

# Development Plan

## Roxby Downs (Municipality)

Consolidated - 18 October 2012

Please refer to the Roxby Downs (Municipality) 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

## Roxby Downs (Municipality)

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

CONSOLIDATED	AMENDMENT – [Gazetted date]
24 April 1997	Section 29(2) Amendment ( <i>Country and Outer Metro EDP</i> ) – [24 April 1997]
22 October 1998	Light Industry Zone PAR – [22 October 1998]
7 October 1999	Waste Disposal (Landfill) PAR ( <i>Ministerial</i> ) – [19 August 1999]
13 April 2000	Section 29(2)(b) Amendment – [13 April 2000]
Not consolidated	Telecommunications Facilities State-wide Policy Framework PAR (Interim) ( <i>Ministerial</i> ) – [31 August 2000]
1 March 2001	Deferred Urban Zone PAR – [1 March 2001]
15 November 2001	Telecommunications Facilities State-wide Policy Framework PAR ( <i>Ministerial</i> ) – [30 August 2001]
14 November 2002	General PAR – [14 November 2002]
18 September 2003	Wind Farms PAR ( <i>Ministerial</i> ) – [24 July 2003]
19 April 2007	Town Centre Zone PAR ( <i>Ministerial</i> ) (Interim) – [19 April 2007]
1 November 2007	Town Centre Zone PAR ( <i>Ministerial</i> ) – [1 November 2007]
3 June 2010	Statewide Bulky Goods DPA ( <i>Ministerial</i> ) (Interim) – [1 June 2010]
3 March 2011	Statewide Bulky Goods DPA ( <i>Ministerial</i> ) – [13 January 2011]
8 March 2012	Statewide Wind Farms DPA (Interim) ( <i>Ministerial</i> ) – [19 October 2011]
18 October 2012	Roxby Downs and Environs DPA ( <i>Ministerial</i> ) – [11 October 2012] Termination of the Statewide Wind Farms DPA ( <i>Ministerial</i> ) and its removal from the Roxby Downs (Municipality) Development Plan – [18 October 2012] Statewide Wind Farms DPA ( <i>Ministerial</i> ) – [18 October 2012]

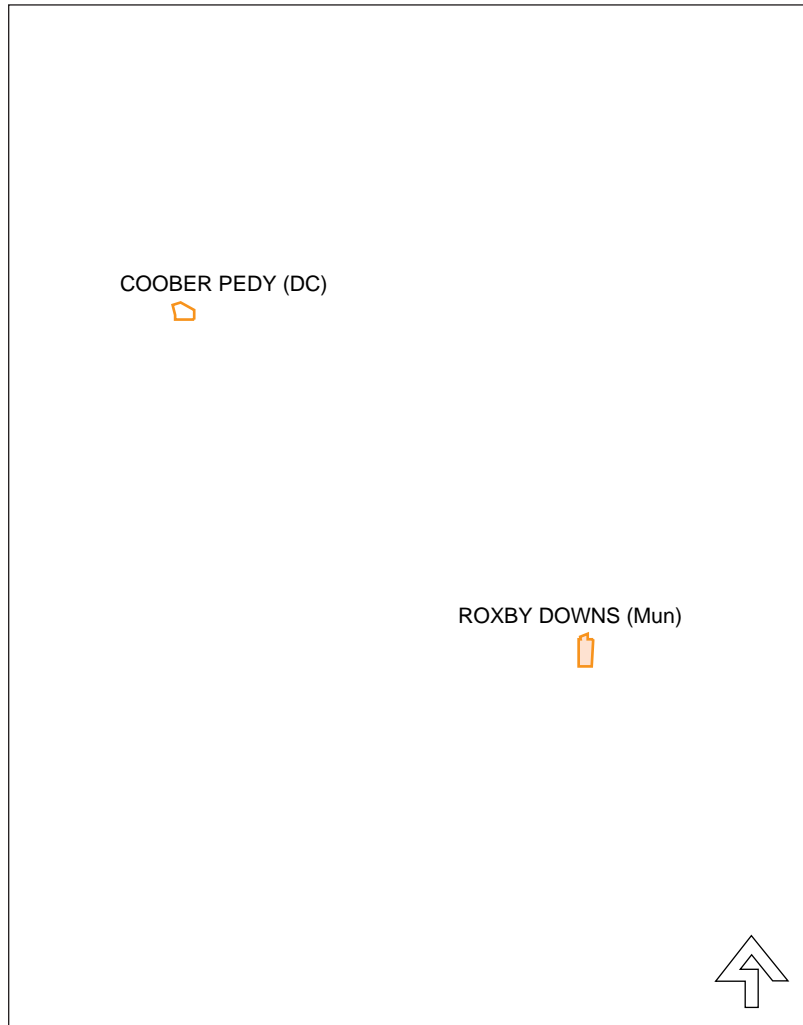
**Consolidated:** The date of which an authorised amendment to a Development Plan was consolidated (incorporated into the published Development Plan) pursuant to section 31 of the *Development Act 1993*.

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

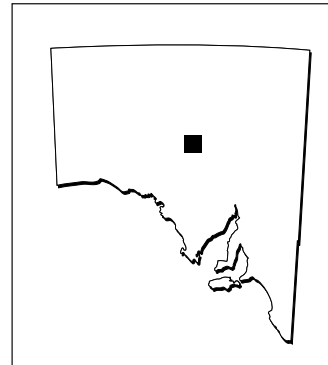
## Preface

The objectives and principles of development control that follow apply within the area of the Roxby Downs (Mun) Development Plan as shown below.

This Development Plan is arranged with the objectives and principles of development control for the Far North, appearing first, followed by the Council Wide policies and in turn more detailed policies relating to particular zones, and areas.



**Enlargement Map**



**Location Map**

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## FAR NORTH

### Introduction

The following policies for Far North South Australia apply across the area within the boundary of the Roxby Downs (Municipality) Development Plan.

### Background

The Far North ([Fig FN/1](#)) occupies an area of 720 000 square kilometres, almost three quarters of the State's land area, and about 10 000 people live there. It is a vast region with a hot, dry climate, erratic rainfall and little permanent surface water. Agricultural productivity is low; the region is remote from large towns and there are areas of extreme inaccessibility and wilderness. The region is rich in minerals, fossil fuels, and underground water; extensive areas are of religious significance to the Aboriginal people and the variety of distinct natural features attracts tourists and researchers.

The broad landscapes of the region are diverse. In the north-west is a spectacular chain of mountain ranges of deep significance to the Aboriginal people who live there. A virtually unoccupied wilderness plateau extends from these ranges southwards to the Nullarbor Plain. The central part of the region contains Lake Eyre, the focus of one of the largest inland drainage basins in the world. The Diamantina River and Cooper Creek flow from Queensland into the north-east of South Australia every couple of years and occasionally reach Lake Eyre, which otherwise is a salt pan. The south-east of the region extends from the Flinders Ranges to the New South Wales border and includes the Olary Province, a range of low mountains bordered by sand plains.

Although pastoralism is the most extensive land use, the main influences on settlement in the area have been transport routes, changes in transport technology, the fluctuating economic fortunes in mining, tourism, modern weapons research and the traditional areas of Aboriginal population.

The pastoral industry occupies about half of the region, and is based on cattle north of the dog fence and sheep and cattle south, or "inside", the dog fence. The remainder of the region is Aboriginal lands, conservation parks or unallotted Crown lands. Aboriginal lands are confined to the North West Aboriginal Reserve and some adjacent pastoral leases. Within these lands are a number of settlements which serve the Aboriginal communities. The main conservation parks preserve part of the longitudinal sand dunes of the Simpson Desert and the sandy sparse woodland of the remote Western Desert.

With the exception of the Aboriginal communities in the far north west, the only settlements of any size are along the major transport routes, namely, the Barrier Highway to Broken Hill; the Central Australian Railway linking Port Augusta to Alice Springs; the Stuart Highway linking Port Augusta to Alice Springs; and the Trans Australian Railway linking Perth to Sydney. Changing transport technology has also affected the settlement pattern, usually leading to a decline in the number of settlements servicing the railways, and some increase in those serving major highways. The largest town, Coober Pedy (population approximately 4000), is mainly an opal mining settlement and improvements to transport facilities are likely to lead to Coober Pedy becoming an important service centre. As the Far North contains large areas of significant potential for major mineral discoveries, the development of more mining towns is probable.

A steady growth has occurred in tourism within the region, creating problems for orderly development of some towns and service centres. Travel by off-road vehicles to remote scenic areas has flourished, contributing to a boost in public awareness of and investment in, the region, but also creating problems for environmental management.

Mineral exploration and development, promotion of outback tourism, including international package tours, and transport improvements indicate that a significant growth period is beginning for the Far North.

## OBJECTIVES

### Form of Development

- Objective 1:** The management of resources and their protection from inappropriate or incompatible uses of land and development.

Policies for the Far North can be neither comprehensive nor definitive, because of its vastness and diversity, and the lack of information.

As the whole of the region can be regarded as an area which is environmentally sensitive due to its aridity, particular care should be taken to ensure that development does not significantly interfere with natural processes. Existing communities with their smallness, remoteness and often cultural differences also require careful consideration when major developments are contemplated.

The major natural resources of the area are native vegetation and animals, minerals, water particularly groundwater, landscapes and wilderness. These resources should be managed in a manner which, optimises productive efficiency consistent with the objectives of minimising land degradation; supports economic stability; considers all land users on a fair basis; optimises the diverse and joint uses of and lands; and protects the archaeological, ecological, historical, cultural and scenic values.

**Objective 2:** Protection of the environment and minimisation of conflict between recreation, tourism and other uses of land.

The indiscriminate movement of some visitors and recreationists has caused concern because of interference with pastoral and mining activities and damage to areas of environmental or heritage significance. However the economic, recreational, social and educational value of travel in outback areas, as well as the traditional rights to movement of the Aboriginal people, must be recognised. Also, unenforceable and unreasonable restrictions tend to generate disrespect for all control measures. Education, cooperation and management programmes are needed, involving both visitors and local persons. Legal restriction to access should be applied to selected areas, where it is essential and enforceable, to prevent undue interference with other activities or with objects of environmental and heritage significance.

**Objective 3:** Economic resources developed in a manner of benefit to the community, socially, economically or environmentally.

**Objective 4:** The economic, social, and cultural interests of the Aboriginal communities safeguarded.

The economic development of the Far North is dependent on growth in mining, tourism and their service industries. Major expansion into other industries is unlikely due to lack of water, the climate and distance from markets. The major known mineral resources which are likely to promote further development are shown on [Fig FN/1](#). However, the region contains large areas of high potential for major mineral discoveries which could result in significant changes to the patterns of development. There is also a need to widen the economic base of the existing settlements and encouragement should be given to appropriate supportive industries, such as tourism.

The population of the Far North has a large proportion of Aborigines, and the European population has more males than females. There are often high levels of unemployment or under-employment because of variability of world prices for the products of the region and the seasonal nature of work in the pastoral industry. Outside of mining, administrative and service centres, Aborigines with traditional ties to the land make up the majority of the population. Provision needs to be made to improve the economic resource base for Aboriginal communities and to protect their culture and heritage.

Development should, whenever appropriate, make special provision to improve the balance and stability of the population and to improve the cultural and economic prospects of affected communities. This will require that all communities and in particular Aboriginal communities, be consulted on all developments which would significantly affect their livelihood, lifestyle or traditional interest in the land. When assessing proposed developments emphasis must be placed on the social impacts as well as other environmental impacts.

**Objective 5:** Industrial, commercial, tourist and residential development restricted to recognised settlements, so that such development can be efficiently provided with services and interference with pastoral, mining and conservation interests is minimised.

Settlements shown on [Fig FN/1](#) are divided into three categories. The towns designated on [Fig FN/1](#) are settlements which supply urban services for local industries, the surrounding region and services

to private and public transport. The minor service centres are settlements which provide basic services to tourists and the transport industry. The mining settlements are associated with mineral exploration and extraction and are unlikely to be permanent. If the mining of the Olympic Dam deposit proceeds a town of up to 9000 persons could be needed near there.

The granting of freehold land should be restricted to settlements which show strong evidence of permanency. Priority should be given to the towns and minor service centres designated on [Fig FN/1](#) in the provision of Government subsidies for community and physical services.

**Objective 6:** Development which meets adequate standards for public safety, convenience, economy and amenity.

**Objective 7:** The coordinated provision of roads, public facilities and services in a manner which optimises the use of resources and public funds.

The development of community facilities at new settlements in proximity to existing settlements should be integrated to achieve the best use of resources. As the provision of services, such as electricity, water, sewerage and roads, is very expensive in remote areas, design guides and other means should be used to encourage development which makes the optimum use of available resources.

The existing road network is shown on [Fig FN/1](#) and the proposed network shown on [Fig FN/1](#). The major routes are shown as primary roads and the most significant other roads, as secondary roads. The more important restricted access roads are also shown. Before constructing or upgrading tracks consideration should be given to the adequacy of the management of the area served by the road or track.

Because of the vast distances, regular and reliable air services are essential to the region.

### Conservation

**Objective 8:** The identification and management of areas of heritage value or special environmental significance.

The Far North contains many areas, sites and structures which are worthy of preservation. These range from specific localised items, of geological, palaeontological, cultural, archaeological or historical importance, to large areas of sacred, scenic, wilderness, habitat, or other special environmental significance. Because of the vastness and remoteness of the area, many have yet to be identified.

Land and development should be managed in a manner which protects the heritage and environmental significance of these items in the long term. Some large areas are already protected as conservation parks or fossil reserves ([Fig FN/1](#)). A number of other areas and features proposed for consideration as areas of special environmental significance, are shown on [Fig FN/1](#).

The means to be used to protect these areas depends upon their significance, vulnerability, accessibility and pressures for alternative, possibly damaging, uses. Where absolutely necessary, areas could be included in conservation parks, however, it is considered that in many cases, with appropriate legislative support, successful protection can be achieved together with the well-managed use of the land.

Much of the west of the region and north of Lake Eyre is unoccupied or unallotted Crown lands. These are fragile areas, containing valuable natural and relatively undisturbed resources and ecosystems.

**Objective 9:** The retention of environmentally-significant areas of native vegetation.

**Objective 10:** The retention of native vegetation where clearance is likely to lead to problems of soil erosion, soil slip and soil salinization, flooding or a deterioration in the quality of surface waters.

**Objective 11:** The retention of native vegetation for amenity purposes, for livestock shade and shelter and for the movement of native wildlife.



## Outdoor Advertisements

**Objective 12:** An urban environment and rural landscape not disfigured by advertisements.

**Objective 13:** Advertisements in retail, commercial and industrial urban areas, and centre zones, designed to enhance the appearance of those areas.

**Objective 14:** Advertisements not hazardous to any person.

## PROPOSALS

### Form of Development

A series of management and supplementary development plans are to be prepared containing detailed proposals and principles for the management of specific areas, resources, or developments.

Design guidelines are to be prepared for development in this region of South Australia. These guidelines will show how buildings can be designed, sited and constructed in a manner suitable to the environment. Design guides and other means will be used to encourage development and styles of living which use resources according to their availability, and the use of appropriate alternative technology.

### Community Facilities

A new school is proposed at Maria when the number of resident students justifies it. The school would eventually serve Mintabie as well.

The Department of Community Welfare proposes to move the District Office, presently located at Alice Springs, to Marla or Coober Pedy.

Priority will be given to towns and minor service centres shown on [Fig FN/1](#) in the provision of community and physical services.

### Movement of People and Goods

It is proposed that those roads identified as primary and secondary roads on [Fig FN/1](#) receive appropriate priority in construction and maintenance.

It is proposed that air services in the Far North be investigated with a view to determining the need for, and the environmental impacts resulting from, additional services and facilities.

It is proposed that access be restricted to selected areas, where it is essential to prevent undue interference with other activities or with sites of environmental and heritage significance.

### Conservation

It is proposed that the following areas be investigated to determine the degree and extent of their environmental significance and that management plans be prepared and implemented to protect them. ([Fig FN/1](#)):

The Mound Springs, particularly at Dalhousie, Peake, Strangways, Coward and Hermit Hill;

Stevenson Creek;

Simpson Desert;

North Lake Eyre and the lower reaches of the Kallakoopah and Warburton Creeks;

Lakes Kopperamanna and Killalpaninna;

The Diamantina floodplain;

Koonchera Dune;

Sturt Stony Desert;

Cordillo Downs Dunes;

Coongie Lakes;

Cooper Creek in the vicinity of Innamincka;

Wadi Wadi Dome;

Oulnina;

Western salt lakes (Lakes Hart, Harris, Everard Gardiner and Pernatty and Island lagoons);

The Breakaways on the eastern edge of the Western Plateau;

Lake Phillipson;

The mountain ranges in the north west (Musgrave, Mann, Tomkinson, Birksgate and Everard Ranges);

The Great Victoria Desert;

The Arckaringa Hills.

It is proposed that all unoccupied Crown land in the Far North be considered as Desert Reserve Lands and not be allocated for any use except in accordance with a detailed management plan.

### **Country Townships**

It is proposed to establish a small town at Marla, a service centre at Glendambo on the Stuart Highway and a mining settlement at Honeymoon, north of Cockburn ([Fig FN/1](#)).

## **PRINCIPLES OF DEVELOPMENT CONTROL**

### **Form of Development**

- 1 Urban development, other than new settlements, should take place in existing settlements or where it forms a compact extension of an existing settlement.
- 2 The establishment of new settlements should be restricted to those necessary to provide for industrial development, mining, tourism, road users or Aboriginal communities.
- 3 New settlements based on mining, tourism or other industry, should be established in such a way that the best use is made of existing facilities, and the wider community benefits from the new services and resources available.
- 4 Development should be designed appropriately for hot arid areas.
- 5 Development, including tourist facilities, should only take place outside of settlements where it can be demonstrated that:
  - (a) there is good reason for not locating the development within a settlement;
  - (b) the development will contribute positively to the economic development of the region;
  - (c) the necessary roads and public utilities can be provided economically;
  - (d) features or areas of environmental or heritage significance, or landscapes adjoining main roads will not be adversely affected; and
  - (e) all other relevant development control principles are complied with.

- 6 On land adjoining a primary or secondary road outside a settlement; outbuildings, sheds, tanks and other services should form a compact group with any principal building.
- 7 Land for development (including land division) should be suitable for the proposed use. Factors to be taken into account should include: location, affects on amenity, slope, stability, erosion, drainage, flood hazard, size and shape of allotment(s), mode of land division, adequacy of roads, access to roads, water supply, disposal of effluent, provision of service easements, use of adjoining land, subsequent development, future development of adjoining land, timing of development and likely damage to significant natural or man-made features.

#### **Movement of People and Goods**

- 8 Access to development adjoining roads should be safe and convenient.
- 9 Safe and convenient pedestrian access should be provided, wherever appropriate, to development which generates significant amounts of pedestrian traffic.
- 10 Commercial and industrial development should have sufficient space on the site for the parking, loading, unloading, manoeuvring and fuelling of vehicles. In large development, different classes of vehicles (for example, road trains, buses and cars) should have separate parking areas for each class.

#### **Commercial Development**

- 11 Commercial development dependent on passing road traffic should be located within settlements.

#### **Mining**

- 12 Extractive industry should not occur within, or adjacent to, towns or service centres except for short-term or other special purposes, and then only with adequate environmental and safety provisions.
- 13 Areas proposed for intensive development, other than mining, should be examined for mineral potential before the development proceeds. Permanent development on land of known mineral potential, which would prevent extraction of the mineral deposit, should not occur.
- 14 Sites of exploration, appraisal and extraction of mineral and energy resources, should be rehabilitated on completion of the work programme. Wherever possible, extraction and rehabilitation should proceed progressively in a manner to achieve the desired landform for the after-use.

#### **Conservation**

- 15 Development should not be located in environmentally sensitive areas and should be designed to minimise environmental degradation.
- 16 Development should not cause undue risk of significant pollution or contamination of any watercourse, underground water, lake or reservoir, particularly that which may be used for human or animal consumption.
- 17 Major development outside recognised settlements should not affect buildings, structures, sites, wildlife, vegetation and features which are significant for archaeological, sacred, cultural, historic, scientific, architectural, scenic or other reasons.
- 18 Development should not destroy, nor lessen, the value of any significant item of natural or man-made heritage, particularly those listed as State Heritage Items, registered Aboriginal Sites, Geological Monuments or on the Register of the National Estate.
- 19 Development should not take place within the locality of an area proposed for consideration as an area of special environmental significance, until a management plan has been prepared for the area identifying the extent, degrees of significance and means of management of the features of value.

- 20** Development should not take place in highly significant environmental areas unless an environmental review and consideration of alternative sites, show that use of the area is necessary and the development can proceed in accordance with acceptable performance standards.
- 21** Native vegetation should not be cleared if it:
- (a) provides important habitat for wildlife;
  - (b) has a high plant species diversity or has rare or endangered plant species and plant associations;
  - (c) has high amenity value;
  - (d) contributes to the landscape quality of an area;
  - (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture;
  - (f) is associated with sites of scientific, archaeological, historic, or cultural significance; or
  - (g) is growing in, or is characteristically associated with, a wetland environment.
- 22** Native vegetation should not be cleared if such clearance is likely to:
- (a) create or contribute to soil erosion;
  - (b) decrease soil stability and initiate soil slip;
  - (c) create, or contribute to, a local or regional soil salinity problem;
  - (d) lead to the deterioration in the quality of surface waters; or
  - (e) create or exacerbate the incidence or intensity of local or regional flooding.
- 23** When clearance is proposed consideration should be given to:
- (a) retention of native vegetation for, or as:
    - (i) corridors or wildlife refuges;
    - (ii) amenity purposes;
    - (iii) livestock shade and shelter; or
    - (iv) protection from erosion along watercourses and the filtering of suspended solids and nutrients from run-off;
  - (b) the effects of retention on farm management; and
  - (c) the implications of retention or clearance on fire control.

### **Appearance of Land and Buildings**

- 24** Roadside advertising should not be undertaken outside of settlements.

### **Outdoor Advertisements**

- 25** The location, siting, size, shape and materials of construction, of advertisements should be:
- (a) consistent with the desired character of areas or zones as described by their objectives;

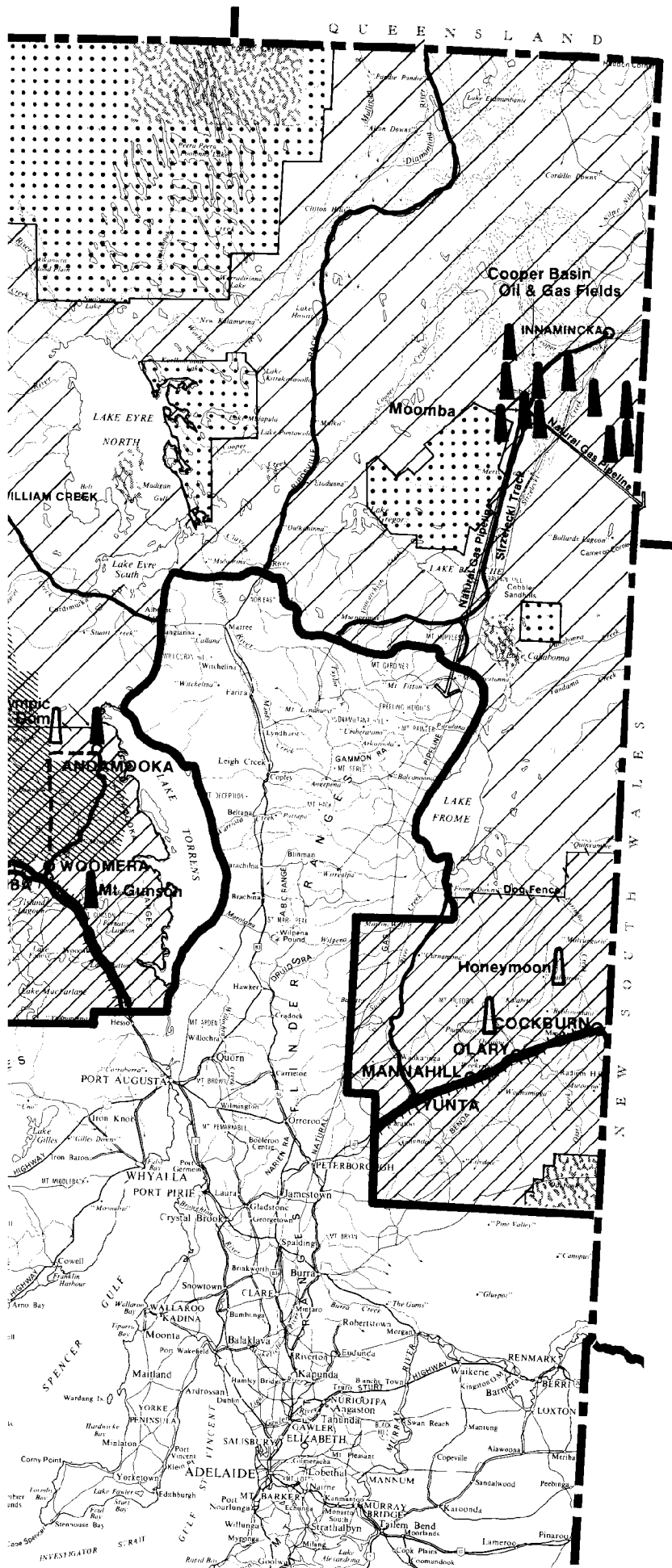
- (b) consistent with the predominant character of the urban or rural landscape; or
  - (c) in harmony with any building or site of historic significance or heritage value in the locality.
- 26 Advertisements should not detrimentally affect by way of their siting, size, shape, scale, glare, reflection or colour, the amenity of areas, zones or localities, in which they are situated.
  - 27 Advertisements should not impair the amenity of areas, zones or localities, in which they are situated by creating, or adding to, clutter, visual disorder, and the untidiness of buildings and spaces.
  - 28 Advertisements should not obscure views of attractive landscapes or particular trees or groups of trees.
  - 29 The scale of advertisements should be compatible with the buildings on which they are situated and with nearby buildings and spaces.
  - 30 Advertisements should be constructed and designed in a workmanlike manner.
  - 31 Advertisements wholly or partly consisting of bunting, streamers, flags, windvanes and the like, should not detrimentally affect the amenity of areas, zones or localities, in which they are situated.
  - 32 Advertisements on buildings that have a single architectural theme but which contain a number of tenancies, should be attached and displayed so as to be coordinated with that theme.
  - 33 Advertisements should not be erected in positions close to existing electricity mains so that potentially hazardous situations are created.
  - 34 Advertisements should not create a hazard to persons travelling by any means.
  - 35 Advertisements should not obscure a driver's view of other road vehicles, of rail vehicles at or approaching level crossings, of pedestrians and of features of the road such as junctions, bends, changes in width, traffic control devices and the like, that are potentially hazardous.
  - 36 Advertisements should not be so highly illuminated as to cause discomfort to an approaching driver, or create difficulty in his perception of the road, or of persons or objects on it.
  - 37 Advertisements should not be 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.
  - 38 Advertisements should not distract drivers from the primary driving task at a location where the demands on driver concentration are high.

### **Non-complying Development**

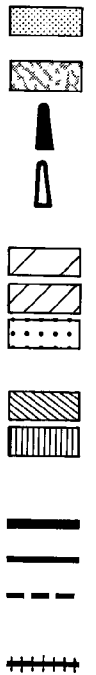
- 39 The following kind of development is **non-complying**:

Advertisements which are located within 500 metres of the centre-line of any primary, arterial or secondary arterial road, tourist road or scenic route, with the exceptions of:

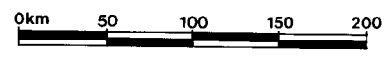
- (a) advertisements within municipalities; or
- (b) advertisements within a 60 km/h or 80 km/h speed restriction within district councils, or areas not within a council area; or
- (c) where the advertisement has an advertisement area of two square metres or less, and providing the message contained thereon relates entirely to a lawful use of land, the advertisement is erected on the same site as that use, and a total of no more than two advertisements would be erected on the site.



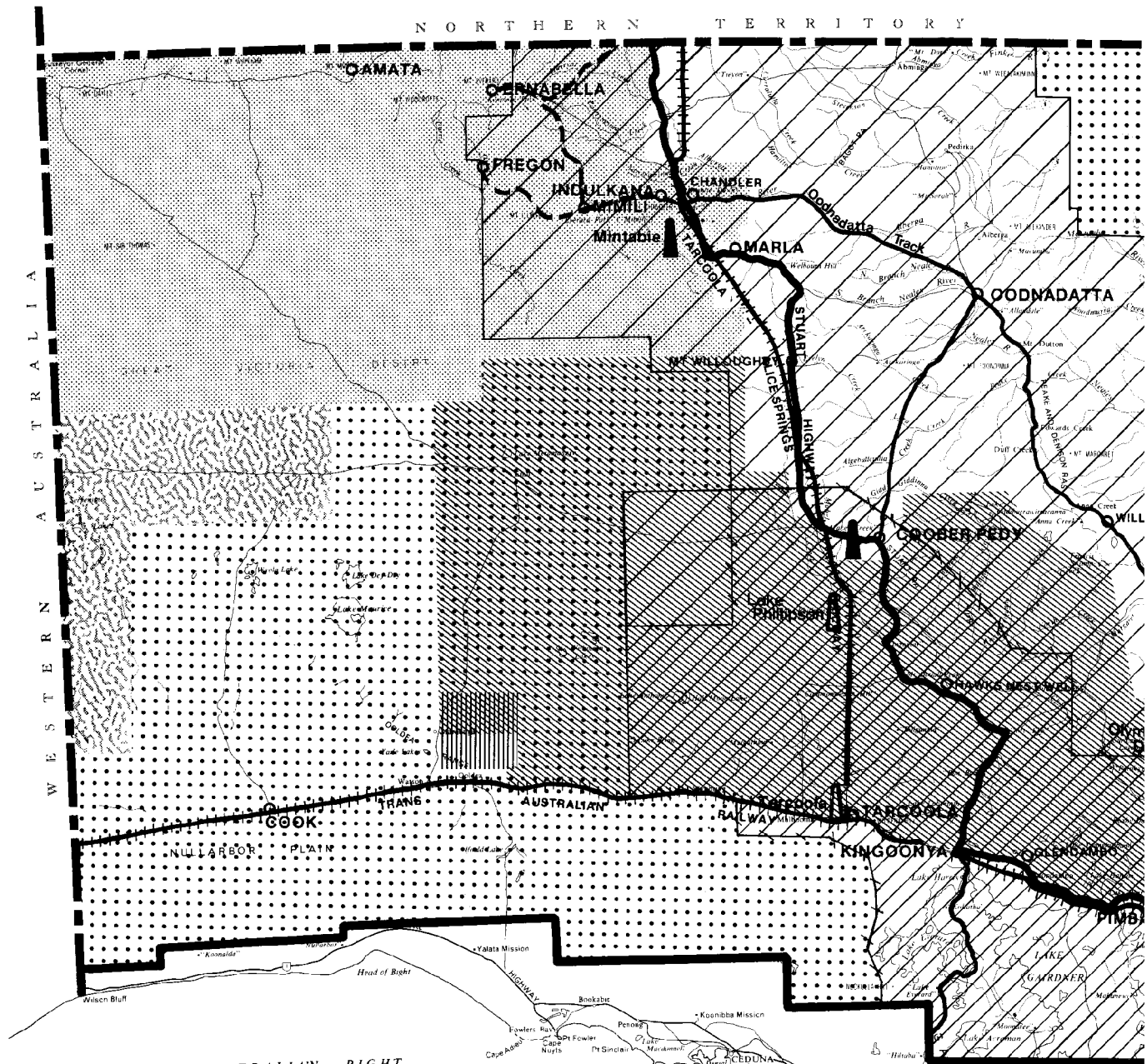
- Pitjantjatjara Land
- Conservation Parks and Other Reserves.
- Mineral Resource Extraction.
- Other Known Mineral Deposits
- Pastoral Leases:
  - Predominantly Cattle
  - Predominantly Sheep
  - Unallotted Crown Land.
- Defence Purpose:
  - Woomera Prohibited Area
  - Maralinga
- Existing Roads
  - Primary
  - Secondary
  - Restricted Access
  - Byways and Tracks Not Shown
- Railway



Source: Department of Lands;  
Department of Mines and Energy.



**Fig FN/1  
PART A**



Pitjantjatjara Land  
Conservation Parks  
and Other Reserves.

Mineral Resource Extraction.

Other Known Mineral Deposits

Pastoral Leases:

Predominantly Cattle

Predominantly Sheep

Unallotted Crown Land.

Defence Purpose:

Woomera Prohibited Area

Maralinga

Existing Roads

Primary

Secondary

Restricted Access

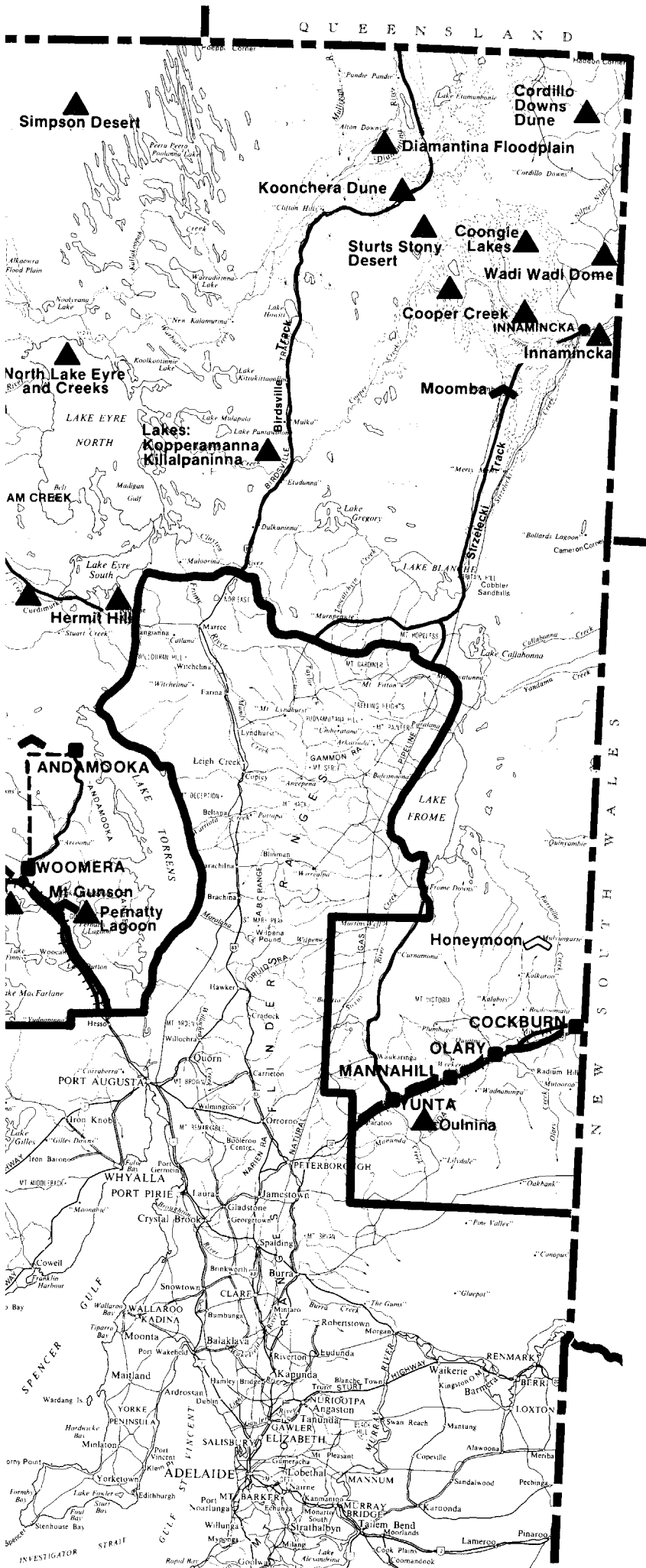
Byways and Tracks Not Shown

Railway

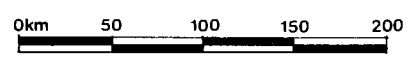


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**Fig FN/1  
PART B**

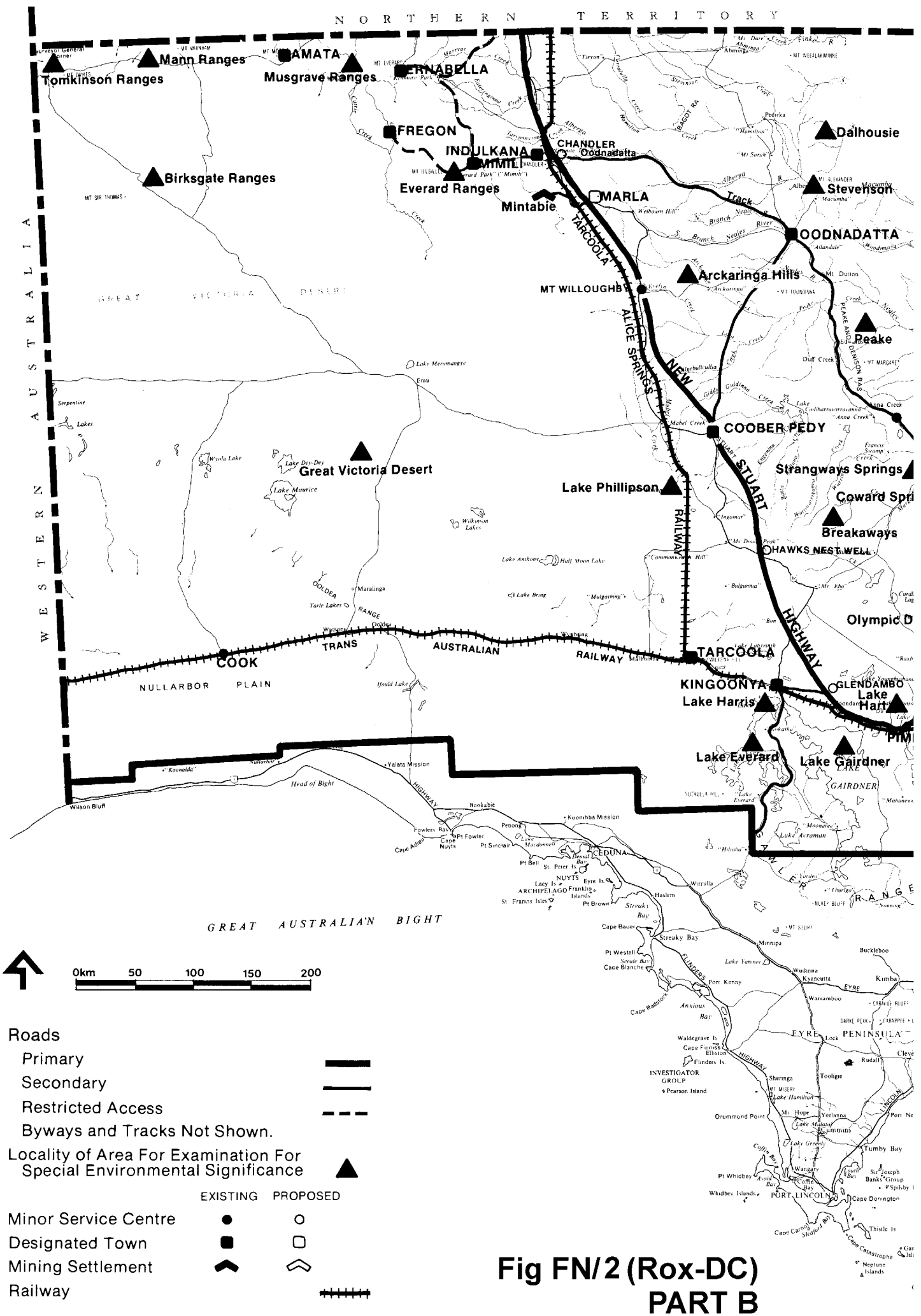


- Roads
- Primary
  - Secondary
  - Restricted Access
  - Byways and Tracks Not Shown.
- Locality of Area For Examination For Special Environmental Significance
- |                      | EXISTING | PROPOSED |
|----------------------|----------|----------|
| Minor Service Centre |          |          |
| Designated Town      |          |          |
| Mining Settlement    |          |          |
| Railway              |          |          |



**Fig FN/2 (Rox-DC)  
PART A**





**Fig FN/2 (Rox-DC)  
PART B**

- Roads**
- Primary
  - Secondary
  - Restricted Access
  - Byways and Tracks Not Shown.
- Locality of Area For Examination For Special Environmental Significance**
- EXISTING PROPOSED**
- Minor Service Centre
  - Designated Town
  - Mining Settlement
  - Railway

## COUNCIL WIDE

### Introduction

The following objectives and principles of development control, in the Council Wide section, apply across the area within the boundary of the Roxby Downs (Municipality) Development Plan. These are additional to those addressed in the Far North section. Reference should be made to the Far North and Council Wide objectives and principles as well as those applying in the Zone, to determine all the policies relevant to any kind of development.

In the Council Wide section policies are expressed firstly for the whole of the Municipality, then in more detail for the Rural Landscape and Buffer Zones, the Residential, District Business, Community, Light Industry and Deferred Urban Zones and the General Industry and Special Living Zones.

### OBJECTIVES

The following objectives apply to the whole of the Municipality of Roxby Downs, and are additional to those expressed in the Development Plan for the Far North.

### Form of Development

- Objective 1:** Development in accordance with the structure plans for the Municipality ([Map Rox/1 \(Overlay 1\)](#)) and the town of Roxby Downs ([Maps Rox/1 \(Overlay 1\) Enlargements A and B](#)).
- Objective 2:** Compact living and business areas ensuring residents are within reasonable distance of community facilities.
- Objective 3:** Provision of areas for future urban development to permit orderly growth of the township.
- Objective 4:** Residential areas not impaired by development liable to create noise, odour, dust, smoke, fumes or other emissions at a level sufficient to cause nuisance.
- Objective 5:** Safe, convenient, sustainable and healthy living environments that meet the full range of needs and preferences of a diverse community.
- Objective 6:** Orderly and economic development that creates a safe, convenient and pleasant environment in which to live.
- Objective 7:** A diverse range of dwelling types and sizes available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
- Objective 8:** Shopping centres and community facilities conveniently located to serve the needs of the permanent and tourist population.
- Objective 9:** Provision of recreation, cultural and social activities associated with town centre and education facilities.
- Objective 10:** A safe and efficient road network to serve local and district traffic with provision for off-road pedestrian and cycle movement.
- Objective 11:** A safe and efficient network of pedestrian and cycle paths, linked to areas of open space and providing direct access to the town centre and community facilities.
- Objective 12:** Conservation and regeneration of the natural landscape surrounding the urban areas.
- Objective 13:** Protection and/or re-establishment of the natural environment in parklands and landscape areas, to provide open space for recreation in large and small reserves and as a natural buffer against wind and dust.

- Objective 14:** A wide range of settings for active and passive recreational opportunities.
- Objective 15:** Industrial development in locations to service the requirements of the mining project at Olympic Dam, the town of Roxby Downs and its surrounds.
- Objective 16:** Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- Objective 17:** A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.
- Objective 18:** Protect community health and amenity from adverse impacts of noise and air emissions.

#### **Waste Disposal (Landfill)**

- Objective 19:** The orderly and economic development of landfill facilities in appropriate locations.
- Objective 20:** Minimisation of environmental impacts from the location, operation, closure and post management of landfill facilities.
- Objective 21:** Landfill facilities to be protected from incompatible development.

#### **Telecommunications Facilities**

- Objective 22:** Telecommunications facilities provided to meet the needs of the community.
- Objective 23:** Telecommunications facilities located and designed to minimise visual impact on the amenity of the local environment.

Telecommunications facilities are an essential infrastructure required to meet the rapidly increasing community demand for communications technologies. To meet this demand there will be a need for new telecommunications facilities to be constructed.

The Commonwealth Telecommunications Act 1997 is pre-eminent in relation to telecommunications facilities. The Telecommunications (Low-impact Facilities) Determination 1997 identifies a range of facilities that are exempt from State planning legislation. The development of low impact facilities to achieve necessary coverage is encouraged in all circumstances where possible to minimise visual impacts on local environments.

Where required, the construction of new facilities is encouraged in preferred industrial and commercial and appropriate non-residential zones. Recognising that new facility development will be unavoidable in more sensitive areas in order to achieve coverage for users of communications technologies, facility design and location in such circumstances must ensure visual impacts on the amenity of local environments are minimised.

#### **Hazards**

- Objective 24:** Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.
- Objective 25:** 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.

#### **Interface Between Land Uses**

- Objective 26:** Development located and designed to minimise adverse impact and conflict between land uses.
- Objective 27:** Protect community health and amenity from adverse impacts of development.

### Water Sensitive Urban Design

**Objective 28:** Development consistent with principles of water sensitive design.

### Sustainable Development

**Objective 29:** Land division for residential purposes should be designed to facilitate energy efficient dwellings and to provide for different housing needs and housing diversity.

It is important that the arrangement of new housing allotments should allow for orientation for solar access, whilst at the same time providing for different housing needs and diversity. It is preferable that the narrowest allotments should have north to the rear, medium and wide allotments should have north to the frontage and medium to wide allotments should face east or west.

**Objective 30:** Detached dwellings and significant additions should incorporate design features which reduce reliance on traditional energy sources and make efficient use of water, sunlight, daylight and shade.

New detached dwellings and additions of a substantial size should be carefully designed to make use of sunlight, daylight and ventilation for heating and cooling to reduce reliance on fossil fuel generated power sources for heating and cooling purposes. Stormwater runoff can also be used to reduce dependence on reticulated water systems, and to assist in the retention of native trees and vegetation.

**Objective 31:** Retail, Commercial and Industrial buildings should be designed and sited to promote energy and water conservation.

Industry, Commerce and Retailing can be heavy consumers of energy and water and by attention to design it may be possible to reduce the amount of energy and water used. This in turn may generate cost reductions.

### Energy Efficiency

**Objective 32:** Development designed and sited to conserve energy.

**Objective 33:** Development that provides for on-site power generation including photovoltaic cells and wind power.

### Native vegetation

**Objective 34:** Protection and enhancement of native vegetation to protect water quality, soil structure, native wildlife and amenity.

### Renewable Energy Facilities

**Objective 35:** Development of renewable energy facilities that benefit the environment, the community and the state.

**Objective 36:** 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.

**Objective 37:** 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

### Form of Development

- 1 Development should be in accordance with the Roxby Downs Structure Plans shown on [Maps Rox/1 \(Overlay 1\)](#) and [Enlargements A and B](#) and the Zoning Plans shown on [Maps Rox/3 to 12](#).

- 2 Development should be orderly and economic.
- 3 Housing and other urban development, including Residential Parks and Caravan and Tourist Parks, should:
  - (a) form a compact and continuous entity;
  - (b) be designed so as to have minimal detrimental impact on the existing environment;
  - (c) be located so as to achieve economy in the provision of public services; and
  - (d) create a safe, convenient and pleasant environment in which to live.
- 4 Land designated for living, working and recreation activities should be used principally for those purposes.
- 5 Development should not take place unless served by an adequate water supply and wastewater disposal system.

### **Residential Development**

- 6 Residential allotments and sites should maximise solar orientation and have the area and dimensions to accommodate:
  - (a) the siting and construction of a dwelling and associated ancillary outbuildings
  - (b) the provision of landscaping and private open space
  - (c) convenient and safe vehicle, pedestrian and cycling access and parking
  - (d) water sensitive design systems that enable the storage, treatment and reuse of stormwater.
- 7 Residential allotments should be of varying sizes to encourage housing diversity.
- 8 Land division should facilitate optimum solar access for energy efficiency.
- 9 Development should provide for efficient solar access to buildings and open space all year around.
- 10 Buildings should be sited and designed:
  - (a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings
  - (b) so that open spaces associated with the main activity areas face north for exposure to winter sun.
- 11 Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:
  - (a) taking into account overshadowing from neighbouring buildings
  - (b) designing roof orientation and pitches to maximise exposure to direct sunlight.
- 12 Public infrastructure and lighting, should be designed to generate and use renewable energy.
- 13 New residential estate type development should incorporate the storage and use of stormwater drainage on site where possible for landscaping or other uses provided:
  - (a) the stormwater can be reasonably accommodated on site;
  - (b) the structural stability of buildings on the site or adjoining sites is not affected.

- 14** Land division design should take into account the prevailing east/west dune system and prevent the encroachment of development upon dune ridges to ensure that the stability of the dune system is retained and that housing can be developed on the allotment without the need to clear native vegetation.
- 15** Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.
- 16** Dwellings and accommodation at ground floor level should contribute to the character of the locality and create active, safe streets by incorporating one or more of the following:
- (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for occupants
  - (b) individual entries for ground floor accommodation
  - (c) opportunities to overlook adjacent public space.
- 27** Residential development should be designed to ensure living rooms have an external outlook.
- 38** Entries to dwellings or foyer areas should be clearly visible from the street, or access ways that they face to enable visitors to easily identify individual dwellings.
- 194** Entrances to multi-storey buildings (including residential flat buildings) should:
- (a) be oriented towards the street
  - (b) be clearly identifiable
  - (c) provide shelter, a sense of personal address and transitional space around the entry
  - (d) provide separate access for residential and non-residential land uses.
- 20** The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:
- (a) windows of habitable rooms
  - (b) upper-level private balconies that provide the primary open space area for a dwelling
  - (c) solar collectors (such as solar hot water systems and photovoltaic cells).
- 21** Dwellings and other accommodation types should be sited and designed to provide adequate thermal comfort for occupants while minimising the need for fossil fuel energy sources for heating and cooling, by:
- (a) providing internal day living areas with north facing windows;
  - (b) incorporating external openable windows and doors fitted with draught control devices;
  - (c) designated living areas being capable of being closed off from other areas of the dwelling;
  - (d) providing opportunities to vary thermal conditions through movement of air between rooms;
  - (e) using building materials appropriate to the climatic conditions;
  - (f) incorporating appropriately located, sized and shaded windows and glass doors;
  - (g) incorporating adequate building insulation;

- (h) having eaves wide enough for summer shade;
  - (i) providing carports and pergolas on western walls to aid shading of buildings;
  - (j) providing pergolas and other shading on north facing windows;
  - (k) providing ventilation fans in roofs.
- 22** Roof orientation and pitch should facilitate the efficient use of solar collectors and photovoltaic cells.
- 23** External clothes drying areas with access to sunlight and breezes should be provided.
- 24** Building materials, appliances and energy sources should be selected to minimise energy requirements and greenhouse gas emissions.
- 25** Landscape design should assist microclimate management and conserve energy and water and should incorporate:
- (a) minimal lawn areas, generally under 40 square metres;
  - (b) provision for the collection of runoff water from hard surfaces and roofs;
  - (c) the planting of ground cover plants and use of mulches;
  - (d) plants of bushy habit to act as wind breaks and to screen the view of housing from dunes;
  - (e) the establishment of canopy trees on side boundaries and near outdoor entertainment areas and car parking areas;
  - (f) the use of selected natives which have been proven to thrive in the climatic conditions of Roxby Downs.
- 26** Buildings and other developments should be sited to avoid the need for clearance of native vegetation for the buildings or other developments, or for associated fire protection.
- 27** Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:
- (a) building height, mass and proportion
  - (b) external materials, patterns, colours and decorative elements
  - (c) roof form and pitch
  - (d) façade articulation and detailing
  - (e) verandas, eaves, parapets and window screens.
- 28** Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.
- 29** Development should provide access, and accommodate multiple route options, for pedestrians and cyclists by enhancing and integrating with open space networks, recreational trails, parks, reserves, and sport and recreation areas

### **Garages, Carports and Outbuildings**

- 30** Garages, carports and outbuildings should have a roof form and pitch, building materials and detailing that complement the associated dwelling.

- 31 Garages and carports facing the street should not dominate the streetscape.
- 32 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

### **Street and Boundary Setbacks**

- 33 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.
- 34 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.
- 35 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.
- 36 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.

### **Car Parking and Access**

- 37 On-site vehicle parking should be provided having regard to:
  - (a) the number, nature and size of proposed dwellings;
  - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings;
  - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.
- 38 Vehicle parking areas servicing more than one dwelling should be of a size and location to:
  - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely;
  - (b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area;
  - (c) reinforce or contribute to attractive streetscapes.
- 39 On-site visitor parking spaces should be sited and designed to:
  - (a) not dominate internal site layout;



- (b) be clearly defined as visitor spaces not specifically associated with any particular dwelling;
- (c) be accessible to visitors at all times.

**40** The number of vehicle access points onto arterial roads should be minimised and, where possible, access points should be:

- (a) limited to local roads (including rear lane access);
- (b) shared between developments.

**41** Development with access from arterial roads or roads should be sited to avoid the need for vehicles to reverse onto or from the road.

### **Site Coverage**

**42** Site coverage should ensure sufficient space is provided for:

- (a) pedestrian and vehicle access and vehicle parking;
- (b) domestic storage;
- (c) outdoor clothes drying;
- (d) rainwater tanks;
- (e) private open space and landscaping;
- (f) convenient storage of household waste and recycling receptacles.

### **Private Open Space**

**43** Private open space (available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:

- (a) to be accessed directly from a habitable rooms of the dwelling;
- (b) to be generally at ground level (other than for residential flat buildings) and to the side or rear of a dwelling and screened for privacy;
- (c) to take advantage of, but not adversely affect, natural features of the site;
- (d) to minimise overlooking from adjacent buildings;
- (e) to achieve separation from bedroom windows on adjacent sites;
- (f) to have a northerly aspect to provide for comfortable year round use;
- (g) not to be significantly shaded during winter by the associated dwelling or adjacent development;
- (h) to be partly shaded in summer;
- (i) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality;
- (j) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

**44** Private open space should not include driveways, effluent drainage areas, rubbish bin storage areas, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space.

- 45** Private open space located above ground level should have a minimum dimension of 2 metres and be directly accessible from a habitable room.
- 46** Balconies should:
- (a) be integrated with the overall form and detail of the building
  - (b) include balustrade detailing that enables line of sight to the street
  - (c) be recessed where wind would otherwise make the space unusable
  - (d) be self-draining and plumbed to minimise runoff.

### **Site Facilities and Storage**

- 47** Site facilities for group dwellings, multiple dwellings and residential flat buildings should include:
- (a) mail box facilities sited close to the major pedestrian entrance to the site
  - (b) bicycle parking for residents and visitors (for developments containing more than 6 dwellings)
  - (c) household waste and recyclable material storage areas away from dwellings.

### **Visual Privacy**

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

### **Dependent Accommodation**

- 50** Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration;
  - (b) 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

- 51 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.
- 52 Swimming pools should have a capacity of no more than 40 000 litres and should incorporate measures to reduce evaporation such as solar blankets, covering or shade structures.

### Building near Airfields

- 53 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military aviation requirements of airfields.
- 54 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:
  - (a) lighting glare
  - (b) smoke, dust and exhaust emissions
  - (c) air turbulence
  - (d) storage of flammable liquids
  - (e) attraction of birds
  - (f) reflective surfaces (eg roofs of buildings, large windows)
  - (g) materials that affect aircraft navigational aids.
- 55 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 56 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.
- 57 Development within areas affected by aircraft noise should be consistent with *Australian Standard AS 2021: - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

### Crime Prevention

- 58 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.
- 59 Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.
- 60 Development should provide a robust environment that is resistant to vandalism and graffiti.
- 61 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.
- 62 Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.

- 63** 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.
- 64** Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.
- 65** Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.
- 66** 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.
- 67** Development should avoid pedestrian entrapment spots and movement predictors (routes or paths that are predictable or unchangeable and offer no choice to pedestrians).

### **Centres and Shops**

- 68** Commercial development should be concentrated in the Roxby Downs (Town) Centre area shown on [Map Rox/1 \(Overlay 1\) Enlargement A](#).
- 69** A shop or group of shops with a gross leasable area greater than 450 square metres should not be located outside of the Town Centre Zone shown on [Map Rox/10](#).

### **Movement of People and Goods**

- 70** Car parking spaces for the particular kinds of development specified in [Table Rox/1](#), should be established on the site at the rate indicated; but a lesser number of parking spaces may be established on the site if the balance is made up and provided on a site nearby which will be available for car parking purposes for the duration of the development and which can be used for those purposes without detriment to the amenity of the locality or the safety of the public.
- 71** Development and associated points of access and egress should not create conditions that cause interference with the free flow of traffic on adjoining roads and streets.
- 72** Development should include appropriate provision on the site to enable the parking, loading, unloading, turning and fuelling of vehicles.
- 73** Development involving intensive movement of large vehicles should include sufficient space to accommodate all vehicles that may reasonably be expected on the site at any one time, and sufficient space for safe turning and passage within and through the site.
- 74** The number, location and design of access points to a road should be designed to ensure public safety and the free flow of traffic.
- 75** Parking areas should be designed to secure:
- (a) the free flow of traffic;
  - (b) public safety; and
  - (c) suitable landscaping of the parking area

- 76** Pedestrian and cycle movement should be separated wherever possible from vehicle movement and preferably be developed along separate routes to those for vehicles.

### **Development in Industry Zones**

- 77** 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.
- 78** 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.
- 79** Development should be of a high standard of design with respect to the external appearance, siting and landscaping of buildings and storage yards.
- 80** Buildings and structures should be externally clad with new or substantially new pre-colour coated or pre painted metal sheeting, painted zincalume or painted galvanised iron, brick, concrete block or painted compressed fibre cement.
- 81** 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;
  - (g) present an attractive façade by incorporating sections of masonry or lightweight fibre cement or similar construction, at the front of the building, to enhance the appearance of the locality.
- 82** Offices and showrooms associated with industrial, warehouse, storage and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.
- 83** Development, commercial and industrial should be designed, oriented and landscaped to minimise energy use for climate control and lighting through:
- (a) orientation;
  - (b) use of correctly shaded windows to maximise absorption of winter sun;
  - (c) utilisation of deciduous planting, pergolas, verandas, eaves or awnings to allow solar penetration in winter while providing summer shade;
  - (d) use of building materials with good thermal performance;
  - (e) use of insulation with particular attention to roofs and ceilings;
  - (f) use of energy efficient climate control devices;
  - (g) use of insulated roof lights;
  - (h) use of energy efficient luminaries; and

- (i) roof orientation and pitch to facilitate the use of solar collectors and photovoltaic cells.

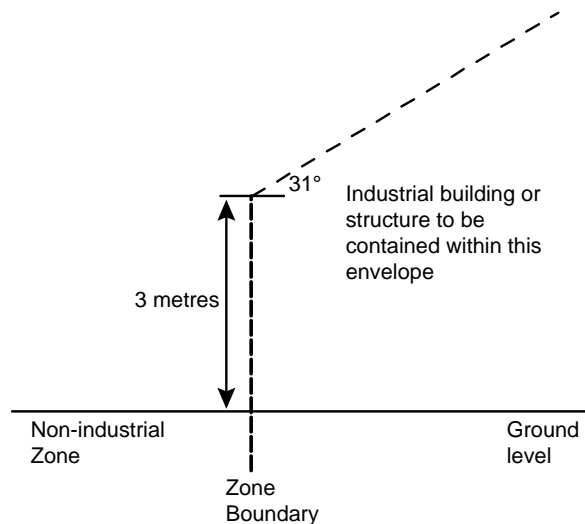
**84** The setback of buildings from public roads should:

- (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.

**85** 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.

**86** Buildings should be sited to allow vehicular access to the rear of the site.

**87** 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:



**88** Buildings and structures should not exceed 50 percent site coverage.

**89** Service and storage areas should be located to the rear or side of buildings and be screened from public view.

**90** Caretakers' dwellings should be sited to the rear of allotments or in such a manner as to enable the continued suitable operation to adjoining activities and the business activity on the site itself.

**91** Caretakers' dwellings should comprise either purpose built residences which are either transportable or constructed on site, or extensions to existing buildings which include adequate living quarters and amenities.

**92** Buildings or extensions of buildings to be used for the purpose of caretakers' dwellings should:

- (a) be constructed of new or as new materials with external surfaces including walls, doors, roofs, door and window frames, gutters and downpipes, fascias and other external fittings which are in a good state of repair;
- (b) be newly painted or present an even consistent surface finish;

- (c) be coloured to complement or match existing development on the site to enhance the appearance of the development in the locality, (colour schemes used for housing within the towns of Roxby Downs or colours similar to the pre-colour coated steel range of colours will be considered suitable);
  - (d) support suitable additional landscaping;
  - (e) use one type of cladding for walls; and
  - (f) use second hand materials which are in a good state of repair and capable of being painted or otherwise finished or treated so that they will appear as new and enhance the appearance of development.
- 93** Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.
- 94** Development should be provided with appropriate landscaping in accordance with the following criteria:
- (a) landscaping should be established along boundaries with all public roads, and at least one side boundary;
  - (b) areas set aside for landscaping should not be less than 2.0 metres wide;
  - (c) plantings should incorporate indigenous plant material;
  - (d) plantings should include a substantial proportion of trees in scale with the main buildings, and trees located within and surrounding parking areas to provide shade;
  - (e) plantings should be connected to suitable in ground micro-irrigation systems and regularly watered tended and nurtured;
  - (f) storage areas and unsightly activities and structures should be screened and buildings, parking and driveways softened or enhanced by landscaping.
- 95** Open swale drainage should be used in the landscape strips adjacent car parking areas to assist with detention of stormwater.
- 96** Industrial development should enable all vehicles to enter and exit the site in a forward direction.
- 97** Adequate on-site vehicle parking should be provided, and where specified in [Table Rox/1](#), in accordance with that Table.
- 98** On-site parking should be:
- (a) surfaced with suitable impervious hard paving;
  - (b) line-marked to indicate parking spaces.
- 99** Visitor parking areas should be clearly visible and located on site between the adjacent road and the front or one side of the building, while employee parking areas should be located at the rear or to one side of any building.
- 100** Development should have buildings sited to allow convenient access for emergency services vehicles.
- 101** The design of perimeter fencing should be of a high standard in order to create a cohesive streetscape.
- 102** Perimeter security fencing and access gates should consist of black mesh fencing not less than 2.1 metres high and should, wherever possible, be constructed on or behind the building line or behind the front landscaping strip.

**103** Advertisements and advertising hoardings should not include any of the following:

- (a) flashing or animated signs;
- (b) bunting, streamers, flags, wind vanes and similar;
- (c) roof-mounted advertisements projected above the roofline;
- (d) parapet-mounted advertisements projecting above the top of the parapet.

**104** 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.

**105** 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.

**106** Development should incorporate appropriate measures to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and contamination to the stormwater system such as:

- (a) ensuring rainfall run-off from the roof of any building is discharged directly to the street water table or to the Council stormwater system or stored on-site and used for landscaping and not mixed with rainfall run-off originating from surfaces such as car parks, outdoor storage areas and display areas; and
- (b) ensuring rainfall run-off from ground surfaces is directed to a stormwater treatment system capable of removing litter sediment, grease, oil and other substances capable of contaminating stormwater.

**107** A high flow bypass should be provided to enable water from extreme rainfall events to discharge direct to stormwater swales or to Council stormwater system.

### **Noise and Air Quality**

**108** Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources should:

- (a) shield sensitive uses and areas through one or more of the following measures:
  - (i) placing buildings containing less sensitive uses between the emission source and sensitive land uses and areas;
  - (ii) within individual buildings, place rooms more sensitive to air quality and noise impacts (eg bedrooms) further away from the emission source;
  - (iii) erecting noise attenuation barriers provided the requirements for safety, urban design and access can be met;
- (b) use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants provided wind impacts on pedestrian amenity are acceptable;



- (c) locate ground level private open space, communal open space and outdoor play areas within educational establishments (including childcare centres) away from the emission source.

**109** External noise and artificial light intrusion into bedrooms should be minimised by separating or shielding these rooms from:

- (a) active communal recreation areas, parking areas and vehicle access ways
- (b) service equipment areas and fixed noise sources on the same or adjacent sites.

**110** 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.

**111** Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid nuisance to adjoining landowners and occupiers.

### **Interface Between Land Uses**

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

**113** 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.

### **Land Division**

**114** Land should not be divided:

- (a) in a manner which would prevent the satisfactory future division of the land, or any part thereof;
- (b) if the proposed use, or the establishment of the proposed use, is likely to lead to undue erosion of the land or land in the vicinity thereof;
- (c) unless waste produced by the proposed use of the land, or any use permitted by the principles of development control, can be managed so as to prevent pollution of a public water supply or any surface or underground water resources;
- (d) if the size, shape and location of, and the slope and nature of the land contained in each allotment resulting from the division is unsuitable for the purpose for which the allotment is to be used;
- (e) if any part of the land is likely to be inundated by floodwaters and the proposed allotments are to be used for a purpose which would be detrimentally affected when the land is inundated;
- (f) where community facilities or public utilities are lacking or inadequate;
- (g) where the proposed use of the land is the same as the proposed use of other existing allotments in the vicinity, and a substantial number of the existing allotments have not been used for that purpose; or
- (h) if it would cause an infringement of any provisions of the Building Act or any by-law or regulation made thereunder.

**115** When land is divided:

- (a) any reserves or easements necessary for the provision of public utility services should be provided;

- (b) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in a satisfactory manner;
- (c) a water supply sufficient for the purpose for which the allotment is to be used should be made available to each allotment;
- (d) provision should be made for the disposal of waste waters, sewage and other effluents from each allotment without risk to health;
- (e) roads or thoroughfares should be provided where necessary for safe and convenient communication with adjoining land and neighbouring localities;
- (f) each allotment resulting from the division should have safe and convenient access to the carriageway of an existing or proposed road or thoroughfare;
- (g) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare; and
- (h) for urban purposes, provision should be made for suitable land to be set aside for usable local open space.

### **Waste Disposal (Landfill)**

- 116** Landfill facilities should be located, sited, designed and managed to minimise adverse impacts on surrounding areas due to surface water and ground water pollution, traffic, noise, fumes, odour, dust, vermin, weeds, litter, landfill gas and visual impact.
- 117** Landfill facilities should not be located in existing or future urban, township, living, residential, commercial, centre, office, business, industry or institutional zones or environment protection, conservation, landscape, open space or similar zones, or in a Water Protection Area.
- 118** Landfill facilities should be appropriately buffered to minimise adverse impacts on the surrounding area and land uses.
- 119** Land uses and activities which are compatible with a landfill facility may be located within any separation distances established.
- 120** Land uses and activities which are not compatible with a landfill facility should not be located within any separation distances established.
- 121** Where appropriate, landfill facilities may include resource recovery facilities, provided there is a sufficient separation distance between potentially incompatible land uses and activities.
- 122** Landfill and associated facilities for the handling of waste should be located at least a distance of 500 metres from the boundaries of the landfill site. A lesser distance may be provided within the landfill site where the landfill facility is considered compatible with the surrounding area, land uses and activities so that an effective separation distance of 500 metres can be provided and maintained between the landfill facility and potentially incompatible land uses and activities.
- 123** The area of landfill operations on a site should:
  - (a) be located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of 1-in-100-year flood event; and
  - (b) not be located on areas with ground slopes of greater than 10 percent except where the site incorporates a disused quarry; and
  - (c) not be located on land subject to land slipping; and
  - (d) not be located within three kilometres of an airport used by commercial aircraft. If located closer than three kilometres the landfill facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.

- 124** The landfill site should be landscaped to screen views of the landfill facilities and operational areas.
- 125** Sufficient area should be provided on a landfill site to ensure on-site containment of potential ground water contaminants and for the diversion of stormwater.
- 126** Where necessary an acoustic buffer should be provided between any excessive noise generating part of the landfill facility and any development on an adjacent allotment to mitigate potential noise pollution.
- 127** Litter control measures which minimise the incidence of windblown litter should be provided on the site of a landfill facility.
- 128** Leachate from landfill should be contained within the property boundary of the landfill facility site and should not contaminate surface water or ground water.
- 129** The interface between any engineered landfill liner and the natural soil should be:
- (a) greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts; or
  - (b) greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts; or
  - (c) greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.
- 130** Surface water run-off from landfill should not cause unacceptable sediment loads in receiving waters.
- 131** Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should sustainably utilize landfill gas emissions. For smaller landfill activities, if the sustainable utilization of the landfill gas emissions is not practically feasible then flaring is appropriate to avoid gases being vented directly to the air.
- 132** Chain wire mesh or pre-coated painted metal fencing to height of two metres should be erected on the perimeter of a landfill site to prevent access other than at appropriate site entries.
- 133** Plant, equipment or activities that could cause a potential hazard to the public within a landfill site should be enclosed by a security fence.
- 134** Landfill sites should not be located where access to the site using non-arterial roads in adjoining residential areas is required or likely.
- 135** Landfill facilities should be accessed by an appropriately constructed and maintained road.
- 136** Traffic circulation movements within the landfill facility should be adequate in dimension and construction to support all vehicles hauling waste and to enable forward direction entry to and exit from the site.
- 137** Suitable access for emergency vehicles to the landfill site should be provided.
- 138** A proposal to establish, extend or amend a landfill facility should include an appropriate Landfill Environment Management Plan that addresses the following:
- (a) the prevention of ground water and surface water contamination;
  - (b) litter control, dust control, noise control, the control of fumes and odours, and sanitary conditions generally;
  - (c) the monitoring or management of landfill gas;

- (d) fire safety;
- (e) security;
- (f) maintenance of landscaping and the general condition of the site; and
- (g) the post closure monitoring and maintenance of the facility to ensure compatibility with the surrounding landscape and to enable a suitable after use of the site. This should include a final contour plan, surface water diversion and drainage controls, the design of the final cover, the monitoring of groundwater, surface water, leachate and landfill gas.

### **Open Space and Recreation**

**139** Urban development should include public open space and recreation areas.

**140** Public open space and recreation areas should be of a size, dimension and location that:

- (a) facilitate a range of formal and informal recreation activities
- (b) provide for the movement of pedestrians and cyclists
- (c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites
- (d) of natural or cultural value
- (e) link habitats, wildlife corridors, public open spaces and existing recreation facilities
- (f) enable effective stormwater management
- (g) provides for the planting and retention of large trees and vegetation.

**141** Open space should be designed to incorporate:

- (a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes
- (b) park furniture, shaded areas and resting places to enhance pedestrian comfort
- (c) safe crossing points where pedestrian routes intersect the road network
- (d) easily identified access points
- (e) frontage to abutting public roads to optimise pedestrian access and visibility
- (f) re-use of stormwater for irrigation purposes
- (g) recreational trails where appropriate.

**142** 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.

**143** 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.

**144** 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;

**145** 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.

**146** 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.

**147** Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.

**148** Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.

### **Conservation**

**149** Development should not occur on high dune ridges.

**150** Where development involves the removal of vegetation from dunes or the exposure of bare dune faces then appropriate rehabilitation and stabilisation measures to prevent erosion and dust should be undertaken.

**151** Development should be undertaken so as to have minimal adverse impacts on natural land features and scenically attractive areas.

**152** Trees, either single trees or groups of trees, should be preserved and protected against urement wherever practicable. Where it is necessary to remove trees new plantings preferably of native species endemic to the area should follow.

**153** Development in areas which are scenically attractive or of natural significance should enhance those areas or assist in their conservation.

**154** Native vegetation, including roadside vegetation, should be preserved wherever possible and conditions created for its regeneration.

**155** Development should not:

- (a) create or contribute to soil erosion;
- (b) decrease dune stability and initiate dune movement;
- (c) create or contribute to soil contamination or salinity; and
- (d) lead to the removal of significant areas of native vegetation.

**156** Development should not lead to the generation of undue amounts of noise, particularly near residential areas and community facilities such as hospitals.

**157** Development should take place in a manner which will not interfere with or obstruct watercourses or natural ponding basins.

**158** Development should not take place unless all wastes produced can be managed so as to prevent pollution of surface or underground water resources.

**159** Development should not take place if it may result in significant adverse impact on surface or underground water resources.

**160** Development should be directed to collect run-off water for future use.

#### **Water Sensitive Design**

**161** Development should be designed to maximise conservation, minimise consumption and encourage re-use of water resources.

**162** Development should not take place if it results in unsustainable use of surface or underground water resources.

**163** Development should be sited and designed to:

- (a) capture and re-use stormwater, where practical
- (b) minimise surface water runoff
- (c) prevent soil erosion and water pollution
- (d) protect and enhance natural water flows
- (e) protect water quality by providing adequate separation distances from watercourses and other water bodies
- (f) not contribute to an increase in salinity levels
- (g) avoid the water logging of soil or the release of toxic elements
- (h) maintain natural hydrological systems and not adversely affect:
  - (i) the quantity and quality of groundwater
  - (ii) the depth and directional flow of groundwater
  - (iii) the quality and function of natural springs.

**164** Water discharged from a development site should:

- (a) be of a physical, chemical and biological condition equivalent to or better than its pre-developed state

- (b) not exceed the rate of discharge from the site as it existed in pre-development conditions.
- 165** Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.
- 166** Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.
- 167** Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.
- 168** 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.
- 169** Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 170** Stormwater management systems should:
- (a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source
  - (b) utilise, but not be limited to, one or more of the following harvesting methods:
    - (i) the collection of roof water in tanks
    - (ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks
    - (iii) the incorporation of detention and retention facilities
    - (iv) aquifer recharge.
- 171** Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 172** Artificial wetland systems, including detention and retention basins, should be sited and designed to:
- (a) ensure public health and safety is protected
  - (b) minimise potential public health risks arising from the breeding of mosquitoes.

### **Appearance of Land and Buildings**

- 173** The appearance of land and buildings should not impair the amenity of the locality in which they are situated.
- 174** Development should utilise materials compatible with the natural features of the site and adjacent development.
- 175** Buildings should be designed and oriented so as to minimise adverse microclimatic conditions.
- 176** Landscaping should form an integral part of any development.

### **Residential Parks and Caravan and Tourist Parks**

- 177** 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.

**178** Residential parks and Caravan and Tourist parks should be designed to:

- (a) minimise potential conflicts between long-term residents and short-term tourists
- (b) protect the privacy and amenity of occupants through landscaping and fencing
- (c) minimise traffic speeds and provide a safe environment for pedestrians
- (d) include centrally located recreation areas
- (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site
- (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility..

**179** A minimum of 12.5 percent of the site should comprise communal open space, landscaped areas and recreation areas.

**180** 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.

**181** On-site visitor parking in Caravan and Tourist parks should:

- (a) be designed and located to be accessible to visitors at all times
- (b) not dominate the internal site layout
- (c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.

**182** 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.

**183** Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

**184** Development of permanent and semi-permanent dwellings within long stay caravan parks (Residential Parks) should meet the following standards:

- (a) walls, doors, roofs, door and window frames, gutters and downpipes, fascias and other external fittings of second hand structure in good state of repair;
- (b) damaged wall and roof sheeting and other external fittings replaced or repaired so that they present a reasonable appearance;
- (c) external surfaces of structures either newly painted or presenting an even consistent finish;
- (d) external surfaces having a colour scheme which enhances the appearance of the structure in the locality;
- (e) annexes or extensions to dwellings built from solid materials (timber, steel, masonry, plastic sheeting, glass, other metal or solid materials) displaying a workmanlike appearance and presenting consistency in terms of design and materials with the main structure on the site; and



- (f) second hand materials being used which are in a good state of repair and capable of being painted or otherwise finished or treated so that they will appear as new.

**185** Layout of residential parks and caravan and tourist parks should take into account the prevailing east/west dune system and prevent the encroachment of development upon dune ridges to ensure that the stability of the dune system is retained and that van sites and accommodation can be developed on the site without the need to clear native vegetation.

### **Telecommunications Facilities**

**186** Telecommunications facilities should:

- (a) be located and designed to meet the communication needs of the community;
- (b) utilise materials and finishes that minimise visual impact;
- (c) have antennae located as close as practical to the support structure;
- (d) primarily be located in industrial, commercial, business, office, centre, and rural zones;
- (e) incorporate landscaping to screen the development, in particular equipment shelters and huts; and
- (f) 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 or significant vistas.

**187** Where technically feasible, co-location of telecommunications facilities should primarily occur in industrial, commercial, business, office, centre and rural zones.

**188** Telecommunications facilities in areas of high visitation and community use should utilise, where possible, innovative design techniques, such as sculpture and art, where the facilities would contribute to the character of the area.

**189** Telecommunications facilities should only be located in residential zones if sited and designed so as to minimise visual impact by:

- (a) utilising screening by existing buildings and vegetation;
- (b) where possible being incorporated into, and designed to suit the characteristics of an existing structure that may serve another purpose; and
- (c) taking into account existing size, scale, context and characteristics of existing structures, land forms and vegetation so as to complement the local environment.

**190** Telecommunications facilities should not detrimentally affect the character or amenity of Historic Conservation Zones or Policy Areas, Local Heritage Places, State Heritage Places, or State Heritage Areas.

### **Site Contamination**

**191** Where development involving a change of use from an industrial activity to a sensitive land use such as residential, school or other similar use is to occur, an appropriate site assessment in accordance with Schedules A and B of the National Environment Protection Measure (NEPM) and an audit by an independent Environmental Auditor (Contaminated Land) accredited by the Environment Protection Authority should be undertaken to confirm that:

- (a) the land is suitable for its intended use and does not represent, or potentially represent, unacceptable risks to human health and the environment; and
- (b) the development will be undertaken in a manner that will not pose a threat to the health and safety of the environment or occupiers of the land or land in the locality.

**192** Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

### **Renewable Energy Facilities**

**193** Renewable energy facilities, including wind farms and ancillary development, should be:

- (a) located in areas that maximize efficient generation and supply of electricity; and
- (b) designed and sited so as not to impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips.

#### *Wind Farms and Ancillary Development*

**194** 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.

**195** 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

**196** 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 ZONE

The following maps apply: Zones [Maps Rox/7, 9 and 10](#).

### OBJECTIVES

- Objective 1:** A residential zone comprising a range of dwelling types.
- Objective 2:** Higher dwelling densities in areas close to centres, public and community transport and public open spaces.
- Objective 3:** A range of appropriately located accommodation types to meet the housing needs of short-term and transient workers and permanent long distance commuter workers.
- Objective 4:** Affordable housing provided in appropriate locations.
- Objective 5:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

Residential growth within the Roxby Downs township will create a safe and cohesive living environment in close proximity to a range of services and recreational facilities. Residential development will increase housing density, diversity and availability required to meet the accommodation requirements of a growing population and a range of household types.

A set of distinct residential precincts within the new development areas will be developed, each with a strong individual identity defined by both the public open space system and existing topography. A pattern will be established in areas of new residential development with the majority of allotments oriented east-west, to allow for a high level permeability and connectivity. Medium density residential development will occur within a 1.0km radius of the Town Centre. Alternatively, medium density residential development may occur within other locations within the township where such development can be accommodated and integrated with existing and proposed residential developments and where interface issues are minimised.

A range of dwelling types is considered desirable, generally at low and medium densities, including the provision of workers' accommodation for short-term and transient workers and permanent long distance commuters. Workers' accommodation will be integrated into various residential precincts. Development will respond to the arid environment by ensuring all residential buildings are designed and developed to a high architectural standard, incorporating environmentally sustainable design principles.

A high value will be placed on retaining significant trees and vegetation and the development of individual lots will see the establishment of additional landscaping demonstrating a high level of landscape design and external appearance, while being sensitive to the arid location.

The Residential Zone will be integrated with the surrounding zones to enable pleasant and convenient pedestrian and cyclist movement through to adjoining areas.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

- Affordable housing
- Domestic outbuilding in association with a dwelling
- Domestic structure
- Dwelling
- Dwelling addition
- Motel/entertainment/function/accommodation facility
- School

Small scale non-residential uses that serve the local community, for example:

- Child care facilities
- Open space
- Recreation areas
- Shops and consulting rooms
- Supported accommodation
- Workers' accommodation, including residential parks.

- 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.
- 6 Development should be designed and sited to promote pedestrian and cyclist linkages between residential areas, the Town Centre, recreation uses and open space.
- 7 Affordable housing should be distributed throughout the Residential Zone to avoid over-concentration of similar types of housing in a particular area.

#### Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	6 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries	1 metre
Minimum setback from rear boundary	3 metres
Maximum building height (from finished ground level)	9 metres
Minimum number of on site car parking spaces	Car parking should be in accordance with <a href="#">Table Rox/1</a>

- 10 Garages, carports and residential outbuildings should not dominate the streetscape and be designed within the following parameters:

Parameter	Value
Maximum floor area	72 square metres
Maximum wall height	3 metres

Parameter	Value
Maximum building height	5 metres
Minimum setback from a primary road frontage	Garages and carports sited no closer to the primary road frontage than any part of its associated dwelling and in any other case, be set back a minimum of 6.5 metres  Outbuildings should not protrude forward of any part of its associated dwelling
Minimum setback from a secondary road frontage	0.9 metres or in line with the existing dwelling
Minimum setback from a vehicle access way	1 metres
Maximum length along the boundary	8 metres or 50 percent of the length along that boundary (which ever is the lesser)
Maximum frontage width of garage or carport with an opening facing a rear access lane	No maximum
Maximum frontage width of garage or carport with an opening facing the street	Less than 50 percent of the allotment frontage

- 11 A dwelling should have a minimum site area (and in the case of group dwellings and residential flat buildings, an average site area per dwelling) and a minimum site width of not less than that shown in the following table (lesser areas and dimensions may apply where dwellings have rear vehicular access to a service road):

Dwelling Type	Site Area (square metres)	Minimum Site Width (metres)
Detached	300 minimum	10
Semi-detached	270 minimum	10
Group/residential flat building (1 Storey)	300 average	25
Group/residential flat building (2 Storey)	250 average	25
Row dwelling (1 Storey)	210 minimum	7
Row dwelling (2 Storey)	210 minimum	7
Multiple dwelling	420 minimum	12
Aged persons' accommodation	300 minimum	25

- 12 Development should incorporate high quality, energy efficient materials that are in keeping with the arid environment including: concrete, slab floors, rammed earth, cavity brick, lightweight building construction, stone, timber, glass and aluminium.
- 13 Dwellings should be designed and sited to take into account the existing land form, and minimise earthworks where possible by following the contours of the site with split levels.
- 14 Individual housing developments comprising more than thirty dwellings should contain a mix of housing types and sizes, and be designed to reduce the apparent scale of the development.
- 15 Carports and garages should be designed and sited to avoid dominating views of the dwelling from the street.

### Private Open Space

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

Site area per dwelling (square metres)	Minimum area excluding any area at ground level at the front of the dwelling (square metres)	Minimum dimension (metres)	Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres)
<300	24, of which 8 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	3	16
301-500	60, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	16
>500	80, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres	4	24

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

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

- 18 Private open space located above ground level should have a minimum dimension of 2 metres and be directly accessible from a habitable room.

### Access

- 19 In the case of multiple dwellings on one site, access to parking and garaging areas from public streets should be via a minimum number of common driveways.

### Workers' Accommodation

- 20 Development of accommodation, for short term and transient workers and permanent long distance commuters, should not be detrimental to the surrounding residential areas with regard to amenity, noise, traffic movement, light overspill and car parking.
- 21 Buildings used for short-term and transient workers and permanent long distance commuters' accommodation and Residential Parks should:
- be designed and constructed to enhance their appearance;
  - provide for the addition of a carport, verandas or pergolas as an integral part of the building;

- (c) be supplied with service infrastructure such as power, water, and effluent disposal sufficient to satisfy the living requirements of workers.

**22** Common amenities buildings should be provided for temporary forms of short-term accommodation such as caravan and camping sites.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development are designated as **complying** subject to compliance with the following conditions, where applicable:

- (a) buildings and structures externally clad with new or substantially new pre-colour coated or pre-painted metal sheeting, painted zincalume or painted galvanised iron, brick, concrete block or painted compressed fibre cement;
- (b) the conditions prescribed in [Table Rox/2](#);
  - (i) detached dwelling
  - (ii) domestic outbuilding
  - (iii) row dwelling
  - (iv) semi-detached dwelling.

### Non-complying Development

**24** The following kinds of development are **non-complying** in the Residential Zone:

Advertisement and /or advertising hoarding, except in association with an approved:

- (a) consulting room
- (b) office
- (c) shop or group of shops.

Amusement machine centre

Consulting rooms, except where:

- (a) the total floor area does not exceed 100 square metres
- (b) the site does not front an arterial road.

Crematorium  
 Dairy  
 Farm building  
 Farming  
 Fuel depot  
 Horse keeping  
 Horticulture  
 Hospital  
 Hotel  
 Industry  
 Intensive animal keeping  
 Junk yard  
 Motor repair station

Office, except where:

- (a) the total floor area does not exceed 100 square metres
- (b) the site does not front an arterial road.

Petrol filling station  
 Public service depot  
 Restaurant  
 Road transport terminal  
 Service trade premises

Shop or group of shops, except where:

- (a) the gross leasable area does not exceed 250 square metres
- (b) the site does not front an arterial road.

Stock sales yard  
 Stock slaughter works  
 Store  
 Warehouse  
 Waste reception, storage, treatment or disposal  
 Wrecking yard

### **Public Notification**

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

Further, the following forms of development, and alterations and additions to the forms of development, are designated:

#### **Category 1**

Single storey aged accommodation/retirement village

#### **Category 2**

Residential park  
 Single storey non-residential uses that serve the local community including:  
 child care facilities  
 shops and consulting rooms  
 supported accommodation.  
 Two storey accommodation for short-term and transient workers and permanent long distance commuters.  
 Two storey group dwelling  
 Two storey residential flat building  
 Two storey multiple dwelling  
 Two storey aged accommodation/retirement village.



## TOWN CENTRE ZONE

The following maps apply: [Maps Rox/9 and Rox/10](#)

### OBJECTIVES

- Objective 1:** A centre accommodating a wide range and mix of retail facilities, offices, health services and consulting rooms, public administration and education, cultural, community and entertainment facilities, appropriate to the needs of the community and visitors within the surrounding district.
- Objective 2:** Development of a visually and functionally cohesive and integrated, well designed and attractive town centre.
- Objective 3:** Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.
- Objective 4:** Development that is consistent with the desired character for the Zone.

### DESIRED CHARACTER

The Roxby Downs Town Centre Zone is the focus for this modern well-organised mining town, providing the primary focus for retail, business, community, education and health facilities for the community of Roxby Downs, surrounding mining camps and visitors to northern South Australia.

The compact town centre, which minimises the ecological footprint, complements adjoining land uses and provides a visually appealing integration with its surrounding natural environment. The town centre has been designed to respond to the unique arid environment by ensuring that the built form incorporates innovative and unique energy efficient design and the public realm includes appropriate sun shading.

The town centre, designed around Richardson Place - the township's main street boulevard - is centrally located within the Roxby Downs township, with safe and convenient permeable pedestrian and cycling networks linking the town centre with the surrounding residential areas. The wide median of Richardson Place is regularly utilised for community and cultural event and activities.

Olympic Way provides the western access to the Roxby Downs town centre, with landmark buildings at the intersection of Olympic Way and Burgoyne Street providing a gateway to the town centre.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The forms of development envisaged in the zone are described in each policy area.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Medium residential development may be undertaken, provided it does not prejudice the intent of the Zone. Such development should be located in the Town Centre Medium Density Residential Policy Area 6 or above active ground floor levels within the remainder of the Zone.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the Zone.
- 5 Development should be designed and sited to promote linkages between the various developments within the centre and adjoining main roads.
- 6 Facilities within the town centre should be designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity for the township.

- 7 Landscaping should be used to 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.
- 8 Development should occur in accordance with the Structure Plan [Map Rox/1 \(Overlay 1\) Enlargement B](#).

### **Movement of People and Goods**

- 9 Development should provide sufficient car parking in accordance with [Table Rox/1](#).
- 10 Development should incorporate integration and sharing of vehicular access and car parking wherever reasonably possible.
- 11 Car parking areas should be located and designed to:
- (a) ensure safe and convenient pedestrian movement and traffic circulation through and within the car parking area
  - (b) include adequate provision for manoeuvring of vehicles and provide individually accessible car parking spaces
  - (c) enable vehicles to enter and leave the site in a forward direction
  - (d) provide landscaping, where practicable, to shade parked vehicles and screen them from public view
  - (e) be surfaced and landscaped and include lighting to improve safety and security
  - (f) be screened from public view using landscaping and buildings.
- 12 Adequate parking facilities for bicycles should be provided.

### **Appearance of Land and Buildings**

- 13 Development should enhance the amenity of the townscape, public streets and spaces in its locality, and reflect the desired future character.
- 14 Development should establish a cohesive townscape character by:
- (a) defining Richardson Place as an important linear public space which enhances townscape character by:
    - (i) ensuring that buildings maintain or establish a relatively continuous edge of built form abutting or situated close to those major street frontages
    - (ii) emphasising the townscape importance of development at the intersections of major streets, with corner buildings of a scale and form appropriate to their location and situated close to the Richardson Place street frontages.
  - (b) ensuring that the design, external materials, colours and finishes of buildings have regard to their townscape character
  - (c) avoiding the use of large expanses of highly reflective materials.
- 15 Services and mechanical plant and equipment should be screened so they are not visible from adjacent streets and public places.
- 16 Development should contribute to the quality, and complement the design and character, of the public environment of its locality.
- 17 Buildings with frontage to a public space, including public roads and open space, should be designed to address those public spaces.

### Environmental

- 18** Development should incorporate stormwater management techniques to prevent or minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria and litter to the stormwater system, and encourage the on-site detention and utilisation of stormwater.
- 19** Adequate on-site facilities and space for the storage, sorting and recycling of goods, materials, refuse and waste, as appropriate to the size and nature of the development, should be provided and screened from public view.

### Safety and Security

- 20** Development and trading conditions should promote surveillance and encourage security and personal safety.
- 21** 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.

### Interface Between Land Uses and Buildings

- 22** Residential development within the Zone should be designed to minimise noise impacts on its occupants from other land uses occurring, or reasonably expected to occur, within the Zone.
- 23** Development on land abutting the Residential Zone should not be detrimental to these Zones with regard to land use, noise, traffic movements and parking and light overspill.

### Street Furniture

- 24** Street furniture, including lighting, signs, litter bins, seats, bicycle parking facilities, bollards and public art should be designed and located so as to complement the townscape character and relevant policy area in which it is located.

### Land Division

- 25** Land division or the rearrangement of existing allotment boundaries should only be undertaken where it is consistent with the objectives for the Zone.

### Complying Development

- 26** Complying developments are prescribed in schedule 4 of the Development Regulations 2008.

### Non-complying Development

- 27** The following types of development are non-complying in the Town Centre Zone:

Bulky Goods Outlet with a gross leasable floor area greater than 250 square metres, except in Town Centre Retail Core Policy Area 1 or Town Centre Retail Showroom Policy Area 7

Dwelling, except a dwelling that is:

- (a) in the Town Centre Medium Density Residential Policy Area 6;
- (b) above active ground floor levels within all other Policy Areas within the Zone; or
- (c) is ancillary to and necessary to support the operation of non-residential development within the Zone

Fuel Depot

Hotel, except in Town Centre Retail Core Policy Area 1 or Town Centre Business Policy Area 5

Industry

Major Public Service Depot

Road Transport Terminal

Service Trade Premises, except in Town Centre Retail Showroom Policy Area 7

Shop or group of shops with a gross leasable floor area greater than 250 square metres, except in Town Centre Retail Core Policy Area 1 or a bulky goods outlet in Town Centre Retail Showroom Policy Area 7  
 Stock Sales Yard  
 Waste reception, storage, treatment or disposal  
 Wrecking Yard

### Public Notification

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

## Town Centre Retail Core Policy Area 1

The following map applies: [Map Rox/11](#)

### OBJECTIVES

- Objective 1:** A policy area primarily for retail shopping facilities, comprising supermarkets, minor discount department stores, specialty shops and public administration offices.
- Objective 2:** A policy area which seeks to develop Richardson Place as the main street boulevard of Roxby Downs.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1** The following forms of development are envisaged in the Policy Area:
  - Bank
  - Clubroom
  - Public administration office
  - Restaurant
  - Shop or group of shops
- 2** Development should exhibit high standards of design appropriate to the prominent and exposed street frontages in the Policy Area in respect of its composition and detailing of facades, use of building materials and finishes, taking account of its arid location.
- 3** Development which is incompatible with the nature and form of development envisaged within the Policy Area should not be undertaken.
- 4** Development of two-storey buildings incorporating undercroft car parking is encouraged.
- 5** Development should incorporate active street frontages with wide verandahs to Richardson Place.
- 6** Car parking and service areas should be located to the rear of buildings and be screened from view from Richardson Place.

## Town Centre Tourist Accommodation Policy Area 2

The following map applies: [Map Rox/11](#).

### OBJECTIVE

- Objective 1:** A policy area primarily for tourist accommodation and other compatible activities, such as restaurants, entertainment facilities and cafes.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the Policy Area:
  - Café
  - Entertainment facility
  - Motel
  - Restaurant
  - Tourist facility
- 2 Development should exhibit high standards of design appropriate to the prominent and exposed street frontages in the Policy Area in respect to its composition and detailing of facades, use of building materials and finishes, and taking account of its arid location.
- 3 Development which is incompatible with the nature and form of development envisaged within the Policy Area should not be undertaken.
- 4 Development of two-storey buildings incorporating undercroft car parking is encouraged.
- 5 Car parking and service areas should be located to the rear of buildings and be screened from view from Richardson Place and the surrounding Residential Zone.

## Town Centre Community Policy Area 3

The following map applies: [Map Rox/11](#)

### OBJECTIVE

- Objective 1:** A policy area primarily for cultural, community, entertainment and recreational purposes, along with health and allied services and facilities.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the Policy Area:
  - Café
  - Child care centre
  - Community centre
  - Consulting room
  - Cultural centre
  - Entertainment facility
  - Fitness studio
  - Health facility
  - Hospital and related services
  - Library
  - Meeting hall
  - Office (ancillary to other desired land uses)
  - Place of worship
  - Pre-school
  - Recreation centre
  - Swimming pool
- 2 Development which is incompatible with the nature and form of development envisaged within the Policy Area should not be undertaken.
- 3 Development to the southern side of Burgoyne Street should be primarily for health and allied services, including a hospital and consulting rooms.

- 4 Development to the northern side of Richardson Place should be primarily for community, cultural and recreation activities.
- 5 Development fronting Richardson Place or Burgoyne Street, and development fronting the town plaza, should incorporate active frontages with wide verandahs.
- 6 Ancillary commercial development such as offices, consulting rooms and small scale shop development may be appropriate where it complements predominant uses in the Policy Area.

## Town Centre Education Policy Area 4

The following map applies: [Map Rox/11](#)

### OBJECTIVE

- Objective 1:** A policy area primarily for education facilities comprising pre-school, primary, secondary and tertiary education facilities.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the Policy Area:
  - Education establishment
  - Library
  - Meeting hall
  - Playing fields
  - Pre-school
  - Primary school
- 2 Development which is incompatible with the nature and form of development envisaged within the Policy Area should not be undertaken.
- 3 Development should be compatible with the existing built form of buildings in terms of height and scale.
- 4 Development should not have an adverse impact on adjoining residential areas whether through traffic generation, noise, loss of privacy or other means.
- 5 Development should include the integration and sharing of vehicular access and car parking wherever reasonably possible.

## Town Centre Business Policy Area 5

The following map applies: [Map Rox/11](#)

### OBJECTIVES

- Objective 1:** A policy area primarily for mixed use commercial development in the form of offices, consulting rooms, small scale shops (restaurants and cafes), clubrooms, hotel and tourist-related activities.
- Objective 2:** A policy area which seeks to develop Burgoyne Street/Richardson Place as the main street boulevard of Roxby Downs.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the Policy Area:
  - Bank
  - Café
  - Consulting room
  - Emergency services facility
  - Health facility
  - Hotel
  - Office
  - Petrol filling station
  - Restaurant
  - Shop (shop or group of shops with a gross leasable floor area of less than 250 square metres)
- 2 Development should exhibit high standards of design appropriate to the prominent and exposed street frontages in the Policy Area in respect to its composition and detailing of facades, use of building materials and finishes, and taking account of its arid location.
- 3 Development which is incompatible with the nature and form of development envisaged within the Policy Area should not be undertaken.
- 4 Development of up to two storeys is encouraged.
- 5 Development should incorporate active street frontages with wide verandahs to Burgoyne Street.
- 6 Car parking and service areas should be located to the rear of buildings and be screened from view from Burgoyne Street.
- 7 Dwellings should be located only at upper levels above commercial development.
- 8 Development located at the junction of Burgoyne Street and Olympic Way should acknowledge the 'gateway' importance of this junction and incorporate high quality design, built form, landscaping.

## Town Centre Medium Density Residential Policy Area 6

The following map applies: [Map Rox/11](#)

### OBJECTIVES

- Objective 1:** A policy area primarily for medium density residential development.
- Objective 2:** Development which minimises the impacts from neighbouring commercial and business activities.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the Policy Area:
  - Dwellings
  - Residential flat building
- 2 Development which is incompatible with the nature and form of development envisaged within the Policy Area should not be undertaken.
- 3 Residential development of up to three storeys is encouraged.

## Town Centre Retail Showroom Policy Area 7

The following map applies: [Map Rox/11](#)

### OBJECTIVE

**Objective 1:** A policy area primarily for large bulky goods outlets and service trade premises.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

**1** The following forms of development are envisaged in the Policy Area:

- Bulky goods outlet
- Emergency services facility
- Office
- Petrol filling station
- Place of worship
- Service trade premises

**2** Development which is incompatible with the nature and form of development envisaged within the Policy Area should not be undertaken.

**3** Development should be designed to have minimal adverse impacts upon adjoining Policy Areas and the Residential Zone through the appropriate siting and design of car parking areas and site access arrangements; screening of service areas; and minimisation of noise, dust and visual impacts.



## LIGHT INDUSTRY ZONE

The following map applies: Zones [Map Rox/9](#).

### OBJECTIVES

- Objective 1:** A zone accommodating a range of light and service industrial, service trade, waste transfer station, bulky goods outlet, storage and warehouse land uses.
- Objective 2:** Maintenance of the amenity of land and minimisation of pollution.
- Objective 3:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

Development will maintain the area as a small, industrial and employment centre that allows for light and service industries; service trades; waste transfer station; and storage, warehouse and ancillary services. Such development will have the ability to accommodate both traditional and innovative forms of industrial development and support a range of industrial uses. Bulky goods outlet development may be appropriate in the zone, while limited shops to support local workers' needs may also be provided. Bulky goods outlet development should only occur in the Light Industry Zone where there is no other appropriately zoned land available for bulky goods outlet development.

Development and any significant redevelopment will be designed to include landscaping to soften the visual impact of buildings as viewed along the frontage to Olympic Way, and will need to address issues associated with minimal car parking opportunities and entry/exit to the site.

A well-vegetated open space buffer along the zone's southern and eastern boundaries is desired to assist in environmental management, maintain the visual amenity of the locality, and minimise noise pollution to nearby established and future residential development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - Bulky goods outlet
  - Light industry
  - Service industry
  - Service trade premises
  - Store
  - Warehouse
  - Waste transfer station.
- 2 Development listed as non-complying is generally inappropriate.
- 3 A shop or group of shops (except in the form of bulky goods outlet development) should only be developed in this zone where:
  - (a) it is ancillary to industrial development
  - (b) the total gross leasable area does not exceed 100 square metres.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Large buildings should only be developed where:
  - (a) their mass and bulk is sympathetic to the adjoining zones

- (b) the building provides interest and scale through articulation of:
  - (i) form
  - (ii) facades and the use of texture, pattern, graphics and colour.
- 6** Individual tenancies in bulky goods development should have a gross leasable area of greater than 250 square metres each.
- 7** Pick-up areas should be provided in bulky goods development to avoid the necessity for customers to carry large items to vehicles.
- 8** Bulky goods development should accommodate vehicles with trailers.
- 9** No dwellings should be erected in the zone except for caretakers' dwellings.
- 10** Storage sheds or garden sheds established in association with caretakers' dwellings should be of pre-colour coated steel construction or similar.
- 11** The division of land to create allotments which contain caretakers' dwellings should not occur.

### **Waste Transfer Station**

- 12** Development of a Waste Transfer Station should meet the following criteria:
  - (a) the operations should be compatible with the surrounding land uses and separation distance requirements met. (It may be suitable to reduce separation distances where it can be clearly demonstrated that site characteristics and design adopted would ensure that site operations would not have an adverse impact outside the separation distance chosen);
  - (b) there should be adequate provision of services and infrastructure;
  - (c) traffic areas for public traffic, heavy vehicles and facility processing traffic should be sealed and physically separated;
  - (d) separate areas should be allocated for education, re-use/sales and education and drop-off for visitors/self-haulers;
  - (e) operations with potential for odour generation should be located the maximum practical distance from nearby sensitive uses to avoid possible impacts;
  - (f) exhaust air from enclosed facilities should be collected and treated to a level acceptable for discharge to the atmosphere to ensure the potential for impact at nearby sensitive land uses is within acceptable levels. The level of treatment could result in reduced separation distances;
  - (g) noise generated from the operations could require acoustic attenuation in order to mitigate the potential for noise nuisance impact on nearby sensitive land uses;
  - (h) separate areas should be provided for collection of clean roof stormwater and for the collection of contaminated stormwater run-off to reduce stormwater treatment costs and allow re-use including the use of run-off upon landscape reserves;
  - (i) enclosed facility operations should allow for the efficient use of equipment and staff. These facilities include the transfer station, the material recovery facilities and the sale areas;
  - (j) access to the household hazardous waste area should be restricted to ensure control of drop-off;
  - (k) landscaping of two to five metres width should be provided around the perimeter of the site for amenity and dust suppression purposes.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development are designated as complying:

(a) subject to the conditions contained in [Table Rox/2](#):

- Light industry
- Motor repair station
- Plant nursery
- Public service depot
- Service industry
- Service trade premise
- Store
- Warehouse

(b) Infrastructure that is sited within the infrastructure corridor as shown on [Figure Rox/1](#) – Infrastructure Alignment Corridor, except for overhead electricity powerline infrastructure that is located within 20 metres of all buildings and structures.

### Non-complying Development

14 The following types of development are **non-complying** in the Light Industry Zone:

- Amusement machine centre
- Caravan
- Caravan and tourist park
- Community centre
- Consulting room
- Dairy
- Dwelling
- Educational establishment
- Farming
- General industry
- Horticulture
- Hospital
- Hotel
- Intensive animal keeping
- Motel
- Nursing home

Office, except where it is:

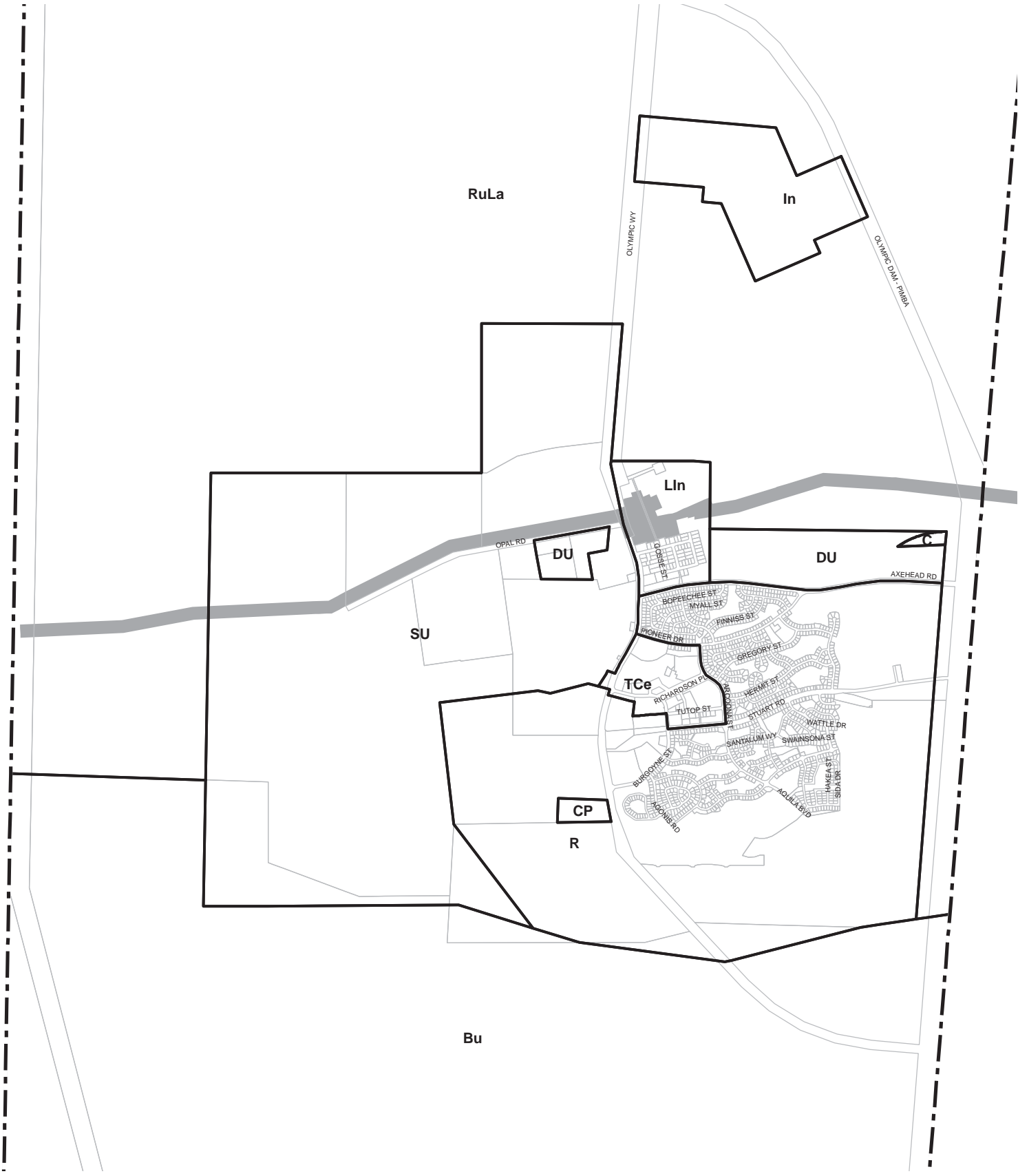
- (a) ancillary to and in association with industrial development
- (b) located on the same allotment.

- Place of worship
- Pre-school
- Residential park
- Restaurant

Shop or group of shops, except where:

- (a) it involves a bulky goods outlet form of development
- (b) other than a bulky goods outlet form of development, the gross leasable area is 100 square metres or less.

- Special industry
- Stock sales yard







ROXBY DOWNS

# Figure Rox/1 INFRASTRUCTURE ALIGNMENT CORRIDOR

ROXBY DOWNS (MUNICIPALITY)

Consolidated - 18 October 2012

-  Infrastructure Corridor
-  dcdb
-  zone
-  Development Plan Boundary

Stock slaughter works  
Tourist accommodation  
Waste reception, storage, treatment or disposal other than in the form of a recycling collection depot  
Wrecking yard

### **Public Notification**

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

Further, the following forms of development are designated:

#### **Category 1**

Builder's yard  
Light industry  
Motor repair station  
Plant nursery  
Public service depot  
Service industry  
Service trade premise  
Store  
Timber yard  
Warehouse

#### **Category 2**

Bulky goods outlet  
Shop or group of shops where the total gross leasable area is 100 square metres or less

## SPECIAL LIVING ZONE

### Introduction

The objective and principles of development control that follow apply in the Special Living Zone shown on [Map Rox/8](#). They are additional to those expressed for the whole of the municipal area.

### OBJECTIVE

- Objective 1:** Temporary accommodation and an appropriate range of facilities for persons engaged in the construction and maintenance of the mine, associated plant and township.

None of the existing uses are likely to proliferate but the aim is to secure expansion and relocation rights for existing developments.

The development of the zone for facilities associated with the accommodation of mine workers will continue in the short term. To minimise potential exposure to dust and noise impacts during the expansion of the Olympic Dam open pit mine, worker's accommodation, including Olympic Village will be relocated to Hiltaba Village or decommissioned in year 2 or 3 of the operational phase of the mine. In the interim, air quality at the Olympic Village and any other worker's accommodation will be managed to comply with the specified air quality criteria during the pre-mine phase and the pre-mining operation.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the Special Living Zone should be primarily providing single living accommodation and associated activities including single quarters, mess and canteen, and restaurant.
- 2 Land on which the Olympic Dam long stay caravan park was established should be retained as a buffer between the General Industry Zone and the remainder of the Special Living Zone.
- 3 Uses which are not compatible with the use of the Zone as a living area should be located distant from living quarters to minimise potential adverse impact.

### Complying Development

- 4 The following kinds of development are **complying** in the Special Living Zone:

Alterations, additions and extensions, to or of, any building developed in the zone prior to  
30 June 1986  
Canteen  
Construction Camp  
Restaurant

### Non-complying Development

- 5 The following kinds of development are **non-complying** in the Special Living Zone:

Detached Dwelling  
Farming  
Junk Yard  
Shop over 250 square metres in area

### Public Notification

- 6 The following kinds of development are assigned as **Category 1 Development** in the Special Living Zone

Alterations, additions and extensions, to or of, any building developed in the zone prior to  
30 June 1986

Canteen  
Caravan Park  
Construction Camp  
Fuel Depot  
Power Generation Plant  
Restaurant

## COMMERCIAL ZONE

The following maps apply: Zones [Maps Rox/7](#).

### OBJECTIVES

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

### DESIRED CHARACTER

This Zone primarily accommodates commercial activities. An integrated petrol filling station and associated shop and/or restaurant may be located within the zone, in proximity to the corner of Axehead Road and the Pimba–Olympic Dam Highway.

Buildings will be single storey and designed to be in keeping with the local natural environment and climate.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - Consulting room
  - Light industry
  - Motor vehicle related business other than wrecking yard
  - Office
  - Petrol filling station
  - Service trade premises
  - Shop with a gross leasable area less than 600 square metres in association with a petrol filling station
  - Restaurant with a gross leasable area less than 600 square metres in association with a petrol filling station
  - Store
  - Warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 Shops, other than a bulky goods outlet, should have a gross leasable area less than 600 square metres.

#### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Direct access to the Pimba–Olympic Dam Highway from the petrol filling station and associated shop and/or restaurant should not occur.

### PROCEDURAL MATTERS

#### Complying Development

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



### Non-complying Development

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

Bulky good outlet  
 Dairy  
 Dwelling  
 Educational establishment  
 Farm building  
 Farming  
 Fuel depot  
 General industry  
 Horticulture  
 Hospital  
 Intensive animal keeping  
 Nursing home  
 Place of worship  
 Pre-school  
 Prescribed mining operations  
 Residential flat building  
 Restaurant, except where the gross leasable area is 600 square metres or less and is in association with a petrol filling station  
 Road transport terminal  
 Shop or group of shops, except where the gross leasable area is 600 square metres or less and is in association with a petrol filling station  
 Special industry  
 Stadium  
 Stock sales yard  
 Stock slaughter works  
 Waste reception, storage, treatment, or disposal  
 Winery  
 Wrecking yard

### Public Notification

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

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

#### Category 1

Petrol filling station and associated shop and/or restaurant where the gross leasable area of the shop and/or restaurant is less than 600 square metres.

## INDUSTRY ZONE

The following maps apply: Zones [Maps Rox/4, 5, 8 and 11](#).

### OBJECTIVES

- Objective 1:** A zone primarily accommodating a wide range of heavy industry uses associated with the mining industry, including servicing, engineering fabrication, warehouse, storage, transport land uses and fuel depots.
- Objective 2:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone will cater for a wide range of heavy industrial uses, primarily associated with the Olympic Dam mining operations.

Associated activities such as construction camps, service industries, storage and warehousing, transport terminals and fuel depots will also locate in the zone. Given the relative isolation of the zone, it could support limited shops to support local workers' needs.

The development of the zone may include the establishment of construction camps associated with mining activities and worker's accommodation. To minimise potential exposure to dust and noise impacts during the expansion of the Olympic Dam open pit mine, worker's accommodation (construction camps) will need to be managed to comply with the specified air quality criteria during the pre-mine phase and the pre-mining operation.

The provision of additional land for heavy industry purposes to the south of activities adjacent the Olympic Dam Village, will assist in the eventual relocation to this zone of these activities as that land is required for future mining activities.

The design and layout of land division and buildings will be of a high standard and will include landscaping to soften the visual impact of industrial buildings viewed along frontages with Olympic Way to the west and Pimba Olympic Dam Road to the east. A well vegetated open space buffer along the precinct's eastern and western boundaries will assist in environmental management and the maintenance of the visual amenity of the locality.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - Aerodrome
  - Builder's yard
  - Construction camp
  - Fuel depot
  - General industry
  - Light industry
  - Public service depot
  - Service industry
  - Store
  - Transport terminal and distribution
  - Warehouse.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Shops may be established in the zone to service the needs of the local workforce, where the gross leasable floor area does not exceed 450 square metres.

### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Any external plant and equipment (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining developments, and should be designed to minimise its effect on the amenity of the locality.

### Land Division

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

## PROCEDURAL MATTERS

### Complying Development

- 7 Complying developments are prescribed in schedule 4 of the *Development Regulations 2008*.

In addition, the following forms of development are designated as complying subject to the conditions contained in [Table Rox/2](#):

Aerodrome  
 Builder's yard  
 Construction camp  
 General industry  
 Light industry  
 Public service depot  
 Service industry  
 Store  
 Transport terminal and distribution  
 Warehouse

### Non-complying Development

- 8 The following kinds of development are **non-complying** in the Industry Zone:

Amusement machine centre  
 Community centre  
 Consulting room  
 Dwelling  
 Educational establishment  
 Farming  
 Horticulture  
 Hospital  
 Hotel  
 Intensive animal keeping  
 Motel  
 Nursing home

Office, except where it is:

- (a) ancillary to and in association with industrial development
- (b) located on the same allotment.

Pre-school  
Place of worship

Shop or group of shops, except where:

- (a) the gross leasable area is less than 450 square metres
- (b) providing for the day to day needs of the workforce in the zone.

Tourist accommodation

### **Public Notification**

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

Further, the following forms of development are designated:

#### **Category 1**

Aerodrome  
Builder's yard  
Construction camp  
General industry  
Light industry  
Public service depot  
Service industry  
Store  
Transport terminal and distribution  
Warehouse

#### **Category 2**

Fuel depot

Shop or group of shops where:

- (a) the gross leasable area does not exceed 450 square metres
- (b) it provides for the day to day needs of the workforce in the zone.

## DEFERRED URBAN ZONE

The following maps apply: Zones [Maps Rox/7 and 9](#).

### OBJECTIVES

- Objective 1:** A zone primarily intended for expansion of the urban area as demand requires.
- Objective 2:** A zone accommodating a restricted range of uses that are not prejudicial to development of the land for urban purposes and maintain the appearance of the zone.
- Objective 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.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 Development undertaken within the zone should be confined to recreation pursuits pending the requirement of the area for urban development.
- 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.
- 4 Development of the zone should be in accordance with [Figure Rox/2](#) Development Constraints by:
  - (a) maintaining a 500 metre minimum separation distance between the operational waste cell at the waste landfill facility and any potential future encroaching land use; and
  - (b) maintaining a 300 metre minimum separation distance between the activity boundary (ie lagoons) of the township wastewater treatment facility and any potential future encroaching land use.

#### Land Division

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

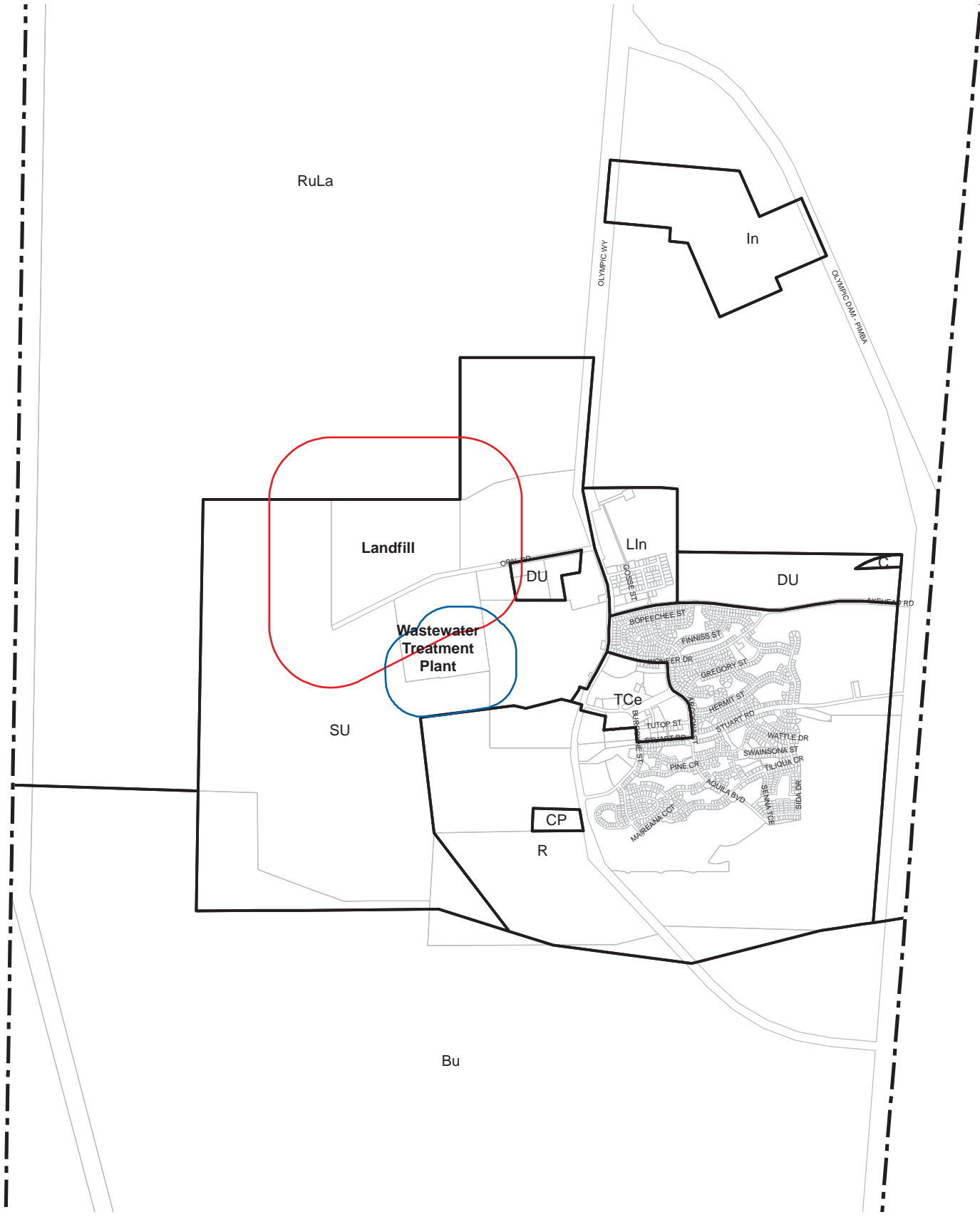
### PROCEDURAL MATTERS

#### Complying Development

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

In addition the following forms of development are designated as complying:

- (a) subject to the conditions contained in [Table Rox/2](#):



- 300 metre separation distance
- 500 metre separation distance
- dcdb
- zone
- Development Plan Boundary

ROXBY DOWNS

# Figure Rox/2

## DEVELOPMENT CONSTRAINTS

Mobile phone tower  
Telecommunications antenna

- (b) infrastructure that is sited within the infrastructure corridor as shown on [Figure Rox/1](#) – Infrastructure Alignment Corridor, except for overhead electricity powerline infrastructure that is located within 20 metres of all buildings and structures.

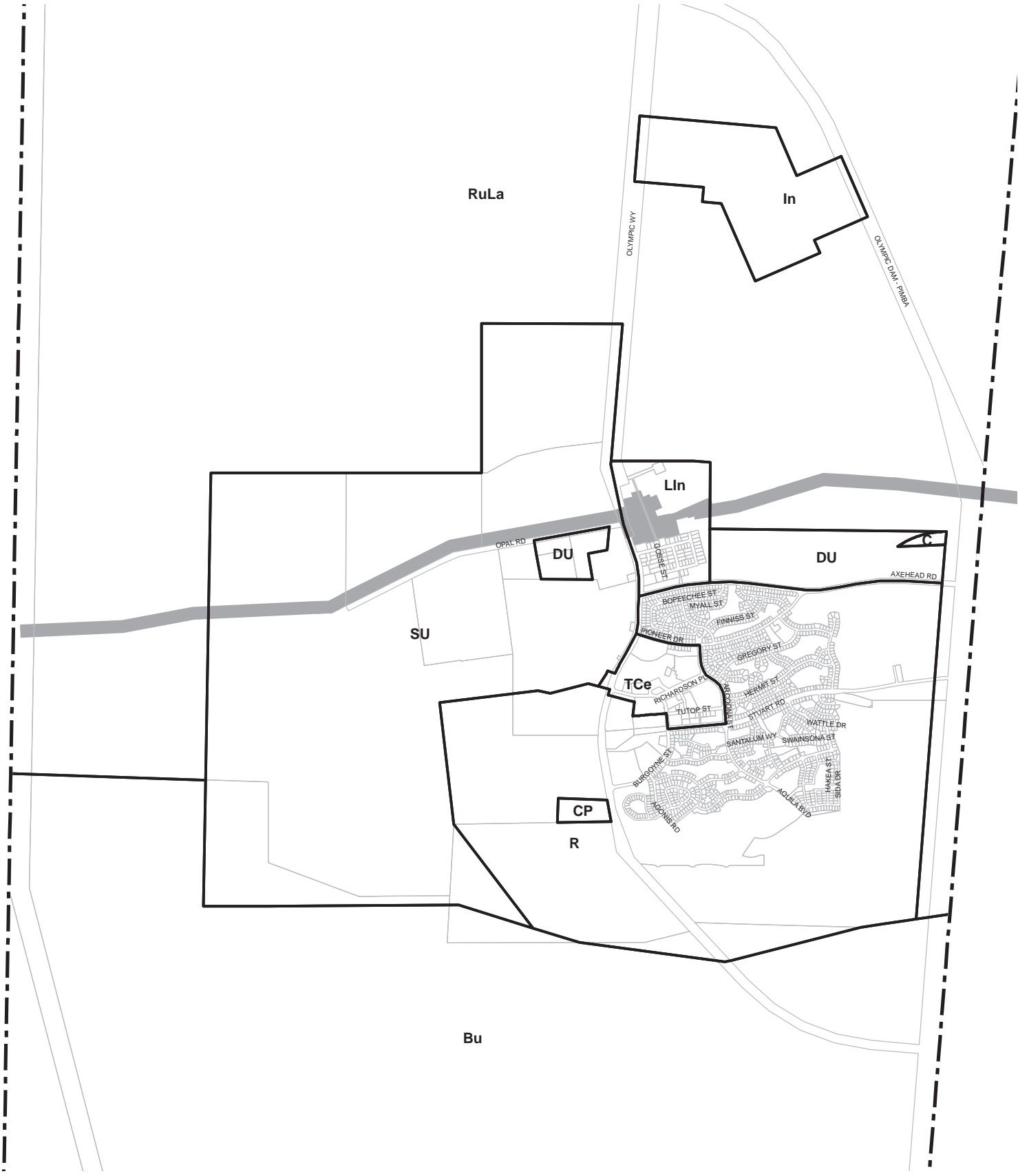
### Non-complying Development

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

Advertisement  
Advertising hoarding  
Amusement machine centre  
Commercial forestry  
Community centre  
Consulting room  
Crematorium  
Dairy  
Dwelling  
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  
Stock sales yard  
Stock slaughter works  
Store  
Tourist accommodation  
Warehouse  
Waste reception, storage, treatment or disposal  
Wrecking yard

### Public Notification

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







ROXBY DOWNS

# Figure Rox/1 INFRASTRUCTURE ALIGNMENT CORRIDOR

ROXBY DOWNS (MUNICIPALITY)

Consolidated - 18 October 2012

-  Infrastructure Corridor
-  dcdb
-  zone
-  Development Plan Boundary



## RURAL LANDSCAPE ZONE

### Introduction

The objective and principles of development control that follow apply in the Rural Landscape Zone shown on [Maps Rox/3 to 9](#). They are additional to those expressed for the whole of the municipal area.

### OBJECTIVE

- Objective 1:** The preservation of the natural open character of the zone and the regeneration of the natural vegetation, with recreational uses occurring in suitable parts of the zone.

It is envisaged that within the Rural Landscape Zone some recreational uses and activities necessary for community enjoyment will need to be established. It is desirable that these are located and managed to minimise any adverse affects on land within the zone. Should any recreational uses cause dune or soil instability, or erosion it should be relocated and the affected areas rehabilitated.

In accordance with Clause 25 of the Schedule to the Roxby Downs (Indenture Ratification) Act, 1982, it may be necessary to extend the Buffer Zone to secure rehabilitation of land in the Rural Landscape Zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the Rural Landscape Zone should only comprise those uses that contribute to the natural regeneration of the area or are necessary for community recreation.
- 2 Development should not promote dune or soil instability or erosion.
- 3 Development should incorporate a management programme to ensure minimal adverse affects on the environment during the life of the development and a rehabilitation programme should the development have to be relocated.
- 4 Areas adversely affected by recreational uses should be rehabilitated through planting and other soil or dune stabilisation methods.
- 5 Development of the zone should be in accordance with [Figure Rox/2](#) Development Constraints by:
  - (a) maintaining a 500 metre minimum separation distance between the operational waste cell at the waste landfill facility and any potential future encroaching land use; and
  - (b) maintaining a 300 metre minimum separation distance between the activity boundary (ie lagoons) of the township wastewater treatment facility and any potential future encroaching land use.

### Complying Development

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

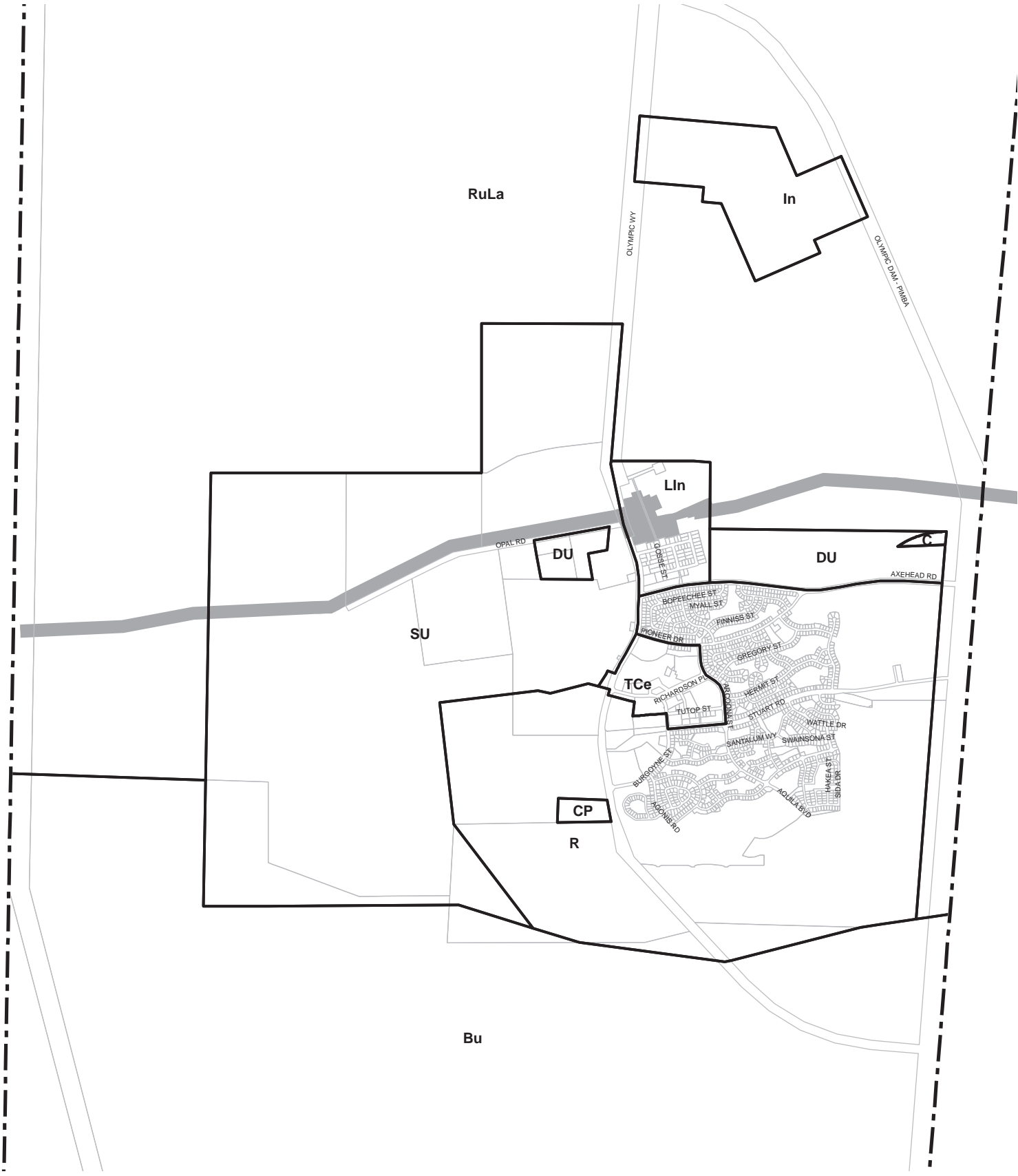
In addition, the following forms of development are designated as complying:

Infrastructure that is sited within the infrastructure corridor as shown on [Figure Rox/1](#) – Infrastructure Alignment Corridor, except for overhead electricity powerline infrastructure that is located within 20 metres of all buildings and structures.

### Non-complying Development

- 7 The following kinds of development are **non-complying** in the Rural Landscape Zone:

Dwelling  
Industry  
Land division  
Shop







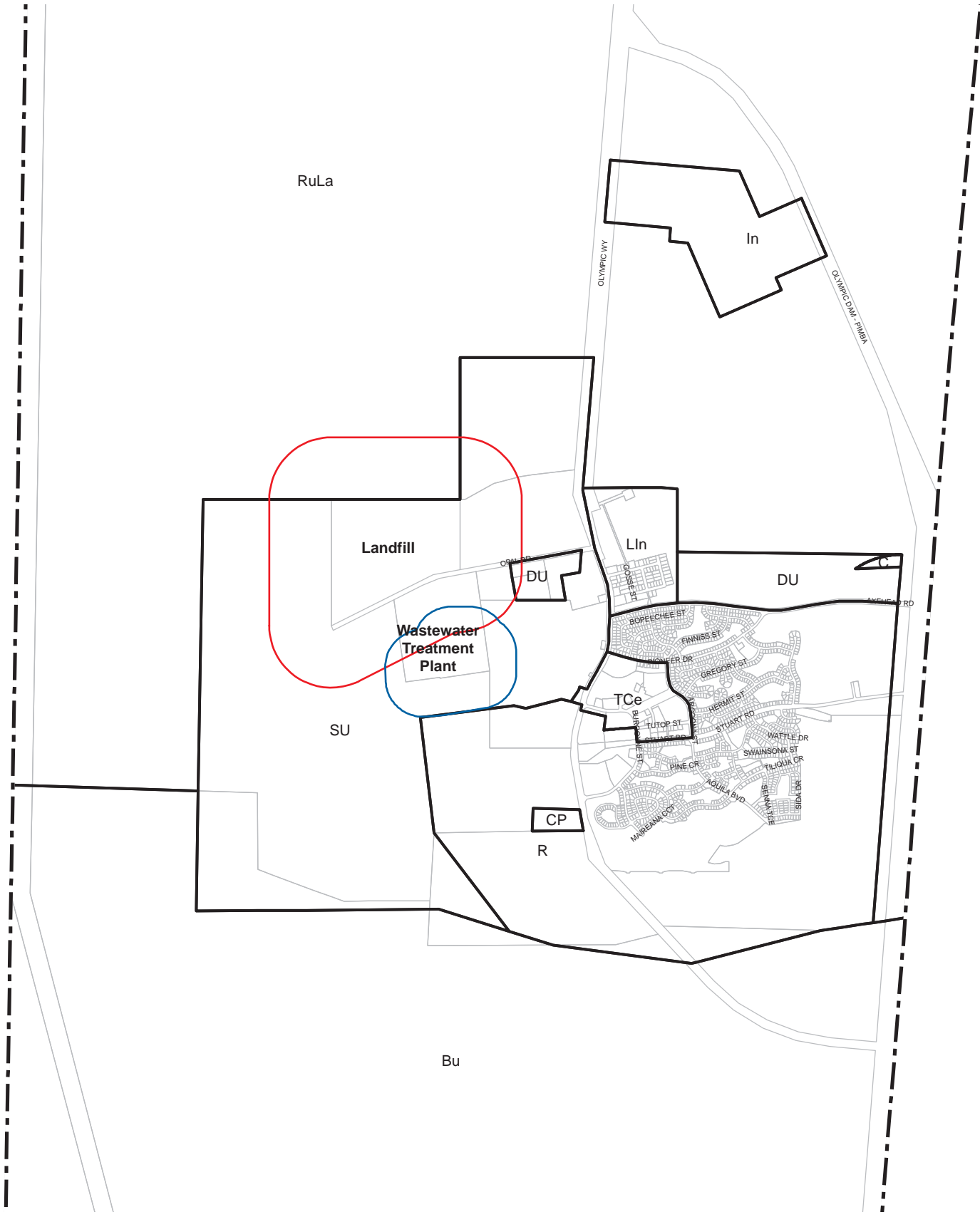
ROXBY DOWNS

# Figure Rox/1 INFRASTRUCTURE ALIGNMENT CORRIDOR

ROXBY DOWNS (MUNICIPALITY)

Consolidated - 18 October 2012

-  Infrastructure Corridor
-  dcdB
-  zone
-  Development Plan Boundary



- 300 metre separation distance
- 500 metre separation distance
- dcdb
- zone
- Development Plan Boundary

ROXBY DOWNS

# Figure Rox/2

## DEVELOPMENT CONSTRAINTS

## BUFFER ZONE

### Introduction

The objectives and principles of development control that follow apply in the Buffer Zone shown on [Maps Rox/3, 6 and 7](#). They are additional to those expressed for the whole of the municipal area.

### OBJECTIVES

- Objective 1:** The establishment and maintenance of a zone, defined as a "Buffer Zone" in Clause 25 of the Schedule to the *Roxby Downs (Indenture Ratification) Act, 1982*.
- Objective 2:** The preservation of the natural open character of the zone and the regeneration of the natural vegetation.

This zone matches the "Buffer Zone" defined in Clause 25 of the Schedule to the *Roxby Downs (Indenture Ratification) Act, 1982*. The extent and area of the "Buffer Zone" may be altered from time to time depending on arrangements reached under the *Roxby Downs (Indenture Ratification) Act, 1982*.

It is desirable that the zone is kept free of development and activities with the exception of passive recreation and minor structures such as public toilets.

Development and activities which cause or promote degradation of the natural features of the zone should be relocated outside of the zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development undertaken in the zone should comprise only those uses that contribute to natural regeneration or the use of the zone for passive recreation.
- 2 Buildings other than public toilets and shelters, should not be erected.
- 3 Only passive recreation should be undertaken in this zone.

### Non-complying Development

- 4 The following kinds of development are **non-complying** in the Buffer Zone:  
All kinds of development but not including public toilets and shelters.

## SPECIAL USE ZONE

The following maps apply: Zones [Maps Rox/6, 7, 9 and 10](#).

### OBJECTIVES

- Objective 1:** A zone accommodating a range of recreation and infrastructure facilities.
- Objective 2:** Buildings and facilities designed to high architectural standards and established within a landscaped setting, including tree plantings around buildings and car parking areas.
- Objective 3:** Preservation and enhancement of the character and amenity of land.
- Objective 4:** Preservation of environmental quality and significant trees.
- Objective 5:** Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone will cater for a wide range of uses that are generally compatible with the open character of the land, providing a public function and establishment of infrastructure facilities.

The zone provides opportunities for the establishment of sporting and recreation facilities and the relocation of existing sporting facilities. These will predominantly occur in the southern portion of the zone as their current locations become required for expansion of the urban area of the township. Future development within the zone will have to have regard to the prescribed buffer distances around the landfill and waste water treatment facilities.

Future development may also be restricted within the northern portion of the zone should potential impacts from noise and dust emissions from mining operations limit the ability to locate sensitive land uses such as sporting facilities, in this portion of the zone. As a guide, intensive sporting, community and recreational facilities should locate in the southern portion of the zone along a continued, parallel alignment with Axehead Road.

Facilities will be well designed with strong connective links to the urban area, enabling easy, safe, and pedestrian and cycle access, as well as vehicular access.

Remnant vegetation will be preserved and the area enhanced with new plantings and landscaping in conjunction with new development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

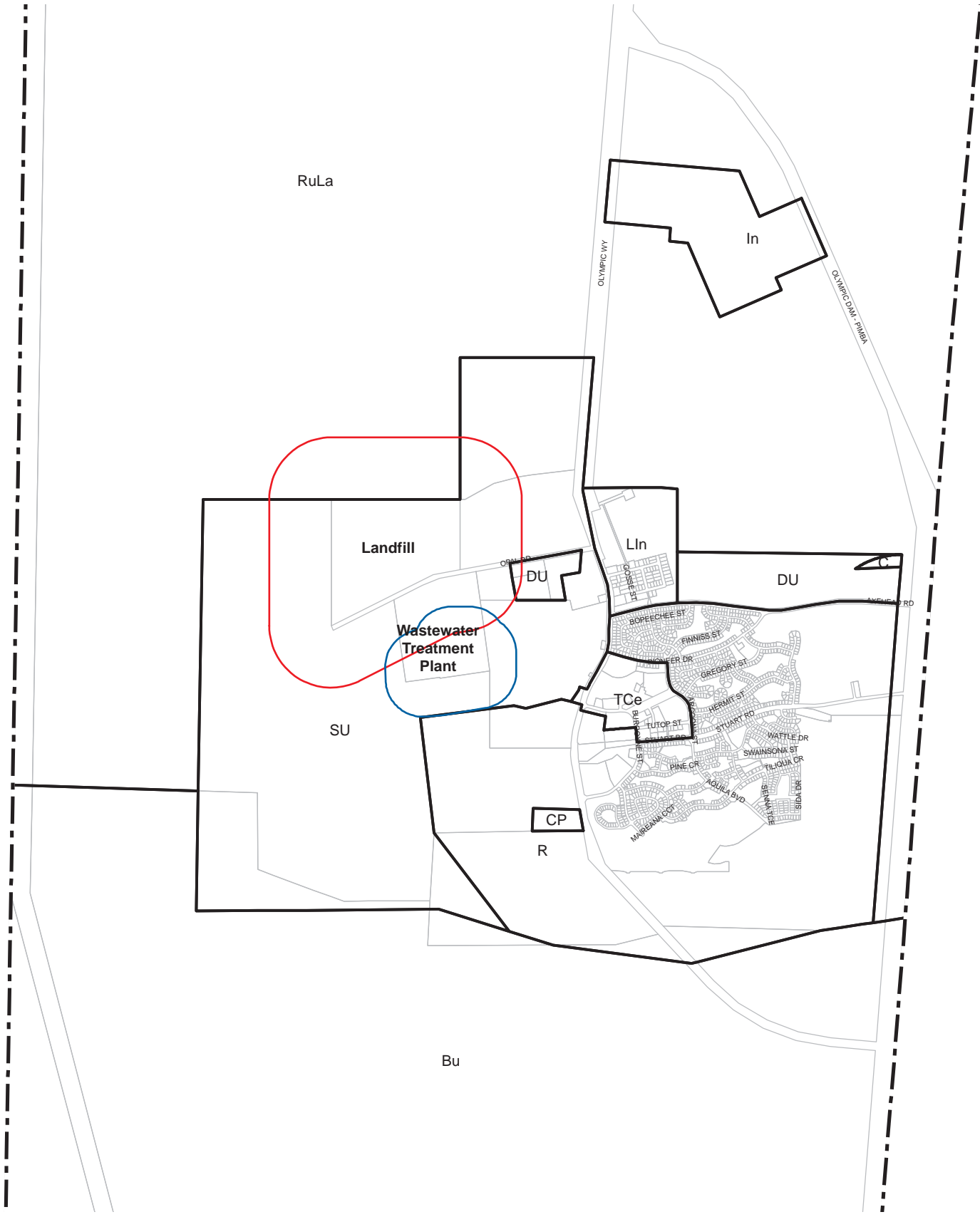
- Bowling green
- Car parking
- Cemetery
- Clubrooms associated with sports facilities
- Effluent treatment
- Emergency services facility
- Golf course
- Horse and/or pony club
- Lighting for night use of facilities
- Office associated with community services
- Public service depot
- Public utility
- Racecourse
- Recreation
- Shops or groups of shops ancillary to recreation development less than 250 square metres

Showground  
 Sports grounds and associated facilities  
 Spectator and administrative facilities ancillary to recreation development  
 Swimming pool  
 Tourism infrastructure  
 Water storage.

- 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/they is/are ancillary to recreation and sport development;
  - (b) the total gross leasable area does not exceed 250 square metres.
- 4 The provision of facilities should be developed in an orderly manner based on demand so as to prevent oversupply and inappropriate siting.
- 5 Development of the zone should be in accordance with [Figure Rox/2](#) Development Constraints by:
  - (a) maintaining a 500 metre minimum separation distance between the operational waste cell at the waste landfill facility and any potential future encroaching land use; and
  - (b) maintaining a 300 metre minimum separation distance between the activity boundary (i.e lagoons) of the township wastewater treatment facility and any potential future encroaching land use.

#### **Form and Character**

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development should be undertaken so as to ensure that the removal of significant stands of trees or individual trees is minimised.
- 8 Development should ensure that sand ridges are stabilised where removal of vegetation is to occur by means of battens, mulch covering or other suitable means to minimise soil erosion.
- 9 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, using locally indigenous plant species in plantings where possible and defining different activity areas.
- 10 Development should be of a high standard of design appropriate to the locality with respect to the external appearance, building materials, colours, siting, scale, landscaping and character of any proposed buildings and as such should:
  - (a) have surfaces which are low light-reflective and use unobtrusive colours;
  - (b) take place in a manner which will minimise alteration to the existing land form;
  - (c) incorporate landscaping and have limited advertising signs that do not have an adverse impact on the streetscape.
- 11 Development within the Zone should not diminish the ability of the public to access and use areas of public open space.
- 12 Development should be designed and sited to promote pedestrian links.
- 13 All car-parking areas should be shaded and screened with vegetation to improve the amenity of the zone.



- 300 metre separation distance
- 500 metre separation distance
- dcdb
- zone
- Development Plan Boundary

ROXBY DOWNS

# Figure Rox/2

## DEVELOPMENT CONSTRAINTS

- 14 Landscaping should be provided to screen views of the landfill processing facilities and operational areas.

### Land Division

- 15 Land division should only occur where the land is suitable for its intended use and proposed development will not destroy significant natural features, including native vegetation.
- 16 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, designed to allow more efficient and economical use of land consistent with the objectives for the zone.

## PROCEDURAL MATTERS

### Complying Development

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

In addition, the following forms of development are designated as **complying**:

- (a) subject to the conditions contained in [Table Rox/2](#):

- Bowling green
- Cemetery
- Emergency services facility
- Golf course
- Horse and/or pony club
- Public service depot
- Racecourse
- Recreation area
- Showground

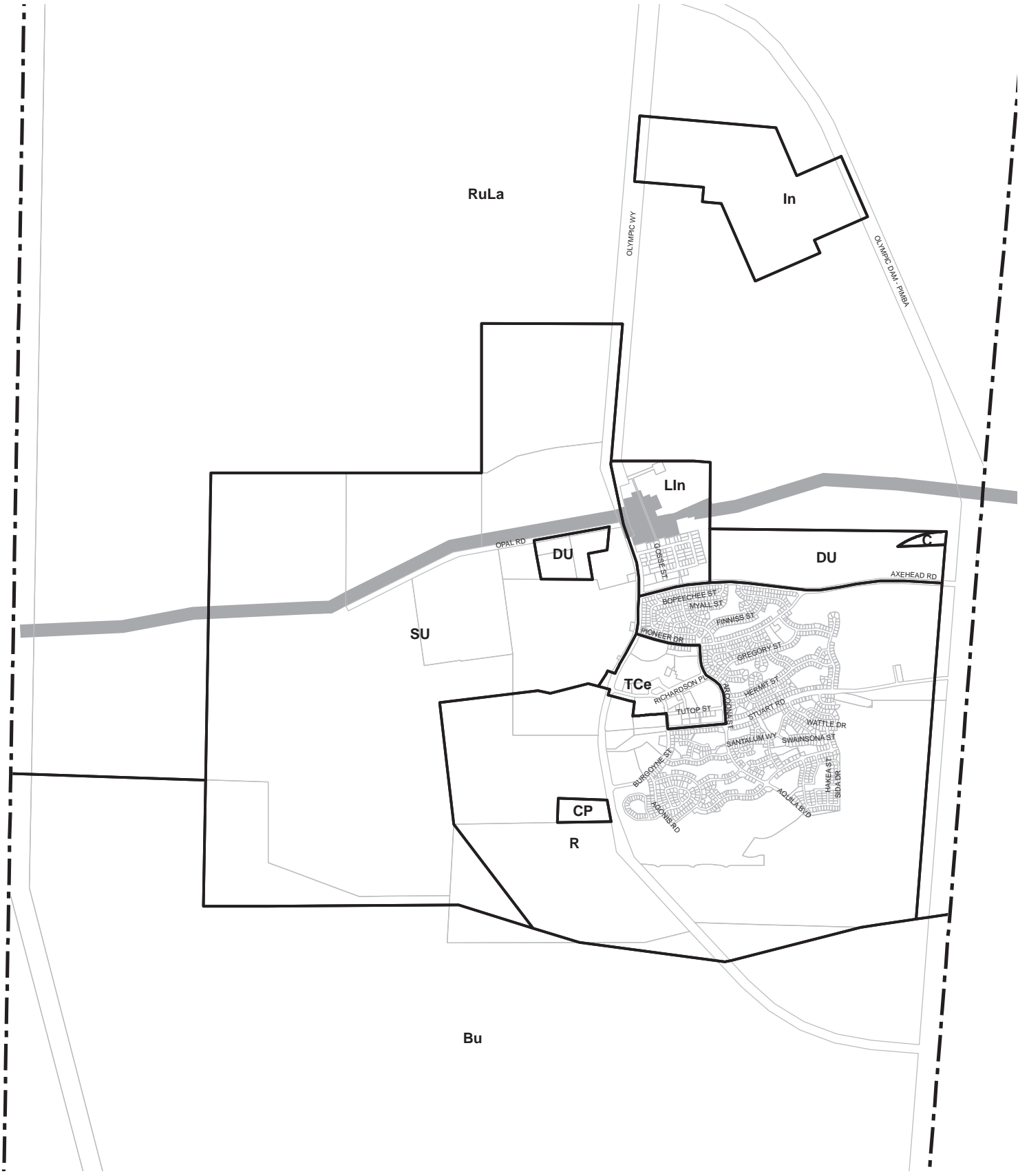
- (b) infrastructure that is sited within the infrastructure corridor as shown on [Figure Rox/1](#) – Infrastructure Alignment Corridor, except for overhead electricity powerline infrastructure that is located within 20 metres of all buildings and structures.

### Non-complying Development

- 18 The following kinds of development are **non-complying** in the Special Uses Zone:

- Consulting room
- Crematorium
- Dwelling
- Fuel depot
- Hospital
- Industry
- Intensive animal keeping
- Motel
- Motor repair station
- Nursing home
- Office, except where associated with recreation activities
- Petrol filling station
- Place of worship
- Road transport terminal
- Service trade premises
- Shop or group of shops, except where the gross leasable area does not exceed 250 square metres
- Stock sales yard
- Stock slaughter works
- Store
- Warehouse
- Wrecking yard









ROXBY DOWNS

# Figure Rox/1 INFRASTRUCTURE ALIGNMENT CORRIDOR

ROXBY DOWNS (MUNICIPALITY)

Consolidated - 18 October 2012

-  Infrastructure Corridor
-  dcdb
-  zone
-  Development Plan Boundary

**Public Notification**

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

Further, the following forms of development are designated:

**Category 1**

Bowling green  
Cemetery  
Emergency services facility  
Golf course  
Horse and/or pony club  
Public service depot  
Racecourse  
Recreation area  
Showground

## CARAVAN AND TOURIST PARK ZONE

The following map applies: Zones [Map Rox/7 and 10](#).

### OBJECTIVES

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

### DESIRED CHARACTER

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

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

Buildings will be single storey and designed to be in keeping with the local natural environment and climate. Vegetation buffers and landscaping will be important in integrating the park into the landscape and providing privacy for park users by screening surrounding land uses and activities. Landscaped mounding and/or fencing may be required to minimise noise impacts from adjoining roads, particularly Olympic Way.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

- Amenities block, including camp kitchen, shower, toilet, laundry and recreation facilities
- Cabin
- Caravan park
- Caravan permanently fixed to land
- Camping ground
- Manager's house
- Recreation area including tennis court, basket ball court, playground
- Restaurant, in association with and ancillary to a caravan and tourist park
- Shop, in association with and ancillary to a caravan and tourist park
- Swimming pool/spa
- Tourist park and other forms of tourist accommodation.

- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

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

- 6 The total number of tourist accommodation sites in the park should be at least 60 percent of the total number of sites available.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 8 A landscaped buffer of a minimum 15 metres width should be provided on the site of the caravan park adjacent to the boundary with Olympic Way.
- 9 Appropriate acoustic measures should be provided to minimise potential noise impacts on park users from adjoining roads.

#### **Car Parking and Access**

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

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

- 12 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be set back a minimum of:
  - (a) 2 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**

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

#### **Land Division**

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

### **PROCEDURAL MATTERS**

#### **Complying Development**

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

In addition, the following forms of development are designated as complying subject to the following conditions, where applicable:

- (a) buildings and structures externally clad with new or substantially new pre-colour coated or pre-painted metal sheeting, painted zincalume or painted galvanised iron, brick, concrete block or painted compressed fibre cement;
- (b) the conditions prescribed in [Table Rox/2](#):

Amenities block, including camp kitchen, shower, toilet, laundry and recreation facilities  
 Caravan park  
 Caravan permanently fixed to land  
 Cabin  
 Camping grounds  
 Manager's house  
 Recreation area

Shop, in association with and ancillary to a caravan and tourist park  
Tourist park.

### Non-complying Development

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

Amusement machine centre  
 Bus depot  
 Cemetery  
 Commercial forestry  
 Community centre, except where in association with and ancillary to tourist accommodation.  
 Consulting room  
 Crematorium  
 Dairy  
 Dam  
 Dwelling, except for manager's residence in association with and ancillary to tourist accommodation  
 Educational establishment  
 Farming  
 Fuel depot  
 Horse keeping  
 Horticulture  
 Hospital  
 Hotel  
 Indoor recreation centre, except where in association with and ancillary to tourist accommodation.  
 Industry  
 Intensive animal keeping  
 Land division which results in the creation of additional allotment(s) either wholly or partly within the zone, except where a lease or licence agreement is made, granted or accepted under the *Residential Park Act 2007*.  
 Motor repair station  
 Nursing home  
 Office, except where in association with and ancillary to tourist accommodation.  
 Pre-school  
 Prescribed mining operations  
 Public service depot  
 Residential flat building

Restaurant, except where it is both:

- (a) less than 150 square metres in gross floor area
- (b) in association with and ancillary to tourist accommodation.

Road transport terminal  
 Service trade premises

Shop or group of shops, except where it is both:

- (a) less than 250 square metres in gross floor area
- (b) in association with and ancillary to tourist accommodation.

Stadium  
 Stock sales yard  
 Stock slaughter works  
 Store  
 Warehouse  
 Waste reception, storage, treatment or disposal  
 Wrecking yard

**Public Notification**

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

Further, the following forms of development are designated:

**Category 1**

Caravan park  
Caravan permanently fixed to land  
Camping ground  
Recreation area  
Single storey amenities block, including camp kitchen, shower, toilet, laundry and recreation facilities  
Single storey cabin  
Single storey manager's house  
Single storey shop, in association with and ancillary to a caravan and tourist park  
Swimming pool  
Tourist park

**Category 2**

Two storey amenities block including camp kitchen, shower, toilet, laundry and recreation facilities  
Two storey cabin  
Two storey manager's house  
Two storey shop, in association with and ancillary to a caravan and tourist park  
Two storey transportable dwelling

**TABLE Rox/1**  
**Car Parking Requirements**

Kind of Development	Conditions of Development
Aged persons home	One per 10 residents plus one per 2 employees plus one per 5 residents for visitors.
Amusement hall Billiard saloon Bowling alley Gymnasium Exhibition hall	One per 20 square metres of total floor area.
Bed and breakfast accommodation	One per guest accommodation bedroom.
Boarding house	One per 2 beds.
Caravan and tourist park	One for every caravan, camping, cabin or dwelling site for short stay occupants and also one visitor car parking space for every 10 sites for parks not exceeding 100 sites or one for every 15 sites for parks exceeding 100 sites.
Residential park	Two for every caravan, camping, cabin or dwelling site for long stay occupants and also one visitor car parking space for every 10 sites for parks not exceeding 100 sites or one for every 15 sites for parks exceeding 100 sites.
Concert hall theatre	One per 10 seats provided.
Consulting rooms	Five per consulting room.
Community centre	One per 20 square metres total floor area.
Detached dwelling Group dwelling Semi-detached dwelling Row dwelling	Two per each dwelling, one of which is to be undercover and one of which may be tandem.
Residential flat building	One per each dwelling contained in the building and also for visitors, one per every two dwellings contained in the building.
Workers' accommodation	One per each self contained accommodation unit. One per two accommodation rooms where not a self contained unit.
General industry Light industry Store Warehouse	One space for every 50 square metres of floor area up to 200 square metres, one space for every 75 square metres up to 2000 square metres and 1 space for every 150 square metres of floor area over 2000 square metres.
Hospital	One per 3 beds plus provision for patients to be driven to an entrance within the property.
Hostel	One per 3 beds.

Kind of Development	Conditions of Development
Hotel	One car parking space for every two square metres of bar floor area available to the public; and also one car parking space for every 6 square metres of lounge or beer garden available to the public, or one car parking space for every two guest rooms, whichever provide the greater number of car parking spaces.
Motel	One car parking space for each guest room or unit and also, whenever a restaurant is erected on the site, an additional car parking space for every four seats available to customers.
Multiple dwelling Residential flat building	One per each dwelling contained in the building and also for visitors, one per every two dwellings contained in the building.
Non-residential club	One per 6 square metres total floor area.
Nursing home	See "Hospital".
Office	One per 25 square metres of total floor area providing office accommodation.
Place of worship	One per 10 seats.
Retail showroom Bulky goods outlet	One per 50 square metres total floor area.
service industry	One per 50 square metres of industrial floor area plus one per 20 square metres of retail floor space.
Shop Restaurant Café Shop and dwelling	One per 20 square metres of retail floor space and also, for a restaurant, or a development which includes one or more restaurants, one per every four seats provided.
Service trade premises	One per 50 square metres total floor area.



## TABLE Rox/2

## Conditions Applying To Complying Development

Kind of Development	Conditions of Development
Bowling green Cemetery Emergency services facility Golf course Horse and/or pony club Public service depot Racecourse Recreation area Showground	1 Any tree required to be cleared being replaced on the subject land with a tree of the same or similar species.  2 Compliance with conditions B, C, D, E and F.
Caravan and tourist park Amenities block, including camp kitchen, shower, toilet, laundry and recreation facilities Caravan park Caravan permanently fixed to land Cabin Camping grounds Manager's house Recreation area Shop, in association with and ancillary to a caravan and tourist park Tourist park	1 Buildings to be of single storey construction.  2 A minimum of 12.5 percent of the overall site to comprise communal open space, landscaped areas and recreation areas.  3 A minimum of 60 percent of the total number of accommodation sites available to be for short term accommodation.  4 Caravan, cabin and dwelling sites to be a minimum of 81 square metres in area.  5 A minimum of 1 car parking space provided for every caravan, camping, cabin or dwelling site, either located on the individual site or conveniently located in groups within the Park.  6 Visitor parking to be provided at a rate of:  (a) one space per 10 accommodation sites for parks with up to 100 sites;  (b) one space per 15 accommodation sites for parks with more than 100 sites.  7 Caravans, associated annexes, cabins and dwellings fixed to land to be set back a minimum of:  (a) 2 metre from an internal road;  (b) 6 metres from a public road;  (c) 2 metres from the boundary of the park.  8 Compliance with Conditions B, C, D, E and F.

Kind of Development	Conditions of Development			
Detached dwelling, Semi detached dwelling Row dwelling	<b>Site Area</b>			
	1 The site of the detached, semi detached or row dwelling having an area and dimensions equal to or greater than those specified below:			
		<b>Detached Dwelling</b>	<b>Semi Detached Dwelling</b>	<b>Row Dwelling</b>
	Area of site square metres	300	270	210
	Width of frontage of site of regular shape – metres	10	10	7
	Depth of site of regular shape – metres	25	25	25
	Width of frontage of site of irregular shape – metres	12	9	6
	Average width of irregular shape – metres	12	11	8
	Average depth of irregular shape – metres	28	28	26
	<b>Building* Siting</b>			
<i>*Buildings include dwellings, garages and carports</i>				
<i>For Buildings Not Sited on Side Boundaries:</i>				
4 Side walls with a maximum wall height of 3 metres are set-back a minimum of 1 metre.				
5 Side walls greater in height than 3 metres and with a maximum height of 6 metres are set-back 1 metre plus one third of the increase in wall height above 3 metres.				
6 The following may encroach beyond the side boundary set-back provided that a minimum width of 1 metre is preserved down one side of the building:				
(a) fascias, gutters, downpipes and eaves up to 0.45 metres;				
(b) masonry chimneys, flues and pipes;				
(c) unroofed balconies, landings, steps or ramps not more than 1 metre in height.				
7 Buildings are set-back a minimum of 3 metres from the rear boundary plus the increase in wall height above 3 metres (except where the rear boundary adjoins a service lane, in which case the distance may be reduced to 0 metres).				
<i>For Buildings Sited on Side Boundaries</i>				
8 Side walls not to exceed:				
(a) 3 metres in height;				

Kind of Development	Conditions of Development
	(b) 15 metres in length or 50 percent of the boundary, whichever is greater.
	9 Side boundary walls are located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining site and are constructed to the same or to a lesser length and height.
	10 Buildings are set-back a minimum of 3 metres from the rear boundary (except where the rear boundary adjoins a service lane, in which case the distance may be reduced to between 0 metres and 3 metres).
	<b>Building Heights</b>
	<i>Detached Dwelling, Semi-Detached Dwelling, Row Dwelling</i>
	11 Overall building heights not to exceed 9 metres.
	12 Wall heights of the building not to exceed 6 metres.
	<i>Group Dwelling, Residential Flat Building</i>
	13 The dwelling to be of single storey construction.
	<b>Street Set-backs</b>
	14 Buildings (excluding any veranda, porch, etc.) are set-back a minimum of 6 metres from the primary street frontage and 3 metres from the secondary street frontage.
	<i>Garages/Carports attached to Dwellings</i>
	15 Garages/carports attached to the associated dwelling:
	(a) are set-back not less than 6.5 metres from the street from which they are accessed; and
	(b) when the associated dwelling faces the same street as the garage/carport, the dwelling incorporates elements such as protecting windows, verandas and porticos or other elements that articulates the building when viewed from the street;
	(c) when facing the side street, in the case of a corner site, are set-back not less than the set-back of the associated dwelling to the side street;
	(d) do not exceed 72 square metres in area.
	<i>Freestanding Garages/Carports</i>
	2 Free standing garages and carports built in conjunction with the dwelling are:
	(a) constructed of colorbond steel of a colour which will match or complement the colouring of the dwelling;

Kind of Development	Conditions of Development
	<ul style="list-style-type: none"> <li>(b) where constructed at the side of the dwelling and facing the front, set-back at least 6.5 metres from the front property boundary and the front wall of the garage or carport are finished with materials of the same or similar style and of the same or similar colouring of those of the dwelling;</li> <li>(c) where facing the side property boundary on a corner allotment, set-back at least 3 metres from the side property boundary with the front wall of the garage or carport finished with materials of the same or similar style and of the same or similar colour of those of the dwelling;</li> <li>(d) not more than 72 square metres in area.</li> </ul>

### Car Parking Spaces

- 18 Dwellings are provided with the following on-site parking spaces:
- (a) two per each detached dwelling, one of which is to be covered;
  - (b) two per each semi-detached dwelling, row dwelling, group dwelling or residential flat building, one of which is to be covered.
- (The spaces can be in tandem.)
- (c) with each car parking space being a minimum:
    - (i) 2.4 metres wide plus 0.3 metres for any side contained by a wall, fence, column or pier;
    - (ii) 5.4 metres in internal length.
- 19 Driveways are located to avoid street trees and infrastructure such as lamp posts, electricity poles, street signs, street furniture, etc.

### Private Open Space

- 20 Private open space for the dwelling having:
- (a) a minimum of 80 square metres, of which 10 may comprise balconies, roof patios and the like where the site area is greater than 500 square metres;
  - (b) a minimum of 60 square metres, of which 10 may comprise balconies, roof patios and the like where the site area is between 300 to 500 square metres;
  - (c) a minimum of 24 square metres, of which 8 may comprise balconies, roof patios and the like where the site area is less than 300 square metres.

Kind of Development	Conditions of Development
	<p><i>Private open space comprises unbuilt upon areas (excluding driveways and parking areas) having a minimum dimension of 2 metres, and screened from external view to a height of 1.8 metres.</i></p> <p><b>Visual Privacy</b></p> <p>21 Ground floor windows of habitable rooms do not face directly towards ground floor windows of habitable rooms in adjacent buildings.</p> <p>22 Windows of habitable rooms at or above the second storey and which face the side or rear site boundaries have:</p> <p>(a) sill heights of at least 1.7 metres above floor level; or</p> <p>(b) permanently fixed translucent glazing in any part of the window below 1.7 metres above floor level.</p> <p>23 Dwellings have no balconies, terraces or decks at or above the second storey.</p> <p><b>Acoustic Privacy</b></p> <p>24 Bedrooms do not share a wall with a living room (ie lounge, family or dining room) or a garage of an adjacent dwelling.</p> <p>25 Bedroom windows are located at least 3 metres from road reserve boundaries.</p> <p>26 Air conditioning units are located away from bedrooms on adjacent dwelling units.</p> <p><b>Energy Conservation</b></p> <p>28 Dwelling additions incorporating a day living area where such additions have a floor area equal to or greater than 50 percent of the existing dwelling.</p> <p><b>Water Conservation</b></p> <p>29 Residential sites have no more than 40 square metres of lawn area.</p> <p><b>Landscaping</b></p> <p>32 Compliance with condition D.</p>
General industry Road transport terminal Store	<p>1 A clearance of not less than 3 metres being provided for access purposes between any structure and one side boundary of the site.</p> <p>2 Compliance with conditions B, C, D, E &amp; F.</p>

Kind of Development	Conditions of Development
Builder's yard Light industry Motor repair station Plant nursery Public service depot Service industry Service trade premise Warehouses	1 A clearance of not less than three metres being provided for access purposes between any structure and one side boundary of the site. 2 Compliance with conditions B, C, D, E & F.
Canteen Restaurant Construction camp	1 Compliance with conditions B, C, D, E & F. 2 Constructed by the company being the principle operator of the Olympic Dam mine or the authorised agent thereof.
Mobile phone tower Telecommunications antenna	1 Not greater than 50 metres in height.
Aerodrome	1 Terminal building and ancillary buildings comply with conditions B, C, D, E and F.

#### **CONDITION A - LESSER PARKING AREA**

A lesser parking area than that specified being established on the site, provided that:

- (a) part or whole of the parking needs arising from the development will be met by a parking area, on another site, available or to be available for the duration of the development or intended development; and
- (b) the other site and the parking area to be established on the other site complies with conditions B, C and D.

#### **CONDITION B - ACCESS ROAD**

The number, location and design of access points to a road or thoroughfare from the site being established so as best to ensure the safety of the public and the free flow of traffic in the locality.

#### **CONDITION C - PARKING AREA DESIGN AND IDENTIFICATION**

- (a) The design, layout and pavement of the parking area being established so as best to ensure the safety of the public and the free flow of traffic in the locality; and
- (b) adequate identification being provided to ensure that the location of the parking area is readily apparent to visitors.

#### **CONDITION D - LANDSCAPING**

Suitable landscaping of the site, considering the climate, the potential for soil salinisation and water constraints, being provided for in plans and drawings and such landscaping, which would include a selection of indigenous species which have a lower water requirement, would be implemented in accordance with the plans and drawings within twelve months and maintained in the form and to the standard shown on the plans and drawings, and provided that such landscaping shall include the portions of the site which are:

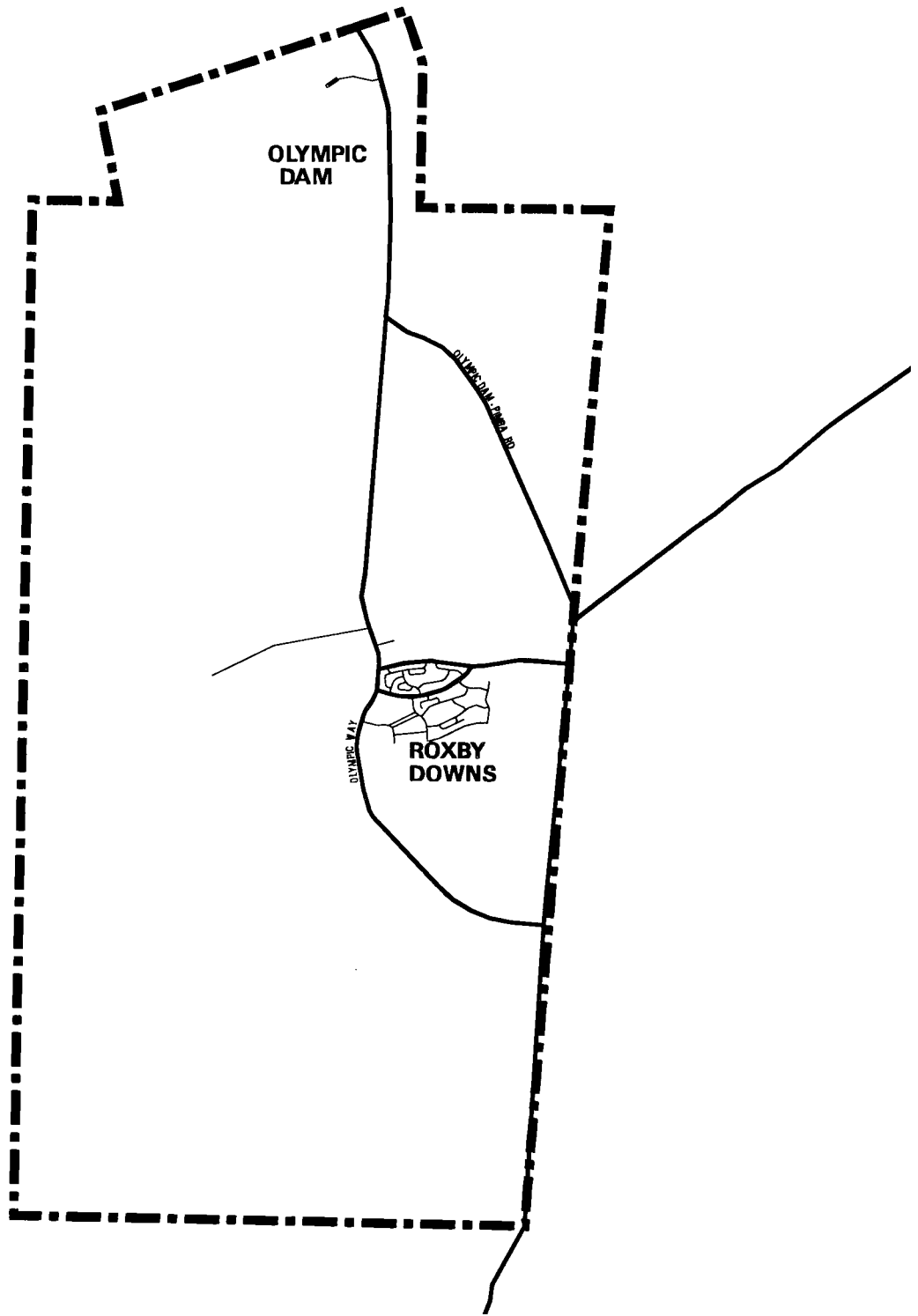
- (a) adjacent to the alignment of a road, street or thoroughfare; and
- (b) within the parking areas referred to in any condition requiring the provision of such parking areas.

**CONDITION E**

Adequate provision for all loading and unloading of vehicles to take place on the site of the development.

**CONDITION F - EXTERNAL APPEARANCE OF BUILDINGS**

The external materials of buildings being a bronze olive, beige, ochre or white colour.



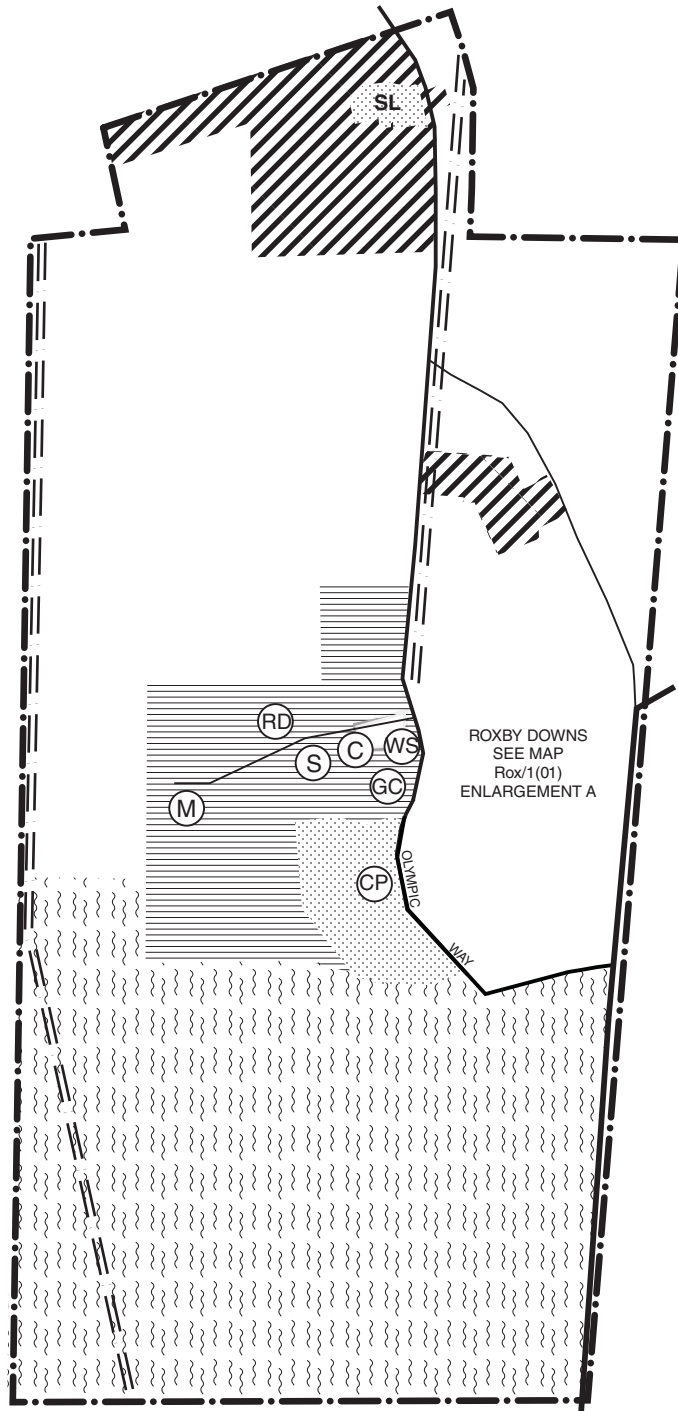
To identify the precise location of the Development Plan boundary refer to Map Rox/2 then select the relevant Zone Map






















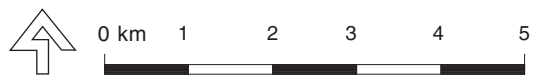
**ROXBY DOWNS (MUNICIPALITY)**  
**MAP Rox/1**

— ■ Development Plan Boundary

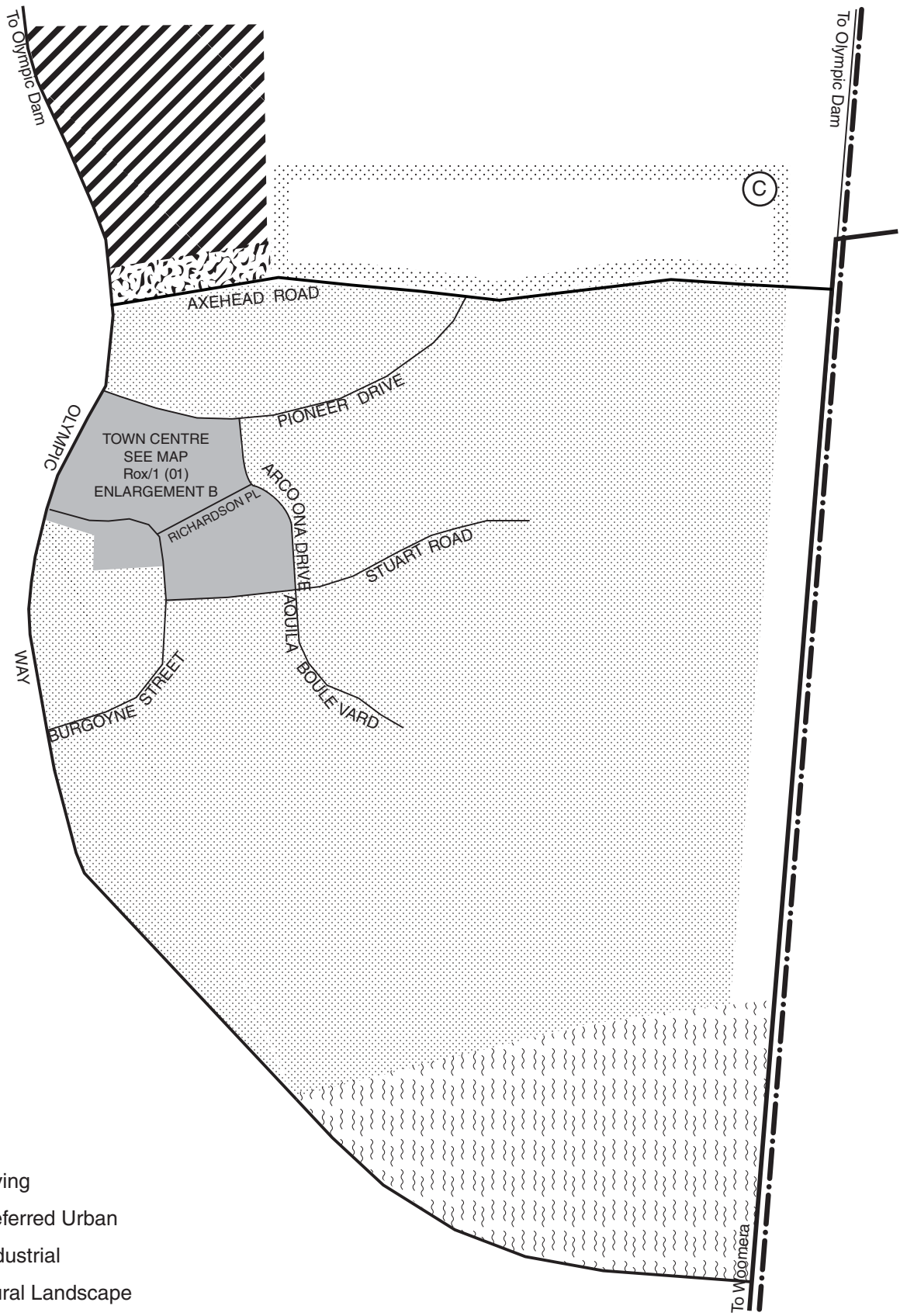
















-  Mineral Deposit
-  Deferred Urban
-  Living
-  Special Living
-  Industrial
-  Rural Landscape
-  Buffer
-  Special Uses
-  Caravan Park
-  Refuse Depot
-  Sewerage Treatment
-  Water Storage
-  Golf Club
-  Cemetery
-  Services Corridor
-  Minor Local Road
-  Major Local Road
-  Secondary Arterial Road
-  Development Plan Boundary



# ROXBY DOWNS (MUNICIPALITY) STRUCTURE PLAN MAP Rox/1 (Overlay1)




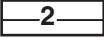
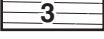






-  Living
-  Deferred Urban
-  Industrial
-  Rural Landscape
-  Buffer
-  Special Use
-  Commercial
-  Open Space
-  Minor Local Road
-  Major Local Road
-  Secondary Arterial Road
-  Development Plan Boundary



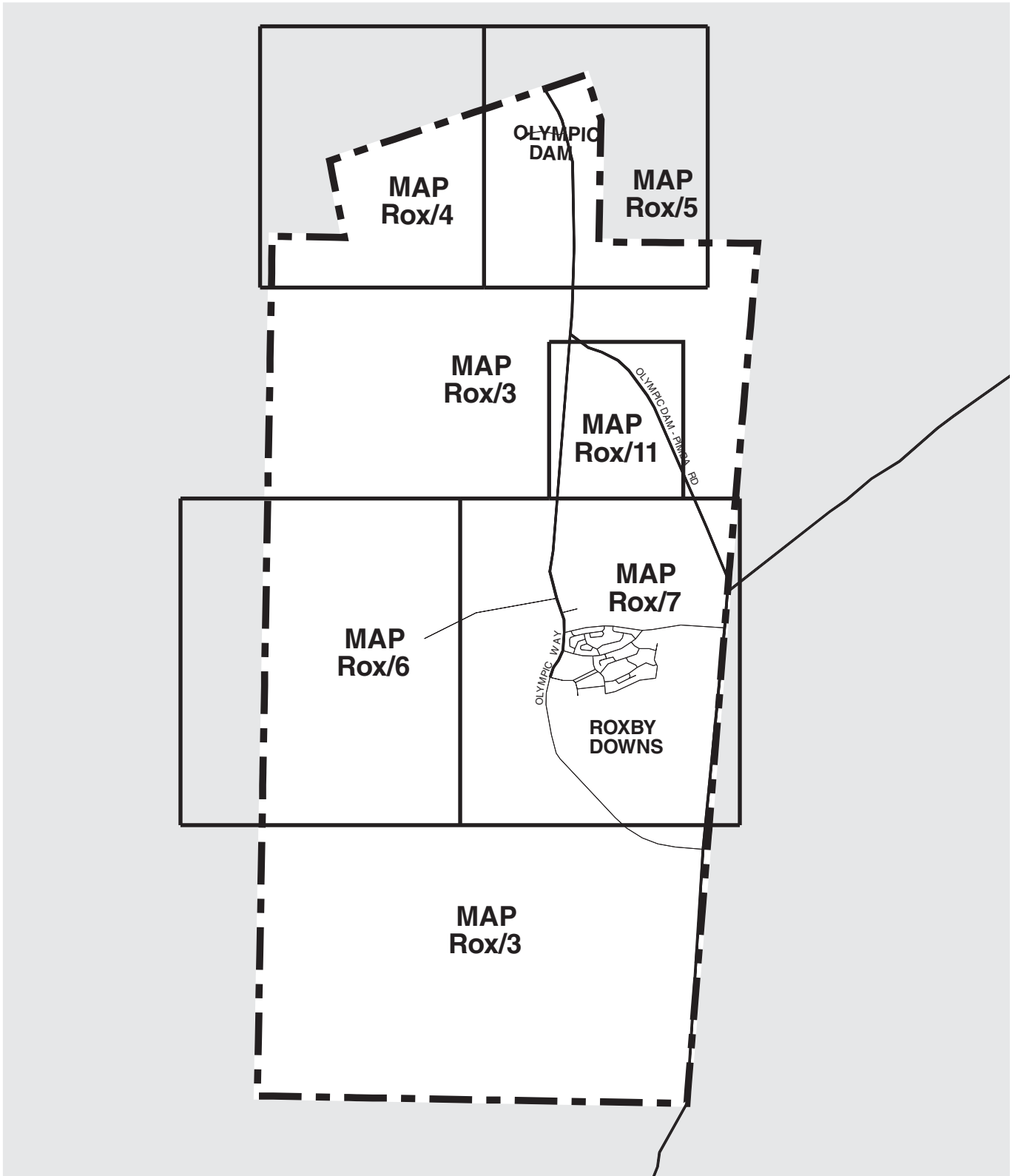
**ROXBY DOWNS (MUNICIPALITY)**  
**ROXBY DOWNS (TOWN)**  
**STRUCTURE PLAN**  
**MAP Rox/1 (Overlay 1)**  
**ENLARGEMENT A**



-  Town Centre Boundary
-  Richardson Place Boulevard Treatment
-  Retail Core
-  Tourist Accommodation
-  Community
-  Education
-  Business
-  Medium Density Residential
-  Retail Showroom



**ROXBY DOWNS (MUNICIPALITY)**  
**ROXBY DOWNS (TOWN CENTRE)**  
**STRUCTURE PLAN**  
**MAP Rox/1 (Overlay 1)**  
**ENLARGEMENT B**



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps Rox/3 to Rox/12 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 boundaries are shown or otherwise as indicated.

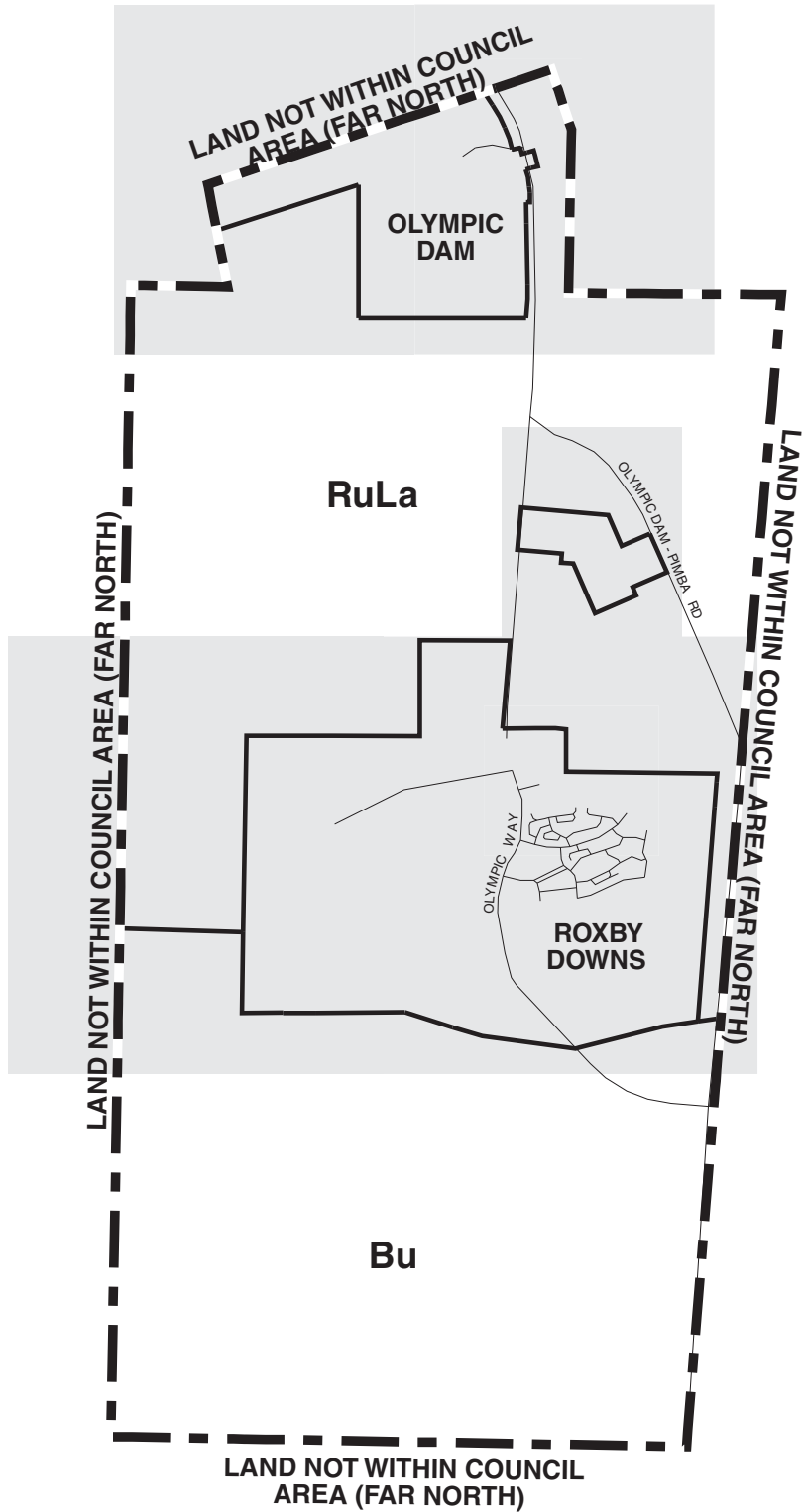


Scale 1:90000



# ROXBY DOWNS (MUNICIPALITY) INDEX MAP Rox/2

— — — — — Development Plan Boundary



**NOTE : See Index Map Rox/2 for shaded areas**

Bu Buffer  
 RuLa Rural Landscape

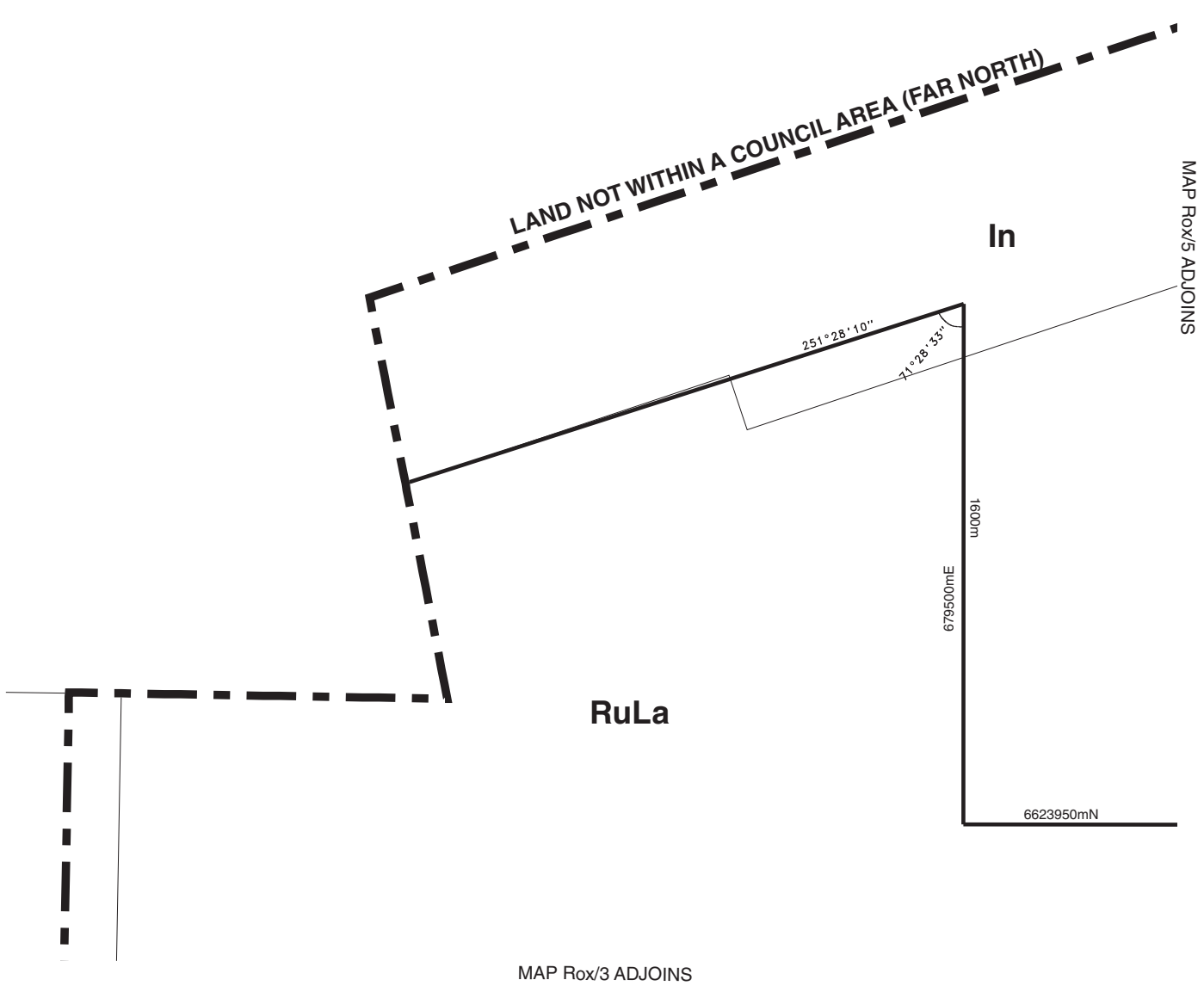


Scale 1:90000



# ROXBY DOWNS (MUNICIPALITY) ZONES MAP Rox/3

— Zone Boundary  
 - - - Development Plan Boundary



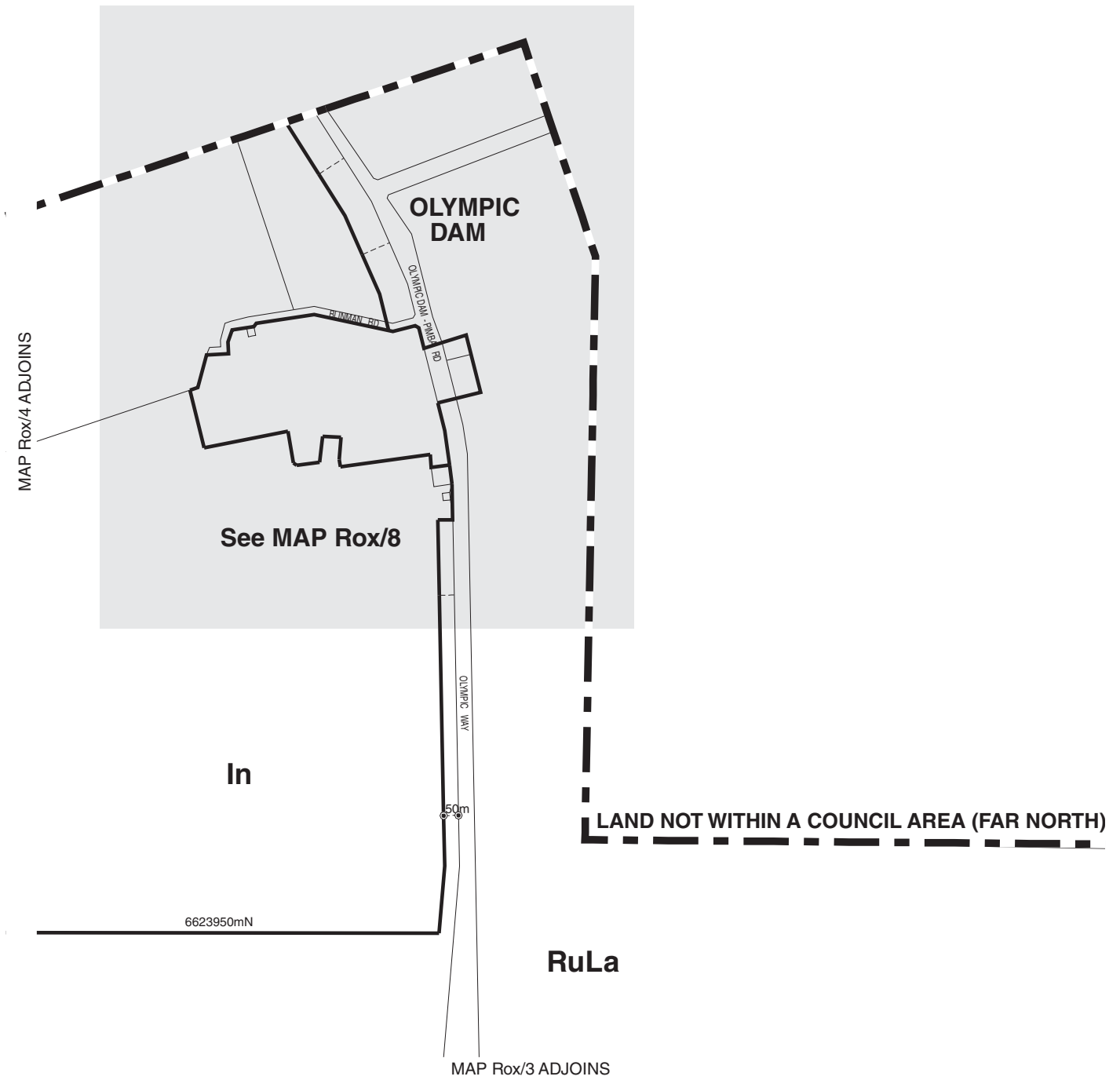
In  
RuLa

Industry  
Rural Landscape

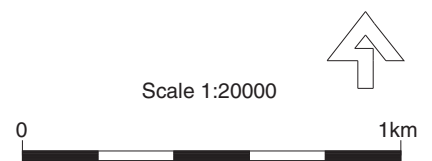


# ROXBY DOWNS (MUNICIPALITY) ZONES MAP Rox/4

— Zone Boundary  
- - - Development Plan Boundary



**In** Industry  
**RuLa** Rural Landscape



# ROXBY DOWNS (MUNICIPALITY) ZONES MAP Rox/5

— Zone Boundary  
 - - - Development Plan Boundary

LAND NOT WITHIN A COUNCIL AREA (FAR NORTH)

RuLa

SU

Bu

1177960  
2159156

A2038

A673

MAP Rox/7 ADJOINS

1177919  
2156796

1177902  
2155825

NOTE: Coordinates shown are in  
Lamberts Conformal Conic Projection GDA94

MAP Rox/3 ADJOINS

**Bu**  
**RuLa**  
**SU**

Buffer  
Rural Landscape  
Special Use



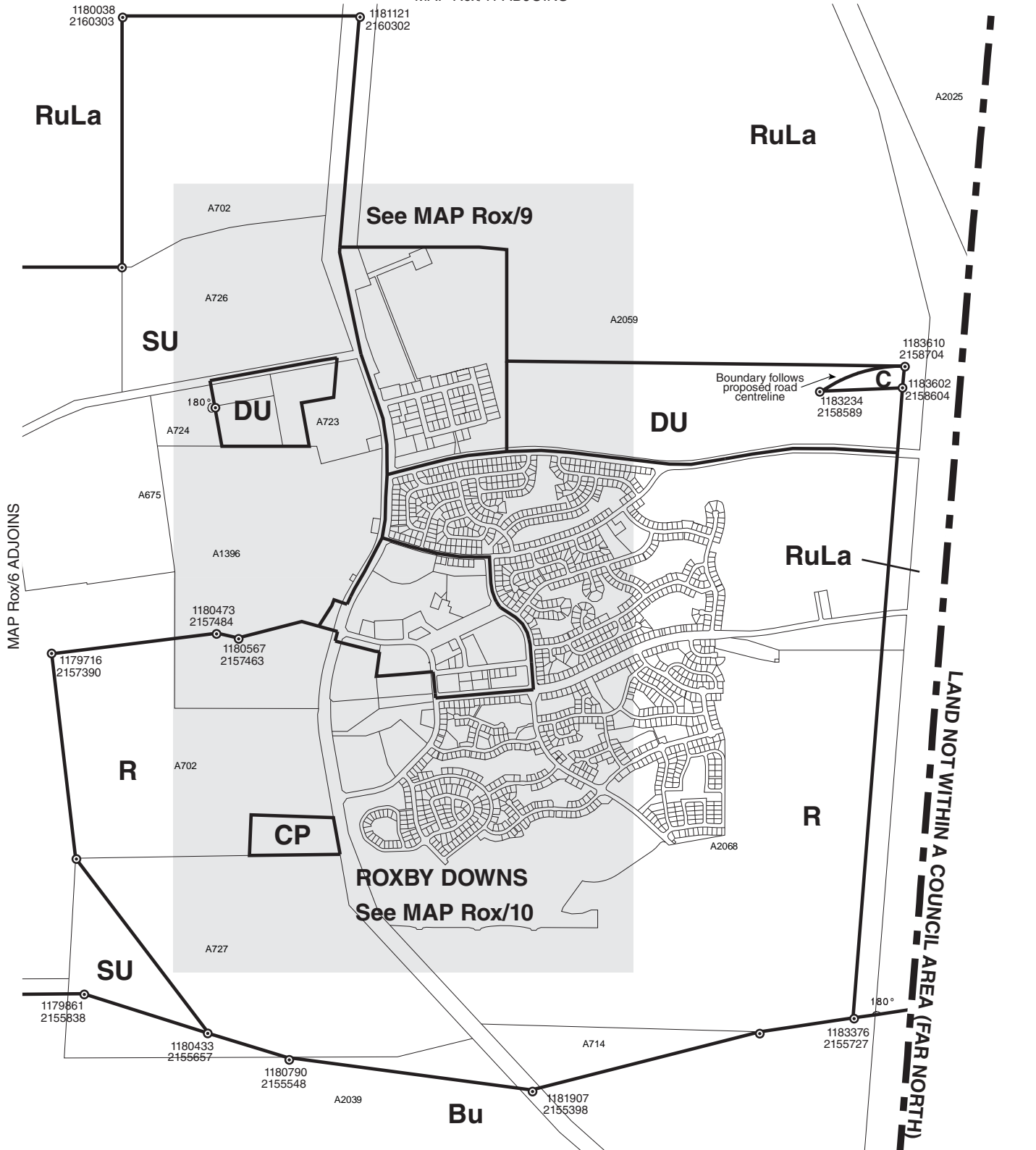
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# ROXBY DOWNS (MUNICIPALITY) ZONES MAP Rox/6



————— Zone Boundary  
- - - - - Development Plan Boundary

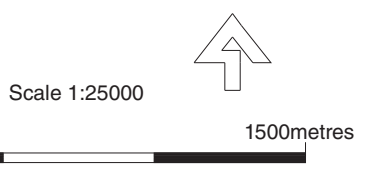




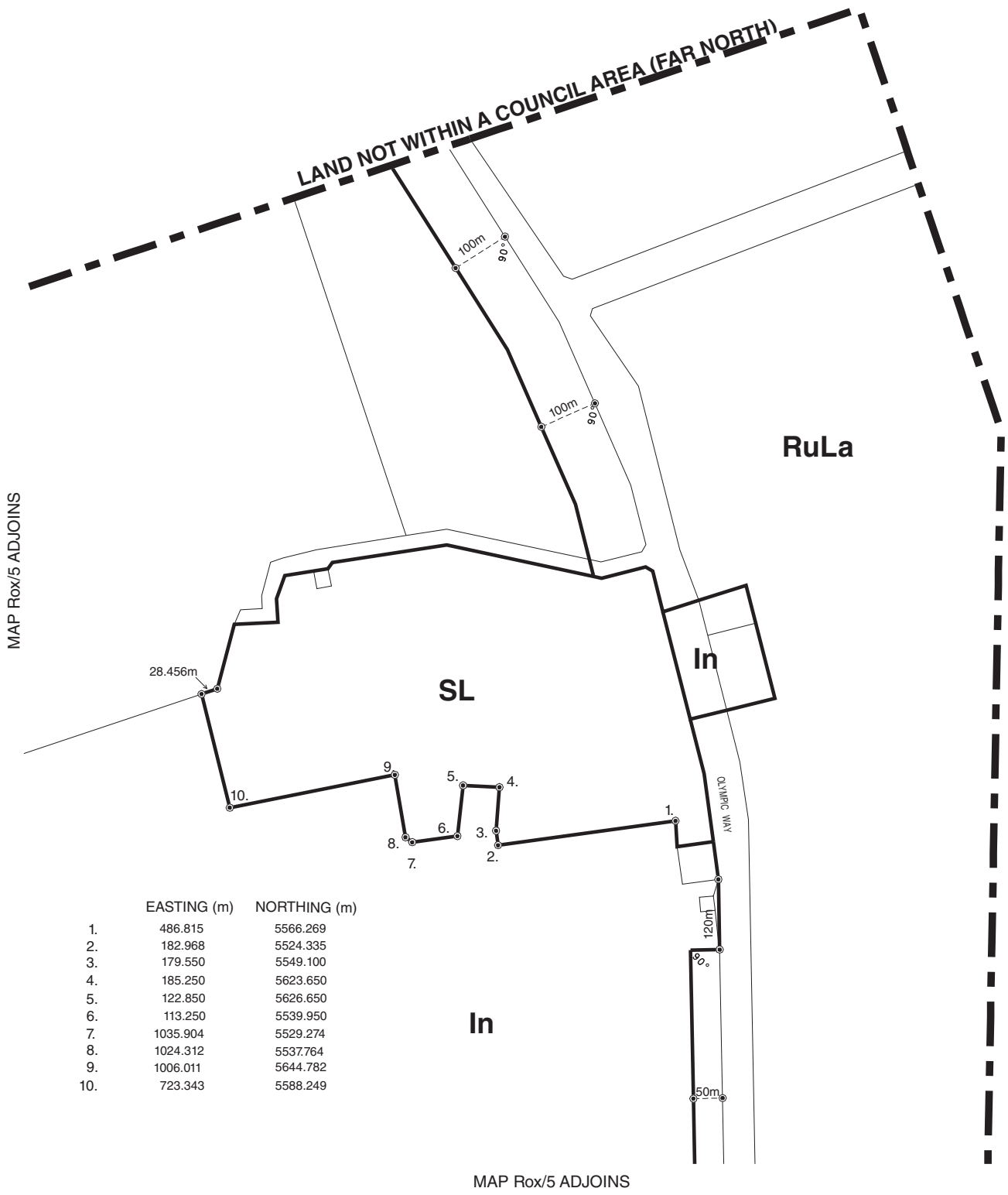
NOTE: Coordinates shown are in Lamberts Conformal Conic Projection GDA94

- Bu** Buffer
- C** Commercial
- CP** Caravan and Tourist Park
- DU** Deferred Urban
- R** Residential
- RuLa** Rural Landscape
- SU** Special Use

-  Zone Boundary
-  Development Plan Boundary



# ROXBY DOWNS (MUNICIPALITY) ZONES MAP Rox/7



	EASTING (m)	NORTHING (m)
1.	486.815	5566.269
2.	182.968	5524.335
3.	179.550	5549.100
4.	185.250	5623.650
5.	122.850	5626.650
6.	113.250	5539.950
7.	1035.904	5529.274
8.	1024.312	5537.764
9.	1006.011	5644.782
10.	723.343	5588.249

**OLYMPIC DAM**

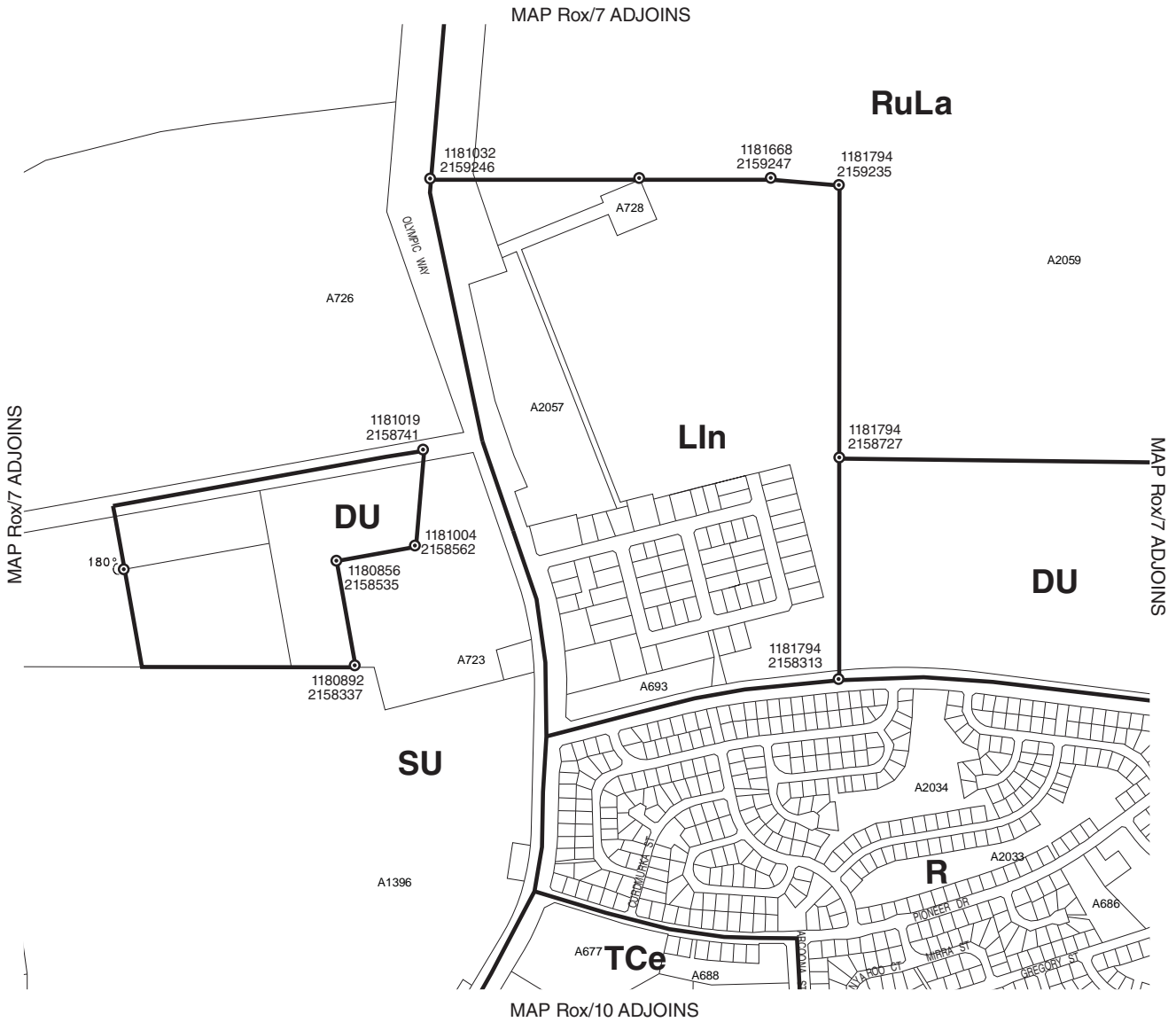
- In Industry
- RuLa Rural Landscape
- SL Special Living

- Zone Boundary
- - - Development Plan Boundary

Scale 1:10000



**ROXBYS DOWNS (MUNICIPALITY)  
ZONES  
MAP Rox/8**



NOTE: Coordinates shown are in  
Lamberts Conformal Conic Projection GDA94

NOTE: For Policy Areas See MAP Rox/12

**ROXBYS DOWNS**

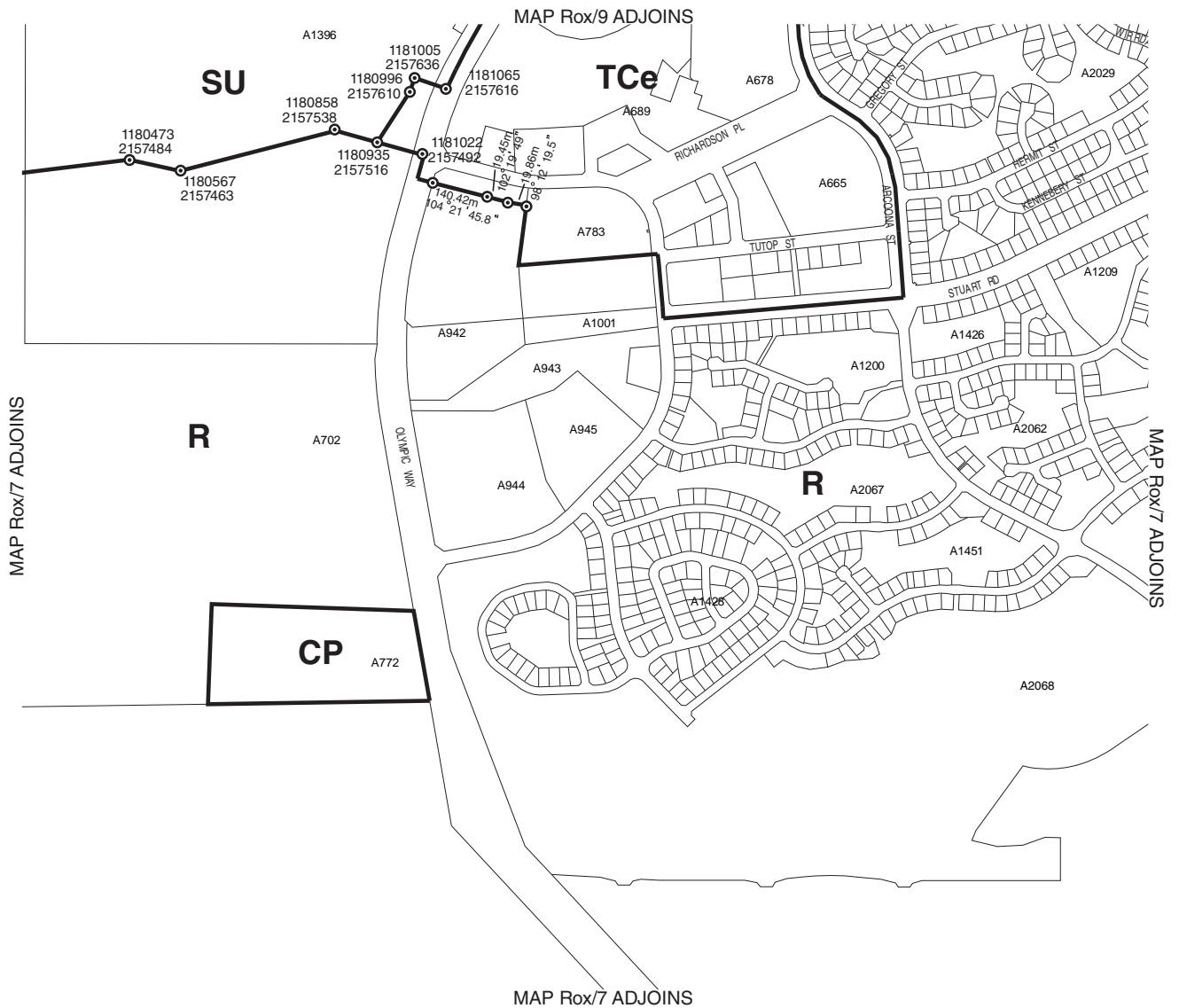
- DU Deferred Urban
- LIn Light Industry
- R Residential
- RuLa Rural Landscape
- SU Special Use
- TCe Town Centre

Scale 1:12500



**ROXBYS DOWNS (MUNICIPALITY)  
ZONES  
MAP Rox/9**

- Zone Boundary
- - - Development Plan Boundary



NOTE: Coordinates shown are in  
Lamberts Conformal Conic Projection GDA94

**NOTE: For Policy Areas See MAP Rox/12**

**ROXBY DOWNS**

- CP Caravan and Tourist Park
- R Residential
- SU Special Use
- TCe Town Centre



Scale 1:12500

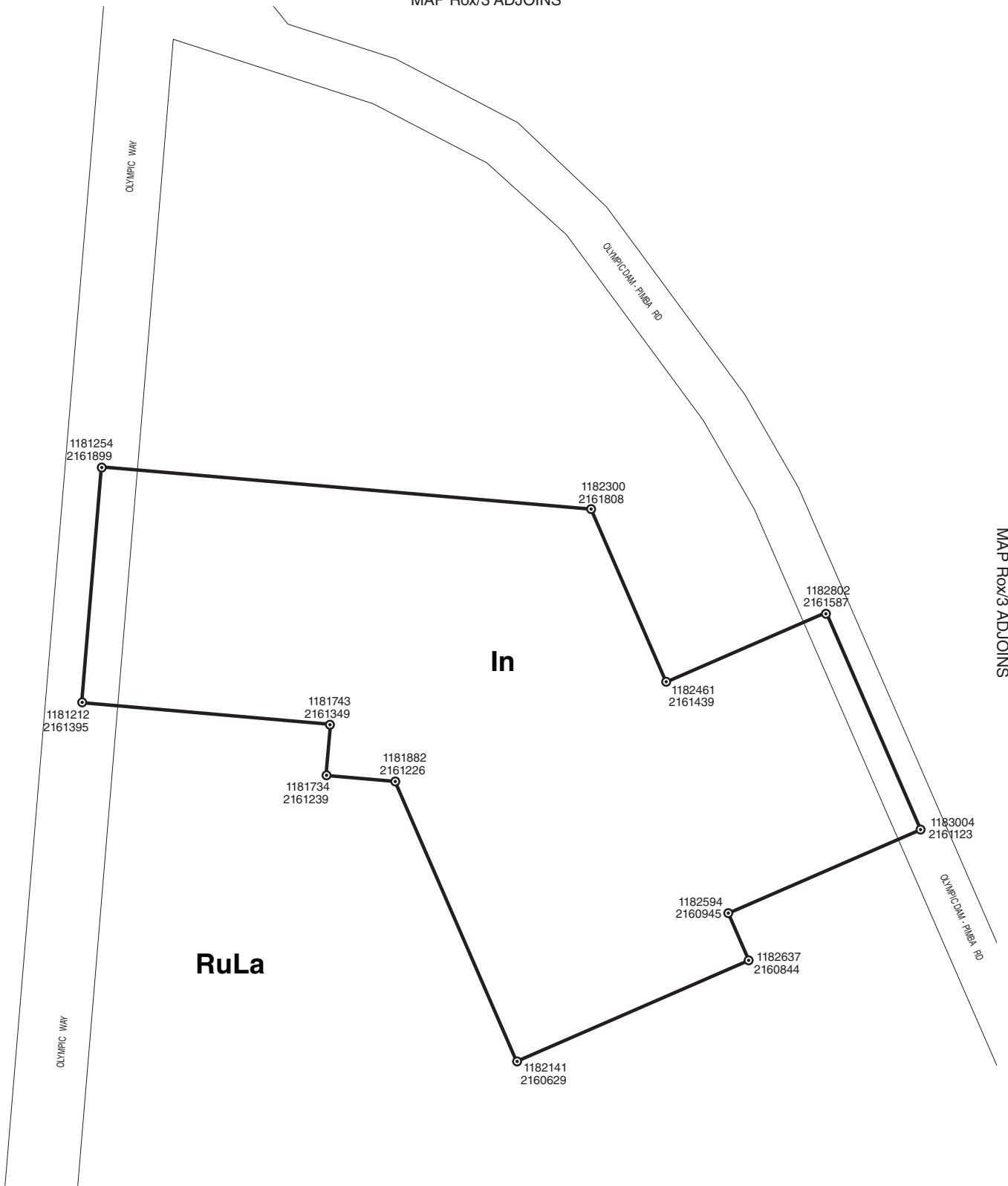


**ROXBY DOWNS (MUNICIPALITY)  
ZONES  
MAP Rox/10**

- Zone Boundary
- - - Development Plan Boundary

MAP Rox/3 ADJOINS

MAP Rox/3 ADJOINS



NOTE: Coordinates shown are in Lamberts Conformal Conic Projection GDA94



Scale 1:12000





**In**  
**RuLa**

Industry  
Rural Landscape

# ROXBY DOWNS (MUNICIPALITY)

## ZONES

### MAP Rox/11

-  Zone Boundary
-  Development Plan Boundary



NOTE: Coordinates shown are in  
Lamberts Conformal Conic Projection GDA94

**ROXBY DOWNS**

- 1 Retail Core
- 2 Tourist Accommodation
- 3 Community
- 4 Education
- 5 Business
- 6 Medium Density Residential
- 7 Retail Showroom

———— Policy Area Boundary



Scale 1:6000



# ROXBY DOWNS (MUNICIPALITY) POLICY AREAS MAP Rox/12