>
Community centre	10 spaces per 100m <sup>2</sup>
Education institutions (long term and short term):	(refer below)
▪ Pre-school	1 space per employee plus 1 space per 2 children
▪ Primary school	1 space per employee plus 1 space per 6 students
▪ Middle school	1 space per employee plus 1 space per 12 students
▪ Secondary school	1.2 spaces per employee plus 1 space per 20 students
Tertiary institution	0.6 space for full time employee plus 0.2 space for part time student

**Tumby Bay Council**  
**Table Section**  
**Table TuB/1 - Off Street Vehicle Parking Requirements**

<b>Land Use</b>	<b>Car Park Rate</b>
Library	0.75 space per user
Meeting hall	1 space per 3 seats
Place of worship	1 space per 3 seats
<b>Entertainment</b>	
Amusement machine centre	7 spaces per 100m <sup>2</sup>
Bowling club	10 spaces per bowling green
Cinema complex	85th percentile of projected attendance level
Concert hall/theatre	85th percentile of projected attendance level
Conference facility	1 space per 3 seats
<b>Hotels &amp; Taverns:</b>	
▪ public bar	1 space per 2m <sup>2</sup>
▪ lounge or beer garden	1 space per 6m <sup>2</sup>
▪ dining room	1 space per 3 seats
▪ gaming room	1 space per 2 machines
▪ accommodation	1 space per Room
Indoor recreation/gymnasium	Assess on needs basis
Restaurant (traditional)	1 space per 3 seats
Restaurant (fast food/family):	12 space per 100m <sup>2</sup>
▪ without dine-in and drive through facilities	greater of 1 space per 5 seats (internal and external seating) or 1 space per 2 seats (internal seating)
▪ with dine-in facilities but no drive through	greater of 1 space per 3 seats (internal and
▪ with dine-in and drive through facilities	external seating) or 1 space per 2 seats (internal seating)
Squash/tennis courts	4 spaces per court
TAB facility	9.5 spaces per 100m <sup>2</sup>
<b>Industry &amp; Warehouse</b>	
Office component: PLUS non-office component:	4 spaces per 100m <sup>2</sup>
▪ up to 200m <sup>2</sup>	2 spaces per 100m <sup>2</sup>
▪ plus 200 to 2000m <sup>2</sup>	1.33 spaces per 100m <sup>2</sup>
▪ plus greater than 2000m <sup>2</sup>	0.67 spaces per 100m <sup>2</sup>

Land Use	Car Park Rate
Medical	
Consulting room	9.5 spaces per 100m <sup>2</sup>
Hospital	2.5 spaces per bed
Medical centre/day surgery	10 spaces per 100m <sup>2</sup>
Nursing home	1 spaces per 4 beds
Other	
Funeral parlour	4 spaces per 100m <sup>2</sup> plus 1 space per 4 seats (chapel)
Interchange/transport station	Assess on needs basis
Radio & TV Studio	5 spaces per 100m <sup>2</sup>

## Table TuB/2 - Building Setbacks from Road Boundaries

Road Boundary	Setback distance from road boundary (metres)
Any road boundary or portion of a road boundary within any of the following zones:	30
(a) Coastal Conservation Zone	
(b) Primary Production Zone	
(c) Water Protection Zone.	

## Table TuB/3 - Local Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Hincks Conservation Park HINCKS	Hincks Conservation Park					16555
Pt Sec 71 Hd Koppio KOPPIO	Offices			CT 4207/889	a c	16577
Pt Sec 71 Hd Koppio KOPPIO	School			CT 4207/889	a c	16576
Pt Sec 71 Hd Koppio KOPPIO	Laundry/House			CT 4207/889	a c	16575
Pt Sec 71 Hd Koppio KOPPIO	Cottage			CT 4207/889	a c	16574
Pt Sec 71 Hd Koppio KOPPIO	Shepherds Hut			CT 4207/889	a c	16572
Pt Sec 1 Hd Koppio KOPPIO	Koppio Smith Museum			CT 4207/889	a c	16571
Pt Sec 87 Hd Koppio KOPPIO	Old Homestead			CT 2480/189	b c	16578
Pt Sec 71 Hd Koppio KOPPIO	Blacksmiths			CT 4207/889	a c	16573
Foreshore Lipson Cove LIPSON	Wallaby Sam Monument				a	16556
Lot 29 Main Street LIPSON	Old Anglican Church			CT 544/73	c	16557
Lot 30 Main Street LIPSON	Old Hall			CT 638/19	c	16558
Lot 30 Main Street LIPSON	New Hall			CT 638/19	c	16559
Lot 15 Third Street LIPSON	Dwelling			CT 4397/755	d	16560
Sec 454 Hd Yaranyacka LIPSON	Warrata Vale School				a	16563
Sec 4 Hd Yaranyacka LIPSON	Dwelling			CT 3810/67	a	16562
Pt Sec 281 Hd Yaranyacka LIPSON	Uniting Church			CT 3968/124	a b c	16561
Port Neill Foreshore PORT NEILL	Port Neill Jetty				f	16569

**Tumby Bay Council**  
**Table Section**  
**Table TuB/3 - Local Heritage Places**

<b>Property Address</b>	<b>Description and/or Extent of Listed Place</b>	<b>Lot No. or Part Sec</b>	<b>Plan No.</b>	<b>Certificate of Title</b>	<b>Section 23(4) Criteria</b>	<b>Heritage NR</b>
Port Neill Foreshore PORT NEILL	Lady Kinnard Anchor				f	16568
5-9 Peake Terrace PORT NEILL	Port Neill Hotel			CT 5284/773	b c	16567
Lot 31 Wallis Street PORT NEILL	Uniting Church			CT 1662/16	c	16570
Lot 127 Barraud Street TUMBY BAY	Excell Museum			CT 4361/607	c	16547
Tumby Bay Foreshore TUMBY BAY	New Jetty				f	16545
Tumby Bay Foreshore TUMBY BAY	Bratten Memorial				a	16543
Tumby Bay Foreshore TUMBY BAY	Pioneer Memorial Clock				c e	16544
Tumby Bay Foreshore TUMBY BAY	War Memorial				a	16542
Pt Sect 18 Church Street TUMBY BAY	St Leo's Catholic Church			CT 787/65	c	16551
2 Lipson Road TUMBY BAY	Commercial Premises			CT 2513/24	c	16539
7-9 Lipson Road TUMBY BAY	Commercial Premises			CT 4323/368		16540
Pt Lot 7 Mortlock Street TUMBY BAY	Supper Room			CT 2294/84	c	16550
North Terrace TUMBY BAY	Tumby Bay Hotel	1 2	D17916 D17916	CT 4351/308 CT 4351/308		16541
Lot 139 Spencer Street TUMBY BAY	Uniting Church			CT 5204/779	c	16548
Pt Lot 22 Spencer Street TUMBY BAY	Dwelling			CT 4373/948		16549
Pt Lot 130 Tumby Terrace TUMBY BAY	Church of Christ			CT 4327/892	a c f	16546
Tumby Bay Foreshore TUMBY BAY	Old Jetty - Tumby Bay				f	18908
Sec 292 Hd Hutchinson TUMBY BAY	Farm Outbuilding			CT 5191/372	a	16554
Sec 292 Hd Hutchinson TUMBY BAY	Farm Outbuilding			CT 5191/372	a	16553
Sec 292 Hd Hutchinson TUMBY BAY	Farm Outbuilding			CT 5191/372	b	16552



Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
Pt Sec 4 Hd Stokes UNGARRA	Stokes Church			CT 3848/78	a c d	16565
UNGARRA	Moody Tanks			CT 1113/105		16564
Sec 126 Hd Koppio YALLUNDA FLAT	Dwelling				c d	16579
Lot 1 Dp 4278 Hd Stokes YALLUNDA FLAT	Pug Hut - Provis Memorial Park			CT 4134/970	a c	16566

## Table TuB/4 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	Heritage Branch ID
1 North Terrace TUMBY BAY	Tumby Bay Hotel	A1	F17916	CT 5302/755		14247
Yeelana-Ungarra Road UNGARRA	Water Tank, Moody Rocks, Moody Tank Conservation Park	S48	H532100	CR 5950/665		14249

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

# Mapping Section

Map Reference Tables  
Spatial Extent Maps  
Bushfire Risk Maps  
Concept Plan Maps



## Map Reference Tables

### Index Maps

#### Index Map Reference

[Council Index Map](#)

### Zone Maps

Zone Name	Map Numbers
Airfield Zone	TuB/8, TuB/16
Bulk Handling Zone	TuB/8, TuB/13, TuB/16, TuB/19
Caravan and Tourist Park Zone	TuB/16, TuB/18
Coastal Conservation Zone	TuB/5, TuB/6, TuB/ 7, TuB/8, TuB/9, TuB/10, TuB/11, TuB/12, TuB/13, TuB/14, TuB/15, TuB/16, TuB/18
Coastal Open Space Zone	TuB/8, TuB/16, TuB/18
Commercial Zone	TuB/18
Conservation Zone	TuB/16
Deferred Urban Zone	TuB/8
Industry Zone	TuB/16
Primary Production Zone	TuB/1, TuB/2, TuB/3, TuB/4, TuB/5, TuB/6, TuB/ 7, TuB/9, TuB/10, TuB/11, TuB/12, TuB/13, TuB/14, TuB/15, TuB/16, TuB/18, TuB/19
Recreation Zone	TuB/18
Residential Zone	TuB/16, TuB/18
Rural Living Zone	TuB/13, TuB/16, TuB/18
Town Centre Zone	TuB/16, TuB/18
Township Zone	TuB/17, TuB/19
Water Protection Zone	TuB/2, TuB/3, TuB/4,

### Policy Area Maps

Policy Area Name	Map Numbers
Caravan and Tourist Park Coastal Policy Area 1	TuB/16
Cape Burr Policy Area 2	TuB/18
Port Neill Town Policy Area 3	TuB/18
Mottled Cove Policy Area 4	TuB/18
Tumby Bay Town Policy Area 5	TuB/16
Marina Policy Area 6	TuB/16
Island Policy Area 7	TuB/8, TuB/16
Elfrieda Policy Area 8	TuB/16

## Precinct Maps

Precinct Name	Map Numbers
Precinct 1 Port Neill Open Space	TuB/18
Precinct 2 Tumby Bay Open Space	TuB/8, TuB/16
Precinct 3 Port Neill	TuB/18
Precinct 4 Commercial	TuB/16
Precinct 5 Town Centre	TuB/16
Precinct 6 Town Centre Fringe	TuB/16
Precinct 7 Recreation	TuB/16

## Overlay Maps

Issue	Map Numbers
Location	TuB/1, TuB/2, TuB/3, TuB/4, TuB/5, TuB/6, TuB/7, TuB/8, TuB/9, TuB/10, TuB/11, TuB/12, TuB/13, TuB/14, TuB/15, TuB/16, TuB/17, TuB/18, TuB/19
Transport	TuB/1, TuB/2, TuB/8, TuB/9, TuB/10, TuB/11, TuB/12, TuB/13, TuB/14, TuB/15, TuB/17
Development Constraints	TuB/1, TuB/6, TuB/7, TuB/8, TuB/13, TuB/16, TuB/18
Heritage	TuB/1, TuB/2, TuB/11, TuB/16, TuB/17, TuB/18
Natural Resources	TuB/1, TuB/2, TuB/3, TuB/4, TuB/6, TuB/7, TuB/8, TuB/16

## Bushfire Protection Overlay Maps

Bushfire Map Type	BPA Map Numbers
Bushfire Protection Area - Bushfire Risk	TuB/1, TuB/2, TuB/3, TuB/4, TuB/5, TuB/6, TuB/7, TuB/8, TuB/9, TuB/10

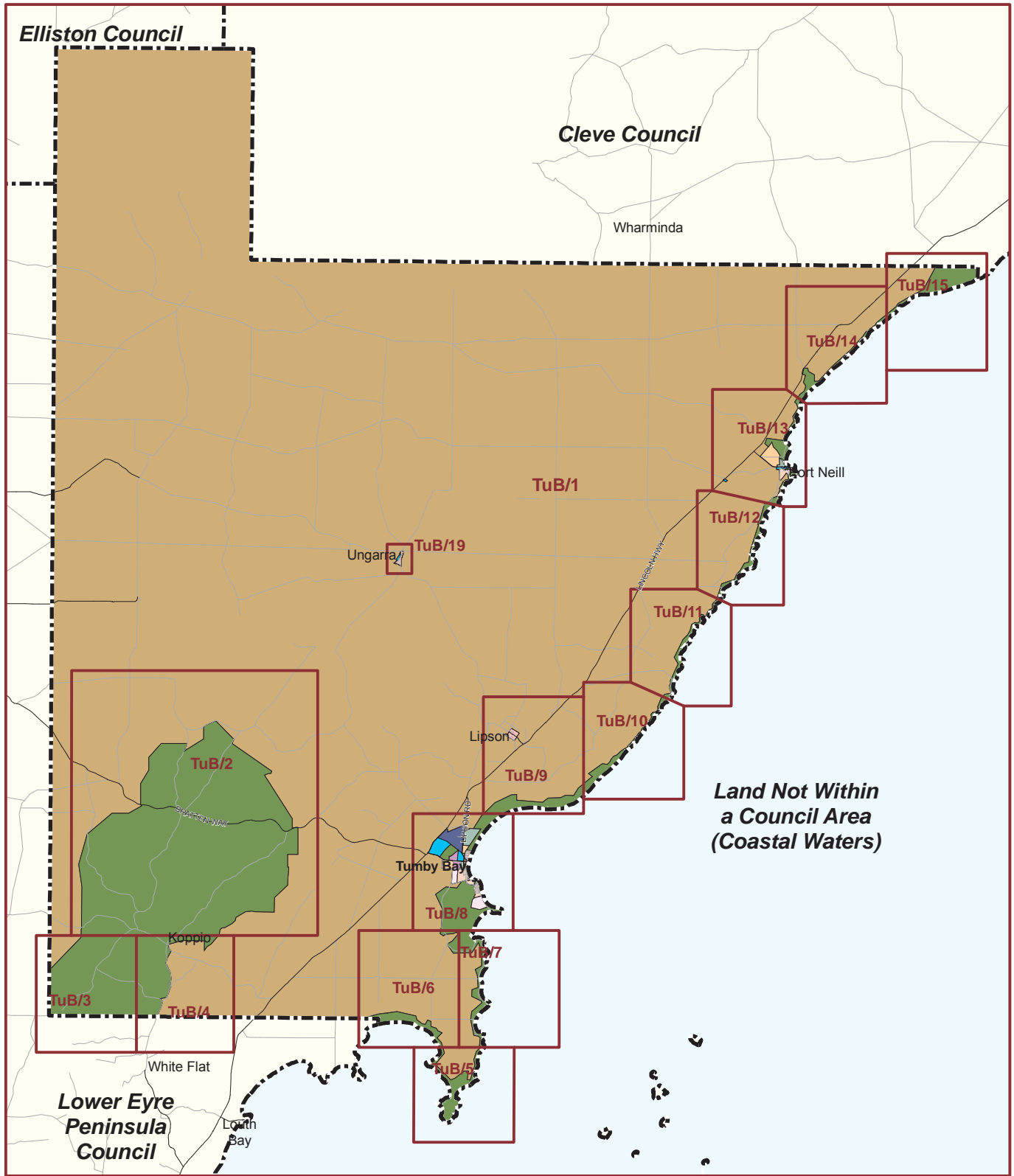
## Concept Plan Maps

Concept Plan Title	Map Numbers
Cleared Native Vegetation Areas	Concept Plan Map TuB/1
Airfield Subdivision Layout	Concept Plan Map TuB/2
Town Centre	Concept Plan Map TuB/3
Airport Building Heights	Concept Plan Map TuB/4
Industry Zone	Concept Plan Map TuB/5
Thuruna Road	Concept Plan Map TuB/6
Ski Beach Road	Concept Plan Map TuB/7

# Spatial Extent Maps



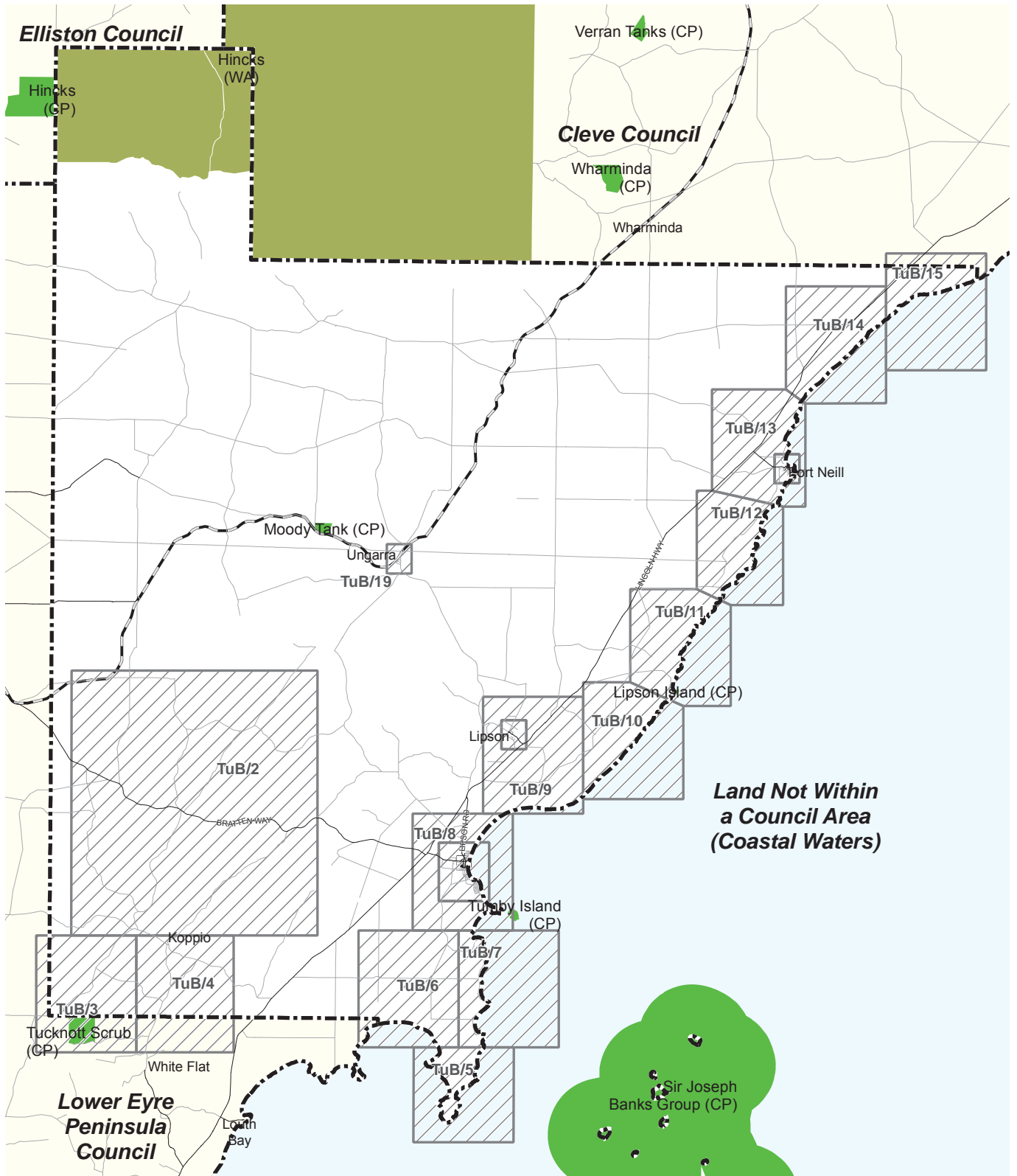




For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps TuB/1 to Map TuB/19 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.

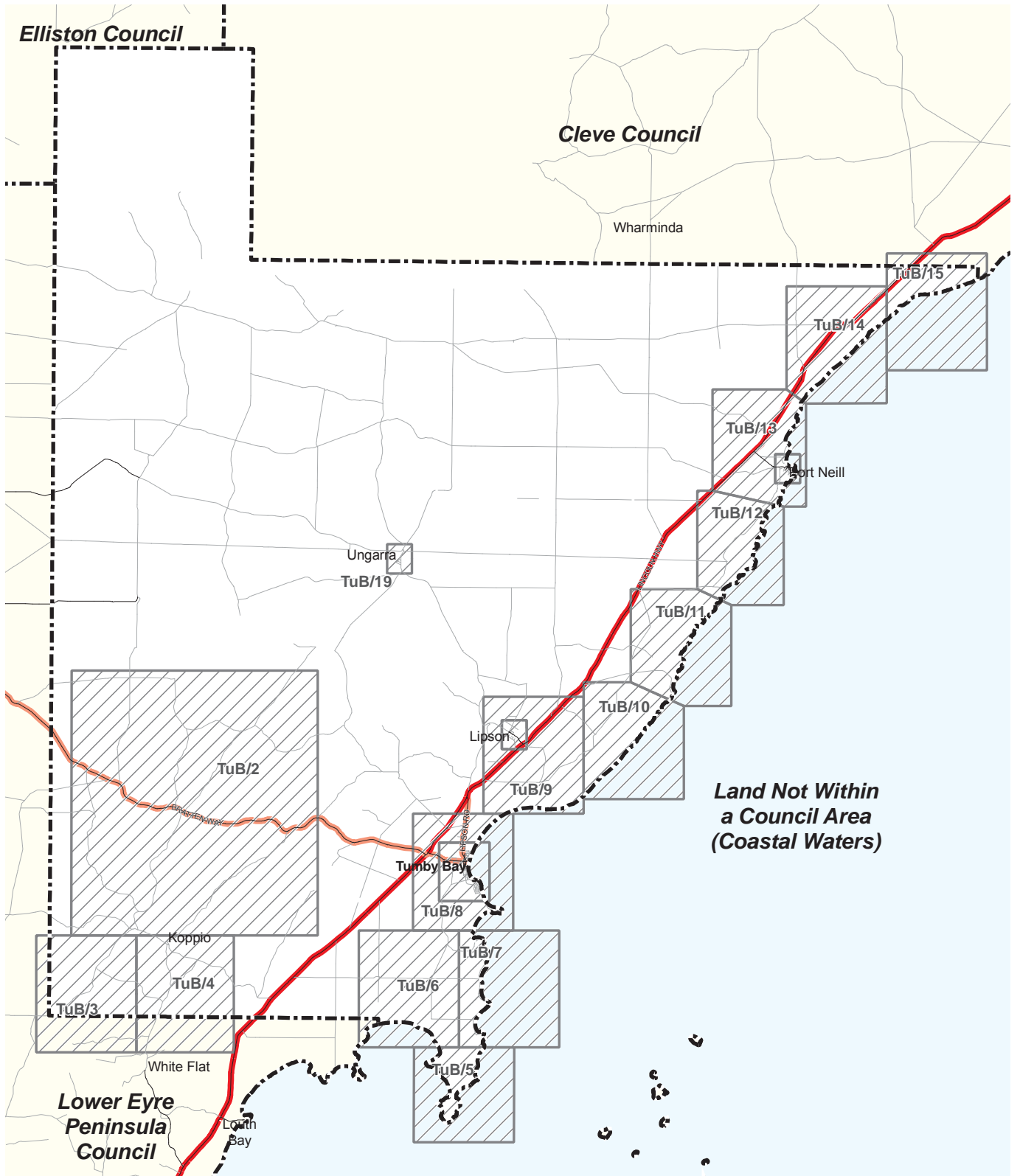


# Council Index Map



- C Council Office
- Railways
- Conservation Park
- Wilderness Protection Area
- Development Plan Boundary

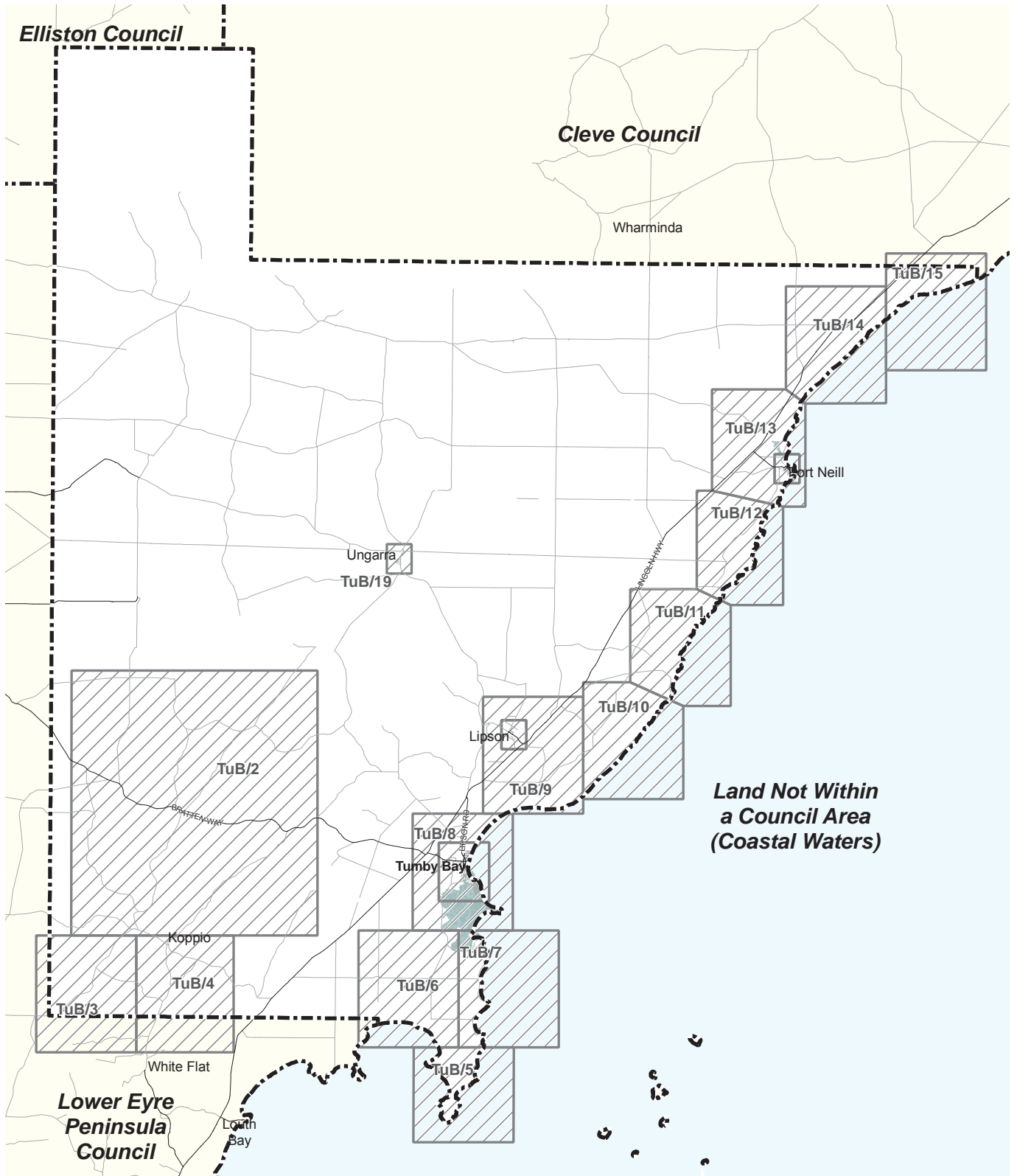
# Location Map TuB/1



# Overlay Map TuB/1

## TRANSPORT

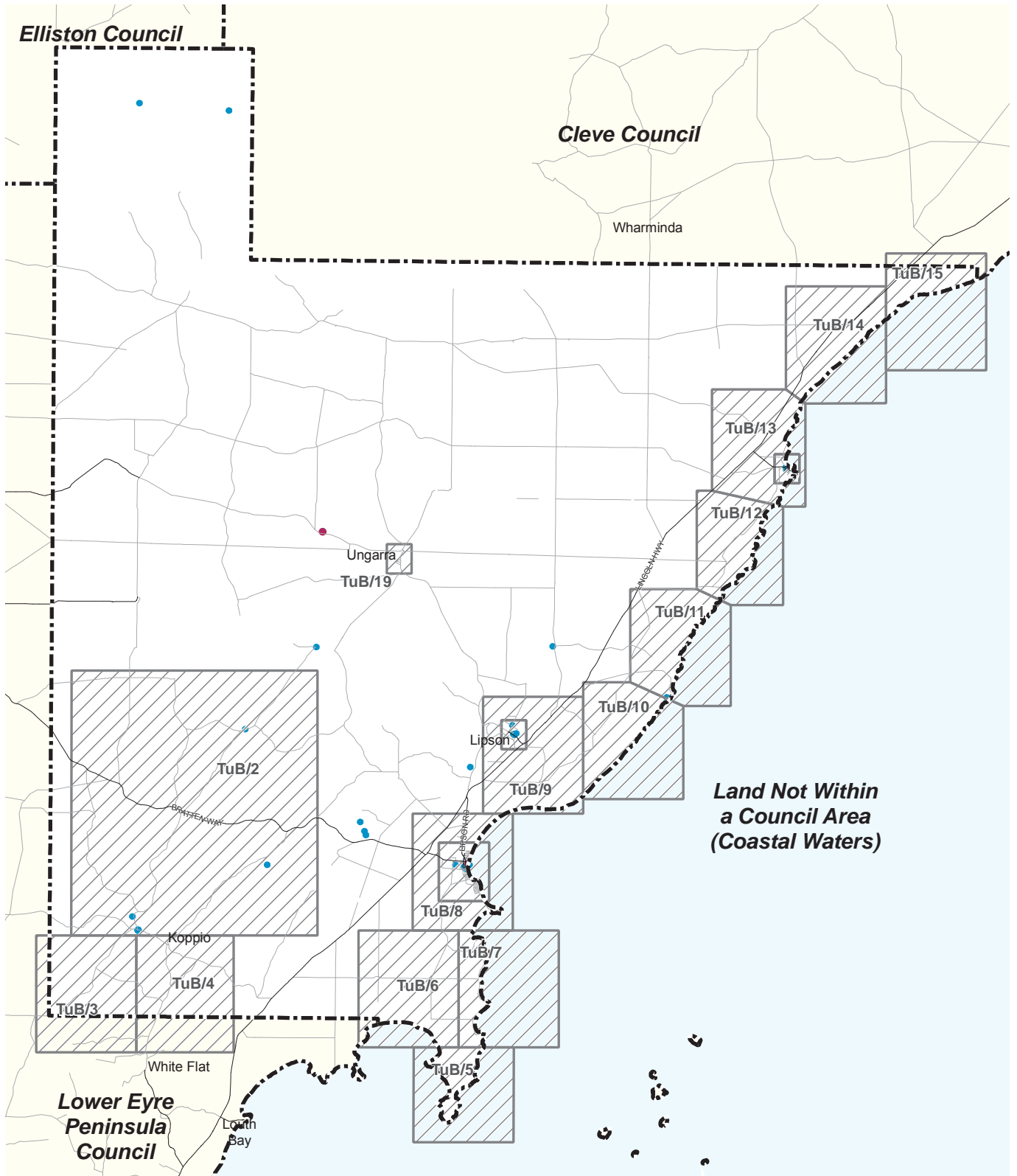
- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary



# Overlay Map TuB/1

## DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary



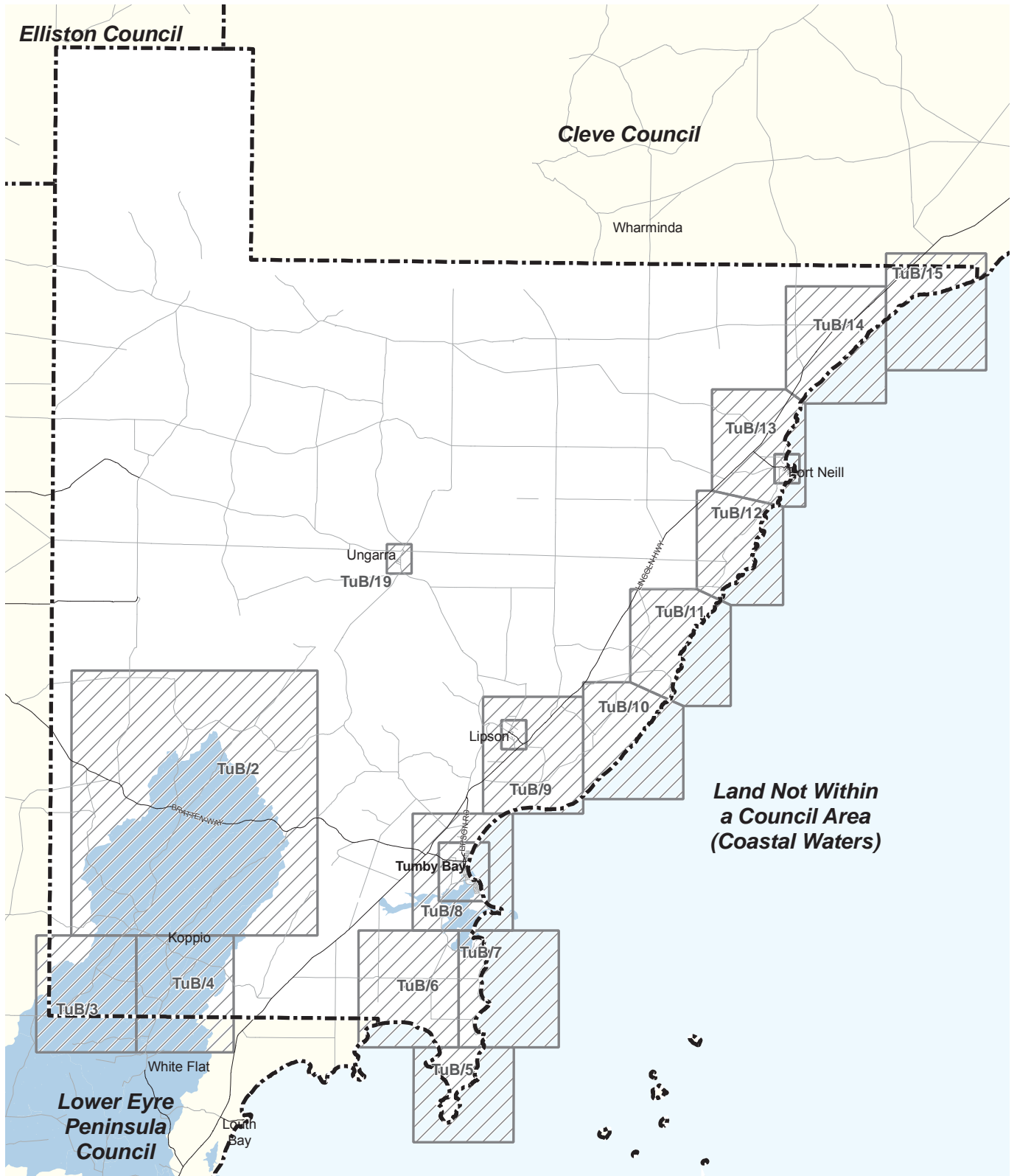
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.



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

# Overlay Map TuB/1

## HERITAGE



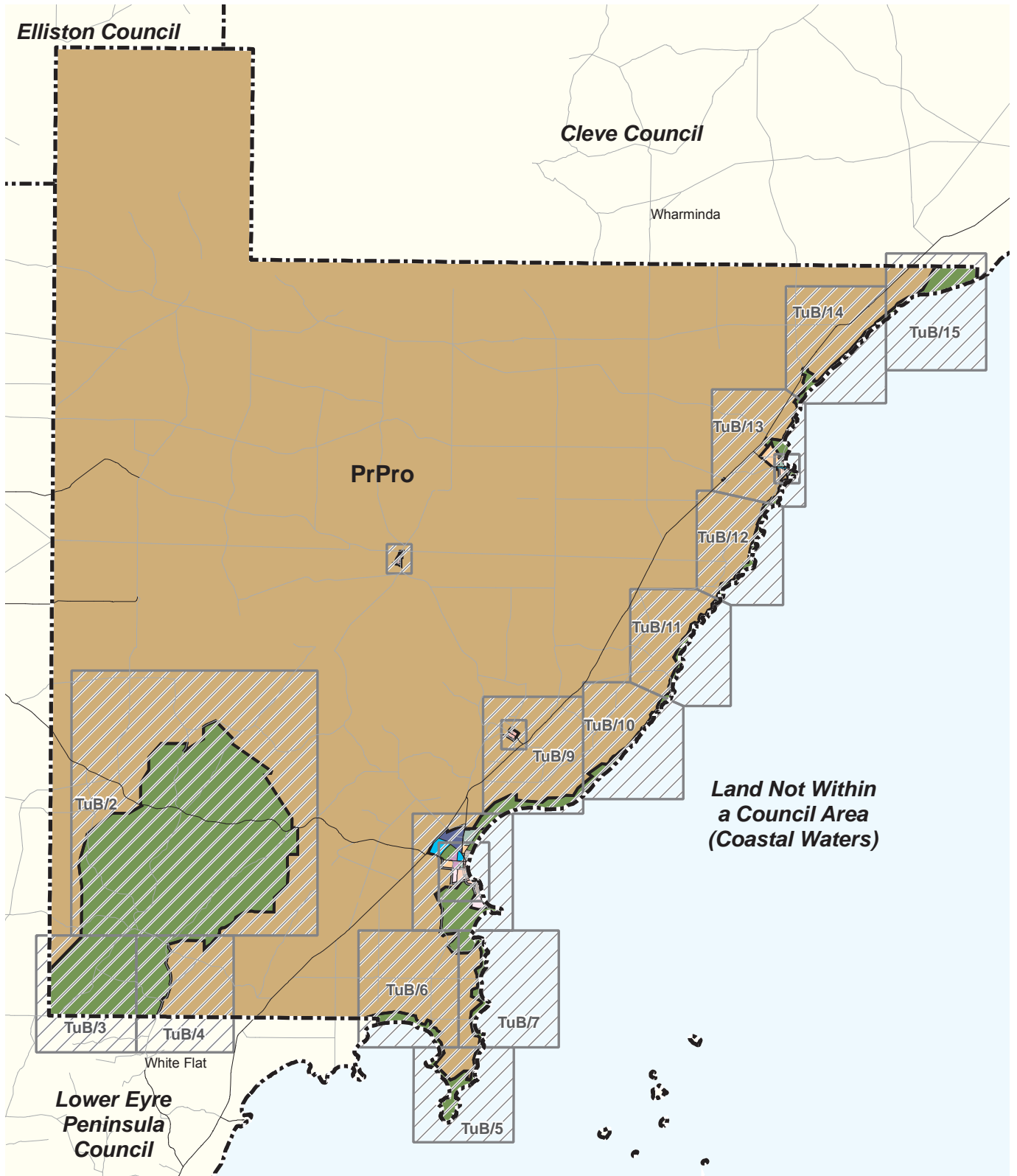
Land Not Within  
a Council Area  
(Coastal Waters)



# Overlay Map TuB/1

## NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



See enlargement map for accurate representation.

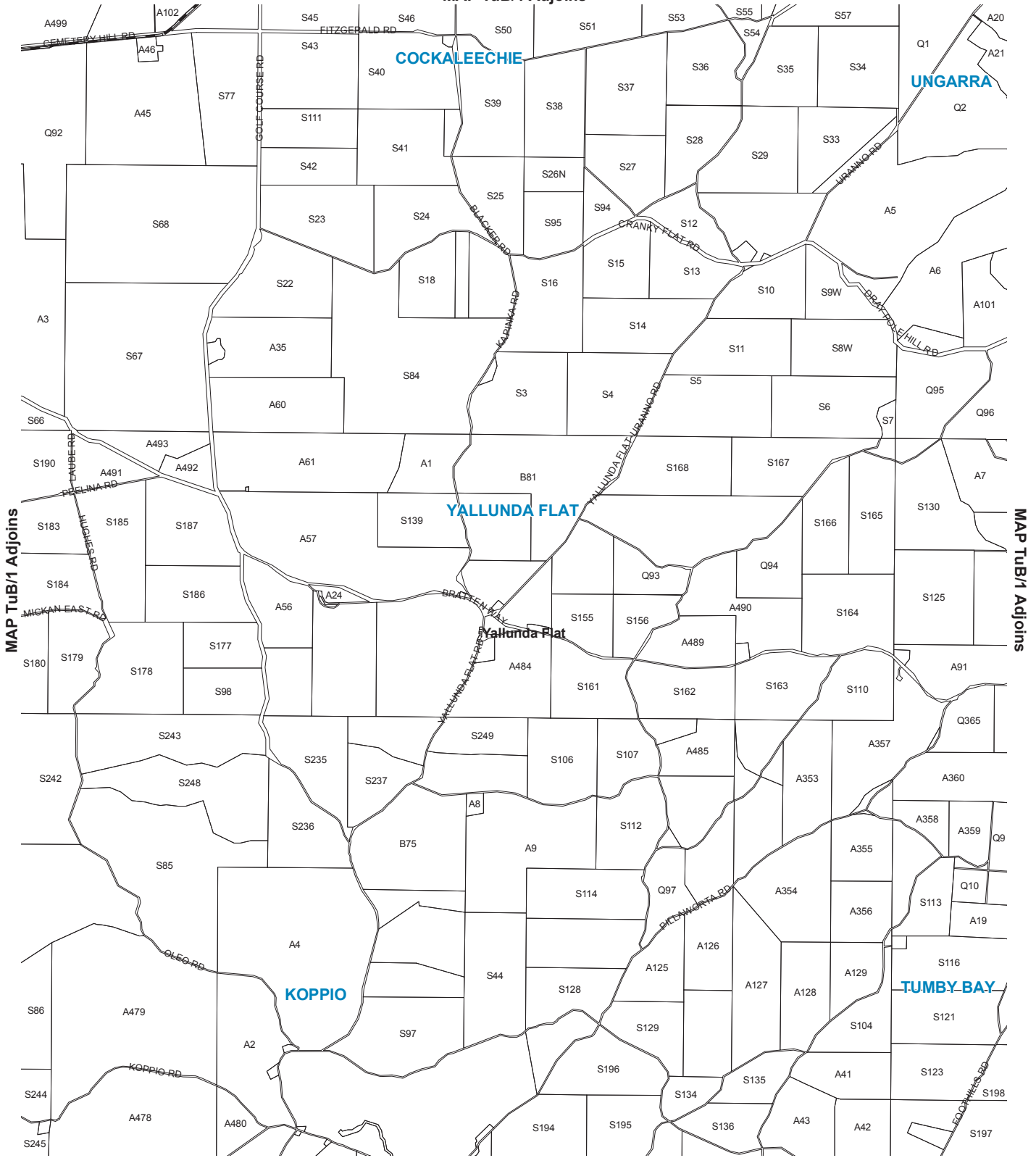


- Zones**
- PrPro Primary Production
- Boundaries**
- Zone Boundary
  - Development Plan Boundary

# Zone Map TuB/1



MAP TuB/1 Adjoins



MAP TuB/3 Adjoins

MAP TuB/4 Adjoins

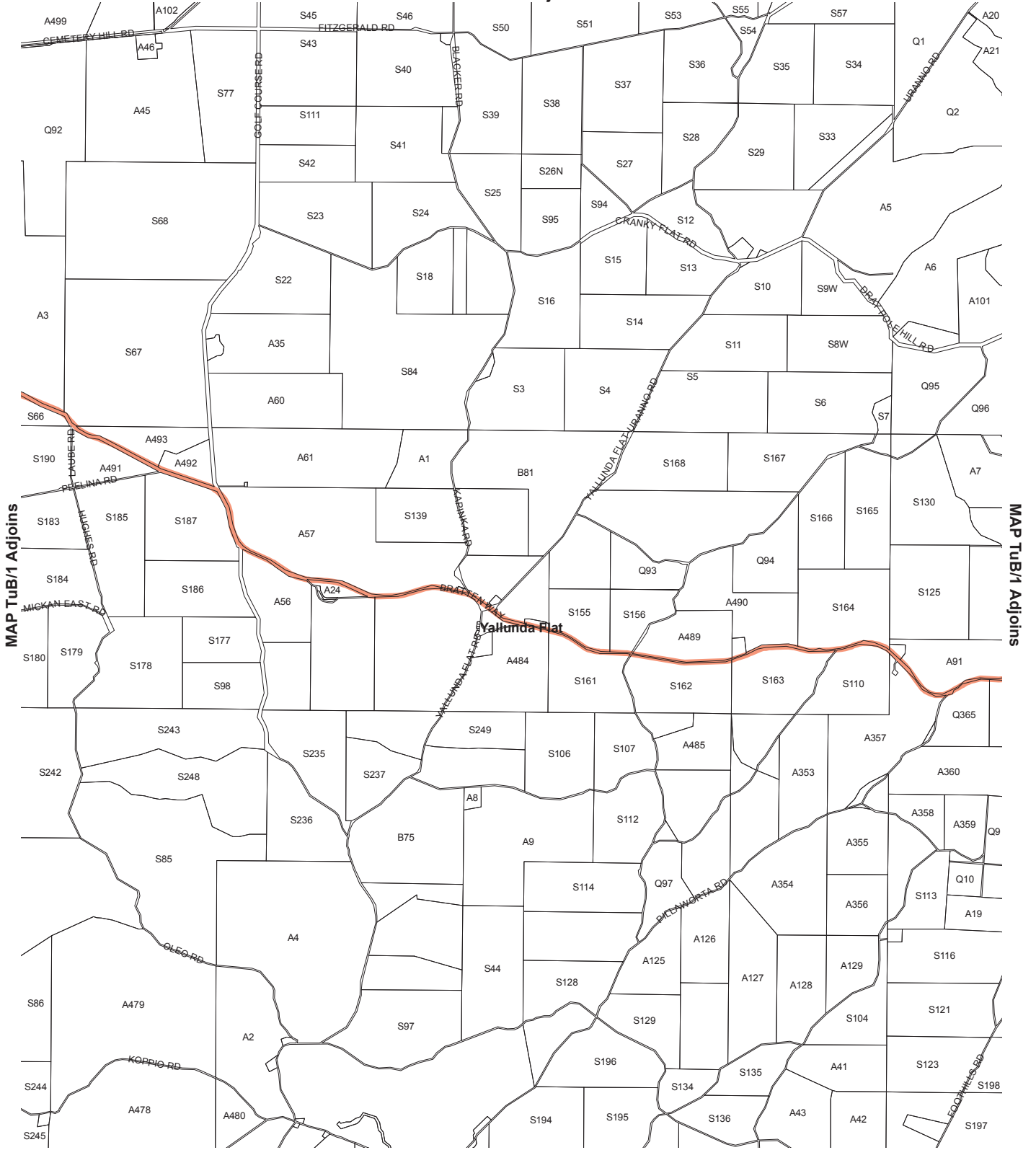
MAP TuB/1 Adjoins



# Location Map TuB/2



MAP TuB/1 Adjoins




MAP TuB/3 Adjoins

MAP TuB/4 Adjoins

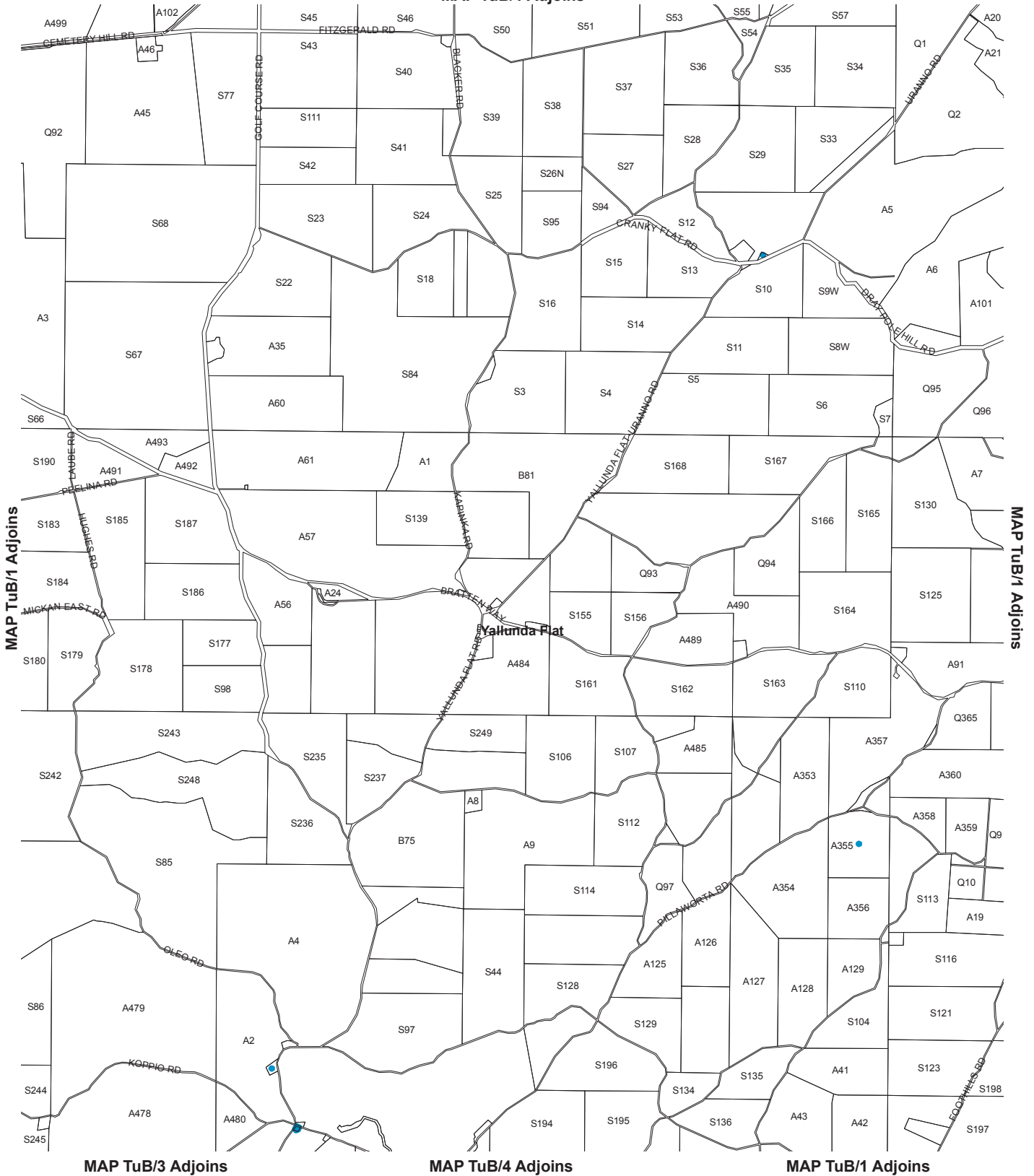
MAP TuB/1 Adjoins



# Overlay Map TuB/2 TRANSPORT

 Secondary Arterial Roads

MAP TuB/1 Adjoins



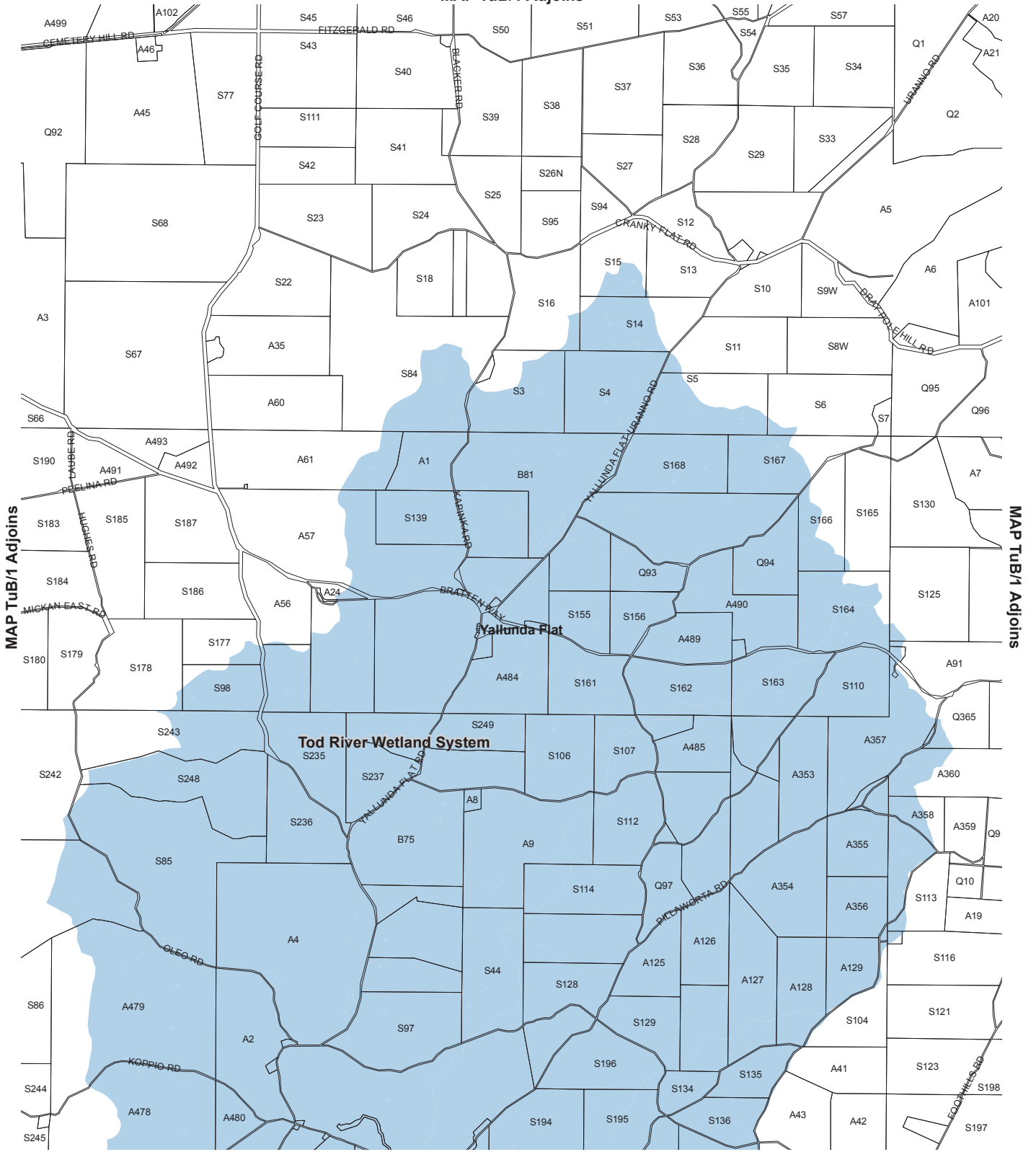
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map TuB/2 HERITAGE

● Local heritage place

**MAP TuB/1 Adjoins**



MAP TuB/3 Adjoins

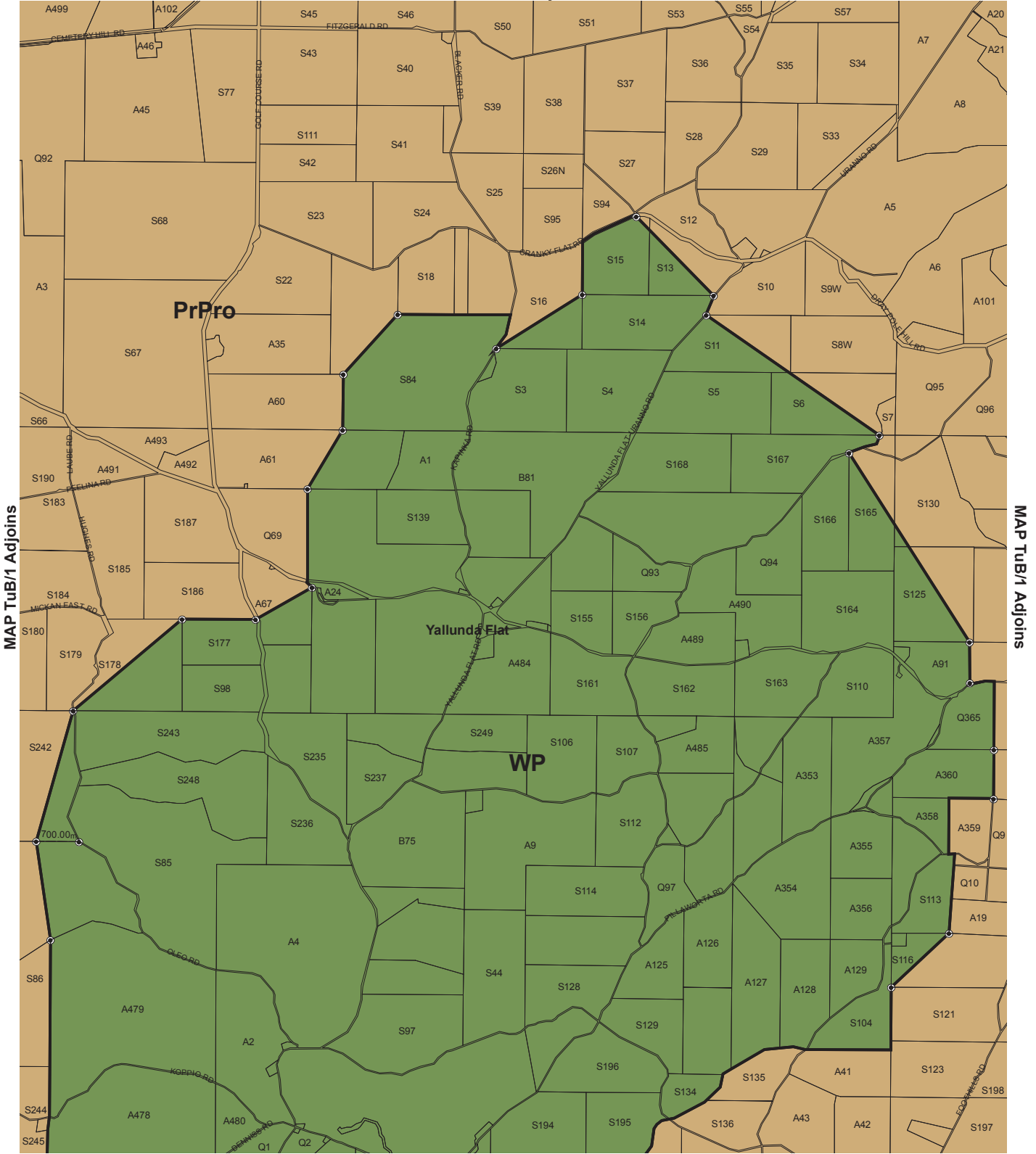
MAP TuB/4 Adjoins

MAP TuB/1 Adjoins



# Overlay Map TuB/2 NATURAL RESOURCES

MAP TuB/1 Adjoins



MAP TuB/3 Adjoins

MAP TuB/4 Adjoins

MAP TuB/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



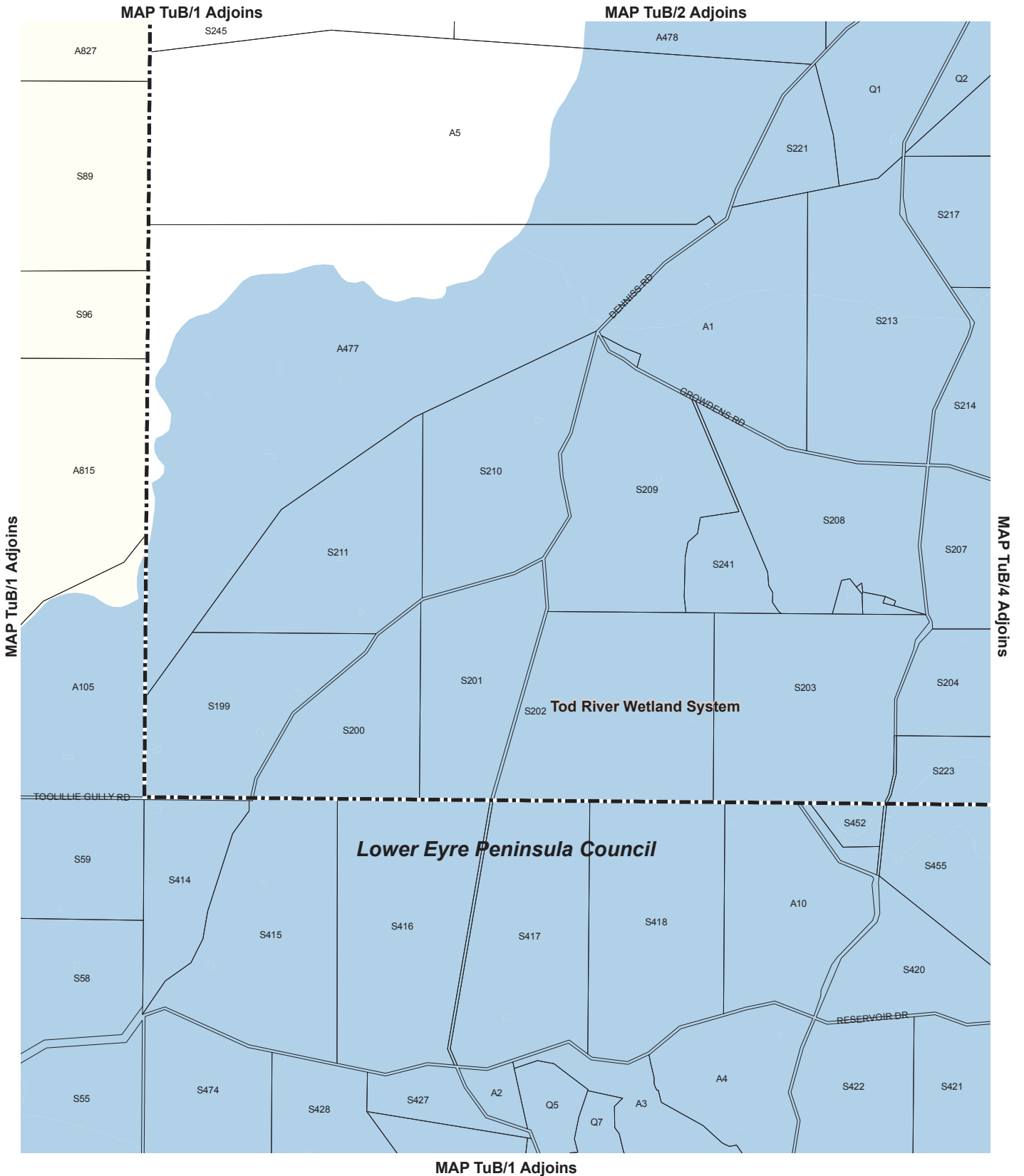
# Zone Map TuB/2

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



# Location Map TuB/3

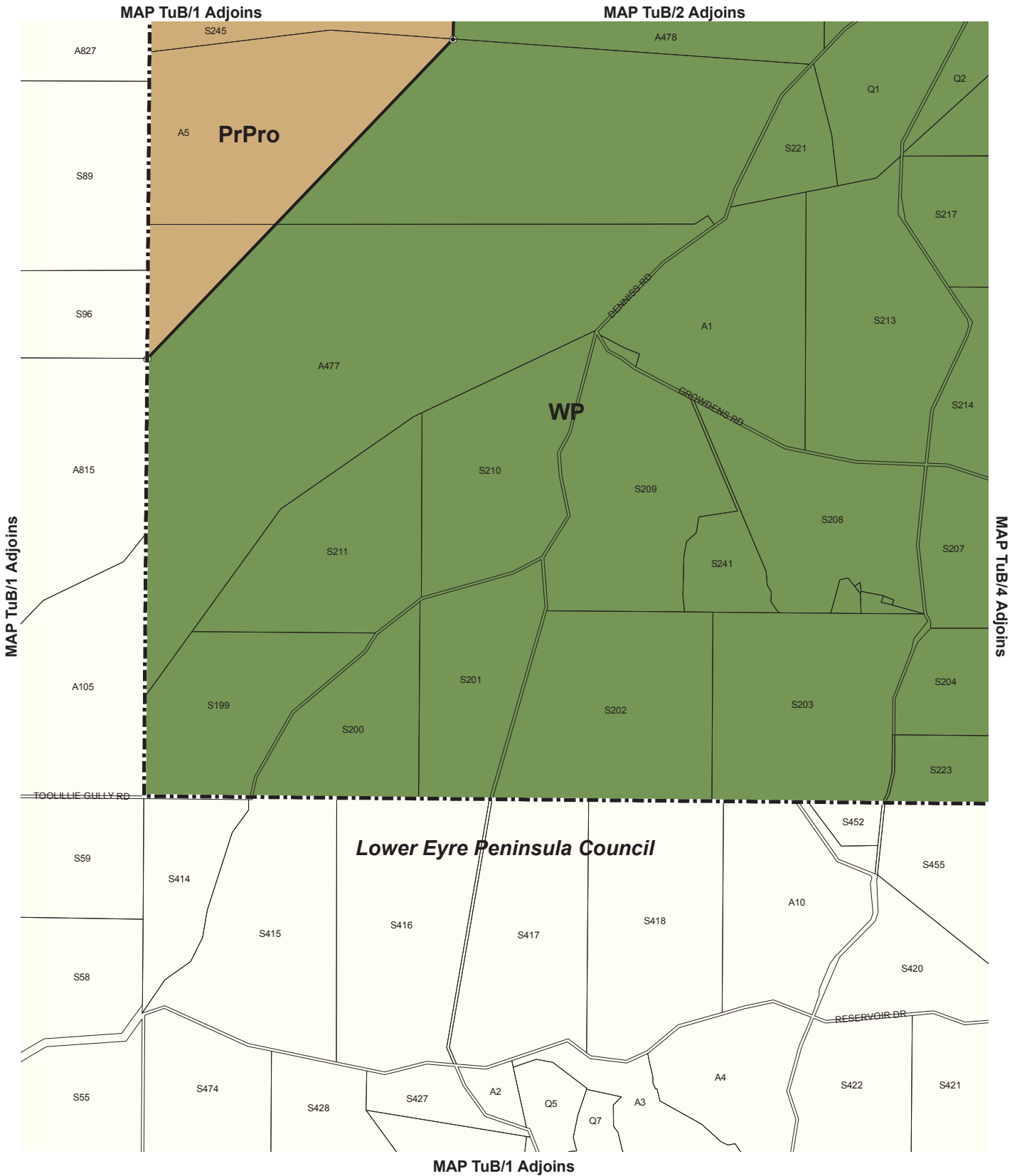
- Conservation Park
- Development Plan Boundary



# Overlay Map TuB/3

## NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



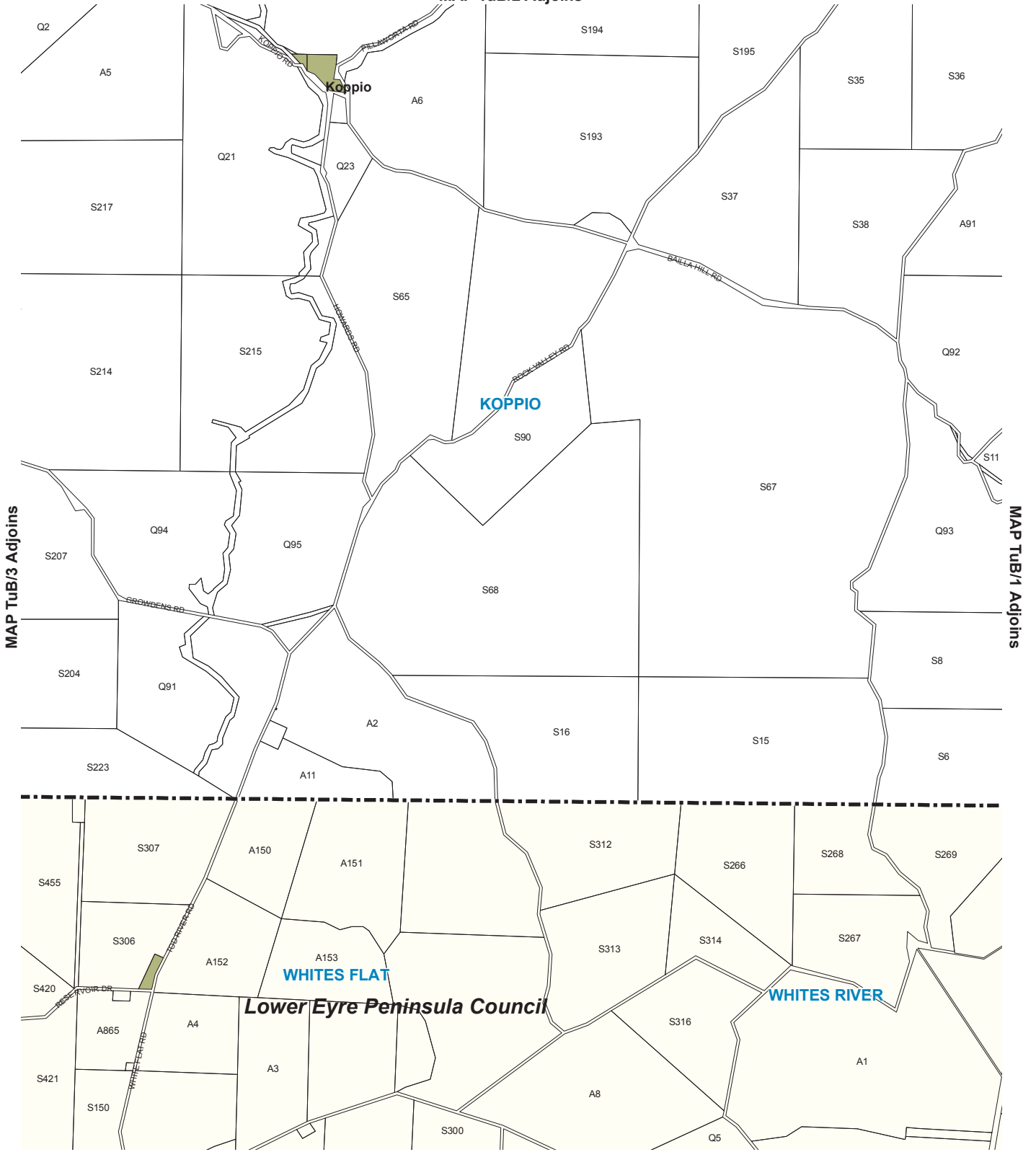
Lamberts Conformal Conic Projection, GDA94



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

# Zone Map TuB/3

MAP TuB/2 Adjoins



MAP TuB/1 Adjoins

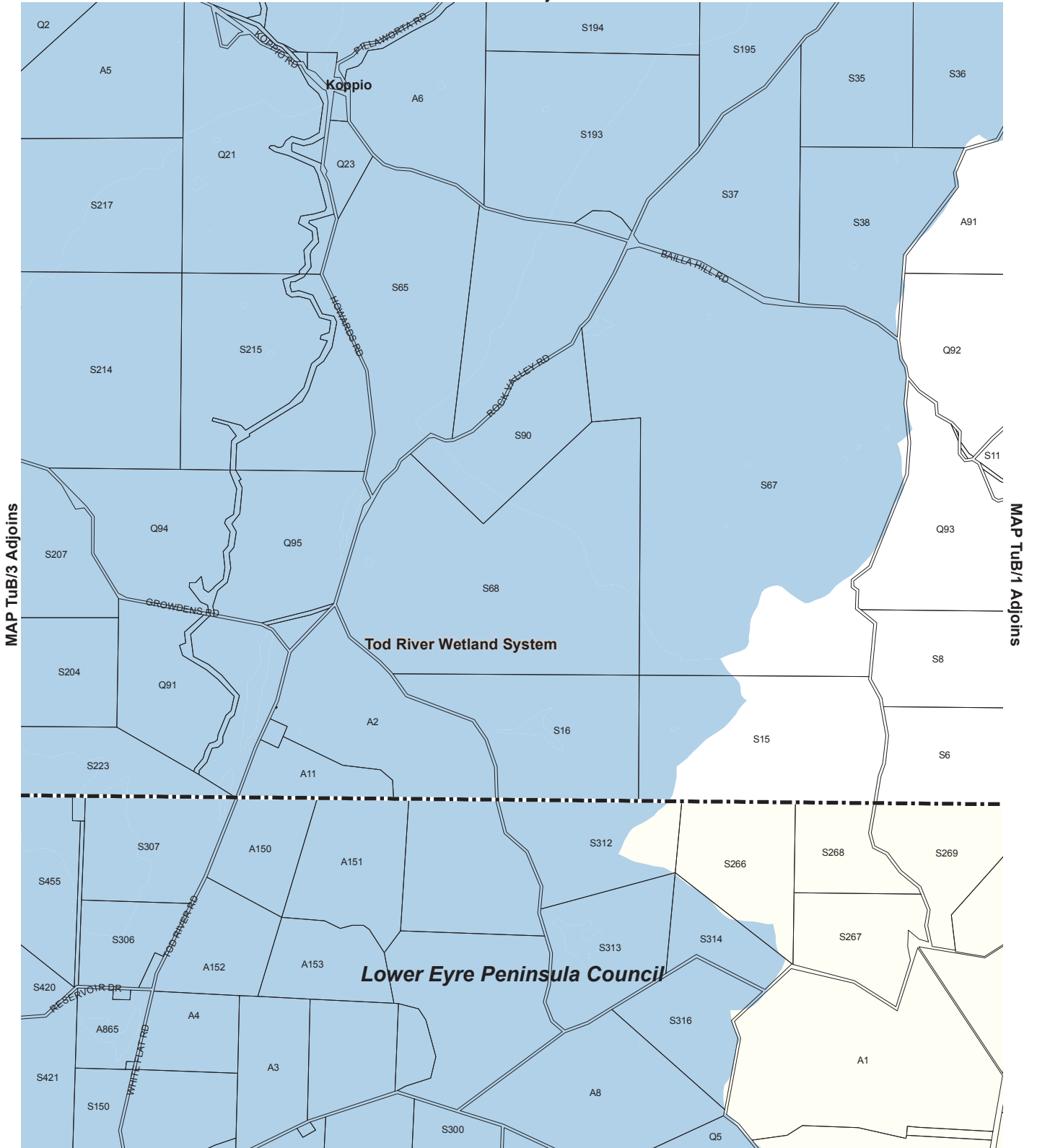


# Location Map TuB/4

- Local Reserves
- Development Plan Boundary



MAP TuB/2 Adjoins



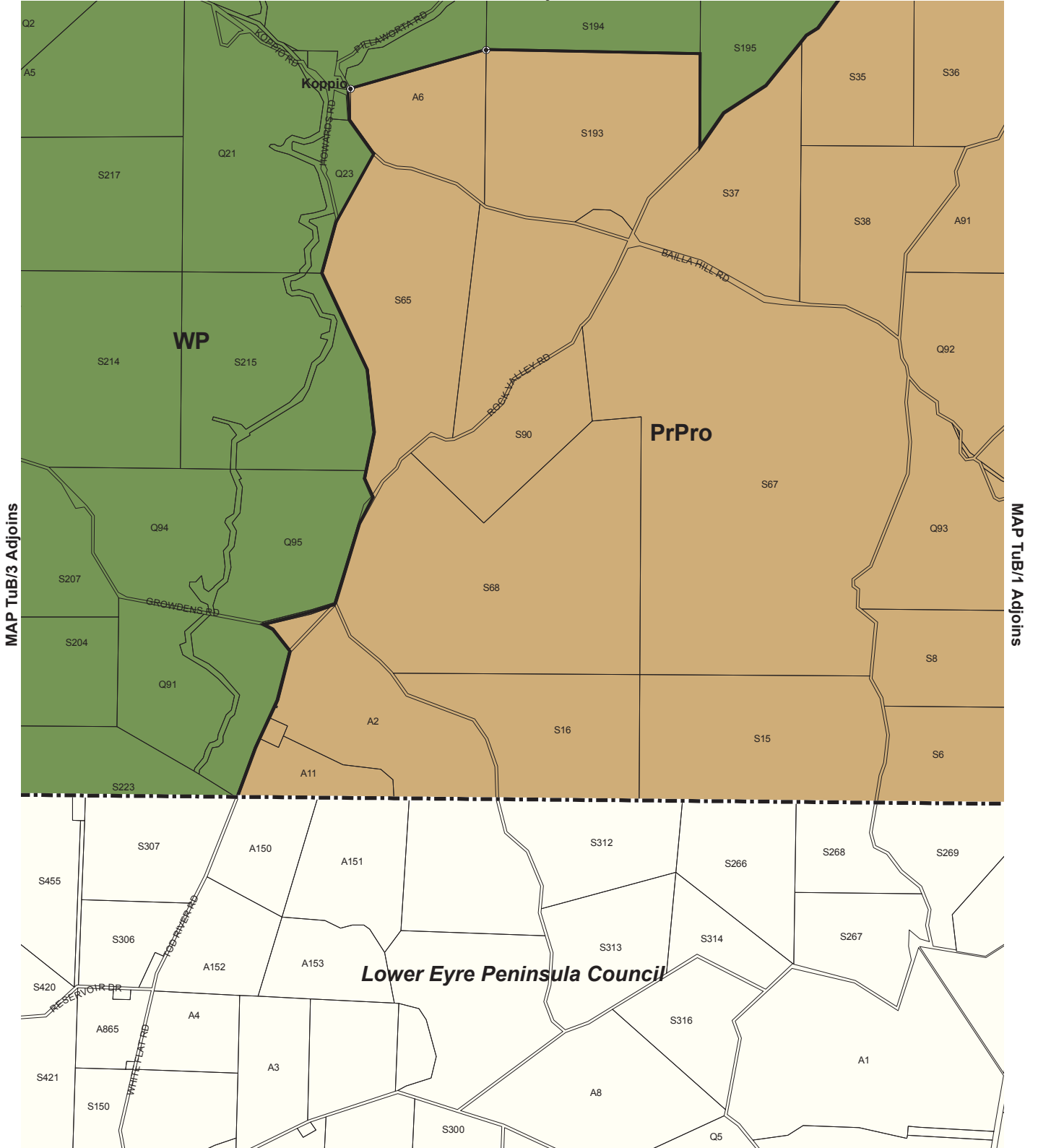
MAP TuB/1 Adjoins

-  Wetlands of National Importance
-  Development Plan Boundary

# Overlay Map TuB/4

## NATURAL RESOURCES

MAP TuB/2 Adjoins

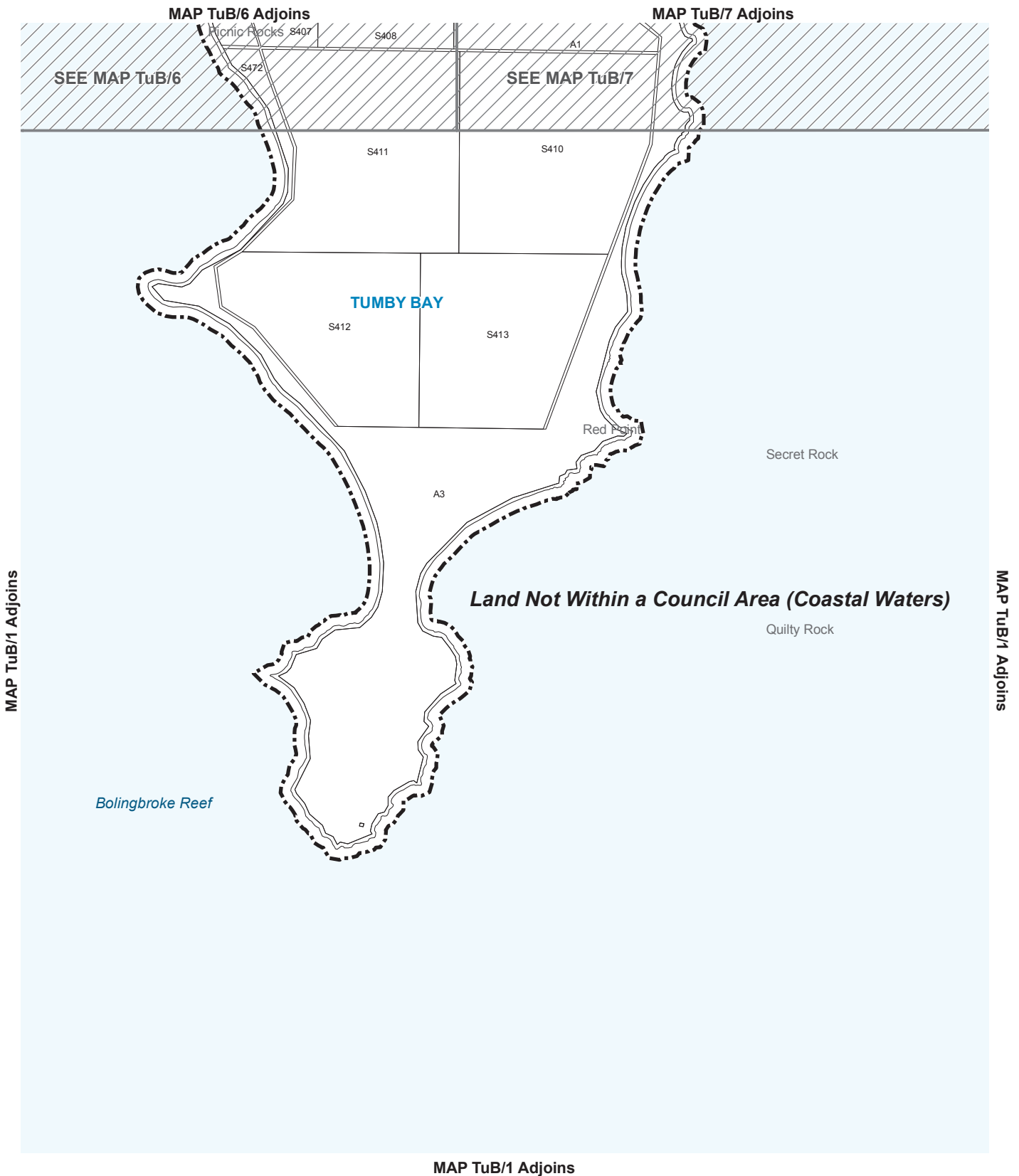


Lamberts Conformal Conic Projection, GDA94



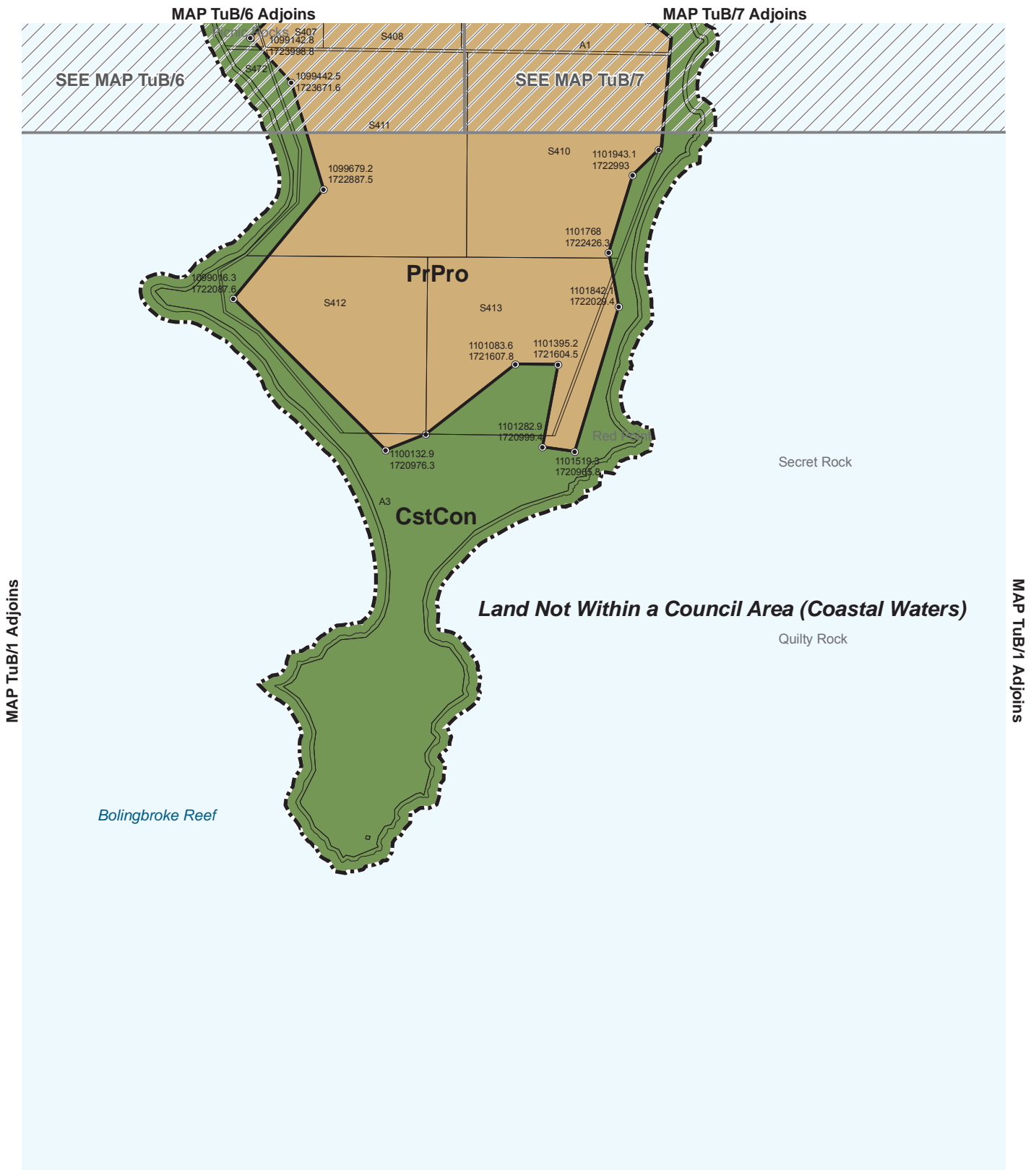
- Zones**
- PrPro Primary Production
  - WP Water Protection
  - Zone Boundary
  - Development Plan Boundary

# Zone Map TuB/4



# Location Map TuB/5

----- Development Plan Boundary



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



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

# Zone Map TuB/5



# Location Map TuB/6

- Local Reserves
- Development Plan Boundary



# Overlay Map TuB/6 DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary



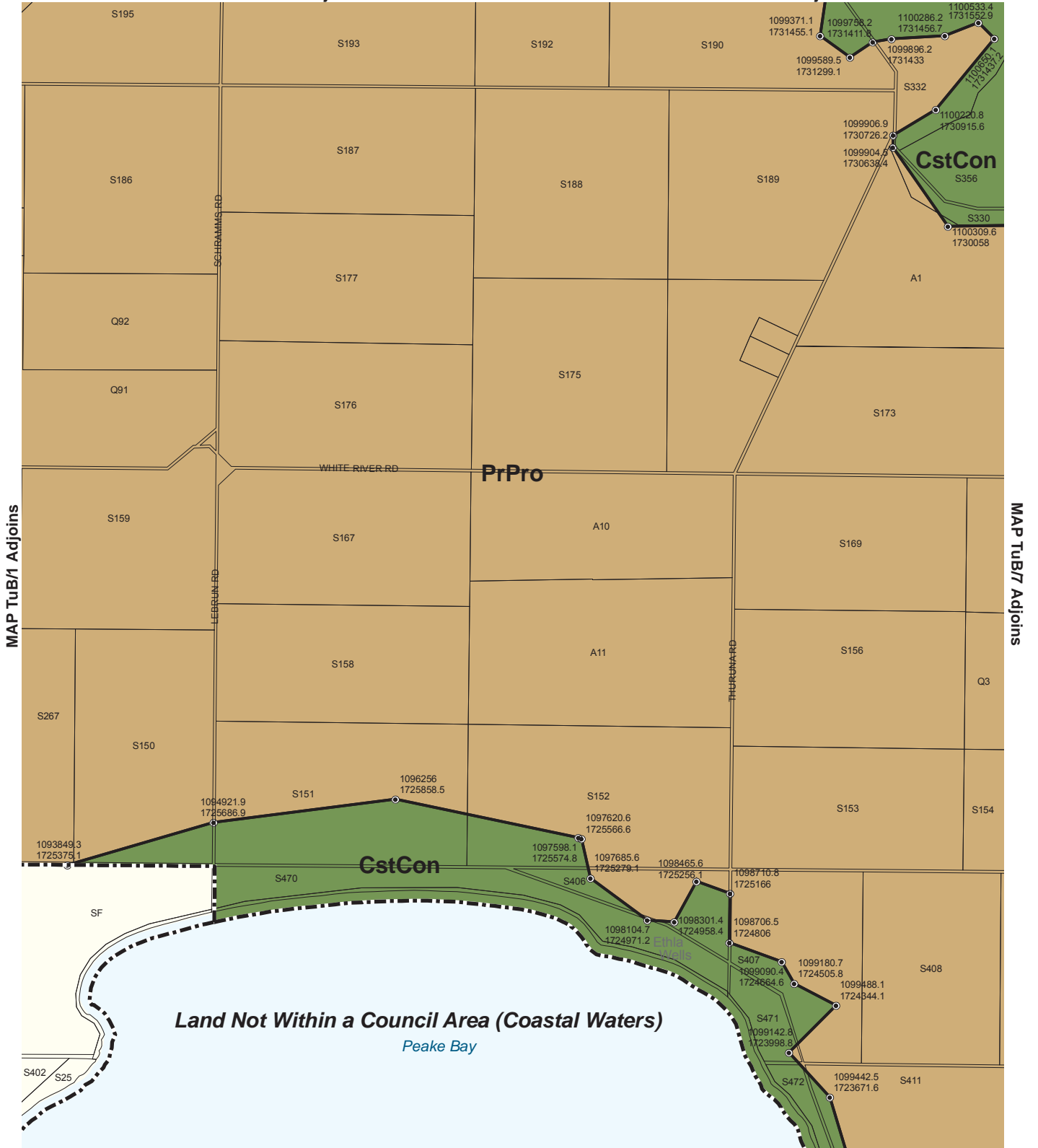
- Wetlands of National Importance
- Development Plan Boundary

# Overlay Map TuB/6

## NATURAL RESOURCES

MAP TuB/1 Adjoins

MAP TuB/8 Adjoins



MAP TuB/1 Adjoins

MAP TuB/5 Adjoins

Lamberts Conformal Conic Projection, GDA94



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

# Zone Map TuB/6





# Location Map TuB/7

- Local Reserves
- Development Plan Boundary

MAP TuB/8 Adjoins

MAP TuB/1 Adjoins



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



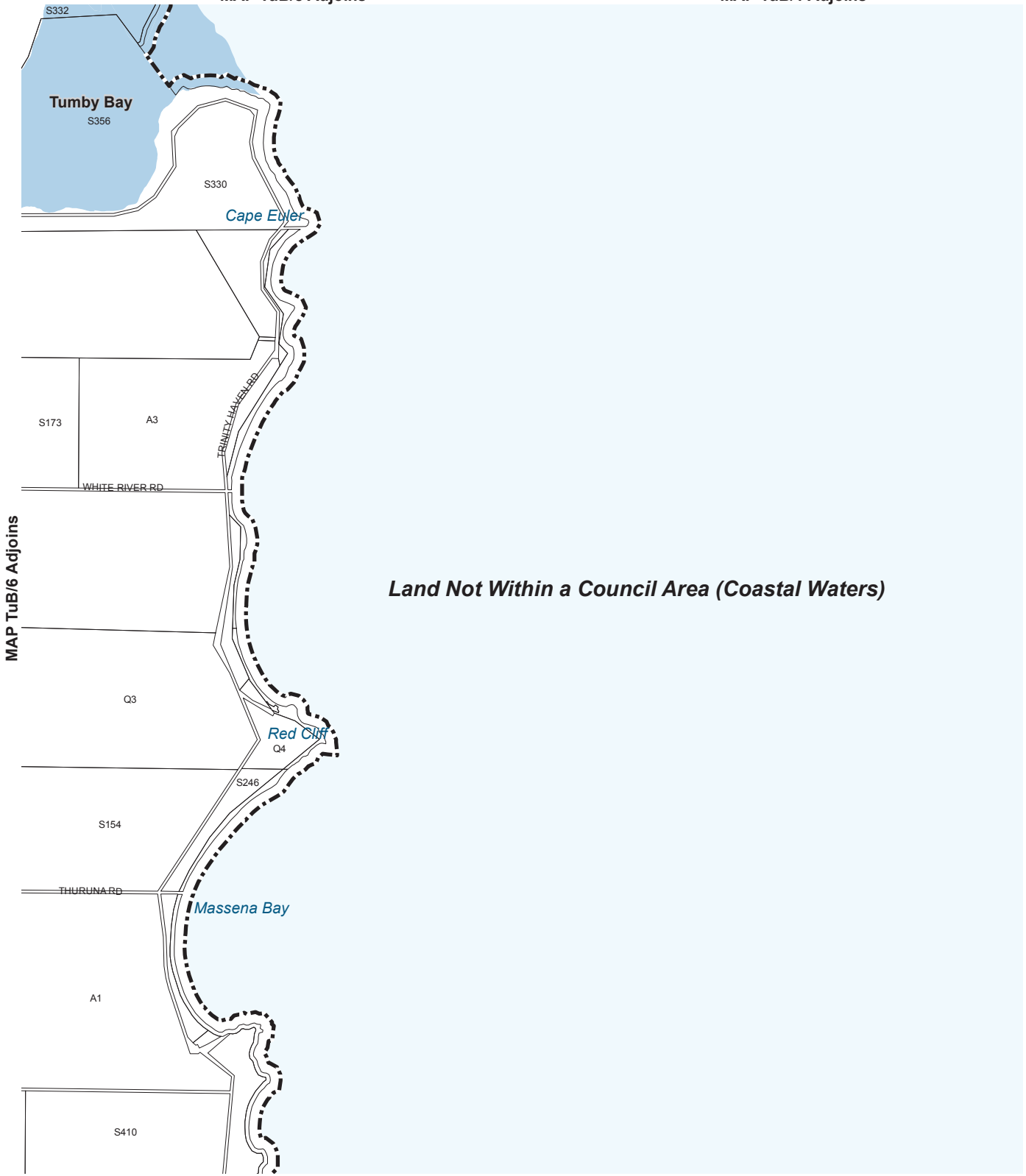
# Overlay Map TuB/7

## DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

MAP TuB/8 Adjoins

MAP TuB/1 Adjoins



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



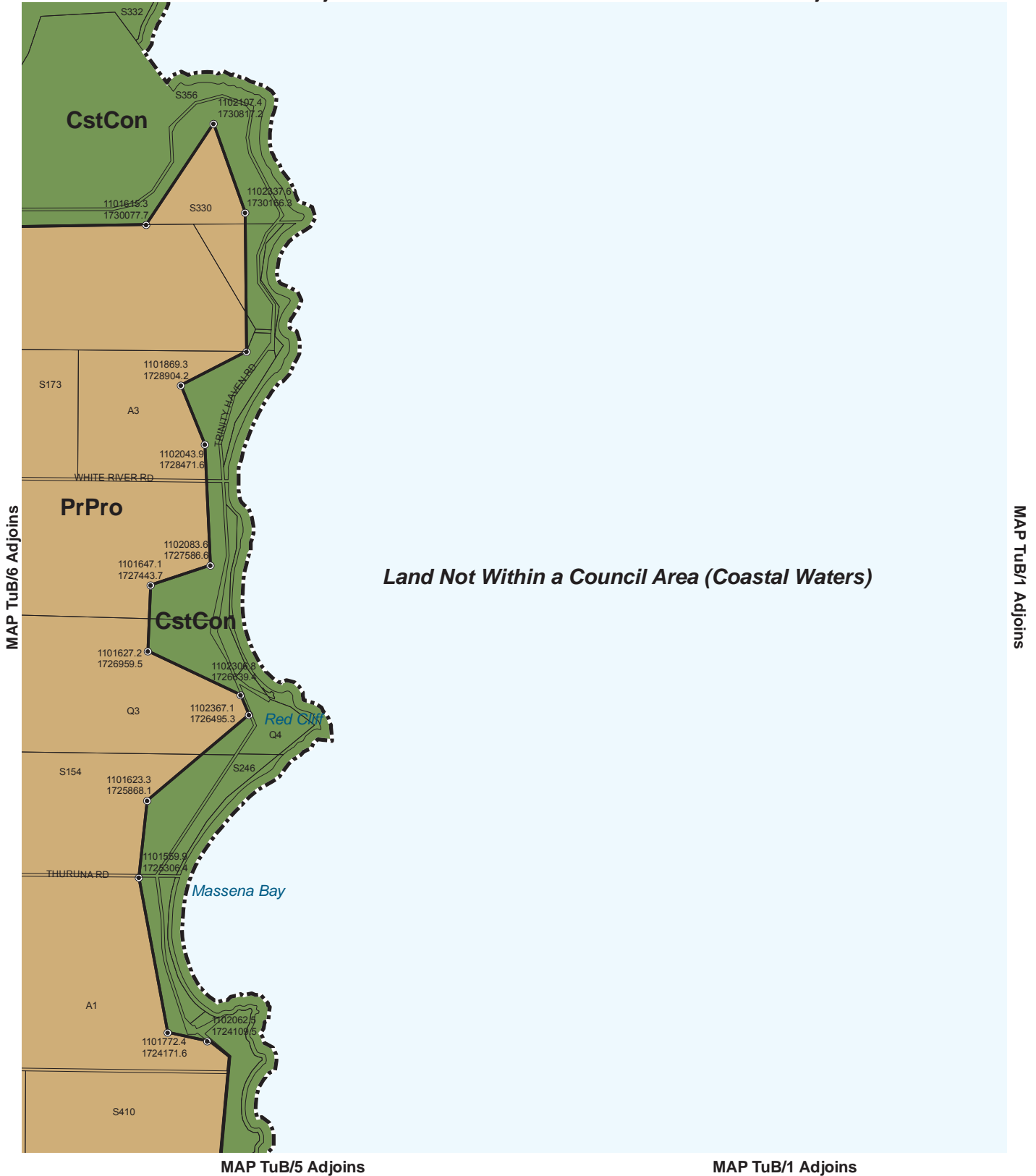
# Overlay Map TuB/7

## NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

MAP TuB/8 Adjoins

MAP TuB/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



**Zones**

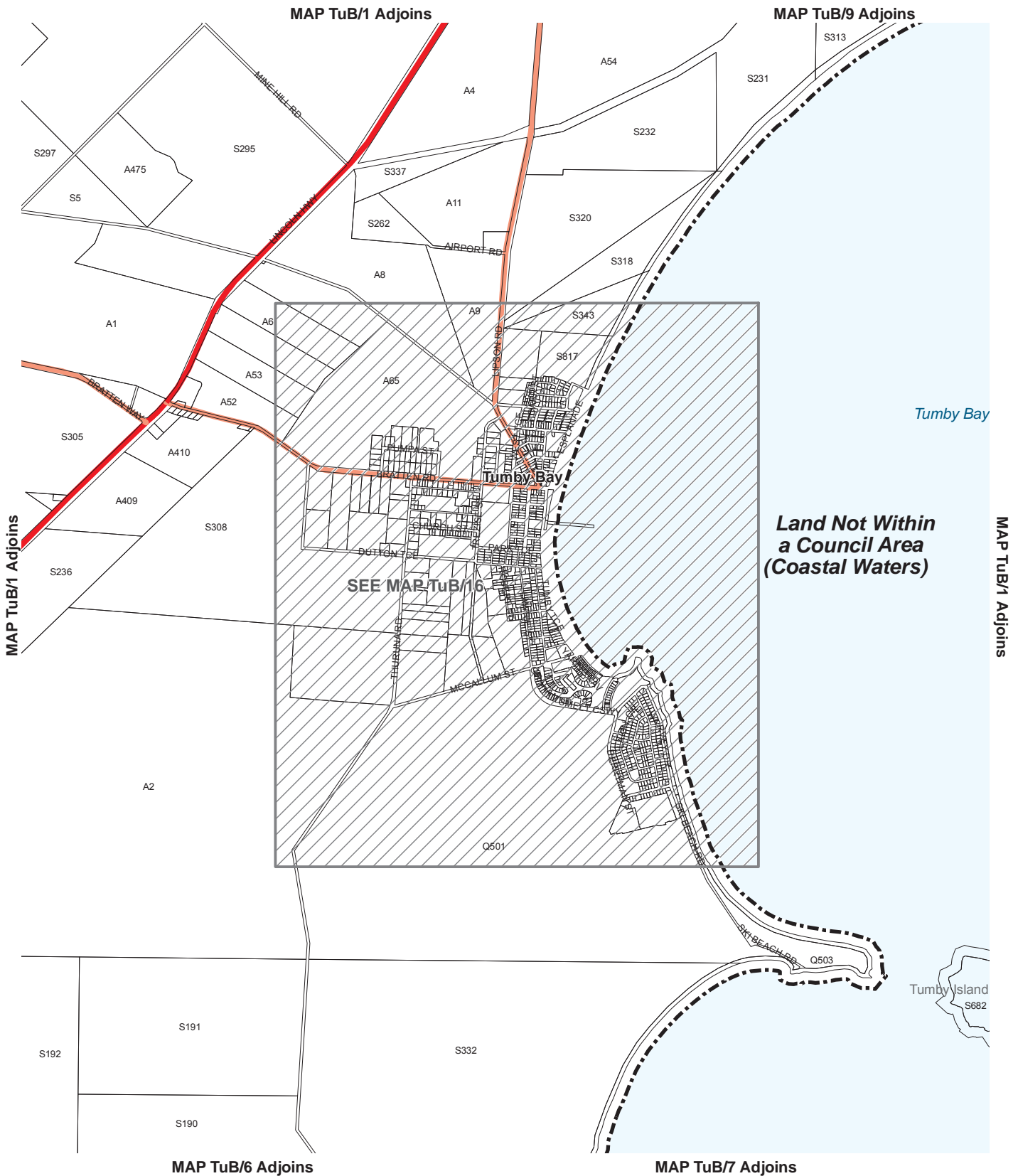
- CstCon Coastal Conservation
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

# Zone Map TuB/7



- Local Reserves
- Conservation Park
- Development Plan Boundary

# Location Map TuB/8

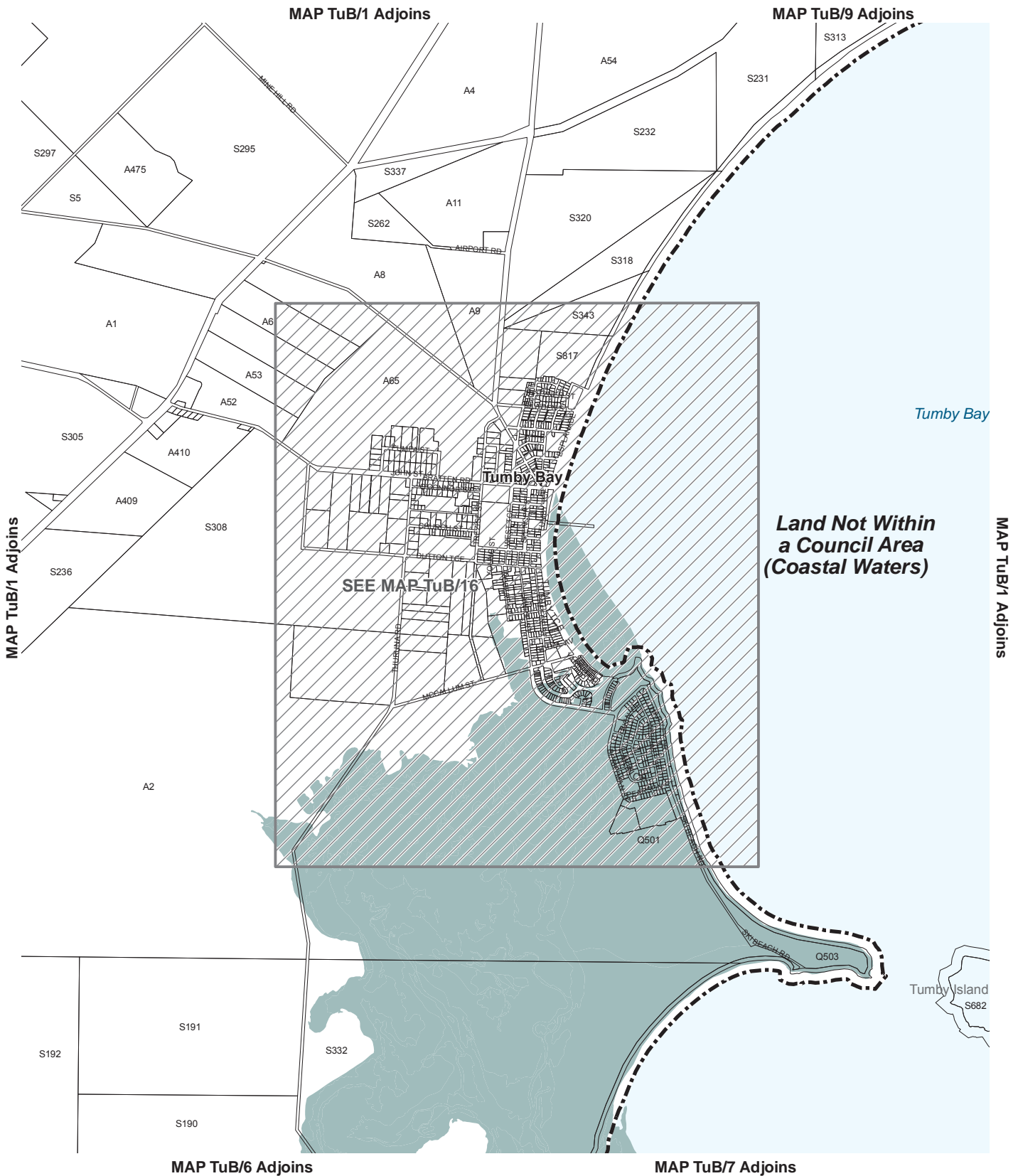


- Primary Arterial Roads
- Secondary Arterial Roads
- Development Plan Boundary

# Overlay Map TuB/8

## TRANSPORT

TUMBY BAY COUNCIL  
Consolidated - 6 March 2018

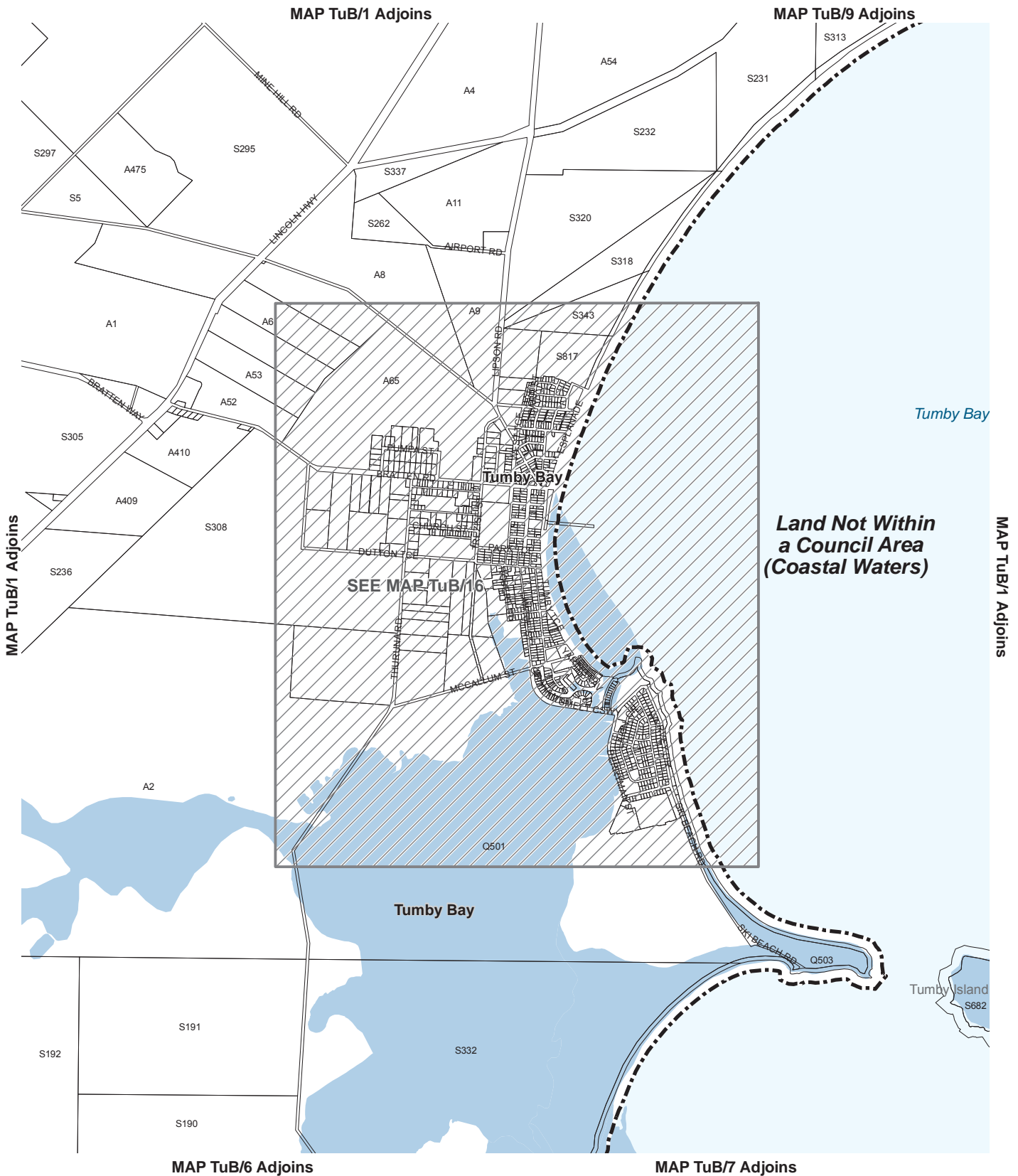


*Land Not Within  
a Council Area  
(Coastal Waters)*

SEE MAP TuB/16

# Overlay Map TuB/8 DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary



- Wetlands of National Importance
- Development Plan Boundary

# Overlay Map TuB/8

## NATURAL RESOURCES

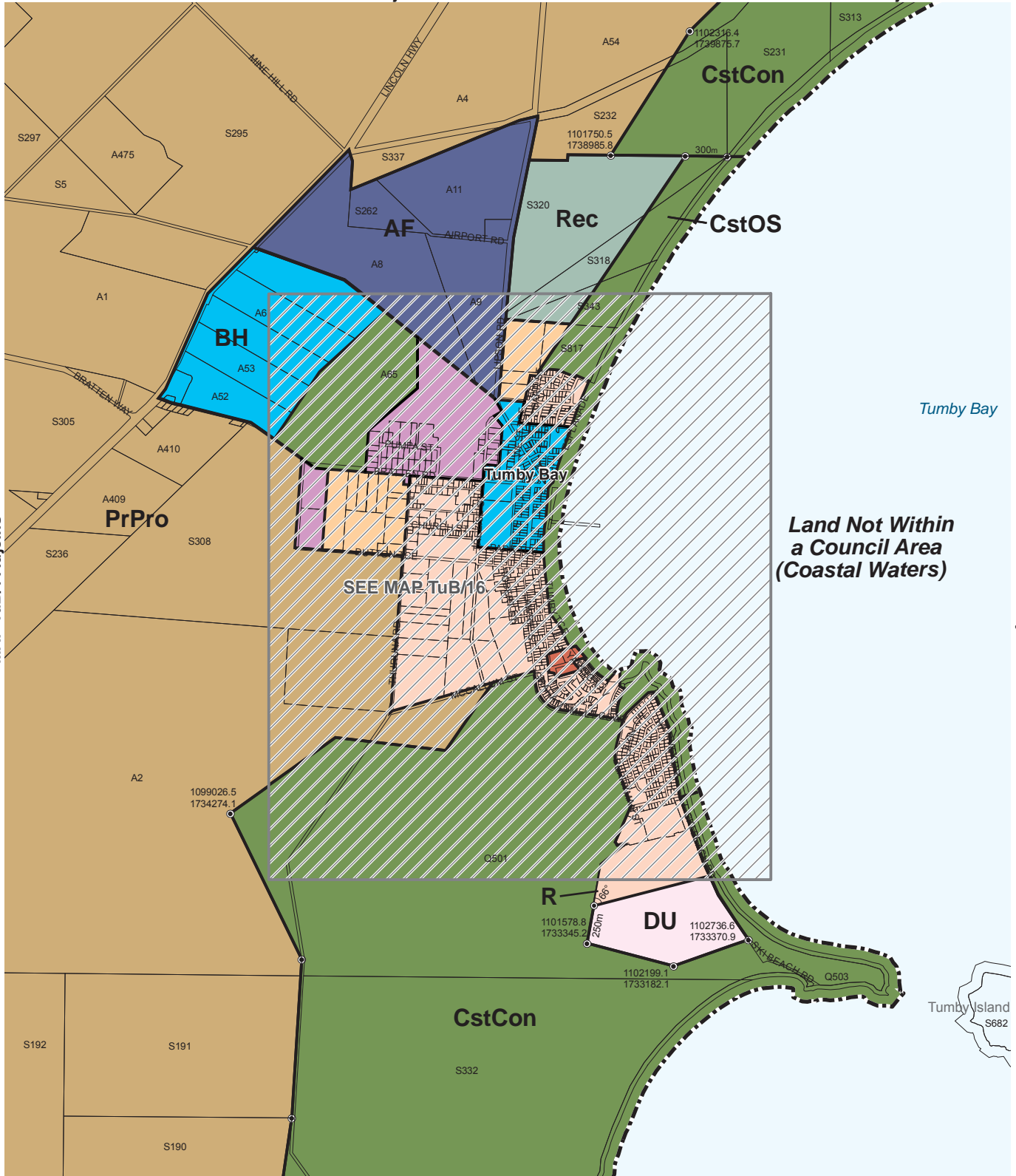
TUMBY BAY COUNCIL  
Consolidated - 6 March 2018





MAP TuB/1 Adjoins

MAP TuB/9 Adjoins



MAP TuB/1 Adjoins

MAP TuB/1 Adjoins

MAP TuB/6 Adjoins

MAP TuB/7 Adjoins

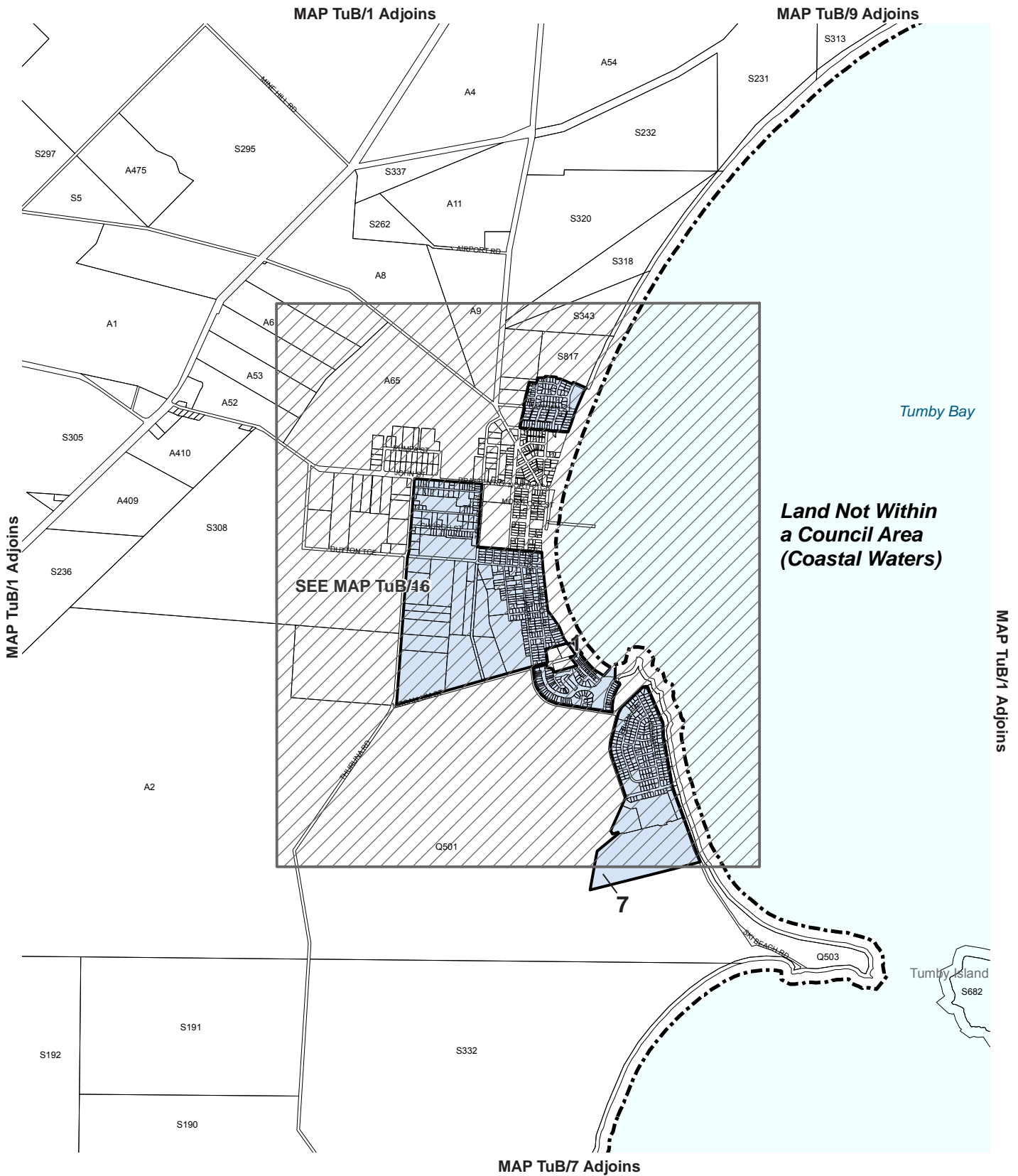
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

**Zones**

- AF** Airfield
- BH** Bulk Handling
- CstCon** Coastal Conservation
- CstOS** Coastal Open Space
- DU** Deferred Urban
- PrPro** Primary Production
- Rec** Recreation
- R** Residential
- Zone Boundary**
- Development Plan Boundary**



# Zone Map TuB/8

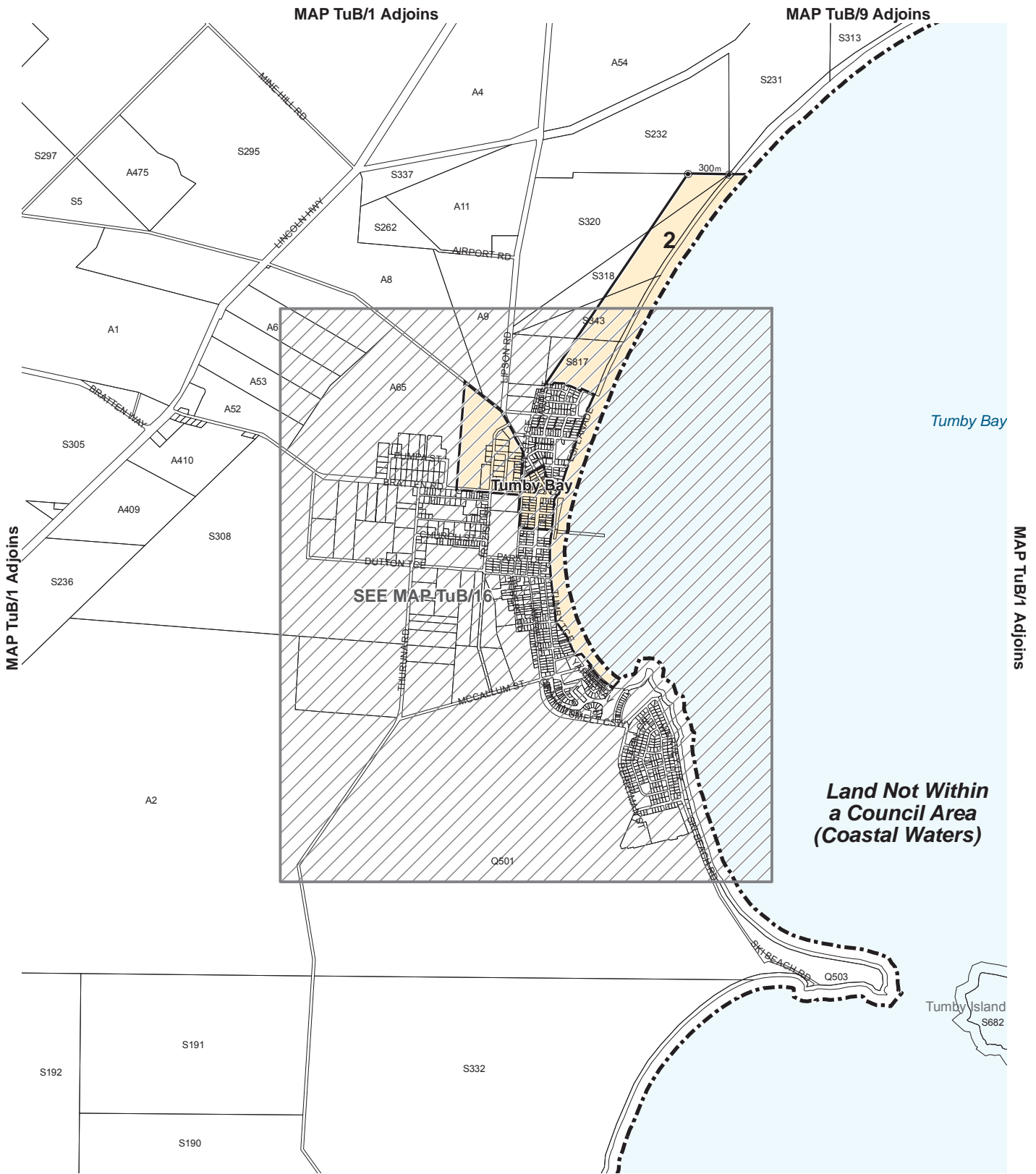


See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
 7 Island

- Policy Area Boundary
- Development Plan Boundary

# Policy Area Map TuB/8



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

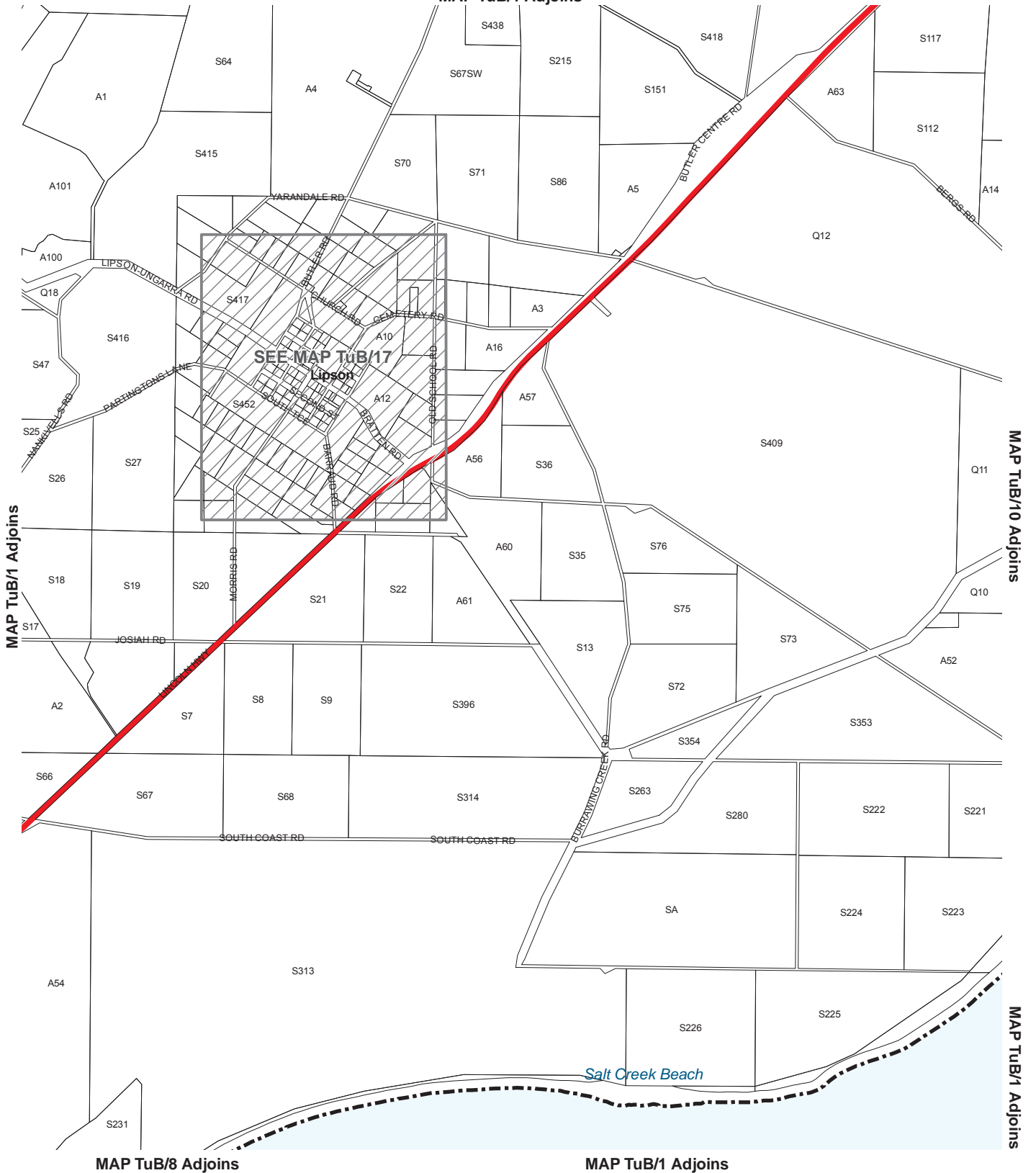
**Precinct**  
 2 Tumby Bay Open Space

- Precinct Boundary
- Development Plan Boundary

# Precinct Map TuB/8



MAP TuB/1 Adjoins

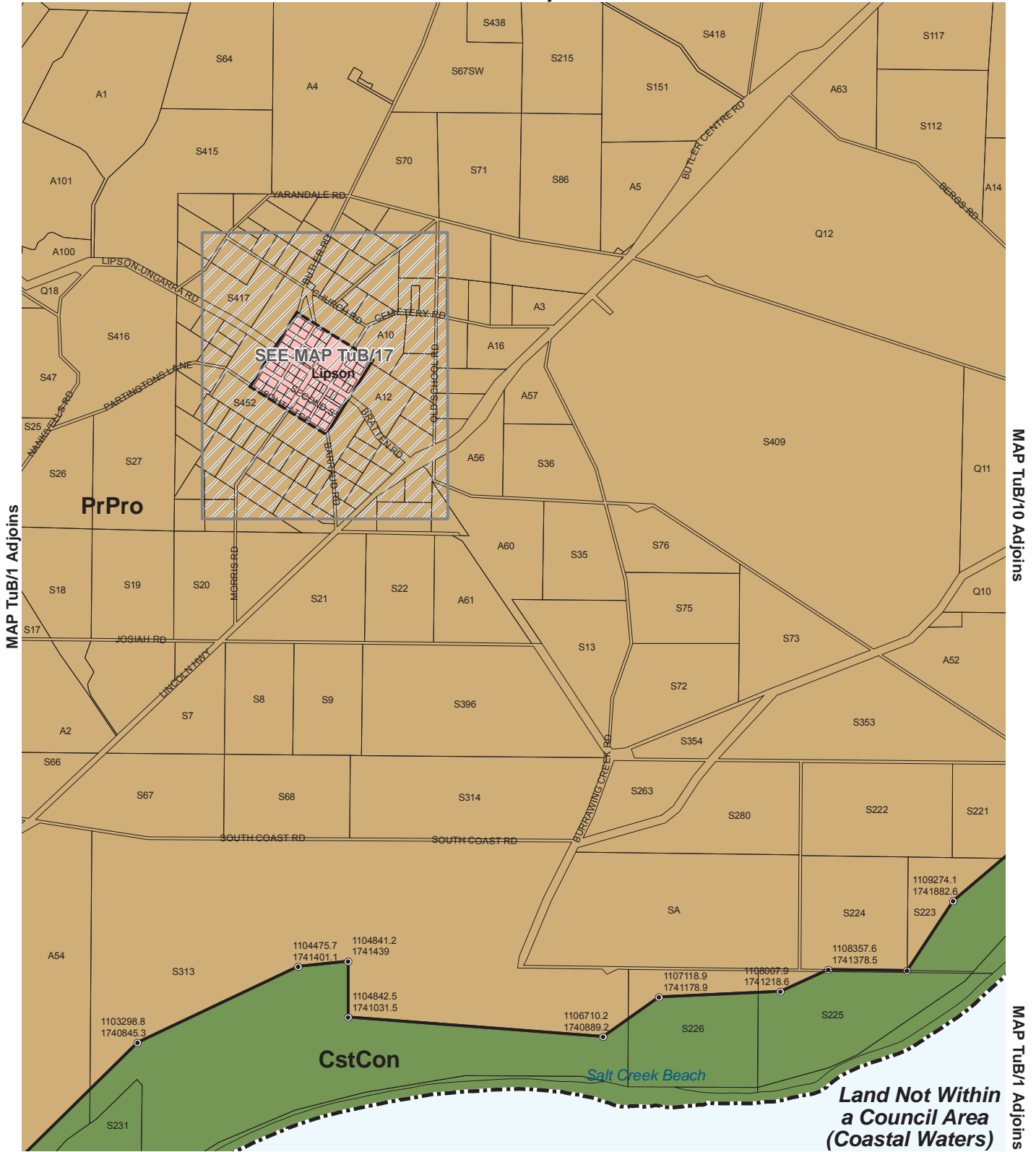


# Overlay Map TuB/9 TRANSPORT

TUMBY BAY COUNCIL  
Consolidated - 6 March 2018

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

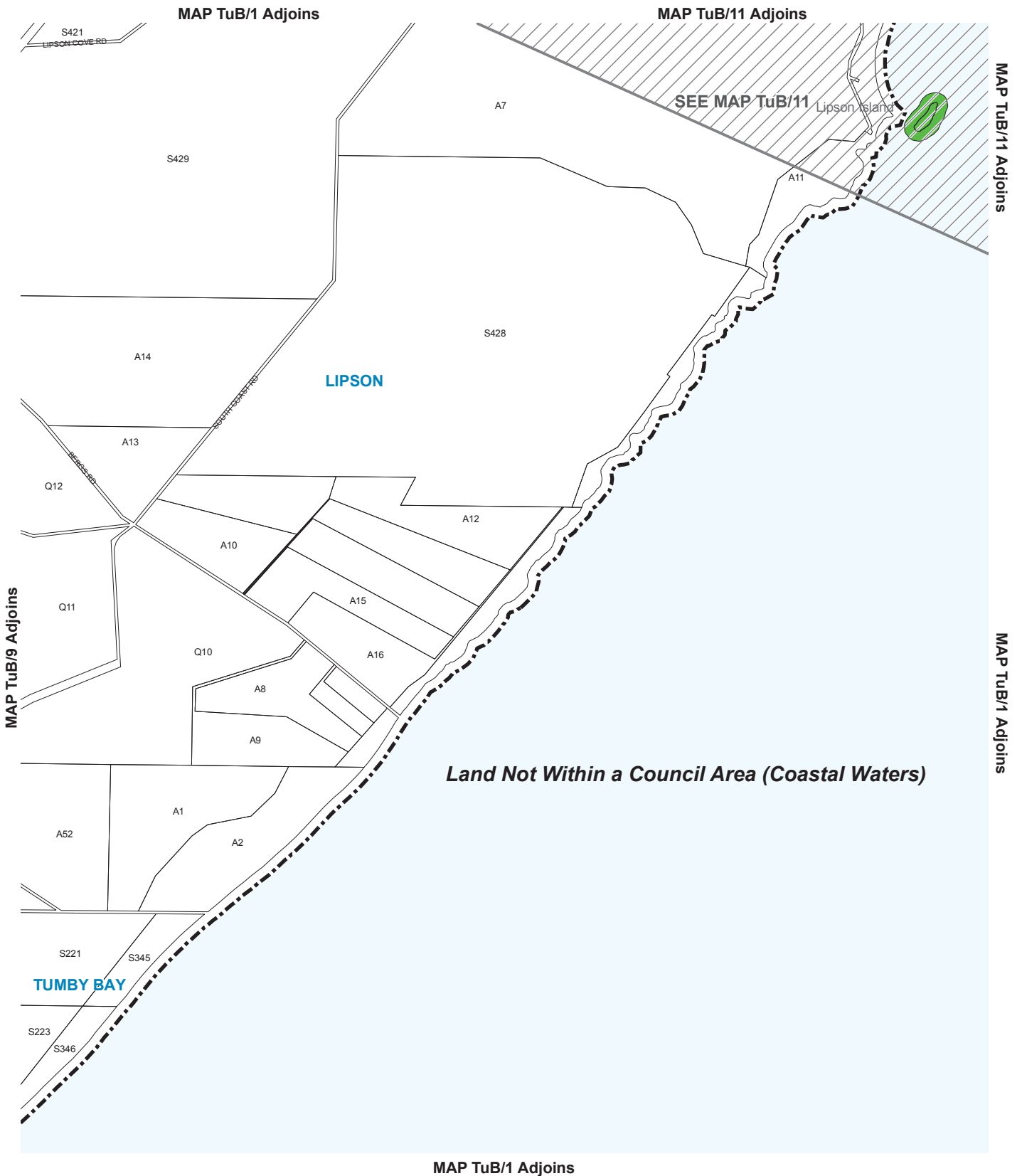
MAP TuB/1 Adjoins



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

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

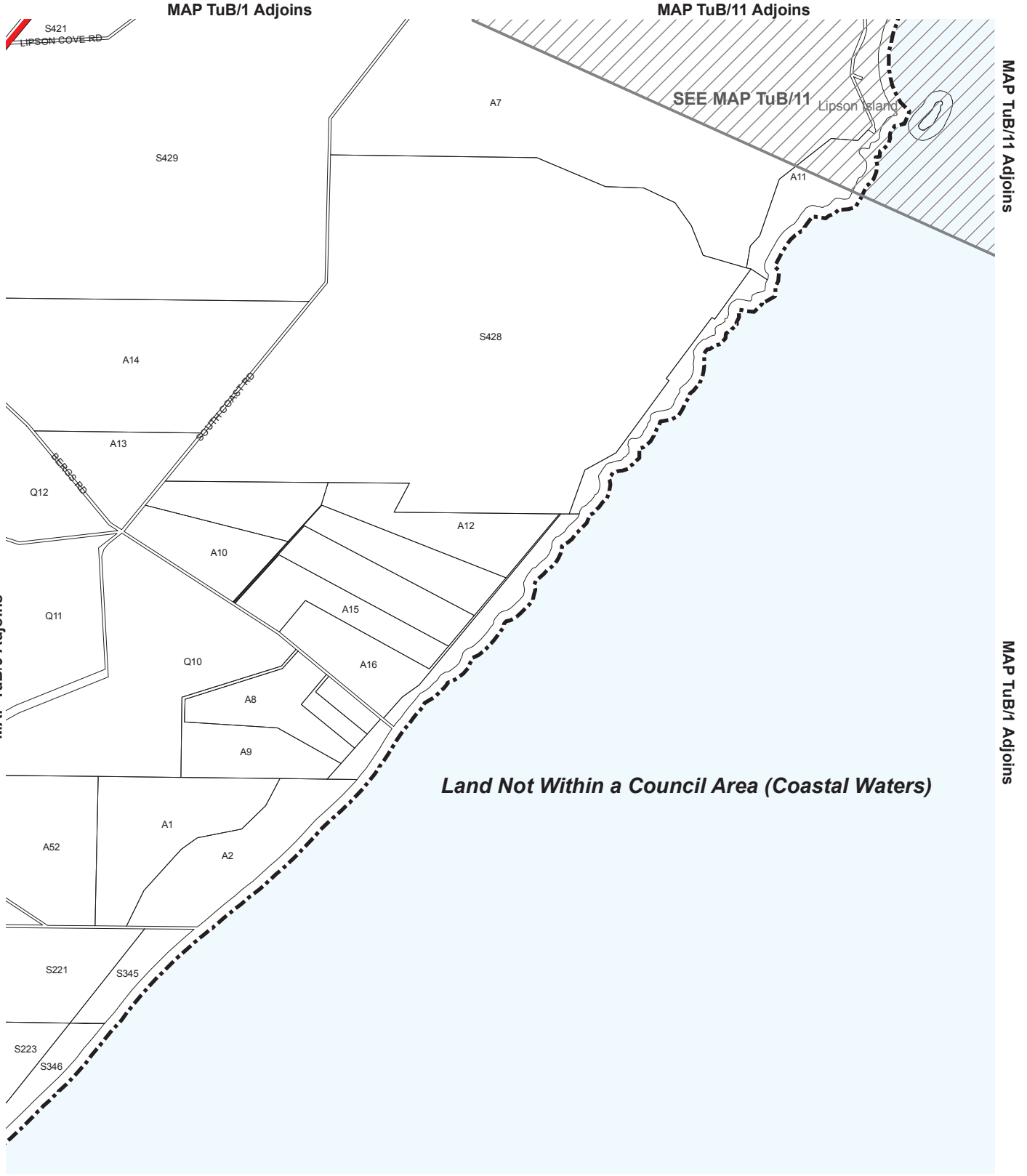
# Zone Map TuB/9



# Location Map TuB/10

- Conservation Park
- Development Plan Boundary





MAP TuB/1 Adjoins



# Overlay Map TuB/10

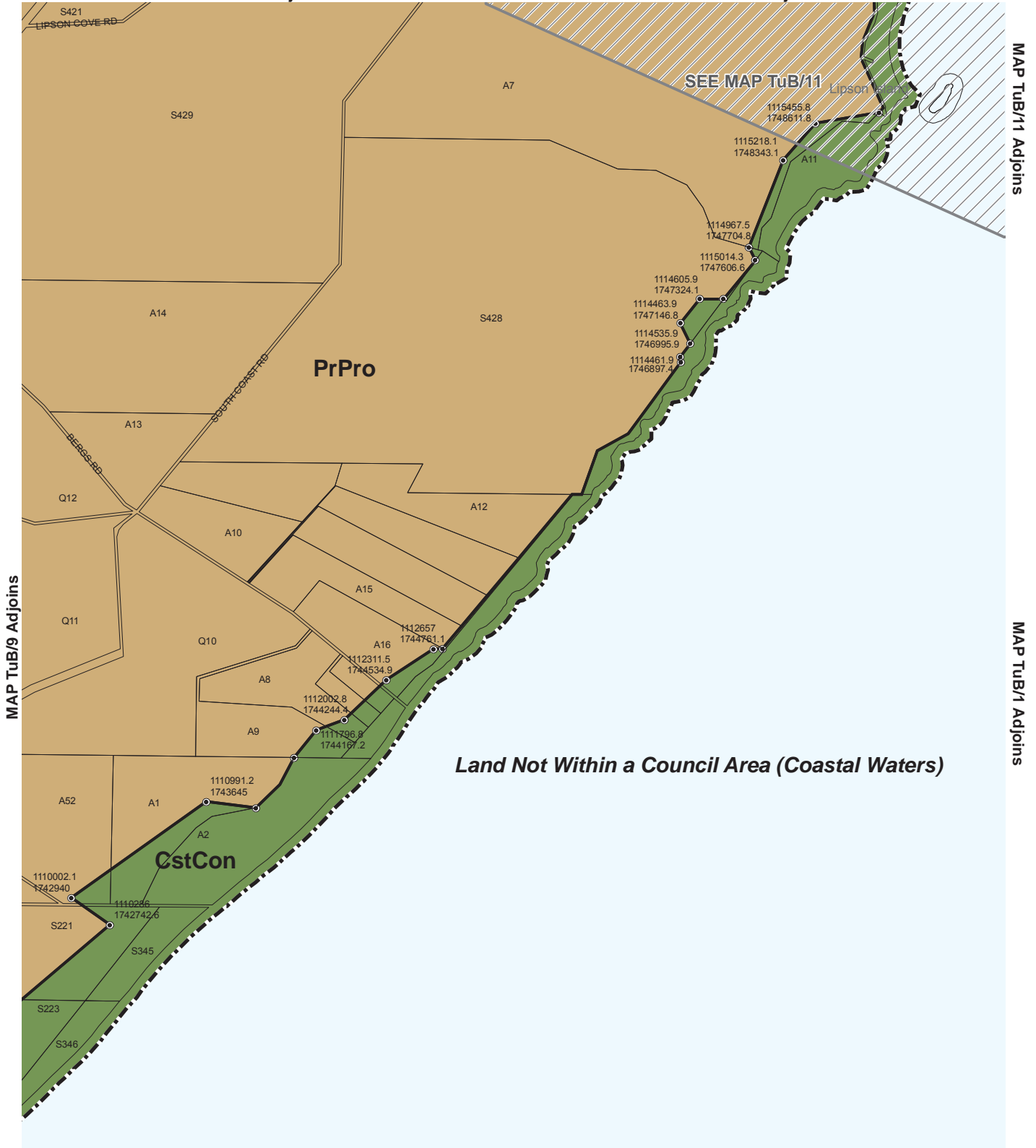
## TRANSPORT

- Primary Arterial Roads
- Development Plan Boundary



MAP TuB/1 Adjoins

MAP TuB/11 Adjoins



MAP TuB/1 Adjoins

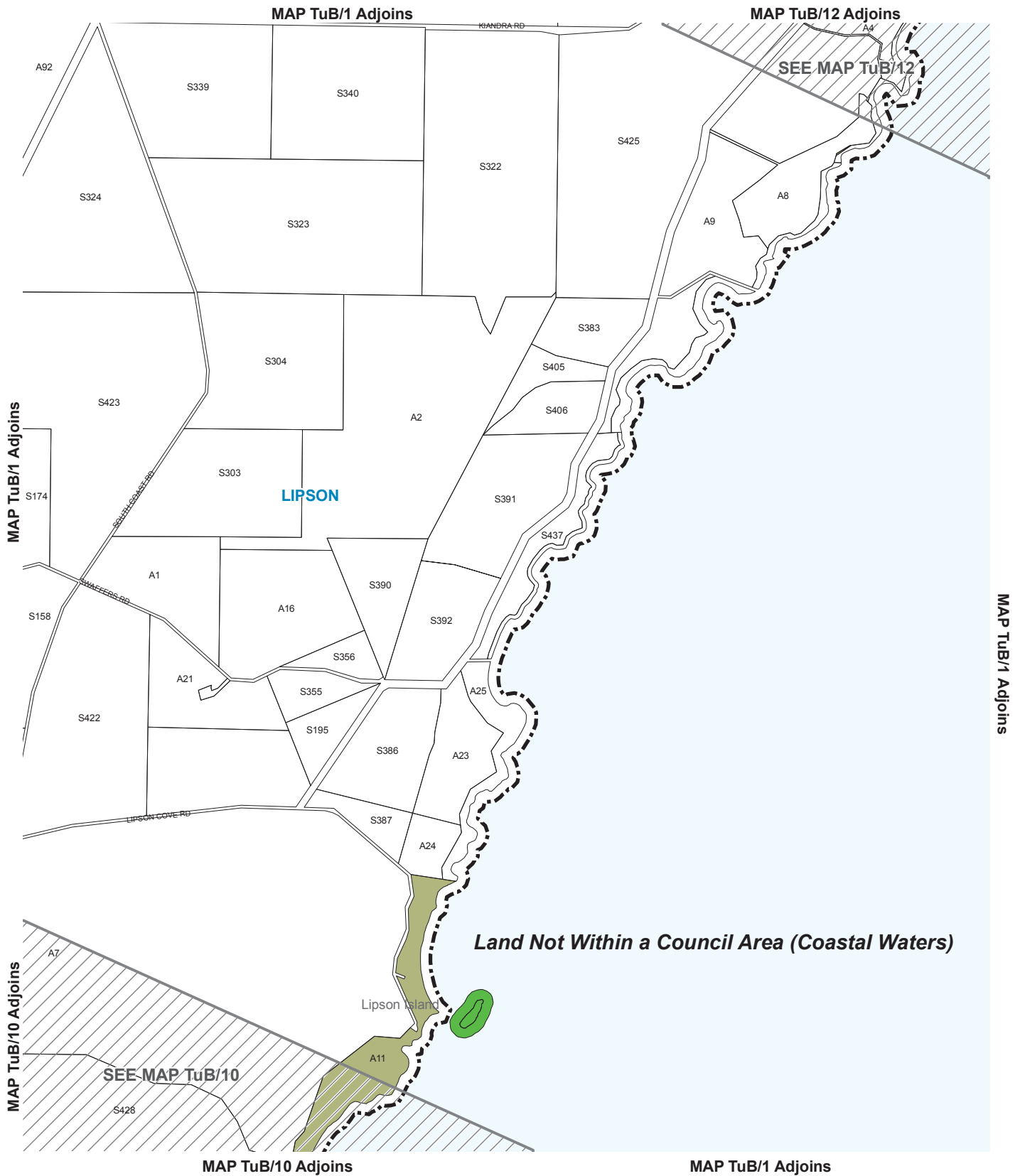
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



**Zones**

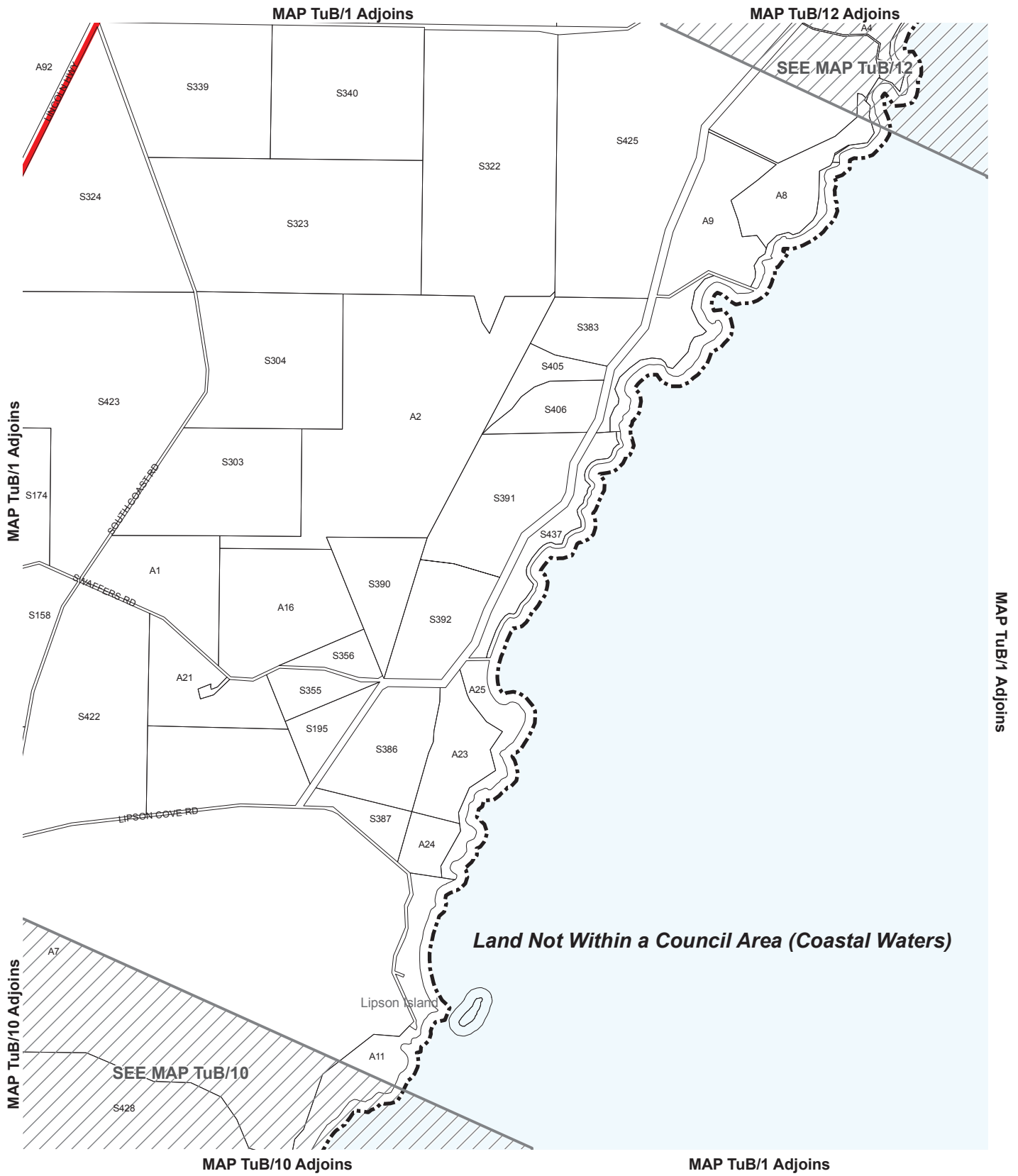
- CstCon Coastal Conservation
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

# Zone Map TuB/10



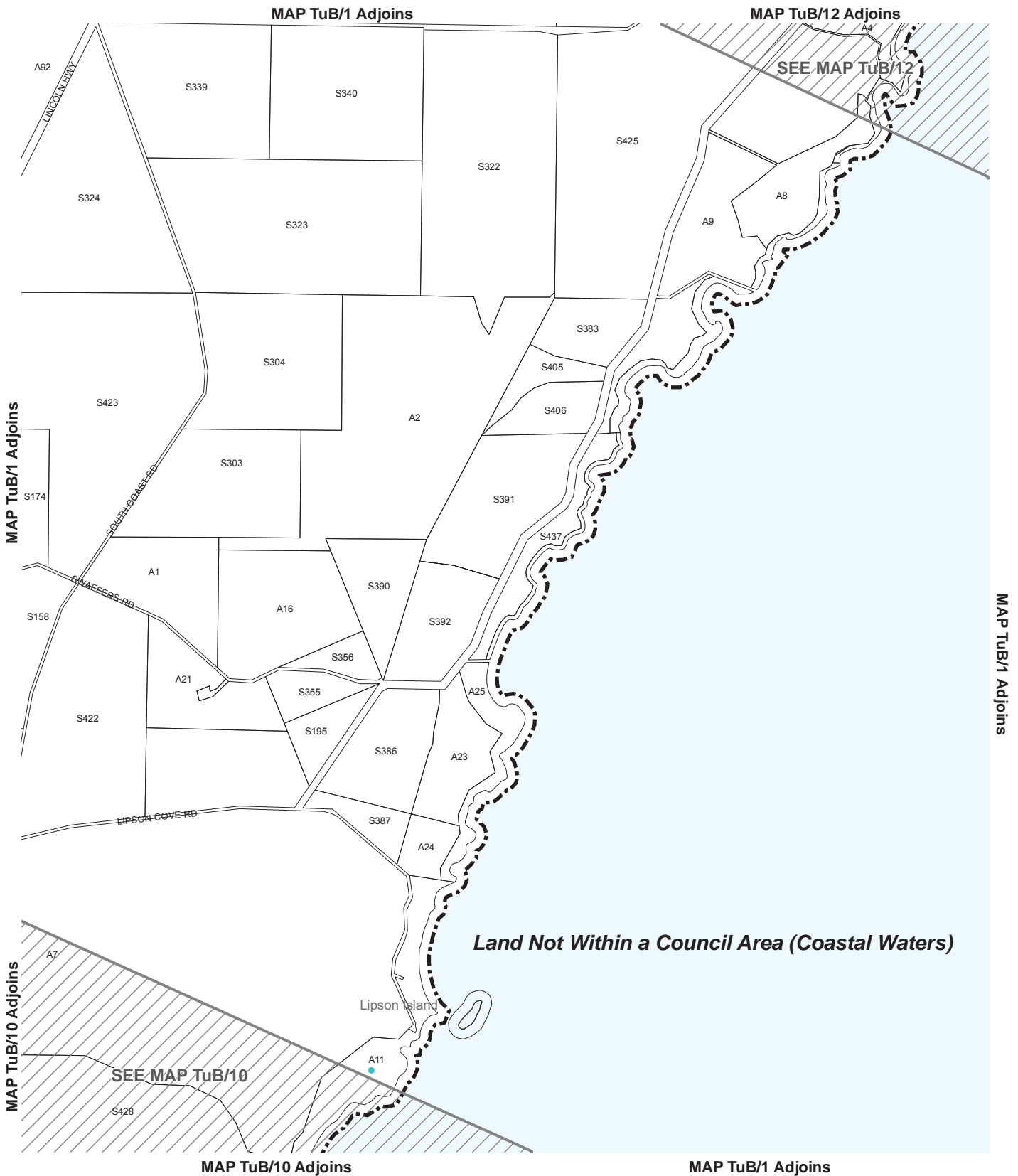
# Location Map TuB/11

- Local Reserves
- Conservation Park
- Development Plan Boundary



# Overlay Map TuB/11 TRANSPORT

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

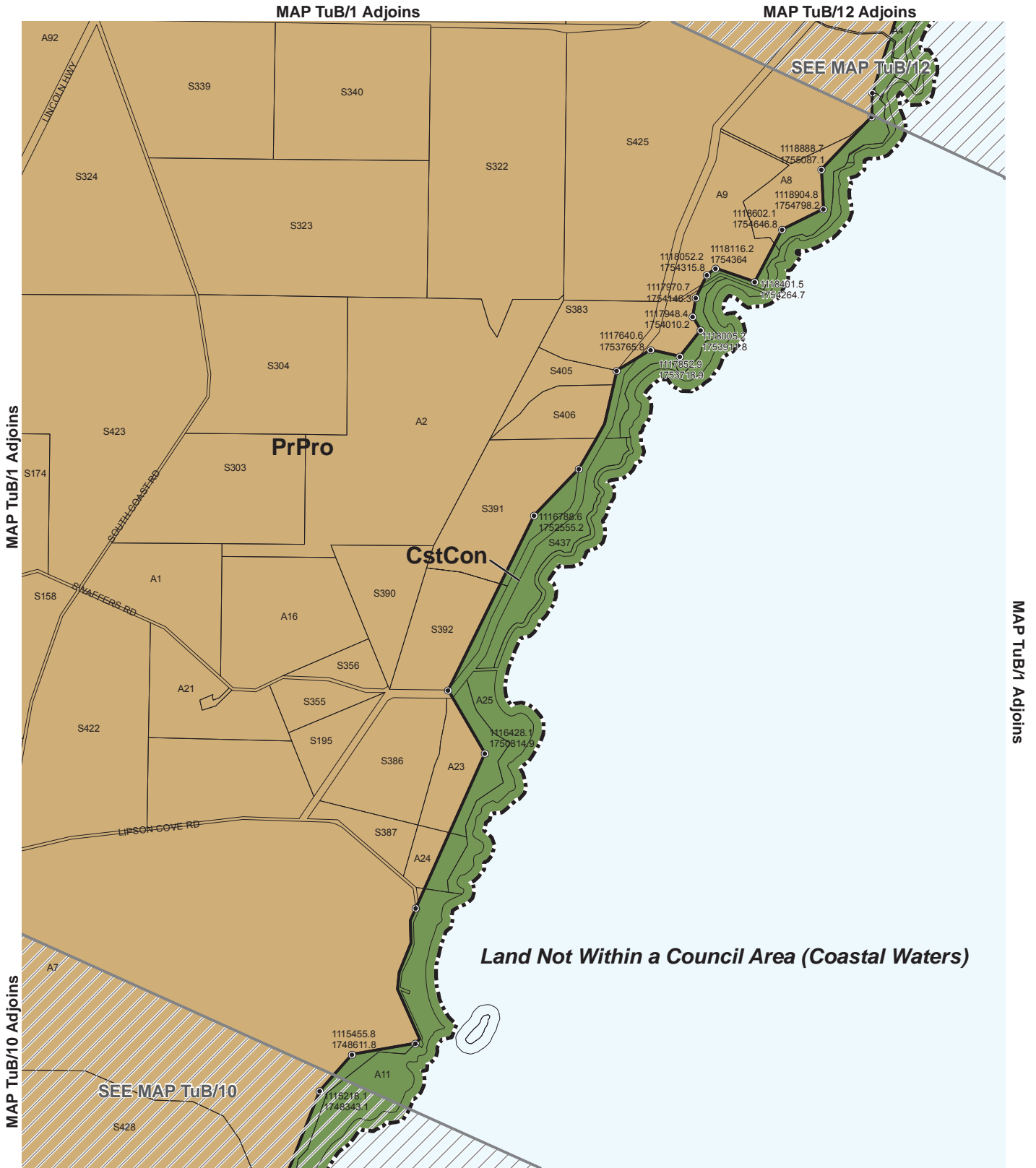


Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map TuB/11 HERITAGE

- Local heritage place
- Development Plan Boundary

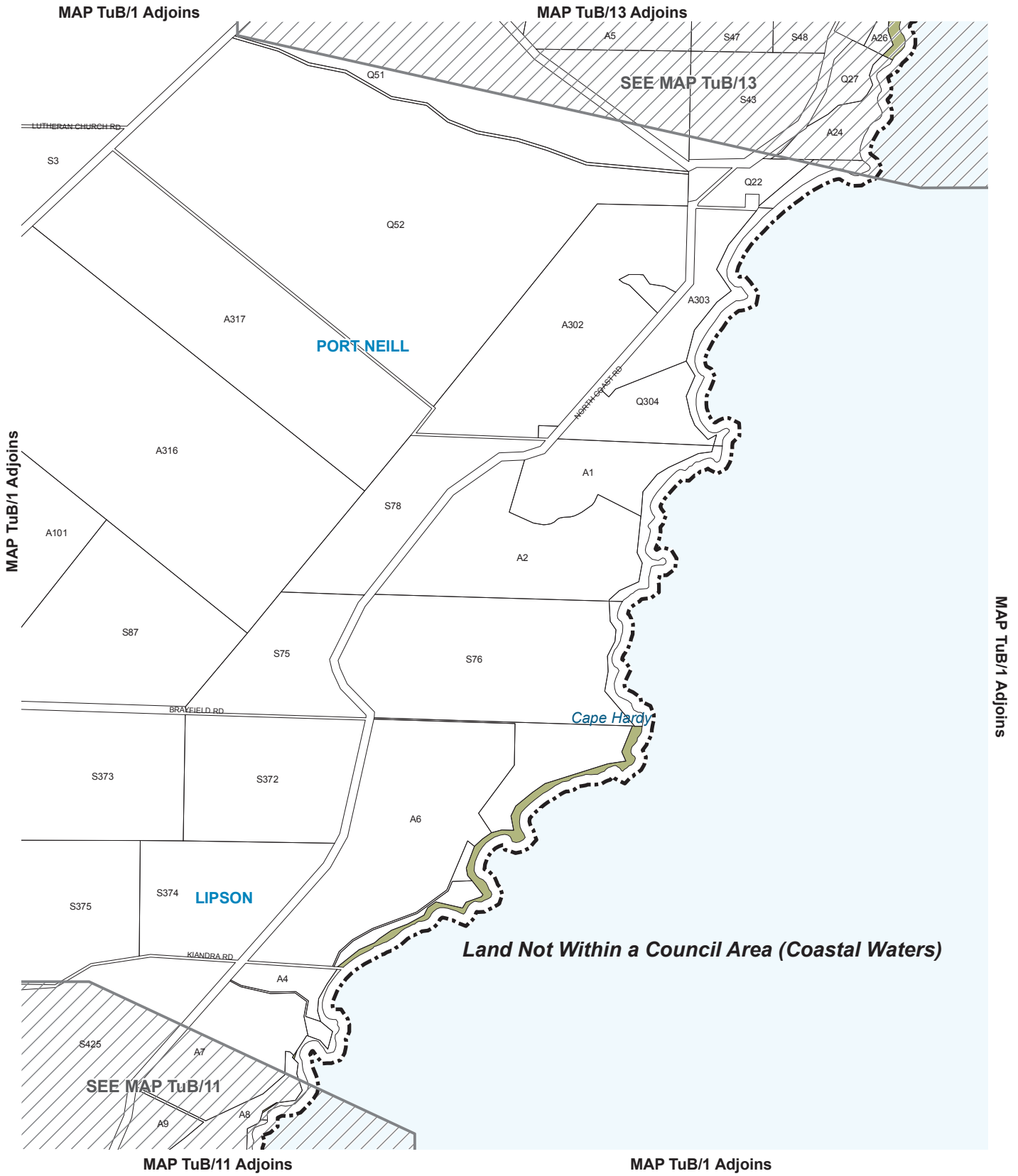


See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94



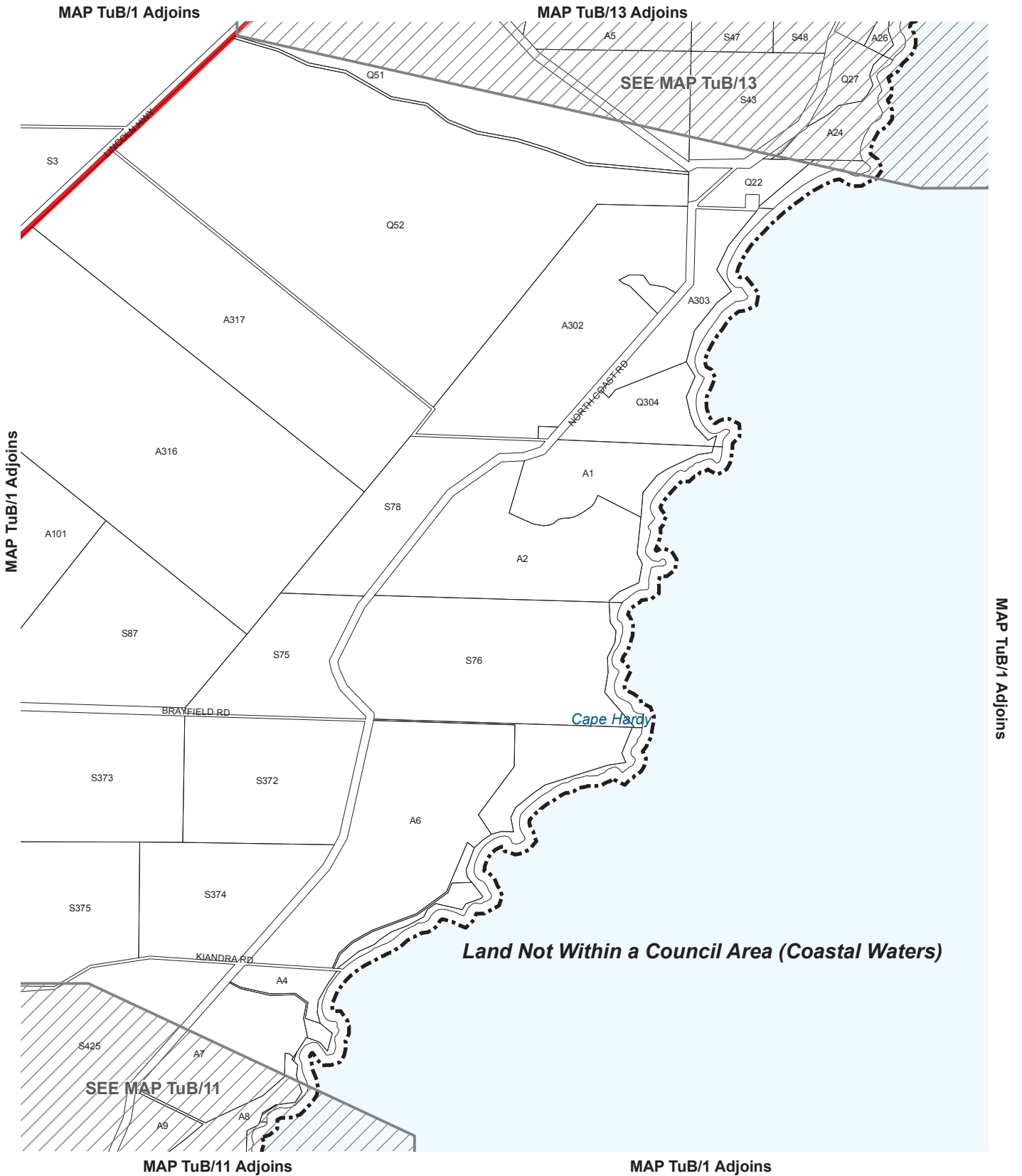
- Zones**
- CstCon Coastal Conservation
  - PrPro Primary Production
  - Zone Boundary
  - Development Plan Boundary

# Zone Map TuB/11



# Location Map TuB/12

- Local Reserves
- Development Plan Boundary



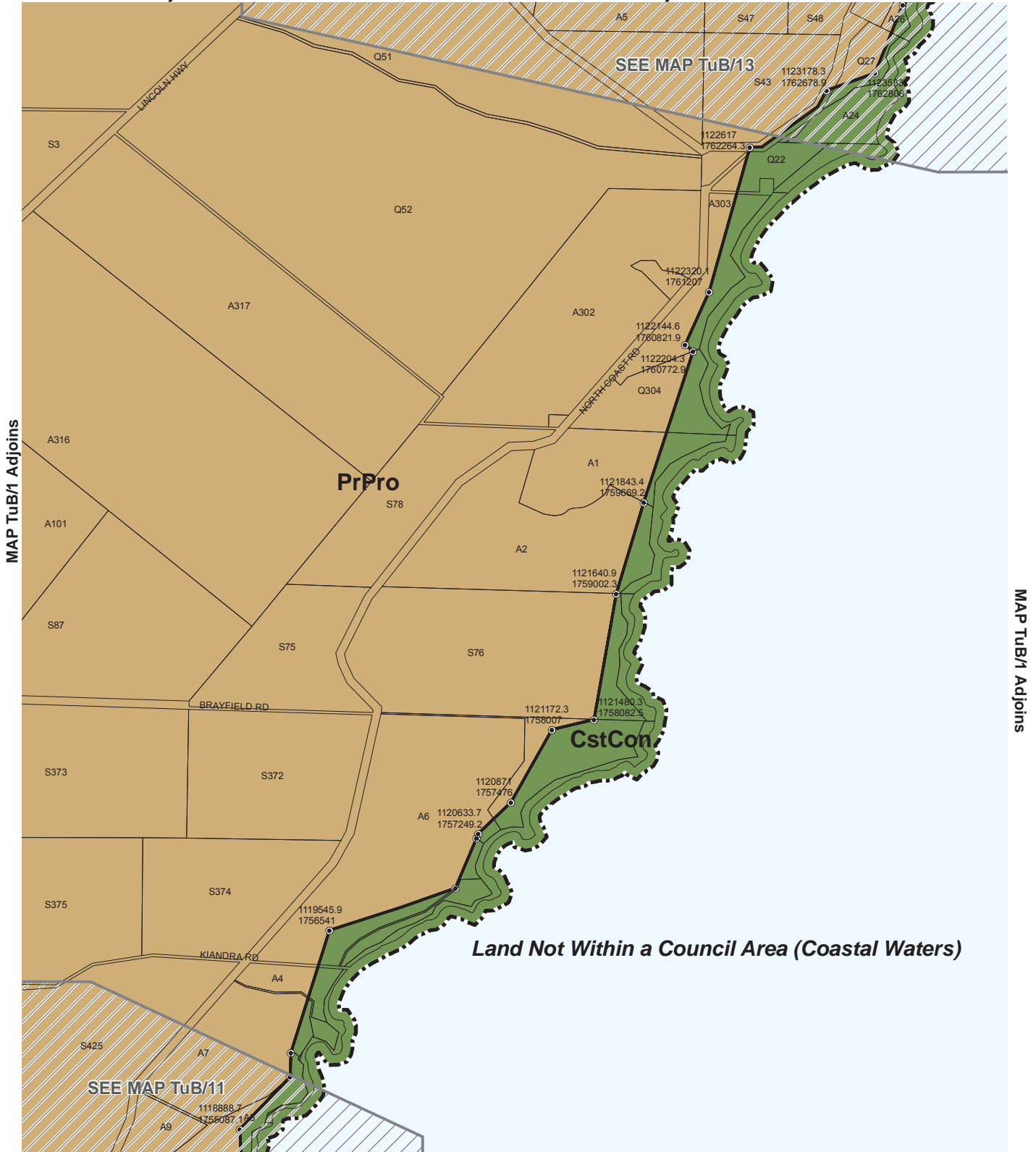
# Overlay Map TuB/12 TRANSPORT

TUMBY BAY COUNCIL  
Consolidated - 6 March 2018

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

MAP TuB/1 Adjoins

MAP TuB/13 Adjoins



MAP TuB/1 Adjoins

MAP TuB/1 Adjoins

MAP TuB/11 Adjoins

MAP TuB/1 Adjoins

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

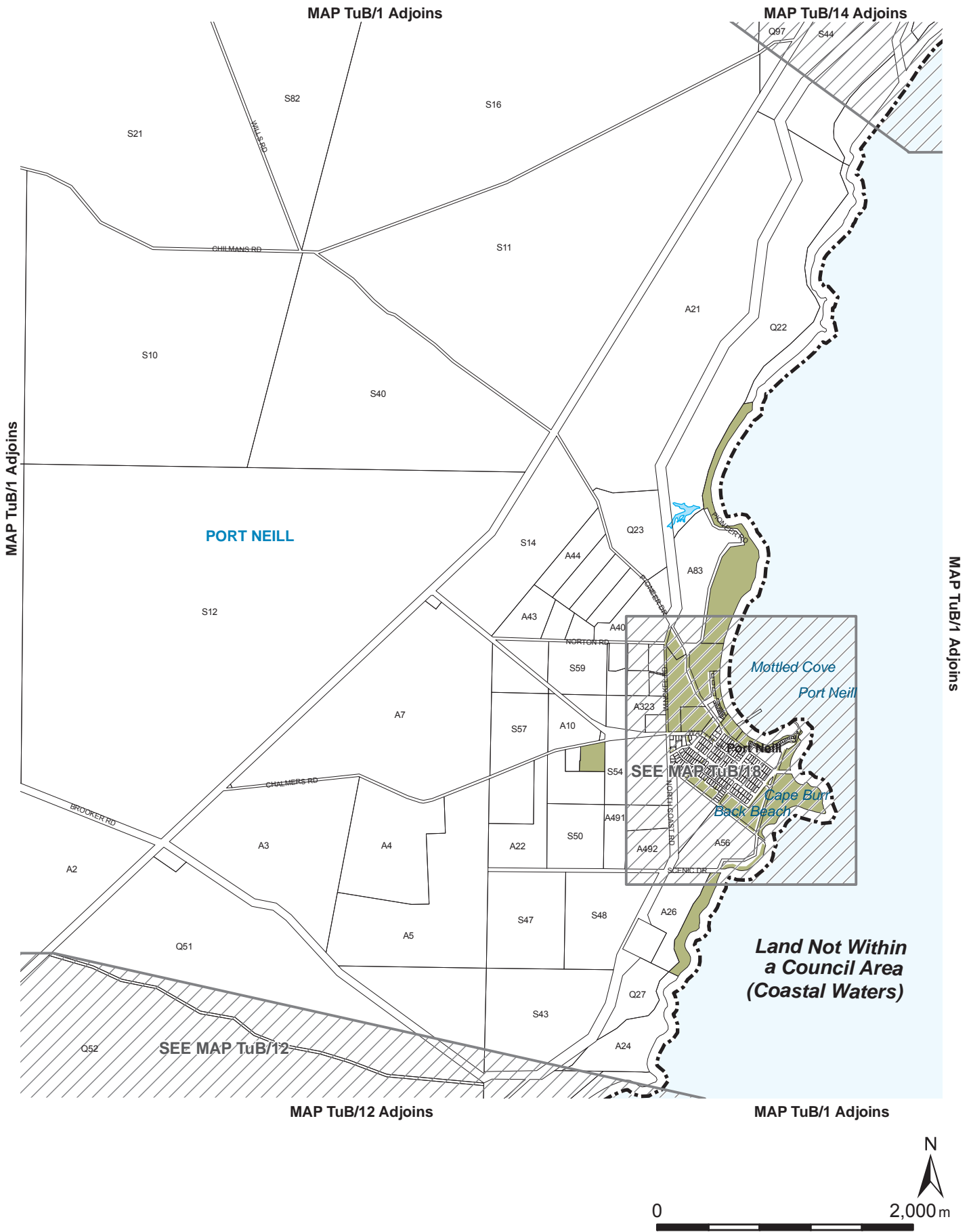


Zones

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

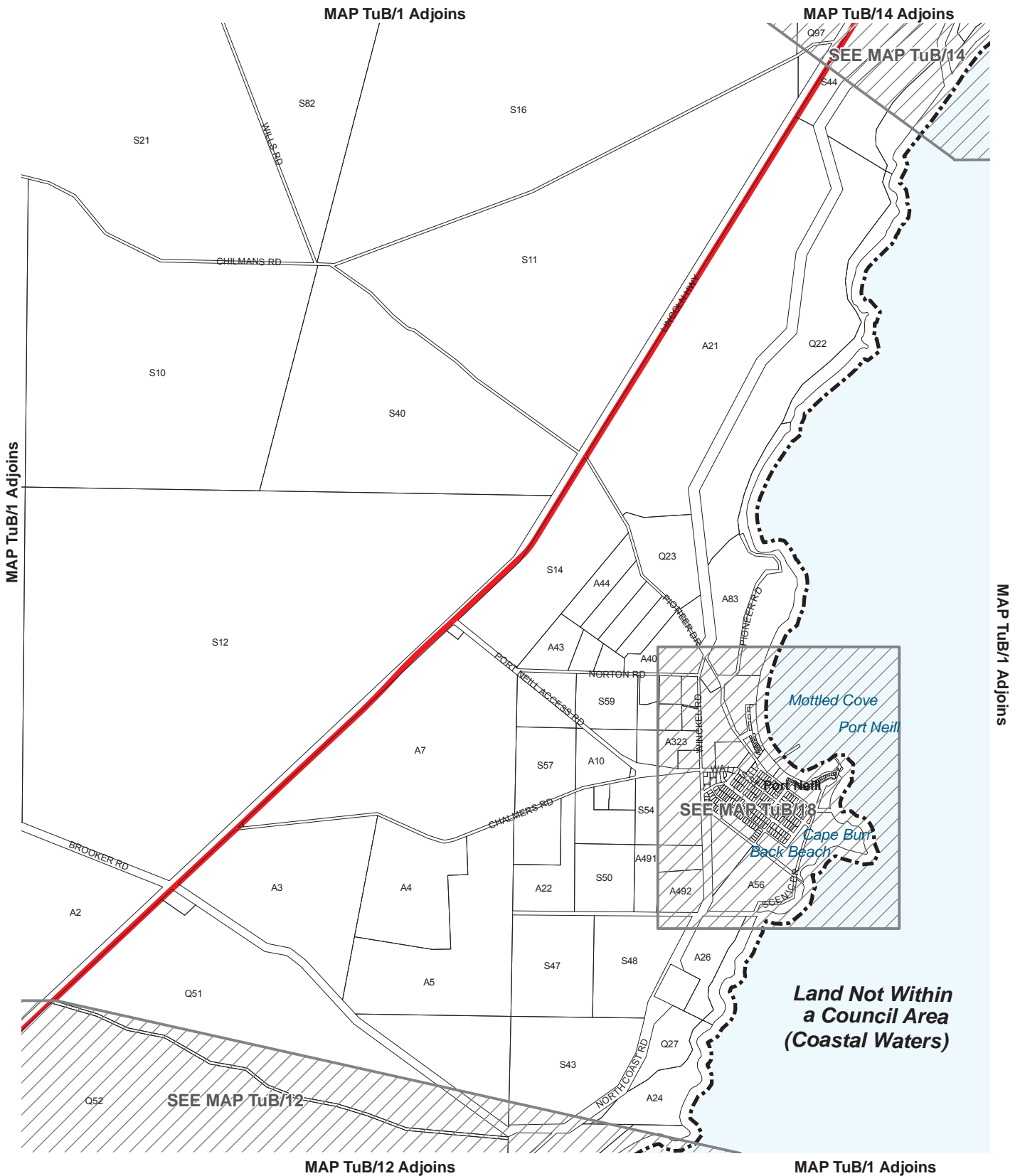
# Zone Map TuB/12





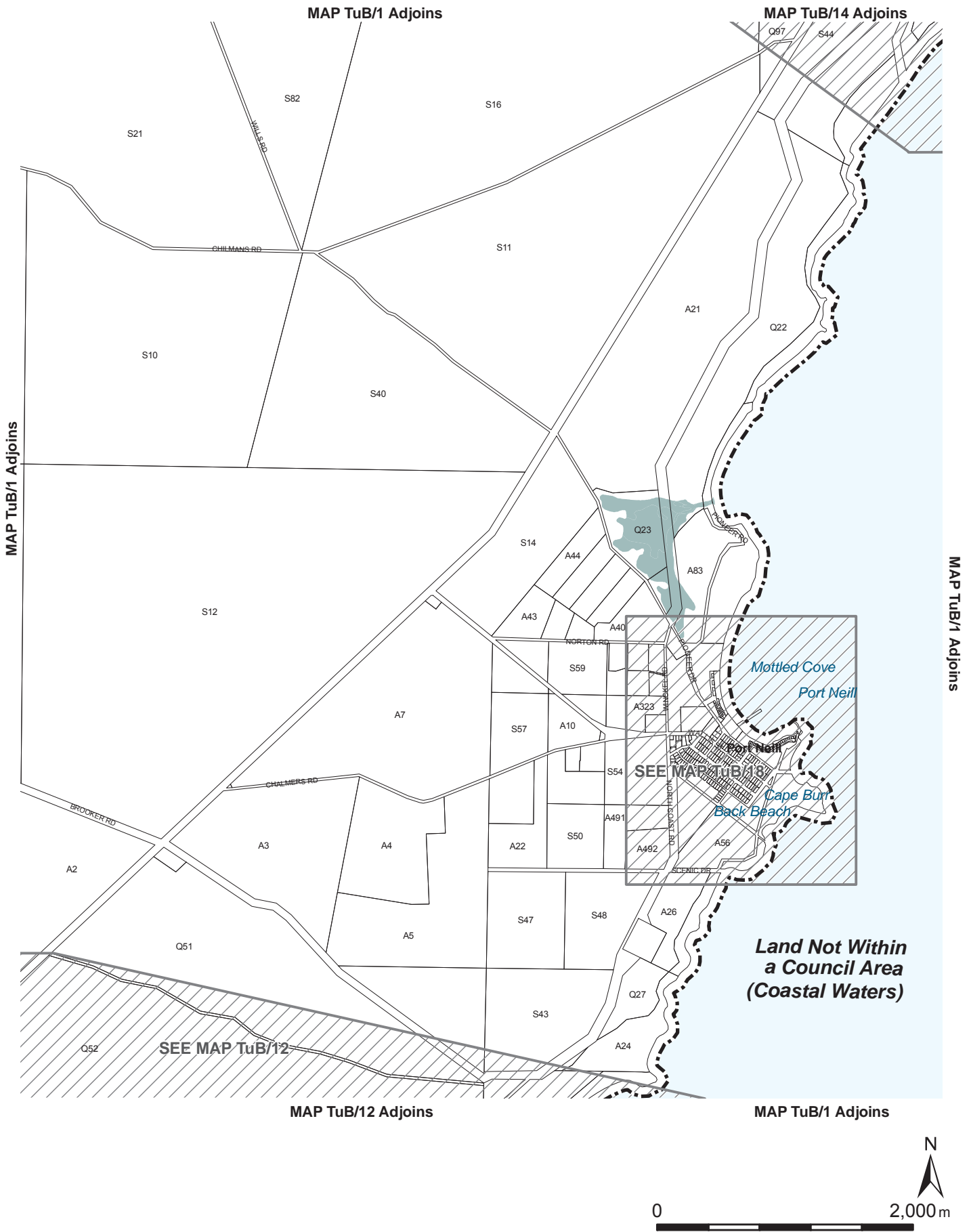
- Local Reserves
- Development Plan Boundary

# Location Map TuB/13



# Overlay Map TuB/13 TRANSPORT

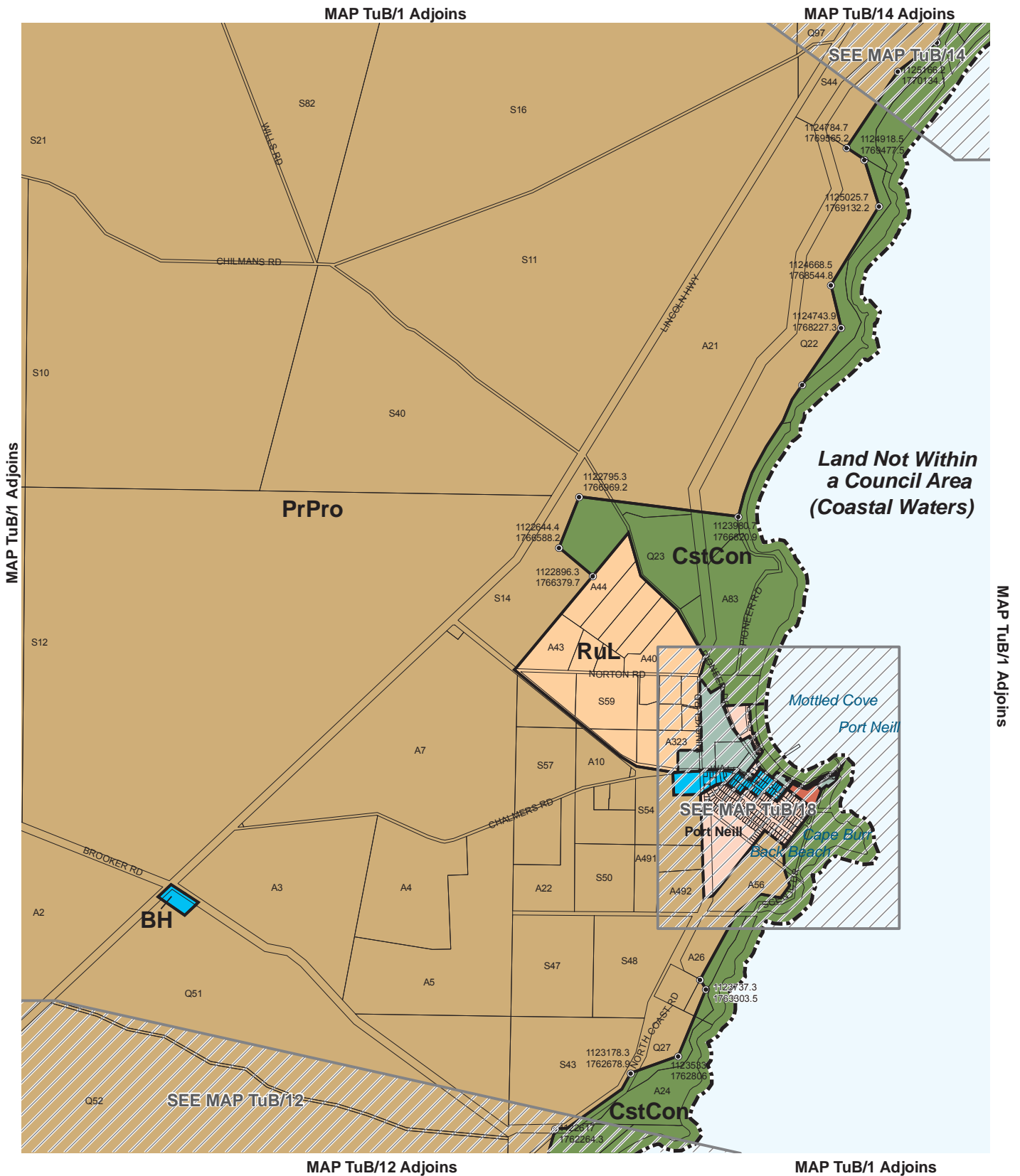
- Primary Arterial Roads
- - - - - Development Plan Boundary



# Overlay Map TuB/13

## DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

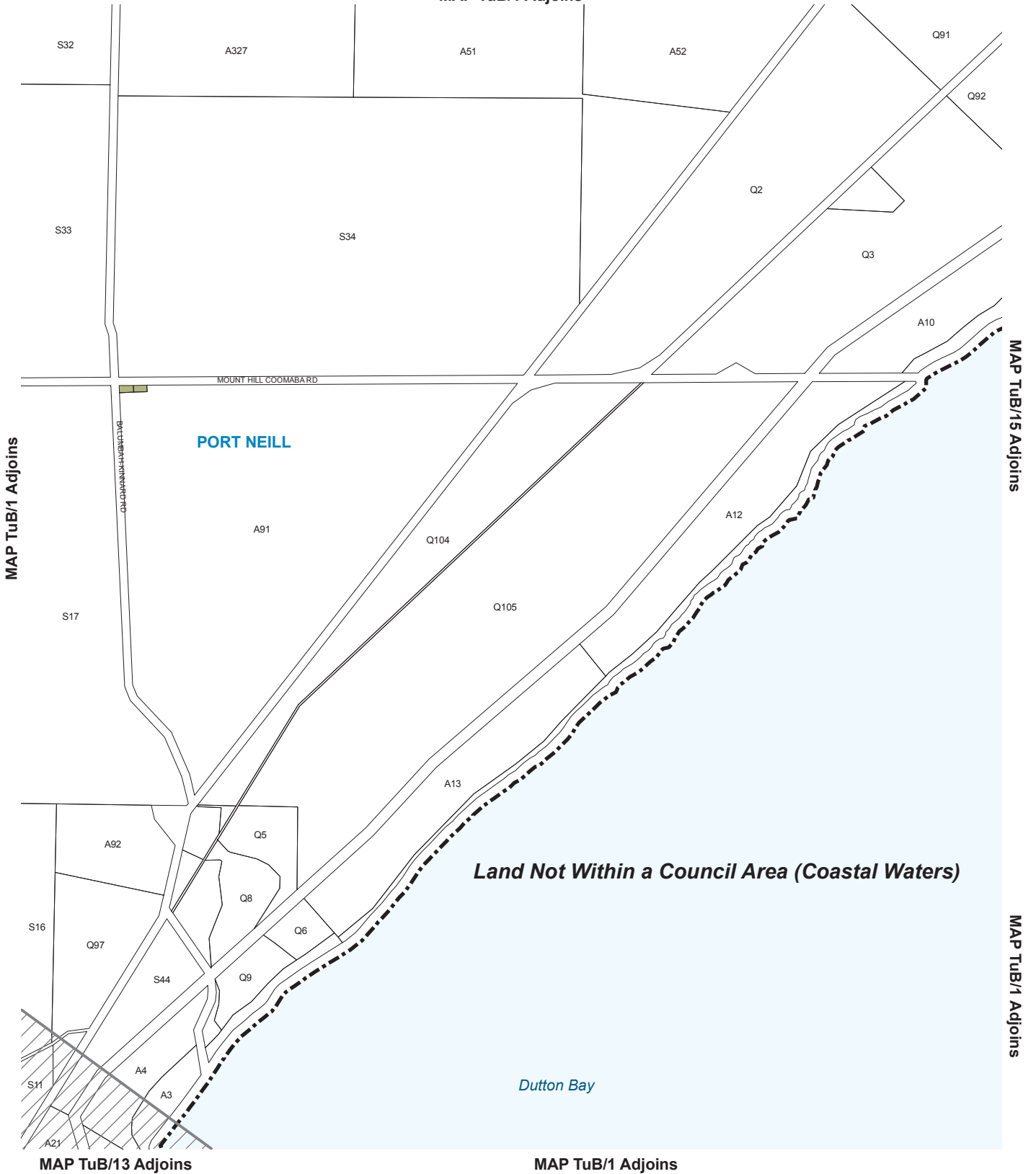


See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

- Zones**
- Bulk Handling
  - Coastal Conservation
  - Primary Production
  - Rural Living
  - Zone Boundary
  - Development Plan Boundary



# Zone Map TuB/13

MAP TuB/1 Adjoins

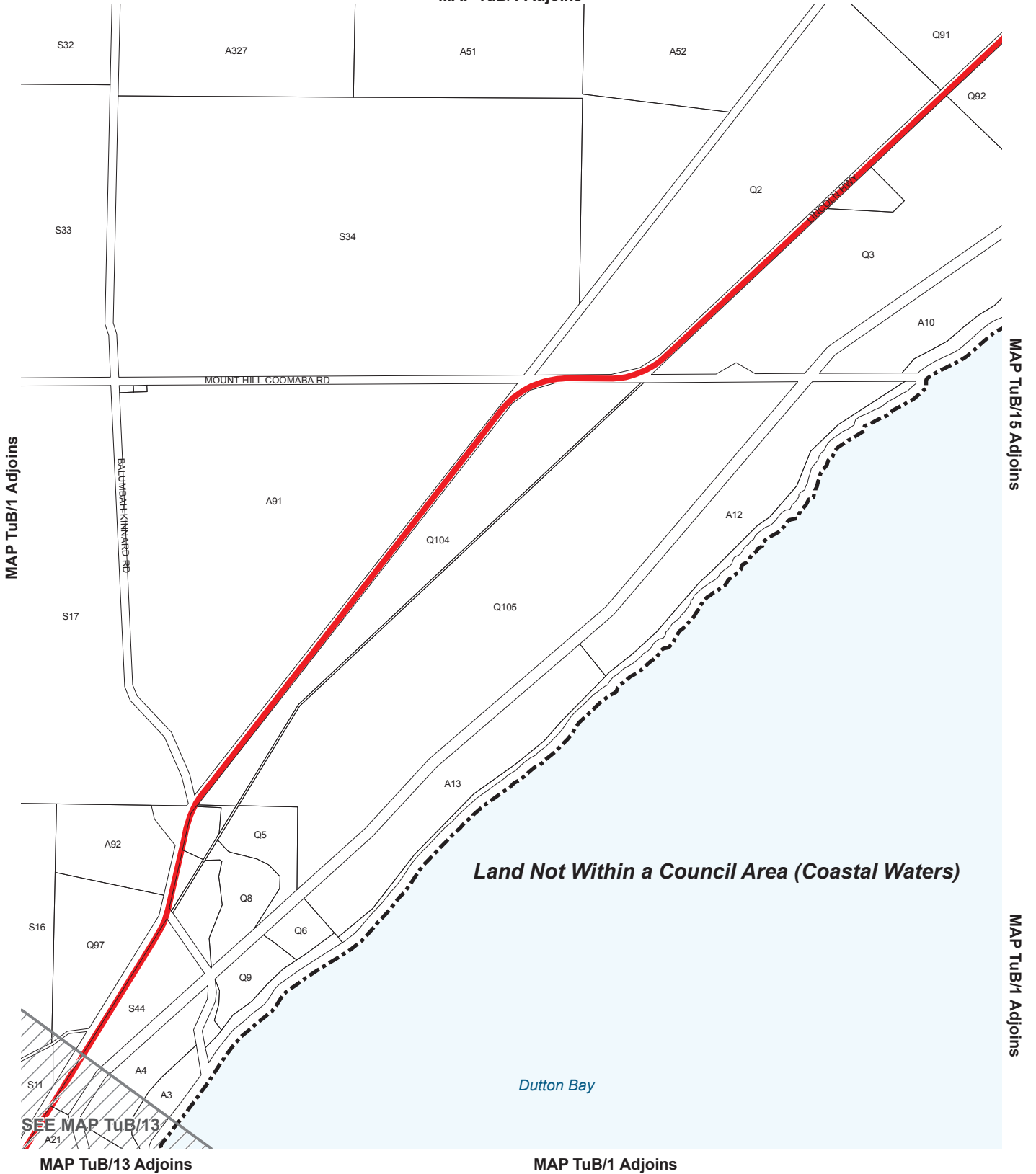


Land Not Within a Council Area (Coastal Waters)

# Location Map TuB/14

-  Local Reserves
-  Development Plan Boundary

MAP TuB/1 Adjoins



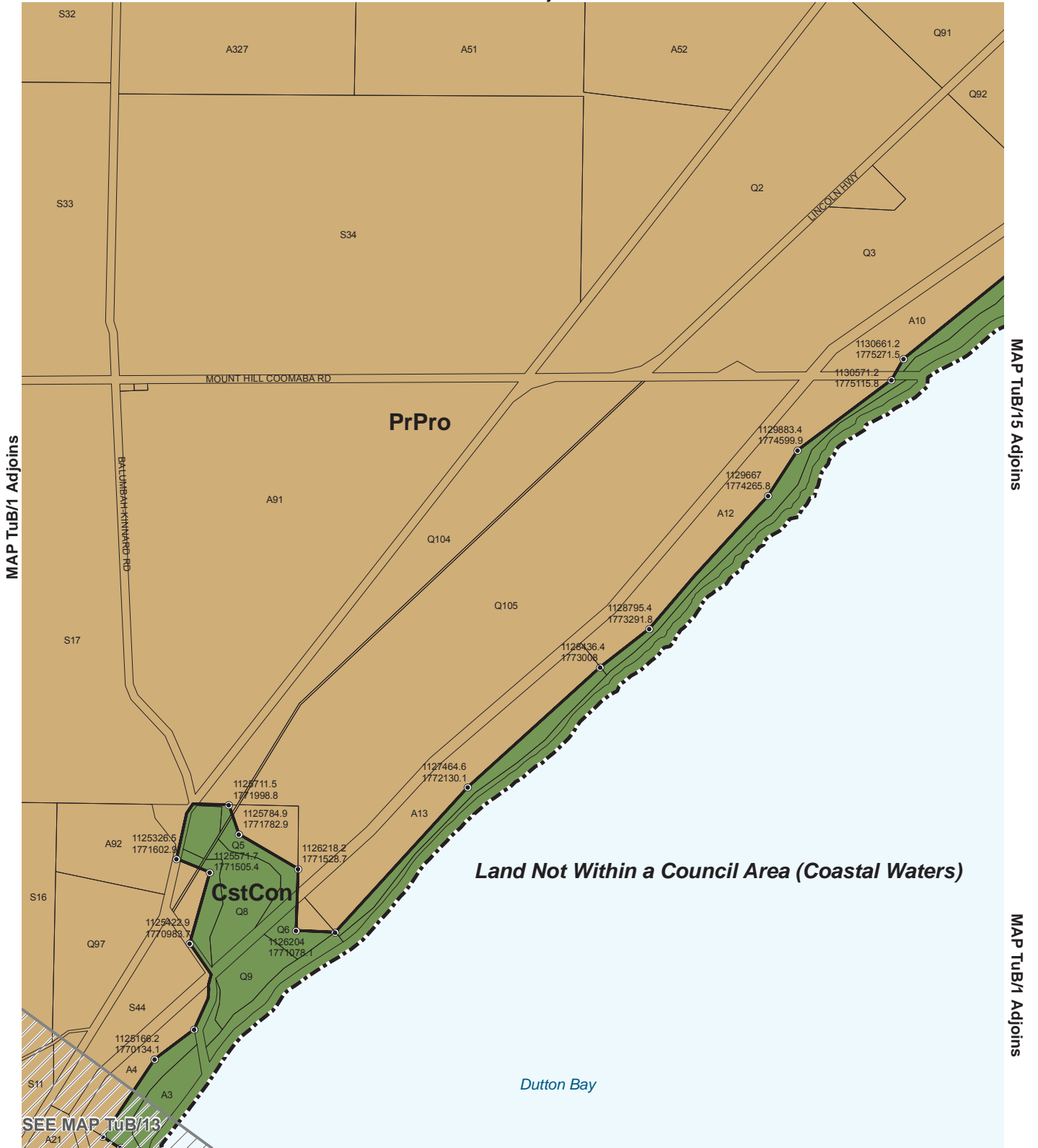
SEE MAP TuB/13

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

# Overlay Map TuB/14 TRANSPORT

TUMBY BAY COUNCIL  
Consolidated - 6 March 2018

MAP TuB/1 Adjoins



MAP TuB/13 Adjoins  
 See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

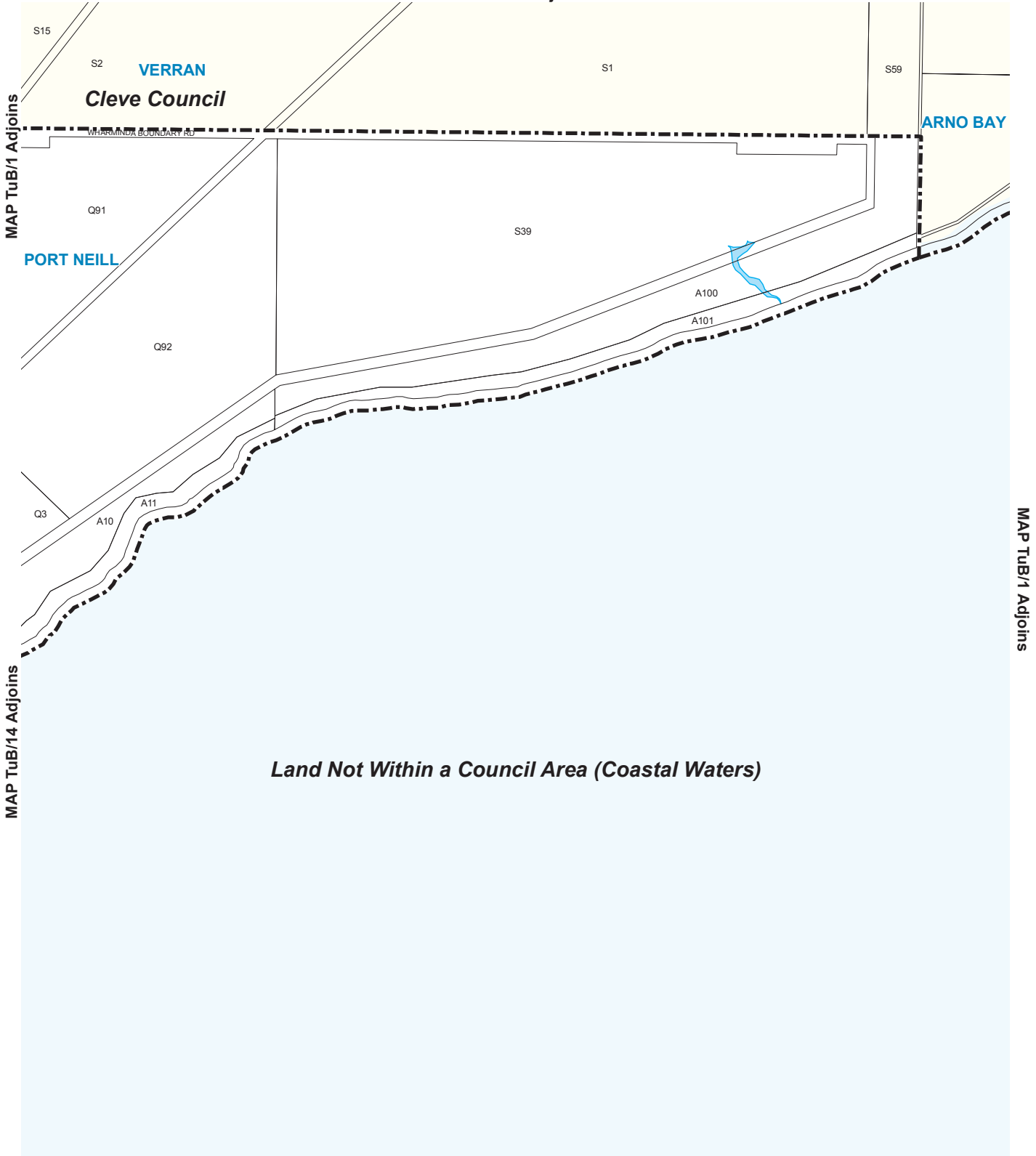
MAP TuB/1 Adjoins



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

# Zone Map TuB/14

MAP TuB/1 Adjoins



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

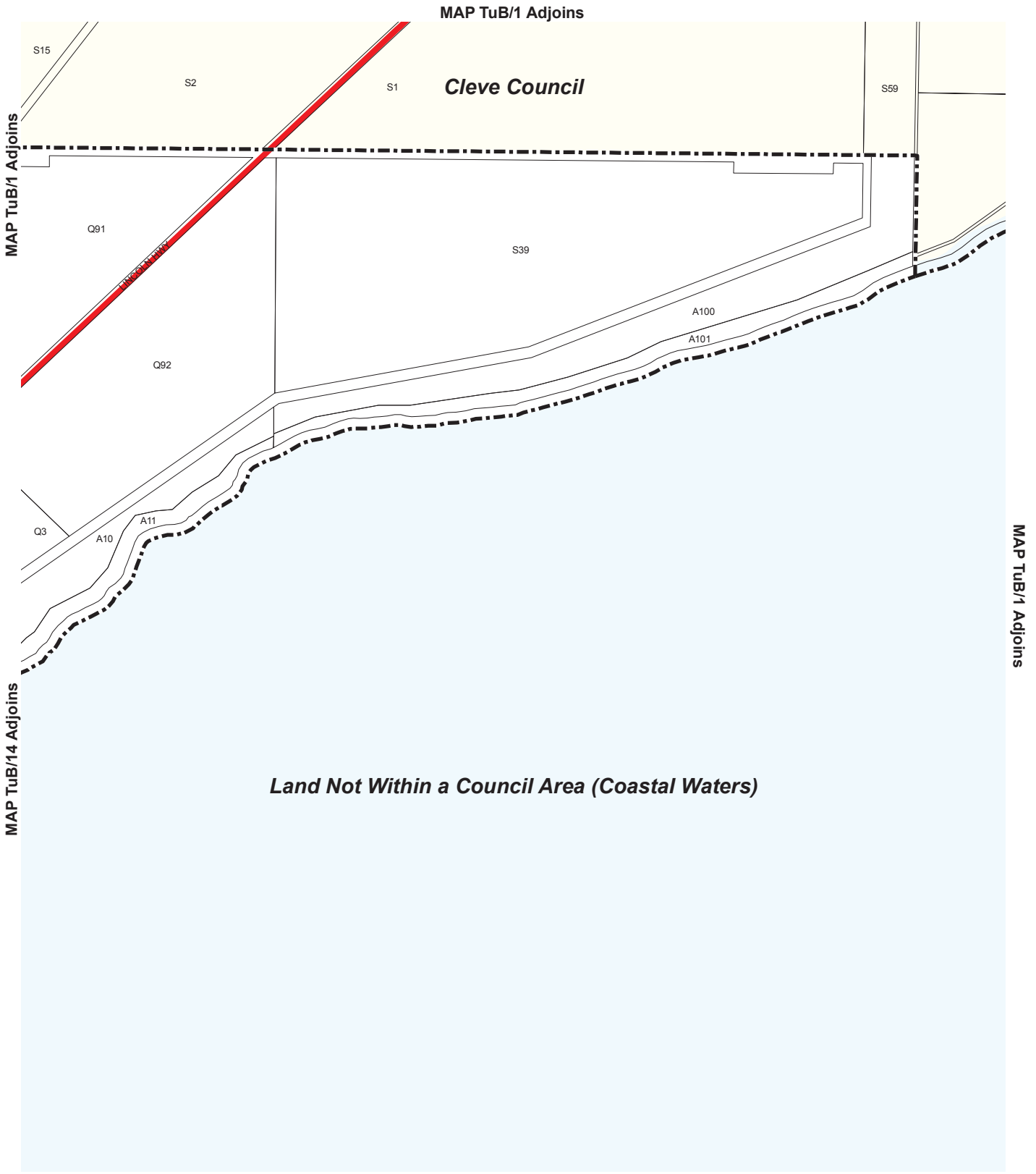
MAP TuB/1 Adjoins



# Location Map TuB/15

----- Development Plan Boundary





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



# Overlay Map TuB/15 TRANSPORT

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

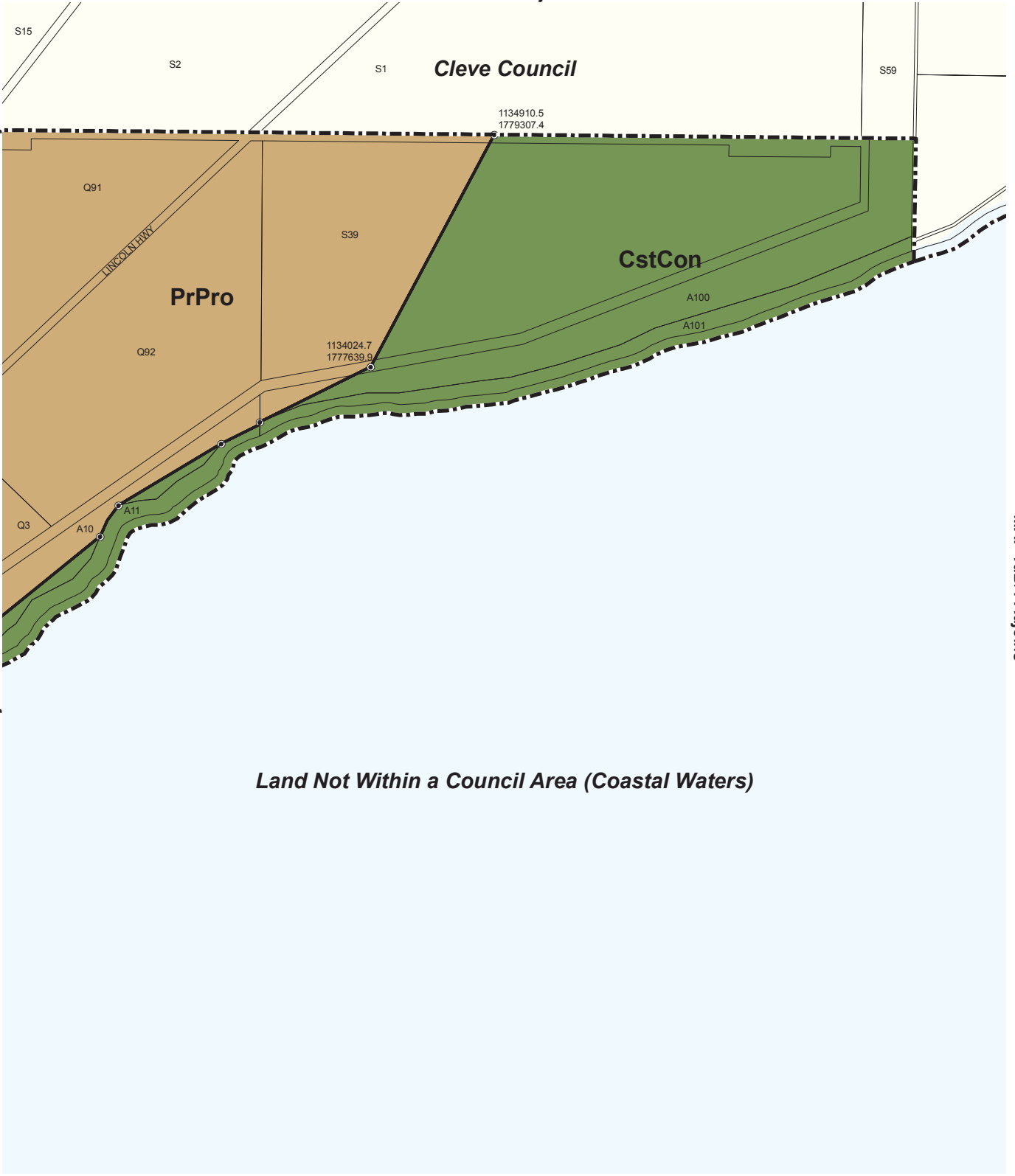
MAP TuB/1 Adjoins

**Cleve Council**

MAP TuB/1 Adjoins

MAP TuB/14 Adjoins

MAP TuB/1 Adjoins



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

MAP TuB/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



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

# Zone Map TuB/15

MAP TuB/8 Adjoins



MAP TuB/8 Adjoins

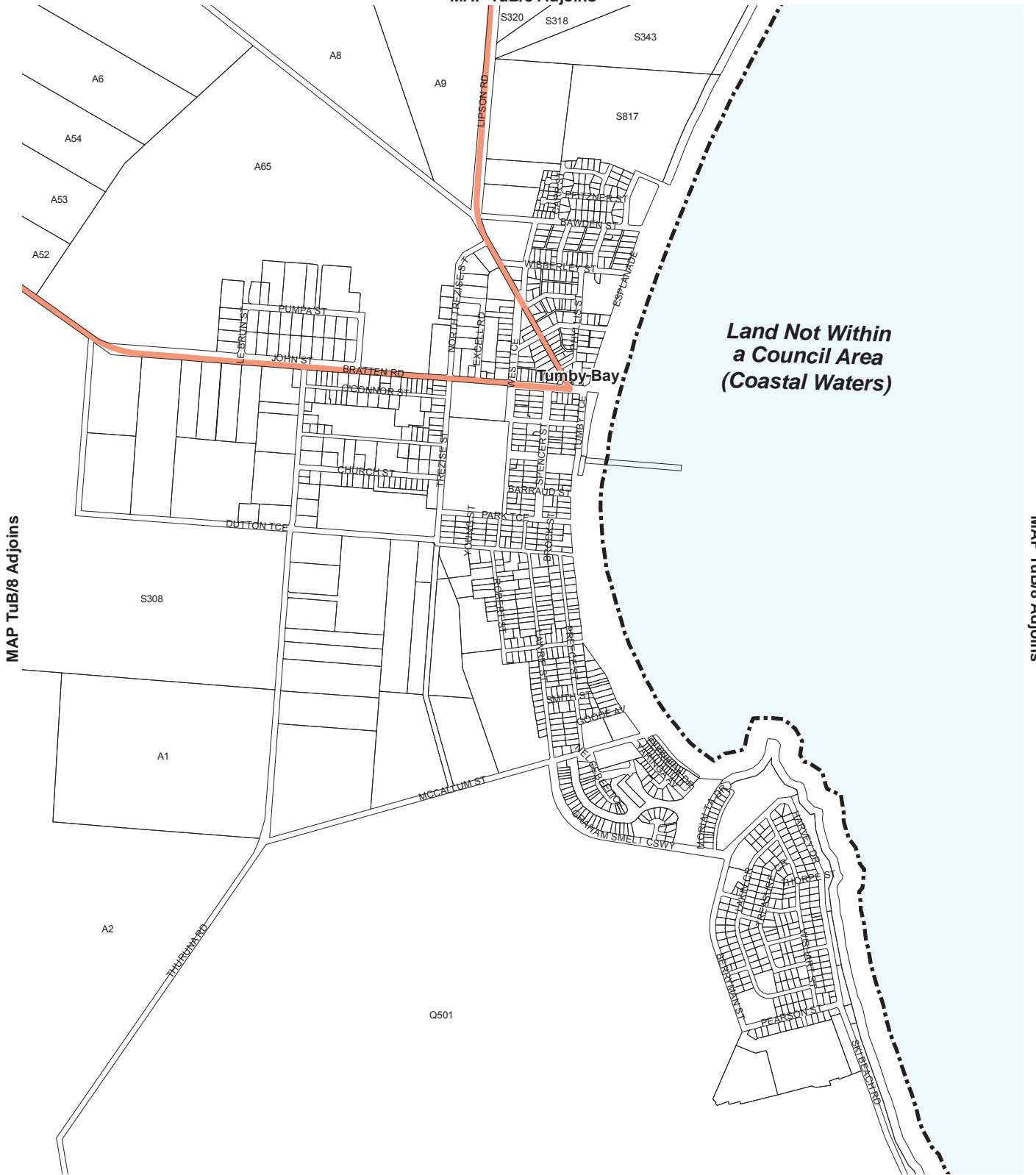
- S School
- L Public Library
- C Council Office
- H Other Health Services
- H Hospital
- P Police Station
- Local Reserves
- Development Plan Boundary



TUMBY BAY

# Location Map TuB/16

MAP TuB/8 Adjoins



MAP TuB/8 Adjoins

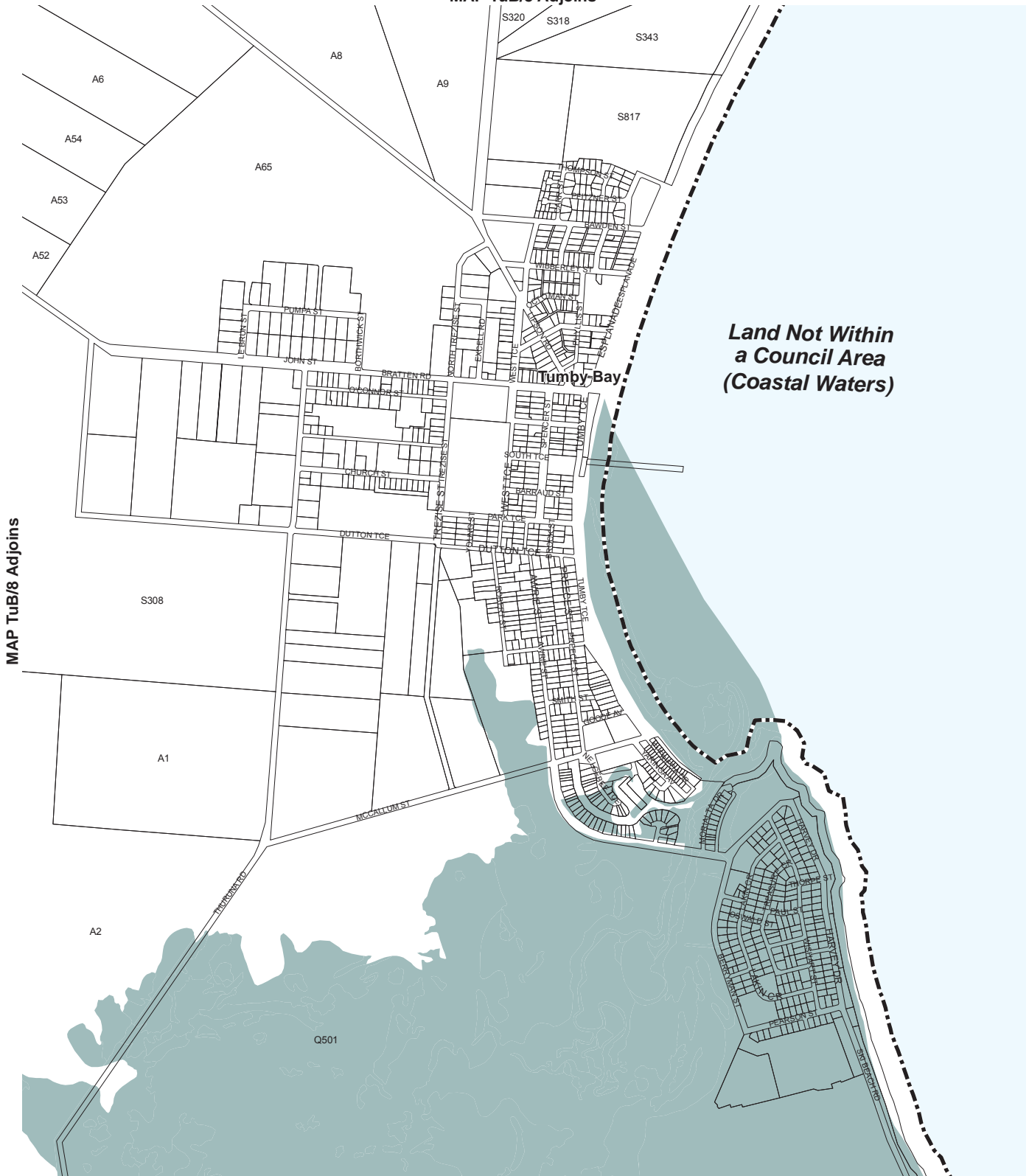


TUMBY BAY

# Overlay Map TuB/16 TRANSPORT

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

MAP TuB/8 Adjoins



MAP TuB/8 Adjoins



TUMBY BAY

# Overlay Map TuB/16 DEVELOPMENT CONSTRAINTS

TUMBY BAY COUNCIL  
Consolidated - 6 March 2018

- Coastal Acid Sulfate Soils
- Development Plan Boundary

MAP TuB/8 Adjoins



MAP TuB/8 Adjoins

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



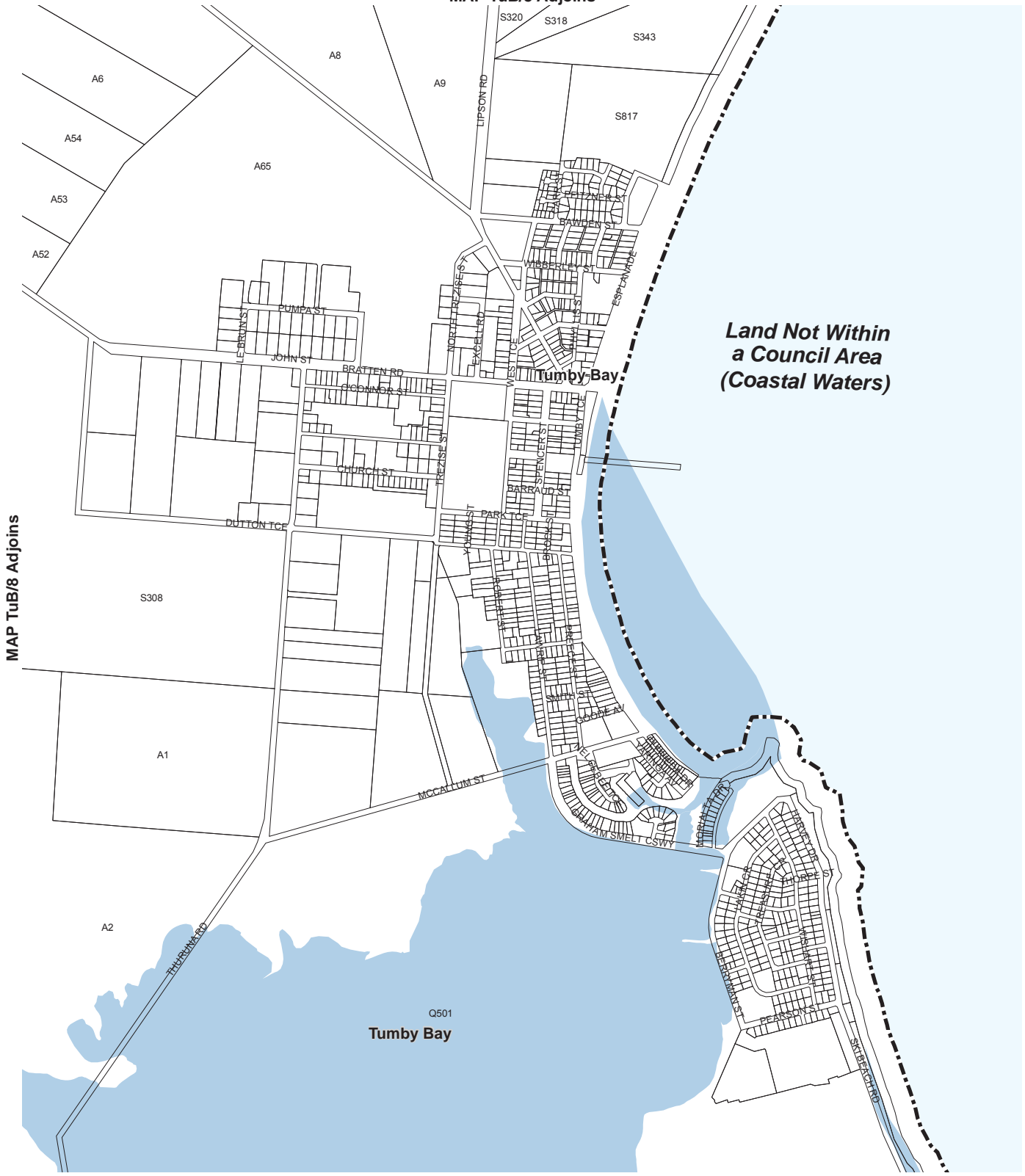
TUMBY BAY

# Overlay Map TuB/16

## HERITAGE

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

MAP TuB/8 Adjoins



MAP TuB/8 Adjoins



TUMBY BAY

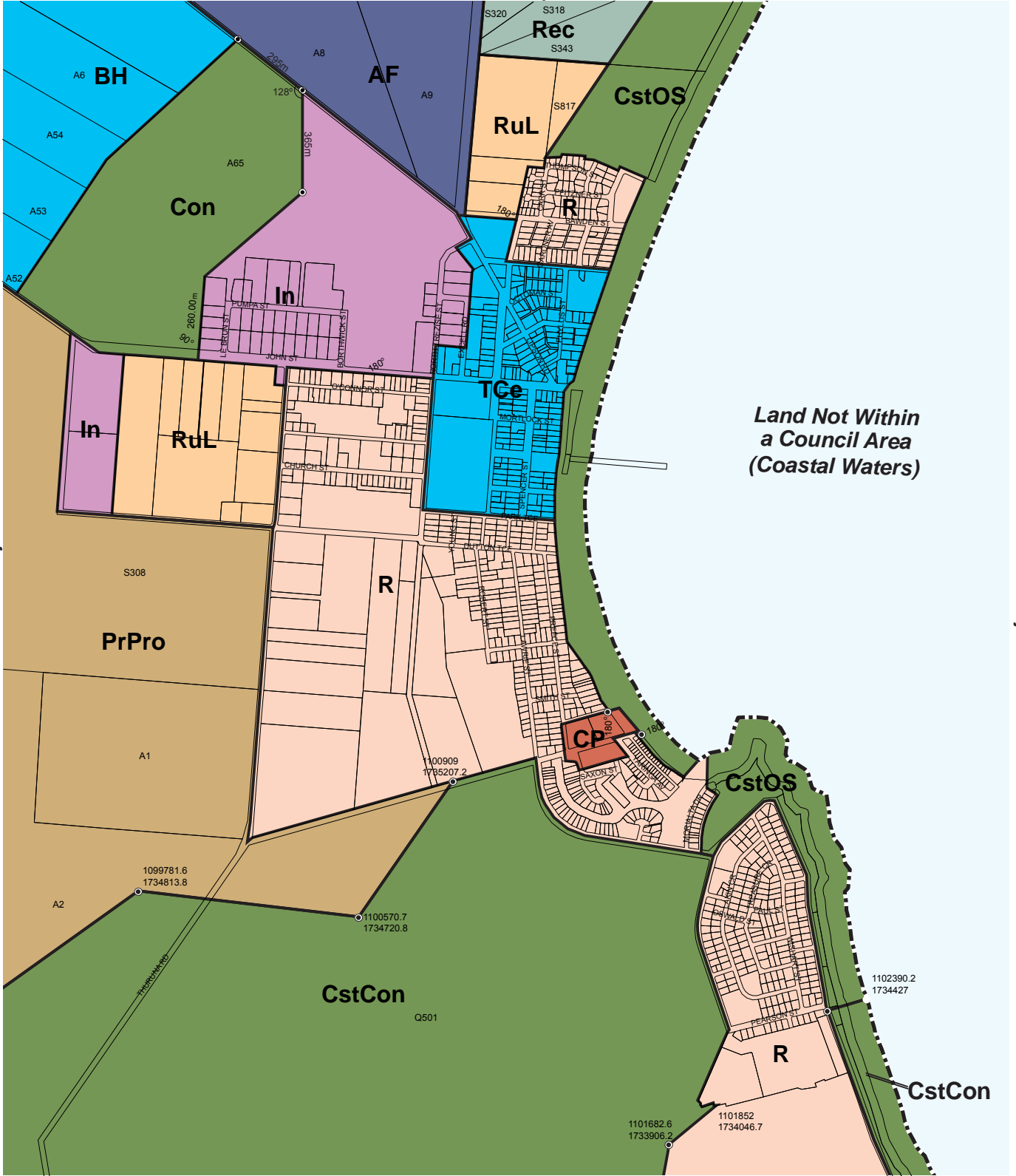
# Overlay Map TuB/16 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

TUMBY BAY COUNCIL  
Consolidated - 6 March 2018



MAP TuB/8 Adjoins



MAP TuB/8 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

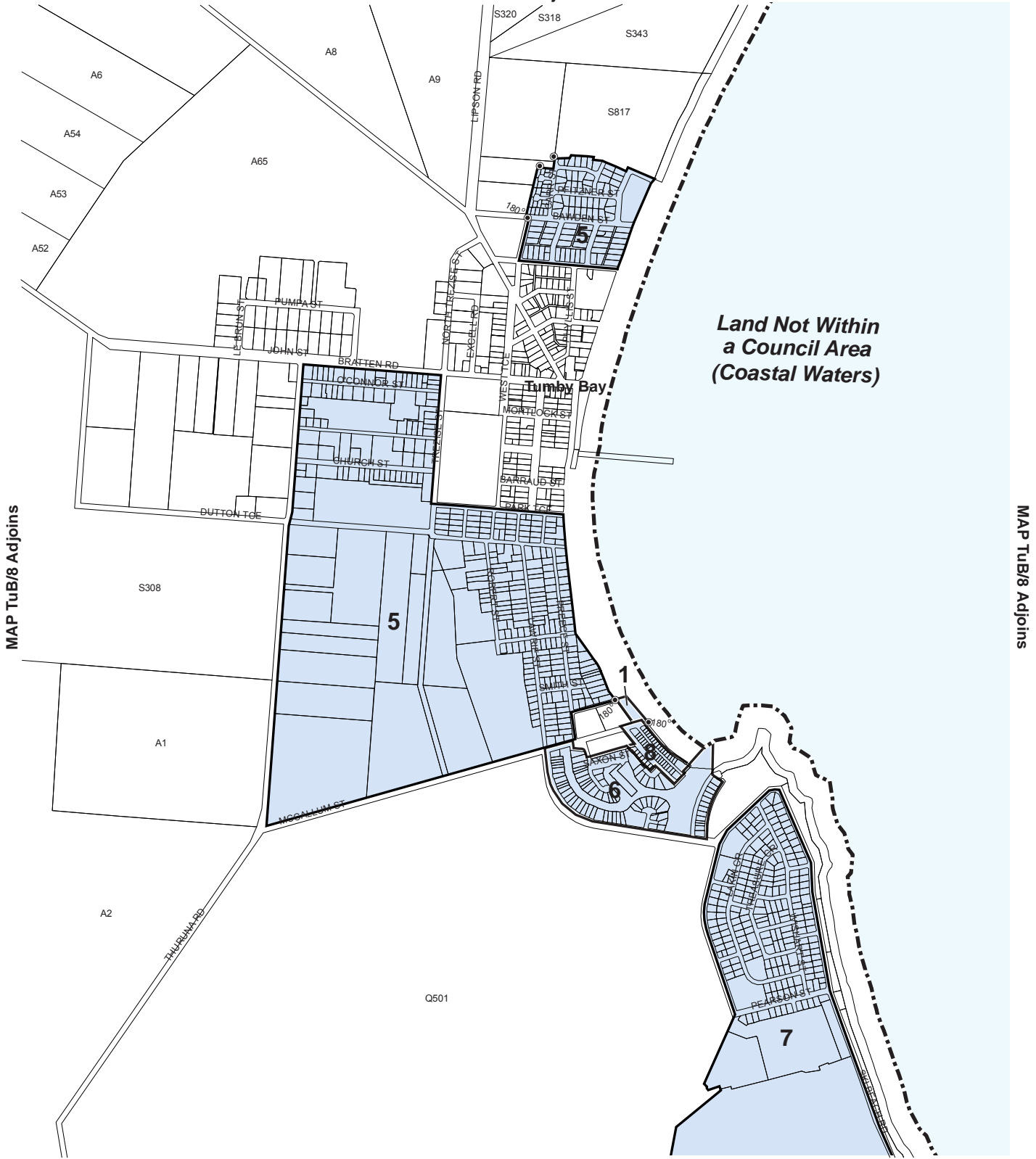
<b>AF</b>	Airfield	<b>In</b>	Industry
<b>BH</b>	Bulk Handling	<b>PrPro</b>	Primary Production
<b>CP</b>	Caravan and Tourist Park	<b>Rec</b>	Recreation
<b>CstCon</b>	Coastal Conservation	<b>R</b>	Residential
<b>CstOS</b>	Coastal Open Space	<b>RuL</b>	Rural Living
<b>Con</b>	Conservation	<b>TCe</b>	Town Centre
			Zone Boundary
			Development Plan Boundary



TUMBY BAY  
**Zone Map TuB/16**



MAP TuB/8 Adjoins



MAP TuB/8 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 1 Caravan and Tourist Park Coastal
- 5 Town
- 6 Marina
- 7 Island
- 8 Elfrieda



TUMBY BAY

# Policy Area Map TuB/16

-  Policy Area Boundary
-  Development Plan Boundary

MAP TuB/8 Adjoins



MAP TuB/8 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Precinct**

- 2 Tumby Bay Open Space
- 4 Commercial
- 5 Town Centre
- 6 Town Centre Fringe
- 7 Recreation
- 8 Commercial
- 9 Residential



TUMBY BAY

# Precinct Map TuB/16

- Precinct Boundary
- Development Plan Boundary

MAP TuB/9 Adjoins



MAP TuB/9 Adjoins



LIPSON

# Location Map TuB/17

 Local Reserves

MAP TuB/9 Adjoins



MAP TuB/9 Adjoins



LIPSON

# Overlay Map TuB/17 TRANSPORT

TUMBY BAY COUNCIL  
Consolidated - 6 March 2018

 Primary Arterial Roads

MAP TuB/9 Adjoins



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



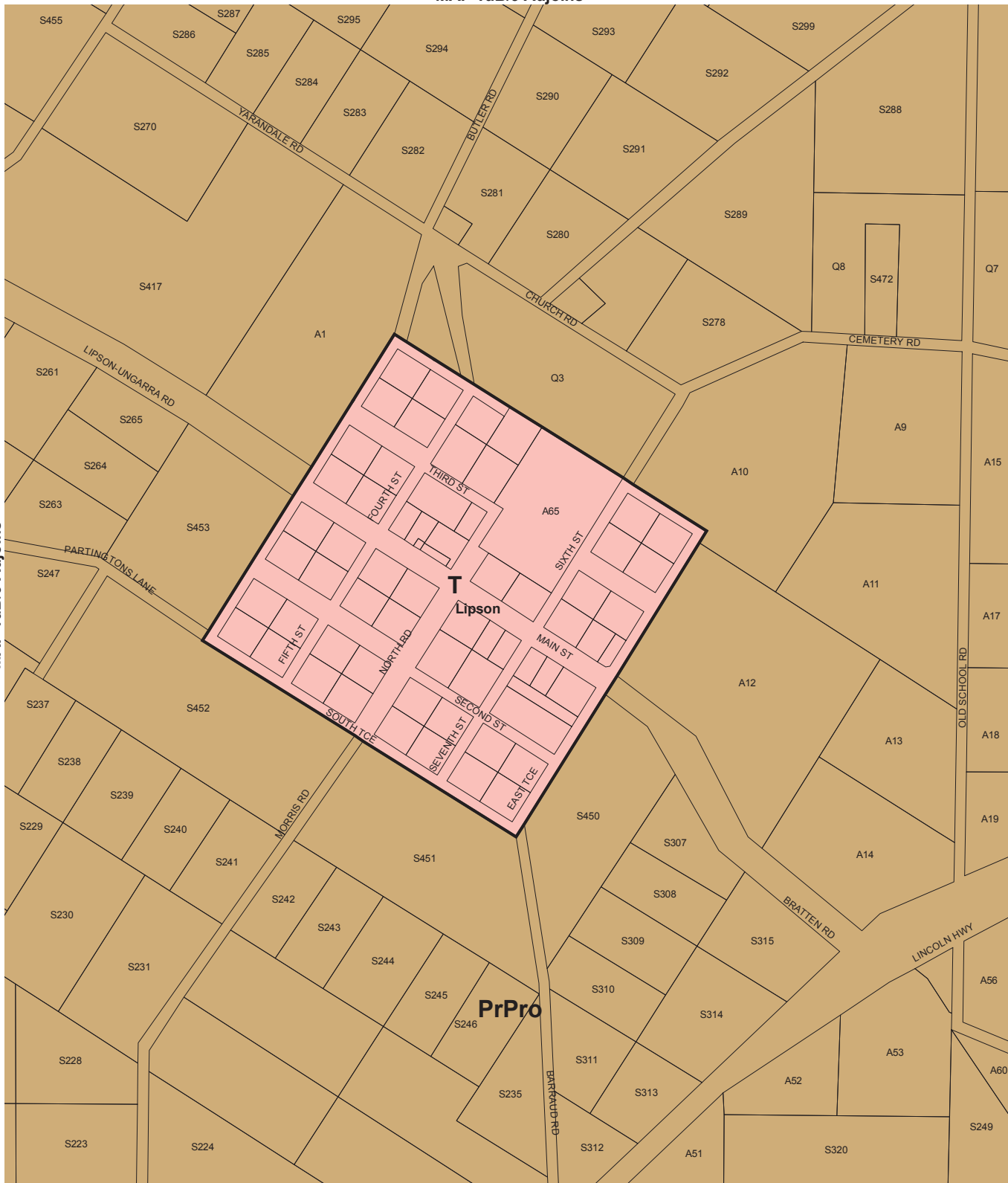
LIPSON

# Overlay Map TuB/17 HERITAGE

• Local heritage place

TUMBY BAY COUNCIL  
 Consolidated - 6 March 2018

MAP TuB/9 Adjoins



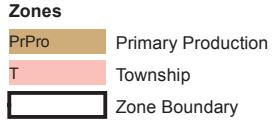
MAP TuB/9 Adjoins

Lamberts Conformal Conic Projection, GDA94



LIPSON

# Zone Map TuB/17



MAP TuB/13 Adjoins

Land Not Within  
a Council Area  
(Coastal Waters)

Mottled Cove

Port Neill

MAP TuB/13 Adjoins

MAP TuB/13 Adjoins



0 500m

PORT NEILL

# Location Map TuB/18



School



Local Reserves



Development Plan Boundary





MAP TuB/13 Adjoins



MAP TuB/13 Adjoins



PORT NEILL

# Overlay Map TuB/18

## DEVELOPMENT CONSTRAINTS

TUMBY BAY COUNCIL  
Consolidated - 6 March 2018

- Coastal Acid Sulfate Soils
- Development Plan Boundary





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.

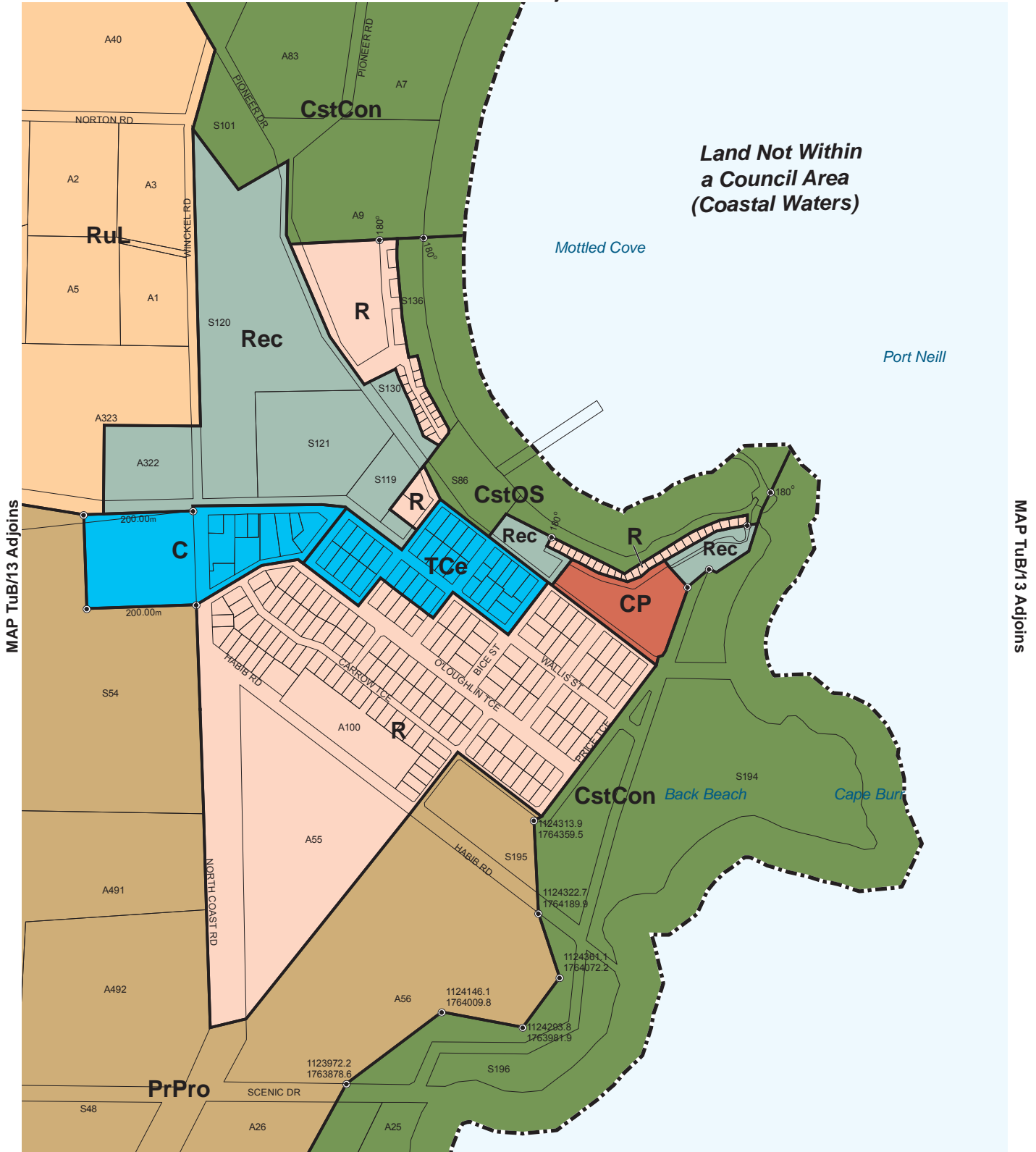


PORT NEILL

# Overlay Map TuB/18 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP TuB/13 Adjoins



MAP TuB/13 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Zones**

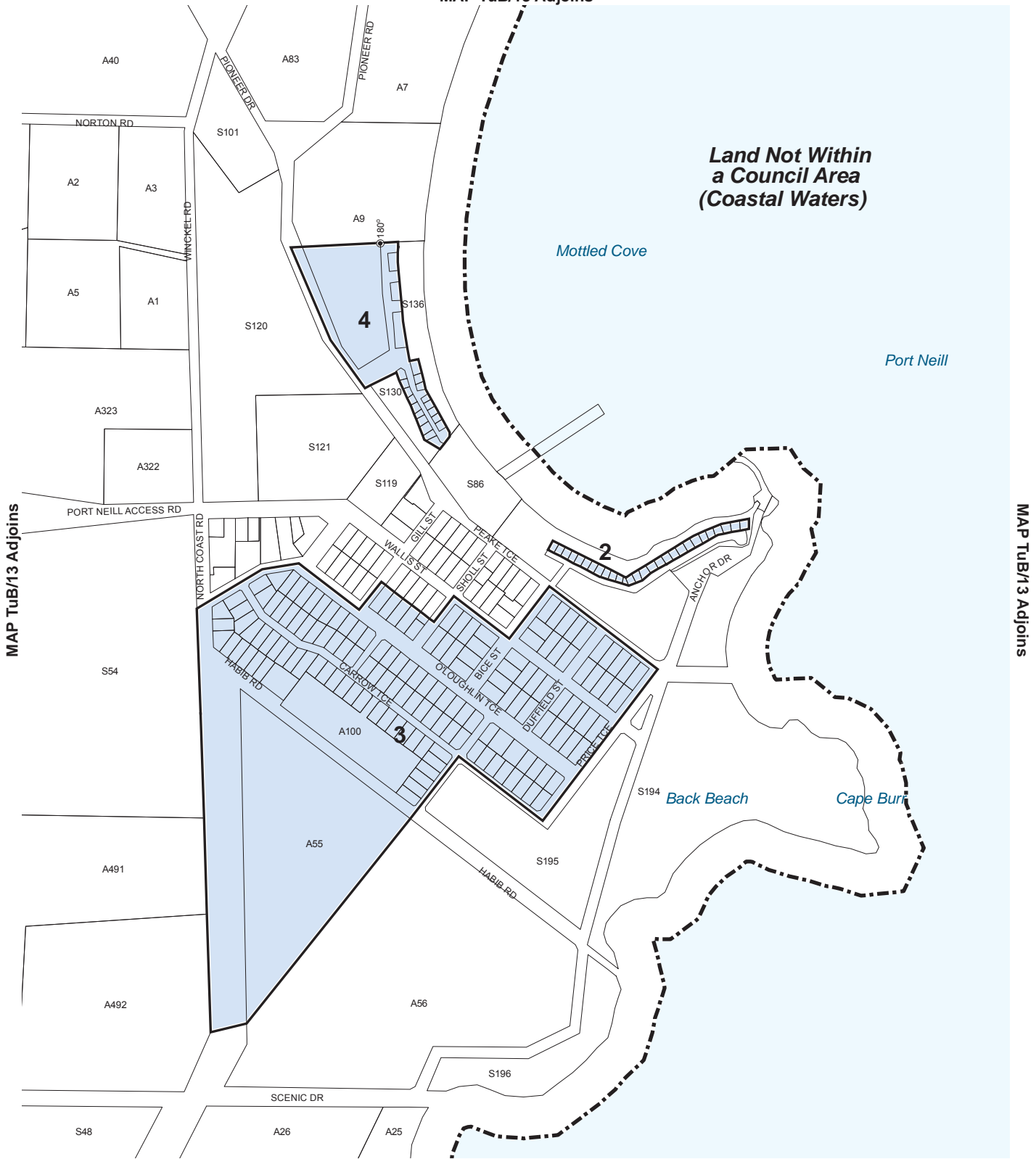
- CP Caravan and Tourist Park
- CstCon Coastal Conservation
- CstOS Coastal Open Space
- C Commercial
- PrPro Primary Production
- Rec Recreation
- R Residential
- RuL Rural Living
- TCe Town Centre
- Zone Boundary
- Development Plan Boundary



PORT NEILL

# Zone Map TuB/18

MAP TuB/13 Adjoins



MAP TuB/13 Adjoins

MAP TuB/13 Adjoins

MAP TuB/13 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 2 Cape Burr
  - 3 Port Neill Town
  - 4 Mottled Cove

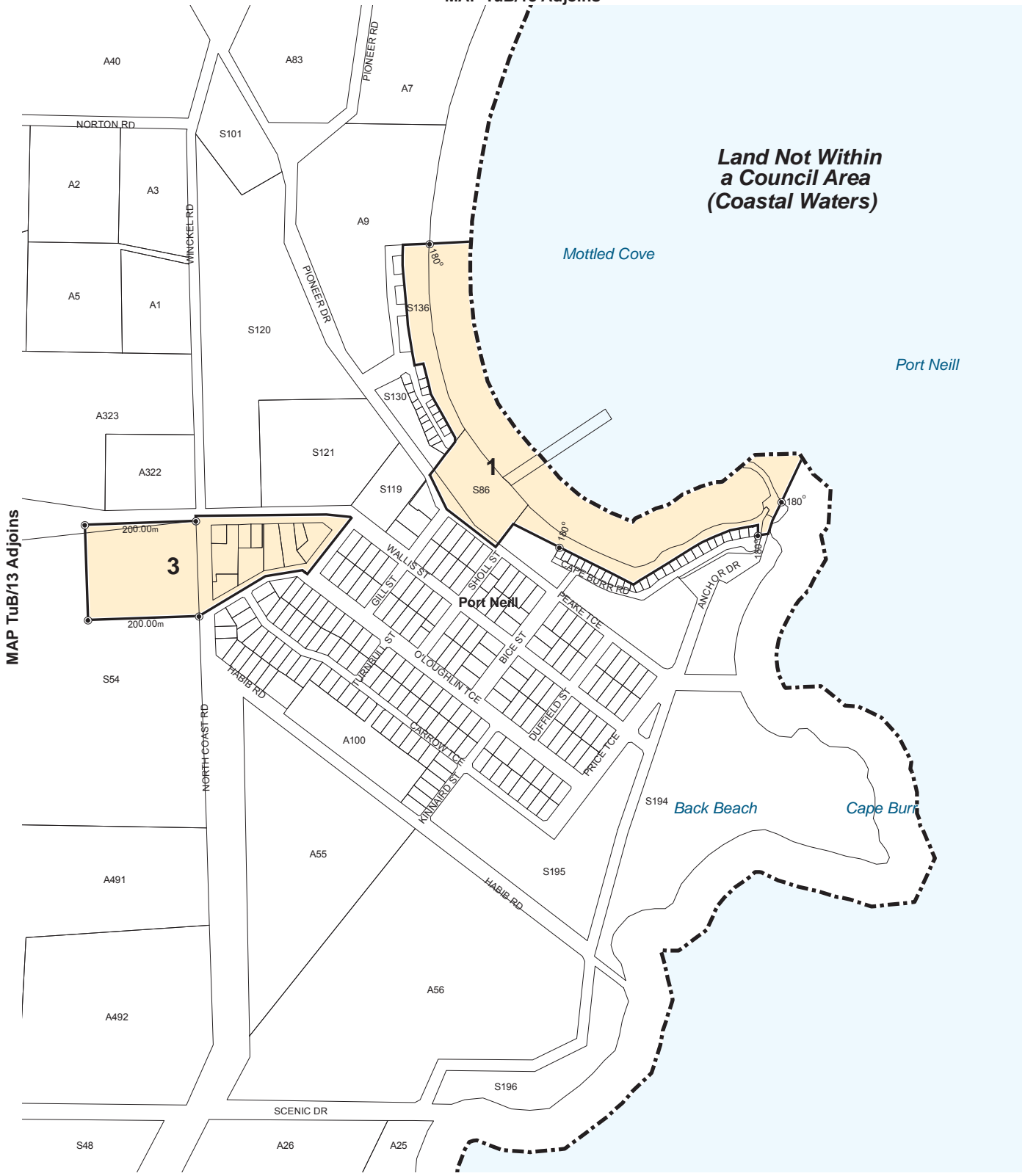


PORT NEILL

# Policy Area Map TuB/18

- Policy Area Boundary
- Development Plan Boundary

MAP TuB/13 Adjoins



Land Not Within  
a Council Area  
(Coastal Waters)

Mottled Cove

Port Neill

MAP TuB/13 Adjoins

Lamberts Conformal Conic Projection, GDA94



**Precinct**

- 1 Port Neill Open Space
- 3 Port Neill



PORT NEILL

# Precinct Map TuB/18

-  Precinct Boundary
-  Development Plan Boundary

MAP TuB/1 Adjoins



MAP TuB/1 Adjoins

MAP TuB/1 Adjoins



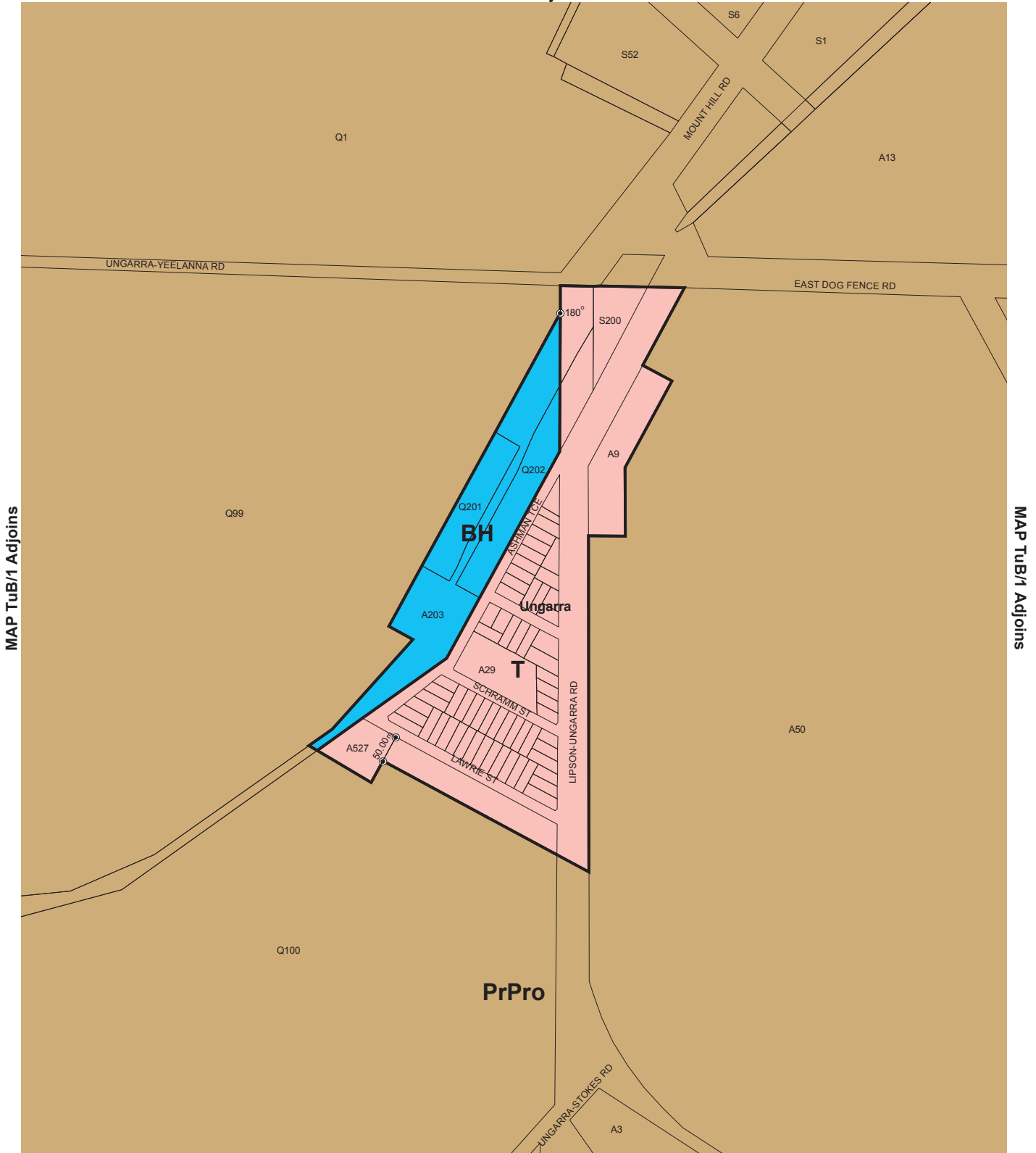
0 500 m

UNGARRA

# Location Map TuB/19

- S School
- Railways
- Local Reserves

MAP TuB/1 Adjoins



MAP TuB/1 Adjoins

MAP TuB/1 Adjoins

MAP TuB/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



UNGARRA

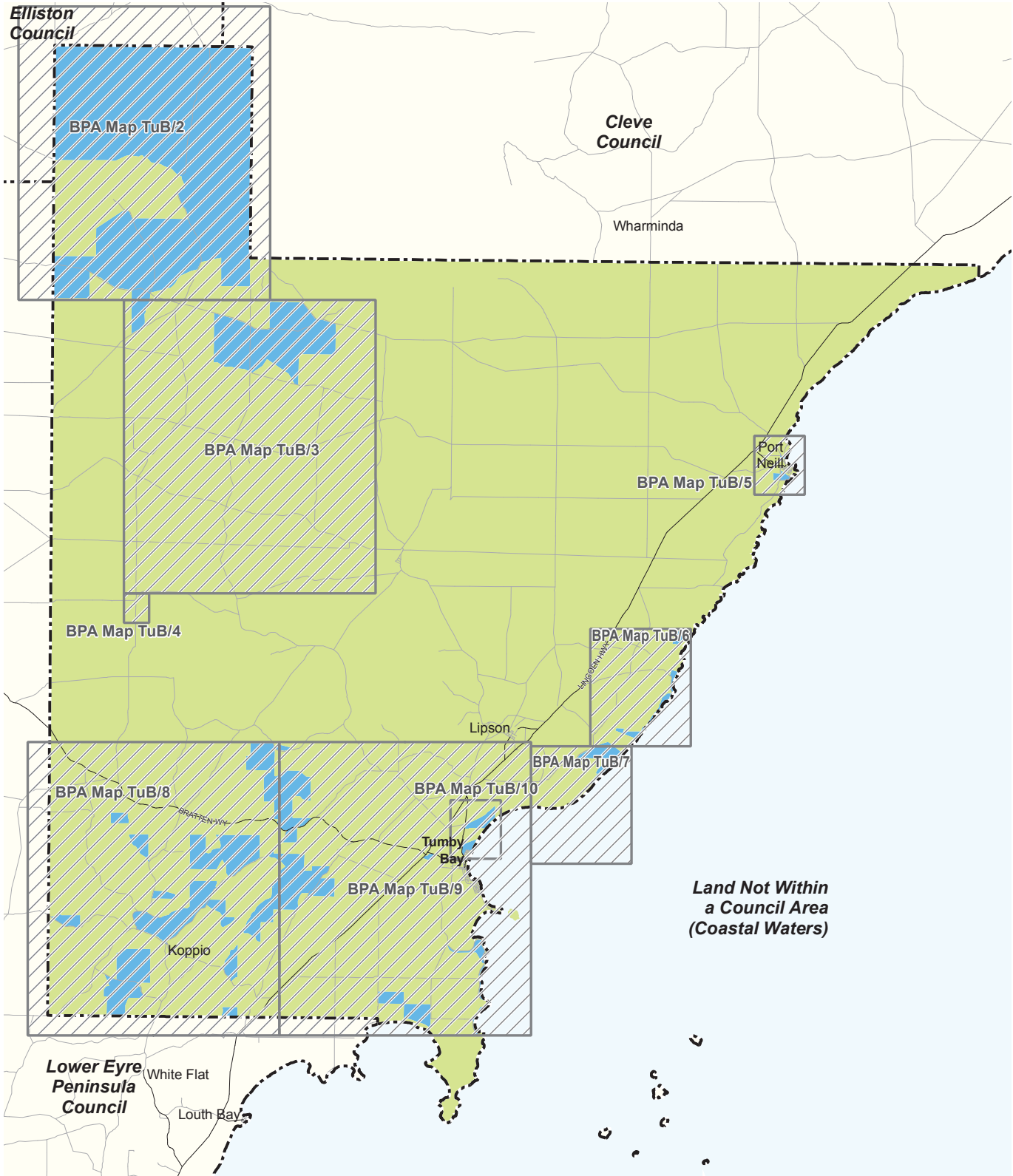
# Zone Map TuB/19

- Zones**
- Bulk Handling
  - Primary Production
  - Township
  - Zone Boundary

# Bushfire Risk BPA Maps



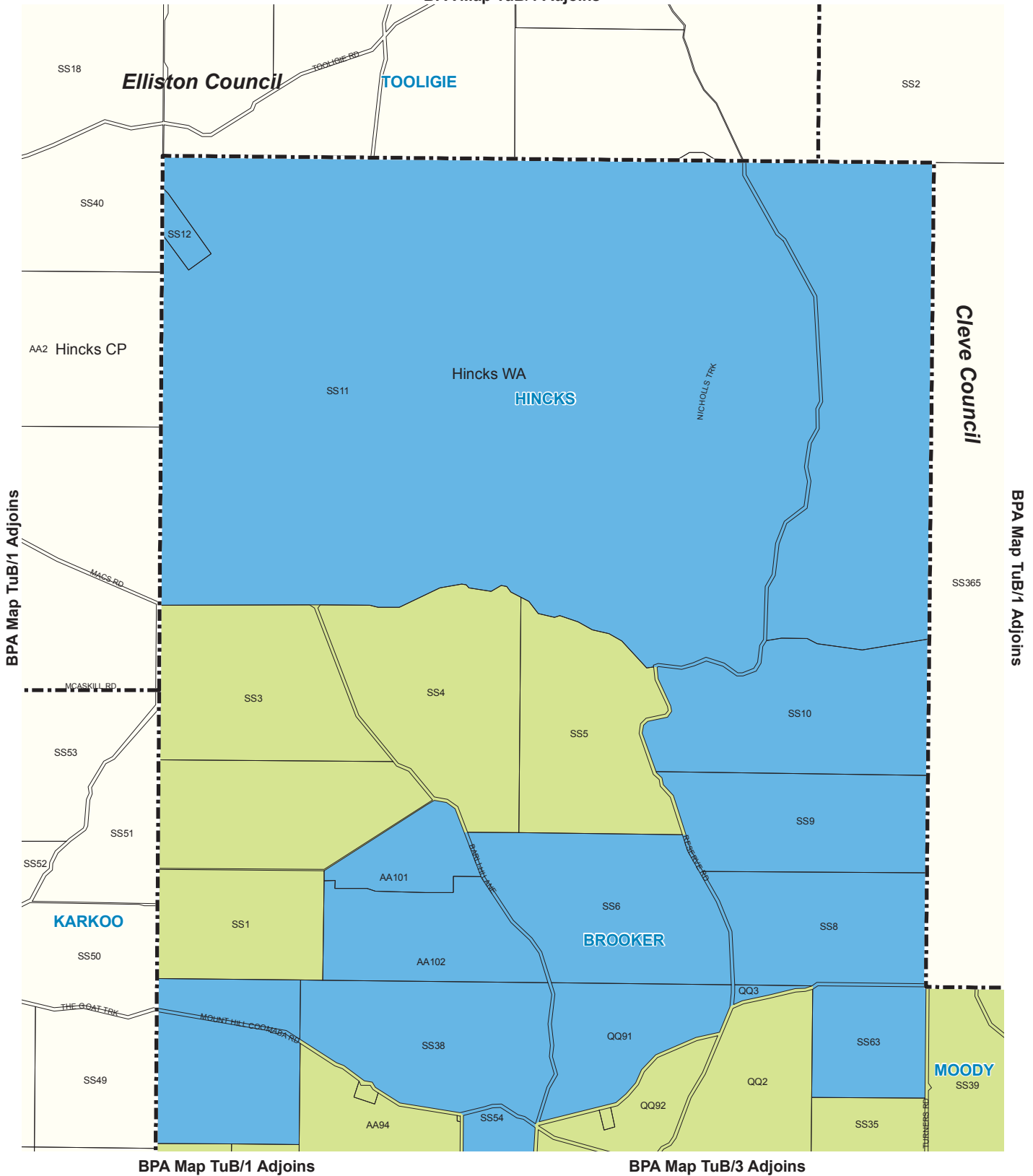




# Bushfire Protection Area BPA Map TuB/1 BUSHFIRE RISK

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

BPA Map TuB/1 Adjoins



0 5 km

# Bushfire Protection Area

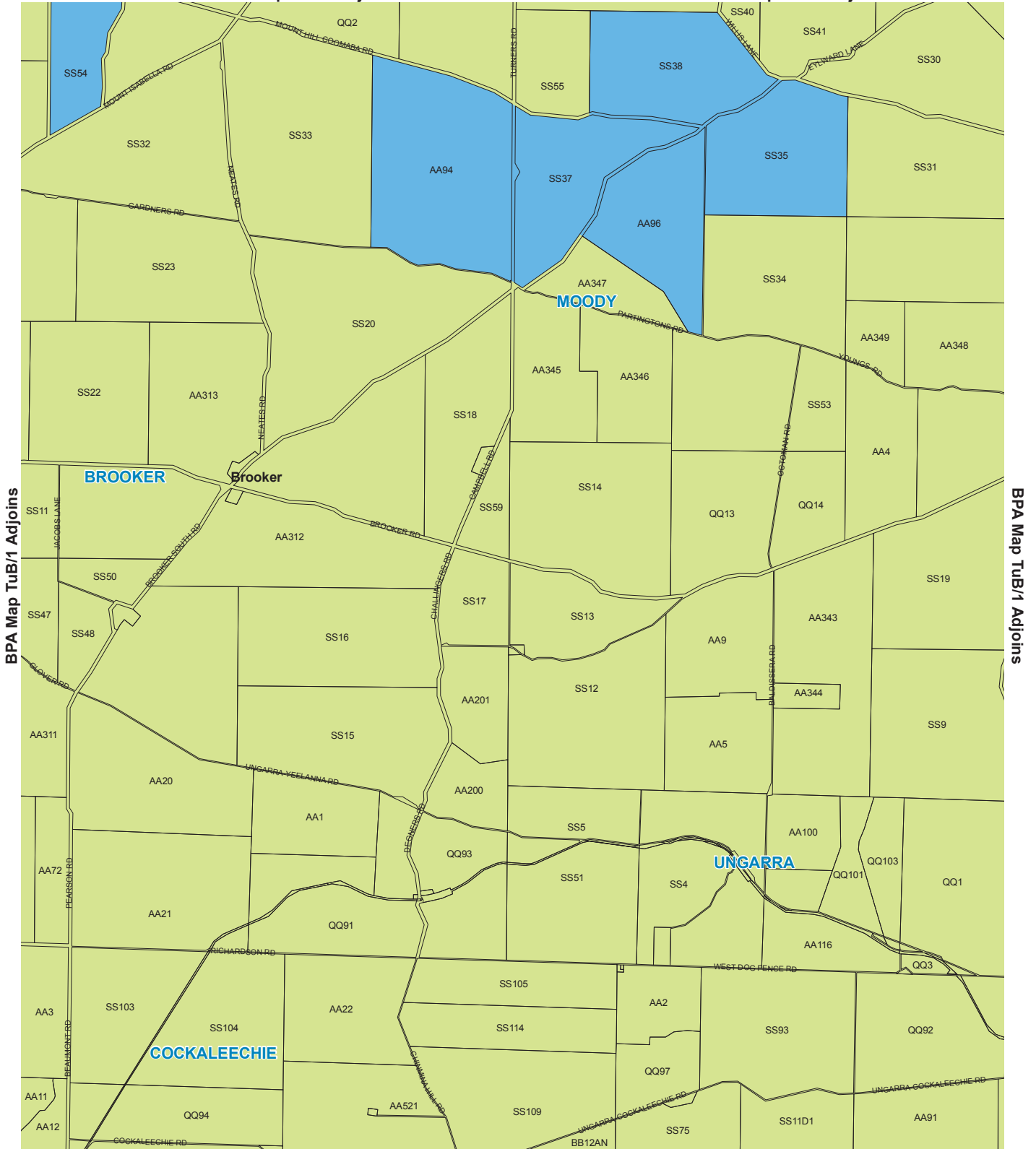
## BPA Map TuB/2

### BUSHFIRE RISK

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

BPA Map TuB/2 Adjoins

BPA Map TuB/1 Adjoins



BPA Map TuB/1 Adjoins



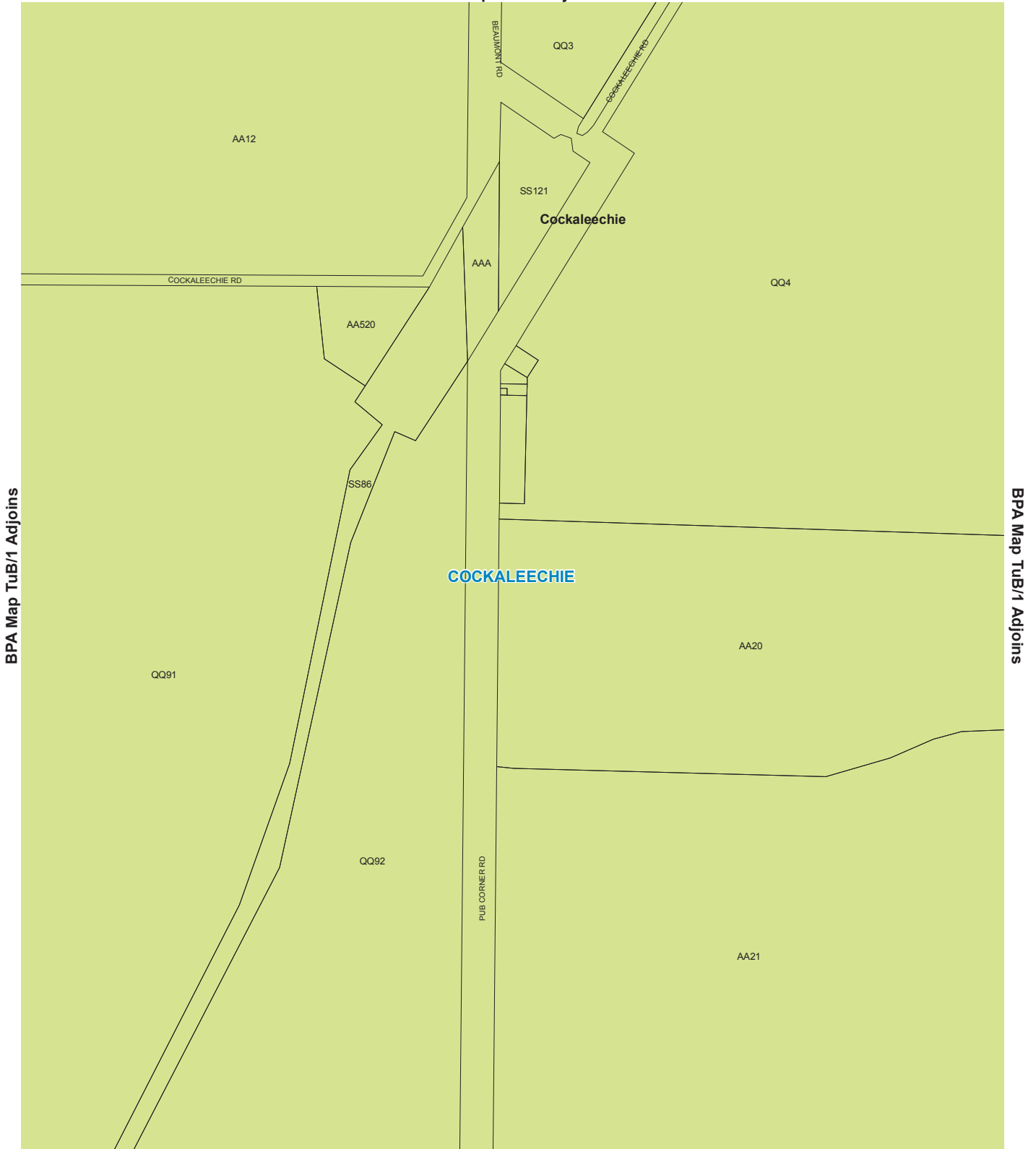
# Bushfire Protection Area

## BPA Map TuB/3

### BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk

BPA Map TuB/3 Adjoins



BPA Map TuB/1 Adjoins



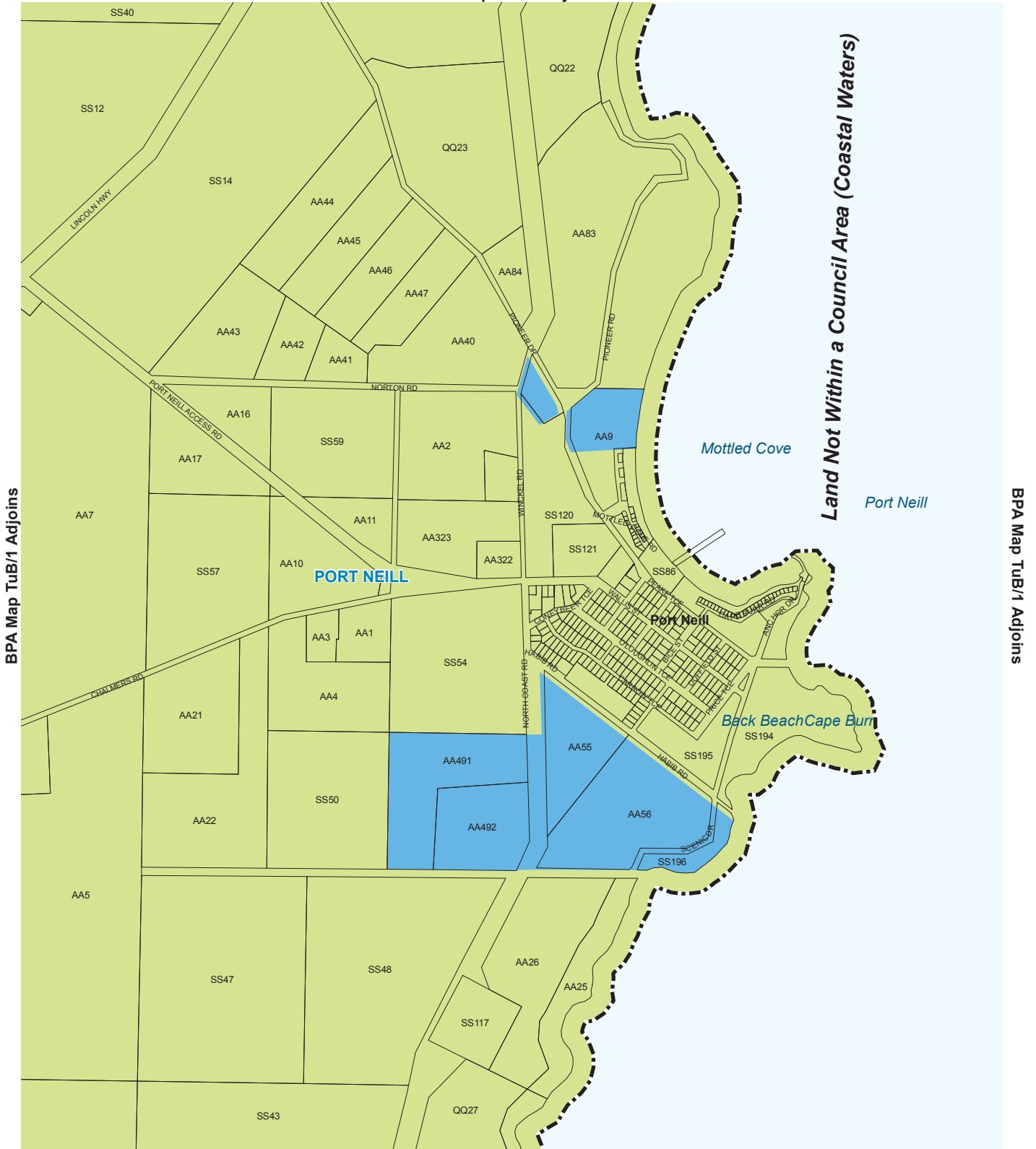
# Bushfire Protection Area

## BPA Map TuB/4

### BUSHFIRE RISK

 General Bushfire Risk

BPA Map TuB/1 Adjoins



BPA Map TuB/1 Adjoins



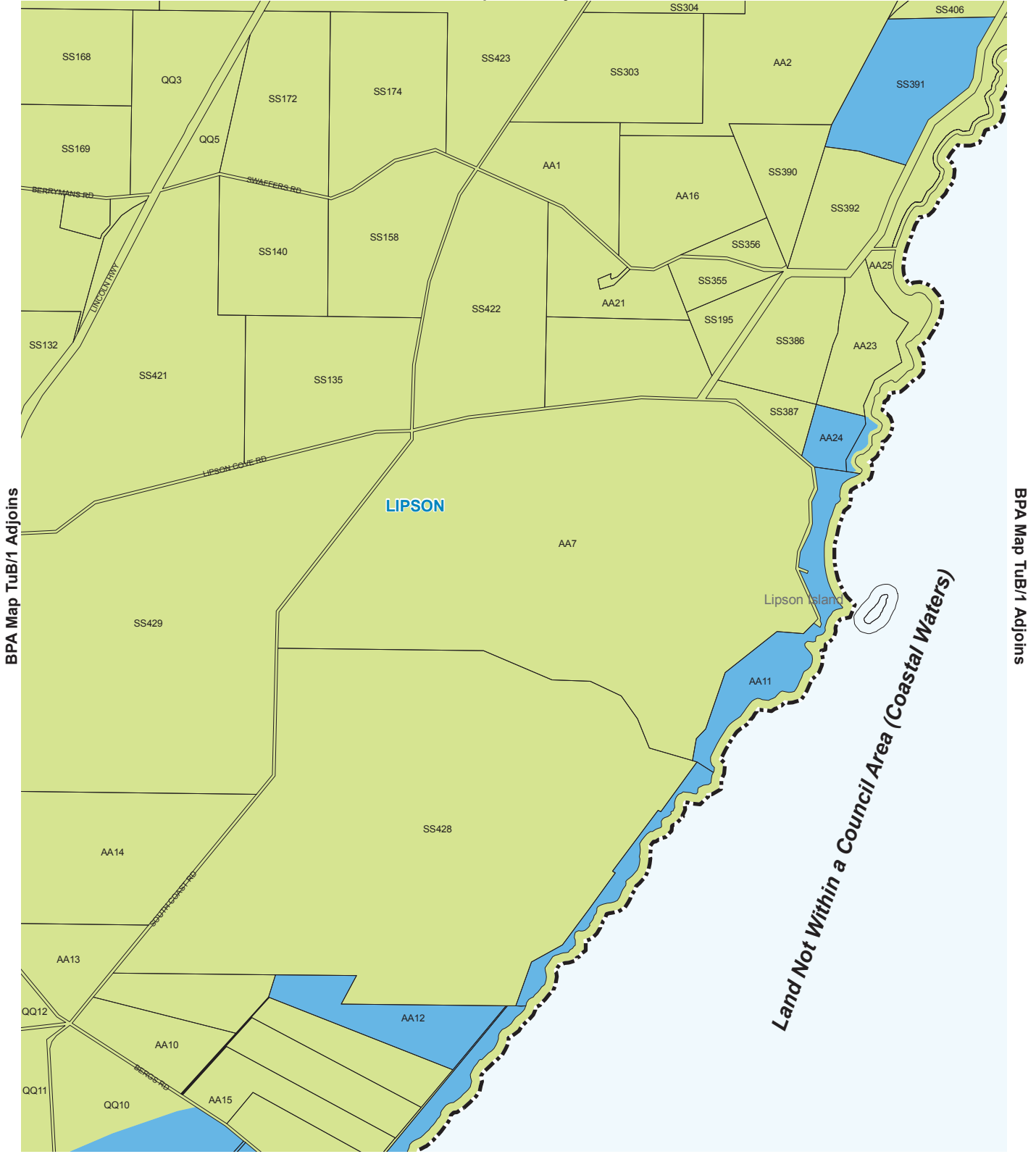
# Bushfire Protection Area

## BPA Map TuB/5

### BUSHFIRE RISK

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

BPA Map TuB/1 Adjoins



BPA Map TuB/7 Adjoins

BPA Map TuB/1 Adjoins



# Bushfire Protection Area

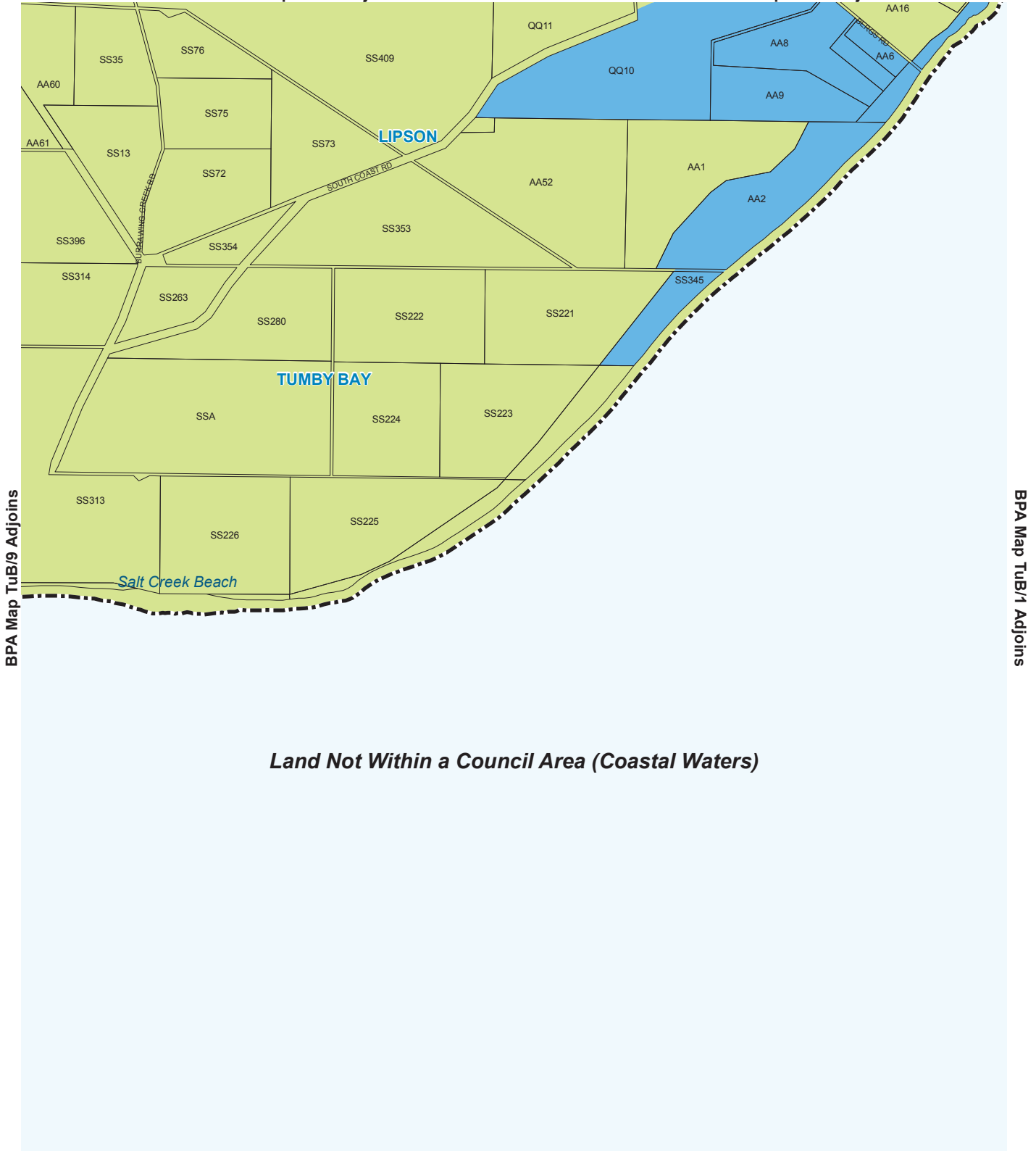
## BPA Map TuB/6

### BUSHFIRE RISK

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

BPA Map TuB/1 Adjoins

BPA Map TuB/6 Adjoins



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

BPA Map TuB/1 Adjoins



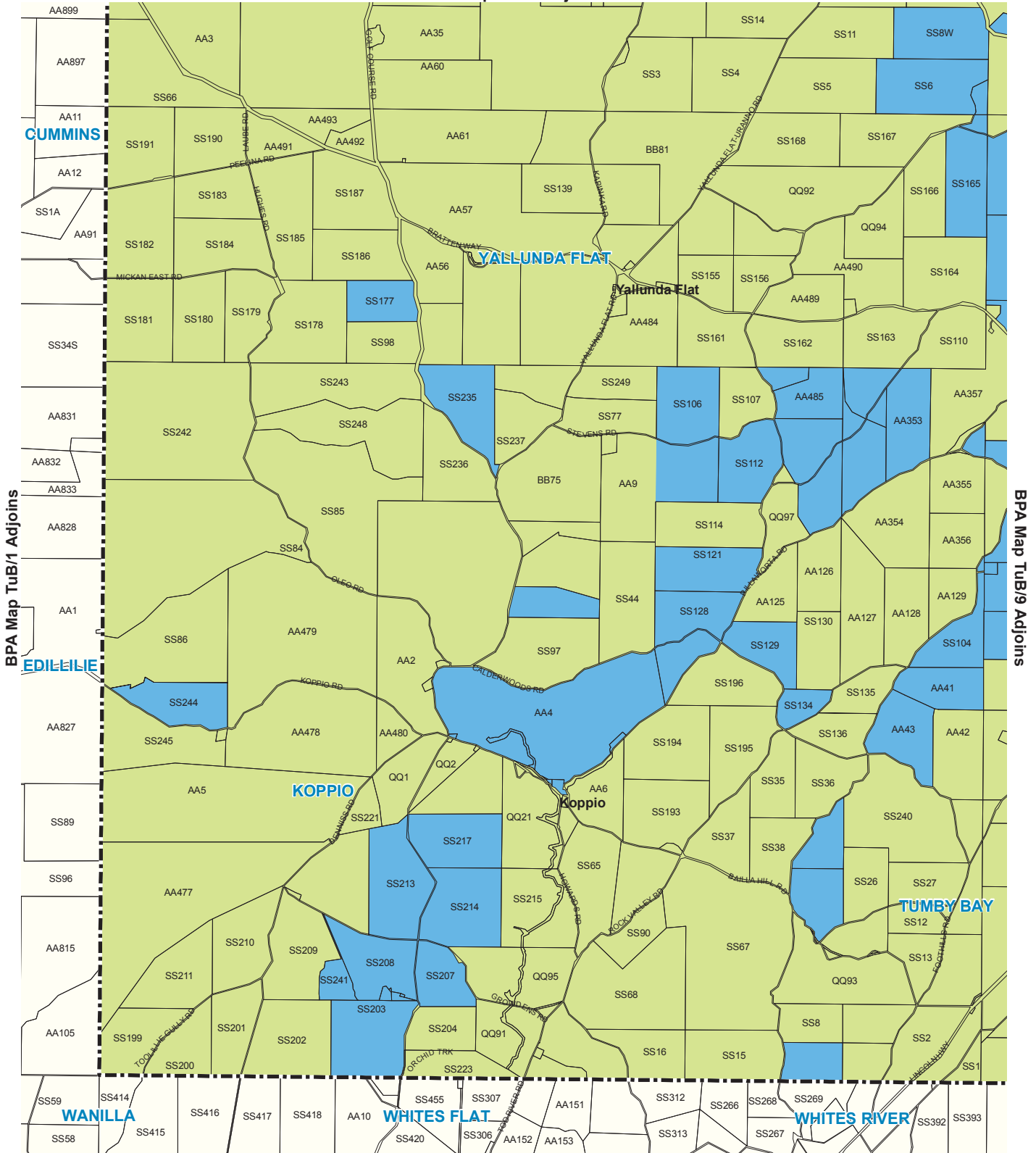
# Bushfire Protection Area

## BPA Map TuB/7

### BUSHFIRE RISK

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

BPA Map TuB/1 Adjoins



BPA Map TuB/1 Adjoins

# Bushfire Protection Area

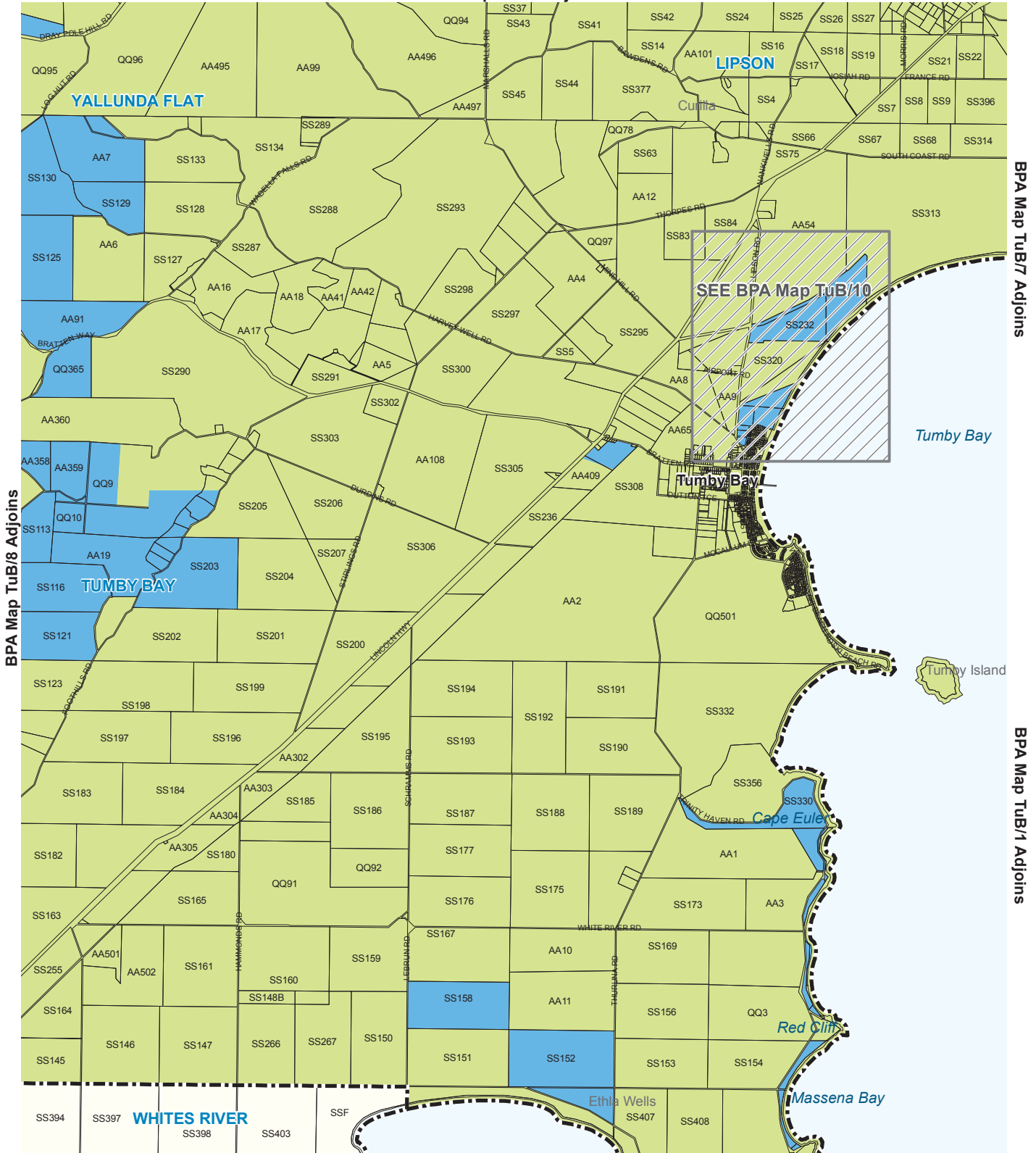
## BPA Map TuB/8

### BUSHFIRE RISK

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



BPA Map TuB/1 Adjoins



BPA Map TuB/1 Adjoins

See enlargement map for accurate representation.

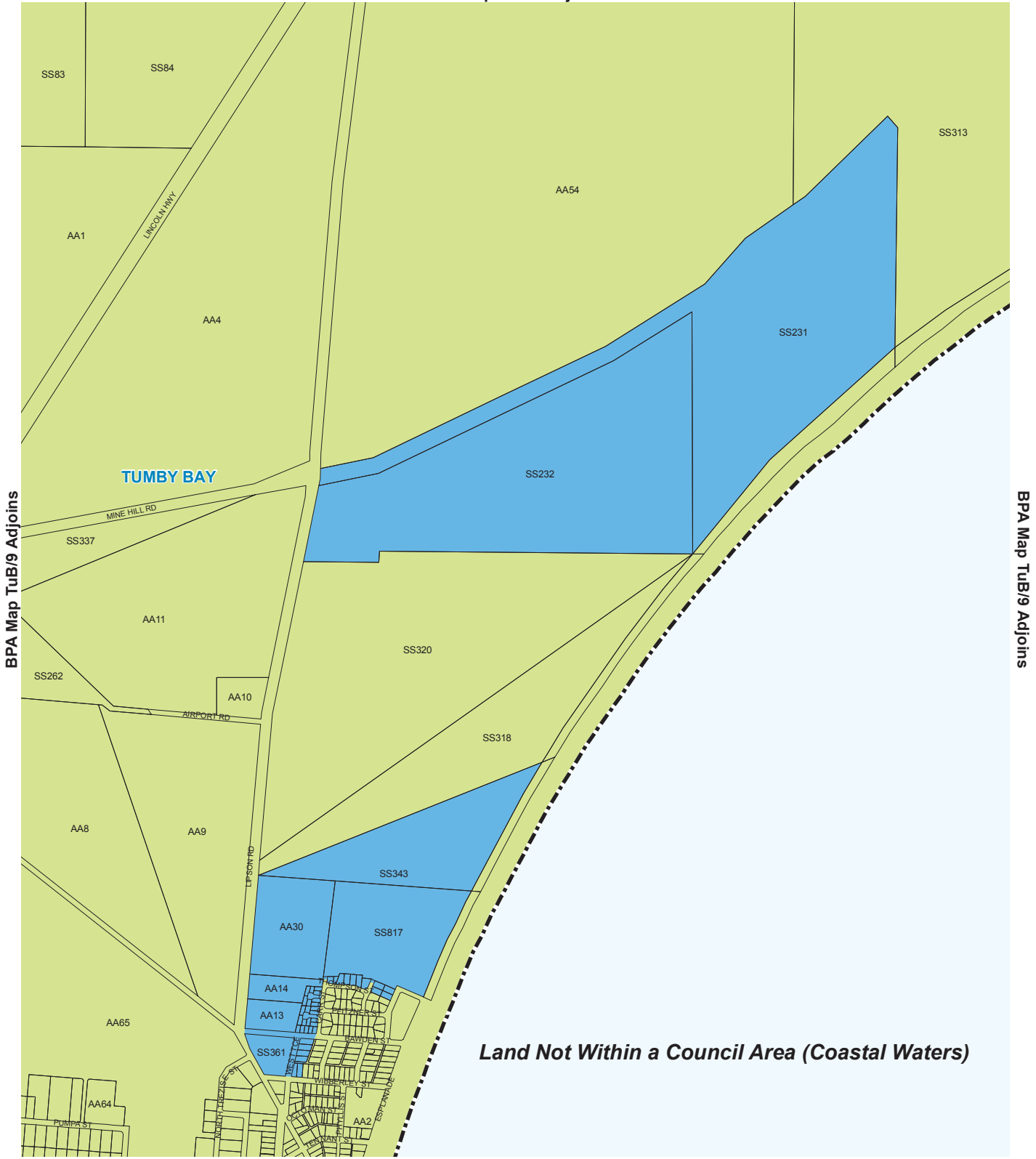


# Bushfire Protection Area

## BPA Map TuB/9

### BUSHFIRE RISK

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



# Bushfire Protection Area

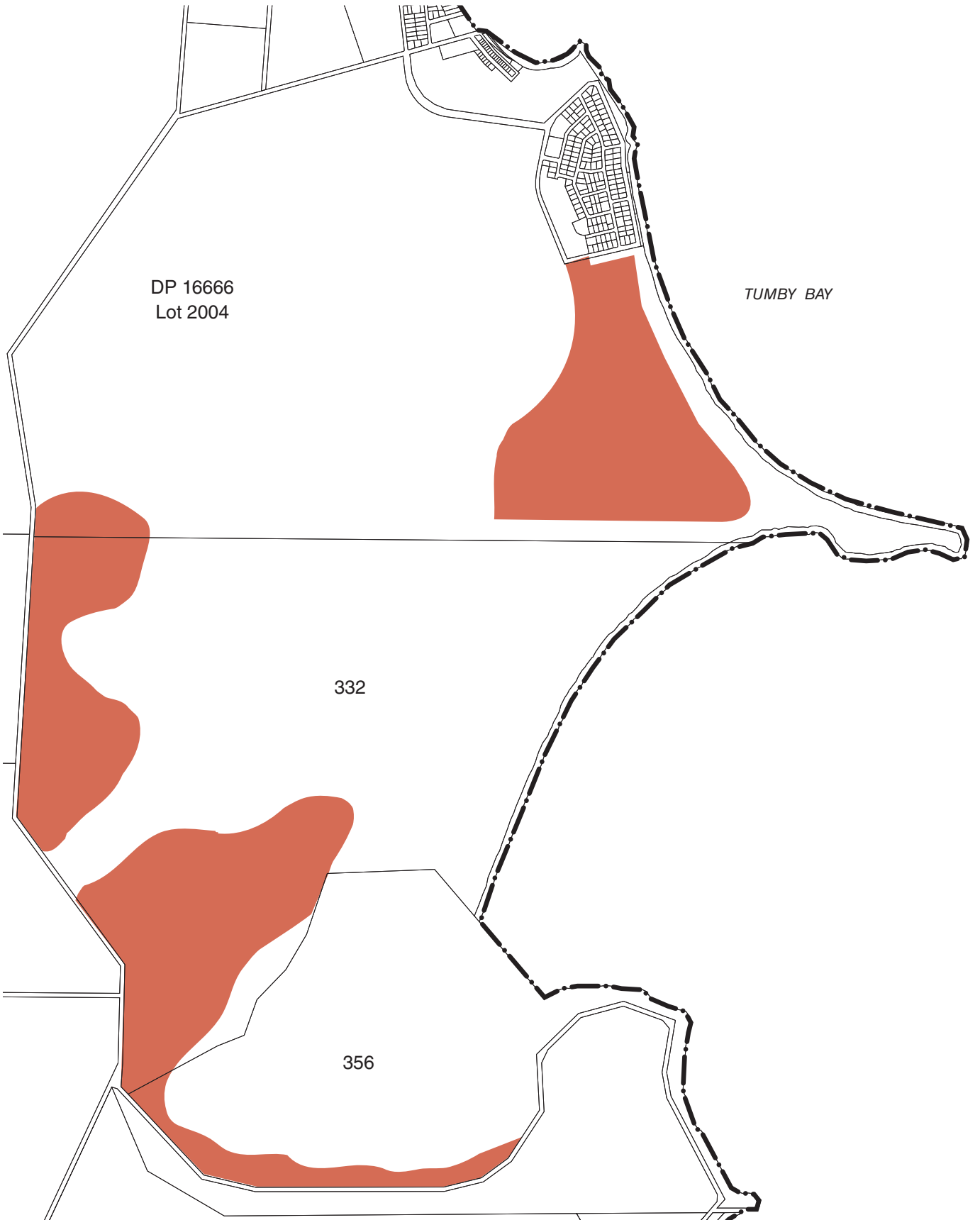
## BPA Map TuB/10

### BUSHFIRE RISK

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

# Concept Plan Maps





DP 16666  
Lot 2004

TUMBY BAY

332

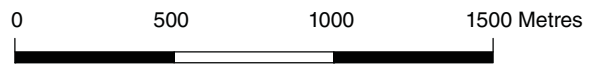
356



Land Cleared of Native Vegetation



Local Government Area Boundary



TUMBY BAY

# Concept Plan Map TuB/1

## CLEARED NATIVE VEGETATION AREAS

TUMBY BAY COUNCIL  
Consolidated - 6 March 2018



Site Areas: 3000m<sup>2</sup> and 5000m<sup>2</sup>



0metres 50 100 150 200












TUMBY BAY

# Concept Plan Map TuB/2

## AIRPORT SUBDIVISION LAYOUT

TUMBY BAY COUNCIL  
Consolidated - 6 March 2018



-  Town Centre Core
-  Recreation & Community
-  Focal Point Intersections
-  Main Foreshore
-  Main Street Area
-  Medical Facilities
-  Parking
-  Walking Trails
-  Civic Centre
-  Concept Plan Boundary
-  Development Plan Boundary

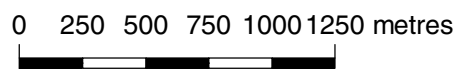
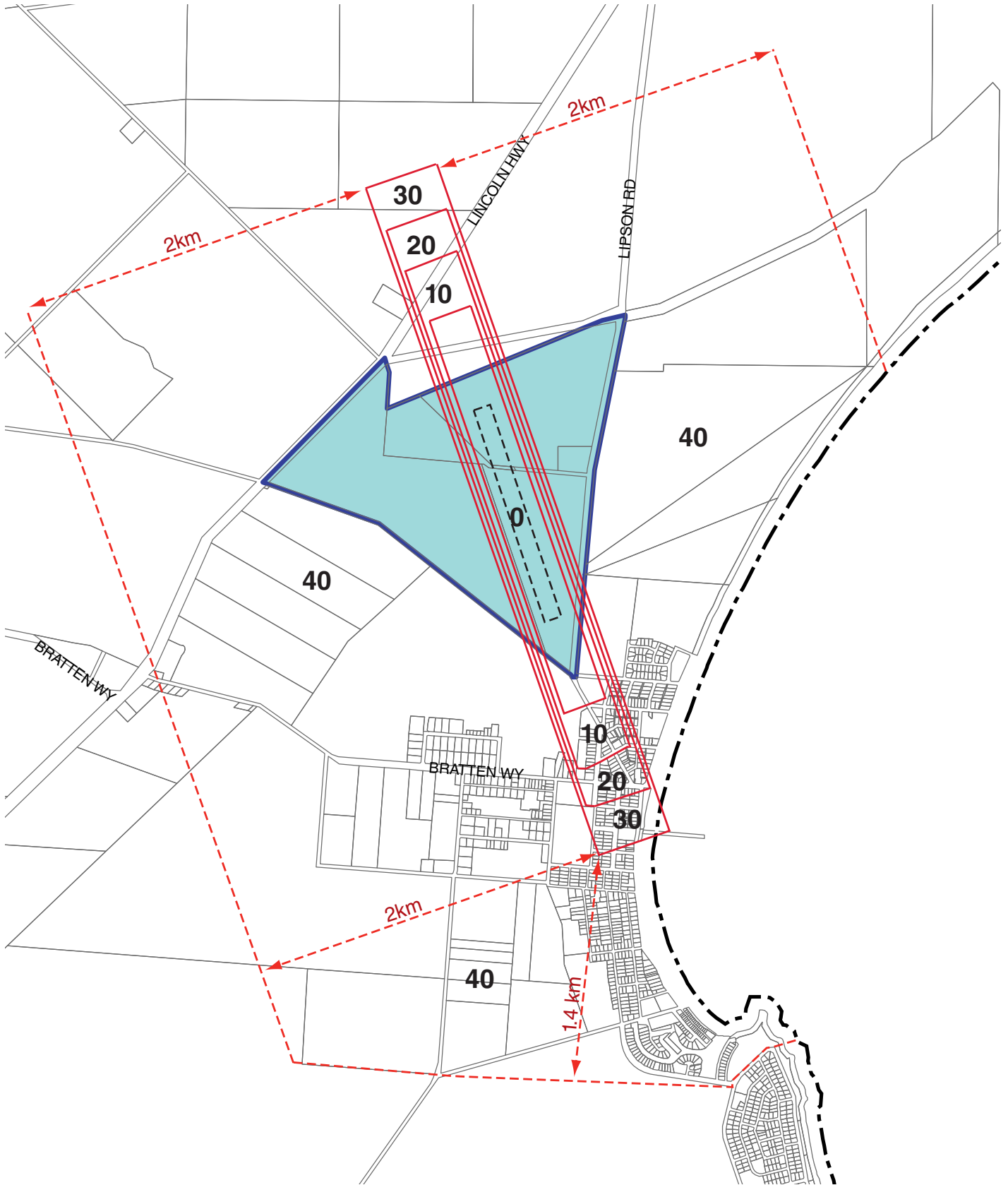


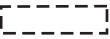


TUMBY BAY

# Concept Plan Map TuB/3

## TOWN CENTRE ZONE

TUMBY BAY COUNCIL  
Consolidated - 6 March 2018



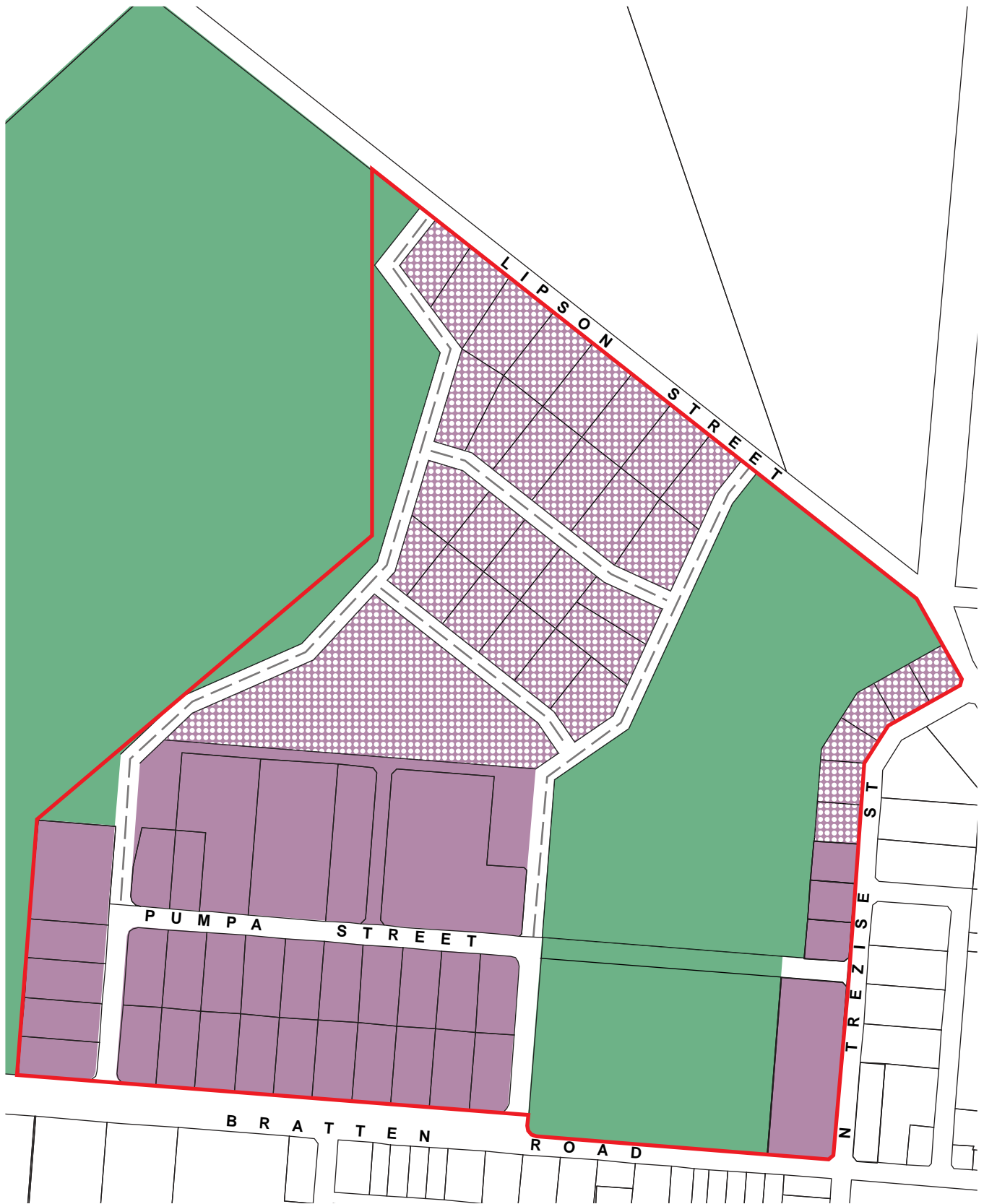
-  Airstrip
-  Airfield Zone
-  Development exceeding the following heights in metres requires a safety analysis

TUMBY BAY

# Concept Plan Map TuB/4

## AIRPORT BUILDING HEIGHTS





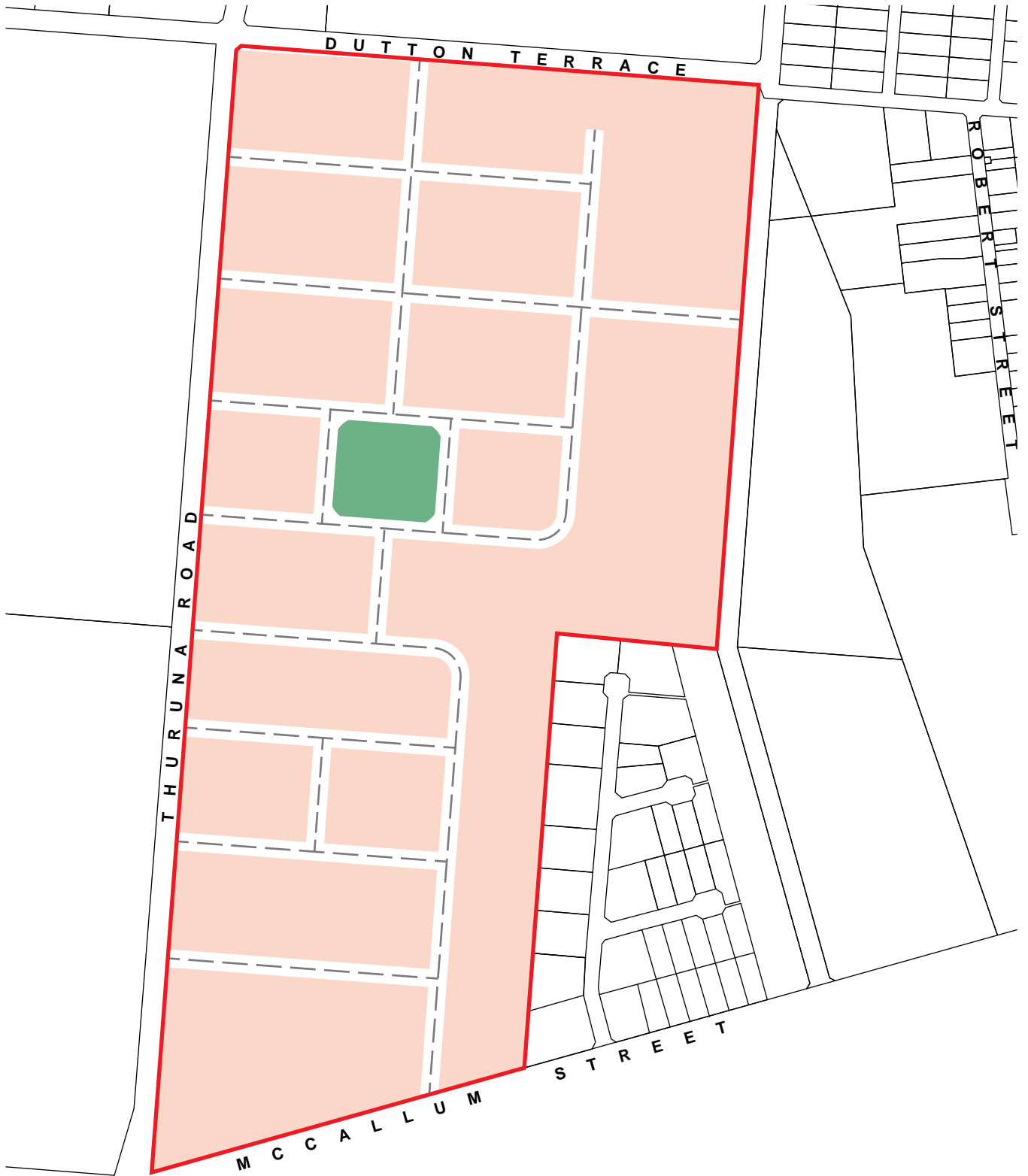
- Stormwater Management/  
Vegetation/Open Space
- Existing Industry Development
- Expanded Industry Development Lots
- Proposed Future Road
- Concept Plan Boundary
- Development Plan Boundary



TUMBY BAY

# Concept Plan Map TuB/5

## INDUSTRY ZONE



- Residential
- Open Space / Reserve
- Minor Road
- Concept Plan Boundary

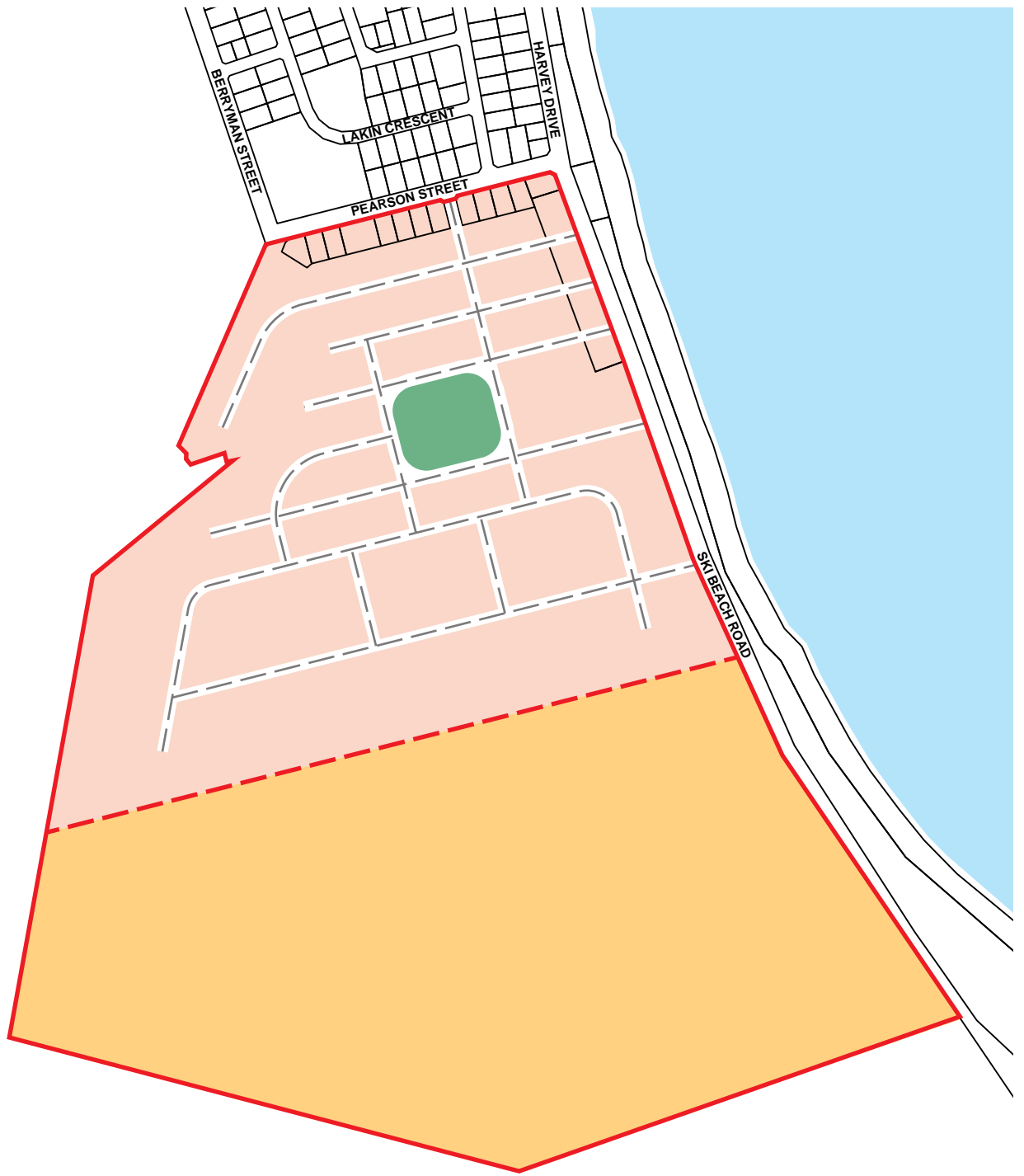


TUMBY BAY

# Concept Plan Map TuB/6

## THURUNA ROAD

TUMBY BAY COUNCIL  
Consolidated - 6 March 2018



- Residential
- Deferred Urban
- Open Space / Reserve
- Minor Road
- Concept Plan Boundary



TUMBY BAY

# Concept Plan Map TuB/7

## SKI BEACH ROAD

TUMBY BAY COUNCIL  
Consolidated - 6 March 2018