

# Development Plan

## Kingston District Council

Consolidated – 13 December 2012

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



**Government of South Australia**

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# Introduction Section



## Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Kingston Council Development Plan since the inception of the electronic Development Plan on 24 April 1997. Further information on authorised amendments prior to this date may be researched through the Council, 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]  |
| 28 August 1997    | Statewide Marine Aquaculture and Offshore Development PAR ( <i>Ministerial</i> ) – [5 June 1997]  |
| 6 July 2000       | Waste Disposal (Landfill) PAR ( <i>Ministerial</i> ) – [19 August 1999]<br>Section 27(5) Amendment - Waste Disposal (Landfill) PAR ( <i>Ministerial</i> ) – [9 March 2000]<br>General Review PAR – [6 July 2000]  |
| Not consolidated  | Telecommunications Facilities State-wide Policy Framework PAR ( <i>Ministerial</i> ) (Interim) – [31 August 2000]   |
| 28 September 2000 | Change of Development Plan name from Lacedpede (DC) to Kingston (DC) to reflect revised Council name – [6 April 2000]<br>Section 29(2)(b) Amendment – [28 September 2000]   |
| 11 October 2001   | Telecommunications Facilities State-wide Policy Framework PAR ( <i>Ministerial</i> ) – [30 August 2001]   |
| 28 February 2002  | Organic Waste Processing (Composting) PAR ( <i>Ministerial</i> ) (Interim) – [20 December 2001]   |
| 6 February 2003   | Organic Waste Processing (Composting) PAR ( <i>Ministerial</i> ) – [5 December 2002]  |
| 24 July 2003      | General Review PAR – [24 July 2003]<br>Wind Farms PAR ( <i>Ministerial</i> ) – [24 July 2003]   |
| 3 November 2005   | Commercial PAR – [3 November 2005]  |
| 11 January 2007   | Bushfire Management (Part 1) PAR ( <i>Ministerial</i> ) – [9 January 2007]  |
| 18 September 2008 | Better Development Plan (BDP) and General PAR – [18 September 2008]   |
| 8 January 2009    | Cape Jaffa Anchorage DPA – [18 December 2008]   |
| 18 June 2009      | Section 29(2)(b)(ii) Amendment – [11 June 2009]   |
| 5 November 2009   | Heritage DPA (Interim) – [5 November 2009]  |
| 25 March 2010     | Bushfires (Miscellaneous Amendments) DPA ( <i>Ministerial</i> ) (Interim) – [10 December 2009]  |
| 17 June 2010      | Statewide Bulky Goods DPA ( <i>Ministerial</i> ) (Interim) – [1 June 2010]  |
| 4 November 2010   | Heritage DPA – [4 November 2010]  |
| 31 March 2011     | Bushfires (Miscellaneous Amendments) DPA ( <i>Ministerial</i> ) – [9 December 2010]<br>Statewide Bulky Goods DPA ( <i>Ministerial</i> ) – [13 January 2011]   |
| 1 March 2012      | Statewide Wind Farms DPA (Interim) ( <i>Ministerial</i> ) – [19 October 2011]   |
| 13 December 2012  | Termination of the Statewide Wind Farms DPA ( <i>Ministerial</i> ) and its removal from the Kingston District Council Development Plan – [18 October 2012]<br>Statewide Wind Farms DPA ( <i>Ministerial</i> ) – [18 October 2012]<br>Section 29(2)(c) Amendment – [29 November 2012]<br>Residential (Golf Course) and Rural Living DPA – [13 December 2012] |

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

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



## Introduction to the Development Plan

Welcome to the Development Plan for the Kingston District Council.

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

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

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

### Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans.

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

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

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

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

## What is Development?

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

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

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

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

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

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

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

## What doesn't a Development Plan do?

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

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

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

## When do you use the Development Plan?

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

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

## How to read the Development Plan

Development Plans are comprised of several sections as described below.

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

Development Plans use three text font colours:

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



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

## Development Plan Structure Overview

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

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

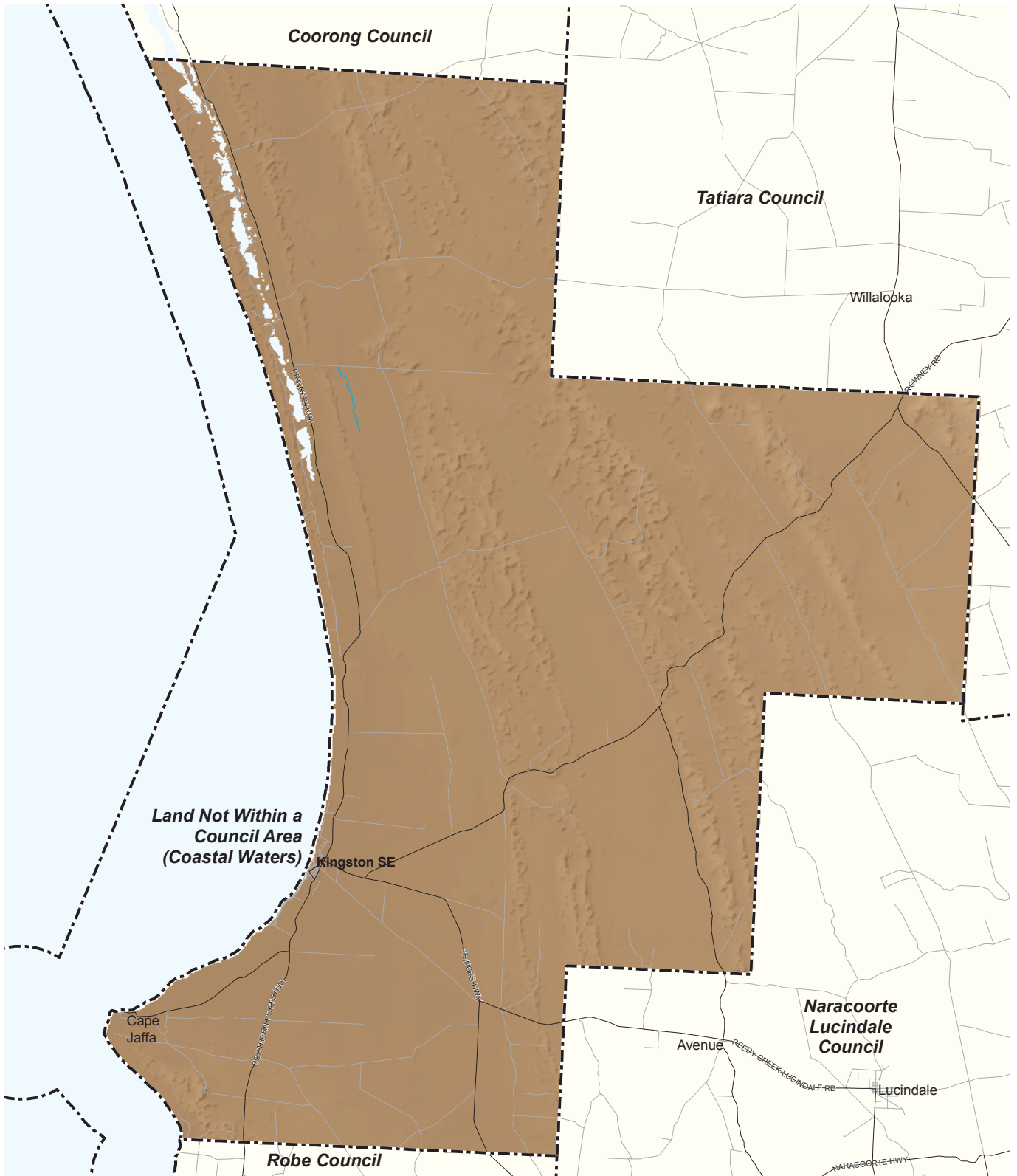
| Assessment Section  | Function  |
|---|---|
| Council Index Maps  | <p>This is the first point of reference when determining the appropriate map(s) applying to a specific property.</p> <p>An enlargement index map may be included where needed, eg for large townships.</p>  |
| Extent Map Series<br>Location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

#### Further info

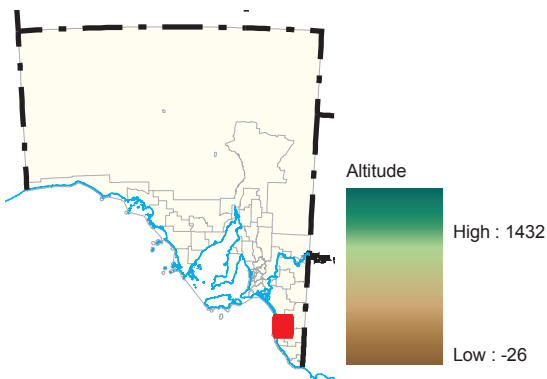
Contact the Kingston District Council.

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

Discuss your matter with your planning consultant



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



# Council Preface Map

# General Section



## Animal Keeping

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Animal keeping and associated activities should not create adverse impacts on the environment or the amenity of the locality.
- 2 Storage facilities for manure, used litter and other wastes should be designed and sited:
  - (a) to be vermin proof
  - (b) with an impervious base
  - (c) to ensure that all clean rainfall runoff is excluded from the storage area
  - (d) outside the 1 in 100 year average return interval flood event area.
- 3 The keeping of horses and other animals, other than domestic pets, should be undertaken only where:
  - (a) if the size of the allotment to be used is less than two hectares, it does not contain a dwelling
  - (b) fences are provided to prevent animals causing damage to neighbouring land and vegetation
  - (c) there is a distance of at least 30 metres between any dwelling and the allotment where the animals are to be kept.

### Horse Keeping

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

- 7 All areas accessible to horses should be separated from septic tank drainage areas.
- 8 Horse keeping should not be located on flood prone land.
- 9 Horse keeping shall only be established on allotments where the density of horses is no greater than one horse per three hectares.

#### Dairies

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

#### Intensive Animal Keeping

##### General

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

##### Kennels

- 16 The floor of kennels should be constructed of concrete or similar impervious material and be designed to allow for adequate drainage when kennels are cleaned.
- 17 Kennels and exercise yards should be designed and sited to minimise noise nuisance to neighbours through:
  - (a) orienting their openings away from sensitive land uses such as dwellings



- (b) siting them as far as practicable from allotment boundaries.

18 Kennels should occur only where there is a permanently occupied dwelling on the land.

### Land-based Aquaculture

- 19 Land-based aquaculture and its various components should not be located on land within any of the following areas:
- (a) 800 metres of a public water supply reservoir
  - (b) the 1 in 100 year average return interval flood event area of any watercourse
  - (c) 200 metres of a major watercourse (third order or higher stream)
  - (d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies
  - (e) 500 metres of a defined and zoned township, settlement or urban area
  - (f) 500 metres of a dwelling (except for a dwelling directly associated with an aquaculture development).
- 20 Land-based aquaculture ponds should be sited and designed to:
- (a) prevent surface flows from entering the ponds in a 1 in 100 year average return interval flood event
  - (b) prevent pond leakage that would pollute groundwater
  - (c) prevent any overflow that would enable the species being farmed to enter any watercourse or drainage line
  - (d) minimise the need for intake and discharge pipes to traverse sensitive coastal environments.
- 21 Buildings associated with land-based aquaculture should provide enclosed storage areas to accommodate all equipment associated with aquaculture operations in a manner which is integrated with the use of the land.
- 22 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the potential risk of disease transmission.

### Marine Based Aquaculture

- 23 Marine aquaculture and other offshore development should be ecologically sustainable and be located, designed, constructed and managed to:
- (a) minimise adverse impacts on marine habitats and ecosystems, and public access to beaches, public watercourses or the foreshore
  - (b) take into account the requirements of traditional indigenous and commercial fishing grounds
  - (c) ensure satisfactory removal and disposal of litter, disused material, shells, debris, detritus, faecal matter and dead animals from the development
  - (d) prevent the build up of waste (except where waste can be removed).
- 24 In marine waters, marine aquaculture (other than inter tidal aquaculture) and other offshore development should be located a minimum of 100 metres seaward of the high-water mark.
- 25 Marine aquaculture development should not significantly obstruct or adversely affect any of the following:

- (a) areas of high public use
  - (b) areas established for recreational activities
  - (c) areas of outstanding visual, environmental, commercial or tourism value
  - (d) sites, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.
- 26 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.
- 27 Marine aquaculture should be developed in areas where an adequate water current exists to disperse sediments and be sited a sufficient height above the sea floor to:
- (a) prevent the fouling of waters, publicly owned wetlands or the nearby coastline
  - (b) minimise seabed damage.
- 28 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.
- 29 Marine aquaculture development should:
- (a) use feed hoppers that are painted in subdued colours and suspended as low as possible above the water
  - (b) position structures to protrude the minimum distance practicable above water
  - (c) avoid the use of shelters and structures above cages and platforms.
- 30 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 31 Marine aquaculture access, launching and maintenance facilities should:
- (a) where possible, use existing and established roads, tracks, ramps and paths to or from the sea
  - (b) be developed cooperatively, and co-located to serve the needs of the industry and community as a whole.
- 32 Marine aquaculture and other offshore development should be located at least:
- (a) 550 metres from a proclaimed shipwreck
  - (b) 1000 metres seaward from the boundary of any reserve under the *National Parks and Wildlife Act*, unless a lesser distance is agreed with the Minister responsible for that *Act*.
- 33 Aquaculture development should be located so as not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping lanes or activities associated with existing jetties and wharves.
- 34 Marine aquaculture development should contribute to navigational safety by being:
- (a) suitably marked for navigational purposes
  - (b) sited to allow an adequate distance between farms for safe navigation
  - (c) located at least 250 metres from a commercial shipping lane
  - (d) comprised of structures that are secured and/or weighted to prevent drifting
  - (e) able to be rehabilitated when no longer operational.

## Building near Airfields

### OBJECTIVES

- 1 Development that ensures the long-term operational, safety and commercial aviation requirements of airfields (specifically the Kingston Airfield) continue to be met.

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Centres and Retail Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development within centres should:
  - (a) integrate facilities within the zone
  - (b) allow for the multiple use of facilities and the sharing of utility spaces
  - (c) allow for the staging of development within the centre
  - (d) be integrated with public and community transport.
- 2 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.
- 3 Development within centres should provide:
  - (a) public spaces such as malls, plazas and courtyards
  - (b) street furniture, including lighting, signs, litter bins, seats and bollards, that is sited and designed to complement the desired character
  - (c) unobtrusive facilities for the storage and removal of waste materials
  - (d) public facilities including toilets, infant changing facilities for parents, seating, litter bins, telephones and community information boards
  - (e) access for public and community transport and sheltered waiting areas for passengers
  - (f) lighting for pedestrian paths, buildings and associated areas

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

#### Retail Development

- 7 A shop or group of shops with a gross leaseable area of greater than 450 square metres should be located within a centre zone.
- 8 A shop or group of shops with a gross leaseable area of less than 450 square metres should not be located on arterial roads unless within a centre zone.
- 9 A shop or group of shops located outside of zones that allow for retail development should:
- (a) be of a size and type that will not hinder the development, function or viability of any centre zone
  - (b) not demonstrably lead to the physical deterioration of any designated centre
  - (c) be developed taking into consideration its effect on adjacent development.
- 10 Bulky goods outlets located within centre zones should:
- (a) complement the overall provision of facilities
  - (b) be sited towards the periphery of those zones where the bulky goods outlet has a gross leaseable area of 500 square metres or more.

## Coastal Areas

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

#### Environmental Protection

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

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

#### Maintenance of Public Access

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

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

#### Hazard Risk Minimisation

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



## Erosion Buffers

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

## Land Division

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

## Protection of Economic Resources

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

### Development in Appropriate Locations

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

## Community Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Crime Prevention

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Design and Appearance

### OBJECTIVES

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

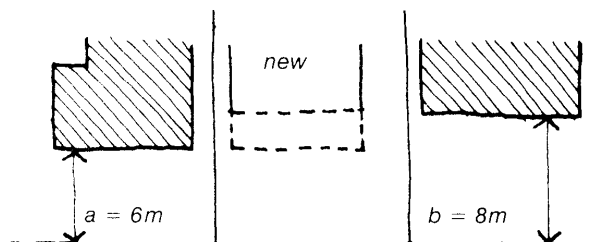
### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

#### Building Setbacks from Road Boundaries

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



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

- 20 Except where otherwise specified in a Zone or Policy Area, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.
- 21 Development of allotments adjacent to Princes Highway and Southern Ports Highway should:
- (a) incorporate a 10 metre wide landscape and mounded buffer area and fencing of non reflective appearance along the boundary of the site continuous with the respective road boundary
  - (b) provide a building set back distance of 50 metres from the respective road to any building erected on the site
  - (c) not have direct access to the respective road.
- 22 Other than in residential areas, buildings should be set back a minimum distance of 8 metres from all public roads with the exception of a building:
- (a) on a corner allotment, where the building may be sited a minimum distance of four metres from one road boundary
  - (b) located within the District Town Centre Zone, where the building may be sited on an allotment boundary so as to conform with existing development in the locality.

## Energy Efficiency

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



## Forestry

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

## Hazards

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Flooding

- 4 Development located on land subject to flooding should not be undertaken unless it is in accord with zone requirements.
- 5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:

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

#### Bushfire

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

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

### Salinity

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

### Acid Sulfate Soils

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

## Site Contamination

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

## Containment of Chemical and Hazardous Materials

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

## Landslip

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

## Heritage Places

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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



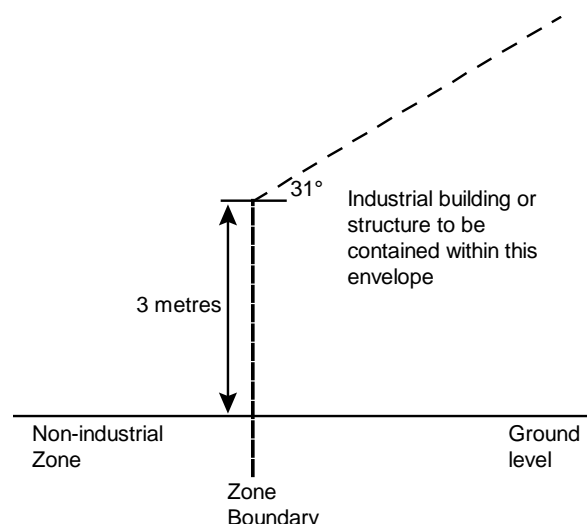
## Industrial Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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

## Infrastructure

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not occur without the provision of adequate utilities and services, including:
  - (a) electricity supply
  - (b) water supply
  - (c) drainage and stormwater systems
  - (d) waste disposal
  - (e) effluent disposal systems
  - (f) formed all-weather public roads
  - (g) telecommunications services
  - (h) social infrastructure, community services and facilities
  - (i) gas services.
- 2 Development should only occur only where it provides, or has access to, relevant easements for the supply of infrastructure.
- 3 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
- 4 Development should not take place until adequate and coordinated drainage of the land is assured.
- 5 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
- 6 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system of a minimum 22,500 litres capacity in addition to any additional capacity required for bushfire risk purposes.
- 7 Electricity infrastructure should be designed and located to minimise its visual and environmental impacts.
- 8 In urban areas, electricity supply serving new development should be installed underground.

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

## Interface between Land Uses

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Noise

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

## Rural Interface

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

## Land Division

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Design and Layout

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

- 4 The design of a land division should incorporate:
  - (a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities
  - (b) safe and convenient access from each allotment to an existing or proposed public road or thoroughfare
  - (c) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones
  - (d) suitable land set aside for useable local open space
  - (e) public utility services within road reserves and where necessary within dedicated easements
  - (f) the preservation of significant natural, cultural or landscape features including State and local heritage places
  - (g) protection for existing vegetation and drainage lines
  - (h) where appropriate, the amalgamation of smaller allotments to ensure coordinated and efficient site development.
- 5 Land division within an area identified as being an 'Excluded Area from Bushfire Protection Planning Provisions' as shown on *Bushfire Protection Area BPA Maps - Bushfire Risk* should be designed to make provisions for:
  - (a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it
  - (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads
  - (c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.
- 6 Allotments in the form of a battleaxe configuration should:
  - (a) provide for an access onto a public road, with the driveway 'handle' being not less than 5 metres in width nor more than 50 metres in length
  - (b) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction
  - (c) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape
  - (d) be avoided where their creation would be incompatible with the prevailing pattern of development.
- 7 Allotments should have an orientation, size and configuration to encourage development that:
  - (a) minimises the need for earthworks and retaining walls
  - (b) maintains natural drainage systems
  - (c) faces abutting streets and open spaces



- (d) does not require the removal of existing native vegetation to facilitate that development
  - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 8 The layout of a land division should provide for efficient solar access.
- 9 **Within defined townships and settlements**, where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.
- 10 **Within defined townships and settlements**, land division should make provision for a reserve or an area of open space that is at least 30 metres wide from the top of the bank of a watercourse and that incorporates land within the 1 in 100 year average return interval flood event area.
- 11 The layout of a land division should keep flood-prone land free from development.
- 12 The arrangement of roads, allotments, reserves and open space should enable the provision of a storm drainage system that:
- (a) creates, contains and retains all watercourses, drainage lines and native vegetation
  - (b) incorporates retention and/or detention devices to maintain the volume and rate of run-off as near as possible to pre-development levels
  - (c) enhances amenity
  - (d) integrates with the open space system and surrounding area.

## Roads and Access

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

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

#### Land Division in Rural Areas

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

## Landscaping, Fences and Walls

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

## Marinas and Maritime Structures

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

- 6 Marinas should be designed to:
- (a) facilitate water circulation and exchange
  - (b) maximise the penetration of sunlight into the water.

## Mineral Extraction

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

- 7 Prescribed mining operations should not be undertaken within the Coastal Conservation Zone, Rural Living Zone or the Township Fringe Policy Area 3 of the Primary Production Zone unless required for short term public works programs or other special purposes.

#### Separation Treatments, Buffers and Landscaping

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



## Natural Resources

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.
- 2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.
- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, estuaries, wetlands and significant seagrass and mangrove communities.
- 4 Development should not have an adverse impact on the natural, physical, chemical or biological quantity and characteristics of soil resources.

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

#### Water Catchment Areas and Water Quality

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

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

#### Stormwater

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

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

### Biodiversity and Native Vegetation

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

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

## Soil Conservation

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

## Open Space and Recreation

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Urban development should include open space and recreation areas.
- 2 Public open space and recreation areas should be of a size, dimension and location that:
  - (a) facilitate a range of formal and informal recreation activities to meet the needs of the community
  - (b) provide for the movement of pedestrians and cyclists
  - (c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites of natural or cultural value
  - (d) link habitats, wildlife corridors, public open spaces and existing recreation facilities
  - (e) enable effective stormwater management.
- 3 Open space should be designed to incorporate:
  - (a) pedestrian, horse-riding and cycle linkages to other open spaces, centres and schools
  - (b) street furniture and shaded areas
  - (c) safe crossing points where pedestrian routes intersect the road network
  - (d) easily identified access points
  - (e) maximum frontage to abutting public roads to optimise pedestrian access and visibility
  - (f) re-use of stormwater for irrigation purposes.
- 4 Where practical, access points to regional parks should be located close to public transport.
- 5 District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.
- 6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.

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



## Orderly and Sustainable Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

# Outdoor Advertisements

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

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

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

### Safety

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

### Freestanding Advertisements

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

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

#### Flags, Bunting and Streamers

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

#### Advertising along Arterial Roads

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

## Renewable Energy Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Wind Farms and Ancillary Development

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

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

## Residential Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Design and Appearance

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

- (a) windows of habitable rooms, particularly living areas
  - (b) ground-level private open space
  - (c) upper-level private balconies that provide the primary open space area for any dwelling
  - (d) access to solar energy.
- 8 Development should ensure that north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9am and 5pm on the 21 June.
- 9 Development should ensure that ground-level open space of existing buildings receives direct sunlight for a minimum of two hours between 9.00am and 3.00pm on 21 June to at least the smaller of the following:
- (a) half of this space
  - (b) 35 square metres of this space (with at least one of the area's dimensions measuring 2.5m).

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

- 10 A multiple dwelling or residential flat building should satisfy the following requirements:
- (a) the number, location and design of access and exit points from or to a road, street or thoroughfare, and the design, layout and pavement of the parking area should be established so as best to ensure the safety of the public and the free flow of traffic in the locality
  - (b) the use of parking areas by vehicles should not detract unduly from the amenity of the locality or cause nuisance to any person resident in the immediate locality and such vehicles should be screened adequately so as to prevent a view of them in the parking areas from an abutting allotment road, street or thoroughfare
  - (c) the location, provision for screening from view, and design of storage space for refuse containers should be convenient to the occupants of the residential flat building or multiple dwelling and should not cause nuisance to any person or be detrimental to the amenity of the locality. Provision of a holding place for refuse containers should be made in a position near the boundary of a road, street or thoroughfare convenient for collection of refuse
  - (d) proper provision should be made for storage, clothes drying and airing facilities which are screened from view
  - (e) the external appearance of the residential flat building or multiple dwelling should not be detrimental to the amenity of the locality
  - (f) a sign should be provided on the allotment or building to ensure that the location of the parking area is readily apparent to visitors
  - (g) the allotment should be landscaped
  - (h) any loss of privacy and daylight on adjoining properties and occupiers should be minimised.

#### Garages, Carports and Outbuildings

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



## Street and Boundary Setbacks

- 13 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.
- 14 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.
- 15 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.
- 16 Carports and garages should be set back from road and building frontages so as to:
  - (a) contribute to the desired character of the area
  - (b) not adversely impact on the safety of road users
  - (c) provide safe entry and exit
  - (d) not dominate the appearance of dwellings from the street.

## Site Coverage

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

## Private Open Space

- 18 Private open space (land available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:
  - (a) to be accessed directly from the internal living areas of the dwelling
  - (b) generally at ground level to the side or rear of a dwelling and screened for privacy
  - (c) to take advantage of but not adversely affect natural features of the site

- (d) to minimise overlooking from adjacent buildings
  - (e) to achieve separation from bedroom windows on adjoining sites
  - (f) to have a northerly aspect to provide for comfortable year-round use
  - (g) to not be significantly shaded during winter by the associated dwelling or adjacent development
  - (h) to be shaded in summer.
- 19 Dwellings should have associated private open space of sufficient area and shape to be functional, taking into consideration the likely needs of the occupant(s), the location of the dwelling, and the dimension and gradient of the site.
- 20 Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:

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

- 21 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:
- (a) 2.5 metres for ground level or roof-top private open space
  - (b) 2.0 metres for upper level balconies or terraces.
- 22 Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be sited adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the dwelling's living space.

### Site Facilities and Storage

- 23 Site facilities for group dwellings and residential flat buildings should include:
- (a) mail box facilities sited close to the major pedestrian entrance to the site
  - (b) bicycle parking for residents and visitors
  - (c) garbage and recyclable material storage areas away from dwellings

- (d) external clothes drying areas, which are readily accessible to each dwelling and complement the development and streetscape character for dwellings which do not incorporate ground level private open space.

### Visual Privacy

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

### Noise

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

### Car Parking and Access

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

- 32 Parking areas servicing more than one dwelling should be of a size and location to:
- (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
  - (b) provide adequate space for vehicles to manoeuvre between the street and the parking area
  - (c) reinforce or contribute to attractive streetscapes.
- 33 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:
- (a) serve users efficiently and safely
  - (b) not dominate internal site layout
  - (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling
  - (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.
- 34 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.
- 35 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

#### Undercroft Garaging of Vehicles

- 36 Undercroft garaging of vehicles should occur only where:
- (a) the overall height and bulk of the development does not adversely impact on streetscape character or the amenity of adjacent properties
  - (b) vehicles can safely exit from the site without compromising pedestrian safety or causing conflict with other vehicles
  - (c) driveway gradients provide for safe and functional entry and exit
  - (d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath
  - (e) openings into undercroft garage areas are designed to integrate with the main building so as to minimise visual impact
  - (f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties
  - (g) the overall streetscape character of the locality is not adversely impaired (eg visual impact, building bulk, front setbacks relative to adjacent development).
- 37 Semi-basement or undercroft car parking should be suitably integrated with building form.
- 38 In the case of semi-basement car parks where cars are visible, adequate screening and landscaping should be provided.

#### Dependent Accommodation

- 39 Dependent accommodation (ie accommodation for dependent persons where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:

- (a) the site is of adequate size and configuration
- (b) the accommodation has a small floor area relative to the associated main dwelling
- (c) adequate outdoor space is provided for the use of all occupants
- (d) adequate on-site car parking is provided
- (e) the building is designed to, and comprises colours and materials that will, complement the original dwelling
- (f) the building is attached to the associated main dwelling.

#### Swimming Pools and Outdoor Spas

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

#### Temporary Accommodation

- 41 Campervans, caravans and tents should not be used for permanent accommodation (except in caravan parks and camping grounds).
- 42 Affordable housing should be well integrated and complimentary in design and appearance to other dwellings within the development.

## Short-Term Workers Accommodation

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Siting and Visibility

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

- (a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds
- (b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads
- (c) along the verges of new roads and access tracks to provide screening and minimise erosion.



## Sloping Land

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Supported Accommodation

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

## Telecommunications Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Tourism Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

- 7 Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.

- 8 Car parking for tourist accommodation associated with a dwelling should be provided at the rate of one space for each guest room or suite of rooms, and ensure that:
- (a) parking areas are attractively developed and landscaped, or screen fenced, and do not dominate the street frontage
  - (b) the bedrooms of residential neighbours are suitably shielded from noise and headlight glare associated with guest vehicle movements
  - (c) a domestic character is retained through the scale and appearance of landscaping and paving materials that provide a suitable all-weather surface.

#### Tourism Development Outside Townships

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

- (b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the purpose of the zone and/or policy area.
- 15 Tourism development, particularly in remote areas should be designed to minimise energy and water demands and incorporate alternative, sustainable technologies that use renewable energy sources and/or treat and reuse stormwater and wastewater to minimise reliance on mains services.
- 16 Natural features, signs and walkways should be used to manage and minimise potential risks of visitors damaging areas of cultural or natural significance, fragile areas, and areas of highest environmental value.
- 17 The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.

#### Residential Parks and Caravan and Tourist Parks

- 18 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.
- 19 Residential parks and Caravan and Tourist parks should be designed to:
  - (a) minimise potential conflicts between long-term residents and short-term tourists
  - (b) protect the privacy and amenity of occupants through landscaping and fencing
  - (c) minimise traffic speeds and provide a safe environment for pedestrians
  - (d) include centrally located recreation areas
  - (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site.
- 20 Visitor car parking should be provided at the rate of:
  - (a) one space per 10 sites to be used for accommodation for parks with less than 100 sites
  - (b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.
- 21 On-site visitor parking in Caravan and Tourist parks should:
  - (a) be designed and located to be accessible to visitors at all times
  - (b) not dominate the internal site layout
  - (c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.
- 22 Long-term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations.

## Transportation and Access

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Movement Systems

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



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

#### Cycling and Walking

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

#### Access

- 21 Development should have direct access from an all weather public road.

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

#### Access for People with Disabilities

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

#### Vehicle Parking

- 30 Development should provide off-street vehicle parking and specifically marked disabled car parking places to meet anticipated demand in accordance with [Table King/1 - Off Street Vehicle Parking Requirements](#).
- 31 Development should be consistent with Australian Standard AS 2890 Parking facilities.
- 32 Vehicle parking areas should be sited and designed in a manner that will:
- (a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development
  - (b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network
  - (c) not inhibit safe and convenient traffic circulation

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

## Waste

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

## Wastewater

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

## Waste Treatment Systems

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

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

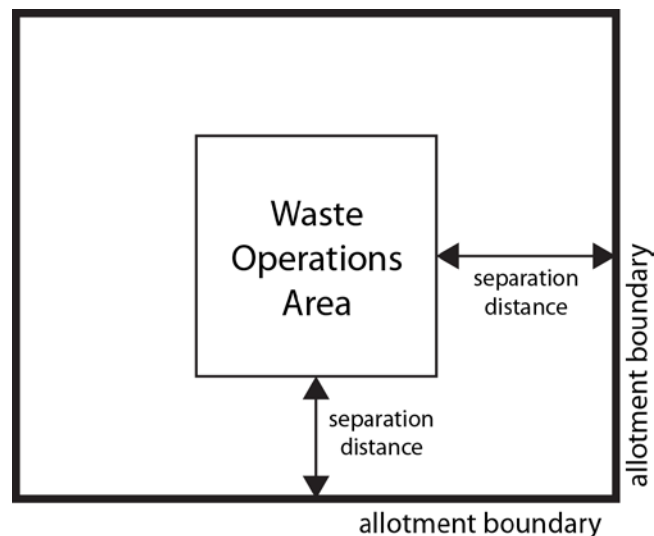
## Waste Management Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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



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



# Zone Section



## Caravan and Tourist Park Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

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

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

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

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

- 5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.
- 6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 8 Development should have a minimum site level of 2.5 metres AHD (Australian Height Datum) and a minimum floor level of 2.65 metres AHD.

#### Car Parking and Access

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

#### Street and Boundary Setbacks

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

#### Natural Hazards

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

#### Land Division

- 11 No additional allotments should be created wholly or partly within the zone.

### PROCEDURAL MATTERS

#### Complying Development

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

#### Non-complying Development

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

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

| Form of Development          | Exceptions  |
|------------------------------|---|
| Crematorium                  |   |
| Dairy                        |   |
| Dam                          |   |
| Detached dwelling            |   |
| Educational establishment    |   |
| Farming                      |   |
| Fuel depot                   |   |
| Horse keeping                |   |
| Horticulture                 |   |
| Hospital                     |   |
| Hotel                        |   |
| Indoor recreation centre     | Except where in association with and ancillary to tourist accommodation.  |
| Industry                     |   |
| Intensive animal keeping     |   |
| Land division                | Except where no additional allotments are created wholly or partly within the zone.   |
| Marina                       |   |
| Motor repair station         |   |
| Nursing home                 |   |
| Office                       | Except where in association with and ancillary to tourist accommodation.  |
| Petrol filling station       |   |
| Place of worship             |   |
| Pre-school                   |   |
| Prescribed mining operations |   |
| Public service depot         |   |
| Restaurant                   | Except where:<br>(a) less than 150 square metres in gross floor area<br>(b) in association with and ancillary to tourist accommodation. |
| Road transport terminal      |   |
| Service trade premises       |   |
| Shop or group of shops       | Except where:<br>(a) less than 150 square metres in gross floor area<br>(b) in association with and ancillary to tourist accommodation. |

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

#### Public Notification

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

Further, the following forms of development are designated:

| Category 1   | Category 2 |
|--------------|------------|
| Caravan park |            |



## Coastal Conservation Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

The role of this zone is to ensure the conservation of coastal features and scenic quality, enable appropriate public access and ensure that development is not subject to coastal hazards. Development within the zone should be subservient to the conservation of the coastal environment in order to ensure that the fragile coastal environment is protected and biodiversity maintained.

Parts of the zone are at risk of coastal flooding, erosion and potential and actual sand drift hazard and this risk will increase in the event of future sea level rise due and climate change.

The zone includes a sandy beach backed by a moderately stable dune system. A series of pipeclay lakes, located inland of the foredune system, extend from the southern end of the Coorong almost to the town of Kingston SE. This includes Lake Nadzab, a seasonally important waterbird site. An extensive system of beach ridges characterise the coastal area of Lacepede Bay dotted with unique geological sites (The Granites). Further south, at Cape Jaffa, the coastline becomes rocky with prominent headlands and offshore reefs.

Important historic sites, structures and relics associated with early settlement are to be retained. Although not the intent of the zone, it is acknowledged that grazing is an established land use in parts of the zone. Uncontrolled grazing may lead to further vegetation loss, dune destabilisation and increased risk of sand drift hazard. Appropriate land management practices are therefore encouraged to reduce this risk.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - coastal protection works
  - conservation works
  - interpretive signage and facilities
  - small scale tourism/visitor facilities (excluding accommodation).
- 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 Buildings and structures should mainly be for essential purposes, such as shelters and toilet facilities associated with public recreation, navigation purposes or necessary minor public works.
- 4 Development involving the removal of shell grit or sand, other than for coastal protection works purposes, or the disposal of domestic and industrial waste should not be undertaken.

## Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 All development within this zone should have a minimum site level of 2.40 metres Australian Height Datum (AHD), and a floor level of 2.65 metres, AHD.
- 7 Stone should not be extracted from the site known as The Granites.
- 8 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.
- 9 Development should:
  - (a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition
  - (b) minimise vehicle access points to the area that is the subject of the development
  - (c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view
  - (d) utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 10 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.
- 11 Development of facilities ancillary to the solid waste land-fill depot, may occur on Allotment 4 in Filed Plan 2408, provided all of the following apply:
  - (a) an appropriate Management Plan for the orderly development and management of the land is prepared and implemented
  - (b) areas of natural vegetation will be preserved and protected.

## Land Division

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

## PROCEDURAL MATTERS

### Complying Development

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

No other forms of development are complying in the zone.

## Non-complying Development

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

| Form of development                       | Exceptions   |
|---|--|
| Advertisement and/or advertising hoarding | Except in association with conservation works or tourist information purposes.   |
| Amusement machine centre                  |  |
| Bus depot                                 |  |
| Caravan park                              |  |
| Cemetery                                  |  |
| Commercial forestry                       |  |
| Community centre                          |  |
| Consulting room                           |  |
| Crematorium                               |  |
| Dairy                                     |  |
| Dam                                       |  |
| Dwelling                                  | Except where used for the purposes of administering either or both of the:<br>(a) <i>National Parks and Wildlife Act 1972</i><br>(b) <i>Wilderness Protection Act 1992</i> . |
| Educational establishment                 |  |
| Farming                                   |  |
| Fuel depot                                |  |
| Horse keeping                             |  |
| Horticulture                              |  |
| Hospital                                  |  |
| Hotel                                     |  |
| Indoor recreation centre                  |  |
| Industry                                  |  |
| Intensive animal keeping                  |  |
| Land division                             | Except where no additional allotments are created wholly or partly within the zone.  |
| Marina                                    |  |
| Mining                                    |  |
| Motel                                     |  |
| Motor repair station                      |  |
| Nursing home                              |  |
| Office                                    | Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i> .  |

| Form of development                             | Exceptions                                |
|---|---|
| Petrol filling station                          |   |
| Place of worship                                |   |
| Pre-school                                      |   |
| Public service depot                            |   |
| Road transport terminal                         |   |
| Service trade premises                          |   |
| Shop  |   |
| Stadium   |   |
| Stock sales yard                                |   |
| Stock slaughter works                           |   |
| Store   |   |
| Tourist accommodation                           |   |
| Warehouse                                       |   |
| Waste reception, storage, treatment or disposal | Except on Allotment 4 in Filed Plan 2408. |
| Water tank                                      |   |
| Wrecking yard                                   |   |

#### Public Notification

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

## Coastal Marina Zone

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

### OBJECTIVES

- 1 A zone accommodating a marina and coastal development incorporating berthing facilities and areas for the passage and manoeuvring of vehicles, with complementary tourist, recreational, retail, community, fishing, aquaculture and marine commerce and industry facilities to support the needs of the residents, visitors and the local business community.
- 2 A zone that provides for a marina and maritime structures including:
  - (a) pontoons
  - (b) jetties
  - (c) piers
  - (d) boat berths
  - (e) slipways
  - (f) repair facilities
  - (g) wastewater collection, storage and transfer facilities.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

Cape Jaffa is one of only two settlements in the Council area that provides for urban development to accommodate significant commercial activities, including tourism, fishing and aquaculture vital to the economic well being of the community. The zone provides an opportunity for the further development of these activities in an integrated coastal township, based upon a safe harbour and marina facilities essential to the growth of these activities.

Development of the Cape Jaffa township as a high quality marina with the retail and commercial core providing a focal point for the area. This core provides for community activities, events and gatherings with views over the water, the marinas and the boat harbour. This core area integrates a working port with residential and tourist activities to develop a coastal and marina township character sympathetic with its setting within a scenic and natural coastal foreshore and surrounding rural environment.

The desired character of the marina is derived from its function and role as a fishing port and coastal settlement. Its character includes key elements such as open views to the sea and waters of Lacedpede Bay, the beach and existing dunes, and its relationship to the rural hinterland.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - boat berth
  - boat construction, maintenance, repair or sale

- boat servicing facility (including fuel supply, power, water, effluent pump, toilets and showers)
  - clubroom in association with a marina
  - coastal protection works
  - commercial
  - community facilities
  - fishing and aquaculture
  - hotel/tavern
  - loading and unloading facilities
  - marina
  - office
  - parking for vehicles and boats
  - retail
  - small scale tourist development
  - storage
  - tourist accommodation
  - wastewater collection, storage and transfer facilities.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the Zone.
- 4 The design, scale and appearance of development should contribute to the creation of a cohesive character that reflects the coastal and marine location, views and waterfront opportunities unique to the zone.
- 5 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
- (a) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres
  - (b) there is an allowance to accommodate land subsidence until the year 2100 at the site
  - (c) site levels are in accordance with those outlined in following table:

| Location of Development | Minimum site level<br>(metres Australian Height Datum) | Minimum floor level<br>(metres Australian Height Datum) |
|-------------------------|--|---|
| On land                 | 2.5  | 2.65  |

- 6 Marina berths, channels, fairways, gangways and floating structures should comply with Australian Standards (AS 3962) Guidelines for Design of Marinas.
- 7 Development should incorporate a combination of building materials consistent with the maritime theme and coastal environment and should include the following:
- (a) walls and cladding constructed of:
    - (i) cement rendered, bagged or painted brick, masonry, timber, natural stone limestone block, or other like materials
    - (ii) fibre-cement wall and pre-colour coated sheeting, in a layered, textured or rendered finish
    - (iii) timber, fibre cement or similar panelling, weatherboards or plywood with a painted or stained finish

- (iv) external walls should contain architectural features or treatments that are attractive and aesthetic when viewed from outside the site. Large blank wall elevations are not appropriate
  - (b) trim comprising timber, painted or powder coated alloys or metal extrusions
  - (c) building colours comprised of natural and earthy colours synonymous with the coastal landscape
  - (d) roofs comprising:
    - (i) colours compatible with the main structure, but generally natural colours and tones. Certain other roof materials in like colours may be appropriate
    - (ii) roof cladding should minimise glare
    - (iii) the innovative integration of photovoltaic cells is encouraged where the predominant roof form and design is maintained
    - (iv) eave overhangs designed to maximise energy efficiency
  - (e) fencing constructed of brushwood, natural stone, limestone block, cement rendered, bagged or painted brick, masonry walls, pre-coated metal, open style, glass or similar see-through panels.
- 8 Untreated stormwater should not be discharged to the waterway.
- 9 Lighting on marina berths and jetties should be low voltage only and designed not to create light spill, glare or nuisance.
- 10 Radio aerials, television antennas, satellite dishes, and the like should be positioned to minimise their view from adjoining properties and public places.
- 11 All development should provide a suitable space for the storage of waste bins, screened from public view.
- 12 Development should be landscaped utilising primarily native species, suited to the local coastal soil and climatic conditions.

## Service Infrastructure Policy Area 9

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

### OBJECTIVES

- 1 A policy area accommodating service infrastructure and a works depot.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - concrete batching plant
  - effluent treatment facility
  - electricity substation
  - fuel storage
  - industry
  - motor repair station
  - office
  - store
  - transport depot
  - waste treatment and storage
  - water treatment and storage
  - warehouse
  - works depot.
- 2 The manufacture of materials used for the development and operation of the anchorage and associated facilities should be undertaken within the Policy Area.

#### Form and Character

- 3 Development should provide adequate landscaped buffers of not less than 5.0 metres in width to screen development from adjoining areas.



## Marina Centre Policy Area 10

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

### OBJECTIVES

- 1 A policy area accommodating a range of retail, commercial and community facilities to serve the residents and businesses in the local community, together with complementary tourist, recreation and berthing facilities.
- 2 The development of retail, commercial and community facilities of a scale and function that will serve the day-to-day needs of the local community, district community, marina berth owners and users, visitors and tourists.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - boat chandlery and boat sales
  - consulting rooms
  - commercial facilities
  - community facilities
  - hotel/tavern and bottle shop
  - offices
  - manager/caretakers dwelling
  - personal services establishment
  - petrol filling station
  - public berthing facilities
  - retail facilities to serve the day-to-day needs of the local community
  - tourist accommodation
  - tourist facilities including restaurants, cafes and specialty shopping
  - yacht club.
- 2 Retail, commercial and community facilities should be of scale and function that will serve the day-to-day needs of the local community, district community, marina berth owners and users, visitors and tourists.

#### Form and Character

- 3 Development should be sited and designed to take advantage where possible of the marina frontage amenity and views.
- 4 Any development over the marina waters should consist of decked platform facilities for public access and enjoyment of water views, and be linked to or form part of any wider public walkway.

## Commerce Industry Policy Area 11

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

### OBJECTIVES

- 1 A policy area accommodating a range of facilities and services that cater for and support public recreational boating, professional fishing and aquaculture.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - berthing facilities for vessels
  - boat lift, slipping and related facilities
  - boat repair and maintenance area
  - commercial wharf
  - dry storage and facilities for vessels and associated equipment
  - fuelling facilities
  - public boat ramp and associated facilities
  - motor repair station
  - spar rigging business
  - sale of boats, motors and accessories
  - warehouse, storage and processing facilities associated with fishing, aquaculture and marine services
  - waste pump-out facility.
- 2 Development should provide for a range of facilities and services that cater for public recreational boating, professional fishing and aquaculture activities including berthing facilities, and the safe passage and manoeuvring of vessels.

#### Form and Character

- 3 Development other than berthing facilities and channel markers should not project into or over the water further than 25 metres.
- 4 Commercial and industrial buildings should not exceed an overall height of 13.5 metres.

## Tourist Accommodation Marina Policy Area 12

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

### OBJECTIVES

- 1 A policy area for the development of a range of tourist accommodation facilities.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - tourist accommodation
  - tourist facilities
  - motels
  - serviced apartments
  - residential units.

#### Form and Character

- 2 Buildings should maximise their waterfront location and views.
- 3 Buildings should not exceed a height of four storeys or a maximum height of 13.5 metres.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

| Form of Development                           | Exceptions   |
|---|--|
| Agistment and holding of stock                |  |
| Amusement park                                |  |
| Dwelling                                      | Except for a managers/caretakers residence.                |
| Hospital                                      |  |
| Junk yard                                     |  |
| Prescribed mining operations                  |  |
| Road transport terminal                       |  |
| Stadium                                       |  |
| Stock slaughter works                         |  |
| Telecommunication towers, masts and monopoles | Except where located more than 100 metres from a dwelling. |
| Used car lot                                  |  |

### Public Notification

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

## Coastal Open Space Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

The zone comprises the coastal strip within the urban settlements of Kingston and Cape Jaffa. The role of this zone is primarily to maintain the coastal area as open space, protect remnant coastal features, maintain appropriate coastal protection strategies, to preserve public access to these areas and to encourage use that will enhance the communities' enjoyment of the coast. Parts of the zone are at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change.

Within Kingston, this zone extends from the Blackford Drain outlet in the north to the southerly urban development at Pink's Beach and contains open space and public amenities, a significant stretch of remnant coastal vegetation, the existing jetty, the boat haven and recreational boat ramp.

Within Cape Jaffa, the zone includes all the land seaward of King Drive and contains the existing jetty and fishing industry stores, existing freehold shacks, and remnant coastal vegetation.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are considered appropriate in the zone:
  - coast protection works
  - conservation works
  - jetty and boat ramp
  - recreation area
  - community recreation facility directly related to water activities (such as sailing clubs and boat ramps)
  - public car parking
  - toilet blocks and barbeque facilities.
- 2 The provision of facilities should be related to the demand for such facilities so as to prevent oversupply and inappropriate siting.
- 3 Development should be for public purposes and use.

- 4 Development that does not require a coastal location should not be located in the zone.

#### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Buildings should have a low profile and utilise materials and colours that will blend in with the surrounding coastal features of the landscape and will not impair the outlook from Marine Parade.
- 7 Development in proximity to the jetty and Maria Creek should be undertaken only following a comprehensive assessment of the area's suitability for development and the impact on the drainage function of Maria Creek.
- 8 Development of land around Maria Creek should be in accordance [Concept Plan Map King/2 - Coastal Open Space](#).
- 9 Buildings should not be erected in the zone unless used for any of the following purposes:
- (a) toilet blocks or other public health buildings
  - (b) shelter to be used in association with public or community recreation uses
  - (c) the mooring, servicing, handling, fuelling or launching of boats and other waterborne craft.
- 10 Development should not diminish the ability of the public to use and enjoy the coast or to gain access to the foreshore.
- 11 Development should be of a high standard of coordinated design with an emphasis on the creation of pedestrian areas.
- 12 Community facilities including shelters, boat ramps, public conveniences and kiosks, should be sited in convenient and accessible locations linked to the surrounding vehicular and pedestrian movement networks.
- 13 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.

#### Coastal Hazards

- 14 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
- (a) site levels are at least 2.4 metres Australian Height Datum
  - (b) building floor levels are at least 2.65 metres Australian Height Datum
  - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 15 Development should be set back a minimum of 50 metres from the seaward allotment boundary to allow for future coast protection works if required.

#### Land Division

- 16 Land division should not be undertaken except where it will facilitate an appropriate use within the zone, no additional allotments are created and there is no increase in the number of allotments with frontage or direct access to the coast.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

| Form of development       | Exceptions  |
|---------------------------|---|
| Bus depot                 |   |
| Caravan park              |   |
| Cemetery                  |   |
| Commercial forestry       |   |
| Community centre          |   |
| Consulting room           |   |
| Crematorium               |   |
| Dairy                     |   |
| Dam                       |   |
| Dwelling                  |   |
| Educational establishment |   |
| Farming                   |   |
| Fuel depot                |   |
| Horse keeping             |   |
| Horticulture              |   |
| Hospital                  |   |
| Hotel                     |   |
| Industry                  |   |
| Intensive animal keeping  |   |
| Land division             | Except where both of the following apply:<br>(a) no additional allotments are created wholly or partly within the zone<br>(b) there is no increase in the number of allotments with frontage or direct access to the coast. |
| Motel                     |   |
| Motor repair station      |   |
| Nursing home              |   |
| Office                    |   |
| Petrol filling station    |   |

| Form of development                             | Exceptions  |
|---|---|
| Place of worship                                |   |
| Pre-school                                      |   |
| Prescribed mining operations                    |   |
| Public service depot                            |   |
| Road transport terminal                         |   |
| Service trade premises                          |   |
| Shop or group of shops                          | Except where the gross leasable area is less than 80 square metres. |
| Stadium   |   |
| Stock sales yard                                |   |
| Stock slaughter works                           |   |
| Store   |   |
| Tourist accommodation                           |   |
| Warehouse                                       |   |
| Waste reception, storage, treatment or disposal |   |
| Water tank                                      |   |
| Wrecking yard                                   |   |

#### Public Notification

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



## Commercial Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

The zone located adjacent to the two primary arterial approach roads forms part of the gateway from the north and east of Kingston. Development along the highway will have restricted vehicular access, but will have good frontage which should be distinctive and be of high architectural and landscape quality to enhance the major access route through the town.

The major access point will provide appropriate access to the rest of the area and there is an opportunity to provide linkages to the existing light industrial areas to the east. The zone will cater for a variety of commercial uses to complement the district centre and link in with the existing light industrial area. Development must provide an appropriate interface with nearby residential areas.

Part of the zone which has frontage to Princes Highway contains a number of service stations, a motel, a tourist information centre, restaurant, fuel depots and the Department of Transport depot. Because the zone straddles the main northern access to Kingston SE, development and any accompanying signs require sensitive treatment to provide an attractive entrance to the town.

Shopping development in the zone should not hinder the development or function of any town centre zone and should comprise only:

- petrol filling stations
- retailing components of office, service industry or warehouse developments.

Development, including buildings and signs which front Southern Ports Highway, should be of a high standard of design and be landscaped to provide an attractive main access route through the town.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Retail development in the zone should not hinder the development or function of any centre zone.
- 4 Shops, other than a bulky goods outlet, should have a gross leasable area less than 250 square metres.
- 5 Consulting rooms or office development should not exceed a gross leasable floor area of 250 square metres unless ancillary to a commercial activity.

#### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 The setback distance of buildings from roads should be 8.0 metres, or a distance equivalent to the setback of adjoining buildings.
- 8 Development of land should be in accordance with the [Concept Plan Map King/1 - Commercial](#).
- 9 Development of land near the corner of Southern Ports Highway and Railway Terrace should be for small-scale business enterprises that are unlikely to generate large volumes of traffic and which do not detract from the residential amenity of the adjoining residential zones.
- 10 Development should provide adequate off-street car parking as prescribed by [Table King/1 - Off Street Vehicle Parking Requirements](#).
- 11 Access to the road network should be designed to ensure that efficiency and effectiveness of freight movements is maximised and to facilitate the movement of larger heavy vehicle combinations.
- 12 Landscaping and revegetation programs in relation to future development should incorporate the use of local native species and should be managed to prevent the spread of Phylophthora.
- 13 Noise generated by commercial development in the zone should not unreasonably interfere with the amenity of the adjacent residential zone.

#### Land Division

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

## Highway Policy Area 1

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

### OBJECTIVES

- 1 A policy area containing highway-orientated tourist and service uses including accommodation, service stations and depots.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area which has frontage to Princes Highway contains a number of service stations, a motel, a tourist information centre, restaurant, fuel depots and the Department of Transport depot. Because the zone straddles the main northern access to Kingston SE, development and any accompanying signs require sensitive treatment to provide an attractive entrance to the town.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - commercial and service facilities specifically servicing motorist needs.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development, including buildings and signs which front Princes Highway, should be of a high standard of design and be landscaped to provide an attractive entrance to the town.
- 4 Buildings should not detract from the appearance of the locality.
- 5 Development with frontage to East Terrace should be landscaped, and storage and car parking areas should be screened.
- 6 Development should provide adequate off-street car parking as prescribed by [Table King/1 - Off Street Vehicle Parking Requirements](#).
- 7 Development should not be undertaken unless the design and location of the access points to car parking areas will not create unsafe conditions or be liable to cause interference with the free flow of traffic onto Princes Highway or adjoining roads.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

| Form of development                              | Exceptions  |
|--|---|
| Dairy  |   |
| Dwelling   | Except where it is: <ul style="list-style-type: none"> <li>(a) ancillary to commercial development</li> <li>(b) necessary to support the operation of the commercial development</li> <li>(c) located on the same allotment.</li> </ul> |
| Commercial forestry                              |   |
| Educational establishment                        |   |
| Farm building                                    |   |
| Farming  |   |
| Fuel depot                                       |   |
| General industry                                 |   |
| Horticulture                                     |   |
| Hospital   |   |
| Intensive animal keeping                         |   |
| Mining   |   |
| Nursing home                                     |   |
| Place of worship                                 |   |
| Pre-school                                       |   |
| Road transport terminal                          |   |
| Shop or group of shops                           | Except where it achieves one of the following: <ul style="list-style-type: none"> <li>(a) the gross leasable area is less than 250 square metres</li> <li>(b) the shop is a bulky goods outlet.</li> </ul>                              |
| Special industry                                 |   |
| Stadium  |   |
| Stock sales yard                                 |   |
| Stock slaughter works                            |   |
| Waste reception, storage, treatment, or disposal |   |
| Winery   |   |
| Wrecking yard                                    |   |

## Public Notification

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

Further, the following forms of development are designated:

| Category 1   | Category 2 |
|--|------------|
| Alterations and additions to existing development                            |            |
| Motel  |            |
| Motor repair station, except motor crash repairs                             |            |
| Place of worship   |            |
| Bulky goods outlet with a gross leasable area of less than 250 square metres |            |
| Service industry   |            |
| Service trade premises   |            |
| Store  |            |
| Warehouse  |            |

## Community Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone comprises the Kingston SE Community School facility and recreation ovals and services, and is bounded by Ferguson, MacDonnell, and Holland Streets, and East Terrace.

The golf course and other key community and district recreation facilities including the Maria Creek Reserve are also located within the zone.

The cemetery reserve is also included. It is intended that these existing facilities be retained and utilised for recreation, sporting and community use.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - cemetery
  - community centre
  - consulting room
  - educational establishment
  - emergency services facility
  - hall
  - health facility
  - hospital
  - library
  - office associated with community services
  - place of worship
  - public administration office
  - recreation centre
  - theatre
  - welfare institution.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.

## Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development which would have an adverse impact on the dune system or natural vegetation should not be undertaken.
- 6 All development within this zone should have a minimum site level of 2.40 metres Australian Height Datum (AHD) and a floor level of 2.65 metres.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

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

### Public Notification

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

## Conservation Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

The zone applies to the Coorong National Park which is an environment of international significance, particularly in regard to the habitat it provides for waterbirds. The entire Coorong (including the ephemeral lakes in the southern end) is listed in the Directory of Important Wetlands in South Australia.

The zone is intended to maintain a character which emphasises the following:

- (a) a diversity of local native flora and fauna
- (b) a range of habitats
- (c) periodic fluctuations in water levels throughout the Coorong National Park
- (d) connection, wherever possible, between a floodplain and adjacent land
- (e) retention of natural beauty
- (f) the interpretation and appreciation of the natural and cultural heritage.

Within the Coorong National Park there are 97 shacks which have limited tenure linked to the life of the current lessee. The provisions of the zone do not allow for the replacement or extension of these shacks.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purposes
  - scientific monitoring structures or facilities
  - small-scale facilities associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, camping grounds, remote shelters or huts
  - structures for conservation management purposes.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.



## Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development should be undertaken in a manner which minimises the effect on natural landscape features, flora and fauna and their habitat corridors, land adjoining water, scenic routes or scenically attractive areas.
- 5 Development should use the following measures to avoid impacting detrimentally on the natural environment, processes and/or conservation qualities of land in the zone:
  - (a) minimising the extent of earthworks
  - (b) minimising the extent of vehicle access servicing that development
  - (c) minimising the extent of local indigenous vegetation removal
  - (d) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines
  - (e) screening the visual impact by planting locally indigenous species having due regard to bushfire risk
  - (f) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.
- 6 Where public access is necessary in the zone, the construction of recreational trails and appropriate fencing such as post and wire should be provided to control the movement of the public whilst minimising the impact on biodiversity.
- 7 Signage should only be installed where it is relevant to the conservation values and promotion of the objectives of the zone, and should be:
  - (a) restricted to those needed for direction, identification and interpretation
  - (b) discrete in design, colour and of a size of no more than 2 square metres.

## Land Division

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

## PROCEDURAL MATTERS

### Complying Development

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

No other forms of development are complying in the zone.

### Non-complying Development

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

| Form of development                       | Exceptions  |
|---|---|
| Advertisement and/or advertising hoarding | Except where in association with conservation works or tourist information purposes.  |
| Amusement machine centre                  |   |
| Bus depot                                 |   |
| Caravan park                              |   |
| Cemetery                                  |   |
| Commercial forestry                       |   |
| Community centre                          |   |
| Consulting room                           |   |
| Crematorium                               |   |
| Dairy                                     |   |
| Dam                                       |   |
| Dwelling                                  | Except where used for the purposes of administering either or both of the:<br>(a) <i>National Parks and Wildlife Act 1972</i><br>(b) <i>Wilderness Protection Act 1992.</i> |
| Educational establishment                 |   |
| Farm building                             |   |
| Farming                                   |   |
| Fuel depot                                |   |
| Horse keeping                             |   |
| Horticulture                              |   |
| Hospital                                  |   |
| Hotel                                     |   |
| Indoor recreation centre                  |   |
| Industry                                  |   |
| Intensive animal keeping                  |   |
| Land division                             | Except where no additional allotments are created partly or wholly within the zone.   |
| Marina                                    |   |
| Mining                                    |   |
| Motel                                     |   |
| Motor repair station                      |   |
| Nursing home                              |   |

| Form of development                             | Exceptions  |
|---|---|
| Office  | Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i> |
| Petrol filling station                          |   |
| Place of worship                                |   |
| Pre-school                                      |   |
| Public service depot                            |   |
| Road transport terminal                         |   |
| Service trade premises                          |   |
| Shop  |   |
| Stadium   |   |
| Stock sales yard                                |   |
| Stock slaughter works                           |   |
| Store   |   |
| Warehouse                                       |   |
| Waste reception, storage, treatment or disposal |   |
| Wrecking yard                                   |   |

#### Public Notification

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

## Deferred Urban Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone is situated between Southern Ports Highway and Cooke Street, south of the town. It comprises land used for grazing purposes and is undulating, with little significant vegetation.

The zone is suitable for future residential development should this become necessary.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

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

#### 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 for the purpose of primary production
- (c) enable the provision of public infrastructure.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

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

| Form of development                             | Exceptions |
|---|------------|
| Petrol filling station                          |            |
| Place of worship                                |            |
| Pre-school                                      |            |
| 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

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

## District Town Centre Zone

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

### OBJECTIVES

- 1 A centre that accommodates a full range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, religious and residential facilities to serve the community and visitors within the surrounding district.
- 2 Development of a visually and functionally cohesive and integrated district town centre.
- 3 An upgrading of the appearance of development fronting East Terrace and Agnes Street.
- 4 Development reinforcing and enhancing the predominant character and atmosphere of the centre and contributing to its tourist appeal and attempt to link the seafront area with the District Centre.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The northern portion of the zone provides an important entrance to the district centre; however the appearance of development is unattractive and requires improvement. The zone comprises two main focal areas, Holland Street, which provides the range of community, office and retail facilities, and Agnes Street where retailing facilities are concentrated. It is desirable that any major new town centre development links these two areas.

Major development and off-street parking is intended to be accommodated on the rear of vacant and under-used allotments. A number of incompatible activities require relocation with new developments having regard to the presence of a number of buildings of historical significance. It is important that the external appearance of buildings of heritage significance, or those having specific historic character will be unaltered. Residential development may be appropriate within the zone except where such properties have direct frontage to Holland and Agnes Streets.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bank
  - child care centre
  - civic centre
  - consulting room
  - discount department store
  - dwelling in conjunction with non-residential development
  - educational establishment
  - emergency services facility
  - entertainment facility
  - health facility
  - hospital
  - hotel
  - indoor games centre
  - library

- motor repair station
  - office
  - place of worship
  - playing field
  - pre-school
  - primary school
  - residential flat building in conjunction with non-residential development
  - restaurant
  - shop
  - supermarket
  - swimming pool.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Medium density residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.
- 4 Office and community development should be located along Holland Street.
- 5 Retail, low-intensity service, and commercial development, should be located along or adjacent to Agnes Street.

#### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development should be designed and sited to promote linkages between the various developments within the centre and adjoining main roads.
- 8 The design, siting and appearance of new buildings should reinforce and enhance the character and style of buildings of heritage significance, or those having historic character, in addition to improving the appearance and efficiency of the zone.
- 9 The external appearance of buildings of heritage significance, or those having specific historic character, should not be altered.
- 10 Building form, materials, colours, signage and landscaping should enhance the town's commercial characteristics and contribute to an improved visual environment in the District Town Centre.
- 11 Facilities within the centre should be located and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.
- 12 Dwellings should be located only behind or above non-residential uses on the same allotment.

#### Land Division

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

## PROCEDURAL MATTERS

### Complying Development

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



## Non-complying Development

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

| Form of development                             | Exceptions |
|---|------------|
| Builders yard                                   |            |
| Fuel depot                                      |            |
| Horse keeping                                   |            |
| Horticulture                                    |            |
| Industry  |            |
| Major public service depot                      |            |
| Road transport terminal                         |            |
| Stock sales yard                                |            |
| Stock slaughter works                           |            |
| Waste reception, storage, treatment or disposal |            |
| Wrecking yard                                   |            |

## Public Notification

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

Further, the following forms of development are designated:

| Category 1       | Category 2 |
|------------------|------------|
| Community centre |            |
| Consulting room  |            |
| Office           |            |
| Shop             |            |

## Industry Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone is currently used for grazing and general farming and contains no substantial buildings or vegetation but, because of its location, is suited for industrial purposes.

It is intended to be developed progressively with light industries to the south and general, or more extensive, industries to the east.

The Princes Highway frontage requires substantial landscaping to screen development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - industry
  - transport distribution
  - warehouse.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Commercial development, and light industries should be located adjacent to Princes Highway.
- 4 Large scale and general industries should be located in the eastern part of the zone.

#### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development should commence at the southern part of the zone and proceed north in contiguous and economic extensions.
- 7 The height of built development should not be such that it intrudes into the air space associated with the landing strip.
- 8 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
  - (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment

- (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment
  - (c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.
- 9 Building facades facing a residential zone should not contain openings or entrance ways that would result in the transmission of noise towards the residential zone that would adversely affect the amenity of the residential zone.
- 10 Any external plant and equipment (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 11 Advertisements and advertising hoardings should not include any of the following:
- (a) flashing or animated signs
  - (b) bunting, streamers, flags, or wind vanes
  - (c) roof-mounted advertisements projected above the roofline
  - (d) parapet-mounted advertisements projecting above the top of the parapet.

#### Land Division

- 12 A service road and landscaped buffer reserve, to be provided between allotments and Princes Highway and be developed in accordance with [Concept Plan Map King/3 - Industry](#).
- 13 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 5000 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
  - (c) have a frontage to a public road of at least 20 metres.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

| Form of development      | Exceptions |
|--------------------------|------------|
| Amusement machine centre |            |
| Community centre         |            |
| Consulting room          |            |

| Form of development       | Exceptions  |
|---------------------------|---|
| Dwelling                  | Except where it is:<br>(a) ancillary to industrial development<br>(b) necessary to support the operation of the development<br>(c) located on the same allotment. |
| Educational establishment | Except where it is:<br>(a) ancillary to industrial development<br>(b) necessary to support the operation of the development<br>(c) located on the same allotment. |
| Horticulture              |   |
| Hospital                  |   |
| Hotel                     |   |
| Intensive animal keeping  |   |
| Motel                     |   |
| Nursing home              |   |
| Office                    | Except where it is:<br>(a) ancillary to industrial development<br>(b) necessary to support the operation of the development<br>(c) located on the same allotment. |
| Pre-school                |   |
| Place of worship          |   |
| Shop or group of shops    | Except where the gross leasable area is less than 250 square metres.  |
| Tourist accommodation     |   |

## Public Notification

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

## Light Industry Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone accommodates existing industrial development along Railway Terrace and Adam Road, including the sales yards, old railway yards and the Council works depot site.

It is intended that the area is continued to be developed and used for a range of industrial uses, compatible with the surrounding uses and in accordance with the specified criteria.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Advertisements and advertising hoardings should not include any of the following:
  - (a) flashing or animated signs
  - (b) bunting, streamers, flags, wind vanes and similar
  - (c) roof-mounted advertisements projected above the roofline
  - (d) parapet-mounted advertisements projecting above the top of the parapet.
- 5 Vehicular access should be provided only from Railway Terrace or the Government Road reserve abutting the parklands.

#### 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 1500 square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated
- (c) have a frontage to a public road of at least 20 metres.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

| Form of development       | Exceptions   |
|---------------------------|--|
| Amusement machine centre  |  |
| Community centre          |  |
| Consulting room           |  |
| Dairy                     |  |
| Dwelling                  |  |
| Educational establishment |  |
| General industry          |  |
| Horticulture              |  |
| Hospital                  |  |
| Hotel                     |  |
| Intensive animal keeping  |  |
| Motel                     |  |
| Nursing home              |  |
| Office                    | Except where it is: <ul style="list-style-type: none"> <li>(a) ancillary to industrial development</li> <li>(b) necessary to support the operation of the development</li> <li>(c) located on the same allotment.</li> </ul> |
| Place of worship          |  |
| Pre-school                |  |
| Restaurant                |  |
| Shop or group of shops    | Except where the gross leasable area is less than 250 square metres  |
| Special industry          |  |
| Stock sales yard          |  |
| Stock slaughter works     |  |

| Form of development  | Exceptions                      |
|--|---------------------------------|
| Tourist accommodation  |                                 |
| Waste reception, storage, treatment or disposal other than in the form of a recycling collection depot | Except a waste transfer station |
| Wrecking yard  |                                 |

#### Public Notification

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

## Local Centre Zone

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

### OBJECTIVES

- 1 A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the day-to-day needs of the local community.
- 2 A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The zone relates to the area including and surrounding the Wyomi General Store. It is intended that the existing uses be maintained, enhanced and expanded where possible to include other local service uses that are compatible with the character and amenity of the locality.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - advertisement
  - community facility
  - consulting room
  - office
  - office and dwelling
  - shop
  - shop and dwelling.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Residential development and development comprising a variety of residential and non-residential uses may be undertaken provided such development does not prejudice the operation of existing or future retail activity within the zone.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Dwellings should be located only behind or above non-residential uses on the same allotment.
- 6 The gross leasable floor area of a shop, or group of shops in the zone should not exceed 450 square metres.

#### Land Division

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



## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

| Form of development                             | Exceptions   |
|---|--|
| Dwelling  | Except where in conjunction with a non-residential development.      |
| Fuel depot                                      |  |
| Horticulture                                    |  |
| Industry  |  |
| Motor repair station                            |  |
| Petrol filling station                          |  |
| Public service depot                            |  |
| Road transport terminal                         |  |
| Service trade premises                          |  |
| Shop or group of shops                          | Except where the gross leasable area is less than 450 square metres. |
| Warehouse                                       |  |
| Waste reception, storage, treatment or disposal |  |
| Wrecking yard                                   |  |

### Public Notification

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

Further, the following forms of development are designated:

| Category 1   | Category 2 |
|--|------------|
| Shop with a gross leasable floor area less than 450 square metres. |            |

## Primary Production Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone is characterised by a parallel series of ridges extending inland from the coastline, which were formed when a system of coastal dunes became stranded during successive changes in sea level. These now consolidated dunes are covered with sandy soils, varying in depth, while the interdunal plains consist of clayey, impermeable soils.

The slow natural drainage pattern of this zone has been substantially modified by the construction of an extensive system of drains. Although many of the interdunal plains are still subject to seasonal inundation there are four permanent water bodies.

The long term effects of the man-made drainage system on the ecology of the area are not known. This zone contains some land abutting the Coastal Conservation Zone which is low lying and subject to the risk of coastal flooding. Development should be built to specific site and floor levels to minimise this risk.

The main land uses are grazing (cattle and sheep) with some minor cropping (barley, safflower, sunflower). Most farm units are large (400 to 500 hectares) and, where possible, include land on the higher ranges and plains, contributing to the diversity and viability of the farm unit. Horticultural uses, such as viticulture, orchards or similar may be located in appropriate areas subject to land capability and water supply. Vineyards have established in Cape Jaffa and Mount Benson area and are anticipated to be a growth industry in the region.

The other major resource within the zone is the lignite deposit which is being assessed by the private and public sector. The extraction of the lignite and its use within a power station would have a significant effect on the district and the region generally. The area may also be suitable for alternative sources of power generation in the form of wind farms. In addition to the lignite deposits there are other mineral resources located within the district, such as coarse aggregate for road sealing and Kingston SE granite in Section 9, Hundred of Duffield.

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

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

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

Within this predominantly farming zone there are several smaller allotments particularly on the fringes of the town of Kingston SE and near Reedy Creek. Some relatively small areas of native vegetation remain in the zone. The four Conservation Parks (Jip Jip; Mount Scott; Gum Lagoon; Desert Camp) do not include representative examples of the zone's main vegetation communities, and wetland communities are particularly under-represented. There are a number of opportunities for conservation of vegetation which must be balanced with agricultural development.

The southern section of this zone consists of a series of consolidated dune ridges with narrow, interdunal, swales, which merge into a broad, sandy, coastal plain towards the north. The dominant soil types are well-drained sandy soils on the consolidated dunes with scattered occurrences of calcarenite outcrops. The interdunal swales are also generally sandy. The predominant rural activity in this zone is grazing for the production of beef and mutton.

There are also several small areas of intensive horticulture. The future development of more intensive agricultural and horticultural uses will be largely dependent on the use of ground water which is generally available and of a good quality. Facilities associated with marine aquaculture may be located within this zone.

Forestry is the other major land use in this zone. The Noolook Forest Reserves, managed by Forestry SA, are planted with Monterey Pine. It is the intention of the department to plant additional areas of pines to develop viable forest plantations which will allow for sequential harvesting. There may be potential for the establishment of associated processing facilities in this zone if the area of forestry is substantially increased. However, such an increase could occur only at the expense of existing agricultural activities or natural bushland areas.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - commercial forestry
  - dairy farming
  - diversification of existing farming activities through small scale tourist accommodation:
    - within existing buildings; or
    - in the form of farm stay, guesthouse, rural or nature retreat, or bed and breakfast accommodation as an integral part of the farm buildings complex
  - farming
  - horticulture
  - intensive animal keeping
  - wind farm and ancillary development
  - wind monitoring mast and ancillary development.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.
- 3 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
  - (a) in visually prominent locations
  - (b) closer to roads than envisaged by generic setback policy.

- 4 Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:
  - (a) it has a direct relationship with primary production
  - (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
  - (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
  - (d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons
  - (e) the use would be inappropriate within a township.
- 5 A shop should be:
  - (a) ancillary to primary production or processing uses, or tourist accommodation or other tourist development
  - (b) located on the same site as the primary use.
- 6 Buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:
  - (a) grouped together on the allotment and set back from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
  - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.
- 7 A dwelling should only be developed if:
  - (a) there is a demonstrated connection with farming or other primary production
  - (b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone
  - (c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity
  - (d) it does not result in more than one dwelling per allotment.

#### Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Development should not occur within 500 metres of a National Park, Conservation Park, Wilderness Protection Area or significant stands of native vegetation if it will increase the potential for, or result in, the spread of pest plants.
- 10 All development in this zone should have a minimum site level of 2.40 metres and a floor level of 2.65 metres (Australian Height Datum) so as to comply with the requirements for Coastal Areas generally.
- 11 Intensive animal keeping operations and their various components (including piggeries, poultry sheds and cattle feedlots, but excluding dairies, land-based aquaculture, stables and horse keeping) should be located:
  - (a) outside of a 5.0 kilometre radius of any Residential Zone in Kingston and Cape Jaffa and any Rural Living Zone

- (b) 100 metres or more from a dwelling occupied by persons involved with the intensive animal keeping operations
  - (c) 1000 metres or more from a dwelling occupied by persons not involved with the intensive animal keeping operation.
- 12 Buildings should be set back a minimum of 50 metres from every public road, other than adjacent to the Princes Highway and Southern Ports Highway where the setback should be a minimum of 100 metres.
  - 13 Buildings visible from Princes Highway or Southern Ports Highway, should be designed and sited so as to minimise their visual impact from these roads.
  - 14 Dwellings should be located on allotments of 40 hectares or more other than on allotments existing prior to 24 July 2003.
  - 14 Development in relation to Lot 63, DP71441, Hundred of Mount Benson, may include facilities ancillary to the adjoining Cape Jaffa Anchorage development including winter water storage, soakage and irrigation areas.

#### Land Division

- 15 For land not within a Policy Area, land division, including boundary realignments, should only occur where it will promote economically productive, efficient and sustainable primary production and not create any allotment less than 40 hectares in area.
- 16 Land division involving boundary realignments should only occur where the number of resulting allotments of less than 40 hectares is not greater than the number that existed prior to the realignment.

## Township Fringe Policy Area 3

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

### OBJECTIVES

- 1 A policy area primarily for low-intensity primary production compatible with the adjoining urban areas.
- 2 Preservation of rural character and scenic features as a backdrop to the town.
- 3 A policy area containing primarily rural development but also special semi-urban or urban-related uses which do not impair the predominantly open farmland character of the policy area and which provide an attractive entrance, and edge, to the urban area.
- 4 Retention of the open character of the land in the policy area to provide an attractive setting for the township and a buffer between urban activities and the rural area.
- 5 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area provides a buffer between the open rural and the urban or proposed urban areas. The land is primarily used for agricultural purposes although it includes the parklands and a number of small rural allotments north of Rosetown.

The policy area also includes the airfield and the septic tank effluent lagoons. Some areas east of the town are subject to seasonal inundation. Some of the land is low-lying adjacent to the coast and may be affected by coastal flooding; development will need to be built to specific levels to minimise the risk from coastal flooding.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

## Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 6 Dwellings should be confined to a detached dwelling associated with primary production on the same allotment.
- 7 Sheds, garages and similar outbuildings should be designed within the following parameters:

| Parameter  | Value             |
|--|-------------------|
| Maximum total floor area                                     | 162 square metres |
| Maximum building height (from natural ground level)          | 5 metres          |
| Maximum wall height (from natural ground level)              | 4 metres          |
| Minimum setback from side and rear boundaries                | 15 metres         |
| Minimum setback from a public road or public open space area | 15 metres         |

- 8 Existing vegetation should be retained and development of structures should include landscaping adjacent to roadside boundaries to provide an attractive entrance to towns as viewed from public roads and to enhance the scenic contrast between urban development and rural areas.
- 9 This policy area should accommodate farming and development which services the township, and includes the site for the Kingston SE township septic tank effluent lagoons at Section 580 Hundred of Lacepede, and the airfield.
- 10 The intensity of development should be such that it does not have an adverse impact on the amenity of the policy area or adjacent urban development.
- 11 Development involving the keeping of horses at a density greater than one horse per hectare should not be undertaken.
- 12 All development within this policy area should have a minimum site level of 2.40 metres Australian Height Datum (AHD), and a floor level of 2.65 metres, AHD.
- 13 Development should be sited and be of a scale and height to ensure that it does not detrimentally affect the operations and functions of the Kingston Airfield.
- 14 Land in the vicinity of the Kingston Airfield should not be used for purposes likely to attract large numbers of birds.
- 15 Residential development should not occur within a 350 metre radius of the septic tank effluent lagoons at Section 580, Hundred of Lacepede.

## Land Division

- 16 Land should not be divided unless:
  - (a) no additional allotments are created
  - (b) the number of resulting allotments of less than 40 hectares is not greater than the number that existed prior to rationalization
  - (c) each allotment is capable of providing a site for a dwelling and suitable access
  - (d) the land is not subject to inundation.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

| Form of development  | Exceptions  |
|--|---|
| Advertisement and/or advertising hoarding  | Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> <li>(a) is adjacent to a road with less than 80 km/h speed restriction</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul> |
| Bulk handling and storage facility where it is located within the Township Fringe Policy Area 3                          |   |
| Community centre   |   |
| Consulting room  |   |
| Commercial forestry where it is located within the Township Fringe Policy Area 3   |   |
| Domestic outbuilding greater than 240 square metres in area where it is located within the Township Fringe Policy Area 3 |   |
| Dwelling   | Except for a detached dwelling that will not result in more than one dwelling on an allotment and any one of the following criteria applies: <ul style="list-style-type: none"> <li>(a) other than within the Township Fringe Policy Area 3, the allotment is greater than 40 hectares</li> <li>(b) the allotment is within the Township Fringe Policy Area 3</li> <li>(c) is on an allotment less than 40 hectares created after 24 July 2003.</li> </ul>  |
| Educational establishment  |   |
| Fuel depot where it is located within the Township Fringe Policy Area 3  |   |



| Form of development   | Exceptions   |
|---|--|
| Horticulture involving the growing of olives  | Except where the location for the growing of olives achieves (a) and (b):<br>(a) at least 500 metres from all of the following:<br>(i) a National Park<br>(ii) a Conservation Park<br>(iii) a Wilderness Protection Area<br>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area<br>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area. |
| Hospital  |  |
| Hotel   |  |
| Industry where it is located within the Township Fringe Policy Area 3                 |  |
| Indoor recreation centre  |  |
| Intensive animal keeping where it is located within the Township Fringe Policy Area 3 |  |
| Land division located outside of the Township Fringe Policy Area 3                    | Except where a land division:<br>(a) creates an additional allotment greater than 40 hectares<br>(b) involves boundary rationalisation, where the number of resulting allotments of less than 40 hectares is not more than the number that existed prior to rationalisation.   |
| Motor repair station  |  |
| Nursing home  |  |
| Office  | Except where ancillary to and in association with primary production or tourism development.   |
| Petrol filling station  |  |
| Prescribed mining operations  |  |
| Place of worship  |  |
| Pre-school  |  |
| Primary school  |  |
| Road transport terminal where it is located within the Township Fringe Policy Area 3  |  |
| Service trade premises  |  |
| Shop or group of shops  | Except where the gross leasable area is less than 40 square metres.  |
| Stock sales yard where it is located in the Township Fringe Policy Area 3             |  |
| Stock slaughter works where it is located in the Township Fringe Policy Area 3        |  |

| Form of development  | Exceptions |
|--|------------|
| Warehouse where it is located in the Township Fringe Policy Area 3                                       |            |
| Waste reception, storage, treatment or disposal where it is located in the Township Fringe Policy Area 3 |            |
| Wrecking yard  |            |

## Public Notification

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

Further, the following forms of development are designated:

| Category 1  | Category 2  |
|---|---|
| Alterations and additions to existing development, other than existing development in the nature of intensive animal keeping or any development listed as non-complying in the Primary Production Zone. | Aquaculture infrastructure  |
| Dwellings on allotments larger than 40 hectares.  | Dairy   |
| Farming   | Horse keeping   |
| Farm building   | Horticulture  |
| Horticulture (excluding olive orchards)   | Intensive animal keeping  |
|   | Land based aquaculture  |
|   | Olive orchards  |
|   | Processing, packing and storage facilities associated with primary production.  |
|   | Road transport terminal   |
|   | Stock slaughter works   |
|   | Tourist accommodation associated with existing farming properties   |
|   | Wind farms and ancillary development such as substations, maintenance sheds, access roads and connecting power-lines (including to the National Electricity Grid) where the base of all wind turbines is located at least 2000 metres from: <ol style="list-style-type: none"> <li>(a) an existing dwelling or tourist accommodation that is not associated with the wind farm</li> <li>(b) a proposed dwelling or tourist accommodation for which an operable development plan consent exists</li> <li>(c) the boundaries of any Airfield, Airport, Centre, Community, Fringe, Historic Conservation, Home Industry, Living, Mixed Use, Residential, Settlement, Tourist, Township or Urban Zone, Policy Area or Precinct or any Heritage Area (including within the area of an adjoining Development Plan)</li> </ol> |
|   | Wind monitoring mast and ancillary development.   |

## Residential Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone, which comprises the established residential areas of Kingston SE, is intended as the main location for a variety of types of residential development utilising both existing underdeveloped allotments and an area to the east of East Terrace, including the area on either side of Gall Park Recreation Area. It is intended that the existing major community, educational and recreational facilities continue to be utilised and developed within this area. It is also intended that the visual appearance of residential streets be progressively improved through well designed new dwellings, substantial front garden landscaping and street tree planting.

This zone comprises all of the former Residential (Coastal) Zone at Wyomi and Pinks Beach. This is in two parts, the northern part stretches along the coast to the south of the developed parts of the town and contains a variety of residential uses, a caravan park and numerous vacant allotments.

The southern portion contains a number of permanently occupied dwellings together with numerous holiday houses and a large number of vacant allotments. Some of the land is low-lying adjacent to the coast and may be affected by coastal flooding; development will need to be built to specific levels to minimise the risk from coastal flooding.

Vacant allotments in the southern portion of the zone are suitable for development should a demand arise. The zone comprises land adjacent to the District Centre within close proximity of Maria Creek, consistent with the existing residential zoning fronting the creek. It also includes an area of Rosetown which has already been divided into roads and allotments and the residential component of the Cape Jaffa settlement.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

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

#### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development adjacent to East Terrace should be of a high standard of design, construction and siting and be landscaped in a manner which will enhance the visual appearance of the area from that road.
- 8 Future development of the land bound by Janet Street, Fergusson Street, MacDonnell Street and Wilhelmina Street should promote the transition of the area from non-residential to residential land uses.
- 9 Second-hand transportable dwellings shall only be located within Marine Parade Policy Area 6 (south of Golf Links Road) and Rosetown Policy Area 7 if they have all new exterior cladding, windows and materials, and meet the requirements of all other standards and codes.
- 10 Dwellings clad in pre-coloured coated materials should be of a high level of design to enhance visual appearance.
- 11 Metal clad sheds, garages and other outbuildings should:
  - (a) have external walls constructed of new pre-coloured coated material
  - (b) be erected on the same allotment where a dwelling exists or is under construction.
- 12 Sheds, garages or other outbuildings should not be used for temporary or permanent human habitation.
- 13 Dwellings should be designed within the following parameters:

| Parameter  | Value             |
|--|-------------------|
| Maximum site coverage  | 50 per cent       |
| Maximum building height (from natural ground level)                              | 8 metres          |
| Minimum area of private open space   | 100 square metres |
| Minimum number of on site car parking spaces<br>(One of which should be covered) | 2                 |

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

| Parameter   | Value            |
|---|------------------|
| Maximum floor area  | 75 square metres |
| Maximum building height (from natural ground level)           | 4 metres         |
| Maximum wall height (from natural ground level)               | 3.5 metres       |
| Minimum setback from side and rear boundaries                 | 1 metres         |
| Minimum setback from a primary road or public open space area | 8 metres         |
| Minimum setback from a secondary road                         | 5.5 metres       |

- 15 Where a dwelling can be connected to a Community Wastewater Management System, it should have a minimum site area (and in the case of group dwellings an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

| Dwelling Type  | Site Area (square metres) | Minimum frontage (metres) |
|----------------|---------------------------|---------------------------|
| Detached       | 600 minimum               | 15                        |
| Semi-detached  | 420 minimum               | 9                         |
| Group dwelling | 300 average               | -                         |
| Row dwelling   | 370 minimum               | 8                         |

- 16 Where a dwelling cannot be connected to a Community Wastewater Management System, it should have a minimum site area (and in the case of group dwellings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

| Dwelling Type  | Minimum Site Area (square metres) | Minimum frontage (metres) |
|----------------|-----------------------------------|---------------------------|
| Detached       | 1000 minimum                      | 15                        |
| Semi-detached  | 700 minimum                       | 9                         |
| Group dwelling | 600 average                       | -                         |
| Row dwelling   | 550 minimum                       | 8                         |

- 17 A residential flat building should not be erected on any allotment where the minimum area and dimensions of the allotment and the minimum site area per dwelling are less than the minimum area and dimensions set out in the following two tables:

| Number of storeys in residential flat buildings | Minimum site area per dwelling in a residential flat building (square metres) |
|---|---|
| 1   | 300   |
| 2 or more                                       | 230   |

| Allotment area requirements for residential flat buildings   | Minimum frontage of allotment (metres) | Minimum area of allotment (square metres) | Minimum depth of allotment (metres) |
|--|--|---|-------------------------------------|
| Residential flat building comprising two dwellings           | 18                                     | 880                                       | 30                                  |
| Residential flat building comprising three or more dwellings | 28                                     | 1500                                      | 35                                  |

- 18 To ensure a reasonable separation between dwellings so as to minimise the potential for overshadowing of adjacent dwellings, and to create attractive streetscapes, the walls of dwellings, should be set-back not less than the following minimum distances from site boundaries:

| Building Height (No of storeys)               | Primary Road Frontage | Secondary Road Frontage | Side Boundary (Other than of a common wall) | Rear Boundary |
|---|-----------------------|-------------------------|---|---------------|
| 1   | 8                     | 4                       | 1   | 1             |
| 2 with the second storey within the roof-line | 8                     | 4                       | 1   | 1             |
| 2   | 8                     | 4                       | 4   | 4             |

- 19 The area of the allotment covered by a row dwelling or residential flat building should not exceed 40 percent of the area of the allotment on which the building is being erected, with the remaining portion of the allotment, except that used for car parking or clothes drying, being landscaped.
- 20 All development should have a minimum site level of 2.40 metres Australian Height Datum (AHD) and a floor level of 2.65 metres AHD.
- 21 All dwellings should provide for the installation of a rainwater tank of at least 22 500 litre capacity.
- 22 All new residential development of allotments that interface the boundary Butchers Gap Conservation Park should be located at least 30 metres from the zone boundary.

#### Land Division

- 23 Allotments abutting the east of East Terrace should have:
- no direct access to East Terrace
  - a 10 metre wide vegetated buffer reserve adjacent to the East Terrace.
- 24 Sites with two or more adjoining road frontages should have a corner cut-off as outlined in the following circumstances:
- 5.0 metres in each direction on major intersections of the existing highways
  - 4.5 metres in each direction at the major local roads including Agnes Street, Holland Street, Marine Parade, Cooke Street, Young Street and South Terrace
  - 3.0 metres on all other roads.

## Gall Park Policy Area 4

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

### OBJECTIVES

- 1 A policy area containing residential development and associated community, educational and recreational facilities.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area which has frontage to Southern Ports Highway contains residential development and underdeveloped allotments around an area to the east of East Terrace, including the area on either side of the Gall Park Recreation Area. It is intended that the existing major community, educational and recreational facilities continue to be utilised and developed within this area in conjunction with residential development.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Education and recreation facilities should be developed on and adjacent to Gall Park.
- 3 Pedestrian movement from residential areas to the school and recreation facilities should be facilitated.

## Maria Creek Policy Area 5

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

### OBJECTIVES

- 1 A policy area containing water front-orientated residential development adjacent to Maria Creek.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area generally covers the area which has frontage to Maria Creek between Cooke Street and Gough Street and is intended to have residential development which is designed to take advantage of the open space reserve area adjacent to the creek and adjoining wetlands.

It also includes properties with a frontage to James Street at the interface with the District Town Centre Zone which are intended to continue to be used for residential purposes and could accommodate higher density residential development adjacent to the centre zone.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 New residential development should be orientated to take advantage of the adjoining open space reserve.



## Marine Parade Policy Area 6

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

### OBJECTIVES

- 1 A policy area containing residential development in the vicinity of Marine Parade.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area which has frontage to the coast in the vicinity of Marine Parade south of Kingston and at Wyomi Beach and Pinks Beach is intended for residential development with a coastal aspect.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 In order to protect the views of the allotments without ocean frontage, a maximum of two storey development should take place on allotments fronting Marine Parade.
- 3 A fishing boat compound should be contained only within the area bounded by Marine Parade, Johnston Avenue, Cooke Street and Huntingdale Avenue.
- 4 In the area south of Pinks Road additions and alterations to buildings and shacks should only occur where all development on the sites reach a minimum 2.4 metres Australian Height Datum (AHD) and a floor level of 2.65 metres AHD.

## Rosetown Policy Area 7

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

### OBJECTIVES

- 1 A policy area containing residential development north of Maria Creek.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area which is situated north of Maria Creek between the coastal reserve and rural living properties relates to the older historic town, which was originally divided and known as Rosetown. As a result of the new town being developed where the centre of Kingston currently exists, the Rosetown area was originally not developed to any great extent.

There are also parts of the land subject to inundation. However due to its proximity to the centre of Kingston, scattered development has taken place in more recent years and it is intended that further low density residential infill development take place having regard to the nature of the land and the relevant requirements.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form and Character

- 1 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 2 Development should allow for the amalgamation of existing undeveloped allotments which are subject to inundation.
- 3 All development should have a minimum site level of 2.4 metres Australian Height Datum (AHD) and a floor level of 2.65 metres AHD.

## Residential Golf Course Policy Area 14

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

### OBJECTIVES

- 1 A residential policy area providing a unique residential lifestyle and comprising single and double storey detached dwellings designed to integrate with the adjoining Kingston Golf Course.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area relates to land immediately adjacent to the Kingston Golf Course intended to be developed as an integrated residential lifestyle development which is designed to take advantage of the gently undulating heavily vegetated surrounds of the golf course.

Single and double storey detached dwellings will be located on spacious grounds and those immediately adjacent to the golf course will be encouraged to maintain open vegetated private yard areas with outlooks over the golf course. Fencing adjacent to the golf course is proposed to be open mesh, post and rail or similar construction. Sheds and other outbuildings and service yards will not be encouraged adjacent to the boundary of the golf course.

New dwellings within the policy area will be required to provide suitable on-site domestic water and wastewater services until such time as the adjoining deferred urban area is rezoned and/or the water and wastewater infrastructure is upgraded to service this section of the township.

Allotment 4 in DP 43489, CT Volume 5295 Folio 904 contains an existing slaughterhouse which is proposed to be removed in the future. This site should not be developed until it is demonstrated that the land is or will be suitable for its intended use.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling addition
  - pergola in association with a dwelling.
- 2 The use and placement of outbuildings should be ancillary to and in association with residential purposes.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 4 In the case of new detached dwellings on allotments that have a rear boundary frontage to the golf course, sheds, garages and similar outbuildings are discouraged between the dwelling and the golf course and in which case should be set back at least 8 metres from the rear boundary.
- 5 Development of land should be in accordance with the [Concept Plan King/4 - Residential Golf Course and Rural Living](#).

- 6 Service yards for clothes drying and open storage should be constructed and located such that they are not visible from public roads, the golf course or other open space areas.
- 7 Residential development should be landscaped using primarily native species, suited to the local soil and climate conditions.
- 8 Dwellings should be designed within the following parameters:

| Parameter                                    | Value      |
|--|------------|
| Minimum setback from primary road frontage   | 10 metres  |
| Minimum setback from secondary road frontage | 5.5 metres |
| Minimum setback from side boundaries         | 1 metres   |
| Minimum setback from back boundary           | 8 metres   |

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

| Parameter  | Value             |
|--|-------------------|
| Maximum floor area   | 114 square metres |
| Maximum building height                                      | 4 metres          |
| Maximum wall height (from natural ground level)              | 3.5 metres        |
| Minimum setback from side and rear boundaries                | 1 metres          |
| Minimum setback from a public road or public open space area | 8 metres          |

- 10 Residential development (including land division for residential purposes) should not take place within 500 metres of the slaughterhouse located on Allotment 4 in DP 43489, CT Volume 5925, Folio 904 until the use has permanently ceased and the building and structures removed from the site.

#### Land Division

- 11 Land division should create allotments with an area of greater than 1200 metres, and a minimum frontage of 20 metres.
- 12 All facilities associated with the supply and maintenance of public utilities should, wherever practicable, be underground.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

| Form of development                        | Exceptions   |
|--|--|
| Advertisement and /or advertising hoarding |  |
| Amusement machine centre                   |  |
| Consulting room                            | Except where:<br>(a) the total floor area is less than 100 square metres<br>(b) the site does not front an arterial road.      |
| Crematorium                                |  |
| Dairy                                      |  |
| Domestic outbuilding                       | Except where it is 114 square metres or less in area and less than 4 metres maximum building height from natural ground level. |
| Farming                                    |  |
| Fuel depot                                 |  |
| Horse keeping                              |  |
| Horticulture                               |  |
| Hospital                                   |  |
| Hotel                                      |  |
| Industry                                   |  |
| Intensive animal keeping                   |  |
| Motor repair station                       |  |
| Office                                     | Except where:<br>(a) the total floor area is less than 100 square metres<br>(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:<br>(a) the gross leasable area is less than 80 square metres<br>(b) the site does not front an arterial road.    |

| Form of development                             | Exceptions |
|---|------------|
| Stock sales yard                                |            |
| Stock slaughter works                           |            |
| Store   |            |
| Warehouse                                       |            |
| Waste reception, storage, treatment or disposal |            |
| Wrecking yard                                   |            |

#### Public Notification

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

Further, the following forms of development are designated:

| Category 1  | Category 2 |
|---|------------|
| Dwelling  |            |
| Domestic outbuilding 100 square metres or less in area. |            |

## Residential Marina Zone

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

### OBJECTIVES

- 1 A residential zone in which there is a broad range and diversity of housing types.
- 2 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

Cape Jaffa is one of only two settlements in the Council area that provides for urban development to accommodate significant levels of new residential development. Its character is dominated by the open space of the marina waterways framed by the curvilinear form of the waterfront revetment.

Residential development will reflect the contemporary seaside character incorporating local materials, colours and themes.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - a range of dwelling types
  - boat berth
  - domestic outbuilding in association with a dwelling
  - marina pontoon.
- 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 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 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

#### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
  - (a) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres
  - (b) there is an allowance to accommodate land subsidence until the year 2100 at the site

(c) site levels are in accordance with those outlined in the following table:

| Location of Development | Minimum site level<br>(metres Australian Height Datum) | Minimum floor level<br>(metres Australian Height Datum) |
|-------------------------|--|---|
| On land                 | 2.5  | 2.65  |

- 7 Dwellings should be designed to conserve mains water where possible and provide on-site rainwater storage for domestic use of at the following rates:
  - (a) a minimum of 1500 litres for allotments less than 500 square metres
  - (b) a minimum of 1500 litres for allotments greater than 500 square metres.
- 8 On-site overflow stormwater facilities should be provided on each residential allotment and include a filtration trench or similar approved structure with a capacity of 500 litres prior to discharge to the street stormwater system.
- 9 No development other than marina berthing facilities and channel markers should extend into or over the marina waters.
- 10 Development should incorporate a combination of building materials consistent with the maritime theme and coastal environment and should include the following:
  - (a) walls and cladding constructed of:
    - (i) cement rendered, bagged or painted brick, masonry, timber, natural stone, limestone block, or other like materials
    - (ii) fibre-cement wall and pre-colour coated sheeting, in a layered, textured or rendered finish
    - (iii) timber, fibre cement or similar panelling, weatherboards or plywood with a painted or stained finish
    - (iv) external walls should contain architectural features or treatments that are attractive and aesthetic when viewed from outside the site. Large blank wall elevations are not appropriate.
  - (b) trim comprising timber, painted or powder coated alloys or metal extrusions
  - (c) building colours comprised of natural and earthy colours synonymous with the coastal landscape
  - (d) roofs comprising:
    - (i) colours compatible with the main structure, but generally natural colours and tones. Certain other roof materials in like colours may be appropriate
    - (ii) roof cladding should minimise glare
    - (iii) the innovative integration of photovoltaic cells is encouraged where the predominant roof form and design is maintained
    - (iv) eave overhangs designed to maximise energy efficiency
  - (e) fencing constructed of brushwood, natural stone, limestone block, cement rendered, bagged or painted brick, masonry walls, pre-coated metal, open style, glass or similar see –through panels.
- 11 Untreated stormwater should not be discharged to the waterway.
- 12 Development should be landscaped utilising primarily native species, suited to the local coastal soil and climatic conditions.



- 13 Waterfront walkways and pedestrian paths should be established in appropriate areas to provide pedestrian access to and along the waterfront.
- 14 All facilities associated with the supply and maintenance of public utilities should, wherever practicable, be underground.
- 15 Gangways and floating structures should comply with Australian Standards (AS 3962) Guidelines for Design of Marinas.
- 16 Only one marina pontoon should be developed with each residential waterfront allotment.
- 17 Lighting on marina berths and jetties should be low voltage only and designed not to create light spill, glare or nuisance.
- 18 Buildings should be setback a minimum of 6.0 metres from the primary street front boundary.
- 19 Buildings should be setback a minimum of 3.0 metres from the secondary street boundary (the longer street boundary) of a corner lot.
- 20 Dwellings should not exceed two storeys in height and the overall height of residential buildings should not exceed 10 metres above design ground level.
- 21 No dwelling, building or other structure (excluding side boundary fencing) on an allotment fronting the waterfront should be built within 8.0 metres of the front face of the top of the revetment to the waterfront, unless in the form of an open deck and/or open sided pergola structure or works associated with a jetty, marina or mooring structure.
- 22 No dwelling, building or other structure (excluding side boundary fencing) on an allotment fronting the coastal reserve should be built within 8.0 metres of the northern, rear boundary.
- 23 No dwelling, building or other structure (excluding side and front boundary fencing) on an allotment fronting the beach should be built within 6.0 metres of the northern, rear boundary.
- 24 A dwelling should have a minimum site area (and in the case of residential flat buildings an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

| Dwelling type             | Site area (square metres) | Minimum frontage (metres) |
|---------------------------|---------------------------|---------------------------|
| Detached                  | 500 minimum               | 10                        |
| Semi-detached             | 400 minimum               | 9                         |
| Group dwelling            | 450 minimum               | 10                        |
| Residential flat building | 230 average               | 10                        |
| Row dwelling              | 240 minimum               | 6                         |

- 25 Upper storey windows of habitable rooms or balconies with an outlook at an angle closer than 45° to a habitable window or balcony of an adjacent dwelling should be screened, to a height of not less than 1.5 metres above finished floor level using either of the following:
  - (a) fixed obscure glazing
  - (b) fixed external screens in the form of:
    - (i) timber battens
    - (ii) timber lattice

(iii) louvered shutter

(iv) sail fabric

(v) mesh.

- 26 Ground floor windows and verandahs should be suitably screened by dense landscaping or screen fencing to a height of 1.8 metres.
- 27 The setback to a garage or carport excluding any eaves on a secondary road frontage should be 5.5 metres.

## Residential Tourist Accommodation Policy Area 13

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

### OBJECTIVES

- 1 A policy area for the development of a range of tourist accommodation facilities.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - caravan park
  - tourist accommodation
  - tourist facilities
  - serviced apartments

#### Form and Character

- 2 Buildings should maximise their waterfront location and views.
- 3 Buildings should not exceed a height of two storeys or a maximum height of 7.5 metres.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

| Form of Development                        | Exceptions |
|--|------------|
| Advertisement and /or advertising hoarding |            |
| Agistment and holding of stock             |            |
| Amusement machine centre                   |            |
| Amusement park                             |            |
| Consulting room                            |            |
| Crematorium                                |            |
| Dairy                                      |            |
| Farming                                    |            |
| Fuel depot                                 |            |
| Horse keeping                              |            |
| Horticulture                               |            |
| Hospital                                   |            |
| Hotel                                      |            |
| Indoor recreation centre                   |            |
| Industry                                   |            |
| Intensive animal keeping                   |            |
| Motor repair station                       |            |
| Office                                     |            |
| Petrol filling station                     |            |
| Prescribed mining operations               |            |
| Public service depot                       |            |
| Restaurant                                 |            |
| Road transport terminal                    |            |
| Service trade premises                     |            |
| Shop or group of shops                     |            |
| Stadium                                    |            |

| Form of Development                             | Exceptions  |
|---|---|
| Stock sales yard                                |   |
| Stock slaughter works                           |   |
| Store   |   |
| Telecommunication towers, masts and monopoles   | Except where located more than 100 metres from a dwelling |
| Warehouse                                       |   |
| Waste reception, storage, treatment or disposal |   |
| Wrecking yard                                   |   |

#### Public Notification

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

## Rural Living Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone comprises a number of areas providing opportunities for rural living. These areas are characterized by generally open terrain, much of which is devoid of vegetation.

The zone forms the northern and southern extensions to the town of Kingston SE, and is located for the most part between the coast and the Southern Ports Highway to the south and Princes Highway to the north. The largest portion of the zone comprises the northern side of the highway between Golf Links Road and Pinks Beach Road.

Reedy Creek, shown on Zone Map King/12, is part of the zone which is located on the Reedy Creek to Lucindale Road. Reedy Creek provides a church, historic hall and recreational facilities including an oval and tennis courts.

An area south of Rothalls Road and Limestone Coast Road is zoned Rural Living and provides a buffer between the Cape Jaffa Anchorage site and the Primary Production Area. The zone is intended to accommodate rural living development on larger allotments of greater than 5 hectares unless located within **Rural Living Policy Area 8** where allotments of 1 to 2 hectares are encouraged. A portion of **Rural Living Policy Area 8** at Rosetown contains a precinct to allow allotments with a minimum allotment area of 4000 square metres.

It is desirable that the standard of development within these areas be such as to enhance the rural character and be compatible with the semi-rural environment of the area.

Development will not occur unless the proposal can accommodate an appropriate on-site wastewater disposal system within the allotment that complies with the relevant public and environmental health legislations applying to the intended use.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - detached dwelling
  - domestic outbuilding in association with a detached dwelling
  - domestic structure
  - dwelling addition
  - farming
  - farm building
  - stable.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

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

#### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development should not be undertaken if its design, siting, and density, will cause a significant visual impact when viewed from the any of the following roads:
  - (a) Reedy Creek to Lucindale Road
  - (b) Princes Highway
  - (c) Southern Ports Highway.
- 8 Development of allotments adjacent to the Reedy Creek to Lucindale Road, Princes Highway and Southern Ports Highway should:
  - (a) incorporate a 10 metre wide landscaped corridor along the boundary of the site, continuous with the road boundary
  - (b) provide a building set-back distance of 50 metres from the road boundary to any building erected on the site
  - (c) not have direct access to the respective roads.
- 9 Dwellings should be designed within the following parameters:

| Parameter   | Value      |
|---|------------|
| Minimum setback from primary road frontage          | 15 metres  |
| Minimum setback from secondary road frontage        | 15 metres  |
| Minimum setback from side boundaries                | 15 metres  |
| Minimum setback from rear boundary                  | 15 metres  |
| Maximum site coverage                               | 5 per cent |
| Maximum building height (from natural ground level) | 8 metres   |

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

| Parameter  | Value             |
|--|-------------------|
| Maximum floor area   | 162 square metres |
| Maximum building height (from natural ground level)          | 5 metres          |
| Maximum wall height (from natural ground level)              | 4 metres          |
| Minimum setback from side and rear boundaries                | 15 metres         |
| Minimum setback from a public road or public open space area | 15 metres         |

- 11 A dwelling **should be constructed** on an allotment area of at least 1 hectare and a frontage to a public road not less than 50 metres.
- 12 Boundary fencing should be constructed of open mesh, post and wire, or similar forms of construction.

#### Land Division

- 13 Land division should create allotments with an area greater than 5 hectare, unless located in Rural Living Policy Area 8.
- 14 New allotments adjacent to Pinks Beach Road should have a minimum frontage of 100 metres.
- 15 New allotments located adjacent to the Cape Bernoulli Conservation Reserve at the end of Rothalls Road, Cape Jaffa should provide a buffer of at least 50 metres between the reserve and future development.
- 16 An adequate buffer between any development on allotments in the **Rural Living Zone** at Cape Jaffa and adjoining Primary Production land should be established by means of double fencing, boundary planting and setback of buildings from the boundary.
- 17 Development of land should be in accordance with the [Concept Plan Map King/ 4 - Residential Golf Course and Rural Living](#).

#### PRECINCT SPECIFIC PROVISIONS

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

##### Precinct 1 Bullocky Town Road

- 18 Land division should not create an allotment with an area less than 4000 square metres.



## Rural Living Policy Area 8

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

### OBJECTIVES

- 1 A policy area containing rural living development on allotments of 1 to 2 hectares.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Development will be well set back from the boundaries of roads and adjoining properties and landscaped with locally indigenous plant species to promote privacy and to provide for the screening of buildings and structures from neighbouring properties and public roadways. Boundary fencing will be of open post and rail construction and outbuildings will be located close to the house and will not be of a scale or location that dominates the landscape or views from adjoining properties.

Development will be self-sufficient in terms of water supply and effluent disposal. To maximise water reuse, development should be provided with on-site sewerage treatment systems that allow reuse of water for irrigation purposes.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Form and Character

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

#### Land Division

- 2 Allotment sizes should be 1 to 2 hectares in size unless they are located in areas that are particularly low lying and/or subject to winter inundation which should be incorporated in allotments of five hectares or more and must contain areas capable of use for a dwelling and any outbuildings.
- 3 Land division should involve no direct access to Princes Highway and Southern Ports Highway.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

| Form of development                       | Exceptions  |
|---|---|
| Advertisement and/or advertising hoarding | Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): <ul style="list-style-type: none"> <li>(a) is adjacent to a road with less than 80 km/h speed restriction</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul> </li> </ul> |
| Amusement machine centre                  |   |
| Crematorium                               |   |
| Dairy                                     |   |
| Domestic outbuilding                      | Except where it is 240 square metres or less in area and less than 5 metres maximum building height from natural ground level.  |
| Dwelling                                  | Except a detached dwelling.   |
| Fuel depot                                |   |
| General industry                          |   |
| Hotel                                     |   |
| Intensive animal keeping                  |   |
| Land division                             | Except where one of the following applies, it creates an additional allotment of at least: <ul style="list-style-type: none"> <li>(a) 1 hectare apart from the area within <b>Precinct 1 Bullocky Town Road</b></li> <li>(b) 4000 square metres when located within <b>Precinct 1 Bullocky Town Road</b>.</li> </ul>  |
| Major public service depot                |   |
| Motor repair station                      |   |
| Petrol filling station                    |   |
| Restaurant                                |   |
| Road transport terminal                   |   |
| Service trade premises                    |   |

| Form of development                             | Exceptions  |
|---|---|
| Shop or group of shops                          | Except where the gross leasable area is less than 80 square metres. |
| Special industry                                |   |
| Stock sales yard                                |   |
| Stock slaughter works                           |   |
| Store   |   |
| Warehouse                                       |   |
| Waste reception, storage, treatment or disposal |   |
| Wrecking yard                                   |   |

#### Public Notification

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

Further, the following forms of development are designated:

| Category 1  | Category 2 |
|---|------------|
| Detached dwelling                                 |            |
| Domestic outbuilding less than 114 square metres. |            |



# Table Section



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

| Form of Development                         | Number of Required Car Parking Spaces  |
|---|--|
| Amusement hall                              | 1 space for every 7 square metres of total floor space   |
| Aged persons' home                          | 1 per residential unit, plus 1 per 2 staff, plus 1 per 4 residential units (for visitor parking)   |
| Billiard saloon                             | 1 per 15 square metres of total floor area   |
| Boarding house                              | 1 per 2 beds   |
| Bowling alley                               | 1 per 10 square metres of total floor area   |
| Bowling club                                | 10 per bowling green   |
| Caravan park                                | 1 space per 10 sites to be used for accommodation for parks with less than 100 sites.<br><br>1 space per 15 sites to be used for accommodation for parks with greater than 100 sites.  |
| Clubroom                                    | 1 per 10 square metres of total floor area   |
| Community centre                            | 1 per 10 square metres of total floor area   |
| Consulting room                             | 4 for the first surgery, plus 2 per each additional surgery  |
| Dance hall                                  | 1 per 10 square metres of total floor area   |
| Educational establishment                   | 1 per employee plus 1 per 20 students  |
| Funeral parlour                             | 1 per 5 chapel seats plus provision for vehicles operated by parlour   |
| General, light industry or service industry | 1 per 50 square metres of total floor area; or 1 per 2 employees (whichever provides the larger parking area); except where retail sales take place, when the car parking provisions relating to shops will apply to that floor area used for the sale or display of items |
| Guest house                                 | 1 per 2 beds   |
| Gymnasium                                   | 1 per 10 square metres of total floor area   |
| Hospital                                    | 1 per 2.5 beds   |
| Hostel                                      | 1 per 2 beds   |
| Hotel                                       | 1 per 2 square metres of bar floor area plus 1 per 6 square metres of dining room, of lounge bar or beer garden floor area; or 1 per 3 guest rooms (whichever provides the larger parking area)  |
| Marina                                      | 1 per 1.5 berths   |
| Meeting hall                                | 1 per 10 square metres of total floor area, or 1 per 5 seats capable of being accommodated in the building (whichever provides the larger number of car parking spaces)  |
| Motel                                       | 1 per room or residential unit plus 1 per 10 square metres of total floor area of restaurant (if provided)   |
| Motor repair station                        | 10 spaces per station for customer and employee use  |

Kingston District Council  
**Table Section**  
**Table King/1 - Off Street Vehicle Parking Requirements**

| <b>Form of Development</b>                 | <b>Number of Required Car Parking Spaces</b>   |
|--|--|
| Nursing home                               | 1 space for every 4 beds   |
| Office                                     | 1 per 25 square metres of total floor area   |
| Place of worship. Theatre, concert hall    | 1 space for every 4 seats normally provided or able to be provided   |
| Plant nursery (retail)                     | 1 per 100 square metres of total floor area  |
| Residential flat building                  | 1 roofed parking space per dwelling unit plus 1 per 2 dwelling units for visitor parking   |
| Restaurant                                 | 1 per 10 square metres of total floor area or 1 per three seats provided or able to be provided, whichever provides the greater number |
| Service station                            | 10 spaces per station for customer and employee use  |
| Shop (excluding restaurants)               | 1 per 15 square metres of total floor area   |
| Store                                      | 1 per 150 square metres of total floor area or 1 per 3 employees (whichever provides the larger parking area)                          |
| Squash/tennis courts                       | 3 per court  |
| Tourist accommodation<br>Bed and breakfast | 1 per guest room plus 1 per employee   |
| Warehouse                                  | 1 per 150 square metres of total floor area or 1 per 3 employees (whichever provides the larger parking area)                          |



## Table King/2 - Local Heritage Places

| Property Address                    | Description and/or Extent of Listed Place  | Lot No. or Part Sec | Plan No. | Certificate of Title | Section 23(4) Criteria | DPLG ID |
|-------------------------------------|--|---------------------|----------|----------------------|------------------------|---------|
| Mount Scott Road<br>BLACKFORD       | OLD MOUNT SCOTT HOMESTEAD (c1846); Stone masonry homestead and kitchen, cottages and sheds.                                      | QA111               | F215255  | CT 5643/263          | a c                    | 24928   |
| Off Rowney Road<br>BLACKFORD        | GOYDER'S BANK (1886); Low artificial earth bank about 400m in length, running east-west, faced with stone on its north side.     | S 77                | H431200  | CT 5479/211          | a c f                  | 24937   |
| Rowney Road West<br>BLACKFORD       | BLACKFORD SCHOOL (1907); Small corrugated iron building and tree plantings.  | 79                  | H431200  | CT 5479/211          | a c f                  | 24942   |
| King Dr CAPE JAFFA                  | SEAFARERS' MEMORIAL; Stone cairn with bronze plaques and anchors.  | 30                  | D27532   | CR 5639/304          | a b f                  | 24941   |
| King Dr CAPE JAFFA                  | CAPE JAFFA JETTY (1955); Timber and steel jetty only.  | 30                  | D27532   | CR 5639/304          | a c f                  | 24940   |
| CAPE JAFFA                          | LIGHTKEEPERS' COTTAGES RUIN; Stone masonry cottage ruins within Bernouilli Conservation Park.                                    | 220                 | H441100  | CR 5659/310          | a c f                  | 24939   |
| Old Coorong Road<br>COORONG         | COTTAGE, WHITE HUT (c1878); Stone masonry cottage only.  | A 14                | D47461   | CT 5672/158          | a c f                  | 24930   |
| Old Coorong Road<br>COORONG         | COTTAGE (TEELUC) (c1892); Stone masonry Cottage only.  | S 5                 | H430300  | CL 277/9             | a c                    | 24938   |
| Keilira-Avenue Road<br>KEILIRA      | KEILIRA HOMESTEAD (c1849); Attached stone masonry cottages.  | 13                  | D60511   | CT 5895/648          | a f                    | 24931   |
| Agnes Street<br>KINGSTON<br>S.E.    | HOLY TRINITY ANGLICAN CHURCH (1873);The church itself, small rectangular building in simple Gothic style, and its street aspect. | A 122               | F211718  | CT 5709/438          | a c f                  | 24897   |
| 11-15 Agnes Street<br>KINGSTON      | FORMER TEAROOMS; Stone masonry building only.  | 12                  | D63224   | CT 5916/558          | a c f                  | 24909   |
| 31 Agnes Street<br>KINGSTON<br>S.E. | CROWN INN (1862); Two storey stone masonry building only, with some interior details such as the double doors of faceted glass.  | 7                   | F103295  | CT 5130/885          | a c f                  | 24902   |
| 51 Agnes Street<br>KINGSTON<br>S.E. | DISTRICT HALL (1937); Large stone masonry building only.   | 884                 | F205220  | CT 5708/539          | a c f                  | 24907   |

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| Property Address                      | Description and/or Extent of Listed Place  | Lot No. or Part Sec | Plan No. | Certificate of Title | Section 23(4) Criteria | DPLG ID |
|---------------------------------------|--|---------------------|----------|----------------------|------------------------|---------|
| 35 Cooke Street<br>KINGSTON<br>S.E.   | OLD SCHOOL ROOM (c1867); The small single masonry room on the Cooke Street frontage.   | 1                   | F136222  | CT 5229/603          | a c f                  | 24898   |
| 19 Dowdy Street<br>KINGSTON<br>S.E.   | COTTAGE (ROSETOWN) (c1890); Small stone masonry cottage.   | 185                 | T430702  | CT 5518/105          | a c                    | 24910   |
| East Terrace<br>KINGSTON<br>S.E.      | SCULPTURE PARK & SUNDIAL; The entire park.   | 489                 | H430700  | CT 5623/718          | a c f                  | 24918   |
| 9 East Terrace<br>KINGSTON<br>S.E.    | COTTAGE (ROSETOWN) (c1868); Small stone masonry cottage.   | 197                 | T430702  | CT 5150/156          | a c f                  | 24904   |
| 11 East Terrace<br>KINGSTON<br>S.E.   | COTTAGE (ROSETOWN) (c1868); Small stone masonry cottage.   | 198                 | T430702  | CT 5792/741          | a c f                  |         |
| Hanson Street<br>KINGSTON<br>S.E.     | POWERHOUSE ENGINE; Small brick and glass building in Lions Park, containing the former powerhouse engine.  | S 496               | H430700  | CR 5338/556          | a c f                  | 24919   |
| 2 Hanson Street<br>KINGSTON<br>S.E.   | COURT HOUSE (FORMER) (1870); The former Court House building. It is the standard South Australian government design for local courts, and its relationship to the Post Office and Police Station is important. | 626                 | H403700  | CT 5895/617          | a c f                  | 24895   |
| 6 - 10 Hanson St<br>KINGSTON<br>S.E.  | ROYAL MAIL HOTEL (1867); Two storey stone masonry building only.   | 1                   | F125325  | CT 5220/866          | a c f                  | 24899   |
| 13 Hanson Street<br>KINGSTON<br>S.E.  | HARBORMASTERS HOUSE (1888); Stone masonry house only.  | 475                 | H430700  | CT 5473/615          | a c f                  | 24893   |
| 17 Holland Street<br>KINGSTON<br>S.E. | UNITING CHURCH AND MANSE; (1887 and 1924) Church and manse buildings.  | 868                 | F211654  | CT 5697/887          | a c f                  | 24900   |
| 40 Holland Street<br>KINGSTON<br>S.E. | BANK (FORMER) (1876); Former bank and its allotment, dominating a major intersection.  | 98                  | F162971  | CT 5303/853          | a c f                  | 24894   |
| James Street<br>KINGSTON<br>S.E.      | SOLDIERS MEMORIAL & RAILWAY RESERVE; Marble statue on granite plinth, with park, flagpole and conifer plantings.   | 898                 | F205234  | CT 5709/302          | a c f                  | 24914   |

| Property Address  | Description and/or Extent of Listed Place  | Lot No. or Part Sec | Plan No.          | Certificate of Title       | Section 23(4) Criteria | DPLG ID |
|---|--|---------------------|-------------------|----------------------------|------------------------|---------|
| James Street<br>KINGSTON<br>S.E.                              | OLD COUNCIL OFFICE (1885);<br>Small stone masonry building only.   | 3                   | F3508             | CT 5402/656                | a c f                  | 24903   |
| 33 James<br>Street<br>KINGSTON<br>S.E.                        | STATIONMASTERS HOUSE<br>(FORMER); Stone masonry cottage<br>only.   | 94                  | F205240           | CT 5686/602                | a c                    | 24905   |
| Lot 4<br>MacFarlane<br>Street<br>KINGSTON<br>S.E.             | KINGSTON SCHOOL (FORMER)<br>(1880); The L-shaped stone<br>masonry building. Its form is<br>characteristic of South Australian<br>government schools of the late<br>nineteenth century. | 4                   | D26354            | CT 5752/767                | a c f                  | 24896   |
| 12 MacFarlane<br>Street<br>KINGSTON                           | RAOB HALL; Small stone masonry<br>building only.   | 1                   | F122482           | CT 5214/657                | a c f                  | 24901   |
| Maria Creek<br>KINGSTON<br>S.E.                               | CHARLES STREET BRIDGE<br>(1863); The iron screw piles of the<br>former road bridge.  | 581                 | H430700           | CT 5623/718                | a c f                  | 24915   |
| Marine Parade<br>KINGSTON                                     | LEN LAMPIT RESERVE (1991);<br>The entire reserve.  | S501                | H430700           | CR 5623/714                | a c f                  | 24920   |
| Marine Parade<br>KINGSTON<br>S.E.                             | TREES OF TRIBUTE (1940); Five<br>Norfolk Island pine trees in a row<br>along Marine Parade at the end of<br>Hanson Street.   |                     |                   |                            | a f g                  | 24921   |
| Lots 173 & Pt<br>Sec 477<br>Marine Parade<br>KINGSTON<br>S.E. | KINGSTON JETTY; Timber and<br>steel jetty structure only.  | 173<br>S477         | D49717<br>H430700 | CT 5679/558<br>CT 5819/612 | a c f                  | 24917   |
| 15 Marine<br>Parade<br>KINGSTON<br>S.E.                       | LIGHTKEEPERS' COTTAGE 1<br>(c1937); The three timber cottages<br>and open space between and in<br>front of them.   | 100                 | D24004            | CT 5437/462                | a c f                  | 24911   |
| 16 Marine<br>Parade<br>KINGSTON<br>S.E.                       | LIGHTKEEPERS' COTTAGE 2<br>(c1937); The three timber cottages<br>and open space between and in<br>front of them.   | 101                 | D24004            | CT 5437/617                | a c f                  | 24912   |
| 17 Marine<br>Parade<br>KINGSTON<br>S.E.                       | LIGHTKEEPERS' COTTAGE 3<br>(c1937); The three timber cottages<br>and open space between and in<br>front of them.   | 102                 | D24004            | CT 5064/387                | a c f                  | 24913   |
| 56 Young<br>Street<br>KINGSTON<br>S.E.                        | SOLDIERS MEMORIAL HOSPITAL<br>(1949); Stone masonry building and<br>landscaped open space in front.  | A 526               | F211312           | CT 5612/889                | a c f                  | 24908   |

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Table Section  
Table King/2 - Local Heritage Places

| Property Address                              | Description and/or Extent of Listed Place  | Lot No. or Part Sec | Plan No. | Certificate of Title | Section 23(4) Criteria | DPLG ID |
|---|--|---------------------|----------|----------------------|------------------------|---------|
| north of Maria Creek<br>KINGSTON<br>S.E.      | ABORIGINAL BURIAL GROUND;<br>Surrounding open space.   | S485                | H430700  | CT 5688/635          | a c                    | 24916   |
| KINGSTON<br>S.E.                              | THE GRANITES; Six outcropping<br>granite rocks on the beach and<br>offshore.   | S 558               | H430300  | CR 5603/558          | f                      | 24946   |
| Ballater Road<br>MARCOLLAT                    | JIP JIP ROCKS; Jip Jip<br>Conservation Park.   | 86                  | H431400  | CR 5665/471          | a c f                  | 24936   |
| Kingston-<br>Lucindale<br>Road REEDY<br>CREEK | RAILWAY FORMATION (c1876);<br>Straight section of railway formation<br>about 1.6km in length, extending<br>from the Princes Highway parallel<br>with the Lucindale Road to the<br>intersection of Bowaka Road.                 | 1                   | D7204    | CR 5342/225          | a c f                  | 24945   |
| Mail Bridge<br>Road REEDY<br>CREEK            | REEDY CREEK HALL (1907); Stone<br>masonry homestead and kitchen,<br>cottages and sheds.  | S 124C              | H440100  | CT 5812/541          | a c                    | 24929   |
| Princes<br>Highway<br>REEDY<br>CREEK          | ASHMORE WOOLSHED (c1910);<br>Large stone masonry building only.  | 36                  | H430700  | CT 121/139           | a f                    | 24923   |
| Princes<br>Highway<br>REEDY<br>CREEK          | PROLIFIC HUT; Small stone<br>masonry cottage.  | 165                 | H44100   | CL 1379/32           | a d f                  | 24944   |
| Princes<br>Highway<br>REEDY<br>CREEK          | MURRABINNA HOMESTEAD;<br>Three principal elements forming the<br>Murrabinna Homestead complex: a<br>house and outbuilding in a stone<br>fenced yard; a large T-plan<br>woolshed; and a two storey stone<br>barn.               | 18                  | H431200  | CT 5994/457          | a f                    | 24925   |
| Litigation Lane<br>TILLEY<br>SWAMP            | OLD KERCOONDA HOMESTEAD<br>RUINS (c1880); Early stone T-plan<br>woolshed and nearby small stone<br>masonry cottage only.   | S 4                 | H411200  | CT 5351/549          | a c                    | 24924   |
| Petherick<br>Road TILLEY<br>SWAMP             | OLD TILLEYS SWAMP<br>HOMESTEAD (c1886); Complex of<br>buildings including an early stone<br>woolshed, shearers' quarters,<br>workers' cottages, large truck shed<br>built of flattened fuel drums, small<br>sheds and stables. | Q 2                 | H44388   | CL 1372/25           | a                      | 24926   |
| Government<br>Road<br>WANGOLINA               | CADARA HOMESTEAD; Two early<br>stone masonry cottages only.  | 23                  | H441100  | CL 624/89            | a                      | 24935   |

| Property Address                  | Description and/or Extent of Listed Place                                 | Lot No. or Part Sec | Plan No. | Certificate of Title | Section 23(4) Criteria | DPLG ID |
|-----------------------------------|---|---------------------|----------|----------------------|------------------------|---------|
| Kingston-Robe Road<br>WANGOLINA   | WANGOLINA HOMESTEAD (c1851); Early stone masonry house only.              | S 45                | H441100  | CL 794/45            | a                      | 24932   |
| Limestone Coast Road<br>WANGOLINA | SCHOOL, CAPE JAFFA (c1935); Small stone masonry building and toilet ruin. | 2                   | D4460    | CT 5335/13           | a c f                  | 24934   |

## Table King/3 - State Heritage Places

| Property Address                                 | Description and/or Extent of Listed Place   | Lot No. or Part Sec | Plan No. | Certificate of Title | Section 16 Criteria | SA Heritage Register ID |
|--|---|---------------------|----------|----------------------|---------------------|-------------------------|
| Rowney Road<br>BLACKFORD                         | Blackford Reserve including three cottages  | S32, 33             | H431200  | CT 5508/52           | a d                 | 26328                   |
| 1B Cooke Street<br>KINGSTON SE                   | Former Police Station Complex (including office, residence, internal courtyard, cells and stables)  | A23                 | D58591   | CT 5879/551          | a d                 | 10244                   |
| 1 Cooke Street<br>KINGSTON SE                    | Kingston SE Post Office   | S491                | H430700  | CT 5361/540          |                     | 10245                   |
| 67 Cooke Street<br>KINGSTON SE                   | Dwelling ('Vine Cottage')   | A1                  | D26140   | CT 5427/653          |                     | 13729                   |
| 80 Cooke Street<br>KINGSTON SE                   | Dwelling  | A16                 | D23572   | CT 5697/878          |                     | 13728                   |
| 11 Hanson Street<br>KINGSTON SE                  | Former Wool Store   | A877                | F205213  | CT 5767/967          | a d                 | 26326                   |
| 32 Marine Parade<br>KINGSTON SE                  | Museum (former Cape Jaffa Lighthouse)   | A23                 | T430701  | CT 5833/233          |                     | 10241                   |
| near KINGSTON SE                                 | Chinamans Well, Coorong National Park   | S32                 | H410400  | CR 5696/864          |                     | 10253                   |
| near KINGSTON SE                                 | Cantara Homestead, Coorong National Park  | S56                 | H410400  | CR 5696/864          |                     | 10572                   |
| Kingston-Robe Road<br>MOUNT BENSON               | Former Noolook Bark Mill Site (including office, residence, weighbridge, cgi sheds and water tanks) - A curtilage is specified in the assessment report | S20                 | H441100  | CR 5706/286          | a b d               | 26327                   |
| Bowaka Road<br>REEDY CREEK VIA<br>KINGSTON S.E.  | Bowaka Homestead, Outbuildings, Woolshed and Stone Walling  | S38                 | H440100  | CT 5967/79           |                     | 10242                   |
| Woolmit Road<br>REEDY CREEK VIA<br>KINGSTON S.E. | Woolmit Homestead Complex (including stone main house, cottage, kitchen, sheds, walled yard, woolshed and ruinous structures)                           | A6                  | D71374   | CT 5972/696          | a d                 | 13730                   |

Note: this table was last updated on 25 March 2011 and is an extract from the South Australian Heritage Register established under Section 13(1) of the *Heritage Places Act 1993*. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

# Mapping Section

Map Reference Tables

Spatial Extent Maps

Bushfire Risk Maps

Concept Plan Maps





## Map Reference Tables

### Index Maps

#### Map Reference

[Council Index Map](#)

[Kingston - Enlargement Index Map](#)

### Zone Maps

| Zone Name                     | Map Numbers   |
|-------------------------------|---|
| Caravan and Tourist Park Zone | King/18, King/25  |
| Coastal Conservation Zone     | King/5, King/6, King/7, King/8, King/9, King/10, King/11, King/13, King/14, King/20, King/23, King/25, King/26  |
| Coastal Marina Zone           | King/10, King/25, King/26   |
| Coastal Open Space Zone       | King/14, King/15, King/17, King/18, King/20, King/21, King/23, King/25, King/26   |
| Commercial Zone               | King/15, King/16, King/18   |
| Community Zone                | King/18, King/21  |
| Conservation Zone             | King/2, King/3, King/4, King/5, King/6  |
| Deferred Urban Zone           | King/17, King/18, King/20, King/21  |
| District Town Centre Zone     | King/15, King/18  |
| Industry Zone                 | King/15, King/16, King/25   |
| Light Industry Zone           | King/15, King/16, King/18, King/19  |
| Local Centre Zone             | King/20, King/25  |
| Primary Production Zone       | King/1, King/2, King/3, King/4, King/5, King/6, King/7, King/8, King/9, King/10, King/11, King/12, King/13, King/14, King/15, King/16, King/18, King/19, King/21, King/22, King/23, King/24 |
| Residential Zone              | King/15, King/16, King/17, King/18, King/20, King/21, King/23, King/25  |
| Residential (Marina) Zone     | King/25, King/26  |
| Rural Living Zone             | King/10, King/12, King/14, King/15, King/16, King/18, King/20, King/21, King/23, King/24, King/25   |

## Policy Area Maps

| Policy Area Name                                 | Map Numbers   |
|--|---|
| Highway Policy Area 1                            | King/15, King/16  |
| Township Fringe Policy Area 3                    | King/14, King/15, King/16, King/18, King/19, King/21, King/22                   |
| Gall Park Policy Area 4                          | King/15, King/18  |
| Maria Creek Policy Area 5                        | King/15   |
| Marine Parade Policy Area 6                      | King/17, King/18, King/20, King/21, King/23                                     |
| Rosetown Policy Area 7                           | King/15   |
| Rural Living Policy Area 8                       | King/10, King/14, King/15, King/16, King/18, King/21, King/24, King/25, King/26 |
| Service Infrastructure Policy Area 9             | King/10 King/26   |
| Marina Centre Policy Area 10                     | King/10, King/26  |
| Commerce Industry Policy Area 11                 | King/10, King/26  |
| Tourist Accommodation Policy Area 12             | King/25, King/26  |
| Residential Tourist Accommodation Policy Area 13 | King/10, King/25  |
| Residential Golf Course Policy Area 14           | King/17, King/18, King/1  |

## Precinct Maps

| Precinct Name        | Map Numbers      |
|----------------------|------------------|
| 1 Bullocky Town Road | King/15, King/16 |

## Overlay Maps

| Issue                   | Map Numbers  |
|-------------------------|--|
| Location                | King/1, King/2, King/3, King/4, King/5, King/6, King/7, King/8, King/9, King/10, King/11, King/12, King/13, King/14, King/15, King/16, King/17, King/18, King/19, King/20, King/21, King/22, King/23, King/24, King/25 |
| Transport               | King/1, King/2, King/3, King/4, King/5, King/6, King/7, King/8, King/9, King/11, King/12, King/14, King/15, King/16, King/18, King/19, King/21, King/24  |
| Development Constraints | King/1, King/2, King/3, King/4, King/5, King/15  |
| Heritage                | King/1, King/2, King/3, King/7, King/8, King/10, King/12, King/13, King/15, King/18, King/25   |
| Natural Resources       | King/1, King/2, King/3, King/4, King/5, King/6, King/11, King/15, King/23  |

## Bushfire Protection Overlay Maps

| Bushfire Map Type                   | BPA Map Numbers   |
|-------------------------------------|---|
| Bushfire Protection - Bushfire Risk | King/1, King/2, King/3, King/4, King/5, King/6, King/7, King/8, King/9, King/10, King/11, King/12, King/13, King/14, King/15, King/16, King/17, King/18 |

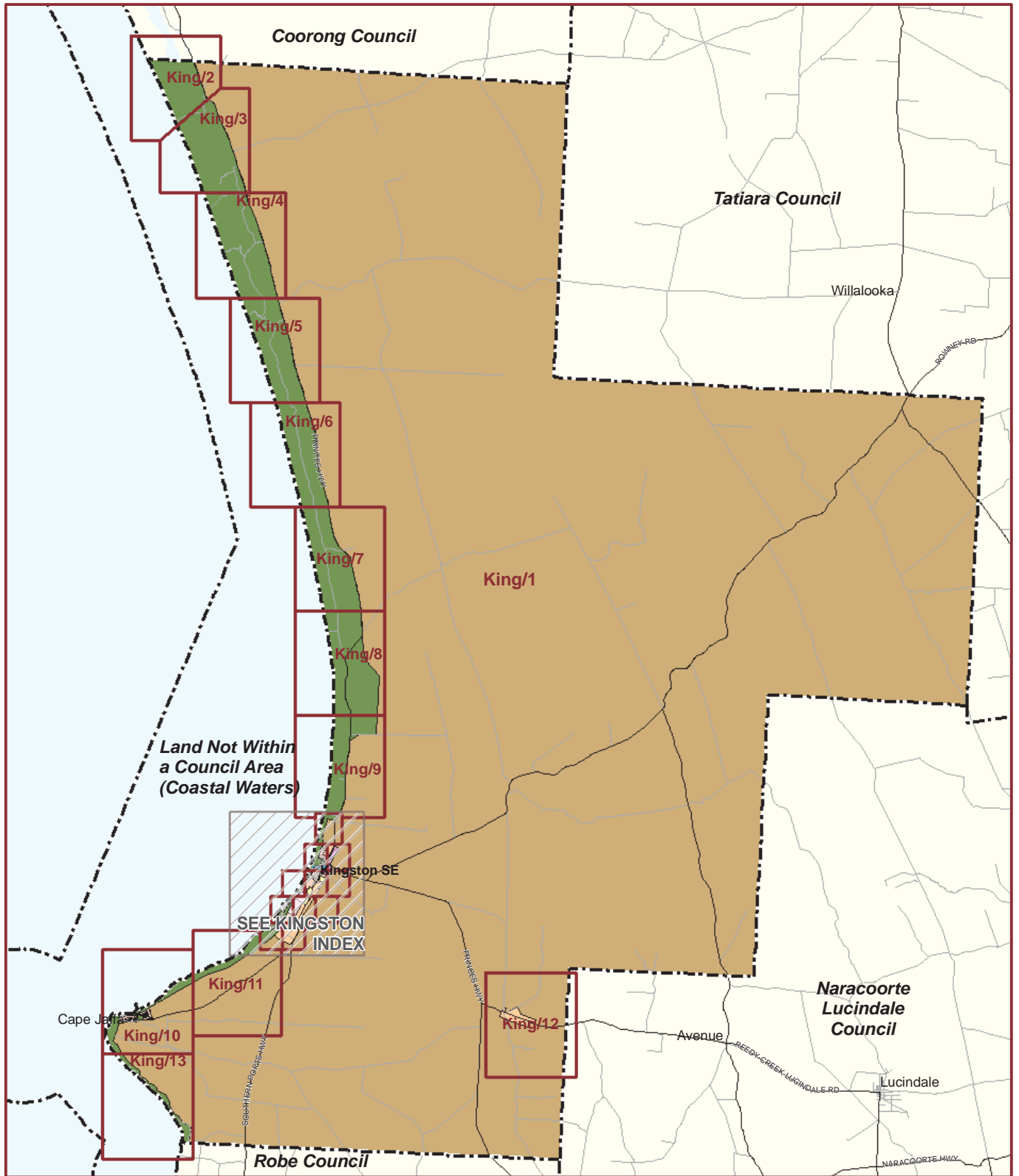
## Concept Plan Maps

| Concept Plan Map Title                 | Map Numbers             |
|--|-------------------------|
| Commercial                             | Concept Plan Map King/1 |
| Coastal Open Space                     | Concept Plan Map King/2 |
| Industry                               | Concept Plan Map King/3 |
| Residential Golf Course & Rural Living | Concept Plan Map King/4 |



# Spatial Extent Maps



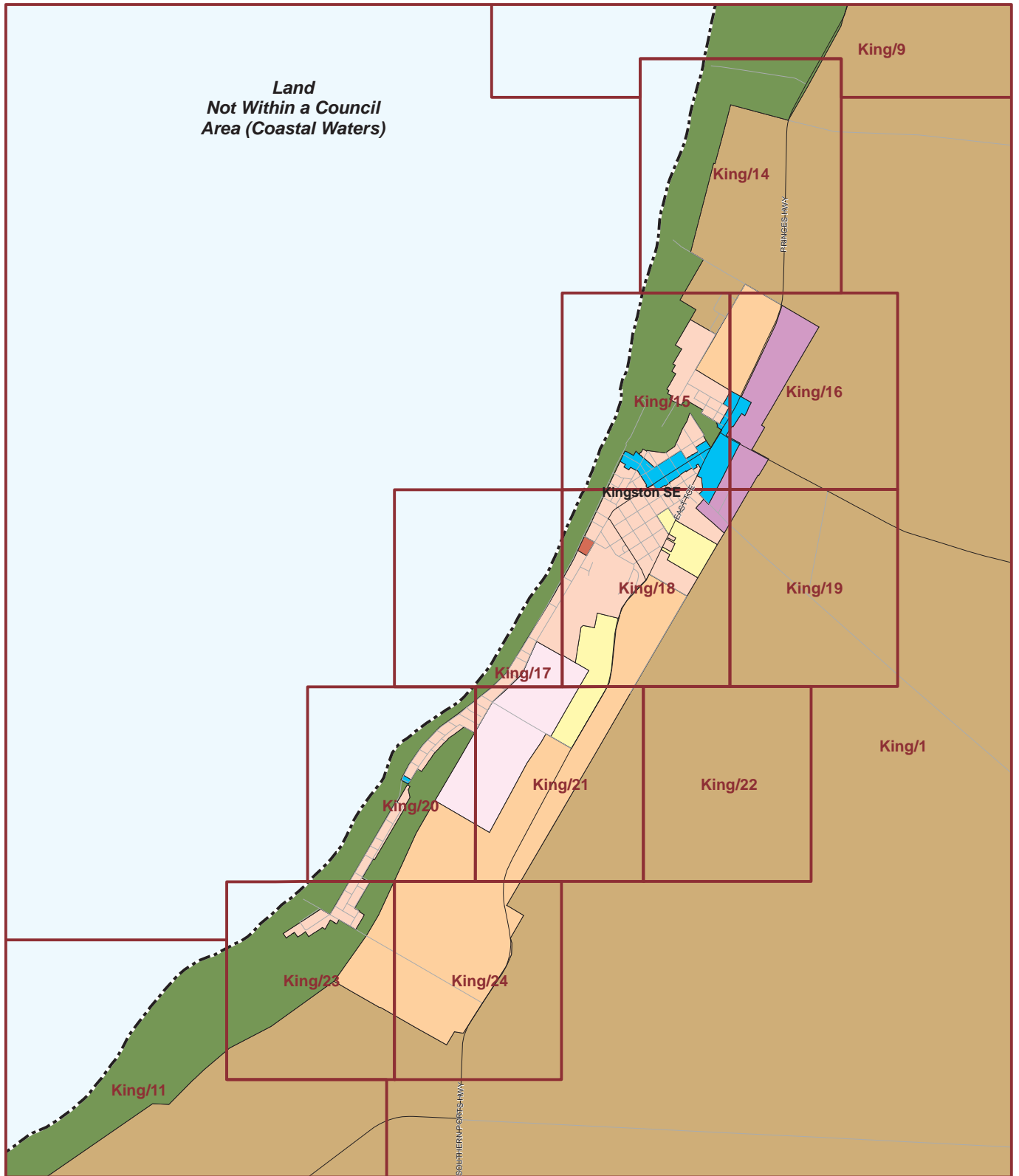


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps King/1 to Map King/26 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.



# Council Index Map

 Enlargement Index



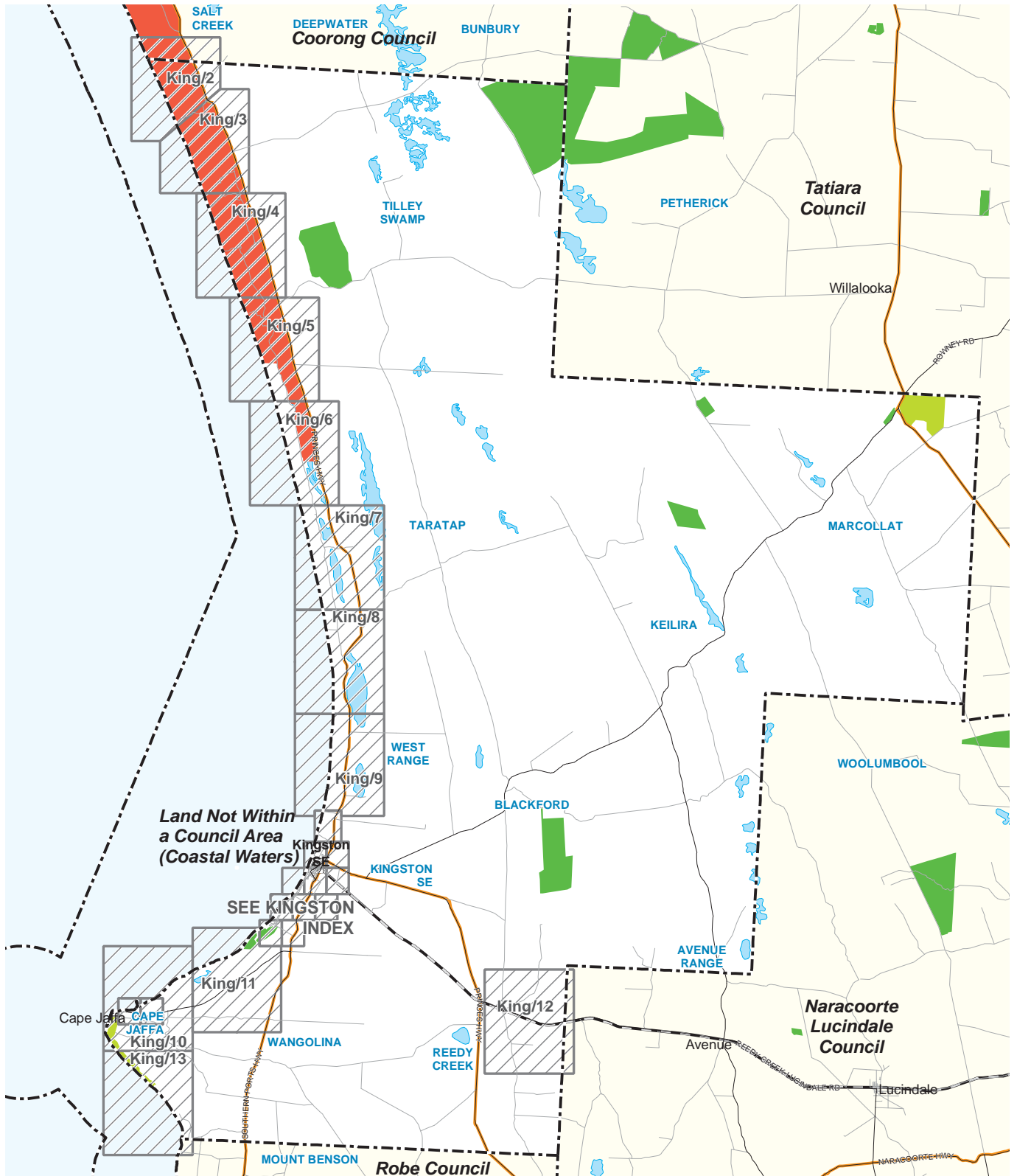
For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps King/1 to Map King/26 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the measurements shown on the said maps against which the said zone/policy area/precinct boundaries are shown or otherwise indicated.











# KINGSTON

# Enlargement Index Map

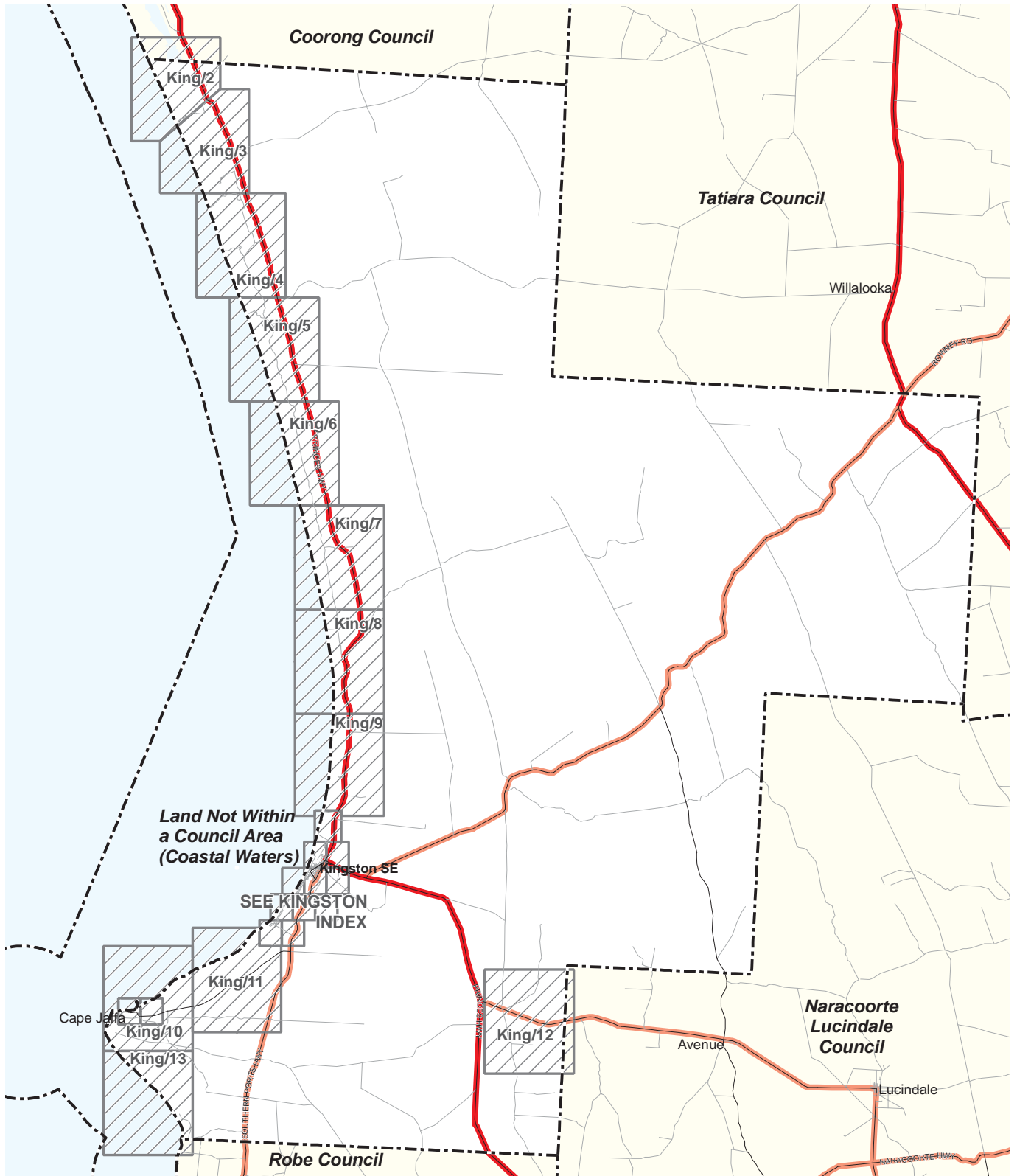




-  Council Office
-  Railways
-  Tourist Routes
-  National Park
-  Conservation Park
-  Conservation Reserve
-  Waterbodies
-  Development Plan Boundary



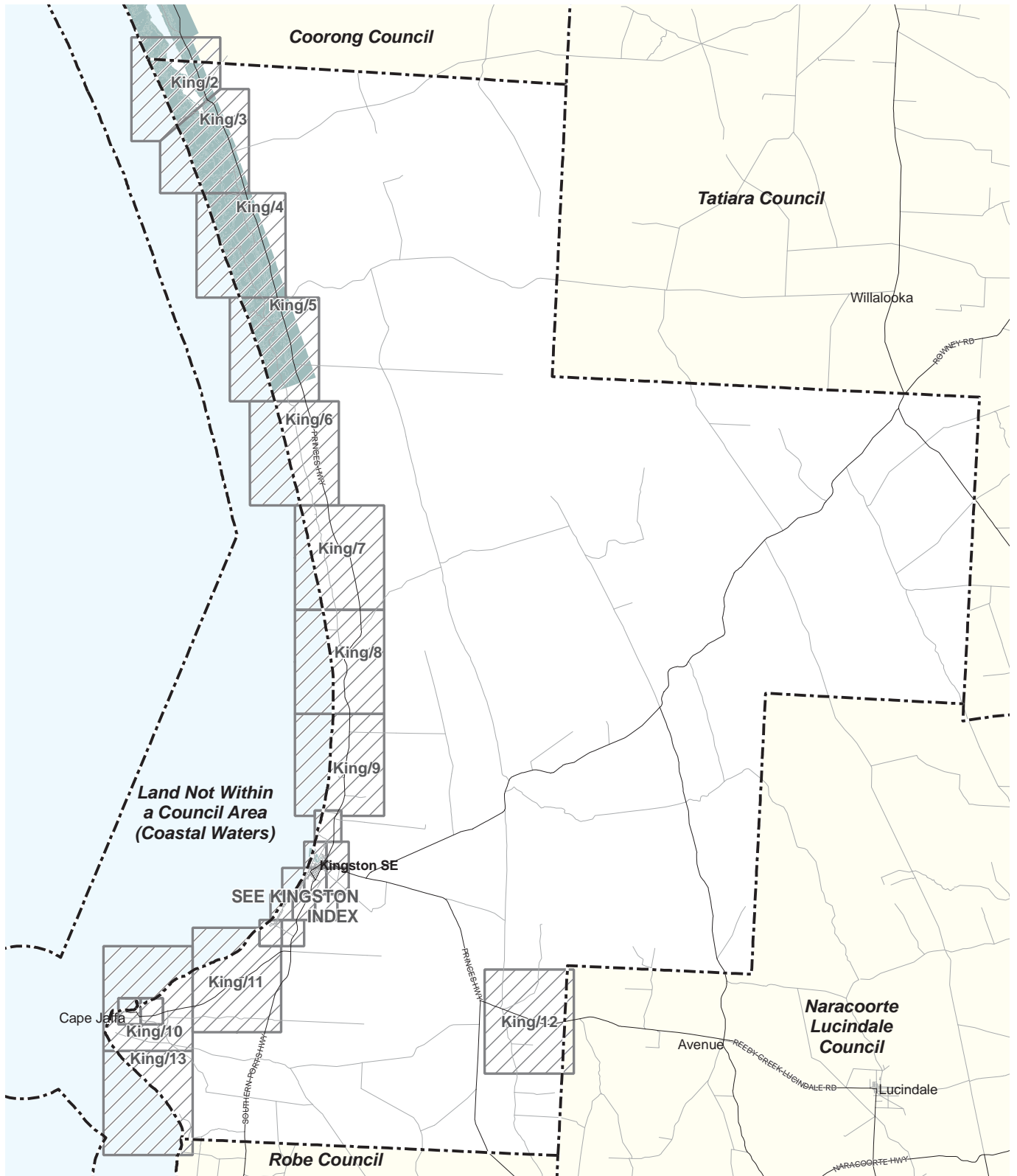
# Location Map King/1



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

# Overlay Map King/1

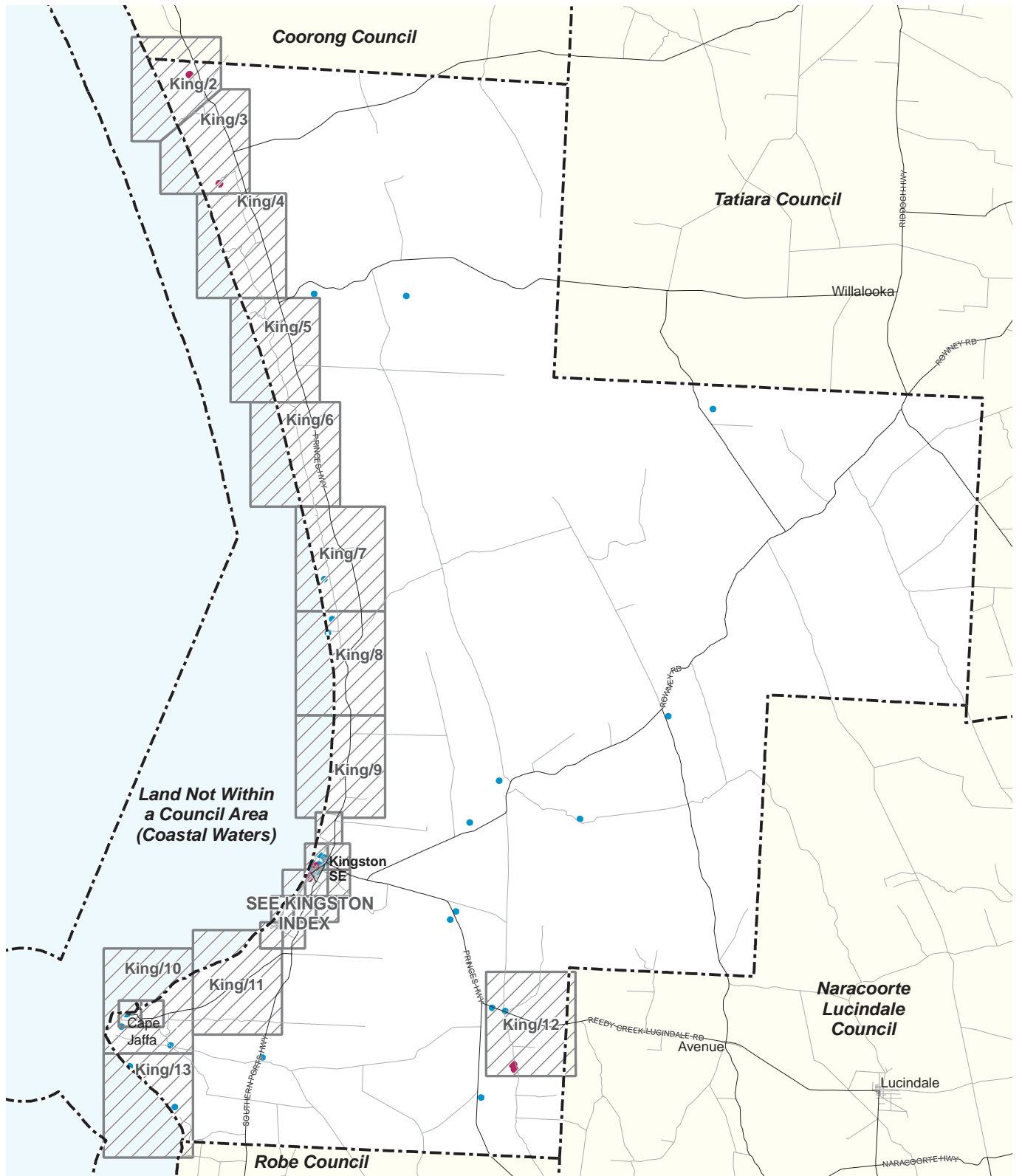
## TRANSPORT



# Overlay Map King/1

## DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary



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

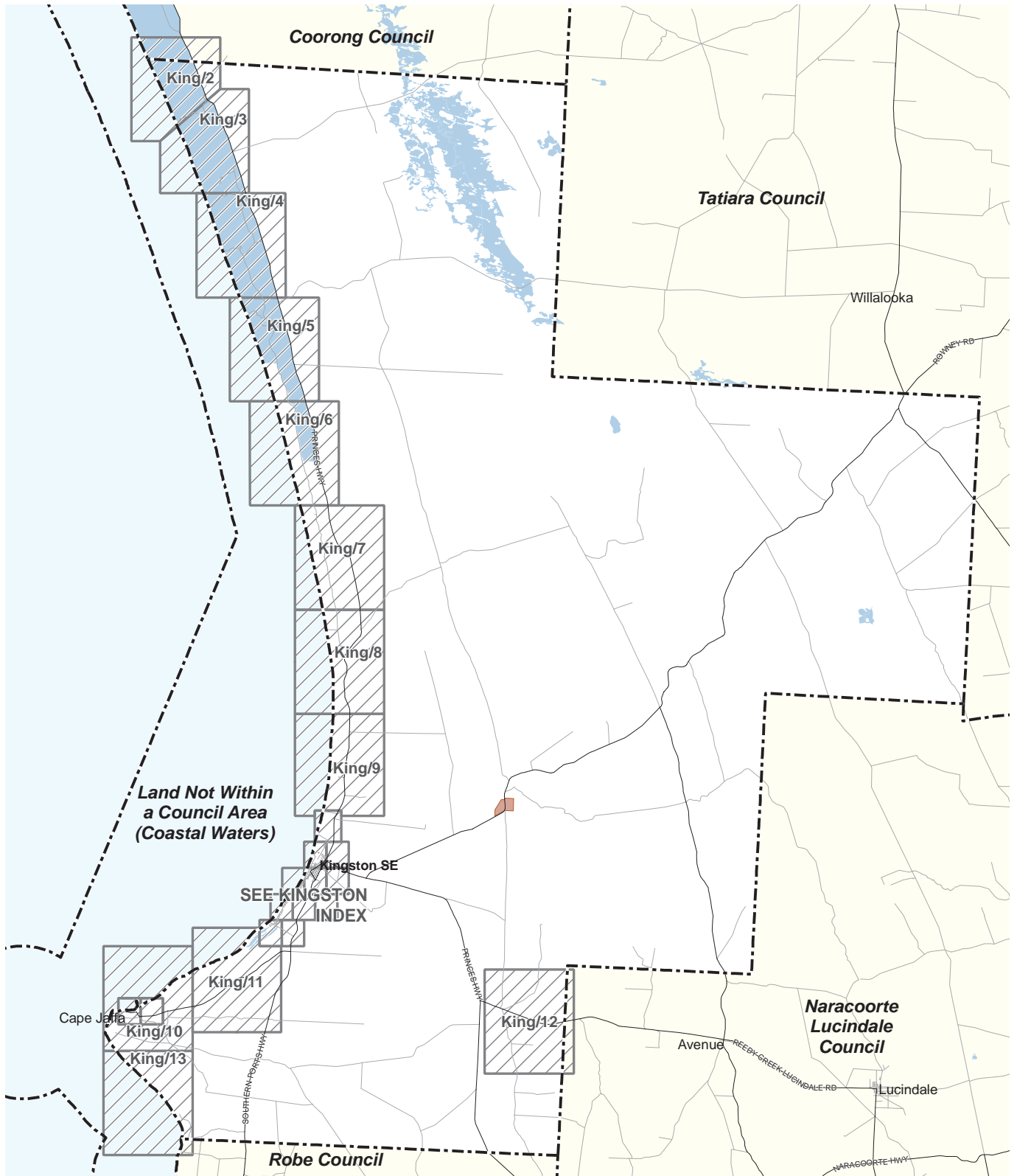


- Local heritage place
- State heritage place
- Development Plan Boundary

# Overlay Map King/1

## HERITAGE

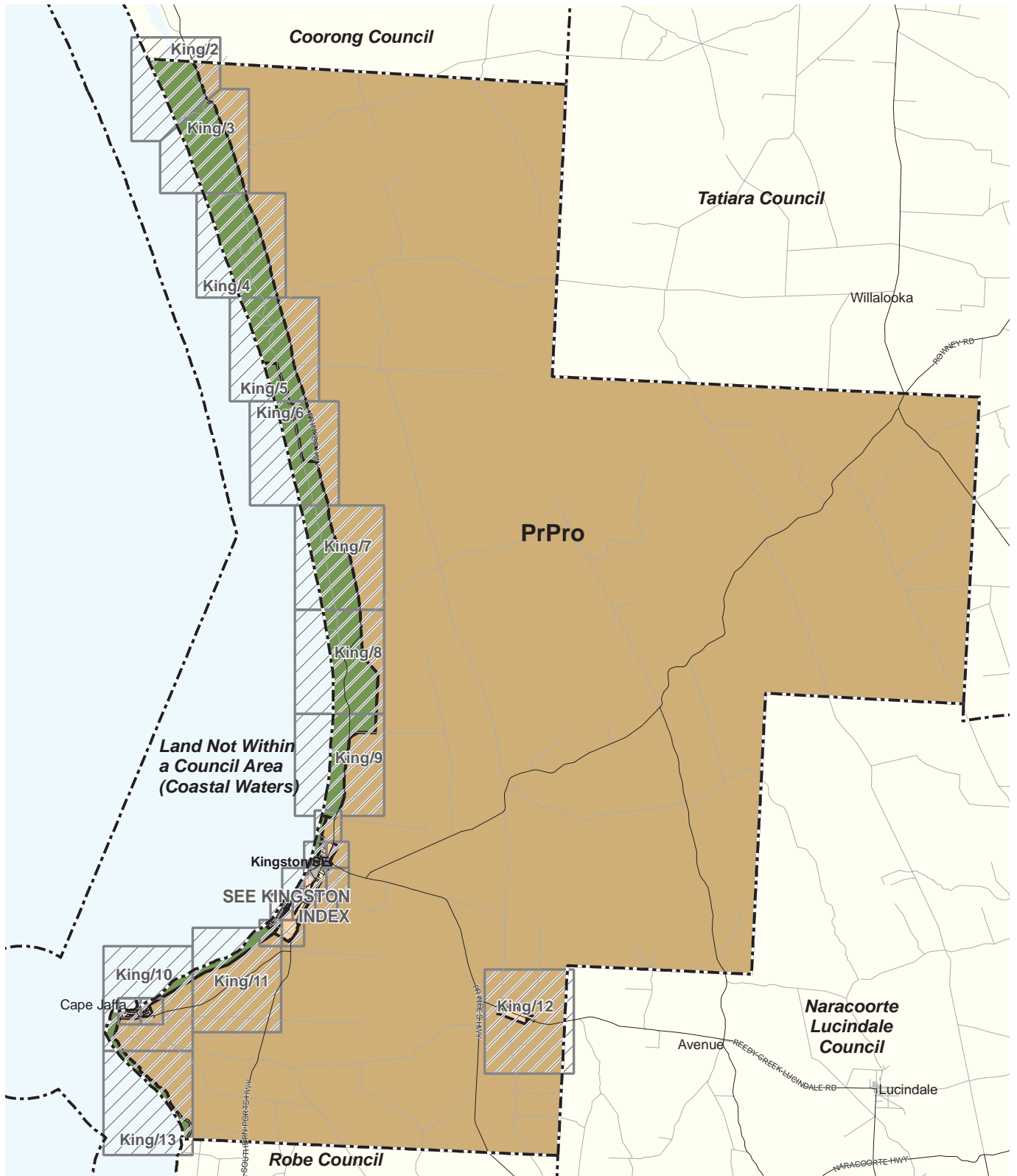
KINGSTON DISTRICT COUNCIL  
 Consolidated - 13 December 2012



- Wetlands of National Importance
- Aboriginal Lands
- Development Plan Boundary

# Overlay Map King/1

## NATURAL RESOURCES



See enlargement map for accurate representation.



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

# Zone Map King/1

MAP King/1 Adjoins

SALT CREEK

Coorong Council

MAP King/1 Adjoins

Coorong NP

The Coorong

TILLEY SWAMP

COORONG

Land Not Within a Council Area (Coastal Waters)

SEE MAP King/3

MAP King/3 Adjoins





MAP King/1 Adjoins

MAP King/3 Adjoins

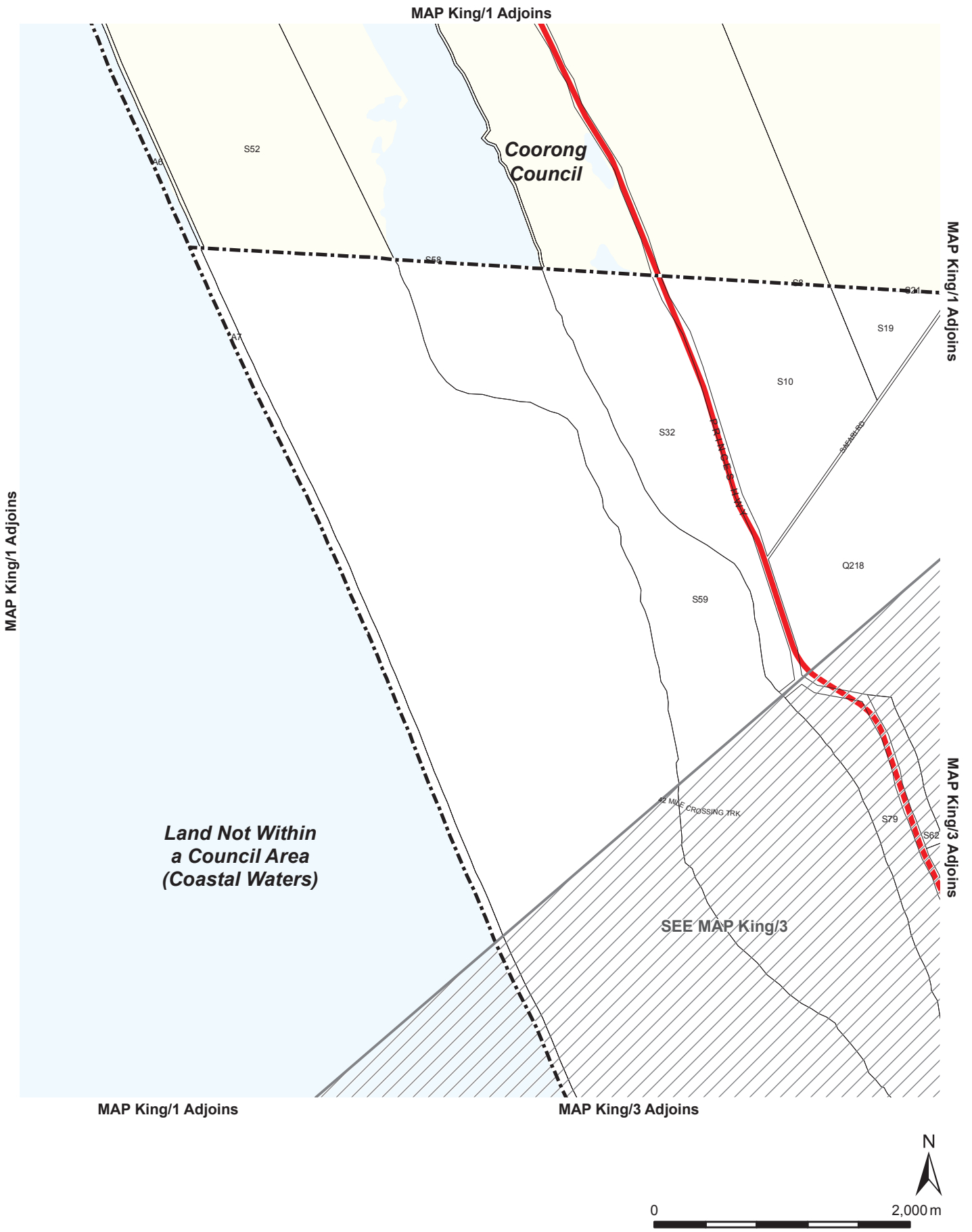


0 2,000 m

# Location Map King/2

-  Tourist Routes
-  National Park
-  Waterbodies
-  Development Plan Boundary





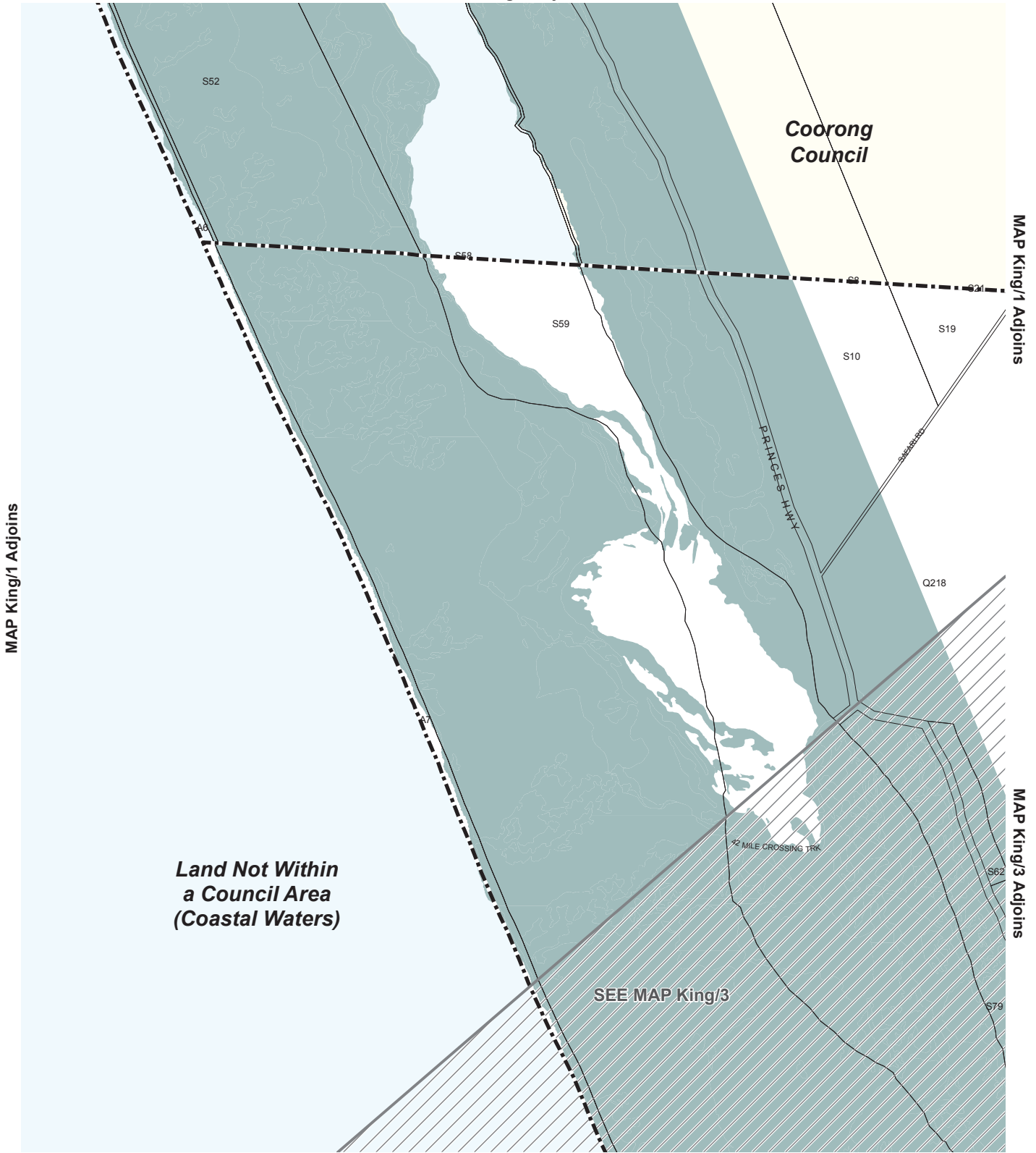
- Primary Arterial Roads
- Development Plan Boundary

# Overlay Map King/2 TRANSPORT

KINGSTON DISTRICT COUNCIL  
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MAP King/1 Adjoins



MAP King/1 Adjoins

MAP King/1 Adjoins

MAP King/3 Adjoins

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

SEE MAP King/3

MAP King/1 Adjoins

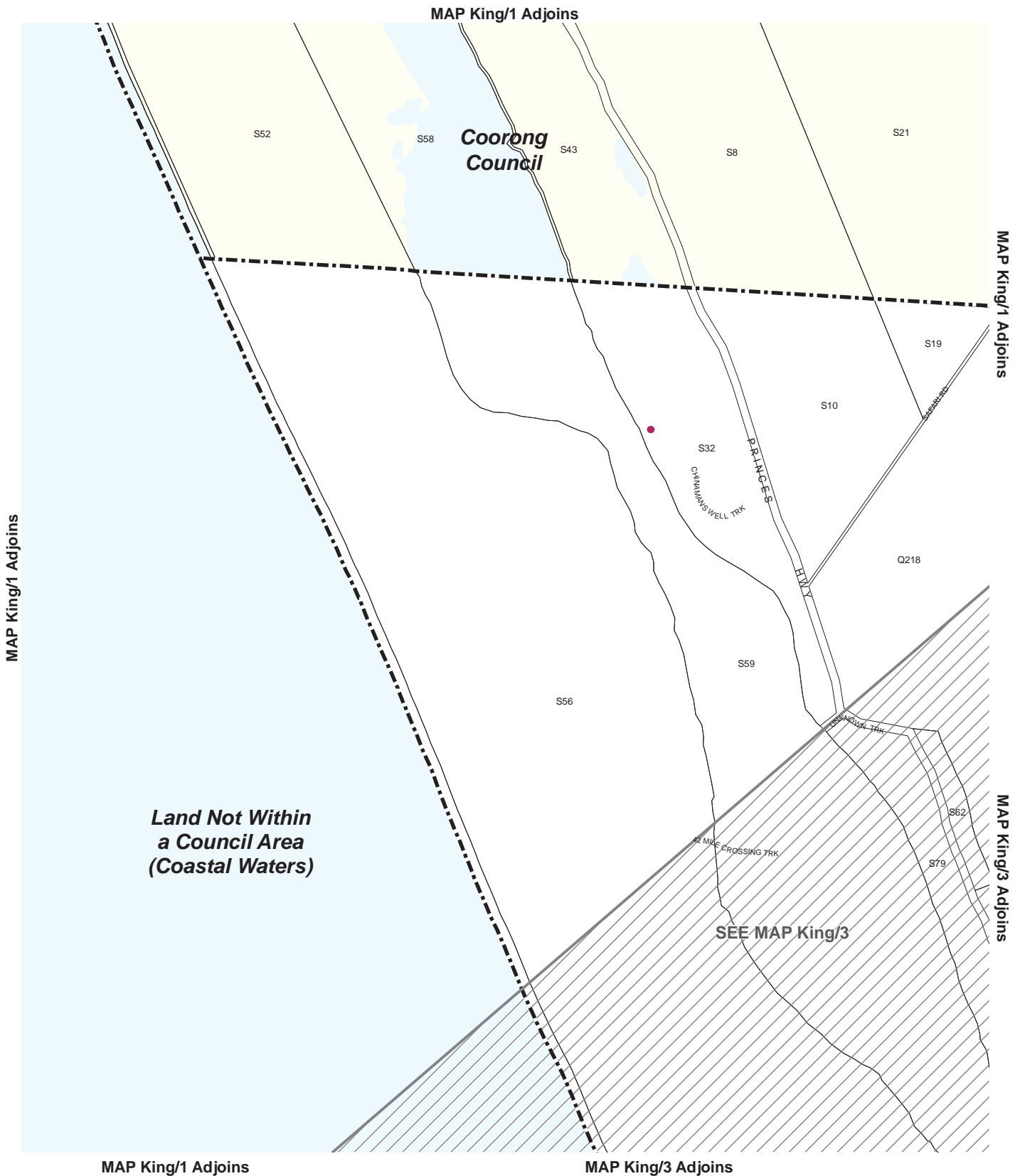
MAP King/3 Adjoins



0 2,000 m

# Overlay Map King/2 DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary



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

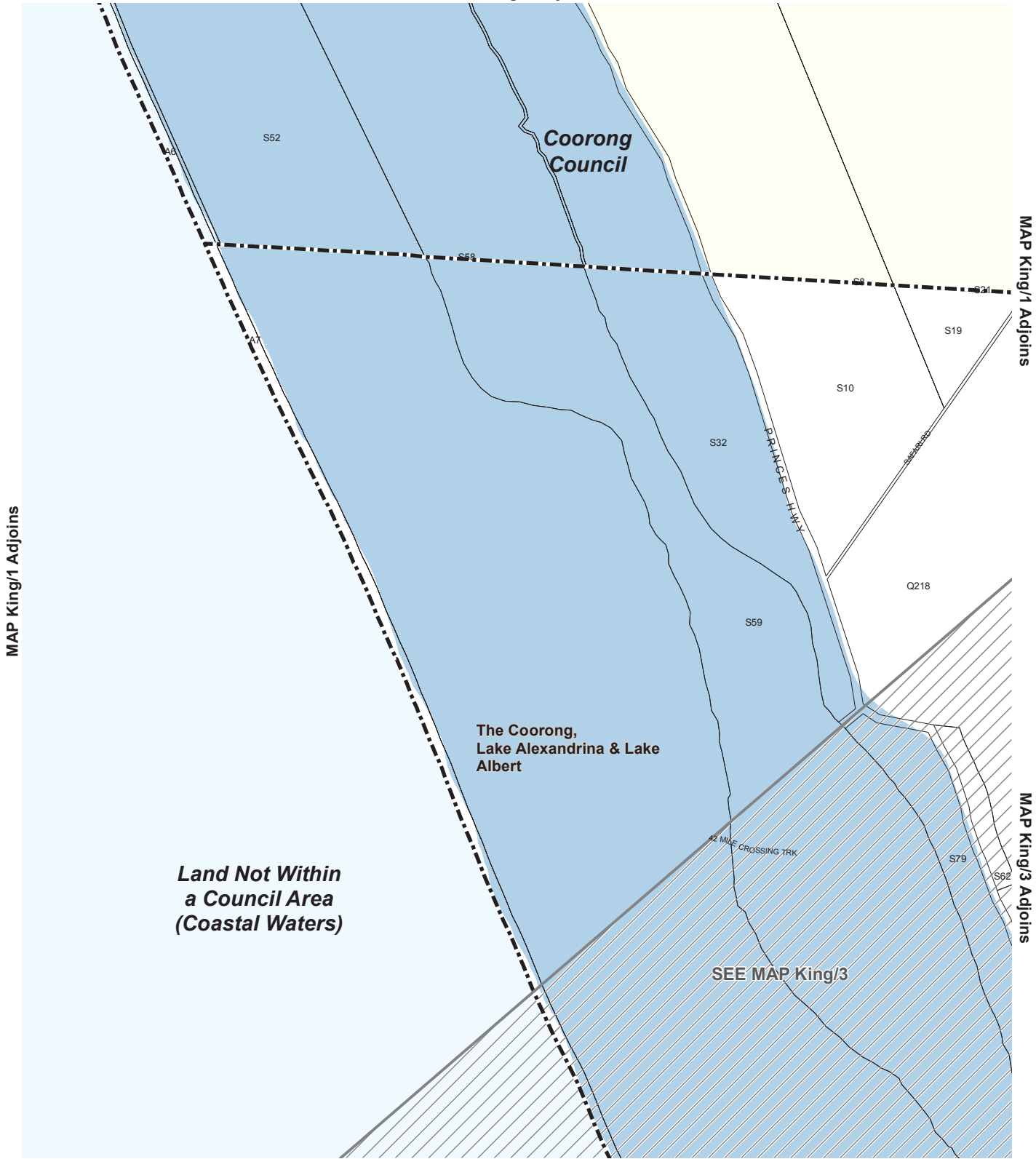


# Overlay Map King/2 HERITAGE

KINGSTON DISTRICT COUNCIL  
 Consolidated - 13 December 2012

- State heritage place
- Development Plan Boundary

MAP King/1 Adjoins



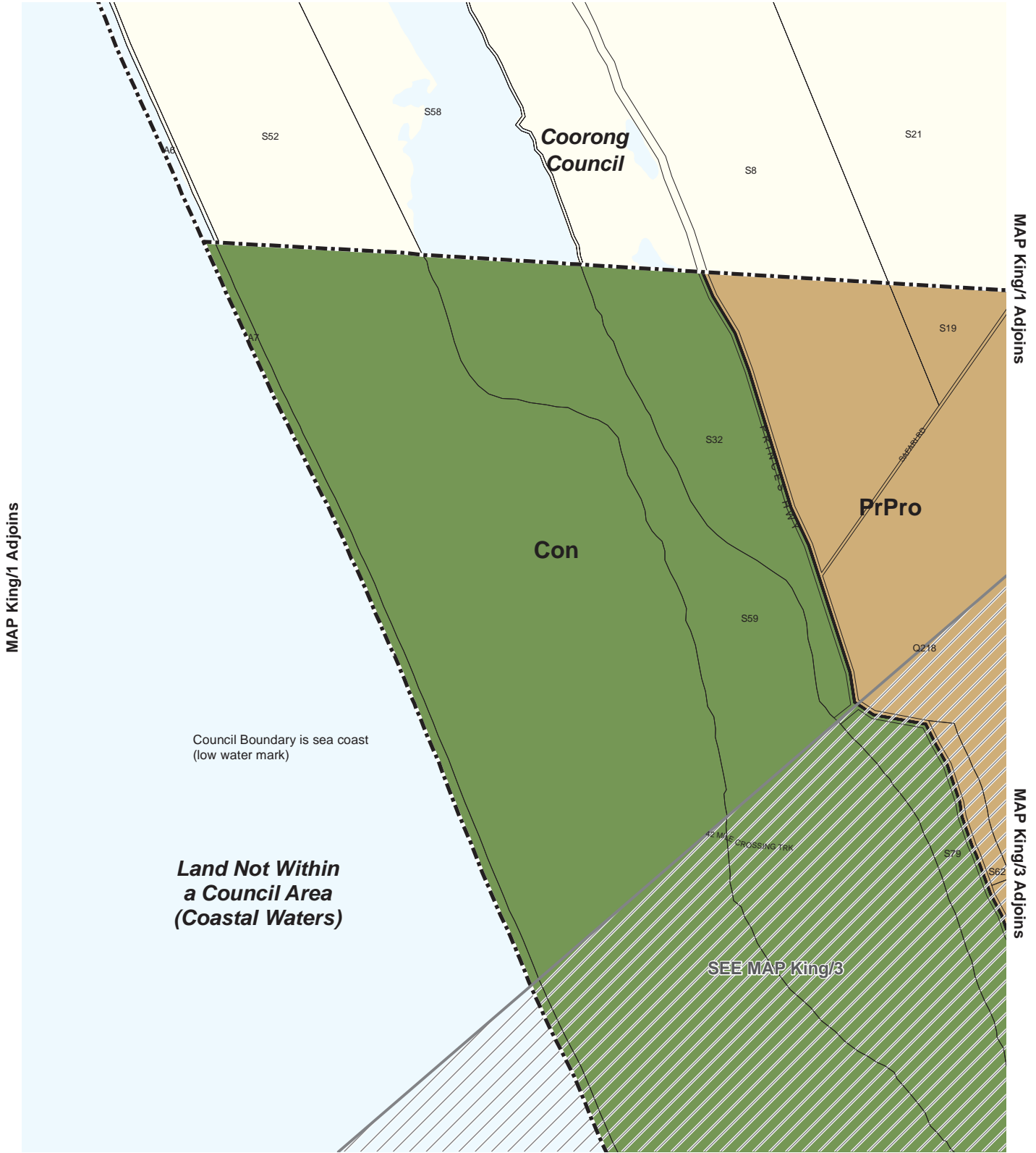
**Land Not Within  
a Council Area  
(Coastal Waters)**

# Overlay Map King/2 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



MAP King/1 Adjoins



Council Boundary is sea coast (low water mark)

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

SEE MAP King/3

MAP King/1 Adjoins

MAP King/3 Adjoins

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



**Zones**

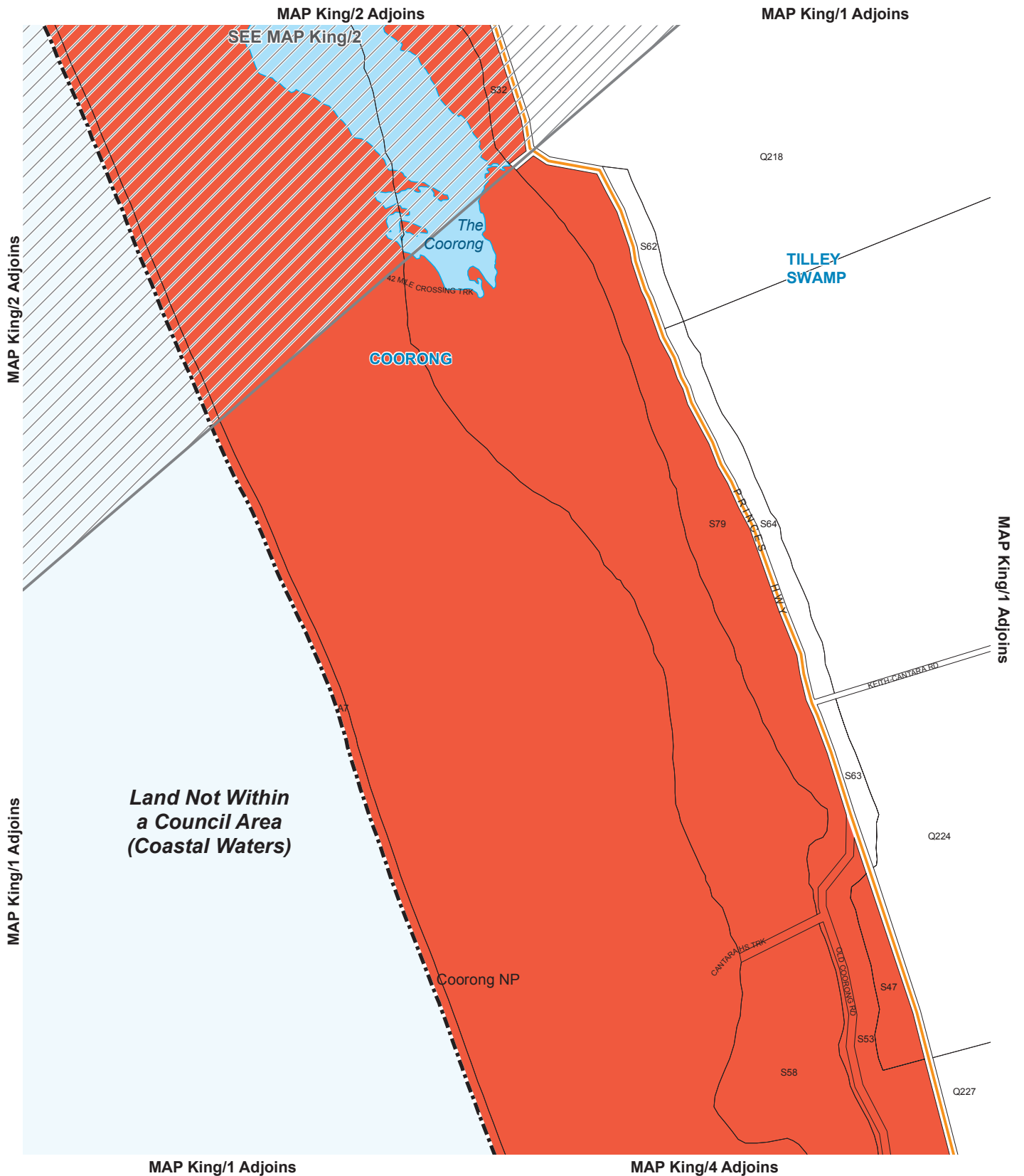
- Conservation
- Primary Production
- Zone Boundary





- Development Plan Boundary

# Zone Map King/2

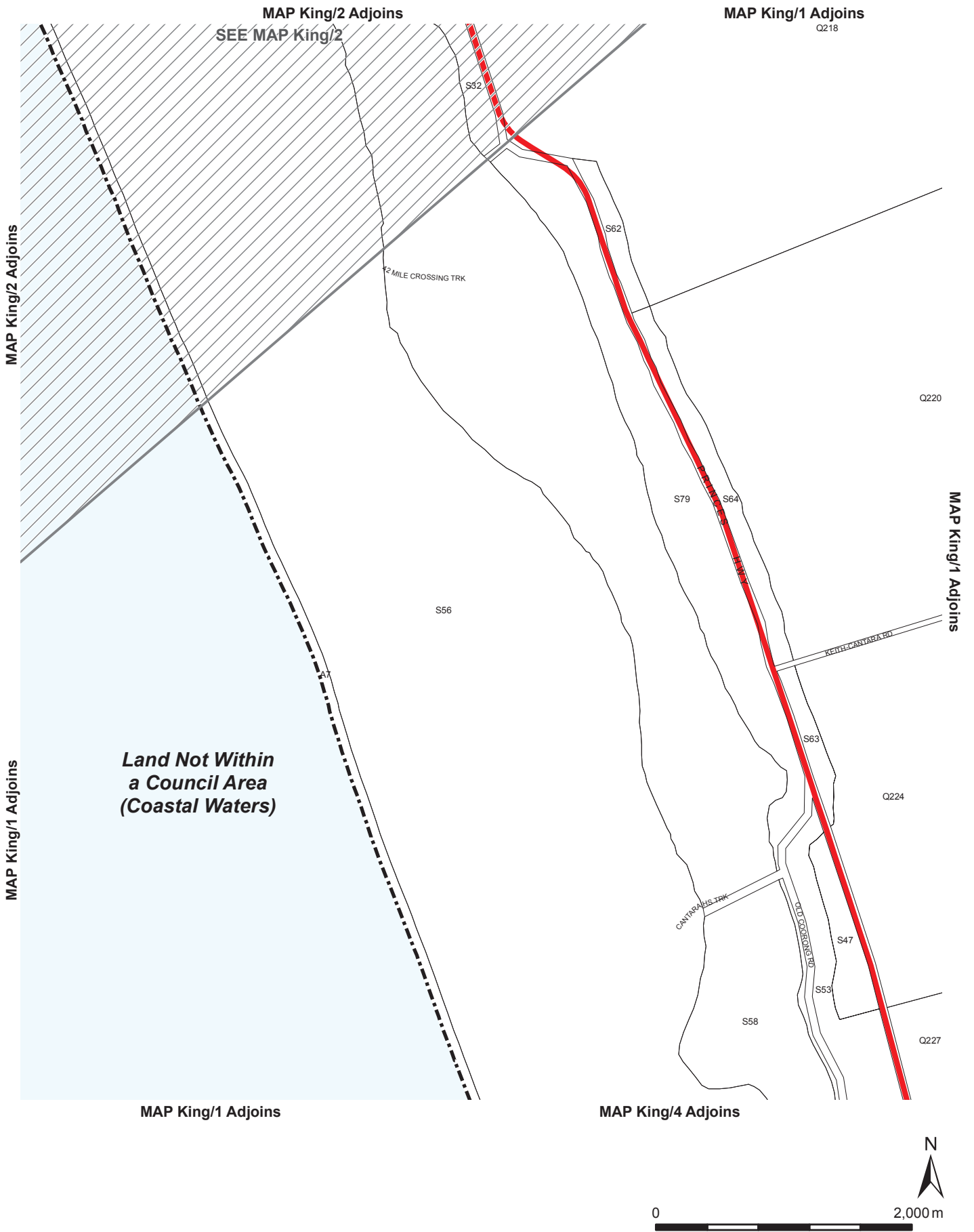
**KINGSTON DISTRICT COUNCIL**

Consolidated - 13 December 2012



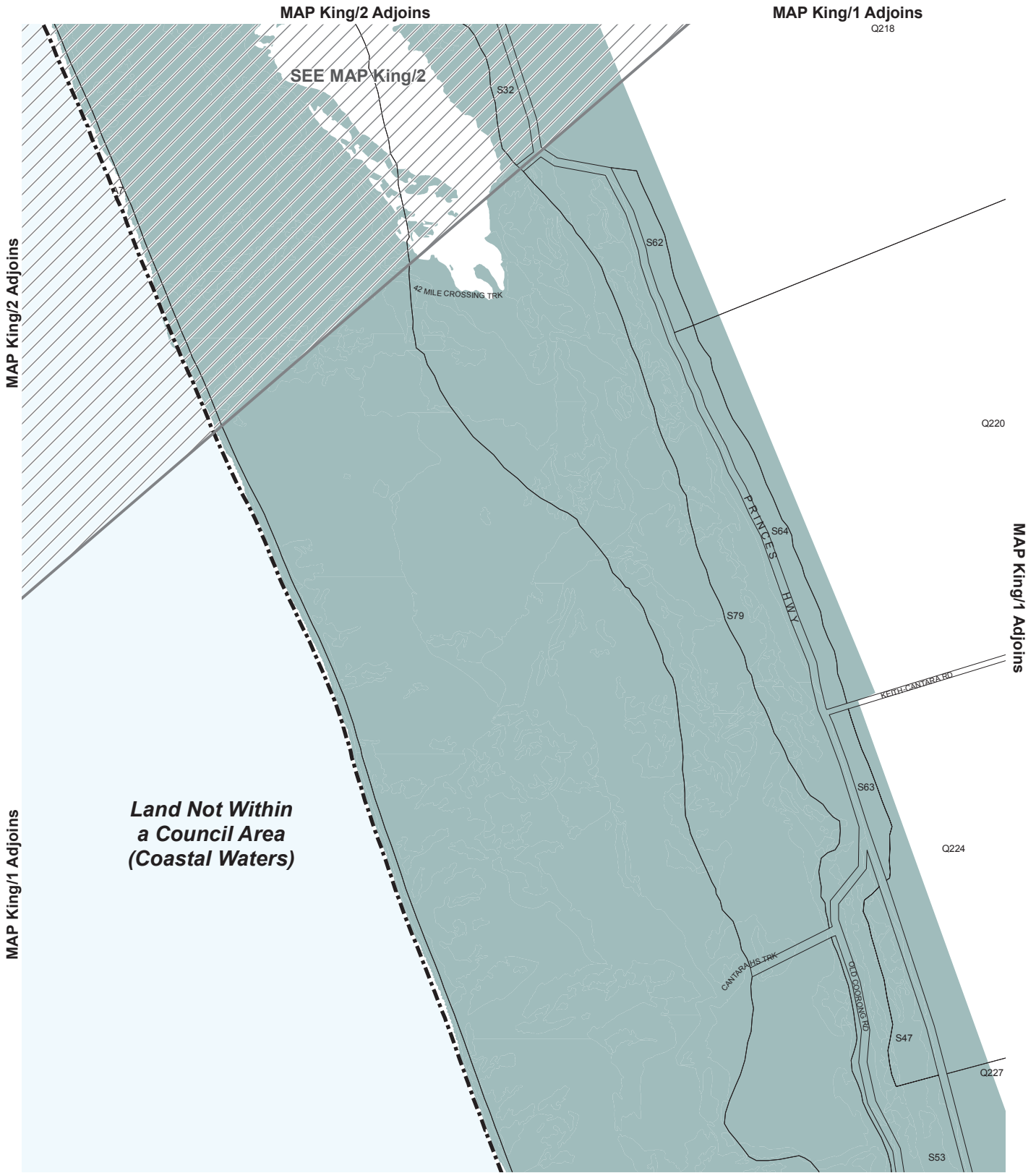
-  Tourist Routes
-  National Park
-  Waterbodies
-  Development Plan Boundary

# Location Map King/3



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

# Overlay Map King/3 TRANSPORT



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

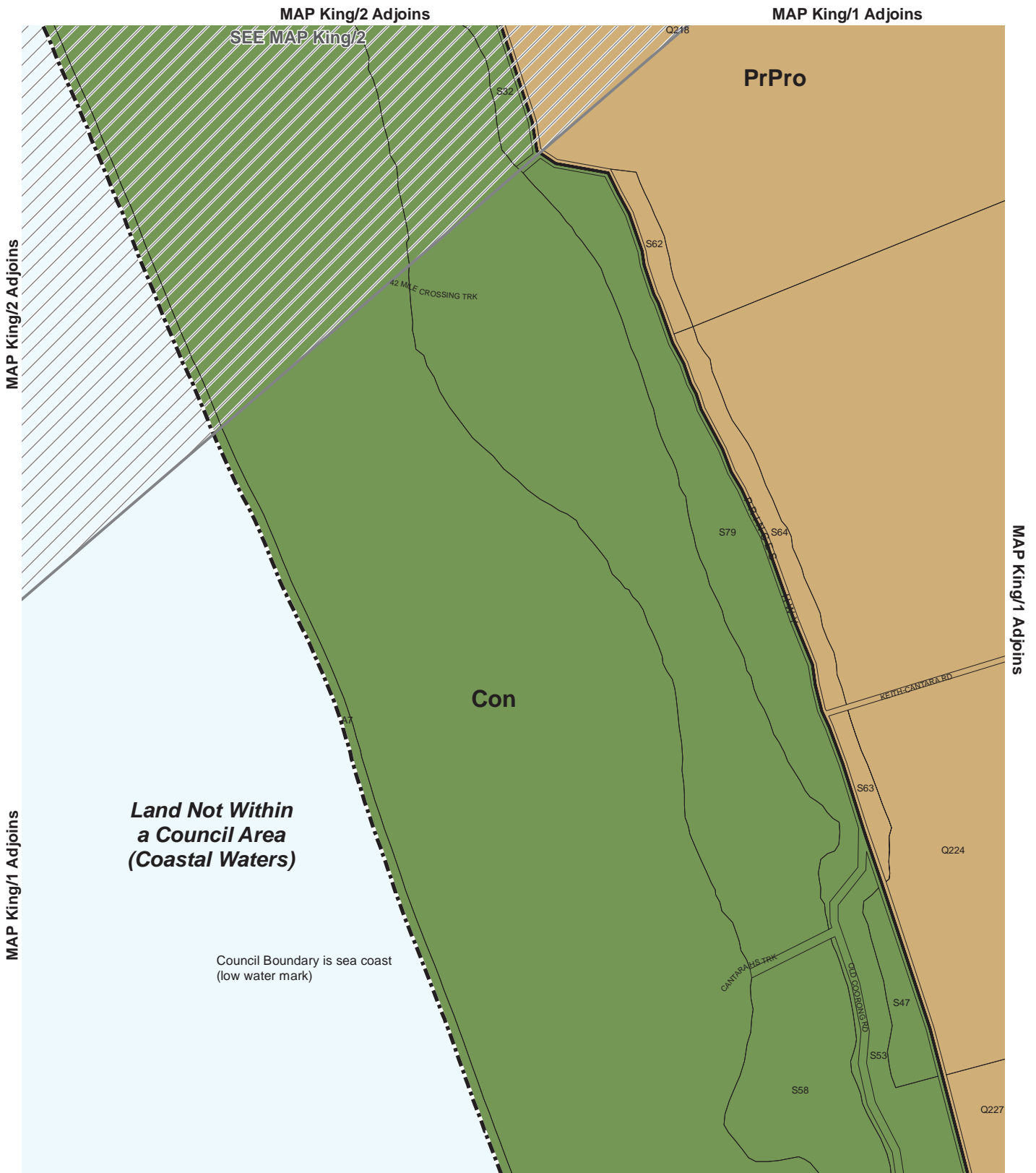
# Overlay Map King/3 DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary







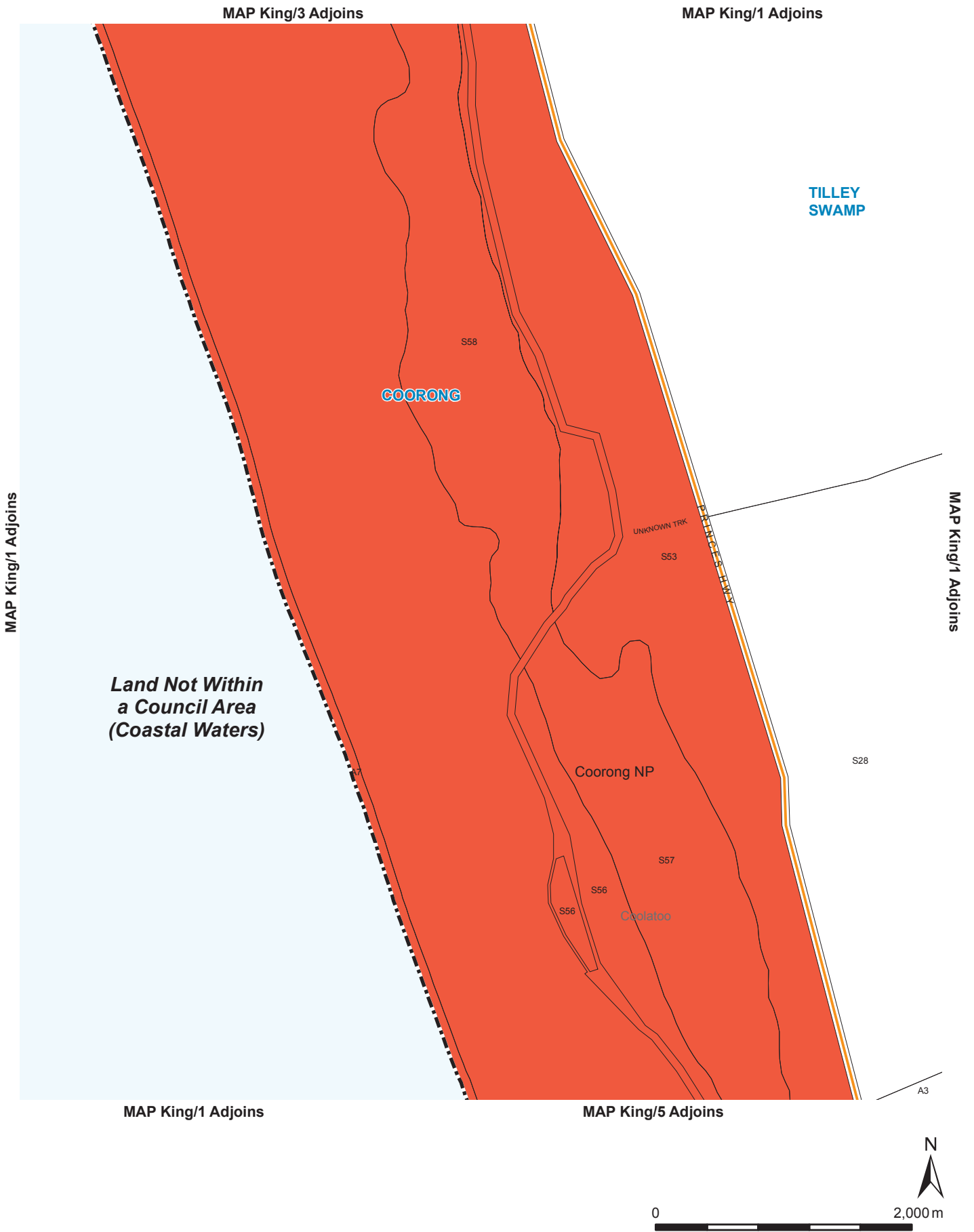





See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



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

# Zone Map King/3



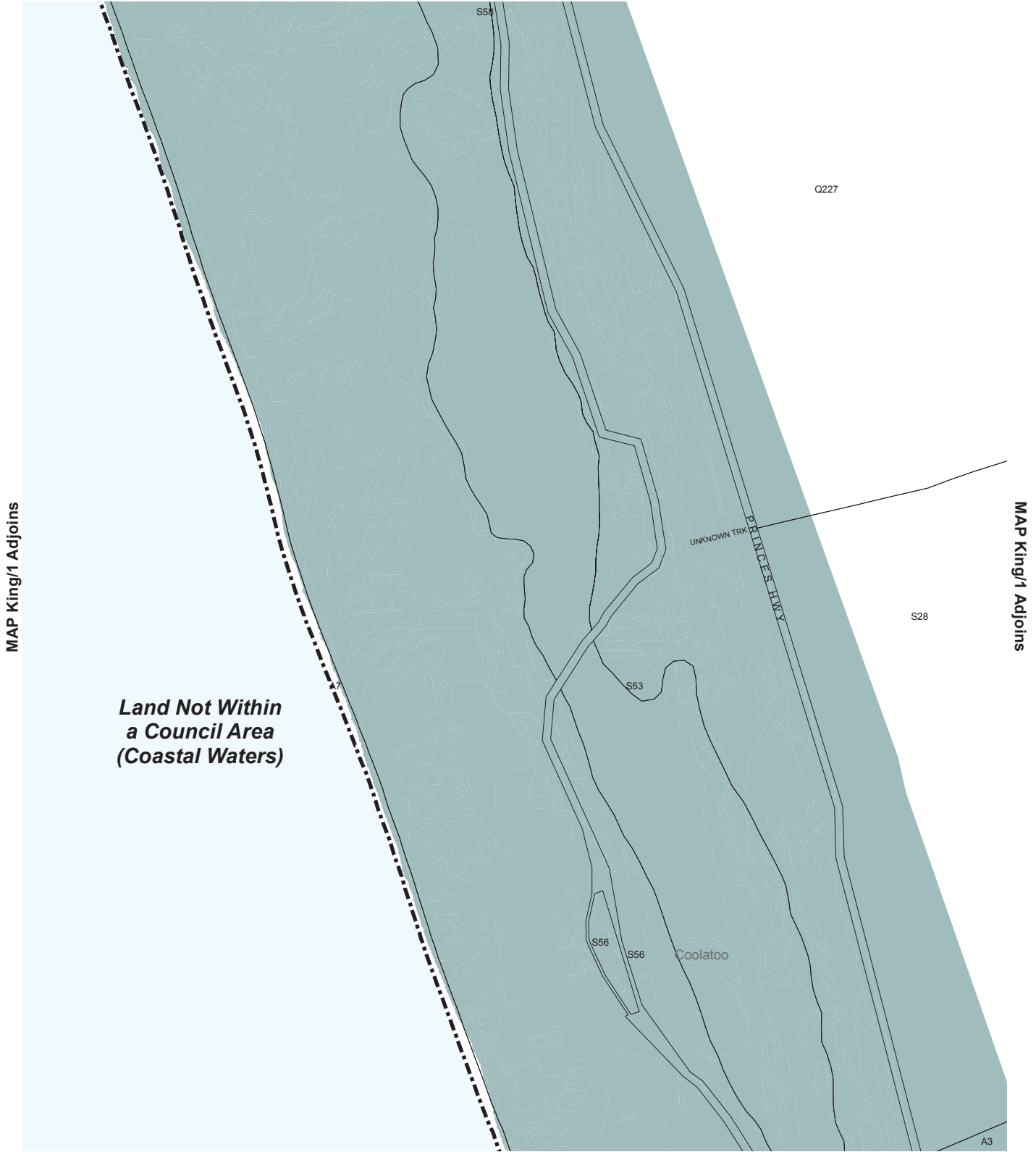
-  Tourist Routes
-  National Park
-  Development Plan Boundary

# Location Map King/4



MAP King/3 Adjoins

MAP King/1 Adjoins



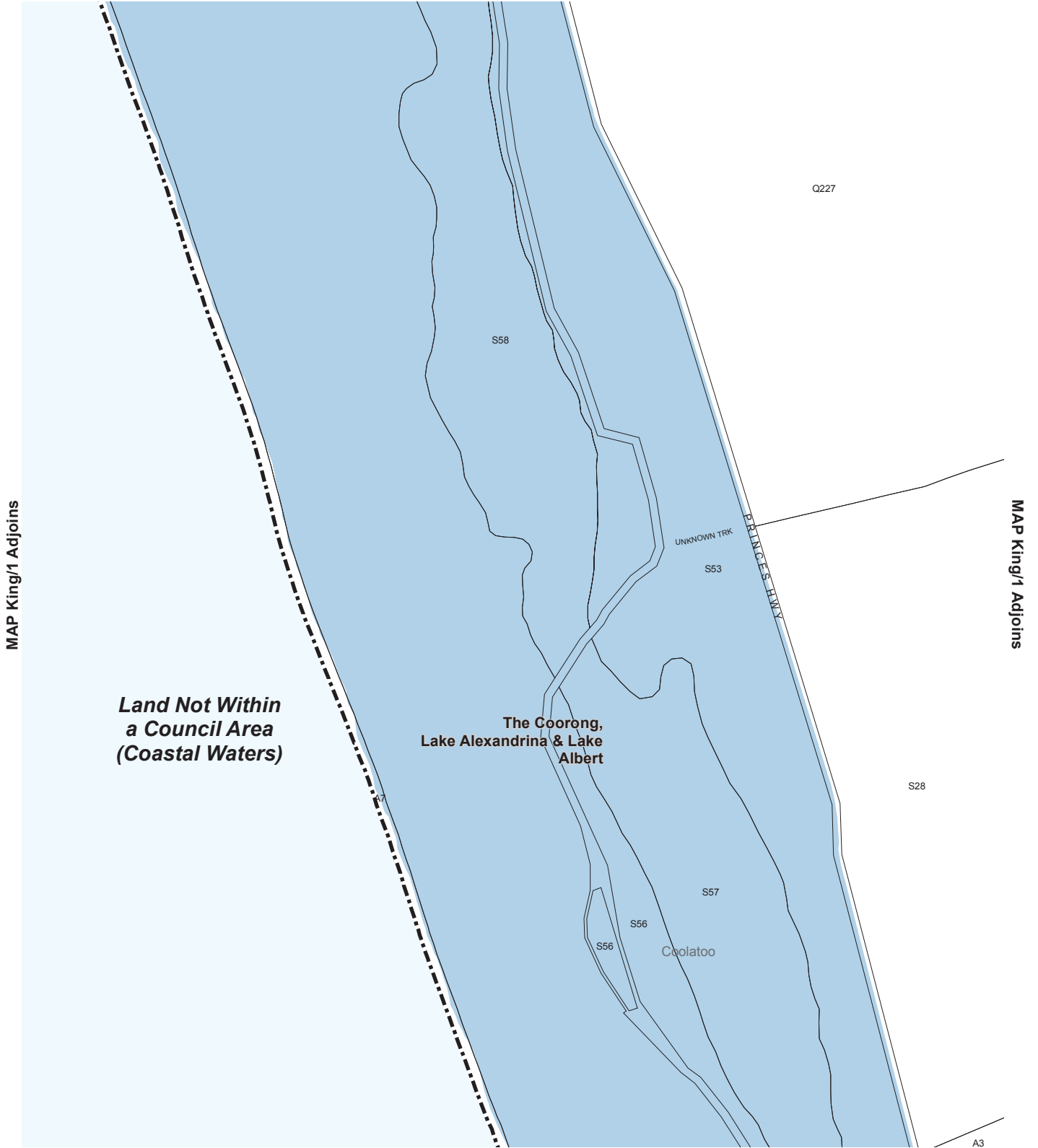
# Overlay Map King/4

## DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary

MAP King/3 Adjoins

MAP King/1 Adjoins



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

**The Coorong,  
Lake Alexandrina & Lake  
Albert**

UNKNOWN TRK

PRICES HWY

S53

S58

Q227

S28

S57

S56

Coolatoo

S56

A3

MAP King/1 Adjoins

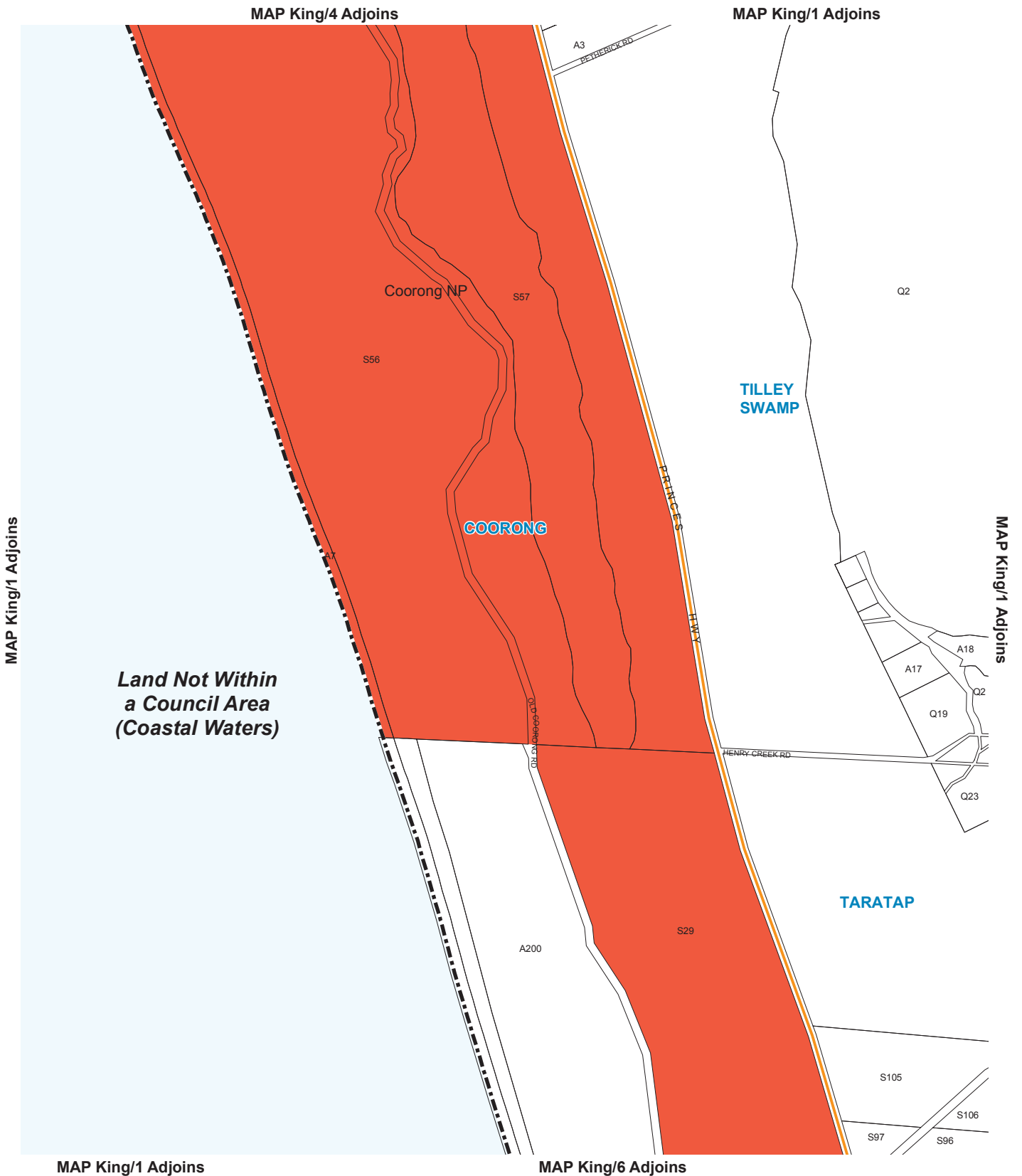
MAP King/5 Adjoins






# Overlay Map King/4 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary





# Location Map King/5

-  Tourist Routes
-  National Park
-  Development Plan Boundary





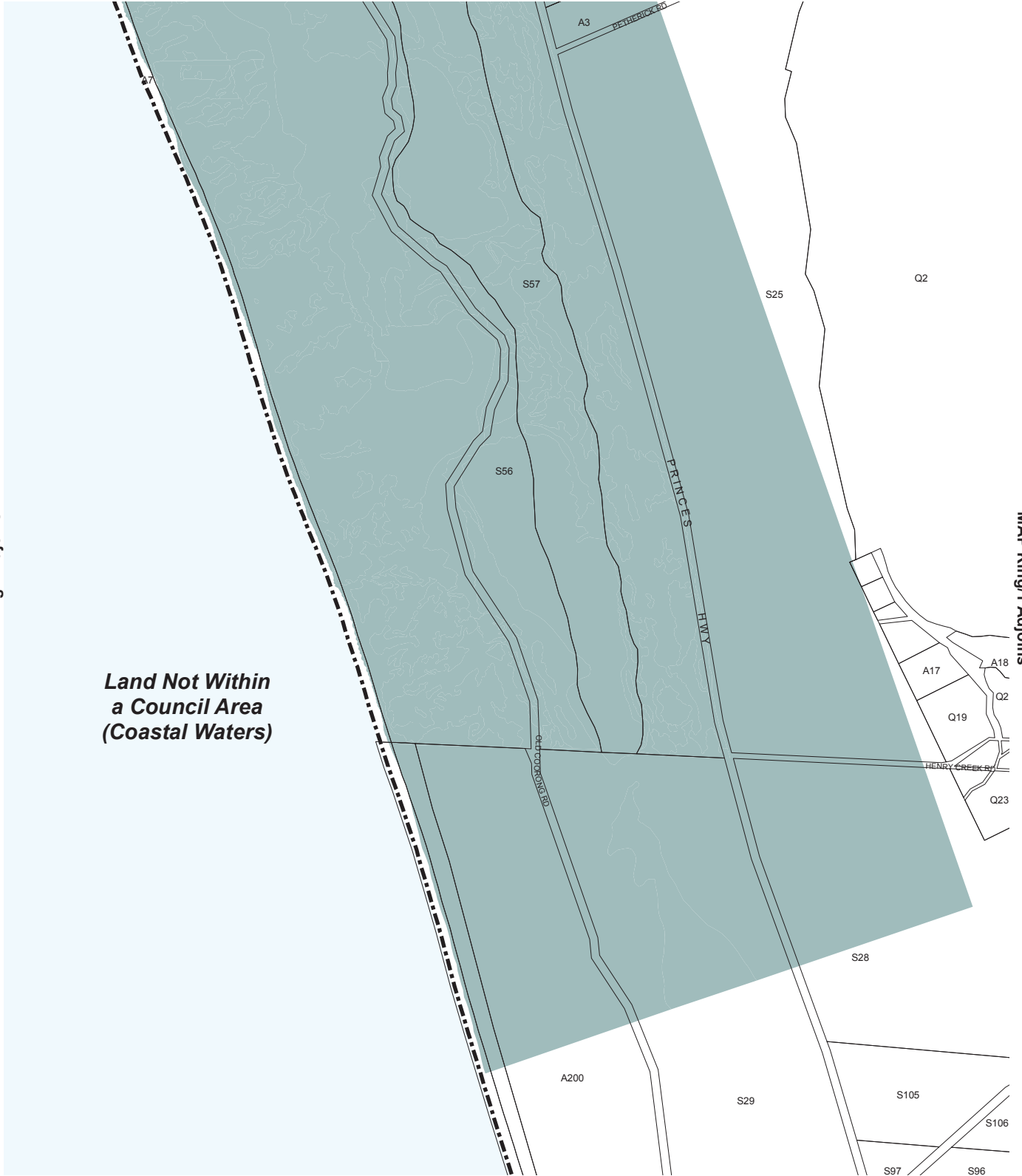
MAP King/4 Adjoins

MAP King/1 Adjoins

MAP King/1 Adjoins

MAP King/1 Adjoins

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



MAP King/1 Adjoins

MAP King/6 Adjoins



# Overlay Map King/5 DEVELOPMENT CONSTRAINTS

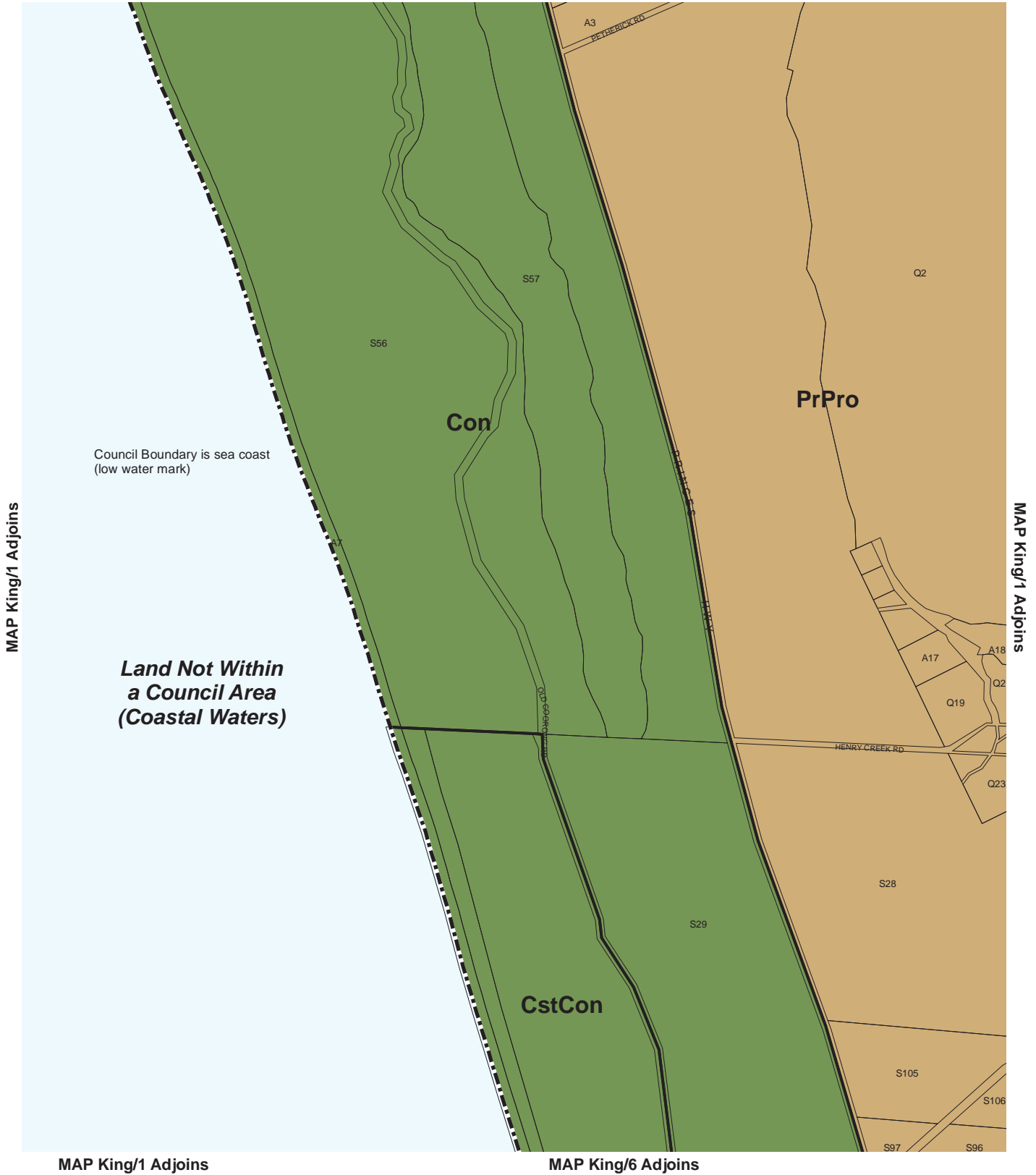
KINGSTON DISTRICT COUNCIL  
Consolidated - 13 December 2012

- Coastal Acid Sulfate Soils
- Development Plan Boundary



MAP King/4 Adjoins

MAP King/1 Adjoins



Council Boundary is sea coast (low water mark)

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

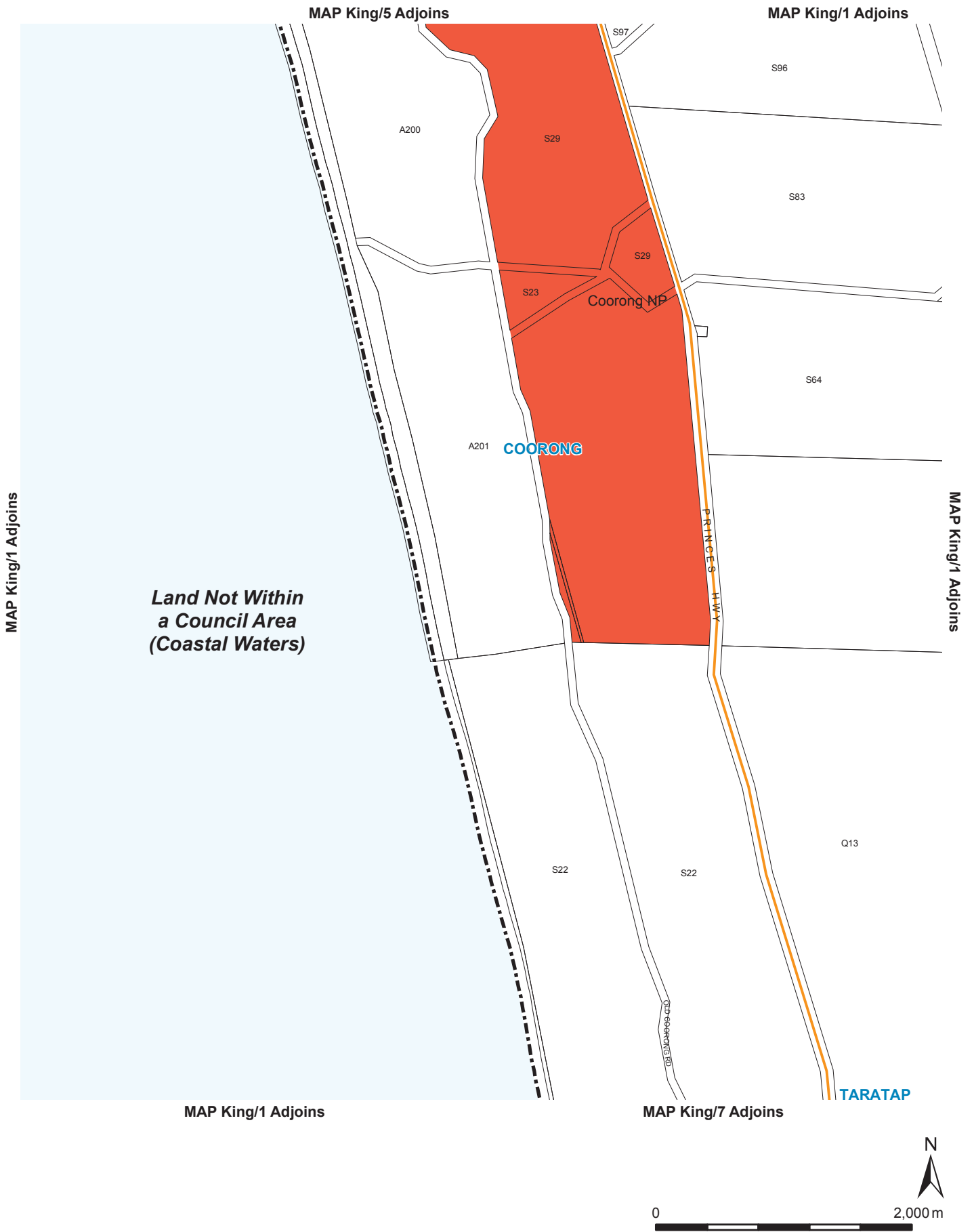
Lamberts Conformal Conic Projection, GDA94






**Zones**

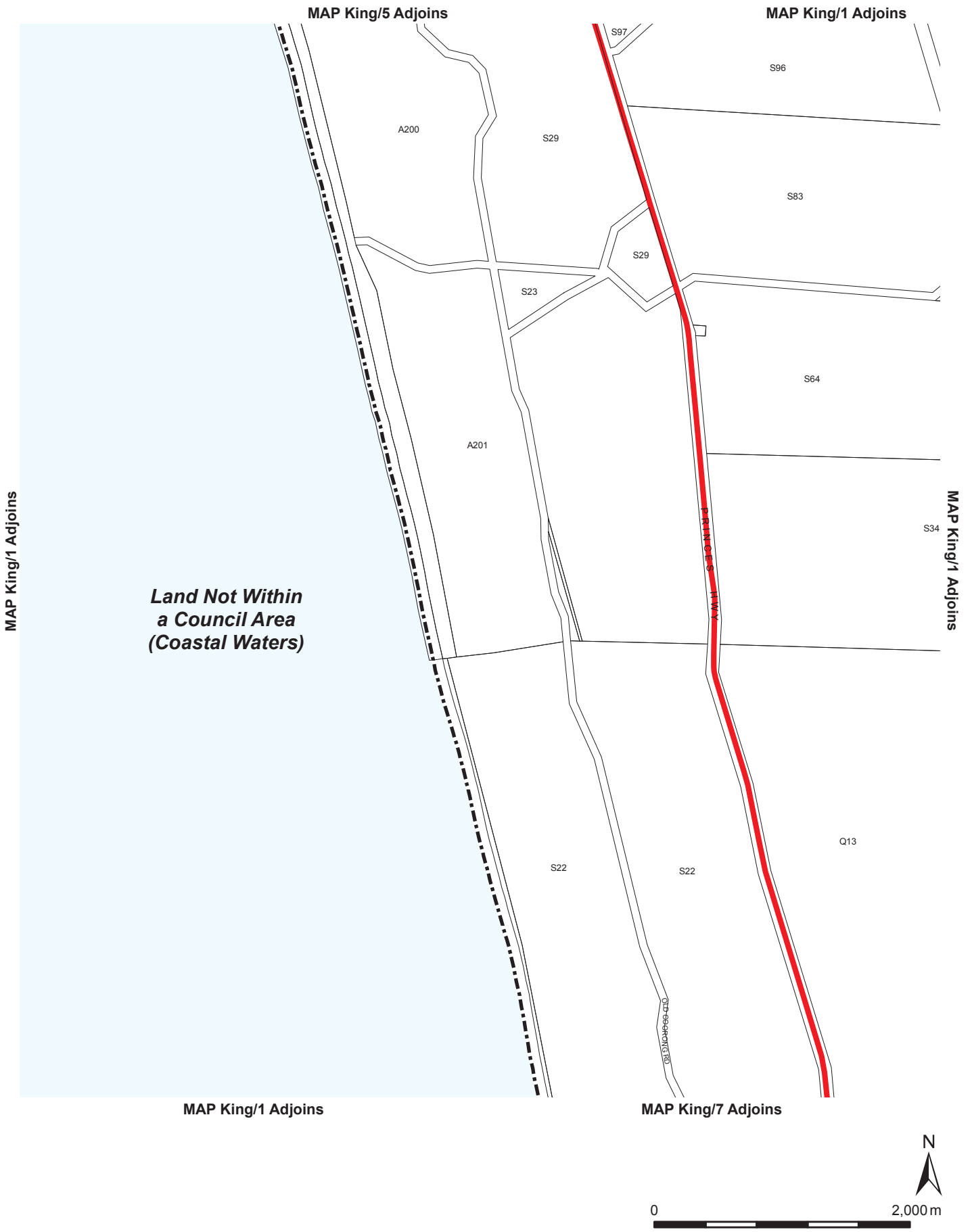
- CstCon Coastal Conservation
- Con Conservation
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

# Zone Map King/5



-  Tourist Routes
-  National Park
-  Development Plan Boundary

# Location Map King/6



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

# Overlay Map King/6 TRANSPORT



# Overlay Map King/6

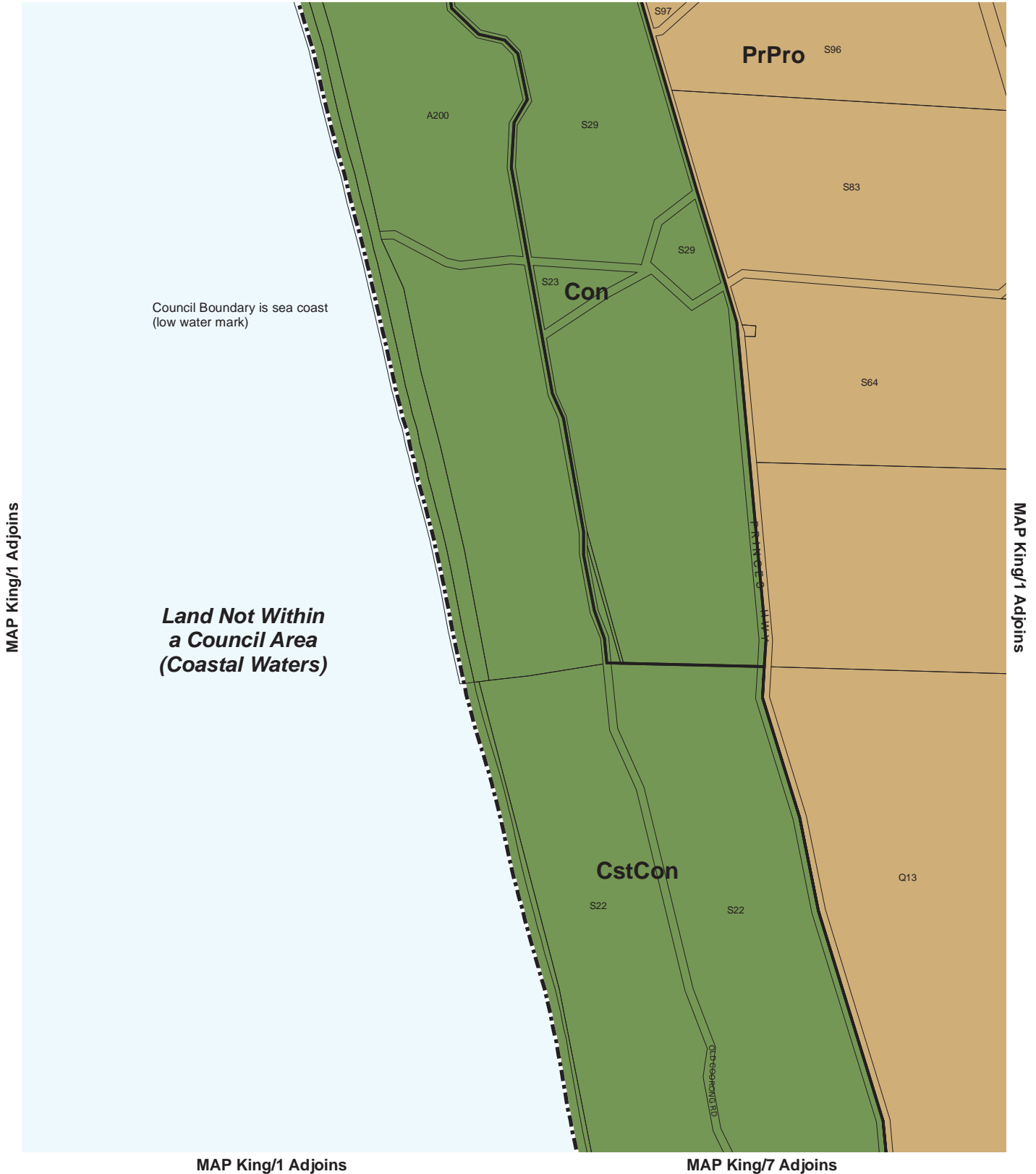
## NATURAL RESOURCES

KINGSTON DISTRICT COUNCIL  
 Consolidated - 13 December 2012

- Wetlands of National Importance
- Development Plan Boundary

MAP King/5 Adjoins

MAP King/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



**Zones**

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

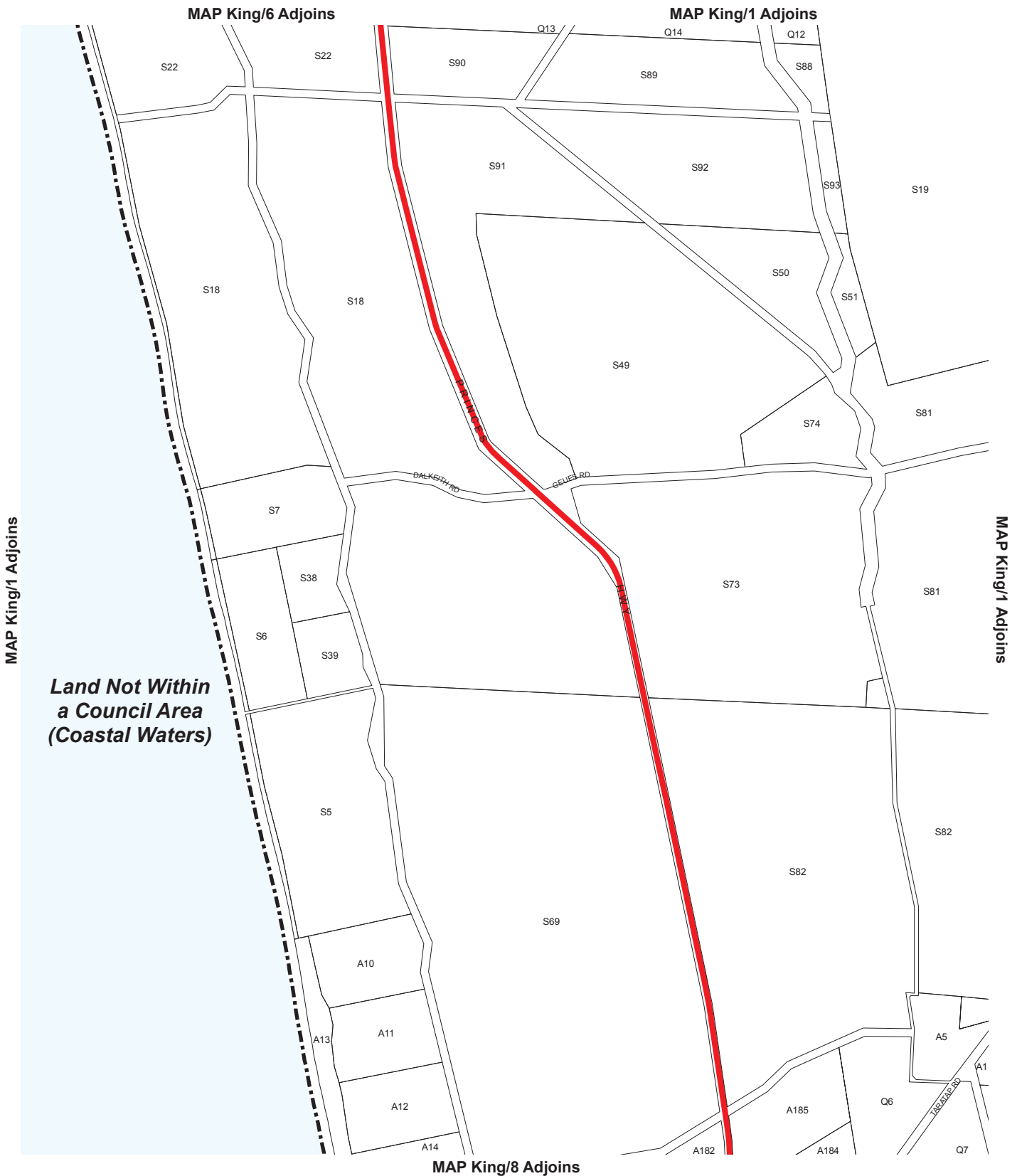
# Zone Map King/6





# Location Map King/7

- Tourist Routes
- Development Plan Boundary



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

MAP King/1 Adjoins

MAP King/1 Adjoins

MAP King/6 Adjoins

MAP King/1 Adjoins

MAP King/8 Adjoins



# Overlay Map King/7 TRANSPORT

- Primary Arterial Roads
- Development Plan Boundary



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

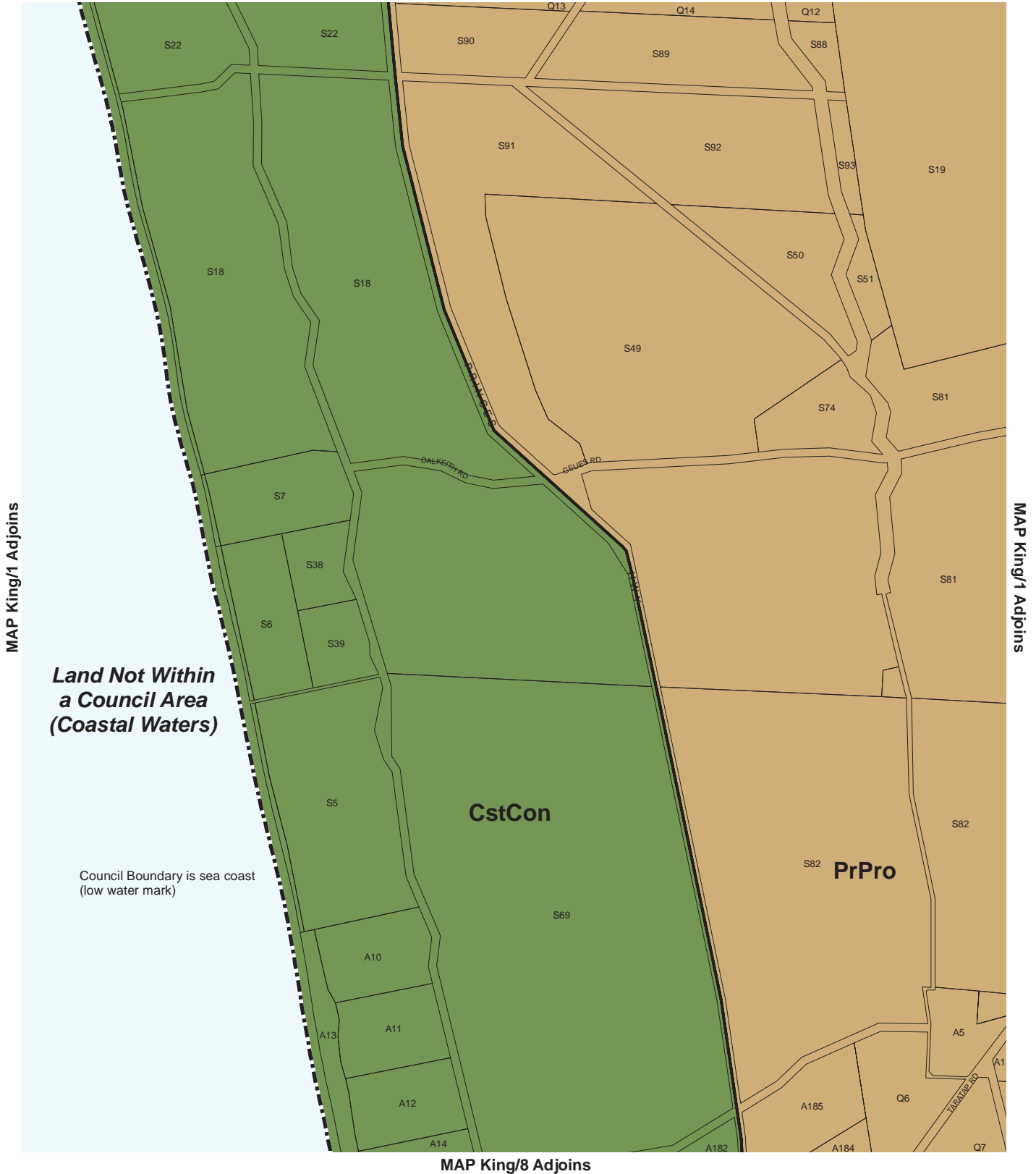


# Overlay Map King/7 HERITAGE

- Local heritage place
- Development Plan Boundary

MAP King/6 Adjoins

MAP King/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

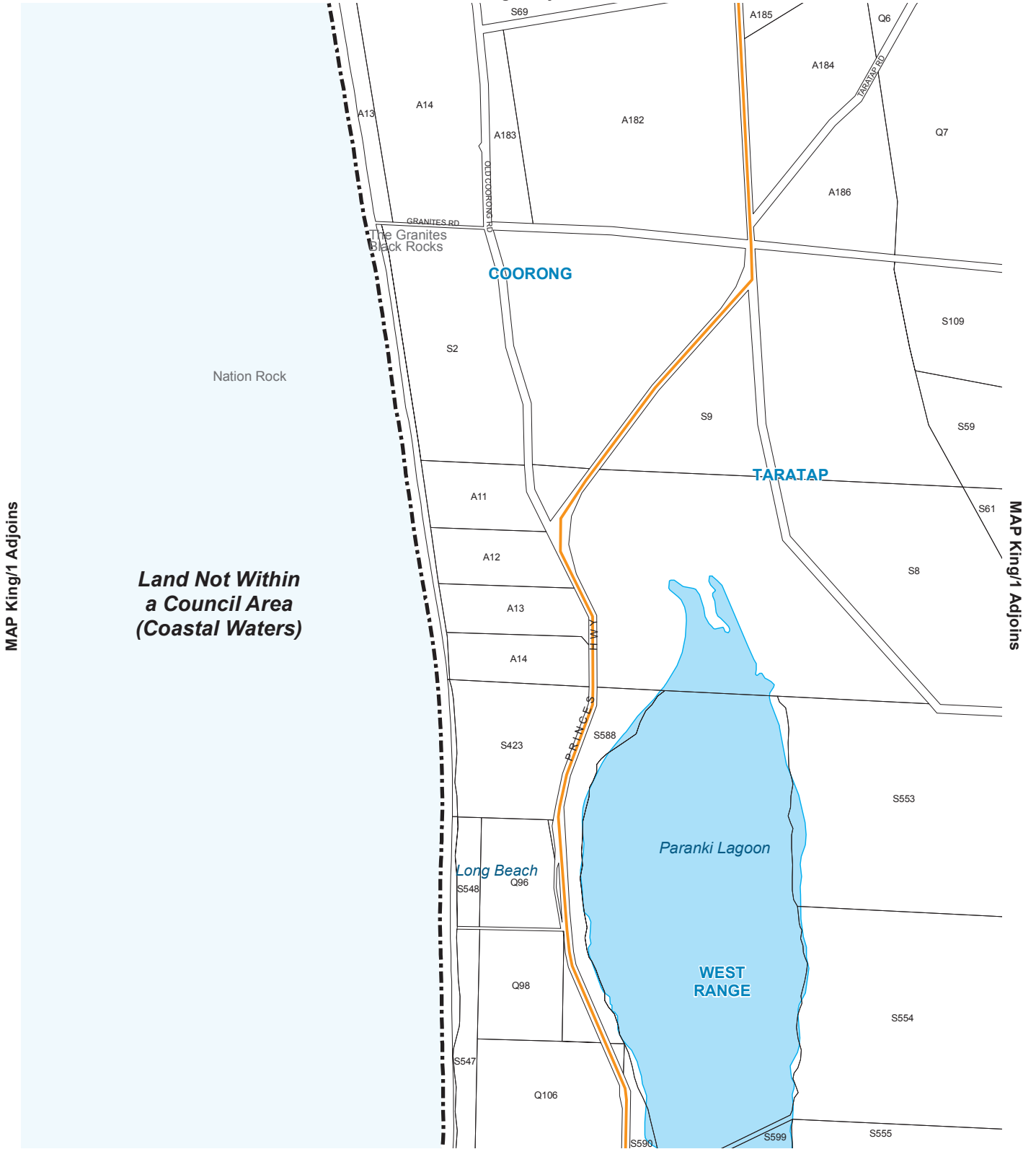


**Zones**

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

# Zone Map King/7

MAP King/7 Adjoins



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

MAP King/1 Adjoins

MAP King/1 Adjoins

MAP King/9 Adjoins



# Location Map King/8

- Tourist Routes
- Waterbodies
- Development Plan Boundary

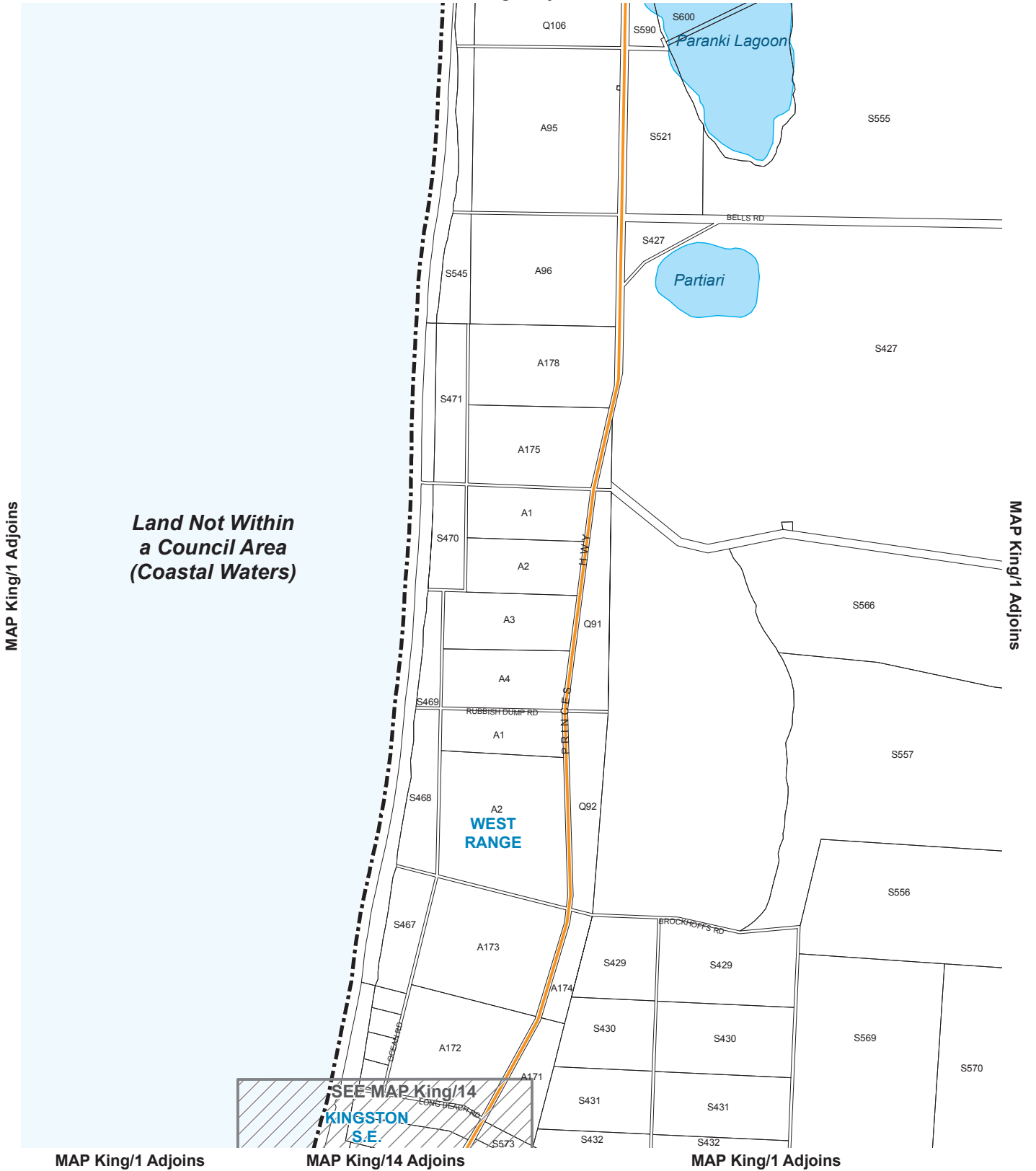








MAP King/8 Adjoins

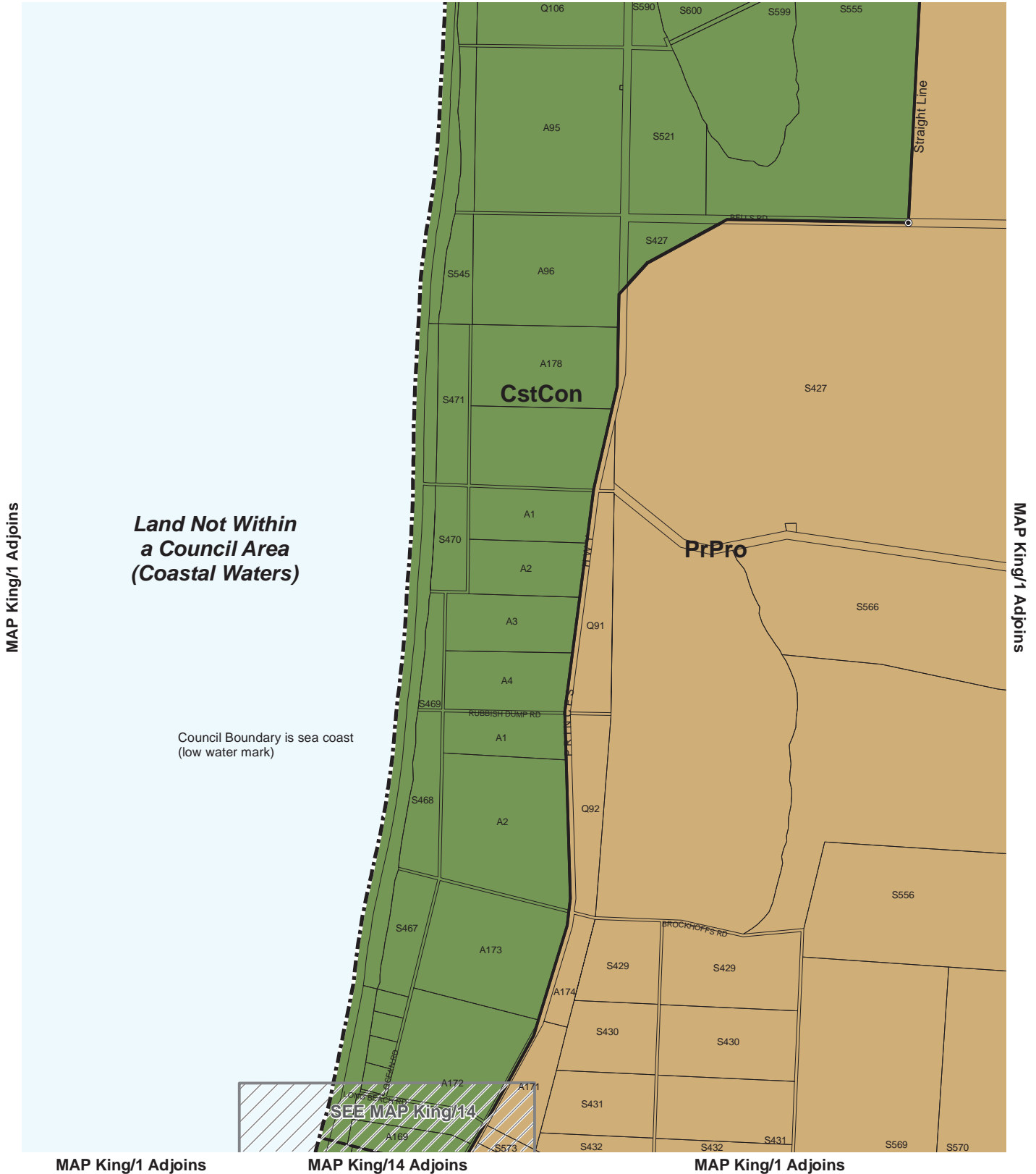


# Location Map King/9

- Tourist Routes
- Waterbodies
- Development Plan Boundary



MAP King/8 Adjoins



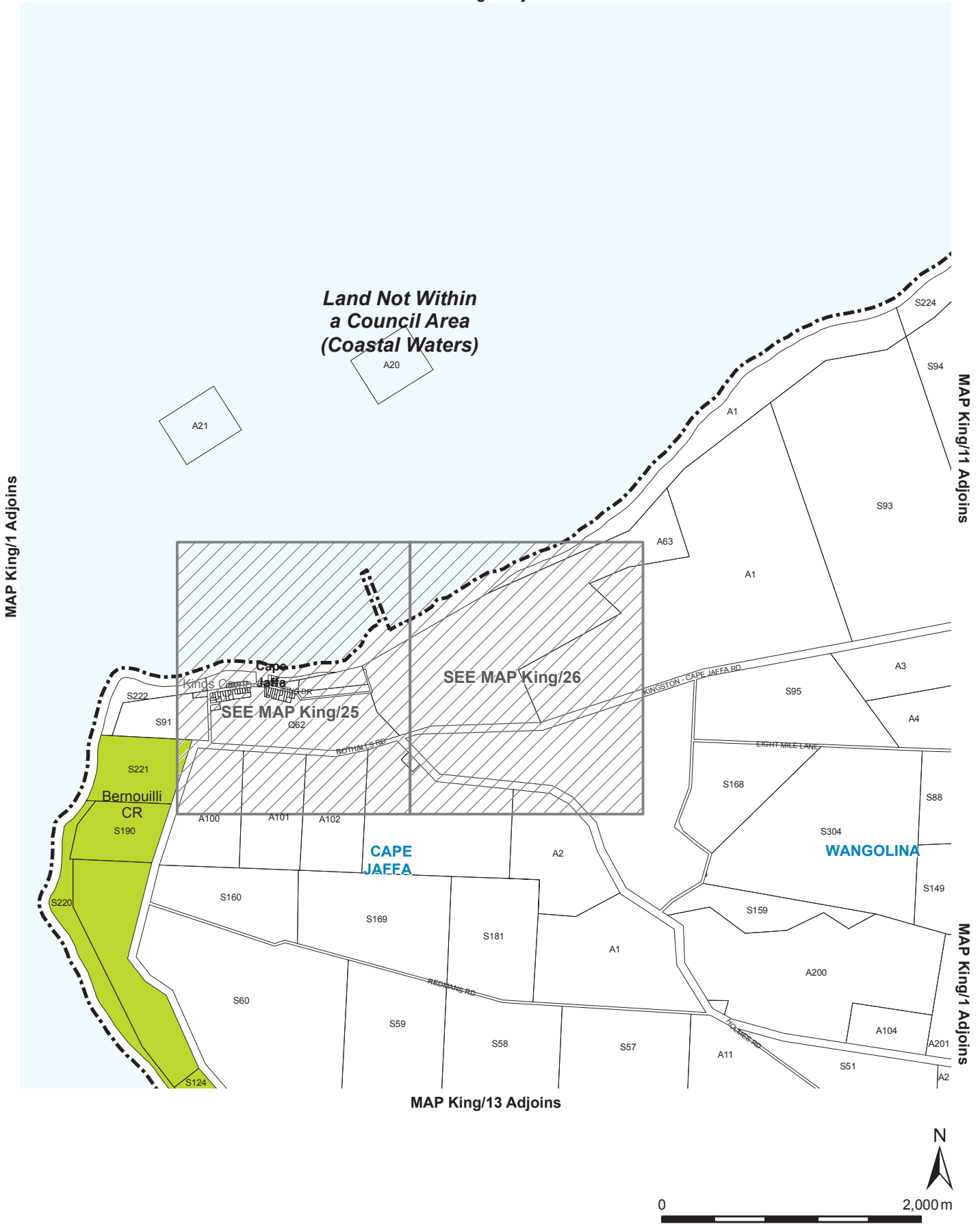
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



Zones

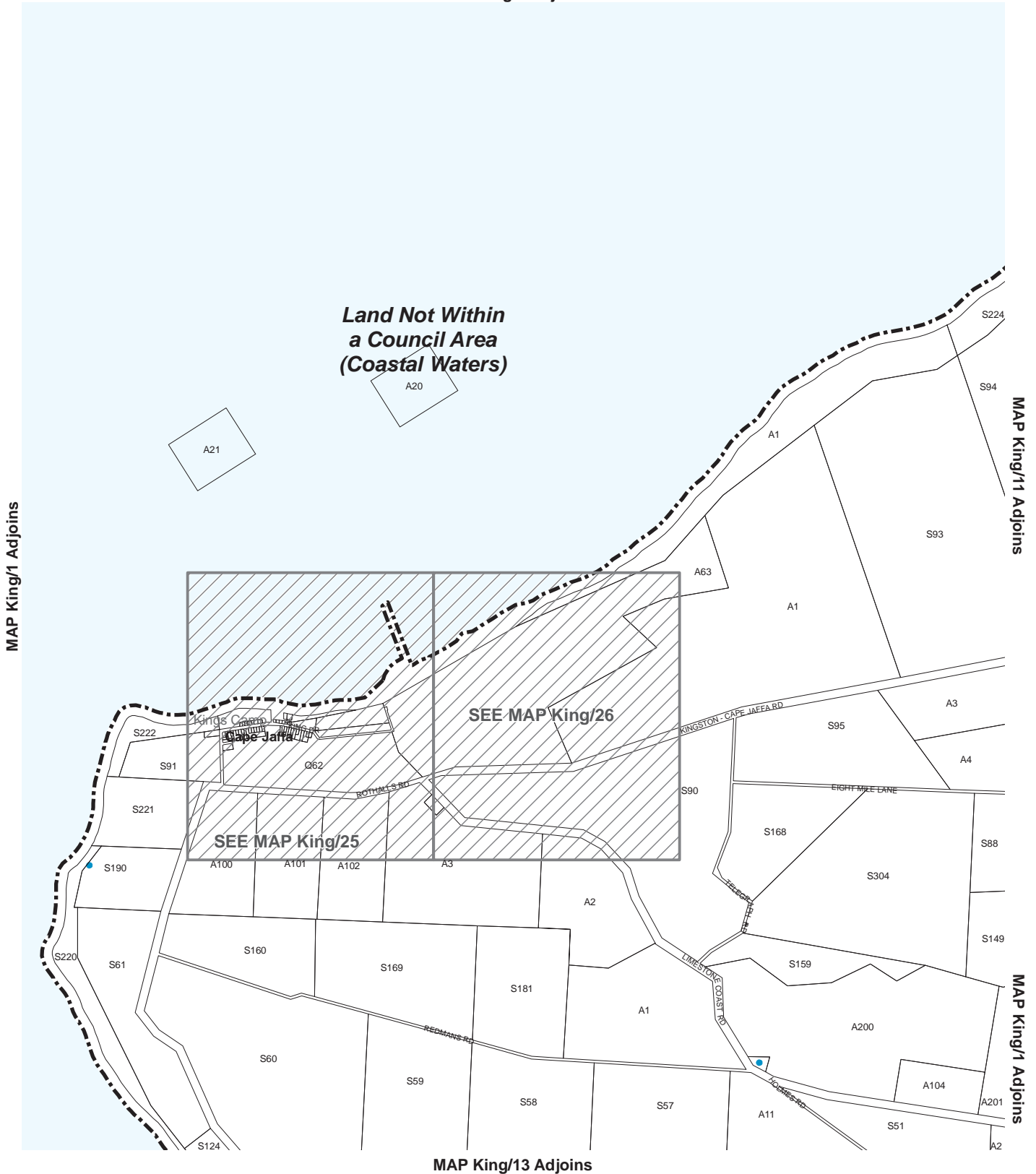
- CstCon Coastal Conservation
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

# Zone Map King/9



# Location Map King/10

-  Conservation Reserve
-  Development Plan Boundary

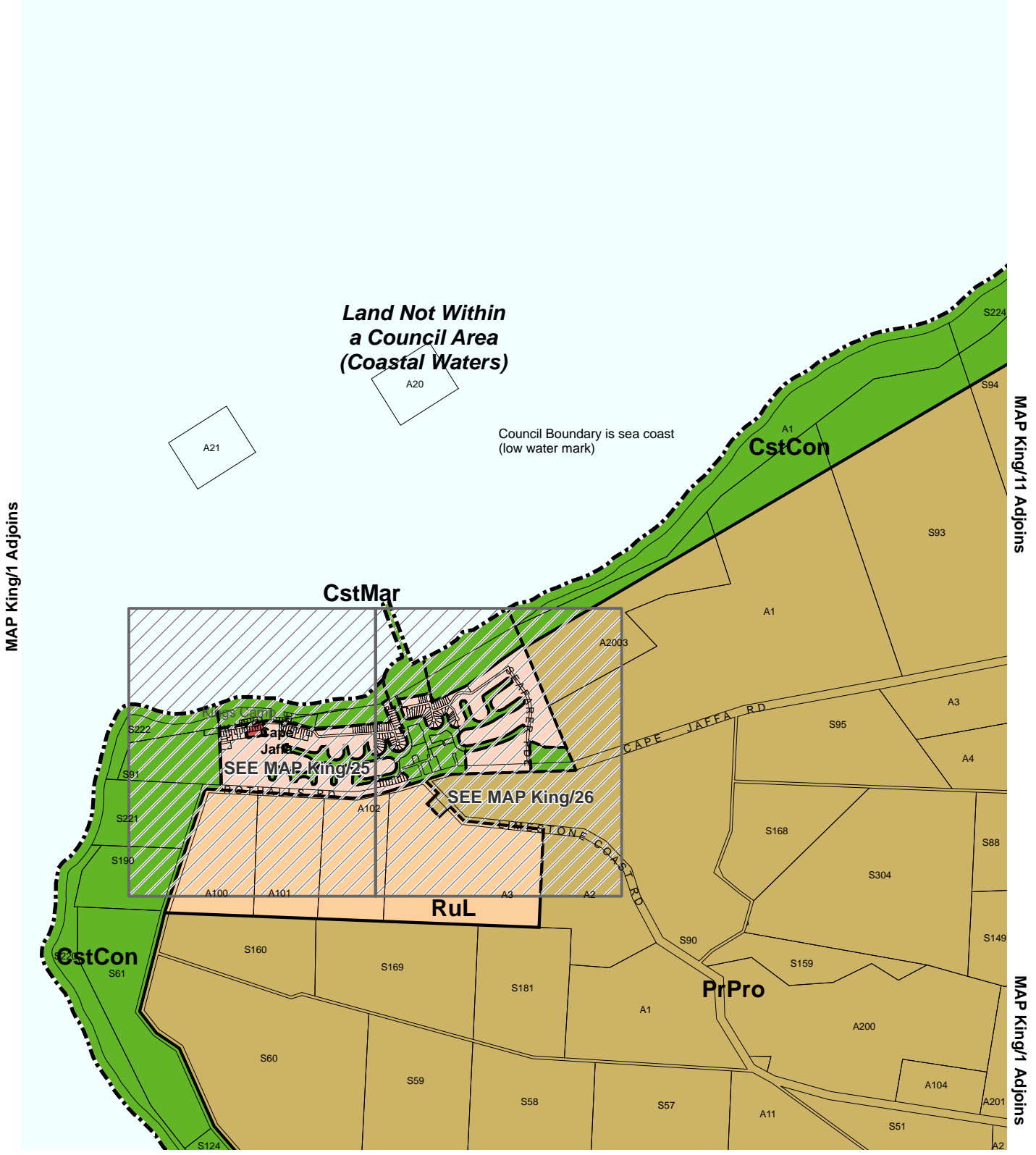


Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map King/10 HERITAGE

- Local heritage place
- Development Plan Boundary



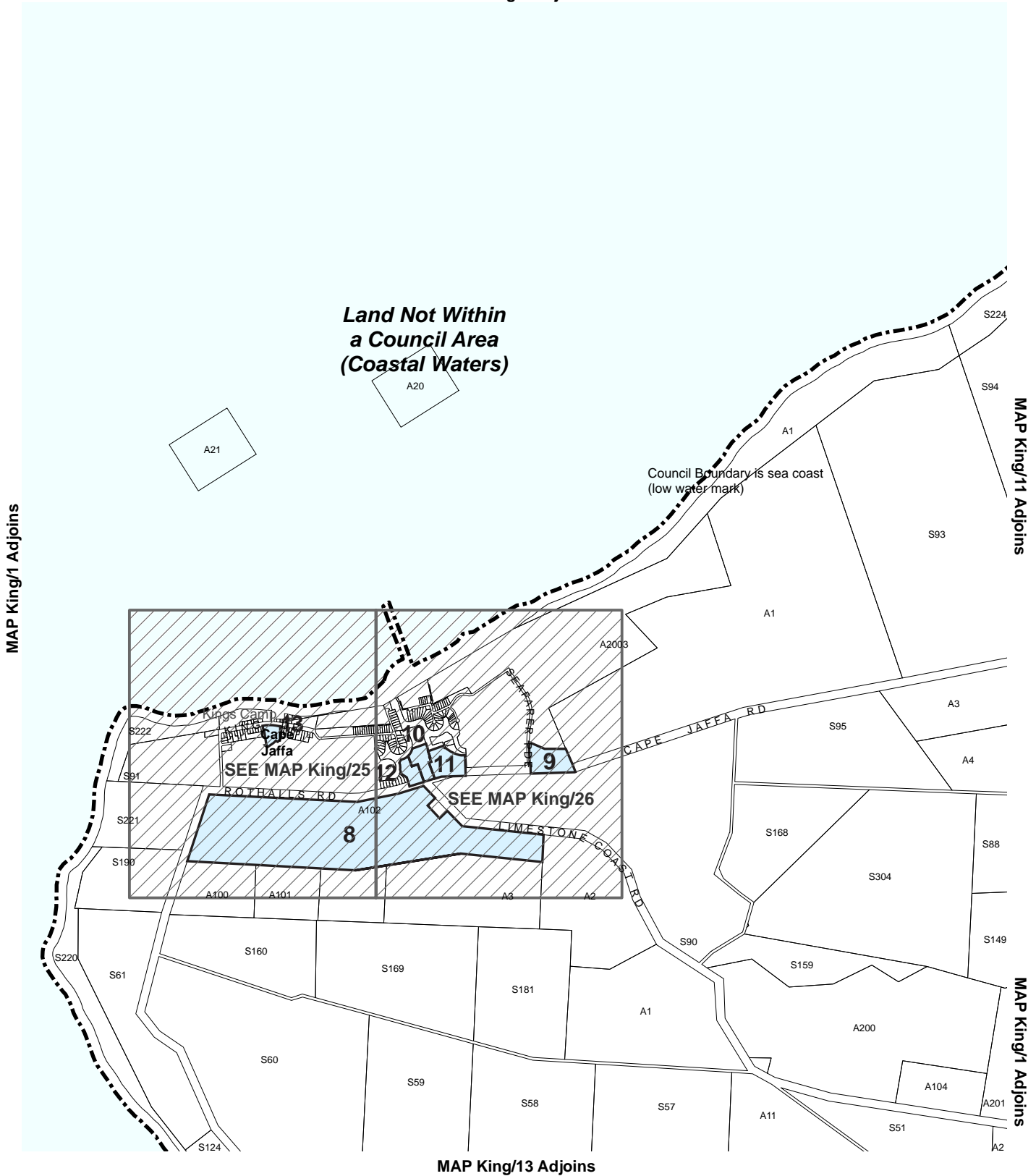
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



- Zones**
- CstCon Coastal Conservation
  - CstMar Coastal Marina
  - PrPro Primary Production
  - RuL Rural Living
  - Zone Boundary
  - Development Plan Boundary

# Zone Map King/10

MAP King/1 Adjoins



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

**Policy Area**

- 8 Rural Living
- 9 Service Infrastructure
- 10 Marina Centre
- 11 Commerce Industry
- 12 Tourist Accommodation
- 13 Residential Tourist Accommodation



# Policy Area Map King/10

- Policy Area Boundary
- Development Plan Boundary

MAP King/1 Adjoins

MAP King/23 Adjoins

Land Not Within  
a Council Area  
(Coastal Waters)

SEE MAP King/23

Butcher  
Gap CP

SANDY  
GROVE

WANGOLINA

Wangolina

MAP King/10 Adjoins





MAP King/1 Adjoins

MAP King/1 Adjoins

0 2,000 m



# Location Map King/11

-  Tourist Routes
-  Waterbodies
-  Conservation Park
-  Development Plan Boundary

KINGSTON DISTRICT COUNCIL

Consolidated - 13 December 2012







MAP King/1 Adjoins

MAP King/23 Adjoins

Land Not Within  
a Council Area  
(Coastal Waters)

Council Boundary is sea coast  
(low water mark)

CstCon

PrPro

SEE MAP King/23

MAP King/10 Adjoins

MAP King/1 Adjoins

MAP King/1 Adjoins

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

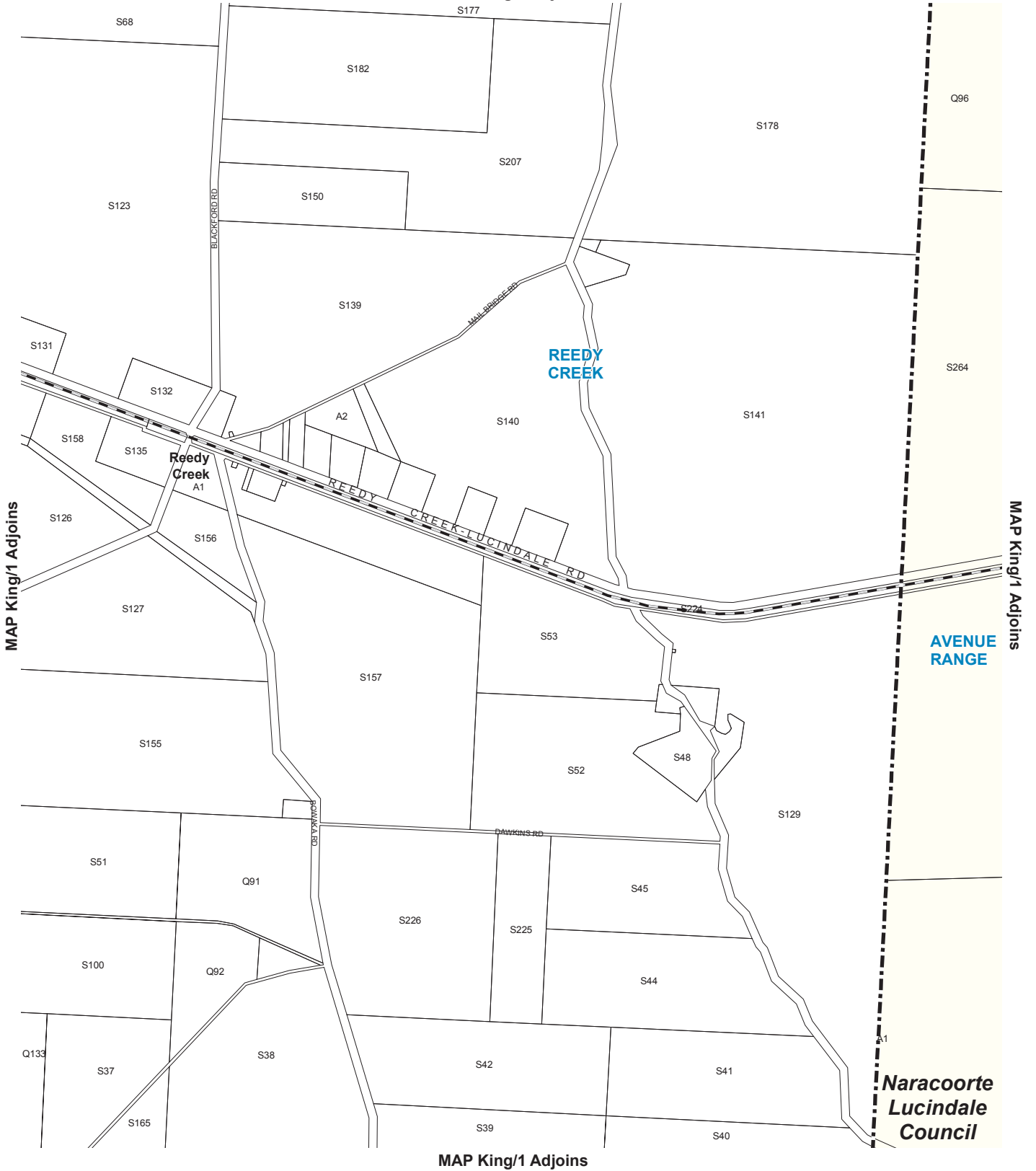


Zones

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

# Zone Map King/11

MAP King/1 Adjoins



MAP King/1 Adjoins

MAP King/1 Adjoins

MAP King/1 Adjoins

Naracoorte  
Lucindale  
Council



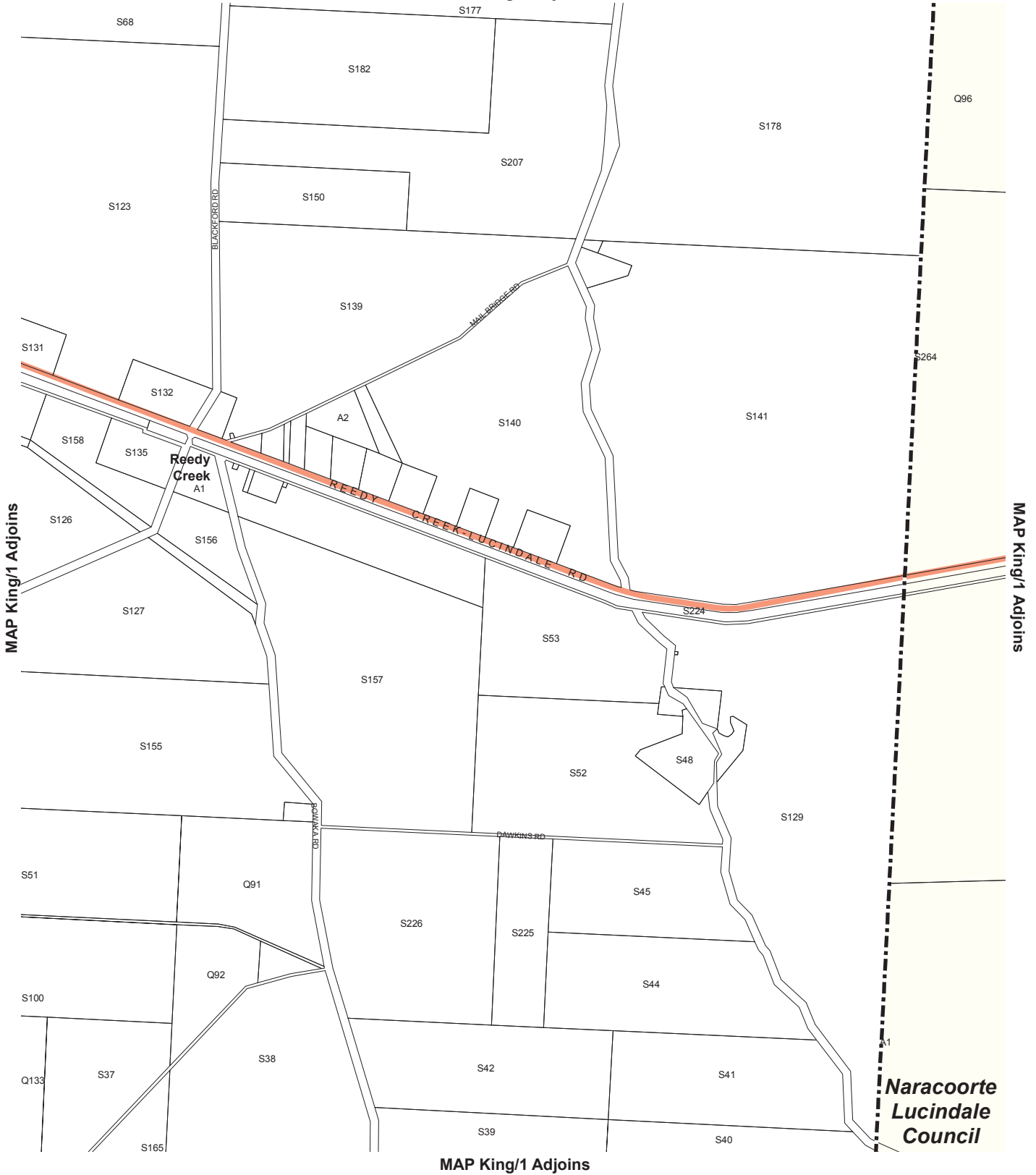
0 2,000 m

REEDY CREEK

# Location Map King/12

- Railways
- Development Plan Boundary

MAP King/1 Adjoins



0 2,000 m

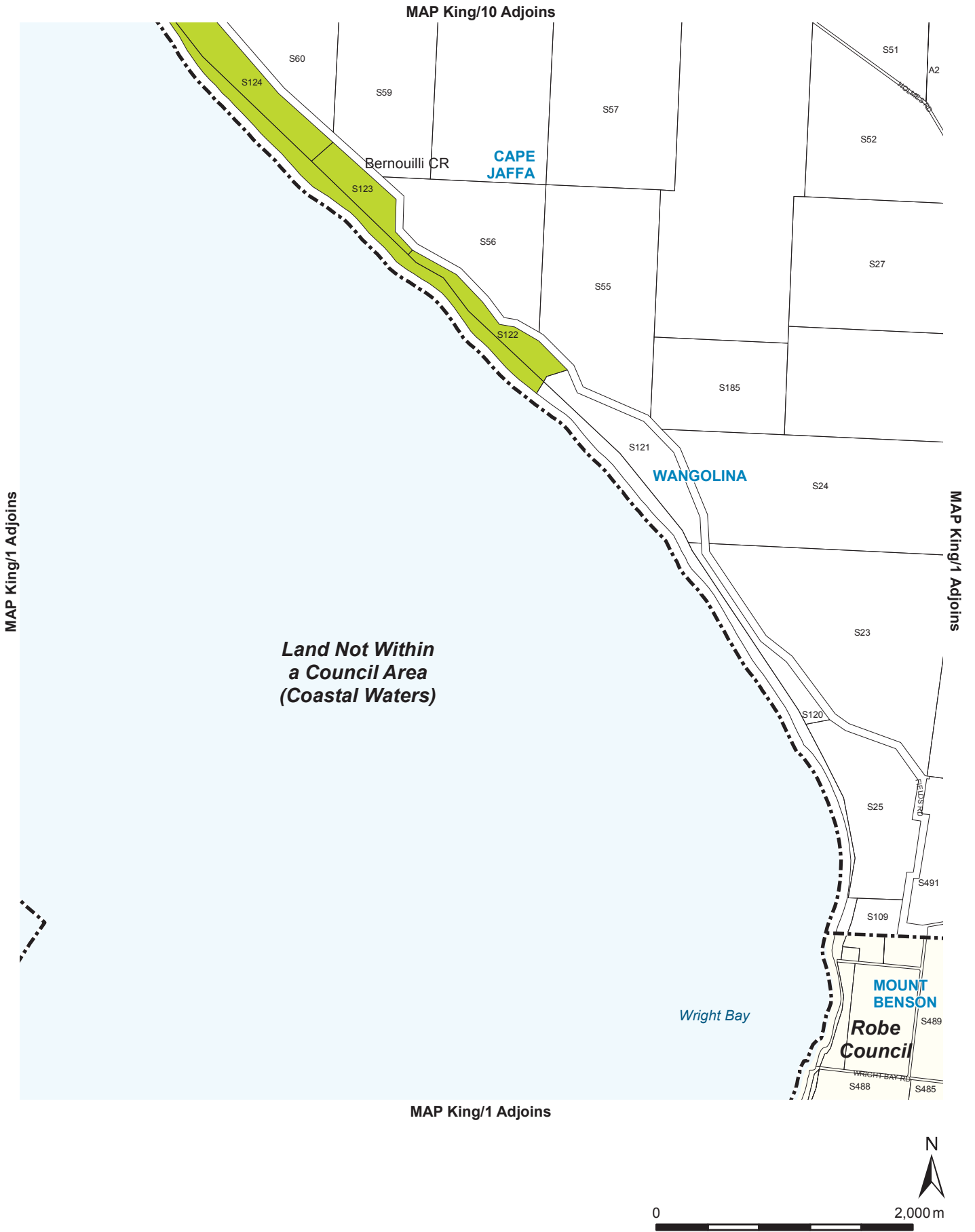
REEDY CREEK

# Overlay Map King/12 TRANSPORT

- Secondary Arterial Roads
- Development Plan Boundary





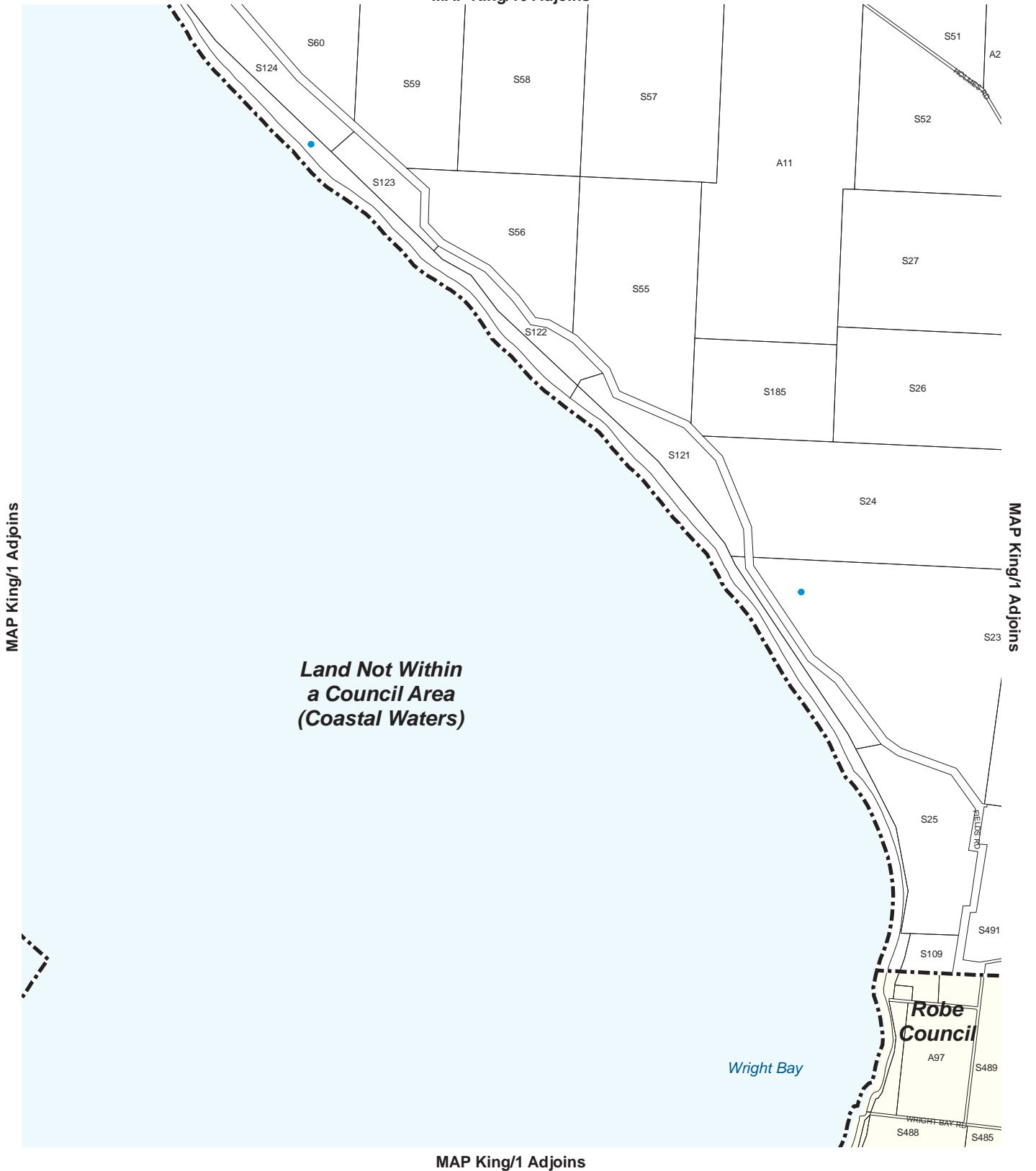


# Location Map King/13

- Conservation Reserve
- Development Plan Boundary



MAP King/10 Adjoins



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

Wright Bay

**Robe  
Council**

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



# Overlay Map King/13 HERITAGE

**KINGSTON DISTRICT COUNCIL**  
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- Local heritage place
- Development Plan Boundary

MAP King/10 Adjoins



Lamberts Conformal Conic Projection, GDA94



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

# Zone Map King/13

MAP King/9 Adjoins

WEST RANGE

Land Not Within a Council Area (Coastal Waters)

MAP King/1 Adjoins

MAP King/1 Adjoins

KINGSTON S.E.

ROSETOWN

MAP King/15 Adjoins



MAP King/16 Adjoins



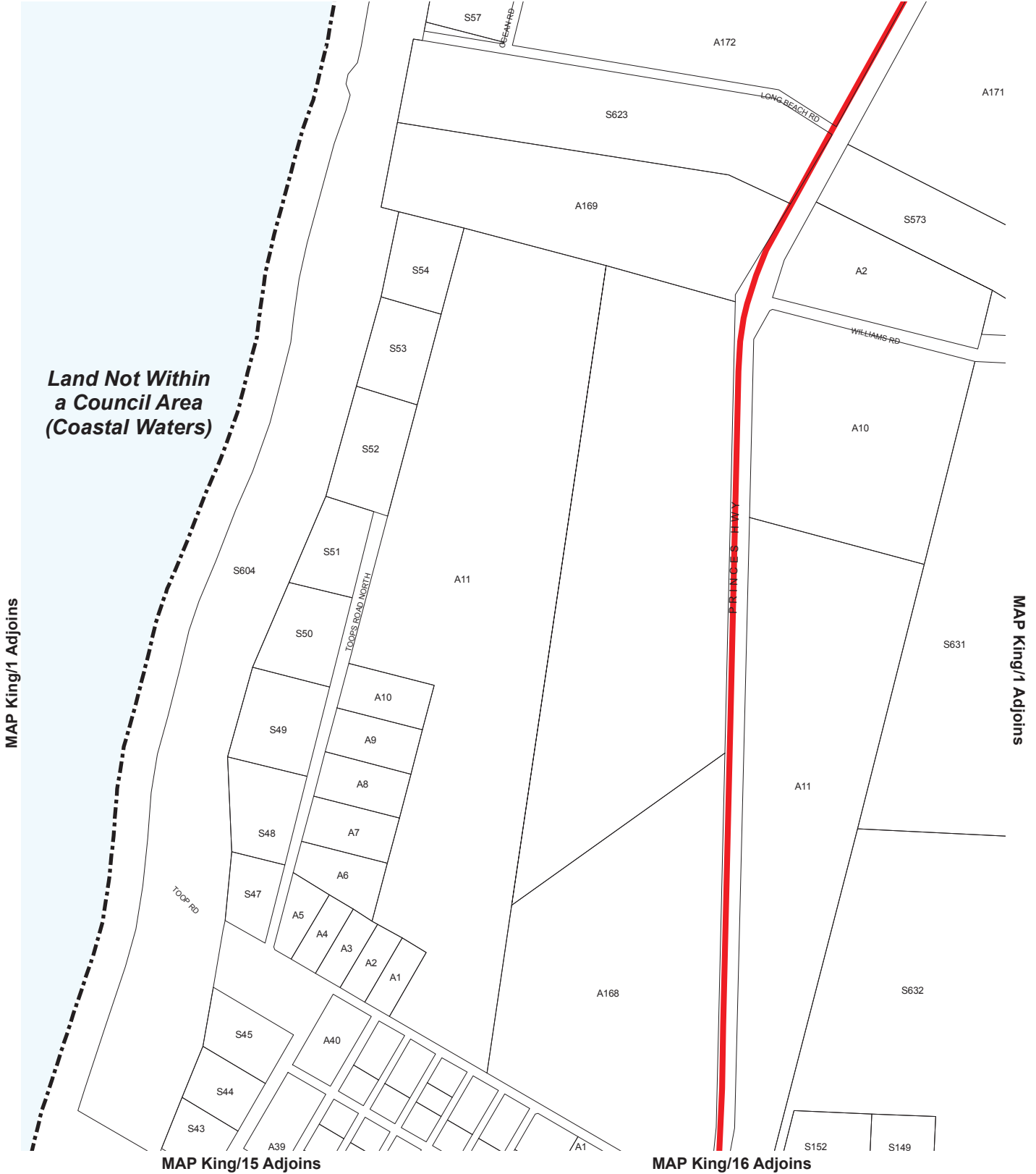
0 500 m

KINGSTON

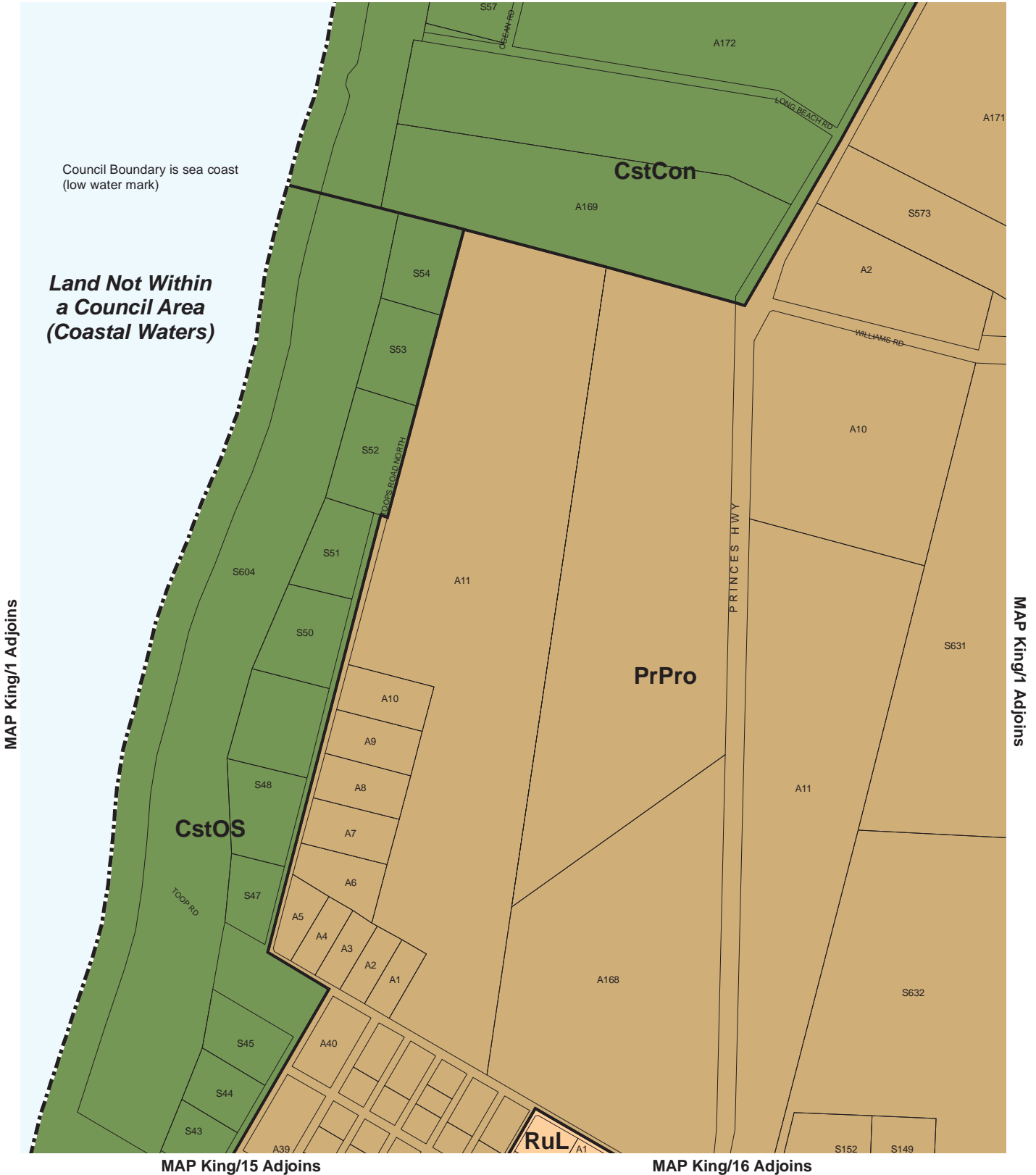
# Location Map King/14

-  Tourist Routes
-  Development Plan Boundary

MAP King/9 Adjoins



MAP King/9 Adjoins



Lamberts Conformal Conic Projection, GDA94



KINGSTON

# Zone Map King/14

**Zones**

- CstCon Coastal Conservation
- CstOS Coastal Open Space
- PrPro Primary Production
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary

KINGSTON DISTRICT COUNCIL

Consolidated - 13 December 2012



MAP King/1 Adjoins

MAP King/14 Adjoins

MAP King/1 Adjoins

MAP King/16 Adjoins

Land Not Within  
a Council Area  
(Coastal Waters)

KINGSTON  
S.E.

ROSETOWN





MAP King/18 Adjoins



0 500 m

KINGSTON

# Location Map King/15

-  Council Office
-  Police Station
-  Tourist Routes
-  Development Plan Boundary





MAP King/1 Adjoins

MAP King/14 Adjoins

Land Not Within  
a Council Area  
(Coastal Waters)

MAP King/1 Adjoins

MAP King/16 Adjoins

MAP King/18 Adjoins



KINGSTON

# Overlay Map King/15 DEVELOPMENT CONSTRAINTS

KINGSTON DISTRICT COUNCIL  
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- Coastal Acid Sulfate Soils
- Development Plan Boundary





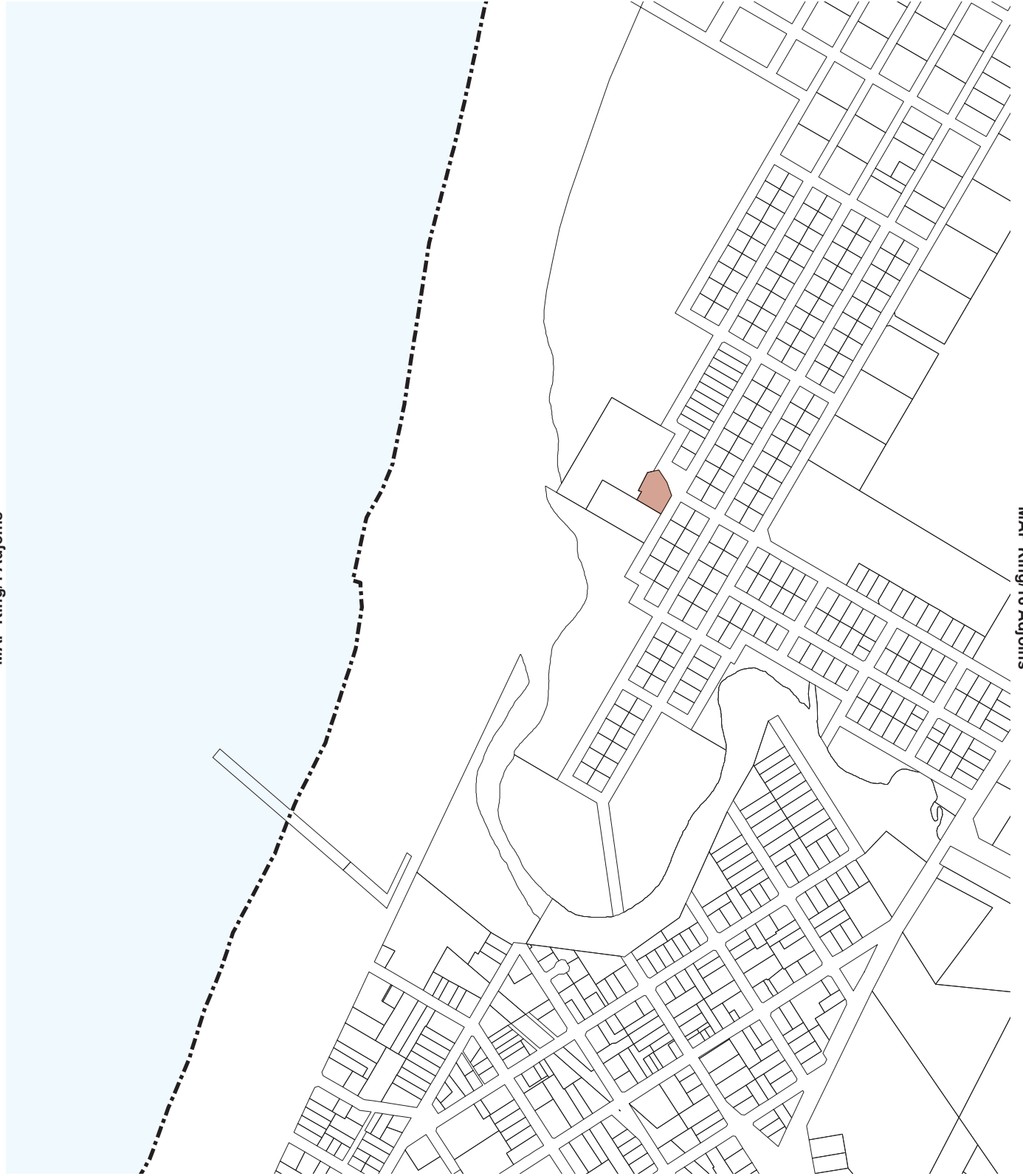
MAP King/1 Adjoins

MAP King/14 Adjoins

MAP King/1 Adjoins

MAP King/16 Adjoins

MAP King/18 Adjoins



KINGSTON

# Overlay Map King/15

## NATURAL RESOURCES

- Aboriginal Lands
- Development Plan Boundary

MAP King/1 Adjoins

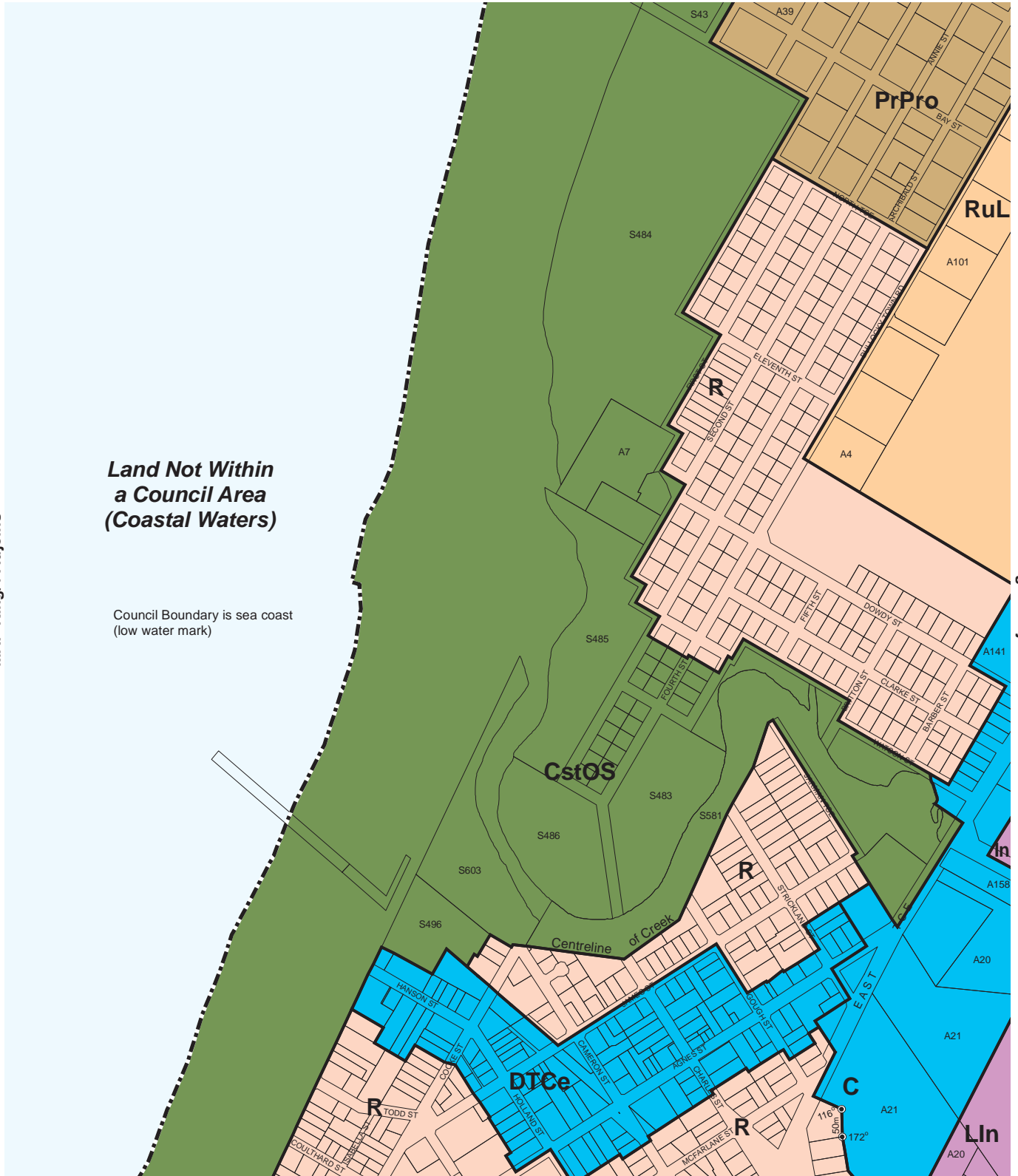
MAP King/14 Adjoins

MAP King/1 Adjoins

MAP King/16 Adjoins

Land Not Within a Council Area (Coastal Waters)

Council Boundary is sea coast (low water mark)



MAP King/18 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

- CstOS Coastal Open Space
- C Commercial
- DTCE District Town Centre
- In Industry
- LIn Light Industry
- PrPro Primary Production
- R Residential
- RuL Rural Living

- Zone Boundary
- Development Plan Boundary

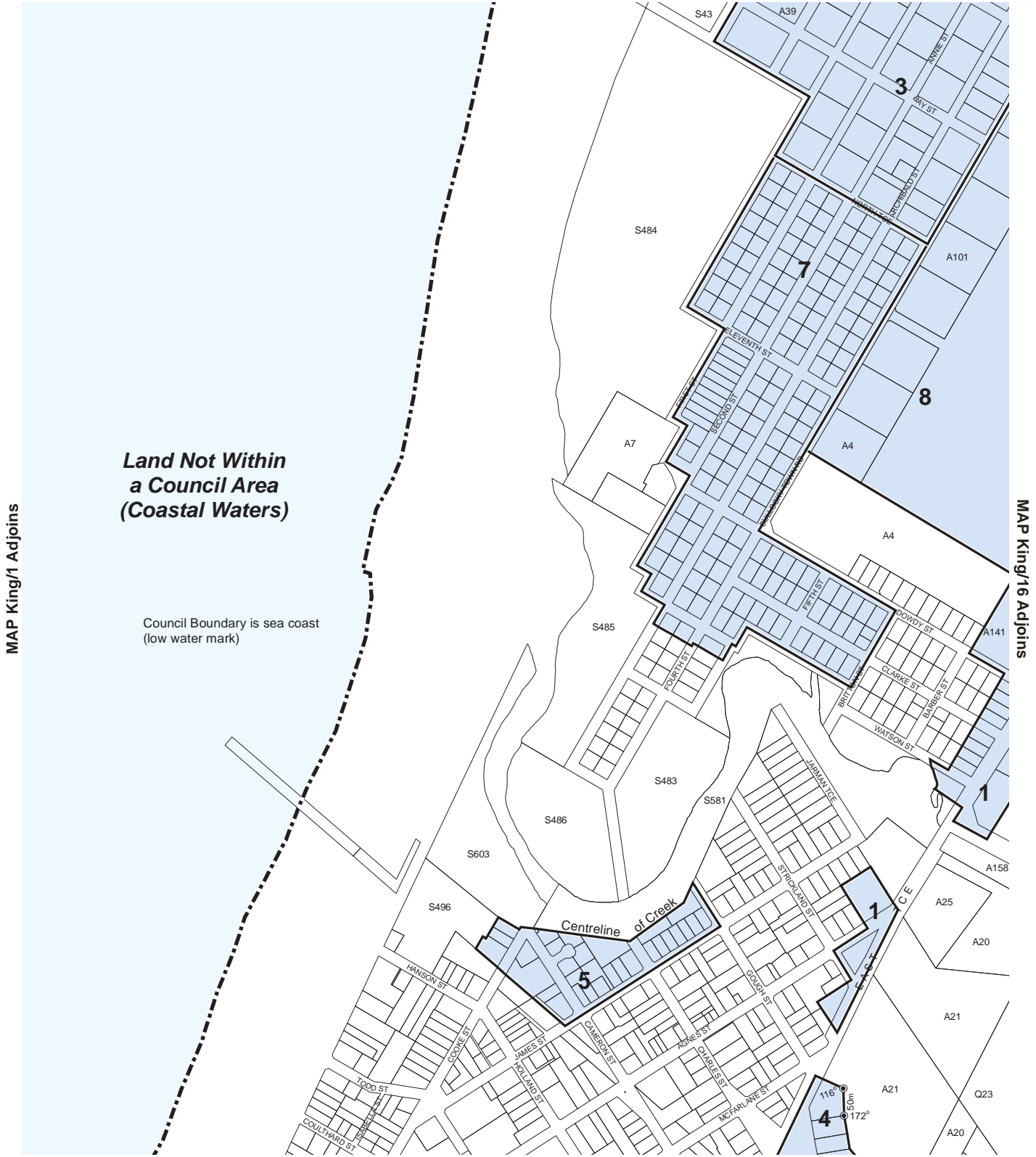


KINGSTON

# Zone Map King/15

MAP King/1 Adjoins

MAP King/14 Adjoins



MAP King/1 Adjoins

MAP King/16 Adjoins

MAP King/18 Adjoins

Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 1 Highway
  - 3 Township Fringe
  - 4 Gall Park
  - 5 Maria Creek
  - 7 Rosetown
  - 8 Rural Living



KINGSTON

# Policy Area Map King/15

-  Policy Area Boundary
-  Development Plan Boundary








— Tourist Routes



**KINGSTON**

# Location Map King/16



 Primary Arterial Roads



**KINGSTON**

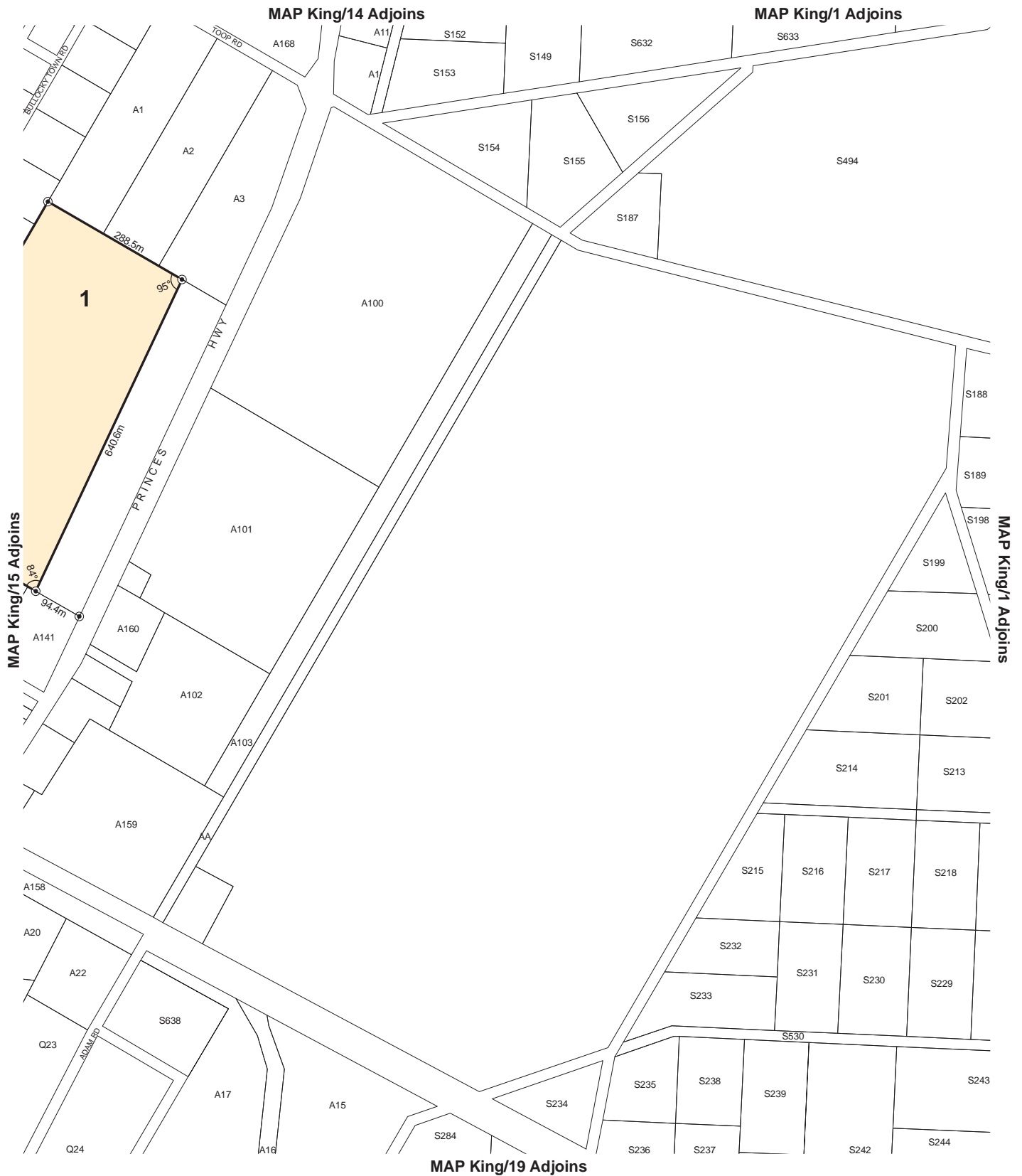
# Overlay Map King/16 TRANSPORT

**KINGSTON DISTRICT COUNCIL**  
Consolidated - 13 December 2012









Lamberts Conformal Conic Projection, GDA94

**Precinct**

**1** Bullocky Town Road



**KINGSTON**

# Precinct Map King/16

 Precinct Boundary

MAP King/1 Adjoins

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

MAP King/18 Adjoins

MAP King/20 Adjoins

MAP King/21 Adjoins

**KINGSTON  
S.E.**



**KINGSTON**

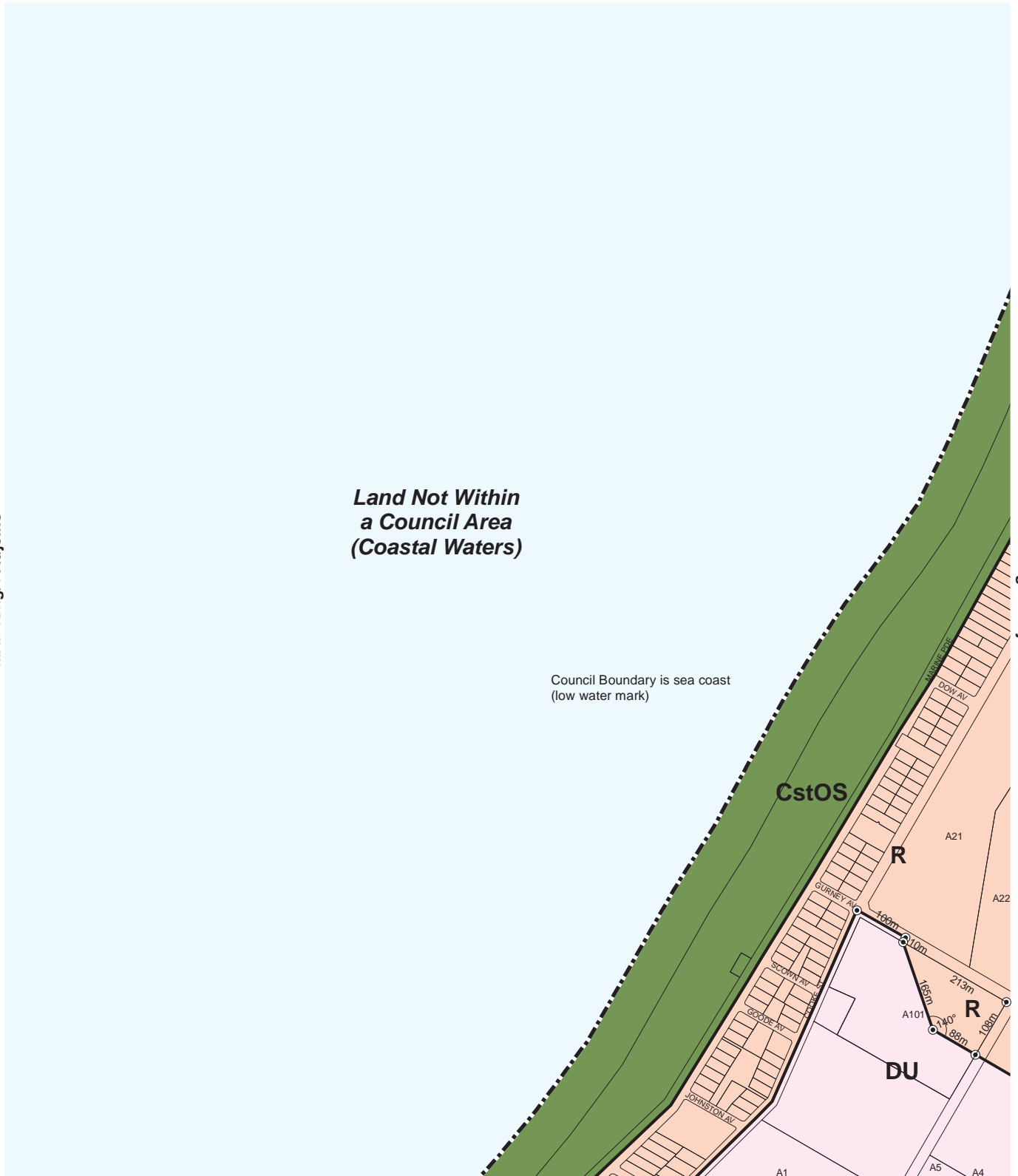
# Location Map King/17

MAP King/1 Adjoins

MAP King/18 Adjoins

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

Council Boundary is sea coast  
(low water mark)



MAP King/20 Adjoins

MAP King/21 Adjoins

Lamberts Conformal Conic Projection, GDA94



**KINGSTON**

# Zone Map King/17

**Zones**

CstOS Coastal Open Space

DU Deferred Urban

R Residential

Zone Boundary

Development Plan Boundary

**KINGSTON DISTRICT COUNCIL**

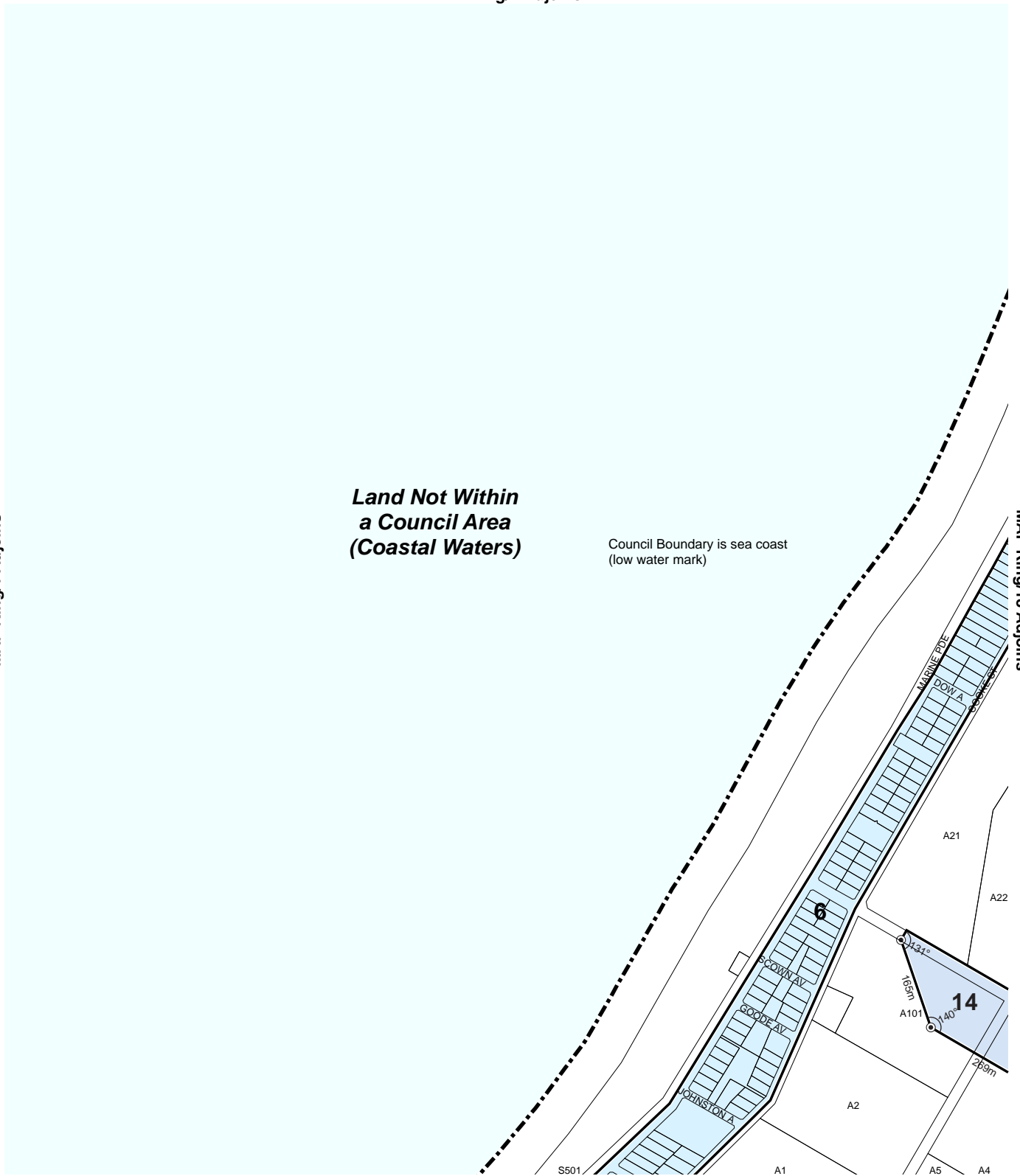
Consolidated - 13 December 2012

MAP King/1 Adjoins

MAP King/18 Adjoins

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

Council Boundary is sea coast  
(low water mark)



MAP King/20 Adjoins

MAP King/21 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 6 Marine Parade
- 14 Residential Golf Course



**KINGSTON**

# Policy Area Map King/17

- Policy Area Boundary
- Development Plan Boundary

MAP King/15 Adjoins

Kingston SE

Land Not Within a Council Area (Coastal Waters)



- S** School
- L** Public Library
- H** Other Health Services
- H** Hospital
- Railways
- Tourist Routes
- - - - - Development Plan Boundary



KINGSTON



# Location Map King/18

MAP King/15 Adjoins

Kingston SE

Land Not Within  
a Council Area  
(Coastal Waters)



-  Secondary Arterial Roads
-  Development Plan Boundary

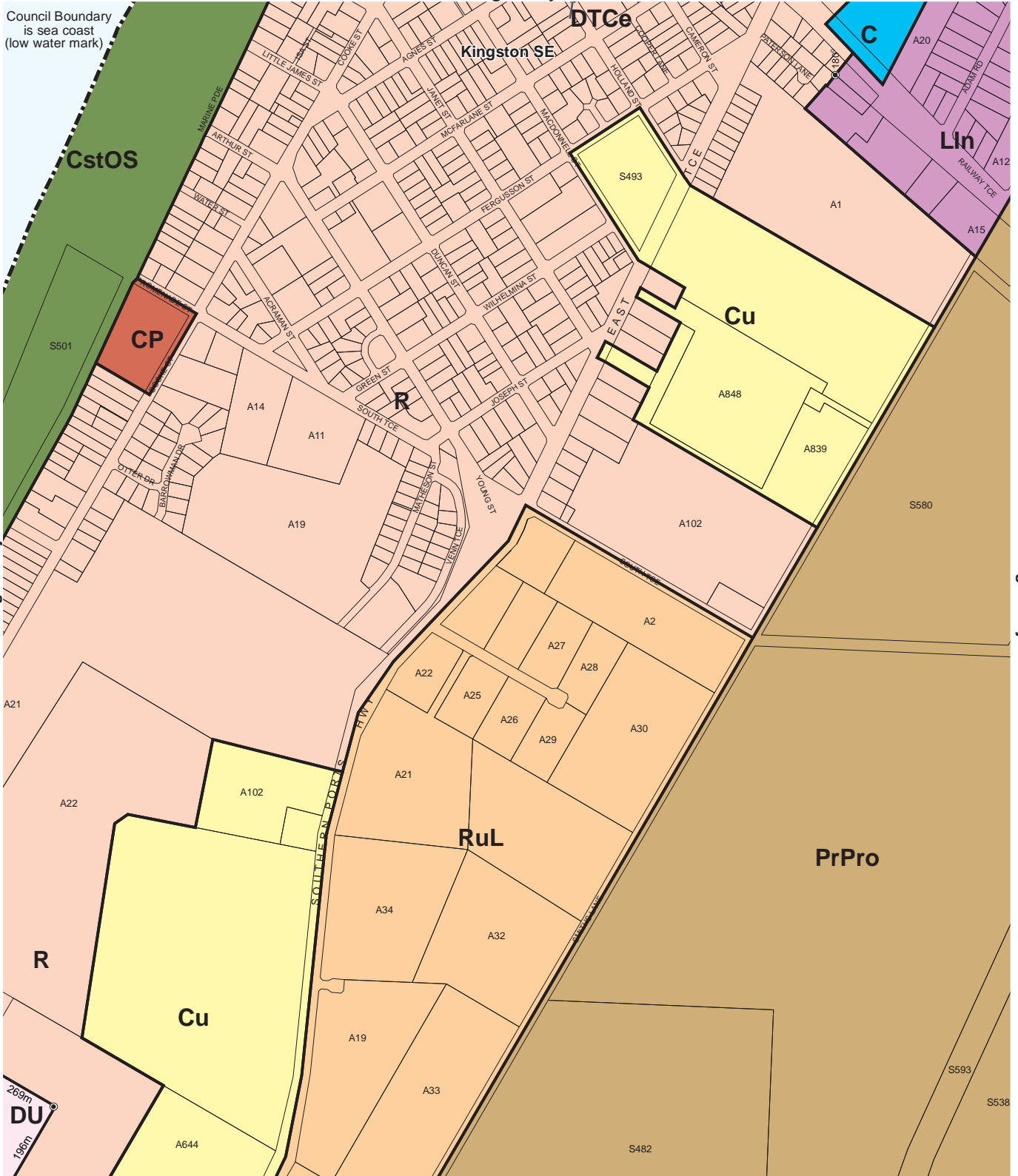


KINGSTON  
**Overlay Map King/18**  
**TRANSPORT**





MAP King/15 Adjoins



Council Boundary is sea coast (low water mark)

MAP King/17 Adjoins

MAP King/19 Adjoins

MAP King/21 Adjoins

MAP King/22 Adjoins

Lamberts Conformal Conic Projection, GDA94



| Zones   |                           |
|---|---------------------------|
| <span style="display:inline-block; width:15px; height:10px; background-color: #C85130; border:1px solid black;"></span> CP    | Caravan and Tourist Park  |
| <span style="display:inline-block; width:15px; height:10px; background-color: #558B2F; border:1px solid black;"></span> CstOS | Coastal Open Space        |
| <span style="display:inline-block; width:15px; height:10px; background-color: #00B0F0; border:1px solid black;"></span> C     | Commercial                |
| <span style="display:inline-block; width:15px; height:10px; background-color: #FFFF00; border:1px solid black;"></span> Cu    | Community                 |
| <span style="display:inline-block; width:15px; height:10px; background-color: #F08080; border:1px solid black;"></span> DU    | Deferred Urban            |
| <span style="display:inline-block; width:15px; height:10px; background-color: #00B0F0; border:1px solid black;"></span> DTCE  | District Town Centre      |
| <span style="display:inline-block; width:15px; height:10px; background-color: #9932CC; border:1px solid black;"></span> LIn   | Light Industry            |
| <span style="display:inline-block; width:15px; height:10px; background-color: #A08040; border:1px solid black;"></span> PrPro | Primary Production        |
| <span style="display:inline-block; width:15px; height:10px; background-color: #F08080; border:1px solid black;"></span> R     | Residential               |
| <span style="display:inline-block; width:15px; height:10px; background-color: #FFDAB9; border:1px solid black;"></span> RuL   | Rural Living              |
| <span style="display:inline-block; width:15px; height:10px; border:2px solid black;"></span>                                  | Zone Boundary             |
| <span style="display:inline-block; width:15px; height:10px; border-bottom:2px dashed black;"></span>                          | Development Plan Boundary |

KINGSTON

# Zone Map King/18

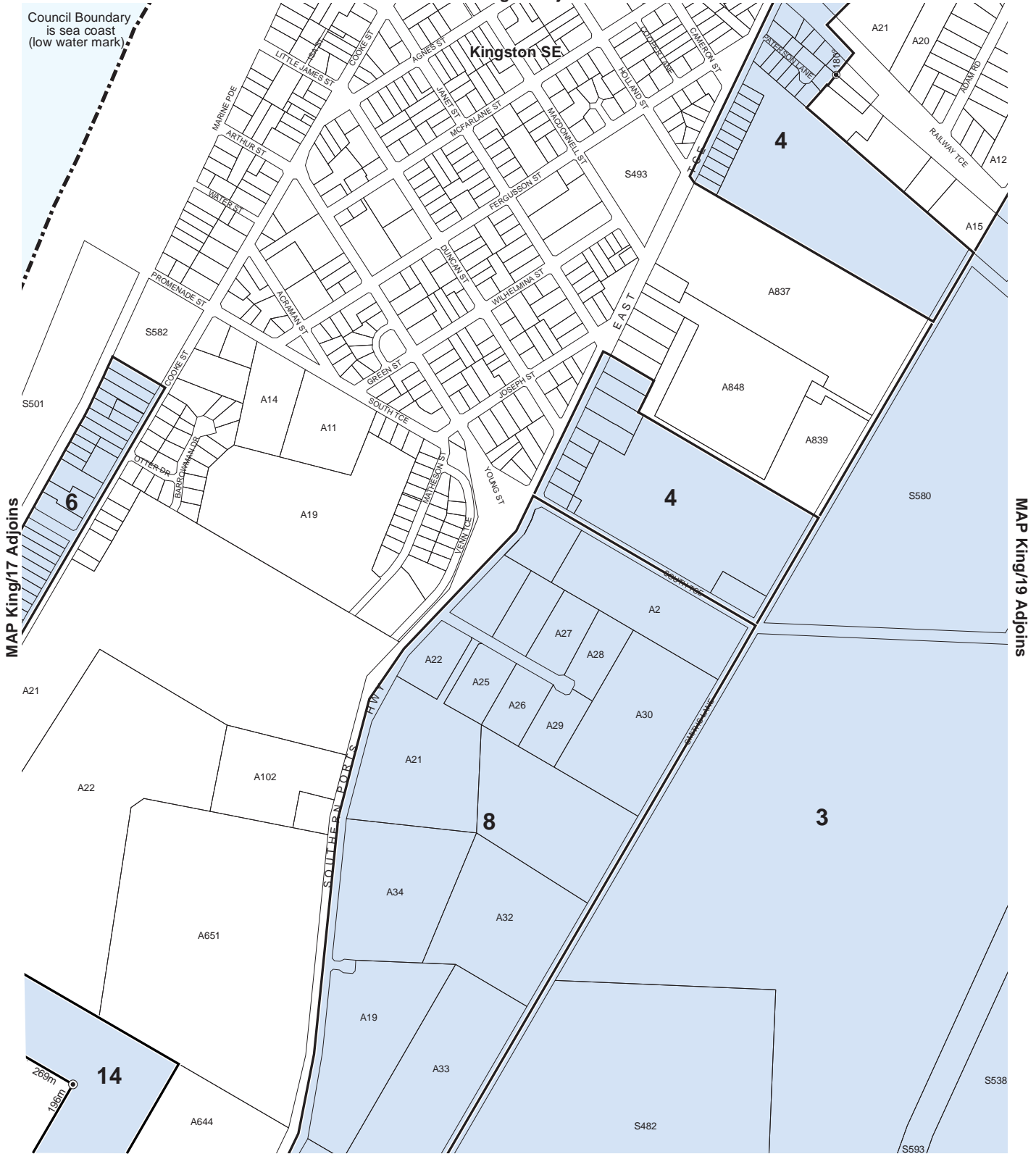
KINGSTON DISTRICT COUNCIL

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MAP King/15 Adjoins

Kingston SE

Council Boundary is sea coast (low water mark)



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 3 Township Fringe
- 4 Gall Park
- 6 Marine Parade
- 8 Rural Living
- 14 Residential Golf Course



**KINGSTON**

# Policy Area Map King/18

- Policy Area Boundary
- Development Plan Boundary




MAP King/16 Adjoins

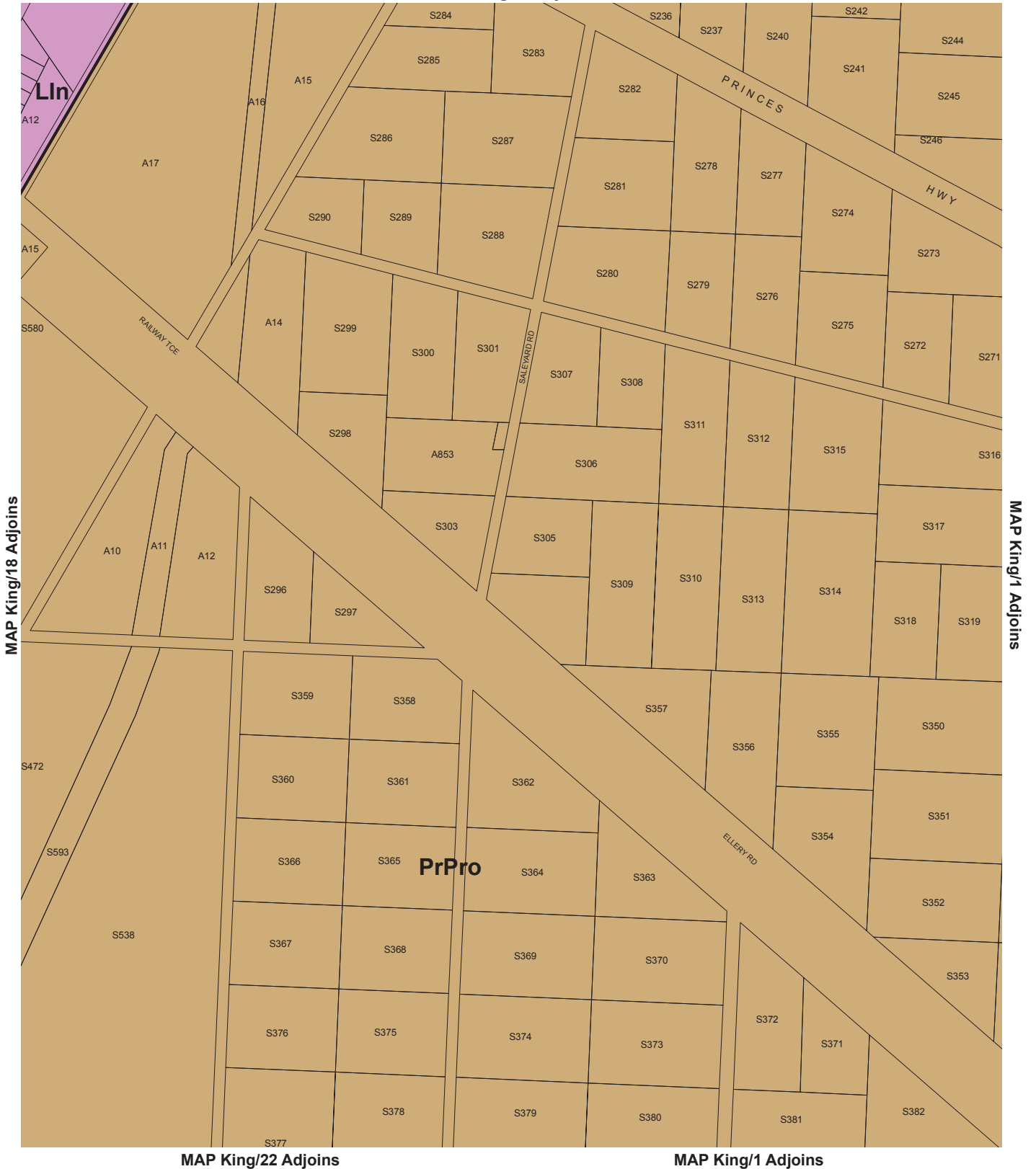


KINGSTON

# Overlay Map King/19 TRANSPORT

 Primary Arterial Roads

MAP King/16 Adjoins



Lamberts Conformal Conic Projection, GDA94



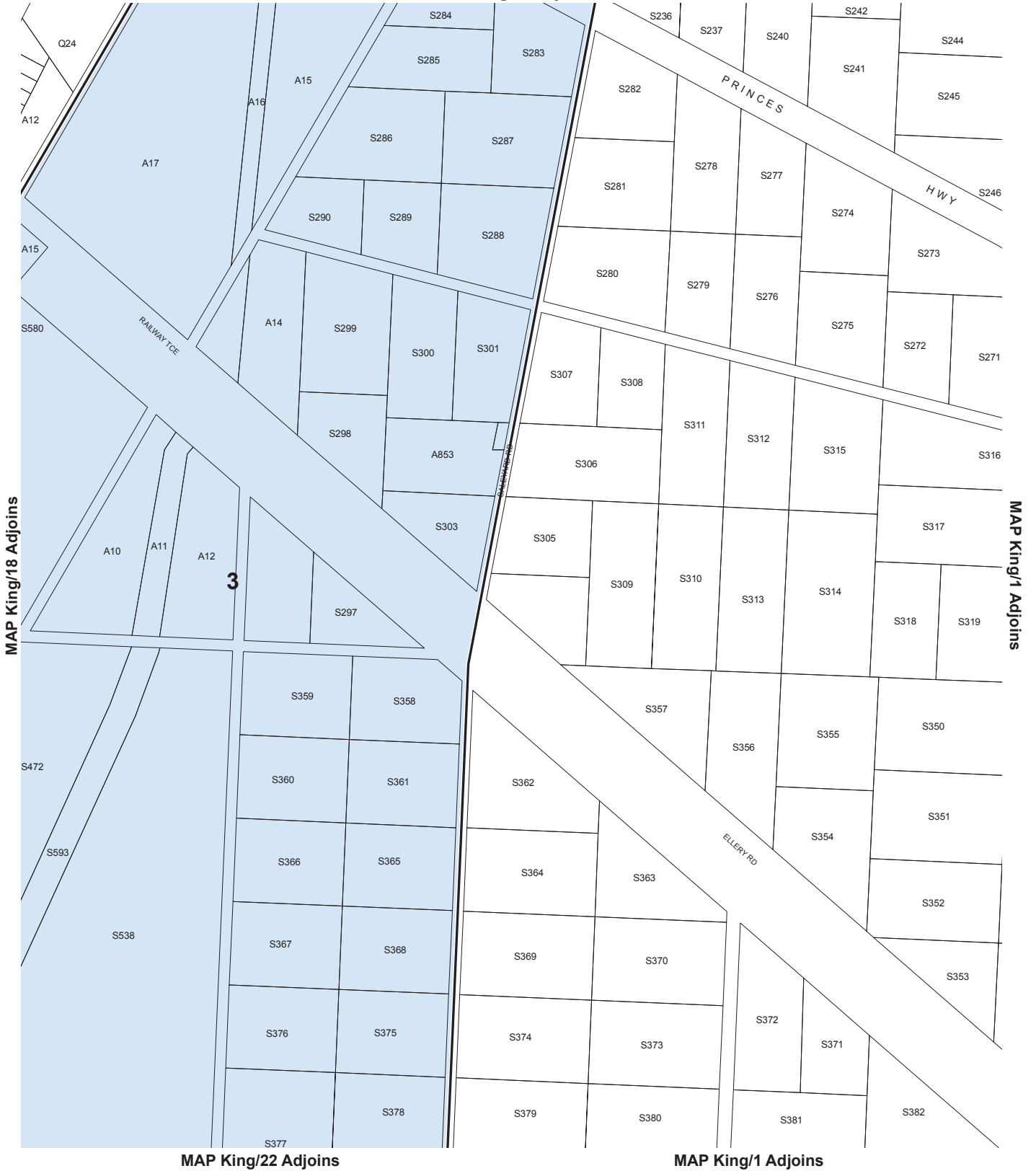
KINGSTON

# Zone Map King/19

- Zones**
- Light Industry
  - Primary Production
  - Zone Boundary



MAP King/16 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
3 Township Fringe



KINGSTON

# Policy Area Map King/19

 Policy Area Boundary

KINGSTON DISTRICT COUNCIL  
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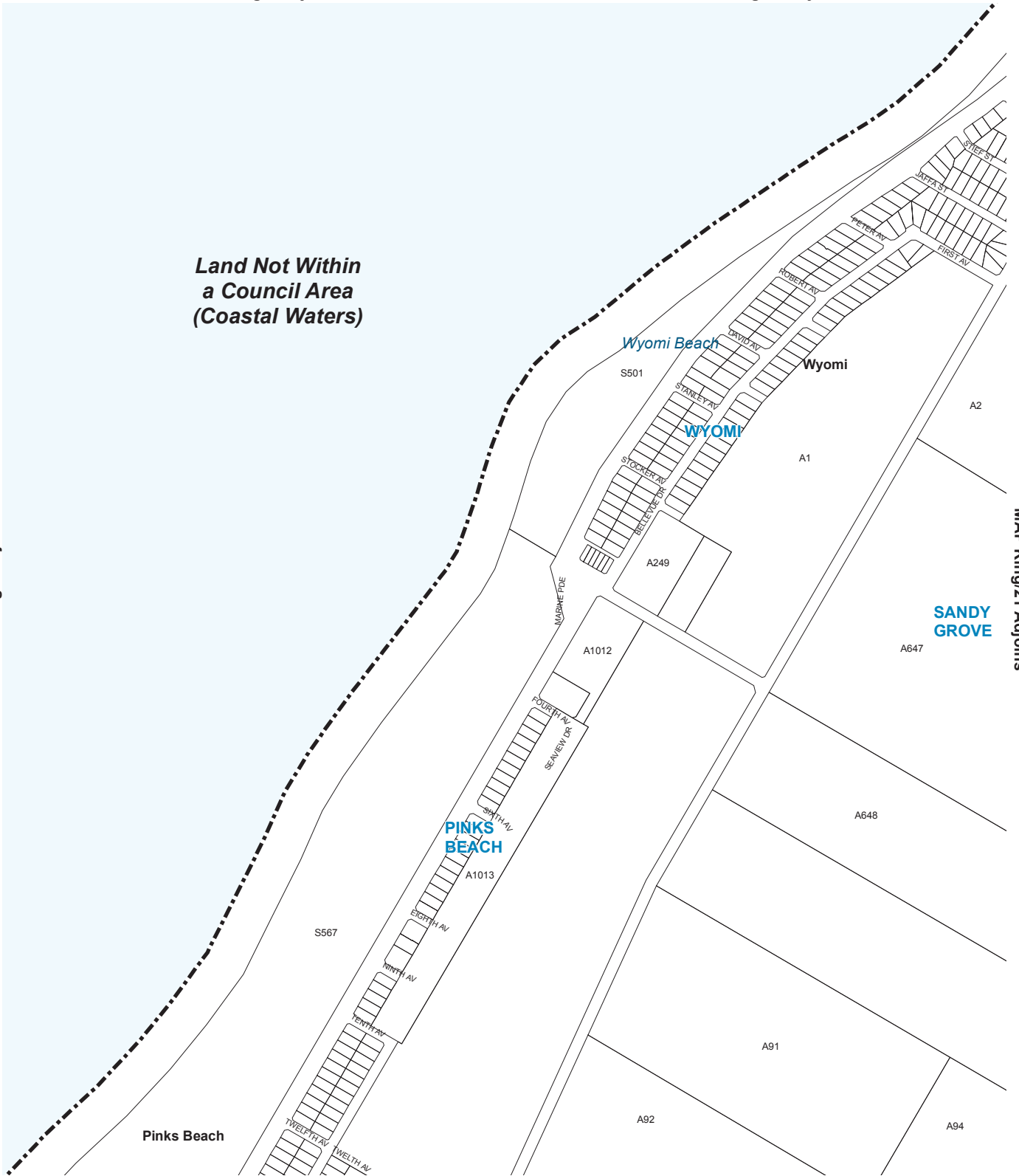
MAP King/1 Adjoins

MAP King/17 Adjoins

Land Not Within  
a Council Area  
(Coastal Waters)

MAP King/1 Adjoins

MAP King/21 Adjoins



MAP King/23 Adjoins

MAP King/24 Adjoins

Pinks Beach

A92

A91

A648

A647

A94

A2

A1

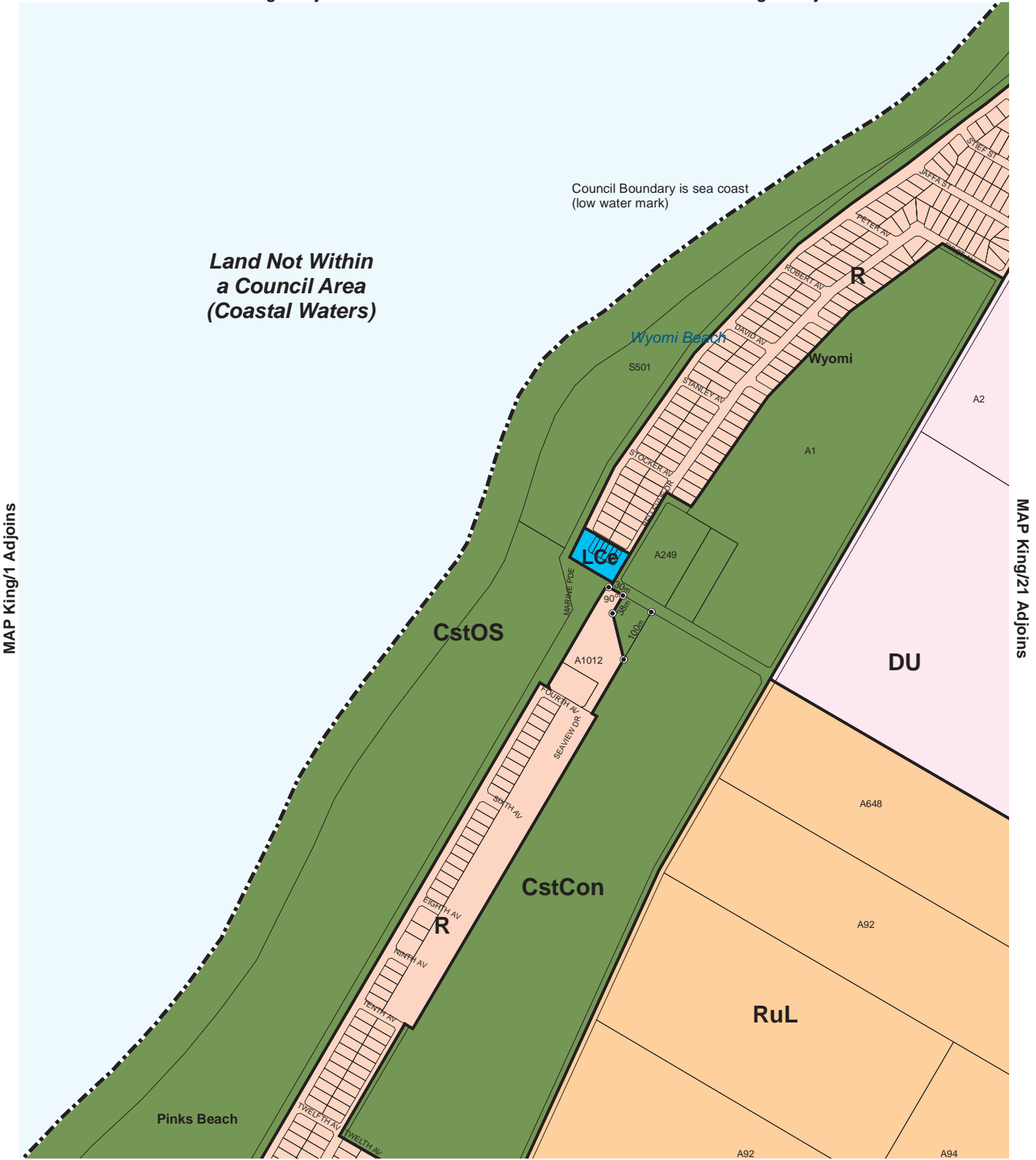


KINGSTON

# Location Map King/20

--- Development Plan Boundary





Lamberts Conformal Conic Projection, GDA94

Zones

- CstCon Coastal Conservation
- CstOS Coastal Open Space
- DU Deferred Urban
- LCe Local Centre
- R Residential
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary



KINGSTON

# Zone Map King/20





**KINGSTON**

# Location Map King/21



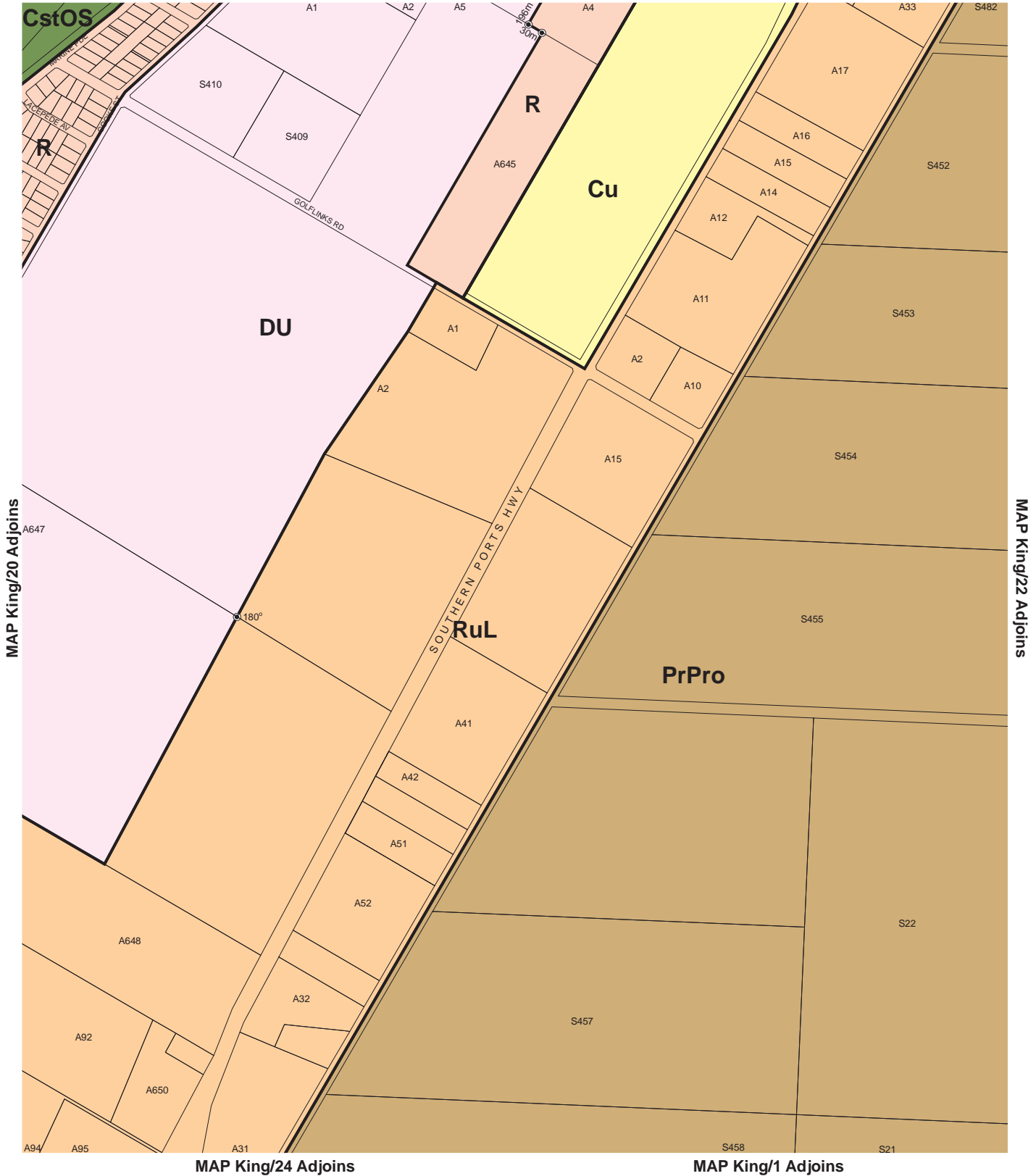
 Secondary Arterial Roads

# Overlay Map King/21 TRANSPORT

KINGSTON DISTRICT COUNCIL  
Consolidated - 13 December 2012

MAP King/17 Adjoins

MAP King/18 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Zones**
- CstOS Coastal Open Space
  - Cu Community
  - DU Deferred Urban
  - PrPro Primary Production
  - R Residential
  - RuL Rural Living
  - Zone Boundary

KINGSTON

# Zone Map King/21

KINGSTON DISTRICT COUNCIL

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MAP King/18 Adjoins

MAP King/19 Adjoins



MAP King/1 Adjoins



KINGSTON

# Location Map King/22

MAP King/18 Adjoins

MAP King/19 Adjoins



Lamberts Conformal Conic Projection, GDA94



KINGSTON

# Zone Map King/22

**Zones**

- PrPro Primary Production
- Zone Boundary



MAP King/18 Adjoins

MAP King/19 Adjoins



MAP King/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Policy Area  
3 Township Fringe



KINGSTON

# Policy Area Map King/22

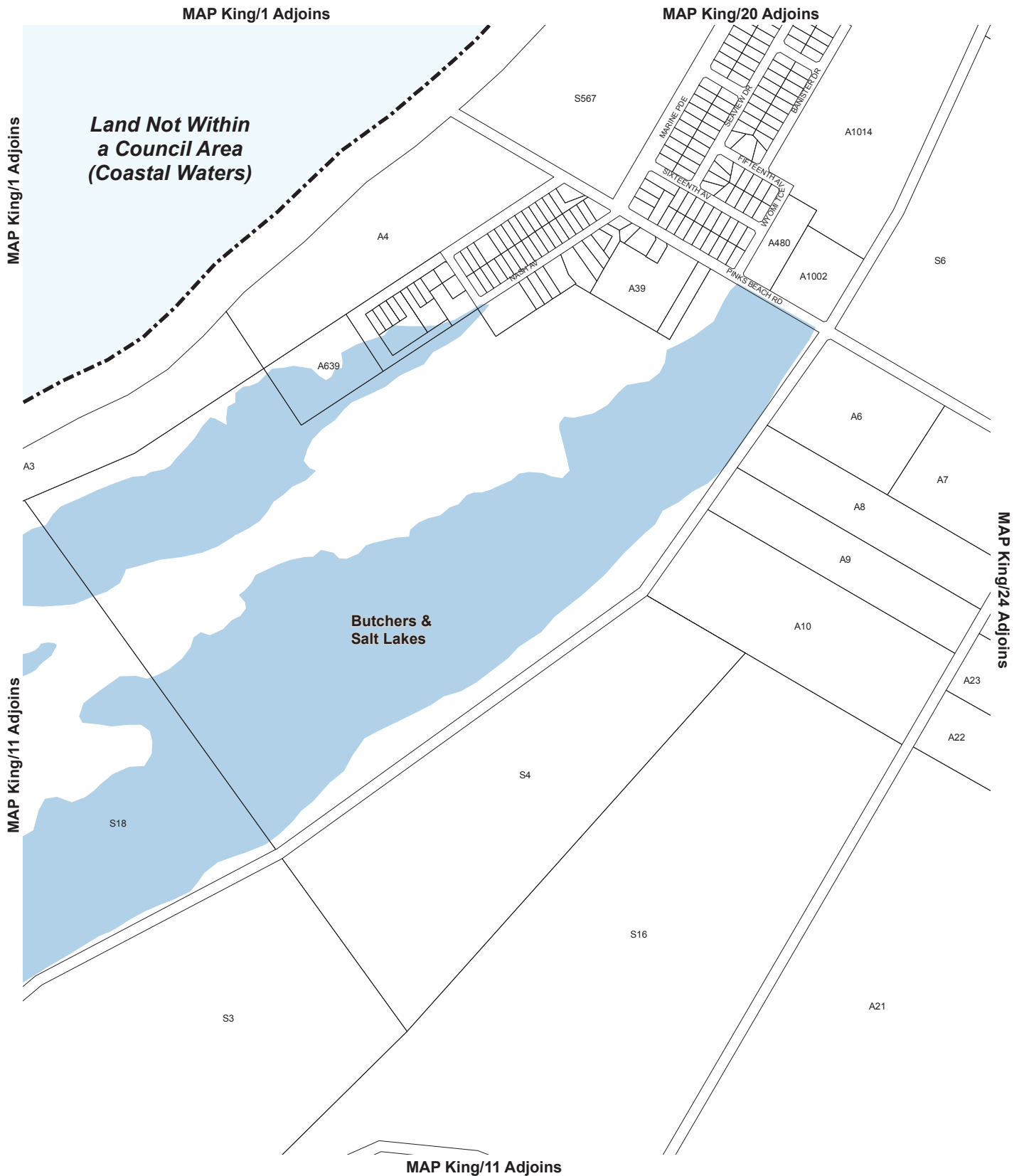
 Policy Area Boundary



KINGSTON

# Location Map King/23

- Conservation Park
- Development Plan Boundary



KINGSTON

# Overlay Map King/23 NATURAL RESOURCES

KINGSTON DISTRICT COUNCIL  
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- Wetlands of National Importance
- Development Plan Boundary





Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
6 Marine Parade



**KINGSTON**

# Policy Area Map King/23

- Policy Area Boundary
- Development Plan Boundary



MAP King/1 Adjoins



KINGSTON

# Location Map King/24

— Tourist Routes



MAP King/1 Adjoins

MAP King/23 Adjoins



KINGSTON

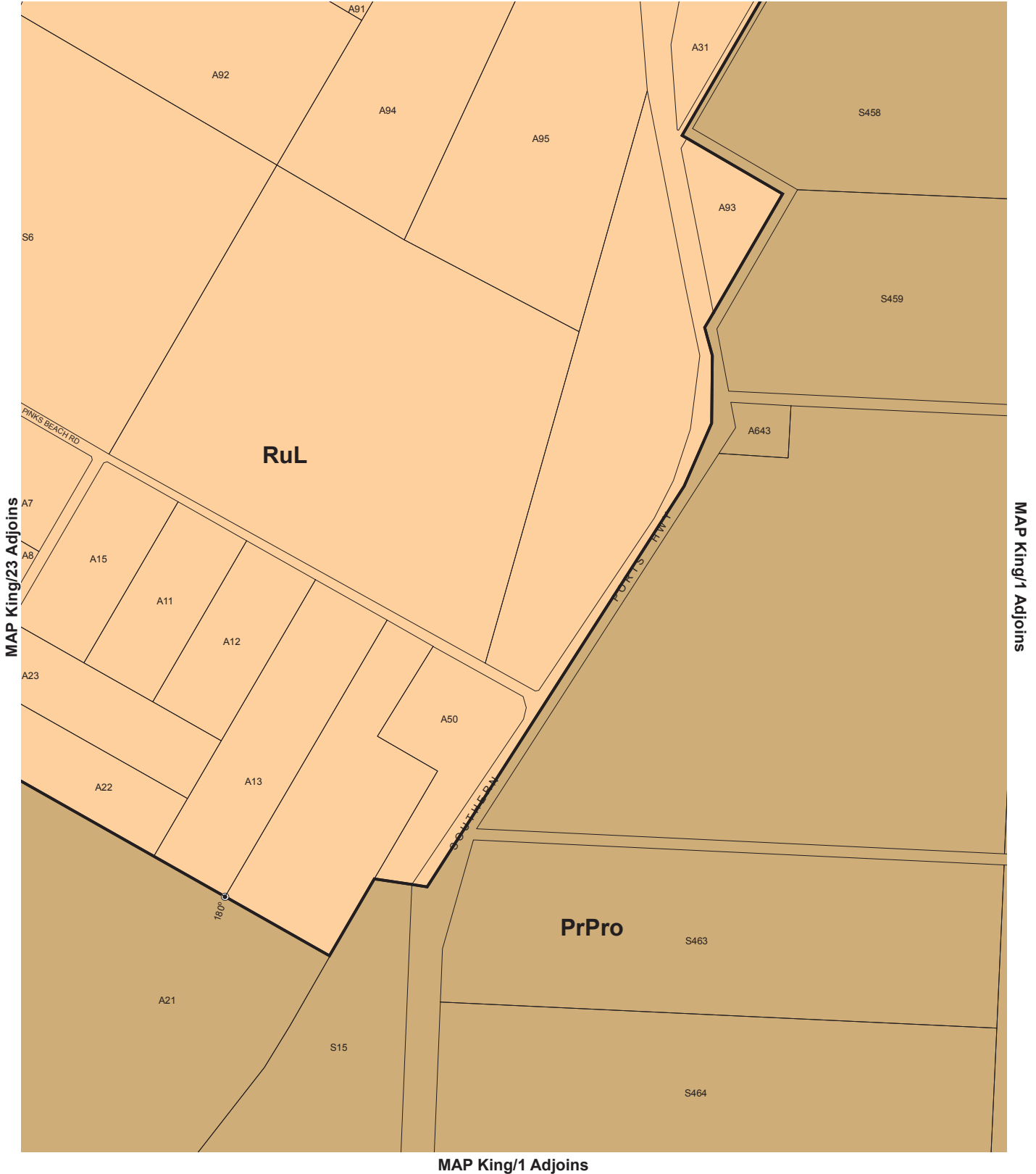
# Overlay Map King/24

## TRANSPORT

Secondary Arterial Roads

MAP King/20 Adjoins

MAP King/21 Adjoins



Lamberts Conformal Conic Projection, GDA94



KINGSTON

# Zone Map King/24

**Zones**

- PrPro Primary Production
- RuL Rural Living
- Zone Boundary



MAP King/20 Adjoins

MAP King/21 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
**8** Rural Living



**KINGSTON**

# Policy Area Map King/24

 Policy Area Boundary

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

MAP King/10 Adjoins

MAP King/26 Adjoins



CAPE JAFFA

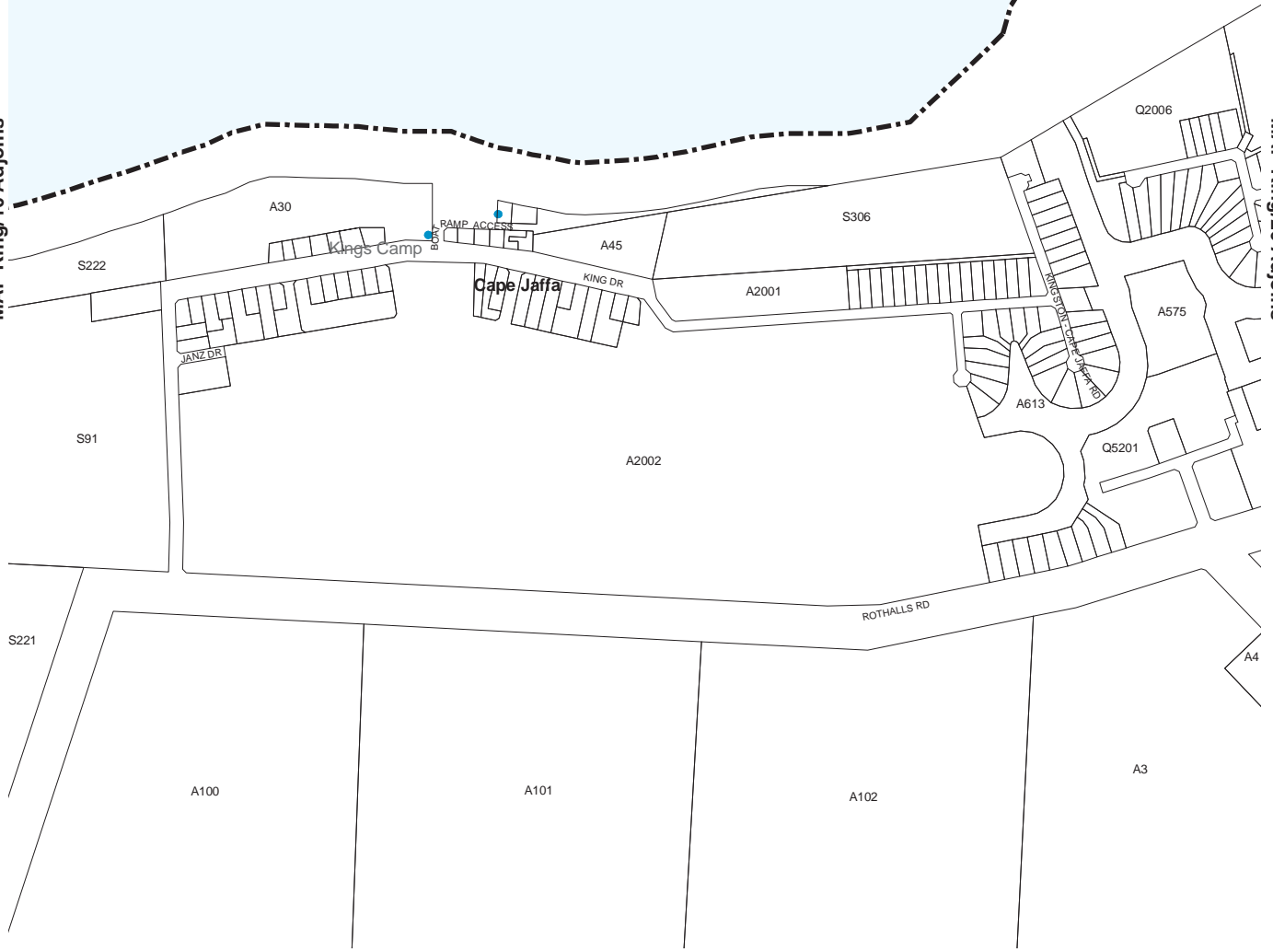
# Location Map King/25

- Conservation Reserve
- Development Plan Boundary

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

MAP King/10 Adjoins

MAP King/26 Adjoins



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

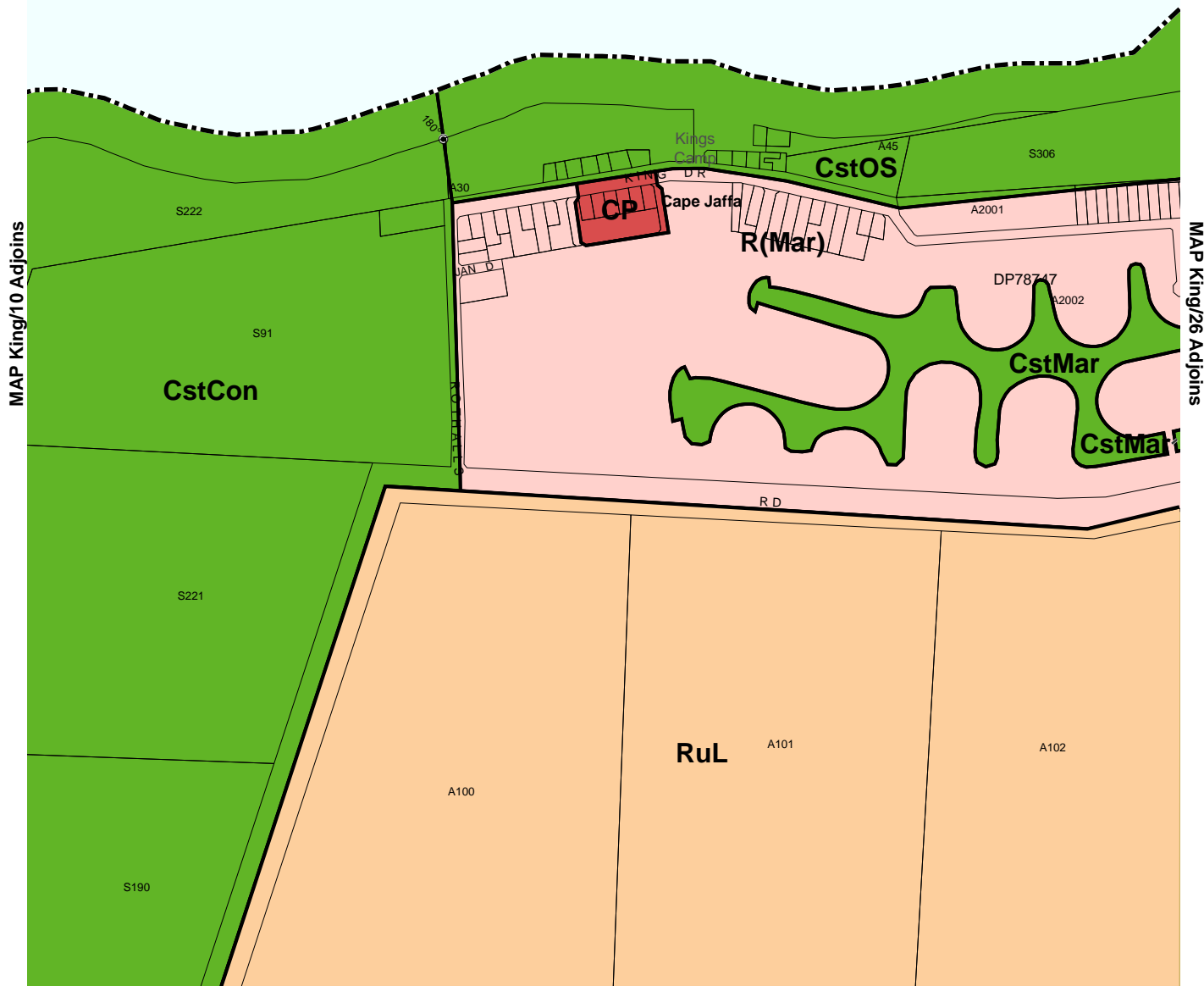


CAPE JAFFA

# Overlay Map King/25 HERITAGE

- Local heritage place
- Development Plan Boundary

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



Lamberts Conformal Conic Projection, GDA94

**Zones**

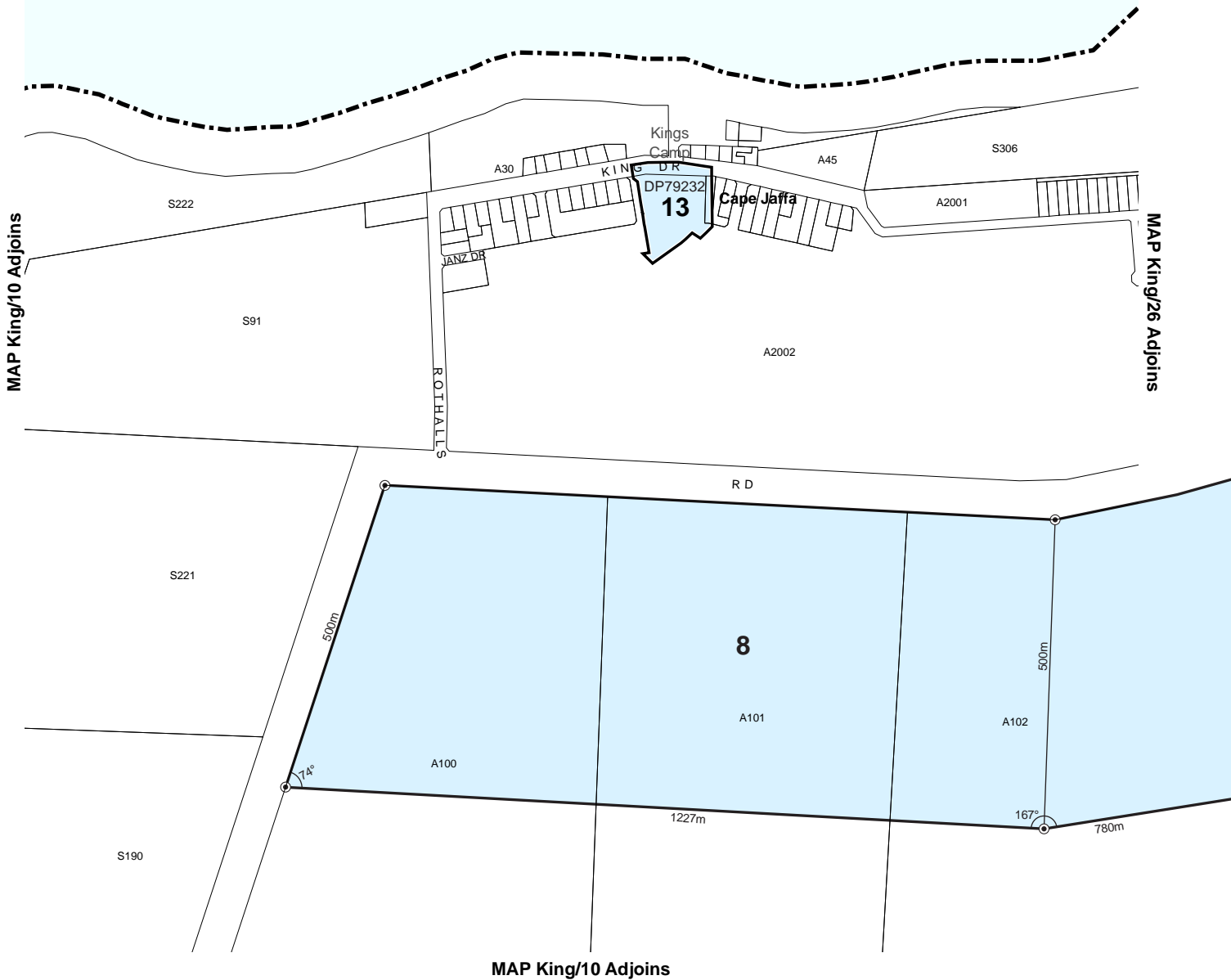
- CP Caravan and Tourist Park
- CstCon Coastal Conservation
- CstMar Coastal Marina
- CstOS Coastal Open Space
- RuL Rural Living
- R(Mar) Residential (Marina)
- Zone Boundary
- Development Plan Boundary



CAPE JAFFA

# Zone Map King/25

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



Lamberts Conformal Conic Projection, GDA94

- Policy Area**  
 13 Residential Tourist Accommodation  
 8 Rural Living



CAPE JAFFA

# Policy Area Map King/25

- Policy Area Boundary
- Development Plan Boundary

MAP King/10 Adjoins

Land Not Within  
a Council Area  
(Coastal Waters)

A1

A63

MAP King/25 Adjoins

MAP King/10 Adjoins

KINGSTON - CAPE JAFFA RD

CAPE  
JAFFA

S90

A4

A3

A2

LIMESTONE COAST RD

MAP King/10 Adjoins



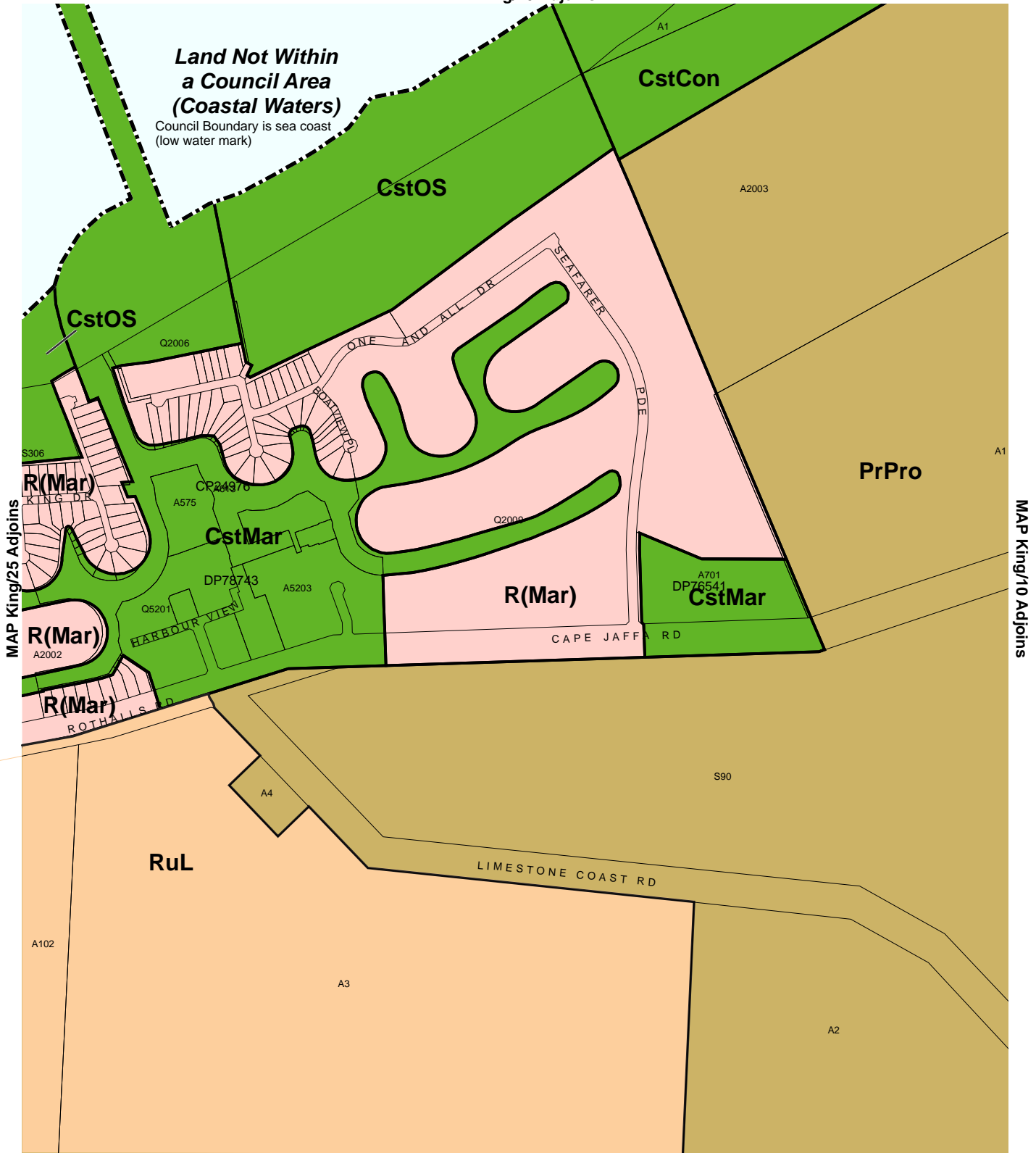
CAPE JAFFA

# Location Map King/26

----- Development Plan Boundary

MAP King/10 Adjoins

Land Not Within  
a Council Area  
(Coastal Waters)  
Council Boundary is sea coast  
(low water mark)



MAP King/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

- RuL Rural Living
- CstCon Coastal Conservation
- CstMar Coastal Marina
- CstOS Coastal Open Space
- PrPro Primary Production
- R(Mar) Residential (Marina)
- Zone Boundary
- Development Plan Boundary



CAPE JAFFA

# Zone Map King/26

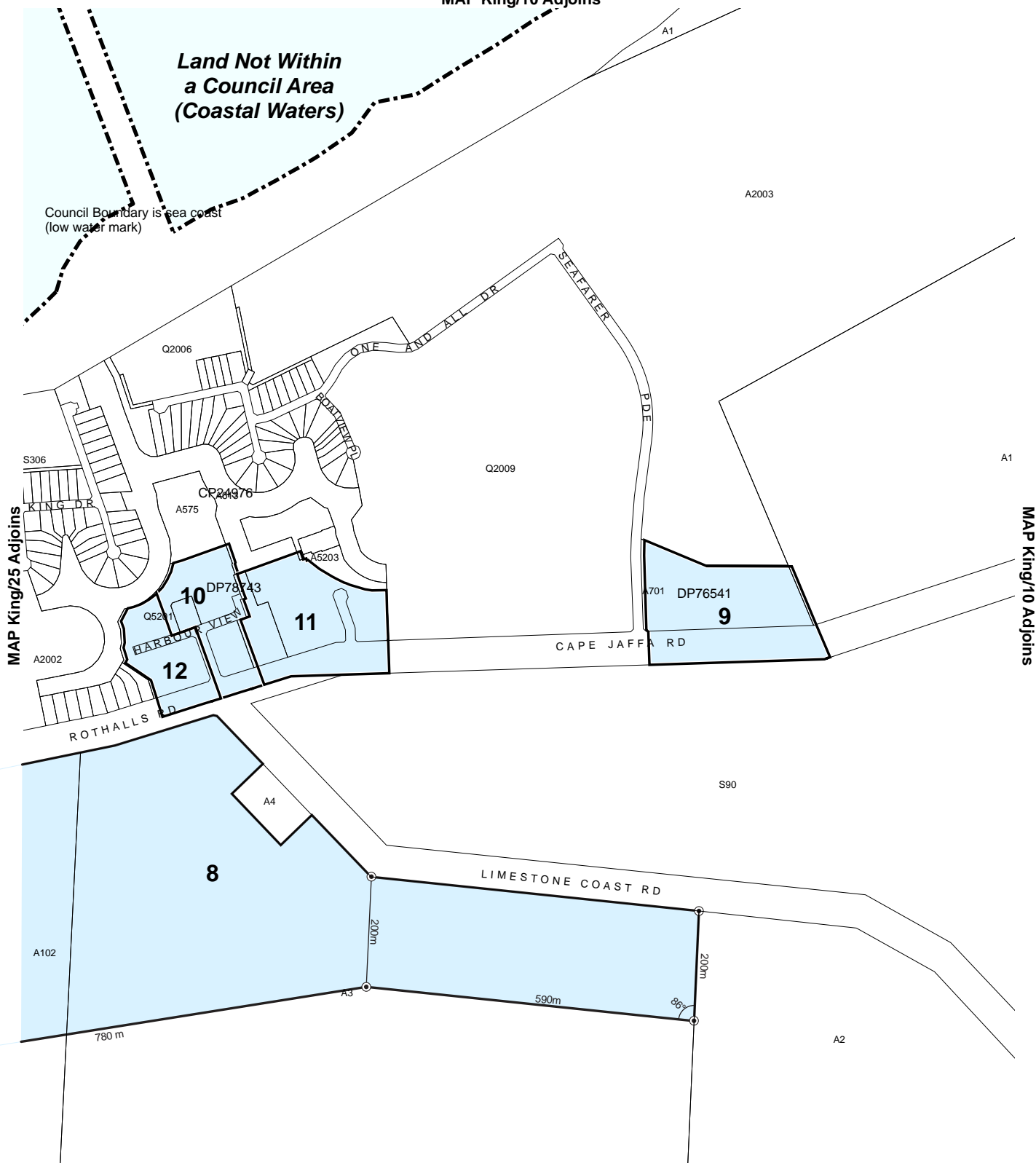
KINGSTON DISTRICT COUNCIL

Consolidated - 13 December 2012

MAP King/10 Adjoins

Land Not Within  
a Council Area  
(Coastal Waters)

Council Boundary is sea coast  
(low water mark)



MAP King/10 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 10 Marina Centre
- 11 Commerce Industry
- 12 Tourist Accommodation
- 9 Service Infrastructure
- 8 Rural Living



CAPE JAFFA

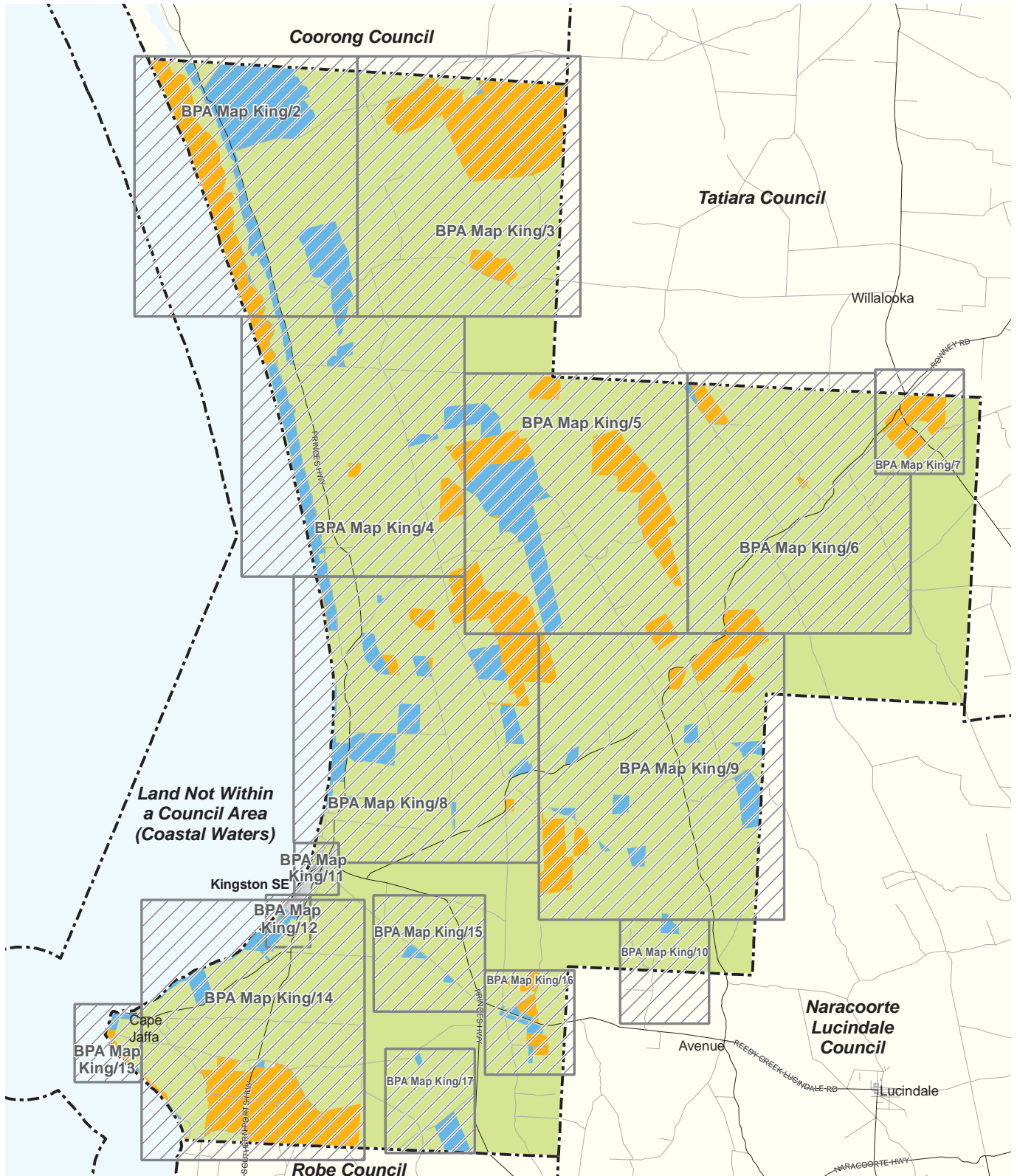
# Policy Area Map King/26

- Policy Area Boundary
- Development Plan Boundary



# Bushfire Risk BPA Maps



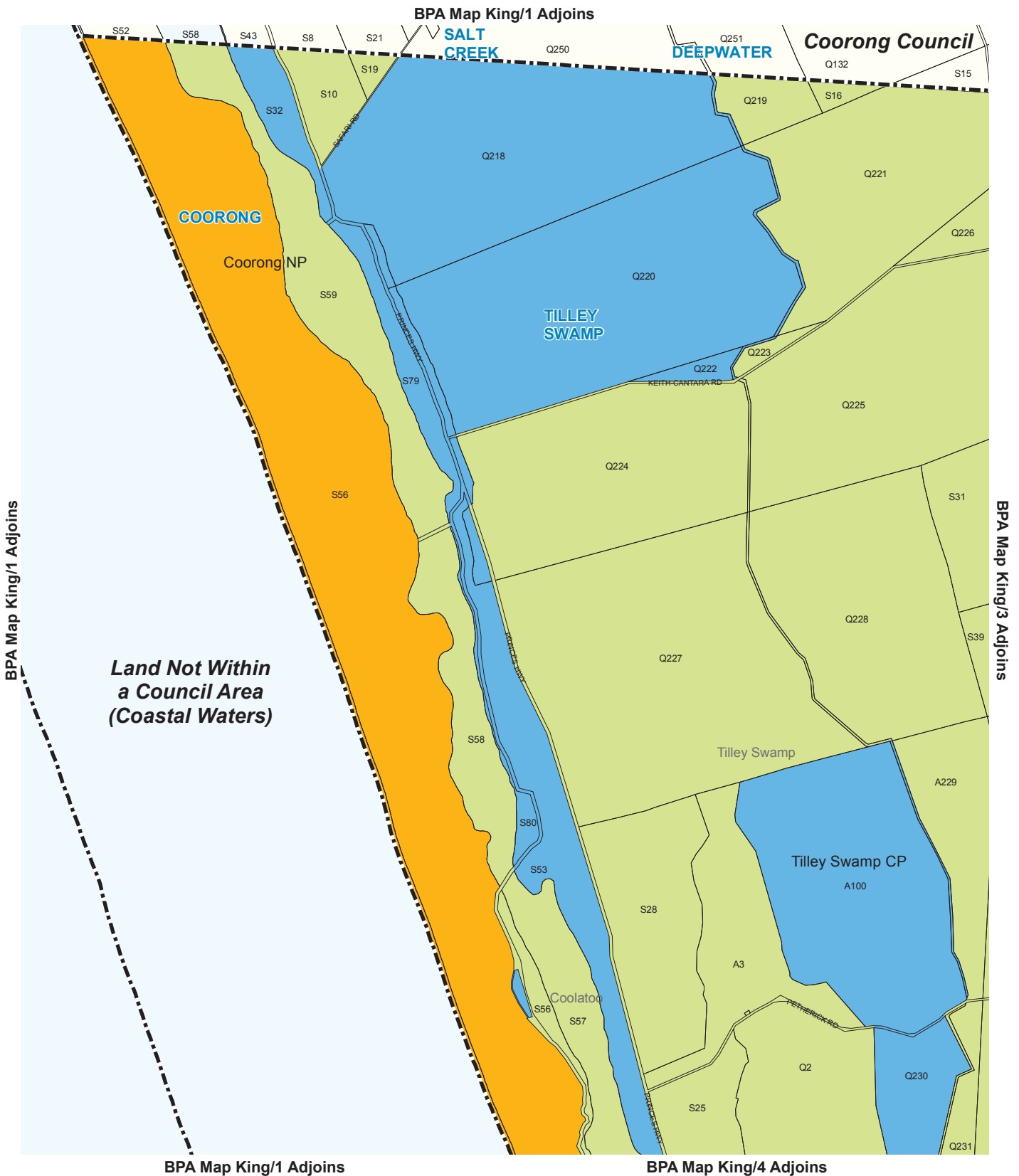


See enlargement map for accurate representation.



# Bushfire Protection Area BPA Map King/1 BUSHFIRE RISK

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

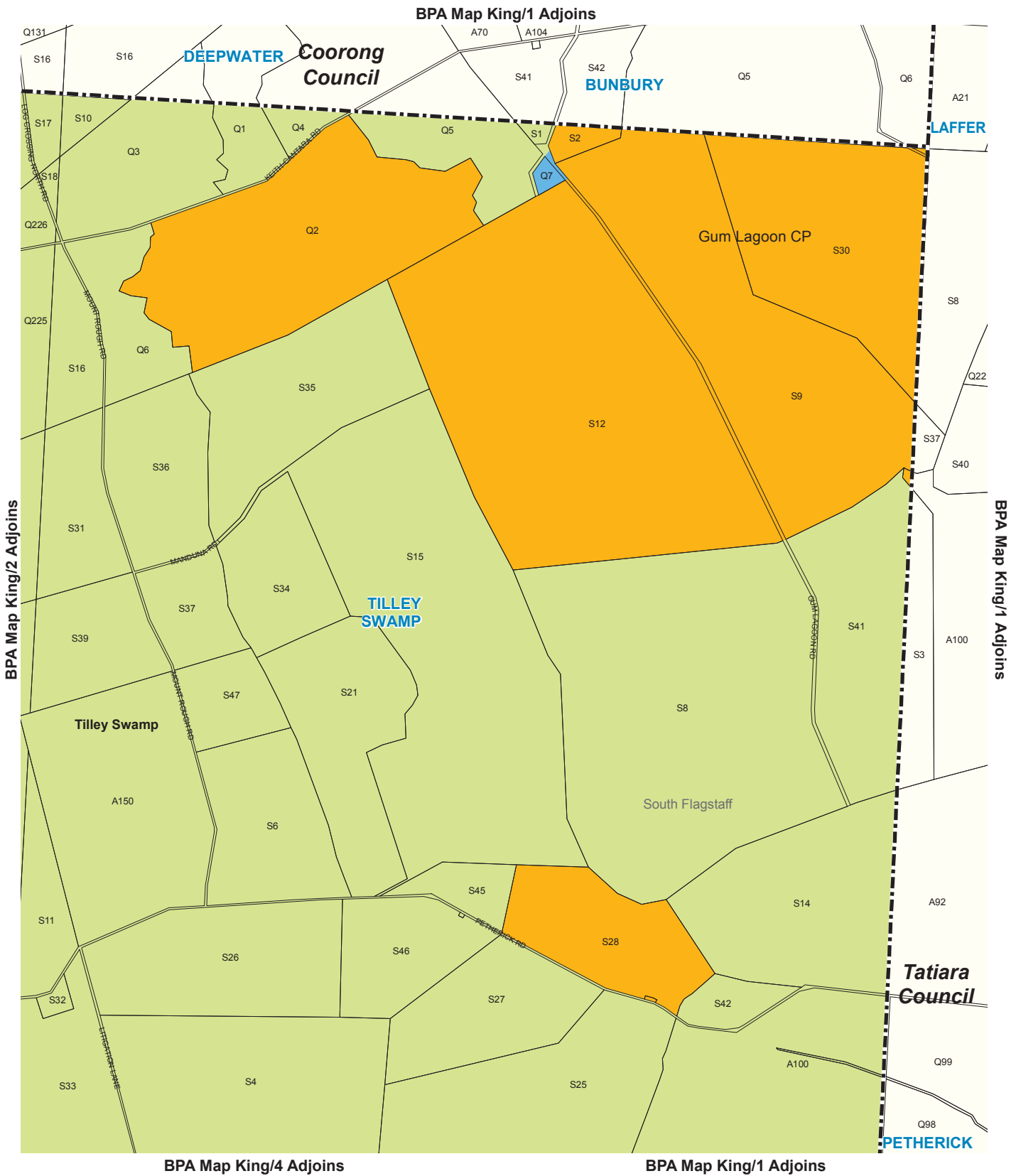


*Land Not Within  
a Council Area  
(Coastal Waters)*

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



# Bushfire Protection Area BPA Map King/2 BUSHFIRE RISK



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



# Bushfire Protection Area

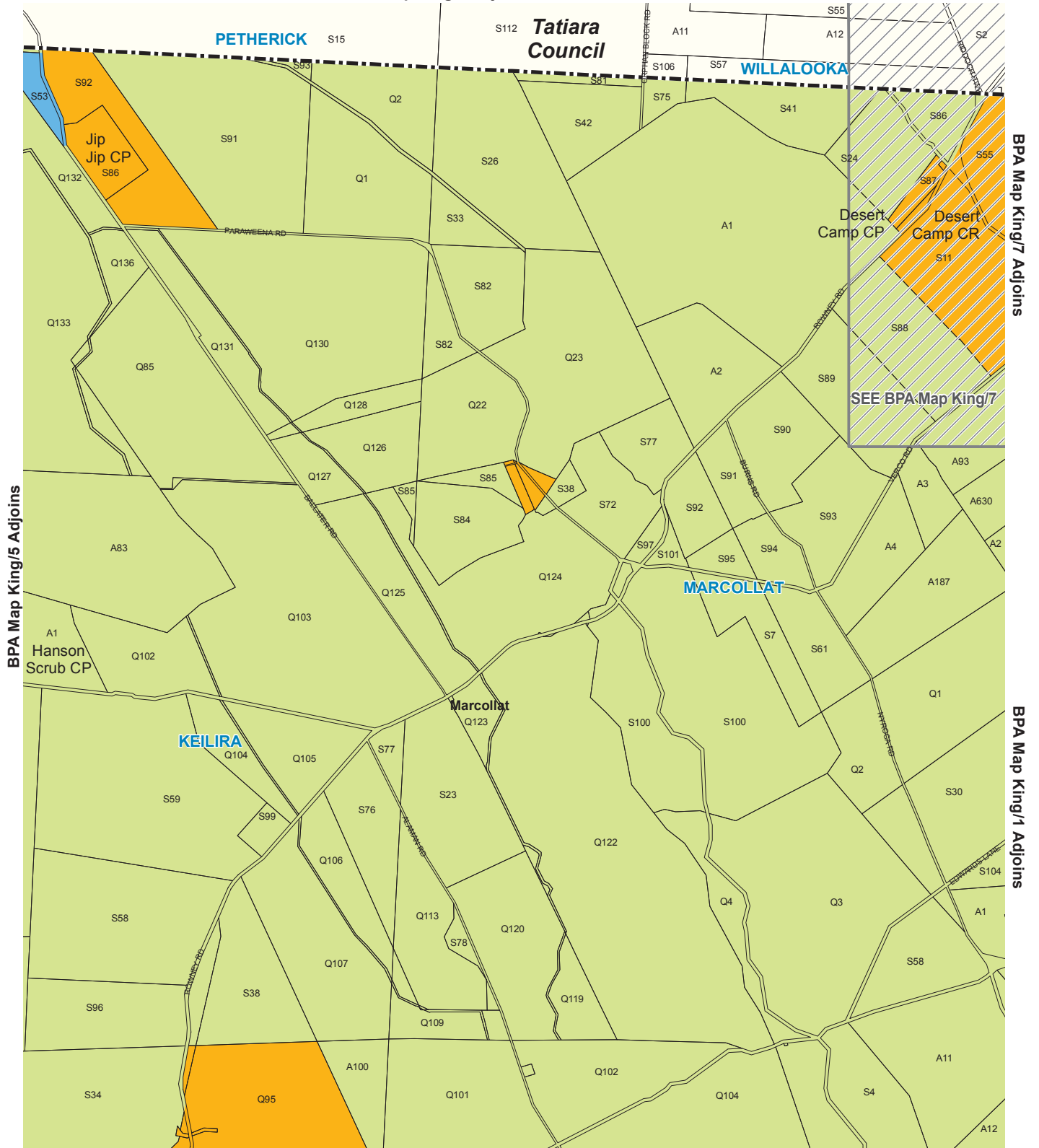
## BPA Map King/3

### BUSHFIRE RISK





BPA Map King/1 Adjoins



BPA Map King/5 Adjoins

BPA Map King/7 Adjoins

BPA Map King/1 Adjoins

BPA Map King/9 Adjoins

BPA Map King/1 Adjoins

See enlargement map for accurate representation.

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



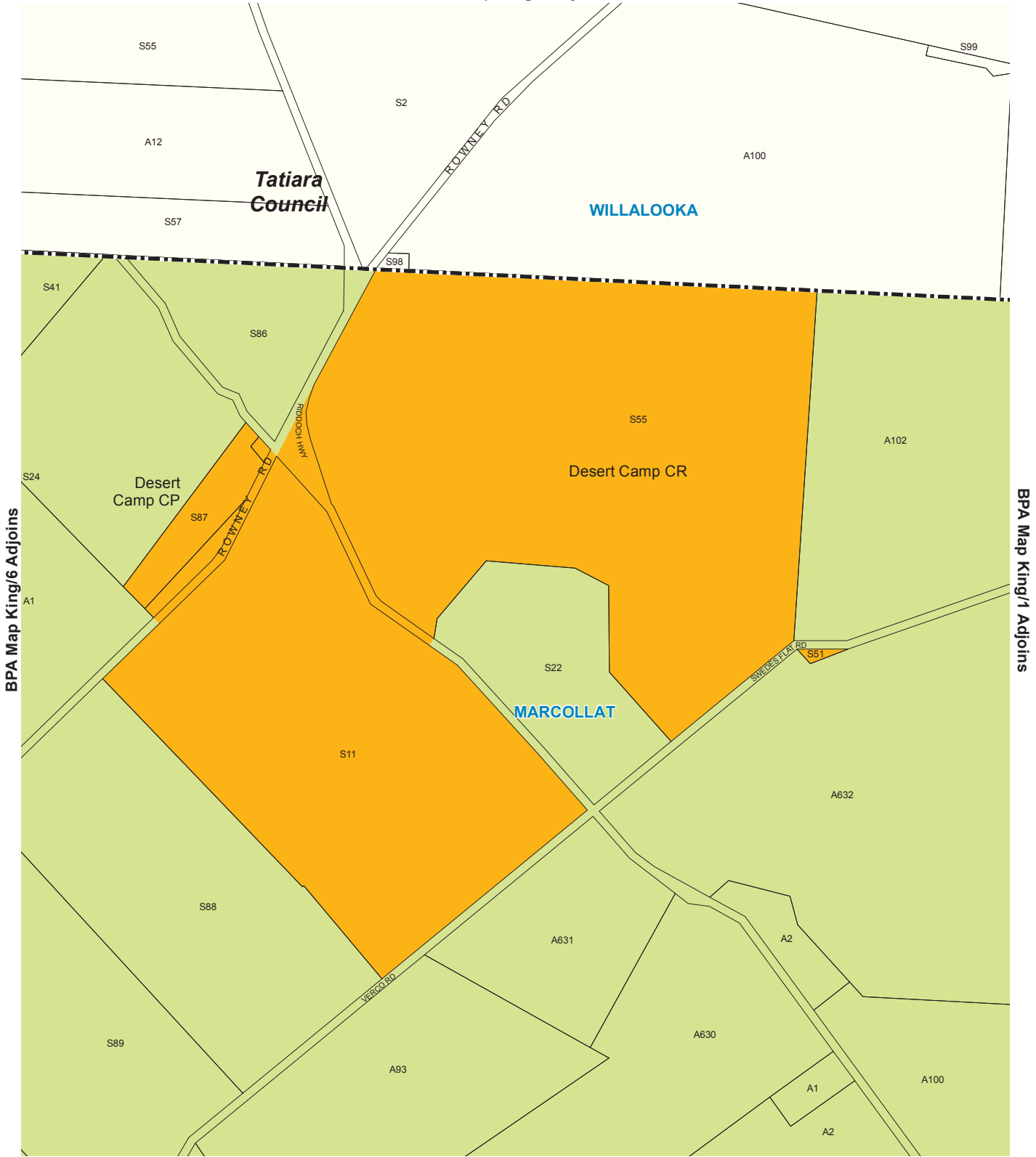
# Bushfire Protection Area

## BPA Map King/6

### BUSHFIRE RISK



BPA Map King/1 Adjoins



BPA Map King/6 Adjoins

BPA Map King/1 Adjoins

BPA Map King/6 Adjoins

BPA Map King/1 Adjoins



0  2,000 m

# Bushfire Protection Area

## BPA Map King/7

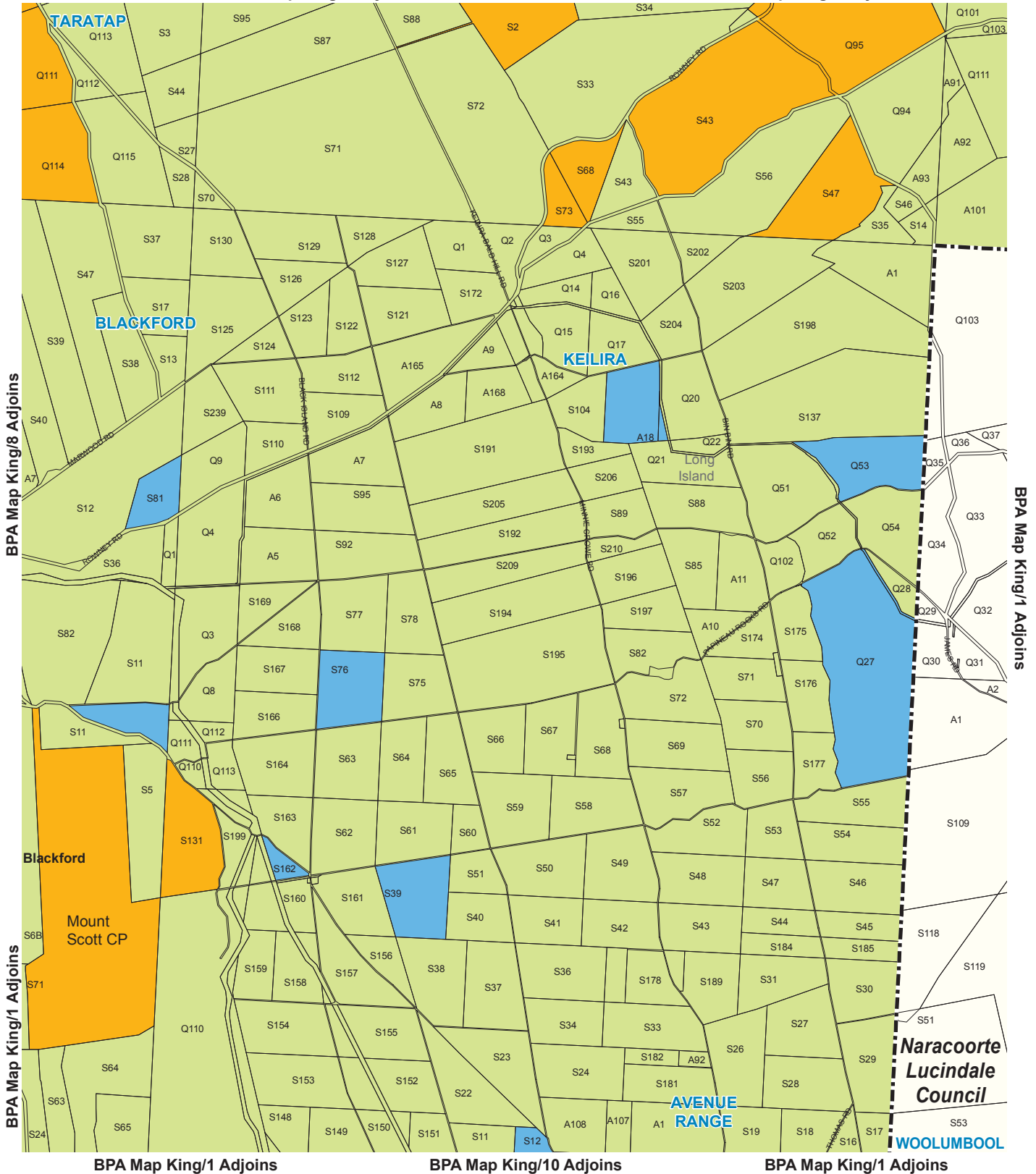
### BUSHFIRE RISK

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



BPA Map King/5 Adjoins

BPA Map King/6 Adjoins



BPA Map King/1 Adjoins

BPA Map King/10 Adjoins

BPA Map King/1 Adjoins



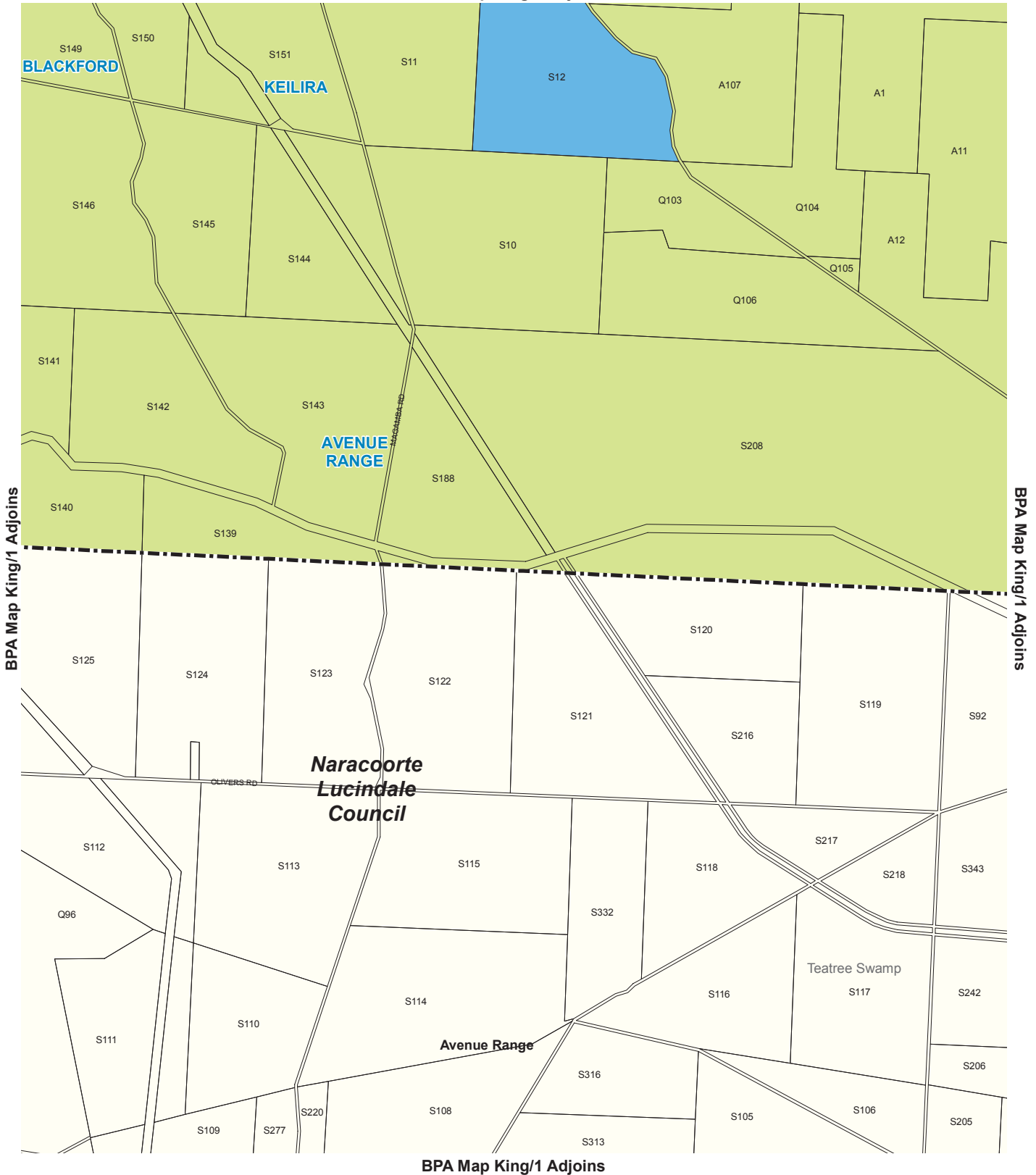
# Bushfire Protection Area

## BPA Map King/9




### BUSHFIRE RISK

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

BPA Map King/9 Adjoins



BPA Map King/1 Adjoins

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

# Bushfire Protection Area

## BPA Map King/10

### BUSHFIRE RISK

BPA Map King/8 Adjoins

BPA Map King/8 Adjoins

BPA Map King/1 Adjoins

BPA Map King/1 Adjoins

Land Not Within a Council Area (Coastal Waters)

Port Caroline

ROSETOWN

Kingston SE

KINGSTON S.E.

BPA Map King/12 Adjoins

BPA Map King/1 Adjoins

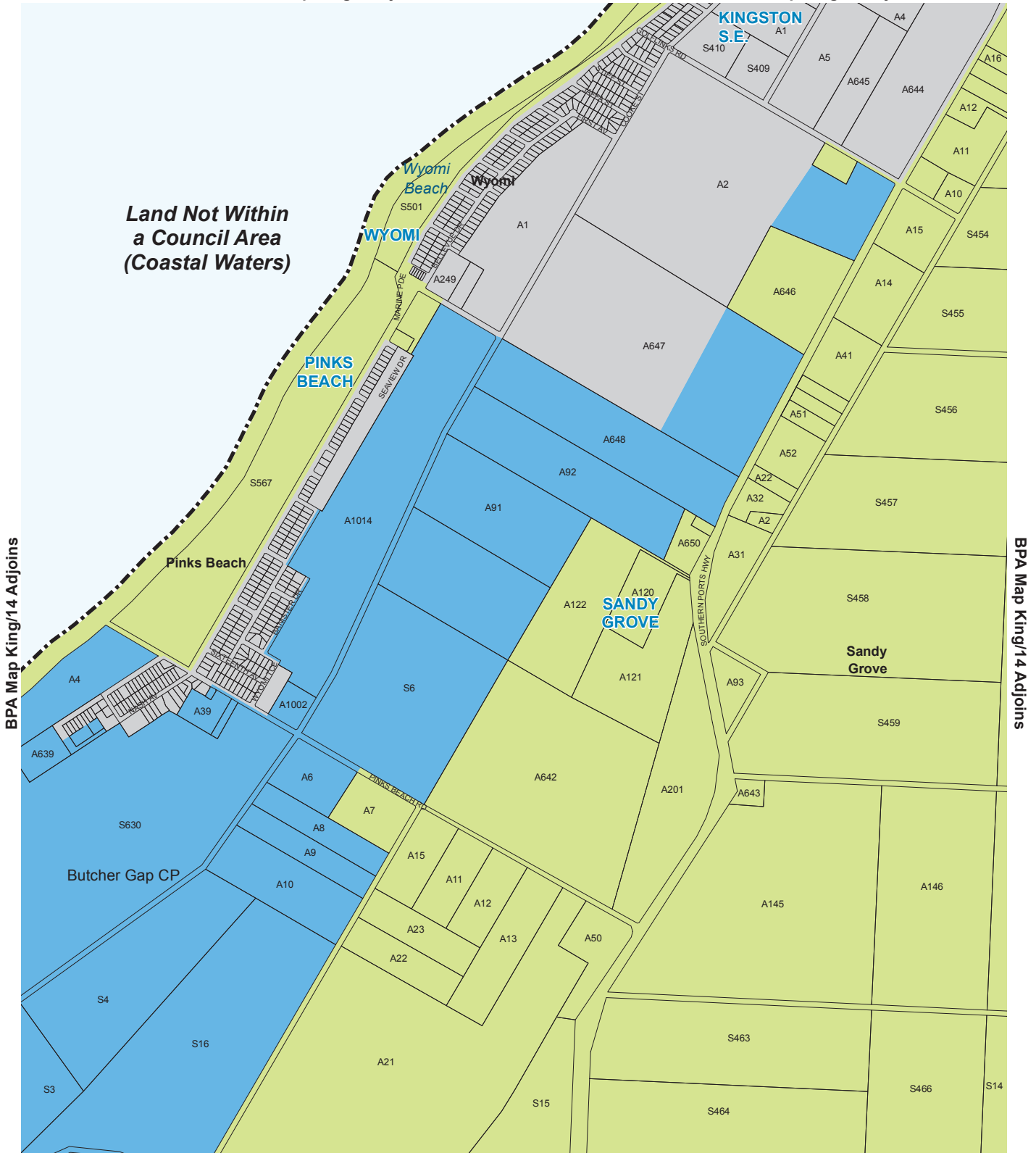


0 1,000 m

# Bushfire Protection Area BPA Map King/11 BUSHFIRE RISK

- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary





Land Not Within a Council Area (Coastal Waters)



# Bushfire Protection Area

## BPA Map King/12

### BUSHFIRE RISK

- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

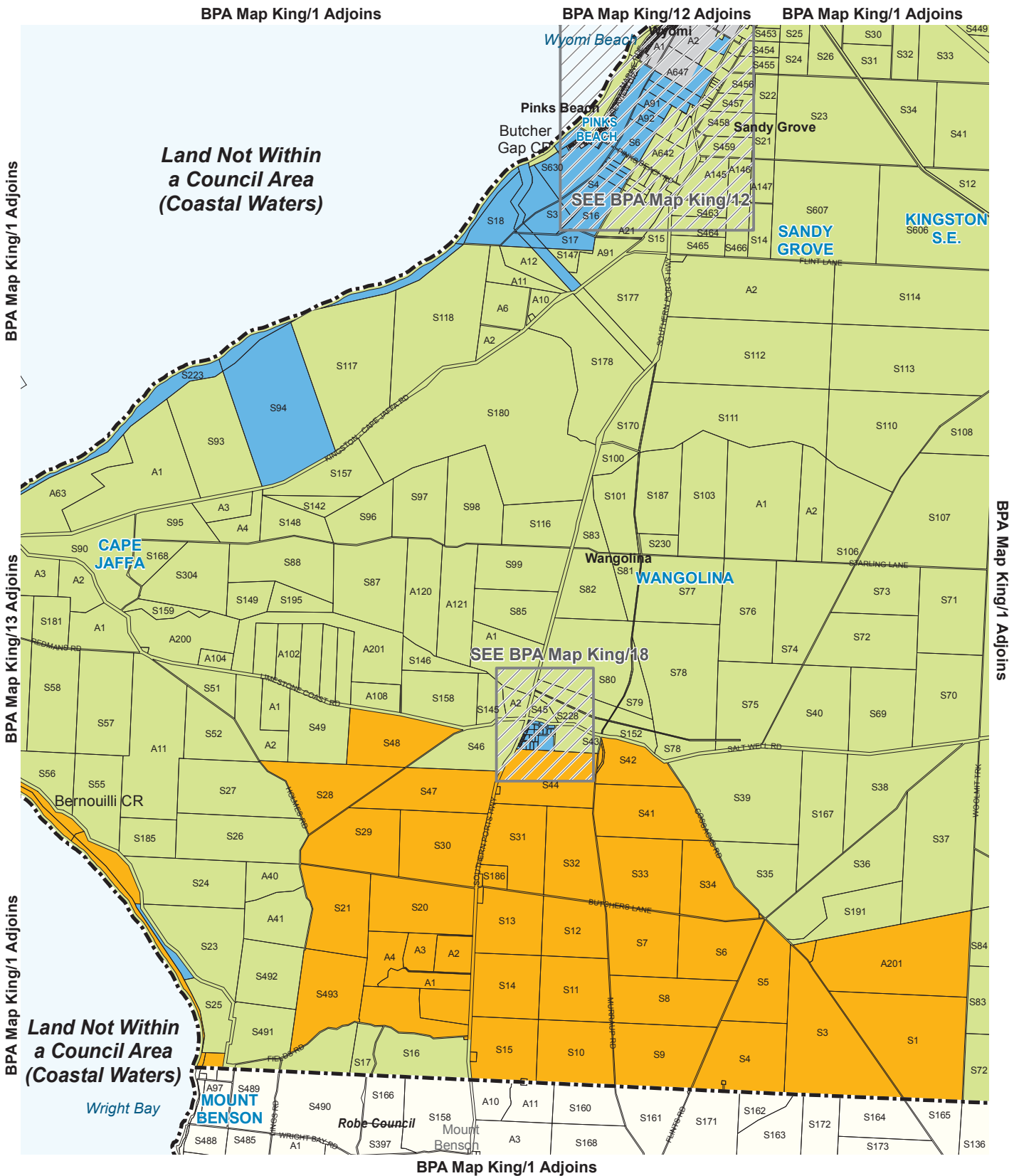
BPA Map King/1 Adjoins

BPA Map King/14 Adjoins



# Bushfire Protection Area BPA Map King/13 BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary



See enlargement map for accurate representation.

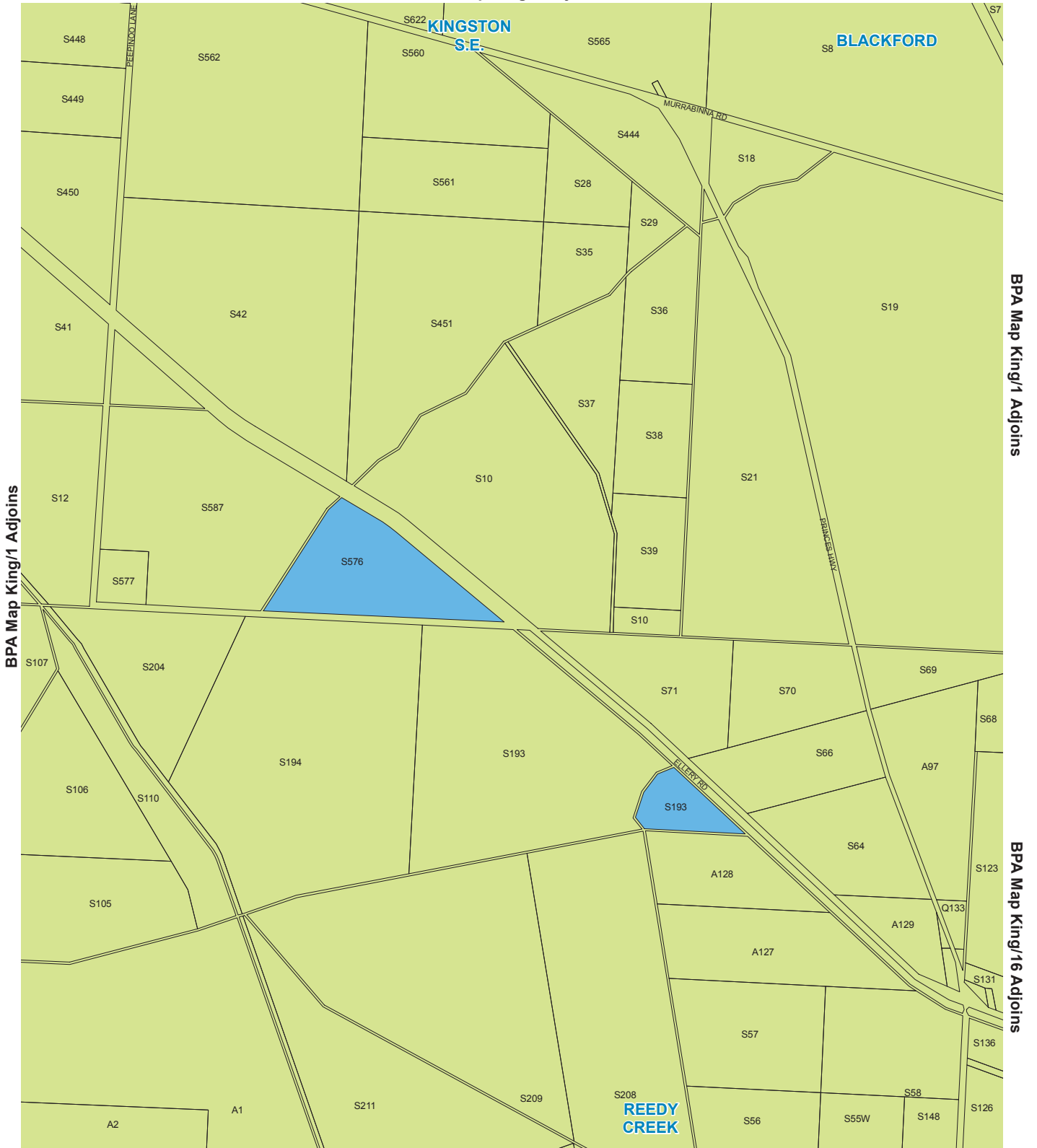


# Bushfire Protection Area BPA Map King/14 BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary



BPA Map King/1 Adjoins





BPA Map King/1 Adjoins



0 5km

# Bushfire Protection Area BPA Map King/15 BUSHFIRE RISK

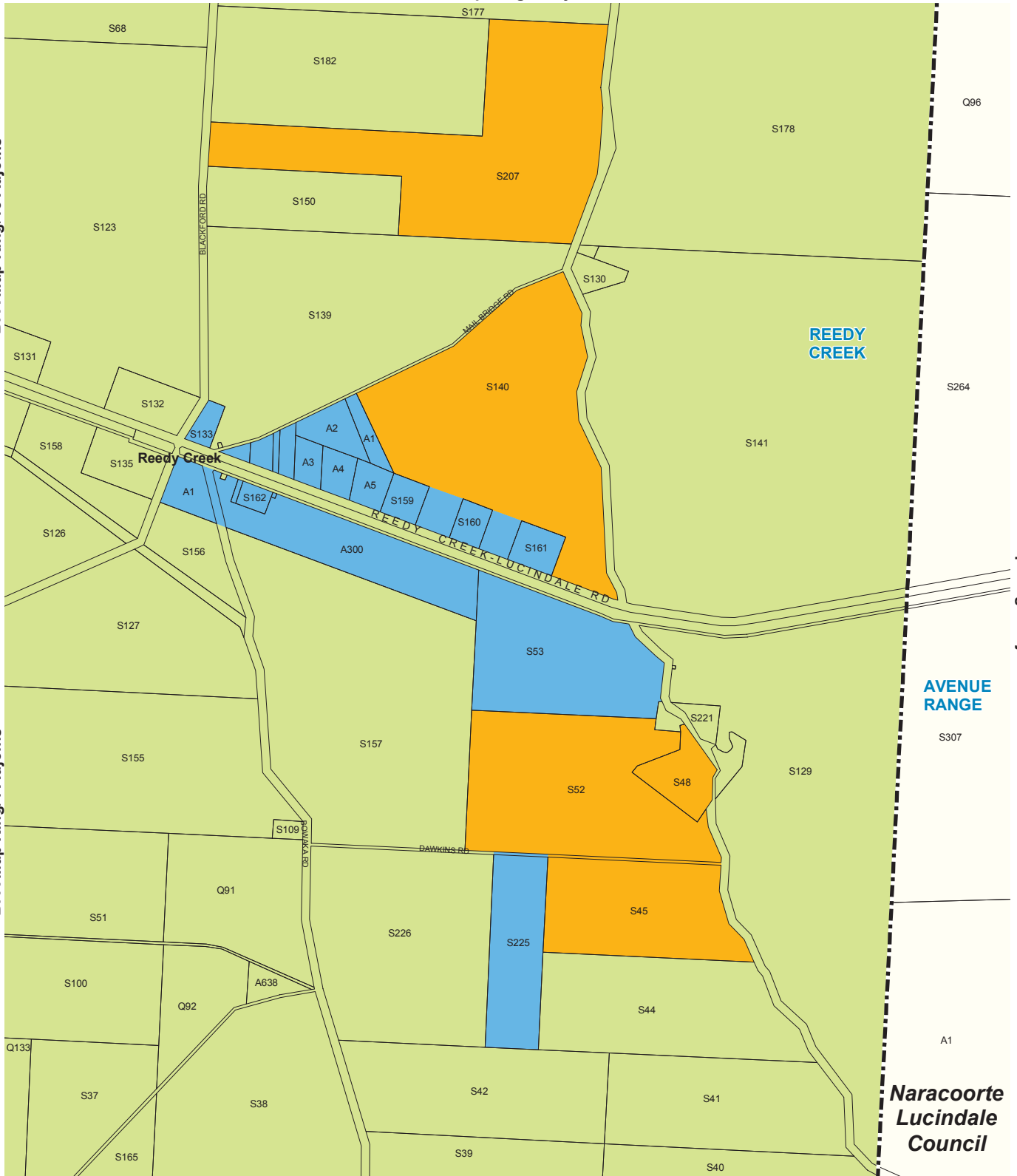
-  Medium Bushfire Risk
-  General Bushfire Risk

BPA Map King/1 Adjoins

BPA Map King/15 Adjoins

BPA Map King/1 Adjoins

BPA Map King/1 Adjoins



BPA Map King/1 Adjoins



0 2,000 m

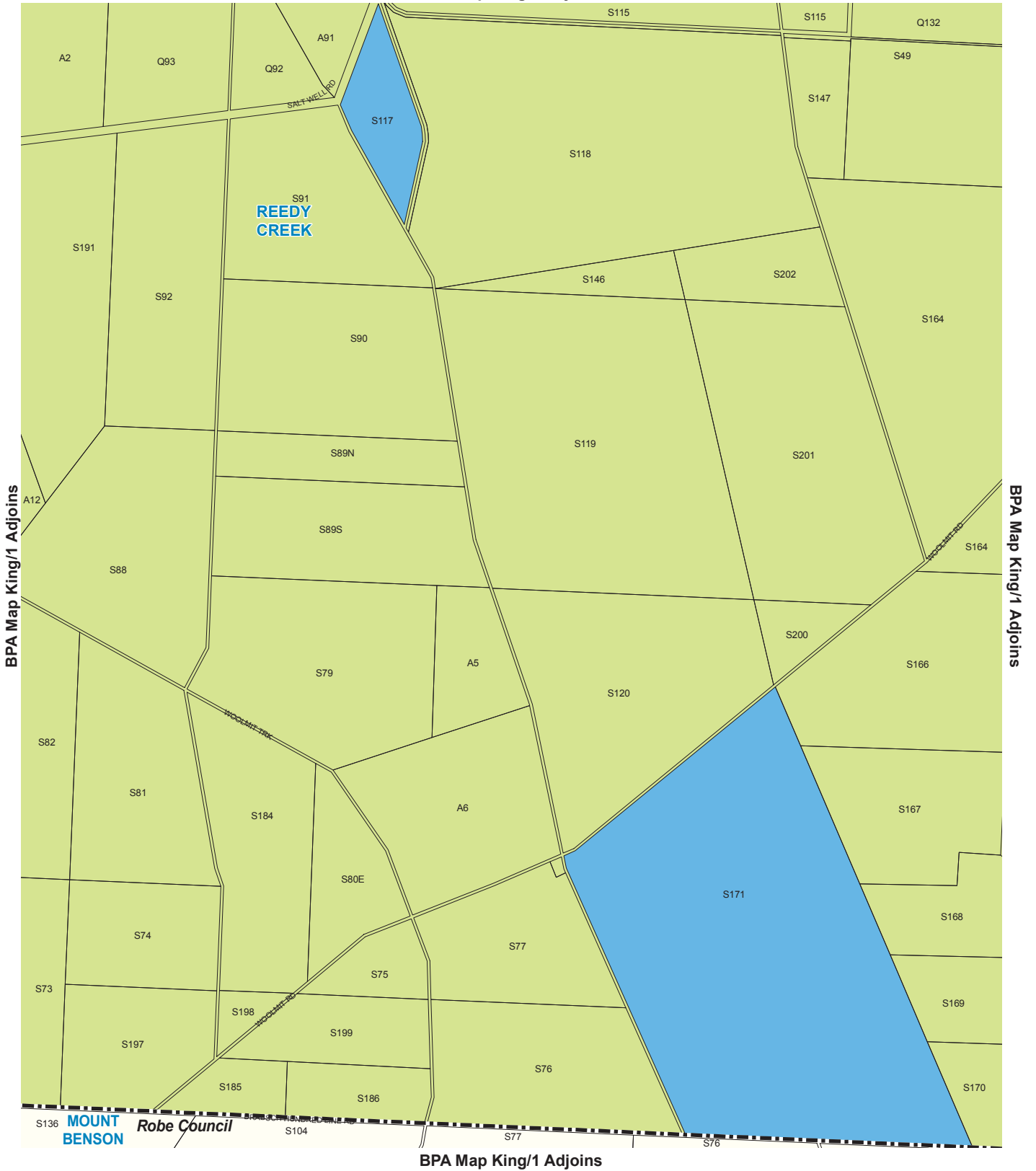
# Bushfire Protection Area

## BPA Map King/16

### BUSHFIRE RISK




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

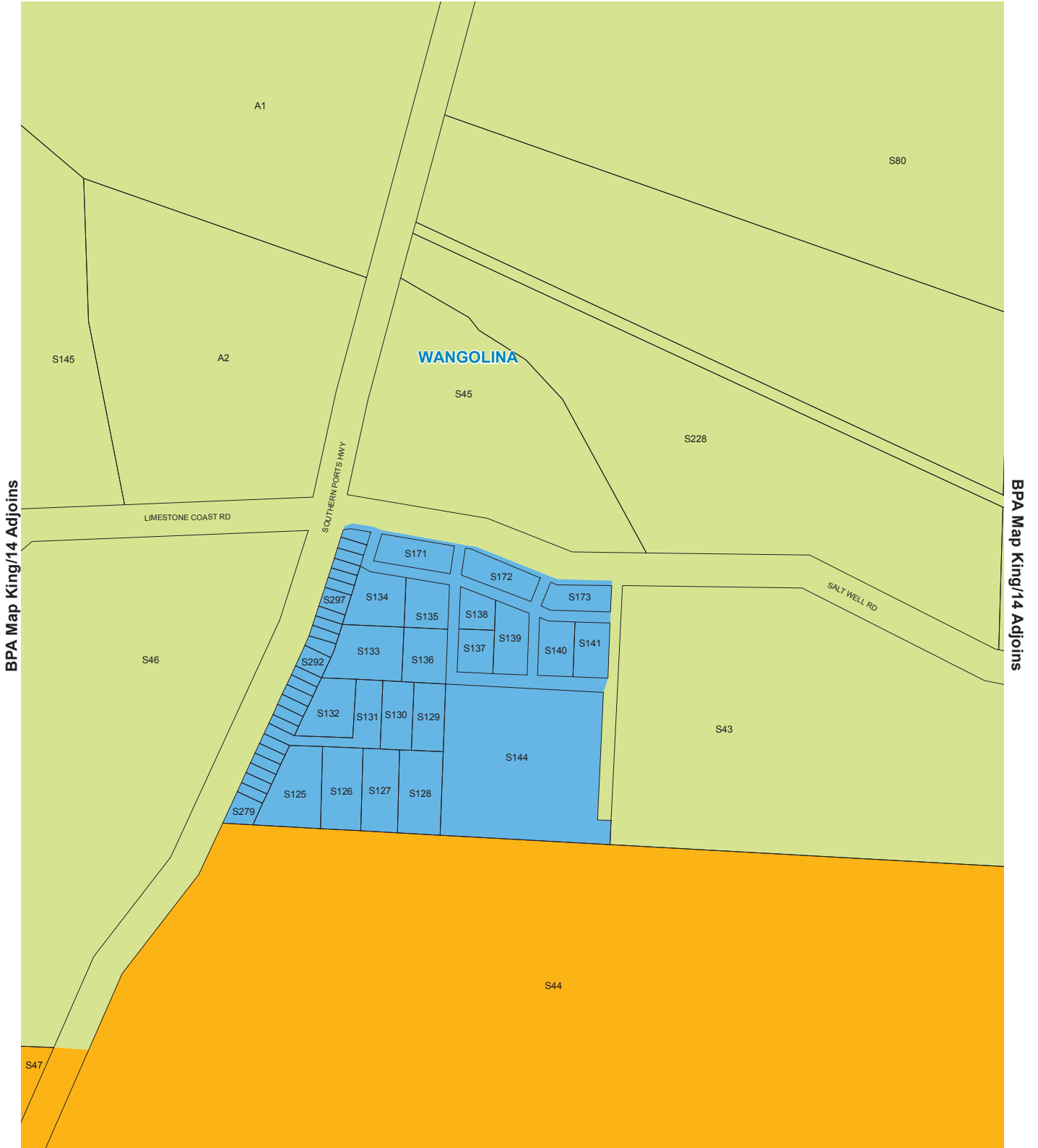
BPA Map King/1 Adjoins



0 2,000 m

# Bushfire Protection Area BPA Map King/17 BUSHFIRE RISK

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

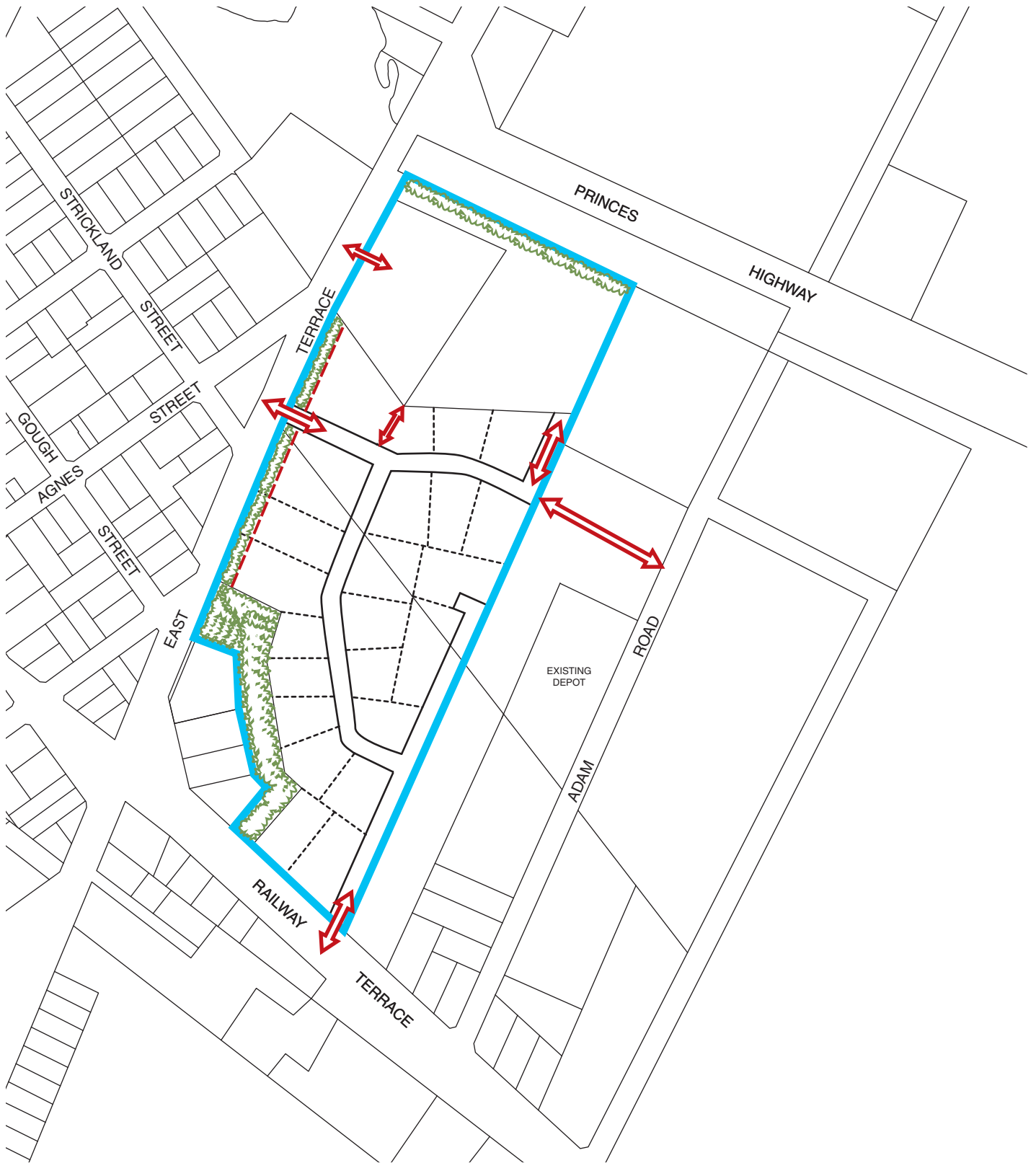








# Bushfire Protection Area BPA Map King/18 BUSHFIRE RISK

- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk

# Concept Plan Maps





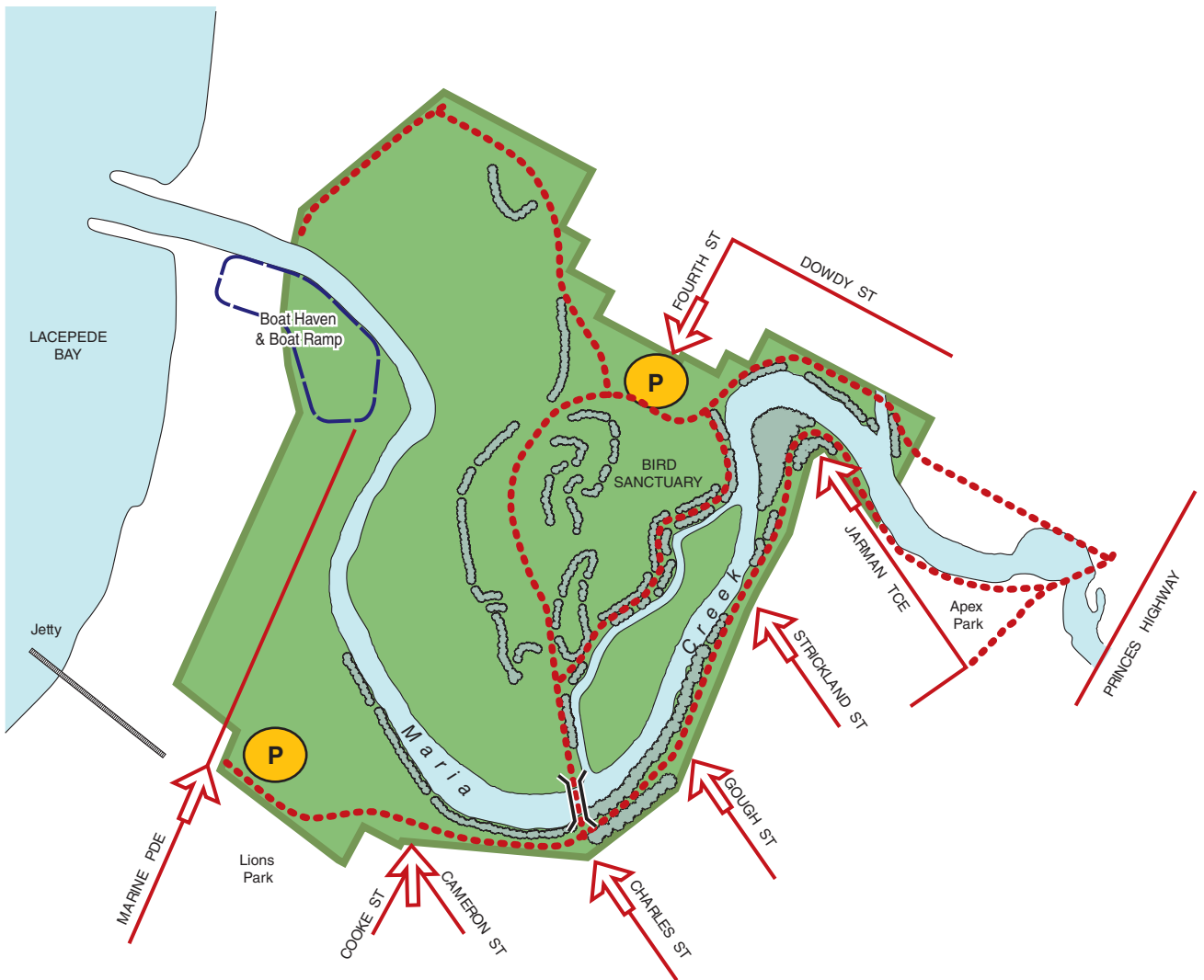
-  Concept Plan Boundary
-  Proposed Allotment Boundaries
-  Restricted Access
-  Proposed Access Road
-  Access Points
-  Landscape Buffer Area










0 metres    100    200    300    400    500

KINGSTON TOWN

# Concept Plan Map King/1 COMMERCIAL



-  Reserve Area
-  Planting
-  Footbridge
-  Car Park
-  Roads
-  Pedestrian paths
-  Access points



0 metres 100 200 300 400 500

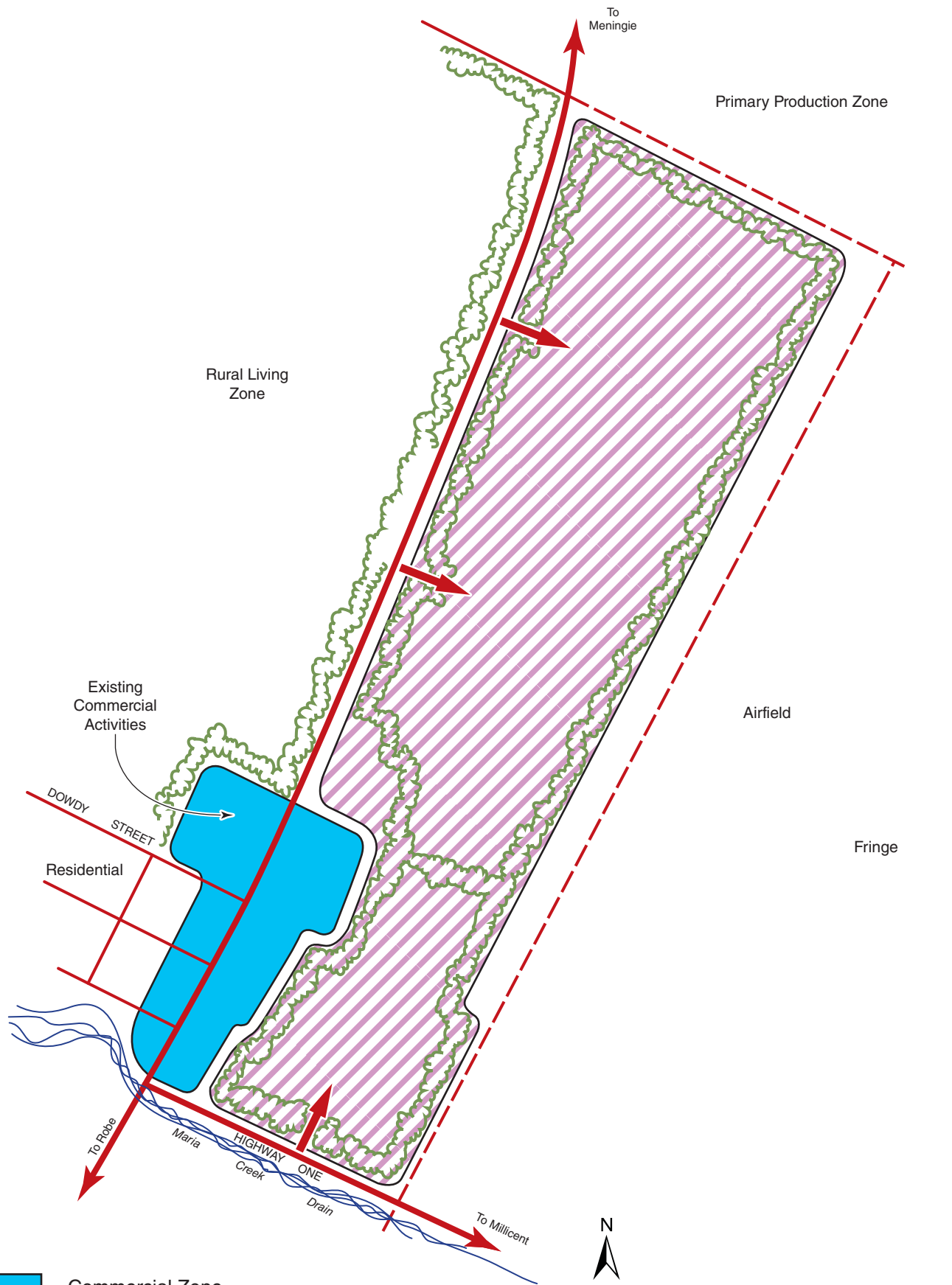
KINGSTON TOWN

# Concept Plan Map King/2

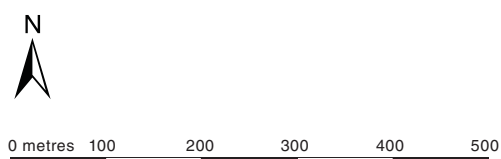
## COASTAL OPEN SPACE

KINGSTON DISTRICT COUNCIL





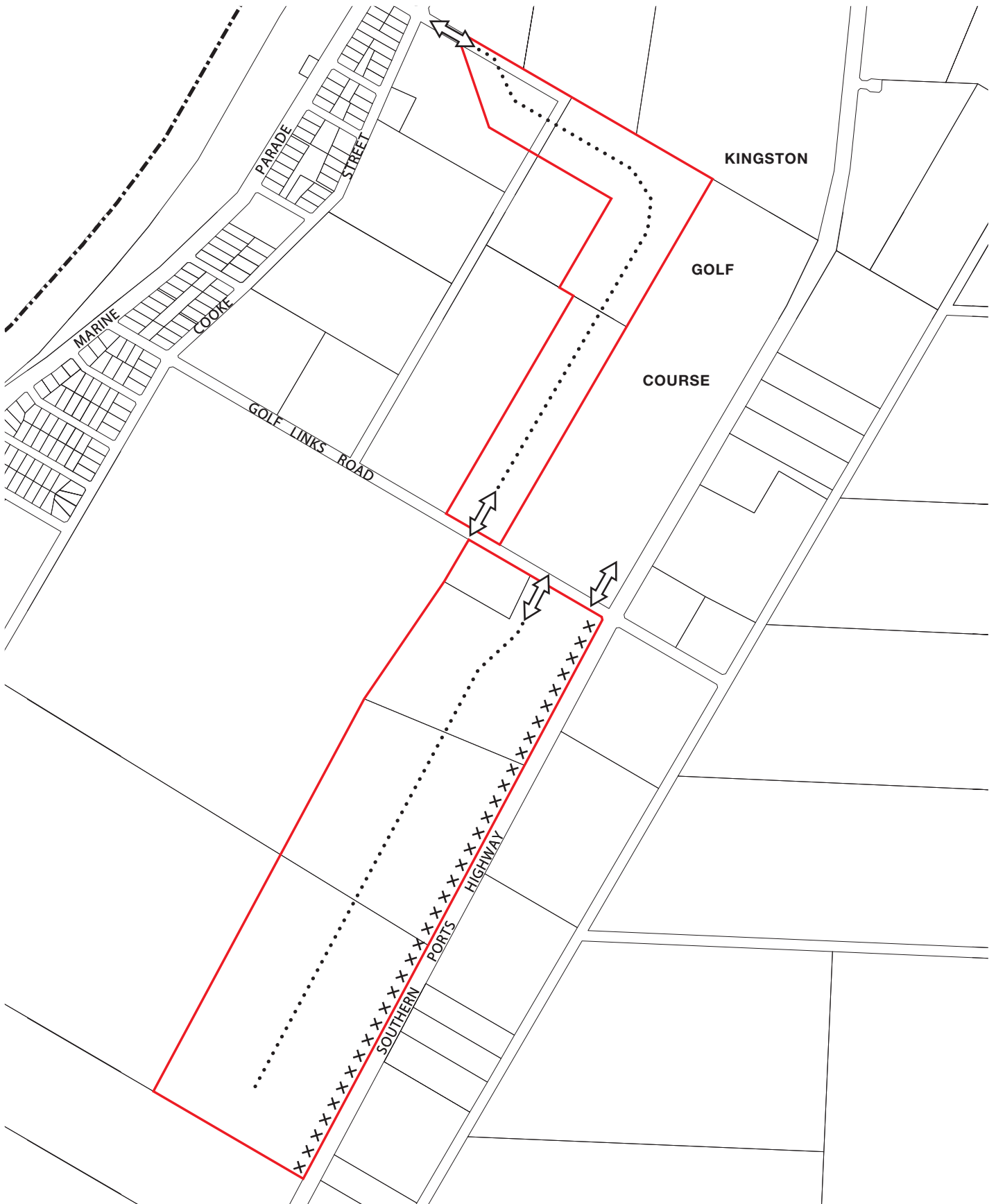
- Commercial Zone
- Industry Zone
- Screen Planting
- Arterial Road  
(Controlled Access)
- Local Road
- Unmade Road
- Preferred Access Points



KINGSTON TOWN

# Concept Plan Map King/3

## INDUSTRY



- Development Plan Boundary
- Concept Plan Boundary
- × × × × Restricted Access
- ..... Proposed Access Road
- ↔ Access Points



0 metres 500

KINGSTON TOWN

# Concept Plan Map King/4

## RESIDENTIAL GOLF COURSE & RURAL LIVING

KINGSTON DISTRICT COUNCIL

Consolidated - 13 December 2012