

# Development Plan

## Coorong District Council

Consolidated – 29 November 2018

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



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# Introduction Section



## Amendment Record Table

The following table is a record of authorised amendments and their consolidation dates for the Coorong District Council Development Plan since its inception on 4 October 2001. Further information on authorised amendments prior to this date may be researched through the relevant Council, the Department of Planning, Transport and Infrastructure or by viewing Gazette records.

Consolidated	Amendment – [Gazetted date]
4 October 2001	Telecommunications Facilities State-wide Policy Framework PAR ( <i>Ministerial</i> ) – [30 August 2001] Coonalpyn Downs (DC), Meningie (DC) & Peake (DC) Development Plans - Consolidation PAR – [4 October 2001]
14 February 2002	Organic Waste Processing (Composting) PAR (Interim) ( <i>Ministerial</i> ) – [20 December 2001]
7 March 2002	Section 29(2)(a) Amendment – [21 February 2002]
7 November 2002	Section 29(2)(b) Amendment – [7 November 2002]
30 January 2003	Organic Waste Processing (Composting) PAR ( <i>Ministerial</i> ) – [5 December 2002]
21 August 2003	Wind Farms PAR ( <i>Ministerial</i> ) – [24 July 2003]
6 March 2008	Coorong General PAR – [28 February 2008] Section 29(2)(b)(ii) Amendment – [6 March 2008]
15 May 2008	Warrenge Development Zone PAR – [15 May 2008]
23 April 2009	Wellington East DPA – [23 April 2009]
15 July 2010	Statewide Bulky Goods DPA ( <i>Ministerial</i> ) (Interim) – [1 June 2010]
18 August 2011	Statewide Bulky Goods DPA ( <i>Ministerial</i> ) – [13 January 2011] Better Development Plan (BDP) and General – [18 August 2011]
22 December 2011	Statewide Wind Farms DPA (Interim) ( <i>Ministerial</i> ) – [19 October 2011]
18 October 2012	Termination of the Statewide Wind Farms DPA ( <i>Ministerial</i> ) and its removal from The Coorong District Development Plan – [18 October 2012] Statewide Wind Farms DPA ( <i>Ministerial</i> ) – [18 October 2012]
13 February 2014	Industry and Motorsport DPA – [13 February 2014]
18 December 2014	Industry and Motorsport DPA Part 2 – [18 December 2014]
24 November 2016	Integrated Water Management Regional DPA – [24 November 2016]
21 November 2017	Town Centres, Townships and Environs (Part 1) DPA – [21 November 2017]
29 November 2018	Town Centres, Townships and Environs (Part 2) DPA – [15 November 2018]

**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 Coorong 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.saplanningportal.sa.gov.au](http://www.saplanningportal.sa.gov.au) or by contacting the Department of Planning, Transport and Infrastructure at Level 5, 50 Flinders Street, Adelaide, SA 5000.

## Overview of the Planning System

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

- Legislation
- The Planning Strategy
- Development Plans.

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

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

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

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

## What is Development?

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

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

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

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

How does the Development Plan relate to other legislation?

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

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

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

What doesn't a Development Plan do?

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

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

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

When do you use the Development Plan?

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

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

How to read the Development Plan

Development Plans are comprised of several sections as described below.

**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-authorised Development Plan amendments and their consolidation dates.
<b>Introduction</b> Overview of the Planning System What is Development? How does the Development Plan relate to other legislation? What doesn't a Development Plan do? When do you use the Development Plan? How to read the Development Plan	A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).
<b>Strategic Setting</b> State Strategic Setting <i>(Metro/Outer Metro/Regional Planning Strategy)</i> Council Strategic Setting <i>(Council Strategy)</i>	To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council's own local strategic investigations.
<b>Council Preface Map</b>	Map of the entire Development Plan boundary and its spatial relationship to other Development Plans' boundaries.
Assessment Section	Function
<b>General Provisions</b> Objectives Principles of Development Control	These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as: <ul style="list-style-type: none"> <li>▪ site and design criteria</li> <li>▪ access and vehicle parking requirements</li> <li>▪ heritage and conservation measures</li> <li>▪ environmental issues</li> <li>▪ hazards</li> <li>▪ infrastructure requirements</li> <li>▪ land use specific requirements.</li> </ul> They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is measured.
<b>Zone Provisions</b>	These policies give greater certainty and direction about where certain forms of developments should be located. Maps are referenced within zones that show where land uses are suitable to be located.  Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.

Assessment Section	Function
Desired Character Statements	These express a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired.
Objectives	These are the specific planning policies that determine what land uses are encouraged or discouraged in the zone. They often contain detailed provisions to further guide the scale and design of development.
Principles of Development Control	These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.
Policy Area	Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.
Precincts	<p>Precincts are used to express policies for a small sub-area of a zone or a policy area.</p> <p>Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas. They do not contain additional objectives or desired character statements.</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>	
Structure Plan Maps	Structure Plan maps will commonly show the general arrangement and broad distribution of land uses; key spatial elements; and movement patterns throughout the council area and major urban areas.
Council Index Maps	<p>This is the first point of reference when determining the appropriate map(s) applying to a specific property.</p> <p>An enlargement index map may be included where needed, eg for large townships.</p>



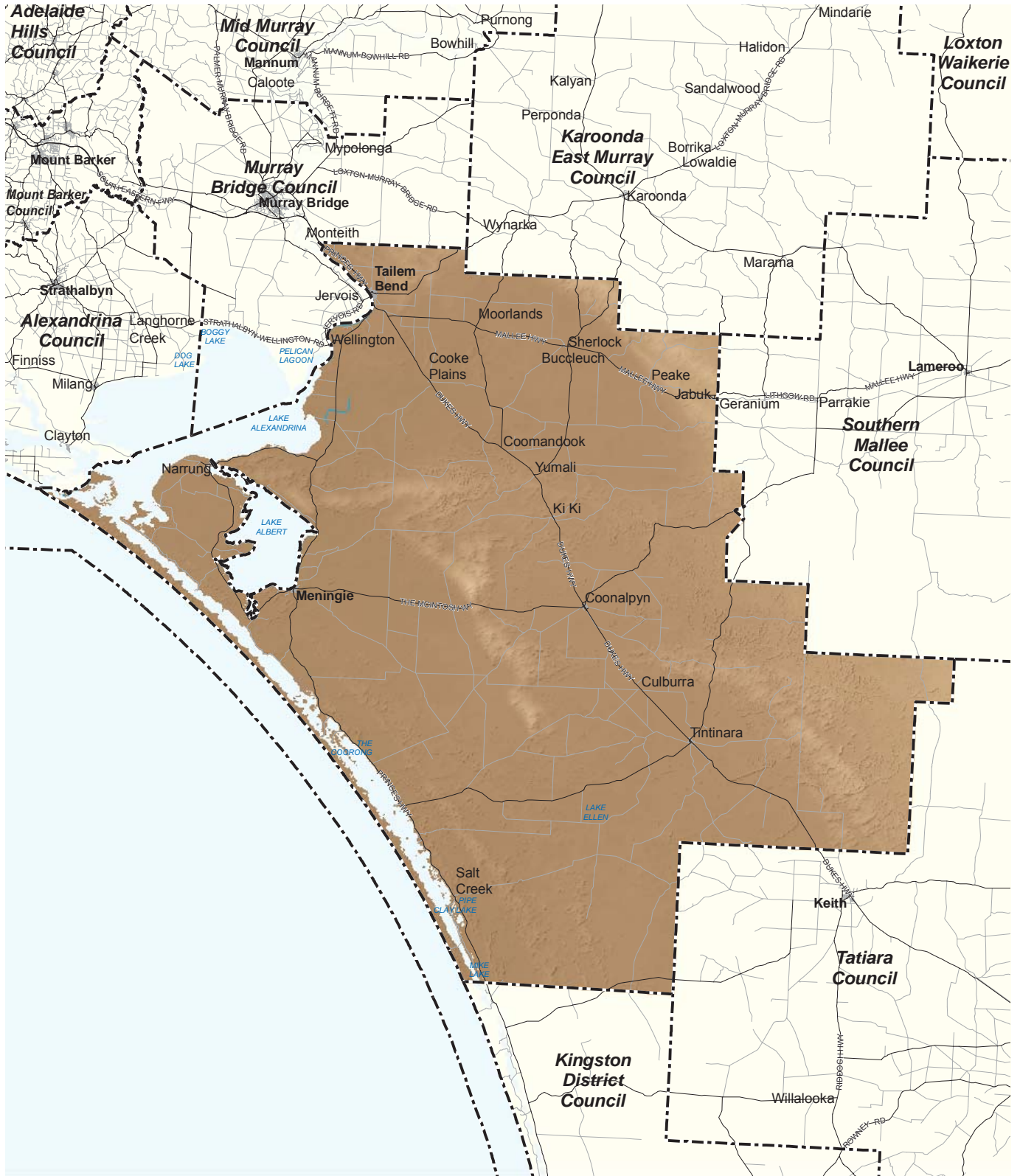
Assessment Section	Function
Extent Map Series Location Maps	<p>Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and 'drill down' through relevant extent maps affecting that location.</p> <p><i>Note: the entire council area will always be represented as the first map in the extent map series and will commence as map 1.</i></p>
Overlay Maps	<p>Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example:</p> <ul style="list-style-type: none"> <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> Bushfire Protection Area BPA Maps - Bushfire Risk	Bushfire Protection Area - BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires.
Concept Plan Maps	<p>Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed.</p> <p>Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.</p>

#### Further info

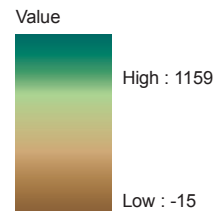
Contact the [Coorong District Council](#).

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

Discuss your matter with your planning consultant.



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



# Council Preface Map

# General Section



## Advertisements

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The location, siting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:
  - (a) consistent with the predominant character of the urban or rural landscape
  - (b) in harmony with any buildings or sites of historic significance or heritage value in the area
  - (c) coordinated with and complement the architectural form and design of the building they are to be located on.
- 2 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:
  - (a) clutter
  - (b) disorder
  - (c) untidiness of buildings and their surrounds
  - (d) driver distraction.
- 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).
- 14 Any internally illuminated advertising signs and/or advertising hoardings which utilise LED, LCD or other similar technologies should be located a minimum of 80 metres from traffic signals, level crossings and other important traffic control devices.

### Freestanding Advertisements

- 15 Freestanding advertisements and/or advertising hoardings should be:
- (a) limited to only one primary advertisement per site or complex, **except where envisaged by the provisions of the relevant zone**

- (b) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.
- 16 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.
- 17 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.
- 18 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

- 19 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

- 20 Advertising and/or advertising hoardings should not be placed along arterial roads that have a speed limit of 80 km/h or more, **except where envisaged by the provisions of the relevant zone.**
- 21 Advertisements and/or advertising hoardings should be:
- (a) no higher than the height of the finished floor level of the second storey of the building to which it relates
  - (b) where located below canopy level, flush with the wall or projecting horizontally
  - (c) where located at canopy level, in the form of a fascia sign
  - (d) where located above the canopy, flush with the wall and within the height of the parapet.
- 22 Advertisements or advertising hoardings should not exceed 25 per cent of the ground floor wall area on the façade the sign is placed.

## Animal Keeping

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Horse Keeping

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

### Dairies

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



- (a) at least 20 metres from a public road
- (b) at least 200 metres from any dwelling not located on the land
- (c) outside any 1-in-100 year average return interval flood event area of any watercourse.

### Intensive Animal Keeping

- 9 Intensive animal keeping operations and their associated components, including holding yards, temporary feeding areas, movement lanes and similar, should not be located on land within any of the following areas:
- (a) 800 metres of a public water supply reservoir
  - (b) the 1-in-100 year average return interval flood event area of any watercourse
  - (c) 200 metres of a major watercourse (third order or higher stream)
  - (d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies
  - (e) 2000 metres of a defined and zoned township, settlement or urban area (except for land based aquaculture)
  - (f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility).
- 10 Intensive animal keeping operations in uncovered situations should incorporate:
- (a) a controlled drainage system which:
    - (i) diverts runoff from external areas, and
    - (ii) directs surface runoff into an effluent management system that has sufficient capacity to hold run off from the controlled drainage area
  - (b) pen floors which:
    - (i) ensure that effluent does not infiltrate and contaminate groundwater or soil, and
    - (ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent
  - (c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.
- 11 Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be sited, designed, constructed and managed to avoid adverse odour impacts on nearby sensitive land uses.

### Kennels

- 12 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.
- 13 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.

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

#### **Land Based Aquaculture**

15 Land-based aquaculture and associated components should not be located on land within 500 metres of a defined and zoned township, settlement or urban area.

16 Land-based aquaculture ponds should be sited and designed to:

- (a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event
- (b) prevent pond leakage that would pollute groundwater
- (c) prevent any overflow that would enable the species being farmed to enter any watercourse or drainage line
- (d) minimise the need for intake and discharge pipes to traverse sensitive environments.

17 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.

18 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.

#### **Marine Based Aquaculture**

19 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).

20 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.

21 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.

22 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.

23 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.
- 24 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.
- 25 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.
- 26 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.
- 27 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.
- 28 Marine aquaculture and other offshore development should be located at least:
- (a) 550 metres from a proclaimed shipwreck
  - (b) 1000 metres seaward from the boundary of any reserve under the *National Parks and Wildlife Act 1972*, unless a lesser distance is agreed with the Minister responsible for that Act.
- 29 Marine aquaculture development should be located so as not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping lanes or activities associated with existing jetties and wharves.
- 30 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, commercial and military aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military 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, dust and exhaust emissions
  - (c) air turbulence
  - (d) storage of flammable liquids
  - (e) attraction of birds
  - (f) reflective surfaces (eg roofs of buildings, large windows)
  - (g) materials that affect aircraft navigational aids.
- 3 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.
- 4 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.
- 5 Dwellings should not be located within areas affected by airport noise.
- 6 Development within areas affected by aircraft noise should be consistent with Australian Standard *AS 2021: - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction*.

## Bulk Handling and Storage Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Centres and Retail Development

### OBJECTIVES

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

### 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.

#### Arterial Roads

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

#### Retail Development

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

## Coastal Areas

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

#### Environmental Protection

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



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

#### Maintenance of Public Access

- 9 Development should maintain or enhance public access to and along the foreshore.
- 10 Development should provide for a public thoroughfare between the development and any coastal reserve.
- 11 Other than small-scale infill development in a predominantly urban zone, development adjacent to the coast should not be undertaken unless it 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.
- 12 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.
- 13 Except where otherwise specified in a particular zone or policy area, buildings on land abutting coastal reserves should be setback either a distance of 8 metres from any boundary with the reserve or in line with adjacent development, whichever is the greater distance.
- 14 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.
- 15 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.
- 16 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.
- 17 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.
- 18 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

- 19 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.
- 20 Development including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply:
- (a) site levels are at least 0.3 metres above the standard sea-flood risk level
  - (b) building floor levels are at least 0.55 metres above the standard sea-flood risk level
  - (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.
- 21 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.
- 22 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.
- 23 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

- 24 Development should be setback a sufficient distance from the coast to provide an erosion buffer (in addition to a public reserve) which will allow for at least 100 years of coastal retreat for single buildings or small scale developments, or 200 years of coastal retreat for large scale developments (ie new townships) unless either of the following applies:
- (a) the development incorporates appropriate private coastal protection measures to protect the development and public reserve from the anticipated erosion.
  - (b) the council is committed to protecting the public reserve and development from the anticipated coastal erosion.
- 25 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.
- 26 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

- 27 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.
- 28 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.
- 29 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

- 30 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

- 31 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.
- 32 Development of a kind or scale (eg commercial or large-scale retail) that does not require a coastal location and would not significantly contribute to the community's enjoyment of the coast should not be located in coastal areas.

## Community Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Crime Prevention

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Design and Appearance

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 The design of a building may be of a contemporary nature and exhibit an innovative style provided the overall form is sympathetic to the scale of development in the locality and with the context of its setting with regard to shape, size, materials and colour.
- 2 Buildings should be designed and sited to avoid creating extensive areas of uninterrupted walling facing areas exposed to public view.
- 3 Buildings should be setback at least 1 metre from a Community Wastewater Management Scheme junction, connection or main.
- 4 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.
- 5 Where a building is sited on or close to a side boundary, the side boundary wall should be sited and limited in length and height to minimise:
  - (a) the visual impact of the building as viewed from adjoining properties
  - (b) overshadowing of adjoining properties and allow adequate sun light to neighbouring buildings.
- 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 visible from public roads or adjoining properties should:
  - (a) not incorporate highly reflective materials which will result in glare
  - (b) if using sheet metal, be pre-colour treated
  - (c) be of a finish which matches new condition, either through re-cladding or painting.

- 8 Structures located on the roofs of buildings to house plant and equipment should form an integral part of the building design in relation to external finishes, shaping and colours.
- 9 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.
- 10 Development should provide clearly recognisable links to adjoining areas and facilities.
- 11 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.
- 12 Buildings (other than ancillary buildings or group dwellings) should be designed so that their main façade faces the primary street frontage of the land on which they are situated.
- 13 Where applicable, development should incorporate verandas over footpaths to enhance the quality of the pedestrian environment.
- 14 Development should be designed and sited so that outdoor storage, loading and service areas are screened from public view by an appropriate combination of built form, solid fencing and/or landscaping.
- 15 Outdoor lighting should not result in light spillage on adjacent land.
- 16 Balconies should:
  - (a) be integrated with the overall architectural form and detail of the building
  - (b) be sited to face predominantly north, east or west to provide solar access
  - (c) have a minimum area of 2 square metres.

#### Building Setbacks from Road Boundaries

- 17 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.



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

Setback difference between buildings on adjacent allotments	Setback of new building
Up to 2 metres	The same setback as one of the adjacent buildings, as illustrated below:
<p><i>When <math>b - a \leq 2</math>, setback of new dwelling = a or b</i></p>	
Greater than 2 metres	At least the average setback of the adjacent buildings.

- 19 Except where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

## Energy Efficiency

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### On-site Energy Generation

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

## Forestry

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Forestry plantations should not be undertaken if they will cause or require the clearance of valued trees or substantially intact strata of vegetation, or detrimentally affect the physical environment or scenic quality of the rural landscape.
- 2 Forestry plantations should not occur:
  - (a) on land with a slope exceeding 20 degrees
  - (b) within a separation distance (which may include forestry firebreaks and vehicle access tracks) of 50 metres of either of the following:
    - (i) any dwelling including those on an adjoining allotment
    - (ii) a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.
- 3 Forestry plantations should:
  - (a) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of a major watercourse (a third order or higher watercourse)
  - (b) incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas
  - (c) retain a minimum 5 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse). This separation distance should contain locally indigenous vegetation (including grasses) and unmodified topography to ensure water flow.
- 4 Forestry plantations should incorporate:
  - (a) 7 metre wide external boundary firebreaks for plantations of 40 hectares or less
  - (b) 10 metre wide external boundary firebreaks for plantations of between 40 and 100 hectares
  - (c) 20 metre wide external boundary firebreaks, or 10 metres with an additional 10 metres of 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 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.
- 4 Development located and designed to minimise the risks to safety and property from flooding.
- 5 Development located to minimise the threat and impact of bushfires on life and property.
- 6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.
- 7 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.
- 8 Protection of human health and the environment wherever site contamination has been identified or suspected to have occurred.
- 9 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.
- 10 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

### PRINCIPLES OF DEVELOPMENT CONTROL

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

#### Flooding

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

- 6 Development, including earthworks associated with development, should not do any of the following:
- (a) impede the flow of floodwaters through the land or other surrounding land
  - (b) increase the potential hazard risk to public safety of persons during a flood event
  - (c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
  - (d) cause any adverse effect on the floodway function
  - (e) increase the risk of flooding of other land
  - (f) obstruct a watercourse.

### Bushfire

- 7 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.
- 8 Buildings and structures should be designed and configured to reduce the impact of bushfire through designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 9 Habitable buildings should have a dedicated water supply comprising a minimum of 22 500 litres available at all times for fire fighting which is located adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles.
- 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 habitable buildings in the event of bushfire.
- 11 Buildings and structures should be designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
- 12 Land division should be designed to:
- (a) minimise the danger to residents, other occupants of buildings and fire fighting personnel
  - (b) minimise the extent of damage to buildings and other property during a bushfire
  - (c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire
  - (d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

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

### Salinity

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

### Acid Sulfate Soils

- 18 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:
  - (a) the marine and estuarine environment
  - (b) natural water bodies and wetlands
  - (c) agricultural or aquaculture activities
  - (d) buildings, structures and infrastructure
  - (e) public health.
- 19 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

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

### Containment of Chemical and Hazardous Materials

- 21 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.
- 22 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

- 23 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.
- 24 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.
- 25 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.

## High Pressure Pipelines

- 26 It is required that development comply with AS2885 (Pipelines - Gas and Liquid Petroleum) to ensure minimum pipeline safety requirements have been met. The approximate alignment of the SEA Gas pipeline is depicted on *Overlay Map CooD/1 - Development Constraints*.



## 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 CooD/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
  - (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.

## Historic Conservation Area

Refer to the [Map Reference Tables](#) for a list of the *Overlay Maps - Heritage* that relate to this Historic Conservation Area.

### OBJECTIVES

- 1 The conservation of areas of historical significance.
- 2 Development that promotes, conserves and enhances the cultural significance and historic character of identified places and areas.
- 3 Development that complements the historic significance of the area.
- 4 The retention and conservation of places such as land, buildings, structures and landscape elements that contribute positively to the historic character of the area.
- 5 Development that contributes to desired character.

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Buildings and structures should not be demolished in whole or in part, unless they are:
  - (a) structurally unsafe and/or unsound and cannot reasonably be rehabilitated
  - (b) inconsistent with the desired character for the Historic Conservation Area
  - (c) associated with a proposed development that supports the desired character for the Historic Conservation Area.
- 2 Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing, however design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:
  - (a) scale and bulk
  - (b) width of frontage
  - (c) boundary setback patterns
  - (d) proportion and composition of design elements such as roof lines, pitches, openings, verandas, fencing and landscaping
  - (e) colour and texture of external materials
  - (f) visual interest.
- 3 Front fences and gates should reflect and conserve the traditional period, style and form of the associated building.
- 4 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.

- 5 Advertisements and/or advertising hoardings associated with places and areas of heritage significance should:
  - (a) be of a size, colour, shape and materials that enhances the character of the locality
  - (b) not dominate or detract from the prominence of any place and/or area of historic significance.
- 6 Development should respect the existing topography and the relationship of sites to street levels and to adjoining land and not involve substantial cut and/or fill or sites.
- 7 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.

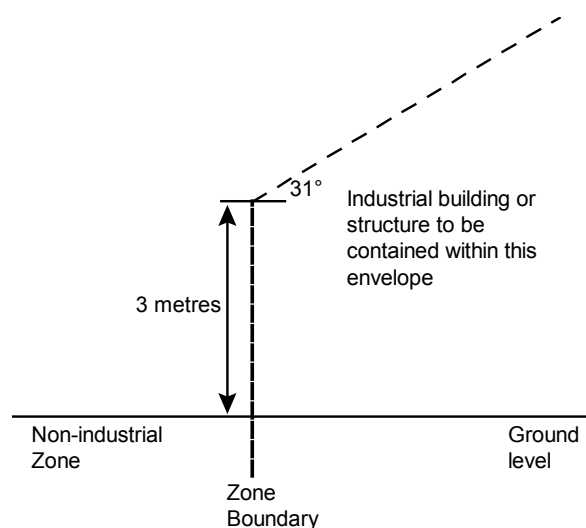
## Industrial Development

### OBJECTIVES

- 1 Industrial, warehouse, storage, commercial and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.
- 2 The development of agricultural industries, wineries, mineral water extraction and processing plants, and home based industries in rural areas.
- 3 The development of non-agricultural industry and commercial facilities in rural areas where not able to be appropriately accommodated in a defined **Industry Zone** or the **Motorsport Park Zone**.
- 4 Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.
- 5 Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.
- 6 Compatibility between industrial uses within industrial zones.
- 7 The improved amenity of industrial areas.
- 8 Co-location of industries in townships to enable promotion and implementation of innovative waste recovery practices, methods of power generation and reuse of by-products.

### PRINCIPLES OF DEVELOPMENT CONTROL

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



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

Agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas

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

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

- (b) within 800 metres of a high water level of a public water supply reservoir
- (c) closer than 300 metres (other than a home based industry) to a dwelling or tourist accommodation that is not in the ownership of the applicant.

14 Home-based industries in rural areas:

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

15 Mineral water extraction and processing plants in rural areas:

- (a) should include at least one of the following activities normally associated with the extraction and processing of mineral water:
  - (i) extraction
  - (ii) bottling
  - (iii) packaging
  - (iv) storage
  - (v) distribution
- (b) may include ancillary activities of administration and sale and/or promotion of mineral water product
- (c) should have a total combined area for one or any combination of these activities (including ancillary sale and/or promotion areas) not exceeding 350 square metres per allotment with a maximum building area of 250 square metres, including a maximum area of 50 square metres for ancillary sale and/or promotion of mineral water product.

16 Wineries in rural areas should:

- (a) include at least one of the following activities normally associated with the making of wine:
  - (i) crushing
  - (ii) fermenting
  - (iii) bottling



- (iv) maturation/cellaring of wine
- (v) ancillary activities of administration, sale and/or promotion of wine product and restaurant
- (b) be located within the boundary of a single allotment which adjoins or is on the same allotment as a vineyard
- (c) only include a restaurant as an ancillary use to the winery
- (d) be located not closer than 300 metres to a dwelling or tourist accommodation (that is not in the ownership of the winery applicant) where the crush capacity is equal to or greater than 500 tonnes per annum.

## Infrastructure

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

## Interface Between Land Uses

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Noise Generating Activities

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

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

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

### Air Quality

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

### Rural Interface

- 13 The potential for adverse impacts resulting from rural development should be minimised by:
- (a) not locating horticulture or intensive animal keeping on land adjacent to townships
  - (b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.
- 14 Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.
- 15 Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
- 16 Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.

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

## Land Division

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 When land is divided:
  - (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner
  - (b) a sufficient water supply should be made available for each allotment
  - (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health
  - (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare
  - (e) the land immediately adjoining The Coorong water body, river or lake should become public open space that is linked with an existing or proposed pedestrian or transport network, with a public road fronting the open space area
  - (f) in areas of potential bushfire risk, alternative access routes should be provided for allotments.
- 2 Land should not be divided if any of the following apply:
  - (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use
  - (b) any allotment will not have a frontage to one of the following:
    - (i) an existing road
    - (ii) a proposed public road
    - (iii) access to a public road via an internal roadway in a plan of community division
  - (c) the intended use of the land is likely to require excessive cut and/or fill
  - (d) it is likely to lead to undue erosion of the subject land or land within the locality

- (e) the wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development
- (f) the area is unsewered and cannot accommodate an appropriate onsite wastewater disposal system within the allotment that complies with (or can comply with) the relevant public and environmental health legislation applying to the intended use(s)
- (g) any allotments will straddle more than one zone or policy area.

## Design and Layout

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



- (b) maintains natural drainage systems
  - (c) faces abutting streets and open spaces
  - (d) does not require the removal of native vegetation to facilitate that development
  - (e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.
- 8 Within defined townships and settlements land division should make provision for a reserve or an area of open space that is at least 50 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.
- 9 The layout of a land division should keep flood-prone land free from development.
- 10 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:
- (a) contains and retains all watercourses, drainage lines and native vegetation
  - (b) enhances amenity
  - (c) integrates with the open space system and surrounding area.

#### Roads and Access

- 11 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.
- 12 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.
- 13 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.

- 14 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.
- 15 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

- 16 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.
- 17 Rural land should not be divided where new allotments would result in any of the following:
- (a) fragmentation of productive primary production land
  - (b) strip development along roads or water mains
  - (c) prejudice against the proper and orderly development of townships
  - (d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks.

## Landscaping, Fences and Walls

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

## Marinas and Maritime Structures

### OBJECTIVE

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Marina development should include one or more of the following:
  - (a) wet and dry berthing of boats
  - (b) launching and retrieval of recreational boats and associated trailer and car parking areas
  - (c) access ramps, landings, storage and other structures associated with a marina
  - (d) clubrooms for maritime organisations.
- 2 The design of marinas, berths, channels, fairways, gangways and floating structures should comply with:
  - (a) *Australian Standard AS 3962: Guidelines for Design of Marinas*
  - (b) *Australian Standard AS 4997: Guidelines for the Design of Maritime Structures.*
- 3 Development should not obstruct or impair:
  - (a) navigation and access channels
  - (b) maintenance activities of marine infrastructure including revetment walls
  - (c) the operation of wharves.
- 4 Safe public access should be provided or maintained to:
  - (a) the waterfront
  - (b) known diving areas
  - (c) jetties, wharves and associated activities.
- 5 Marinas should be designed to:
  - (a) facilitate water circulation and exchange
  - (b) maximise the penetration of sunlight into the water.
- 6 Development, including any boat mooring, should not occur within 500 metres of any take-off point for water supply pumping stations for public water supplies.

## Mineral Extraction

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Separation Treatments, Buffers and Landscaping

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

## Natural Resources

### OBJECTIVES

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



## PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.
- 2 Development should ensure that South Australia's natural assets, such as biodiversity, water and soil, are protected and enhanced.
- 3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, wetlands, estuaries and significant seagrass and mangrove communities.
- 4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.
- 5 Development should not be undertaken on land where a detrimental impact on water quality and biodiversity values of The Coorong, River Murray and Lower Lakes will occur.

### Water Sensitive Design

- 6 Development should be designed to maximise conservation, minimise consumption and encourage re-use of water resources.
- 7 Development should not take place if it results in unsustainable use of surface or underground water resources.
- 8 Development should be sited and designed to:
  - (a) capture and re-use stormwater, where practical
  - (b) minimise surface water runoff
  - (c) prevent soil erosion and water pollution
  - (d) protect and enhance natural water flows
  - (e) protect water quality by providing adequate separation distances from watercourses and other water bodies
  - (f) not contribute to an increase in salinity levels
  - (g) avoid the water logging of soil or the release of toxic elements
  - (h) maintain natural hydrological systems and not adversely affect:
    - (i) the quantity and quality of groundwater
    - (ii) the depth and directional flow of groundwater
    - (iii) the quality and function of natural springs.
- 9 Water discharged from a development site should:
  - (a) be of a physical, chemical and biological condition equivalent to or better than its pre-developed state
  - (b) not exceed the rate of discharge from the site as it existed in pre-development conditions.
- 10 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.

- 11 Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.
- 12 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.
- 13 Land division resulting in the creation of 20 or more allotments should include stormwater management systems designed to achieve the following stormwater runoff outcomes:
  - (a) for up to but not including the 5 year average return interval flood event:
    - (i) pre-development peak flows should not be exceeded
    - (ii) the time to peak should match that of the pre-development case, as far as practical, provided this does not exacerbate downstream flooding
    - (iii) runoff should be contained within designed flow paths that avoid unplanned nuisance flooding
  - (b) for the 5 year to up to and including the 100 year average return interval flood event:
    - (i) flooding of residential, commercial, institutional, recreation and industrial buildings should be avoided
    - (ii) the time to peak and the peak flow should match that of the pre-development case, as far as practical (provided this does not exacerbate downstream flooding), unless catchment wide benefits can be demonstrated.
- 14 Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.
- 15 Land division resulting in the creation of 20 or more allotments should include stormwater management systems designed to achieve the following stormwater runoff outcomes (compared to untreated stormwater runoff):
  - (a) 80 per cent reduction in average annual total suspended solids
  - (b) 60 per cent reduction in average annual total phosphorus
  - (c) 45 per cent reduction in average annual total nitrogen.
- 16 Development likely to result in significant risk of export of litter, oil or grease should include stormwater management systems designed to achieve the following gross pollutant outcomes:
  - (a) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff
  - (b) no visible oils/grease for flows up to the 1-in-3 month average return interval flood peak flow.
- 17 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.
- 18 Stormwater management systems should:
  - (a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source
  - (b) utilise, but not be limited to, one or more of the following harvesting methods:

- (i) the collection of roof water in tanks
  - (ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks
  - (iii) the incorporation of detention and retention facilities
  - (iv) aquifer recharge.
- 19 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.
- 20 Artificial wetland systems, including detention and retention basins, should be sited and designed to:
- (a) ensure public health and safety is protected
  - (b) minimise potential public health risks arising from the breeding of mosquitoes.

#### Water Catchment Areas

- 21 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.
- 22 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.
- 23 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.
- 24 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.
- 25 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
- (a) fenced to exclude livestock
  - (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land
  - (c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter runoff so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.
- 26 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:
- (a) adversely affect the migration of aquatic biota
  - (b) adversely affect the natural flow regime
  - (c) cause or contribute to water pollution
  - (d) result in watercourse or bank erosion
  - (e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse

(f) increase the risk of flooding (upstream or downstream).

27 The location and construction of dams, water tanks and diversion drains should:

- (a) occur off watercourse
- (b) not take place in ecologically sensitive areas or on erosion prone sites
- (c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
- (d) not negatively affect downstream users
- (e) minimise in-stream or riparian vegetation loss
- (f) incorporate features to improve water quality (e.g. wetlands and floodplain ecological communities, sediment basins and indigenous aquatic vegetation)
- (g) protect ecosystems dependent on water resources
- (h) ensure water capture is within sustainable limits.

28 Irrigated horticulture and pasture should not increase groundwater induced salinity.

29 Development should comply with the current *Environment Protection (Water Quality) Policy*.

30 Development within the Water Management Areas designated on [Concept Plan Map CooD/11 - Development Constraints - Water Management Areas](#) should not adversely affect the quality or quantity of the water resource.

#### Biodiversity and Native Vegetation

31 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.

32 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including riparian, riverine and marine animals and plants, and their breeding grounds and habitats.

33 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:

- (a) provides an important habitat for wildlife or shade and shelter for livestock
- (b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
- (c) provides an important seed bank for locally indigenous vegetation
- (d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
- (e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture
- (f) is growing in, or is characteristically associated with a wetland environment.

34 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:

- (a) erosion or sediment within water catchments

- (b) decreased soil stability
  - (c) soil or land slip
  - (d) deterioration in the quality of water in a watercourse or surface water runoff
  - (e) a local or regional salinity problem
  - (f) the occurrence or intensity of local or regional flooding.
- 35 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:
- (a) provision for linkages and wildlife corridors between significant areas of native vegetation
  - (b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff
  - (c) the amenity of the locality
  - (d) bushfire safety
  - (e) the net loss of native vegetation and other biodiversity.
- 36 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.
- 37 Development should be located and occur in a manner which:
- (a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any 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.
- 38 Development should promote the long-term conservation of vegetation by:
- (a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies
  - (b) minimising impervious surfaces beneath the canopies of trees
  - (c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.
- 39 Horticulture involving the growing of olives should be located at least:
- (a) 500 metres from:
    - (i) a national park
    - (ii) a conservation park
    - (iii) a wilderness protection area
    - (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area

- (b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.
- 40 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

#### Ramsar Wetlands and Habitat

- 41 Developments or activities should not lead to significant impacts on Ramsar wetlands and core habitat zones shown on [Concept Plan Map CooD/10 - Ramsar Wetlands and Core Habitat Zones](#).
- 42 Development or activities should aim to establish landform and vegetation corridors that link the Ramsar core habitat zones.
- 43 Developments and activities should take into account the cumulative impacts that they may cause within the Ramsar wetlands from a number of separate successive and contributing activities including:
  - (a) frequent and repetitive effects, such as jetties, vegetation clearance and dredging
  - (b) effects occurring away from the source, such as stormwater
  - (c) significant secondary effects, such as invasive weeds and domestic animals
  - (d) interaction with other existing developments and uses.

#### Soil Conservation

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

## Open Space and Recreation

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Urban development should include public open space and recreation areas.
- 2 Public open space and recreation areas should be of a size, dimension and location that:
  - (a) facilitate a range of formal and informal recreation activities
  - (b) provide for the movement of pedestrians and cyclists
  - (c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites of natural or cultural value
  - (d) link habitats, wildlife corridors, public open spaces and existing recreation facilities
  - (e) enable effective stormwater management
  - (f) provides for the planting and retention of large trees and vegetation.
- 3 Open space should be designed to incorporate:
  - (a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes
  - (b) park furniture, shaded areas and resting places to enhance pedestrian comfort
  - (c) safe crossing points where pedestrian routes intersect the road network
  - (d) easily identified access points
  - (e) frontage to abutting public roads to optimise pedestrian access and visibility
  - (f) 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 be:
  - (a) a minimum of 0.2 hectares in size
  - (b) centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.
- 8 No more than 20 per cent of land allocated as public open space should:
  - (a) have a slope in excess of 1-in-4
  - (b) comprise creeks or other drainage areas.
- 9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.
- 10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.
- 11 Development in open space should:
  - (a) be clustered where practical to ensure that the majority of the site remains open
  - (b) where practical, be developed for multi-purpose use
  - (c) be constructed to minimise the extent of hard paved areas.
- 12 Open spaces and recreation areas should be located and designed to maximise safety and security by:
  - (a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance
  - (b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced
  - (c) locating play equipment where it can be informally observed by nearby residents and users during times of use
  - (d) clearly defining the perimeters of play areas
  - (e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks
  - (f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.
- 13 Landscaping associated with open space and recreation areas should:
  - (a) not compromise the drainage function of any drainage channel
  - (b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas
  - (c) maximise opportunities for informal surveillance throughout the park
  - (d) enhance the visual amenity of the area and complement existing buildings
  - (e) be designed and selected to minimise maintenance costs



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

## Orderly and Sustainable Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Development should not prejudice the development of a zone for its intended purpose.
- 2 Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
- 3 The economic base of the region should be expanded in a sustainable manner.
- 4 Urban development should form a compact extension to an existing built-up area.
- 5 Ribbon development should not occur along the coast, water frontages or arterial roads shown in *Overlay Maps - Transport*.
- 6 Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
- 7 Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
- 8 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
- 9 Development should be undertaken in accordance with the following concept plans
  - [Concept Plan Map CooD/1 - Airfield Zone - Tintinara](#)
  - [Concept Plan Map CooD/2 - Development Area - Warrengie](#)
  - [Concept Plan Map CooD/3 - Warrengie Development Area - Land Form/Building Module Cross Section](#)
  - [Concept Plan Map CooD/4 - River Murray Fringe Zone - Goodland Park Estate](#)
  - [Concept Plan Map CooD/5 - Rural Living Zone - Tailem Bend South](#)
  - [Concept Plan Map CooD/6 - Rural Living Zone - Tailem Bend North](#)

- [Concept Plan Map CooD/7 - Noonameena Settlement Zone Waterside Policy Area](#)
- [Concept Plan Map CooD/8 - Mixed Uses Area Warrengie Centre Policy Area](#)
- [Concept Plan Map CooD/9 - Wellington East Township Area](#)
- [Concept Plan Map CooD/10 - Ramsar Wetlands Core Habitat Zones](#)
- [Concept Plan Map CooD/11 - Development Constraints - Water Management Areas](#)
- [Concept Plan Map CooD/12 - Motorsport Park](#)
- [Concept Plan Map CooD/13 - Urban Employment Zone](#)
- [Concept Plan Map CooD/14 - Taillem Bend East, Rural Living Zone, Concept and Staging Plan.](#)

## Renewable Energy Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

### Wind Farms and Ancillary Development

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

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

## Residential Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

- 1 Residential allotments and sites should have the appropriate orientation, area, configuration and dimensions to accommodate:
  - (a) the siting and construction of a dwelling and associated ancillary outbuildings
  - (b) the provision of landscaping and private open space
  - (c) convenient and safe vehicle access and off street parking
  - (d) passive energy design.
- 2 Buildings on battleaxe allotments or the like should be single storey and be designed to maintain the privacy of adjoining properties.
- 3 Residential allotments should be of varying sizes to encourage housing diversity **whilst articulating the form of the street pattern in the locality.**
- 4 Dwellings constituting affordable housing and housing for seniors should be located to optimise access to shops, social services and facilities, or public transport.
- 5 **Rainwater tank(s) with a minimum total capacity of 45 000 litres should be provided for a dwelling not serviced by a reticulated water scheme.**

### Design and Appearance

- 6 Where a dwelling has direct frontage to a street the dwelling should be designed to provide surveillance and address the street.
- 7 Entries to dwellings should be clearly visible from the streets that they front to enable visitors to identify a specific dwelling easily.
- 8 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.
- 9 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.

#### Garages, Carports and Outbuildings

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

#### Street and Boundary Setbacks

- 13 Dwellings should be setback from allotment or site boundaries to:
- (a) contribute to the desired character of the area
  - (b) provide adequate visual privacy by separating habitable rooms from pedestrian and vehicle movement.
- 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 setback from road and building frontages so as to:
- (a) contribute to the desired character of the area
  - (b) not adversely impact on the safety of road users
  - (c) provide safe entry and exit
  - (d) not dominate the appearance of dwellings from the street.

#### Site Coverage

- 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 waste 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 location of the dwelling, and the dimension and gradient of the site.
- 20 Private open space should not include driveways, effluent drainage areas, rubbish bin storage, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space in residential flat buildings and group dwellings, and should have a minimum dimension of:
- (a) 2.5 metres for ground level or roof-top private open space
  - (b) 2 metres for upper level balconies or terraces.
- 21 Balconies should make a positive contribution to the internal and external amenity of residential buildings and should be sited adjacent to the main living areas, such as the living room, dining room or kitchen, to extend the dwelling's living space.

### Site Facilities and Storage

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



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

### Visual Privacy

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

### Noise

- 25 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid causing potential noise nuisance to adjoining landowners and occupiers.
- 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 The number of dwellings sharing a common internal pedestrian entry within a residential flat building should be minimised to limit noise generation in internal access ways.
- 28 External noise and light intrusion to bedrooms should be minimised by separating or shielding these rooms from:
  - (a) active communal recreation areas, parking areas and vehicle access ways
  - (b) service equipment areas and fixed noise sources on the same or adjacent sites.

### Car Parking and Access

- 29 Driveway crossovers should be single width and appropriately separated, and the number should be minimised to optimise the provision of on-street visitor parking.
- 30 On-site parking should be provided having regard to:
  - (a) the number, nature and size of proposed dwellings
  - (b) proximity to centre facilities, public and community transport within walking distance of the dwellings
  - (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons
  - (d) availability of on-street car parking
  - (e) any loss of on-street parking arising from the development (eg an increase in number of driveway crossovers).
- 31 Parking areas servicing more than one dwelling should be of a size and location to:
  - (a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely
  - (b) provide adequate space for vehicles to manoeuvre between the street and the parking area
  - (c) reinforce or contribute to attractive streetscapes.

- 32 On-site visitor parking spaces for group and multiple dwellings and residential flat buildings should be sited and designed to:
- (a) serve users efficiently and safely
  - (b) not dominate internal site layout
  - (c) be clearly defined as visitor spaces not specifically associated with any particular dwelling
  - (d) ensure they are not sited behind locked garages and are accessible to visitors at all times.
- 33 Driveways on arterial roads that serve more than one dwelling should be designed to cater for the simultaneous two-way movements of the largest vehicles expected to enter and exit the site.
- 34 On-site parking and manoeuvring areas servicing development abutting arterial roads should be designed to enable all vehicles to enter and exit the site in a forward direction.

### Undercroft Garaging of Vehicles

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

### Dependent Accommodation

- 38 Dependent accommodation (ie accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
- (a) the site is of adequate size and configuration and the minimum total site is 750 square metres
  - (b) the building is attached to the associated main dwelling.

### Swimming Pools and Outdoor Spas

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

## Short-Term Workers Accommodation

### OBJECTIVES

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

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

## Supported Accommodation and Housing for Seniors

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

**Supported Accommodation**

- 5 Supported accommodation should include:
- (a) ground-level access or lifted access to all units
  - (b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs
  - (c) adequate living space allowing for the use of wheelchairs with an attendant
  - (d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.
- 6 Car parking associated with supported accommodation should:
- (a) have adequate identifiable provisions for staff
  - (b) include private parking spaces for independent living units
  - (c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.



## Telecommunications Facilities

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

## Tourism Development

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

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

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

#### Tourism Development Outside Townships

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

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

#### Residential Parks and Caravan and Tourist Parks

- 18 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.
- 19 Residential Parks and Caravan and Tourist Parks should be designed to:
  - (a) minimise potential conflicts between long-term residents and short-term tourists
  - (b) protect the privacy and amenity of occupants through landscaping and fencing
  - (c) minimise traffic speeds and provide a safe environment for pedestrians
  - (d) include centrally located recreation areas
  - (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site.
  - (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.
- 20 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.
- 21 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.
- 22 A minimum of 12.5 percent of a park should comprise communal open space, landscaped areas and recreation areas.
- 23 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.

## Transportation and Access

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Movement Systems

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

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

### Cycling and Walking

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

- 21 Cycling facilities and networks should be designed and provided in accordance with the relevant provisions of the *Australian Standards and Austroads Guide to Traffic Engineering Practice Part 14*.

#### Access

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

#### Access for People with Disabilities

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

#### Vehicle Parking

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

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



## Waste

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

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

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

## Wastewater

- 7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.
- 8 Wastewater lagoons should not be sited in any of the following areas:
  - (a) within the flood plain known as the 1956 River Murray Flood Plain
  - (b) within land subject to a 1-in-100 year average return interval flood event
  - (c) within 50 metres of the top of the bank of a watercourse
  - (d) within 500 metres of the coastal high water mark
  - (e) where the base of the lagoon would be below any seasonal water table.
- 9 Artificial wetland system for the storage of treated wastewater, such as wastewater lagoons, should be:
  - (a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts.
  - (b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

## Waste Treatment Systems

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

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

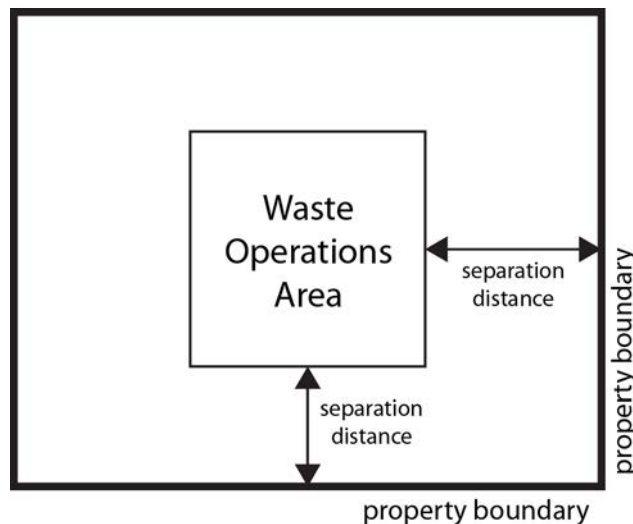
# Waste Management Facilities

## OBJECTIVES

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

## PRINCIPLES OF DEVELOPMENT CONTROL

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



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

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

- (b) with ground slopes greater than 6 per cent
  - (c) where the interface of the engineered landfill liner and natural soils would be within any of the following:
    - (i) 15 metres of unconfined aquifers bearing groundwater with less than 3000 mg/L total dissolved salts
    - (ii) 5 metres of groundwater with a water quality of 3000 to 12 000 mg/L total dissolved salts
    - (iii) 2 metres of groundwater with a water quality of greater than 12 000 mg/L total dissolved salts.
- 17 Where required, a leachate barrier should be provided between the operational areas and underlying soil and groundwater.
- 18 Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should make sustainable use of landfill gas emissions. For smaller landfill activities, if the sustainable use of the landfill gas emissions is not practical or feasible, flaring should be used to avoid gases being vented directly to the air.

# Zone Section





## Airfield Zone

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

### OBJECTIVES

- 1 A zone primarily accommodating aircraft operations, passenger terminals, airport and aviation-related light industrial, service industrial, warehouse and storage purposes.
- 2 A residential airpark at Tintinara airfield comprising detached dwellings in association with private aircraft hangars.
- 3 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone will be developed as an area dedicated to industry and commerce directly associated with aircraft operations and use.

These operations, and associated built form, will be undertaken such that the safe use of the airfield for aircraft is not compromised.

Areas will be set aside for future expansion of the runways and associated infrastructure and facilities.

A residential airpark will be established in association with the airfield at Tintinara as depicted on [Concept Plan Map CooD/1 Airfield Zone - Tintinara](#). The residential airpark will provide for low density detached dwellings where constructed in association with an aircraft hangar on the same allotment.

The residential airpark will accommodate large residential allotments, generally in excess of 2000 square metres in area. The allotments will be developed with a single detached dwelling, fronting a public road, and with their associated hangars positioned generally to the rear of sites. Development will be suitably set back from taxiways and runways for operational and safety purposes and will avoid navigational safety hazards, including bird strike and glare.

A high standard of building design and site development is intended in the residential airpark, avoiding excessively large or overbearing buildings. There are to be extensive landscaped areas providing screening for buildings from the surrounding activities and roads. Hangars, including low key maintenance and workshop facilities, will be developed and linked to the dwelling with which it is associated but must be positioned, designed and managed so as not to cause unreasonable nuisance to residents on nearby sites.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - aircraft related facility
  - airport
  - detached dwelling in association with a private aircraft hangar within the residential airpark at Tintinara airfield
  - fuel depot
  - light industry ancillary to and in association with aviation activities
  - residential airpark at Tintinara airfield
  - road transport terminal ancillary to and in association with aviation activities

- service industry ancillary to and in association with aviation activities
  - store ancillary to and in association with aviation activities
  - warehouse ancillary to and in association with aviation activities.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development that would be adversely affected by noise and other hazards caused by airport activities
- 4 should not be undertaken in the zone.
- 5 Development should not impede the use of the zone for aviation purposes.
- 6 Within the residential airpark, residential outbuildings should be limited in number, scale and use, such that they are ancillary and subservient to a dwelling in the residential airpark at Tintinara airfield.

#### Form and Character

- 7 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 8 Commercial and light industrial development located on the airport site should:
- (a) facilitate the more efficient operation of the airport
  - (b) be sited in defined clusters
  - (c) not adversely affect the amenity of surrounding land uses.
- 9 Structures should not exceed a height of:
- (a) 7 metres from natural ground level
  - (b) 10 metres from natural ground level for antennas and aerials.
- 10 Development adjacent to the Tintinara airstrip should be undertaken in accordance with [Concept PlanMap CooD/1 - Airfield Zone - Tintinara](#).
- 11 Development within the residential airpark at Tintinara airfield should:
- (a) be constructed in non-reflective materials, textures and colours that blend with the natural environment and avoid light glare
  - (b) allow for landscape screening and substantial residential building setbacks to assist in buffering impacts from surrounding activities
  - (c) provide safe vehicle access onto adjoining roads
  - (d) not interfere with the safe and efficient operation of the airport
  - (e) restrict residential sites and associated buildings and site works to a safe operational distance from runways and taxiways.
- 12 Residential development within the residential airpark at Tintinara airfield should be designed and insulated to minimise aircraft noise nuisance to its occupiers by including the following design techniques:
- (a) locating noise sensitive rooms such as bedrooms to face away from runways, flight paths or other noise sources

- (b) incorporating design measures to minimise the entry of noise through sealed windows and doors and/or by screening openings with fences or other devices to reduce the line of sight entry of noise sources
  - (c) lining eaves and providing roof cavities with appropriate sarking and thermal/acoustic insulation.
- 13 The storage and maintenance of aircraft within the residential airpark at Tintinara airfield should:
- (a) be carried out only within fully enclosed hangars and/or workshops
  - (b) be limited to household-related storage and workshop activities, as well as the minor maintenance and servicing of aircraft only
  - (c) involve works and be undertaken at times so as not to unreasonably disturb resident neighbours.
- 14 Development should be designed and sited to minimise negative impact on existing and potential future land uses considered appropriate in the locality within the following parameters:

Parameter	Value
Minimum building setback from primary road frontage	10 metres
Minimum building setback from side boundaries	2 metres
Minimum building setback from rear boundary	5 metres
Maximum total site coverage	30 per cent
Maximum total outbuilding (including hangar) floor area	300 square metres
Maximum building height (from natural ground level)	7 metres
Minimum area of private open space	75 square metres
Minimum number of on-site car parking spaces, one of which should be covered	2 spaces

#### Land Division

- 15 Land should not be divided except for the realignment of allotment boundaries, where this assists in the more efficient operation and use of the airport.
- 16 Land division in the residential airpark at Tintinara airfield should create allotments with a minimum:
- (a) area of 2000 square metres
  - (b) frontage to a public road of 30 metres.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where the advertisement area measures 2 square metres or less and achieves all of the following: (a) the message contained thereon relates entirely to a lawful use of land (b) the advertisement is erected on the same allotment as the use it seeks to advertise.
Caravan park	
Community centre	
Consulting room	
Dwelling	Except a single storey detached dwelling in association with a private aircraft hangar within the residential airpark at Tintinara airfield.
Educational establishment	Except where ancillary to and in association with aviation activities.
Hospital	
Horticulture	
Hotel	
Indoor recreation centre	
Intensive animal keeping	
Motel	
Nursing home	
Place of worship	
Pre-school	
Residential flat building	
Service trade premises	
Shop or group of shops	Except where the gross leasable area measures 150 square metres or less.
Special industry	
Tourist accommodation	
Waste reception, storage, treatment or disposal	

## Public Notification

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

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

Category 1	Category 2
Aircraft hangar  Single story detached dwelling in association with a private aircraft hangar within the residential airpark at Tintinara airfield.	Advertisement and/or advertising hoarding  The following development where ancillary to and in association with aviation activities: (a) road transport terminal (b) service industry (c) store (d) warehouse.

## Bulk Handling Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone will be used for the storage, handling and transfer of agricultural produce, and uses that are ancillary to the handling of agricultural produce, situated on large allotments in close proximity to arterial road and rail links. The grain handling facilities located in close proximity to townships and settlements provide essential support for agricultural activities throughout the area.

Augmentation to bulk handling facilities will ensure that the amenity of residents in the area is not unduly affected.

New development will be established and maintained to achieve adequate provision for storage of bulk agricultural products produced by the local farming community and the surrounding hinterland, suitable road networking and interchange access and egress, a minimisation of advertising signage, short term road transport depot use and control of nuisance dust and noise emissions.

Landscaping will be established to enhance the aesthetics and attractiveness of the area and to improve the visual approach from the surrounding rural land uses.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

## Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Development associated with the handling and storage of bulk commodities, or value-adding processing, should be undertaken in a manner that minimises adverse off-site impacts on sensitive land uses.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Amusement machine centre	
Community centre	
Consulting room	
Dwelling	
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Motel	
Motor repair station	
Nursing home	
Petrol filling station	
Place of worship	
Pre-school	
Residential flat building	
Service industry	
Service trade premises	
Shop	
Special industry	

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

#### Public Notification

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

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

<b>Category 1</b>	<b>Category 2</b>
Bulk handling and storage facilities	



## Caravan and Tourist Park Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins, with associated **retail uses that meet the basic requirements of the residents. It is envisaged that eco tourism and cultural tourism opportunities will also be developed.**

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 block, including shower, toilet and laundry facilities
  - cabin
  - caravan park
  - camping ground
  - **recreation and conference facilities within the Warrengie Development Area as shown on [Concept Plan Map CooD/2 - Warrengie Development Area](#)**
  - recreation area including tennis court, basketball court, playground
  - **shop in association with or ancillary to a caravan or tourist park**
  - swimming pool/spa
  - tourist park and other forms of tourist accommodation.

## Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 3 Permanent buildings should be limited to a dwelling (manager's house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.
- 4 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.
- 5 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.
- 6 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.
- 7 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.
- 8 **Development at Camp Coorong and The Coorong Wilderness Lodge should be located and designed in a manner which:**
  - (a) maintains and enhances the aboriginal cultural heritage of the locality
  - (b) maintains the scenic value of the area by limiting development to existing areas
  - (c) has a built form which complements the existing development.
- 9 **Retail and maintenance facilities should be limited in scale and relate specifically to the basic requirements of the park residents.**

## Car Parking and Access

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

## Street and Boundary Setbacks

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

## Natural Hazards

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

## Land Division

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

## PROCEDURAL MATTERS

### Complying Development

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	
Building on land adjacent to Lake Albert	Except where both (a) and (b) are satisfied: (a) has a finished floor level of 2.6 metres AHD or above (b) is not located within 25 metres of the edge of the lake measured at normal pool level (0.8 metres AHD).
Bus depot	
Cemetery	
Commercial forestry	
Community centre	Except where in association with and ancillary to tourist accommodation.
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except for a manager's residence in association with and ancillary to tourist accommodation.
Educational establishment	Except where in association with and ancillary to tourist accommodation.
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	

Form of Development	Exceptions
Land division	<p>Except where (a), (b) or (c) is satisfied:</p> <ul style="list-style-type: none"> <li>(a) where not located adjacent to Lake Albert, no additional allotments are created wholly or partly within the zone</li> <li>(b) where located adjacent to Lake Albert, no additional allotments are created wholly or partly within the zone and the following minimum requirements are satisfied:               <ul style="list-style-type: none"> <li>(i) road levels at 2.0 metres AHD</li> <li>(ii) allotments with ground levels at 2.3 metres AHD</li> </ul> </li> <li>(c) a lease or licence agreement is made, granted or accepted under the <i>Residential Parks Act 2007</i>.</li> </ul>
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	
Residential flat building	
Restaurant	<p>Except where it is both:</p> <ul style="list-style-type: none"> <li>(a) less than 150 square metres in gross floor area</li> <li>(b) in association with and ancillary to tourist accommodation.</li> </ul>
Road transport terminal	
Service trade premises	
Shop or group of shops	<p>Except where the development is associated with and ancillary to tourist accommodation and either (a) or (b) is satisfied:</p> <ul style="list-style-type: none"> <li>(a) the premises is less than 150 square metres in gross floor area</li> <li>(b) the premises is less than 450 square metres in gross floor area if located within the Warrenjie Development Area as shown on <a href="#">Concept Plan Map CooD/2 - Warrenjie Development Area</a>.</li> </ul>
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	

Form of Development	Exceptions
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Waste reception, storage, treatment or disposal

Wrecking yard

### Public Notification

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

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

Category 1	Category 2
Amenity block, including shower, toilet, laundry and kitchen facilities	Buildings exceeding 1 storey or an overall height of 9 metres measured from natural ground level as shown on <a href="#">Concept Plan Map CooD/3 - Warrenge Development Area - Land Form/Building Module Cross Section</a> .
Cabin	
Camping ground	
Caravan park	
Recreation area	
Swimming pool	
Tourist park	

## Community Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone will develop as a focus for public open space providing parks, gardens and landscaping within the major towns of the district. It provides a pleasant streetscape for main road routes through towns and contributes to the character of the town centres.

It is envisaged that the sporting facilities are to have an open character and provide a pleasant setting for residential areas in addition to its role in providing opportunities for recreational activity for the enjoyment of residents and visitors alike.

It is also envisaged that this zone will be developed for public buildings and amenities to provide services to the community such as education, health and local government.

The open spaces and parks within the zone will continue to be established with functional areas for public access and enjoyment, a diversity of trees and plants and retain the scenic quality of the townships.

Development of land at Section 84, McIntosh Way, Coonalpyn, may assist in achieving the aims of the "Careship Coorong" health initiative. This initiative will provide an integrated community activities centre, expansion of the snail farm activities and alternative forms of accommodation for clients requiring health care.

### 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 service
  - place of worship
  - public administration office
  - recreation area and associated infrastructure

- recreation centre
  - theatre
  - welfare institution.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 Development of land at Section 84, McIntosh Way, Coonalpyn, should provide for an integrated community activities centre, expansion of the snail farm activities and associated accommodation for clients requiring health care.

## 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 a dwelling at Section 84, McIntosh Way, Coonalpyn.
Fuel depot	
Horticulture	
Industry	
Intensive animal keeping	Except a snail farm at Section 84, McIntosh Way, Coonalpyn.
Land division	Except where either (a) or (b) are satisfied: (a) where no additional allotments are created within the zone (b) where located on land at Section 84, McIntosh Way, Coonalpyn.
Major public service depot	
Motor repair station	
Petrol filling station	
Road transport terminal	
Service trade premises	
Shop or group of shops	
Stock sales yard	
Stock slaughter works	

<b>Form of development</b>	<b>Exceptions</b>
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

#### Public Notification

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

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

<b>Category 1</b>	<b>Category 2</b>
Recreation area and associated infrastructure.	



## Conservation Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone contains the district's Conservation Parks, including Ngarkat, Martins Washpool, Messent, Mount Boothby and Carcuma, as well as 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) has been listed by the Ramsar Convention as being Wetlands of International Importance.

The 97 shacks within The Coorong National Park, which have limited tenure linked to the life of the current lessee, will not be redeveloped or be extended and will be removed over time.

It is envisaged the zone will continue to facilitate the conservation of a diversity of local native flora, fauna and habitats, retain the natural beauty of the area and provide opportunities for the interpretation and appreciation of the natural and cultural heritage of the region. The Coorong National Park will experience periodic fluctuations in water levels and wherever possible, connections between floodplains and adjacent land will be established.

### 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 purpose
  - scientific monitoring structures or facility
  - small-scale facility 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 purpose.
- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Development should be 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:
  - (c) minimising the extent of earthworks
  - (d) minimising the extent of vehicle access servicing that development
  - (e) minimising the extent of locally indigenous vegetation removal
  - (f) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines
  - (g) screening the visual impact by planting locally indigenous species having due regard to bushfire risk
  - (h) 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 should not occur unless to assist in the management of native vegetation.

## Lake Albert Policy Area 1

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

### OBJECTIVES

- 1 Protection and restoration of the floodplain and wetland environments to create an appropriate buffer between urban development and the Ramsar Wetlands of International Importance.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

The role of the policy area is to provide an open reserve accessible to the public and ensure that the area is maintained and enhanced through revegetation with locally indigenous species.

The policy area consists of low-lying land with frontage to the southern shores of Lake Albert. The land has historically been used for livestock grazing of which the predominant plant species are annual pasture species.

Activities within the zone will be solely for recreational use, with pathways being established to provide pedestrian and cycling access between the urban development area and the Lake Albert foreshore.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - minor interpretive signage and structures.

#### Form and Character

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

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where in association with conservation works or tourist information purposes.
Amusement machine centre	
Building in the <b>Lake Albert Policy Area 1</b>	Except where the building is: <ul style="list-style-type: none"> <li>(a) located 12.5 metres or more from the edge of the constructed waterway measured at pool level of 0.8 metres AHD</li> <li>(b) has a finished floor level of 2.6 metres AHD or more.</li> </ul>
Bus depot	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	Except where used for the purposes of administering one or more of the following: <ul style="list-style-type: none"> <li>(a) <i>National Parks and Wildlife Act 1972</i></li> <li>(b) <i>Wilderness Protection Act 1992</i>.</li> </ul>
Educational establishment	
Farm building	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	

Form of development	Exceptions
Indoor recreation centre	
Industry	
Intensive animal keeping	
Jetty in the <b>Lake Albert Policy Area 1</b>	Except where no boat mooring is to occur.
Land division	Except where all of the following are satisfied: (a) no additional allotments are created partly or wholly within the zone (b) no additional frontages to the waterfront are created.
Marina	
Motel	
Motor repair station	
Nursing home	
Office	Except where used for the purposes of administering the <i>National Parks and Wildlife Act 1972</i> .
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	Except within the Bunbury Conservation Reserve.
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Warehouse	
Waste reception, storage, treatment or disposal	
Wharf in the <b>Lake Albert Policy Area 1</b>	Except where no boat mooring is to occur.
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 Tables](#) for a list of the maps that relate to this zone.

### OBJECTIVES

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

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Land Division

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

### PROCEDURAL MATTERS

#### Complying Development

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

#### Non-complying Development

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

Form of development	Exceptions
Advertisement	
Advertising hoarding	
Amusement machine centre	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dam	
Dwelling	
Educational establishment	
Fuel depot	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	
Intensive animal keeping	
Land division	Except where no additional allotments are created partly or wholly within the zone.
Motel	
Motor repair station	
Nursing home	
Office	
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stock sales yard	

<b>Form of development</b>	<b>Exceptions</b>
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*.



## Home Industry Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone will be developed as predominantly a residential area with the capability to have associated low intensity industrial, small scale businesses where the resident of an existing dwelling is involved in the business.

The allotments will be capable of accommodating residential development as well as low intensity industrial small scale businesses.

It is envisaged that new development will be of a high standard of design in terms of scale, external appearance and landscaping to enhance and be compatible with the semi rural environment.

All new development will be associated with a dwelling, including sheds and outbuildings.

While some of the land in the zone is elevated, it does have some lower lying areas that will need to be taken into account in considering localised on-site stormwater disposal measures.

Any associated development to have regard to interface treatments and buffers in proximity to the **Industry Zone**.

Advertisements and/or advertising hoardings are not envisaged in the zone, but where required, must be of low visual impact and for business identification purposes only.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

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

#### Form and Character

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

5 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	20 metres
Minimum setback from secondary road frontage	20 metres
Minimum setback from side boundaries	5 metres
Minimum setback from rear boundary	5 metres
Minimum number of on site car parking spaces (one of which should be covered)	2

6 Home industries should comply with the following:

- (a) an additional on-site car parking space should be provided for every non-resident person involved in the production and/or supply of the industry or business
- (b) other than persons resident on the site, no more than three persons should be involved in any industry or business
- (c) no building or activity associated with the home industry should be sited closer to any street alignment than the existing or approved dwelling
- (d) no vehicle used in association with any industry or business should exceed 10 tonnes tare weight
- (e) the total area used in association with the home industry (whether within a building or external space) should not be greater than 1000 square metres.

7 A dwelling should have an allotment area of 5000 square metres and a frontage to a public road not less than 50 metres.

#### Land Division

8 Land division should create allotments with an area of at least 5000 square metres.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	<p>Except where the development has an advertisement area of 2 square metres or less and achieves all of the following</p> <ul style="list-style-type: none"> <li>(a) the message contained thereon relates entirely to a lawful use of land</li> <li>(b) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(c) the advertisement will not result in more than two advertisements on the allotment.</li> </ul>

Form of development	Exceptions
Amusement machine centre	
Dairy	
Dwelling	Except detached dwelling.
Educational establishment	
Fuel depot	
General industry	
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Nursing home	
Petrol filling station	
Place of worship	
Prescribed mining operations	
Residential flat building	
Restaurant	
Road transport terminal	
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	
Waste reception, storage, treatment or disposal	Except where in the form of a recycling collection depot.
Wrecking yard	

#### Public Notification

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

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

Category 1	Category 2
	Light industry Motor repair station Service trade premises Store

## Industry Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone will develop as the focus for commercial and industrial activity to support further economic development in the region.

It is envisaged that new development will include the establishment of light and general industrial premises and large retail premises such as building supplies, landscape supplies, hardware retail and bulky goods retail. Service station complexes may also be established and may comprise additional elements to vehicle refuelling facilities. Additional elements may include, but are not necessarily limited to, a control building, car wash/vacuum units, convenience store, restaurant, outdoor eating area, play area for children, truck stop facilities, car parking and landscaped areas.

Industrial and commercial development on Allotment 502 in DP 38254 (CT 5847/852) at Granites Road, Allotment 105 in FP 167872 (CT 5814/228) and portion of Allotment 23 in FP 170079 (CT 5866/254) at Second Avenue, Tailem Bend, will be of a low impact nature resulting in minimal impact on the adjoining **Residential Zone** to the south.

New development will generate local employment and service the needs of the district.

New development will be of a high standard of design in terms of scale, external appearance, screening and building materials and include the establishment of suitable off street car parking.

Landscaping will be established to enhance the aesthetics and attractiveness of the area.

A variety of advertising is anticipated in the zone, but the extent, style and amount of advertising will not dominate the visual appearance. Advertisements and/or hoardings will be well managed in terms of location, design and aesthetics.

Existing access points to primary arterial roads will be amalgamated or shared between developments wherever possible. Access via local roads is preferred.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods retailing
  - industry other than special industry
  - motor vehicle related business other than wrecking yard
  - office in association with and ancillary to industry and or commercial development
  - petrol filling station

- service station complex
  - service trade premises
  - shop with a gross leasable area of 250 square metres or less
  - store
  - transport distribution
  - warehouse.
- 2 Development of a shop (excluding a restaurant) in association with a service station complex should not result in a gross leasable area exceeding 250 square metres.
- 3 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 5 In areas where a uniform street setback pattern has not been established, buildings should be setback 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 all street alignments
  - (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from all street alignments
  - (c) buildings with frontage to Dukes Highway at Tailem Bend are to be sited at least 20 metres from the highway frontage.
- 6 Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.
- 7 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.
- 8 The visual impact of built form as visible from arterial roads as defined in *Overlay Maps - Transport* is to be minimised through the planting of a buffer of no less than 2 metres wide.
- 9 Advertisements and advertising hoardings should not include any of the following:
- (a) flashing or animated signs
  - (b) bunting, streamers, flags, or wind vanes
  - (c) roof-mounted advertisements projected above the roofline
  - (d) parapet-mounted advertisements projecting above the top of the parapet.

#### Land Division

- 10 Land division should create allotments that:
- (a) are of a size and shape suitable for the intended use
  - (b) have an area of not less than 2000 square metres
  - (c) have a frontage to a public road of at least 30 metres.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

<b>Form of development</b>	<b>Exceptions</b>
Amusement machine centre	
Community centre	
Consulting room	<p>Except where it is:</p> <ul style="list-style-type: none"> <li>(a) ancillary to and in association with industrial or commercial development</li> <li>(b) located on the same allotment.</li> </ul>
Dwelling	
Educational establishment	<p>Except where it is:</p> <ul style="list-style-type: none"> <li>(a) ancillary to and in association with industrial or commercial development</li> <li>(b) located on the same allotment.</li> </ul>
Horticulture	
Hospital	
Hotel	
Intensive animal keeping	
Land division	<p>Except where allotments created are 2000 square metres or more.</p>
Motel	
Nursing home	
Office	<p>Except where it is:</p> <ul style="list-style-type: none"> <li>(a) ancillary to and in association with industrial or commercial development</li> <li>(b) located on the same allotment.</li> </ul>
Pre-school	
Place of worship	
Residential flat building	
Shop or group of shops	<p>Except where either (a) or (b) is achieved:</p> <ul style="list-style-type: none"> <li>(a) the gross leasable area is 250 square metres or less (not including the floor area of a restaurant where in association with a service station complex)</li> <li>(b) the shop is for bulky goods retailing.</li> </ul>
Special industry	

Form of development	Exceptions
Stadium	
Stock sales yard	
Stock slaughter works	Except poultry processing.
Tourist accommodation	

### Public Notification

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

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

Category 1	Category 2
Fuel depot	
Industry	
Road transport terminal	
Service station complex	
Service trade premises	
Shop	

## Mixed Use Zone

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

### OBJECTIVES

- 1 A functional and diverse zone accommodating a mix of commercial, community, residential, office, tourist accommodation, visitor facilities and small-scale shop 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

This zone is located along the prominent cliff tops between the River Murray and the Princes Highway at Tailem Bend. It is envisaged that the zone will include tourist accommodation, facilities and services, residential development and the Tailem Bend Hospital with its associated health services and aged care accommodation. No new service trade and industrial uses are proposed, furthermore, existing service trade and light industrial sites will be redevelopment into the envisaged land uses over time.

New development will be visually attractive from the River Murray and the Princes Highway and take advantage of the magnificent River Murray Valley views.

New development will be sited and designed to ensure the natural features of the land are incorporated as an integral part of the design and function of the development. Development will be designed, constructed and managed so as to not cause erosion of the cliff faces or generate pollutants to the River Murray. Development will demonstrate a high standard of architectural and environmental design.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - community facility
  - consulting room
  - dwelling
  - hospital
  - institutional facility
  - medical facilities
  - office
  - residential flat building
  - shop or group of shops where the gross leasable area is less than 150 square metres
  - tourist accommodation.
- 2 Development listed as non-complying is generally inappropriate.

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 The bulk and scale of development should be compatible with adjoining land uses.



- 5 Buildings should be setback a minimum of:
  - (a) 8 metres where no buildings exist on either side
  - (b) an average of the setbacks of the adjoining buildings.
- 6 Buildings adjacent to the cliff top should:
  - (a) not exceed 2 storeys
  - (b) be located as to avoid damage to the cliff face.
- 7 Development on the cliff slopes should not be undertaken unless:
  - (a) minimal cut and fill can be achieved
  - (b) it can be stepped in line with the slope
  - (c) minimal cliff face erosion will result from the construction and use of the development.
- 8 Car parking areas should be provided at the rear or side of premises.
- 9 Vehicular access, including driveways, along the cliff slopes should not be created unless:
  - (a) minimal cut and fill can be achieved
  - (b) it follows the contours
  - (c) it does not exceed a gradient of 1 in 8.
- 10 The design of external lighting associated with development should be located, directed and shielded so that no nuisance, inconvenience or loss of amenity is incurred on adjoining properties.
- 11 Tourist accommodation and facilities should be located and operated such that noise emissions from the site are minimised.
- 12 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.

## 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
Building within 25 metres from the top of the bank of the River Murray	Except where it is located 8 metres or more from the 1956 River Murray Flood Line.
Fuel depot	
Horse keeping	
Horticulture	
<b>Industry</b>	
Intensive animal keeping	
<b>Motor repair station</b>	
Prescribed mining operations	
Road transport terminal	
<b>Service trade premises</b>	
Shop or group of shops	Except where the gross leasable area is less than 150 square metres.
Stock sales yard	
Stock slaughter works	
<b>Warehouse</b>	
Waste reception, storage, treatment or disposal	Except where in the form of a recycling collection depot.
Wrecking yard	

### Public Notification

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

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

Category 1	Category 2
	Tourist accommodation

## Motorsport Park Zone

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

### OBJECTIVES

- 1 The development of the zone as South Australia's pre-eminent motorsport facility, catering for a wide variety of motoring activity, together with a wide range of supporting development.
- 2 A zone primarily accommodating a multi-discipline motorsport facility catering for events such as motorcycle racing, car racing, drag racing, off road motorcycling, speedway and supercross.
- 3 A zone accommodating an industry precinct catering for motorsport support industries, regional level industries, logistics industries and local industries.
- 4 A zone accommodating a retail service precinct containing a petrol filling station, car wash facility, convenience store and restaurants.
- 5 Development to ensure the management of vehicular movement and the location of site access promotes safe and convenient traffic flows both within the zone and to adjacent roads.
- 6 Protection and restoration of important areas of native vegetation within the zone.
- 7 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone is located on the corner of the Dukes Highway and the Mallee Highway south of Tailem Bend and occupies some 680 hectares. It has a history of use as a motorsport facility as the original Tailem Bend Drag Strip and more recently as the testing facility for Mitsubishi Motors Australia Limited. Due to this history, the facility currently provides basic infrastructure including a bituminised 1400 metre strip, bituminised 80 metres x 80 metres skid pan and tributary road network, fenced workshop, storage shed/office, officials tower, fenced compound area, network of enduro tracks, rally tracks, and internal roadways and a security fenced boundary. The facility currently operates as a motorsport park with limited infrastructure. This usage includes motor vehicle events (Drift, Sprints, Drag, Test and Tune, Driver Training, Rally and Motorkhana Competitions and practice) and motorcycle events (Rider Training, Enduro, Motard, Historic and Moto Trials Competitions and practice).

The development of the motorsport facility will be designed to allow for multiple events occurring at the same time together with a wide range of other activities including driver training, product testing, accommodation, tourism and conference facilities. By creating the facility in this manner, future growth is achievable for all areas and components of the facility. It is estimated that future usage growth will continue throughout the various stages of development with the maximum capacity of the facility in 10 to 15 years.

Key elements of future motorsport development could include (but are not limited to):

- new sealed racing circuits (long and short course) for cars and motorbikes
- new drag strip
- four wheel drive adventure course
- drift, skid pan, go-cart and motard courses
- support infrastructure (pits, workshops, control tower, helicopter landing facilities, airstrip, etc)
- car parking and amenities, which may include informal parking areas for temporary parking for major events
- development of a central service core area
- upgrade of the existing sealed test track and skid pan

- development of motor cross, enduro, off road, quad bike and rally circuits
- development of high level facilities (including grand stand capacity, permanent pits and service centres, management centre, function facilities and media centre)
- shop ancillary to and in association with the circuits, strips, track and or spectator facilities.

Tourist accommodation and tourism facilities of various forms are envisaged to support motorsport park events, provided the location does not compromise the operation of the industry precinct. A manager's residence and a caretaker's residence may be established in association with the motorsport park or tourism accommodation, and up to five dwellings for workers within the motorsport park development area. Other dwellings are not envisaged (apart from limited exceptions in the industry precinct within a community scheme), nor is land division resulting in a dwelling or dwellings on a separate allotment in the zone.

Another key element of the zone will be the development of an industry precinct of some 40 hectares. The precinct will be located to take advantage of direct motorsport park site access and power and gas infrastructure. Key land use groupings proposed for the industry precinct include:

- motorsport industry and support (including repairs, tyres, fuelling, car storage, electronics, mechanical, design and manufacture, etc)
- regional initiatives (specific large allotments to accommodate research and development based industries)
- logistics industries
- commercial development
- shop development serving workers within the precinct, but not including retail fuel outlets, convenience store retail, or drive through, dine in or fast food restaurants that are envisaged within a retail service precinct
- a community development scheme enabling improvements on individual allotments for use by motoring and motorsport enthusiasts, such as vehicle storage facilities and vehicle workshops.

A range of allotment sizes will be provided to accommodate the key land use groupings to be located in the industry precinct. Additional allotments will be created for the purpose of an industry precinct where solutions for wastewater management, stormwater management, traffic management and infrastructure have been demonstrated to ensure the economic and coordinated development of the precinct and the adjacent motorsport park.

A community scheme is envisaged within part of the industry precinct for motoring and motorsport enthusiasts where allotments support uses associated with private garaging and storage, private vehicle workshops, motor vehicle related research, development and testing (including road safety or driver safety), motorsport related clubrooms and manufacturer facilities or race team facilities or otherwise in support of recreation activities in this area. Development within the community scheme resulting in the use of land or buildings for purely residential purposes or permanent occupation is not envisaged due to the potential for adverse impacts from motorsport and industrial activities envisaged in the zone.

An exception is envisaged where temporary accommodation (not for permanent occupancy or permanent commercial tourist accommodation) is integrated as a secondary use within a single building (typically limited to a kitchen, bathroom/ensuite, living, sleeping area on one level, although buildings may be up to two storeys in height) in which the primary use is a non-residential form of development envisaged for the community scheme.

Development of the community scheme is envisaged in defined stages. Allotments within each stage (other than for display purposes, construction management, communal parking or otherwise associated with the provision of infrastructure to service the scheme) will not occur until all physical services necessary to support occupation of land within the stage (roads, power, water, waste management, stormwater and wastewater) are constructed and operational.

A retail service precinct is envisaged within the zone. The [Concept Plan Map CooD/12 - Motorsport Park](#) identifies a location adjacent the Industry Precinct, although an alternative site within the zone may be identified to fulfil the same function, where traffic management and access can be effectively managed within the capacity of existing and proposed roads, and provided the envisaged forms of retail are not duplicated in the zone. The retail precinct and the balance of the zone will not accommodate bulky goods retailing, comparison retailing, or other forms of higher order retail activities that are more appropriately located in the

Tailem Bend Town Centre unless directly related to motorsport or supporting industries. Forms of development envisaged in a retail service precinct include (but are not limited to):

- petrol filling station
- car wash
- convenience store up to 1000 square metres floor area
- dine-in and fast food restaurants
- truck park and associated amenities
- fuel depot.

Development of the zone will include features that reduce noise pollution, minimise impacts on local water supply and protect native flora and fauna. Other environmental initiatives could include:

- wetland (stormwater and wastewater management based) habitat development
- re-vegetation
- community participation schemes/planting programs
- education programs
- re-use of water for green space areas
- solar, wind, or other renewable energy generation options.

Existing roadside vegetation, and vegetation along the external boundaries of the zone, will be substantially retained to provide a screening element to current and future development. Appropriate landscaping will be established where necessary to enhance the aesthetics and improve the visual approach from the adjoining roads and the surrounding land uses. Furthermore, setbacks of at least 100 metres from a primary or secondary arterial road, or the boundary of the zone, will be required for uses that include the outdoor storage of materials or goods, particularly activities that include the outdoor storage and stockpiling of recycled or used materials or parts. Where direct lines of sight to such development from these roads and/or land in adjoining zones are anticipated, greater separation distances or other screening which improves the appearance of such sites and reduces its visibility from other land in the locality beyond the zone boundary will be required.

Vegetation will be established along the western portion of the zone's frontage to Lomandra Road where necessary to provide a screening element to the new facilities to be established in this location.

Existing motorsport facilities, infrastructure and tracks in the northern part of the zone intersperse and / or are adjacent areas of native vegetation shown generally in [Concept Plan Map CooD/12 - Motorsport Park](#). The zone is estimated to support four native plant associations and scattered native trees of varying quality. The higher quality plant associations will be appropriately managed, with development being located to minimise degradation or the need for native vegetation clearance.

In addition, there is the potential for ecological communities comprising Iron-grass Natural Temperate Grassland (INTG) of South Australia to be identified within the zone. This type of ecological community has been listed as critically endangered under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (the *EPBC Act*). The relevant provisions of the *EPBC Act* will be complied with.

It is expected that development will provide for the safe and convenient movement of vehicles, appropriate building siting and design, and inclusion of separation distances and /or buffers to ensure the zone operates effectively and minimises impact on the local community. Particular attention will be given to measures that will minimise disturbance to the locality by dust or noise transfer. Other activities potentially co-located with motorsport park development are envisaged, subject to appropriate investigations, such as a helipad or airstrip, where it is demonstrated they can be sited and operated to minimise impacts on sensitive land uses external to the zone. The development of an airstrip or helipad will meet relevant aviation safety requirements, taking account the existence of high voltage electricity transmission lines in the area.

Traffic management arrangements will be designed to provide safe and convenient access and egress to the Motorsport Park facilities and other precincts. It is envisaged development of the zone will include direct access points to both the Dukes Highway and the Mallee Highway where in accordance with the requirements of the Commissioner for Highways. Access/egress points will be located to maximise road safety and efficiency whilst facilitating staged development and with consideration to the ultimate development across the zone.

Appropriate car parking will be provided on the site of any development, although an area allocated for overflow parking to cater for the expected maximum attendance numbers of users and spectators associated with motorsport events may be located on adjacent allotments in the zone.

Two primary advertisements of a substantial scale and up to 15 metres in height are envisaged to announce Motorsport Park and the retail service precinct. Other large scale advertising of up to 12 metres in height will be designed to serve multiple uses rather than individual premises and may be provided in limited locations where facing the Dukes Highway, the Mallee Highway, the corner of the Dukes and Mallee Highways and the entrance to the motorsport complex. Other large scale or free standing signage, which is not visible from either the Dukes Highway or Mallee Highway, may be undertaken within the motorsport complex.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - advertisements and advertising hoardings
  - airstrip and helicopter landing facilities and related facilities
  - car parking and amenities ancillary to and in association with circuits, strips and track facilities
  - dwelling in the form of a caretaker's residence, manager's residence or workers accommodation
  - industry and commercial activities in an industry precinct including motorsport industry and support (i.e. repairs, tyres, fuelling, car and truck parking and storage, electronics, mechanical, design and manufacture)
  - dwelling in the form of temporary accommodation (not for permanent occupancy or permanent commercial tourist accommodation) in the industry precinct, where integrated as a secondary use where the primary use is a non-residential form of development envisaged for the community scheme
  - motorsport park development (including motor vehicle and motorbike tracks, racing circuits, drag strips, test tracks, pits, workshops, control tower and ancillary facilities)
  - office in association with other uses
  - petrol filling station
  - shop
  - spectator facilities
  - temporary accommodation in association with a motoring event
  - tourist facilities and tourist accommodation (hotel, motel, caravan park, camping ground and conference facilities)
  - wetlands.
- 2 Development listed as non-complying is generally inappropriate.

### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 The development of the motorsport park and the industry and retail service precincts in the zone should be undertaken generally in accordance with [Concept Plan Map CooD/12 – Motorsport Park](#).
- 5 Principal access roads and internal driveways and principal car parking areas serving development (except parking for events) should be bitumen sealed unless it is demonstrated construction of an alternative hard all weather surface is suitable for the intended use.
- 6 Lighting should be designed and located such that light spill does not unreasonably interfere with the amenity or operation of adjoining development and the adjacent public roads.
- 7 Important areas of native vegetation should be protected and, where necessary, restored.
- 8 Residential development should be designed and insulated to minimise noise nuisance to its occupiers by including the following design techniques:

- (a) locating noise sensitive rooms such as bedrooms to face away from noise sources
- (b) incorporating design measures to minimise the entry of noise through sealed windows and doors and/or by screening openings with fences or other devices to reduce the line of sight entry of noise sources
- (c) lining eaves and providing roof cavities with appropriate sarking and thermal/acoustic insulation.

## Land Division

### 9 Land division should:

- (a) assist in the more efficient operation and use of the motorsport facilities
- (b) result in the creation of allotments that are of a size and shape suitable for the intended use
- (c) assist in the management of native vegetation
- (d) result in the retail service precinct being contained within a separate allotment
- (e) result in a range of allotment sizes in the industry precinct, each with a frontage to an appropriately designed and constructed road, which includes a proportion of large allotments of 1 hectare to 4 hectares or more for larger scale regional and logistics industries.

## 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	<p>Except where the advertisement and/or hoarding achieves all of the following:</p> <ul style="list-style-type: none"> <li>(a) the message contained thereon relates entirely to a lawful use of land in the zone</li> <li>(b) no part of the advertisement and/or the hoarding exceeds 20 metres in height above ground level.</li> </ul>
Dwelling	<p>Except for a dwelling for the purpose of any of the following:</p> <ul style="list-style-type: none"> <li>(a) caretaker's residence</li> <li>(b) manager's residence</li> <li>(c) tourist accommodation</li> <li>(d) workers accommodation for workers associated with the motorsport park</li> <li>(e) to provide temporary accommodation (not for permanent occupancy or permanent commercial tourist accommodation) in the industry precinct, where integrated as a secondary use where the primary use is a non-residential form of development envisaged for the community scheme.</li> </ul>
Hospital	<p>Except where temporary in nature and associated with a lawful use of the land in the zone.</p>

Form of development	Exceptions
Intensive animal keeping	
Shop or group of shops	Except in association with any of the following: (a) circuit, strip and track facilities (b) development in the industry precinct (c) development in the retail service precinct (d) tourism facilities.
Special industry	
Waste reception, storage, treatment or disposal	Except where associated with a lawful use of land in the zone.
Wrecking yard	Except where the total area for wrecking yard in the zone does not exceed 5 hectares.

### Public Notification

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

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

Category 1	Category 2
Advertisement and/or advertising hoarding	Airstrip
All forms of development that are envisaged in the zone where they are located 60 metres or more from the zone boundary (except where the use is specifically assigned Category 1 or Category 2)	All forms of development that are envisaged in the zone where located less than 60 metres from the zone boundary (except where the use is specifically assigned Category 1 or Category 2)
Petrol filling station and associated uses within the retail service precinct	Helicopter landing facility
Shop where any of the following applies (a) in the retail service precinct (b) ancillary to and in association with circuits, strips and track and spectator facilities (c) ancillary to and in association with development in the industry precinct up to a floor area of 250 square metres.	Industry Renewable energy facilities Road transport terminal Shop other than where assigned Category 1 Store Warehouse



## Primary Production Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone will continue to be developed as the primary source of agricultural production in the Council area.

The sustainable development of more intensive forms of primary production, including irrigated pasture, horticulture and intensive animal keeping is envisaged to complement the increasingly efficient broadacre farming operations which are predominant throughout the zone.

It is anticipated that the development of industries for the processing of agricultural products will be established in suitable locations to provide value-adding opportunities.

Other forms of industrial or commercial development (including warehousing) not associated directly or indirectly with primary production will be limited to those activities that have specific site, location or resource needs that cannot be met in a defined Industry Zone, Policy Area or Precinct. These forms of development will be located on land with low productive potential for primary production and will have low potential for adverse impact on other uses in the locality. The creation of an allotment to accommodate such uses is not envisaged unless the use has Development Approval or is operational. Where an allotment arising from such a land division contains a dwelling, it must be demonstrated a required separation distance applicable to a dwelling on an allotment not associated with the use of the balance allotment is achieved to ensure potential land use conflict is not created.

The land capability varies greatly throughout the zone, reflecting the rainfall distribution and the complex nature of the soil types evident. The farming land is interspersed with stands of remnant vegetation which contribute not only to the unique landscape, but also contributes to the preservation of flora and fauna between the larger stands contained in the Conservation Parks and Reserves. The highly variable nature of each property is to be considered in determining development opportunities.

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; and
- 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.

Other forms of renewable energy facilities (e.g. solar facilities, bioenergy facilities) may also be located within the zone. These forms of development will be located on land with low productive potential for primary production and will have low potential for adverse impact on other uses in the locality.

It is envisaged that built form, unless required to facilitate the development of wind farms, other renewable energy facilities or industrial and commercial development that is in keeping with the provisions of the zone and or its desired character, will only be developed in conjunction with maintaining the land for primary production purposes. Buildings will be grouped together as much as possible to minimise the extent of visual impact on the open character of the zone and be setback from allotment boundaries so as not to dominate the landscape as viewed from public roads or adjacent land.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulk handling and storage facility
  - commercial forestry
  - dairy farming
  - dwelling associated with envisaged forms of development or for short-term workers accommodation
  - farming
  - horticulture
  - intensive animal keeping
  - land-based aquaculture
  - renewable energy facility
  - tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings)
  - waste facility which supports an existing township
  - wind farm and ancillary development
  - wind monitoring mast and ancillary development.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Wind farms and ancillary development should be located in areas which provide opportunity for harvesting of wind and efficient generation of electricity and may therefore be sited:
  - (a) in visually prominent locations
  - (b) closer to roads than envisaged by generic setback policy.
- 4 Other forms of renewable energy facilities (e.g. solar facilities, bioenergy facilities) should:
  - (a) be located on land with low productive potential for primary production
  - (b) have low potential for adverse impacts on other uses in the locality.
- 5 Industry and warehousing, unless otherwise consistent with the desired character of the zone, 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.
- 6 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.
- 7 Buildings should primarily be limited to farm buildings, dwellings (associated with envisaged forms of development or for short-term workers accommodation) associated with primary production on the allotment and residential outbuildings that are:
- (a) grouped together on the allotment and setback from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads
  - (b) screened from public roads and adjacent land by existing vegetation or landscaped buffers
  - (c) located such that no clearance of native vegetation is necessary.
- 8 Tourist accommodation should not be converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking.
- 9 A dwelling (including a replacement dwelling) should only be developed if:
- (a) there is a demonstrated connection with envisaged forms of development in the zone
  - (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) no valid planning authorisation to erect a dwelling on that allotment exists
  - (d) it does not result in more than one dwelling per allotment, unless for short term workers accommodation, farm hand or manager's residence
  - (e) it has a vegetated buffer of 40 metres wide between the dwelling and the allotment boundary, or alternatively be of a lesser distance where it adjoins a road reserve, a non-horticultural activity, or where the impacts are mitigated by taking into account factors such as prevailing winds, topography and physical barriers
  - (f) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity.
- 10 Short-term workers accommodation should provide 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, where it directly supports and is ancillary to legitimate primary production activities or related industries.
- 11 Not more than one dwelling should be erected on an allotment unless the following criteria are satisfied:
- (a) the allotment is used as an operative farm

- (b) the dwelling is for the purpose of short-term workers accommodation, farm hand or manager's residence
- (c) the dwelling:
  - (i) is of universal design to support 'ageing in place' and/or workers accommodation
  - (ii) is equipped with an adequate and reliable power supply and effluent management system
  - (iii) is equipped with an adequate and reliable water supply
  - (iv) is located at least 40 metres from all adjoining property boundaries, and in the case of a boundary to a public road, the dwelling does not have a lesser setback than the existing dwelling or 40 metres, whichever results in the greater setback from the public road
- (d) the dwelling location is unlikely to limit or prejudice the present or future use of the subject land or adjoining land.

#### Form and Character

- 12 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 13 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.
- 14 Irrigated horticulture, other than involving the growing of olives, should be located at least 50 metres from the edge of a substantially intact stratum of native vegetation measuring greater than 5 hectares in area.
- 15 Buildings should be setback:
  - (a) no less than 50 metres to any public road
  - (b) no less than 100 metres where the site of the development is adjacent to an arterial road unless required to facilitate the development of wind farms and ancillary development.

#### Land Division

- 16 Land division, including boundary realignments, should only occur where:
  - (a) it will promote economically productive, efficient and sustainable primary production
  - (b) it will facilitate the development that is in keeping with the provisions of the zone.
- 17 Land division should not create any allotments less than 40 hectares except:
  - (a) for the creation of an allotment of between 1 and 10 hectares that will contain one of two habitable dwellings on the allotment, both of which were built or under construction prior to 1 July 1999
  - (b) to create an allotment for an approved or existing industrial, commercial or warehouse use or bulk handling facility, aquaculture development, intensive animal keeping or renewable energy facility.

## 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 a speed limit of less than 80 km/h</li> <li>(b) has an advertisement area of 2 square metres or less and achieves all of the following:               <ul 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	
Community centre	
Consulting room	
Dwelling (excluding short-term workers accommodation)	Except where it achieves (a) or (b): <ul style="list-style-type: none"> <li>(a) it is a detached dwelling on an allotment of at least 40 hectares in area other than an allotment created prior to 1 January 2001</li> <li>(b) it is an additional dwelling for the purposes of a manager's residence or a farm hand's residence.</li> </ul>
Educational establishment	
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves (a) and (b): <ul style="list-style-type: none"> <li>(a) at least 500 metres from all of the following:               <ul style="list-style-type: none"> <li>(i) a National Park</li> <li>(ii) a Conservation Park</li> <li>(iii) a Wilderness Protection Area</li> <li>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</li> </ul> </li> <li>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</li> </ul>
Hospital	
Hotel	
Indoor recreation centre	

Form of Development	Exceptions
Land division creating allotments of less than 40 hectares	Except for the creation of an allotment: (a) of between 1 and 10 hectares that will contain one of two habitable dwellings on the allotment, both of which were built or under construction prior to 1 July 1999 (b) required to facilitate the development of an approved or existing industrial, commercial or warehouse use or bulk handling facility, aquaculture, intensive animal keeping or renewable energy facility.
Motor repair station	
Nursing home	
Office	Except where ancillary to and in association with primary production, aquaculture, intensive animal keeping industrial and or commercial development, warehouse, bulk handling facility, renewable energy facility or tourism development.
Petrol filling station	
Place of worship	
Pre-school	
Primary school	
Residential flat building	
Service trade premises	
Shop or group of shops	Except where: (a) ancillary to and in association with primary production or tourism development (b) the gross leasable area is less than 50 square metres.
Warehouse	Except where ancillary to and in association with a bulk handling facility, primary production, aquaculture, intensive animal keeping, industry or commercial development.
Wrecking yard	

### Public Notification

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

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

Category 1	Category 2
Horticulture, except where involving the growing of olives	Commercial development Dairy Dwelling on an allotment less than 40 hectares in area Horticulture where involving the growing of olives Intensive animal keeping

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

## Residential Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone comprises the established residential areas of Taillem Bend, Meningie, Coonalpyn and Tintinara, and is intended as the main location for a variety of types of residential development of low to medium density, utilising both existing and underdeveloped allotments.

The visual appearance of residential streets will be progressively improved through well designed new dwellings, front garden landscaping and street tree planting.

Built form will reinforce the character of the locality, especially in relation to views from the lakefront in Meningie, and in having the dwelling frontage addressing the streetscape.

Expansion of non-residential uses is not anticipated unless the development has minimal impact on the residential use of the locality.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - affordable housing
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - small scale non-residential use that serves the local community, for example:
    - child care facility
    - community centre
    - consulting room
    - pre-school
    - recreation area
  - small scale tourist accommodation
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.



- 4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
  - (a) serves the 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 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	8 metres or an average of setbacks of adjoining dwellings.
Minimum setback from secondary road frontage	900 millimetres
Minimum setback from side boundaries where where the wall height is 3 metres	900 millimetres for at least one side boundary and on the boundary for the other.
Minimum setback from side boundaries where the wall height is greater than 3 metres	900 millimetres plus a distance equal to 1/3 of the additional height over 3 metres (add an additional distance of 1 metre if on south facing boundary).
Minimum setback from rear boundary	4 metres for single storey 6 metres to any other storey
Maximum site coverage	60 per cent
Maximum number of storeys	2
Minimum area of private open space	80 square metres, with a minimum width of 4 metres and at least 24 square metres located at the side or rear of the dwelling with access directly from a habitable room.
Minimum number of on site car parking spaces (one of which should be covered)	2

- 8 Sheds, **carports**, garages and similar outbuildings should be designed within the following parameters:

<b>Parameter</b>	<b>Value</b>
Minimum setback from dwelling facade to the primary street frontage	In line with facade
Maximum floor area	90 square metres
Maximum building height (from natural ground level)	3.7 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	600 millimetres or on the boundary
Minimum setback from secondary road frontage	900 millimetres

- 9 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:

<b>Dwelling type</b>	<b>Minimum site area (square metres)</b>	<b>Minimum frontage (metres)</b>
<b>In areas serviced by a Community Wastewater Management Scheme:</b>		
Detached	750	15
Semi-detached	400	8
Group dwelling	400	20 per site
Residential flat building	400	20 per site
Row dwelling	400	8
<b>In areas not serviced by a Community Wastewater Management Scheme:</b>		
All dwellings	1200	15

#### Affordable Housing

- 10 Affordable housing should be distributed throughout the zone to avoid over-concentration of similar types of housing in a particular area.

## Warrenjie Residential Policy Area 2

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

### OBJECTIVES

- 1 A policy area accommodating waterfront dwellings within an extensive canal system.
- 2 Protection and restoration of the floodplain and wetland environments to create an appropriate buffer between urban development and the Ramsar Wetlands of International Importance.
- 3 Creation of public access to the constructed waterfront.
- 4 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

An urban area that is characterised by a constructed canal estate, which is connected to Lake Albert, which provides direct water frontage to the majority of residential allotments.

The function of the constructed canal estate is to facilitate mooring of small craft and provide access to Lake Albert. Areas used for residential development will be enhanced by public access reserves which are strategically located to provide public vistas of Lake Albert and the constructed waterway system itself. These reserves are to be designed to cater for public gathering and access and for stormwater retention.

The edges of the constructed waterway will consist of vertical walls, with beaches and reserves at selected intervals to permit public access to and into the waterways; accommodating watercraft moorings and facilitating efficient maintenance and management of the waterway.

The residential canal estate will not be designed for construction of private jetties into the water body for mooring of watercraft or recreation use.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - constructed waterway
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - recreation area.
- 2 Buildings should not be constructed until the allotment is connected to:
  - (a) a reticulated potable water supply
  - (b) a community wastewater management scheme.
- 3 Allotments that are to have frontage to a constructed waterway should have the bank constructed such that:

- (a) the bank will not be subject to damage or failure as a result of weather conditions or a 1956 type flood event
  - (b) it consists of a hard edge vertical form that incorporates design features suitable for the mooring of small watercraft.
- 4 Residential development should only occur in association with the rehabilitation of the open land, in the **Lake Albert Policy Area 1** in the Conservation Zone, as a conservation reserve.
- 5 Development should be undertaken in accordance with [Concept Plan Map CooD/2 - Warrengie Development Area](#).

Form and Character

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

Parameter	Value
Minimum setback from primary road frontage	5.5 metres
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries where the wall height is 3 metres or less	900 millimetres for at least one side boundary and on the boundary for the other.
Minimum setback from side boundaries where the wall height is greater than 3 metres	900 millimetres plus a distance equal to one-third of the additional height over 3 metres add an additional distance of 1 metre if on south facing boundary).
Minimum setback from rear boundary with no water frontage	4 metres from the ground floor 6 metres to any other storey.
Minimum setback from rear boundary with water frontage	12.5 metres from the constructed waterway measured at pool level (0.8 metres AHD).
Maximum site coverage	50 per cent
Maximum building height (from natural ground level)	9 metres
Minimum area of private open space	80 square metres, with a minimum width of 4 metres and at least 24 square metres located at the side or rear of the dwelling with access directly from a habitable room.
Minimum number of on site car parking spaces (one of which should be covered)	2

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

Parameter	Value
Maximum floor area	72 square metres
Maximum building height (from natural ground level)	3.7 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side boundary	600 millimetres, or on the boundary.
Minimum setback from rear boundary (no water frontage)	600 millimetres or on the boundary.
Minimum setback from rear boundary (with water frontage)	12.5 metres from the constructed waterway measured at pool level (0.8 metres AHD).
Minimum setback from a public road or public open space area	5.5 metres from primary road frontage 900 millimetres from secondary road frontage.

- 9 All public areas should have frontage to a public road.
- 10 The form of land, waterways, residential sites and finished floor levels, should be constructed in accordance with [Concept Plan Map CooD/3 - Warrengie Development Area - Land Form/Building Module Cross Section](#).
- 11 The edge of the constructed waterway should be designed in accordance with [Concept Plan Map CooD/3 - Warrengie Development Area - Land Form/Building Module Cross Section](#) to enable:
- (a) the mooring of small watercraft without the need for jetties
  - (b) on site stormwater detention for residential allotments
  - (c) natural micro-habitats to be established in the constructed waterway.

#### Land Division

- 12 Allotments that have frontage to any water body should be provided with access to the waterfront for the purpose of bank maintenance, flood mitigation work or any other emergency use.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of Development	Exceptions
Advertisement and /or advertising hoarding	Except where located outside the <b>Warrenjie Residential Policy Area 2</b> and both (a) and (b) are satisfied: (a) the advertising display measures 1 square metre or less (b) the message contained thereon relates entirely to a lawful use of the land.
Amusement machine centre	
Building within <b>Warrenjie Residential Policy Area 2</b>	Except where: (a) located at least 12.5 metres from the edge of the constructed waterway measured at pool level (0.8 metres AHD) (b) the finished floor level measures a minimum height of 2.6 metres AHD.
Consulting room	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.
Crematorium	
Dairy	
Farming	
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Industry	
Intensive animal keeping	
Land division within <b>Warrenjie Residential Policy Area 2</b>	Except where: (a) roads are created at a minimum height of 2 metres AHD (b) allotments have a ground level at a minimum height of 2.3 metres AHD.
Motor repair station	
Office	Except where: (a) the total floor area is less than 100 square metres (b) the site does not front an arterial road.

Form of Development	Exceptions
Petrol filling station	
Public service depot	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except outside the <b>Warrengie Residential Policy Area 2</b> where the gross leasable area is less than <b>80</b> 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*.

## River Murray Flood Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone is the location of both Aboriginal and European cultural heritage which will be protected. It is also the prime area for water related recreation, including houseboats, camping and skiing. Interpretation and recreation facilities will be encouraged, particularly those that complement farming and horticultural activities in adjacent areas.

Salt marshes adjacent to the lakes are important in terms of groundwater discharge and as bird habitat. They are generally below the 1956 flood level and require protection.

Agricultural production will continue, however intensification of existing use, particularly stocking of farm animals and new irrigation, is not encouraged. The natural environment of the floodplain will be maintained and protected and no new residential or other types of building will be encouraged.

Controlling access to the foreshore will be an important element of development control.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - a structure for the purpose of public recreation (e.g. landing and jetty)
  - a structure for the purposes of water extraction, wetland management and irrigation management (e.g. channel, pumping stand, flood gate).
  - boat moorings in designated areas
  - farming
  - recreation area
  - wetlands.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development should not cause, impede, or be subject to damage by floodwaters and/or fluctuating pool levels of the River Murray.



- 4 Mining operations should not be undertaken unless it can be demonstrated that:
  - (a) the resource is of paramount significance to the social well being and economy of the State
  - (b) the exploitation of the resources would be in State or national interest
  - (c) there are no equivalent resources available elsewhere
  - (d) the adverse impact on the River Murray is not significant
  - (e) the adverse impact can be offset by specific cost effective actions that will benefit the River Murray.
- 5 Borrow pits used for the supply of road making materials should not be located in the zone.
- 6 Swamps should not be drained.
- 7 Only the following buildings should be constructed within the zone:
  - (a) pump houses
  - (b) buildings for recreation areas
  - (c) replacement of existing buildings, except for dwellings, which are designed with a similar scale.

#### Form and Character

- 8 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 9 Development should:
  - (a) not adversely affect the stability or the natural features of the waterfront
  - (b) minimise and limit vehicular access to be associated with the site
  - (c) ensure the location of any vehicle access point to the waterfront is sited to avoid adverse environmental impacts
  - (d) provide the maximum possible waterfront reserve between buildings and the water
  - (e) provide and maintain public access routes to waterfront reserves.
- 10 Driveways, access tracks and parking areas should be designed and constructed with a minimum amount of excavation and a maximum fill of 100 millimetres above existing ground level.
- 11 Boat ramps, jetties and water pumps should:
  - (a) be limited in number
  - (b) not interfere with the natural environment or natural ecological processes of the site
  - (c) not be located within the confines of a signed navigation channel
  - (d) not be located within 100 metres of a ferry crossing.
- 12 The redevelopment of an existing dwelling should:
  - (a) not exceed one storey in height (excluding the elevation to minimise the potential for personal or property damage as a result of a flood)
  - (b) not occur closer to the waterfront than 50 metres

- (c) not result in elevated floor levels that exceed 2.5 metres in height above ground level
  - (d) not have associated electricity and telecommunications lines installed underground.
- 13 A rainwater tank and its associated stand should only be erected in association with an existing dwelling or outbuilding and should be sited to be unobtrusive when viewed from the River Murray and nearby public roads.
- 14 Fencing should be of an open design such as post and wire strand construction so as to not impede floodwaters or fluctuating pool levels.
- 15 Water edge protection structures should not:
- (a) create a public hazard
  - (b) pollute the water
  - (c) detract from the natural character of the bank.
- 16 Moorings for vessels with overnight accommodation should:
- (a) be provided with an appropriate effluent disposal pump out system
  - (b) have potable water and mains power available to the vessels
  - (c) a minimum separation distance of 2 metres between each vessel
  - (d) have provision for securing vessels during periods of high floodwaters
  - (e) not be located within 100 metres of a ferry crossing or 500 metres of any take-off point for pumping stations for public water supply
  - (f) only be constructed where a caretaker's residence is provided on the allotment.
- 17 Bird hide structures, including associated boardwalks and ramps, should be designed to complement the natural features of the environment.
- 18 Modifications to the landform associated with development should not occur within 50 metres of the riverbank or lakefront.
- 19 Artificial wetlands should be designed and located to:
- (a) maintain natural hydrological systems that minimise risk of algal bloom
  - (b) minimise earthworks to avoid interception of groundwater
  - (c) provide recreational opportunities such as boardwalks, interpretive information, seating, shelters and bird-hides
  - (d) incorporate revegetation that utilises plant species indigenous to the river system that are compatible with the soil and hydro geologic conditions.

#### Land Division

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

21 Boundary realignments for residential purposes should result in:

- (a) any new roads being located behind existing dwellings, rather than between existing dwellings and the public waterfront reserve
- (b) the provision of a reserve of 50 metres in width above pool level along the water frontage or, where this is not practicable, the provision of maximum possible width of reserve above pool level along the water frontage.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Except where the development is for direction, information, conservation management or interpretive purposes and has an advertisement area of 2 square metres or less.
Amusement machine centre	
Camping ground	
Caravan park	
Cemetery	
Commercial forestry	
Community centre	
Consulting room	
Crematorium	
Dairy	
Dwelling	
Fence	Except a post and wire fence.
Fuel depot	
Horse keeping	
Horticulture	
Hospital	
Hotel	
Indoor recreation centre	
Industry	

Form of development	Exceptions
Intensive animal keeping	
Land division	<p>Except where the land division is for the purpose of any of the following and no additional frontages to the waterfront are created:</p> <ul style="list-style-type: none"> <li>(a) creating a public road or a public reserve</li> <li>(b) a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.</li> </ul>
Motel	
Motor repair station	
Nursing home	
Office	
Outbuilding	
Petrol filling station	
Place of worship	
Post office	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	
Road transport terminal	
Service trade premises	
Shop	
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	
Warehouse	
Waste reception, storage, treatment or disposal	
Wrecking yard	

## Public Notification

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

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

Category 1	Category 2
Accessway/boardwalk	Irrigated pasture
Boat ramp	
Jetty	
Landing	
Private boat mooring	
Public toilet facility	

## River Murray Fringe Zone

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

### OBJECTIVES

- 1 The natural character and visual attractiveness of the River Murray, valley face and surrounds unmarred by development.
- 2 Preservation and improvement of the water quality of the River Murray.
- 3 Retention of the rural character of the zone.
- 4 Economically productive, efficient and environmentally sustainable primary production.
- 5 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone is a key element to the backdrop of the river, lakes and Coorong, and therefore contributes significantly to the natural character of these areas. The location and design of agricultural structures will have minimal visual impact. The retention of remnant bushland and native vegetation is important for aesthetic and conservation purposes.

The rural character of the zone lends itself to activities such as the interpretation, sale or sampling of produce, as well as on-farm tourism, which will enhance the value of local production and add to the quality and range of experiences available to the visitor in the region. Value adding enterprises such as packing and processing works and wineries and other forms of small-scale industry may be appropriate in association with existing development, on allotments which are not suited to primary production operation. These value-added activities need to be undertaken in a way which would not prejudice the long term operation of primary production.

The zone's position adjacent to the river, lakes and Coorong will require agricultural uses to be carefully managed to ensure that water quality does not further deteriorate.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - dairy
  - detached dwellings in association with primary production
  - farming
  - farm buildings
  - horticulture
  - industry for the processing of primary produce
  - irrigated pasture
  - recreation facility
  - intensive animal keeping
  - land-based aquaculture
  - tourist accommodation in association with existing farm residences
  - tourist facilities in association with ongoing use of land for primary production.

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

#### Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 4 Recreational facilities should:
- (a) be consistent with the conservation of the area's natural quality and character
  - (b) where occurring on land draining to the River Murray, be designed to require the minimum amount of watering to prevent the aggravation of seepage to the river.
- 5 Public access points to recreation and tourism developments should be limited in number and sited so they do not affect the amenity of the zone.
- 6 Community wastewater management systems and sewage treatment facilities should be sited as far as possible from the River Murray.
- 7 Electricity and telecommunications lines should be installed underground.
- 8 Forestry plantations should only be established on existing cleared land.
- 9 Land should not be irrigated intensively if such a use would cause:
- (a) a loss of natural vegetation or Aboriginal heritage sites
  - (b) adverse effects on the quality of surface water or groundwater, or any other land in the locality.
- 10 Driveways, access tracks and parking areas should:
- (a) follow the natural contours of the land
  - (b) be constructed with a minimal amount of excavation and/or fill
  - (c) be developed only in association with a suitable existing or approved land use.
- 11 Bird hide structures, including associated boardwalks and ramps, should be designed to complement the natural features of the environment.
- 12 Dwellings should only be established on allotments measuring no less than 40 hectares in area except in the Goodland Park Estate, Narrung as shown on [Concept Plan Map CooD/4 - River Murray Fringe Zone - Goodland Park Estate](#).
- 13 Buildings in the Goodland Park Estate, Narrung should be located within the building envelopes as depicted by [Concept Plan Map CooD/4 - River Murray Fringe Zone - Goodland Park Estate](#) and should be designed to:
- (a) require minimal excavation and/or fill
  - (b) not exceed 2 storeys in height.
- 14 Buildings should be:
- (a) setback no less than 50 metres to any public road
  - (b) setback no less than 100 metres from an arterial road
  - (c) sited so as to be unobtrusive from the water's edge.

- 15 Buildings and modifications to the landform associated with development should not occur within 50 metres of the riverbank, lakefront or shoreline.

#### Land Division

- 16 Land division should not occur unless it is for the alteration of the boundaries of an allotment, and results in allotments of at least 40 hectares in area.



## Old Tailem Town Policy Area 3

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

### OBJECTIVES

- 1 A policy area primarily for tourist attractions and associated facilities.
- 2 Development that is designed to enhance the natural features of the local environment, including visual amenity.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area applies to the area know as Old Tailem Town. It is envisaged that this area be maintained, developed and enhanced for the purpose of a heritage park for tourists and the enjoyment/appreciation by local residents.

Future development will have regard to visual appearance from the highway and adherence to a master plan for the site. Advertising signage will be consolidated and minimised. Landscaping will be established to provide vegetated separation from adjoining land uses.

Expansion of non-tourist attraction activities within this area is not appropriate.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - buildings and structures associated with the tourist attraction
  - retail activities directly associated with the tourist attraction.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Driveways and car parking areas should be constructed with all weather, hard wearing materials.
- 4 Development should be located on site such that:
  - (a) disabled access to all tourist attractions is maintained
  - (b) access for emergency vehicles to all buildings on site is provided.

## Recreation and Tourism Policy Area 4

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

### OBJECTIVES

- 1 An area primarily for short-term tourist accommodation, tourism, recreational activities and associated facilities.
- 2 Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, flora and fauna.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area will be developed with a range of accommodation types to cater for visitor needs, such as bed and breakfast establishments, farm stay accommodation, guesthouse, small scale huts with limited services often in remote locations and nature retreat and eco-style tourist accommodation. These facilities will be low impact, and designed to encourage and facilitate an appreciation of the natural environment.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - dwelling as manager's residence for tourist accommodation
  - recreation area
  - tourist accommodation
  - tourist facilities.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Tourism development should complement and interpret at least one of the following:
  - (a) the natural environment
  - (b) primary production use
  - (c) local cultural heritage.

## PROCEDURAL MATTERS

### Complying Development

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

### Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> <li>(i) the message contained thereon relates entirely to a lawful use of land</li> <li>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(iii) the advertisement will not result in more than two advertisements on the allotment.</li> </ul>
Amusement machine centre	
Camping ground	Except within <b>Recreation and Tourism Policy Area 4</b> .
Caravan park	Except within <b>Recreation and Tourism Policy Area 4</b> .
Cemetery	
Community centre	
Consulting room	
Crematorium	
Dairy	Except outside any of the following: <ul style="list-style-type: none"> <li>(a) <b>Old Tailem Town Policy Area 3</b></li> <li>(b) <b>Recreation and Tourism Policy Area 4</b>.</li> </ul>
Dwelling	Except a detached dwelling where it achieves any of the following, it is: <ul style="list-style-type: none"> <li>(a) sited on an allotment exceeding 40 hectares</li> <li>(b) sited on an allotment created prior to 1 January 2001</li> <li>(c) sited on an allotment within the Goodland Park Estate, Narrung as shown on <a href="#">Concept Plan Map CooD/4 - River Murray Fringe Zone - Goodland Park Estate</a></li> <li>(d) used as a manager's residence in association with tourism development within <b>Old Tailem Town Policy Area 3</b> or <b>Recreation and Tourism Policy Area 4</b>.</li> </ul>
Fuel depot	

Form of development	Exceptions
Horticulture involving the growing of olives	Except where the location for the growing of olives achieves all of the following: <ul style="list-style-type: none"> <li>(a) at least 500 metres from all of the following:               <ul style="list-style-type: none"> <li>(i) a National Park</li> <li>(ii) a Conservation Park</li> <li>(iii) a Wilderness Protection Area</li> <li>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</li> </ul> </li> <li>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area</li> <li>(c) it is located outside the <b>Old Tailem Town Policy Area 3</b> and the <b>Recreation and Tourism Policy Area 4</b>.</li> </ul>
Horticulture	Except outside any of the following: <ul style="list-style-type: none"> <li>(a) <b>Old Tailem Town Policy Area 3</b></li> <li>(b) <b>Recreation and Tourism Policy Area 4</b>.</li> </ul>
Hospital	
Hotel	
Indoor recreation centre	Except where in association with tourist development within <b>Old Tailem Town Policy Area 3</b> or within <b>Recreation and Tourism Policy Area 4</b>
Industry	Except Light industry outside any of the following: <ul style="list-style-type: none"> <li>(a) <b>Old Tailem Town Policy Area 3</b></li> <li>(b) <b>Recreation and Tourism Policy Area 4</b>.</li> </ul>
Intensive animal keeping	Except outside any of the following: <ul style="list-style-type: none"> <li>(a) <b>Old Tailem Town Policy Area 3</b></li> <li>(b) <b>Recreation and Tourism Policy Area 4</b>.</li> </ul>
Land division	Except where: <ul style="list-style-type: none"> <li>(a) no additional allotments are created partly or wholly within the zone</li> <li>(b) all resulting allotments are greater than 40 hectares</li> <li>(c) no additional frontages to the waterfront are created.</li> </ul>
Marina	
Motel	
Motor repair station	
Nursing home	
Office	Except where in association with industry or tourist development.
Petrol filling station	
Place of worship	
Pre-school	
Prescribed mining operations	
Public service depot	
Residential flat building	

Form of development	Exceptions
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where either all of (a) or (b) is satisfied: (a) the gross leasable area is less than 50 square metres (b) the gross leasable area is less than 150 square metres within <b>Old Tailem Town Policy Area 3</b> or within <b>Recreation and Tourism Policy Area 4</b> .
Stadium	
Stock sales yard	
Stock slaughter works	
Store	
Tourist accommodation	Except outside the <b>Old Tailem Town Policy Area 3</b> .
Warehouse	
Waste reception, storage, treatment or disposal	Except for wastewater treatment plant in association with urban development outside of the <b>Old Tailem Town Policy Area 3</b> or the <b>Recreation and Tourism Policy Area 4</b> .
Wrecking yard	

## Public Notification

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

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

Category 1	Category 2
Buildings and structures associated with tourist attractions and recreation areas in the <b>Old Tailem Town Policy Area 3</b> .	Dairy
Horticulture not involving the growing of olives.	Horticulture involving the growing of olives.
Tourist accommodation utilising existing farm buildings.	Intensive animal keeping
	Land-based aquaculture
	Tourist accommodation not utilising existing farm buildings.

## Rural Living Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This zone comprises a number of areas providing opportunities for residential development on large allotments ranging from 0.5 hectares to 10 hectares.

The allotments will be capable of supporting hobby rural activities such as horse keeping, small scale horticulture and small scale businesses.

It is envisaged that new development will be of a high standard of design in terms of scale, external appearance and landscaping to enhance the rural character and be compatible with the semi rural environment.

All new development, including sheds and outbuildings, will be associated with a dwelling.

A small portion of land, on the eastern boundary of the zone north of Kulde Road at Tailem Bend, may be affected by the presence of Iron-grass Natural Temperate Grasslands ('Grasslands'). Future built development and use of the land, including access roads and fencing, in proximity to the Grasslands will need to be sited and managed to reduce weed infestations, manage grazing, prevent soil disturbance and to improve the ecological condition of the land.

Some limitations on access to reticulated water supply may occur in some areas. All development will incorporate rainwater catchment adequate for the storage of the average rainfall applicable to the locality. Such storage will be available for fire suppression purposes and other uses as needed.

### 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
  - light industry or commercial development that supports primary production and where in association with a detached dwelling
  - stable.
- 2 Development listed as non-complying is generally inappropriate.

- 3 There should be no more than one dwelling per allotment.
- 4 The keeping of animals should be ancillary to and in association with the residential use of the land.
- 5 The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.
- 6 Light industry or commercial use in conjunction with an existing dwelling is suitable only in instances where:
  - (a) the operation is conducted solely by persons living on the allotment
  - (b) structures are setback no less than 50 metres from any road frontage
  - (c) the operation is only conducted during daylight hours
  - (d) it does not unduly affect the amenity of the locality by means of noise, dust, vibration, odour or traffic generation.

#### Form and Character

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

Parameter	Value
Minimum setback from primary road frontage	20 metres
Minimum setback from secondary road frontage	20 metres
Minimum setback from side boundaries	5 metres
Minimum setback from rear boundary	5 metres
Maximum storeys (from natural ground level)	2 storeys
Minimum number of on site car parking spaces (one of which should be covered)	2

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

Parameter	Value
Maximum floor area, either separately or in combination	250 square metres
Maximum building height (from natural ground level)	4.5 metres
Maximum wall height (from natural ground level)	3.6 metres
Minimum setback from side and rear boundaries	5 metres
Minimum setback from a public road or public open space area	20 metres

- 10 Buildings should be sited and the surrounds landscaped such that they are unobtrusive from adjoining properties.

#### Land Division

- 11 Land division should create allotments with a minimum area and a frontage to a public road not less than that shown in the following table:

Location	Minimum area (hectares)	Minimum frontage (metres)
Area adjacent to Princes Hwy between the Tailem Bend township and the <b>Old Tailem Town Policy Area 3</b>	3	100
Area north and south of Kulde Road, Tailem Bend	Minimum lots sizes to be in accordance with Concept Plan <a href="#">Map CooD/14 – Tailem Bend east, Rural Living Zone, Concept and Staging Plan</a>	50
Area centred on Magpie Drive, Tailem Bend	2	100
Area north of McIntosh Way, Meningie	10	100
Area south of McIntosh Way, Meningie	4	100
Area centred on Yumali Road and east of Dehy Road, Meningie	4	100
Area north of Narrung Rd, Meningie	1	50
The developed area south of Narrung Rd, Meningie	3	100
The undeveloped area south of Narrung Rd directly opposite the <b>Warrengie Residential Policy Area 2</b> , Meningie	0.5	50
Area north of Homestead Rd, Tintinara	0.5	50
Area bounded by Woods Well Rd and Two Wells Rd, Tintinara	0.5	50
Area adjoining the north east boundary of the Tintinara township	2	100
Area adjacent to Railway Tce, Coonalpyn	0.5	50
Area adjacent to George Tce, Coonalpyn	2	100

- 12 No new vehicle access/egress points should be created for land divided along the Princes Highway or Narrung Road.
- 13 Land division should be undertaken in accordance with the [Concept Plan Map CooD/5 - Rural Living Zone - Tailem Bend South](#) and [Concept Plan Map CooD/6 - Rural Living Zone - Tailem Bend North](#).
- 14 To provide for orderly development, land division should be undertaken in a staged manner in accordance with the [Concept Plan Map CooD/14 - Tailem Bend east, Rural Living Zone, Concept and Staging](#).

## PROCEDURAL MATTERS

### Complying Development

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



## Non-complying Development

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

Form of development	Exceptions
Advertisement and/or advertising hoarding	Advertisement and/or advertising hoarding where the development has an advertisement area of 2 square metres or less and achieves all of the following: <ul style="list-style-type: none"> <li>(a) the message contained thereon relates entirely to a lawful use of land</li> <li>(b) the advertisement is erected on the same allotment as the use it seeks to advertise</li> <li>(c) the advertisement will not result in more than two advertisements on the allotment.</li> </ul>
Amusement machine centre	
Consulting room	Except a veterinary clinic.
Crematorium	
Dairy	
Dwelling	Except detached dwelling
Fuel depot	
General industry	
Hotel	
Intensive animal keeping	
Land division	Except where all residential allotments resulting from the division satisfies at least one of the following, a: <ul style="list-style-type: none"> <li>(a) minimum of 3 hectares in the area adjacent the Princes Hwy between the Tailem Bend township and <b>Old Tailem Town Policy Area 3</b></li> <li>(b) Minimum allotment sizes in the areas north and south of Kulde Road, Tailem Bend to be in accordance with the <a href="#">Concept Plan Map CooD/14 - Tailem Bend east, Rural Living Zone, Concept and Staging</a></li> <li>(c) minimum of 2 hectares in the area centred on Magpie Drive, Tailem Bend</li> <li>(d) minimum of 10 hectares in the area north of McIntosh Way, Meningie</li> <li>(e) minimum of 4 hectares in the area south of McIntosh Way, Meningie</li> <li>(f) minimum of 4 hectares in the area centred on Yumali Road and east of Dehy Road, Meningie</li> <li>(g) minimum of 1 hectare in the area north of Narrung Rd, Meningie</li> <li>(h) minimum of 3 hectares in the developed area south of Narrung Rd, Meningie</li> <li>(i) minimum of 0.5 hectares in the undeveloped area south of Narrung Rd directly opposite <b>Warrenjie Residential Policy Area 2</b>, Meningie</li> <li>(j) minimum of 0.5 hectares in the area north of Homestead Rd, Tintinara</li> <li>(k) minimum of 0.5 hectares in the area bounded by Woods Well Rd and Two Wells Rd, Tintinara</li> <li>(l) minimum of 2 hectares in the area adjoining the north east boundary of the Tintinara township</li> </ul>

Form of development	Exceptions
	(m) minimum of 0.5 hectares in the area adjacent to Railway Tce, Coonalpyn (n) minimum of 2 hectares in the area adjacent to George Tce, Coonalpyn (o) minor boundary realignment where no additional allotments are created in the zone.
Major public service depot	
Motor repair station	
Motor retail showroom	
Petrol filling station	
Residential flat building	
Restaurant	
Road transport terminal	
Service trade premises	
Shop or group of shops	Except where the gross leasable area is less than 50 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 (except where the development is non-complying) are designated:

Category 1	Category 2
	Horse keeping Horticulture Shed, garage and similar outbuildings ancillary to or in association with a dwelling where either (a) or (b) applies: (a) the floor area, either separately or in combination, exceeds 250 square metres (b) the maximum wall height (measured from natural ground level) exceeds 3.6 metres.

## Settlement Zone

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

### OBJECTIVES

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

### DESIRED CHARACTER

This primarily residential zone will be developed and maintained to improve the visual appearance of the settlement and provide for passing trade and to allow for amenities to the travelling public with appropriate landscaping to improve the visual approach from the surrounding rural land uses.

Advertisement and/or advertising hoardings will be minimised throughout the zone.

### 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
  - local community facility
  - shop or group of shops under 150 square metres in gross leasable area
  - recreation area
  - restaurant
  - light industry and commercial use (except within Waterside Settlement Policy Area 6)
  - supported accommodation.
- 2 Development listed as non-complying is generally inappropriate.
- 3 Business and commercial development should be limited in scale and function to service the local requirements of the settlement and travellers using the main road.
- 4 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

#### Form and Character

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

- 7 Public access along the foreshore should be provided.
- 8 Development should be setback a minimum of 50 metres from the seaward allotment boundary to allow for future coast protection works if required.
- 9 Dwellings should be designed within the following parameters:

<b>Parameter</b>	<b>Value</b>
Minimum setback from an arterial road frontage	12 metres
Minimum setback from primary road frontage	8 metres, or the average of the setbacks of adjoining dwellings, whichever is the greater distance from the primary road frontage.
Minimum setback from secondary road frontage	3 metres
Minimum setback from side boundaries where the wall height is 3 metres or less	0.9 metres
Minimum setback from side boundaries where the wall height is greater than 3 metres	0.9 metres plus a distance equal to one-third of the additional height over 3 metres (add an additional distance of 1 metre if on south facing boundary).
Minimum setback from rear boundary	4 metres
Maximum site coverage	40 per cent
Maximum number of storeys	2
Minimum area of private open space	80 square metres, with a minimum width of 4 metres and at least 24 square metres located at the side or rear of the dwelling with access directly from a habitable room.
Minimum number of on site car parking spaces (one of which should be covered)	2

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

<b>Parameter</b>	<b>Value</b>
Maximum floor area of all outbuildings	120 square metres
Maximum building height	4.5 metres
Maximum wall height (from natural ground level)	3.6 metres
Minimum setback from side and rear boundaries	0.6 metres, or on the boundary.
Minimum setback from a public road or public open space area	Not forward of the dwelling facade and where either (a) or (b) applies: (a) 12 metres where fronting an arterial road, otherwise 8 metres (b) average of the setback of adjoining buildings.

- 11 A dwelling should have a minimum site area 1200 square metres and a frontage to a public road not less than 20 metres.

## Land Division

- 12 Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone and should have an:
- (a) area of not less than 1200 square metres
  - (b) minimum road frontage of 20 metres.

## Raukkan Policy Area 5

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

### OBJECTIVES

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

### DESIRED CHARACTER

This policy area applies to the Aboriginal settlement formerly known as Point McLeay, but now referred to by its traditional name, Raukkan.

Raukkan contains several important community buildings including the church, community hall, offices, clinic and small workshop with detached dwellings on allotments of 700 to 800 square metres.

New development in the policy area will be single storey and complement the existing attractive urban character. New housing will be designed and sited in sympathy with the current form of settlement. Buildings which have a form and style that provides a significant contribution to the historic character will be retained and conserved.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling
  - domestic outbuilding in association with a detached dwelling
  - domestic structure
  - dwelling addition
  - educational establishment
  - local community facility
  - recreation area
  - restaurant
  - shop or group of shops under 150 square metres in gross leasable area
  - small scale light industry and commercial use
  - supported accommodation.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Dwellings should:
  - (a) be constructed on vacant allotments between existing dwellings
  - (b) replace an existing building or non-residential land use only if the existing building or non-residential land does not contribute to the historic character of the locality.

## Waterside Policy Area 6

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

### OBJECTIVES

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

### DESIRED CHARACTER

This residential policy area will be developed and maintained to improve the visual appearance of the settlement with appropriate landscaping to improve the visual approach from the surrounding rural land uses.

Careful management of development in the policy area with regard to environmental impacts will be required due to the proximity of the river, lakes systems and conservation zone.

Advertisement and/or advertising hoardings will be minimised.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - detached dwelling
  - domestic outbuilding in association with a detached dwelling
  - domestic structure
  - dwelling addition
  - recreation area
  - small scale tourism development
  - small scale tourist accommodation such as a bed and breakfast.

#### Form and Character

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

#### Land Division

- 3 Land division should be undertaken in accordance with [Concept Plan Map CooD/7 - Settlement Zone Noonamena - Waterside Policy Area 6](#).

## 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 within <b>Waterside Policy Area 6</b>	Except where: <ul style="list-style-type: none"> <li>(a) the advertisement area measures 2 square metres or less</li> <li>(b) the message contained thereon relates entirely to a lawful use of land.</li> </ul>
Amusement machine centre	
Building exceeding 2 storeys	
Crematorium	
Dairy	
Fuel depot	Except where located outside any of the following: <ul style="list-style-type: none"> <li>(a) the <b>Raukkan Policy Area 5</b></li> <li>(b) the <b>Waterside Policy Area 6</b>.</li> </ul>
General industry	Except where located outside any of the following: <ul style="list-style-type: none"> <li>(a) the <b>Raukkan Policy Area 5</b></li> <li>(b) the <b>Waterside Policy Area 6</b>.</li> </ul>
Hall	
Horse keeping	
Horticulture	
Hospital	Except where located outside <b>Waterside Policy Area 6</b>
Hotel	Except where located outside any of the following: <ul style="list-style-type: none"> <li>(a) the <b>Raukkan Policy Area 5</b></li> <li>(b) the <b>Waterside Policy Area 6</b>.</li> </ul>
Industry	Except where located outside <b>Waterside Policy Area 6</b>
Intensive animal keeping	
Motel	Except where it achieves (a) or (b): <ul style="list-style-type: none"> <li>(a) it is located outside of <b>Raukkan Policy Area 5</b> and <b>Waterside Policy Area 6</b></li> <li>(b) it is located within either <b>Raukkan Policy Area 5</b> or <b>Waterside Policy Area 6</b> and the sewage or effluent disposal is connected to a waste treatment system approved under the relevant public and environmental health legislation applying to that type of system.</li> </ul>
Motor repair station	Except where located outside <b>Waterside Policy Area 6</b>
Motor retail showroom	Except where located outside <b>Raukkan Policy Area 5</b>



Form of Development	Exceptions
Multiple dwelling	Except where located outside <b>Raukkan Policy Area 5</b>
Petrol filling station	Except where located outside <b>Waterside Policy Area 6</b>
Residential flat building	
Road transport terminal	Except where located outside any of the following: (a) the <b>Raukkan Policy Area 5</b> (b) the <b>Waterside Policy Area 6</b> .
Service trade premises	Except where located outside any of the following: (a) the <b>Raukkan Policy Area 5</b> (b) the <b>Waterside Policy Area 6</b> .
Shop or group of shops	Except where the gross leasable area is less than <b>150</b> square metres.
Special industry	
Stock sales yard	
Stock slaughter works	
Warehouse	Except where located outside <b>Waterside Policy Area 6</b>
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot located outside the <b>Waterside Policy Area 6</b> .
Wrecking yard	

### Public Notification

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

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

Category 1	Category 2
	Petrol filling station Shop within <b>Waterside Policy Area 6</b> .

## Town Centre Zone

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

### OBJECTIVES

- 1 A centre accommodating a wide range of retail, office, administrative, community, cultural, **tourist development** and entertainment facilities to serve residents of the town and the surrounding rural community.
- 2 Conservation and upgrading of buildings of historic character.
- 3 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.
- 4 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

This zone will develop as the predominant retail and service centre for the Tailem Bend, Meningie, Coonalpyn and Tintinara townships, to meet the immediate needs of the local community, the surrounding hinterland, motorists and visitors.

The development of new shops and the redevelopment of existing shops will be within convenient walking distance of other town centre facilities and services. Service station complexes may also be established and may comprise additional elements to vehicle refuelling facilities. Additional elements may include, but are not necessarily limited to, a control building, car wash/vacuum units, convenience store, restaurant, outdoor eating area, play area for children, truck stop facilities, car parking and landscaped areas.

New development will ensure an open and accessible centre that provides integrated facilities that are cohesive and compatible with adjoining areas in order to achieve an attractive, welcoming environment for local residents and visitors to shop, work, meet, entertain and relax in an attractive, comfortable and safe environment. Opportunities for tourist development will be provided.

Respecting the individual character of each area, new development will be of a high standard of design in terms of scale, external appearance and building materials to improve the visual appearance for passing trade and tourists.

Landscaping will be established to enhance the aesthetics and attractiveness of these areas. Advertisements and/or advertising hoardings will be managed in terms of location, design and aesthetics.

The role of the parklands for recreation, community and institutional uses compatible with the town centre function, for the enjoyment of residents and visitors, will be reinforced.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - bulky goods retailing
  - café
  - **civic centre**

- consulting room
  - cultural centre
  - entertainment facility
  - fitness studio
  - hotel
  - meeting room
  - motor repair station
  - office
  - petrol filling station
  - restaurant
  - retail showroom
  - service station complex
  - service trade premises
  - shop
  - tourist development.
- 2 Development of a shop (excluding a restaurant) in association with a service station complex should not result in a gross leasable area exceeding 250 square metres.
- 3 Development listed as non-complying is generally inappropriate.
- 4 A dwelling should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.

#### Form and Character

- 5 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 6 Buildings should be sited regular to the street frontage, having a setback distance from the road consistent with that of adjoining buildings.
- 7 Carparking areas should be:
- (a) developed to the rear and/or side of associated buildings so as not to dominate the streetscape
  - (b) located in small groupings interspersed with tree plantings.

## Warrenjie Centre Policy Area 7

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

### OBJECTIVES

- 1 Accommodation of a limited range of small scale commercial, retail and community uses to serve the residents of the local area.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area is envisaged to provide commercial, tourist and local shopping facilities. The size and range of retail facilities will service the everyday needs of the local area and tourists only so as not to detract from the established facilities in the Meningie town centre.

The commercial and retail development facility will incorporate a waterfront promenade for outdoor dining, viewing areas and pedestrian access, in conjunction with a small craft berthing facility to facilitate canal access to the area.

Development will be landscaped with local indigenous plants to enhance the waterfront, minimise the impact of bulky buildings, screen outdoor storage facilities, provide shade to carparking areas and pedestrian routes, and improve the built environment.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - small scale commerce
  - small scale retail
  - multi purpose community facility.
- 2 Commercial and retail development should be contained within a building or group of buildings with a combined total floor area measuring no more than 2500 square metres.
- 3 The multi purpose community facility should have a floor area measuring no more than 1000 square metres.

#### Form and Character

- 4 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 5 Buildings should not exceed an overall height of 9 metres as measured from the natural ground level.
- 6 Development, including allotments, should be serviced by roads constructed to a minimum elevation of 2 metres AHD, with the elevation of all allotments being no less than 2.3 metres AHD.
- 7 No structures in the form of jetties should be constructed for the purpose of mooring boats.
- 8 Development should be undertaken in accordance with the [Concept Plan Map CooD/8 - Town Centre Zone - Warrenjie Centre Policy Area 7](#).

## Land Division

- 9 Allotments with frontage to the constructed waterway should not be created unless adequate access to the waterfront is provided for the purpose of maintenance, flood mitigation works and any other emergency.

## 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
Building within <b>Warrenjie Centre Policy Area 7</b>	Except where the building: <ul style="list-style-type: none"> <li>(a) is located 12.5 metres or more from the edge of the constructed waterway measured at pool level of 0.8 metres AHD</li> <li>(b) has a finished floor level of 2.6 metres AHD or more.</li> </ul>
Dairy	
Dwelling outside of the <b>Warrenjie Centre Policy Area 7</b>	Except a dwelling that is: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with a non-residential development</li> <li>(b) located on the same allotment.</li> </ul>
Fuel depot	
General industry	
Horse keeping	
Horticulture	
Intensive animal keeping	
Land division within <b>Warrenjie Centre Policy Area 7</b>	Except where the land division: <ul style="list-style-type: none"> <li>(a) results in roads created at a level of 2 metres AHD or more</li> <li>(b) results in allotments with a ground level of 2.3 metres AHD or more.</li> </ul>
Major public service depot	
Motor repair station	Except where located outside <b>Warrenjie Centre Policy Area 7</b> .
Petrol filling station	Except where located outside <b>Warrenjie Centre Policy Area 7</b> .
Residential flat building	Except where the development is: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with a non-residential development</li> <li>(b) located on the same allotment.</li> </ul>
Road transport terminal	
Service trade premises	Except where located outside <b>Warrenjie Centre Policy Area 7</b> .
Shop or group of shops in association with a service station complex	Except where the gross leasable area is 250 square metres or less (not including the floor area of a restaurant).
Special industry	
Stock sales yard	

Form of development	Exceptions
Stock slaughter works	
Store	Except where located outside <b>Warrenjie Centre Policy Area 7.</b>
Warehouse	Except where located outside <b>Warrenjie Centre Policy Area 7.</b>
Waste reception, storage, treatment or disposal	
Wrecking yard	

### Public Notification

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

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

Category 1	Category 2
	<p>Within the <b>Warrenjie Centre Policy Area 7</b>, buildings exceeding one storey or an overall height of 9 metres measured from natural ground level.</p> <p>Dwelling</p> <p>Residential flat building</p>

## Township Zone

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

### OBJECTIVES

- 1 Services and facilities, including retail, consulting, tourist facilities and accommodation, marina and associated recreation areas, grouped together to serve the local community and the visiting public.
- 2 Increased mix in the range of dwellings available to cater for changing demographics.
- 3 Conservation and enhancement of the main road streetscape and scenic rural setting of the township.
- 4 Conservation and enhancement of the natural character and landscape features of the River Murray valley and scenic rural setting of the township.
- 5 The conservation and improvement of water quality that sustains the natural environment and natural ecological processes associated with the River Murray.
- 6 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

The Wellington East township will be developed as a residential and tourist destination that takes advantage of its favourable location adjoining the River Murray.

Four policy areas have been established to provide for the orderly location and development of residential, retail, tourist accommodation and marina activities throughout the township.

Development will recognise the importance of the natural landscape and environment of the River Murray and its associated valley, and the need to protect the character of this environment through sympathetic and harmonious development.

Specific areas within the township are subject to inundation to floods associated with the River Murray. The 1956 flood event is used as the basis for defining flood-prone land.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the zone:
  - community facility
  - domestic outbuilding in association with a dwelling
  - domestic structure
  - dwelling
  - dwelling addition
  - recreation area
  - shop or group of shops
  - small-scale tourist development.
- 2 Development listed as non-complying is generally inappropriate.



- 3 Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.
- 4 Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.
- 5 Development should be undertaken in accordance with [Concept Plan Map CooD/9 - Wellington East Area](#).

#### Form and Character

- 6 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 7 Development of a business, commercial or industrial nature should be consolidated with existing facilities to establish identifiable service centres.
- 8 Buildings should be constructed:
  - (a) no higher than 2 storeys
  - (b) on land with a minimum ground level of 2.6 metres AHD
  - (c) with a finished floor level no less than 2.86 metres AHD
  - (d) with associated car parks and vehicular manoeuvring areas at a minimum finished level of 2.6 metres AHD.
- 9 Filled land should be:
  - (a) compacted to engineering standards relevant for the intended land use
  - (b) formed to a minimum ground level of 2.6 metres AHD
  - (c) provide a continuous area of land at a minimum ground level of 2.6 metres AHD.
- 10 Filled land with water frontage should:
  - (a) be graded and have embankments which are engineered to withstand erosion, damage or failure which would occur in a 1956 flood event
  - (b) have an attractive design which contributes to the landscape
  - (c) in areas of significant water movement or marine traffic, be secured with edge treatments such as rip-rap, retaining walls or revetments to extend 0.5 metres above and below normal pool level of 0.8 metres AHD.
- 11 Development should incorporate at least one of the following design features:
  - (a) where gardens are located at least 100 metres from the pool level of the River Murray, greywater treatment systems which enable reuse in toilets and gardens.
  - (b) rainwater storage with a minimum total capacity of 5000 litres and plumbed to the associated buildings.
- 12 Direct access to the Strathalbyn-Wellington Road should be avoided and safe, free flow of traffic on major access roads should be created.

- 13 Buildings should be setback a minimum of 25 metres from the water's edge measured at pool level (0.8 metres AHD), except where the following engineering measures are adopted for which a 15 metres minimum setback should occur:
- (a) capture and contain all runoff from waterfront land during short duration 1-in-100 year storm events
  - (b) treat captured runoff via infiltration and/or biofiltration treatment systems
  - (c) waterfront land does not exceed a 5 per cent slope
  - (d) permanent erosion protection measures along the water's edge are adopted.
- 14 Boat mooring structures should be constructed in accordance with standards specified in [Table CooD/2 - Design and Siting Standards for River and Lake Structures](#) and meet the following requirements:
- (a) be of an attractive design and constructed with durable materials requiring minimal maintenance
  - (b) not impede water circulation and marine traffic
  - (c) able to withstand flooding without damage to the structure
  - (d) be designed so as not to trap floating debris.

#### Land Division

- 15 Land should not be divided unless all allotments resulting from the division satisfy all of the following:
- (a) connected to a reticulated potable water supply
  - (b) connected to a community wastewater management scheme
  - (c) connected to an approved stormwater disposal system
  - (d) provided with safe and convenient pedestrian linkages to facilities and other areas of interest.
- 16 Land division adjoining and existing or proposed water body should:
- (a) create a reserve with a minimum of 25 metre width from normal pool level of 0.8 metres AHD along at least 45 per cent of the water body.
  - (b) provide a public road on the boundary of the created reserve located opposite the waterfront
  - (c) establish a shared-use recreational trail within the reserve linking the residential areas to facilities and attractions
  - (d) dedicate an easement no less than 9 metres above and 5 metres below normal pool level (0.8 metres AHD) to the appropriate authority for access and maintenance purposes.
- 17 Land division design should be based on a modified grid street pattern so as to:
- (a) maximise efficiency in traffic movement
  - (b) create high permeability in the area
  - (c) utilise views and vistas from the public realm by working with the topography
  - (d) provide access to the residential areas in the north of township in accordance with the [Concept Plan Map CooD/9 - Wellington East Township Area](#).

## Wellington East Caravan and Tourist Park Policy Area 8

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

### OBJECTIVES

- 1 A policy area accommodating a range of short-term tourist accommodation predominantly in the form of a caravan and tourist park, holiday apartments, motel or holiday cabins, and associated facilities, surrounded by open landscaped areas.
- 2 Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.
- 3 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Development within the policy area will include a range of tourist accommodation options and associated recreation facilities. This could include a caravan park with camping area and tourist cabins, holiday apartments and motel.

Development will present an attractive frontage to the waterfront and buildings will be of a high standard of design within a heavily landscaped setting. Shared facilities such as car parks, recreation buildings and ablution blocks will be grouped together and located away from the main road in order to reinforce the coordinated development of the policy area.

Public access to the waterfront will be maintained and enhanced through the provision of a shared-use recreational trail which will provide a link to the residential area to the north and the marina to the west.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - amenity blocks, including showers, toilets and laundry facilities
  - camping ground
  - caravan park
  - holiday apartment
  - holiday cabin
  - motel
  - recreation area
  - tourist park.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be designed to:
  - (a) incorporate features to provide visual interest and disjoint the bulk of the built form
  - (b) incorporate substantial landscaping

- (c) take advantage of and relate to the waterfront
  - (d) provide adequate service areas that are appropriately screened from public view
  - (e) provide clearly defined and accessible on site visitor car parking sited such that it does not dominate the internal site layout.
- 4 Caravan and tourist parks should be designed to:
- (a) prevent adverse impact and conflict between long-term residents and short term visitors
  - (b) provide a safe environment for pedestrians by incorporating internal road designs that minimise traffic speed
  - (c) include centrally located recreation areas
  - (d) include extensive landscaping which incorporates a landscape buffer around the site perimeter.

## Wellington East Marina Policy Area 9

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

### OBJECTIVES

- 1 A policy area accommodating a marina, with associated infrastructure, services and facilities to service the boating public.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

Development within the policy area will provide a range of communal activities to serve the boating needs of the local and wider community. These activities will include a wharf, boat launching ramp and berthing facilities. A small-scale retail outlet will be developed to supply the needs of boat users. A tavern/restaurant is to be established to cater for the tourist needs.

Development will ensure that the environmental values of the River Murray are protected and will be designed to present an attractive frontage to the waterfront.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - boat club
  - boat ramp
  - boat repair and maintenance facilities (but not for construction or assembly of boats or boat parts)
  - dry dock facility for small boats
  - fuel filling station for marina boats
  - marina
  - mooring facility
  - parking facility
  - public wharf
  - restaurant/tavern
  - shop associated with marine goods
  - wastewater pump-out facility.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Fuel dispensing facilities used for boat refuelling should be:
  - (a) roofed
  - (b) bunded
  - (c) double lined with above ground fuel tanks.

## Wellington East Residential Policy Area 10

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

### OBJECTIVES

- 1 Integration of residential areas to maximise areas of open space, recreational linkages and public access to the waterfront.
- 2 Expansion of the residential area to the north and north east of the third finger is to be linked to the construction of wetlands between the residential area and the River Murray.
- 3 Development that contributes to the desired character of the policy area and precinct.

### Wellington East Residential Precinct 1

- 4 A lower density residential area providing for detached dwellings on allotments with required infrastructure services.
- 5 A co-ordinated development pattern that supports the facilitation of required infrastructure services.

### DESIRED CHARACTER

Residential development within the policy area will grow in a northerly direction in a staged and planned manner as a logical extension of the existing township.

Connections to other areas within the zone will be improved through the creation of a local road network based on a modified grid pattern and the establishment of recreational links along roads and the waterfront. Public access to the waterfront will be maintained and enhanced through the creation of reserves and a shared use recreational trail, which will provide links to other larger areas of open space as well as the wetland to the north and the marina to the south.

Residential expansion in the policy area, except within **Wellington East Residential Precinct 1**, will only occur in conjunction with the development of substantial wetlands on adjoining land to the west, between the residential land and the River Murray channel. In combination with the wetlands, the residential expansion will create opportunities for significant environmental improvement through the restoration of degraded land, the improvement of water quality and the creation of habitat for wildlife.

Residential development will be linked to the provision of adequate water and effluent disposal infrastructure and will feature environmentally sensitive design techniques to minimise the use of water and respond to local climatic conditions.

The policy area will primarily accommodate low density detached dwellings, with higher densities for allotments adjoining areas of public open space. A sense of openness will be maintained through an absence of front fences. Contemporary designed houses will enhance the local environment and amenity through use of verandas, eaves, pitched roofs and variety in building materials.

Small-scale non-residential uses such as child-care centre, offices, consulting rooms and shops will be developed where they have minimal impact on adjoining residential use.

The policy area will also provide scope for small scale bed and breakfast or small scale holiday house tourism accommodation options – this is to only occur within existing and/or proposed detached dwellings (for no more than a total of 8 people) and not to comprise more than one dwelling on an allotment or any larger form of tourist/motel accommodation development.

## Wellington East Residential Precinct 1

The precinct is located in the north-eastern portion of the policy area. It is characterised by regularly shaped allotments, based around a rectangular grid street pattern. Comprising some 180 allotments of approximately 2000 square metres area each, they are largely undeveloped despite having been created in the 1800s.

The allotments are generally not connected to basic infrastructure services, having no reticulated potable water supply, sewerage system or electricity services and some sections of the surveyed roads are unformed. Development in the area will need to demonstrate that these services, or appropriate alternative services, can be provided.

The precinct will primarily accommodate low density detached dwellings. A sense of openness will be maintained through an absence of front fences. Contemporary designed houses will enhance the local environment and amenity through use of verandas, eaves, pitched roofs and variety in building materials.

Development will feature environmentally sensitive design techniques to minimise the use of water and respond to local climatic conditions.

Extensive landscaping will be provided to screen buildings and provide a well vegetated environment.

## 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
- recreation area
- small scale bed and breakfast or small scale holiday house tourism accommodation within a detached dwelling.

### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Residential development should be designed and formed to:
  - (a) remediate the former quarry and sand drift formations to provide a landform consistent with the original topography
  - (b) protect significant areas of existing vegetation
  - (c) occur in the undeveloped northern portion of the policy area only in association with the construction of wetlands on the adjacent floodplain
  - (d) be connected to a reticulated potable water supply and community wastewater management scheme
  - (e) reflect the street form predominant throughout the policy area.

4 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	5 metres for waterfront allotments. 6 metres for other allotments.
Minimum setback from secondary road frontage	900 millimetres
Minimum setback from side boundaries where wall height is less than 3 metres	900 millimetres
Minimum setback from side boundaries if wall height greater than 3 metres	900 millimetres plus a distance equal to one-third of the additional height over 3 metres (add an additional distance of 1 metre if on south facing boundary).
Minimum setback from rear boundary (except for waterfront allotments)	4 metres for single storey. 6 metres for 2 storeys.
Maximum site coverage	40 per cent
Maximum storeys (from natural ground level)	2
Minimum area of private open space	80 square metres, with a minimum width of 4 metres and at least 24 square metres located at the side or rear of the dwelling with access directly from a habitable room.
Minimum number of on-site car parking spaces (one of which should be covered)	2

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

Parameter	Value
Maximum combined floor area of all structures	100 square metres
Maximum building height (from natural ground level)	3.7 metres
Maximum wall height (from natural ground level)	3 metres
Minimum setback from side and rear boundaries	600 millimetres
Minimum setback from a public road or public open space area	5 metres for waterfront allotments. 6 metres for all other allotments.

6 Garages and carports facing the street should be designed with a maximum width of 6.5 metres or 50 per cent of the frontage width, whichever is the lesser.

7 Small scale tourist accommodation in the form of short term bed and breakfast or holiday house accommodation may be appropriate provided it:

- (a) is undertaken within an existing detached dwelling or proposed to be undertaken in an approved detached dwelling
- (b) comprises accommodation for no more than a total of 8 people
- (c) does not detract from the amenity of the locality through traffic generation or by the obtrusiveness of advertisements or built form.



## Land Division

- 8 Allotments created for residential purposes should have road frontages and areas as specified in the table below:

Parameter	Road Frontages (metres)	Allotment Area (square metres)
Where allotments have frontage to the river	15	750 or more
Where allotments have a frontage to an existing or proposed public open space	12	450 or more
In all other circumstances	12	600 or more

## PRECINCT SPECIFIC PROVISIONS

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

### Wellington East Residential Precinct 1

- 9 The following forms of development are envisaged in the precinct:
- detached dwelling
  - domestic outbuilding in association with a dwelling
  - recreation area
  - small-scale bed and breakfast or small scale holiday house tourism accommodation within a detached dwelling.
- 10 Development should not be undertaken unless it is consistent with the desired character for the precinct.
- 11 Development should:
- (a) assist in the remediation of the former quarry and sand drift formations to provide a landform consistent with the original topography
  - (b) protect significant areas of existing vegetation
  - (c) be provided with appropriate infrastructure services.
- 12 Dwellings should be designed within the following parameters:

Parameter	Value
Minimum setback from primary road frontage	15 metres (or average of setbacks of adjoining dwellings)
Minimum setback from secondary road frontage	2 metres
Minimum setback from side boundaries where wall height is less than 3 metres	2 metres
Minimum setback from side boundaries if wall height is greater than 3 metres	2 metres plus a distance equal to one-third of the additional height over 3 metres (add an additional distance of 1 metre if on a south facing boundary)
Minimum setback from rear boundary	15 metres for 1 storey 20 metres for 2 storeys

Parameter	Value
Maximum site coverage	30 per cent
Maximum storeys (from natural ground level)	2
Minimum area of private open space	80 square metres, with a minimum width of 4 metres and at least 24 square metres located at the side or rear of the dwelling with access directly available from a habitable room.
Minimum number of on-site car parking spaces (one of which should be covered)	2

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

Parameter	Value
Maximum combined floor area of all structures	120 square metres
Maximum building height (from natural ground level)	4.5 metres
Maximum wall height (from natural ground level)	3.6 metres
Minimum setback from side and rear boundaries	2 metres
Minimum setback from a public road	Behind the dwelling facade
Minimum setback from secondary road frontage	2 metres

14 Garages and carports facing the street should be designed with a maximum width of 6.5 metres or 50 per cent of the frontage width, whichever is the lesser.

15 No further land division should occur in the precinct unless the allotments can be connected to an approved community wastewater management scheme.

16 Where allotments can be connected to an approved community wastewater management scheme, all allotments should have a minimum:

- (a) area of 1000 square metres
- (b) frontage of 15 metres to an all-weather public road.

## Wellington East Centre Policy Area 11

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

### OBJECTIVES

- 1 A centre accommodating small-scale retail, office, community and medical facilities to serve residents of, and visitors to the township.
- 2 Development that contributes to the desired character of the policy area.

### DESIRED CHARACTER

This policy area will function as a local centre which provides for the day-to-day needs of the residents, including a range of small-scale shops, offices, consulting rooms and community facilities.

Development within the policy area will present an attractive frontage to the Strathalbyn to Wellington Road through the use of design techniques such as verandas, pitched roofs, landscaping and modest advertisements. Car parking areas will be shared to encourage efficiency and will not dominate the streetscape.

### PRINCIPLES OF DEVELOPMENT CONTROL

#### Land Use

- 1 The following forms of development are envisaged in the policy area:
  - community facility
  - consulting room
  - hotel
  - medical facility
  - office
  - petrol filling station
  - restaurant
  - retail showroom
  - shop.

#### Form and Character

- 2 Development should not be undertaken unless it is consistent with the desired character for the policy area.
- 3 Development should be designed to:
  - (a) create a compact town centre with active frontage to Strathalbyn to Wellington Road
  - (b) facilitate pedestrian linkages to car parking areas and adjoining development
  - (c) be setback a minimum of 8 metres to the boundary of residential allotments
  - (d) be provided with a landscape buffer.

## 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
Buildings and structures located less than 15 metres from the water's edge measured at 0.8 metres AHD	Except landings, jetties, wharves, retaining walls, revetments or walkways.
Buildings with a finished floor level less than 2.86 metres AHD	
Consulting room	Except where either (a) or (b) are satisfied: (a) located within <b>Wellington East Policy Area 11</b> (b) the gross leasable floor area is less than: (i) 200 square metres in the <b>Wellington East Caravan and Tourist Park Policy Area 8</b> (ii) 450 square metres in the <b>Wellington East Marina Policy Area 9</b> (iii) 100 square metres in the <b>Wellington East Residential Policy Area 10</b> .
Crematorium	
Dairy	
Fuel depot	
Horse keeping	
Horticulture	
Hotel	Except where located outside <b>Wellington East Residential Policy Area 10</b> .
Industry	
Intensive animal keeping	
Land division	Except where outside of <b>Wellington East Residential Precinct 1</b> and both of the following are satisfied: (a) all land located 15 metres or more from the water's edge, other than public reserves, is at a minimum ground level of 2.6 metres AHD (b) proposed roads are finished to a minimum level of 2.6 metres AHD.
Motel	Except where either (a) or (b) are satisfied: (a) located outside <b>Wellington East Residential Policy Area 10</b> (b) located within <b>Wellington East Residential Policy Area 10</b> for bed and breakfast accommodation or holiday house accommodation within a detached dwelling.

Form of development	Exceptions
Motor repair station	Except where located within either (a) or (b): (a) <b>Wellington East Marina Policy Area 9</b> (b) <b>Wellington East Centre Policy Area 11.</b>
Office	Except where either (a) or (b) are satisfied: (a) located within <b>Wellington East Policy Area 11</b> (b) the gross leasable floor area is less than: (i) 200 square metres in the <b>Wellington East Caravan and Tourist Park Policy Area 8</b> (ii) 450 square metres in the <b>Wellington East Marina Policy Area 9</b> (iii) 100 square metres in the <b>Wellington East Residential Policy Area 10.</b>
Petrol filling station	Except where located within either (a) or (b): (a) <b>Wellington East Marina Policy Area 9</b> (b) <b>Wellington East Centre Policy Area 11.</b>
Road transport terminal	
Service trade premises	Except where located within either (a) or (b): (a) <b>Wellington East Marina Policy Area 9</b> (b) <b>Wellington East Centre Policy Area 11.</b>
Shop or group of shops	Except where either (a) or (b) are satisfied: (a) located within <b>Wellington East Policy Area 11</b> (b) the gross leasable floor area is less than: (i) 200 square metres in the <b>Wellington East Caravan and Tourist Park Policy Area 8</b> (ii) 450 square metres in the <b>Wellington East Marina Policy Area 9</b> (iii) 100 square metres in the <b>Wellington East Residential Policy Area 10.</b>
Stock sales yard	
Stock slaughter works	
Store	
Waste reception, storage, treatment or disposal	Except where it is in the form of a recycling collection depot in the <b>Wellington East Marina Policy Area 9.</b>
Wrecking yard	

## Public Notification

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

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

Category 1	Category 2
	<p data-bbox="766 499 1394 591">Bed and breakfast accommodation or holiday house accommodation within a detached dwelling in <b>Wellington East Policy Area 10</b>.</p> <p data-bbox="766 607 1358 667">Within <b>Wellington East Residential Policy Area 10</b>, a:</p> <ul data-bbox="821 667 1161 790" style="list-style-type: none"><li data-bbox="821 667 1070 696">(a) childcare centre</li><li data-bbox="821 696 1070 725">(b) consulting room</li><li data-bbox="821 725 948 754">(c) office</li><li data-bbox="821 754 1161 790">(d) shop or group of shops.</li></ul>

## Urban Employment Zone

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

### OBJECTIVES

- 1 A mixed use employment zone that accommodates a range of **solar generation and related infrastructure and industrial land uses** together with other related employment and business activities that generate wealth and employment for the State.
- 2 Provision for large floor plate enterprises, such as major logistics and manufacturing plants, high technology and/or research and development related uses, located to take advantage of existing and future road and rail infrastructure.
- 3 **A freight rail intermodal facility accommodating marshalling yards, covered outdoor goods handling areas, warehousing, railway workshop and road transport terminal activities with associated short term workers accommodation.**
- 4 **An area in which commodities are received, stored and dispatched in bulk.**
- 5 The effective location and management of activities at the interface of industrial/commercial activity with land uses that are sensitive to these operations.
- 6 A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones.
- 7 Development that promotes business clusters that provide a range of economic and environmental benefits.
- 8 Coordinated and integrated development that:
  - (a) incorporates high speed information technology and telecommunications facilities and infrastructure
  - (b) contributes to the improvement of the physical, social and economic conditions of adjoining communities where appropriate.
- 9 Development that contributes to the desired character of the zone.

### DESIRED CHARACTER

**A large solar farm and diesel-fired power station are proposed within the zone, taking advantage of the strategic nature of the land in proximity to existing ElectraNet substation and electricity distribution networks, the accessibility of the location, the suitable climatic conditions, the generally flat nature of the land and the ability for interface buffers. The zone will allow for the expansion of a solar farm along with associated battery storage facilities, substations and interrelated energy infrastructure development.**

**The zone also provides for an intermodal facility that will capitalise on a strategic location taking advantage of its close proximity to the Adelaide - Melbourne rail freight route and the significant transport corridors along the Dukes, Mallee and Princes Highways. Due to its connections to road and railway transport, the area is particularly suited to transport related and logistics businesses, including the warehousing of goods for distribution.**

The intermodal rail freight terminal facilities may include marshalling yards, railway workshops and locomotive maintenance activities, covered loading and unloading areas, and warehousing for the storage and handling of shipping containers and goods, along with road based freight logistics, industry, warehousing and distribution. Administrative offices will be accessed separately from the transit area to minimise the interface between visitor and office traffic with heavy vehicles. Overnight accommodation, including food preparation facilities to cater for train crews between shifts, is also envisaged. This area will service movement of freight from throughout the State and interstate and will allow operations on a 24 hour, 7 day per week basis.

Other employment generating activities requiring large site areas may also be established in the zone. However, development in the form of motorsport industry and commercial support activities (i.e. vehicle repairs/servicing, tyre sales, fuelling, car and motor bike storage/warehousing, electronics, mechanical, design and manufacture) will occur in the industry precinct in the adjacent **Motorsport Park Zone**. Similarly, commercial activities including a petrol filling station/service station complex, fuel depot, shop(s), car wash and motor vehicle/motor bike and associated parts sales will also occur in the **Motorsport Park Zone**.

Development within the zone will generally be in accordance with [Concept Plan Map CooD/13 – Urban Employment Zone](#).

Allotments that adjoin the boundary of another zone where more sensitive land uses are anticipated will be large enough to accommodate design features and siting arrangements that limit impact on the adjoining zone. The form of development within the zone shall be of a type, design and siting to minimise the effect of dust and shadow impact on a solar farm.

Development within proximity to the Former Lime Kilns (a designated place of archaeological significance on Allotment 2 FP 106340 (CT 5171/427) Lime Kiln Road, Tailem Bend - shown on *Overlay Map CooD/52 - Heritage*) will include appropriate buffers to ensure the heritage values of this State Heritage Place are not compromised.

Buildings will provide a variation in materials, facade treatments and setbacks rather than appearing as large uniform buildings with blank façades. Outdoor storage areas will also be screened with fencing/structures of varied materials that limit potential for vandalism.

Landscaping will be carefully integrated with built form, ensuring that vegetation is sustainable, drought tolerant, locally indigenous and matched to the scale of development, while also providing a comfortable, pleasant and attractive environment. Car parking areas will include trees to provide shade and enhance visual amenity. The appearance of outdoor storage areas will also be enhanced through landscaping. Landscaping will be carefully designed to minimise opportunity for crime by ensuring passive/active surveillance and minimising places of entrapment.

Land within the northern periphery of the zone, in proximity to the railway line, may be subject to localised drainage issues. Any development in this area will require investigation by consulting engineers as part of the design phase of a development proposal.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of stormwater, will be integrated throughout the area at the neighbourhood, street, site and building level. Harvested stormwater will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

## PRINCIPLES OF DEVELOPMENT CONTROL

### Land Use

- 1 The following forms of development, or combination thereof, are envisaged in the zone:
  - bulk handling and storage facility
  - electricity substation
  - energy generation infrastructure
  - industry (other than motorsport industry and support activities and special industry)



- intermodal rail freight facility
  - office where ancillary to a listed envisaged use
  - temporary/overnight workers' accommodation where ancillary to a listed envisaged use
  - prescribed mains
  - public service depot
  - railway rolling stock servicing facility
  - road transport terminal
  - service trade premises
  - service industry
  - solar farm, battery storage and ancillary development and infrastructure
  - store (other than motorsport industry and support activities)
  - warehouse (other than motorsport industry and support activities).
- 2 Development listed as non-complying is generally inappropriate.
- 3 Development in the form of motorsport industry and commercial support activities (i.e. vehicle repairs/servicing, tyre sales, fuelling, car and motor bike storage/warehousing, electronics, mechanical, design and manufacture) and commercial activities including a petrol filling station/service station complex, fuel depot, shop(s), car wash and motor vehicle/motor bike and associated parts sales should not occur in the zone.
- 4 Development should be in accordance with [Concept Plan Map CooD/13 - Urban Employment Zone](#).
- 5 Development should not impede the operation of established land uses through encroachment, over development of sites or noise/emissions or any other harmful or nuisance-creating impact.
- 6 Buildings, structures and landscaping should not be located within 30 metres of a ground mounted solar photovoltaic panel in order to prevent undue shadow impact on the performance of the panel.
- 7 Facilities for the handling, storage and dispatch of commodities in bulk should be sited, designed and operated to minimise risks of contamination to the environment and adverse impacts on nearby sensitive land uses and from surrounding land uses.
- 8 Short term workers accommodation, or other sensitive uses within the zone, should be designed and located to ensure the ongoing operation of any existing activity within the zone, or adjacent zones, is not impeded.

#### Form and Character

- 9 Development should not be undertaken unless it is consistent with the desired character for the zone.
- 10 Buildings should be set back in accordance with the following parameters:

Building height (metres)	Minimum setback from the primary road frontage (metres)	Minimum setback from the secondary road frontage (metres)
6 metres	8	3
Greater than 6	10	3

- 11 Structures should have a maximum height of 10 metres, exclusive of any external plant and equipment such as flues, chimney stacks or aerials.
- 12 Building façades facing an adjoining **Rural Living Zone** should not contain openings or entrance ways that would result in the transmission of noise or light spillage that would adversely affect the amenity of nearby residents.

- 13 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining allotments not zoned for employment, and should be designed to minimise its effect on the amenity of the locality.
- 14 Development should control noise emissions through the use of attenuation devices and sound proofing, particularly activities requiring extended hours of operation.
- 15 The hours of operation of an activity should not detract from the amenity of any living area.
- 16 Development should be adaptable to allow for flexibility of use over time and accommodate multiple uses and shared facilities where practical, including training areas and car parking.
- 17 Buildings should not occupy more than 50 percent of the total area of the site upon which they are located, unless it can be demonstrated that stormwater can be harvested, treated, stored and reused on the site of the development to minimise impacts on external stormwater infrastructure.
- 18 For labour intensive industries where car parking demand exceeds the rates in [Table CooD/1 – Off Street Vehicle Parking Requirements](#), the total car parking should be provided at a rate of 0.75 spaces by the number of employees.
- 19 For non-labour intensive industries, the rates in [Table CooD/1 – Off Street Vehicle Parking Requirements](#) can be varied having regard to the expected maximum staff and visitor levels.

Land Division

- 20 Land division should:
  - (a) create allotments that are of a size and shape suitable for the intended use
  - (b) create allotments that support the establishment of vegetated buffers and compliance with building setback requirements
  - (c) be in accordance with the following parameters (except where intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated):

Parameter	Minimum value
Allotment size	7500 square metres
Frontage width to a public road	50 metres

PROCEDURAL MATTERS

Complying Development

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

Non-complying Development

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

Form of development	Exceptions
Advertisement or advertising hoarding	Except where the advertisement or advertising hoarding: <ul style="list-style-type: none"> <li>(a) does not move, rotate or incorporate flashing light(s)</li> <li>(b) has no part that projects above the walls or fascia where attached to a building</li> <li>(c) covers less than 10 per cent of the total surface area of a wall oriented to a public road or reserve</li> <li>(d) does not include bunting, streamers, flags or wind vanes.</li> </ul>
Amusement machine centre	
Bulky goods outlet	
Caravan or residential park	
Consulting room	
Dwelling	Except for: <ul style="list-style-type: none"> <li>(a) short term accommodation that is ancillary to and in association with a development envisaged in the zone</li> <li>(b) alterations and additions to an existing dwelling.</li> </ul>
Fuel depot	
Horticulture	
Hotel	
Indoor recreation centre	
Intensive animal keeping	
Motel	
Motor repair station	
Nursing home	
Office	Except where: <ul style="list-style-type: none"> <li>(a) ancillary to and in association with a development envisaged in the zone</li> <li>(b) necessary to support the operation of the development</li> <li>(c) located on the same allotment as the development.</li> </ul>
Petrol filling station	
Place of worship	
Prescribed mining operations	
Primary school	
Secondary school	
Service station complex	
Shop or group of shops	
Special industry	

Form of development	Exceptions
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Stadium

Tourist accommodation

#### Public Notification

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

In addition, the following forms of development, or any combination thereof (except where the development is classified as non-complying), are designated:

Category 1	Category 2
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All kinds of development except where the site of the proposed development is located within 60 metres of a **Rural Living Zone** boundary.

Development where the site of the proposed development is located within 60 metres of a **Rural Living Zone** boundary.

# Table Section



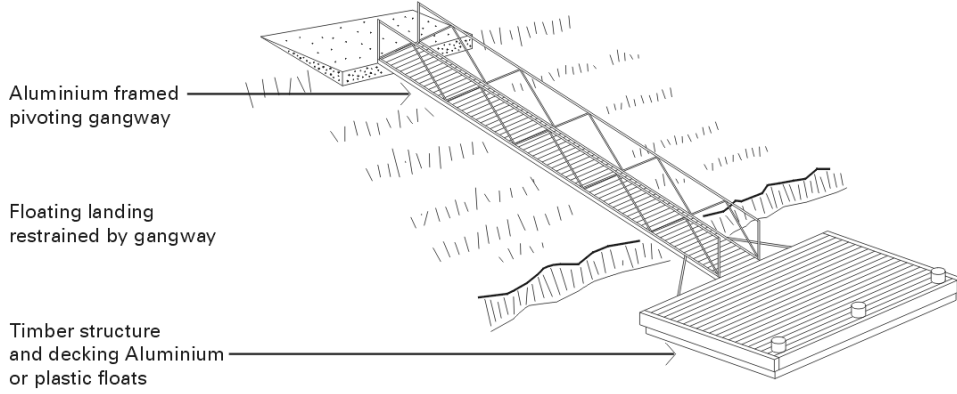
## Table CooD/1 - Off Street Vehicle Parking Requirements

Form of Development	Number of Required Car Parking Spaces
Aged persons home	1 per 10 residents plus 1 per 2 employees plus 1 per 5 residents for visitors.
Bed and breakfast	1 per guest accommodation bedroom.
Boarding house	1 per two beds.
Clubrooms	1 per 20 square metres total floor area.
Community centre	1 per 20 square metres total floor area.
Consulting room	4 per consulting room.
Dwelling	2 spaces per dwelling (one of which should be covered)
Industry	1 per 150 square metres total floor area.
Hospital/Nursing Home	1 per 3 beds plus provision for patients to be driven to an entrance within the property.
Hostel	1 per 3 beds.
Hotel/Tavern	1 per 2 square metres of bar floor area plus 1 per 6 square metres of lounge bar or beer garden floor area, or 1 per 3 guest rooms (whichever provides the larger number).
Marina	1 for every 3 marina berths.
Motel	1 per room or residential unit plus 1 per 20 square metres total floor area of restaurant if provided.
Office	1 per 25 square metres of total floor area providing office accommodation.
Place of worship	1 per 10 seats.
Caravan and tourist parks (Visitor car parking)	1 per 10 sites to be used for accommodation for parks with less than 100 sites. 1 per 15 sites to be used for accommodation for parks with greater than 100 sites.
Restaurant	1 per 4 seats.
Retail showroom	1 per 50 square metres total floor area.
Service trade premises	1 per 50 square metres total floor area.
Shop	1 per 20 square metres total floor area.
Store	1 per 150 square metres total floor area.
Theatre/Hall	1 per 5 seats.
Warehouse	1 per 150 square metres total floor area.

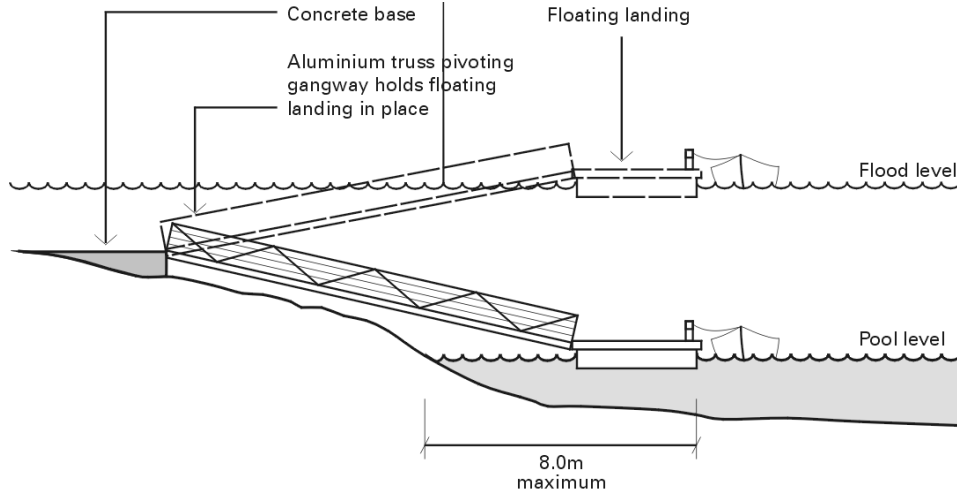
# Table CooD/2 - Design and Siting Standards for River and Lake Structures

**River and Lake Structures      Design and Siting Standards**

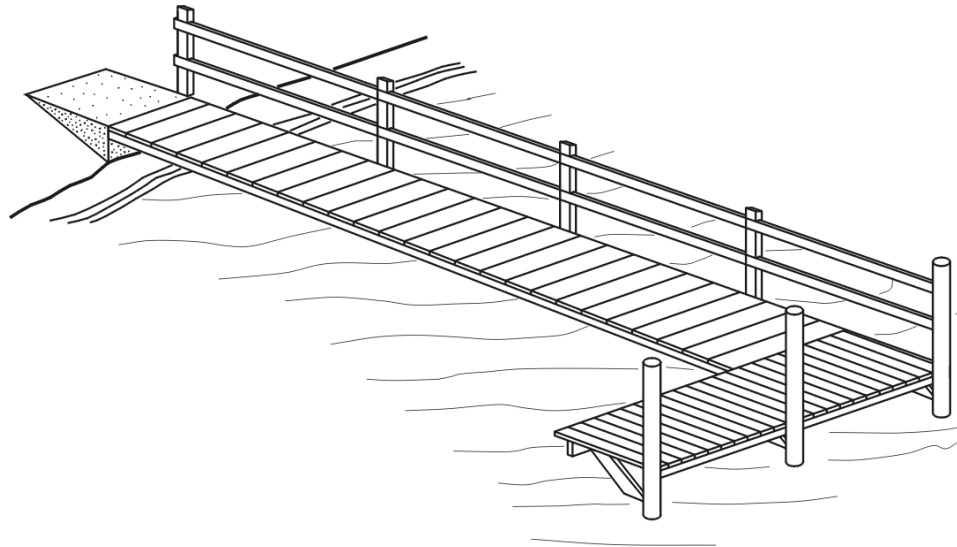
Floating landing (jetty)



Floating landing (cross section)



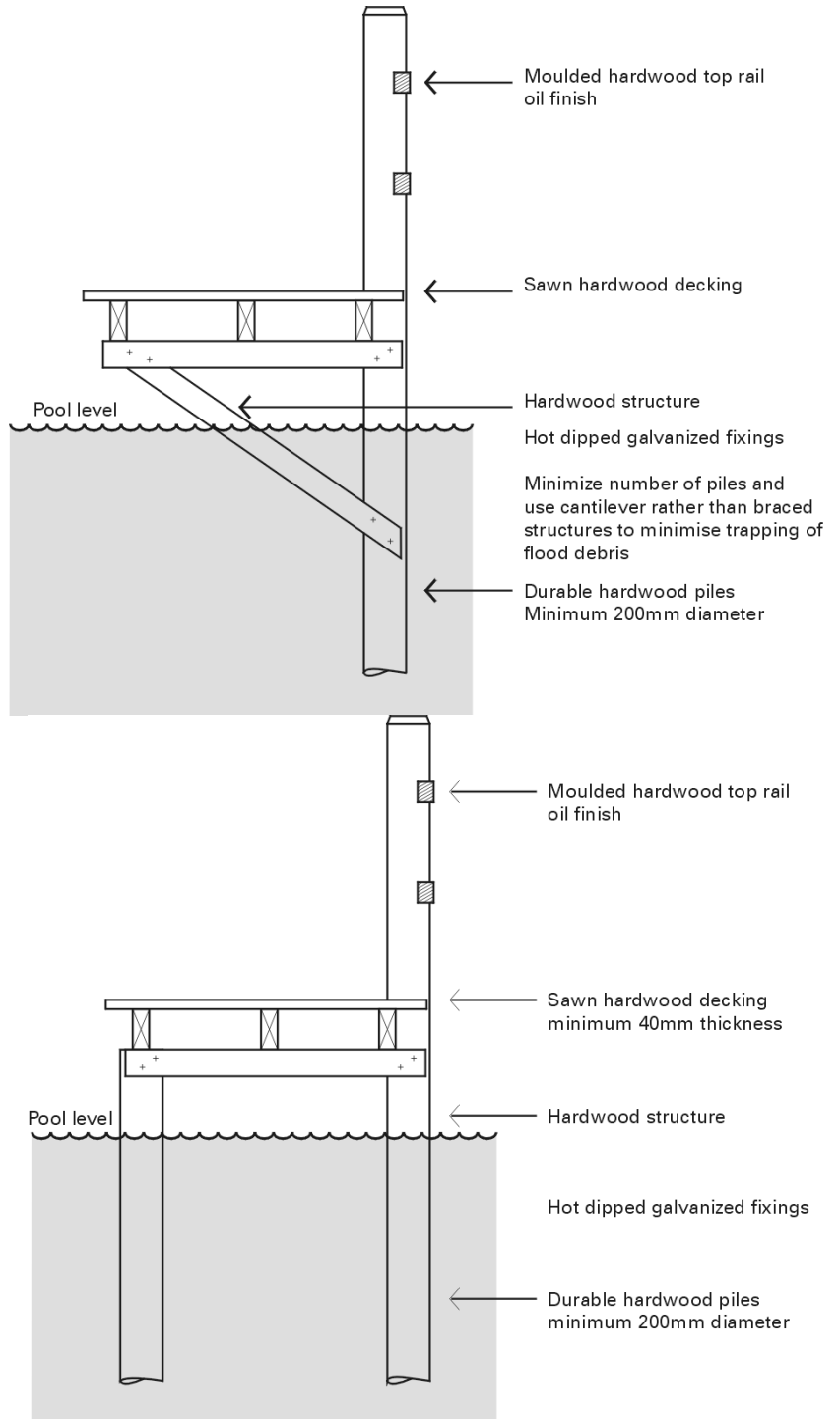
Fixed landing





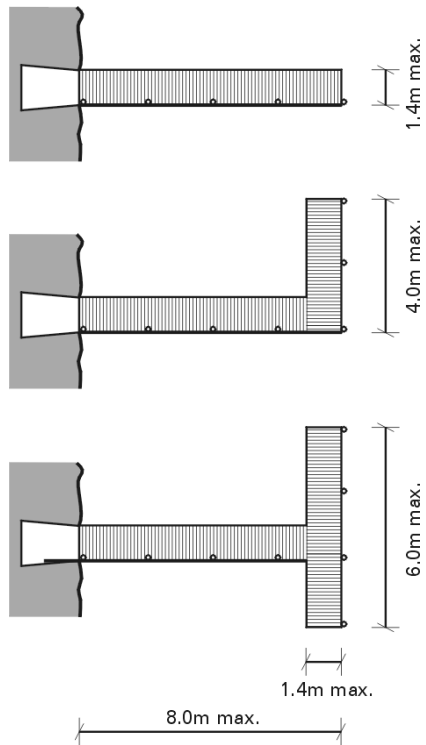
**River and Lake Structures    Design and Siting Standards**

Fixed landing  
 (construction details)

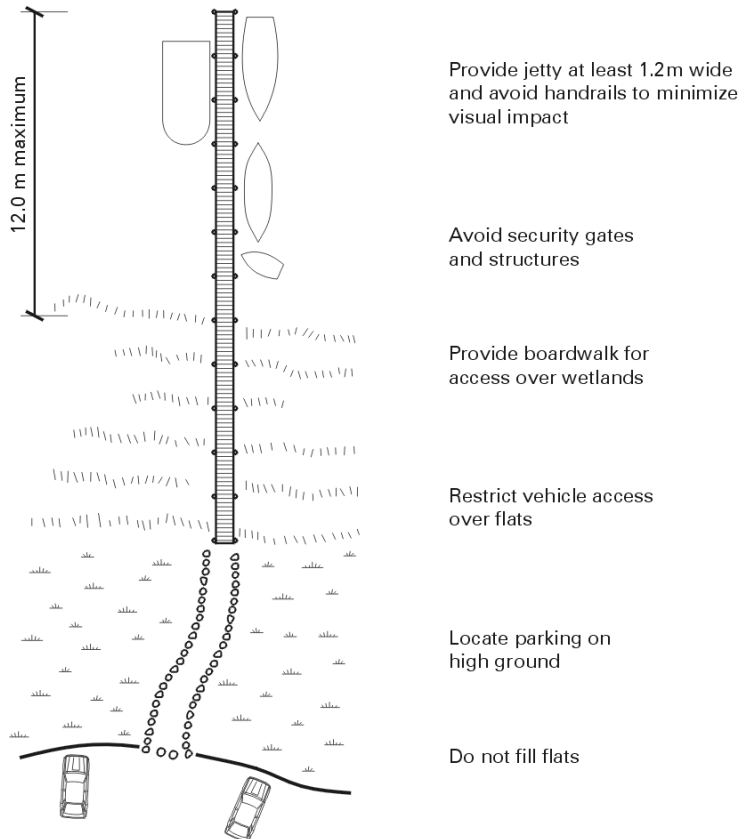


**River and Lake Structures    Design and Siting Standards**

Fixed landing layout

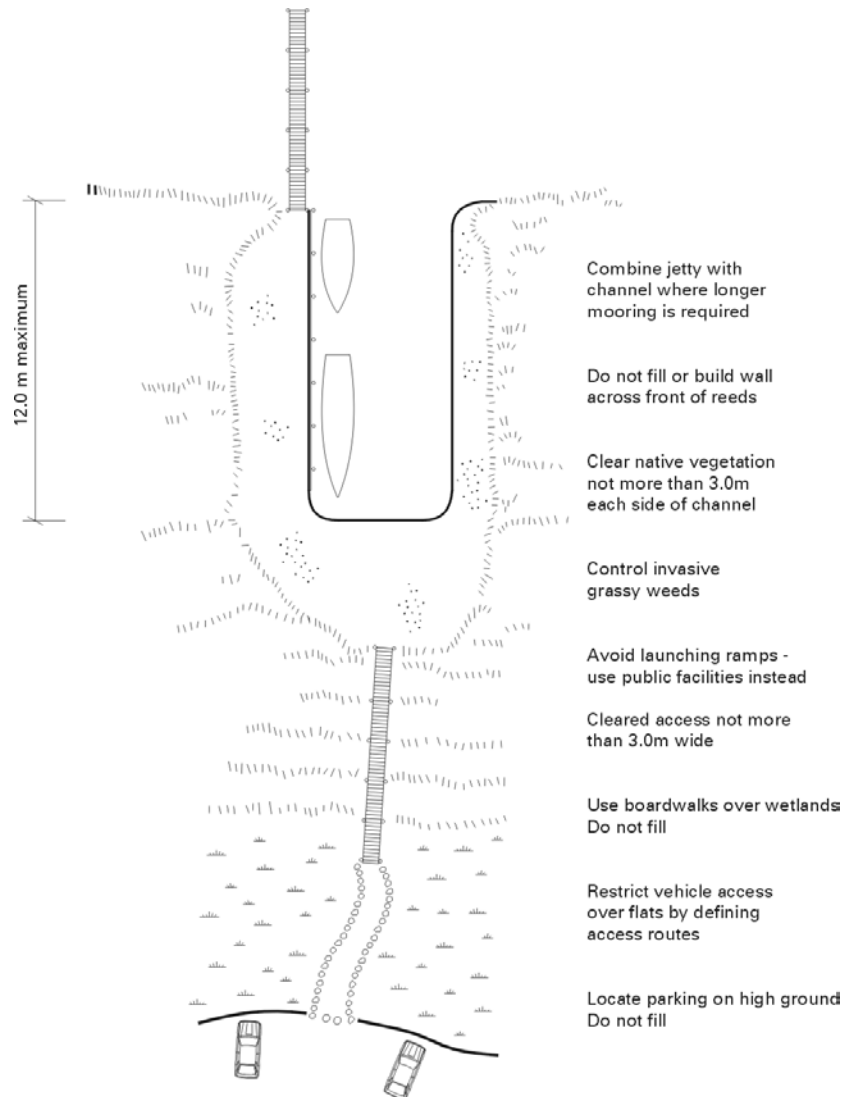


Fixed landing access

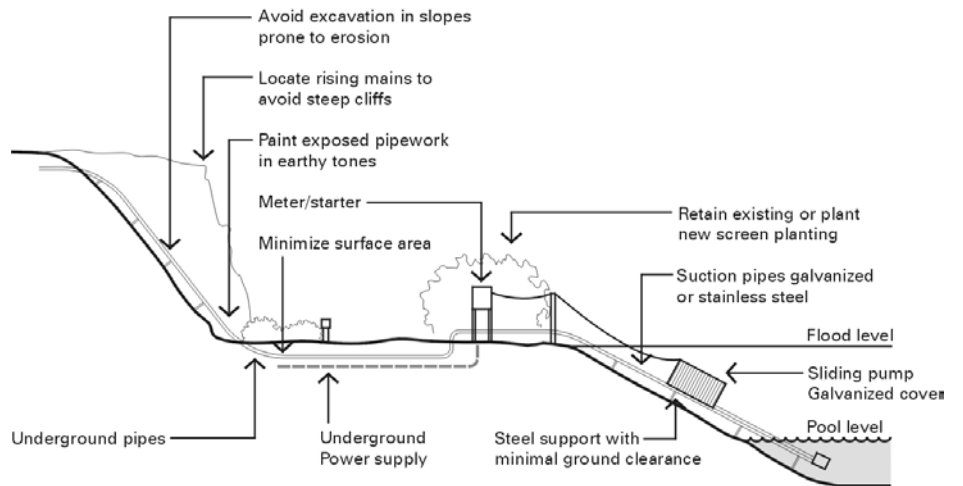


**River and Lake Structures    Design and Siting Standards**

**Channels**

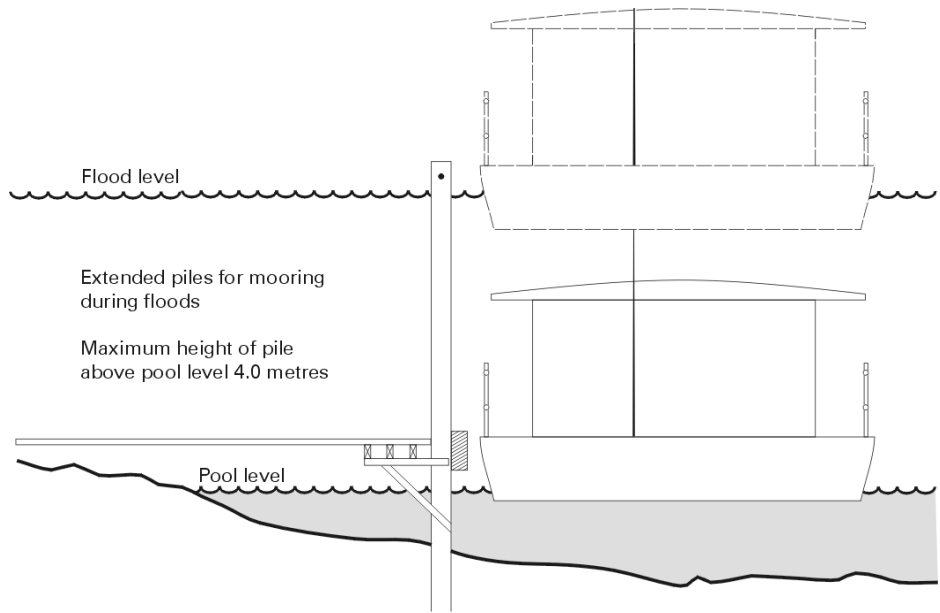


**River Structure (irrigation pump along the channel of the river)**

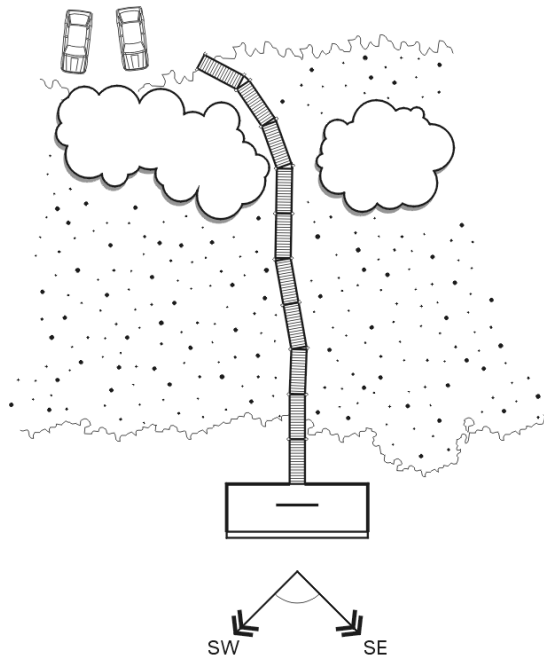


**River and Lake Structures    Design and Siting Standards**

Moored vessel securings

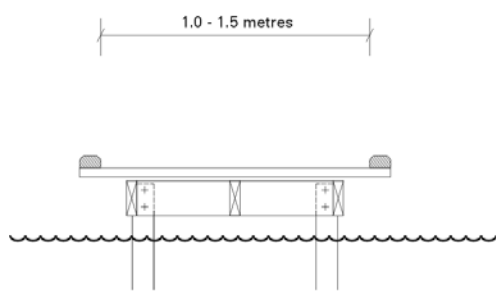


Bird hides



- Plant indigenous screen or use existing vegetation to screen parking and approaches
- Approach to be screened by hide reeds
- Boardwalk access close to pool level
- Bird hide should have a dark interior and internal screening to avoid silhouette
- Preferred viewing orientation to avoid glare and backlighting

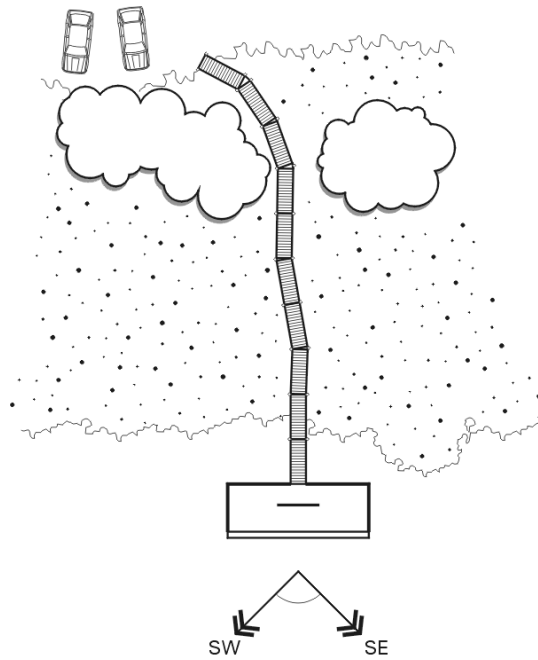
Access to bird hides



- BOARDWALKS**
- Gradient less than 1:20
  - Landings at 14 metre intervals
  - 100 x 75 kerbs kerbs both sides
  - Non-slip reeded decking
  - Durable timber structure
  - Compliance with The Disability Standards as established in Design for Access and Mobility AS1428.1
- RAMPS**
- Gradient up to 1:14
  - Handrail one side
  - Landings at 9 metre intervals
  - Compliance with The Disability Standards as established in Design for Access and Mobility AS1428.1

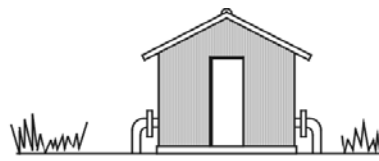
**River and Lake Structures    Design and Siting Standards**

**Bird hides**



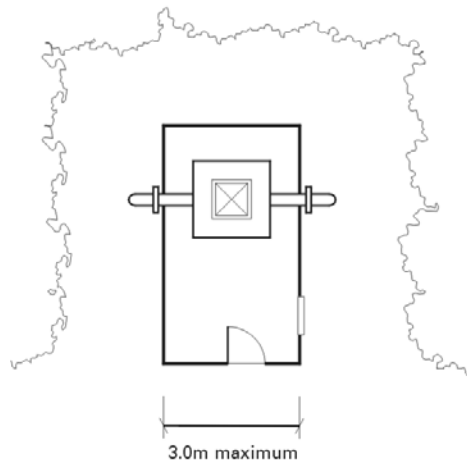
- Plant indigenous screen or use existing vegetation to screen parking and approaches
- Approach to be screened by hide reeds
- Boardwalk access close to pool level
- Bird hide should have a dark interior and internal screening to avoid silhouette
- Preferred viewing orientation to avoid glare and backlighting

**Pump houses**



- Gabled roof minimum 30° pitch
- Avoid Skillion roofs
- Maximum roof span 3.0m

Walls 1.8 - 2.1m high



- Roof and wall cladding new corrugated iron, paint of colourbond to neutral colour.
- Avoid white or unpainted zincalume

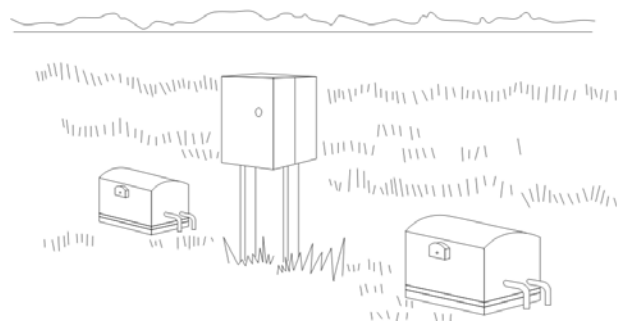
Build ETSA meter into wall

Provide underground power

Minimise clearance of native vegetation for pump house and access

Minimise fill

**Meter boxes**



All power and pipes should be underground

Locate meter boxes as low as possible, neatly mounted on substantial posts

Group meters back to back to common posts and paint to one colour

Provide pump covers of minimal size and paint to match meter box

Fabricate pump covers from all new materials

Paint to neutral colour

## Table CooD/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
Tolmer Rocks Road COLEBATCH VIA TINTINARA	Granite Underground Tank and Guttering System	S38	H410600	CT 5940/293		13727
Perkindoo Road COOKE PLAINS	Perkindoo Well (associated with 1850s Gold Escort Route)	Q91	F204219	CT 5401/328		13635
The McIntosh Way COONALPYN	Binnie Well (associated with 1850s Gold Escort Route)	S8	H721500	CT 5397/288		13629
Princes Highway COORONG VIA MENINGIE	Magrath (sometimes McGrath) Flat Homestead, including Dwelling, Stables, Smithy, Shearers' Quarters and Woolshed	A14	D15680	CT 5751/107		12303
Woods Well-Culburra Road CULBURRA	Reedy Well (associated with 1850s Gold Escort Route)	S64	H410600	CR 5762/947		13631
Hawks Nest Road MALINONG VIA TAILEM BEND	Hawk's Nest Well (associated with 1850s Gold Escort Route)	S102	H750400	CT 5429/198		13632
Seven Mile Road MENINGIE	Dwelling ('The Needles') - an outstation of the Point McLeay Mission	S180	H750300	CT 5681/501		12749
Campbell Park Road NARRUNG	Campbell Park Homestead (Dwelling, Outbuildings & Shearing Shed Ruins)	A2	F1114	CT 5876/566		11190
NARRUNG	Point McLeay (Raukkan) Settlement	S636	H750100	CT 5865/985		12725
Poltalloch Road POLTALLOCH	Poltalloch Station Complex including Main House, Stables & Barn, Pump House, Overseers House, Engineers House, Boundary Riders Cottage, Station Hands Cottage, Shearing Shed and Jetty Store	A225 A224 A2 A5 A4 A6 A7 ROAD RESERVE	F207655 F207654 F2776 F2776 F2776 F2774 F2774 H750600	CT 5832/158 CT 5832/159 CT 5514/391 CT 5514/763 CT 5514/761 CT 5514/755 CT 5514/756 N/A		10277
Poltalloch Road POLTALLOCH	Point Malcolm/Mundoo Lighthouse	A1	D65168	CR 5934/9		10463

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
Poltalloch Road POLTALLOCH	Original Poltalloch Homestead	A11	F25731	CT 5083/464		14173
Lime Kiln Road TAILEM BEND	Former Lime Kilns (designated place of archaeological significance)	A2	F106340	CT 5171/427	b	13808
66 Princes Highway TAILEM BEND	Former Tailem Bend Ferry Landing	RIVER MURRAY S663	H750700 H750700	N/A CR 6029/83	a b	18269
90 Railway Terrace TAILEM BEND	Tailem Bend Railway Station Building	A75	D80951	CT 6047/982		10437
Webb Street TAILEM BEND	Tailem Bend Turntable	S491 & 495	H750700	CT 5849/826	a b	17078
Mills Road TINTINARA	Tintinara Station (Shearing Shed & Quarters & Hut)	S301	H411100	CT 6036/122		10225
Mills Road TINTINARA	Limestone Well (associated with 1850s Gold Escort Route)	S43	H411100	CR 5762/950		13634

Note: this table was last updated on **17 August 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  
Concept Plan Maps



## Map Reference Tables

### Index Maps

#### Index Map Type

[Council Index Map](#)

[Enlargement Index Map - Coorong](#)

### Zone Maps

Zone Name	Zone Map Numbers
Airfield Zone	CooD/21, CooD/42, CooD/61
Bulk Handling Zone	CooD/32, CooD/34, CooD/38, CooD/41, CooD/48
Caravan and Tourist Park Zone	CooD/24, CooD/26, CooD/47, CooD/59, CooD/60
Community Zone	CooD/21, CooD/32, CooD/38, CooD/41, CooD/47, CooD/48, CooD/49, CooD/51, CooD/60, CooD/61, CooD/62
Conservation Zone	CooD/1, CooD/3, CooD/4, CooD/5, CooD/9, CooD/10, CooD/16, CooD/19, CooD/22, CooD/23, CooD/24, CooD/25, CooD/26, CooD/27, CooD/28, CooD/29, CooD/37, CooD/39, CooD/43, CooD/44, CooD/45, CooD/53, CooD/54, CooD/55, CooD/59, CooD/60, CooD/63, CooD/64, CooD/65, CooD/66
Deferred Urban Zone	CooD/38, CooD/59, CooD/60, CooD/61
Home Industry Zone	CooD/62
Industry Zone	CooD/38, CooD/41, CooD/42, CooD/47, CooD/48, CooD/49, CooD/50, CooD/51, CooD/52, CooD/61, CooD/62
Mixed Use Zone	CooD/47, CooD/48, CooD/49, CooD/51
Motorsport Park Zone	CooD/3, CooD/5
Primary Production Zone	CooD/1, CooD/2, CooD/3, CooD/4, CooD/5, CooD/6, CooD/8, CooD/15, CooD/18, CooD/21, CooD/24, CooD/25, CooD/26, CooD/27, CooD/28, CooD/29, CooD/30, CooD/31, CooD/32, CooD/33, CooD/34, CooD/35, CooD/36, CooD/37, CooD/38, CooD/39, CooD/40, CooD/41, CooD/42, CooD/43, CooD/44, CooD/45, CooD/46, CooD/47, CooD/48, CooD/49, CooD/50, CooD/51, CooD/52, CooD/53, CooD/54, CooD/55, CooD/61, CooD/62, CooD/63, CooD/64, CooD/65
Residential Zone	CooD/38, CooD/41, CooD/42, CooD/48, CooD/49, CooD/50, CooD/59, CooD/60, CooD/61, CooD/62, CooD/66
River Murray Flood Zone	CooD/1, CooD/2, CooD/3, CooD/4, CooD/6, CooD/7, CooD/8, CooD/9, CooD/10, CooD/11, CooD/12, CooD/13, CooD/14, CooD/15, CooD/16, CooD/17, CooD/18, CooD/19, CooD/20, CooD/21, CooD/23, CooD/46, CooD/47, CooD/48, CooD/49, CooD/51, CooD/53, CooD/54, CooD/55, CooD/56, CooD/57, CooD/58, CooD/59, CooD/60, CooD/61, CooD/62
River Murray Fringe Zone	CooD/1, CooD/2, CooD/3, CooD/4, CooD/6, CooD/7, CooD/8, CooD/11, CooD/12, CooD/13, CooD/14, CooD/15, CooD/16, CooD/17, CooD/18, CooD/19, CooD/20, CooD/21, CooD/22, CooD/23, CooD/24, CooD/25, CooD/46, CooD/51, CooD/53, CooD/54, CooD/55, CooD/56, CooD/57, CooD/58, CooD/59, CooD/60, CooD/61, CooD/62

<b>Zone Name</b>	<b>Zone Map Numbers</b>
Rural Living Zone	CooD/21, CooD/38, CooD/41, CooD/42, CooD/46, CooD/47, CooD/49, CooD/50, CooD/51, CooD/52, CooD/59, CooD/60, CooD/62, CooD/66
Settlement Zone	CooD/24, CooD/30, CooD/31, CooD/32, CooD/33, CooD/34, CooD/35, CooD/36, CooD/4, CooD/53, CooD/54, CooD/55, CooD/57, CooD/58, CooD/63, CooD/64, CooD/65
Town Centre Zone	CooD/38, CooD/41, CooD/49, CooD/59, CooD/60, CooD/61, CooD/66
Township Zone	CooD/56
Urban Employment Zone	CooD/3, CooD/5, CooD/50, CooD/52, CooD/67

### Historic Conservation Area Maps

<b>Area Name</b>	<b>shown within Overlay Maps - Heritage</b>
Historic Conservation Area	CooD/1, CooD/57

### Policy Area Maps

<b>Policy Area Name</b>	<b>Policy Area Map Numbers</b>
Lake Albert Policy Area 1	CooD/59, CooD/60, CooD/66
Warrenge Residential Policy Area 2	CooD/59, CooD/60, CooD/66
Old Talem Town Policy Area 3	CooD/46
Recreation and Tourism Policy Area 4	CooD/7, CooD/24
Raukkan Policy Area 5	CooD/57
Waterside Policy Area 6	CooD/24, CooD/53, CooD/54, CooD/55, CooD/63
Warrenge Centre Policy Area 7	CooD/59, CooD/60, CooD/66
Wellington East Caravan and Tourist Park Policy Area 8	CooD/56
Wellington East Marina Policy Area 9	CooD/56
Wellington East Residential Policy Area 10	CooD/56
Wellington East Centre Policy Area 11	CooD/56

### Precinct Maps

<b>Precinct Name</b>	<b>Precinct Map Numbers</b>
Wellington East Residential Precinct 1	CooD/56

### Overlay Maps

<b>Overlay Map - Type</b>	<b>Overlay Map Numbers</b>
Location	CooD/1, CooD/2, CooD/3, CooD/4, CooD/5, CooD/6, CooD/7, CooD/8, CooD/9, CooD/10, CooD/11, CooD/12, CooD/13, CooD/14, CooD/15, CooD/16, CooD/17, CooD/18, CooD/19, CooD/20, CooD/21, CooD/22, CooD/23, CooD/24, CooD/25, CooD/26, CooD/27, CooD/28, CooD/29, CooD/30, CooD/31, CooD/32, CooD/33, CooD/34, CooD/35, CooD/36, CooD/37, CooD/38, CooD/39, CooD/40, CooD/41, CooD/42, CooD/43, CooD/44, CooD/45, CooD/46, CooD/47, CooD/48, CooD/49, CooD/50, CooD/51, CooD/52, CooD/53, CooD/54, CooD/55, CooD/56, CooD/57, CooD/58, CooD/59, CooD/60, CooD/61, CooD/62, CooD/63, CooD/64, CooD/65

Overlay Map - Type	Overlay Map Numbers
Transport	CooD/1, CooD/2, CooD/3, CooD/4, CooD/5, CooD/6, CooD/8, CooD/15, CooD/18, CooD/21, CooD/24, CooD/25, CooD/26, CooD/27, CooD/28, CooD/30, CooD/31, CooD/32, CooD/33, CooD/34, CooD/35, CooD/36, CooD/38, CooD/40, CooD/41, CooD/44, CooD/45, CooD/46, CooD/47, CooD/48, CooD/49, CooD/51, CooD/52, CooD/53, CooD/54, CooD/55, CooD/56, CooD/61, CooD/62, CooD/63, CooD/64, CooD/65
Heritage	CooD/1, CooD/7, CooD/8, CooD/13, CooD/20, CooD/24, CooD/25, CooD/48, CooD/49, CooD/52, CooD/57
Development Constraints	CooD/1, CooD/2, CooD/3, CooD/4, CooD/6, CooD/7, CooD/8, CooD/9, CooD/10, CooD/11, CooD/12, CooD/13, CooD/14, CooD/15, CooD/16, CooD/17, CooD/18, CooD/19, CooD/20, CooD/21, CooD/22, CooD/23, CooD/24, CooD/25, CooD/26, CooD/27, CooD/28, CooD/30, CooD/46, CooD/47, CooD/48, CooD/49, CooD/51, CooD/53, CooD/54, CooD/55, CooD/56, CooD/57, CooD/58, CooD/59, CooD/60, CooD/61, CooD/62, CooD/63, CooD/64, CooD/65
Natural Resources	CooD/1, CooD/2, CooD/4, CooD/6, CooD/7, CooD/8, CooD/9, CooD/10, CooD/11, CooD/12, CooD/13, CooD/14, CooD/15, CooD/16, CooD/17, CooD/18, CooD/19, CooD/20, CooD/21, CooD/22, CooD/23, CooD/24, CooD/25, CooD/26, CooD/27, CooD/28, CooD/29, CooD/57, CooD/58, CooD/59, CooD/60, CooD/61, CooD/62, CooD/63, CooD/64, CooD/65

### Concept Plan Maps

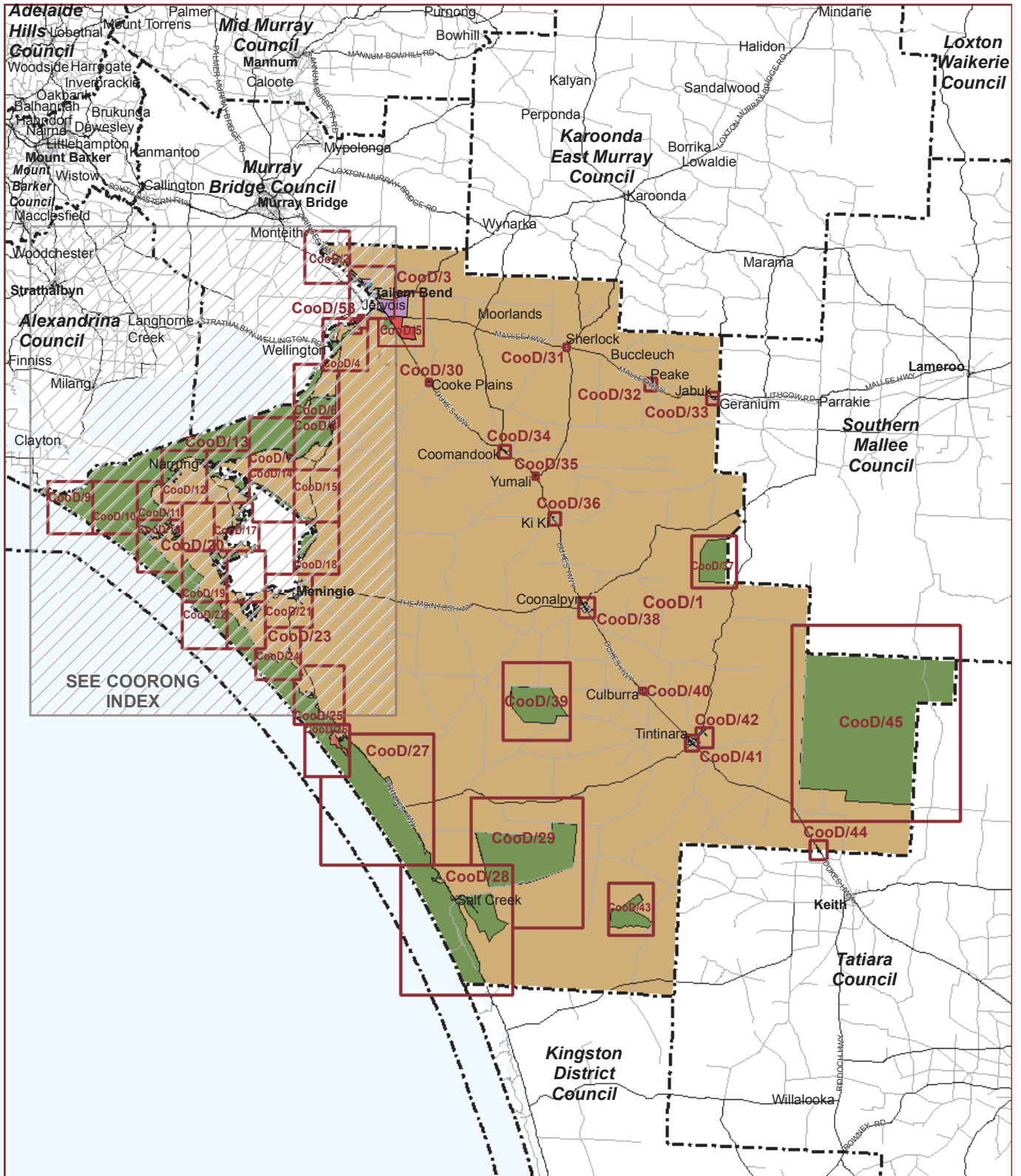
Concept Plan Title	Concept Plan Map Numbers
Airfield Zone - Tintinara	CooD/1
Development Area - Warrengie	CooD/2
Warrengie Development Area Land Form / Building Module Cross Section	CooD/3
River Murray Fringe Zone - Goodland Park Estate	CooD/4
Rural Living Zone - Tailem Bend South	CooD/5
Rural Living Zone - Tailem Bend North	CooD/6
Settlement Zone Noonameena - Waterside Policy Area 6	CooD/7
Town Centre Zone - Warrengie Centre Policy Area 7	CooD/8
Wellington East Township Area	CooD/9
Ramsar Wetlands Core Habitat Zone	CooD/10
Development Constraints - Water Management Areas	CooD/11
Motorsport Park	CooD/12
Urban Employment Zone	CooD/13
Tailem Bend East, Rural Living Zone, Concept and Staging Plan	CooD/14



# Spatial Extent Maps





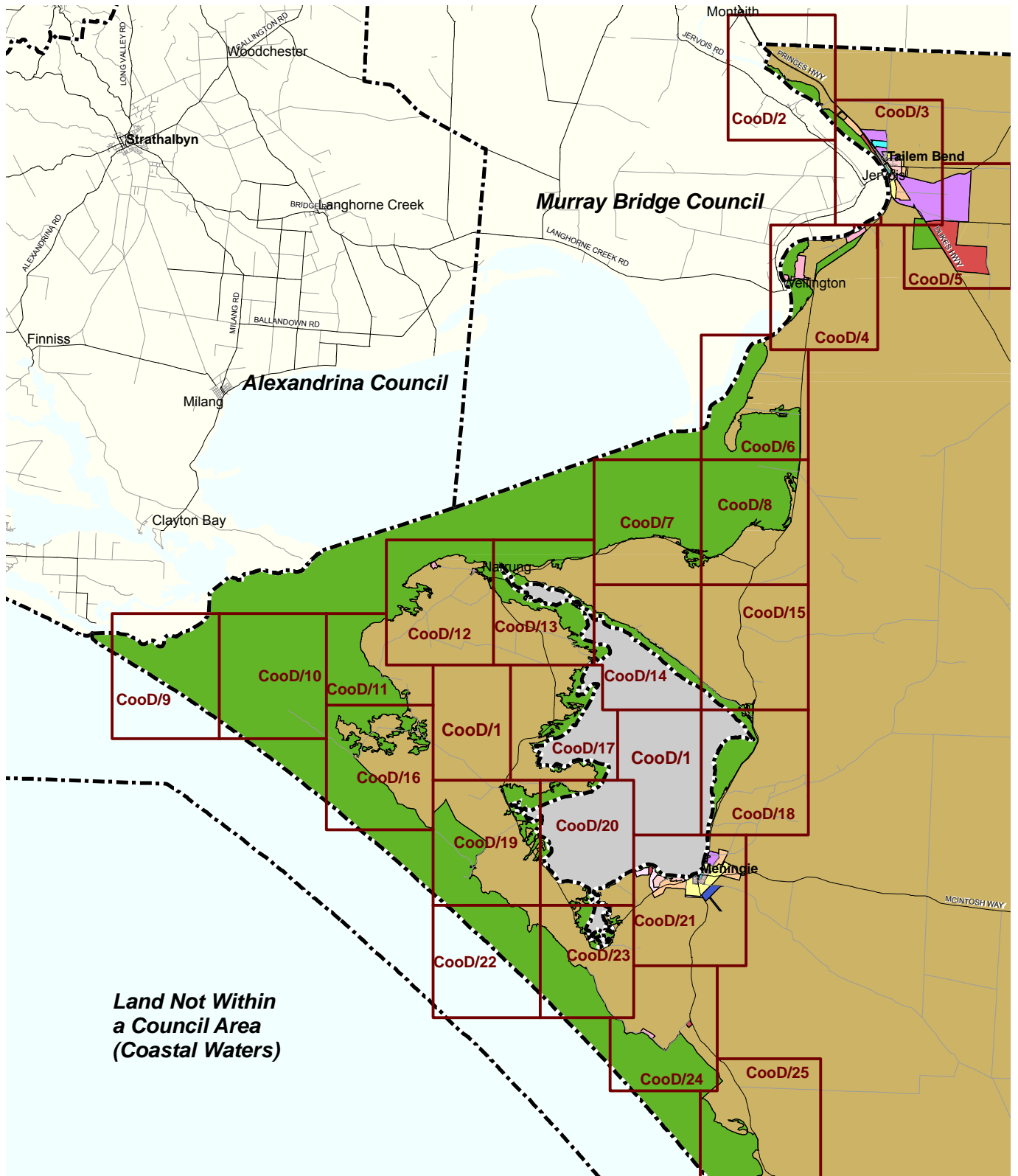


For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area/precinct boundaries depicted on or intended to be fixed by Maps CooD/1 to Map CooD/66 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the 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

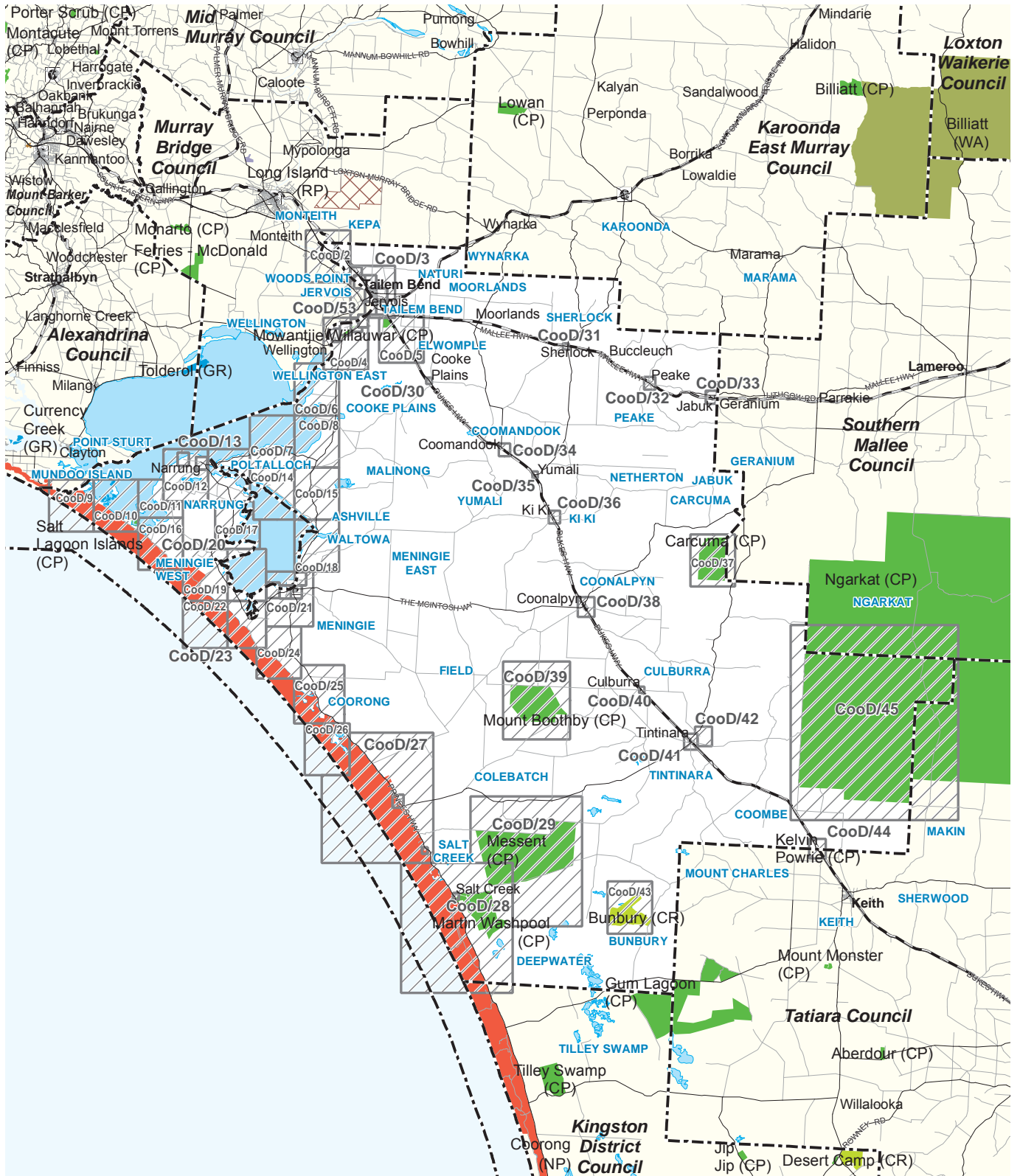
 Enlargement Index



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 CooD/1 to Map CooD/66 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.



# COORONG Enlargement Index Map



- C Council Office
- Railways
- Airfield
- Murray Bridge Defence Reserve
- National Park
- Conservation Park
- Recreation Park
- Game Reserve
- Wilderness Protection Area
- Conservation Reserve
- Waterbodies
- Development Plan Boundary

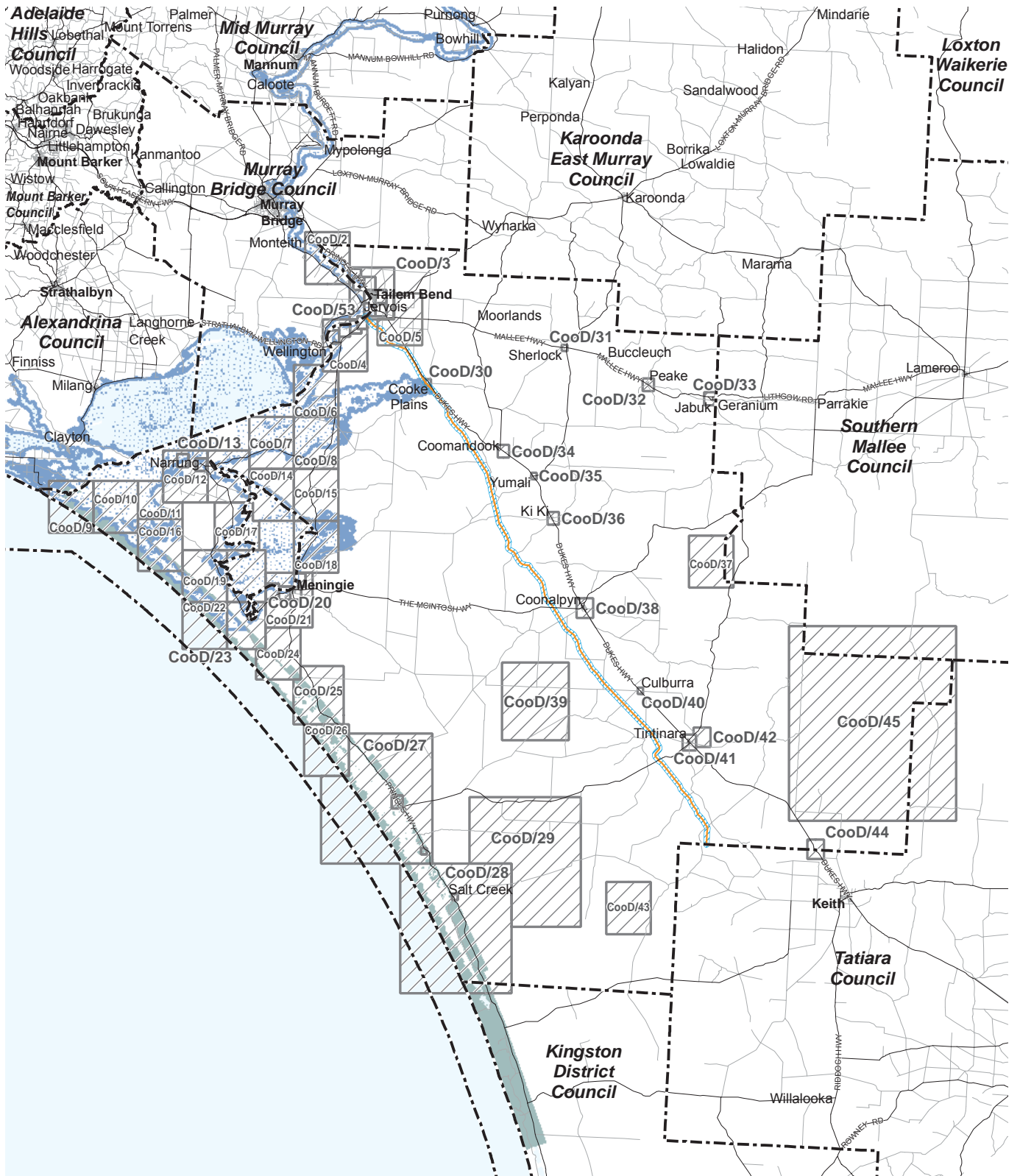





# Location Map Coorng



# Overlay Map CooD/1 TRANSPORT

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

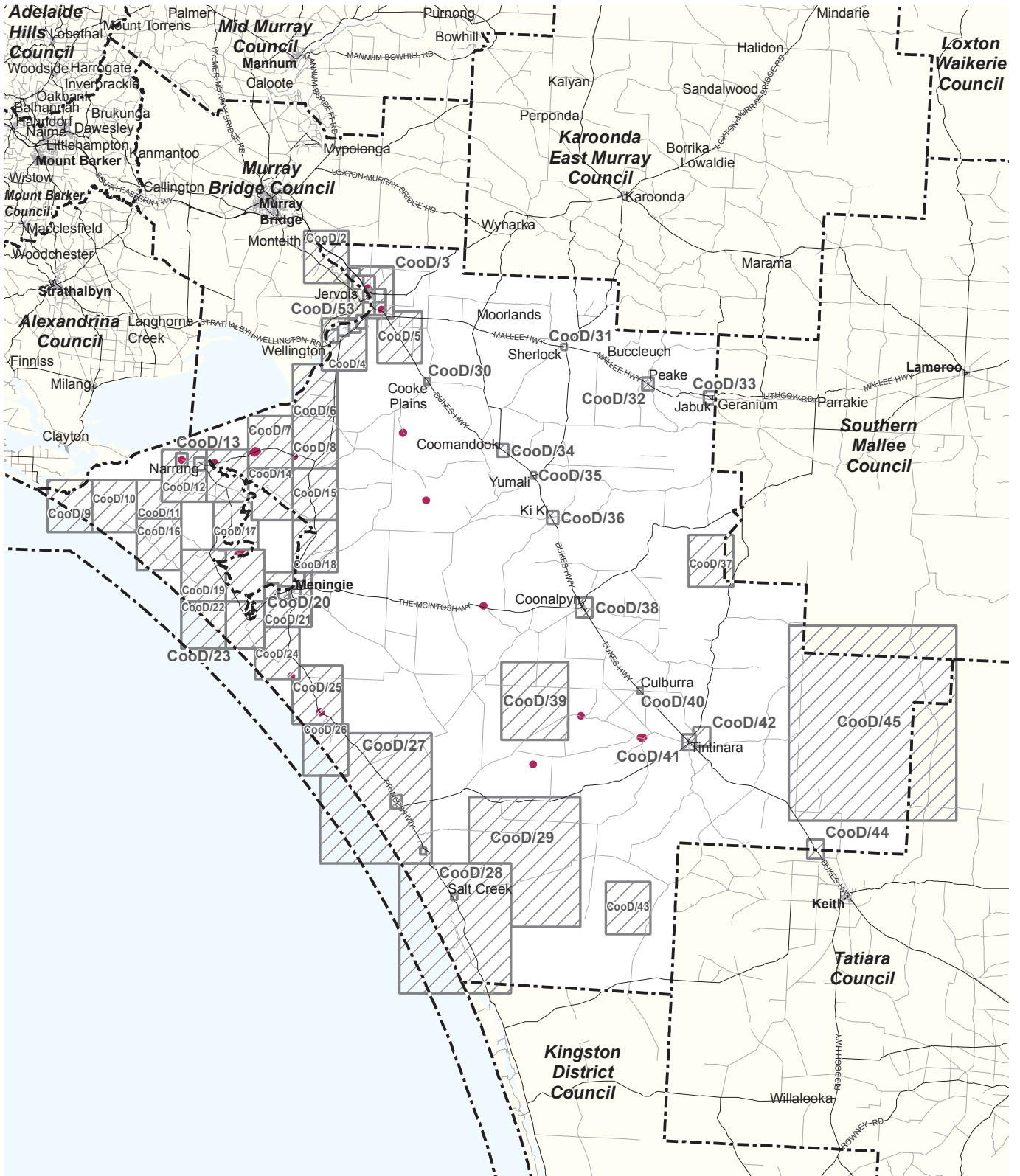


-  SEAGAS Pipeline
-  SEAGAS 640m buffer
-  1956 Flood Boundary
-  Coastal Acid Sulfate Soils
-  Development Plan Boundary

# Overlay Map CoorD/1

## DEVELOPMENT CONSTRAINTS





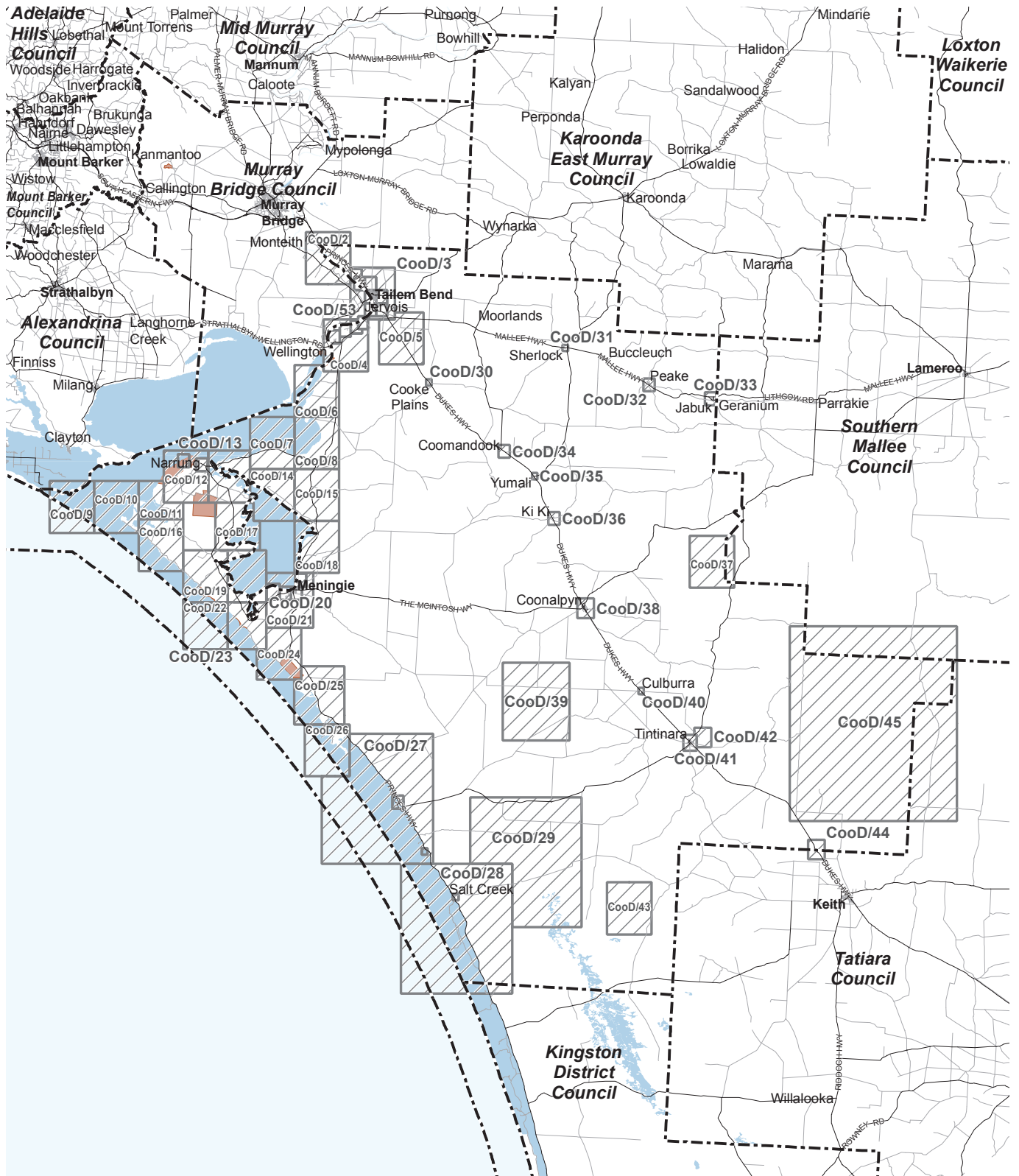
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory items please refer to the relevant tables within this document.



- State heritage place
- Local heritage place
- Historic Conservation Area
- Development Plan Boundary

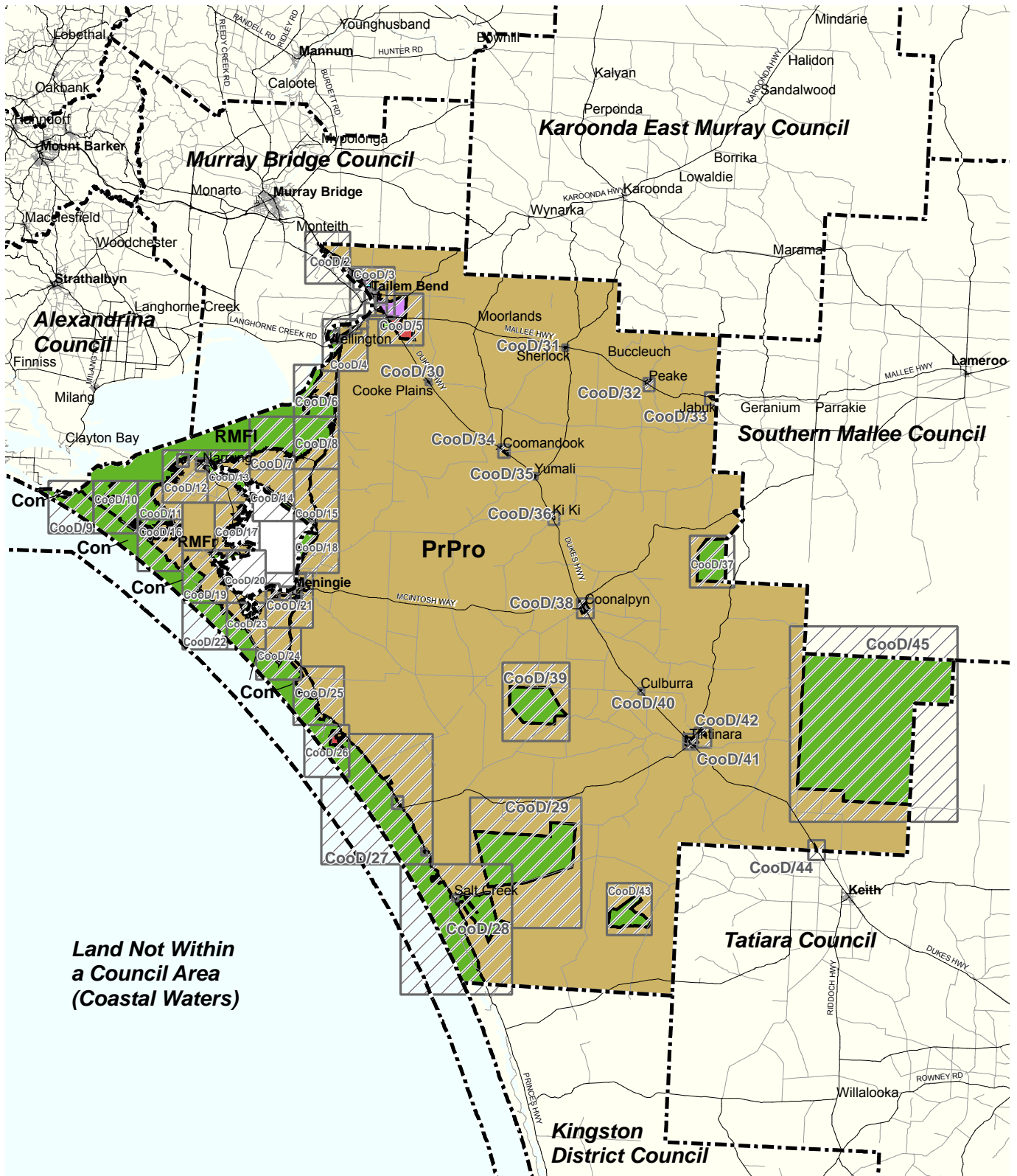
# Overlay Map CoorD/1

## HERITAGE



# Overlay Map CooD/1 NATURAL RESOURCES

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



See enlargement map for accurate representation.

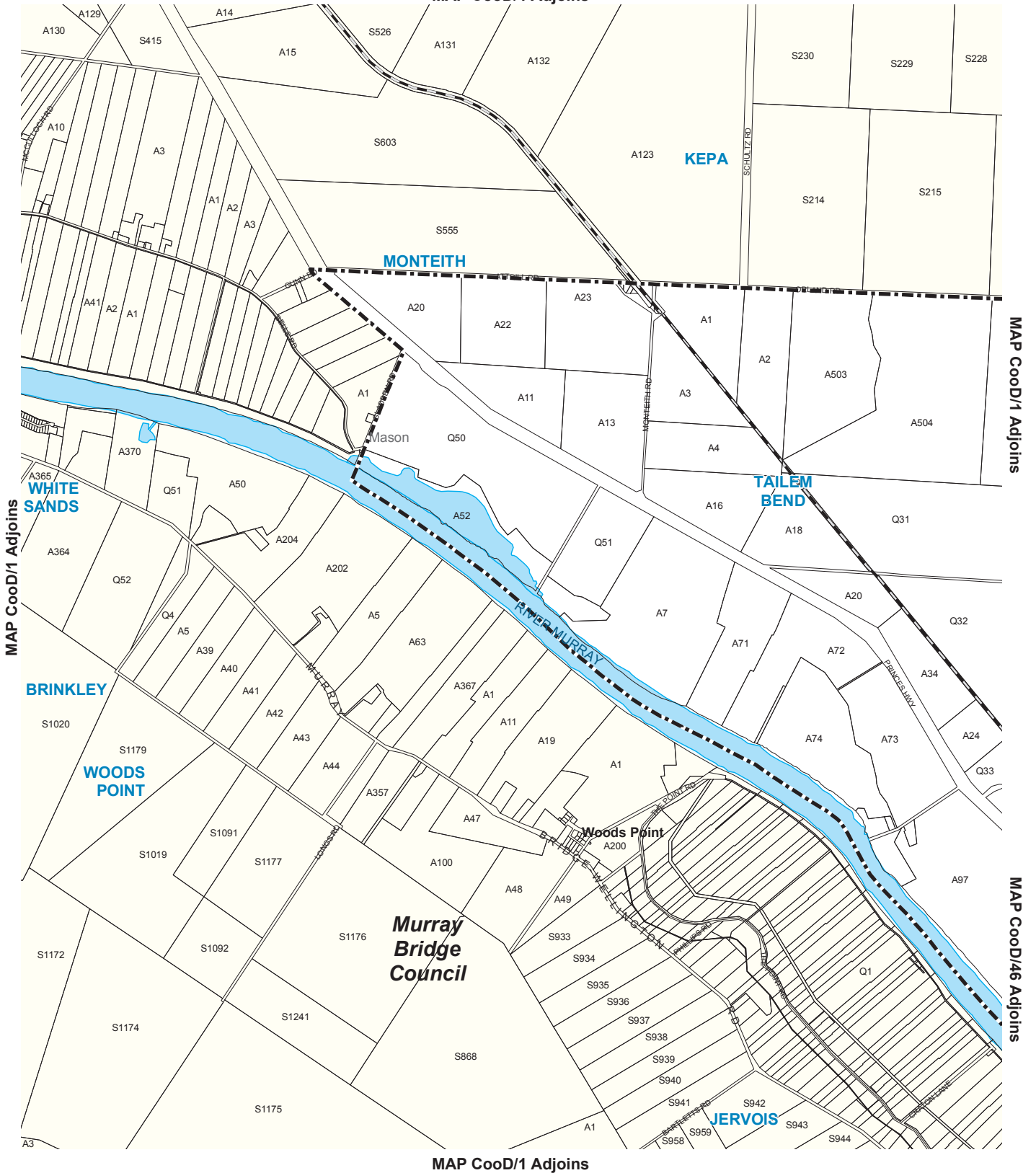


- Zones**
- Conservation
  - Primary Production
  - River Murray Flood
  - River Murray Fringe
  - Zone Boundary
  - Development Plan Boundary

# Zone Map CooD/1






MAP CooD/1 Adjoins



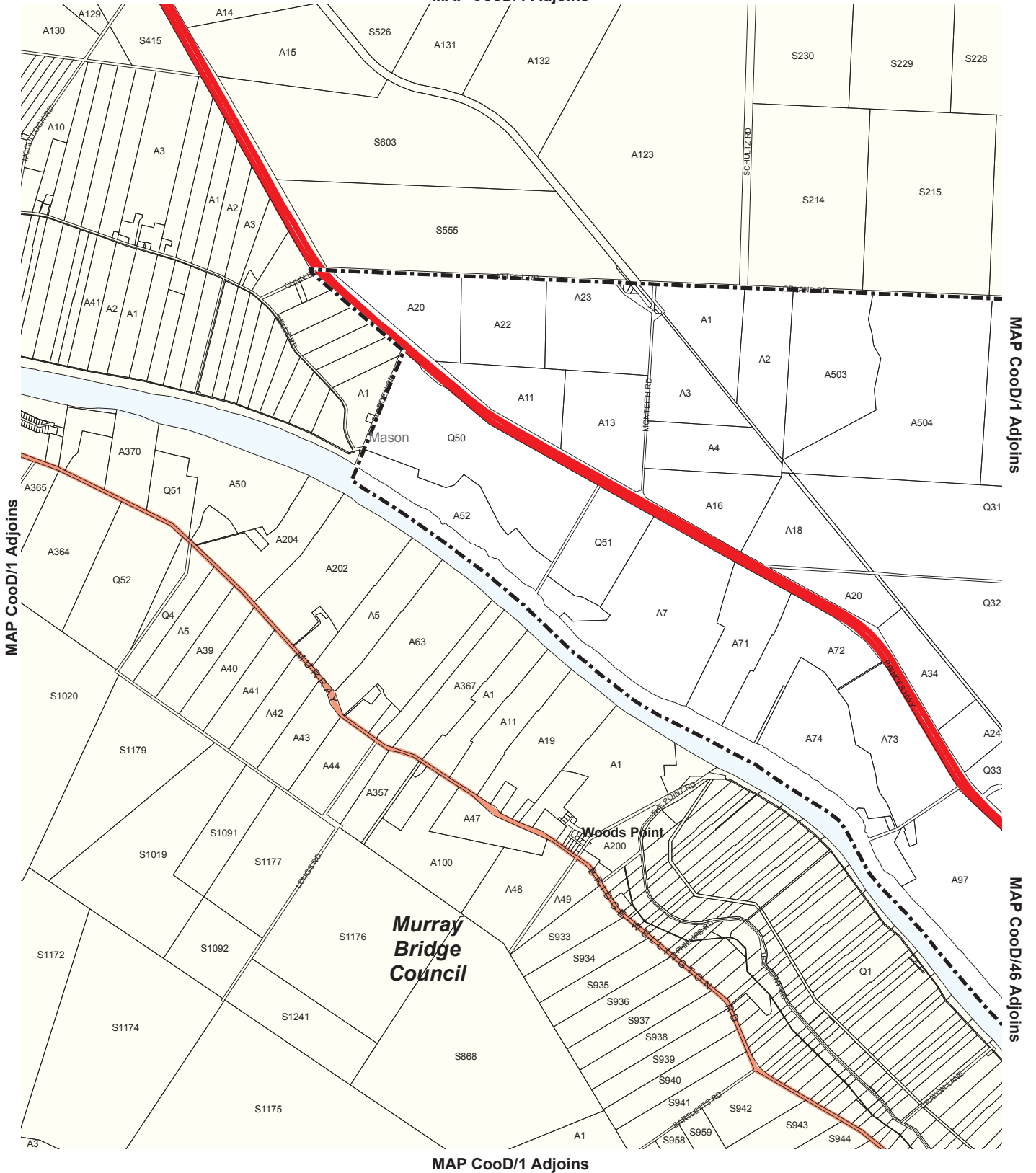
MAP CooD/1 Adjoins



# Location Map CooD/2

-  Railways
-  Waterbodies
-  Development Plan Boundary




MAP CooD/1 Adjoins



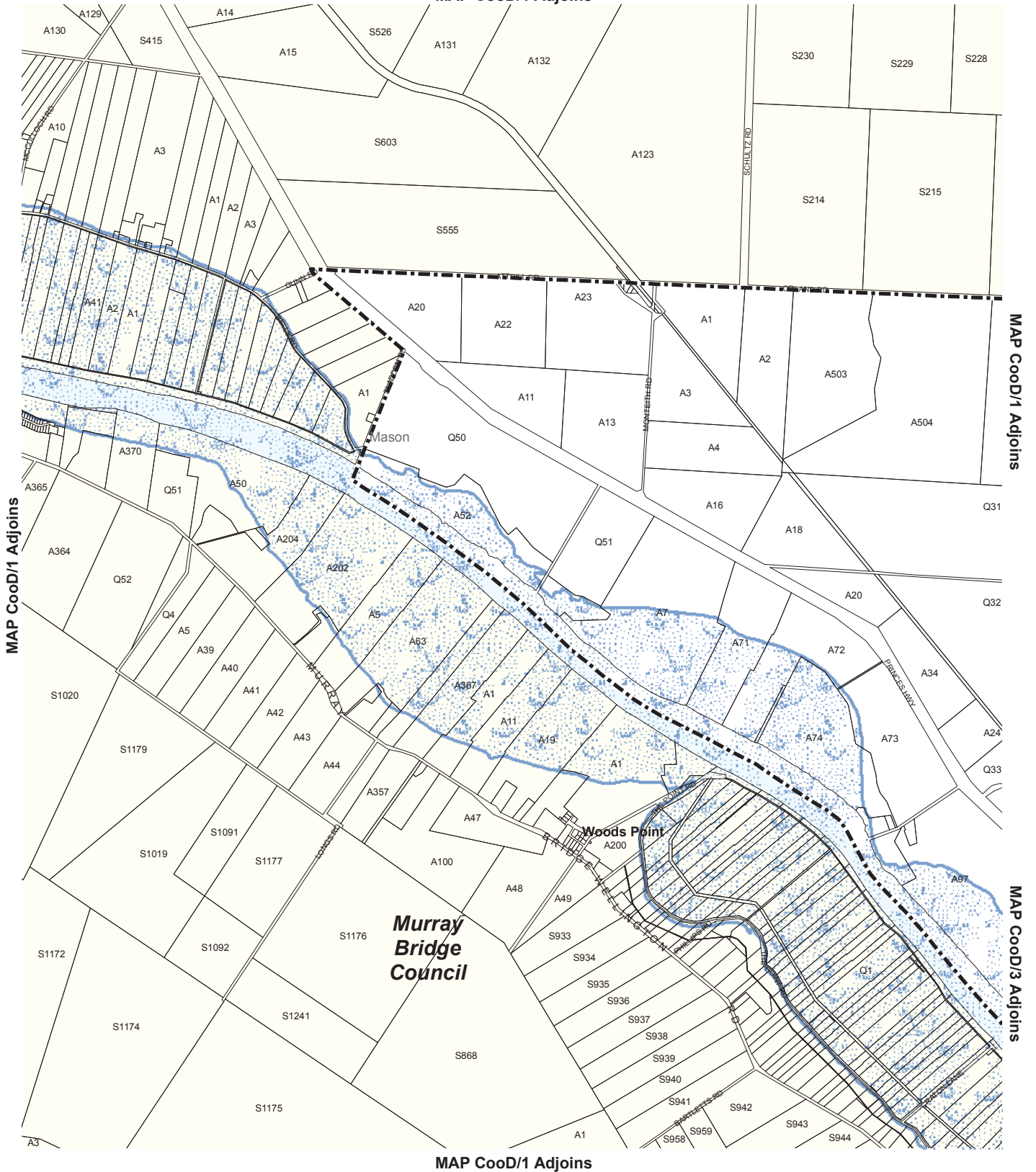
MAP CooD/1 Adjoins



# Overlay Map CooD/2 TRANSPORT

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

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

MAP CooD/3 Adjoins

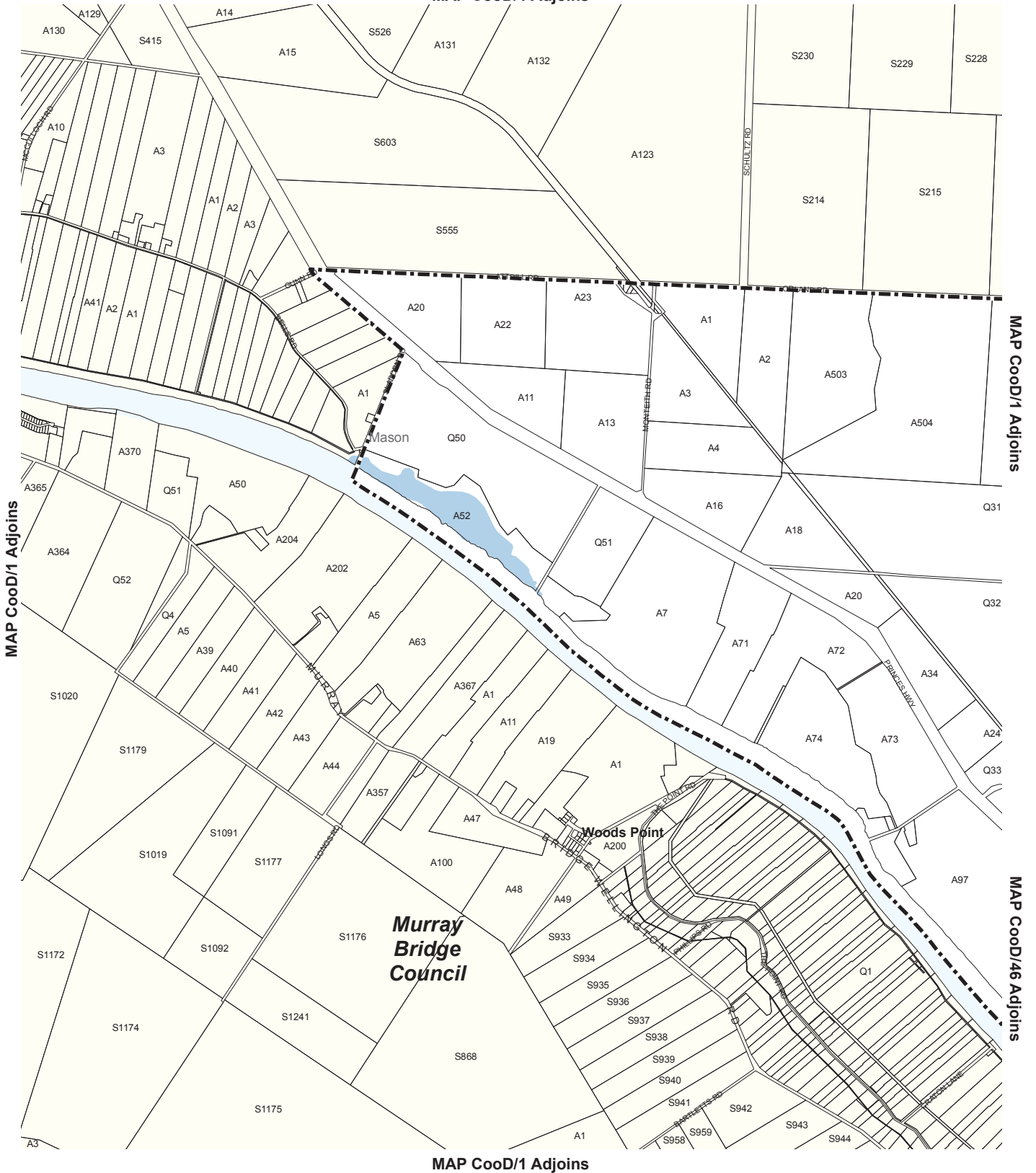
MAP CooD/1 Adjoins



# Overlay Map CooD/2 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

MAP CooD/1 Adjoins



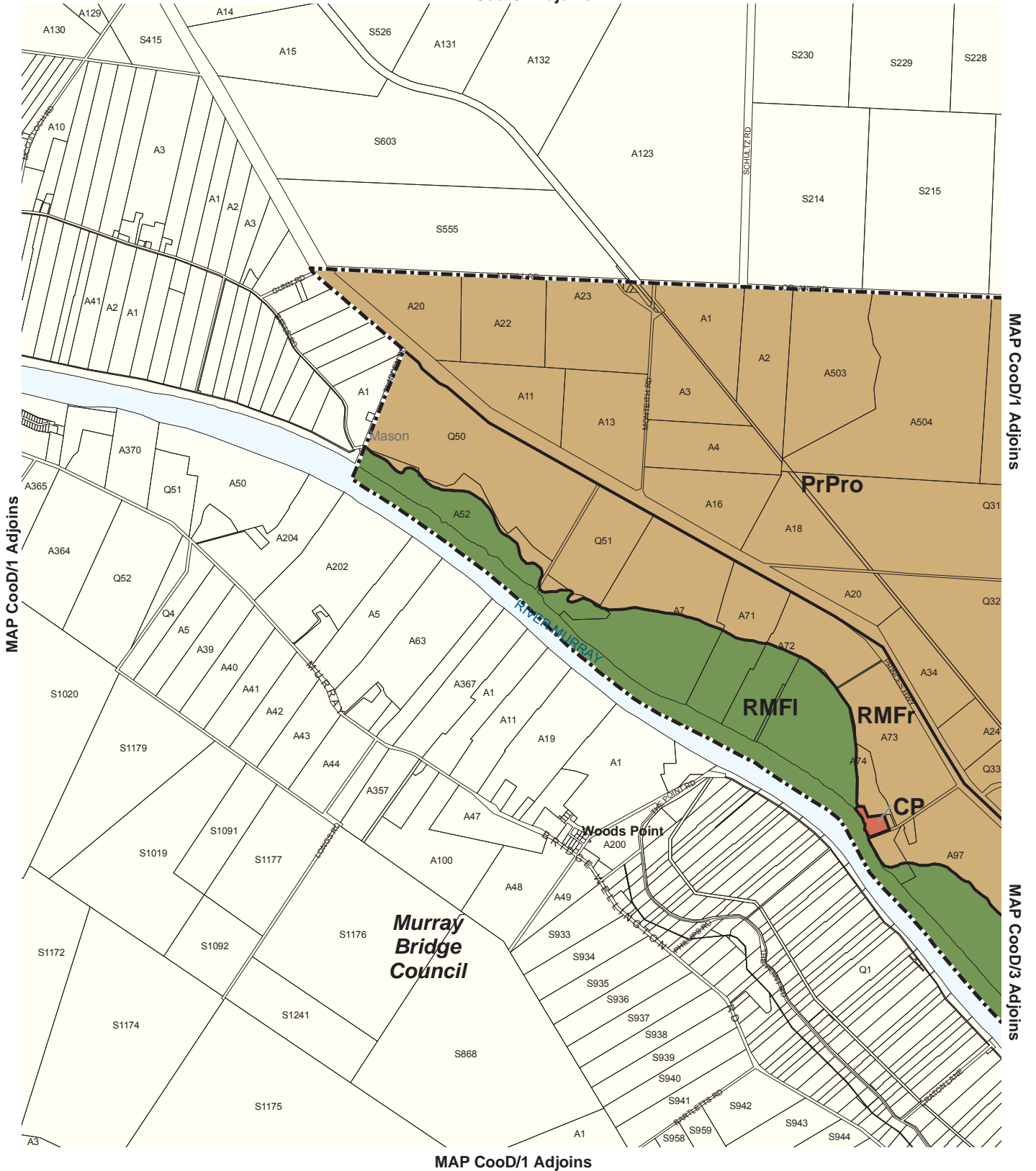
MAP CooD/1 Adjoins



# Overlay Map CooD/2 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

MAP CooD/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

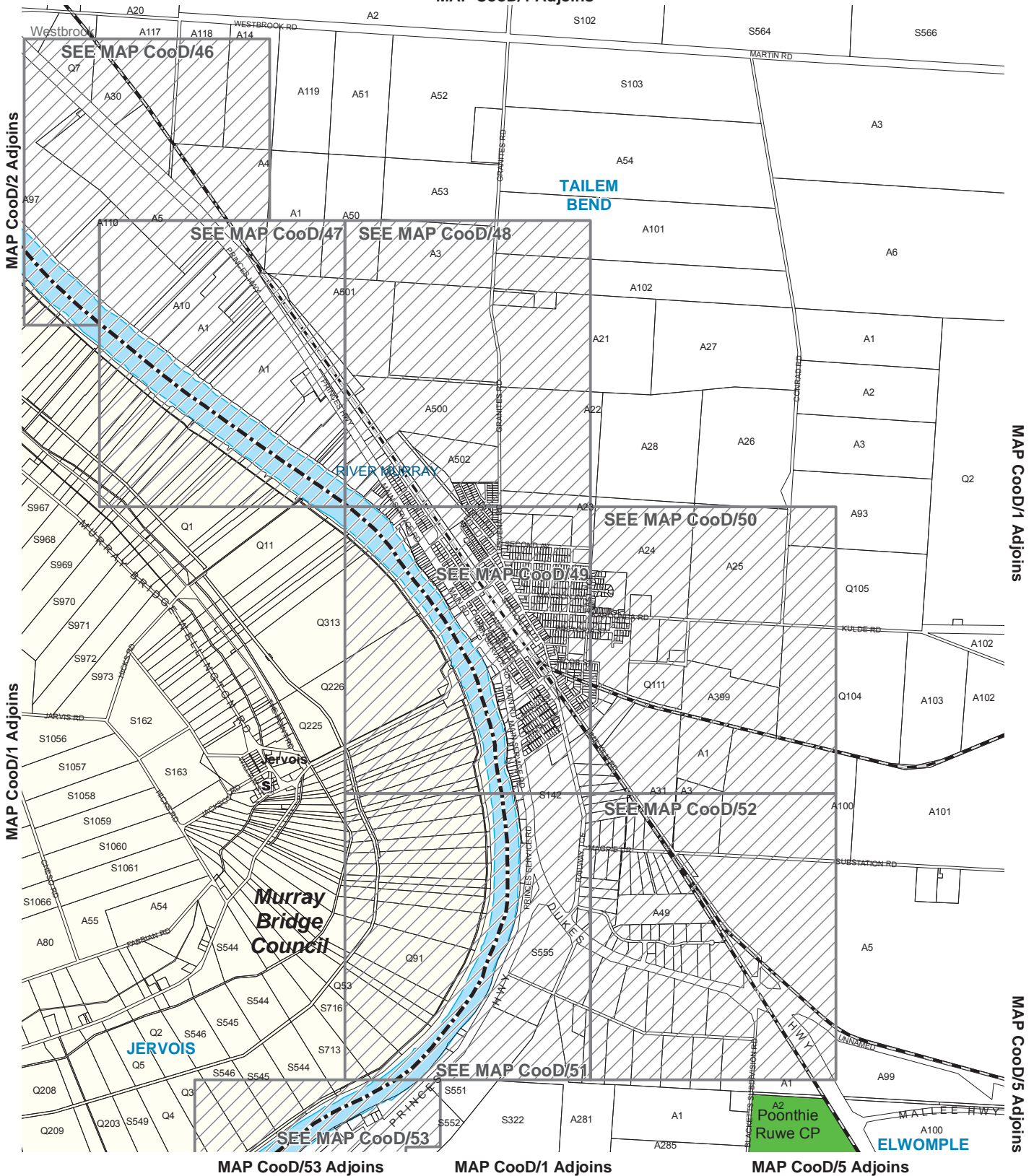


Zones

- CP Caravan and Tourist Park
- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

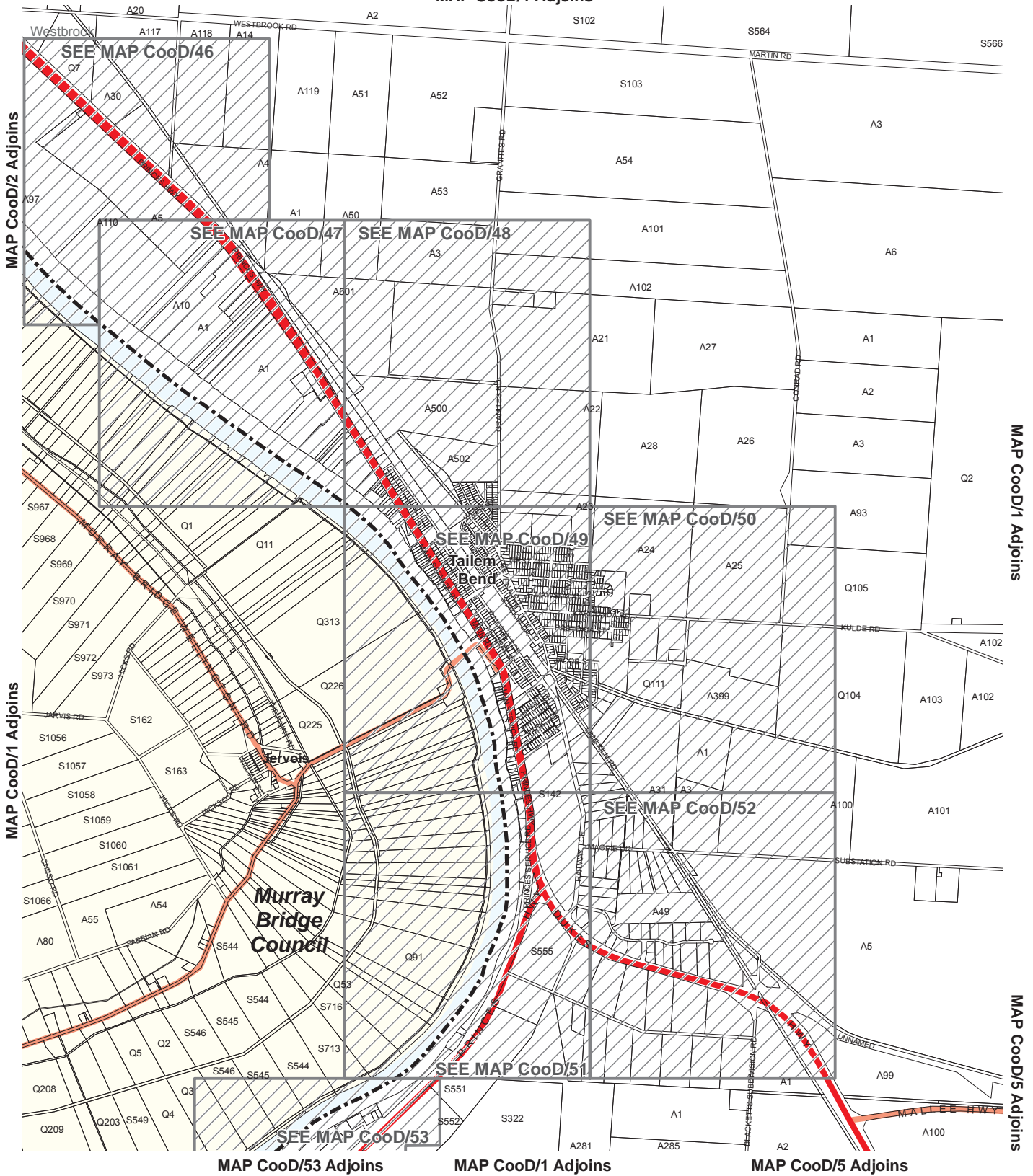
# Zone Map CooD/2

MAP CooD/1 Adjoins






# Location Map CooD/3

MAP CooD/1 Adjoins



# Overlay Map CooD/3 TRANSPORT




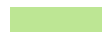
-  Primary Arterial Roads
-  Secondary Arterial Roads
-  Development Plan Boundary

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MAP CooD/1 Adjoins



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

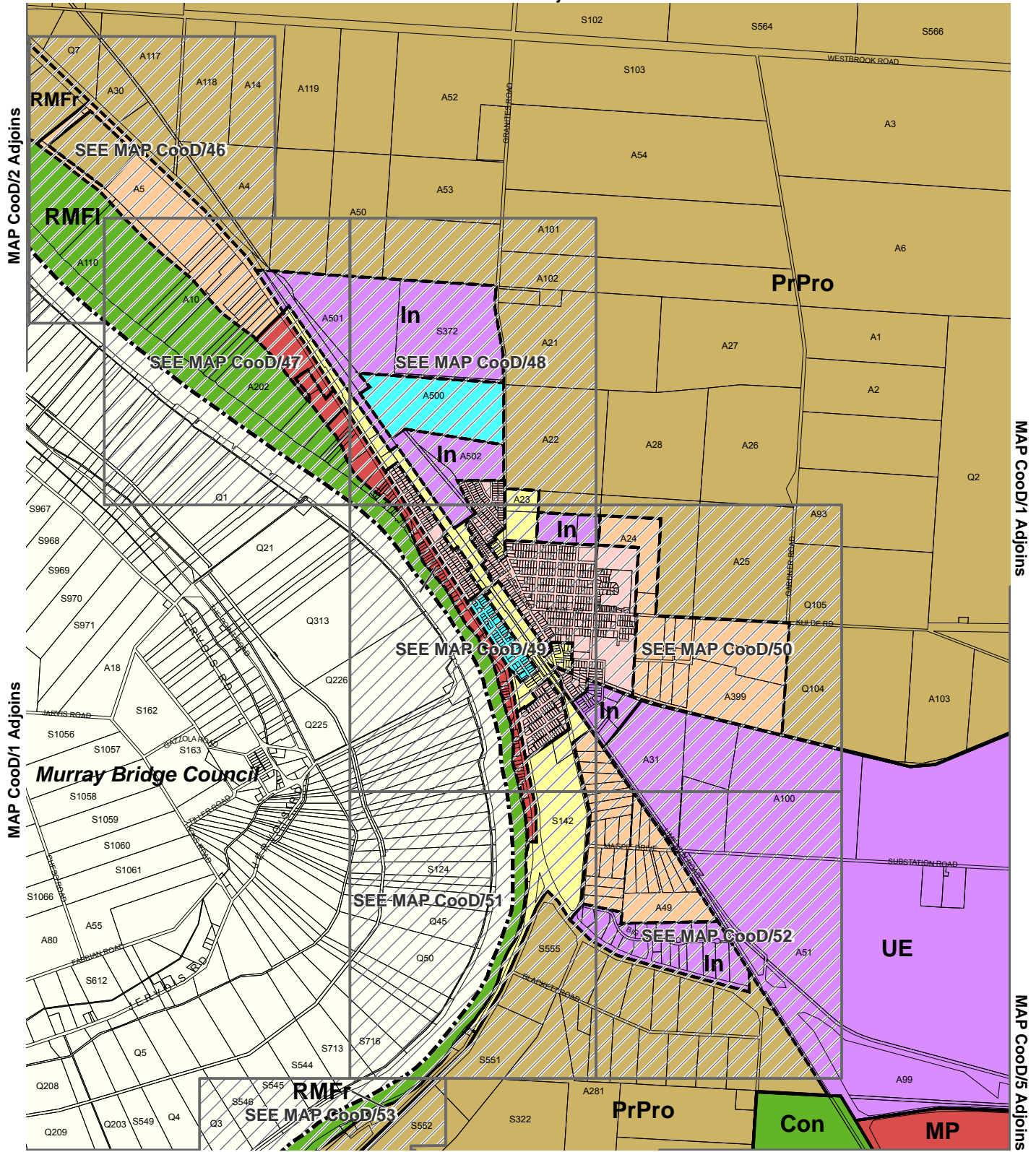
-  Development Plan Boundary
-  1956 Flood Boundary
-  SEAGAS Pipeline
-  SEAGAS 640m buffer

# Overlay Map CooD/3

## DEVELOPMENT CONSTRAINTS



MAP CooD/1 Adjoins

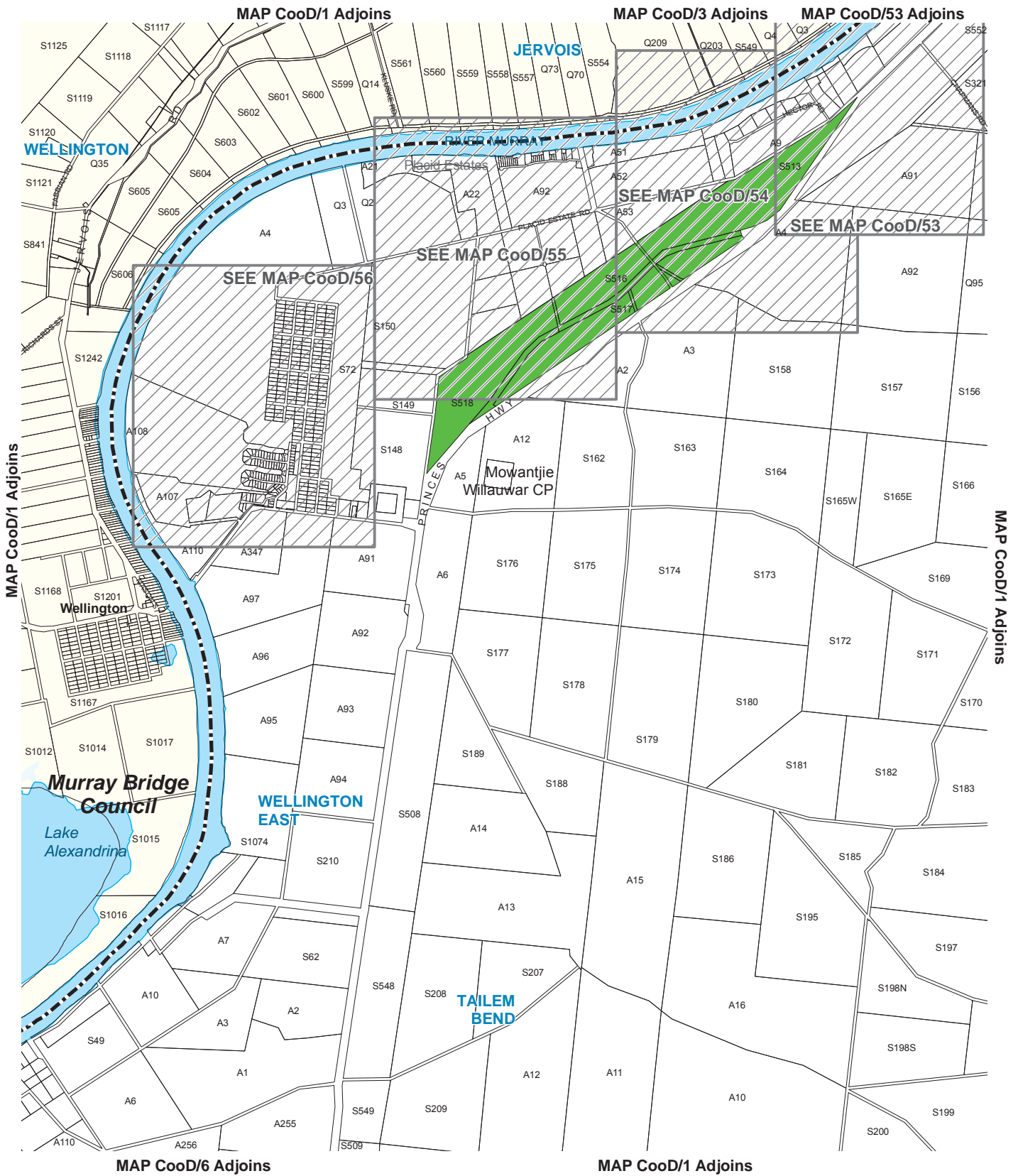


See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

- Zones**
- Con** Conservation
  - In** Industry
  - MP** Motorsport Park
  - PrPro** Primary Production
  - RMFI** River Murray Flood
  - RMcFr** River Murray Fringe
  - UE** Urban Employment
  - Zone Boundary**
  - Development Plan Boundary**

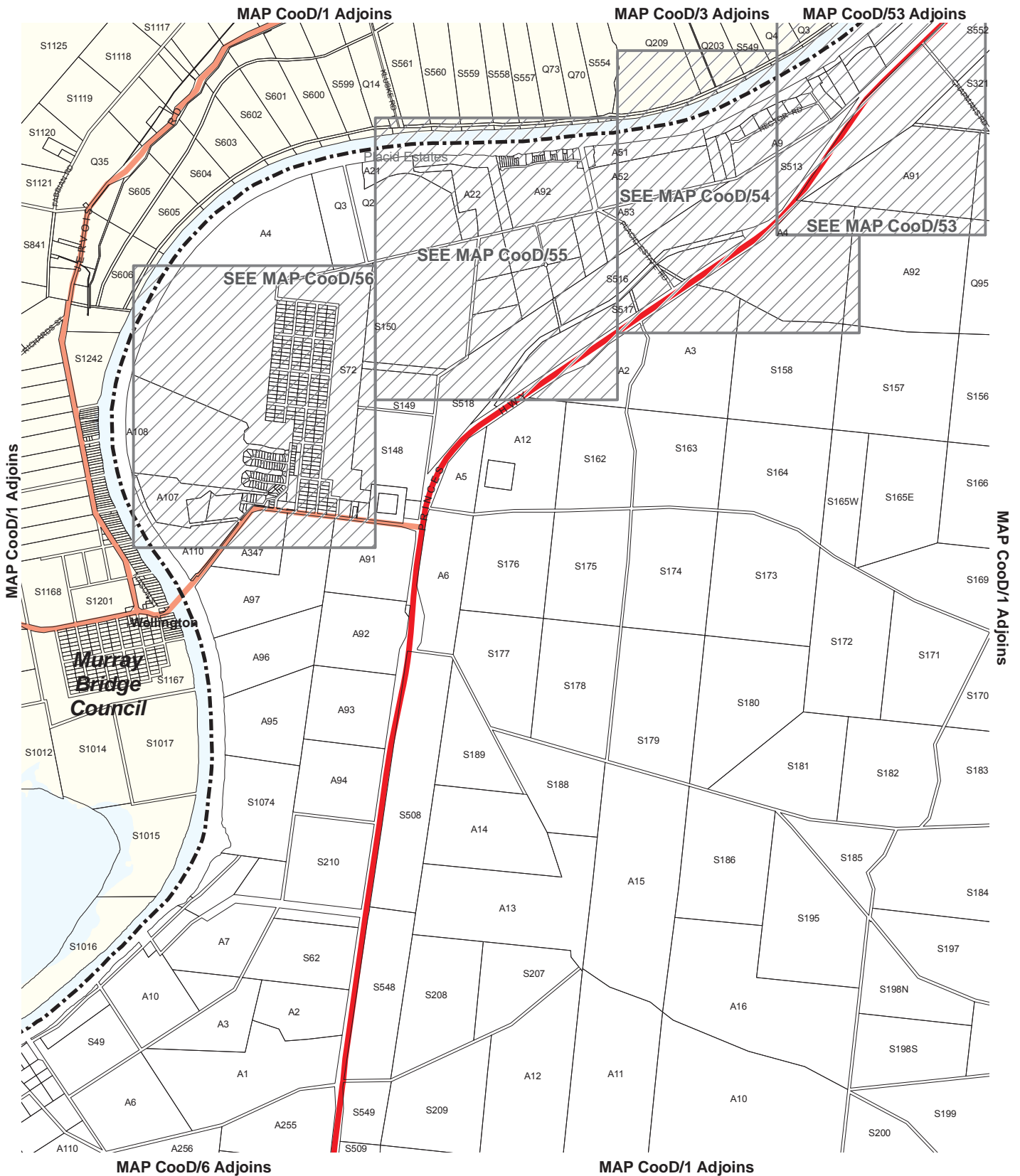


# Zone Map CooD/3



# Location Map CooD/4

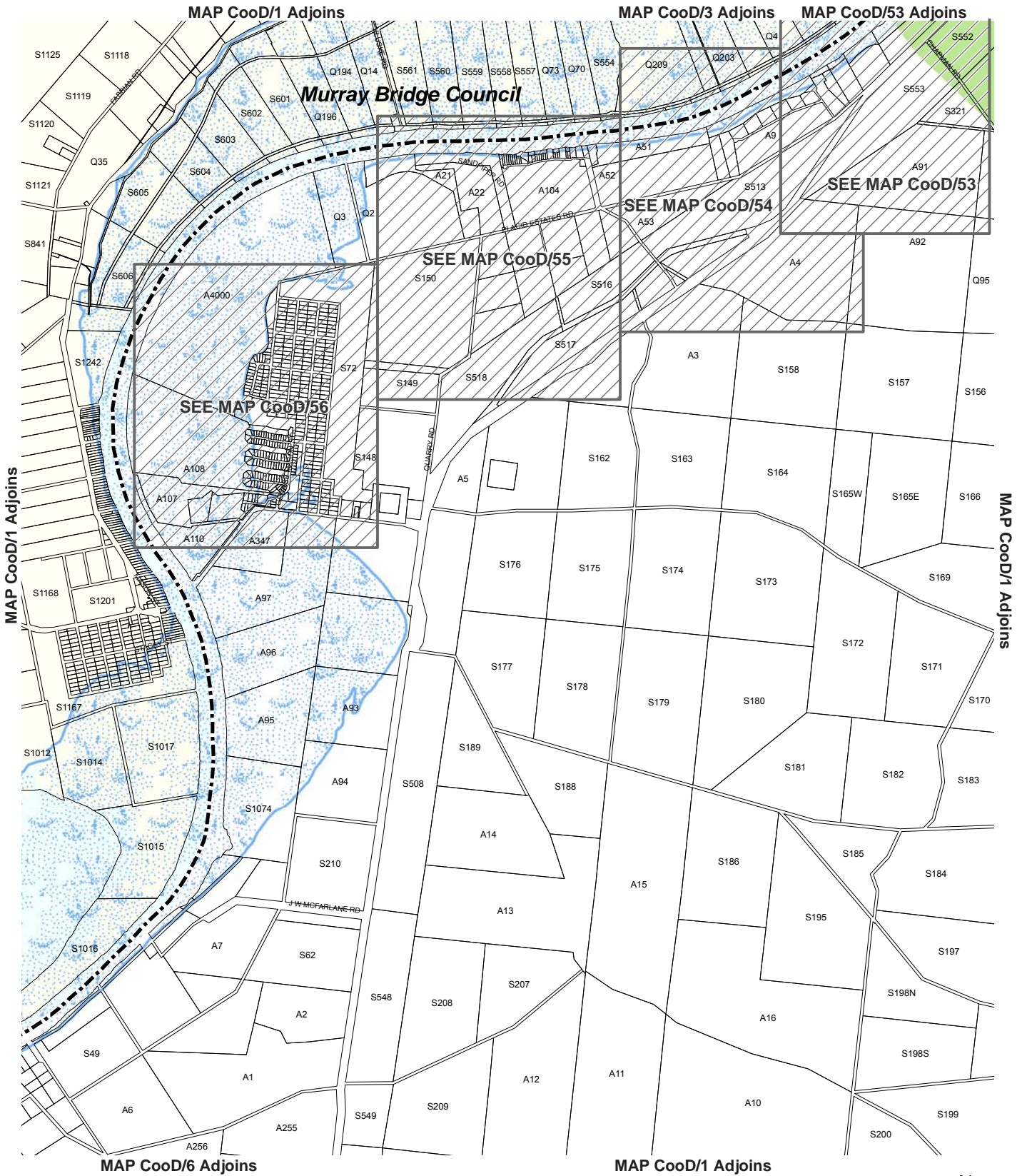
- Conservation Park
- Waterbodies
- Development Plan Boundary



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

# Overlay Map CooD/4

## TRANSPORT



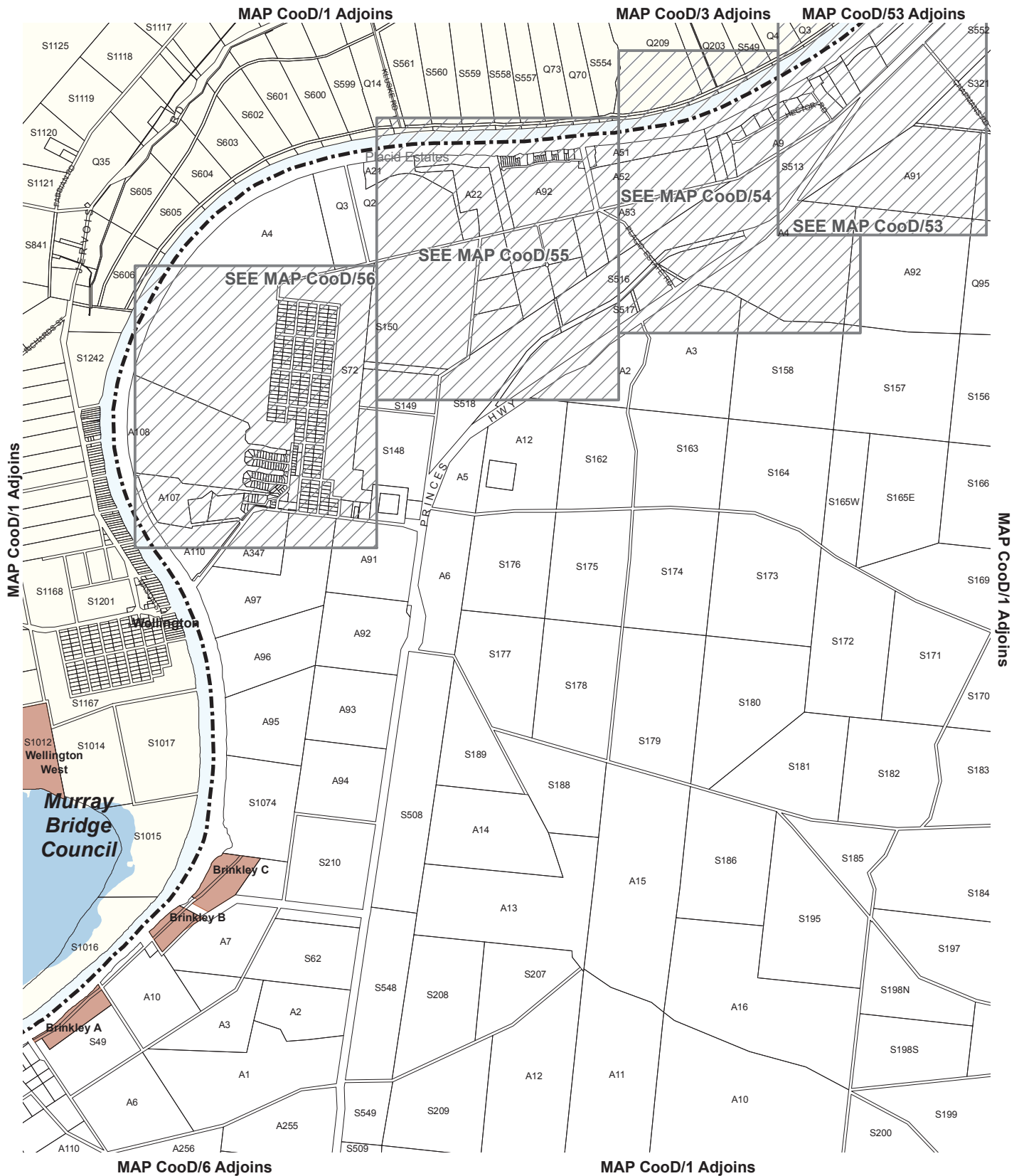
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



- Development Plan Boundary
- 1956 Flood Boundary
- SEAGAS Pipeline
- SEAGAS 640m buffer

# Overlay Map CooD/4

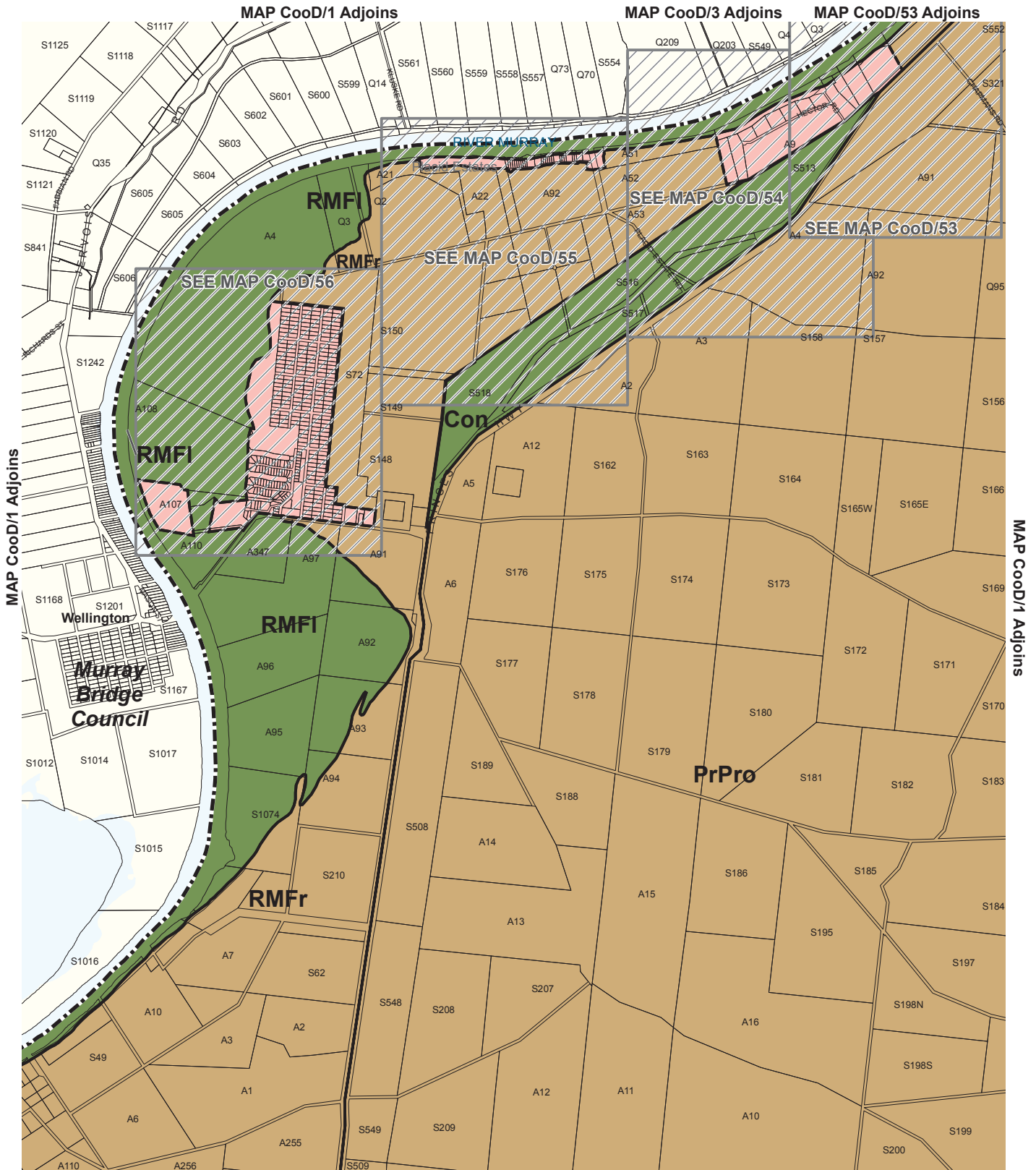
## DEVELOPMENT CONSTRAINTS



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

# Overlay Map Coorng/4

## NATURAL RESOURCES

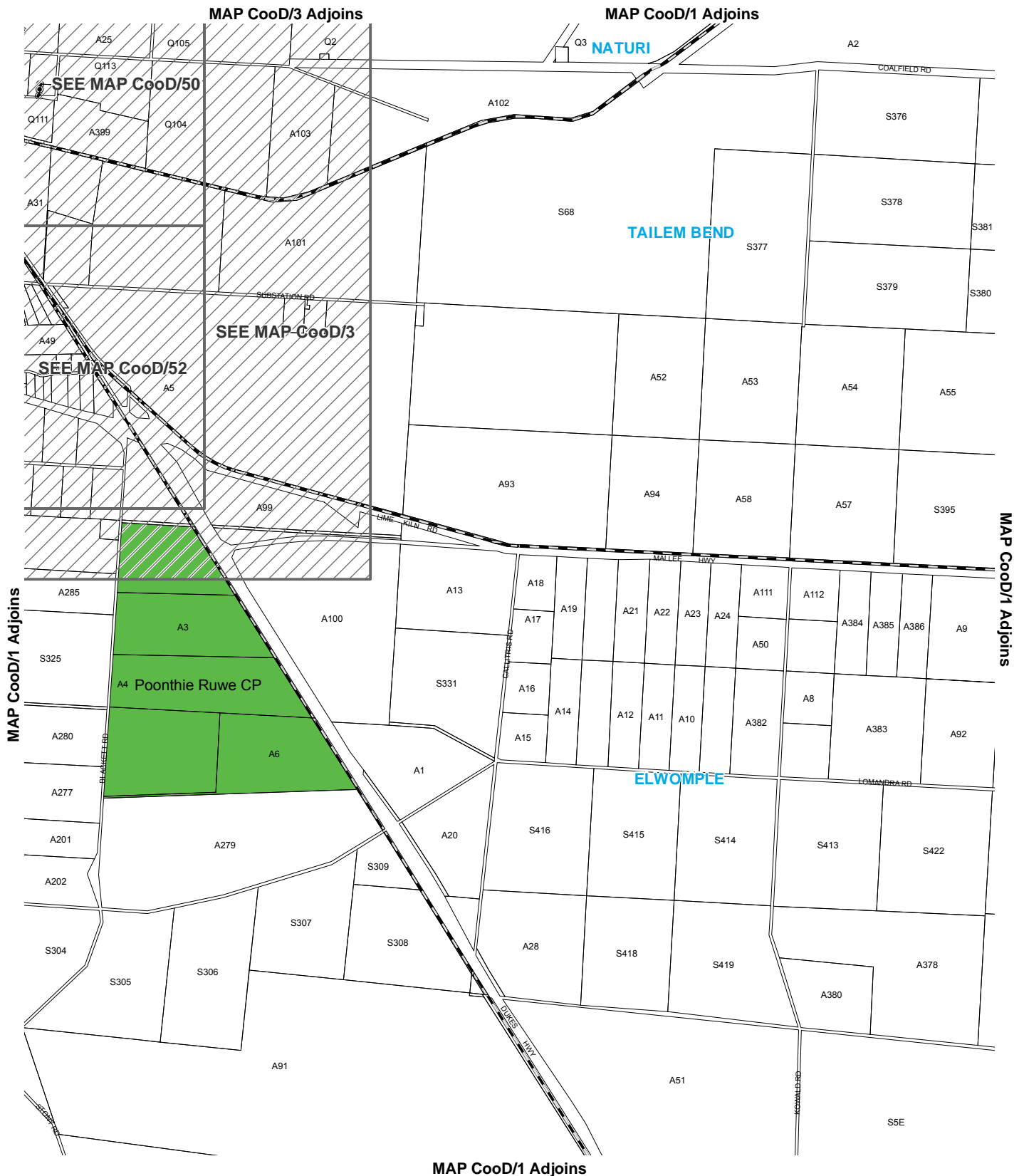


See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94



- Zones**
- Con Conservation
  - PrPro Primary Production
  - RMFI River Murray Flood
  - RMFr River Murray Fringe
  - Zone Boundary
  - Development Plan Boundary

# Zone Map CooD/4



-  Railways
-  Conservation Park



# Location Map CooD/5



MAP CooD/1 Adjoins

MAP CooD/1 Adjoins

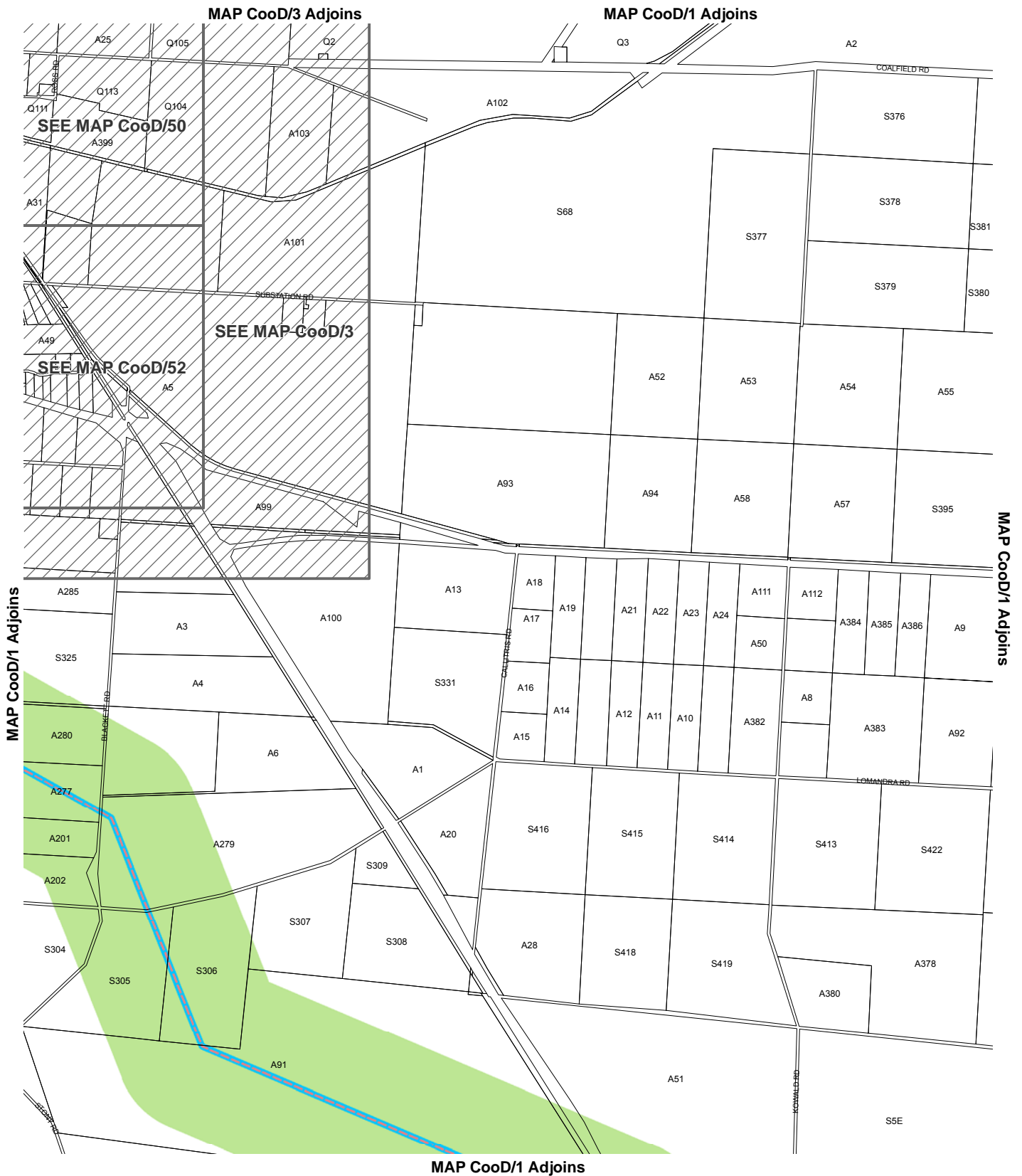
MAP CooD/1 Adjoins

- Primary Arterial Roads
- Secondary Arterial Roads



# Overlay Map CooD/5 TRANSPORT





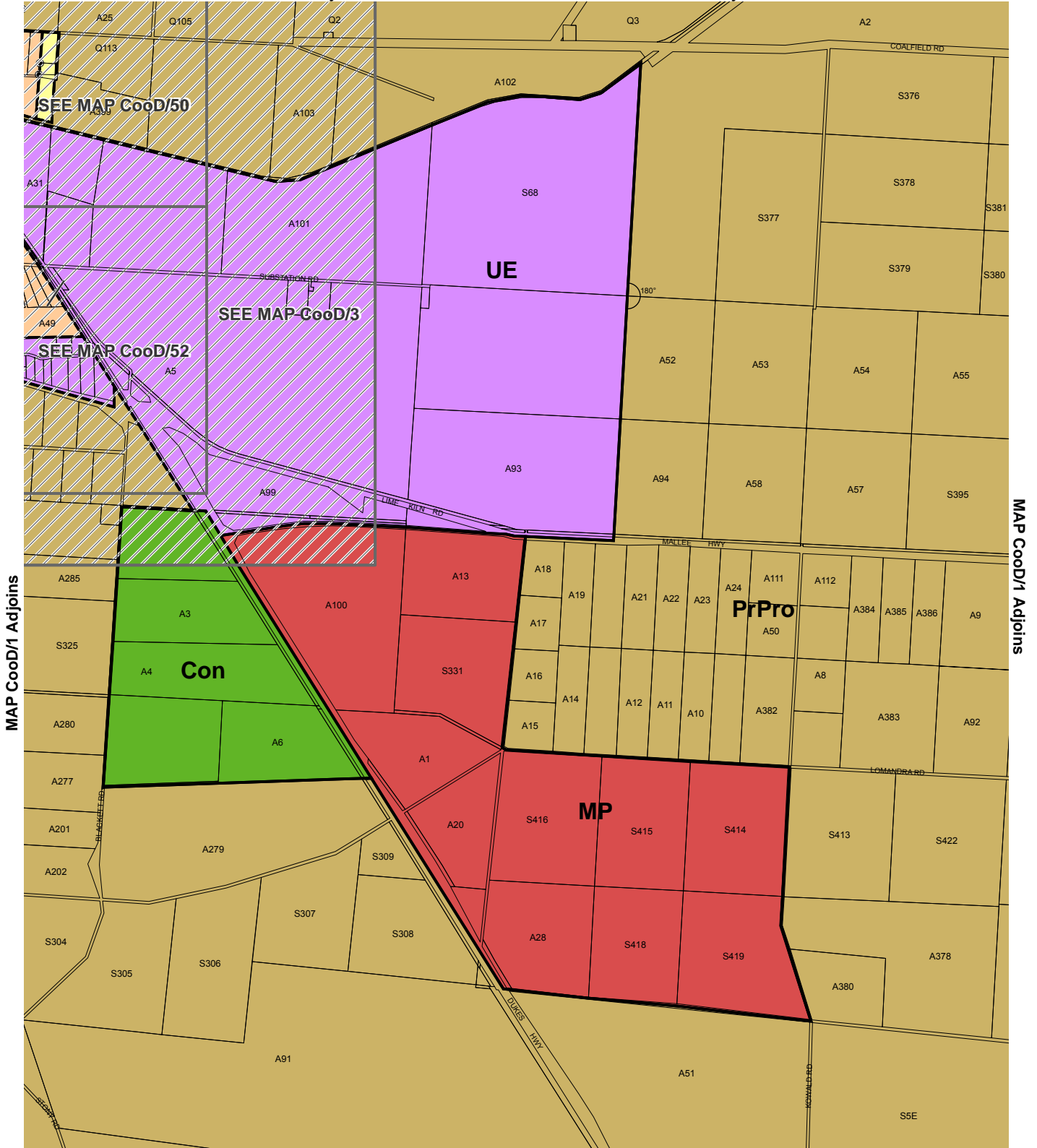
- Development Plan Boundary
- ▨ 1956 Flood Boundary
- SEAGAS Pipeline
- SEAGAS 640m buffer

# Overlay Map CooD/5

## DEVELOPMENT CONSTRAINTS

MAP CooD/3 Adjoins

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

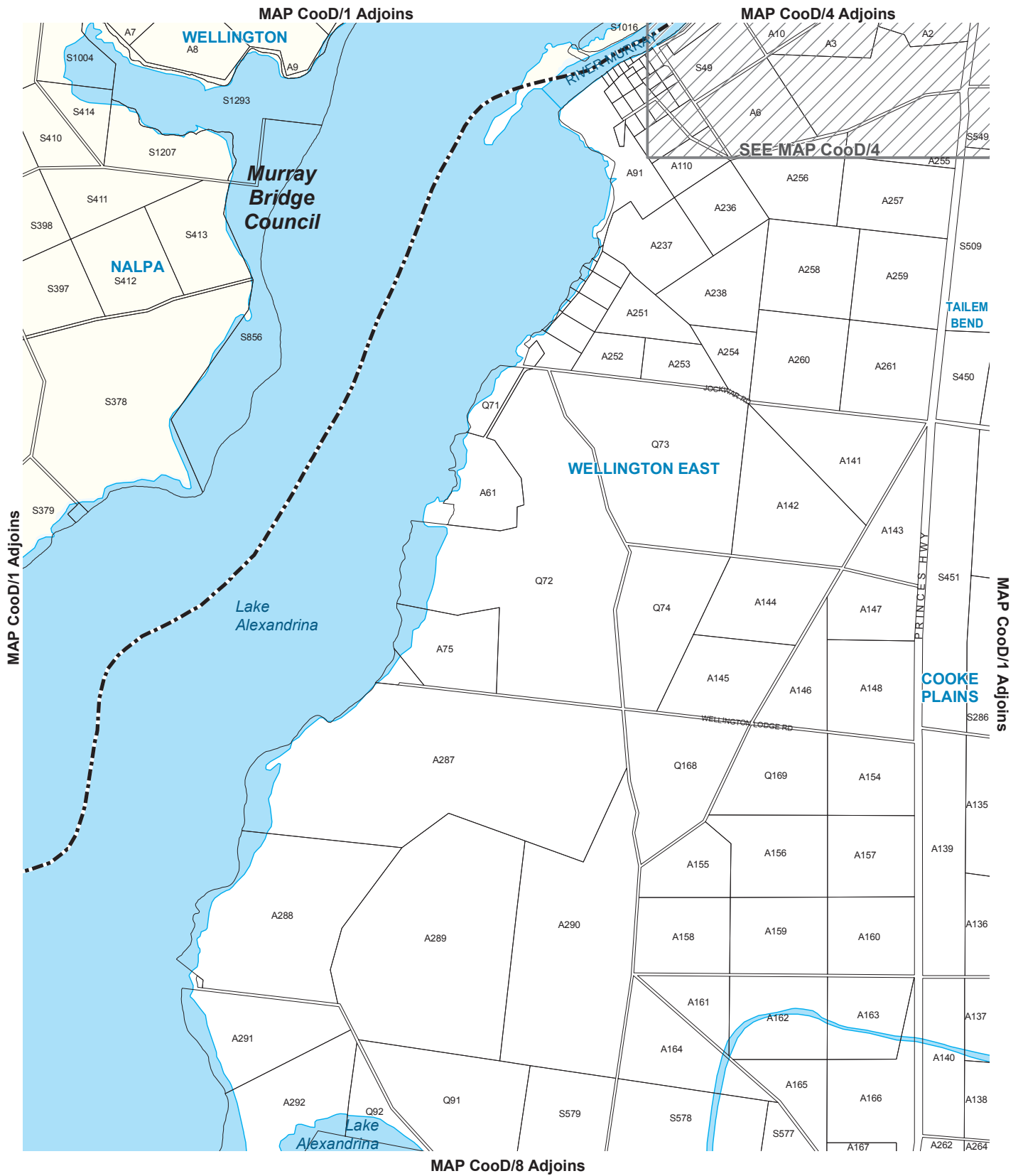
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



**Zones**

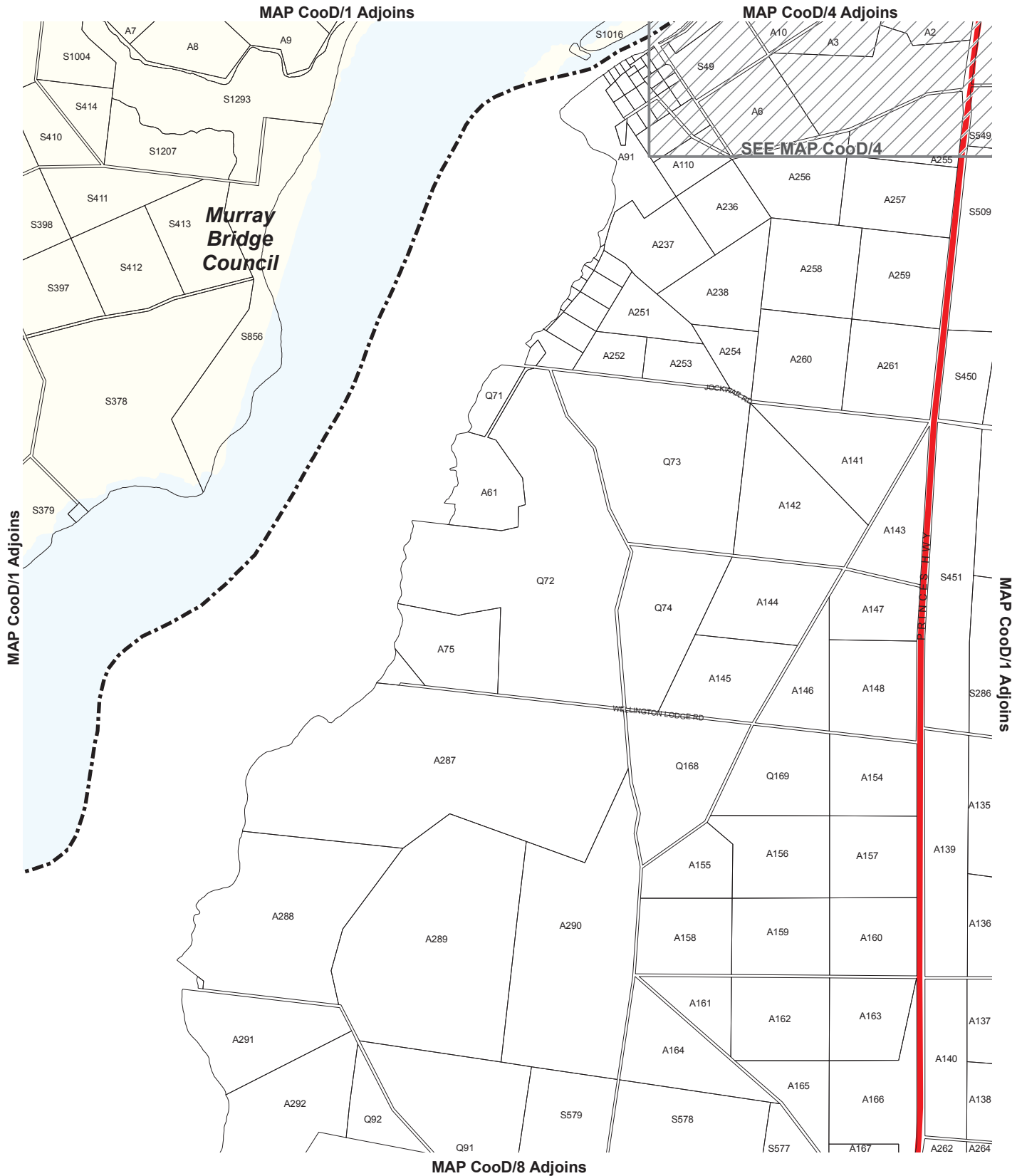
- Conservation
- Motorsport Park
- Primary Production
- Urban Employment
- Zone Boundary



# Zone Map CooD/5



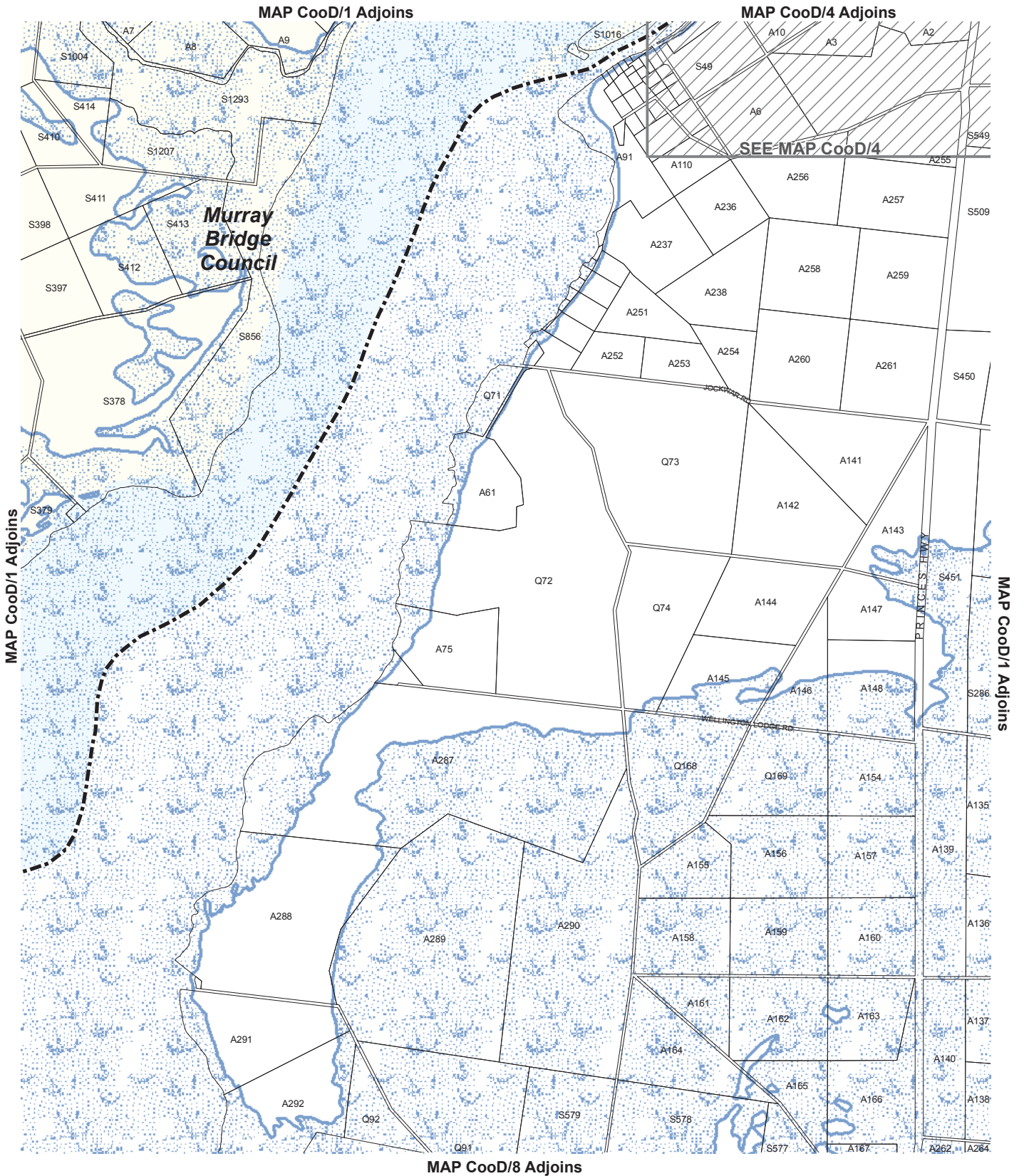
# Location Map CooD/6



- Waterbodies
- Development Plan Boundary



-  Primary Arterial Roads
-  Development Plan Boundary

# Overlay Map CooD/6 TRANSPORT

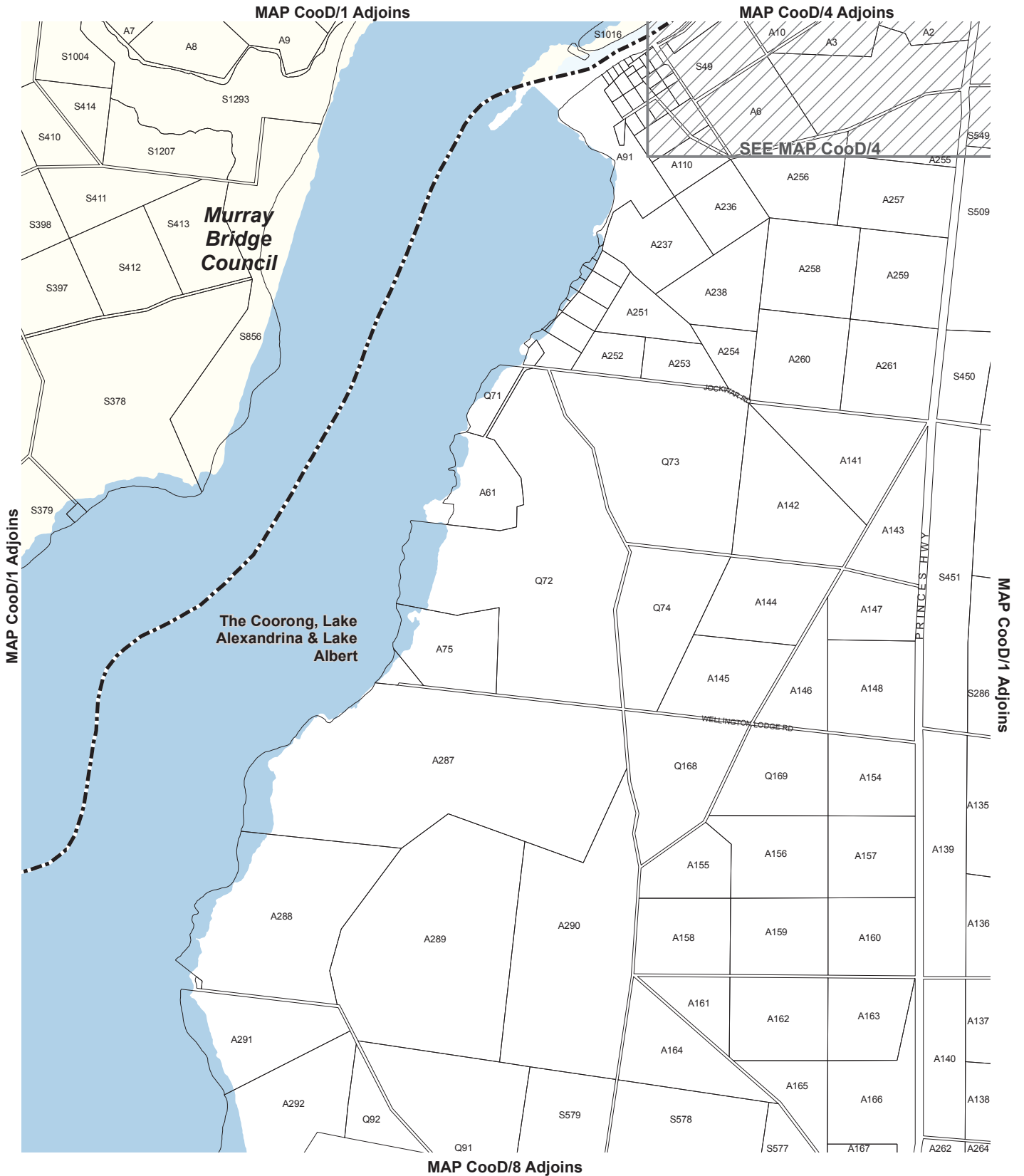


 1956 Flood Boundary  
 Development Plan Boundary



# Overlay Map CooD/6

## DEVELOPMENT CONSTRAINTS

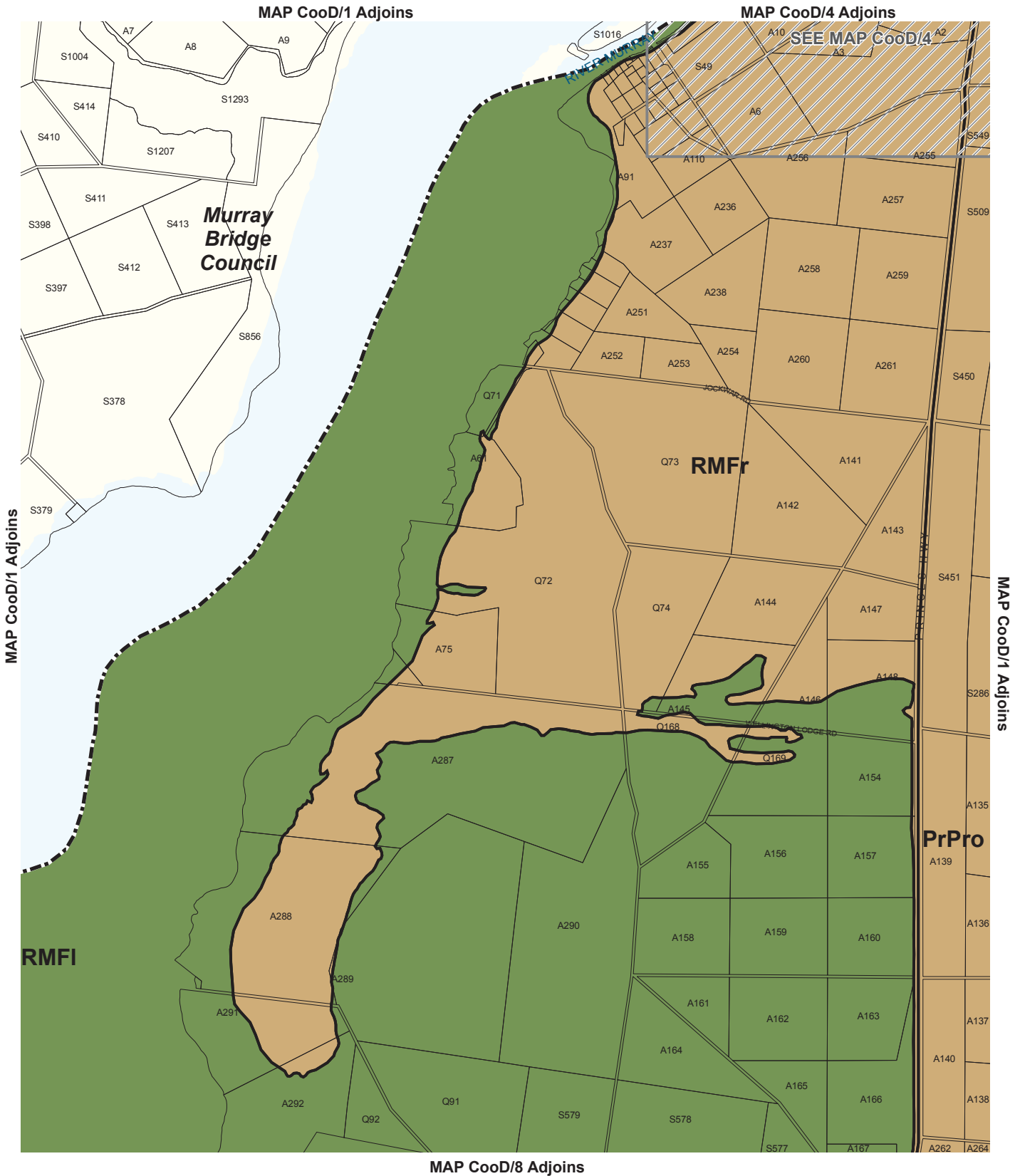


- Wetlands of National Importance
- Development Plan Boundary

# Overlay Map CooD/6

## NATURAL RESOURCES

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



**Zones**

- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

# Zone Map CooD/6

MAP CooD/1 Adjoins

Lake Alexandrina

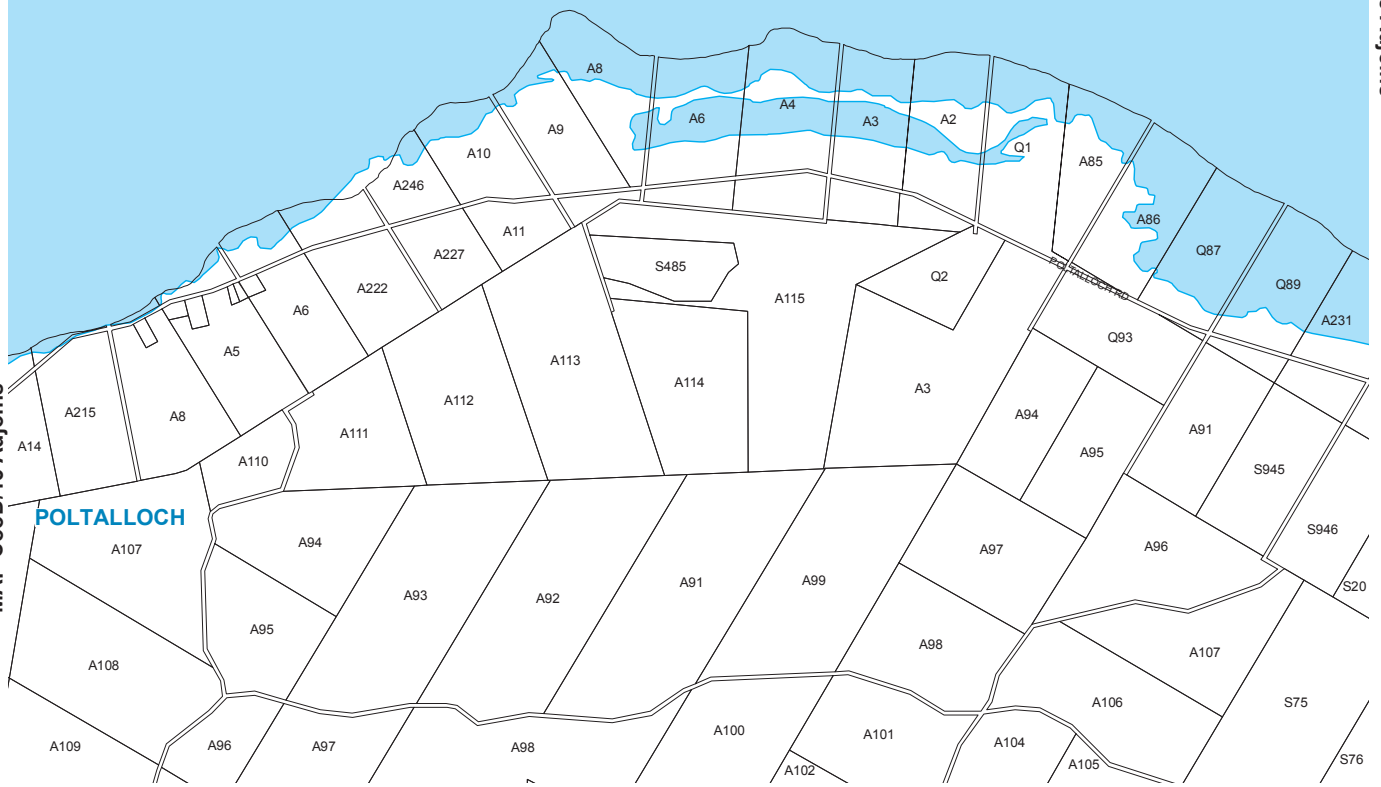
MAP CooD/1 Adjoins

MAP CooD/8 Adjoins

MAP CooD/13 Adjoins

MAP CooD/14 Adjoins

POLTALLOCH



# Location Map CooD/7

 Waterbodies



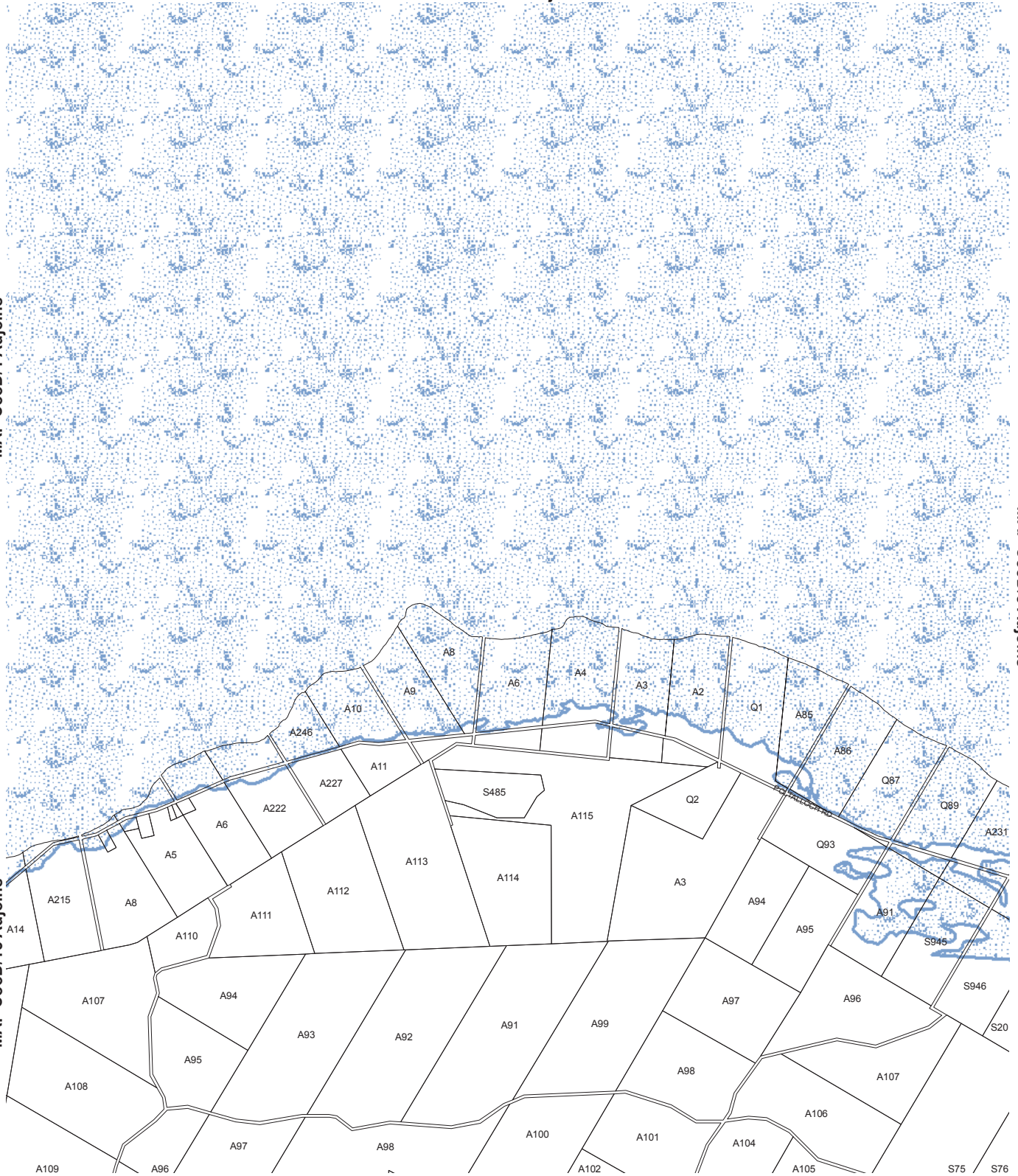
MAP CooD/1 Adjoins

MAP CooD/1 Adjoins

MAP CooD/8 Adjoins

MAP CooD/13 Adjoins

MAP CooD/14 Adjoins



# Overlay Map CooD/7 DEVELOPMENT CONSTRAINTS

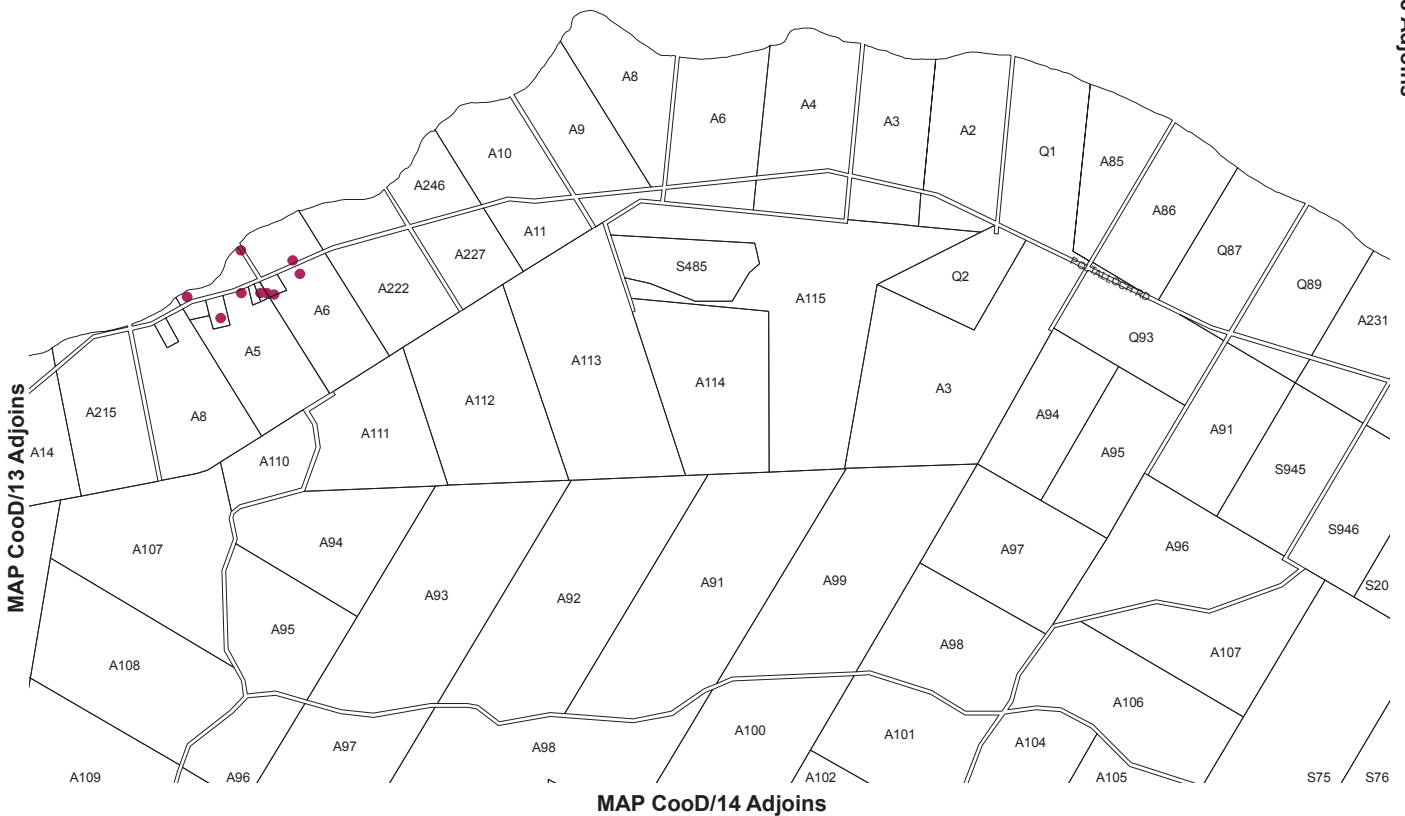
 1956 Flood Boundary

COORONG COUNCIL  
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MAP CooD/1 Adjoins

MAP CooD/1 Adjoins

MAP CooD/8 Adjoins



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



# Overlay Map CooD/7 HERITAGE

● State heritage place

MAP CooD/1 Adjoins

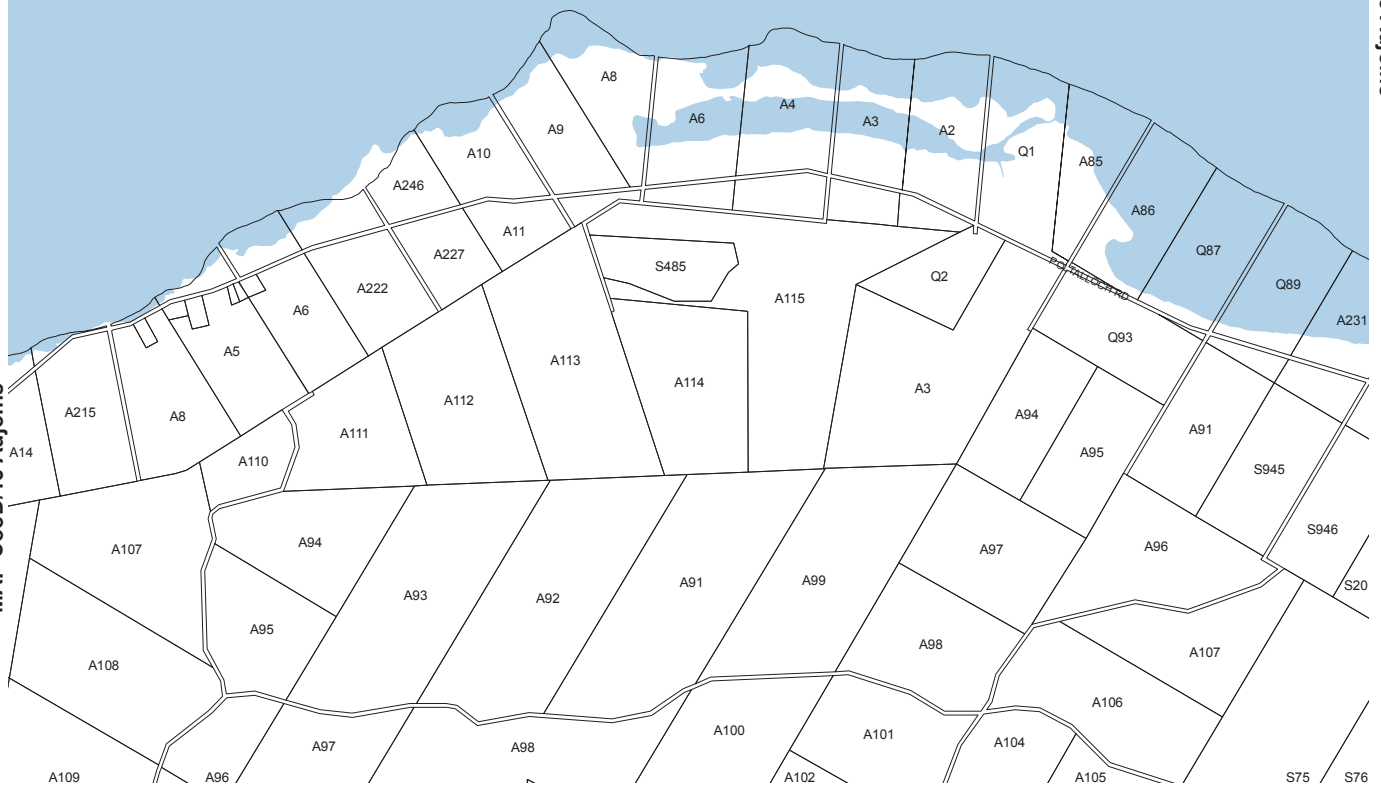
The Coorong, Lake  
Alexandrina & Lake  
Albert

MAP CooD/1 Adjoins

MAP CooD/8 Adjoins


MAP CooD/13 Adjoins

MAP CooD/14 Adjoins



# Overlay Map CooD/7 NATURAL RESOURCES

COORONG COUNCIL  
Consolidated - 29 November 2018

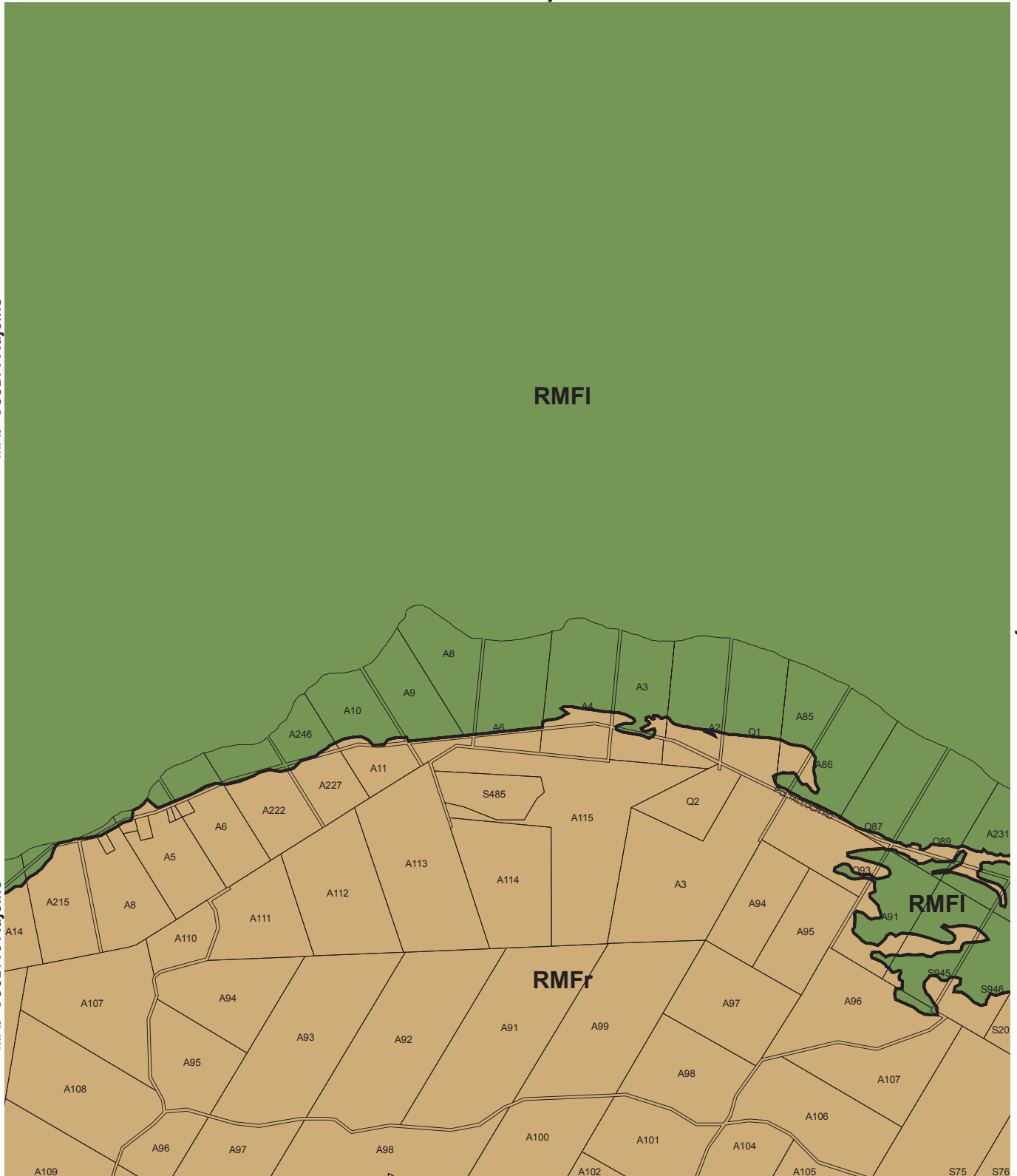
 Wetlands of National Importance

MAP CooD/1 Adjoins

MAP CooD/1 Adjoins

MAP CooD/8 Adjoins

MAP CooD/13 Adjoins



MAP CooD/14 Adjoins

Lamberts Conformal Conic Projection, GDA94



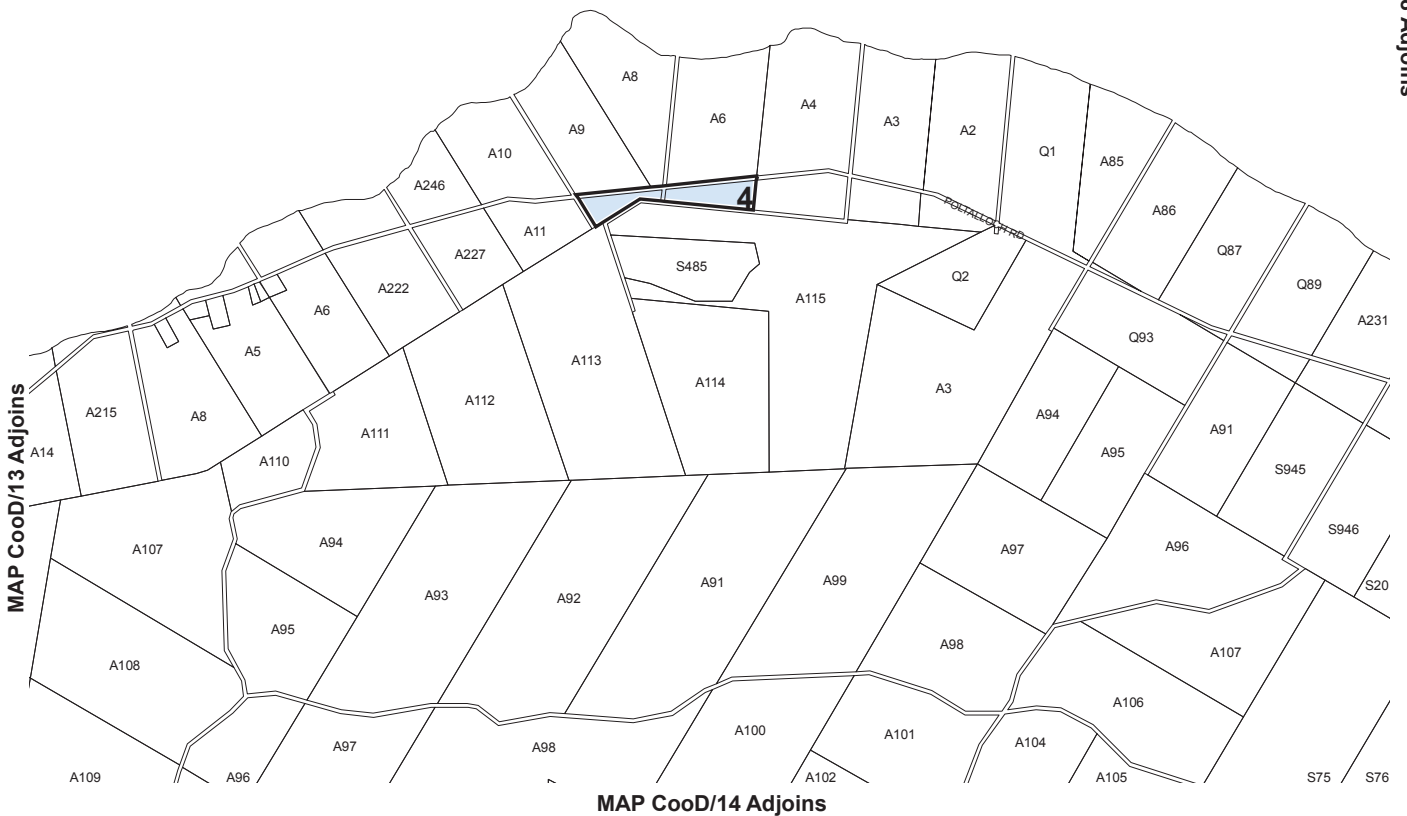
# Zone Map CooD/7

- Zones**
- River Murray Flood
  - River Murray Fringe
  - Zone Boundary

# MAP CooD/1 Adjoins

MAP CooD/1 Adjoins

MAP CooD/8 Adjoins



Lamberts Conformal Conic Projection, GDA94

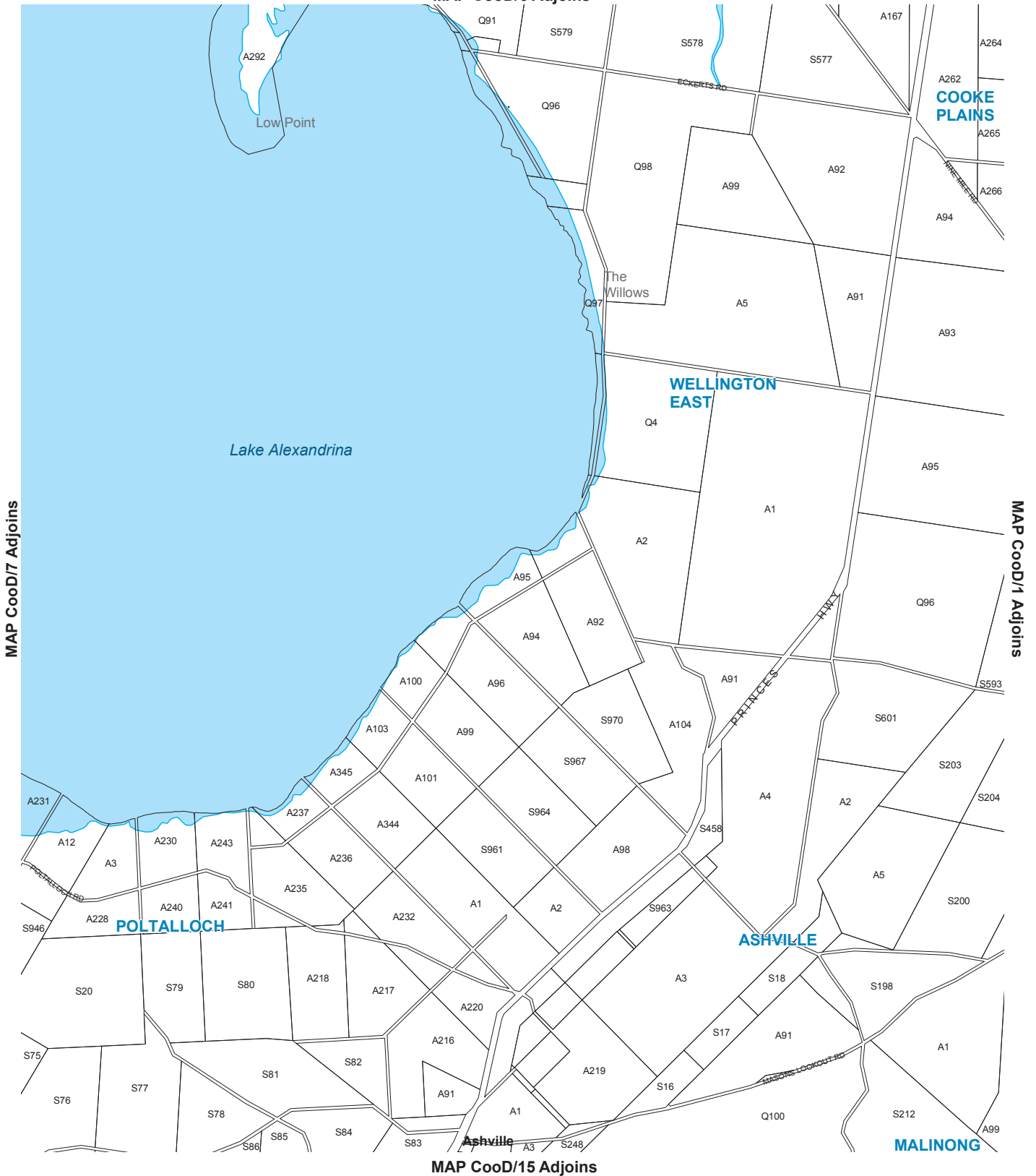
**Policy Area**  
4 Recreation and Tourism



# Policy Area Map CooD/7

 Policy Area Boundary

MAP CooD/6 Adjoins



0 2,000m

# Location Map CooD/8

Waterbodies

MAP CooD/6 Adjoins

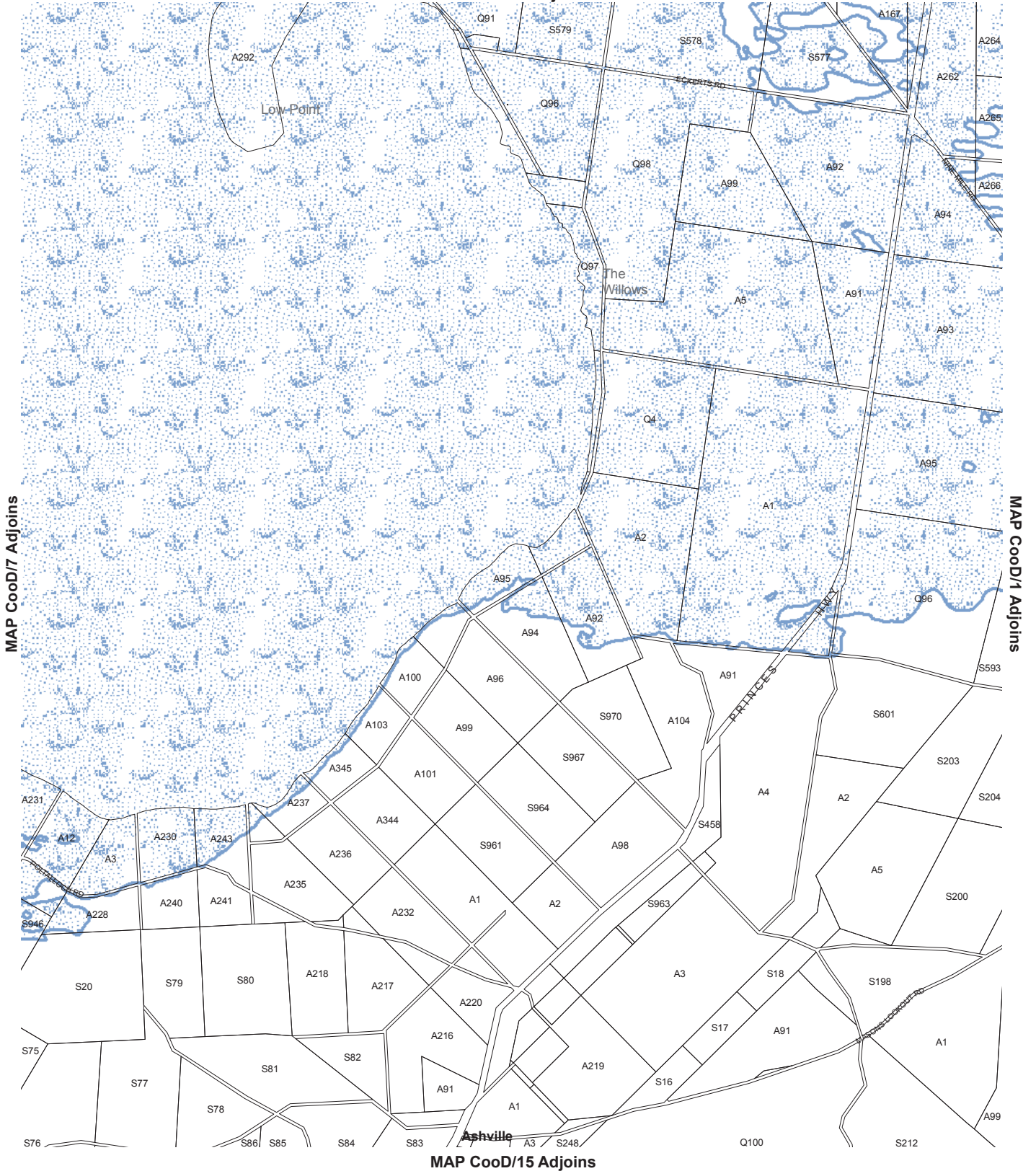


# Overlay Map CooD/8

## TRANSPORT


 Primary Arterial Roads

MAP CooD/6 Adjoins



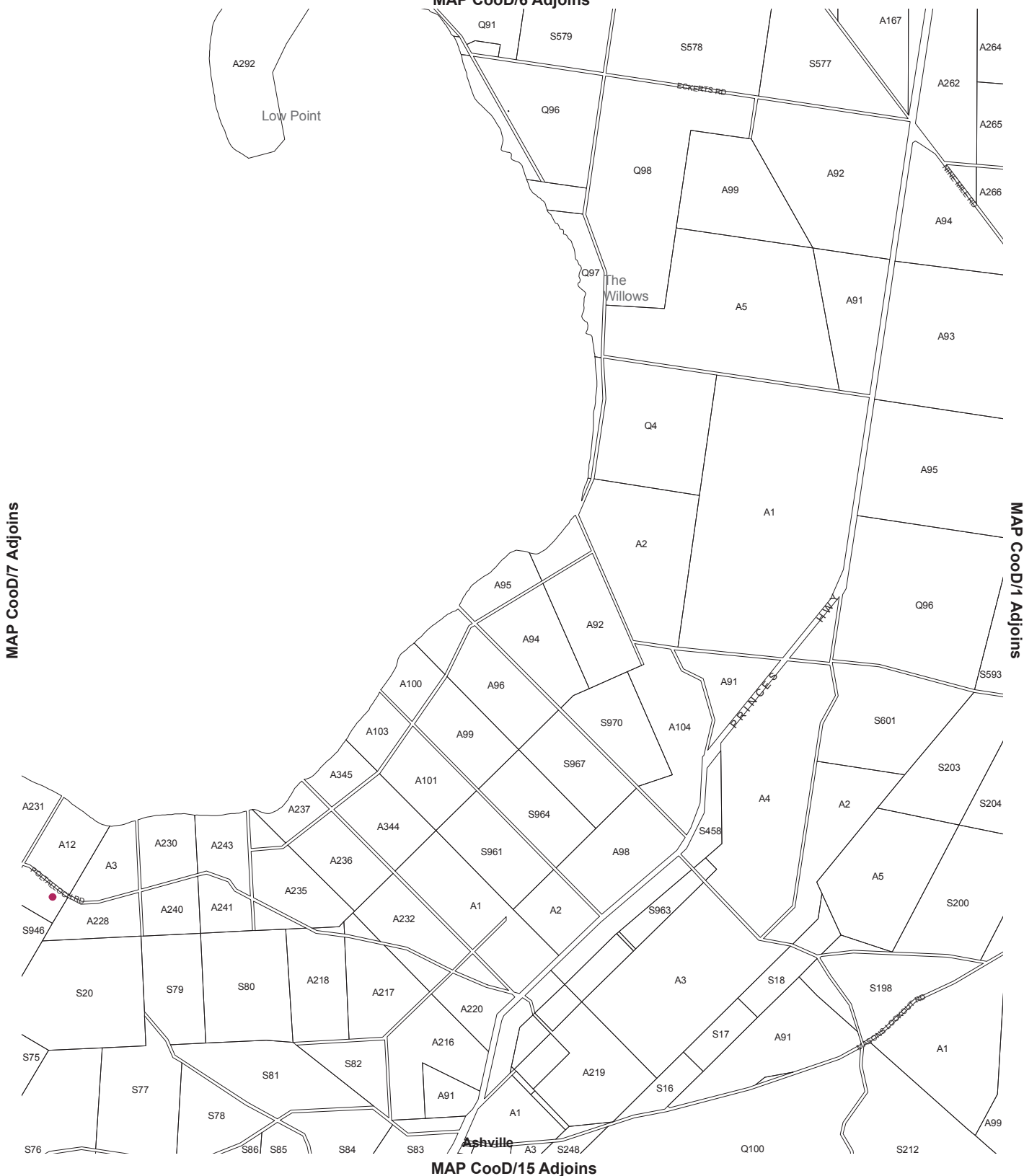
# Overlay Map CooD/8

## DEVELOPMENT CONSTRAINTS

 1956 Flood Boundary



MAP CooD/6 Adjoins



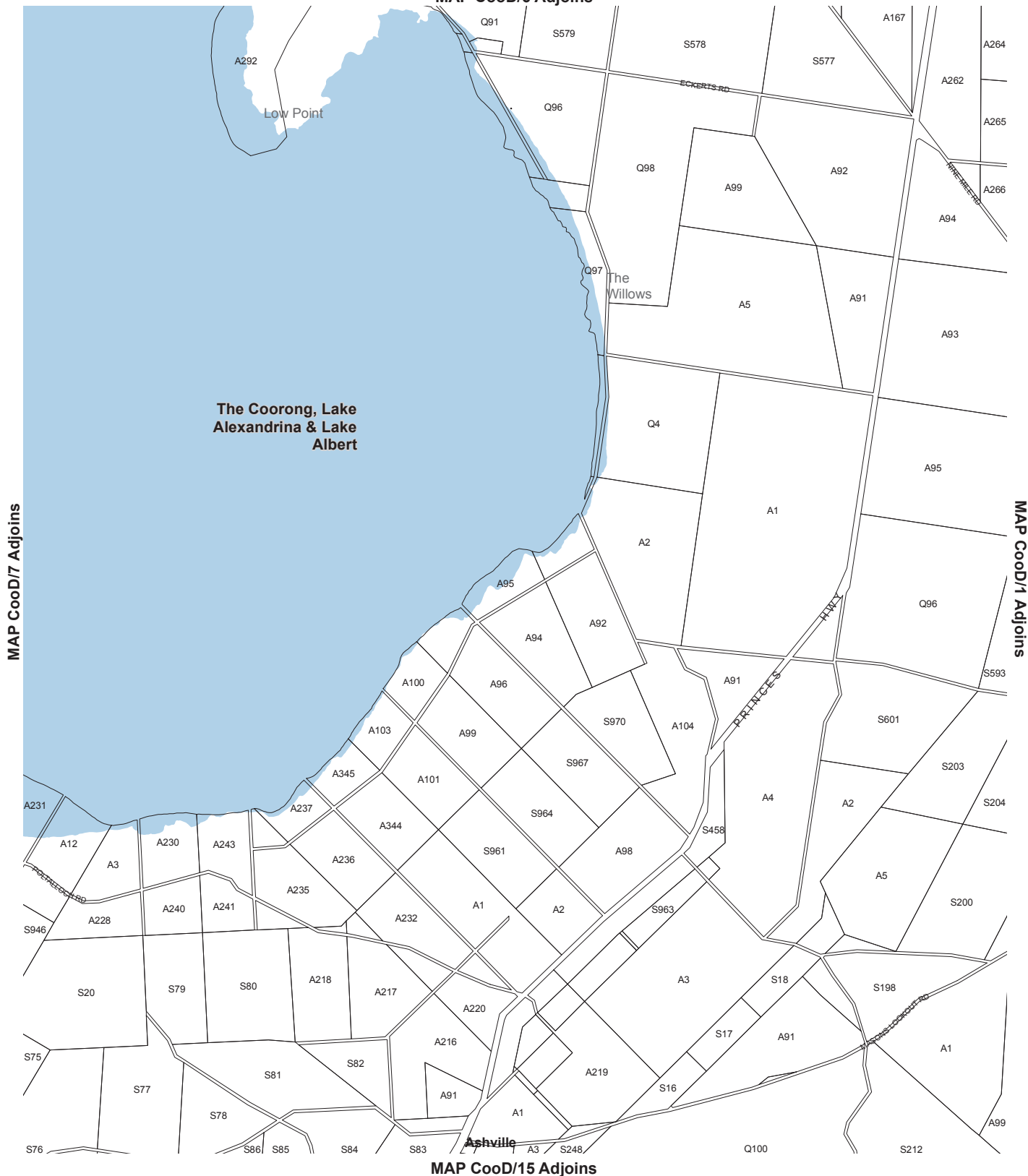
Heritage points are indicative only.  
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 Items please refer to the relevant tables within this document.



# Overlay Map CooD/8 HERITAGE

● State heritage place

MAP CooD/6 Adjoins



The Coorong, Lake Alexandrina & Lake Albert

Ashville

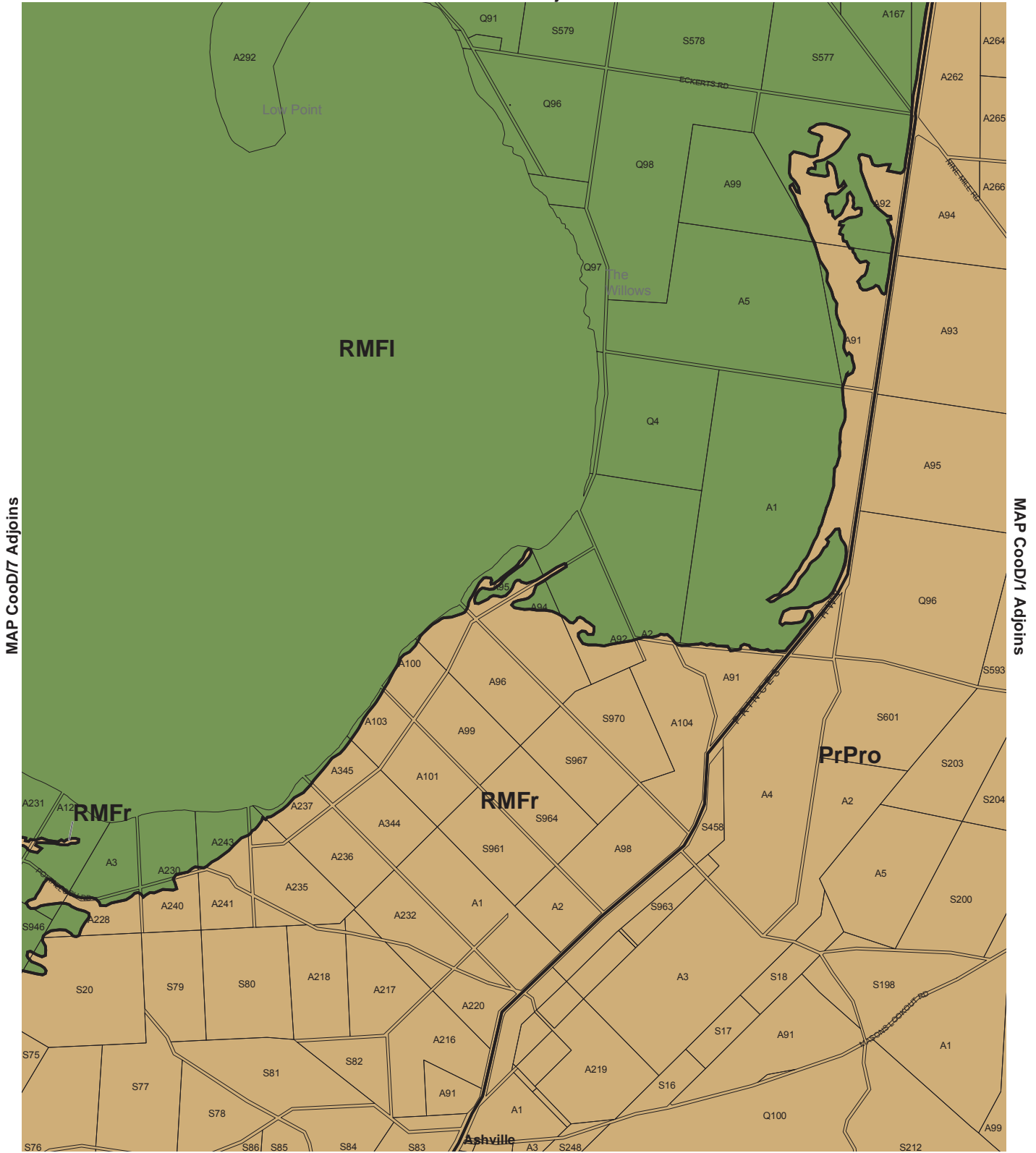


# Overlay Map CooD/8 NATURAL RESOURCES

COORONG COUNCIL  
Consolidated - 29 November 2018

Wetlands of National Importance

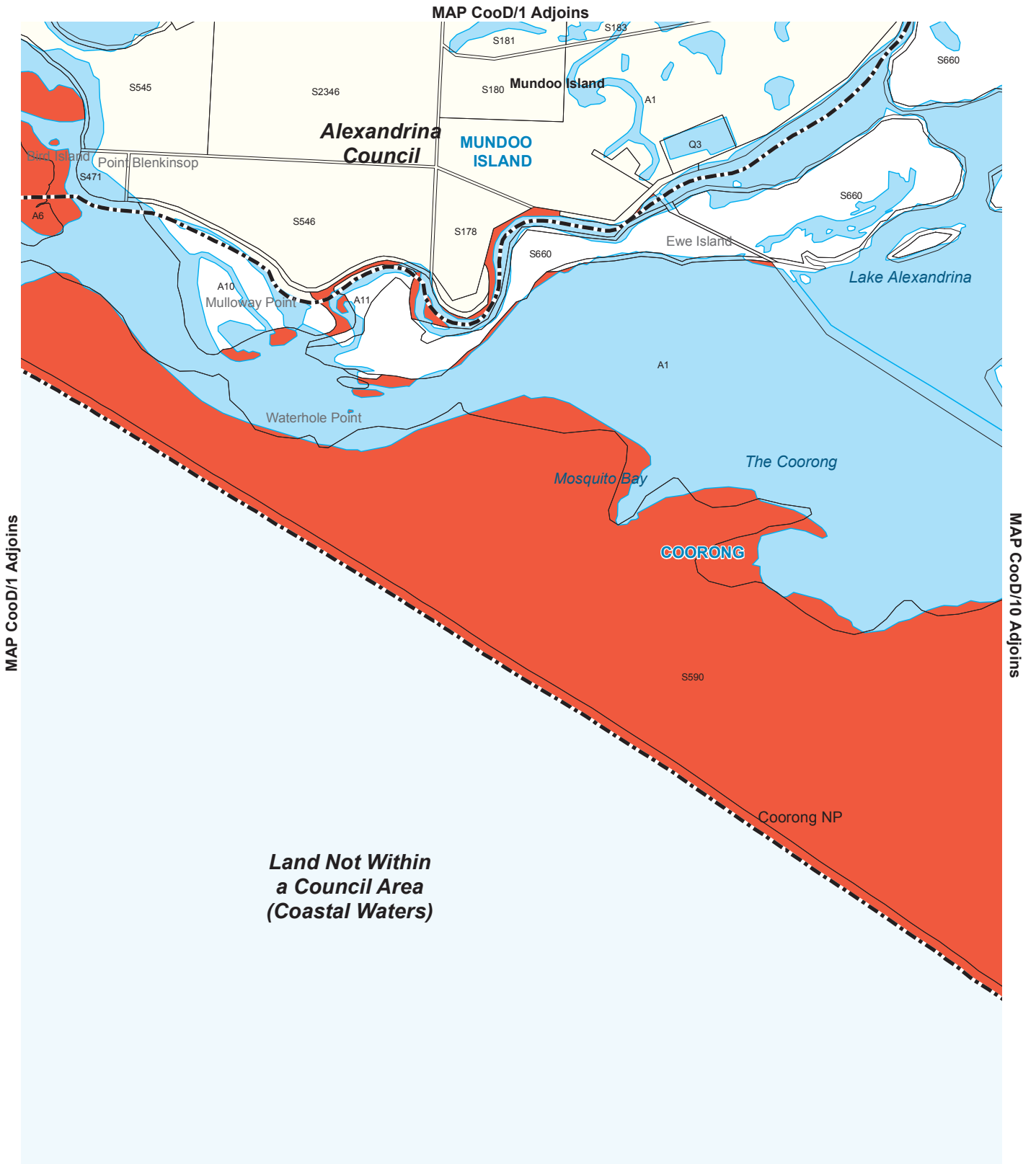
MAP CooD/6 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Zones**
- PrPro Primary Production
  - RMFI River Murray Flood
  - RMFr River Murray Fringe
  - Zone Boundary

# Zone Map CooD/8



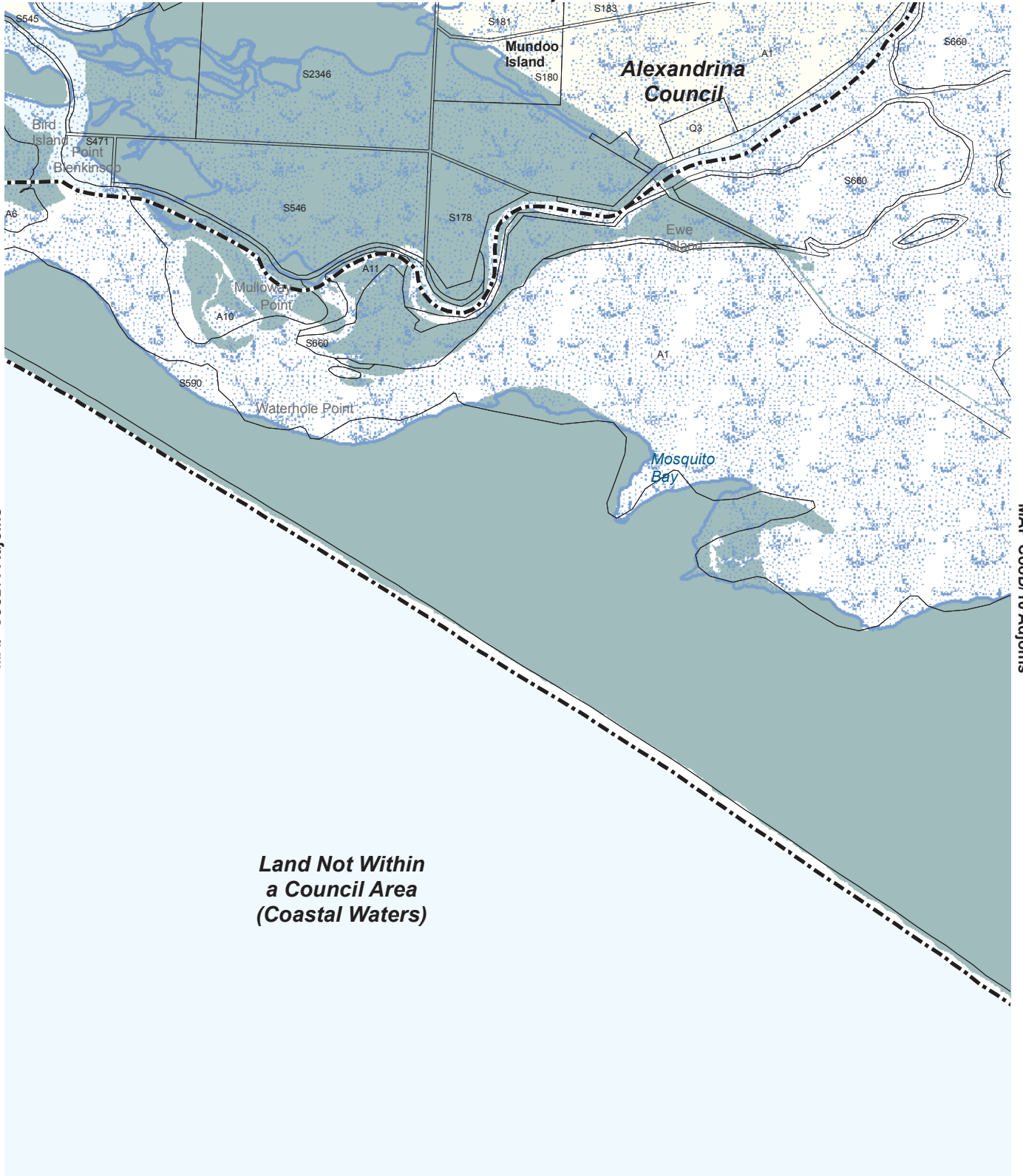
MAP CooD/1 Adjoins



# Location Map CooD/9

- National Park
- Waterbodies
- Development Plan Boundary

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

MAP CooD/10 Adjoins

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




MAP CooD/1 Adjoins



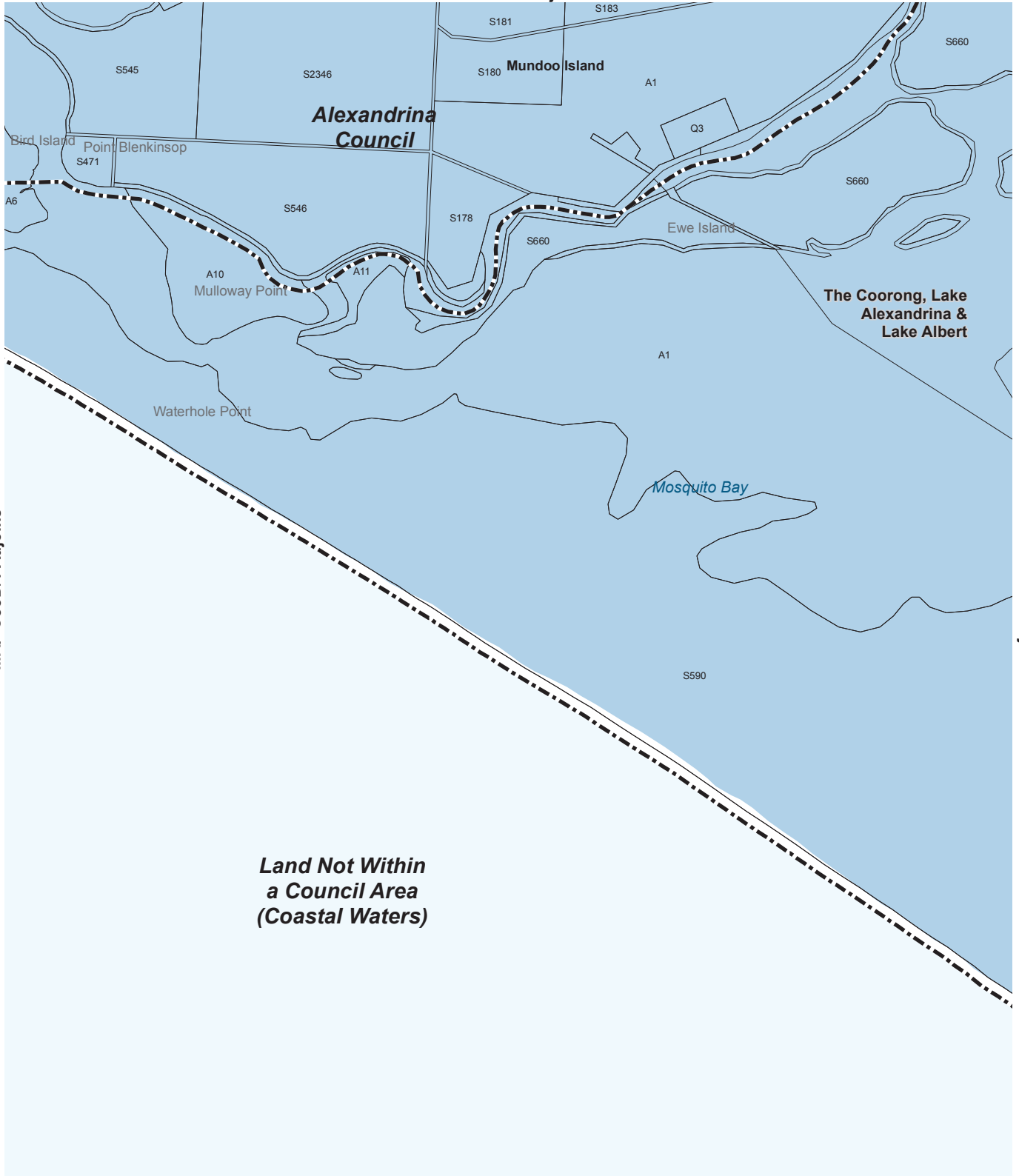
# Overlay Map CooD/9

## DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

-  1956 Flood Boundary
-  Coastal Acid Sulfate Soils
-  Development Plan Boundary

MAP CooD/1 Adjoins



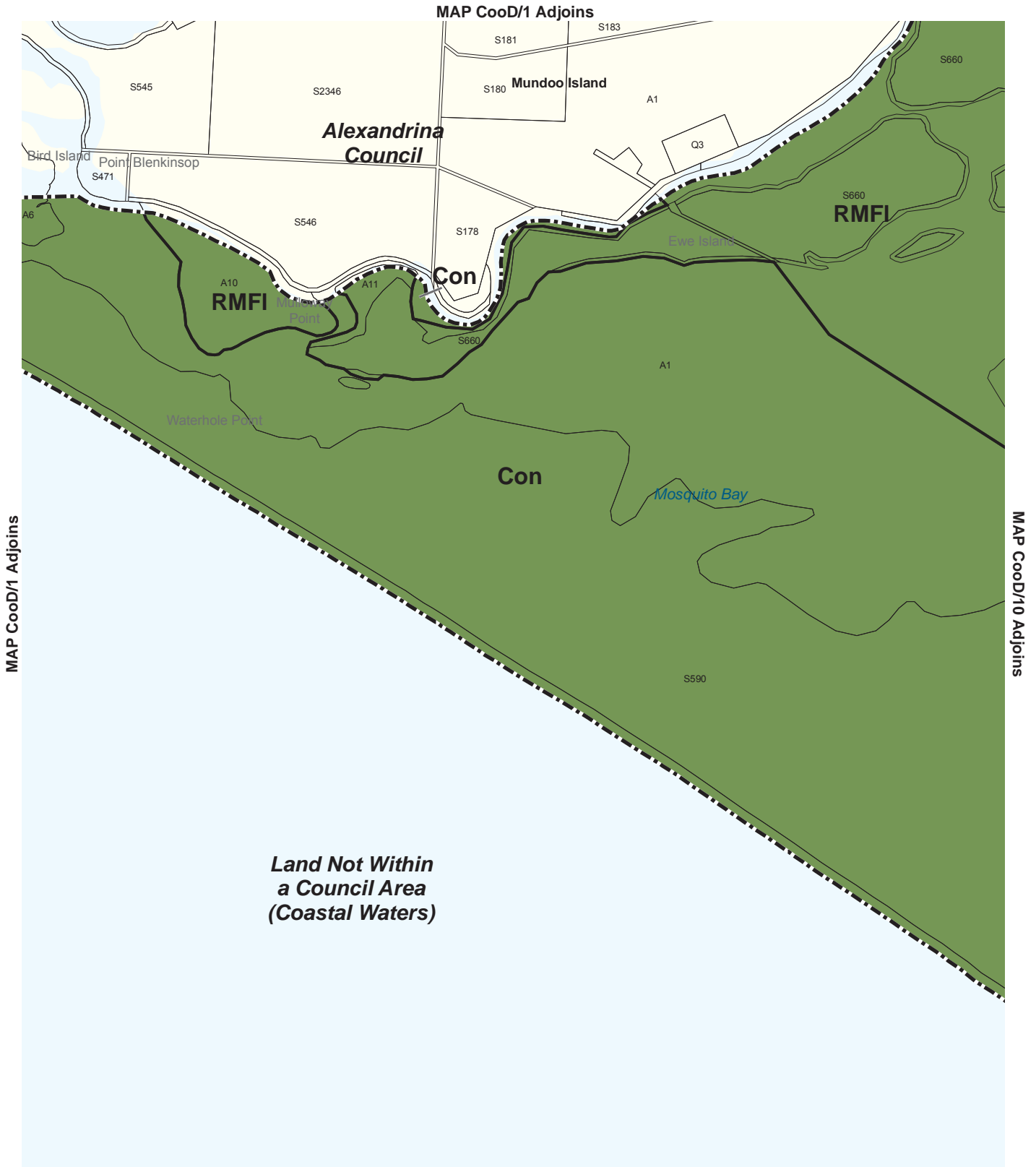
**Land Not Within  
a Council Area  
(Coastal Waters)**

MAP CooD/1 Adjoins



# Overlay Map CooD/9 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



MAP CooD/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

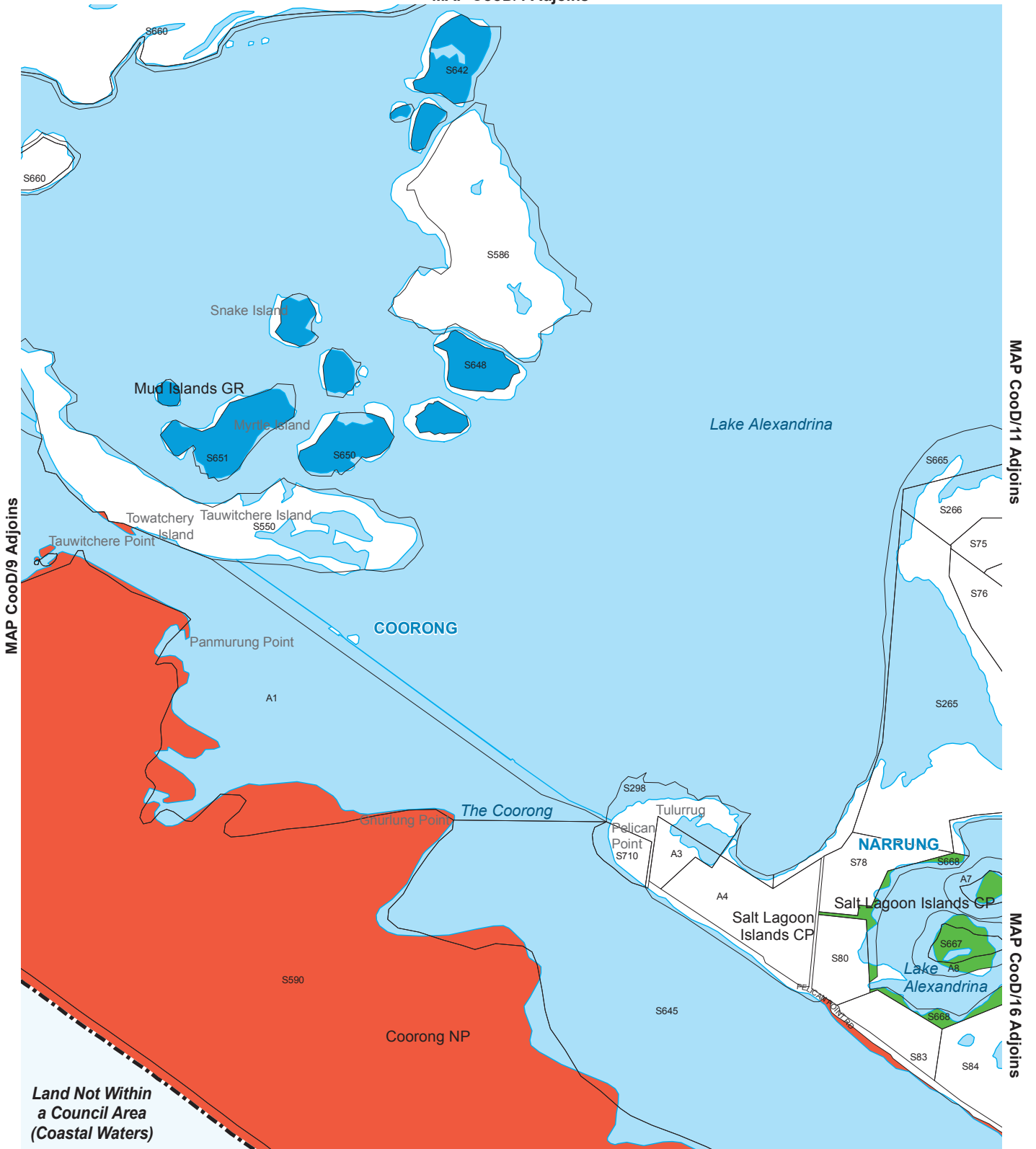


**Zones**

- Con** Conservation
- RMFI** River Murray Flood
- Zone Boundary
- Development Plan Boundary

# Zone Map CooD/9

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

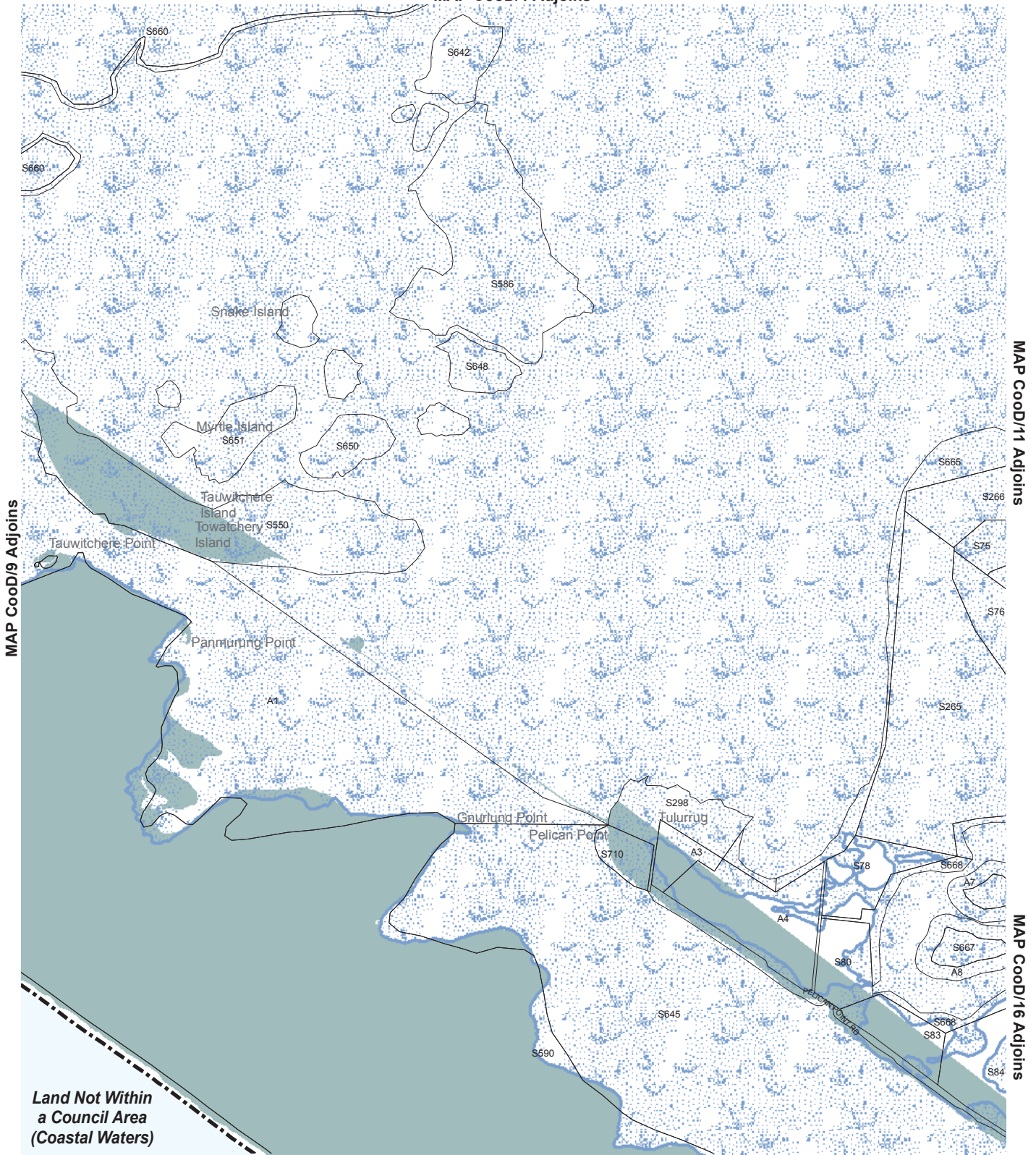


# Location Map CooD/10

- National Park
- Conservation Park
- Game Reserve
- Waterbodies
- Development Plan Boundary



MAP CoD/1 Adjoins






Land Not Within  
a Council Area  
(Coastal Waters)

MAP CoD/1 Adjoins

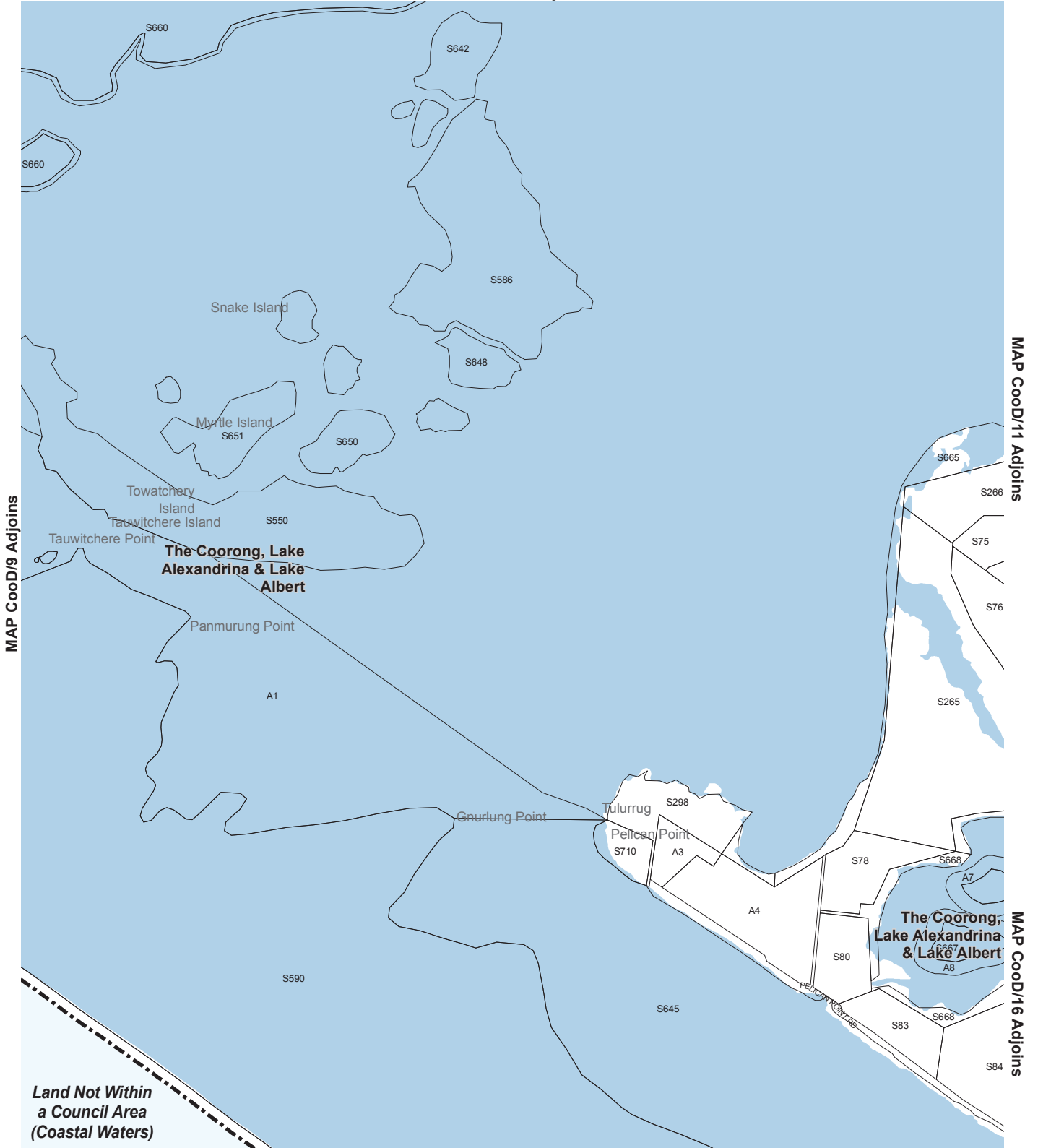


# Overlay Map CoD/10 DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

-  1956 Flood Boundary
-  Coastal Acid Sulfate Soils
-  Development Plan Boundary

MAP CooD/1 Adjoins



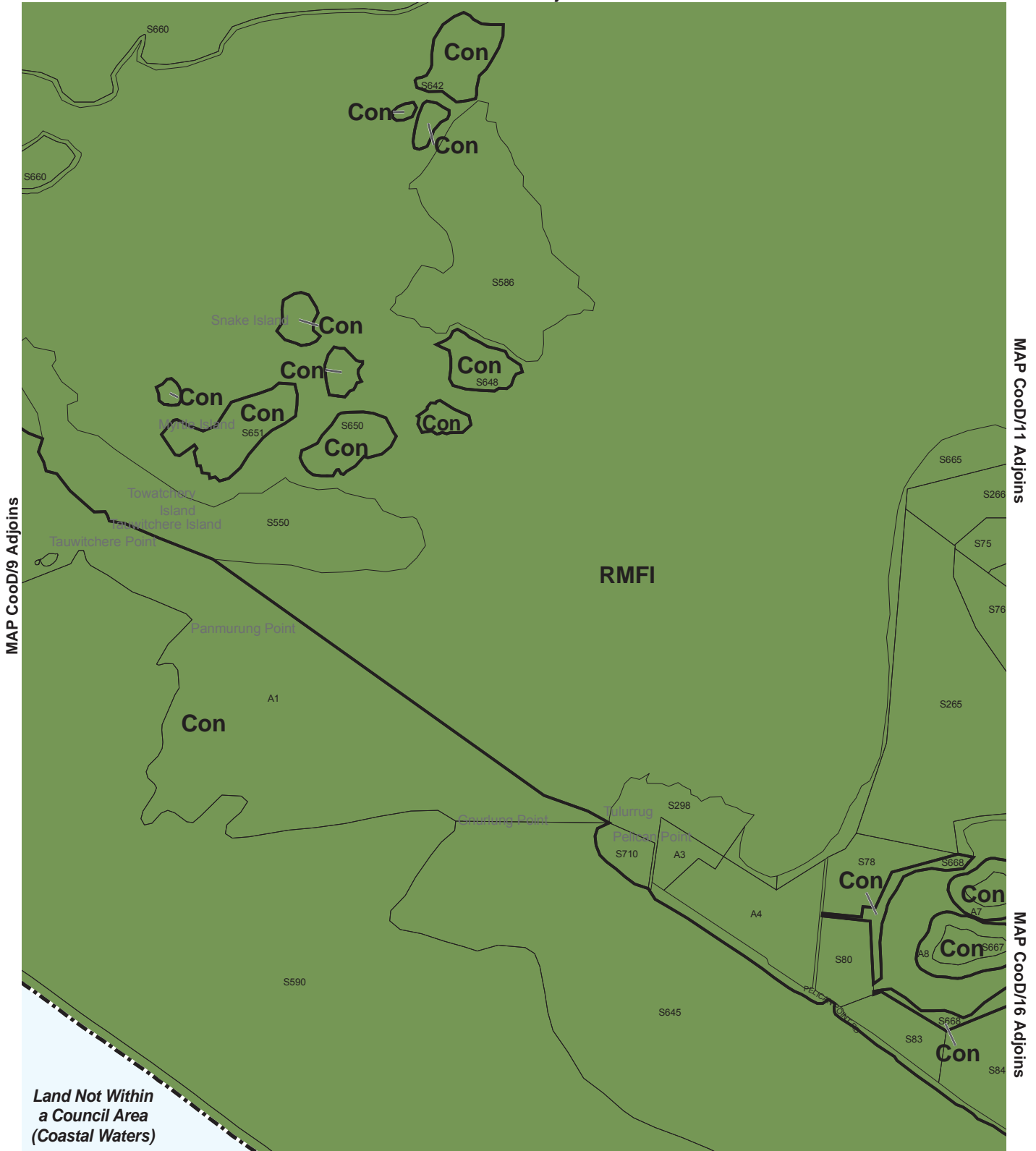
MAP CooD/1 Adjoins

# Overlay Map CooD/10

## NATURAL RESOURCES

COORONG COUNCIL  
Consolidated - 29 November 2018

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



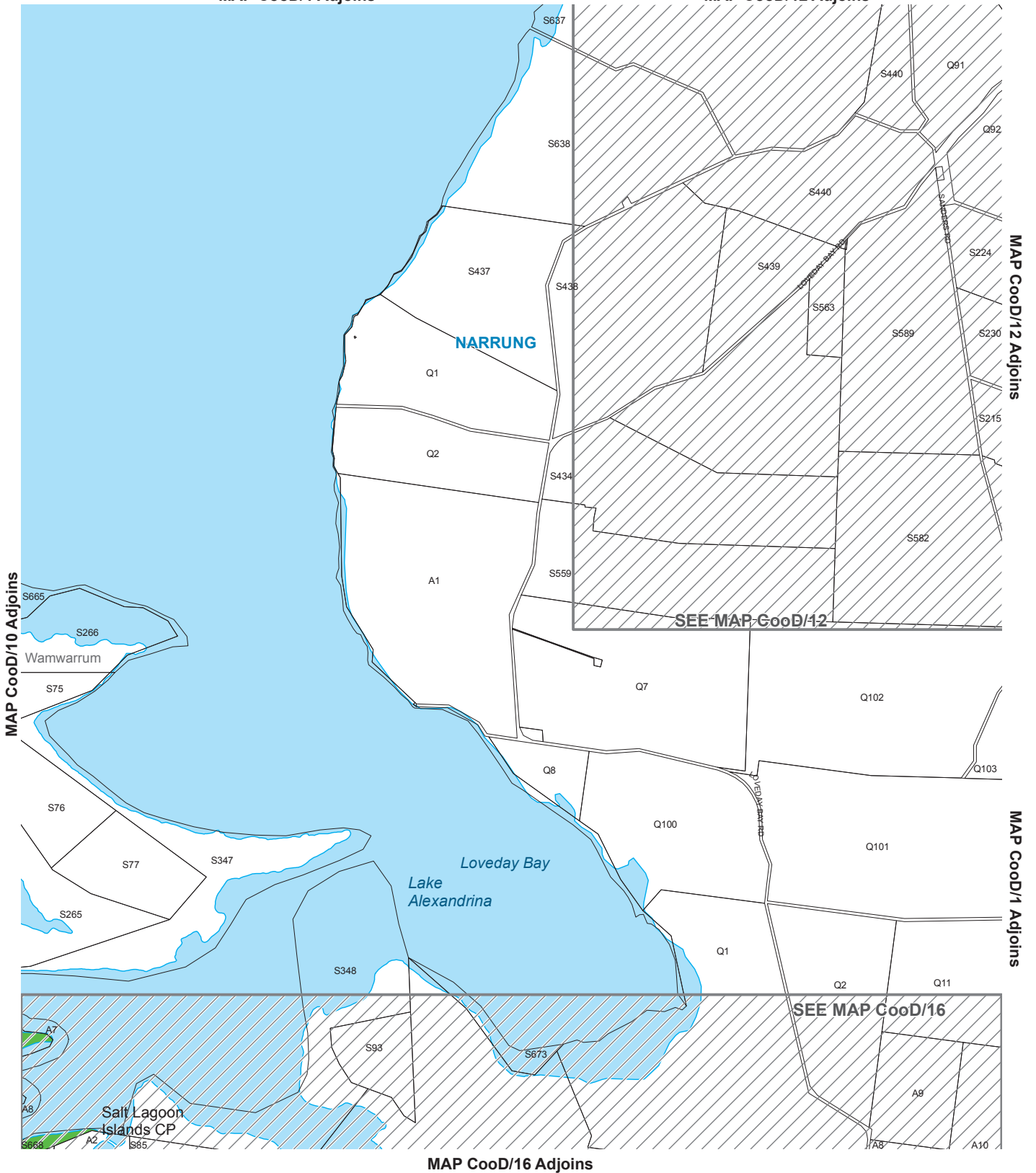
Zones

- Con Conservation
- RMFI River Murray Flood
- Zone Boundary
- Development Plan Boundary

# Zone Map CooD/10

MAP CooD/1 Adjoins

MAP CooD/12 Adjoins

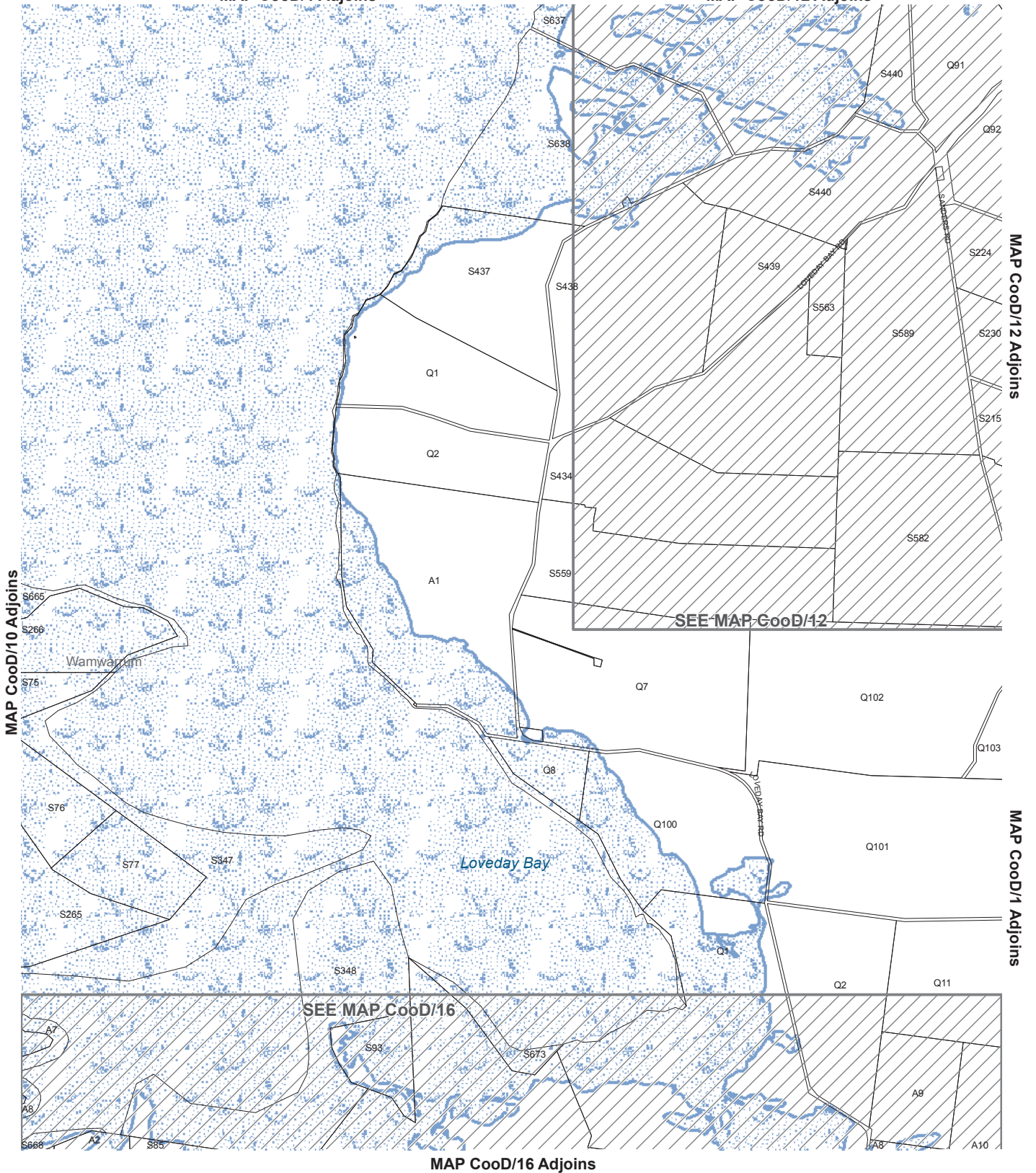


# Location Map CooD/11

- Conservation Park
- Waterbodies

MAP CooD/1 Adjoins

MAP CooD/12 Adjoins



# Overlay Map CooD/11

## DEVELOPMENT CONSTRAINTS

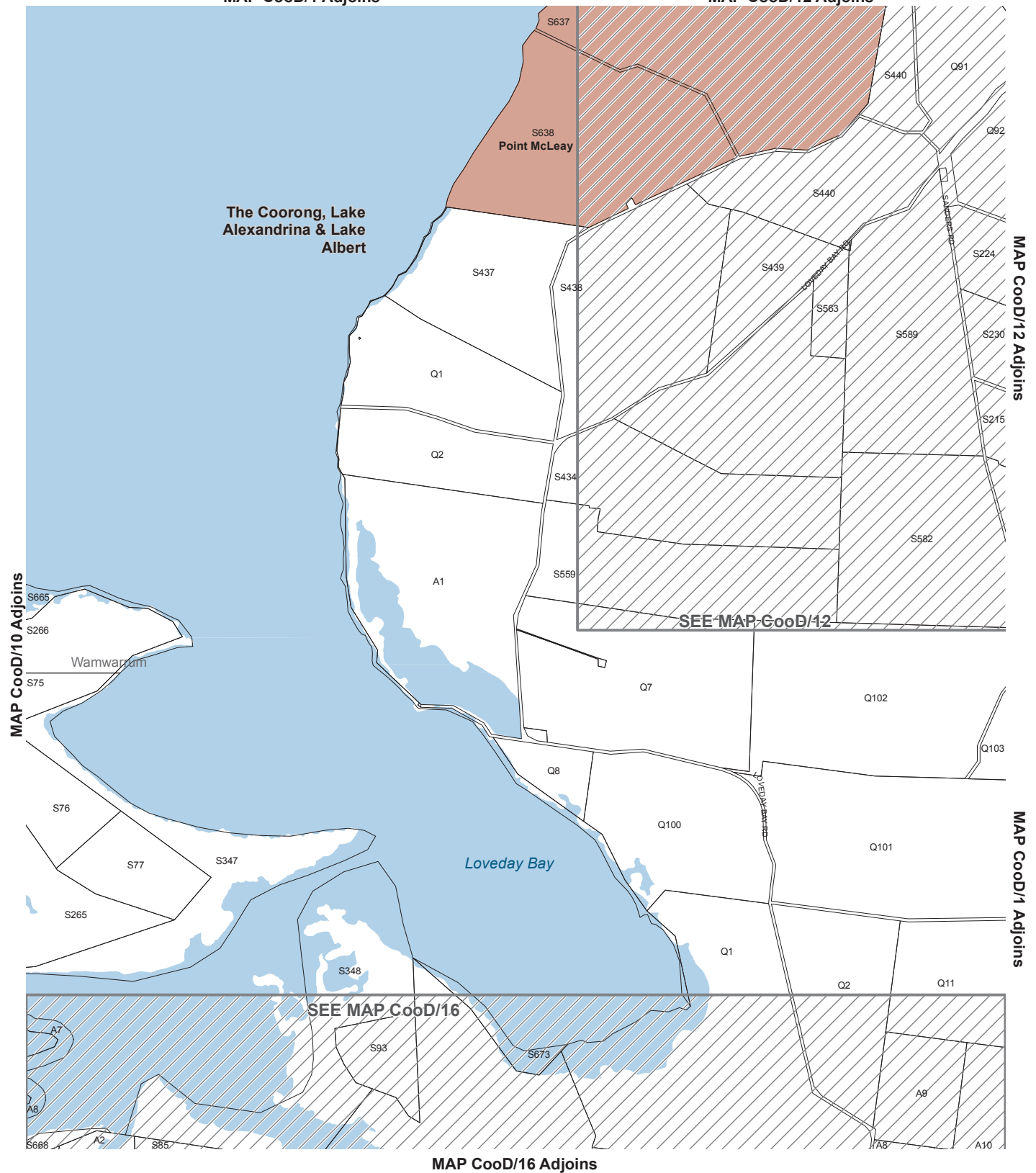
COORONG COUNCIL  
Consolidated - 29 November 2018

 1956 Flood Boundary

MAP CooD/1 Adjoins

MAP CooD/12 Adjoins

The Coorong, Lake Alexandrina & Lake Albert



SEE MAP CooD/12

SEE MAP CooD/16



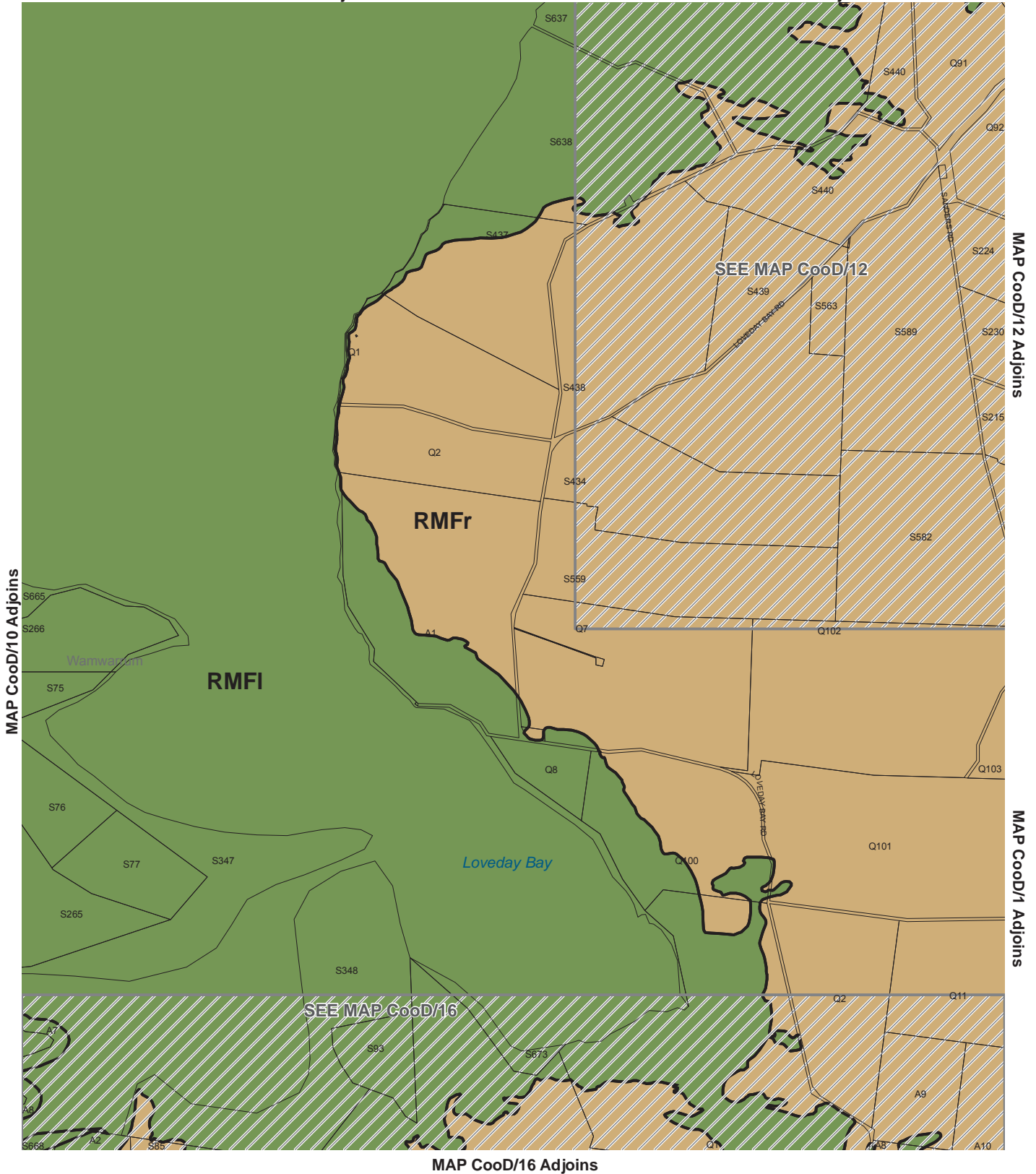
# Overlay Map CooD/11

## NATURAL RESOURCES

- Aboriginal Lands
- Wetlands of National Importance

MAP CooD/1 Adjoins

MAP CooD/12 Adjoins



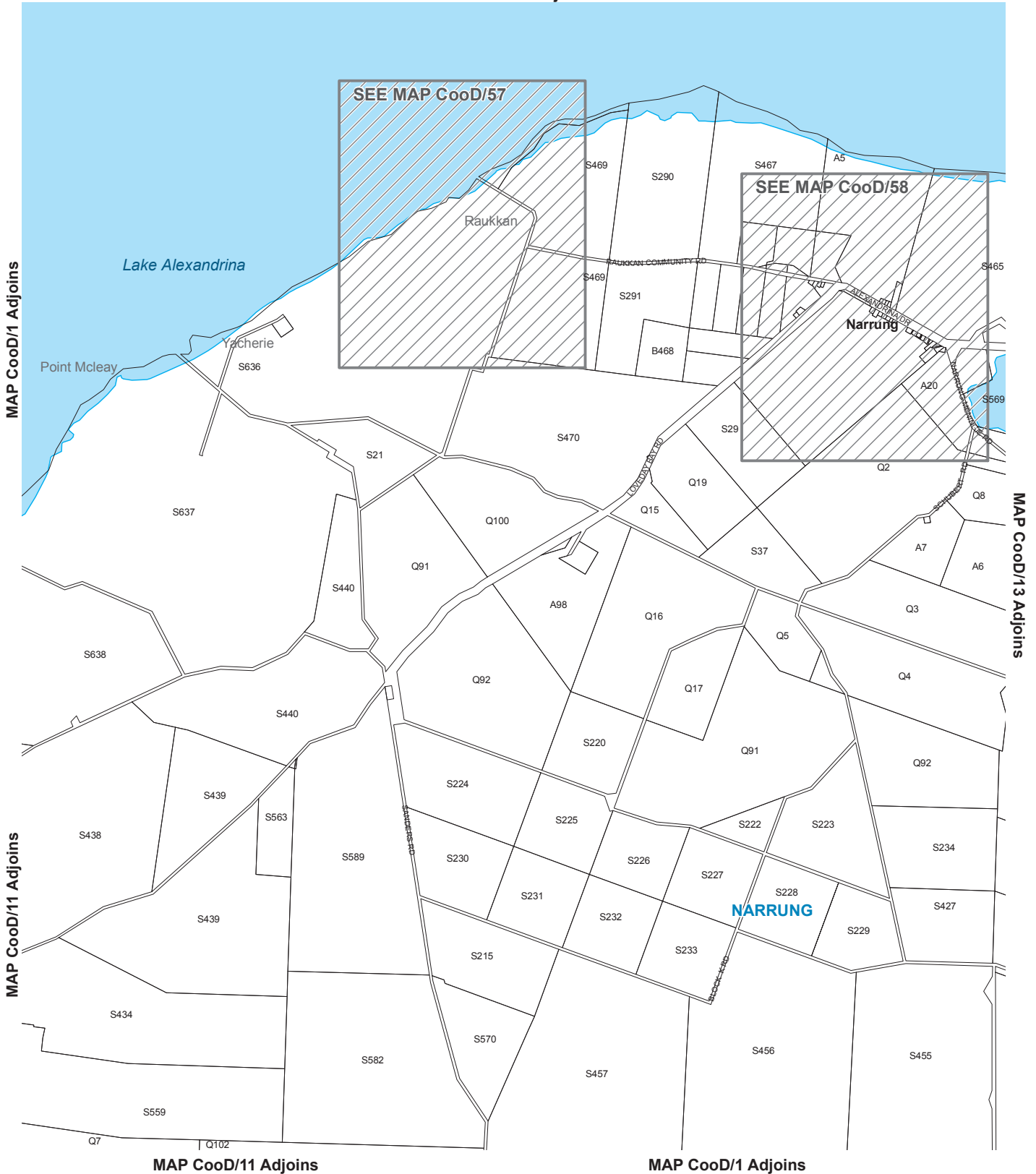
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



# Zone Map CooD/11

- Zones**
- RMFI River Murray Flood
  - RMFr River Murray Fringe
  - Zone Boundary

MAP CooD/1 Adjoins

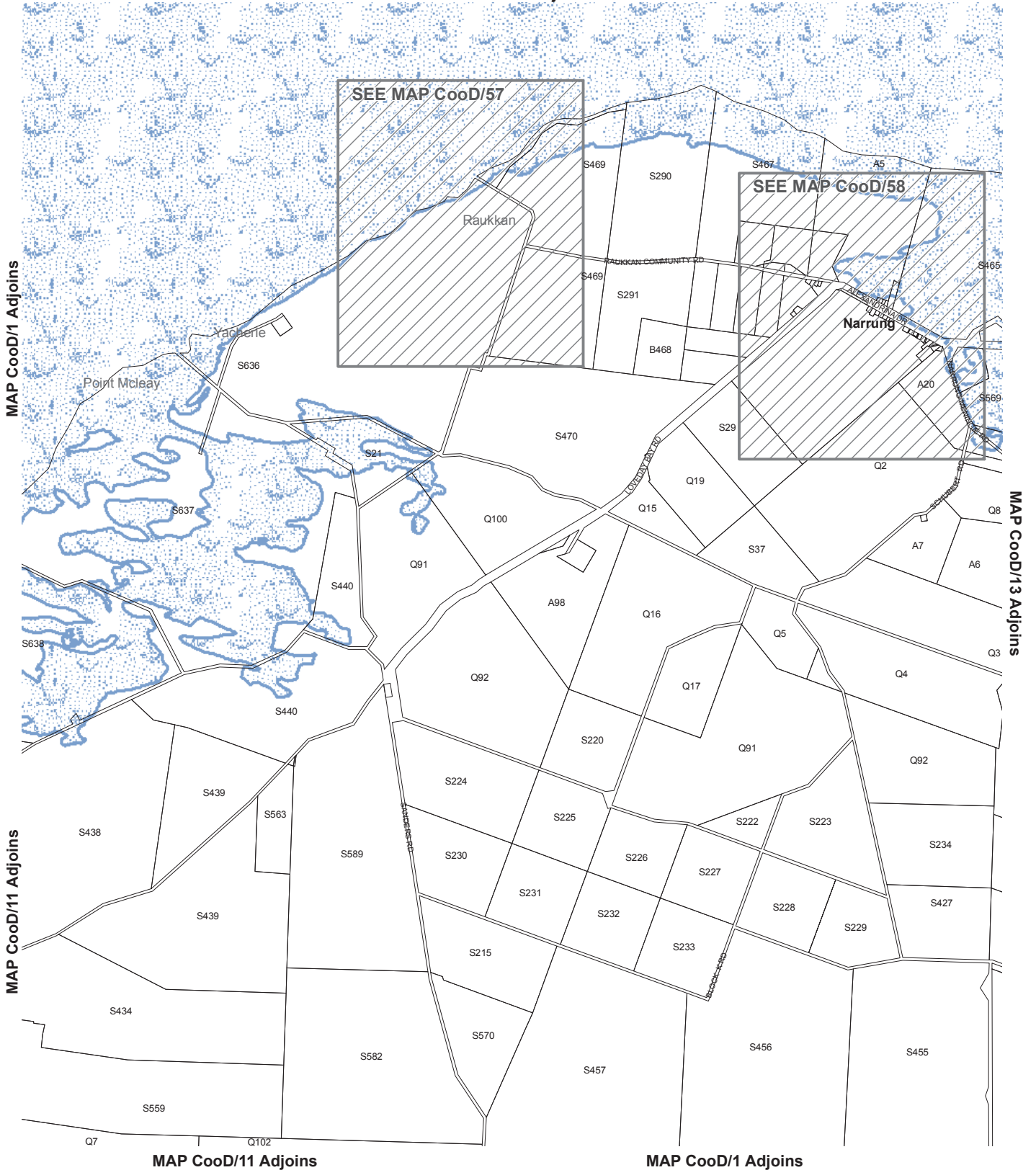


# Location Map CooD/12

 Waterbodies




MAP CooD/1 Adjoins



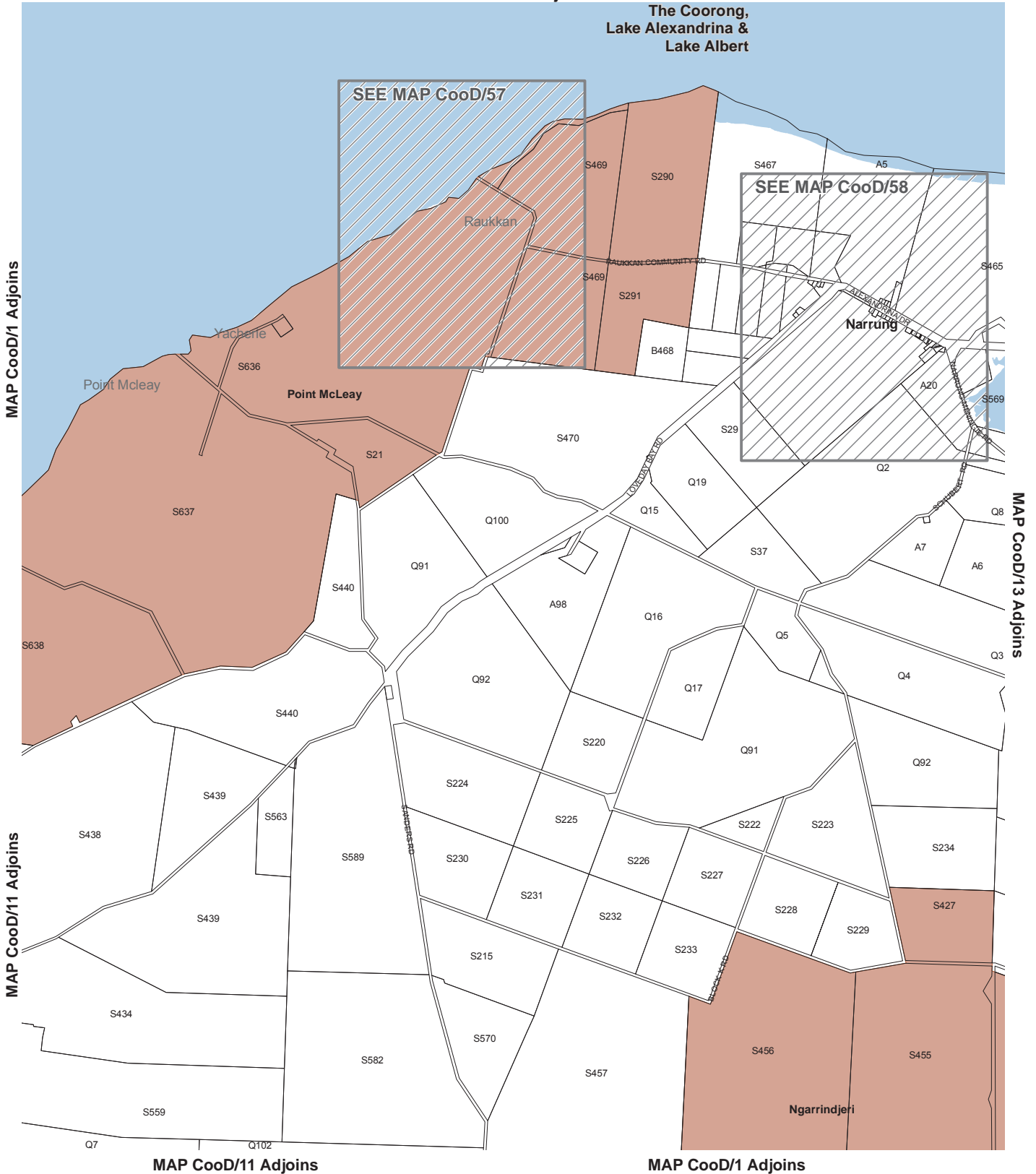
# Overlay Map CooD/12 DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

 1956 Flood Boundary

MAP CooD/1 Adjoins

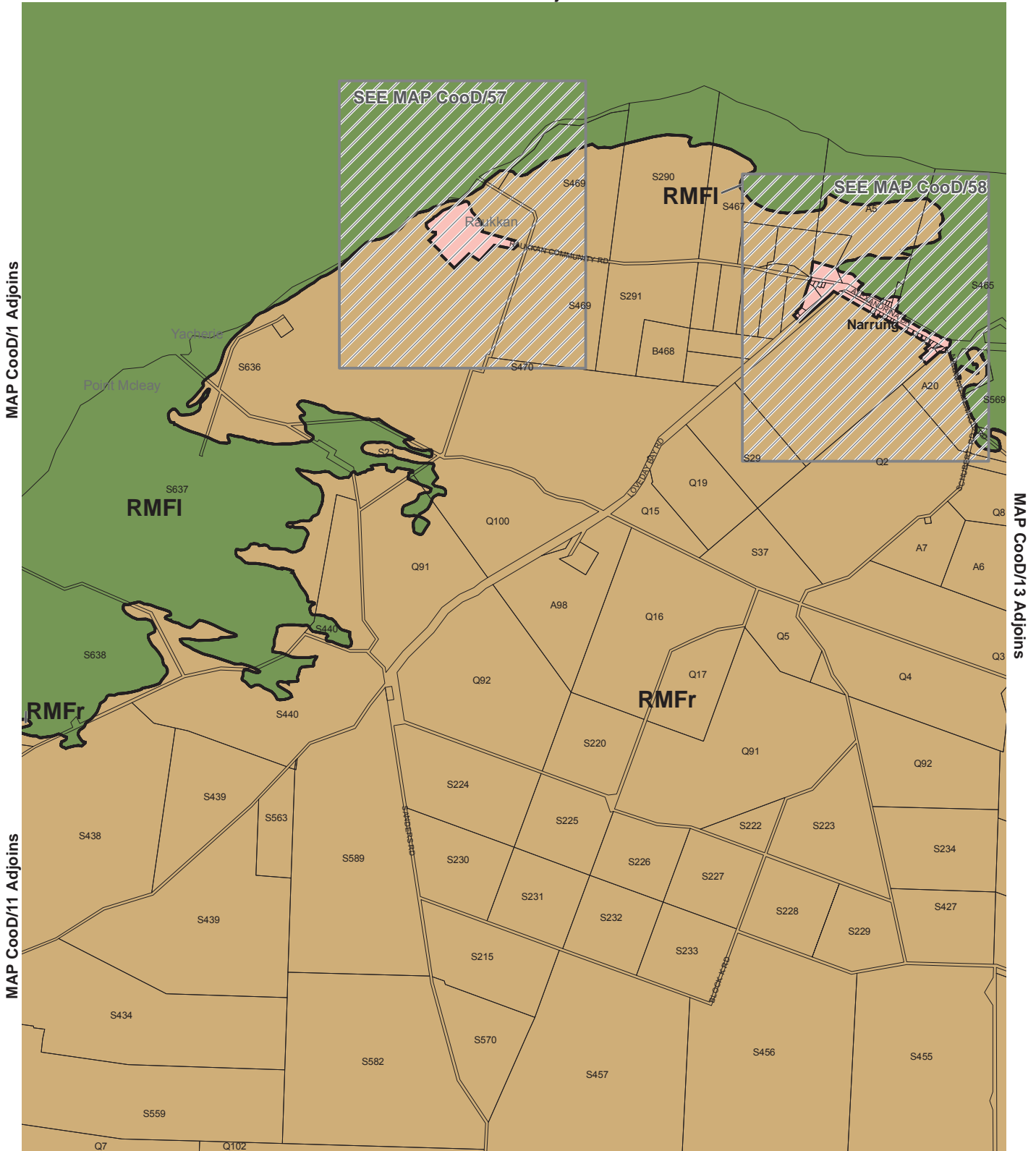
The Coorong,  
Lake Alexandrina &  
Lake Albert



# Overlay Map CooD/12 NATURAL RESOURCES

- Aboriginal Lands
- Wetlands of National Importance

MAP CooD/1 Adjoins



MAP CooD/11 Adjoins

MAP CooD/1 Adjoins

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

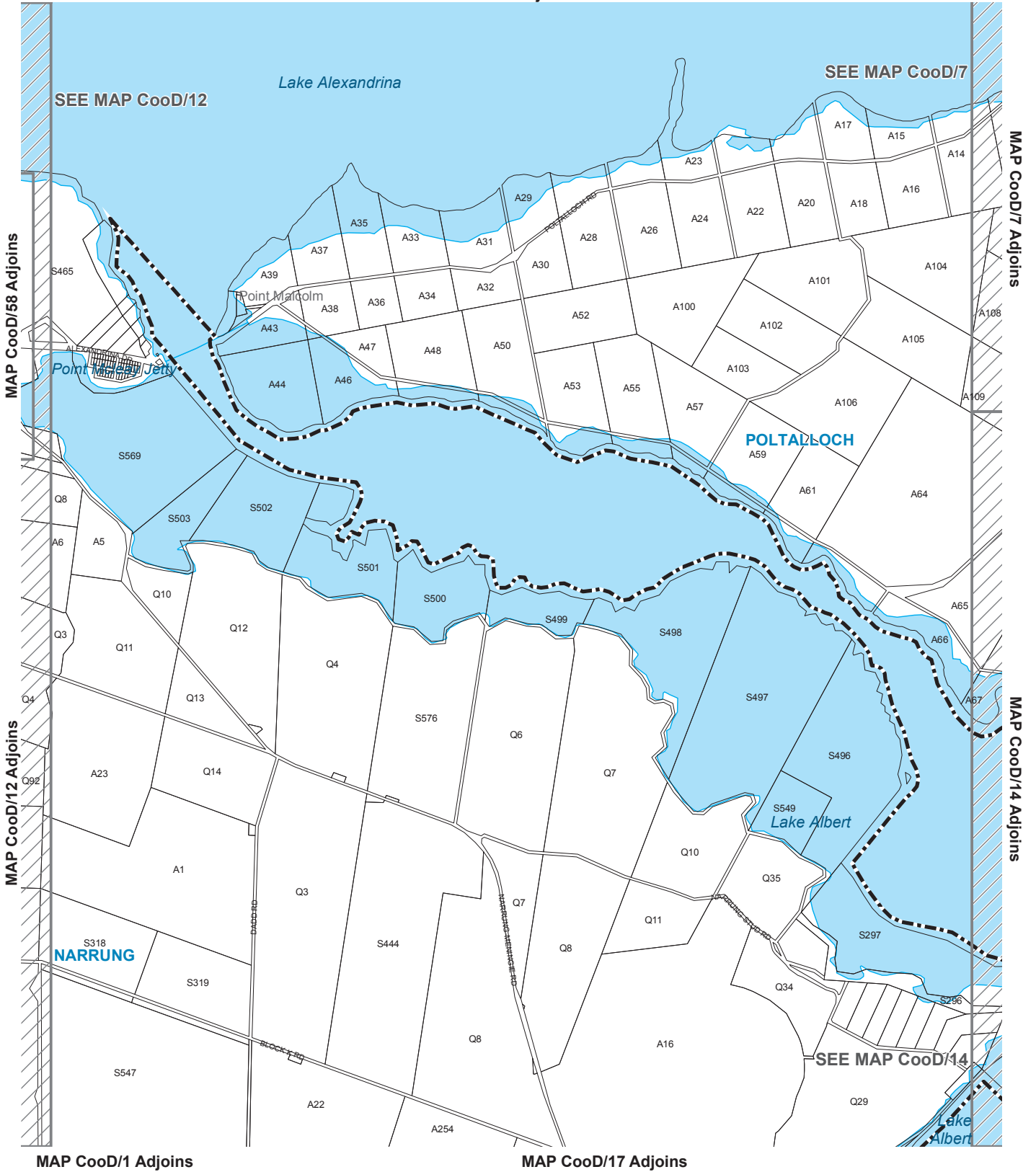


# Zone Map CooD/12



Zones

- River Murray Flood
- River Murray Fringe
- Zone Boundary

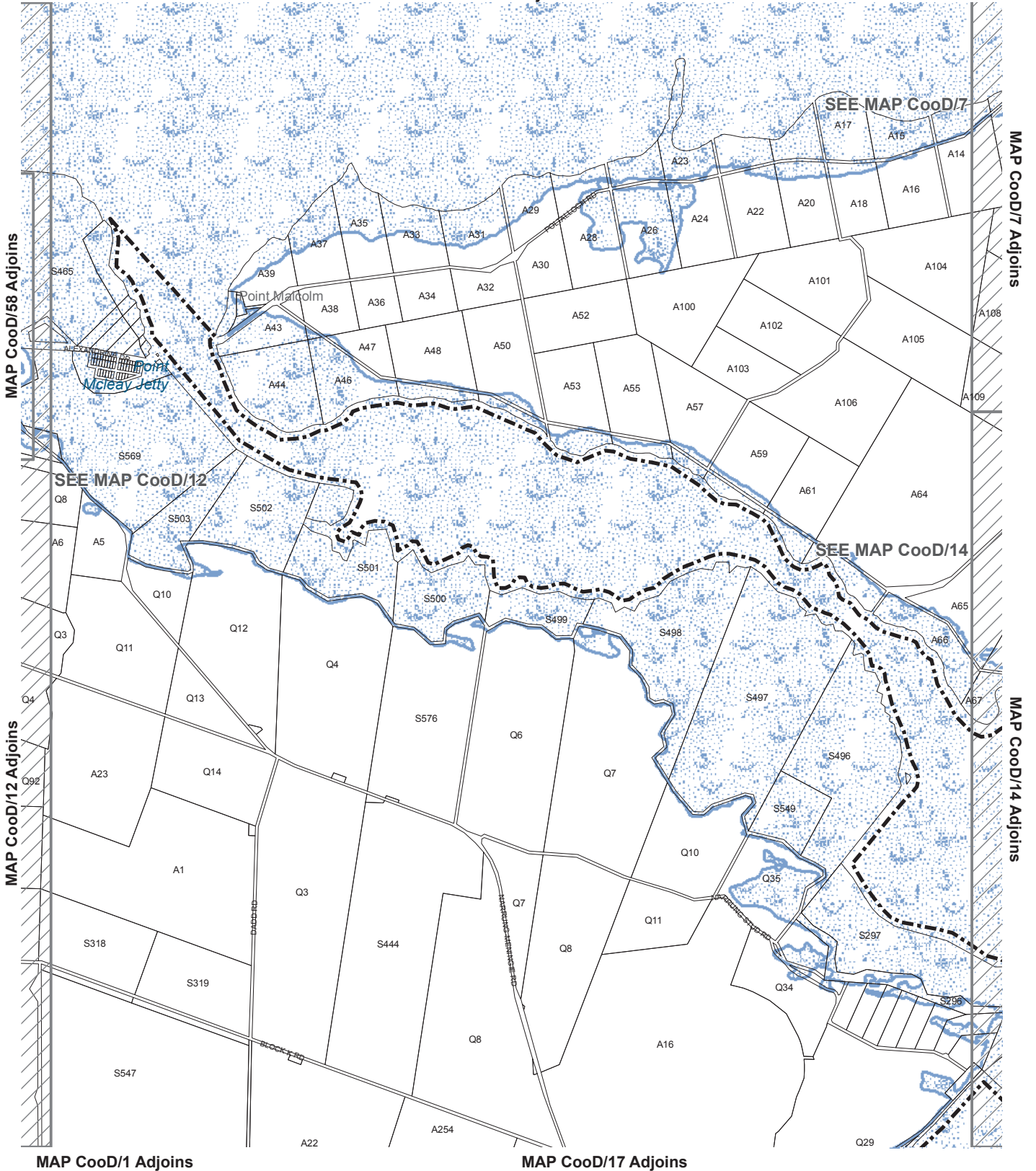
MAP CooD/1 Adjoins





# Location Map CooD/13

-  Waterbodies
-  Development Plan Boundary

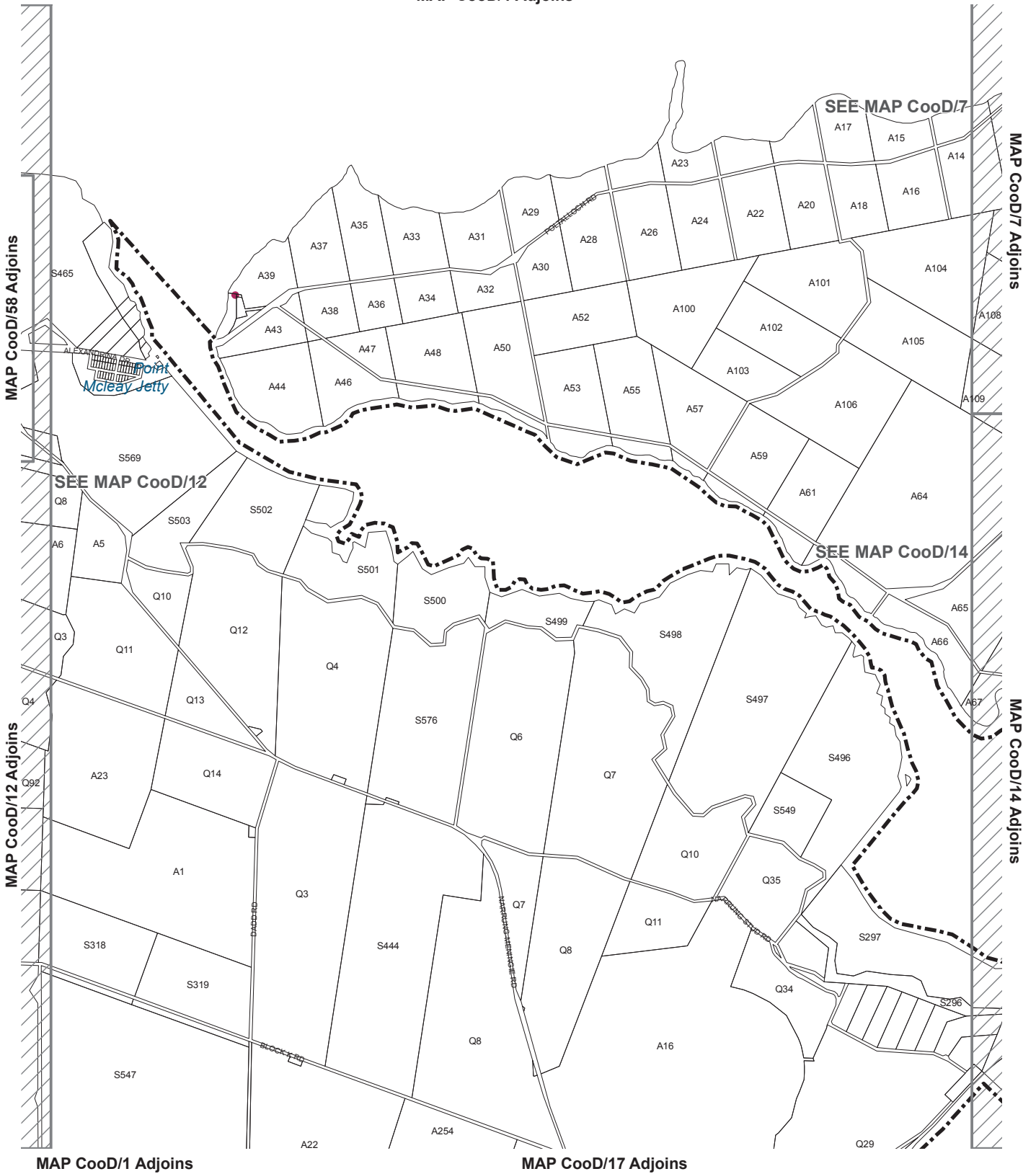
MAP CooD/1 Adjoins



# Overlay Map CooD/13 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

MAP CooD/1 Adjoins



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

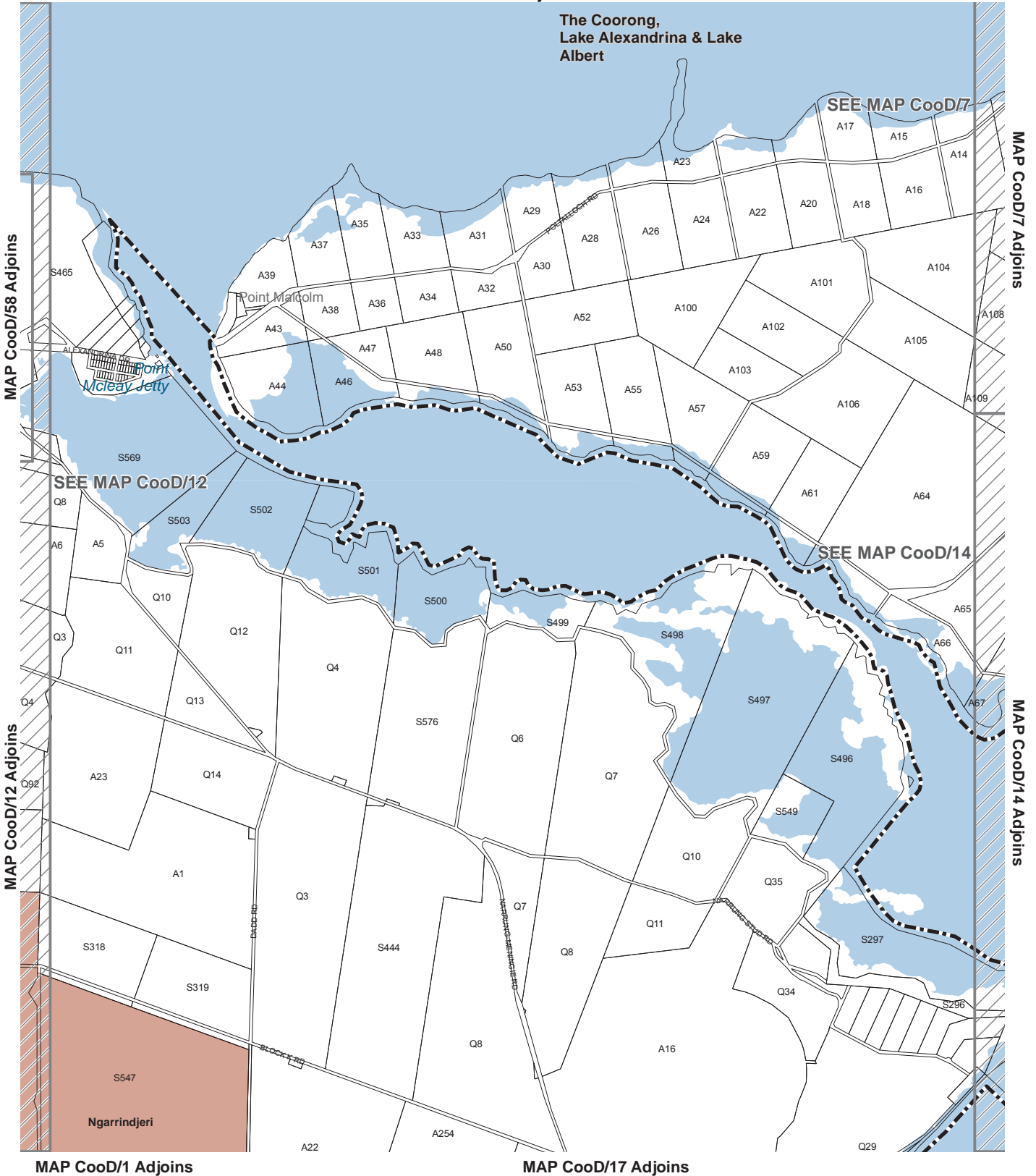


# Overlay Map CooD/13

## HERITAGE

- State heritage place
- Development Plan Boundary

MAP CooD/1 Adjoins



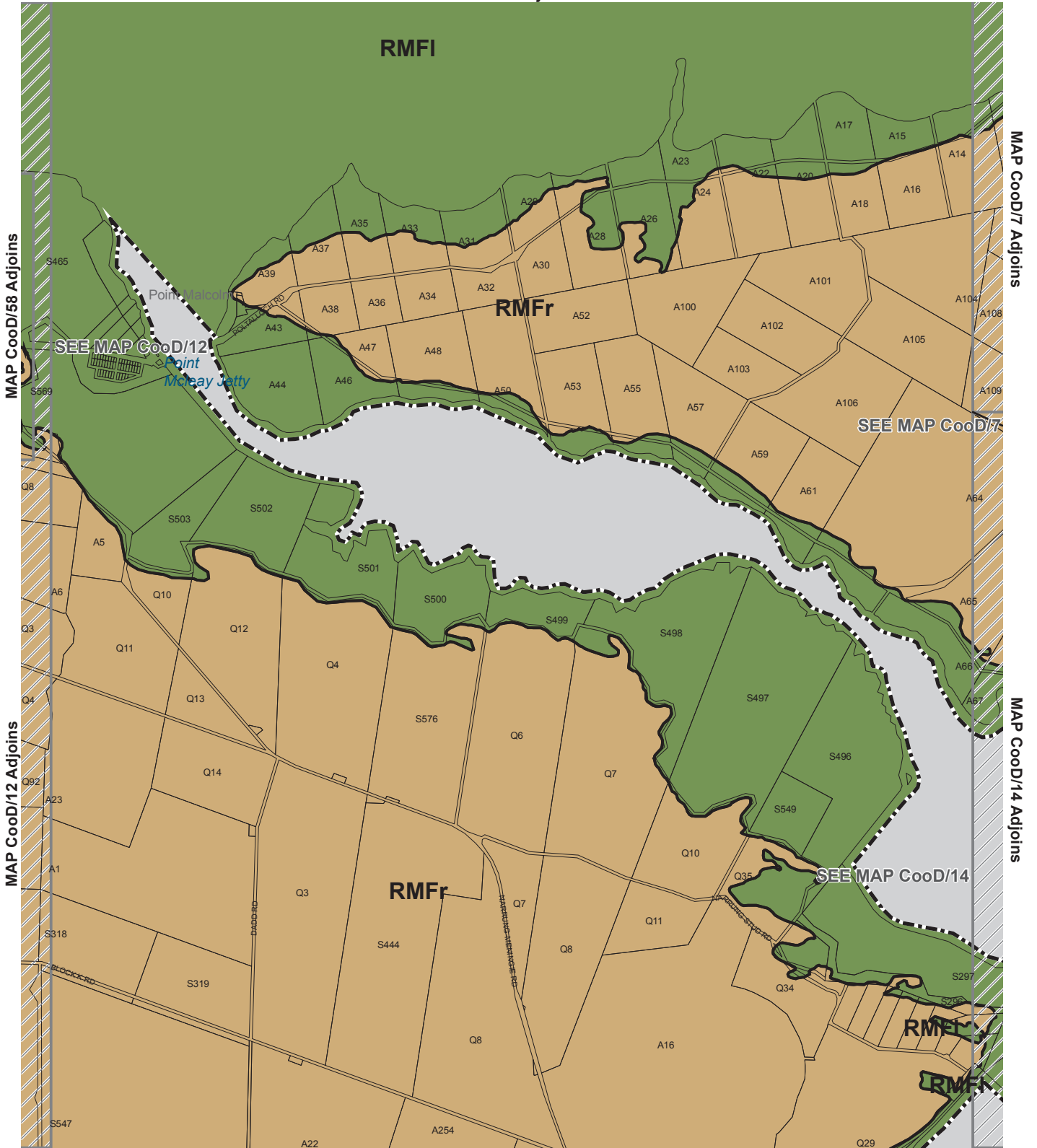
# Overlay Map CooD/13

## NATURAL RESOURCES

COORONG COUNCIL  
Consolidated - 29 November 2018

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

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

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

MAP CooD/17 Adjoins

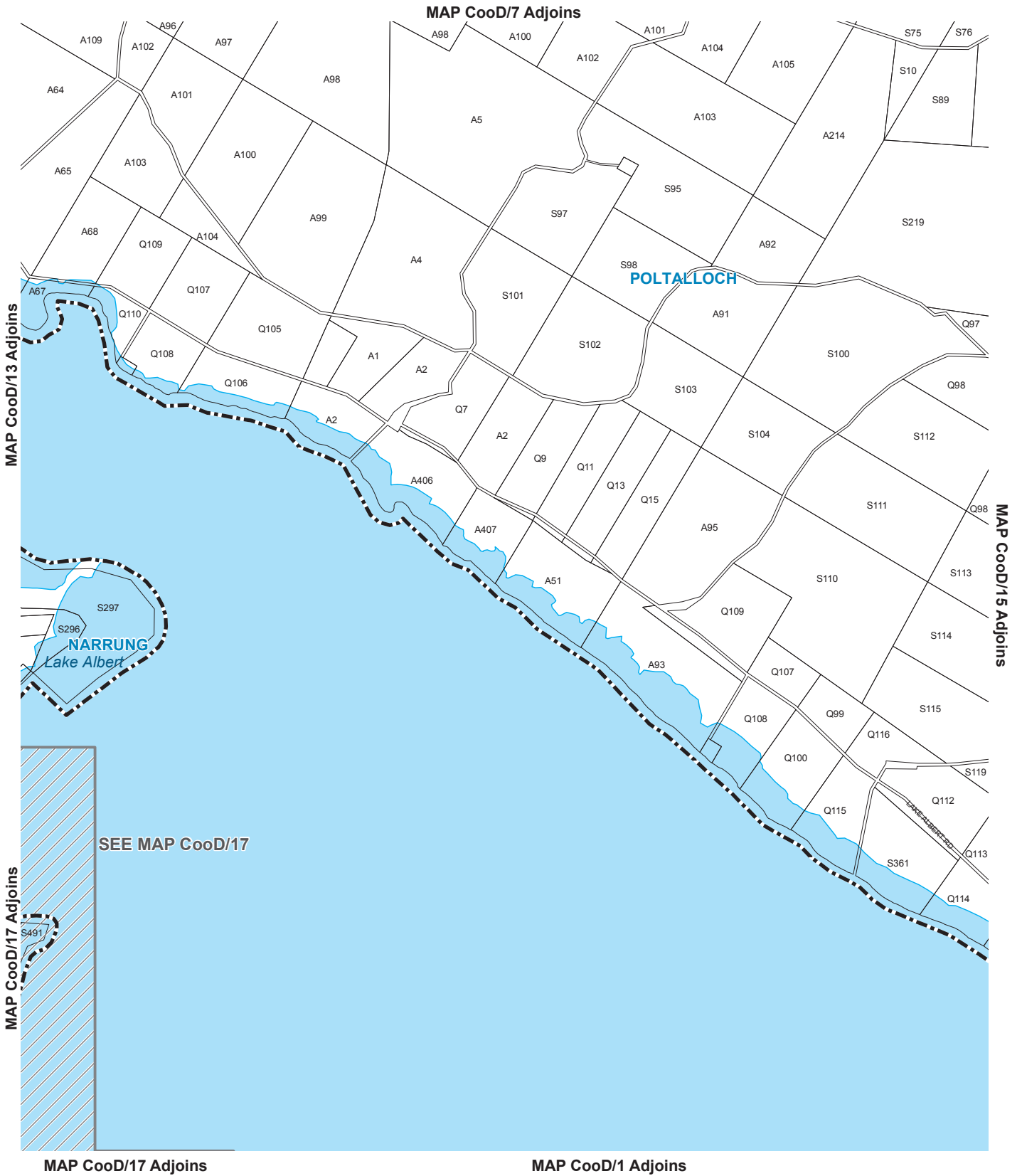


Zones

- River Murray Flood
- River Murray Fringe
- Zone Boundary
- Development Plan Boundary

# Zone Map CooD/13

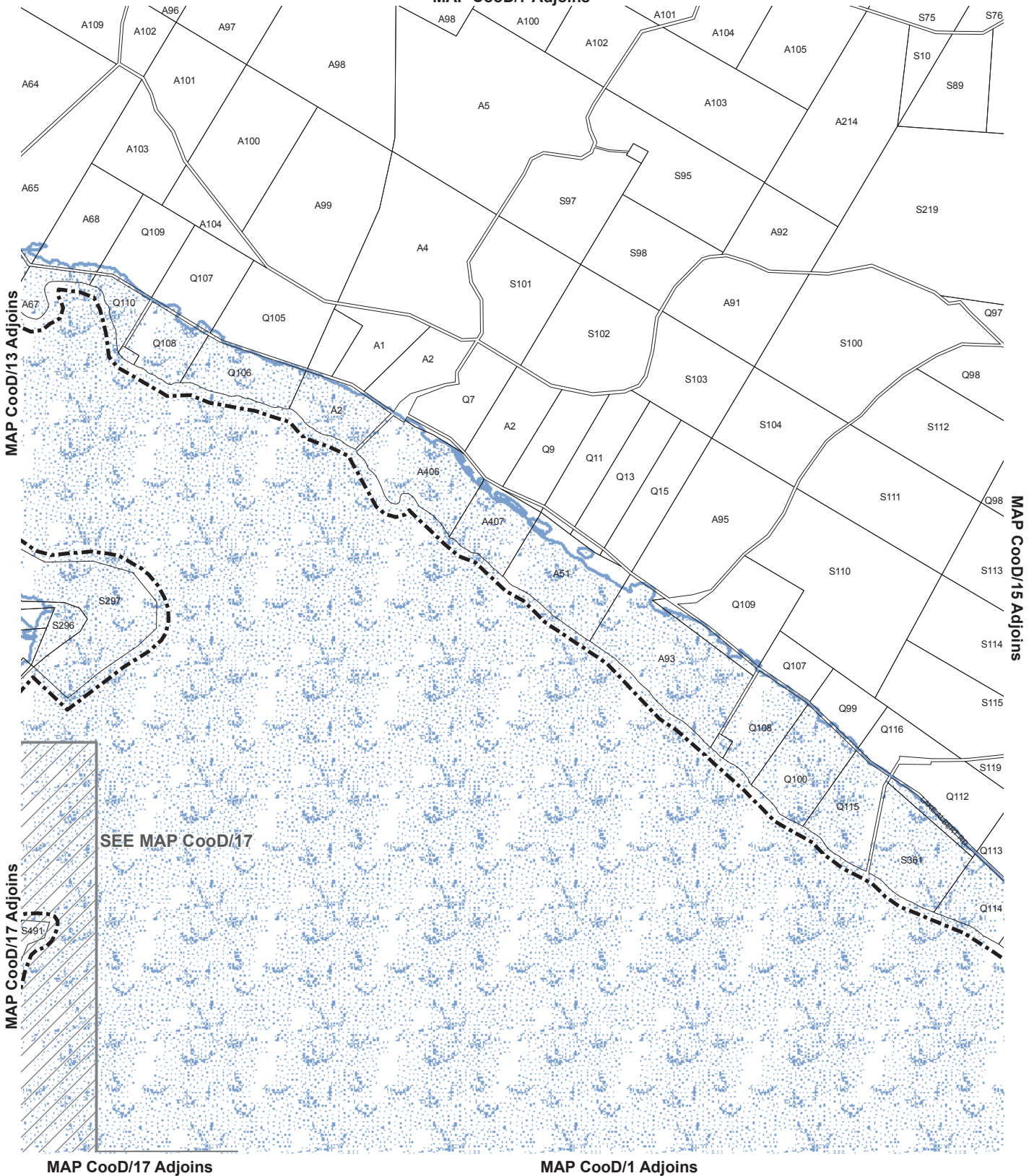




# Location Map CooD/14



- Waterbodies
- Development Plan Boundary

MAP CooD/7 Adjoins

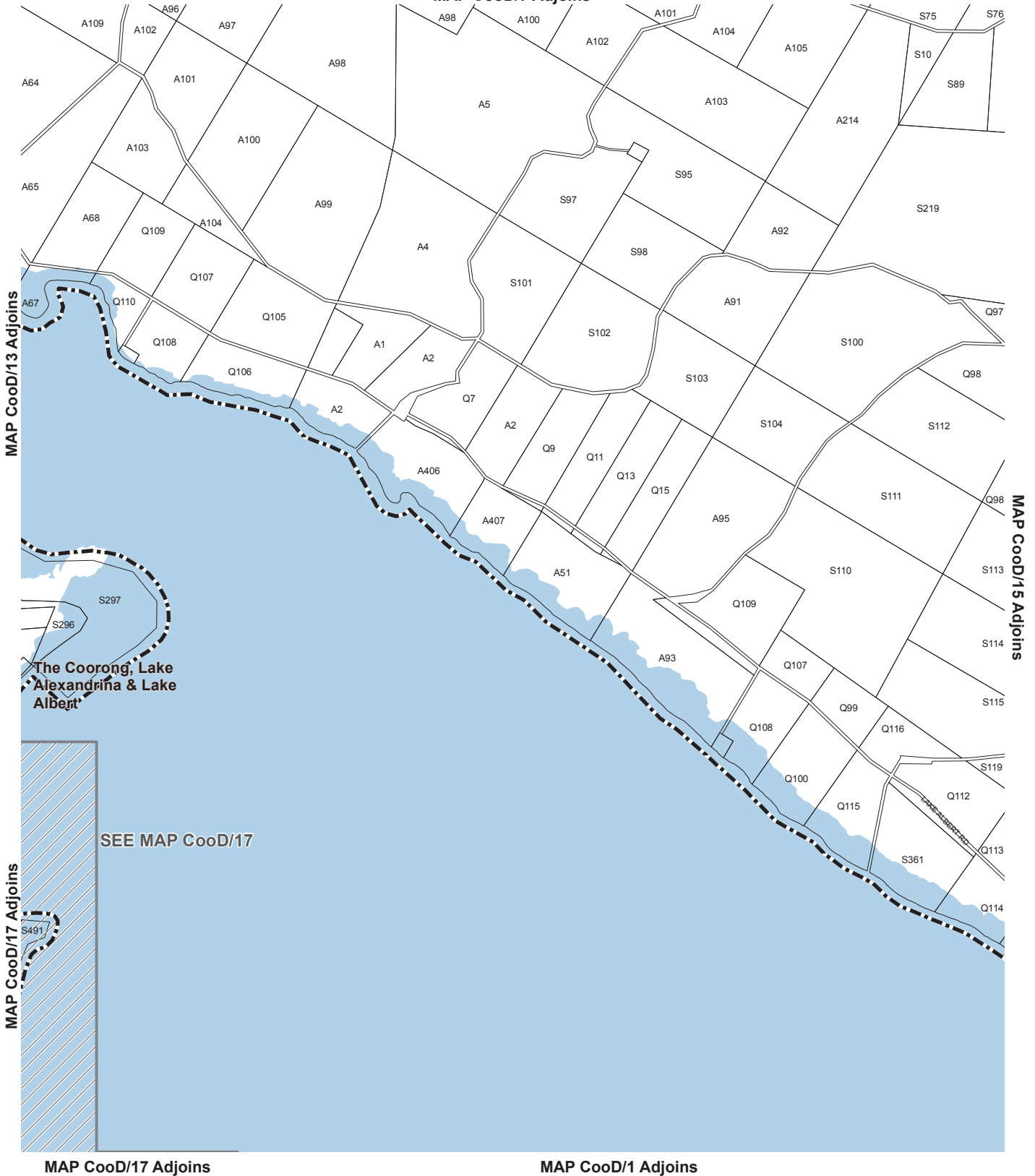


# Overlay Map CooD/14

## DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

MAP CooD/7 Adjoins



MAP CooD/17 Adjoins

MAP CooD/15 Adjoins

MAP CooD/17 Adjoins

MAP CooD/1 Adjoins

SEE MAP CooD/17

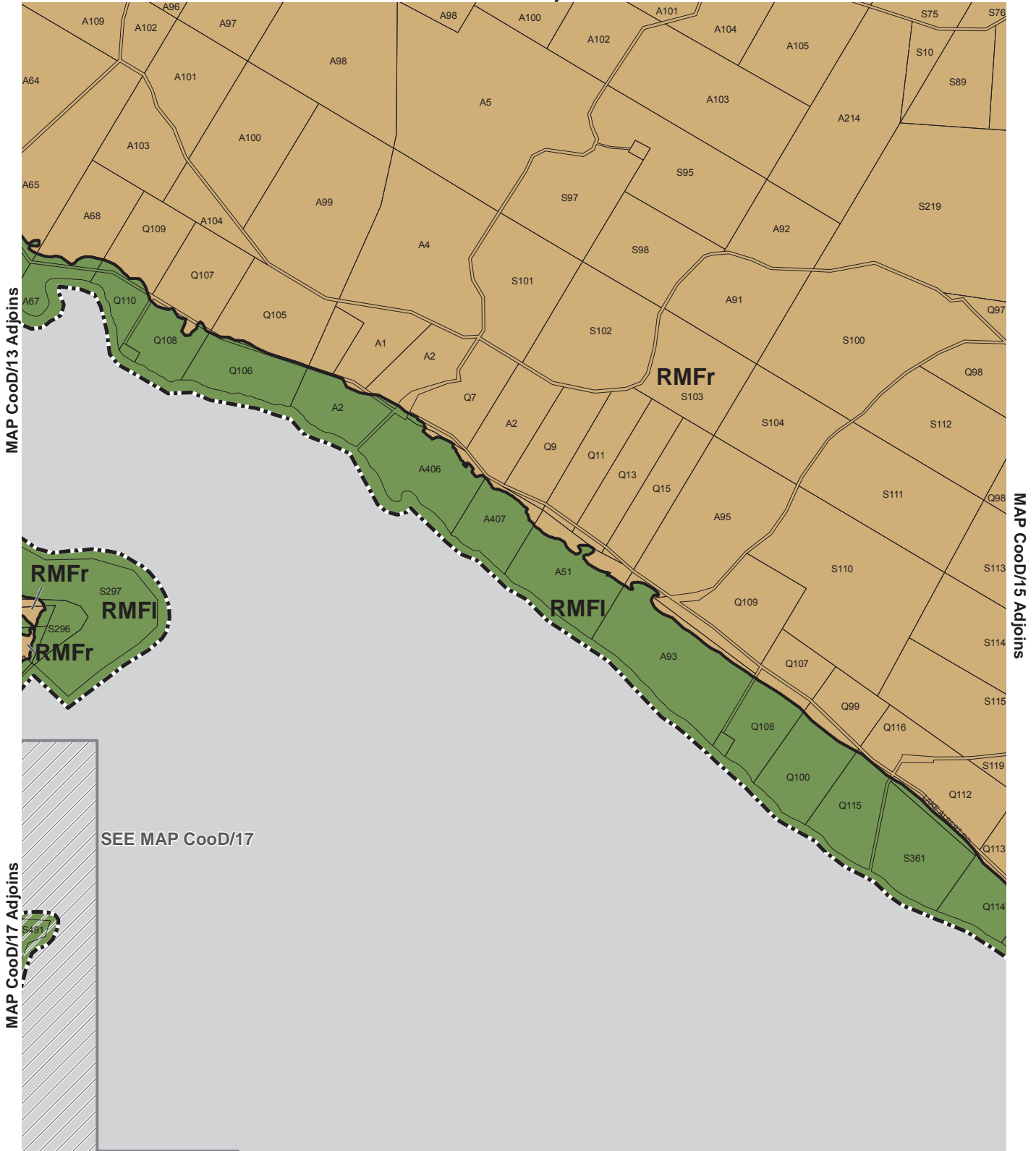
- Wetlands of National Importance
- Development Plan Boundary



# Overlay Map CooD/14

## NATURAL RESOURCES

MAP CooD/7 Adjoins



MAP CooD/17 Adjoins

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

MAP CooD/1 Adjoins



Zones

- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

# Zone Map CooD/14

MAP CooD/8 Adjoins



MAP CooD/18 Adjoins



# Location Map CooD/15

- Waterbodies
- Development Plan Boundary

MAP CooD/8 Adjoins



MAP CooD/14 Adjoins

MAP CooD/1 Adjoins

MAP CooD/18 Adjoins



# Overlay Map CooD/15

## TRANSPORT

- Primary Arterial Roads
- Development Plan Boundary



MAP CooD/8 Adjoins



MAP CooD/18 Adjoins



# Overlay Map CooD/15 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

MAP CooD/8 Adjoins



0 2,000 m

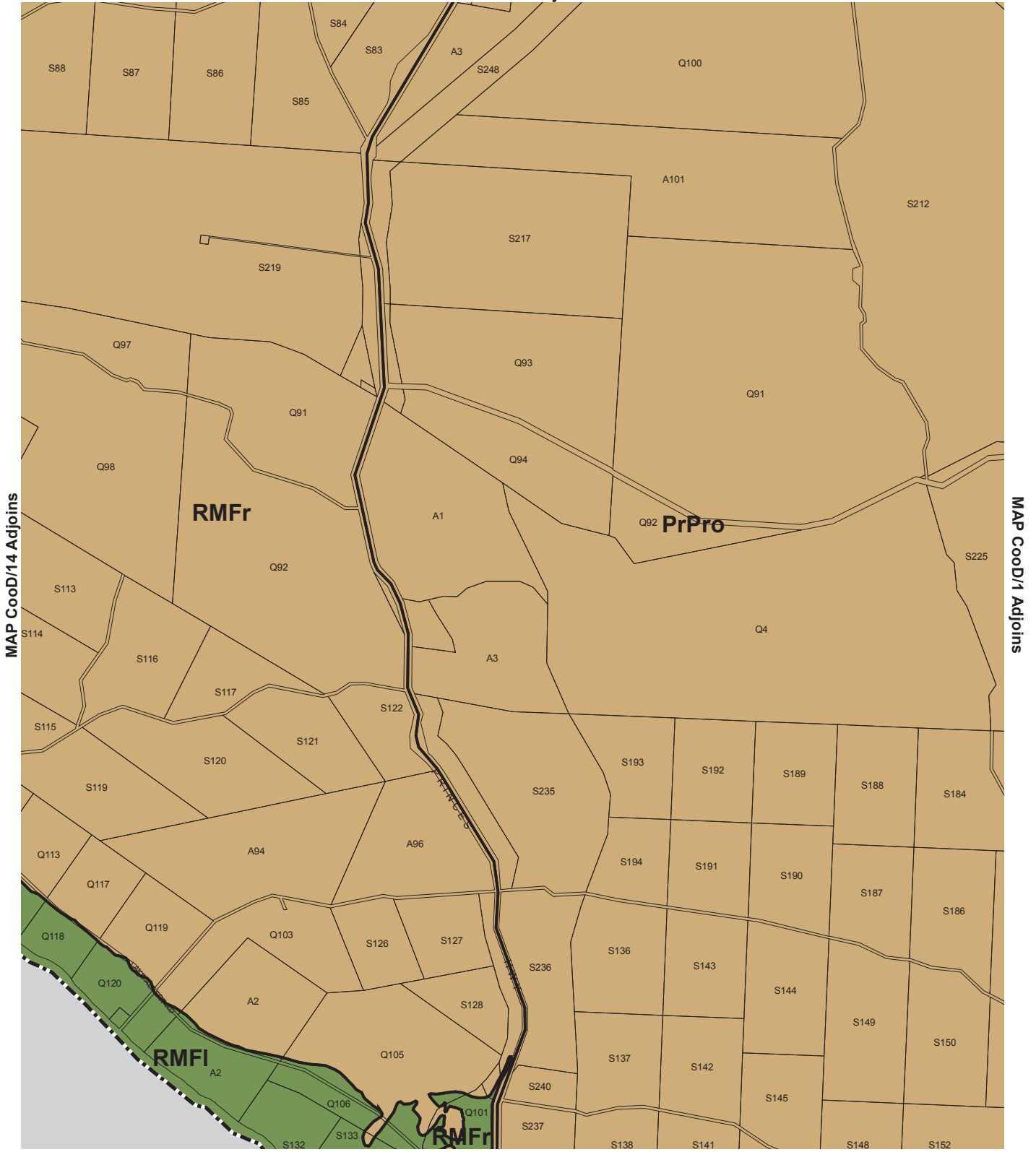
# Overlay Map CooD/15

## NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



MAP CooD/8 Adjoins



MAP CooD/14 Adjoins

MAP CooD/1 Adjoins

MAP CooD/18 Adjoins

Lamberts Conformal Conic Projection, GDA94

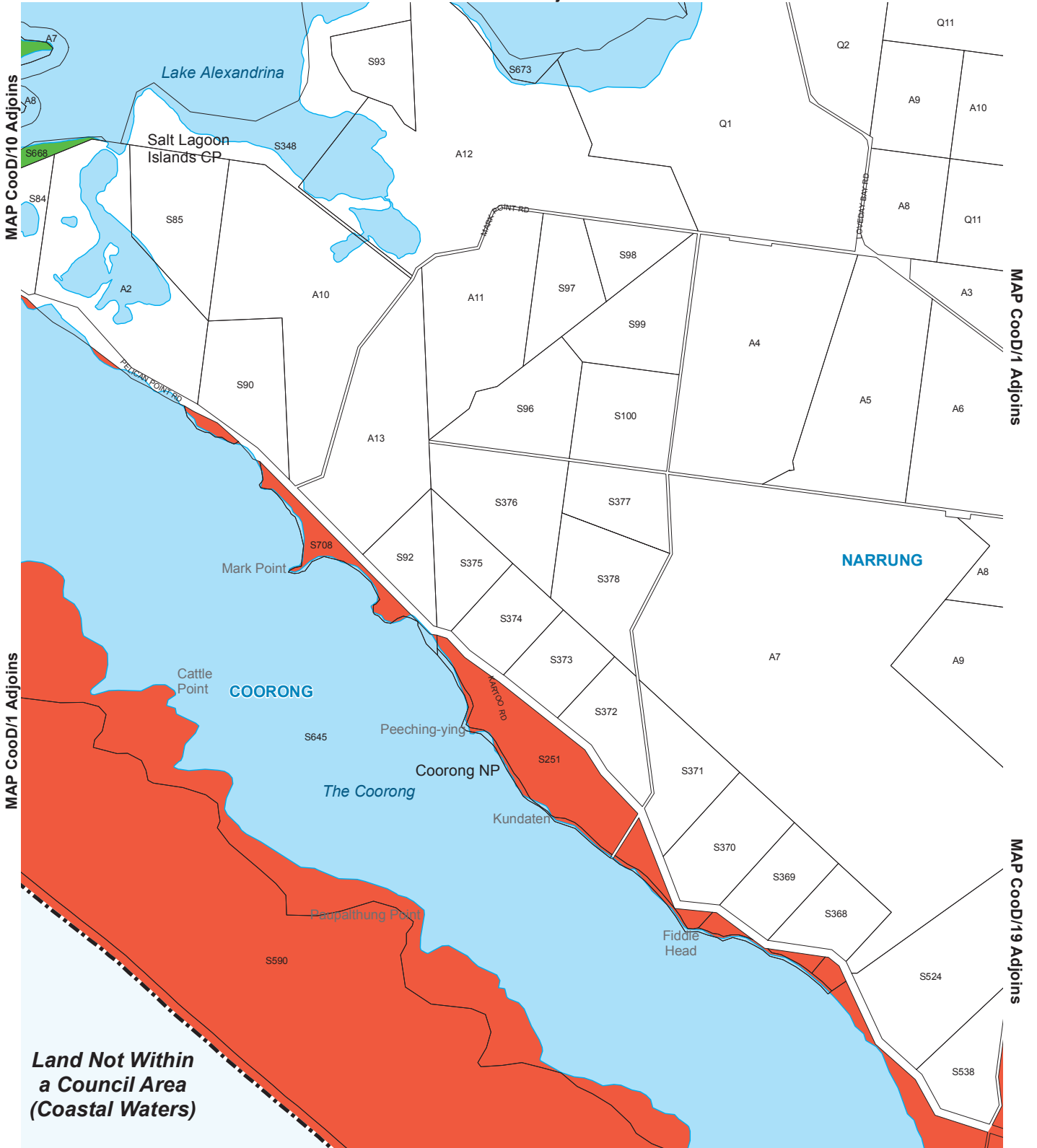


Zones

- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

# Zone Map CooD/15

MAP CooD/11 Adjoins



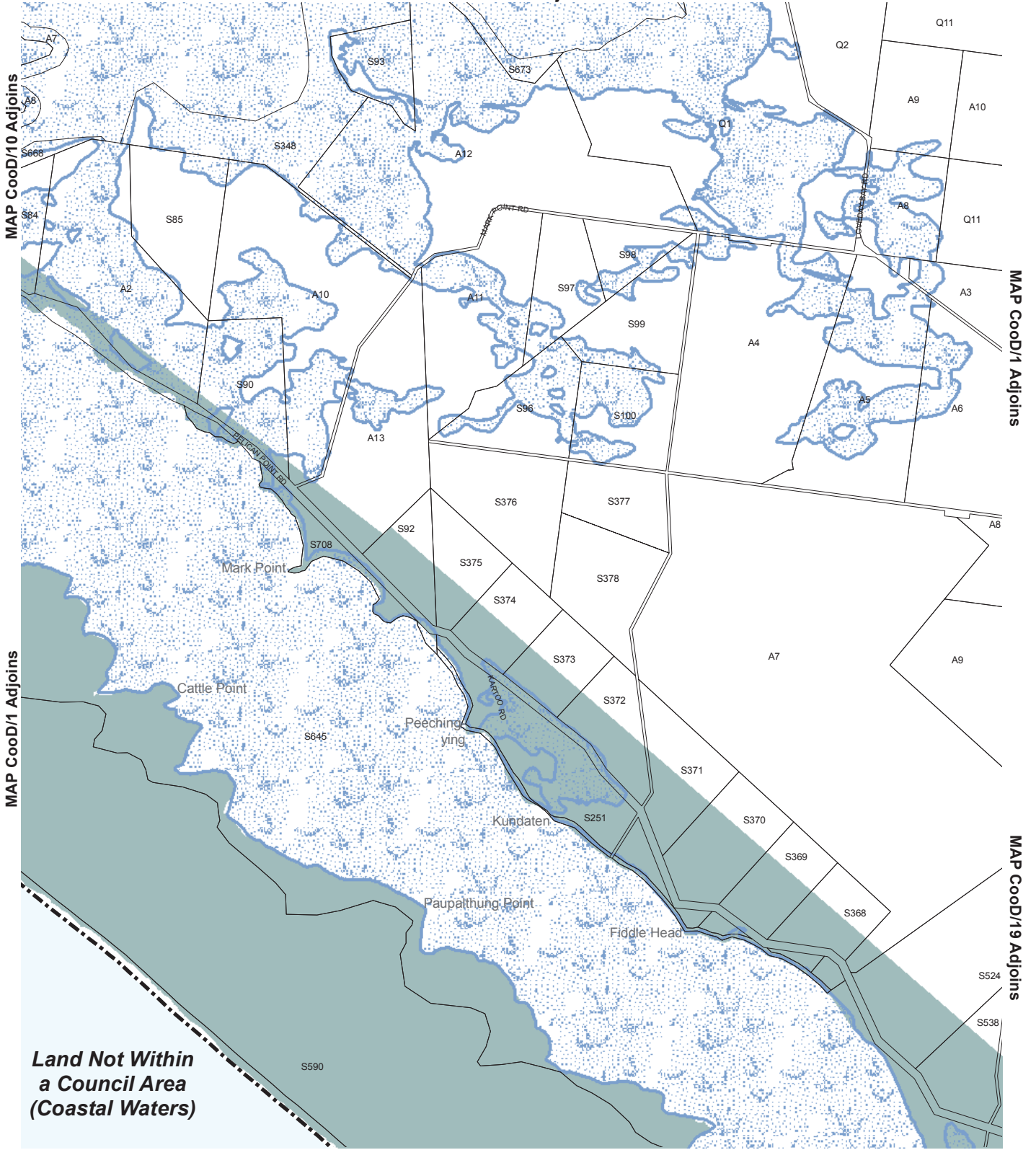
MAP CooD/1 Adjoins

# Location Map CooD/16

- National Park
- Conservation Park
- Waterbodies
- Development Plan Boundary



MAP CooD/11 Adjoins






MAP CooD/1 Adjoins

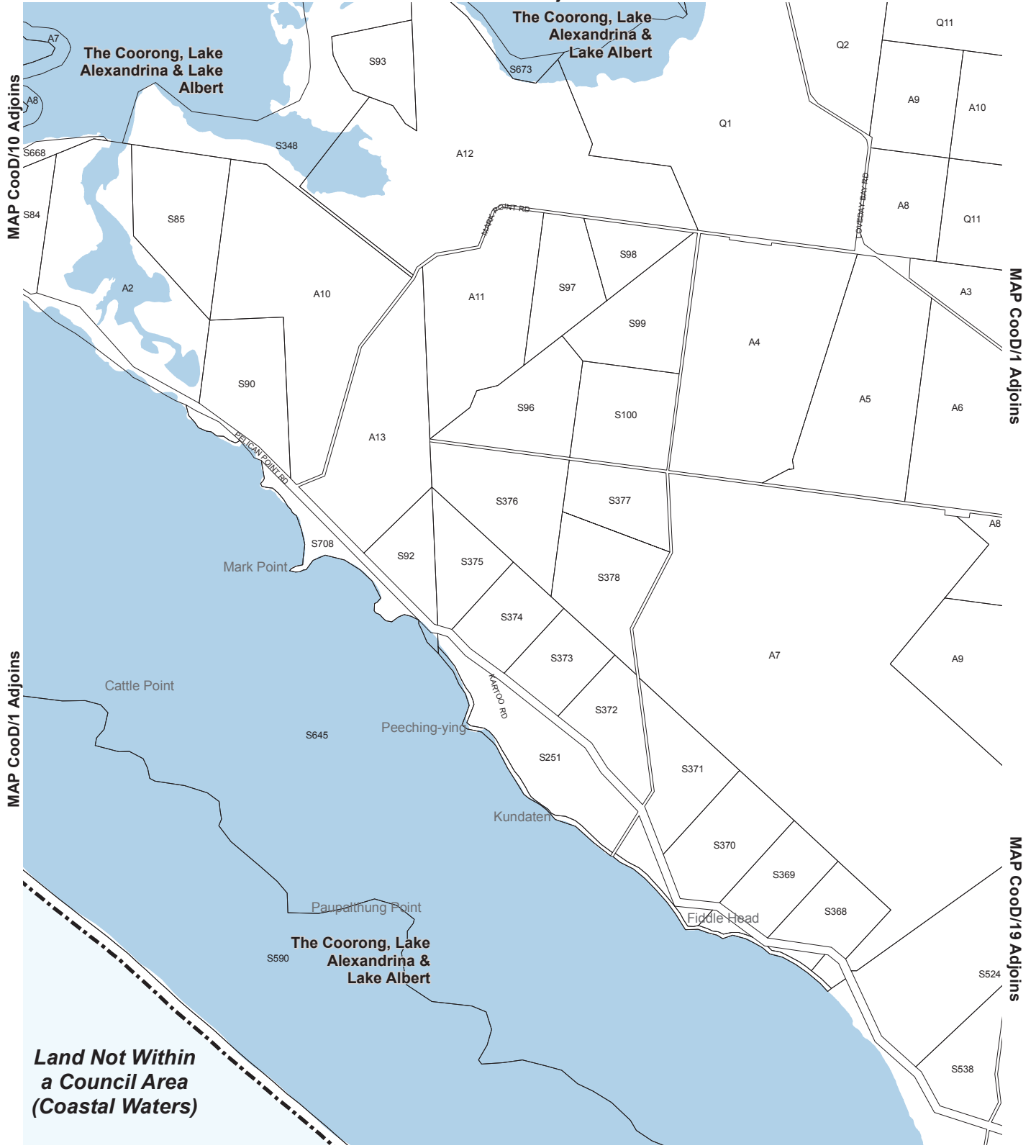


# Overlay Map CooD/16

## DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Coastal Acid Sulfate Soils
-  Development Plan Boundary

MAP CooD/11 Adjoins



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

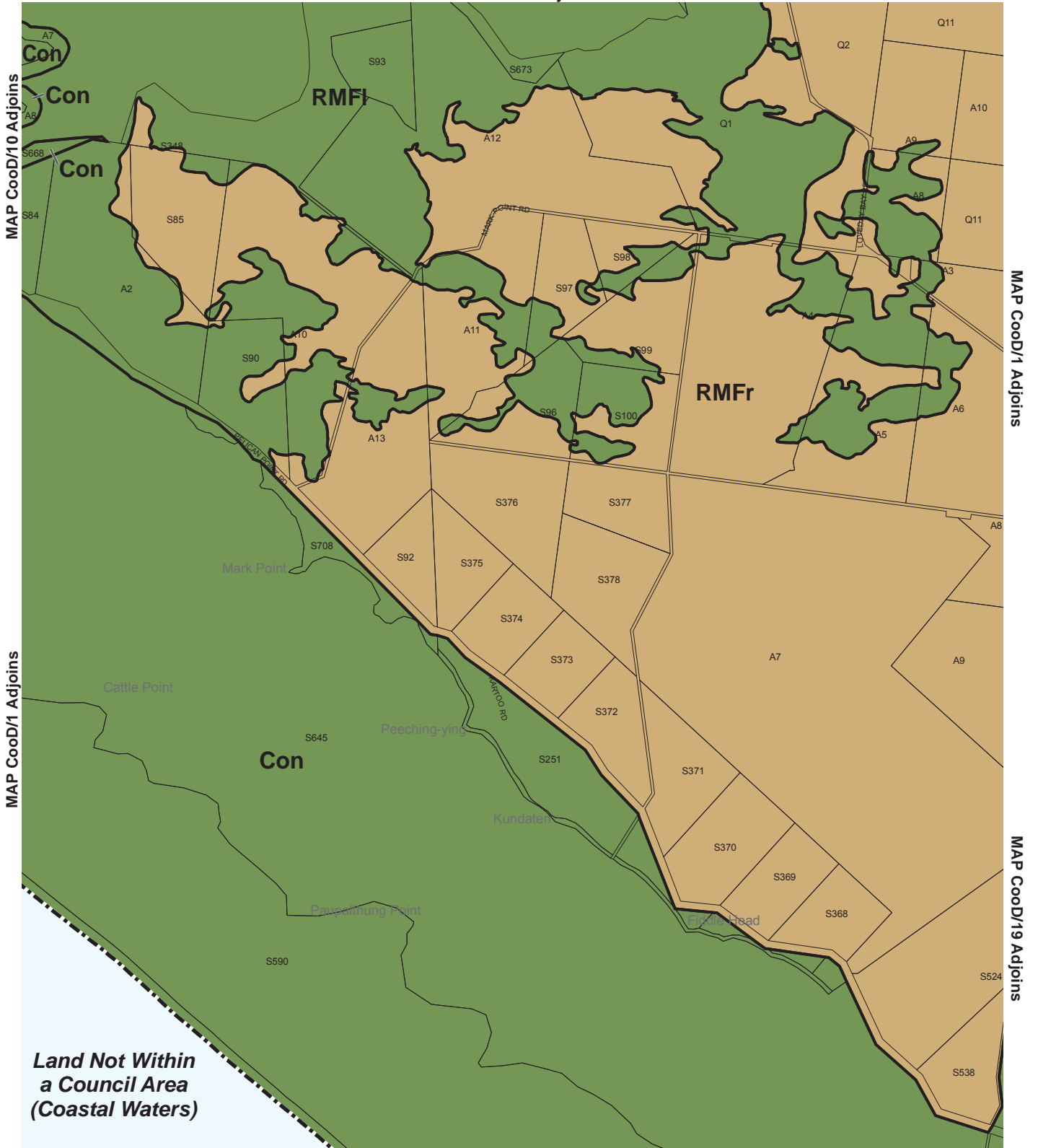
MAP CooD/1 Adjoins



# Overlay Map CooD/16 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

MAP CooD/11 Adjoins



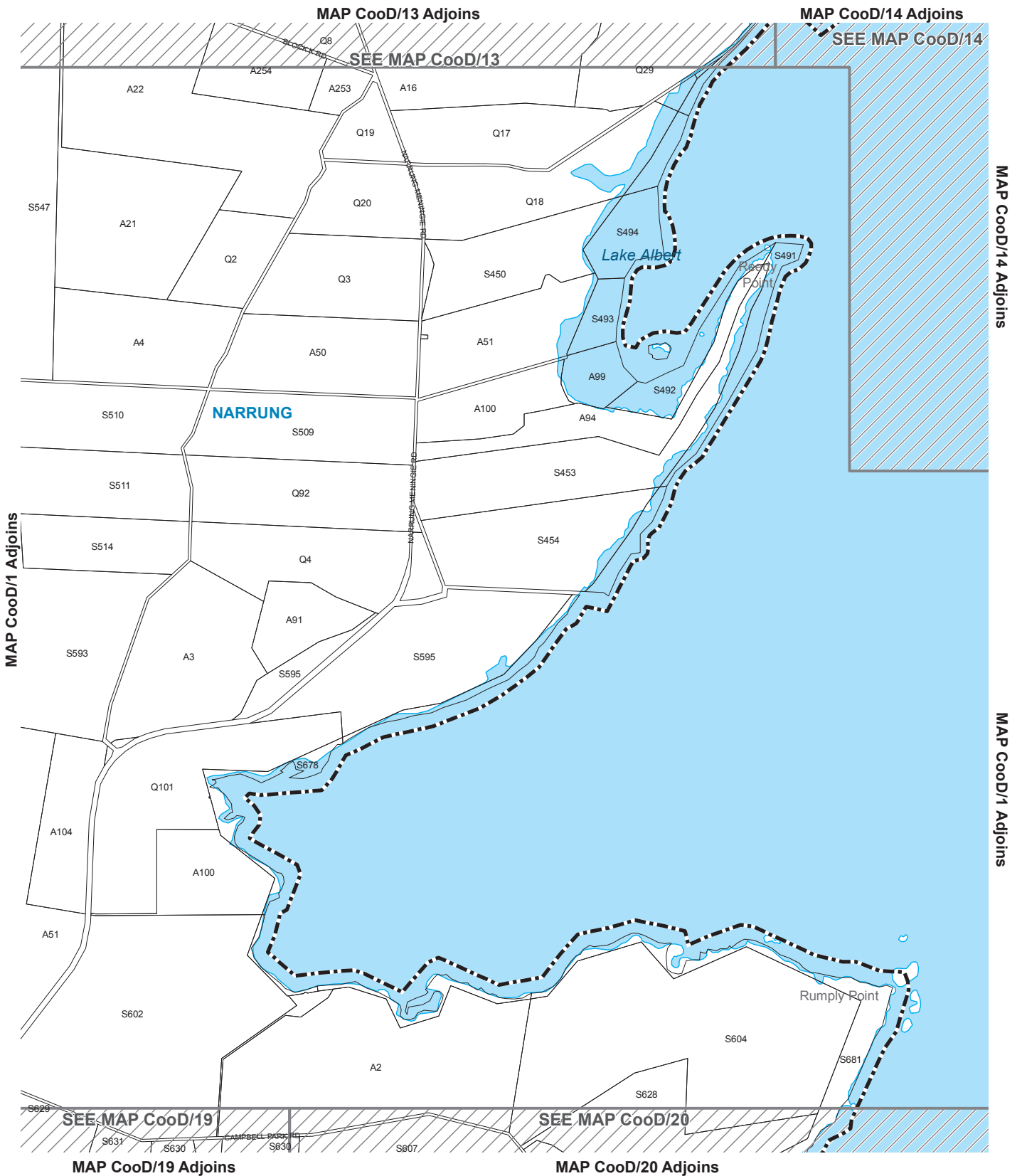
MAP CooD/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



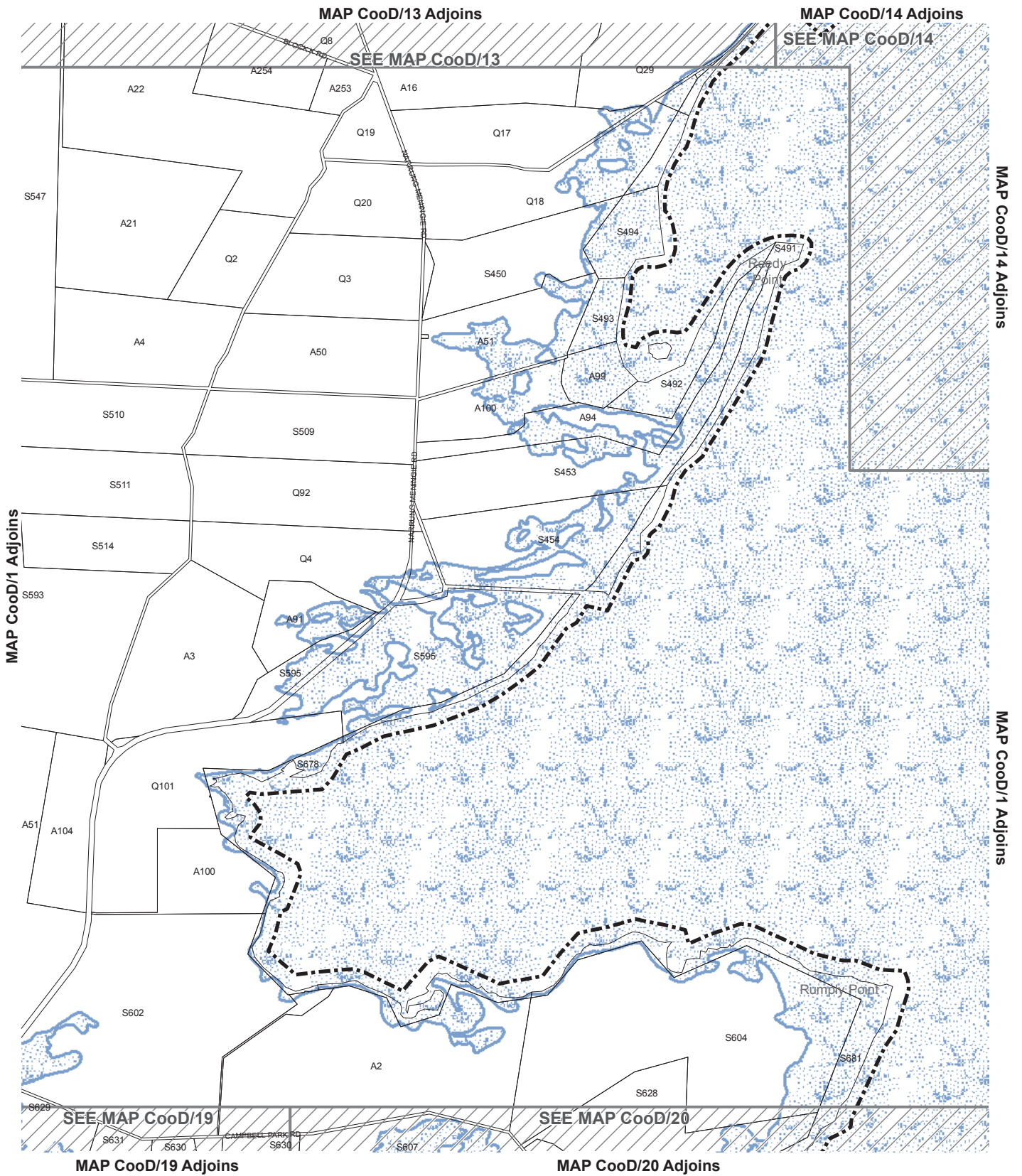
- Zones**
- Conservation
  - River Murray Flood
  - River Murray Fringe
  - Zone Boundary
  - Development Plan Boundary

# Zone Map CooD/16





# Location Map CooD/17

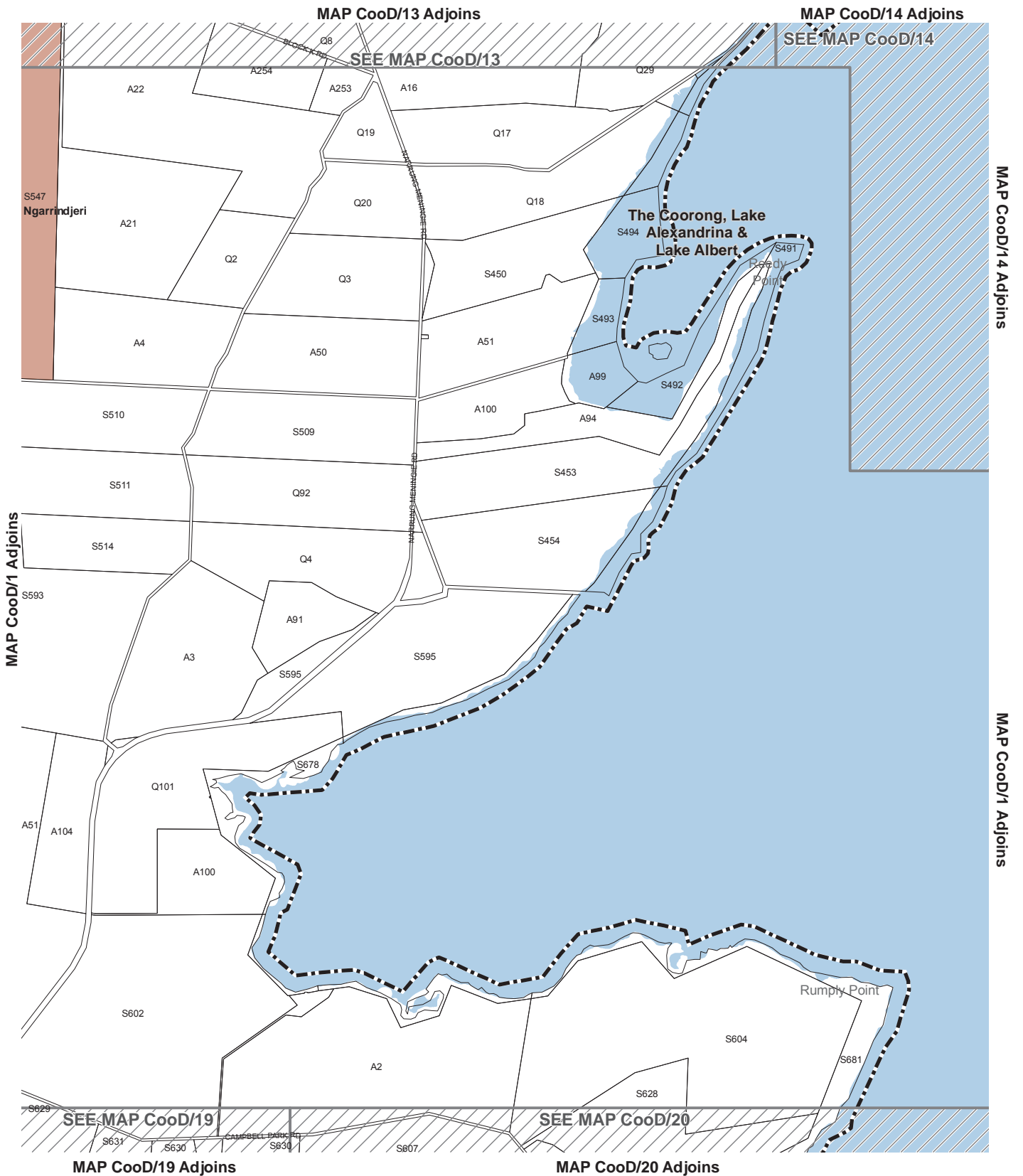
- Waterbodies
- Development Plan Boundary



# Overlay Map CooD/17

## DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary



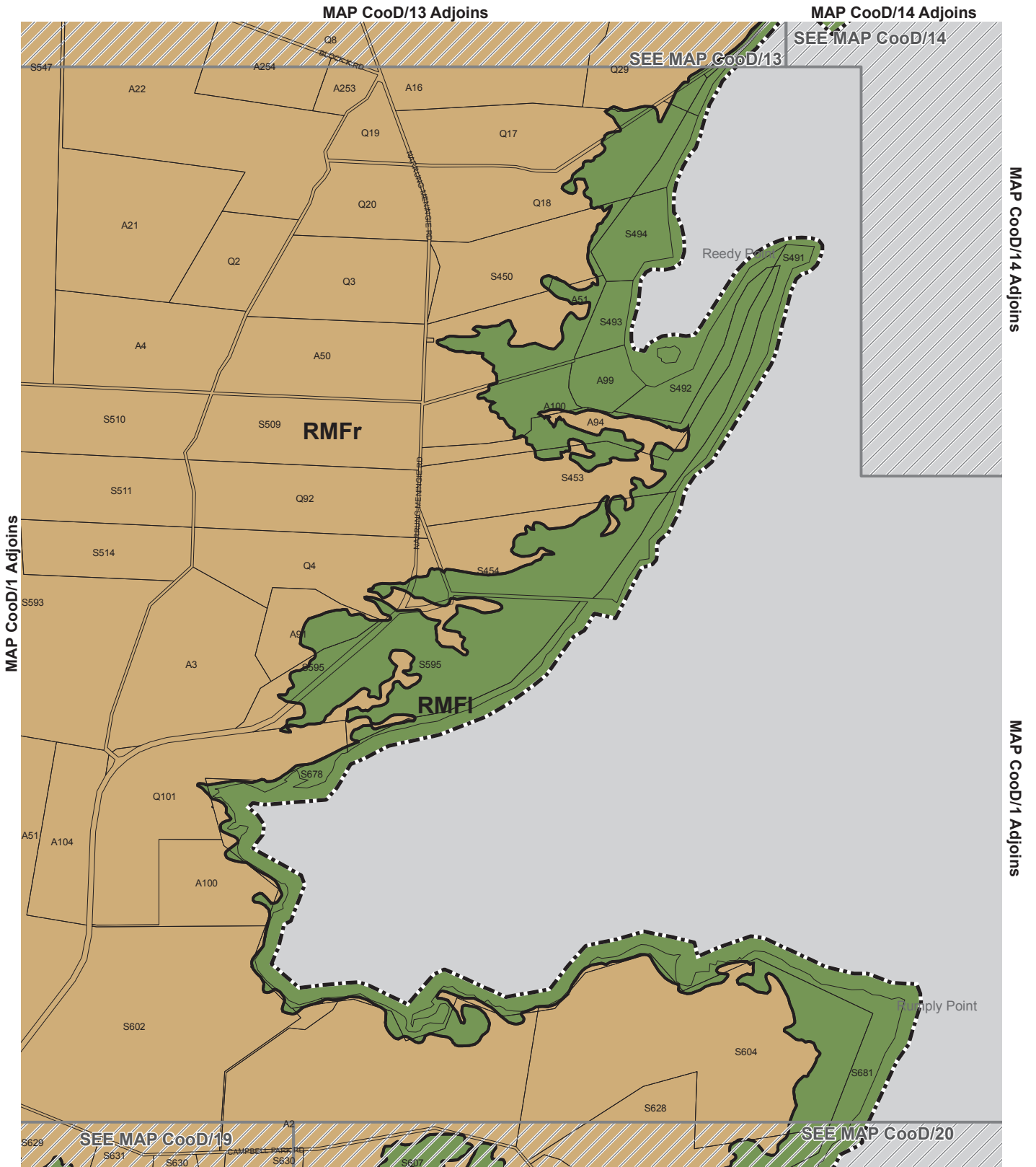
- Aboriginal Lands
- Wetlands of National Importance
- Development Plan Boundary

# Overlay Map CooD/17

## NATURAL RESOURCES

COORONG COUNCIL  
Consolidated - 29 November 2018





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



- Zones**
- River Murray Flood
  - River Murray Fringe
  - Zone Boundary
  - Development Plan Boundary

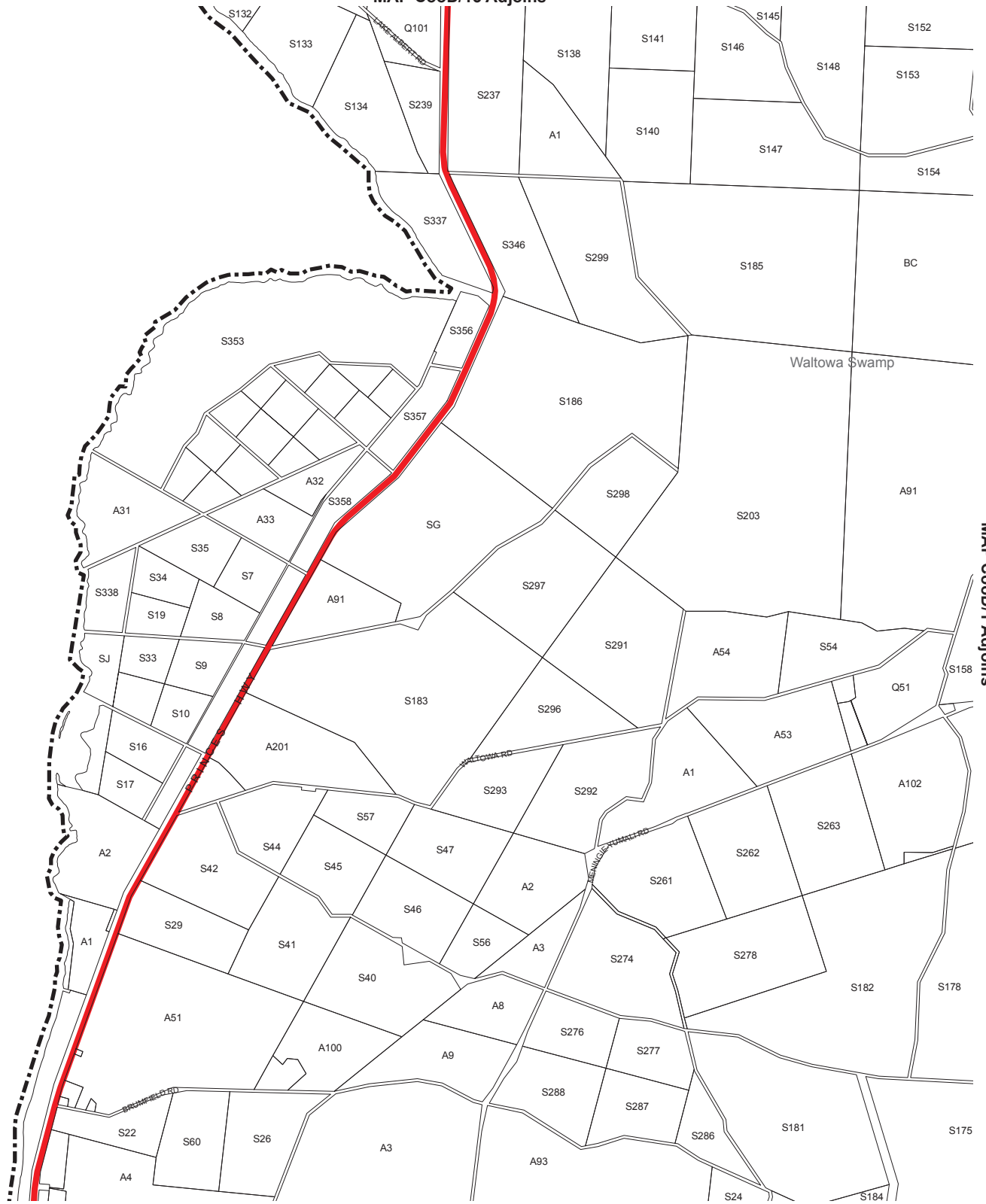
# Zone Map CooD/17



MAP CoD/15 Adjoins

MAP CoD/1 Adjoins

MAP CoD/1 Adjoins



MAP CoD/21 Adjoins

MAP CoD/1 Adjoins

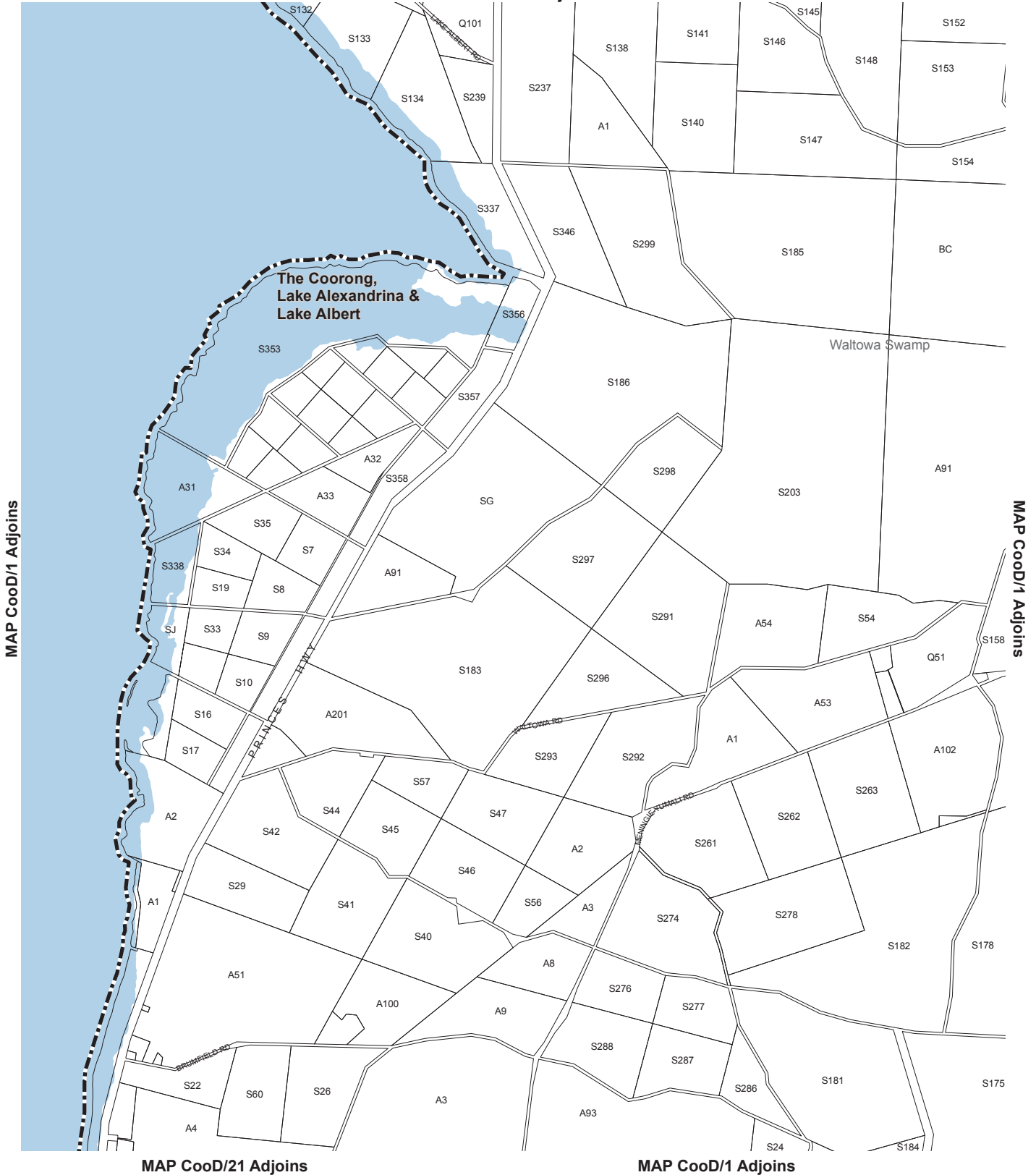


# Overlay Map CoD/18 TRANSPORT

- Primary Arterial Roads
- Development Plan Boundary




MAP CooD/15 Adjoins



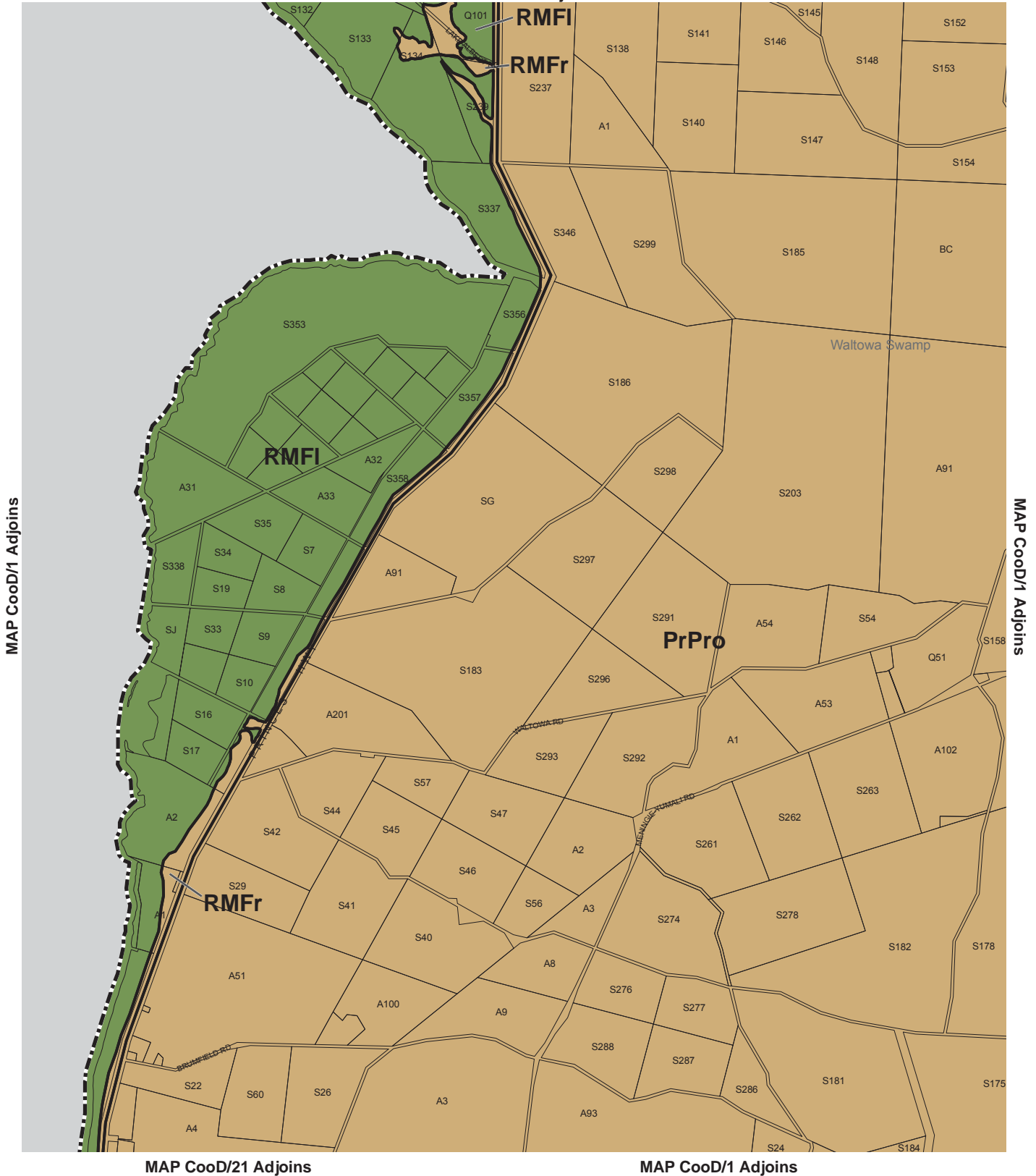
MAP CooD/21 Adjoins

MAP CooD/1 Adjoins

# Overlay Map CooD/18 NATURAL RESOURCES

-  Wetlands of National Importance
-  Development Plan Boundary

MAP CoD/15 Adjoins



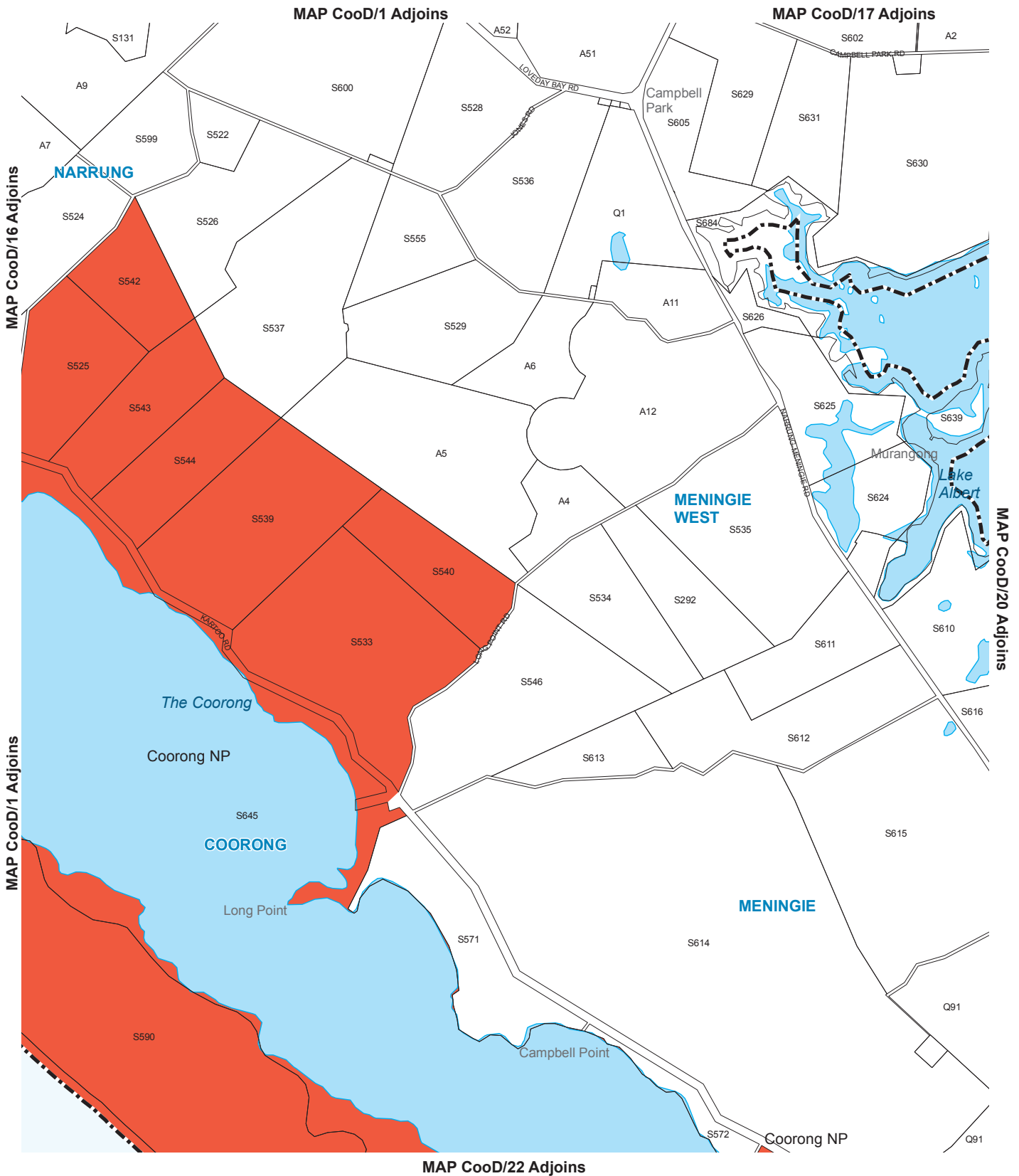
Lamberts Conformal Conic Projection, GDA94



Zones

- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

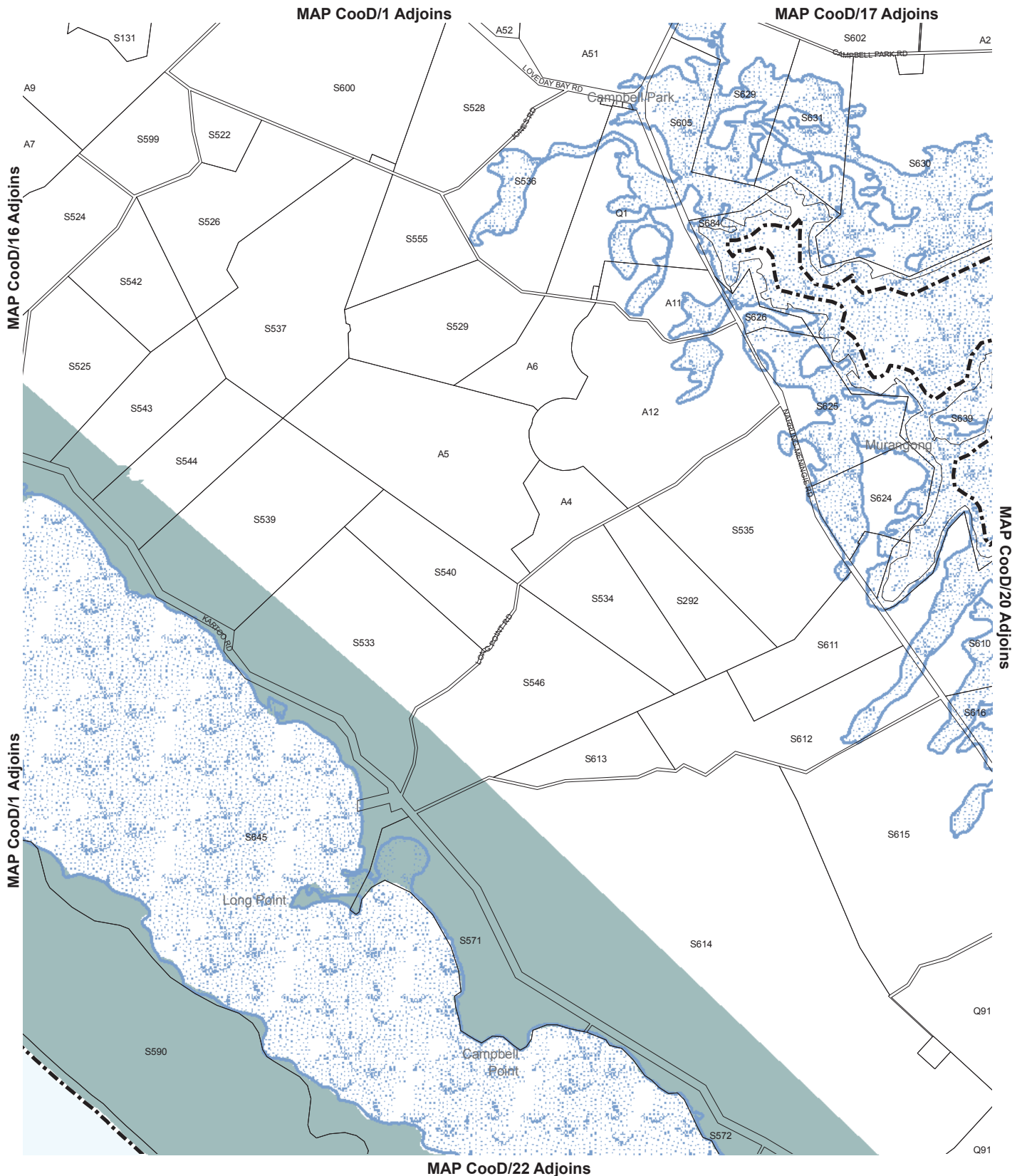
# Zone Map CoD/18



# Location Map CooD/19


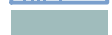

- National Park
- Waterbodies
- Development Plan Boundary



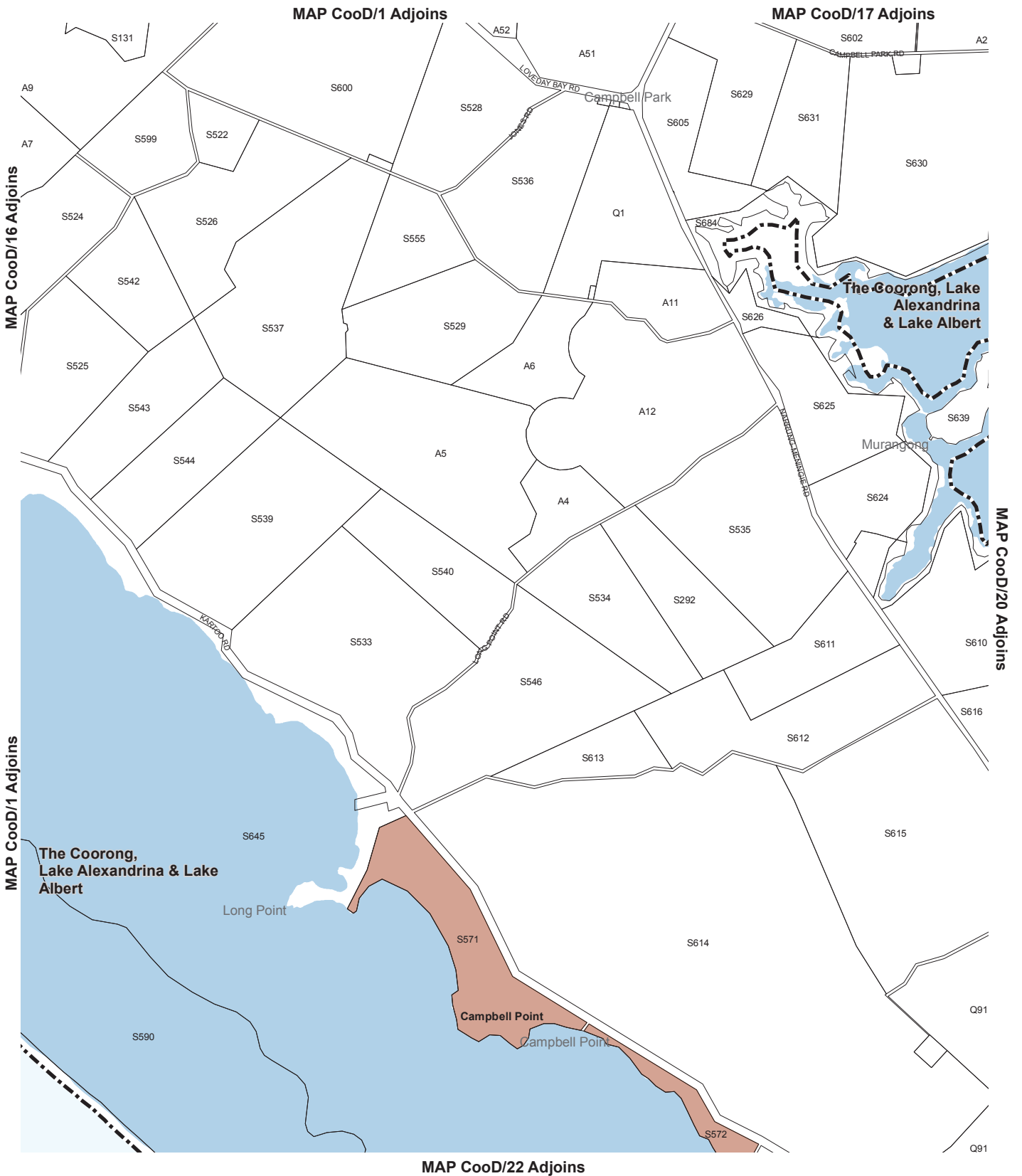


# Overlay Map CooD/19

## DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Coastal Acid Sulfate Soils
-  Development Plan Boundary





# Overlay Map CooD/19

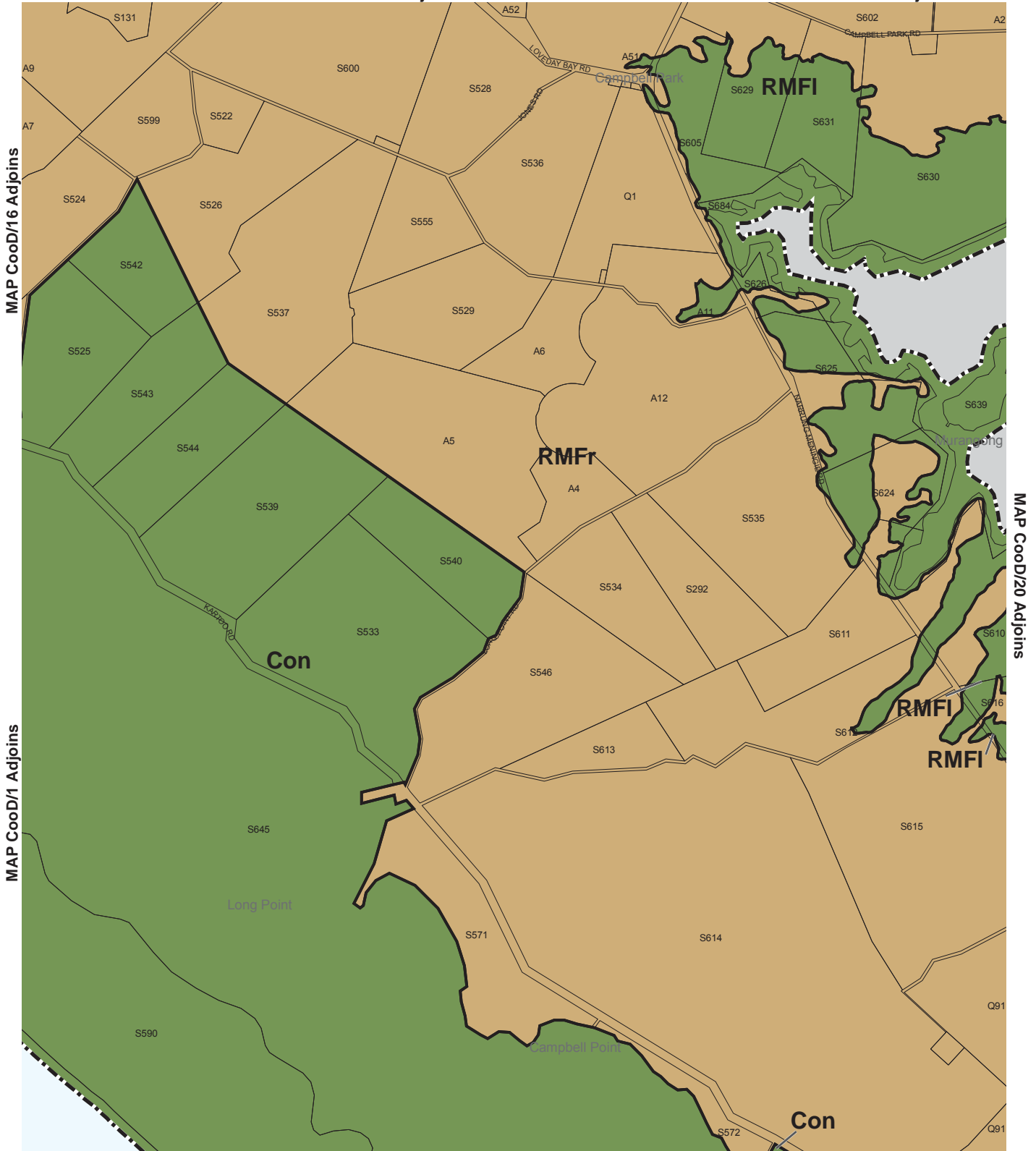
## NATURAL RESOURCES

COORONG COUNCIL  
Consolidated - 29 November 2018

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

MAP CooD/1 Adjoins

MAP CooD/17 Adjoins



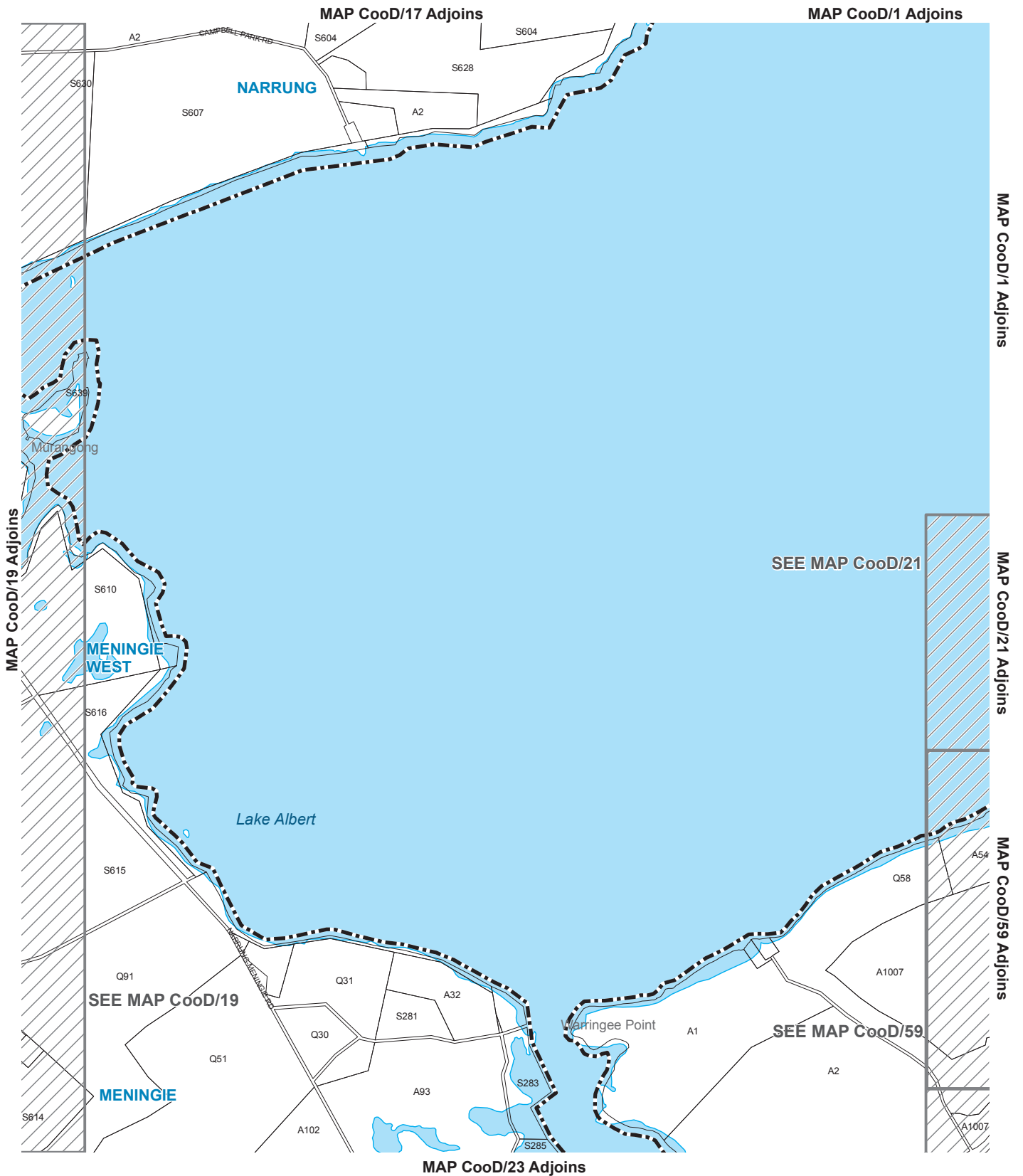
Lamberts Conformal Conic Projection, GDA94



**Zones**

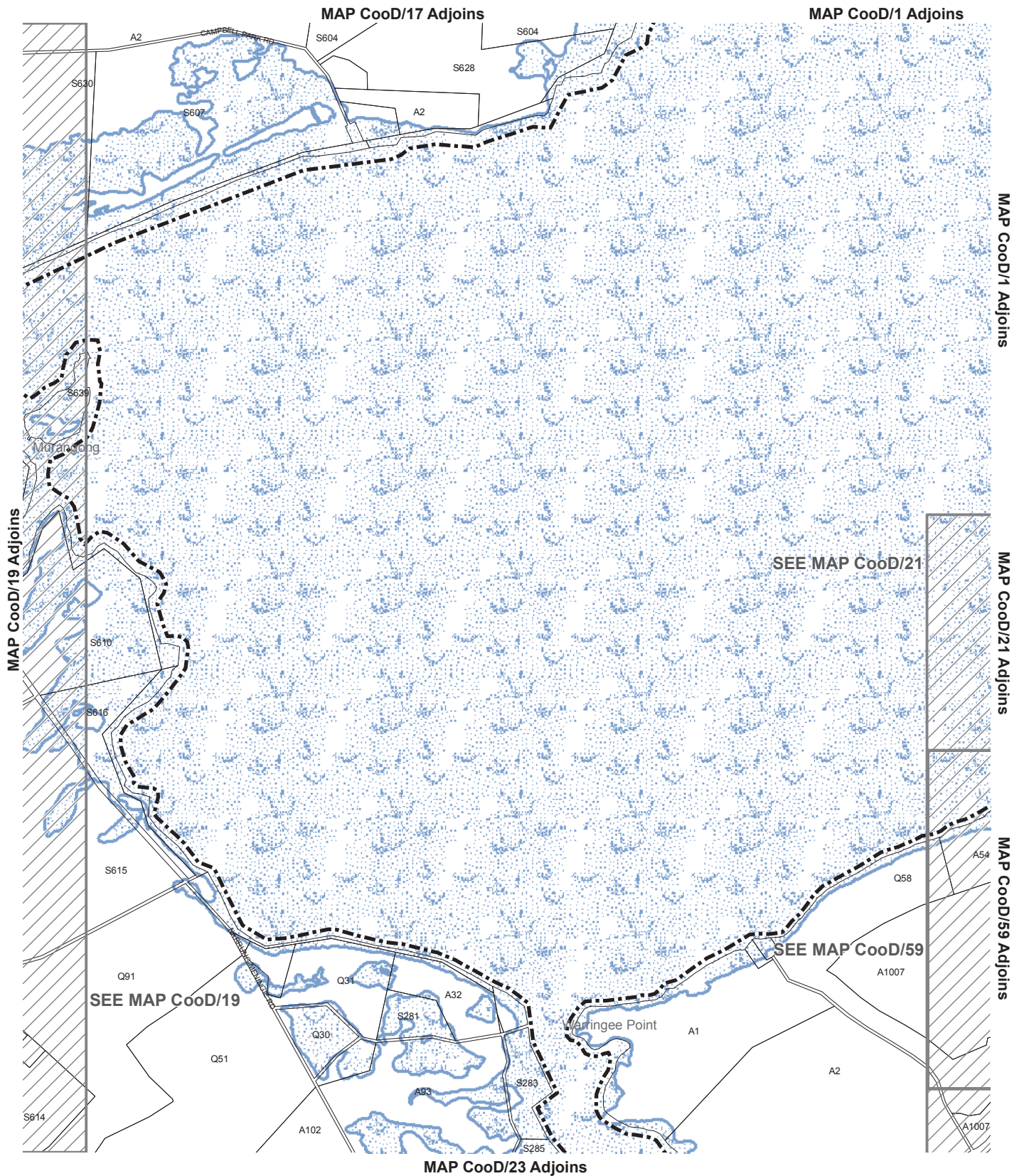
- Con Conservation
- RMFI River Murray Flood
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

# Zone Map CooD/19





# Location Map CooD/20

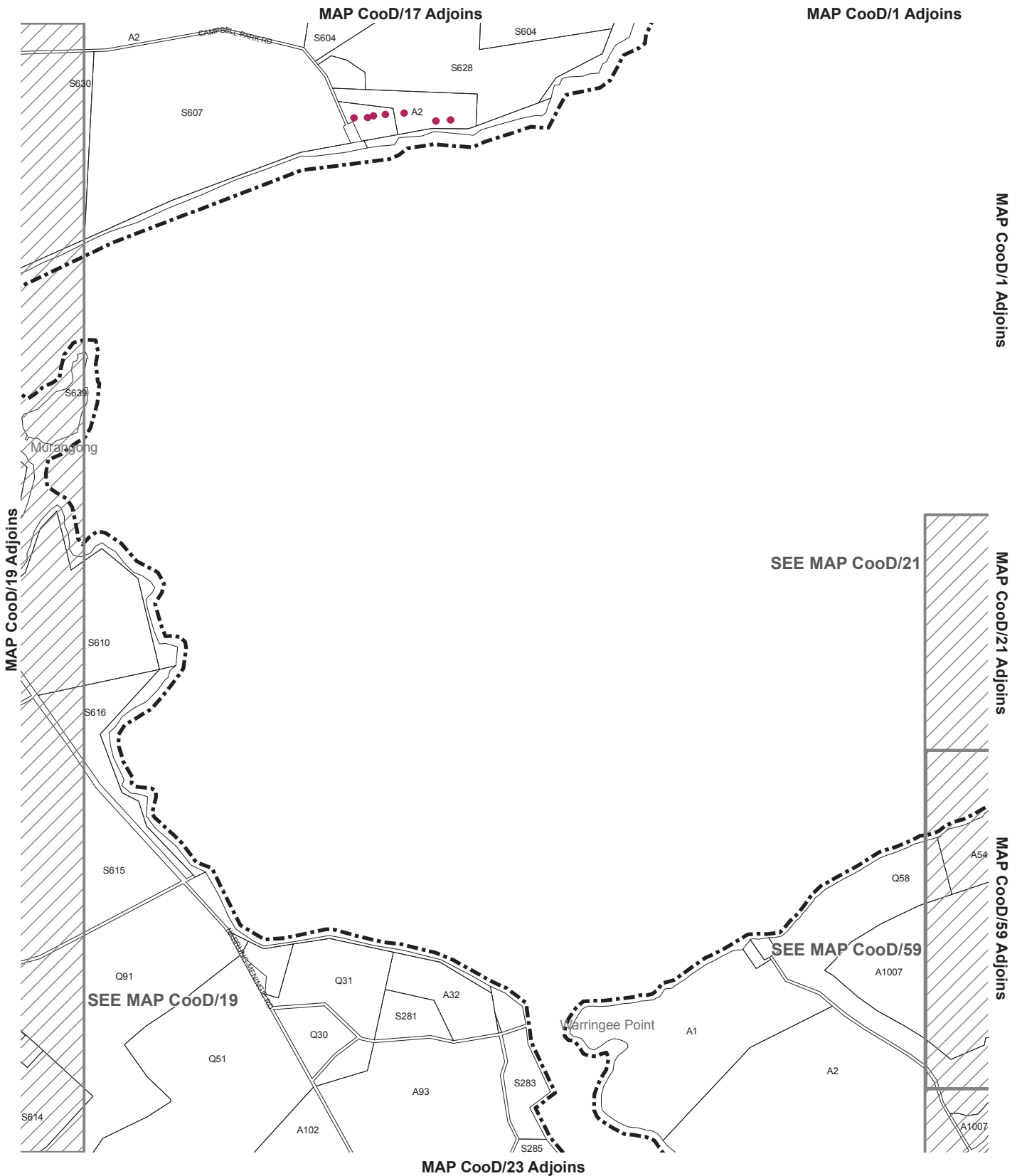
- Waterbodies
- Development Plan Boundary



# Overlay Map CooD/20

## DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

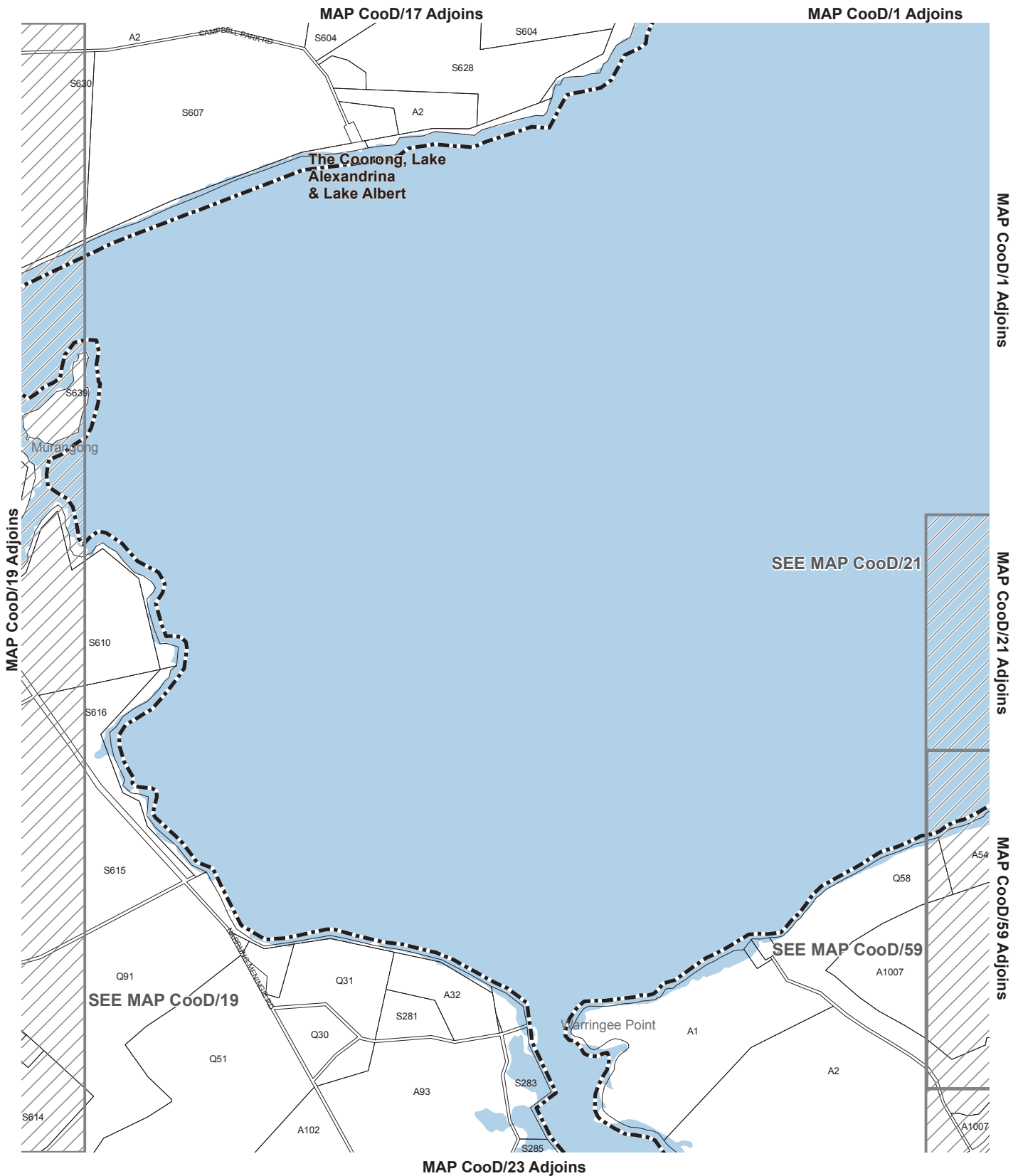


Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map CooD/20 HERITAGE

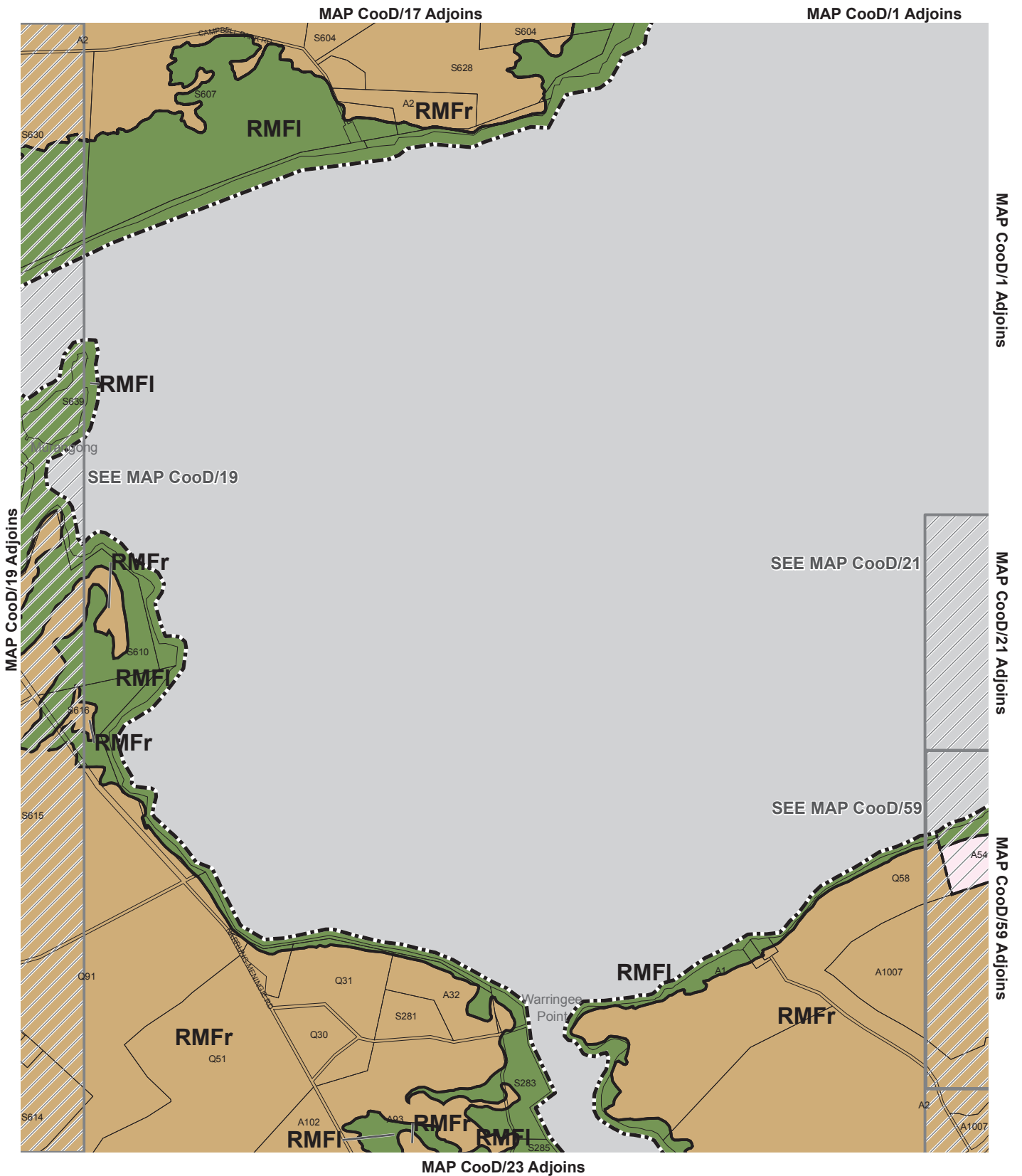
- State heritage place
- Development Plan Boundary



# Overlay Map CooD/20

## NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



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

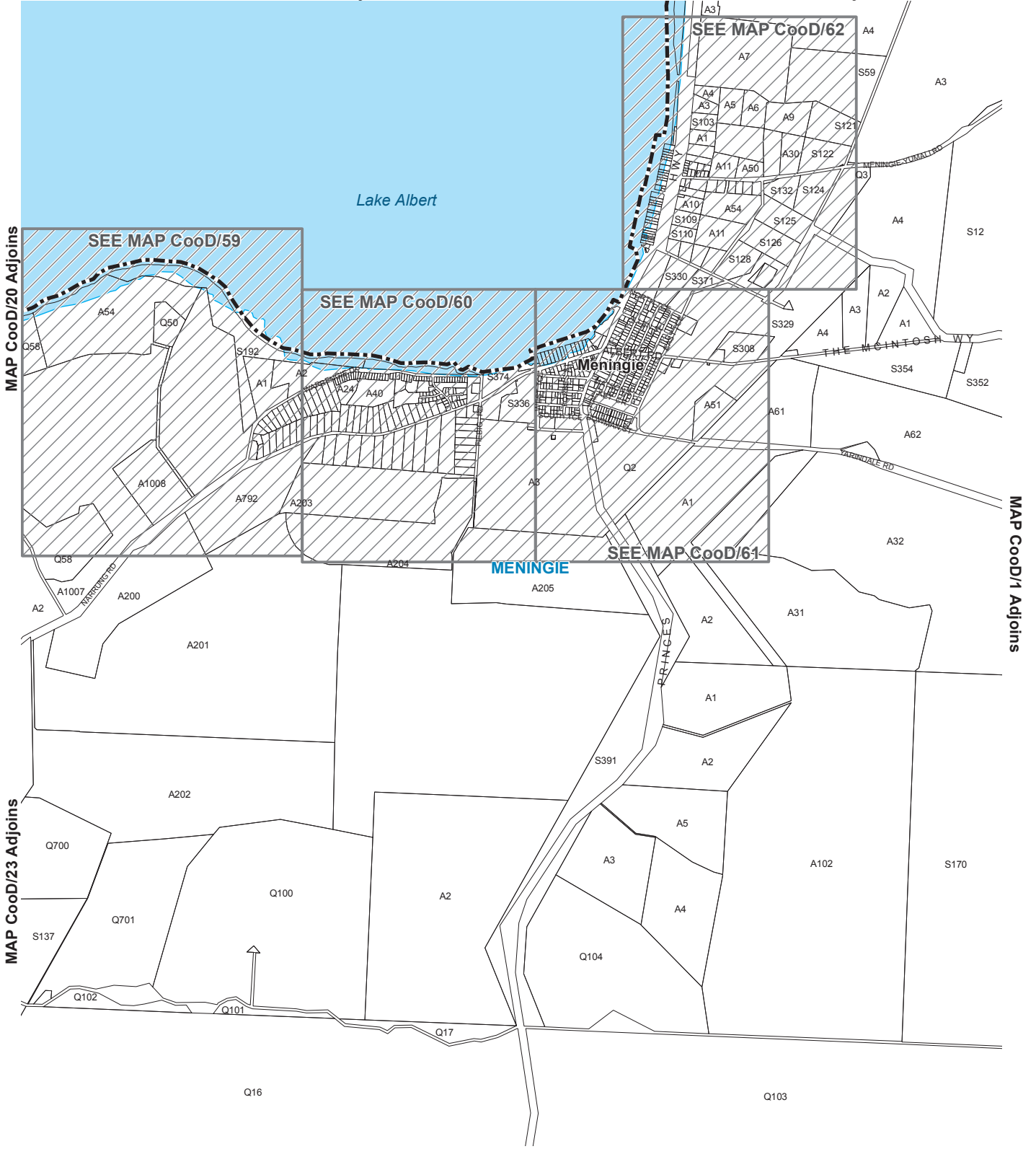


- Zones**
- River Murray Flood
  - River Murray Fringe
  - Zone Boundary
  - Development Plan Boundary

# Zone Map CooD/20

MAP CooD/1 Adjoins

MAP CooD/18 Adjoins



MAP CooD/24 Adjoins

MAP CooD/1 Adjoins



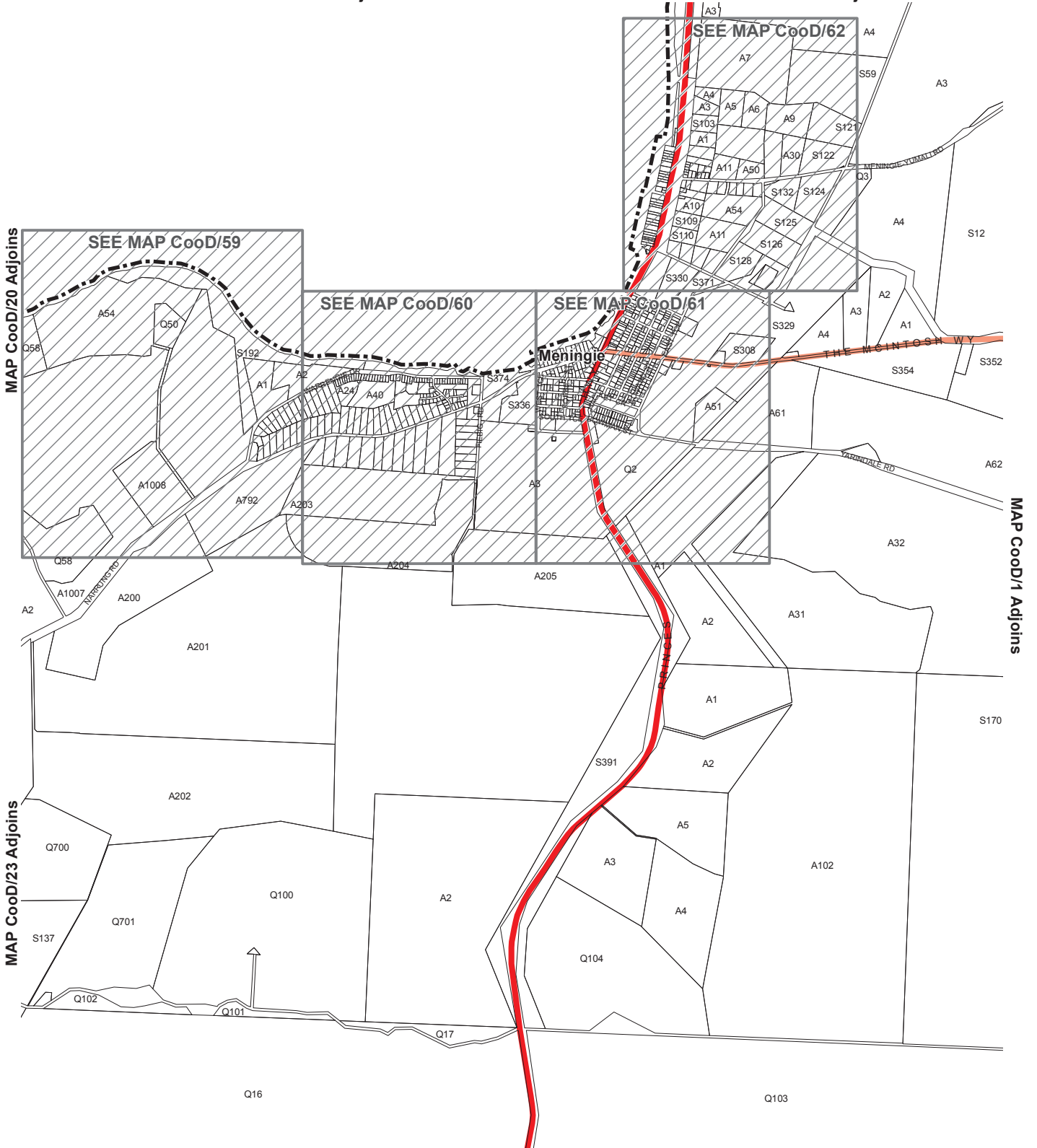
# Location Map CooD/21

- Waterbodies
- Development Plan Boundary



MAP CooD/1 Adjoins

MAP CooD/18 Adjoins



MAP CooD/20 Adjoins

MAP CooD/23 Adjoins

MAP CooD/1 Adjoins

MAP CooD/24 Adjoins

MAP CooD/1 Adjoins



# Overlay Map CooD/21

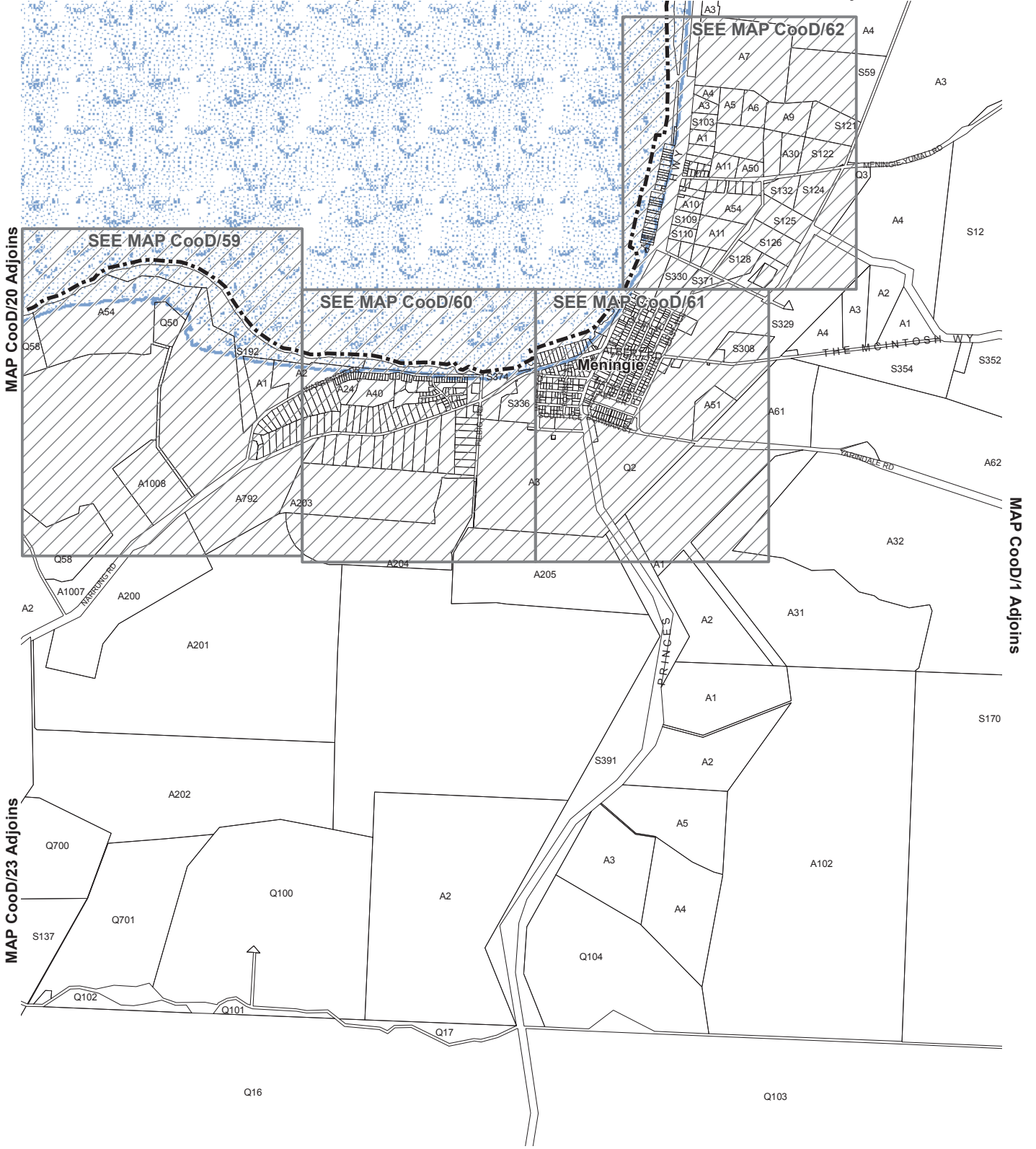
## TRANSPORT

COORONG COUNCIL  
Consolidated - 29 November 2018

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

MAP CooD/1 Adjoins

MAP CooD/18 Adjoins





MAP CooD/24 Adjoins

MAP CooD/1 Adjoins



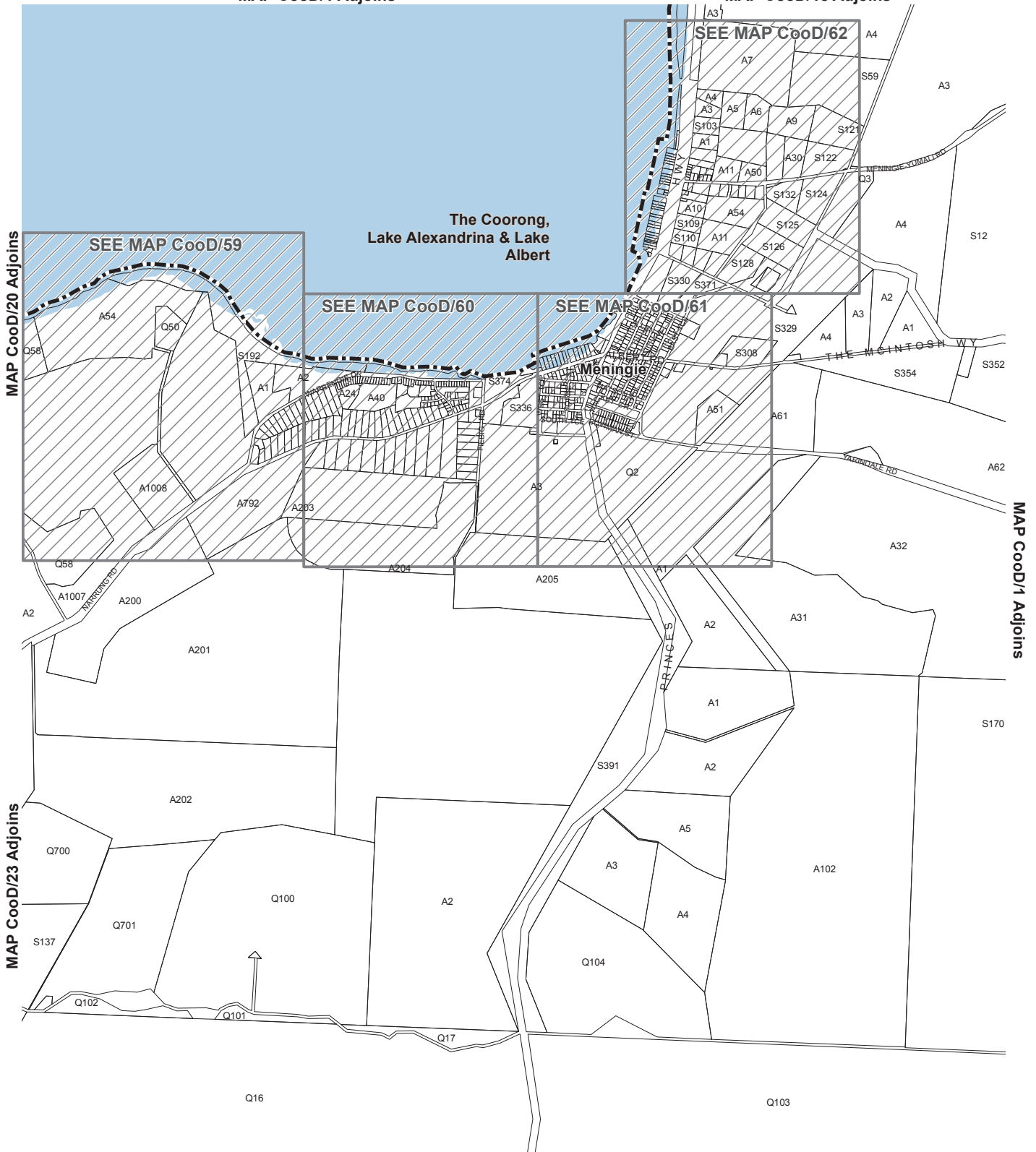
# Overlay Map CooD/21 DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

-  1956 Flood Boundary
-  Development Plan Boundary

MAP CooD/1 Adjoins

MAP CooD/18 Adjoins



MAP CooD/24 Adjoins

MAP CooD/1 Adjoins



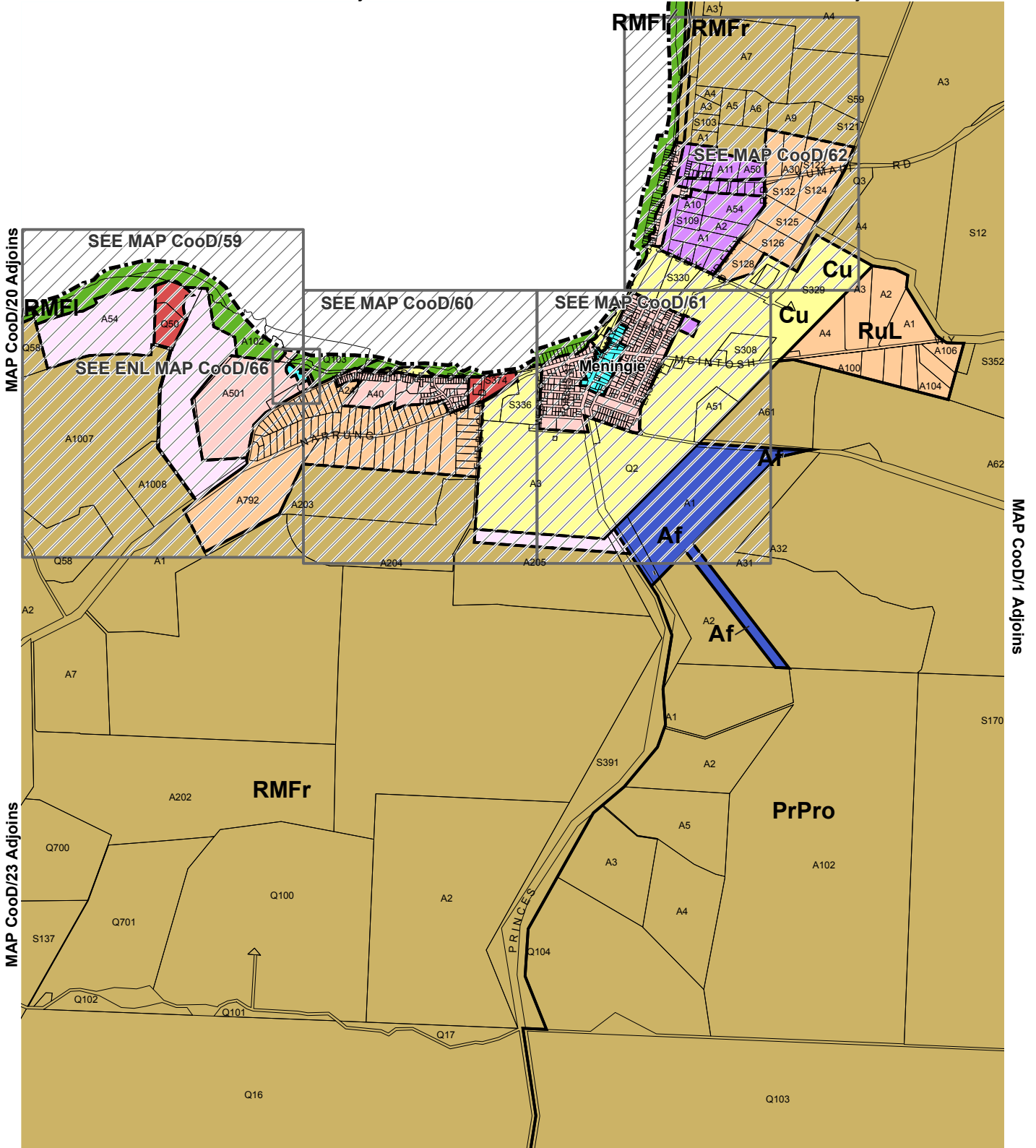
# Overlay Map CooD/21

## NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

MAP CooD/1 Adjoins

MAP CooD/18 Adjoins



MAP CooD/24 Adjoins

MAP CooD/1 Adjoins

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



**Zones**

- Af** Airfield
- Cu** Community
- PrPro** Primary Production
- RMFI** River Murray Flood
- RMFr** River Murray Fringe
- RuL** Rural Living
- Zone Boundary
- Development Plan Boundary

# Zone Map CooD/21

MAP CooD/19 Adjoins

SEE MAP CooD/19

MENINGIE

Coorong NP

COORONG

S590

Lambert Point

Dodd Landing Point

MAP CooD/1 Adjoins

MAP CooD/23 Adjoins

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

MAP CooD/1 Adjoins



0 2,000 m

# Location Map CooD/22

- National Park
- Waterbodies
- Development Plan Boundary

MAP CooD/19 Adjoins

SEE MAP CooD/19

S572

S614

Q91

Q51

S645

S573

Dodd  
Landing Point  
Lambert Point

S590

MAP CooD/1 Adjoins




MAP CooD/23 Adjoins

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

MAP CooD/1 Adjoins



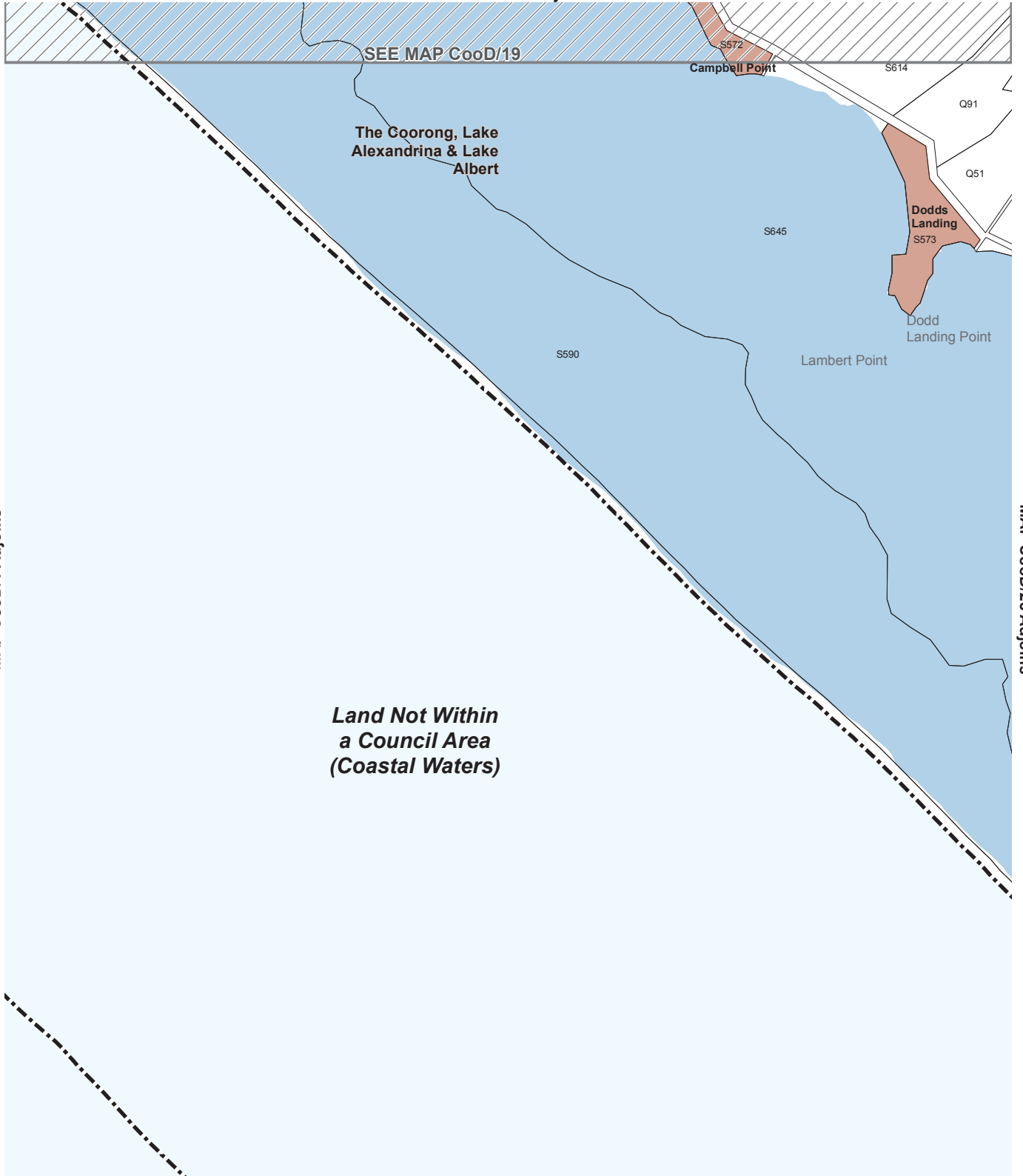
0 2,000 m

-  1956 Flood Boundary
-  Coastal Acid Sulfate Soils
-  Development Plan Boundary

# Overlay Map CooD/22 DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

MAP CooD/19 Adjoins



MAP CooD/1 Adjoins

MAP CooD/23 Adjoins

MAP CooD/1 Adjoins

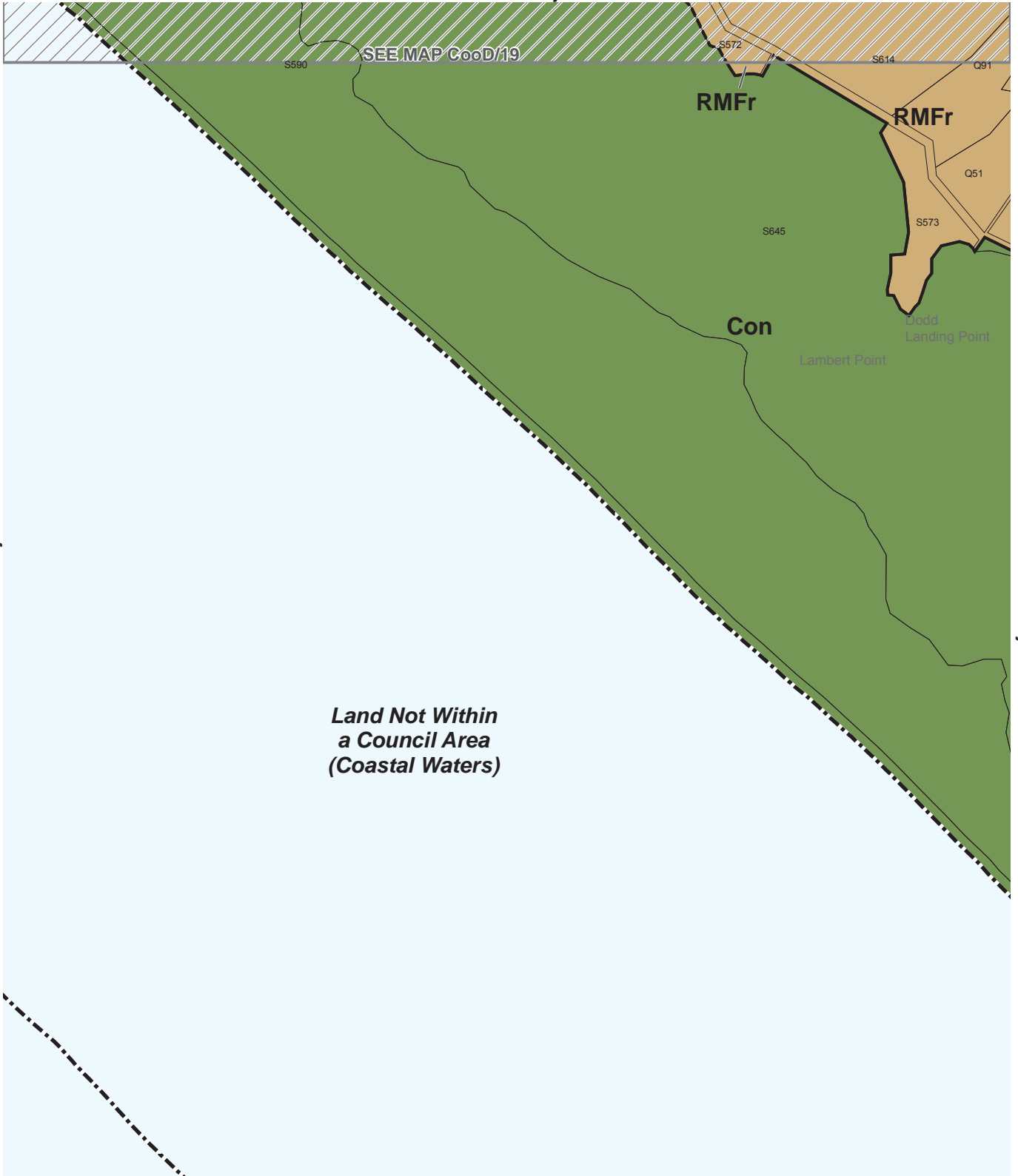


# Overlay Map CooD/22

## NATURAL RESOURCES

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

MAP CooD/19 Adjoins



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

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

MAP CooD/1 Adjoins



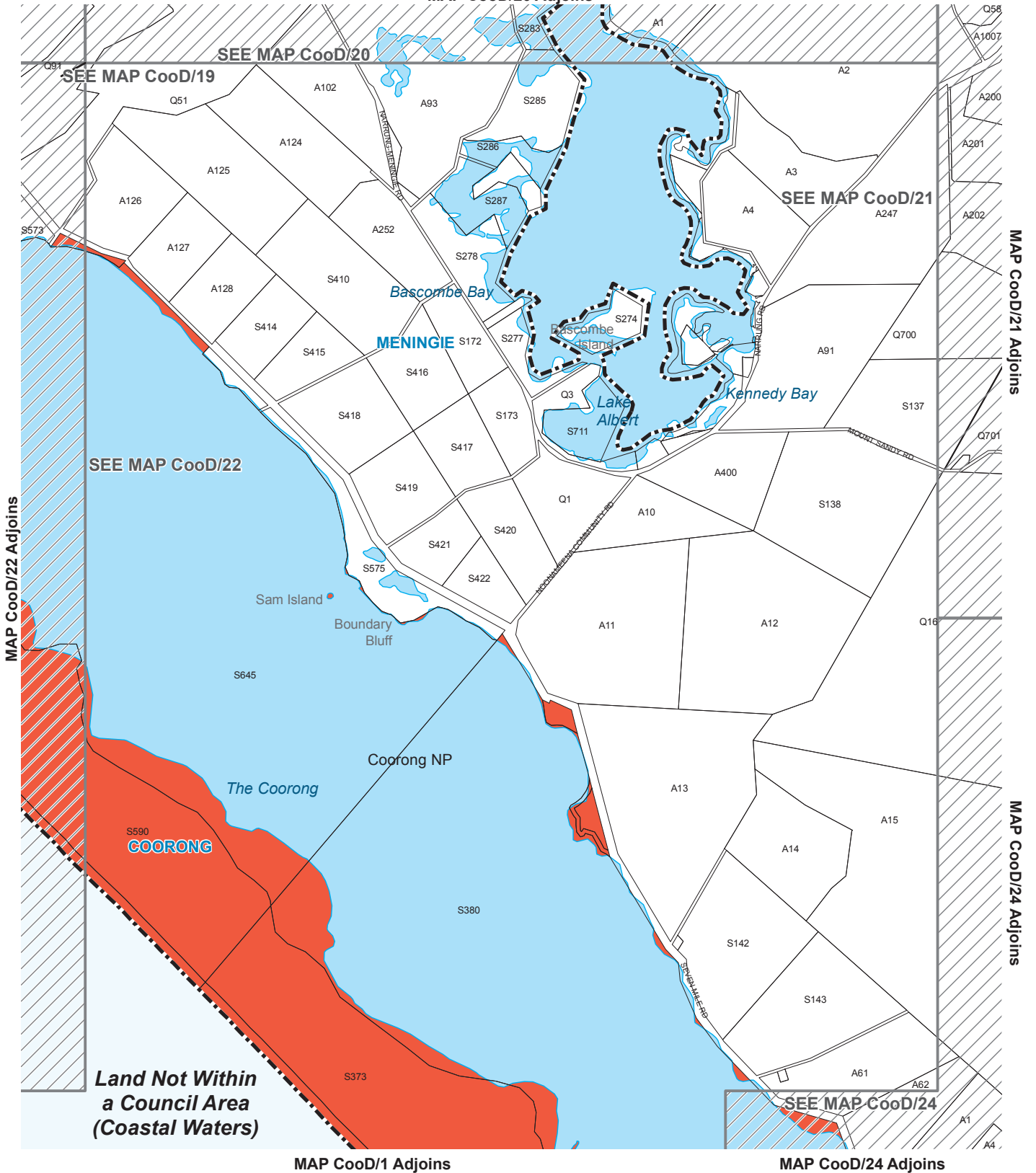
**Zones**

- Con Conservation
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

# Zone Map CooD/22



MAP CooD/20 Adjoins

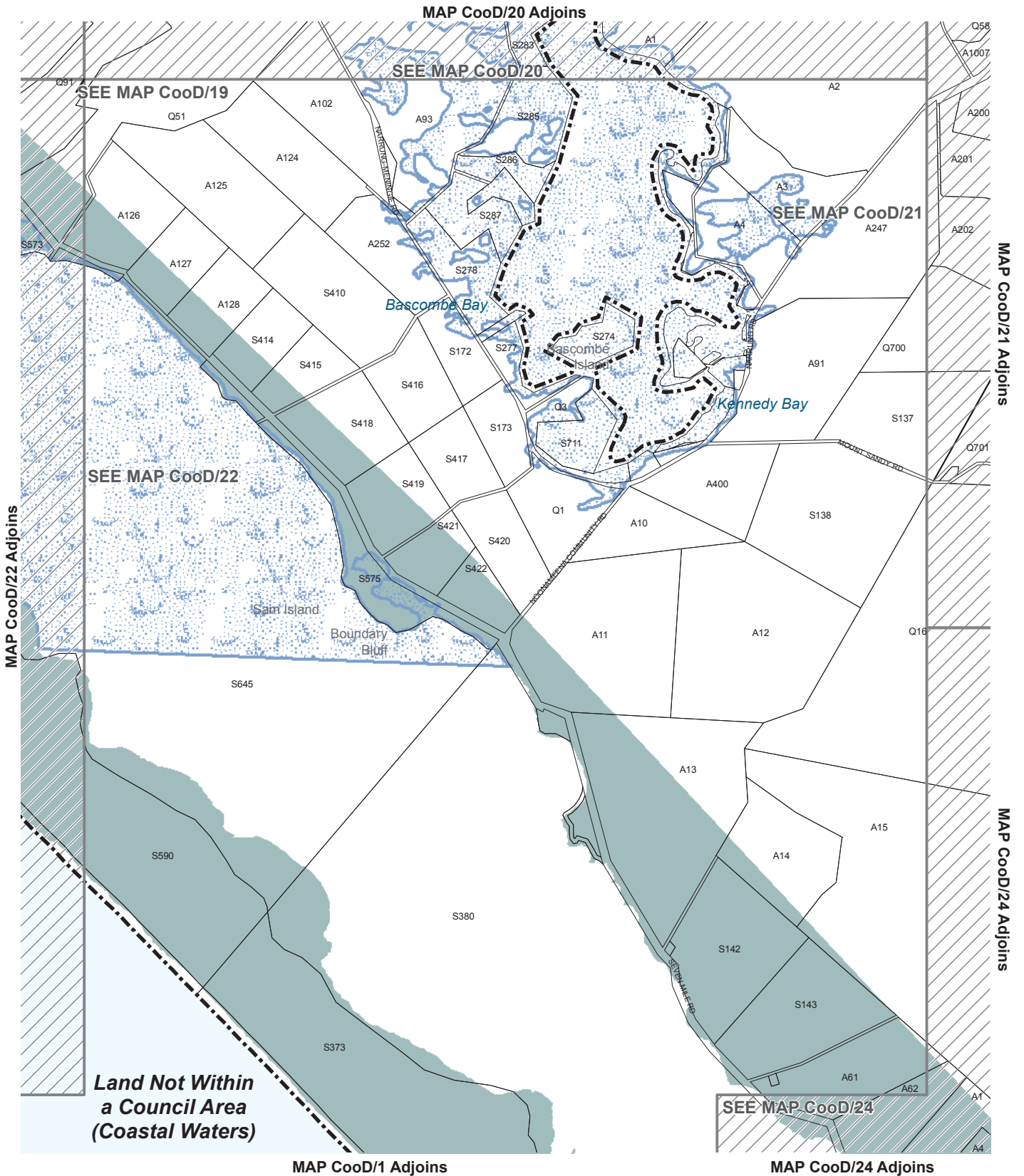





Land Not Within a Council Area (Coastal Waters)



# Location Map CooD/23

- National Park
- Waterbodies
- Development Plan Boundary



-  1956 Flood Boundary
-  Coastal Acid Sulfate Soils
-  Development Plan Boundary

# Overlay Map CooD/23

## DEVELOPMENT CONSTRAINTS

MAP CooD/20 Adjoins

SEE MAP CooD/20

SEE MAP CooD/19

SEE MAP CooD/21

SEE MAP CooD/22

SEE MAP CooD/24

Land Not Within a Council Area (Coastal Waters)

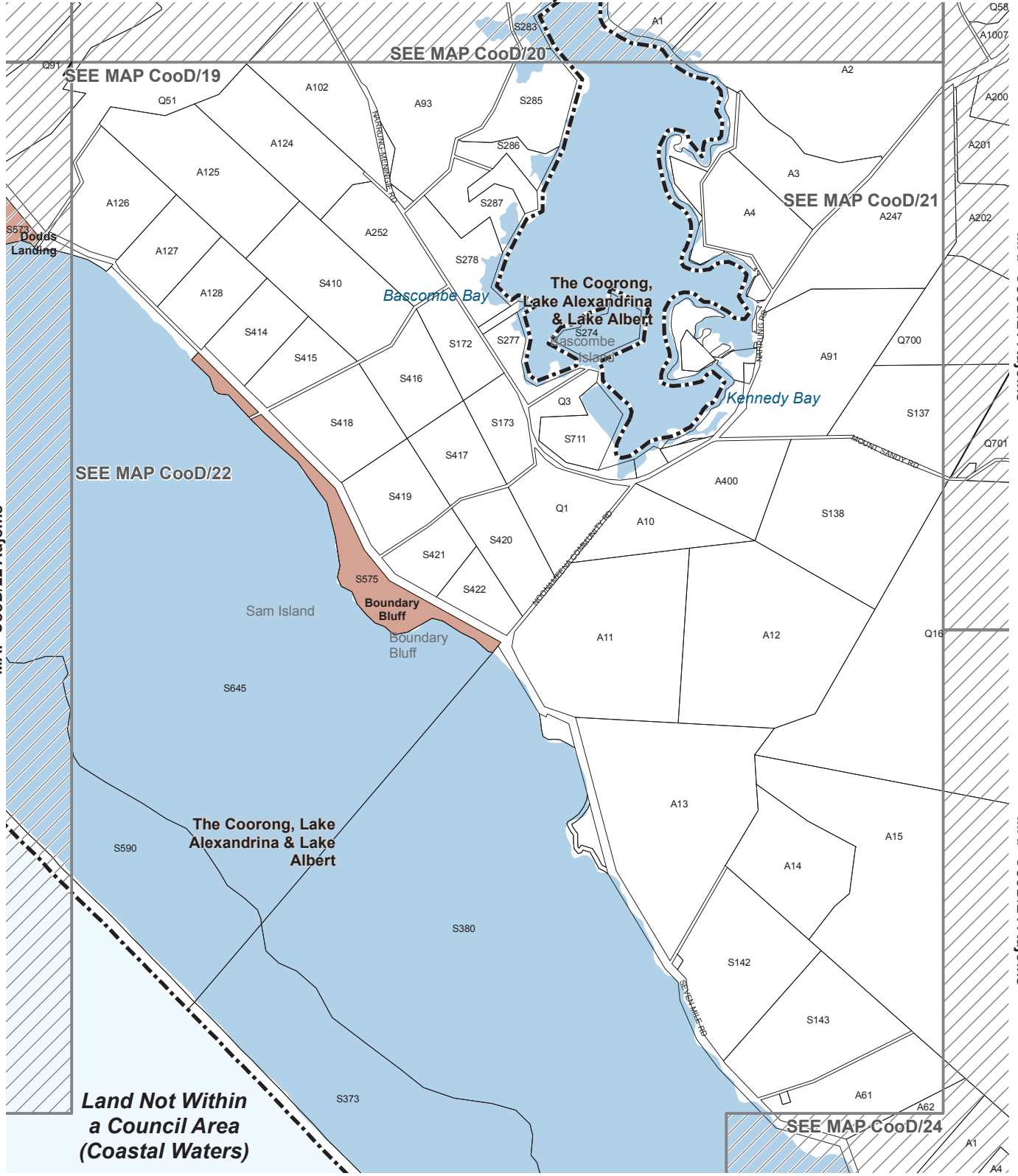
MAP CooD/1 Adjoins

MAP CooD/24 Adjoins

MAP CooD/22 Adjoins

MAP CooD/21 Adjoins

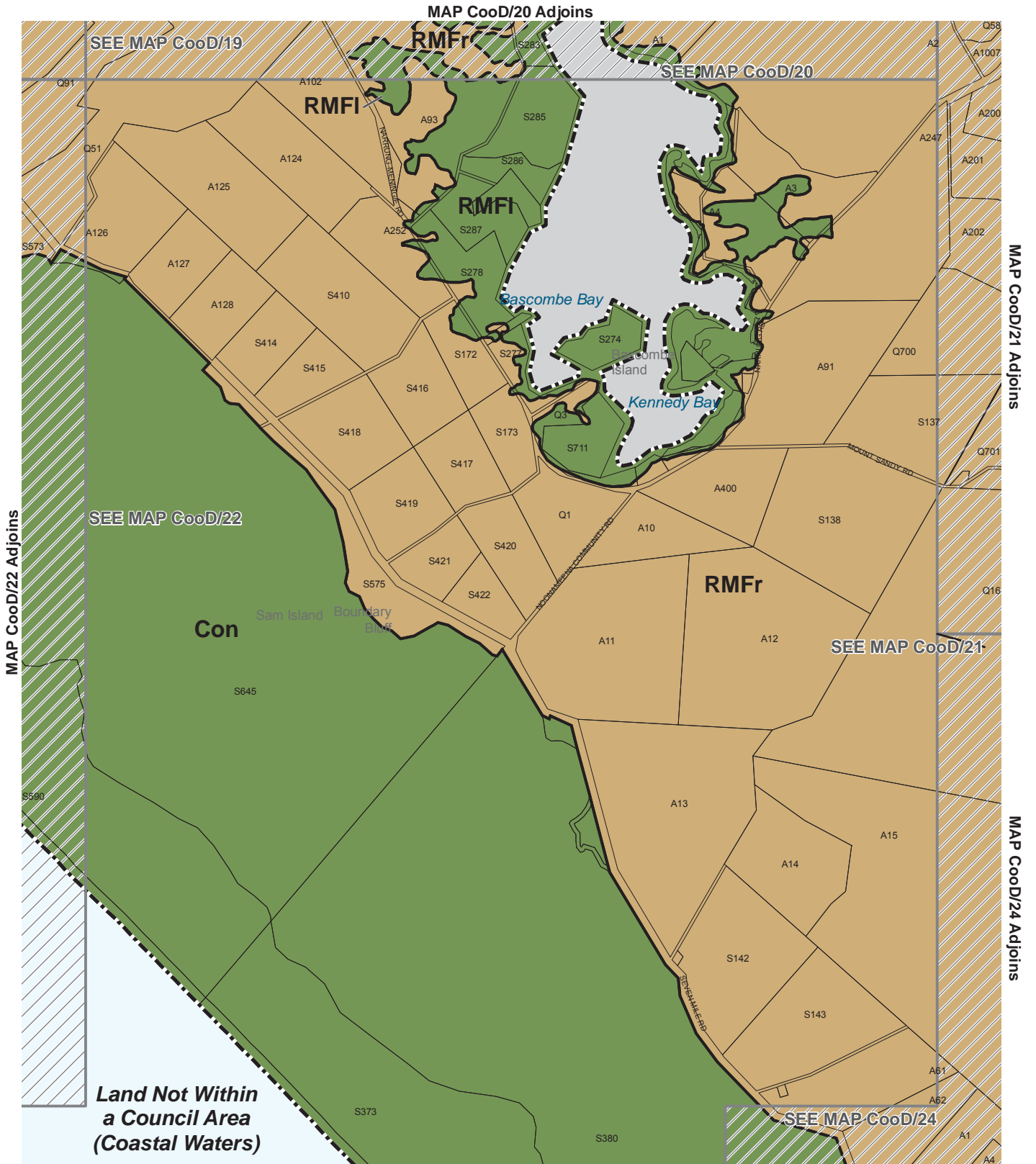
MAP CooD/24 Adjoins



# Overlay Map CooD/23

## NATURAL RESOURCES

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

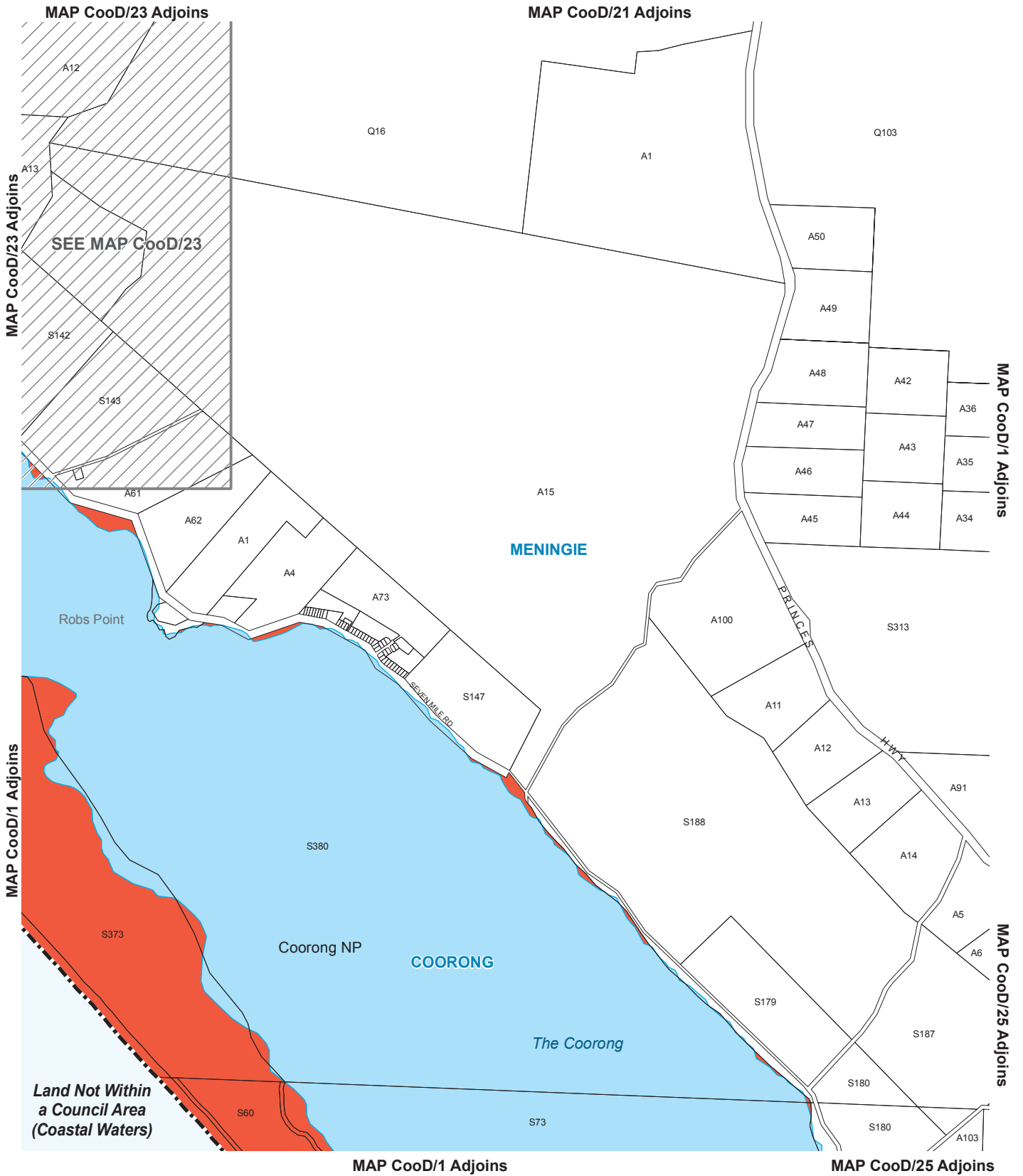


See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



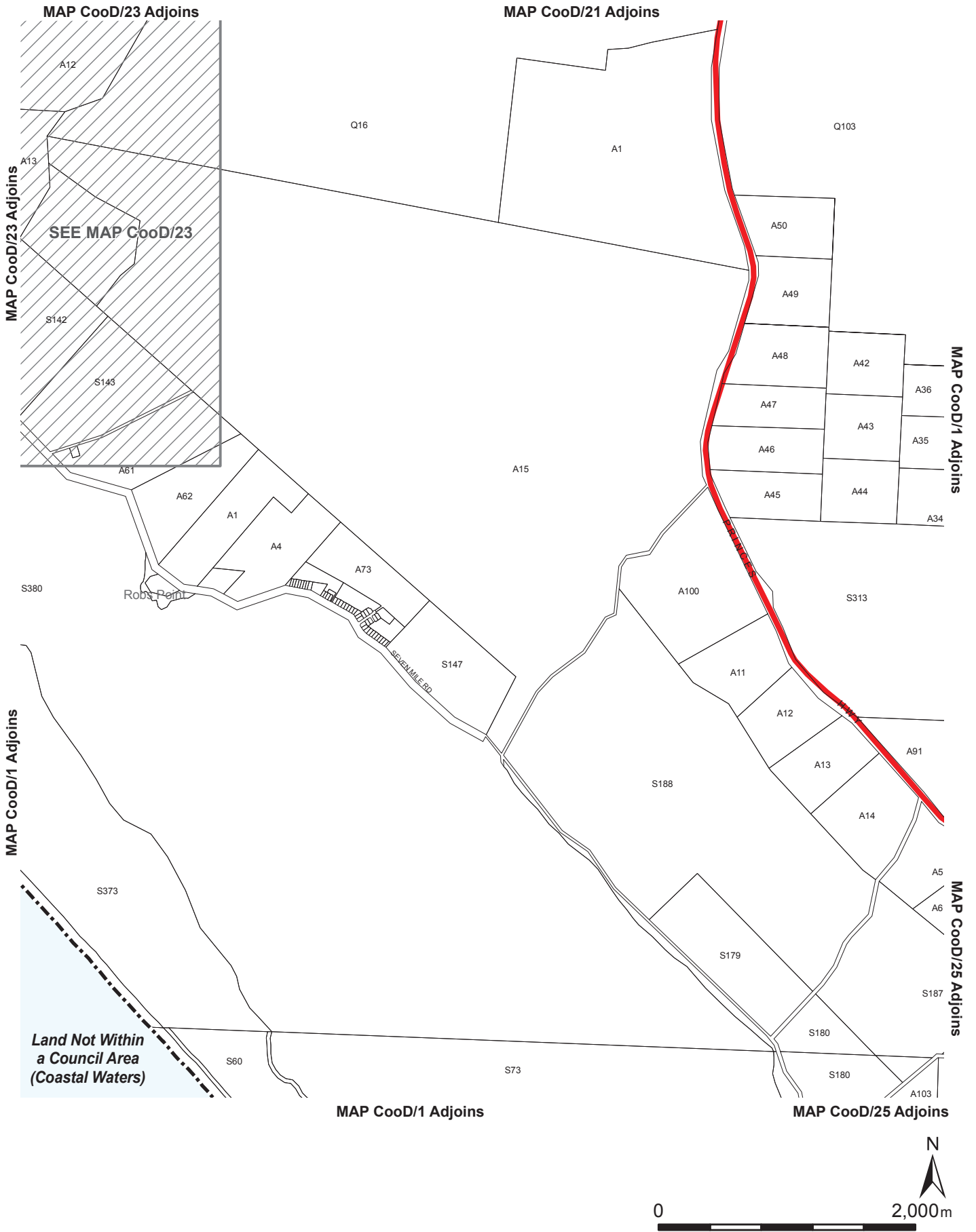
- Zones**
- Con Conservation
  - RMFI River Murray Flood
  - RMFr River Murray Fringe
  - Zone Boundary
  - Development Plan Boundary

# Zone Map CooD/23



# Location Map CooD/24

- National Park
- Waterbodies
- Development Plan Boundary



# Overlay Map CooD/24 TRANSPORT

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





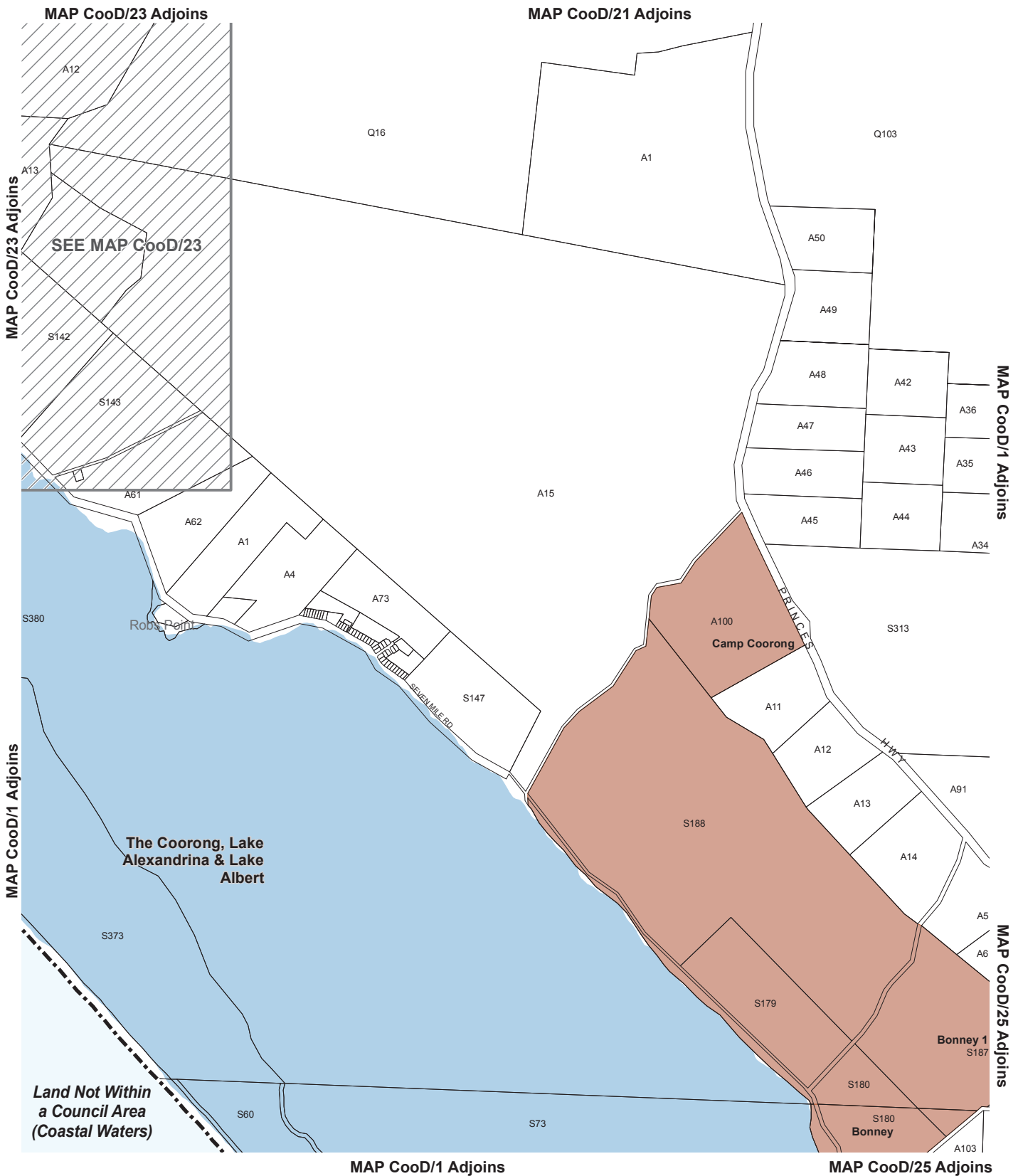
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map CooD/24 HERITAGE

- State heritage place
- Development Plan Boundary

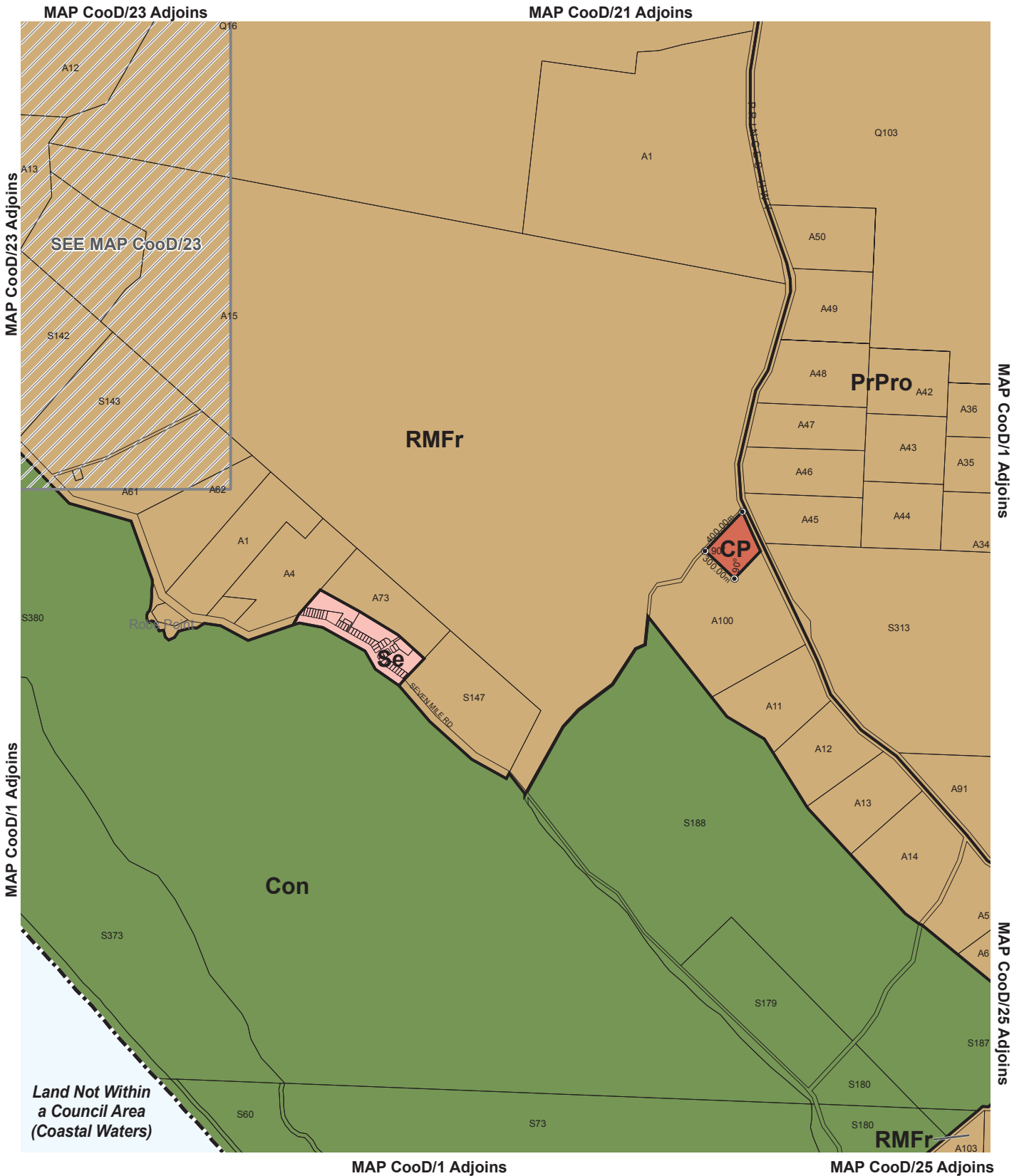




- Aboriginal Lands
- Wetlands of National Importance
- Development Plan Boundary

# Overlay Map CooD/24

## NATURAL RESOURCES



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



- Zones**
- CP Caravan and Tourist Park
  - Con Conservation
  - PrPro Primary Production
  - RMFr River Murray Fringe
  - Se Settlement
  - Zone Boundary
  - Development Plan Boundary

# Zone Map CooD/24



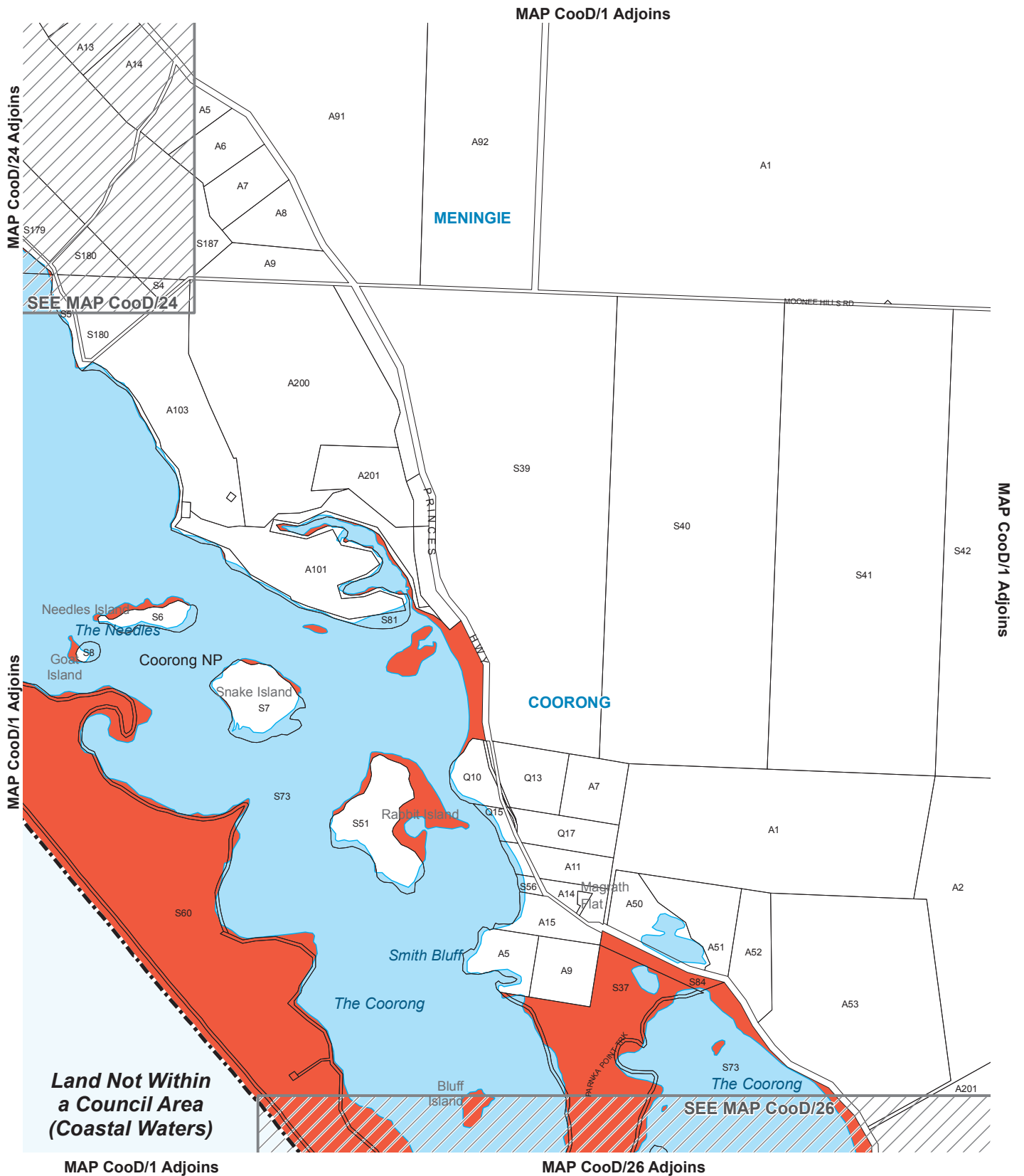
See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94

- Policy Area**  
 4 Recreation and Tourism  
 6 Waterside

- Policy Area Boundary
- Development Plan Boundary



# Policy Area Map CooD/24



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

- National Park
- Waterbodies
- Development Plan Boundary

# Location Map CooD/25

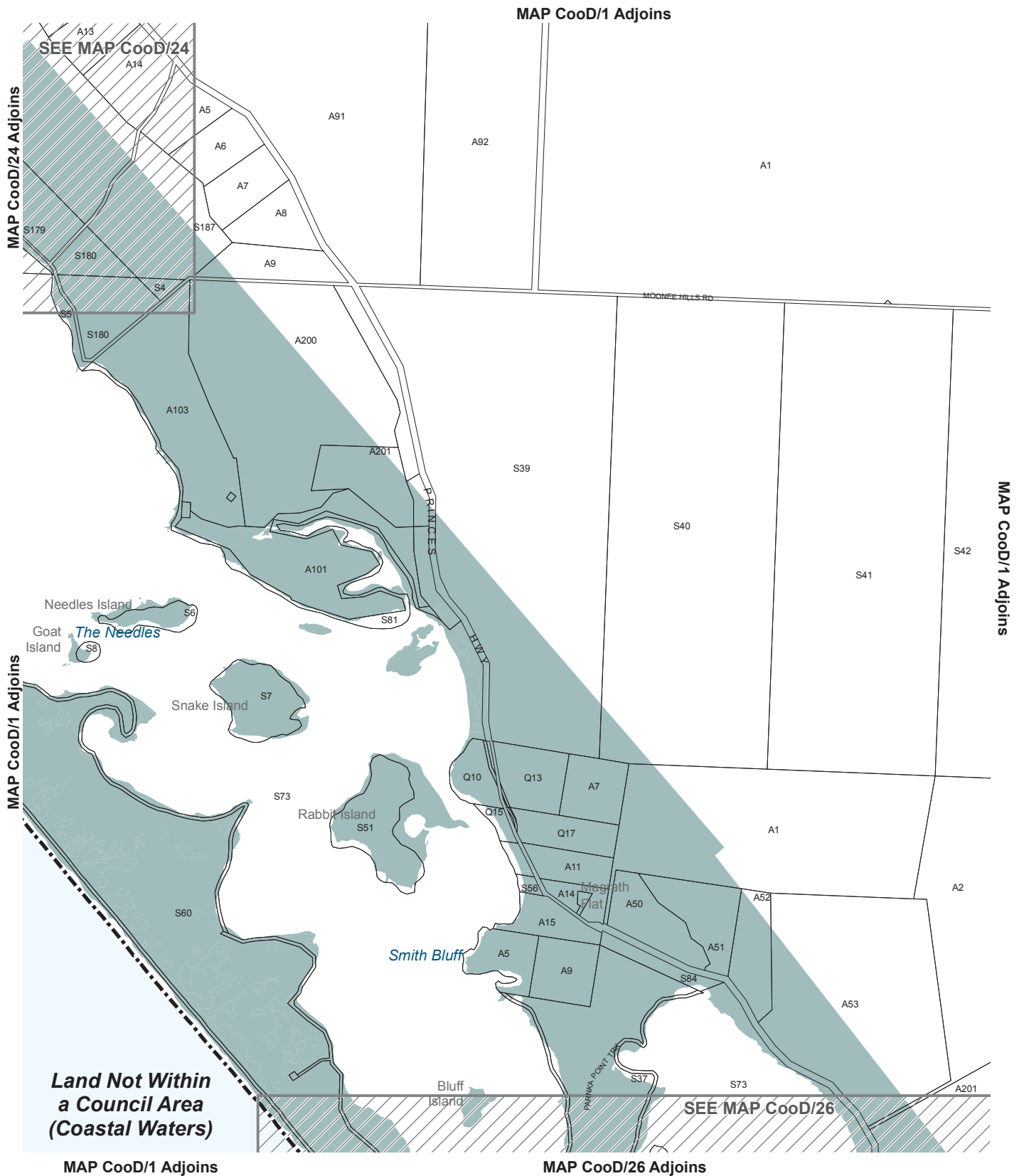
MAP CooD/1 Adjoins



# Overlay Map CooD/25 TRANSPORT

COORONG COUNCIL  
Consolidated - 29 November 2018

- Primary Arterial Roads
- Development Plan Boundary



# Overlay Map CooD/25 DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

- Coastal Acid Sulfate Soils
- Development Plan Boundary



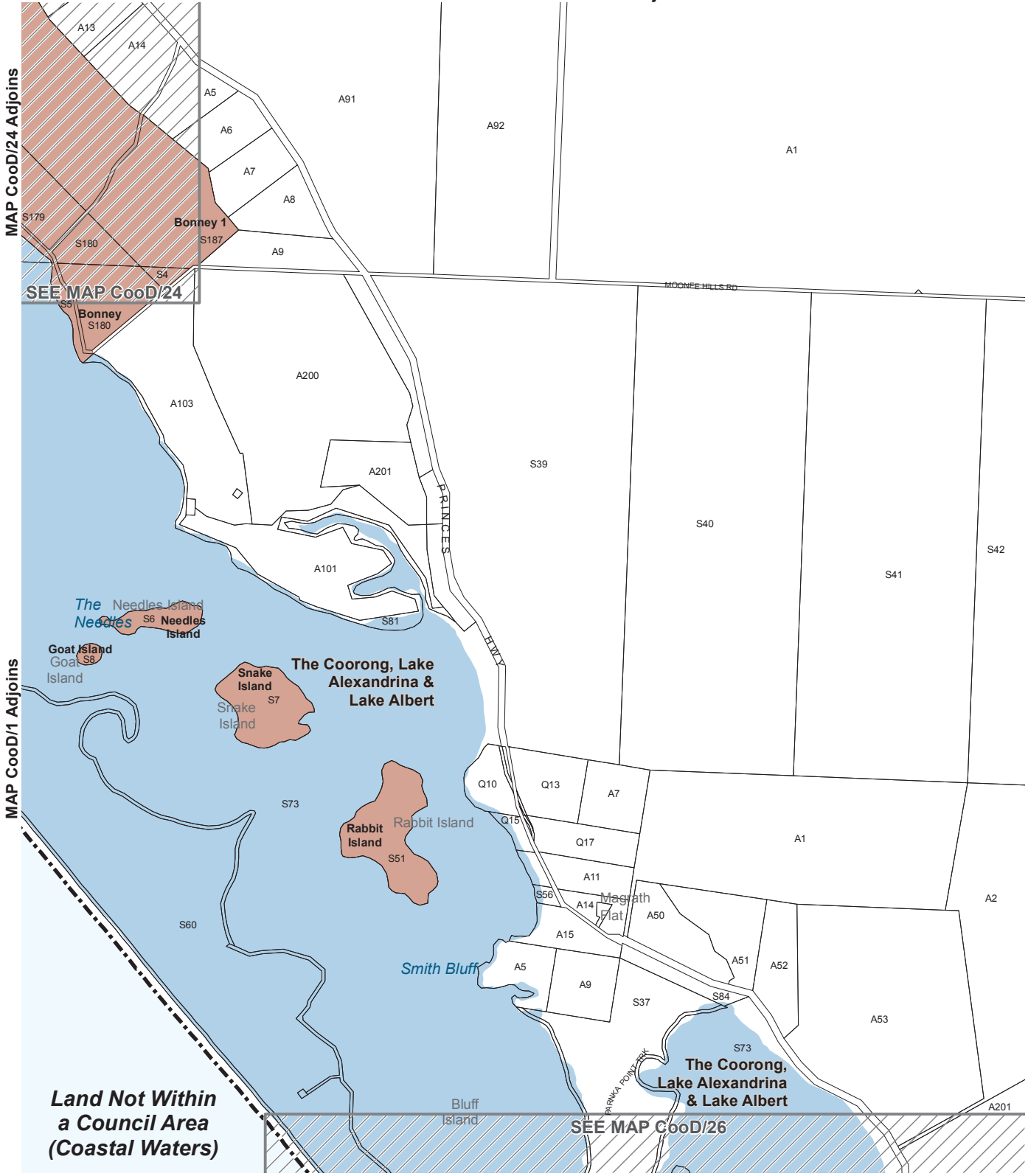
Heritage points are indicative only.  
 For further information on State and Local Heritage Places and Contributory  
 Items please refer to the relevant tables within this document.



# Overlay Map CooD/25 HERITAGE

- State heritage place
- Development Plan Boundary

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

MAP CooD/1 Adjoins

Land Not Within a Council Area (Coastal Waters)

MAP CooD/1 Adjoins

MAP CooD/26 Adjoins

0



# Overlay Map CooD/25

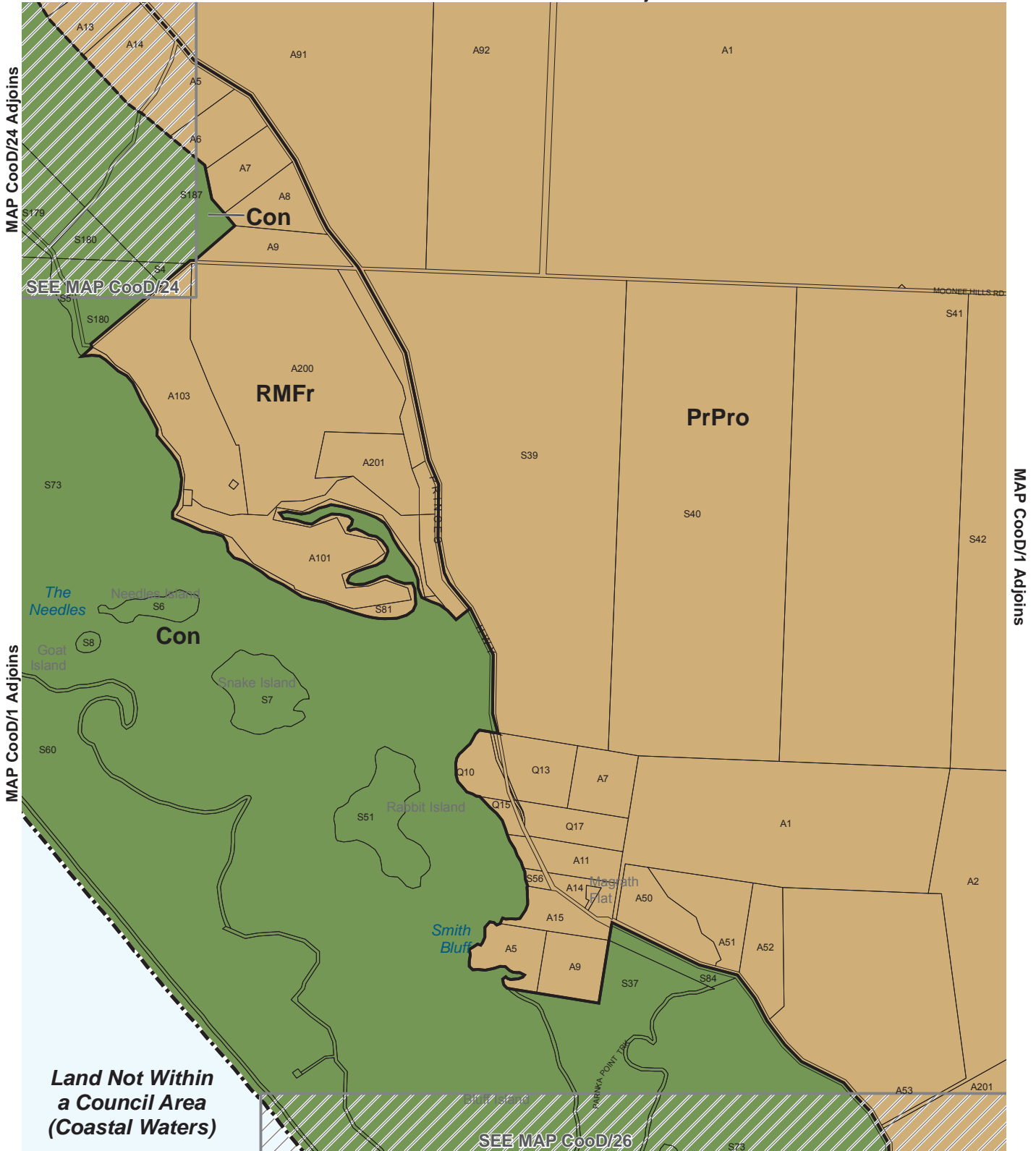
## NATURAL RESOURCES

COORONG COUNCIL  
Consolidated - 29 November 2018

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



MAP CooD/1 Adjoins



Land Not Within  
a Council Area  
(Coastal Waters)

MAP CooD/1 Adjoins

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

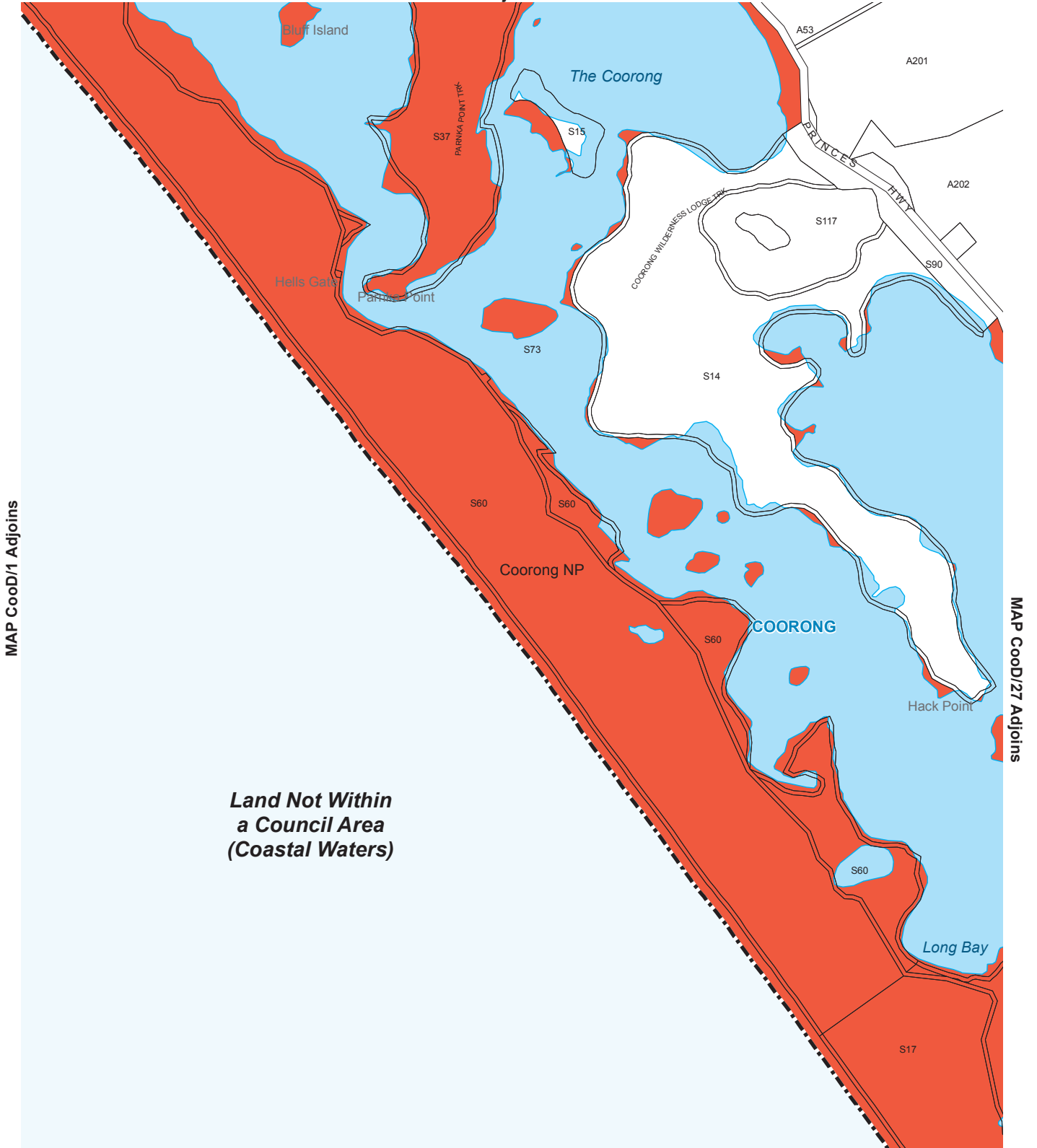
MAP CooD/26 Adjoins

Zones

- Con Conservation
- PrPro Primary Production
- RMFr River Murray Fringe
- Zone Boundary
- Development Plan Boundary

# Zone Map CooD/25

MAP CooD/25 Adjoins



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

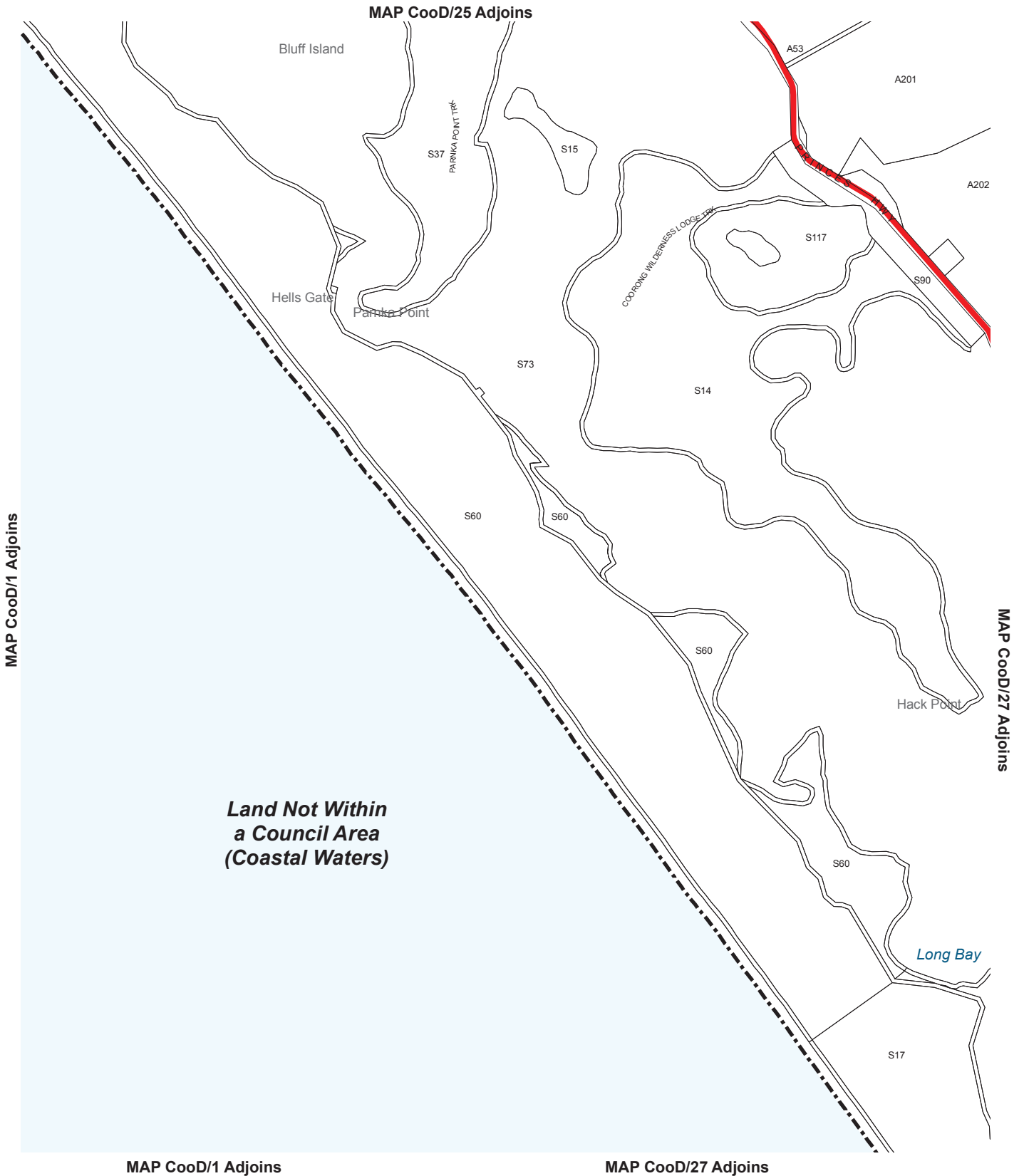
MAP CooD/1 Adjoins

MAP CooD/27 Adjoins



# Location Map CooD/26

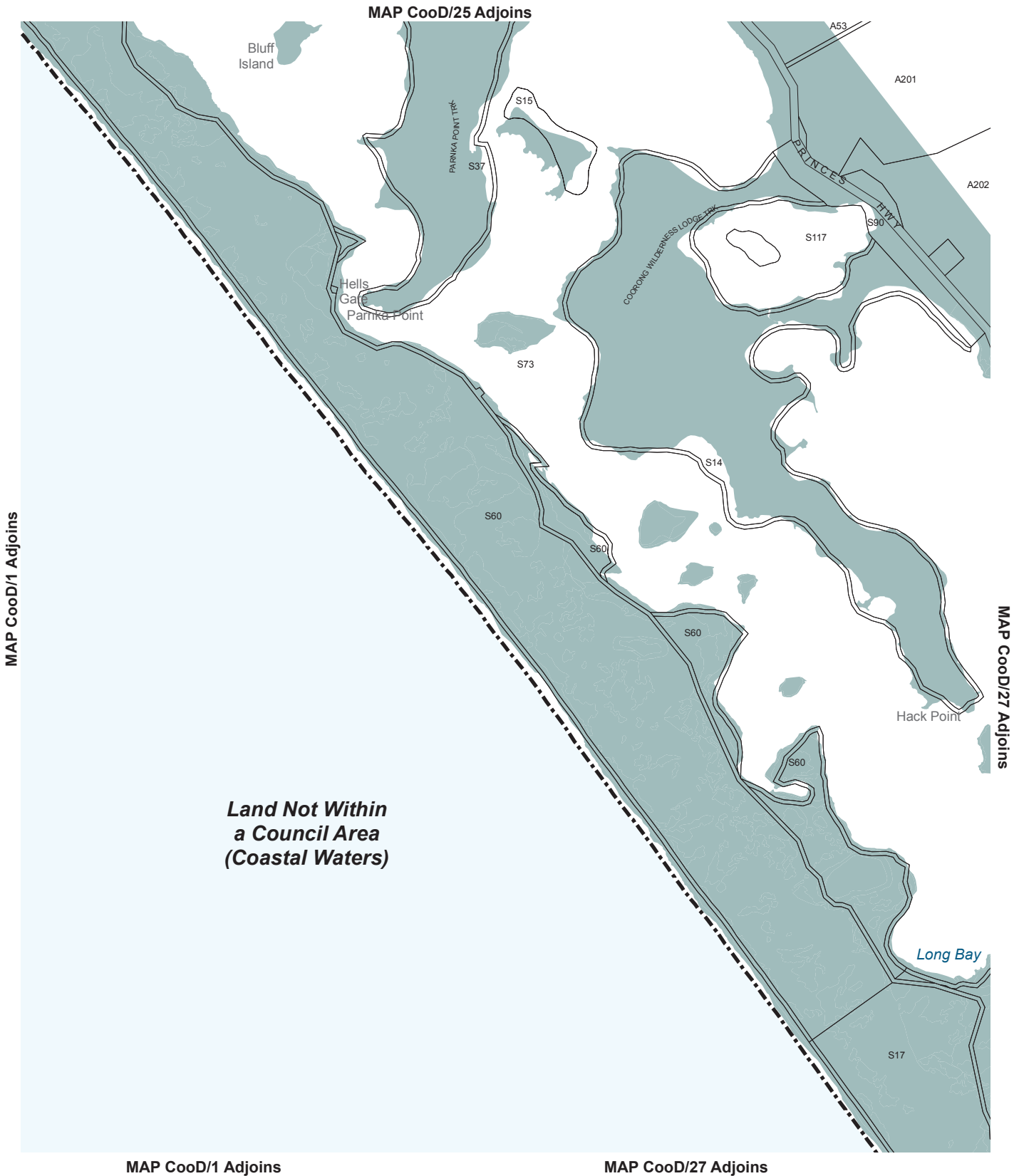
- National Park
- Waterbodies
- Development Plan Boundary



# Overlay Map CooD/26

## TRANSPORT

- Primary Arterial Roads
- Development Plan Boundary



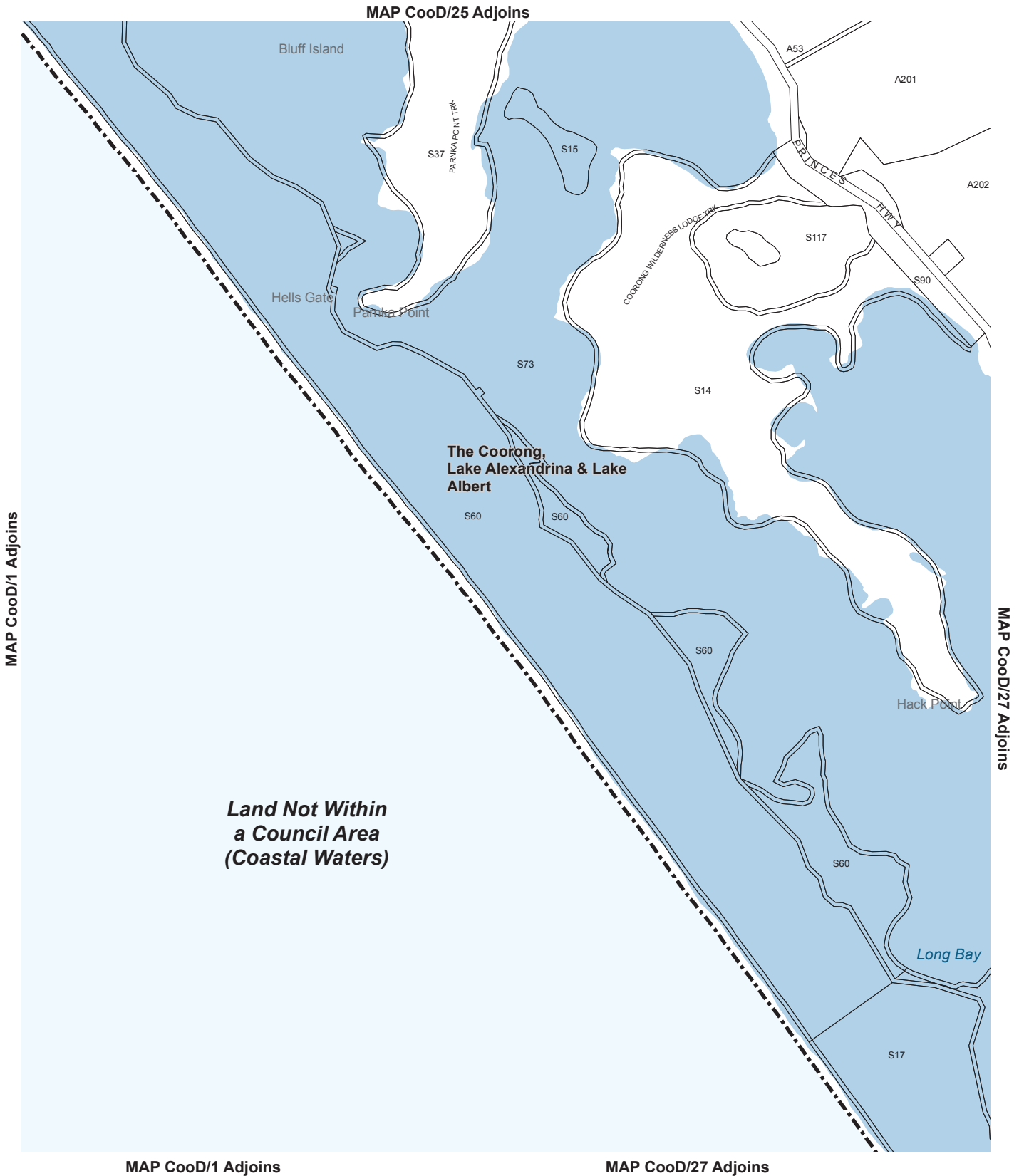
*Land Not Within  
a Council Area  
(Coastal Waters)*



# Overlay Map CooD/26

## DEVELOPMENT CONSTRAINTS

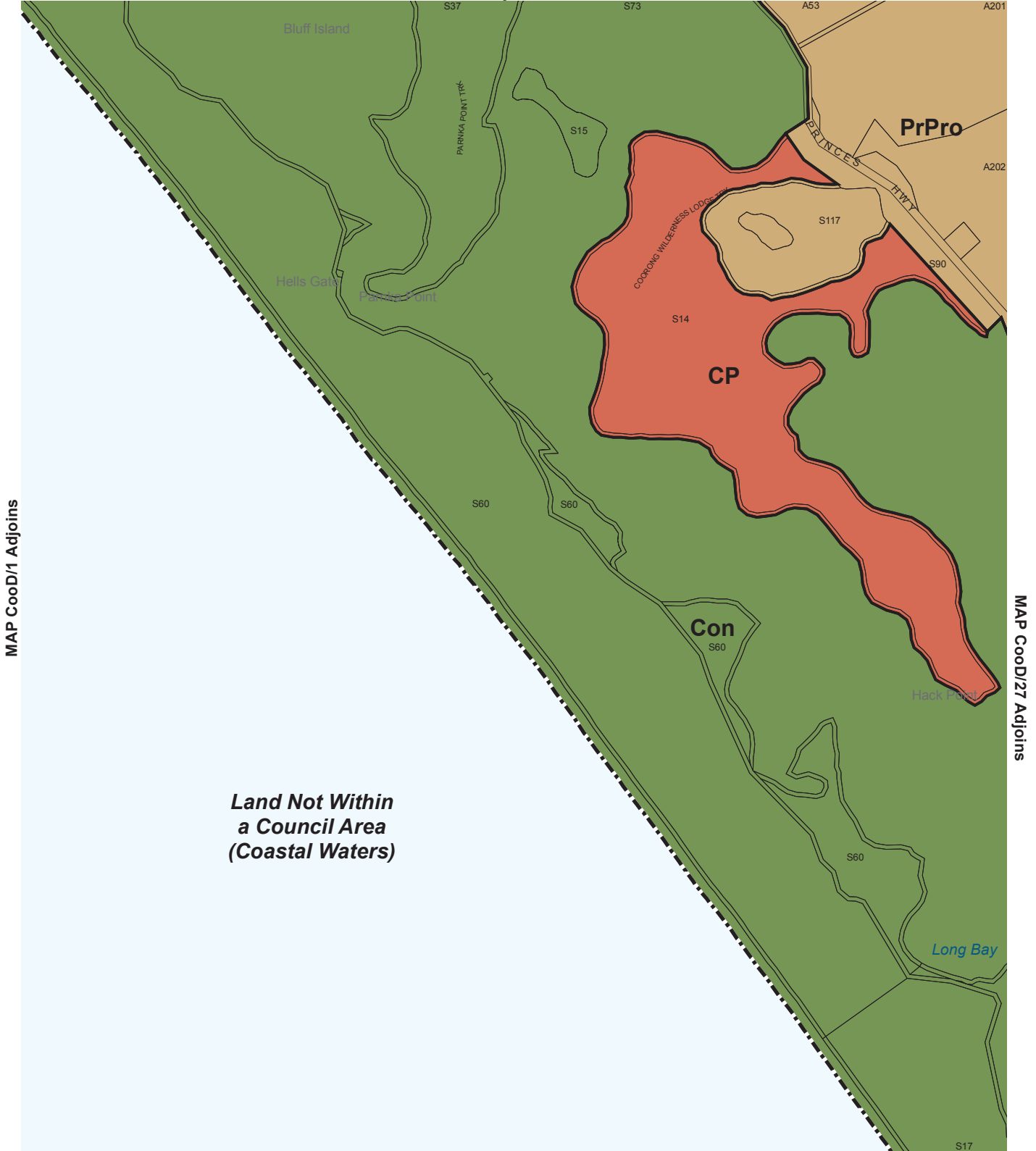
- Coastal Acid Sulfate Soils
- Development Plan Boundary



# Overlay Map CooD/26

## NATURAL RESOURCES

MAP CooD/25 Adjoins



MAP CooD/1 Adjoins

MAP CooD/27 Adjoins

MAP CooD/1 Adjoins

MAP CooD/27 Adjoins

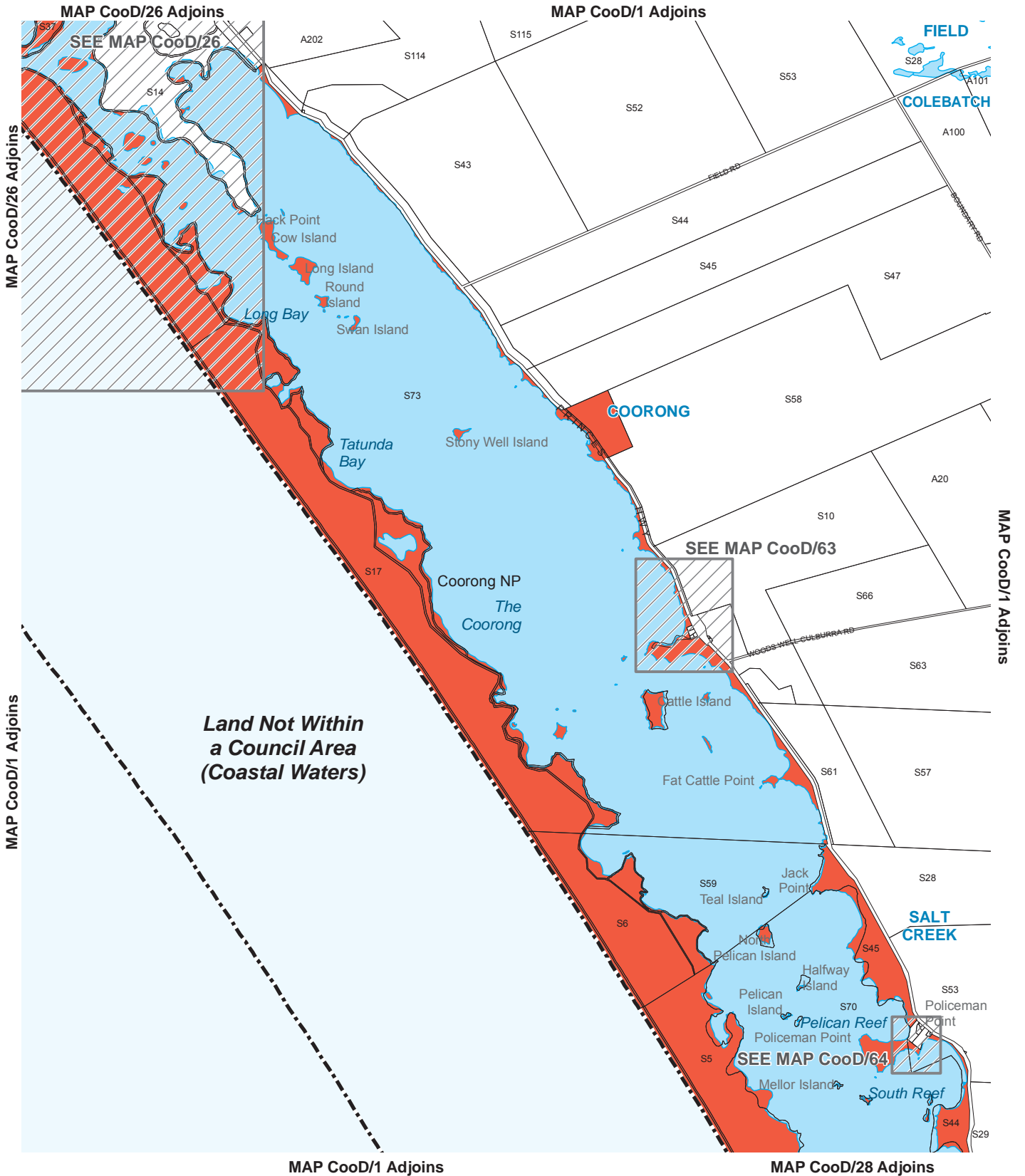
Lamberts Conformal Conic Projection, GDA94



Zones

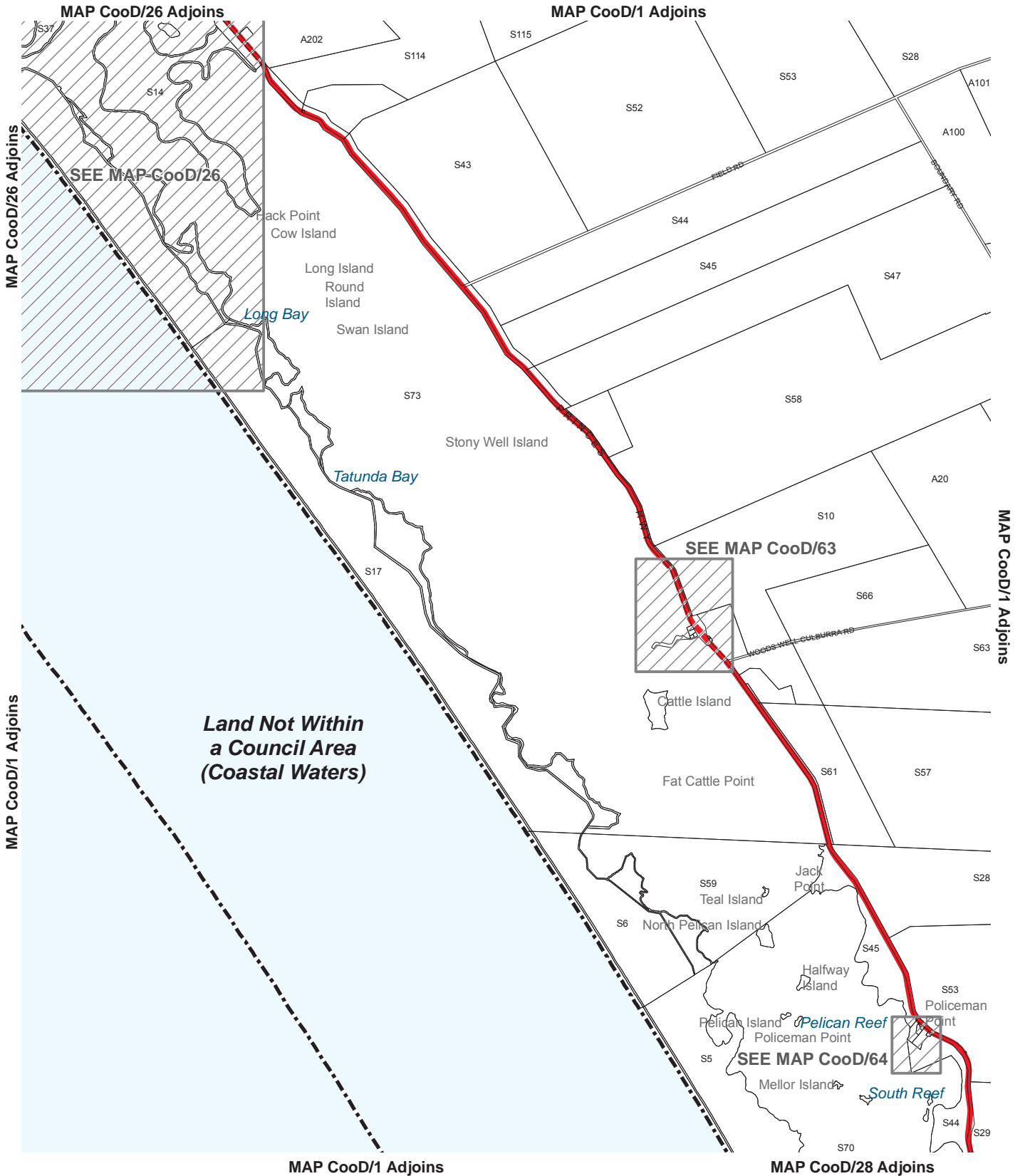
- CP Caravan and Tourist Park
- Con Conservation
- PrPro Primary Production
- Zone Boundary
- Development Plan Boundary

# Zone Map CooD/26



# Location Map CooD/27

- National Park
- Waterbodies
- Development Plan Boundary

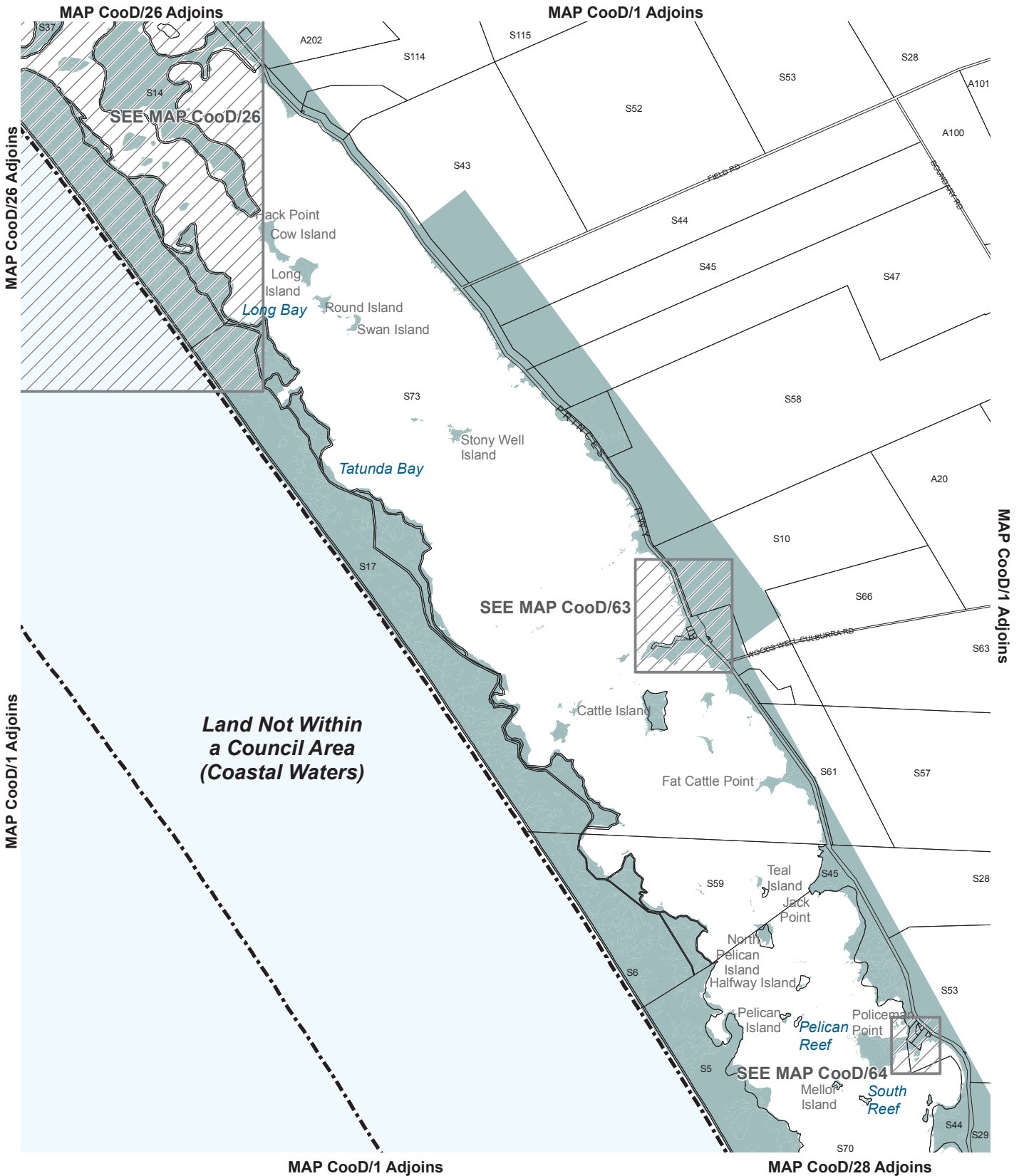


# Overlay Map CooD/27

## TRANSPORT

- Primary Arterial Roads
- Development Plan Boundary

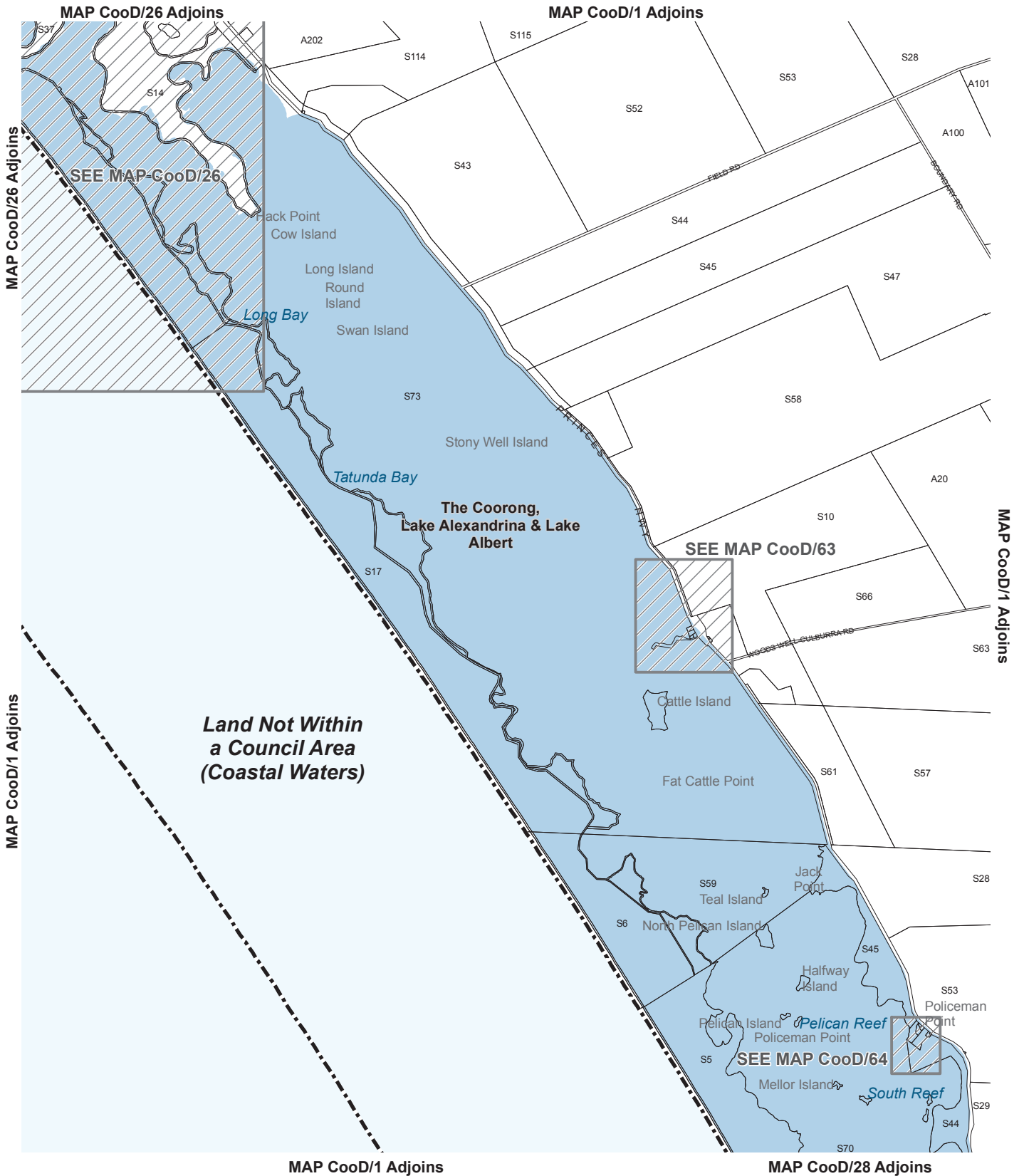




# Overlay Map CooD/27

## DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary



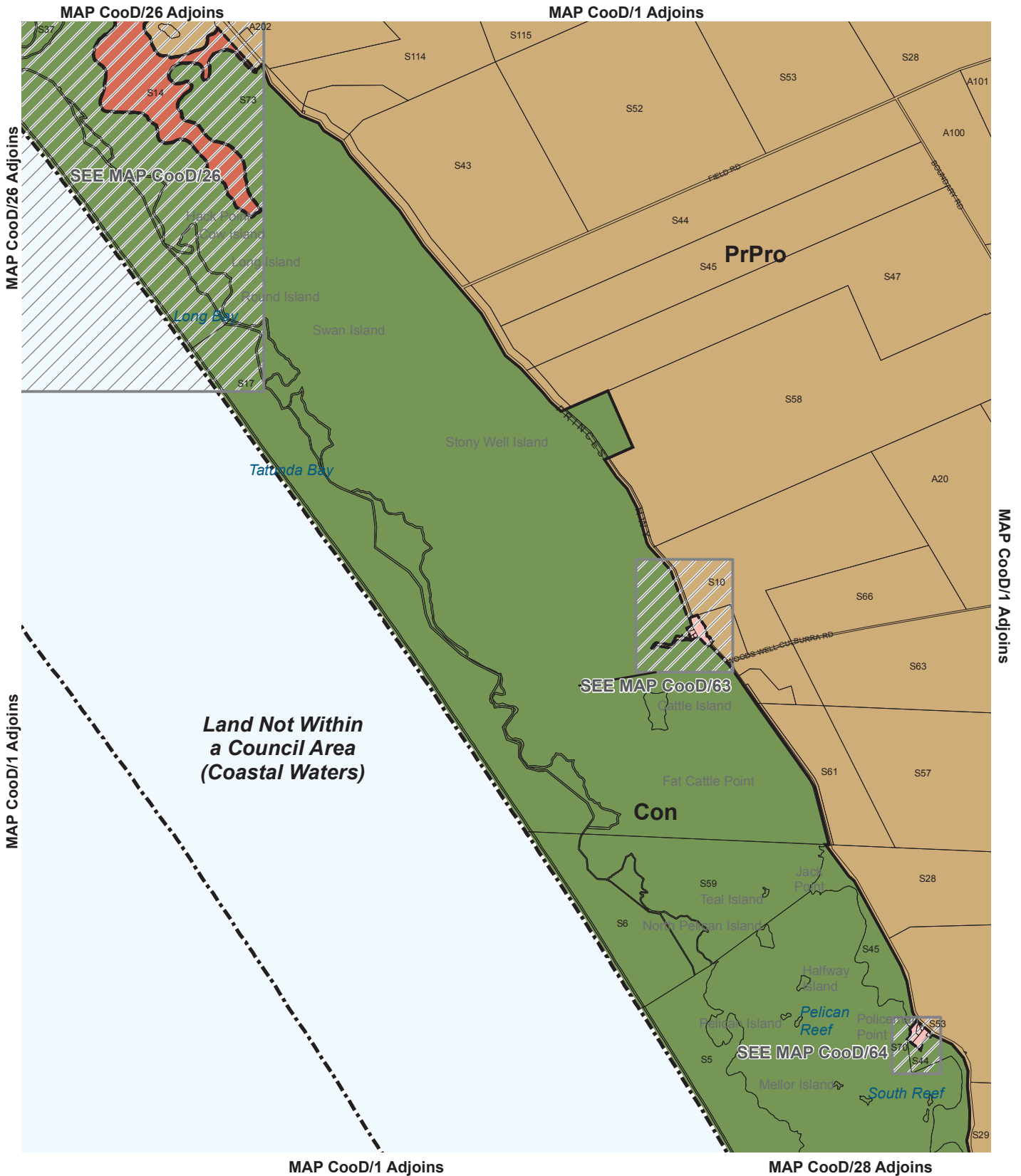
**Land Not Within  
a Council Area  
(Coastal Waters)**



# Overlay Map CooD/27

## NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

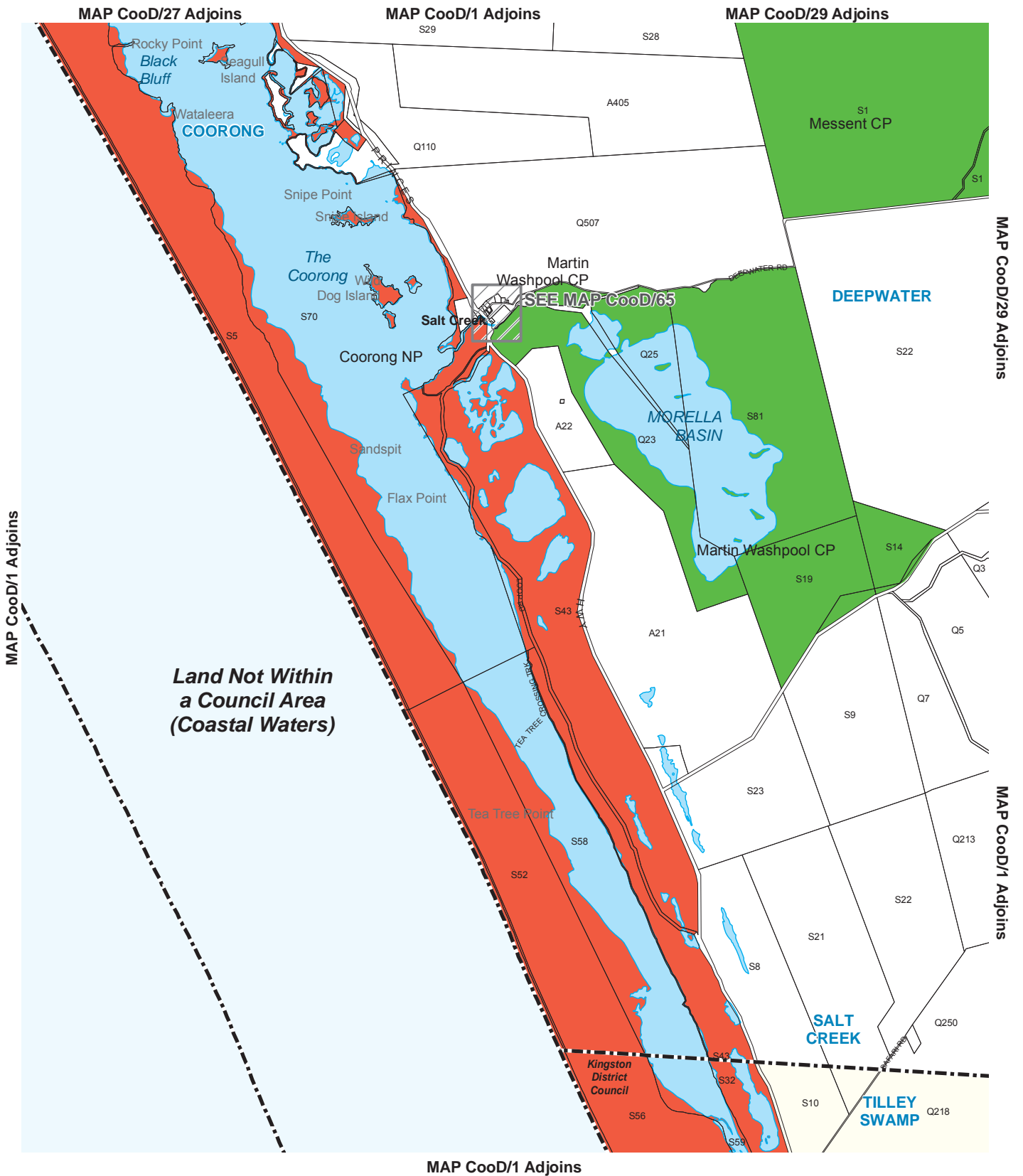


See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94



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

# Zone Map CooD/27



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

MAP CooD/1 Adjoins

MAP CooD/27 Adjoins

MAP CooD/1 Adjoins

MAP CooD/29 Adjoins

MAP CooD/29 Adjoins

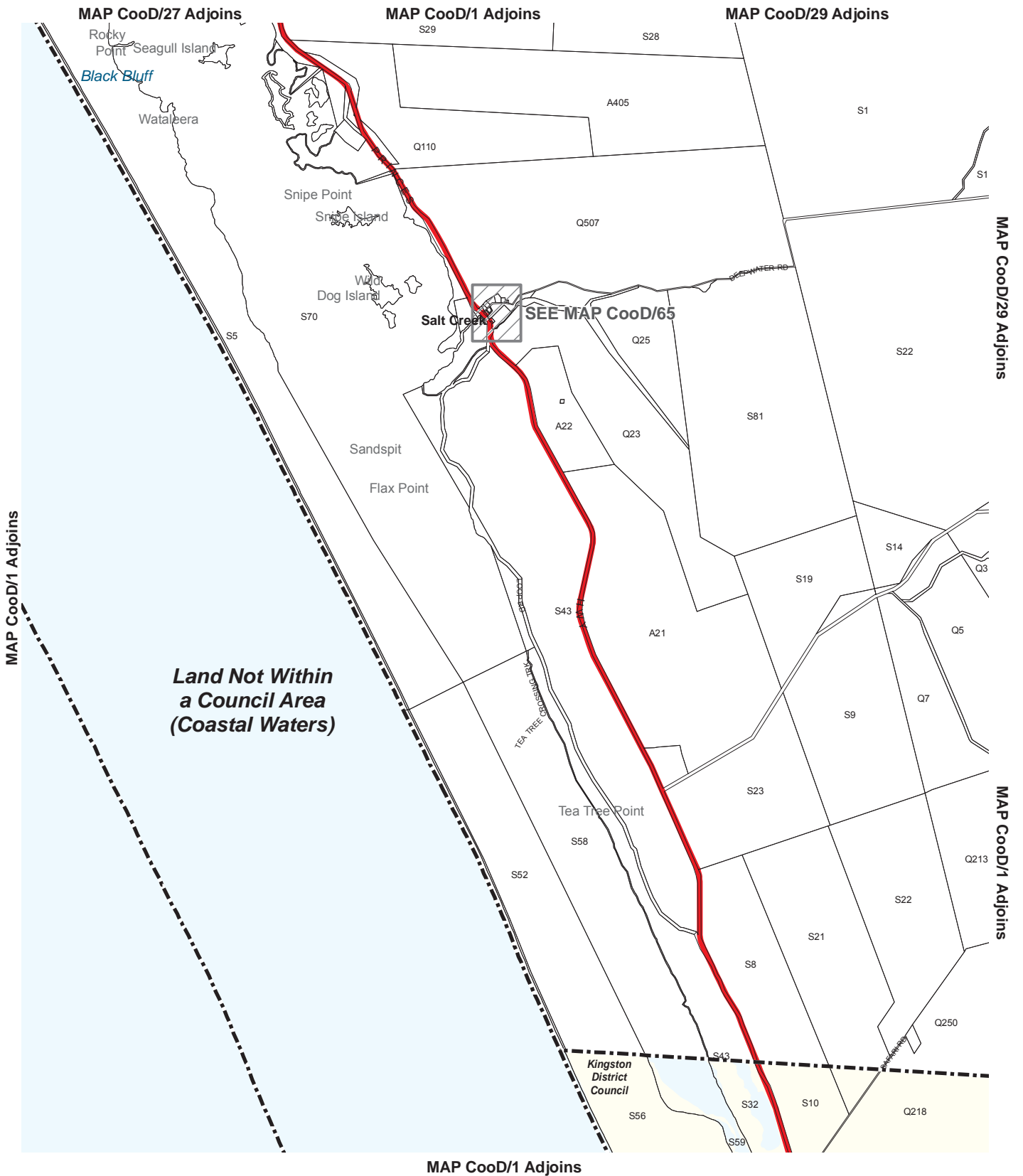
MAP CooD/1 Adjoins

MAP CooD/1 Adjoins



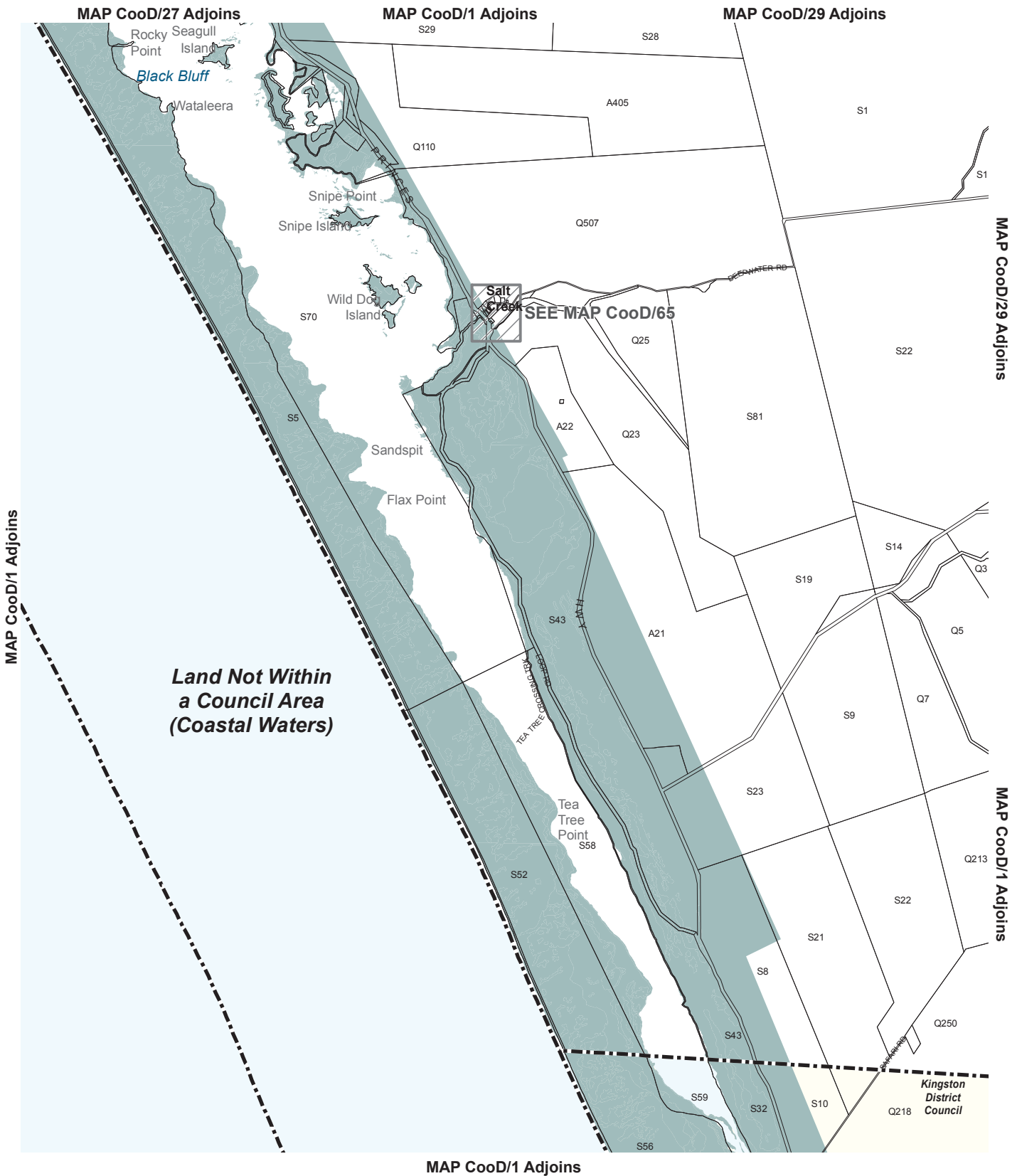
# Location Map CooD/28

- National Park
- Conservation Park
- Waterbodies
- Development Plan Boundary



# Overlay Map CooD/28 TRANSPORT

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



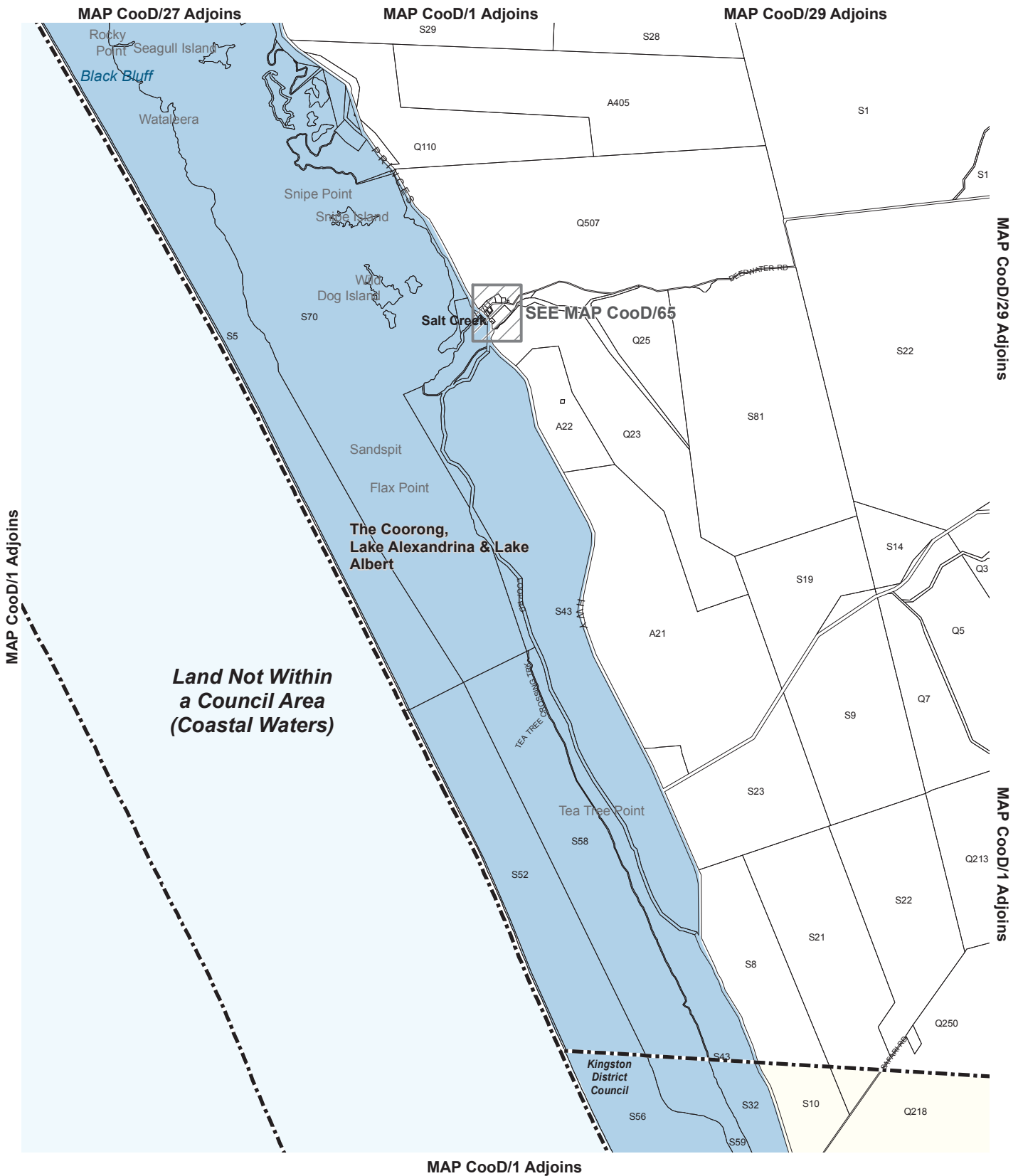
MAP CooD/1 Adjoins



# Overlay Map CooD/28

## DEVELOPMENT CONSTRAINTS

- Coastal Acid Sulfate Soils
- Development Plan Boundary



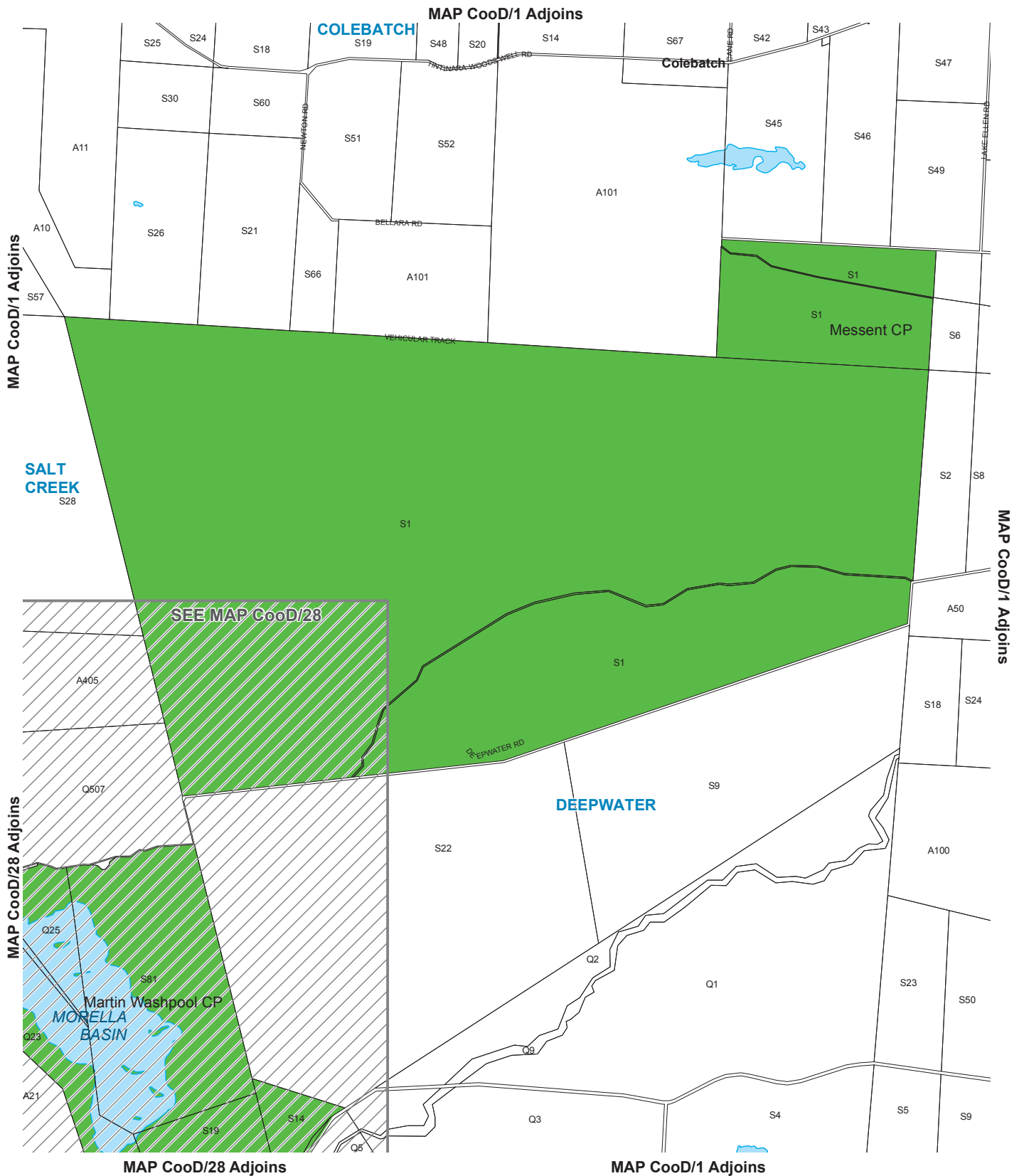
# Overlay Map CooD/28

## NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary



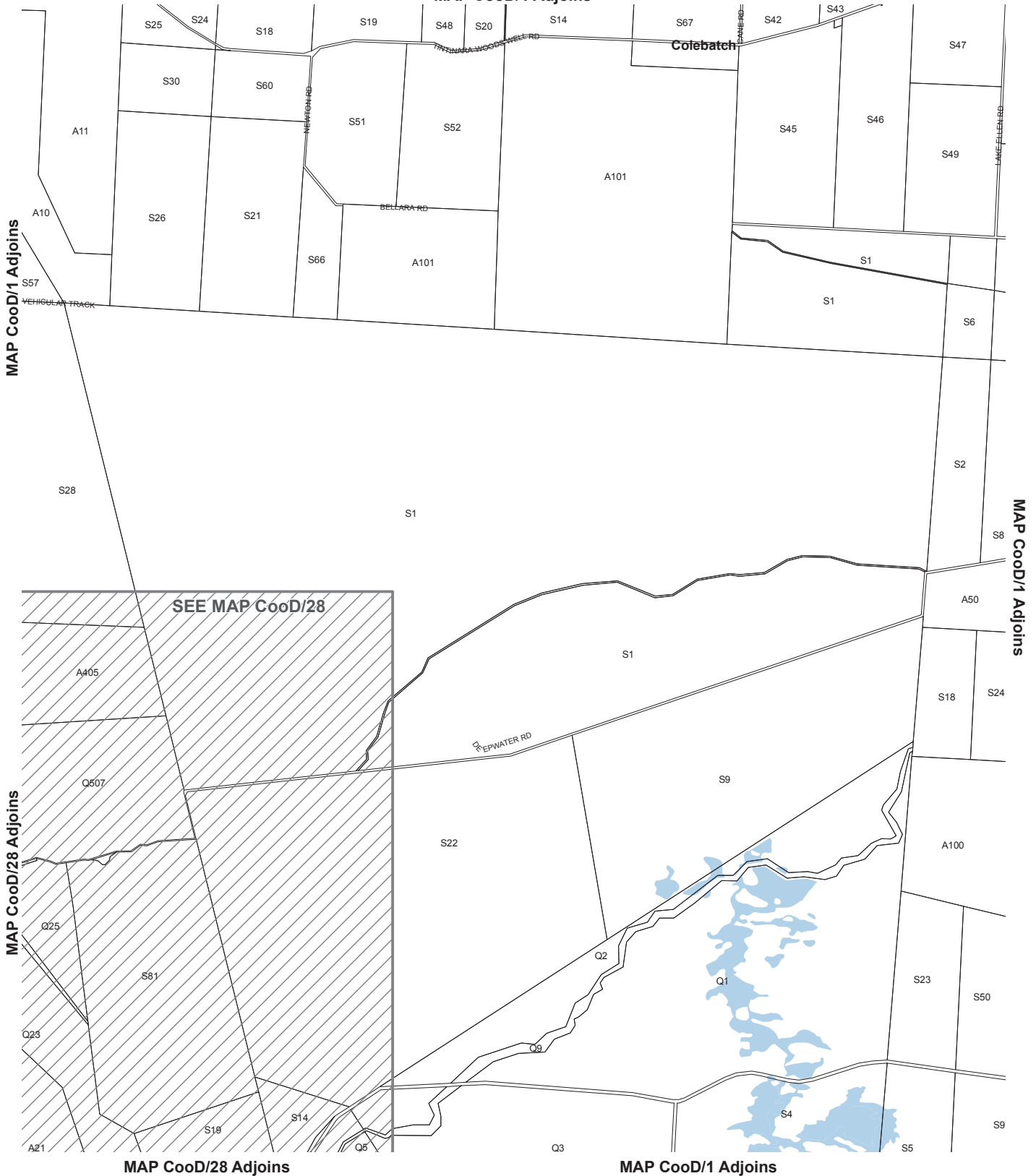




# Location Map CooD/29

- Conservation Park
- Waterbodies

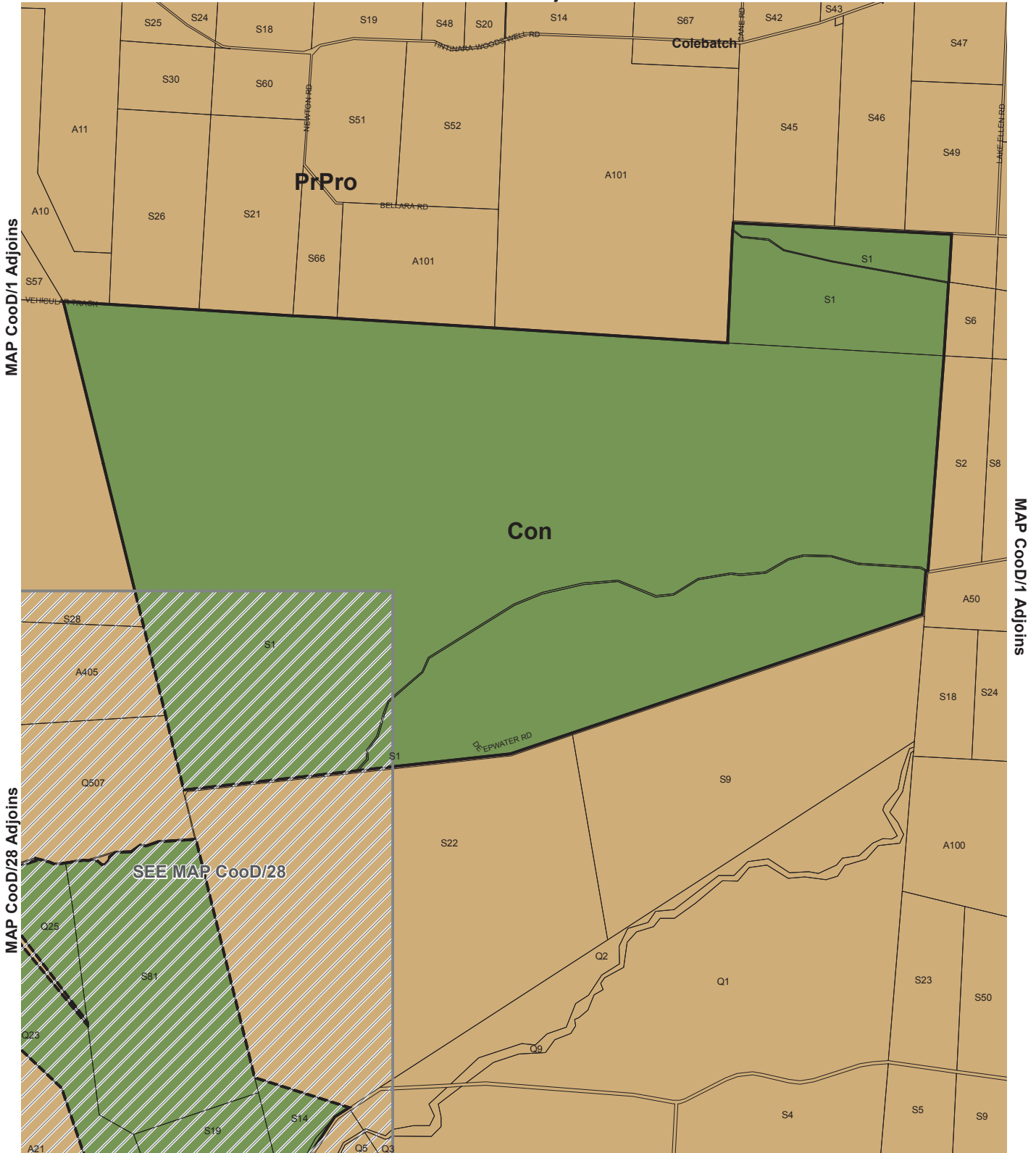
MAP CooD/1 Adjoins



# Overlay Map CooD/29

## NATURAL RESOURCES

MAP CooD/1 Adjoins



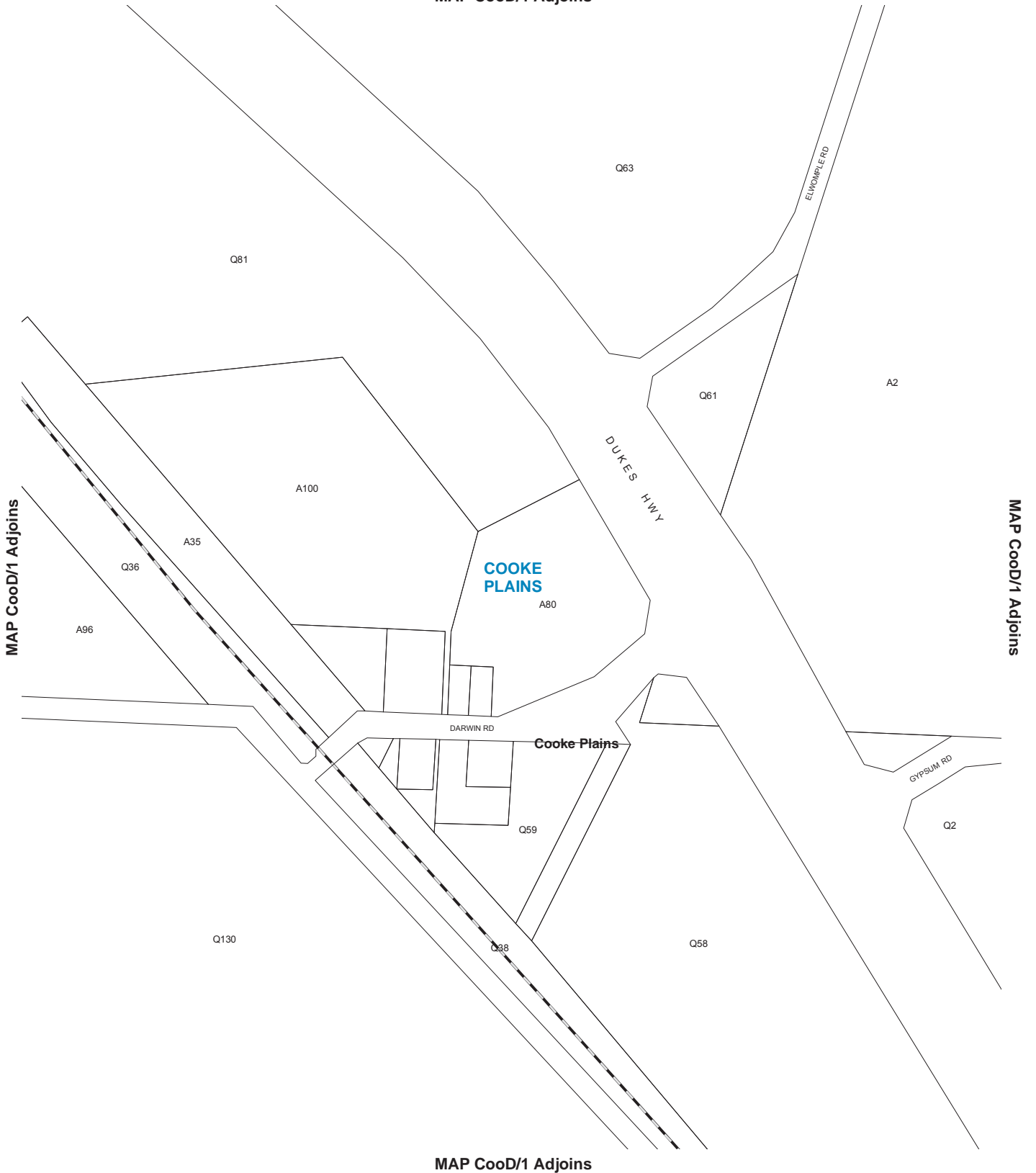
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94



# Zone Map CooD/29

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

MAP CooD/1 Adjoins

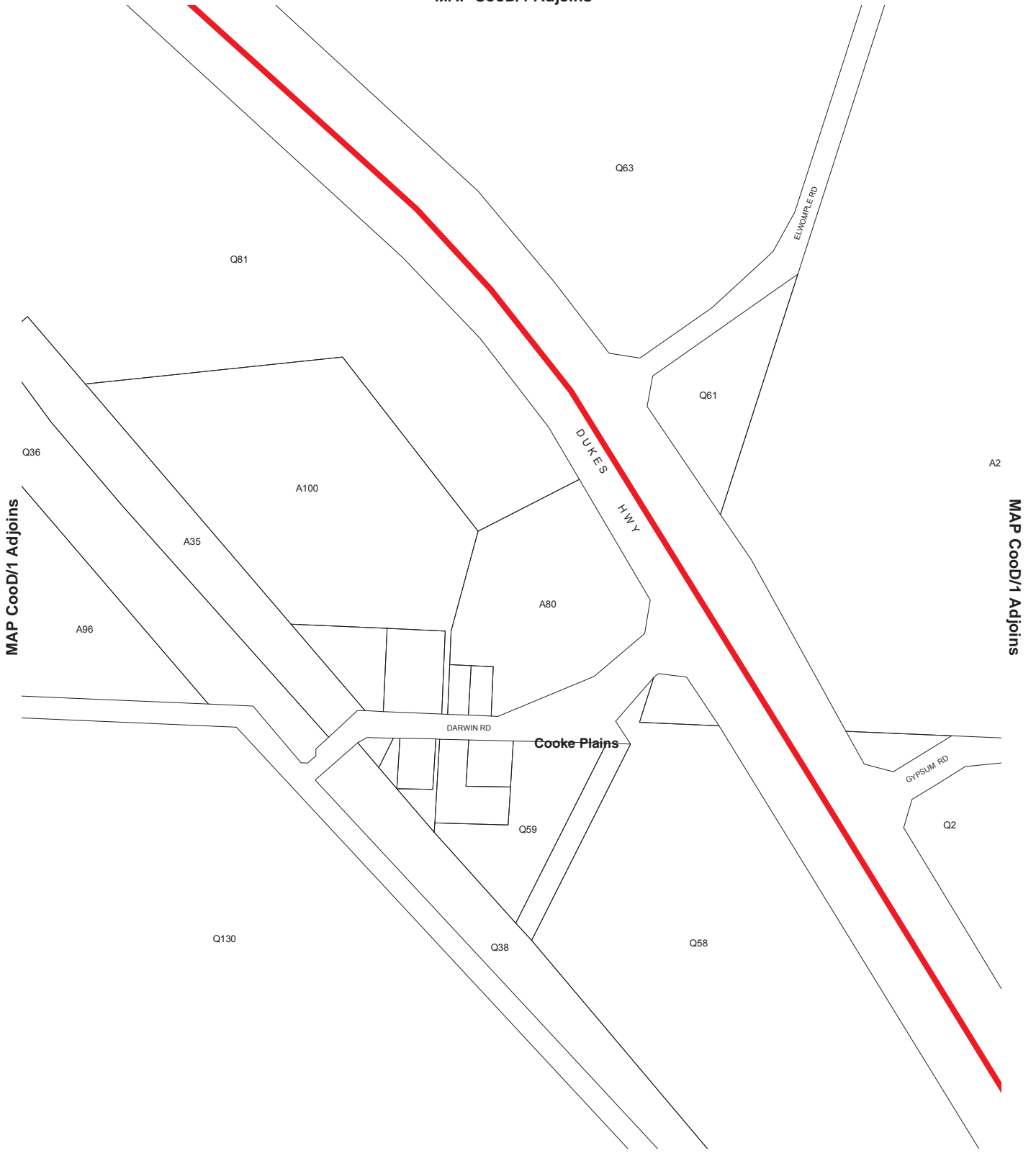


COOKE PLAINS

# Location Map CooD/30

 Railways

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

MAP CooD/1 Adjoins


MAP CooD/1 Adjoins



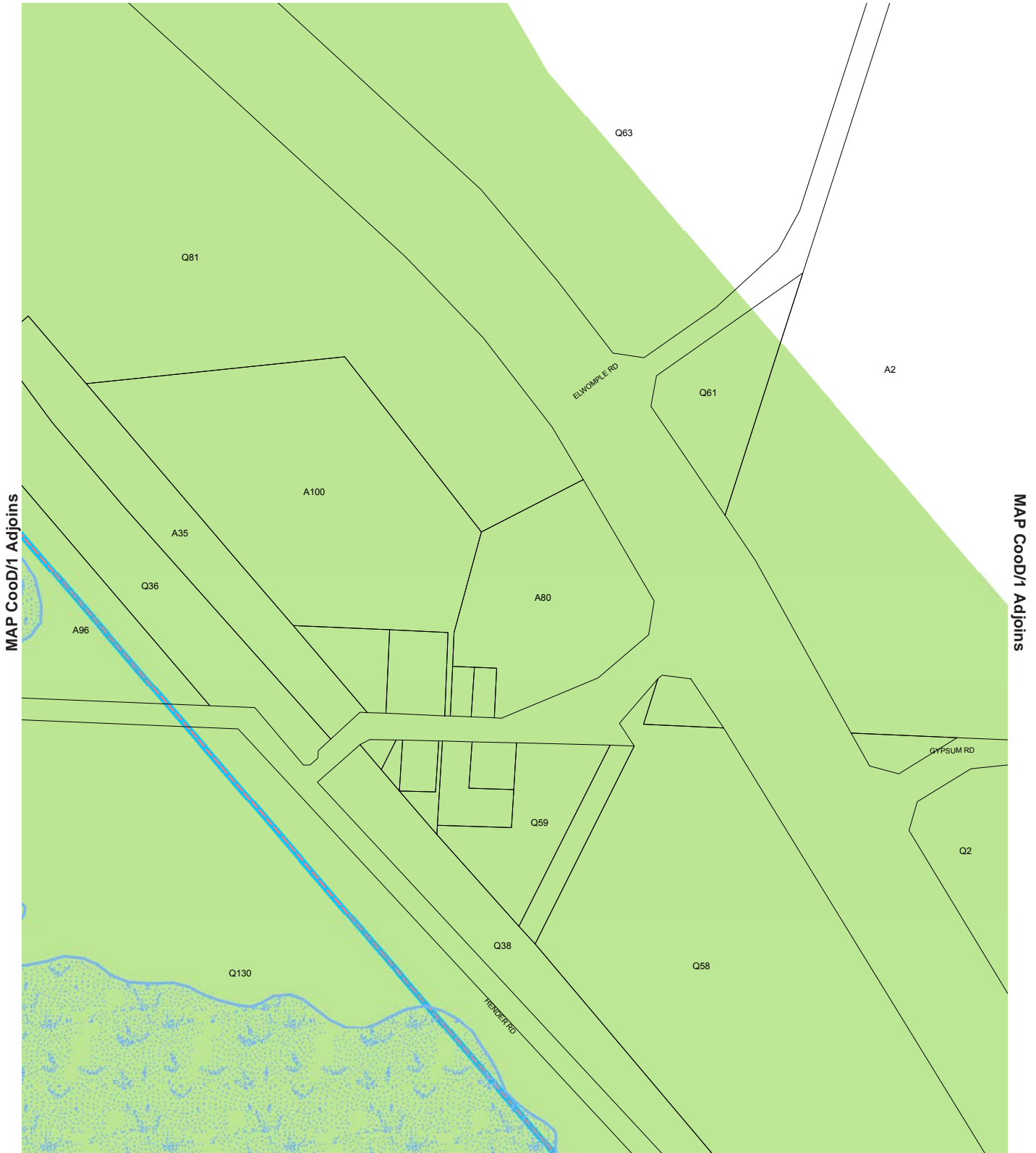
COOKE PLAINS

# Overlay Map CooD/30 TRANSPORT

COORONG COUNCIL  
Consolidated - 29 November 2018





 Primary Arterial Roads

MAP CooD/1 Adjoins



Lamberts Conformal Conic Projection, GDA94



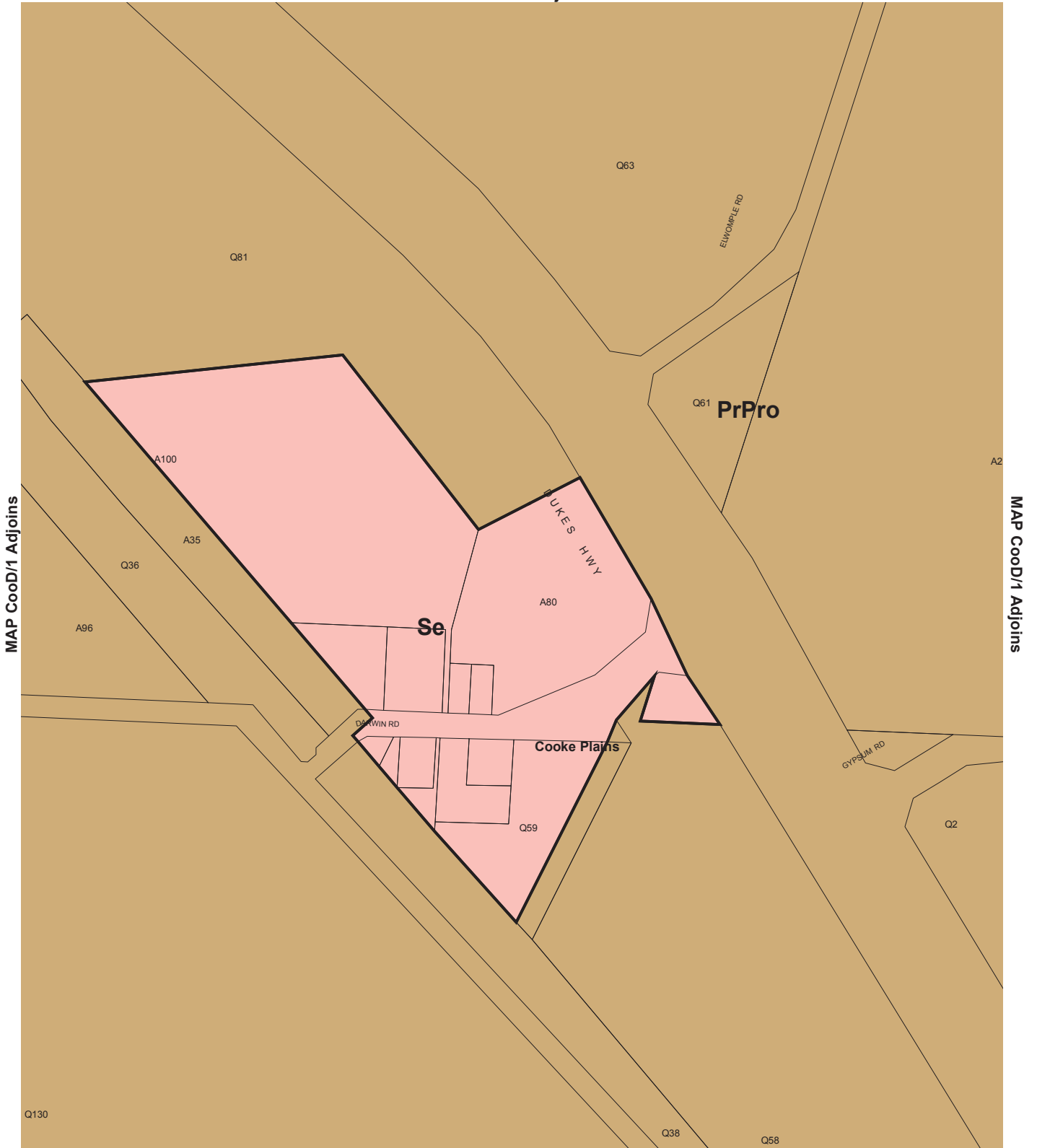
-  Development Plan Boundary
-  1956 Flood Boundary
-  SEAGAS Pipeline
-  SEAGAS 640m buffer

COOKE PLAINS  
**Overlay Map CooD/30**  
**DEVELOPMENT CONSTRAINTS**

COORONG COUNCIL

Consolidated - 29 November 2018

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

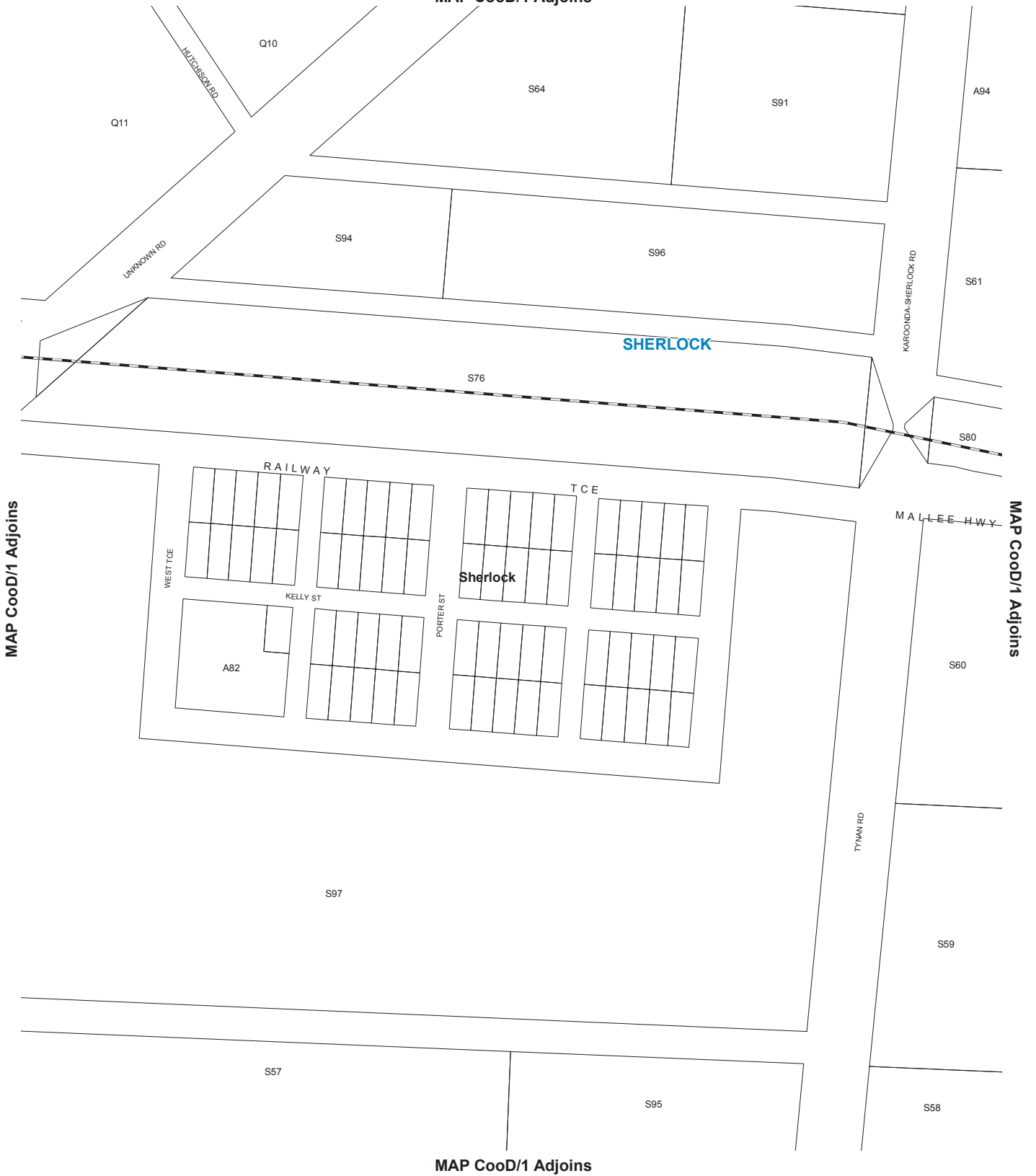


COOKE PLAINS

# Zone Map CooD/30

- Zones**
- PrPro Primary Production
  - Se Settlement
  - Zone Boundary

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

MAP CooD/1 Adjoins

MAP CooD/1 Adjoins



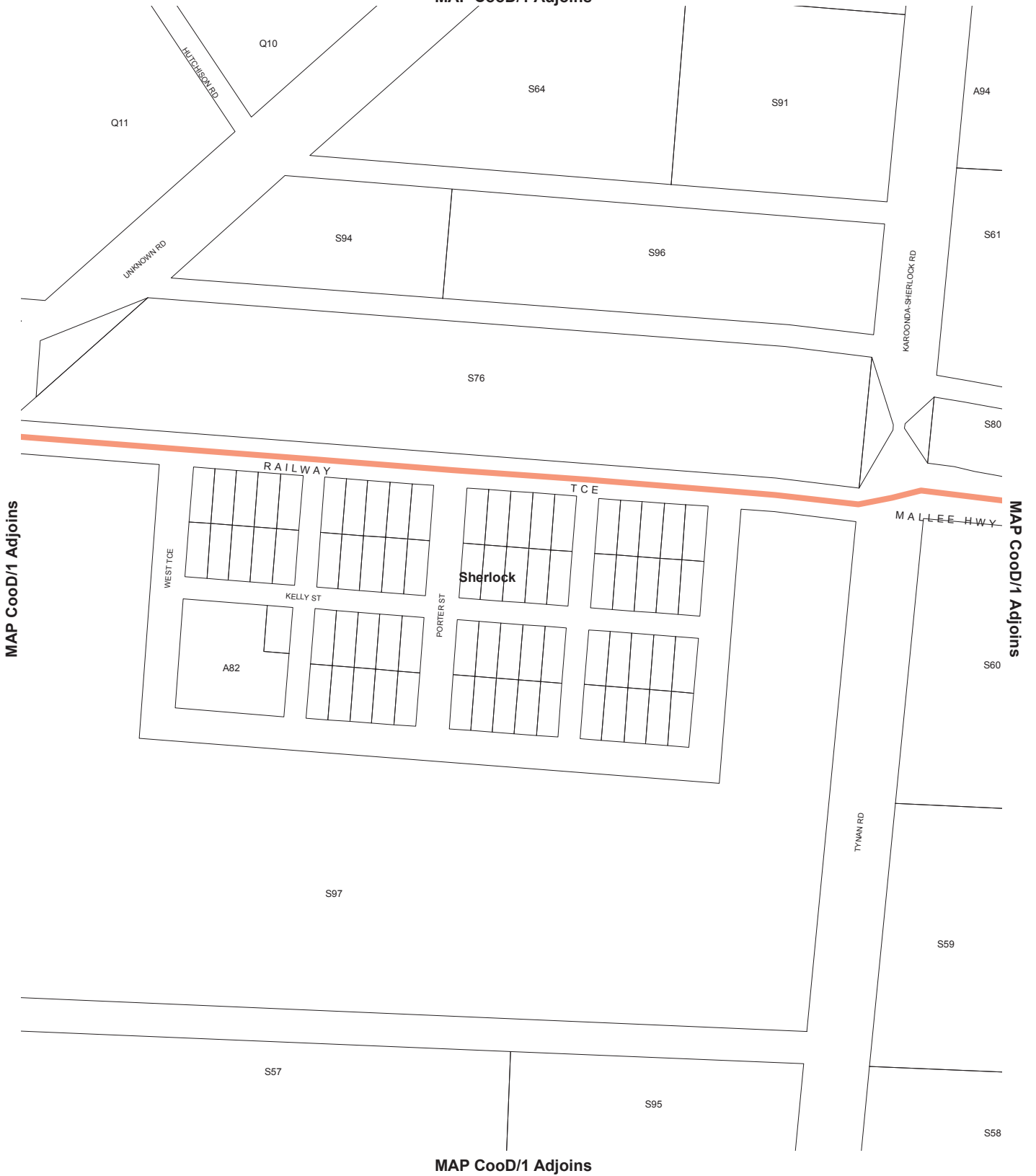
SHERLOCK

# Location Map CooD/31

--- Railways



MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

MAP CooD/1 Adjoins

MAP CooD/1 Adjoins

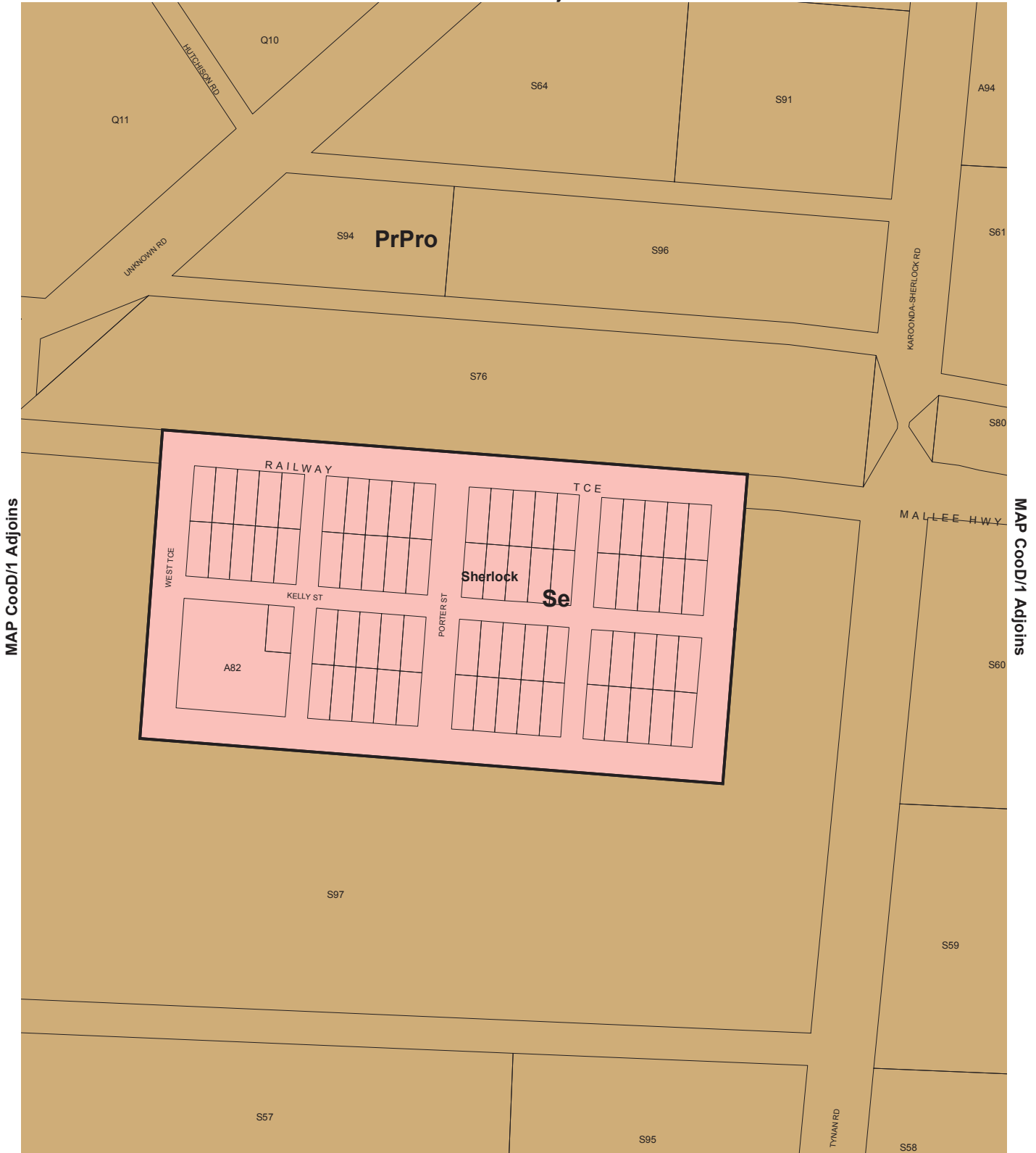


SHERLOCK

# Overlay Map CooD/31

## TRANSPORT

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



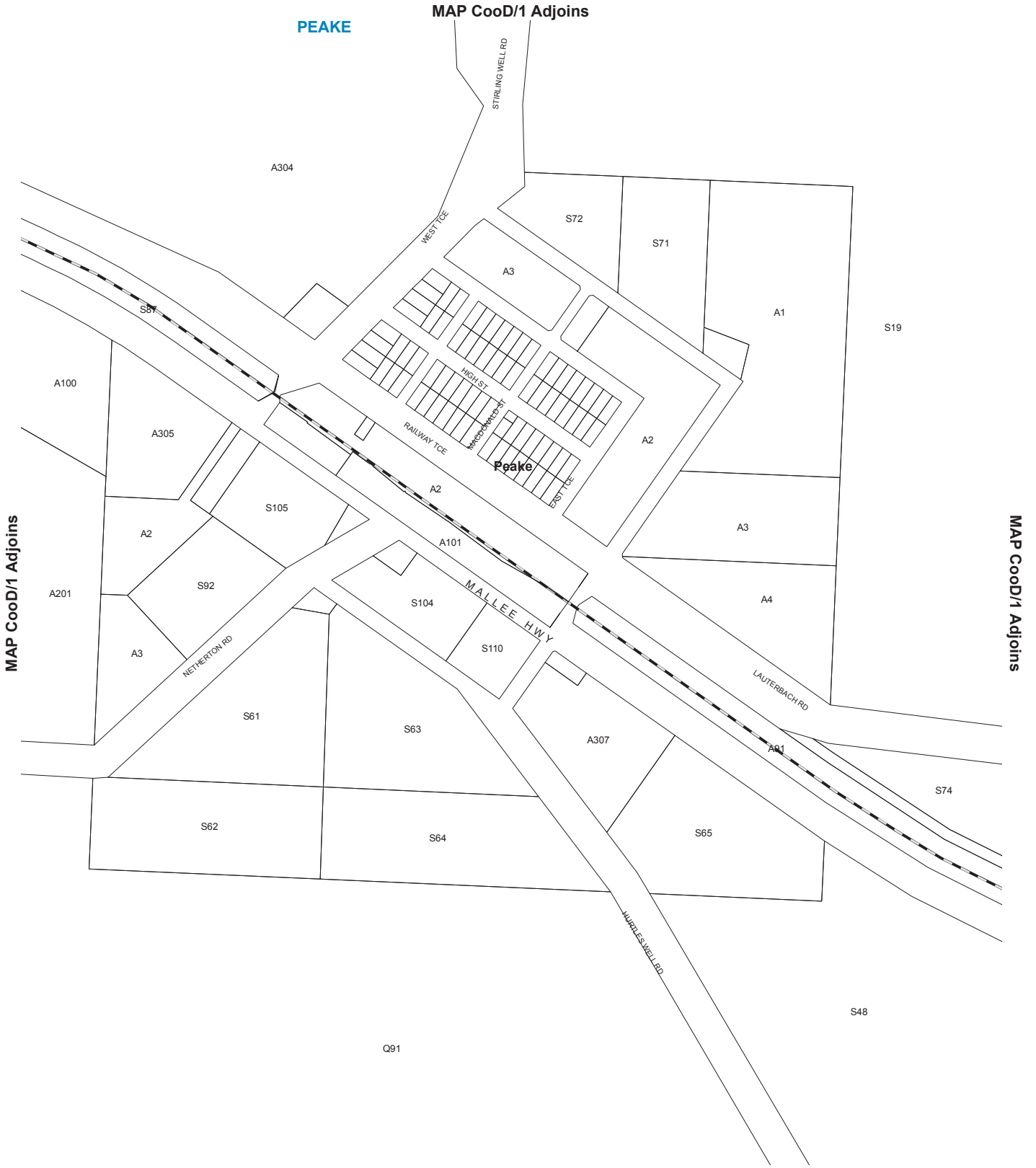
SHERLOCK

# Zone Map CooD/31

- Zones**
- PrPro Primary Production
  - Se Settlement
  - Zone Boundary

PEAKE

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

MAP CooD/1 Adjoins

MAP CooD/1 Adjoins



PEAKE

# Location Map CooD/32

—+—+—+— Railways

MAP CooD/1 Adjoins




MAP CooD/1 Adjoins

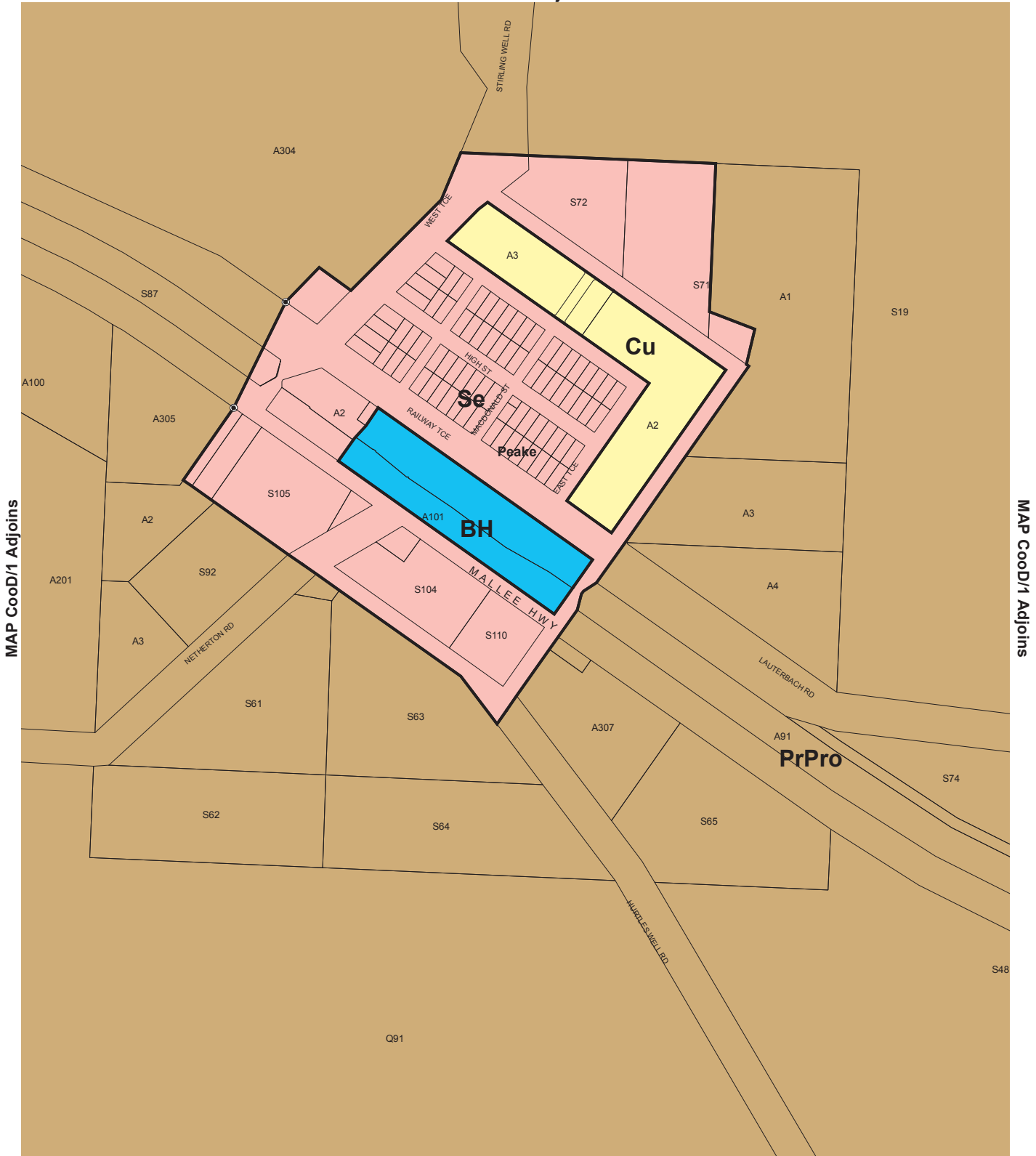


PEAKE

# Overlay Map CooD/32 TRANSPORT

 Secondary Arterial Roads

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

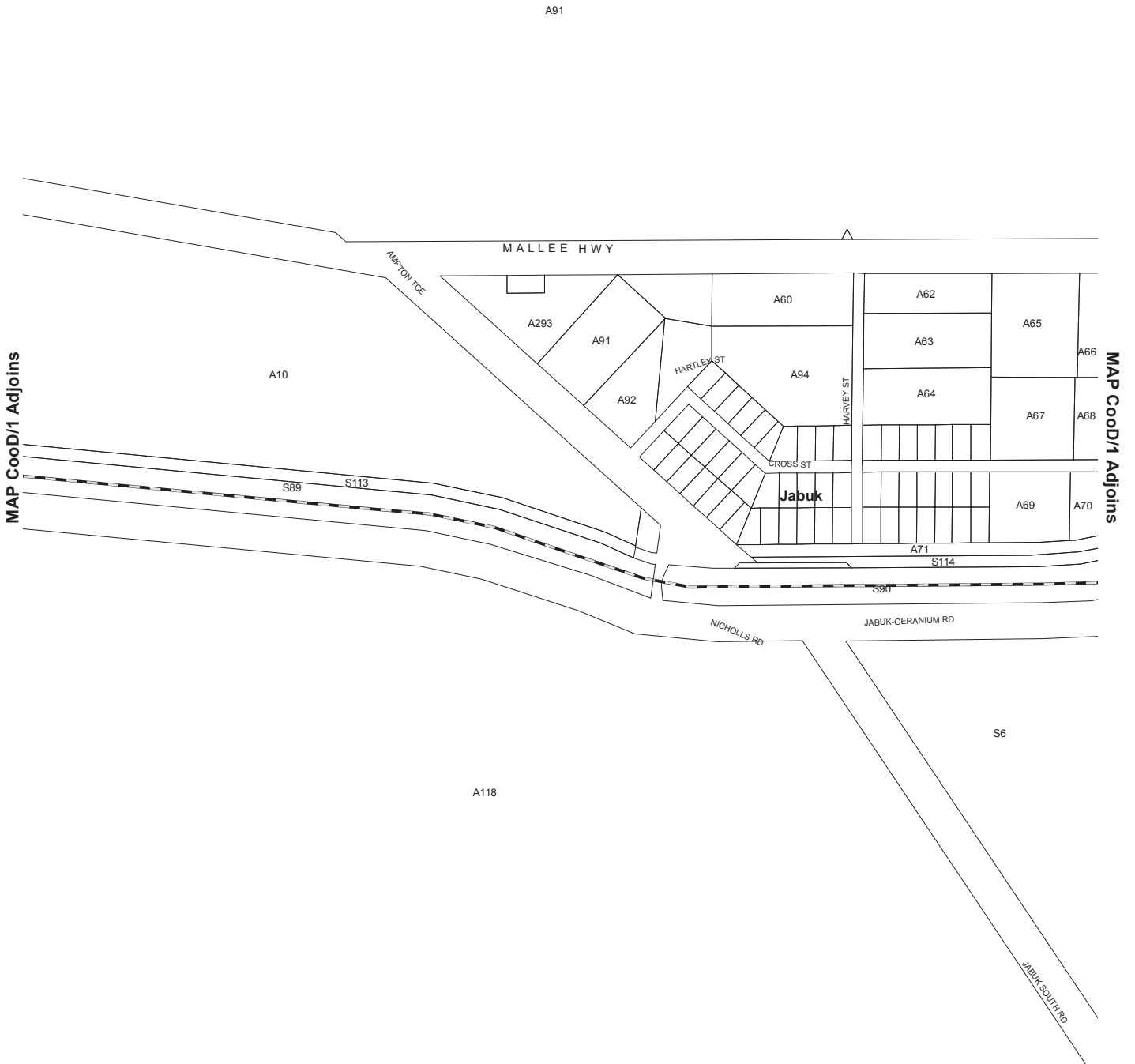
Lamberts Conformal Conic Projection, GDA94



PEAKE

# Zone Map CooD/32

- Zones**
- Bulk Handling
  - Community
  - Primary Production
  - Settlement
  - Zone Boundary



MAP CooD/1 Adjoins

MAP CooD/1 Adjoins

MAP CooD/1 Adjoins

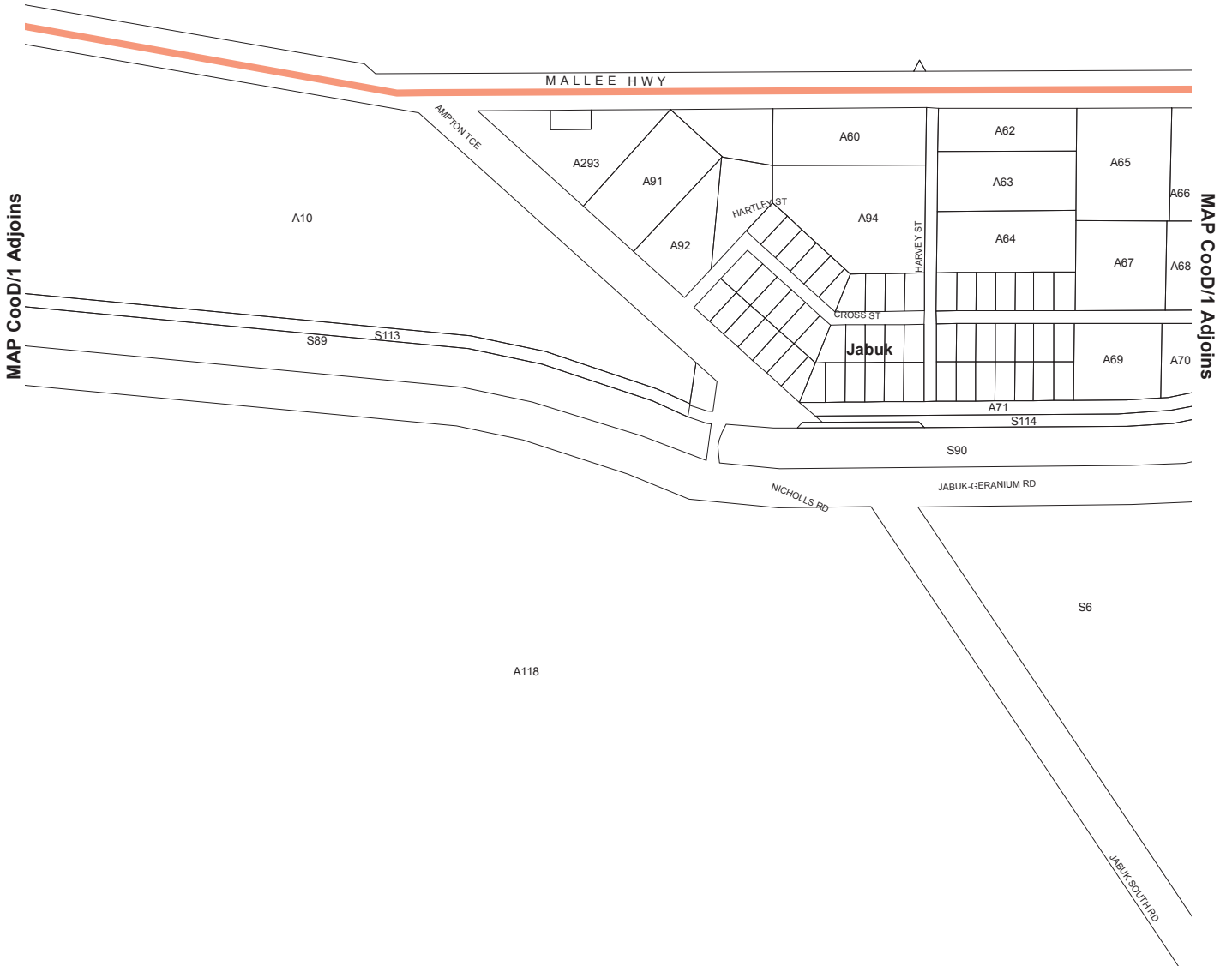


JABUK

# Location Map CooD/33

MAP CooD/1 Adjoins

A91



MAP CooD/1 Adjoins



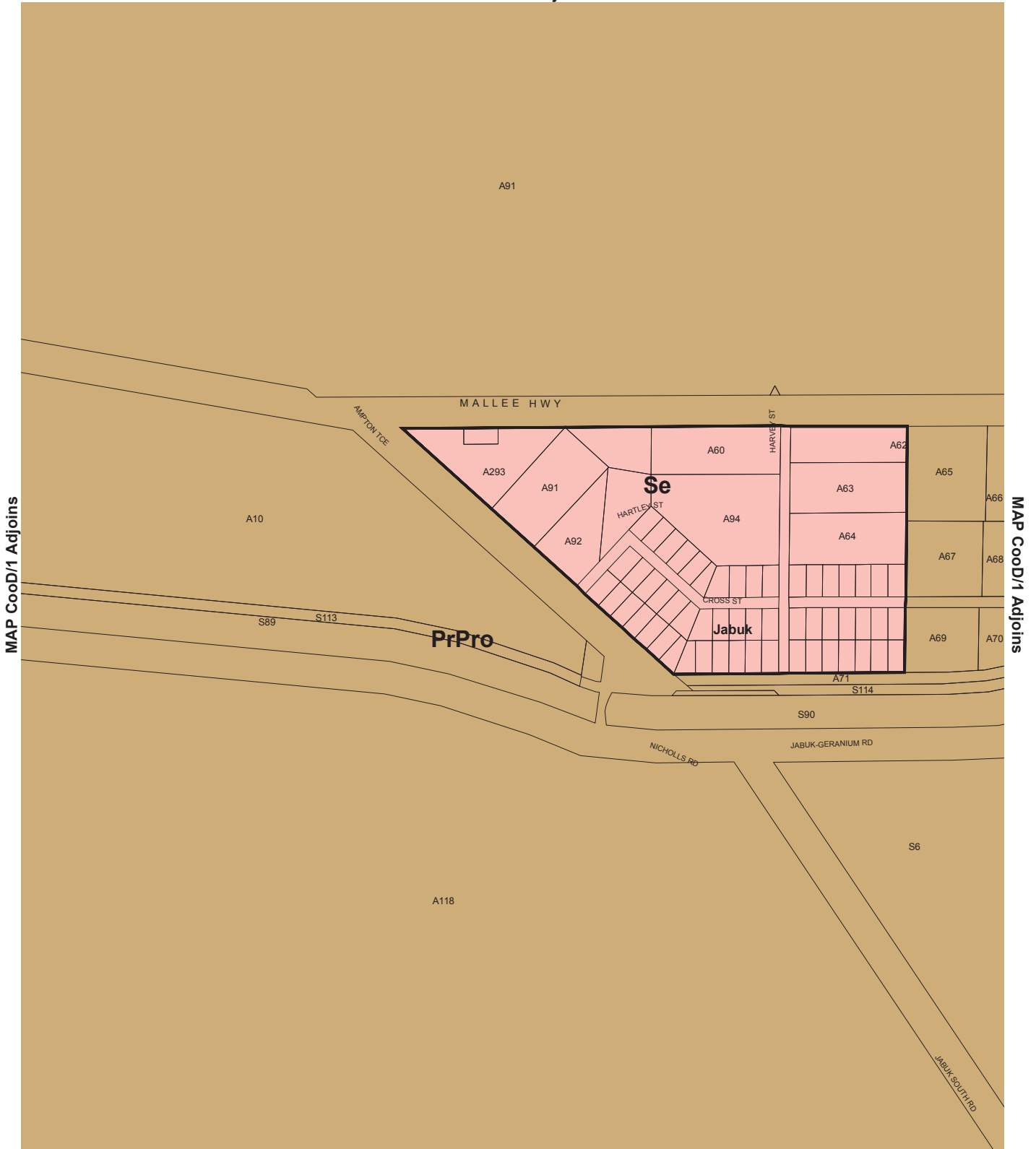
JABUK

# Overlay Map CooD/33 TRANSPORT

COORONG COUNCIL  
Consolidated - 29 November 2018

Secondary Arterial Roads

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



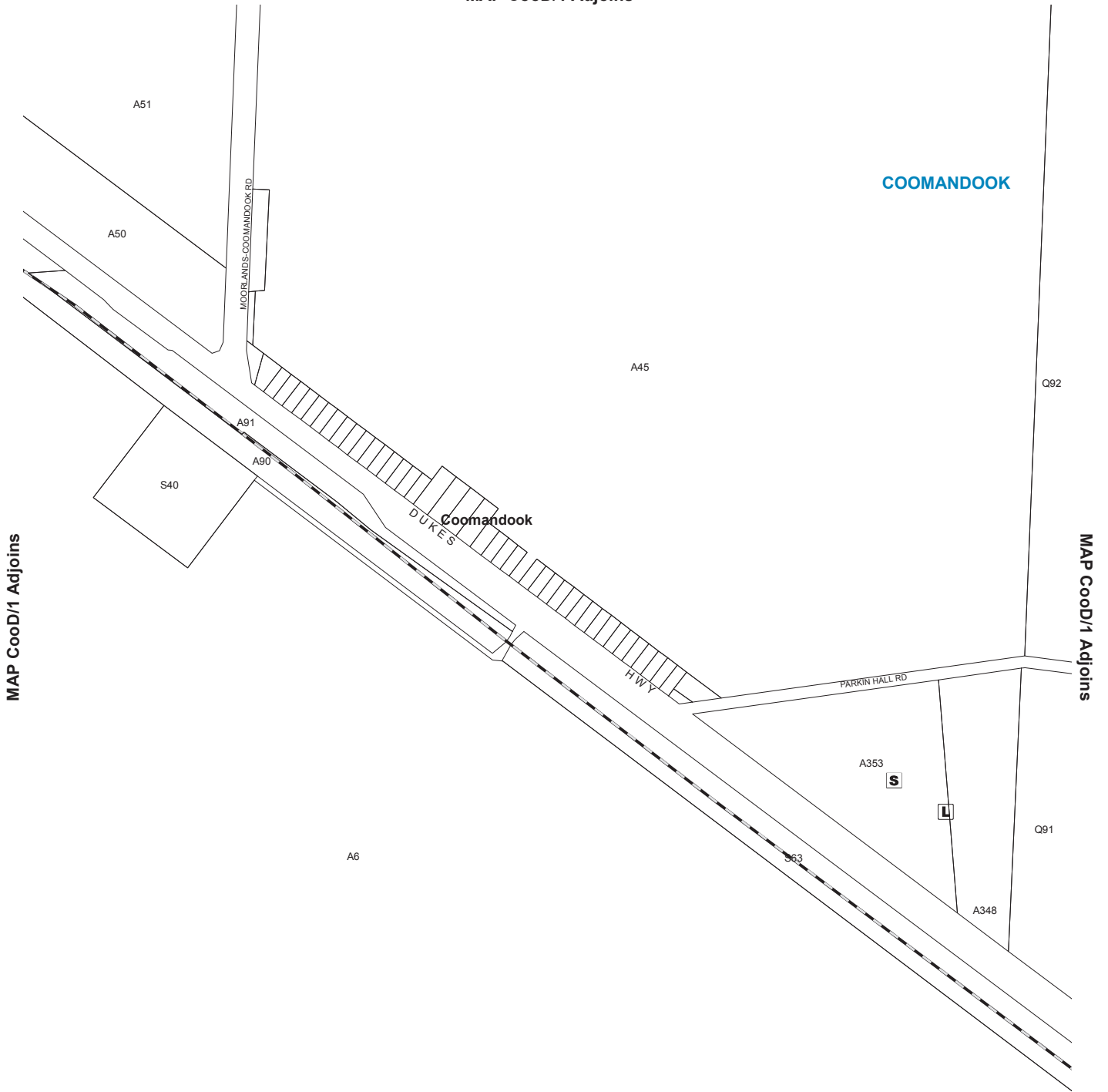
JABUK

# Zone Map CooD/33

- Zones**
- PrPro Primary Production
  - Se Settlement
  - Zone Boundary



MAP CooD/1 Adjoins






MAP CooD/1 Adjoins

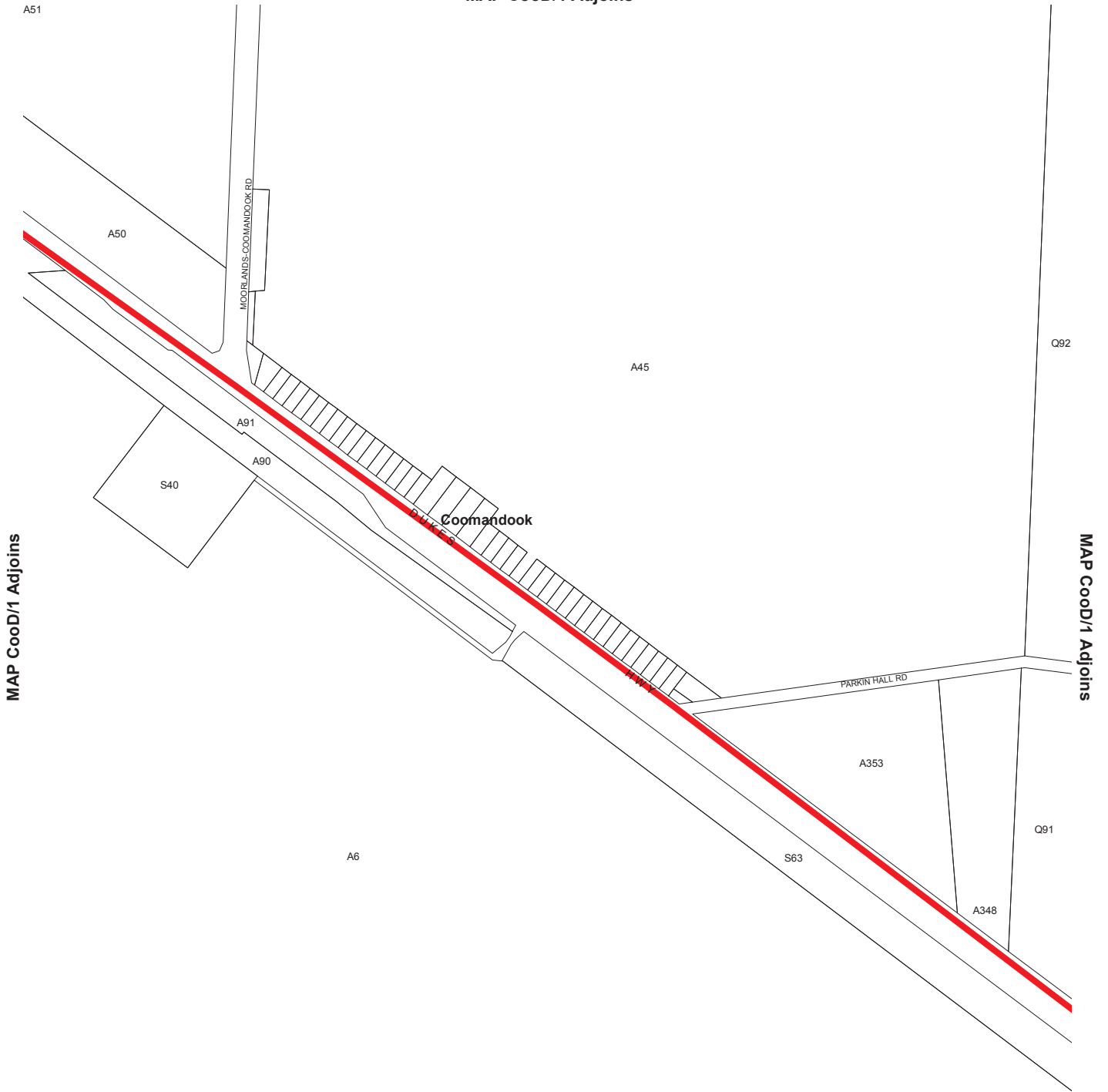


COOMANDOOK

# Location Map CooD/34

-  School
-  Public Library
-  Railways

MAP CooD/1 Adjoins




MAP CooD/1 Adjoins

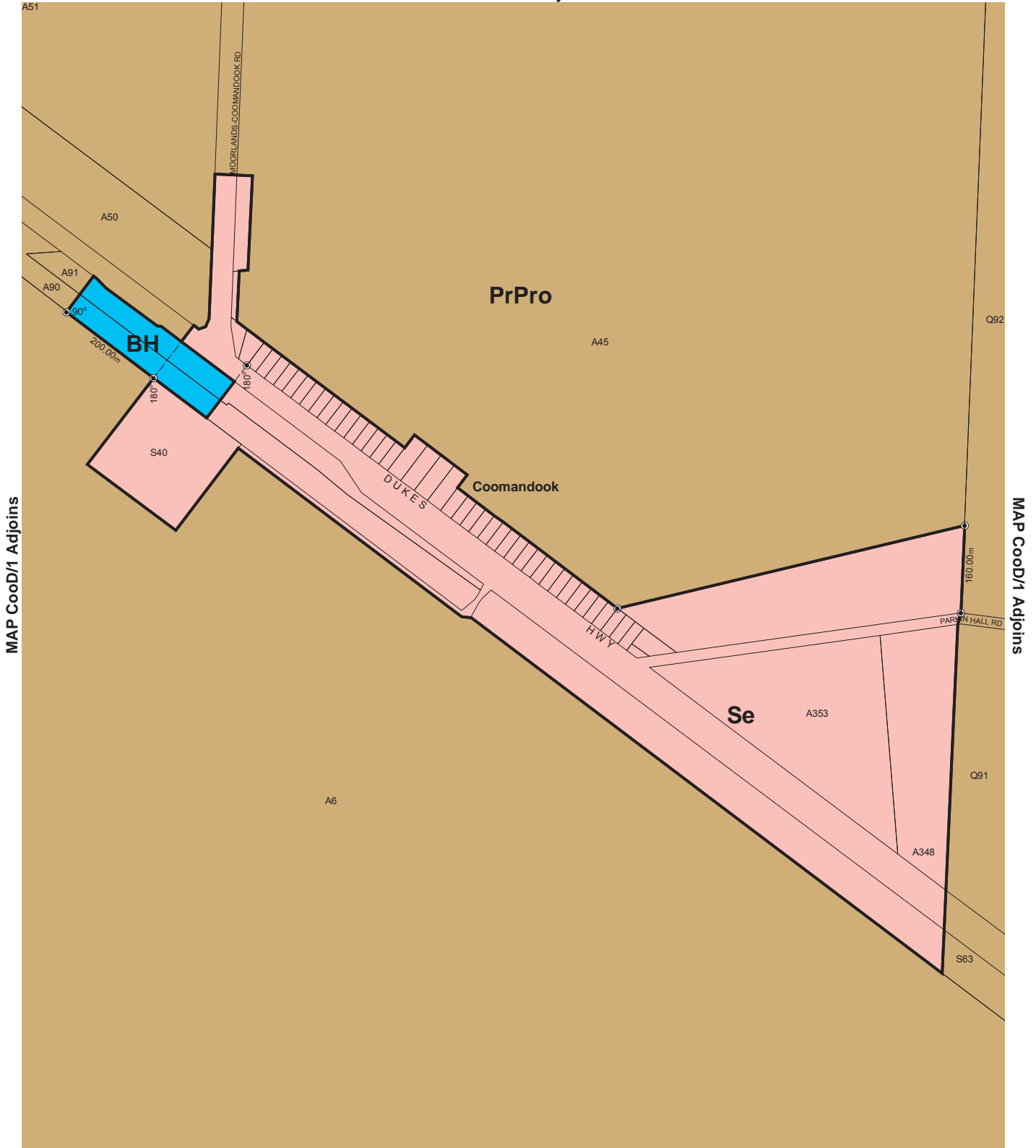


COOMANDOOK

# Overlay Map CooD/34 TRANSPORT

 Primary Arterial Roads

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

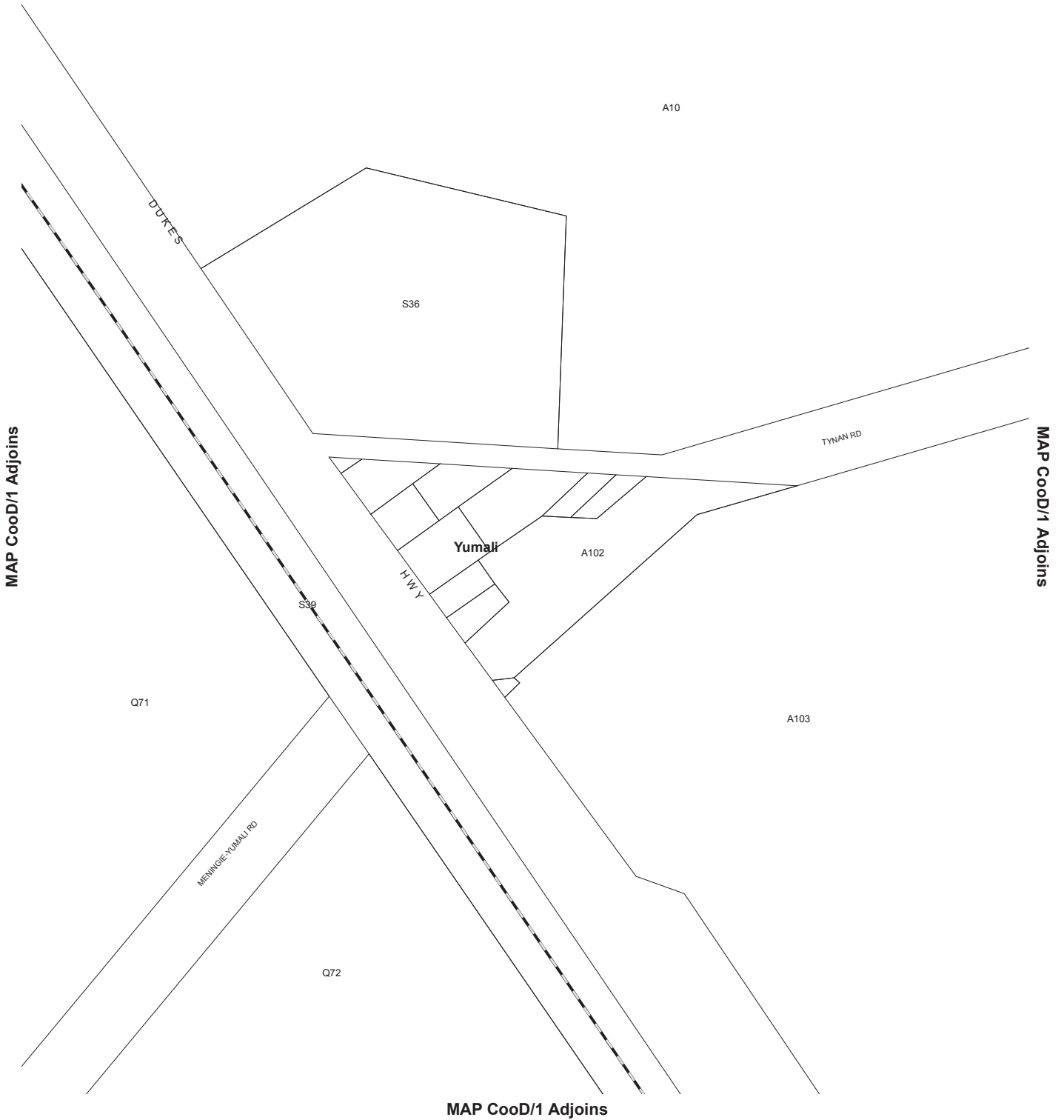
Lamberts Conformal Conic Projection, GDA94



COOMANDOOK

# Zone Map CooD/34

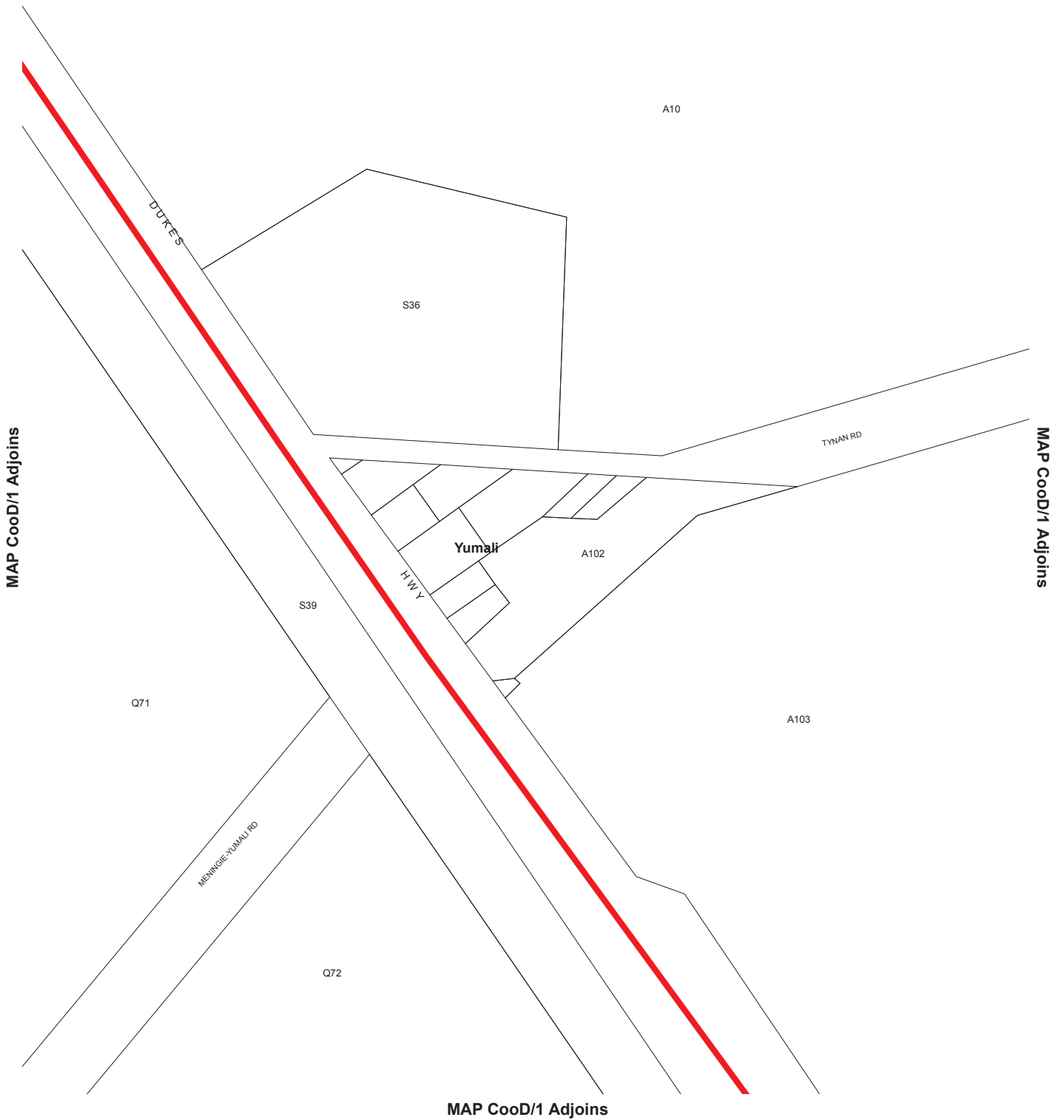
- Zones**
- BH** Bulk Handling
  - PrPro** Primary Production
  - Se** Settlement
  - Zone Boundary



YUMALI


# Location Map CooD/35

MAP CooD/1 Adjoins

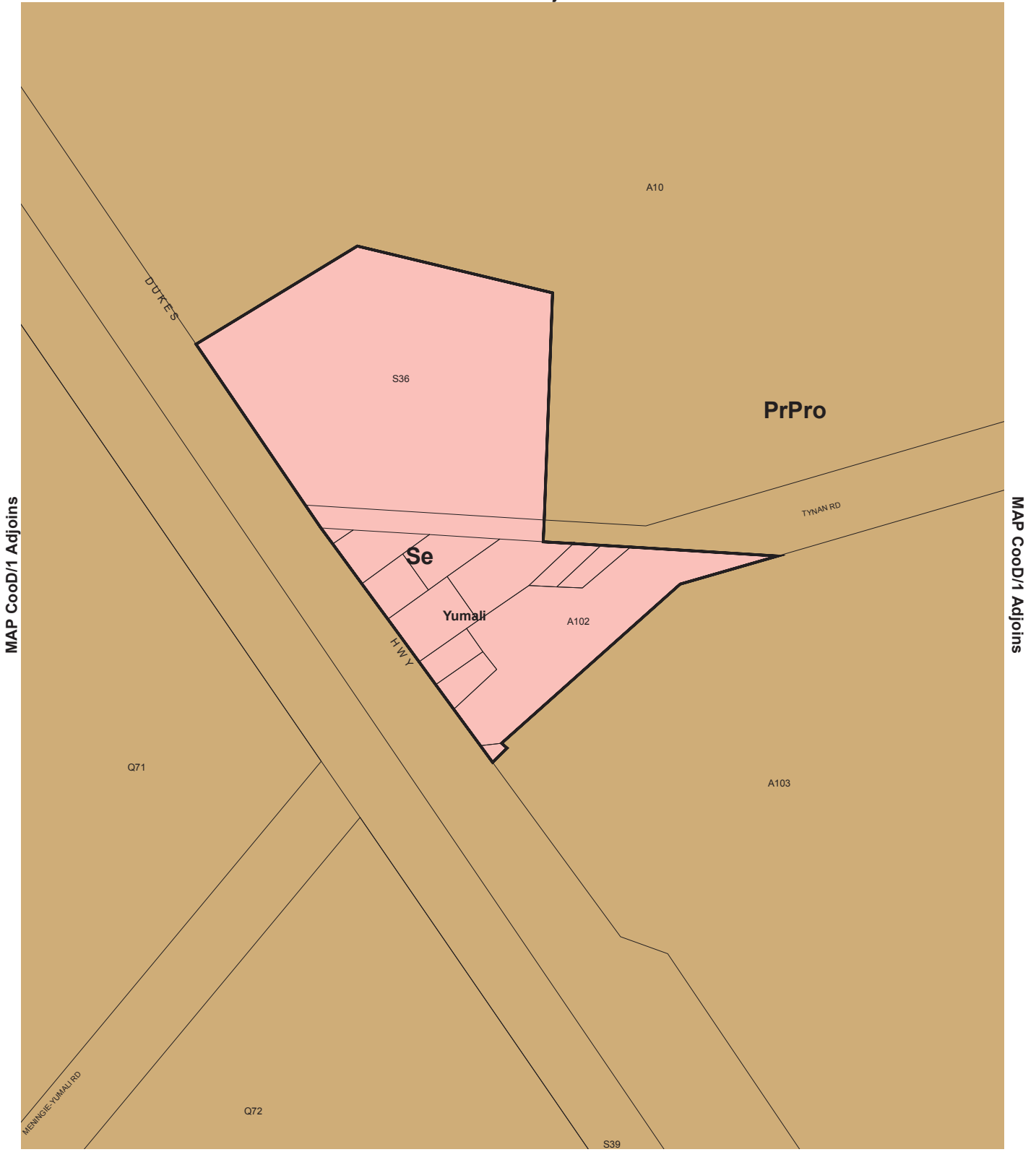


YUMALI

# Overlay Map CooD/35 TRANSPORT

 Primary Arterial Roads

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

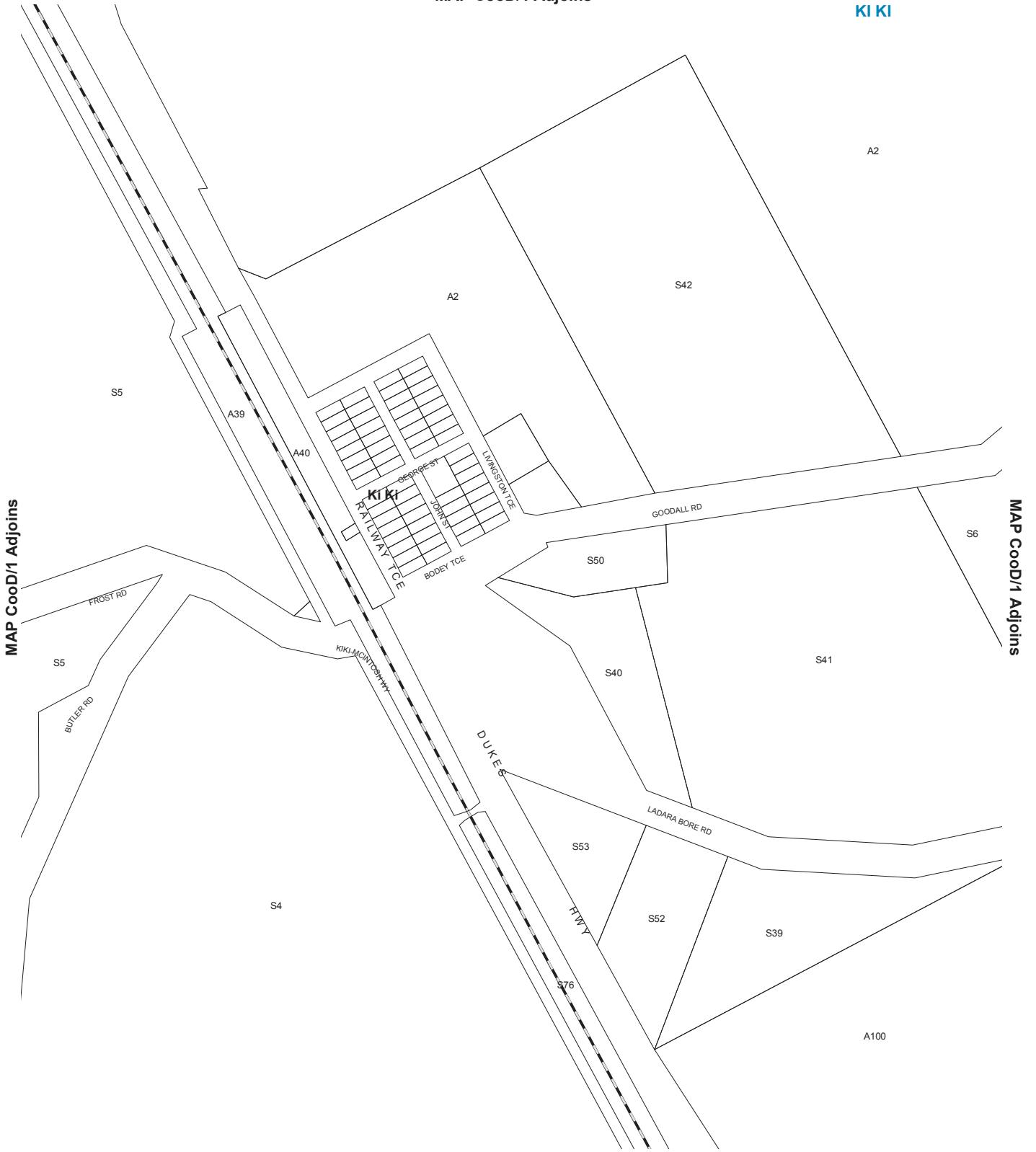
Lamberts Conformal Conic Projection, GDA94



YUMALI

# Zone Map CooD/35

- Zones**
- PrPro Primary Production
  - Se Settlement
  - Zone Boundary



MAP CooD/1 Adjoins

MAP CooD/1 Adjoins



# Location Map CooD/36


MAP CooD/1 Adjoins



KIKI

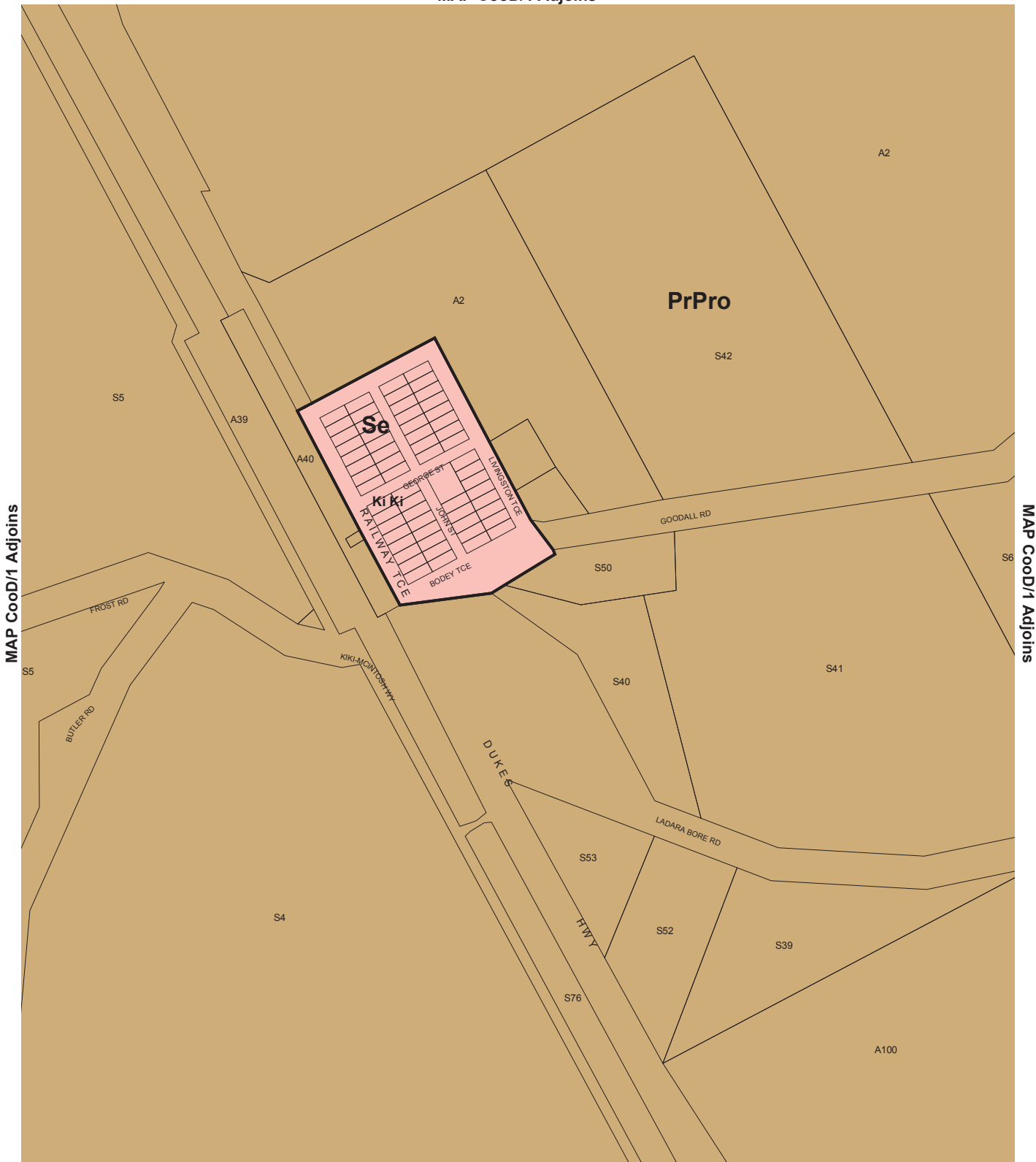
# Overlay Map CooD/36 TRANSPORT

COORONG COUNCIL  
Consolidated - 29 November 2018

 Primary Arterial Roads



MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



KIKI

# Zone Map CooD/36

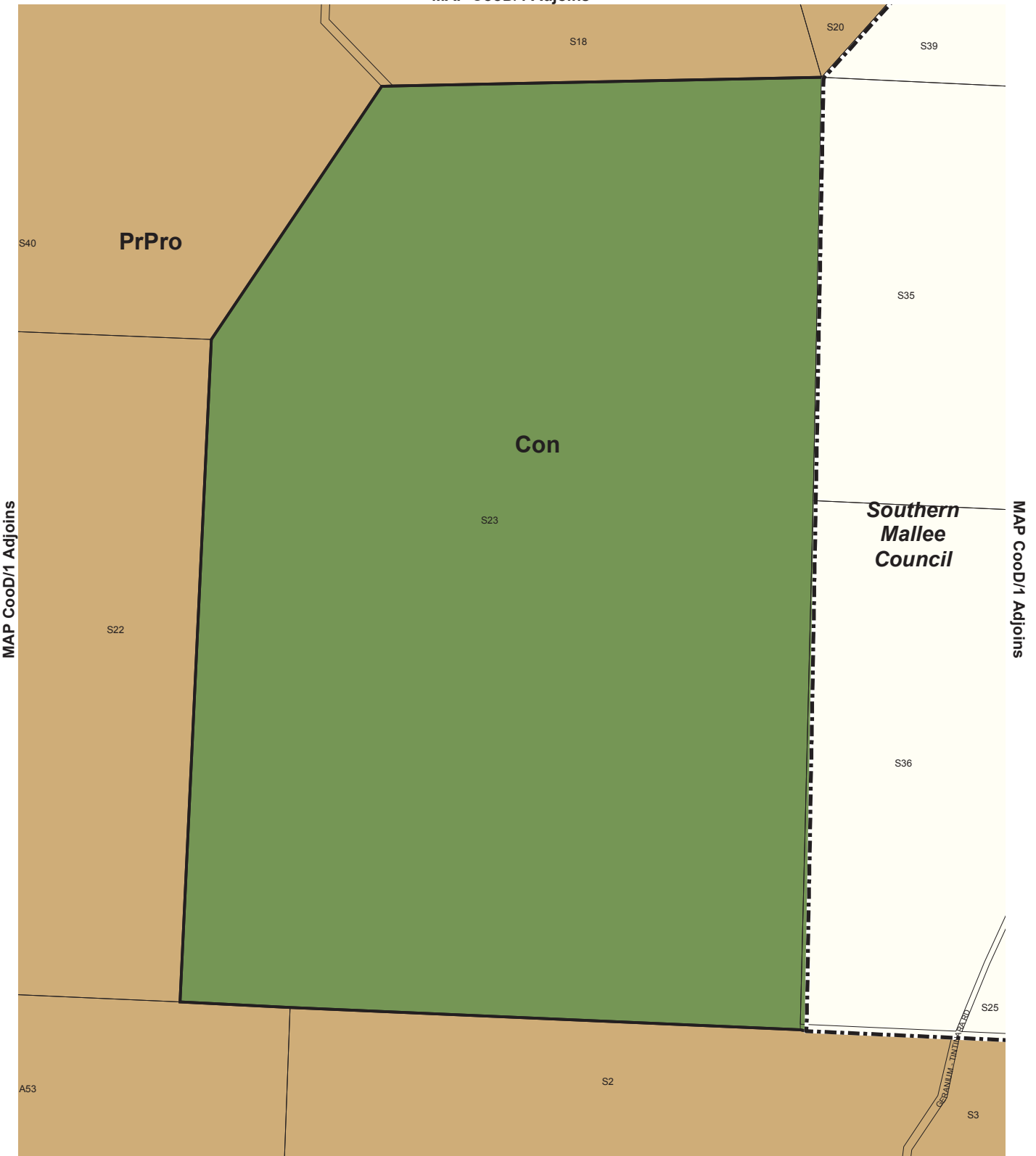
- Zones**
- PrPro Primary Production
  - Se Settlement
  - Zone Boundary



# Location Map CooD/37

- Conservation Park
- Development Plan Boundary

MAP CooD/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

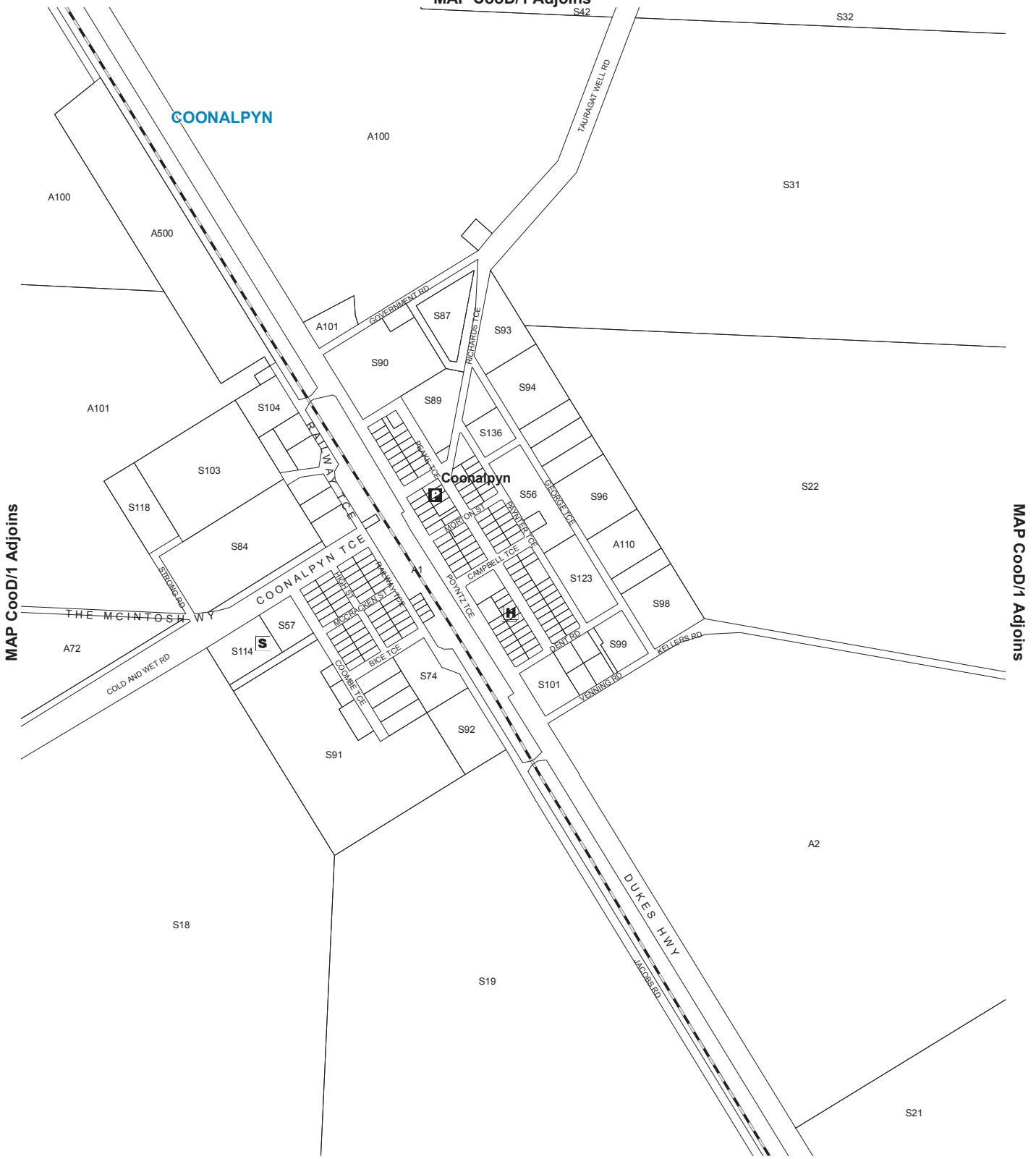


**Zones**

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

# Zone Map CooD/37

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins



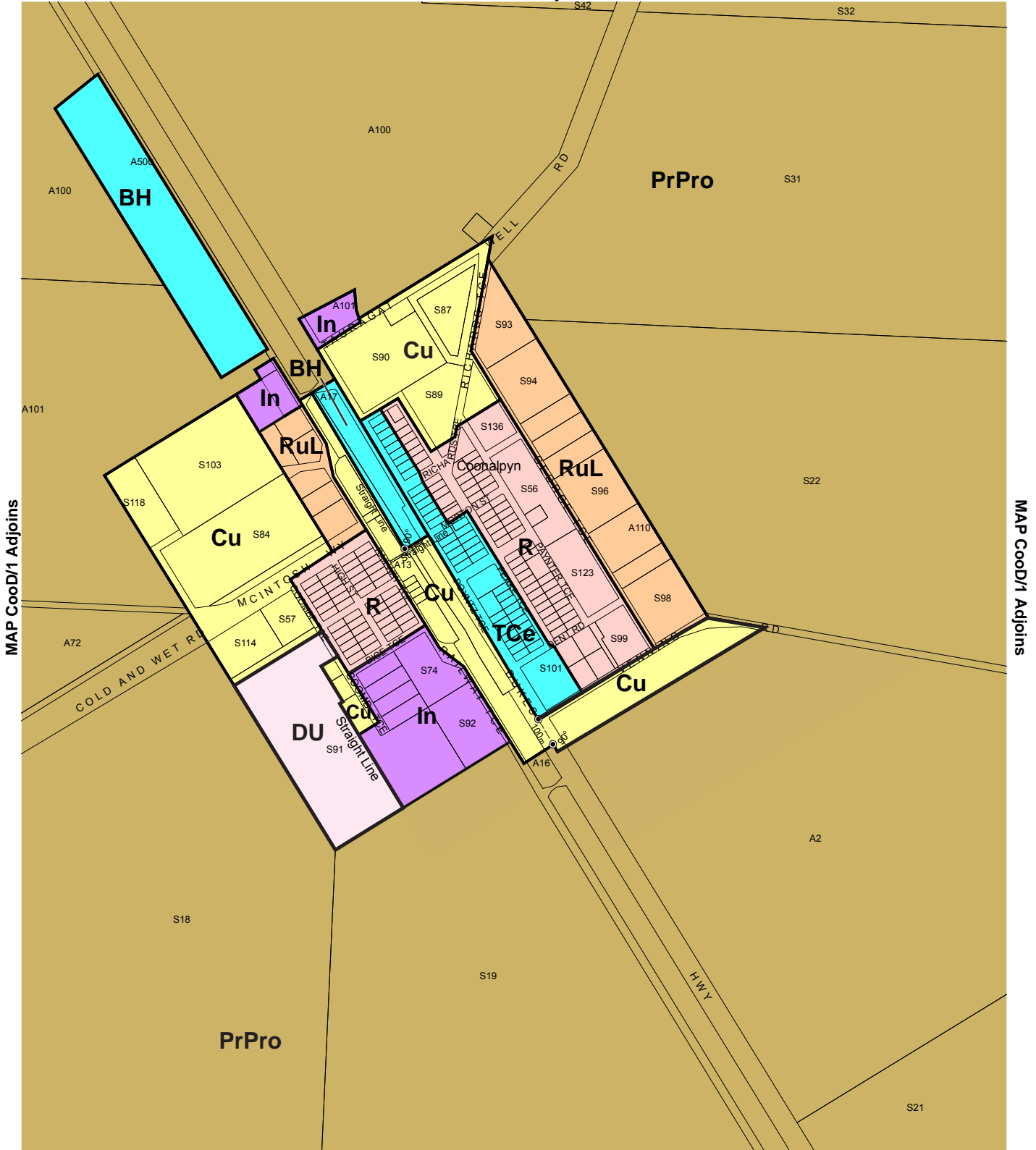
COONALPYN

# Location Map CooD/38

- S** School
- H** Other Health Services
- P** Police Station
- Railways



MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



0 500m

Zones	
BH	Bulk Handling
Cu	Community
DU	Deferred Urban
In	Industry
PrPro	Primary Production
R	Residential
RuL	Rural Living
TCe	Town Centre
	Zone Boundary

COONALPYN

# Zone Map CooD/38

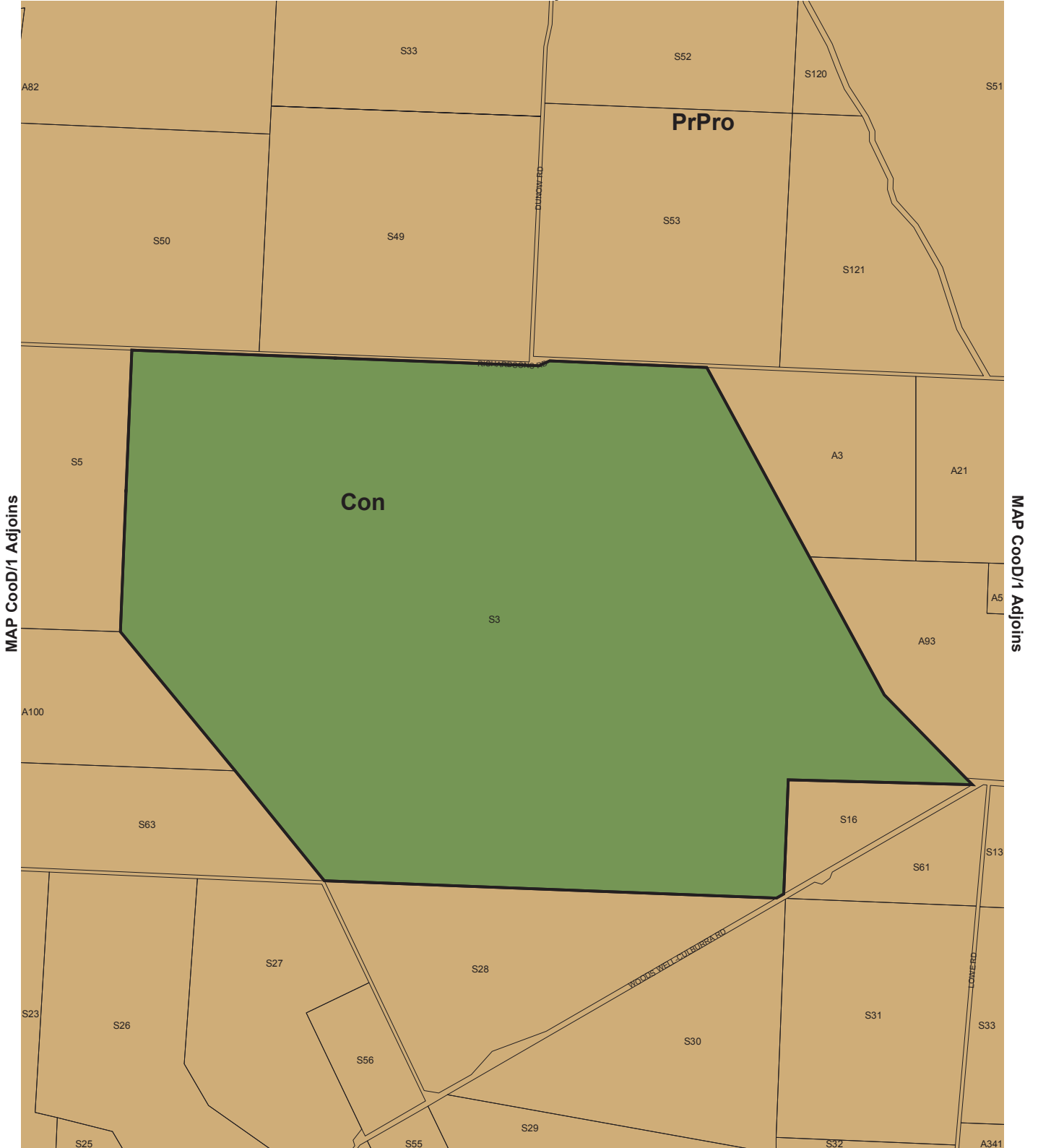
MAP CooD/1 Adjoins



# Location Map CooD/39

 Conservation Park

MAP CooD/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

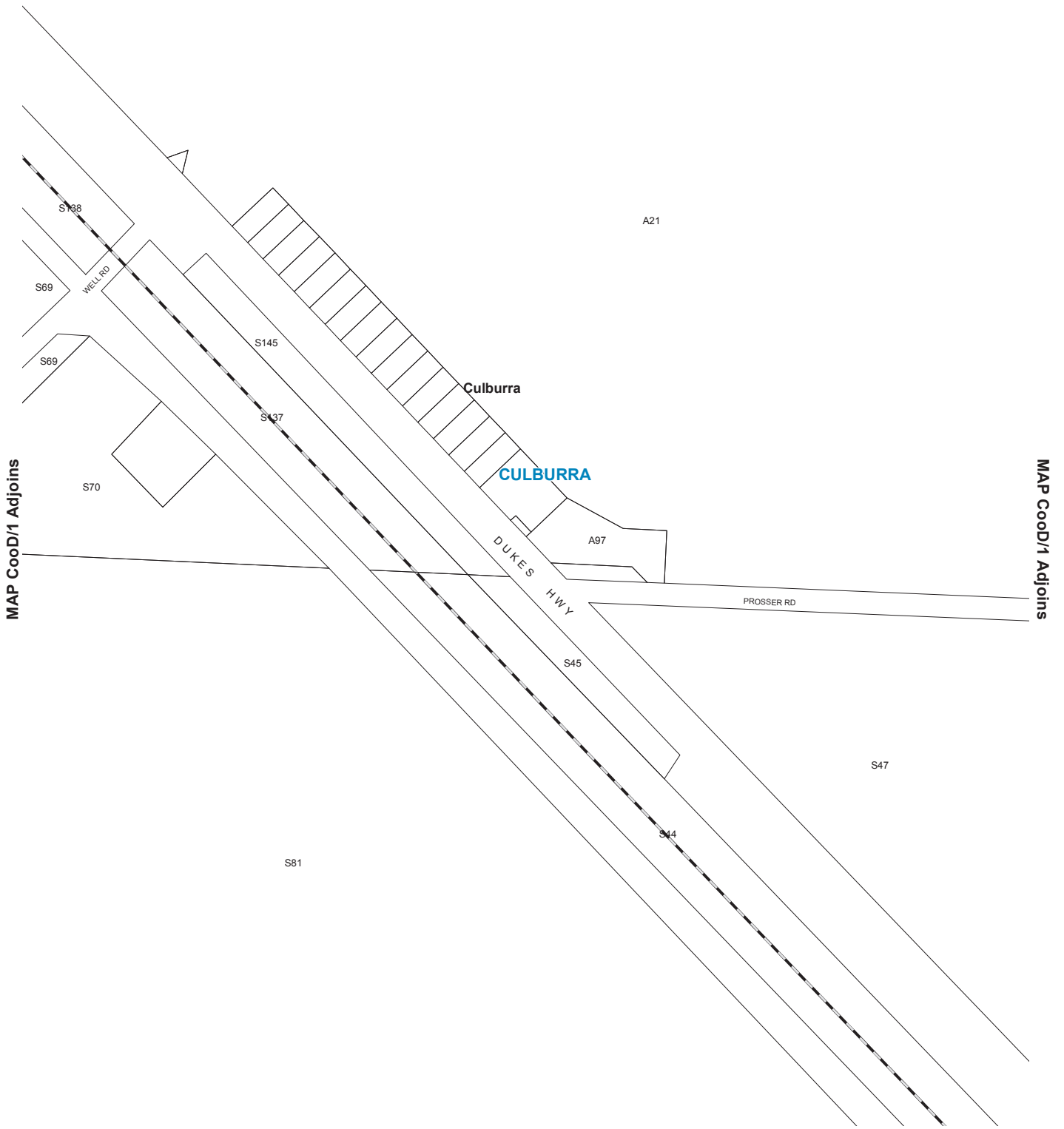


- Zones**
- Con Conservation
  - PrPro Primary Production
  - Zone Boundary

# Zone Map CooD/39



MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

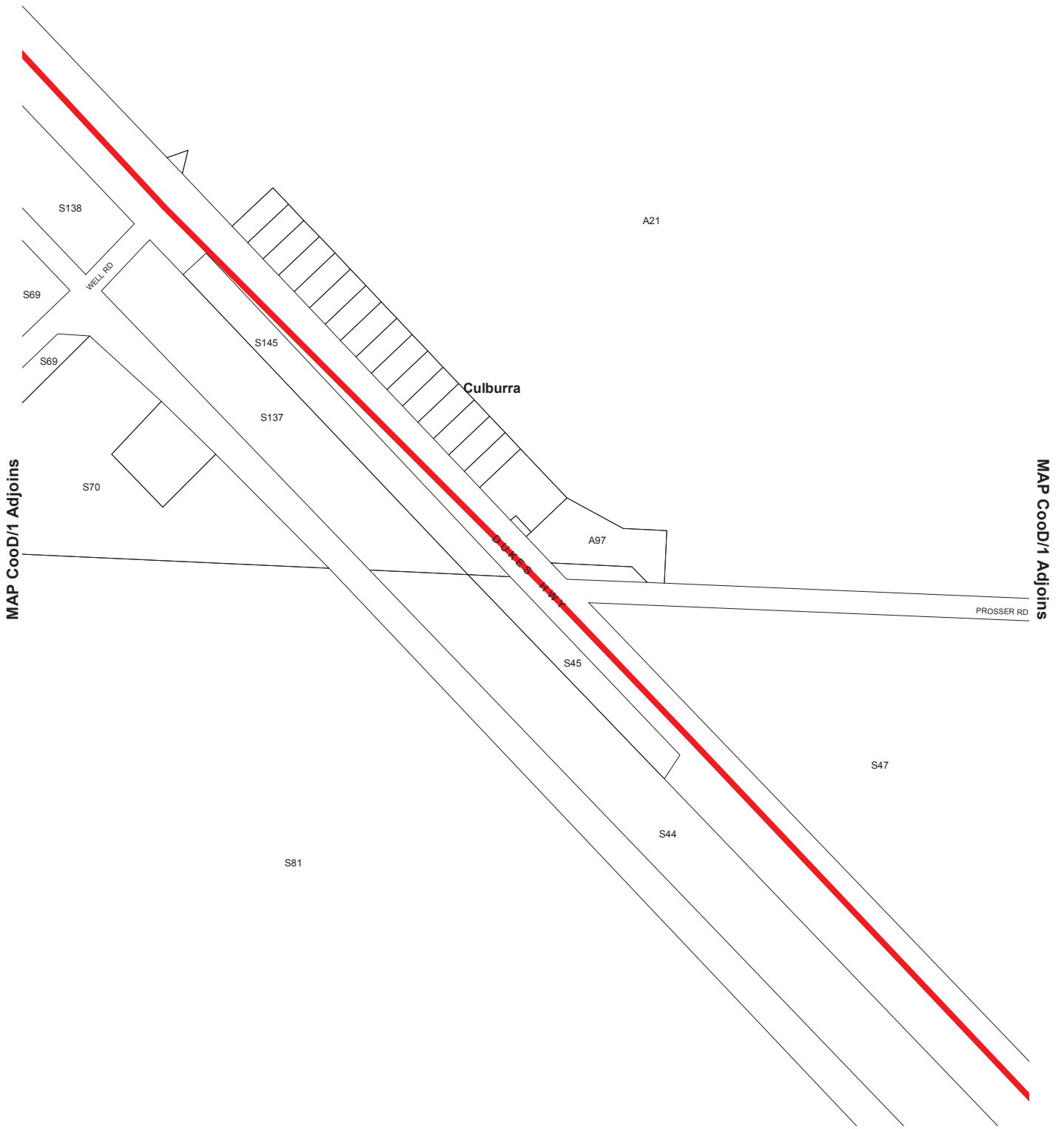


CULBURRA

# Location Map CooD/40

 Railways

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

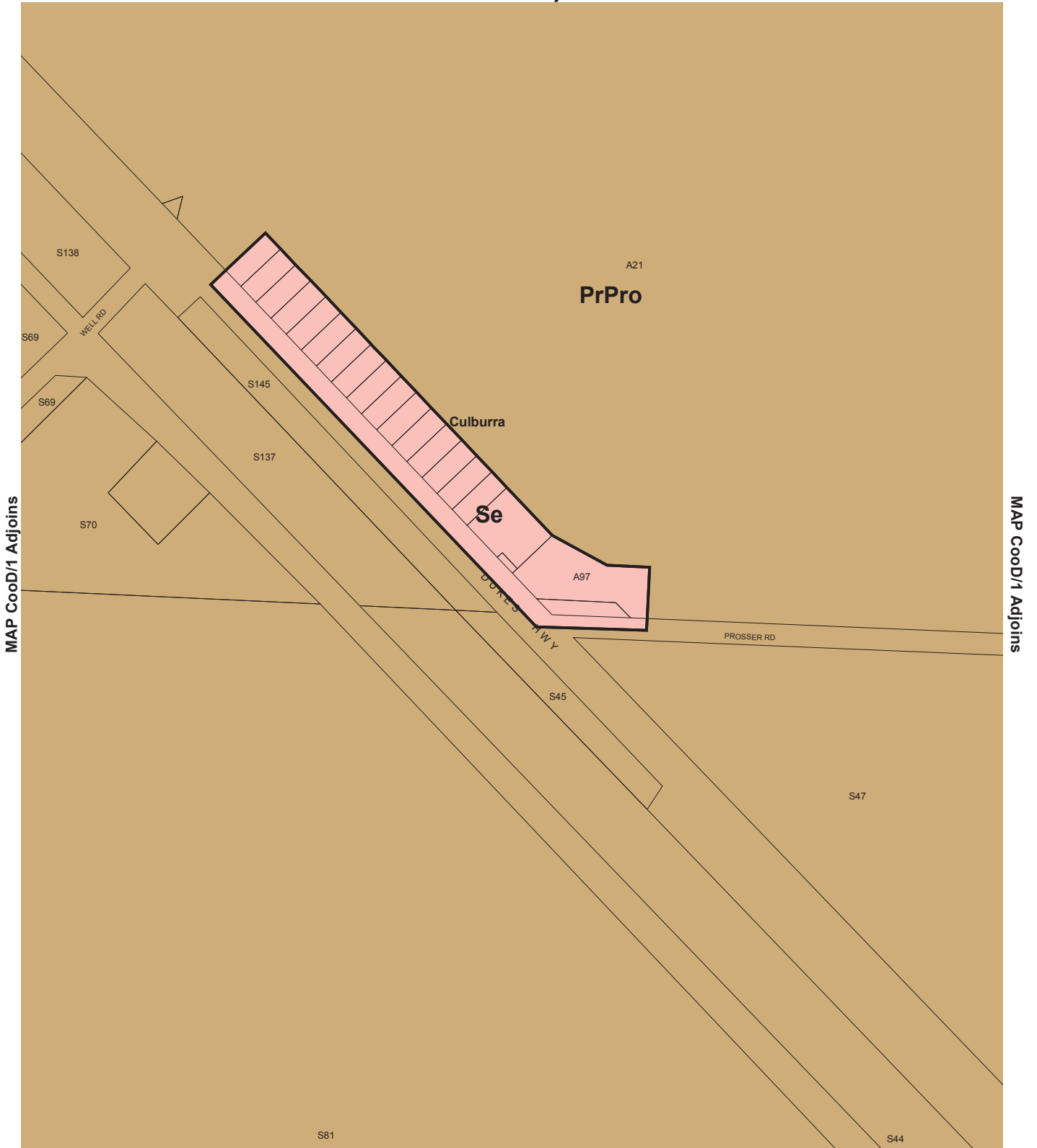


CULBURRA

# Overlay Map CooD/40 TRANSPORT

 Primary Arterial Roads

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

Lamberts Conformal Conic Projection, GDA94



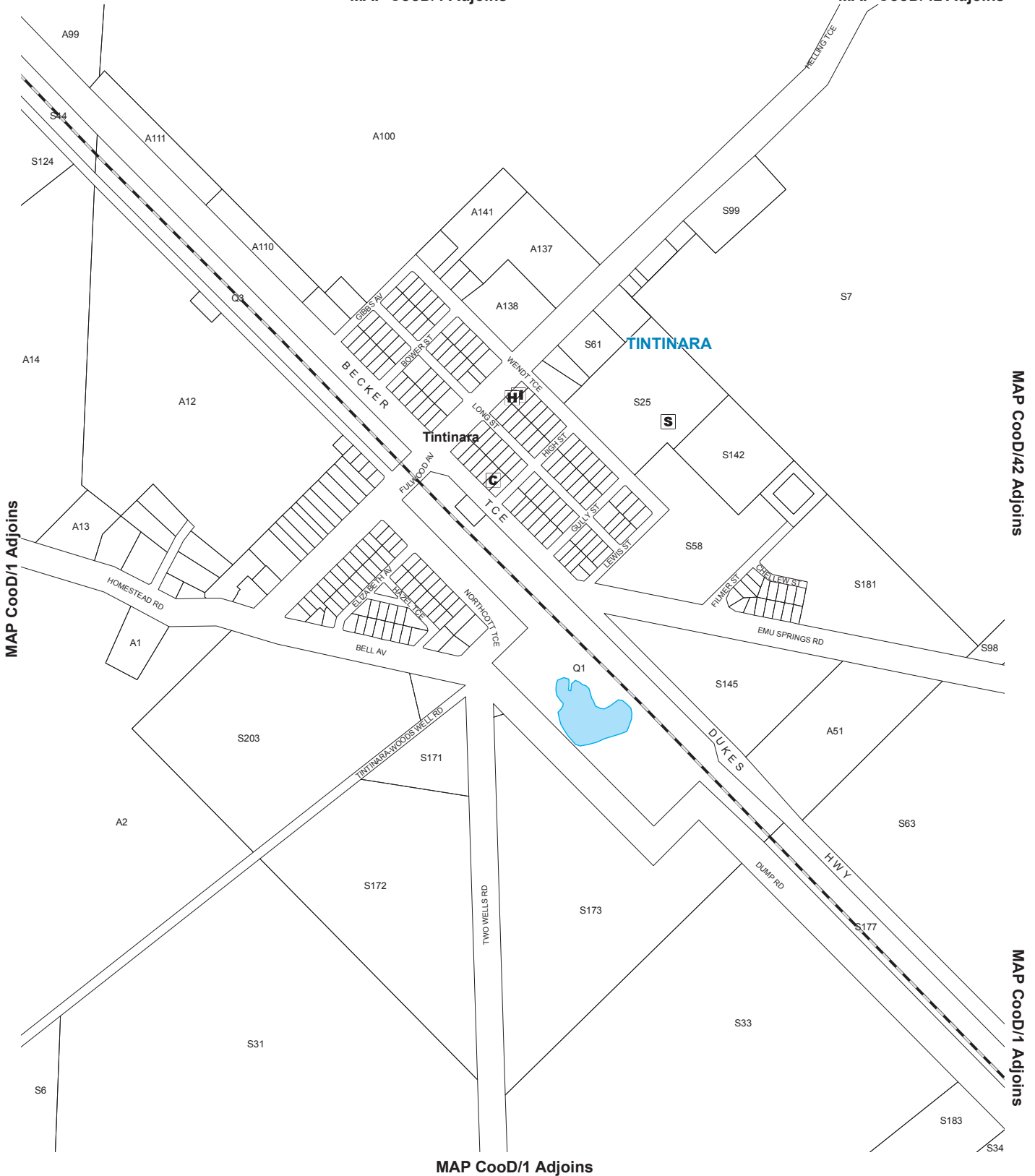
CULBURRA

# Zone Map CooD/40

- Zones**
- PrPro Primary Production
  - Se Settlement
  - Zone Boundary

MAP CooD/1 Adjoins

MAP CooD/42 Adjoins



MAP CooD/1 Adjoins



TINTINARA

# Location Map CooD/41

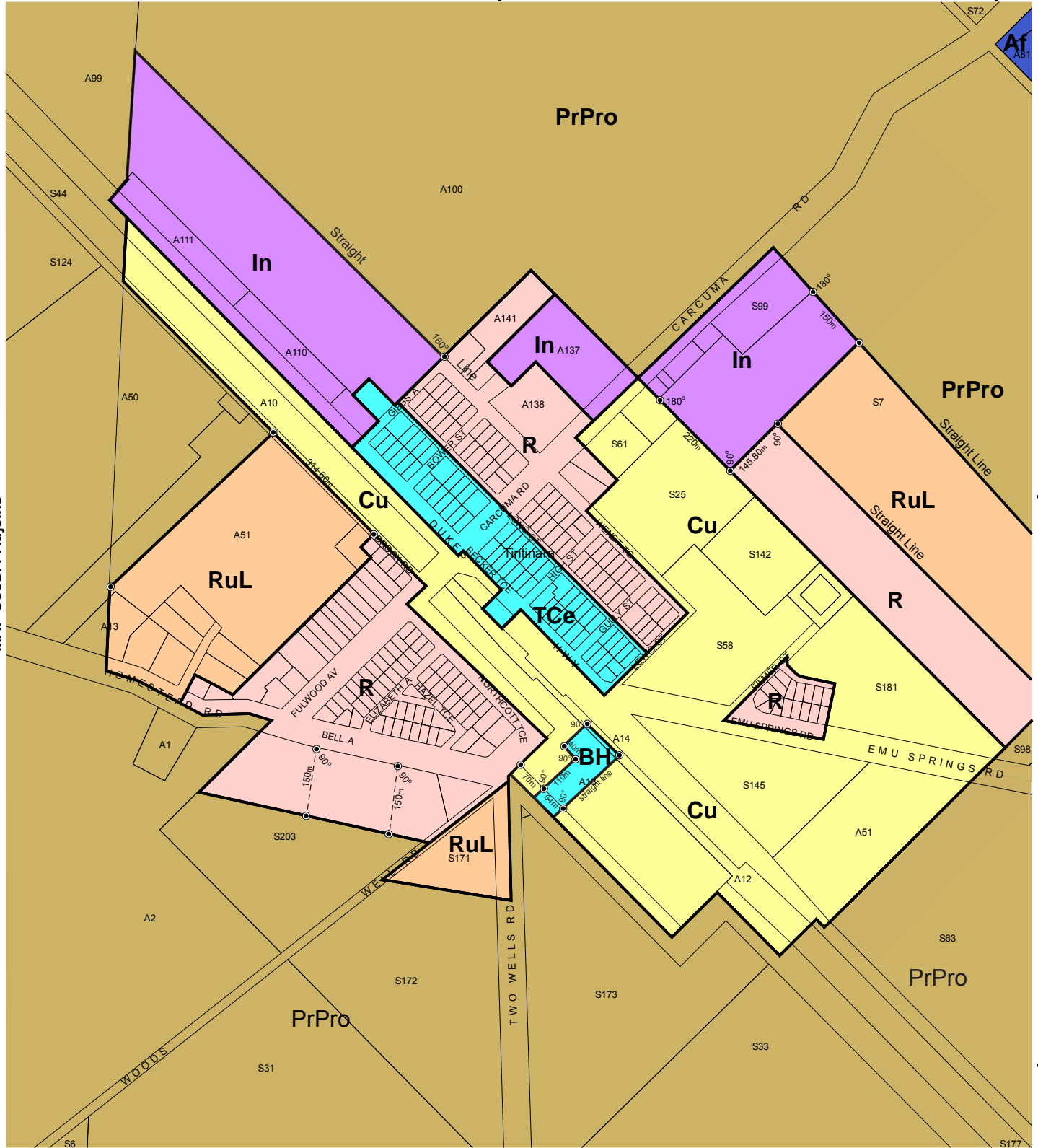
- S School
- L Public Library
- C Council Office
- H Other Health Services
- Railways
- Waterbodies



MAP CooD/1 Adjoins

MAP CooD/42 Adjoins

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

Zones

- Af Airfield
- BH Bulk Handling
- Cu Community
- In Industry
- PrPro Primary Production
- R Residential
- RuL Rural Living
- TCe Town Centre
- Zone Boundary



TINTINARA

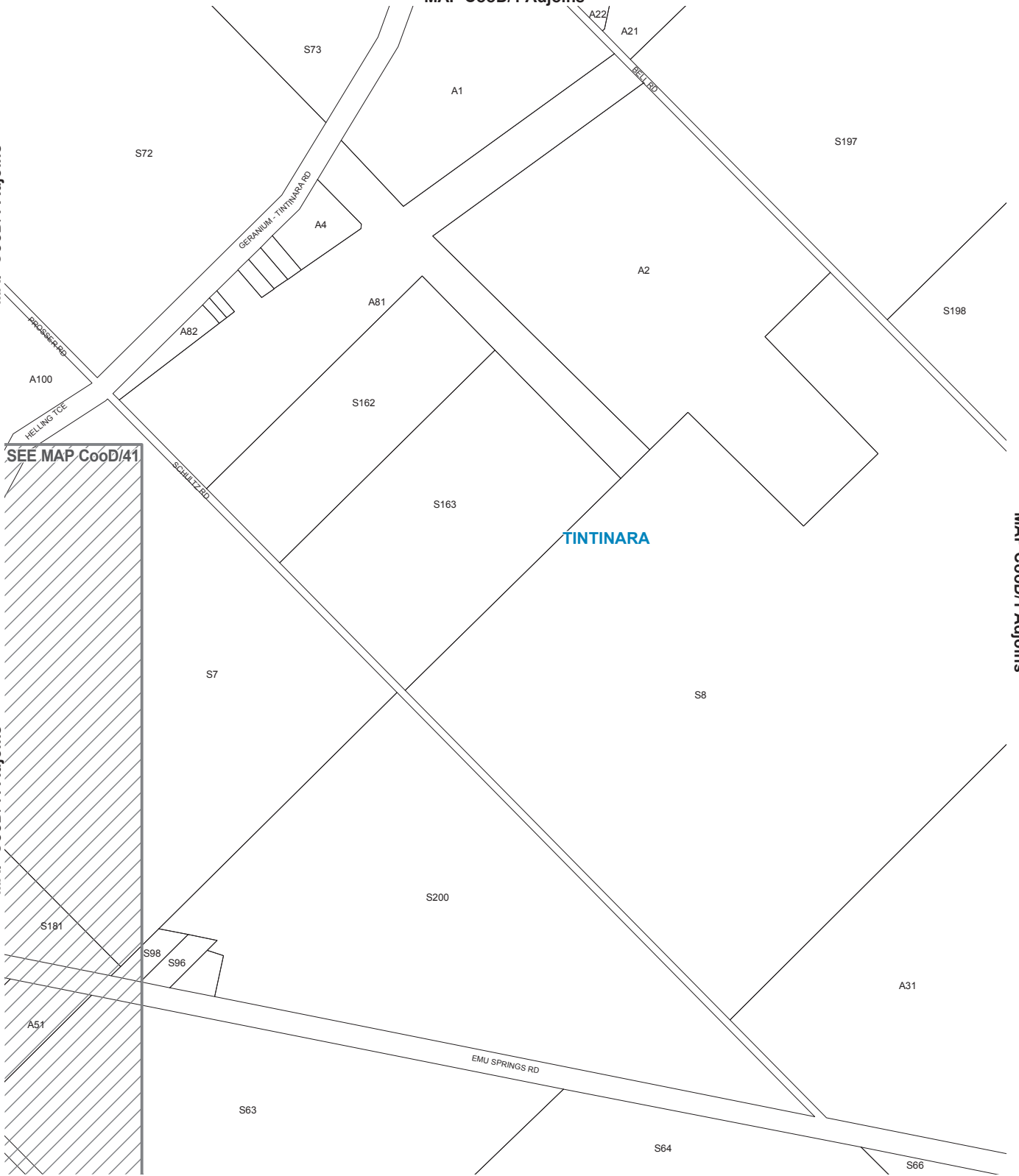
# Zone Map CooD/41

MAP CooD/1 Adjoins

MAP CooD/1 Adjoins

MAP CooD/41 Adjoins

MAP CooD/1 Adjoins



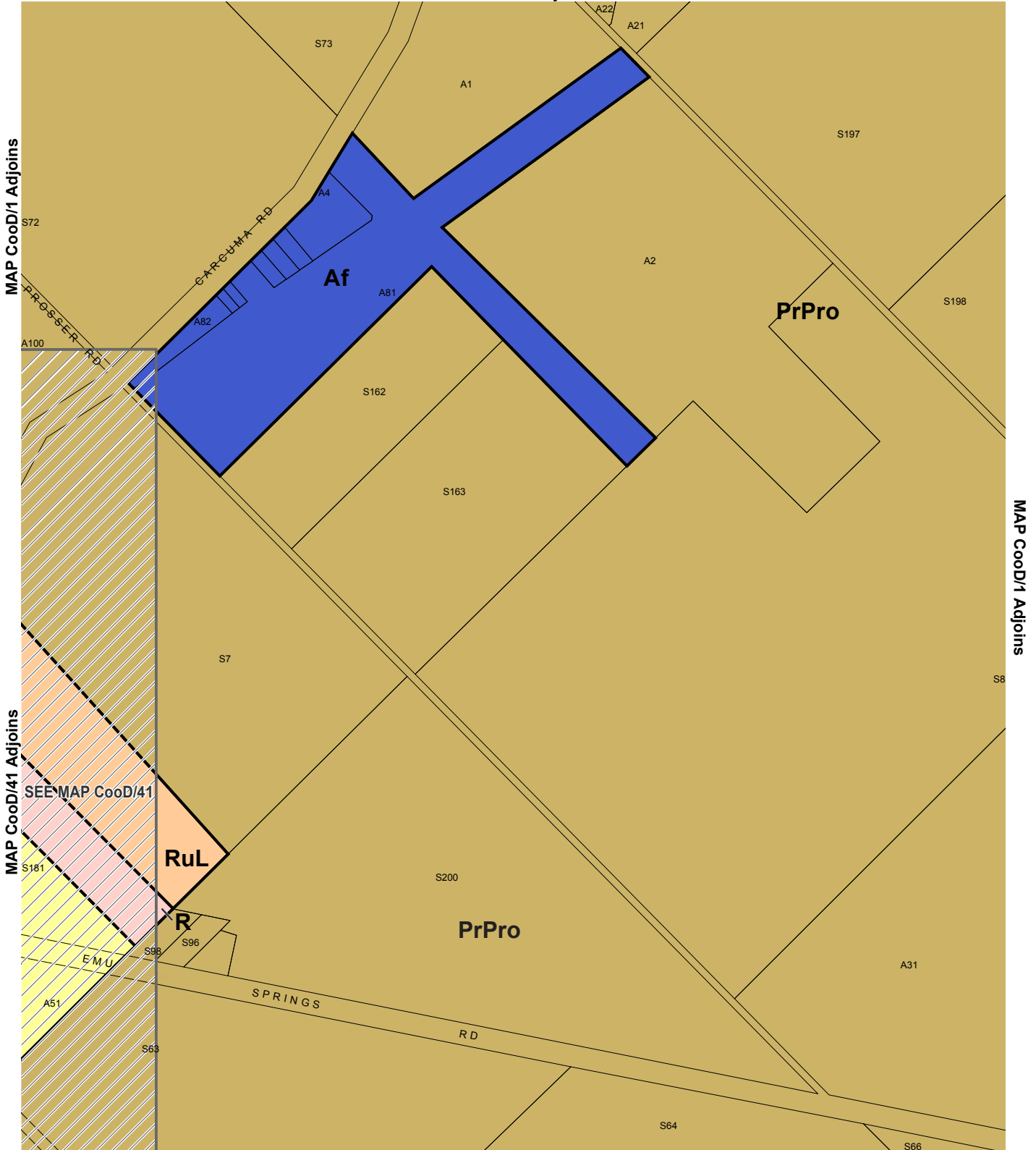
TINTINARA



TINTINARA

# Location Map CooD/42

MAP CooD/1 Adjoins



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



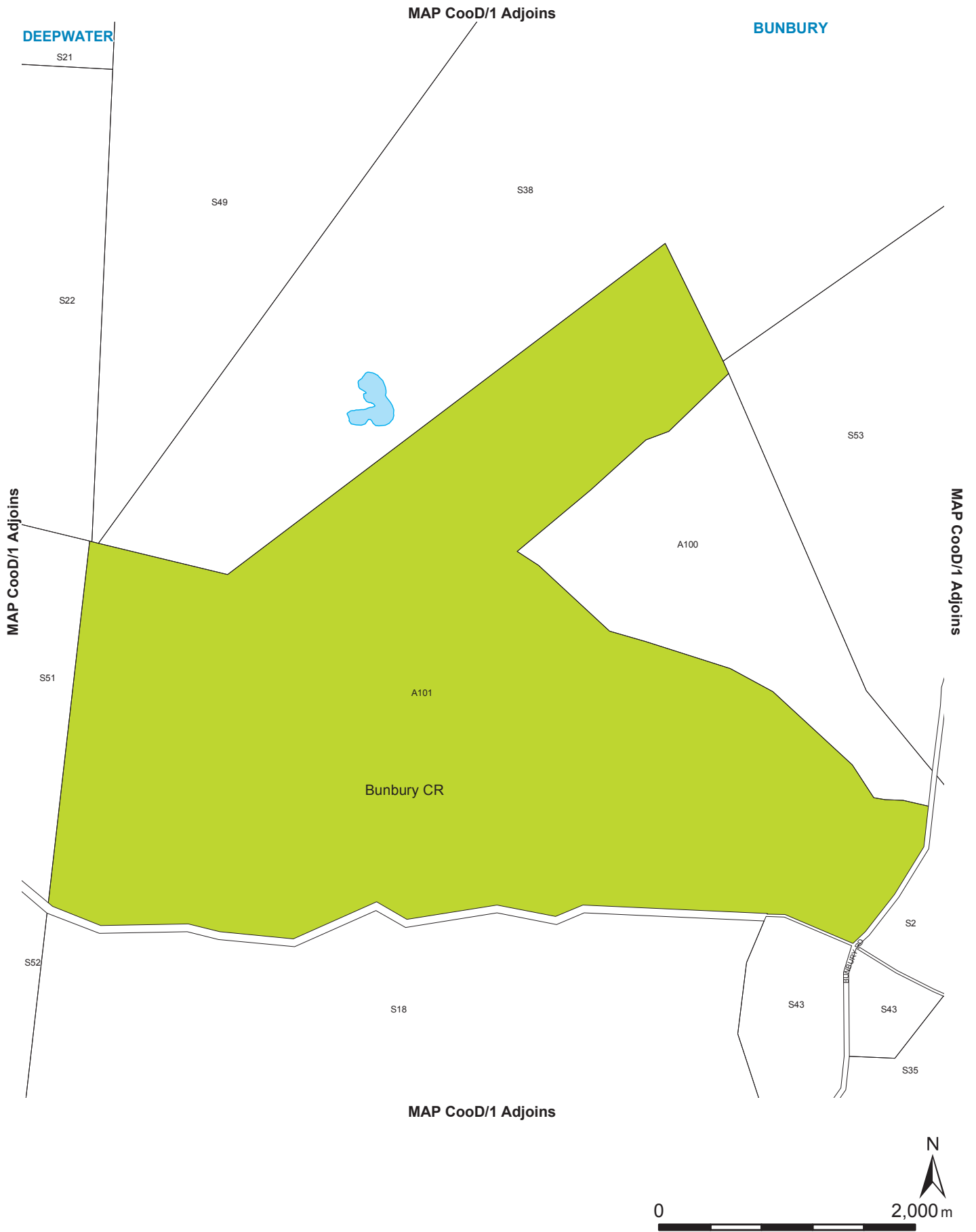
0 500m

TINTINARA

# Zone Map CooD/42

- Zones**
- Af Airfield
  - PrPro Primary Production
  - R Residential
  - RuL Rural Living
  - Zone Boundary

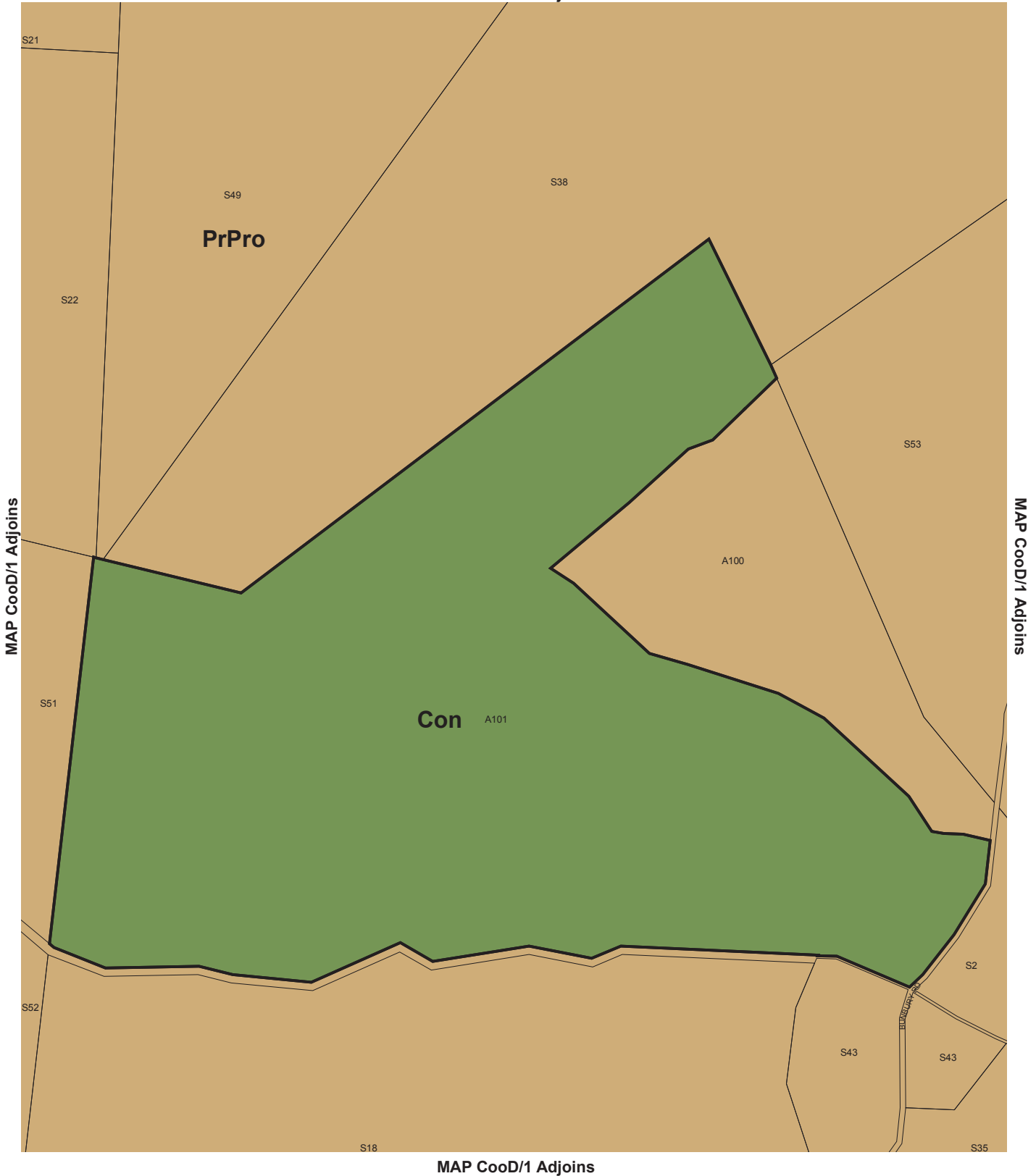




# Location Map CooD/43

- Conservation Reserve
- Waterbodies

MAP CooD/1 Adjoins



Lamberts Conformal Conic Projection, GDA94

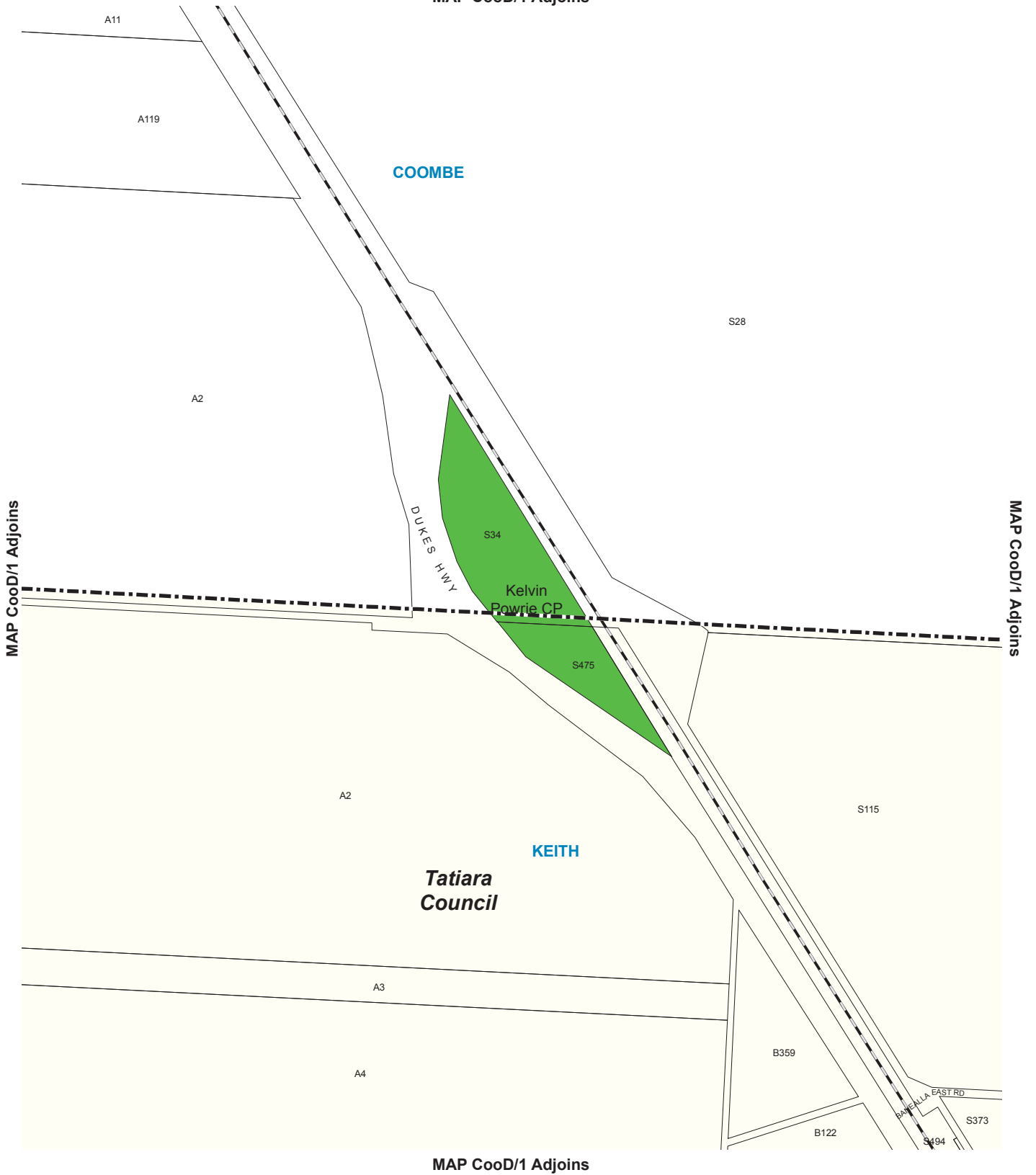


**Zones**

- Conservation
- Primary Production
- Zone Boundary

# Zone Map CooD/43




MAP CooD/1 Adjoins



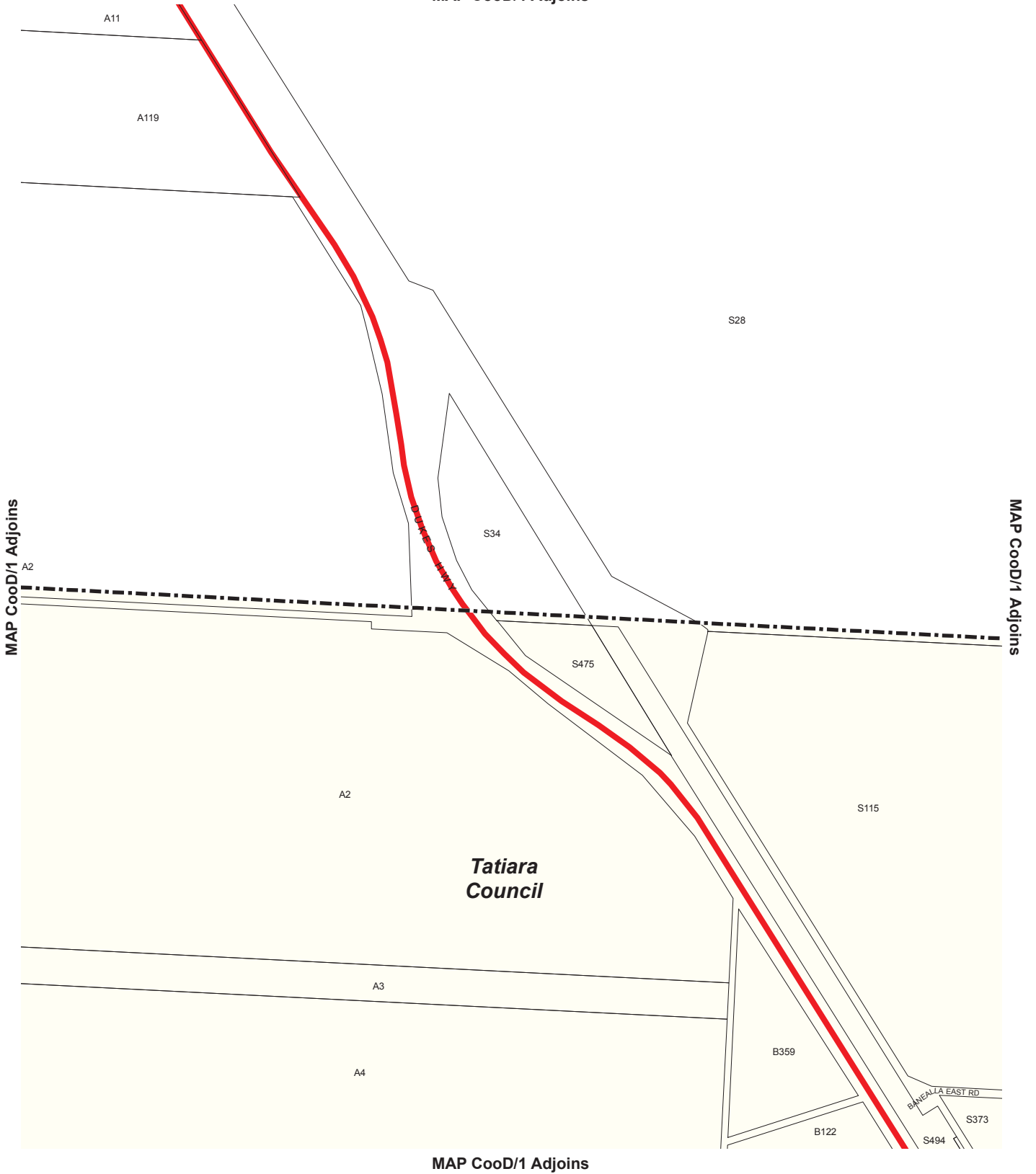
MAP CooD/1 Adjoins





# Location Map CooD/44

-  Railways
-  Conservation Park
-  Development Plan Boundary

MAP CooD/1 Adjoins



# Overlay Map CooD/44 TRANSPORT

-  Primary Arterial Roads
-  Development Plan Boundary

MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

Lamberts Conformal Conic Projection, GDA94

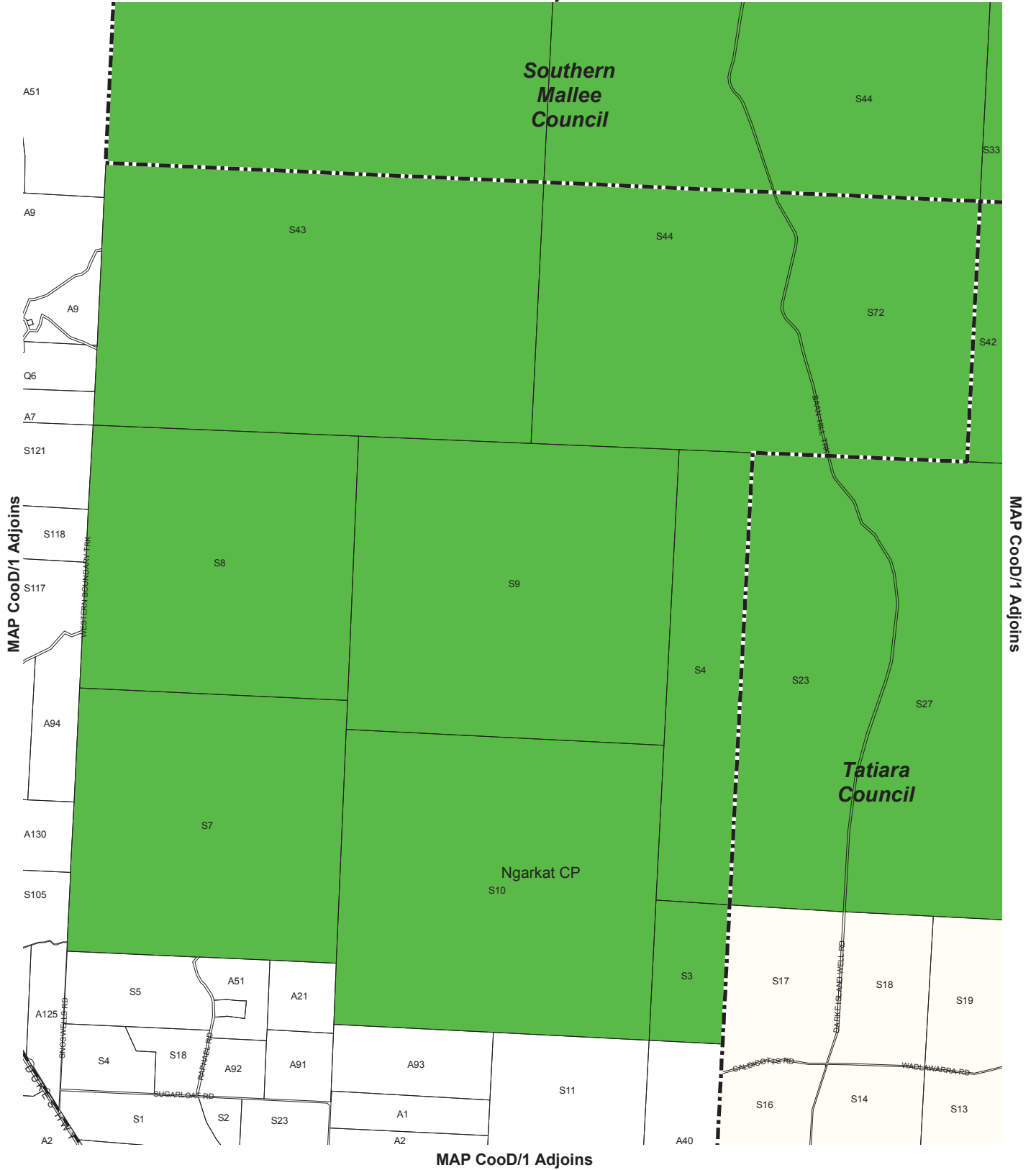


Zones

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

# Zone Map CooD/44




MAP CooD/1 Adjoins



MAP CooD/1 Adjoins

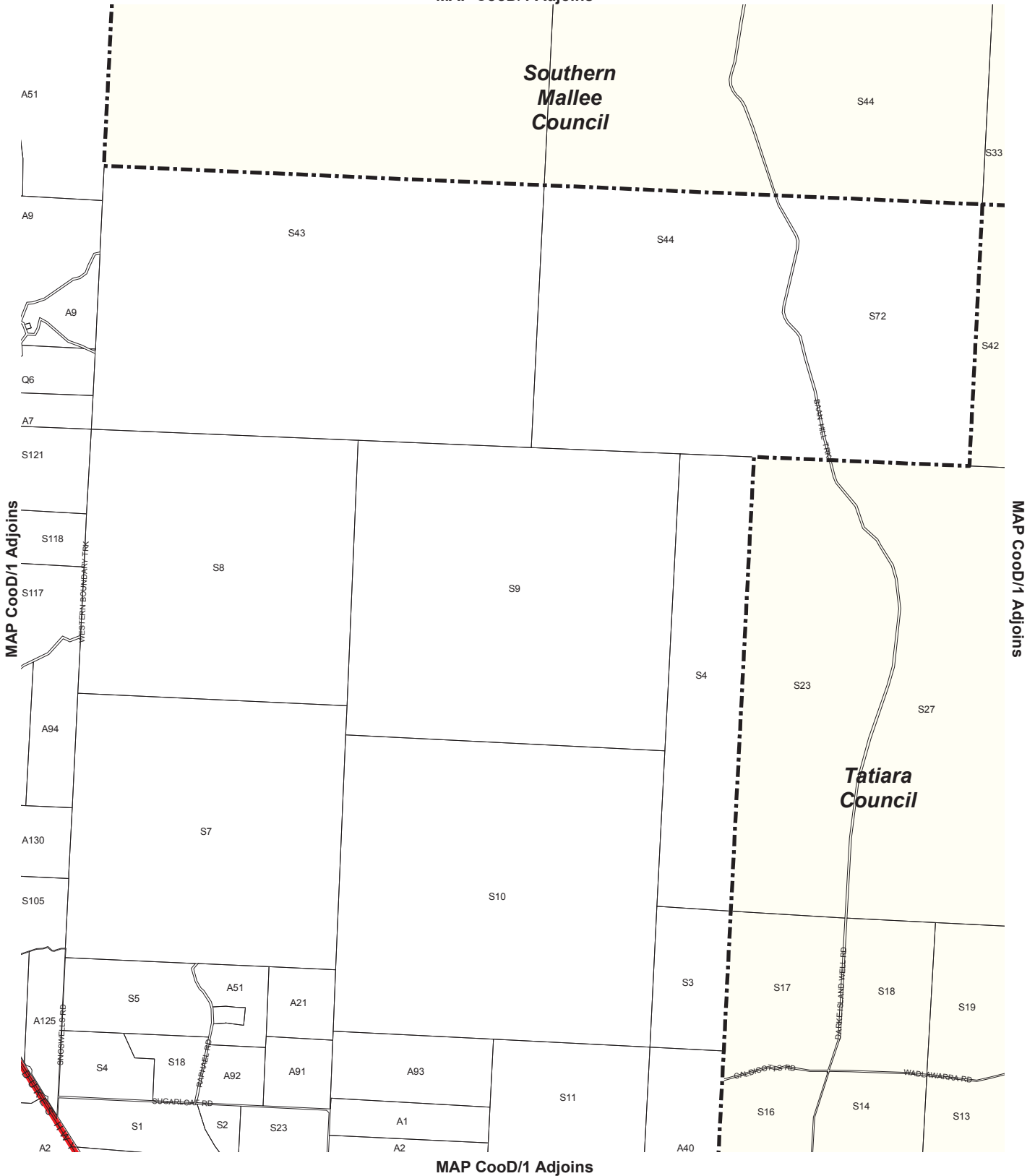


# Location Map CooD/45

-  Railways
-  Conservation Park
-  Development Plan Boundary

MAP CooD/1 Adjoins



**Southern  
Mallee  
Council**



MAP CooD/1 Adjoins



# Overlay Map CooD/45 TRANSPORT

-  Primary Arterial Roads
-  Development Plan Boundary








MAP CooD/3 Adjoins



# Location Map CooD/46

-  Railways
-  Waterbodies
-  Development Plan Boundary

MAP CooD/3 Adjoins



S752  
S911  
S751  
S750  
S1458

**Murray  
Bridge  
Council**

SEE MAP CooD/47



TAILEM BEND

# Overlay Map CooD/46

## TRANSPORT

- ▬▬▬ Primary Arterial Roads
- Development Plan Boundary

MAP CooD/3 Adjoins



Murray Bridge Council

SEE MAP CooD/47

MAP CooD/3 Adjoins

MAP CooD/47 Adjoins

- 1956 Flood Boundary
- Development Plan Boundary

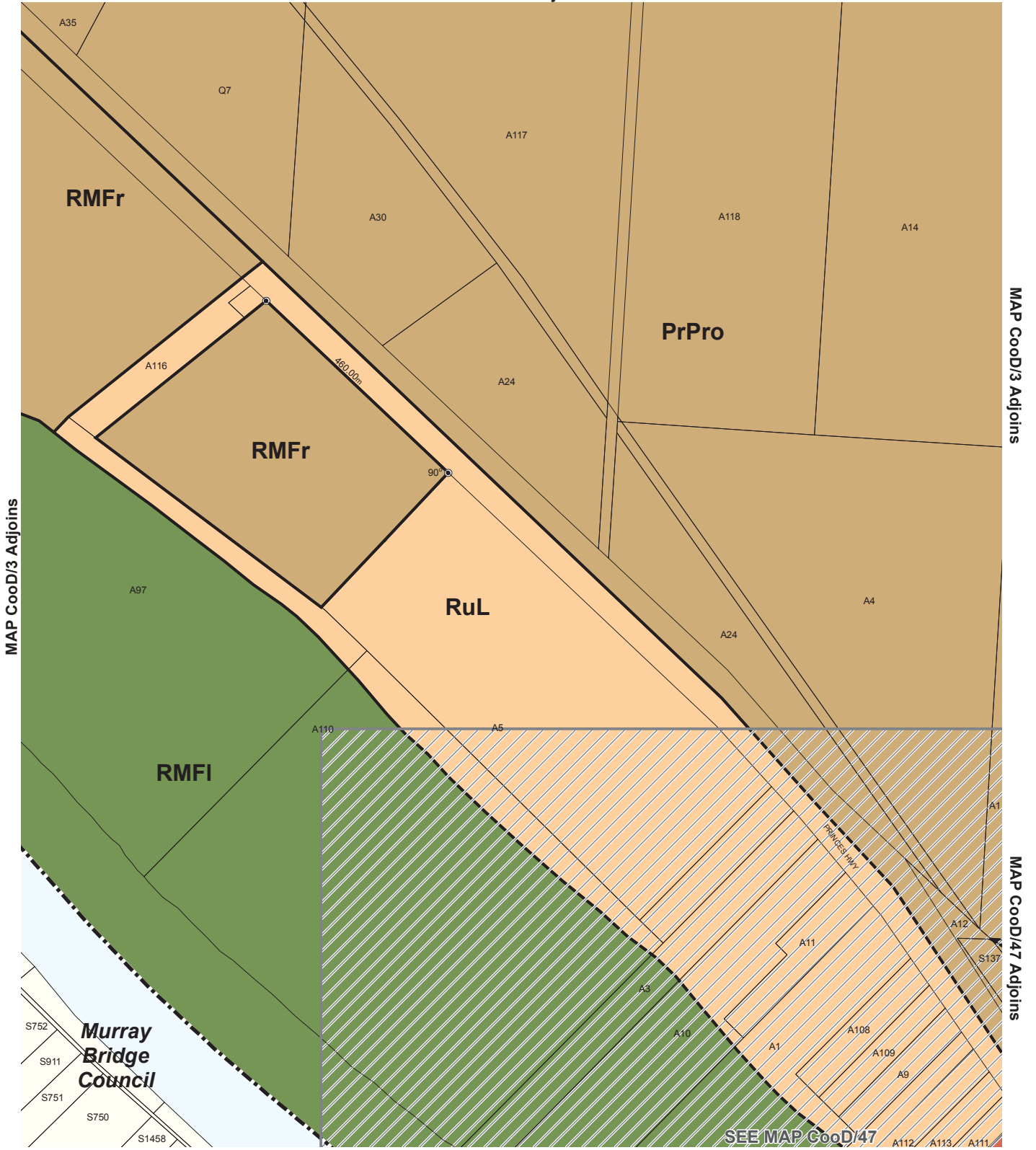


TAILEM BEND

# Overlay Map CooD/46 DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

MAP CooD/3 Adjoins



MAP CooD/3 Adjoins  
See enlargement map for accurate representation.  
Lamberts Conformal Conic Projection, GDA94

MAP CooD/47 Adjoins

- Zones**
- PrPro Primary Production
  - RMFI River Murray Flood
  - RMFr River Murray Fringe
  - RuL Rural Living
  - Zone Boundary
  - Development Plan Boundary

N  
0 500m

**TAILEM BEND**

# Zone Map CooD/46

MAP CooD/3 Adjoins



MAP CooD/3 Adjoins

MAP CooD/47 Adjoins

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

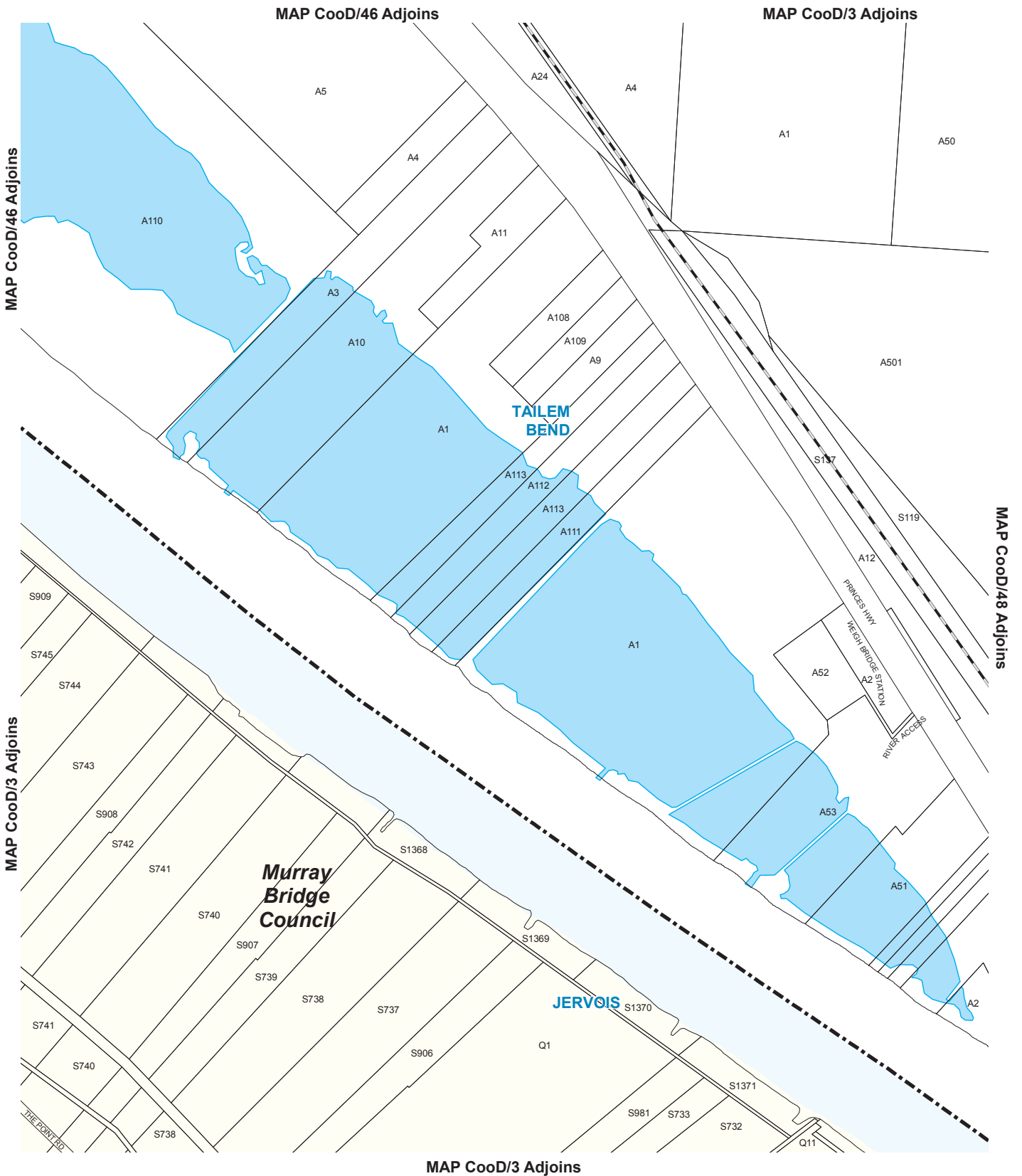
**Policy Area**  
3 Old Taillem Town



TAILEM BEND

# Policy Area Map CooD/46

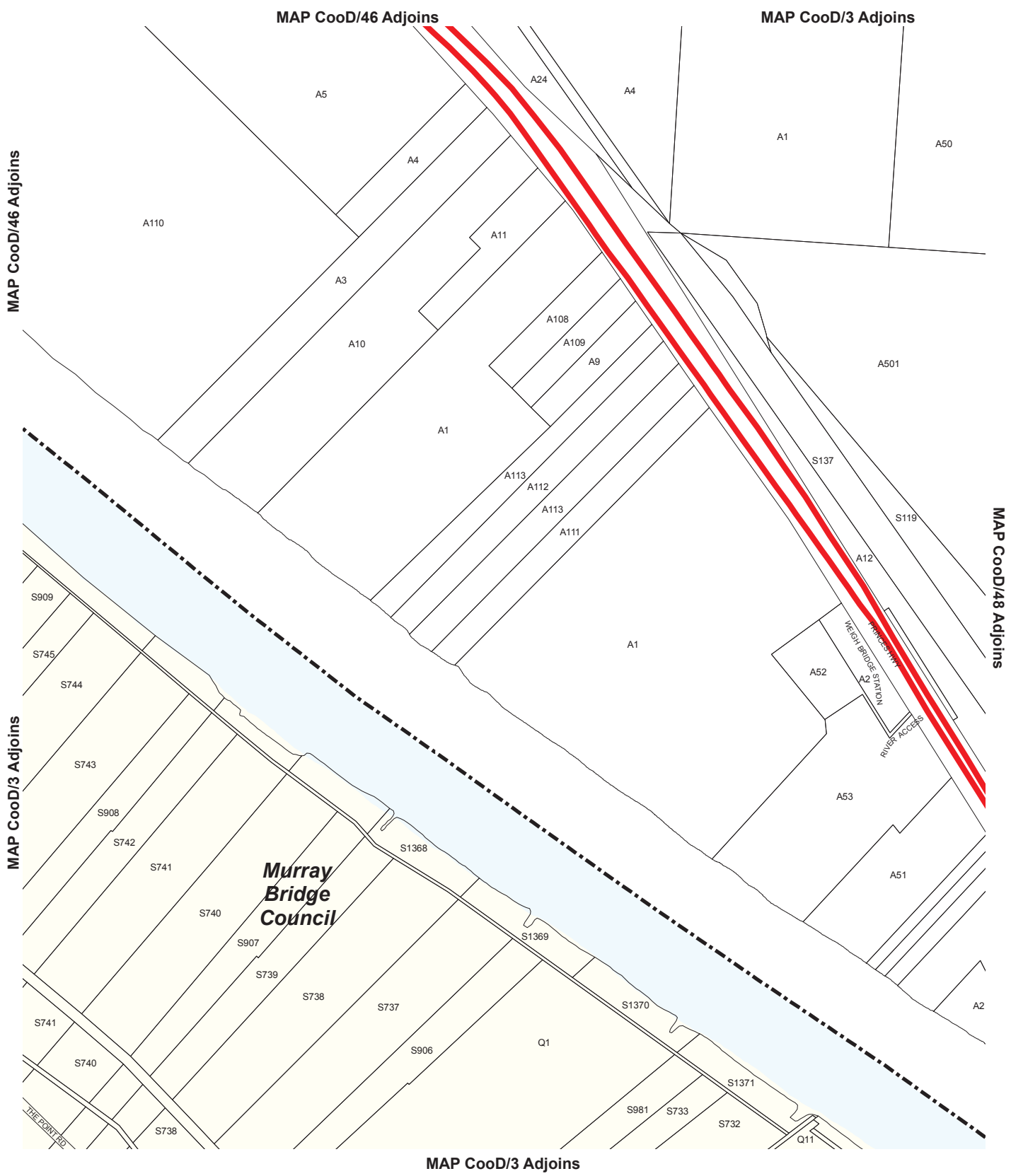
- Policy Area Boundary
- Development Plan Boundary



**TAILEM BEND**

# Location Map CooD/47

- Railways
- Waterbodies
- Development Plan Boundary



**Murray  
Bridge  
Council**



**TAILEM BEND**

# Overlay Map CooD/47 TRANSPORT

- Primary Arterial Roads
- Development Plan Boundary

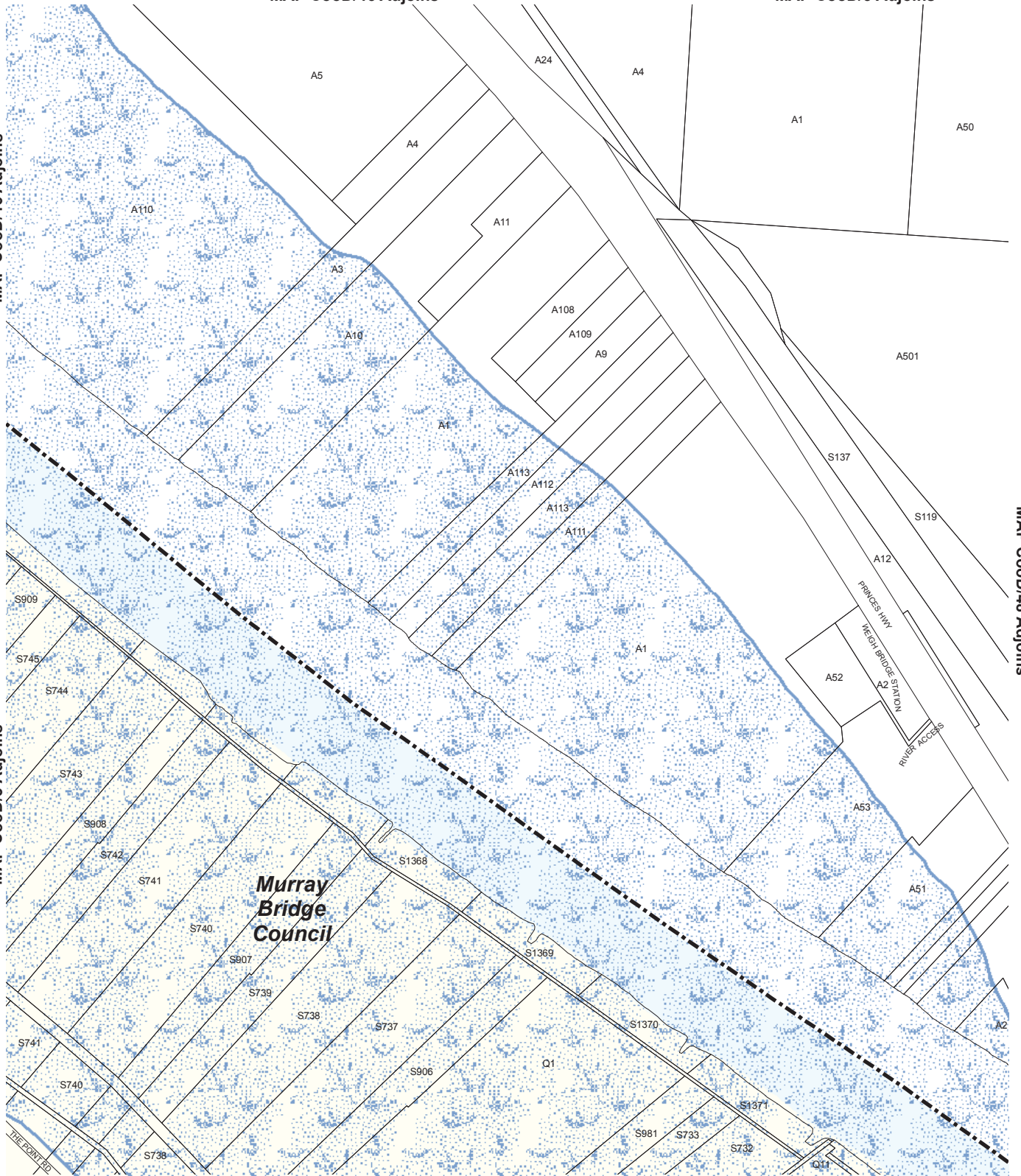
MAP CooD/46 Adjoins

MAP CooD/3 Adjoins

MAP CooD/46 Adjoins

MAP CooD/48 Adjoins

MAP CooD/3 Adjoins



MAP CooD/3 Adjoins



TAILEM BEND

# Overlay Map CooD/47 DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

- 1956 Flood Boundary
- Development Plan Boundary



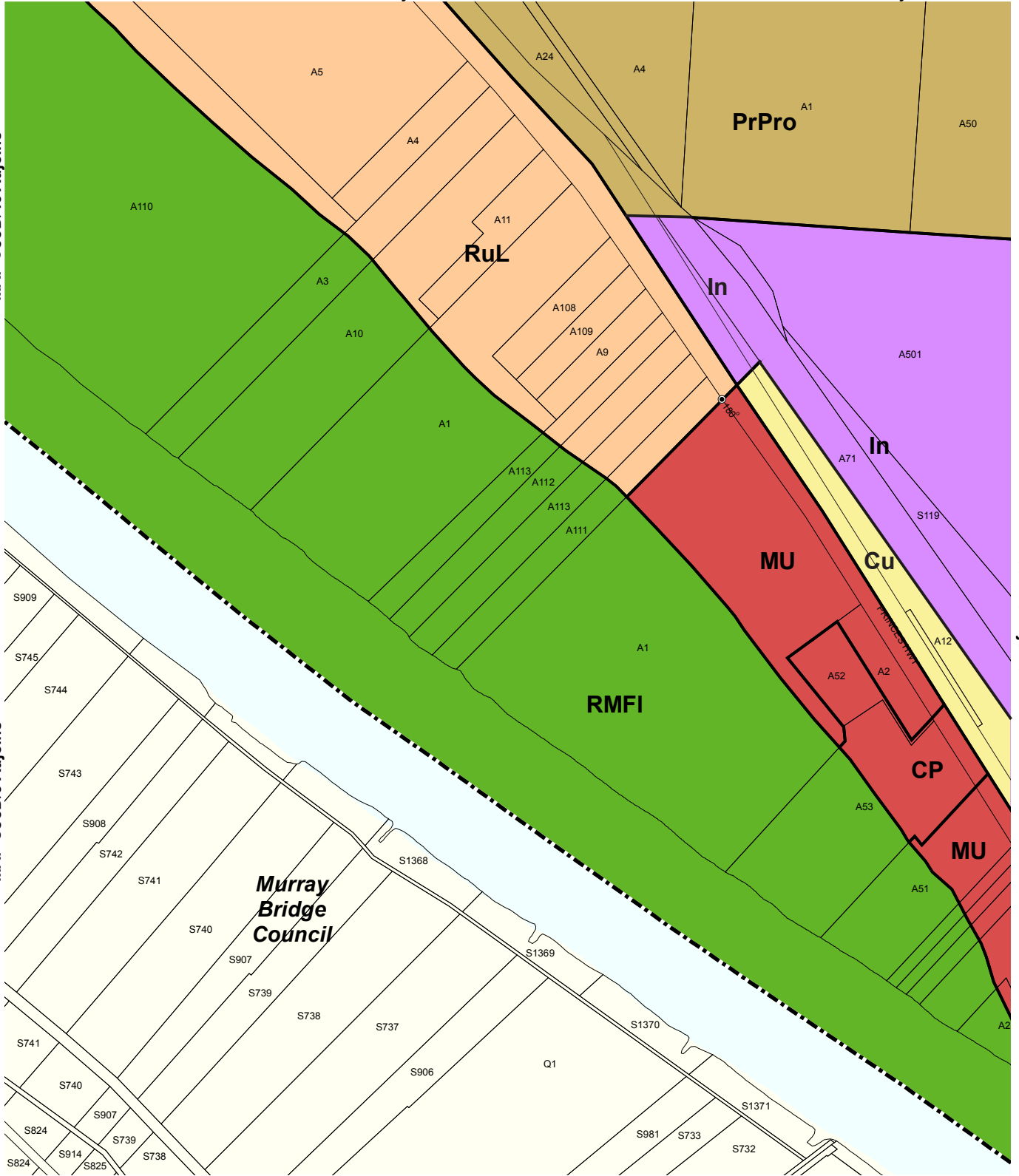
MAP CooD/46 Adjoins

MAP CooD/3 Adjoins

MAP CooD/46 Adjoins

MAP CooD/3 Adjoins

MAP CooD/48 Adjoins



MAP CooD/3 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Zones**

- CP Caravan and Tourist Park
- Cu Community
- In Industry
- MU Mixed Use
- PrPro Primary Production
- RMFI River Murray Flood
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary



0  500m

**TAILEM BEND**

# Zone Map CooD/47

MAP CooD/3 Adjoins

A53

A101

A50

A3

A102

A114

S117

A501

S372

A21

MAP CooD/47 Adjoins

MAP CooD/3 Adjoins

S119

GRANITES RD

A500

TAILEM BEND

A22

A12

PRINCES HWY

S550

S137

A502

A2

MAIN SERVICE RD

MAIN RD

RAILWAY FC

RAILWAY FC

TRELFEL ST

S491

A91

A91

A7

WILKES ST

380 ST

MOUR ST

WEBB ST

GRANITES RD

A23

MAP CooD/49 Adjoins



0

500m



TAILEM BEND

# Location Map CooD/48

-  Railways
-  Development Plan Boundary

MAP CooD/3 Adjoins

A53

A101

A50

A3

A102

A114

S117

A501

S372

A21

MAP CooD/47 Adjoins

MAP CooD/3 Adjoins

S119

A500

A12

S550

S137

A22

A502

A2

S491

A91

GRANITES RD

GRANITES RD

A22

A23

MAN SERVICE RD

RAILWAY FC

TYWELPH ST



A7

MAP CooD/49 Adjoins



TAILEM BEND

# Overlay Map CooD/48 TRANSPORT

-  Primary Arterial Roads
-  Development Plan Boundary

MAP CooD/3 Adjoins

A53

A101

A50

A3

A102

A114

S117

A501

S372

A21

MAP CooD/47 Adjoins

MAP CooD/3 Adjoins

S119

A500

A12

S550

S137

A502

A22

A2

S491

A91

GRANITES RD

GRANITES RD



MAP CooD/49 Adjoins



A23



TAILEM BEND

# Overlay Map CooD/48 DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

-  1956 Flood Boundary
-  Development Plan Boundary

MAP CooD/3 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.



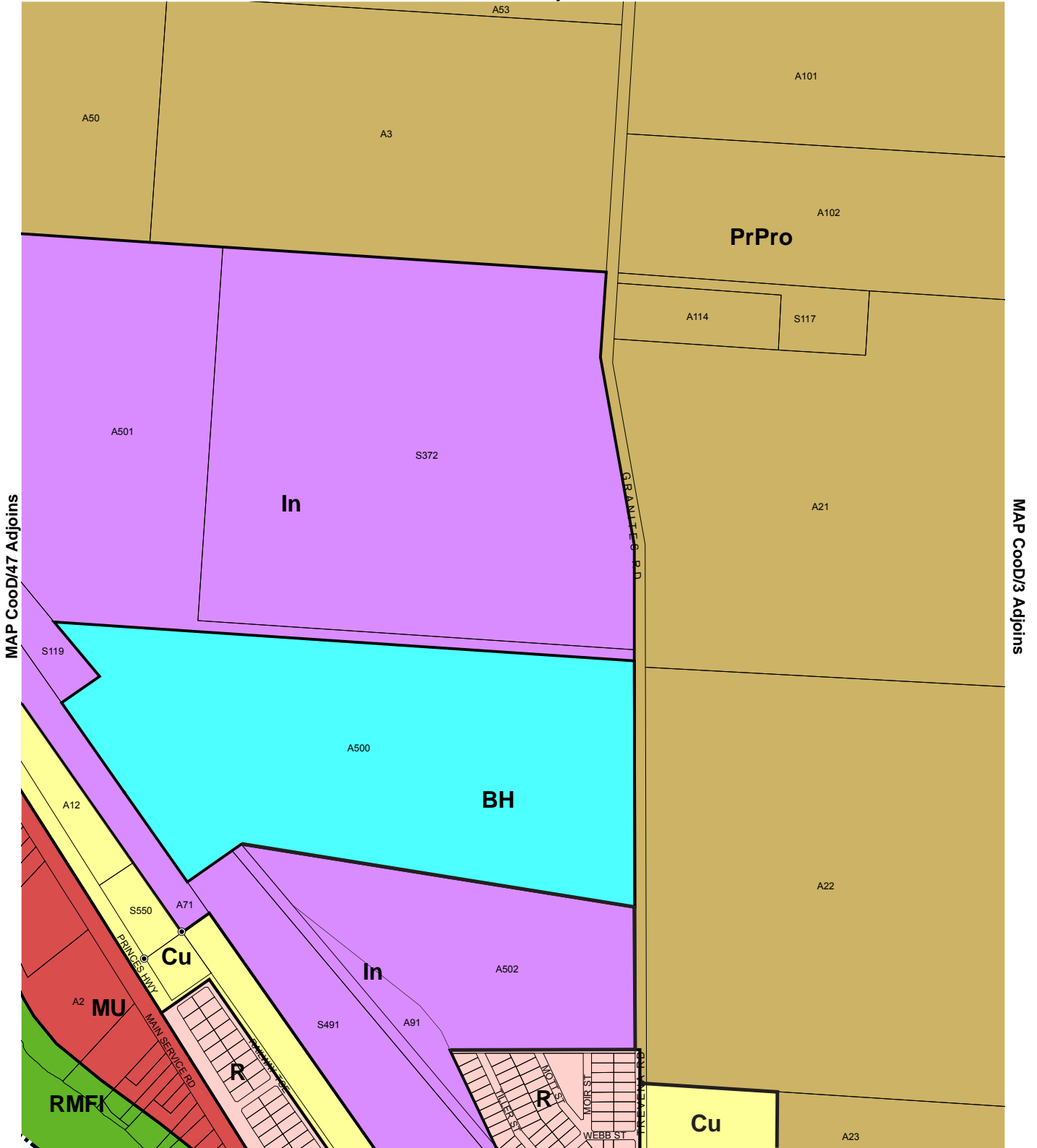
TAILEM BEND

# Overlay Map CooD/48 HERITAGE

COORONG COUNCIL  
 Consolidated - 29 November 2018

- State heritage place
- Development Plan Boundary

MAP CooD/3 Adjoins



MAP CooD/49 Adjoins

Lamberts Conformal Conic Projection, GDA94

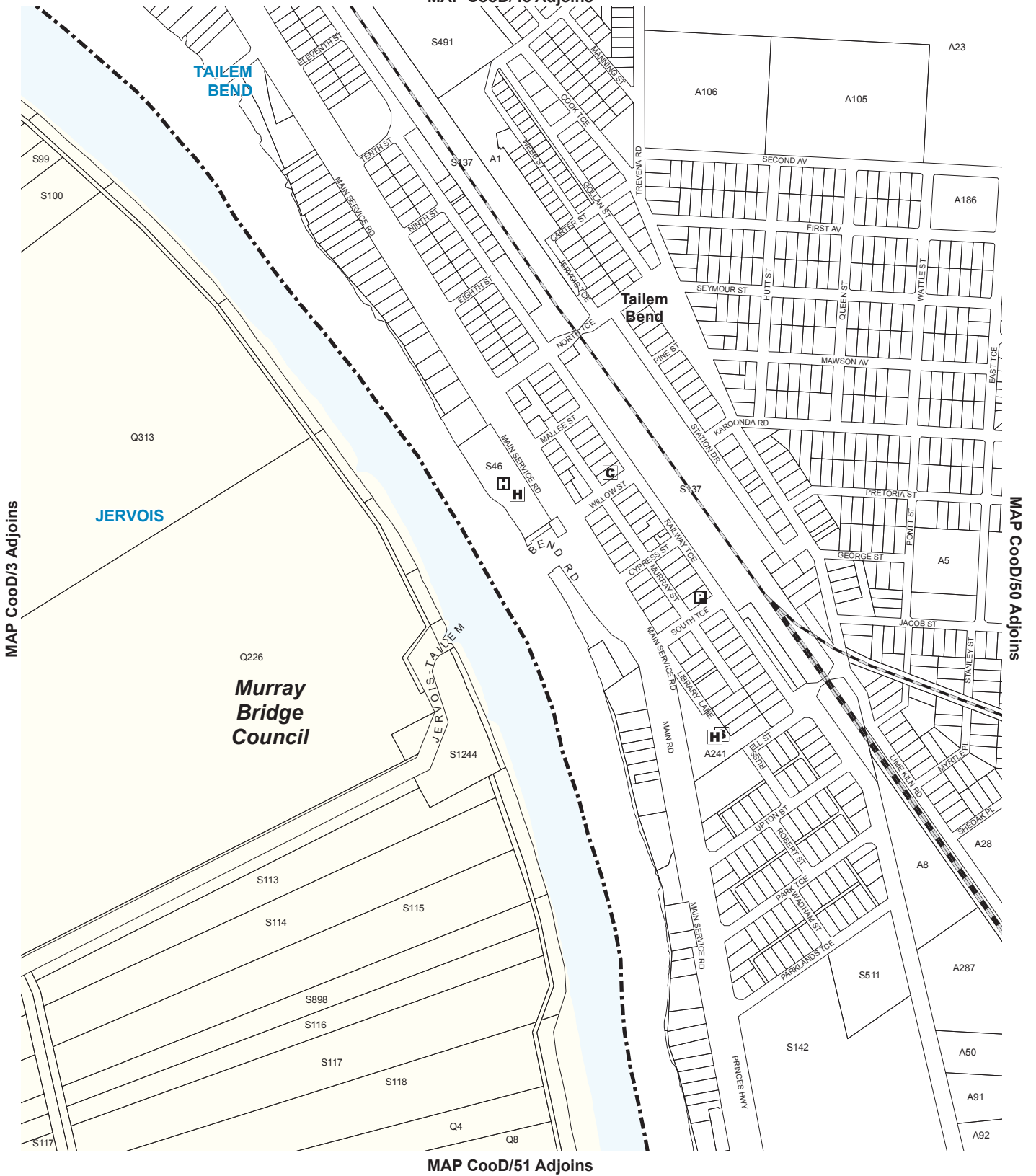


- Zones**
- BH** Bulk Handling
  - Cu** Community
  - In** Industry
  - MU** Mixed Use
  - PrPro** Primary Production
  - R** Residential
  - RMFI** River Murray Flood
  - Zone Boundary
  - Development Plan Boundary

**TAILEM BEND**

# Zone Map CooD/48

MAP CooD/48 Adjoins



- S** School
- L** Public Library
- C** Council Office
- H** Other Health Services
- H** Hospital
- P** Police Station

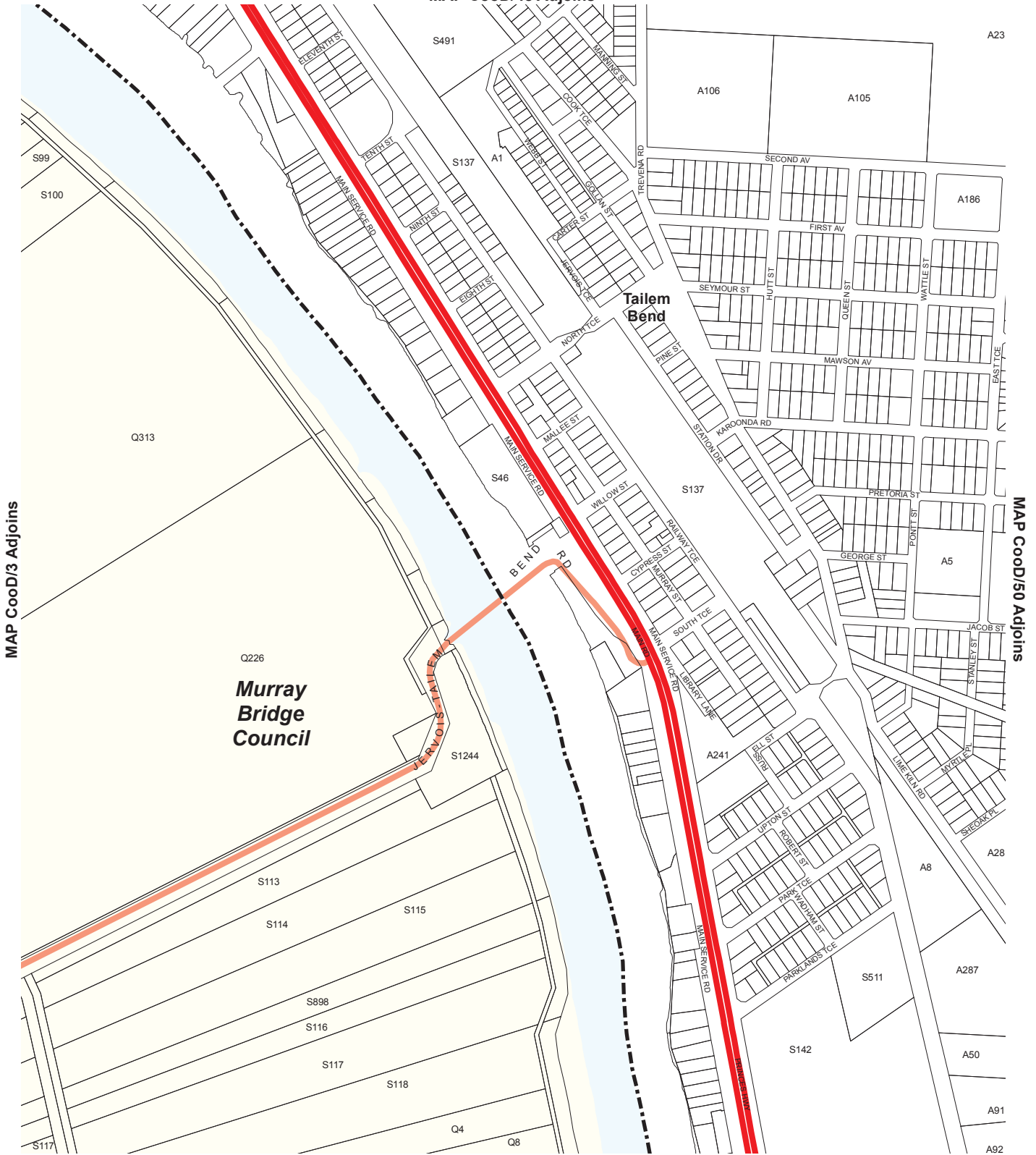
- Railways
- Development Plan Boundary

TAILEM BEND

# Location Map CooD/49

MAP CooD/48 Adjoins

A23



MAP CooD/3 Adjoins

MAP CooD/50 Adjoins

**Murray  
Bridge  
Council**

MAP CooD/51 Adjoins

A92

A91

A50

A287

A8

A241

A248

A5

A186

A105

A106

A1

S491

S137

S46

S137

S1244

S113

S114

S115

S898

S116

S117

S118

Q4

Q8

Q226

Q313

S99

S100

S137

S137

S137

S137

S137

S137

S137

S137

S137

S137

S137

S137

S137

S137

S137

S137

S137

S137

S137

S137

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



TAILEM BEND

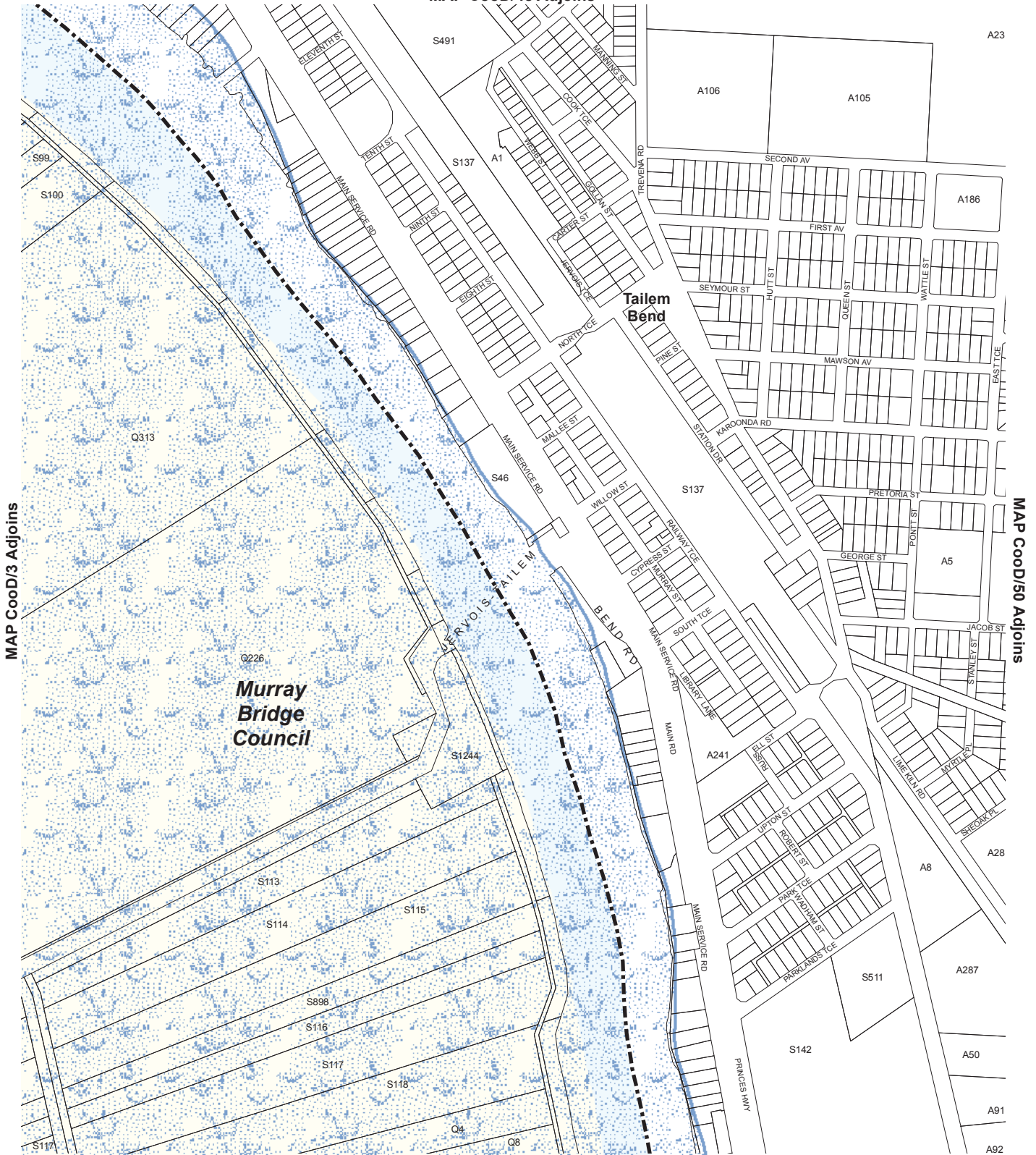
# Overlay Map CooD/49 TRANSPORT

COORONG COUNCIL  
Consolidated - 29 November 2018



MAP CooD/48 Adjoins

A23



MAP CooD/3 Adjoins

MAP CooD/50 Adjoins

MAP CooD/51 Adjoins

A92





0 500m

TAILEM BEND

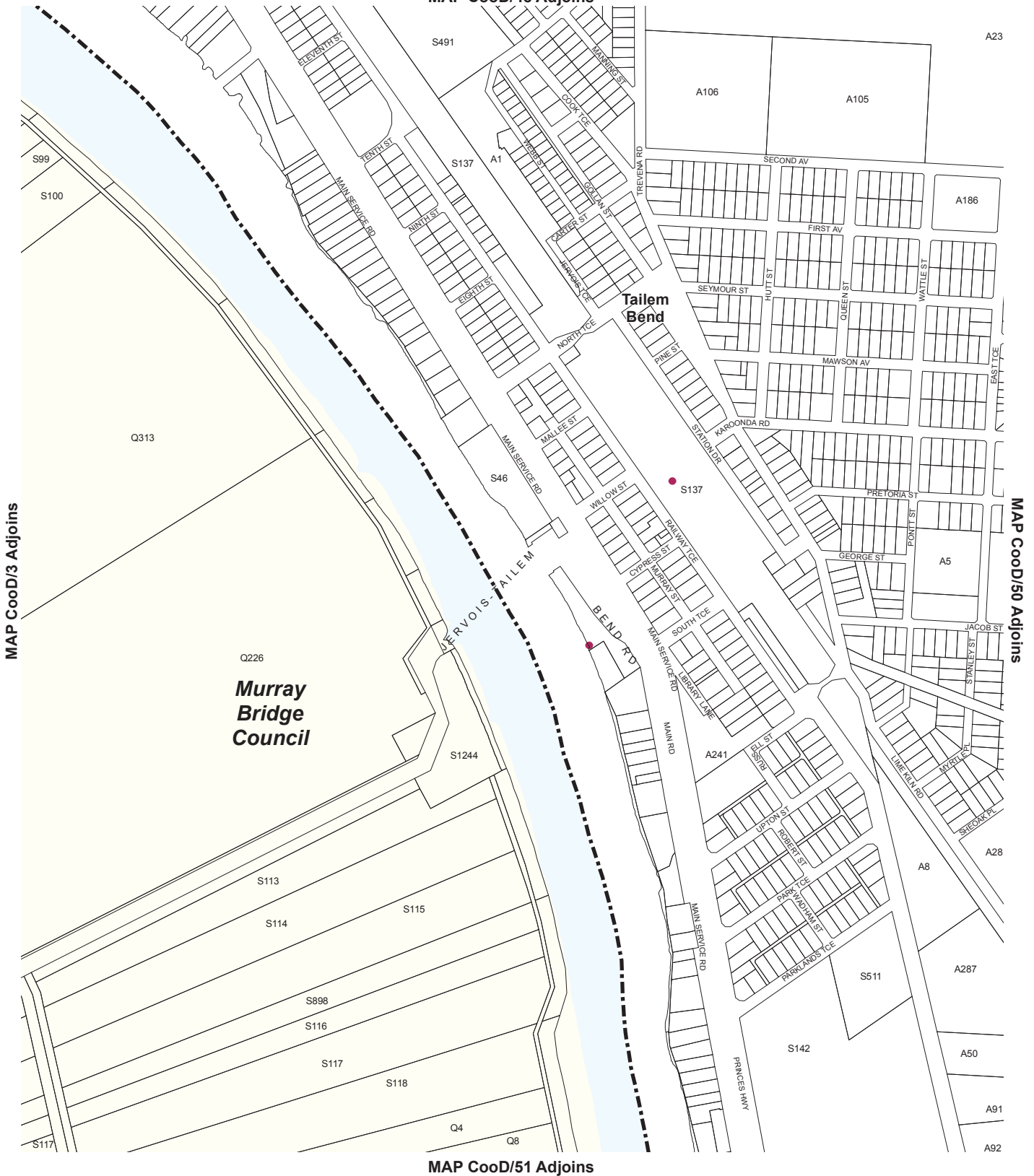
# Overlay Map CooD/49

## DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

-  1956 Flood Boundary
-  Development Plan Boundary

MAP CooD/48 Adjoins



MAP CooD/3 Adjoins

MAP CooD/50 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.

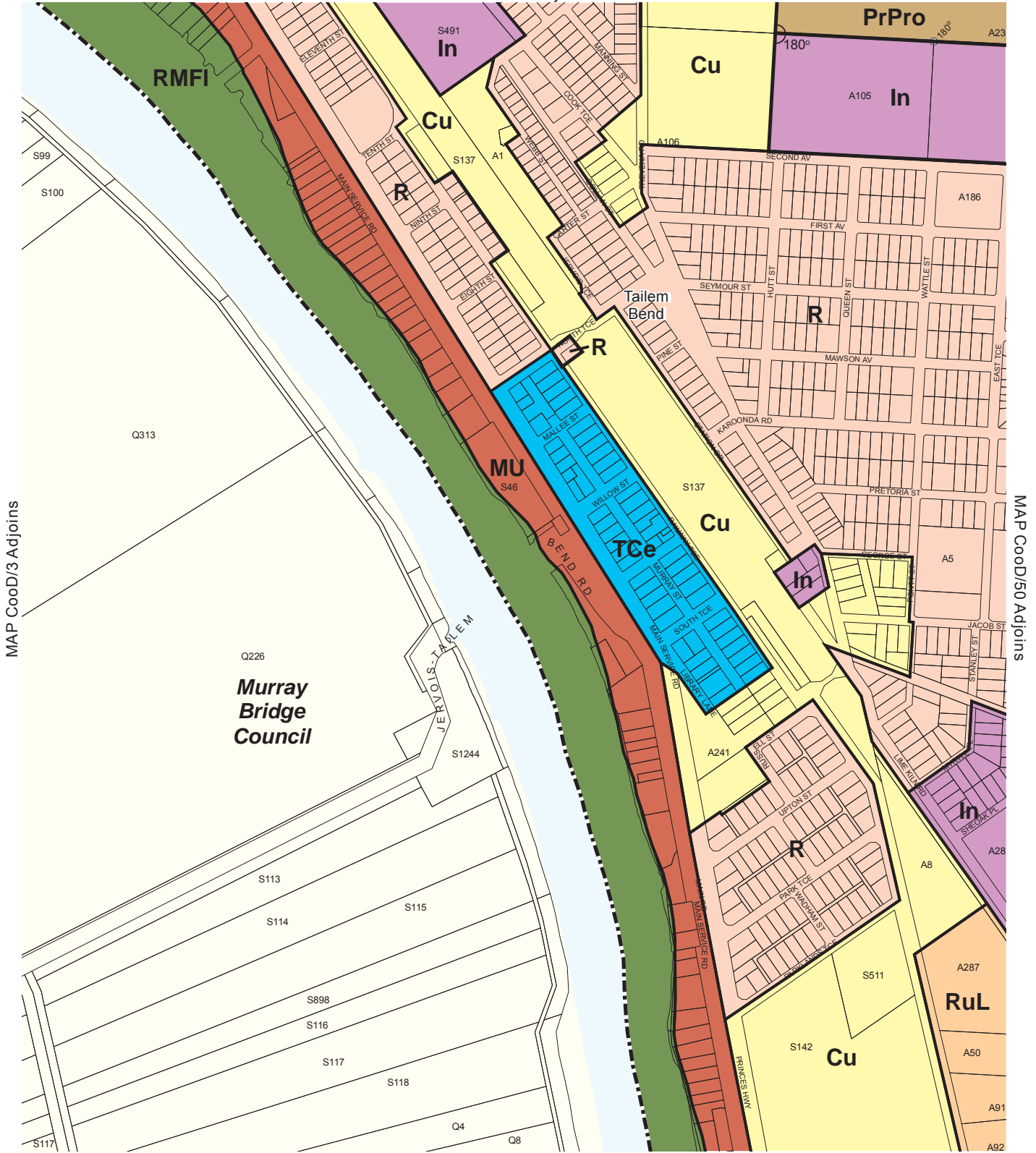


TAILEM BEND

# Overlay Map CooD/49 HERITAGE

- State heritage place
- Development Plan Boundary

MAP CoD/48 Adjoins



MAP CoD/51 Adjoins

Lamberts Conformal Conic Projection, GDA94

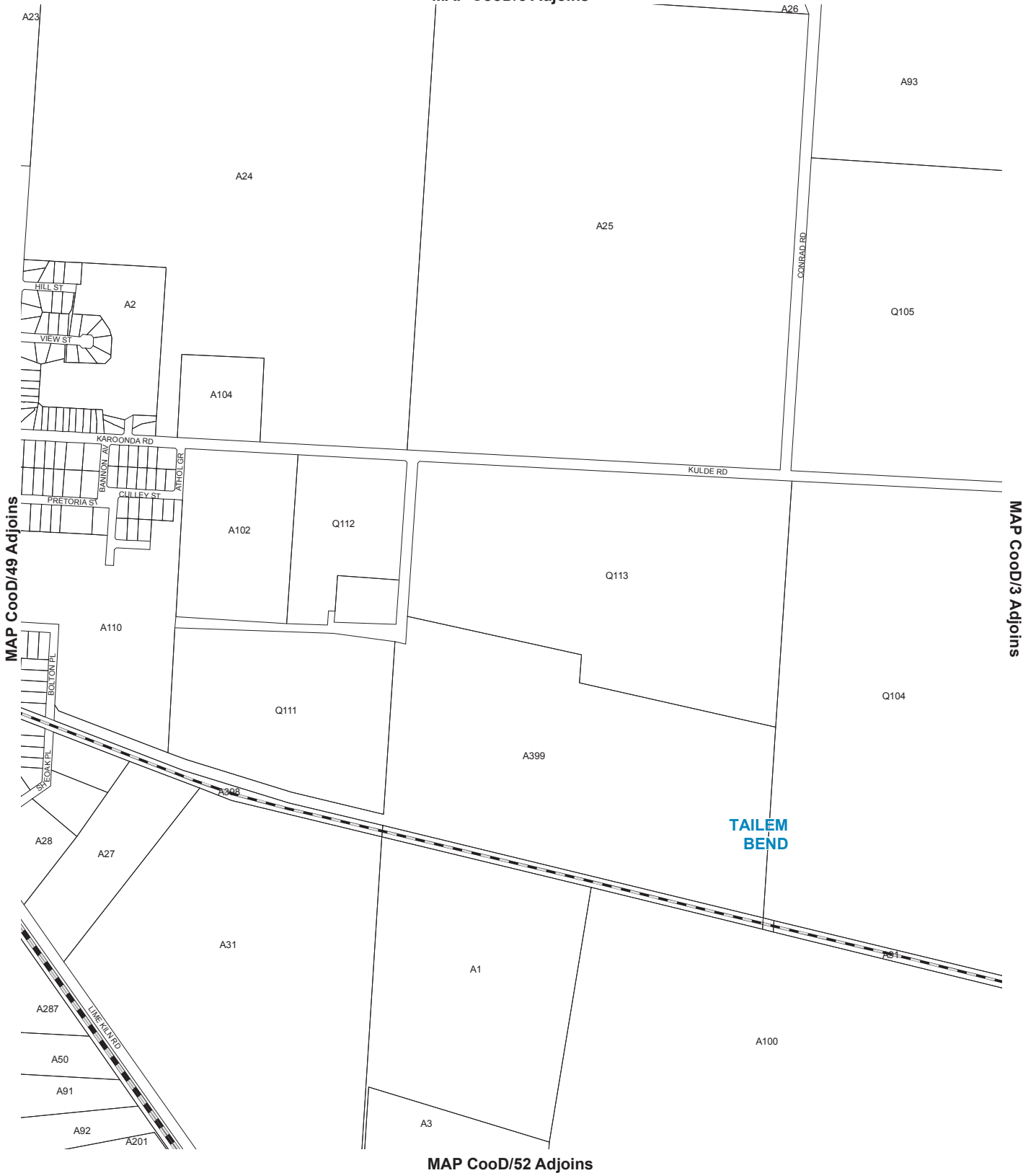
**Zones**

- Community
- Industry
- Mixed Use
- Primary Production
- Residential
- River Murray Flood
- Rural Living
- Town Centre
- Zone Boundary
- Development Plan Boundary



**TAILEM BEND**  
**Zone Map CoD/49**

MAP CooD/3 Adjoins



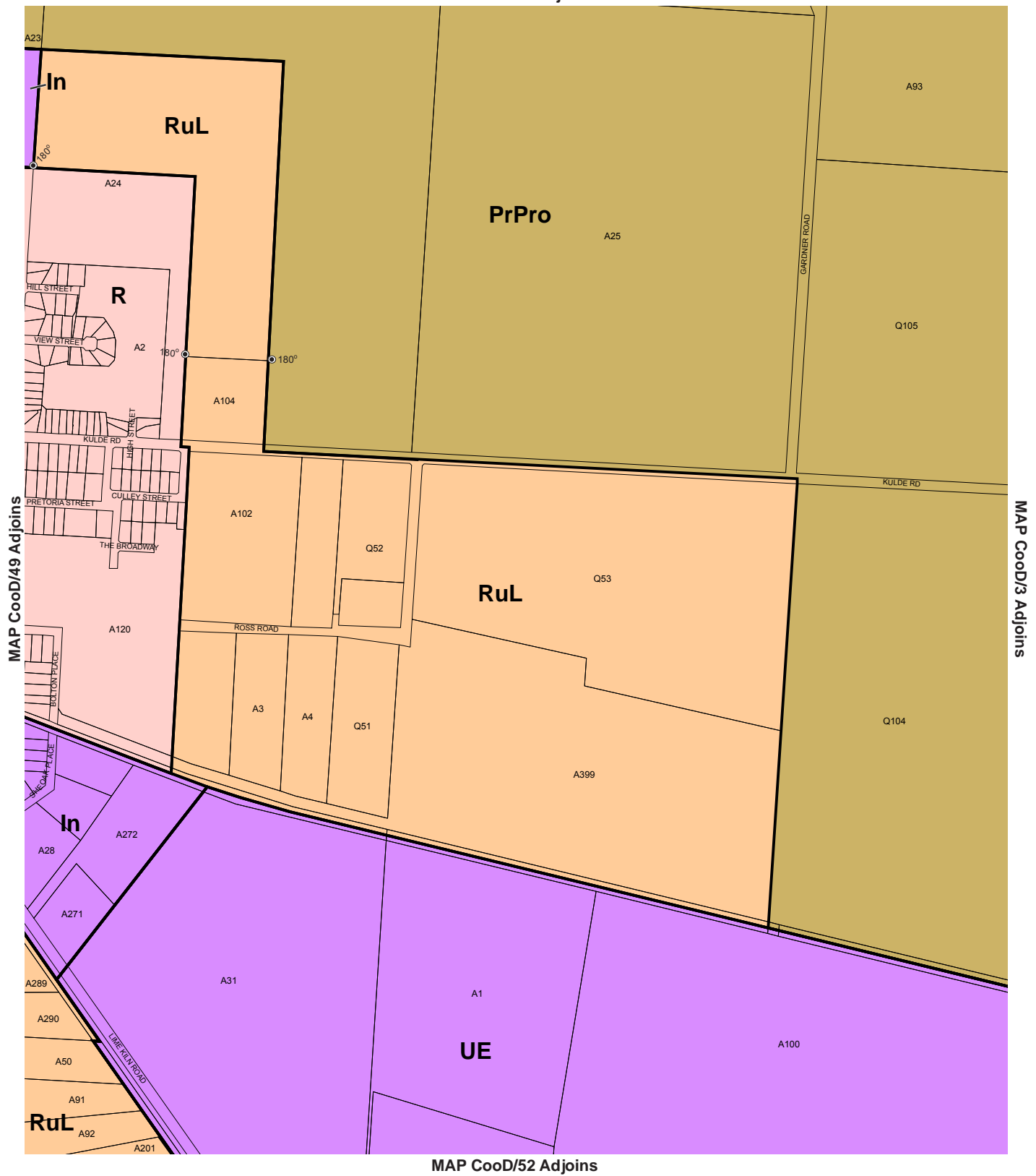
TAILEM BEND



TAILEM BEND

# Location Map CooD/50

—+—+—+— Railways



Lamberts Conformal Conic Projection, GDA94



TAILEM BEND

# Zone Map Cood/50

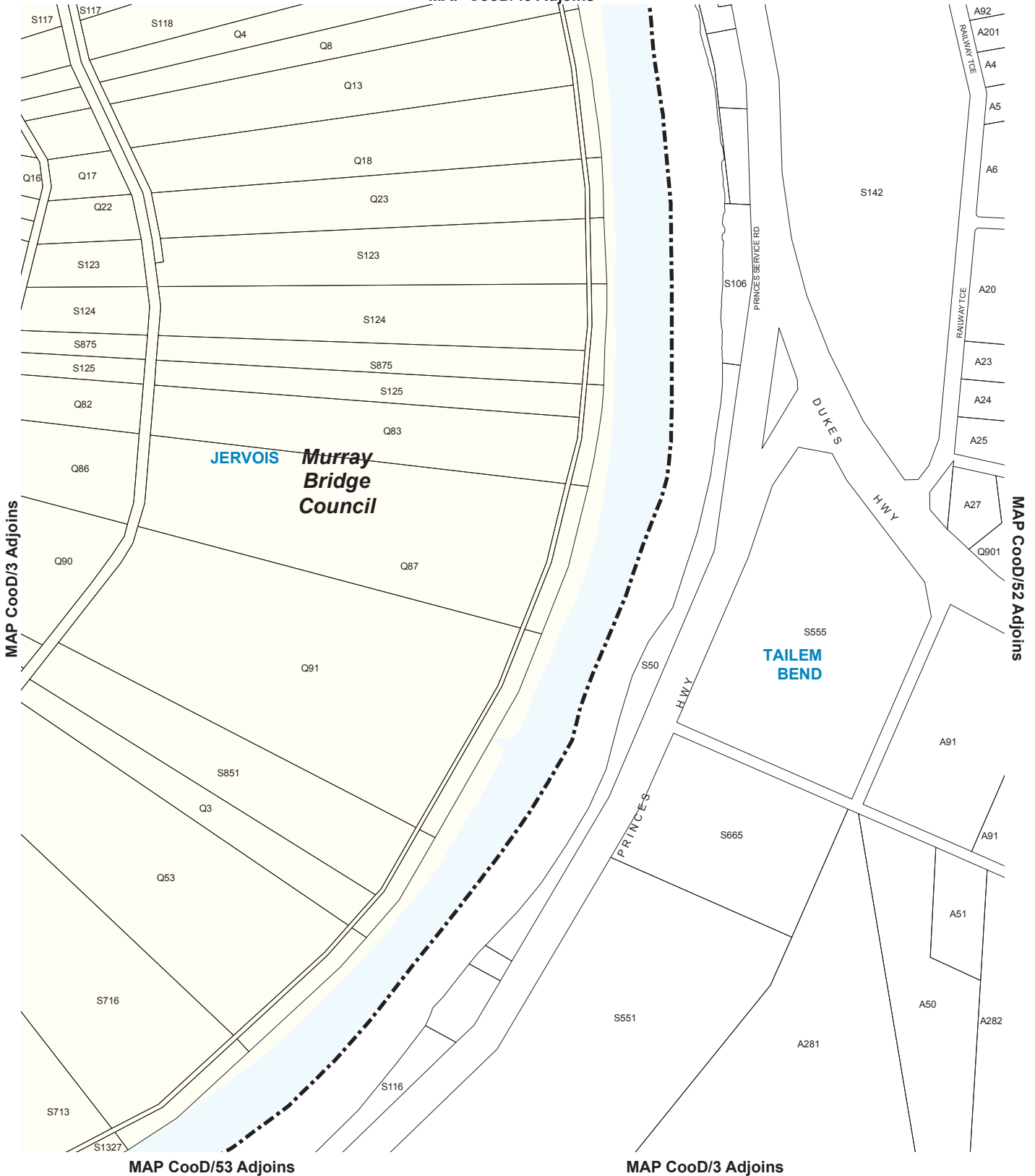
Consolidated - 29 November 2018

COORONG COUNCIL

**Zones**

- In** Industry
- PrPro** Primary Production
- R** Residential
- RuL** Rural Living
- UE** Urban Employment
- Zone Boundary

MAP CooD/49 Adjoins



MAP CooD/3 Adjoins

MAP CooD/52 Adjoins

MAP CooD/53 Adjoins

MAP CooD/3 Adjoins

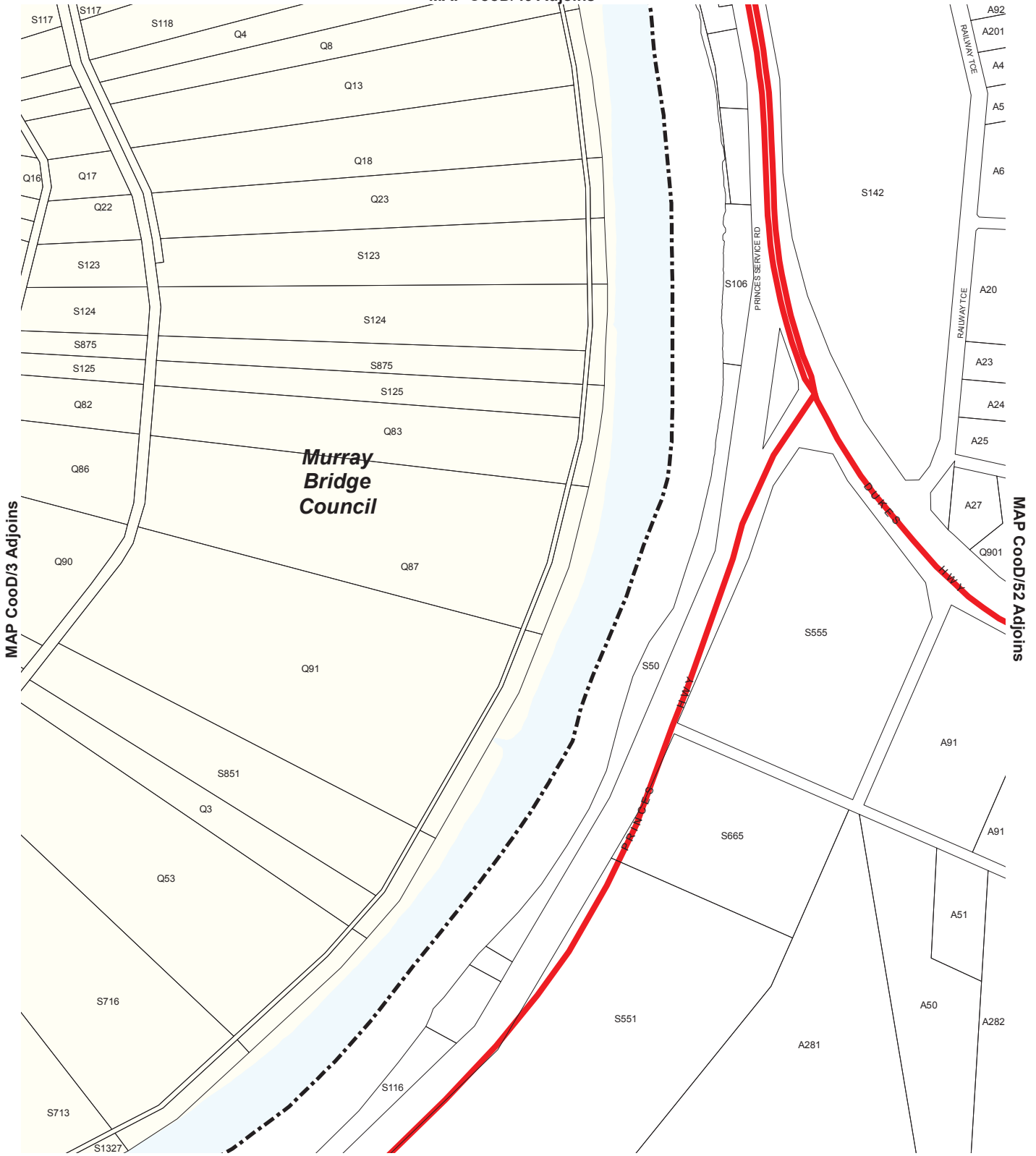


TAILEM BEND

# Location Map CooD/51

--- Development Plan Boundary

MAP CooD/49 Adjoins



MAP CooD/3 Adjoins

MAP CooD/52 Adjoins

MAP CooD/53 Adjoins

MAP CooD/3 Adjoins

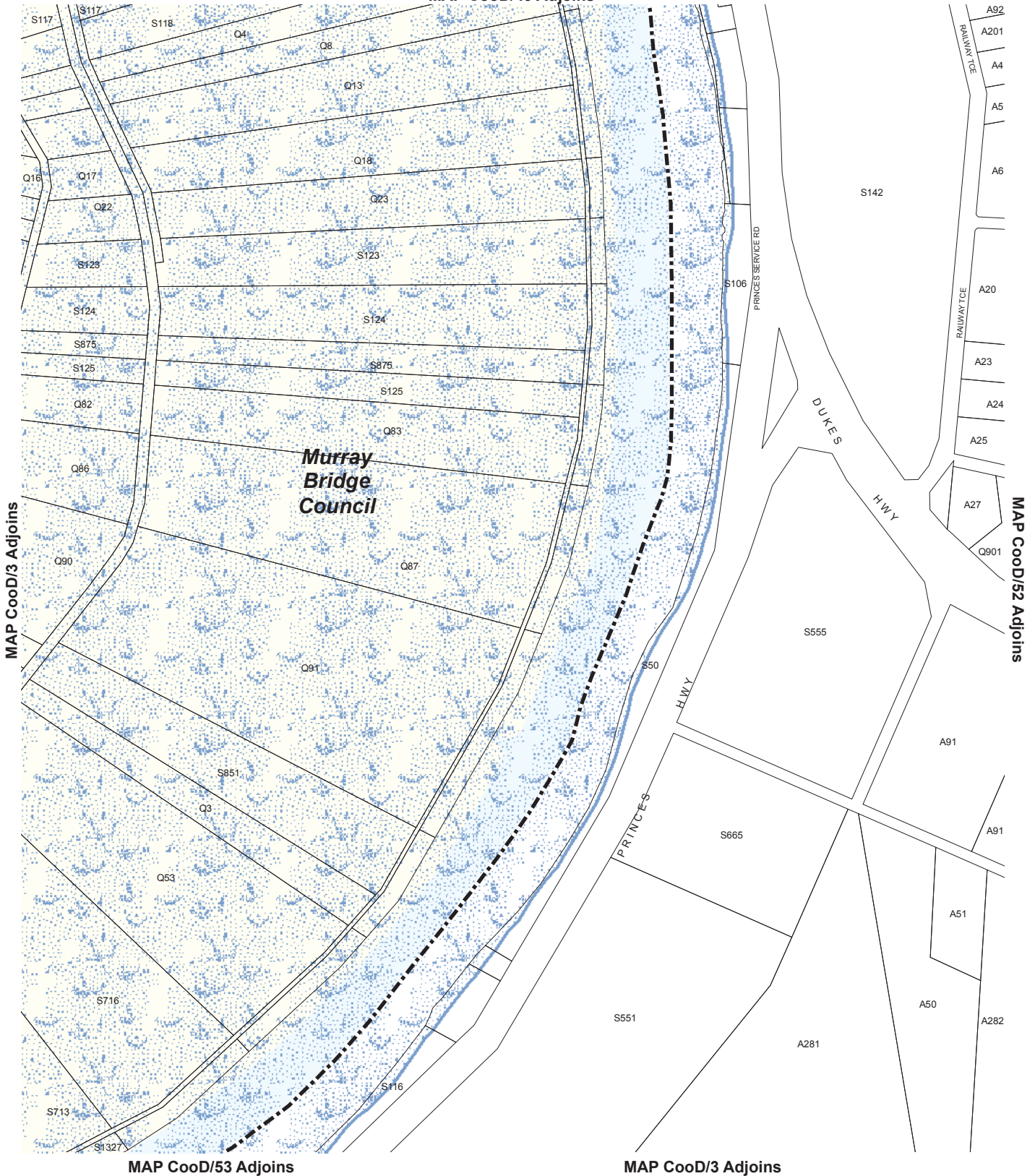


TAILEM BEND

# Overlay Map CooD/51 TRANSPORT

- Primary Arterial Roads
- Development Plan Boundary

MAP CooD/49 Adjoins



MAP CooD/3 Adjoins

MAP CooD/52 Adjoins

MAP CooD/53 Adjoins

MAP CooD/3 Adjoins





TAILEM BEND

# Overlay Map CooD/51

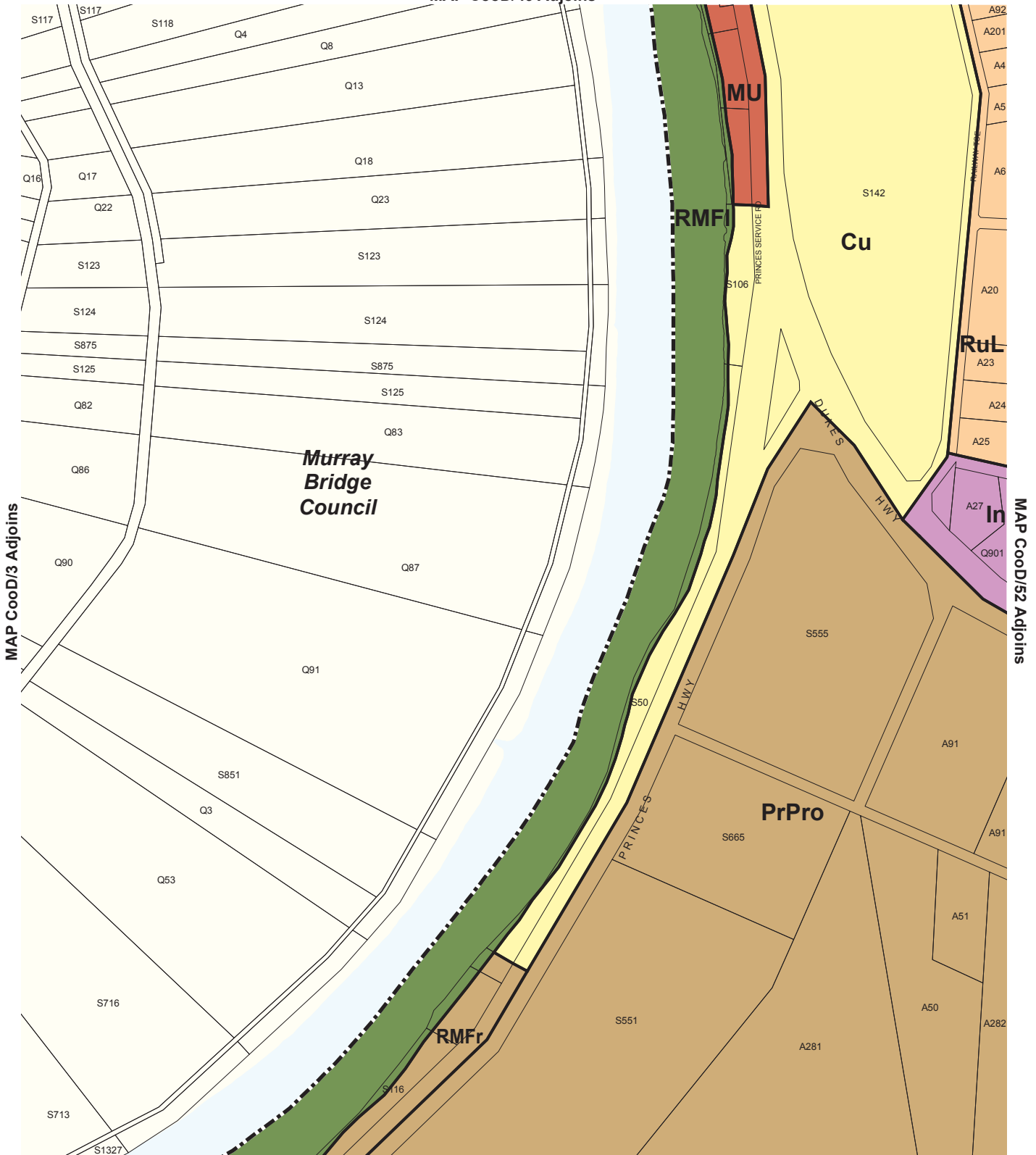
## DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

-  1956 Flood Boundary
-  Development Plan Boundary



MAP CooD/49 Adjoins



MAP CooD/3 Adjoins

MAP CooD/52 Adjoins

MAP CooD/53 Adjoins

MAP CooD/3 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Zones**

- Cu Community
- In Industry
- MU Mixed Use
- PrPro Primary Production
- RMFI River Murray Flood
- RMFr River Murray Fringe
- RuL Rural Living
- Zone Boundary
- Development Plan Boundary



TAILEM BEND

# Zone Map CooD/51

MAP CooD/50 Adjoins



TAILEM BEND

# Location Map CooD/52

—+—+—+— Railways

MAP CooD/50 Adjoins



MAP CooD/3 Adjoins



TAILEM BEND

# Overlay Map CooD/52 TRANSPORT

 Primary Arterial Roads

MAP CooD/50 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.

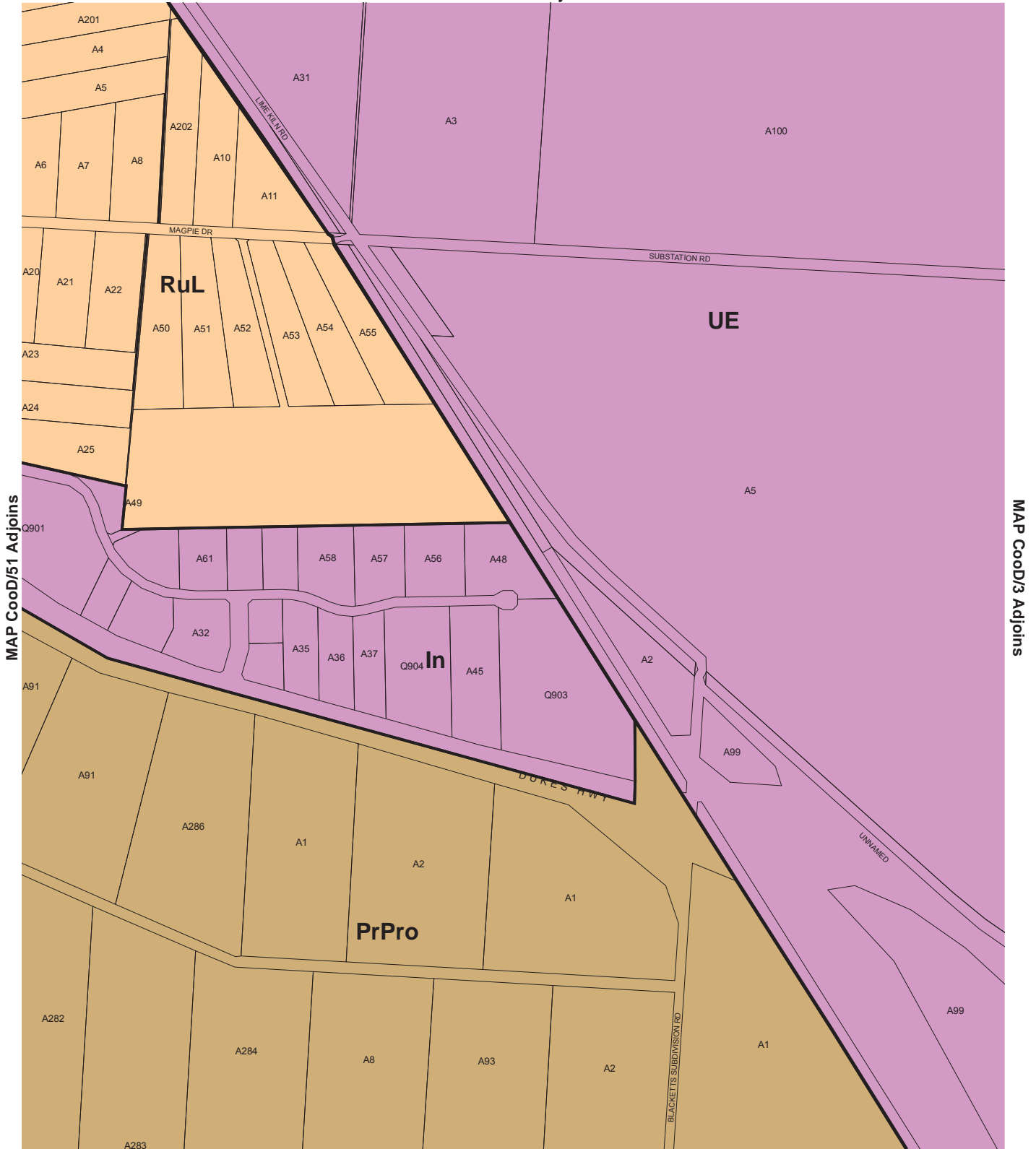


TAILEM BEND

# Overlay Map CooD/52 HERITAGE

● State heritage place

MAP CoD/50 Adjoins



MAP CoD/3 Adjoins

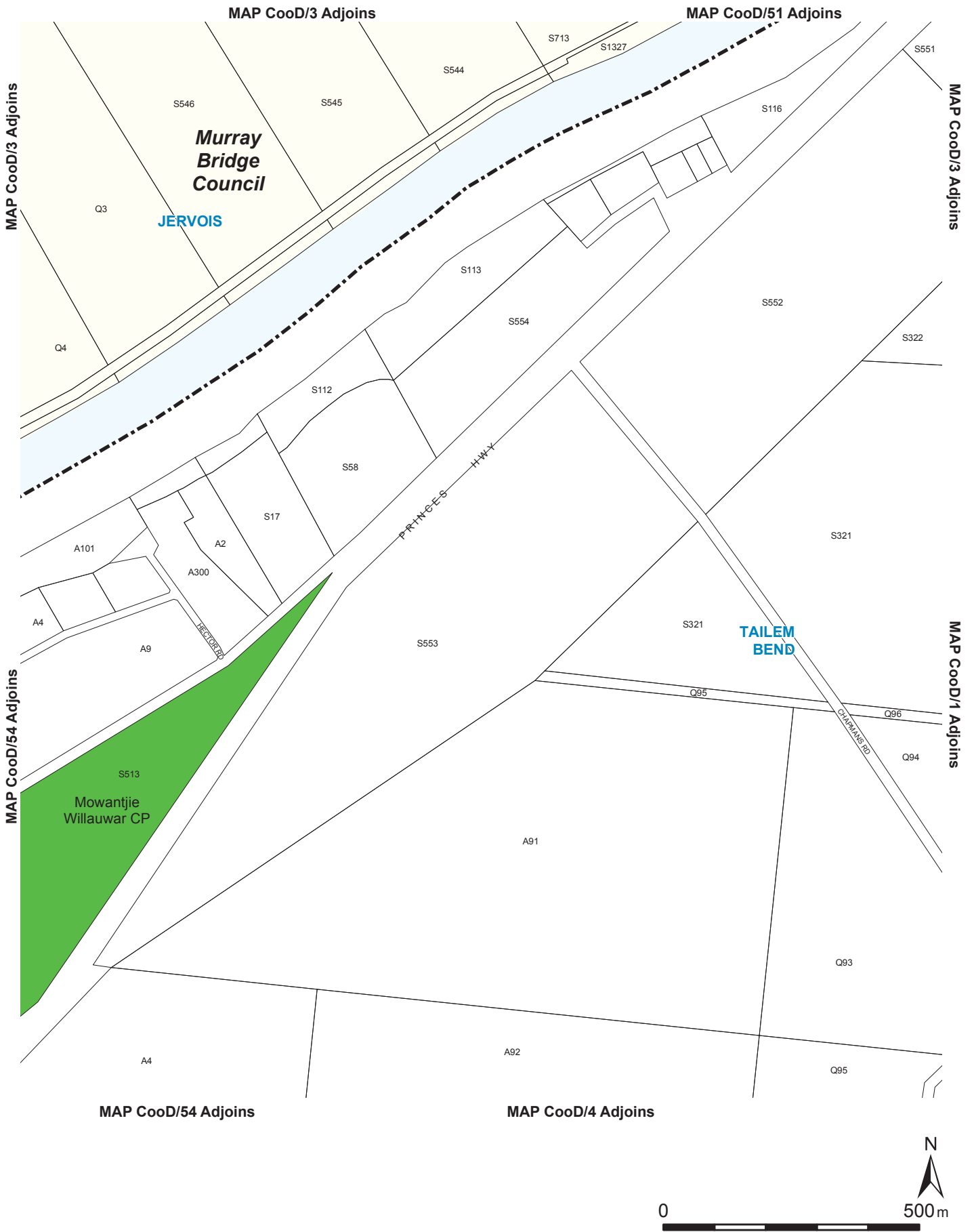
Lamberts Conformal Conic Projection, GDA94



TAILEM BEND

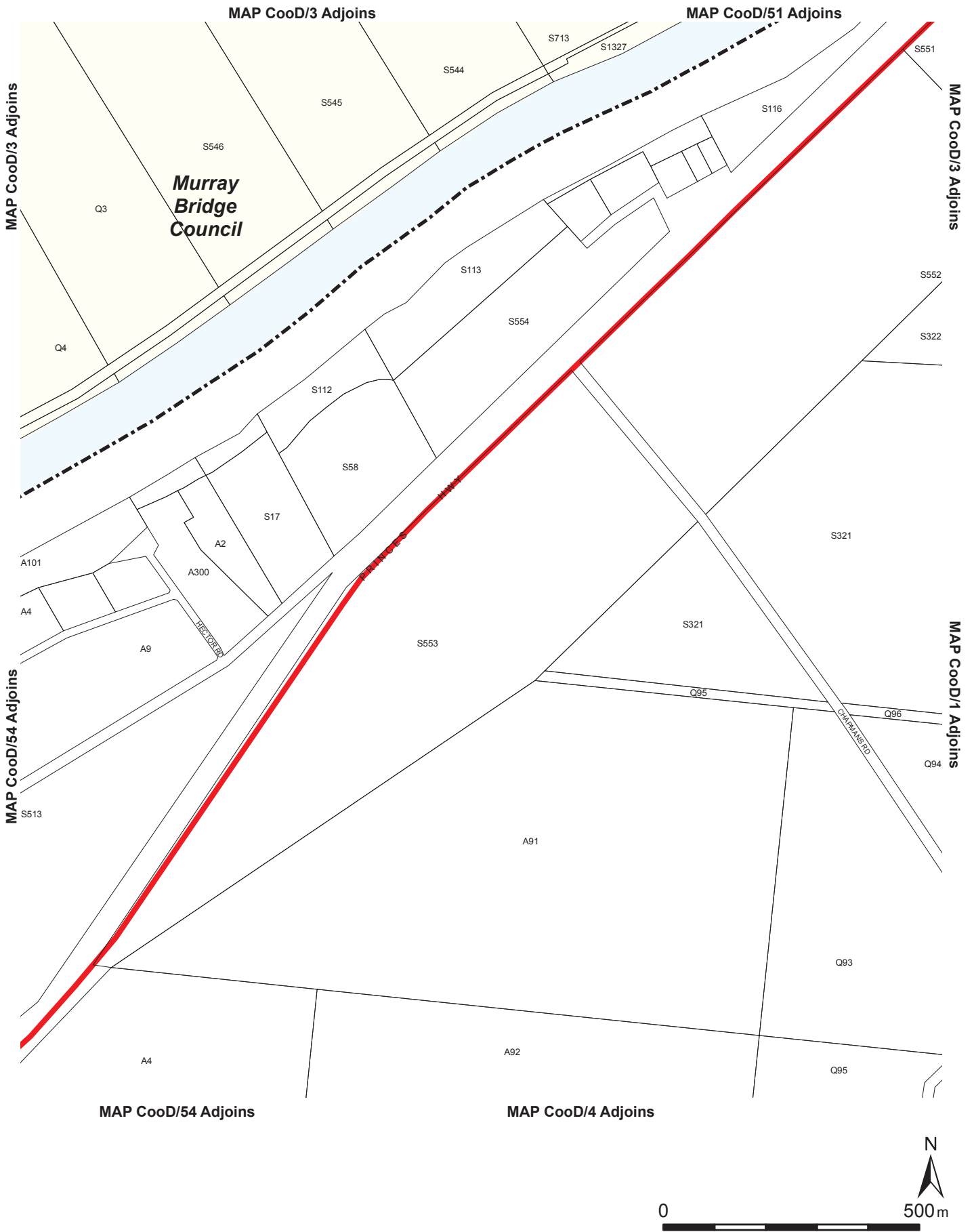
# Zone Map CoD/52

- Zones**
- In** Industry
  - PrPro** Primary Production
  - RuL** Rural Living
  - UE** Urban Employment
  - Zone Boundary



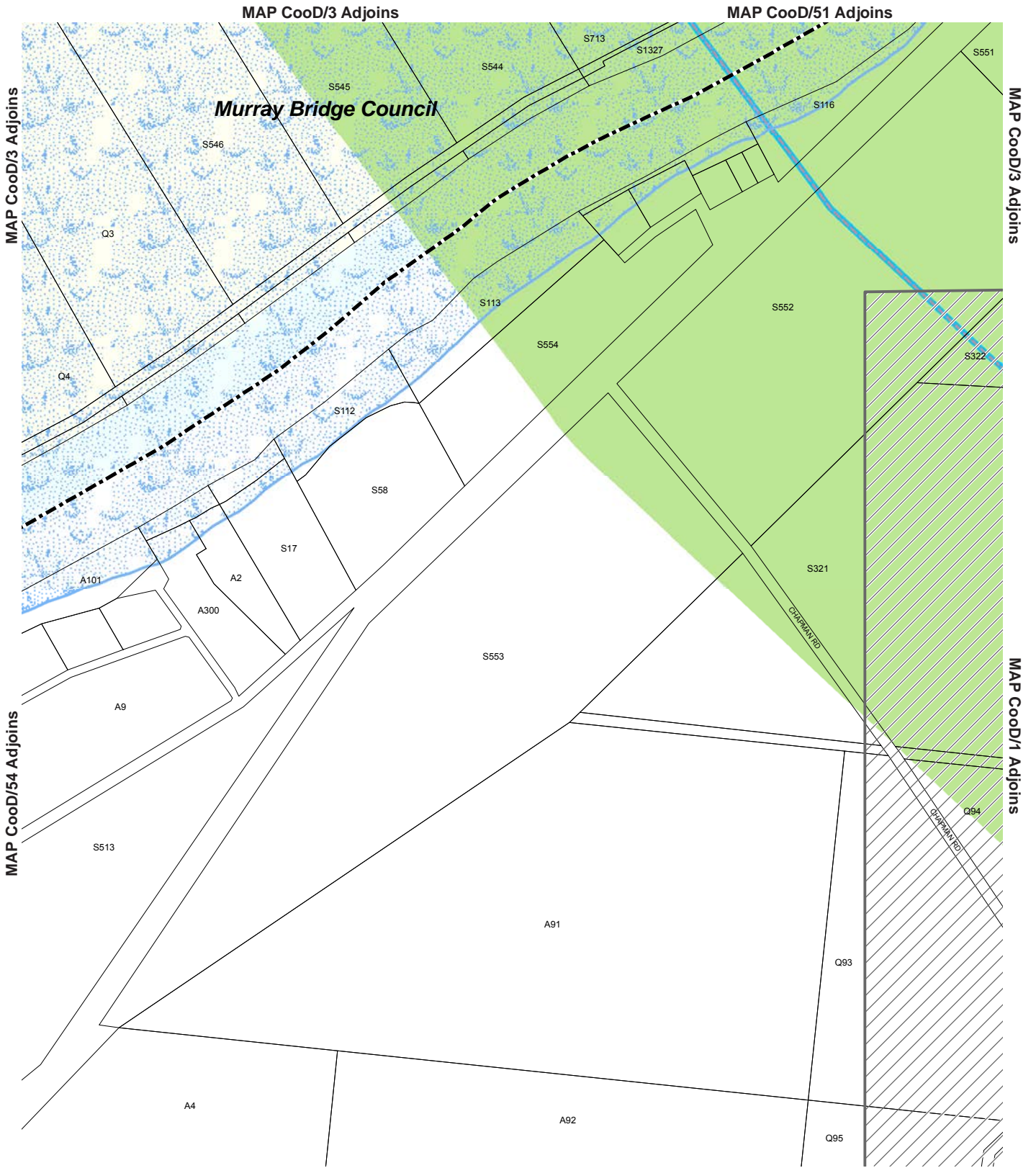
# Location Map CooD/53





- Conservation Park
- Development Plan Boundary



# Overlay Map CooD/53 TRANSPORT

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

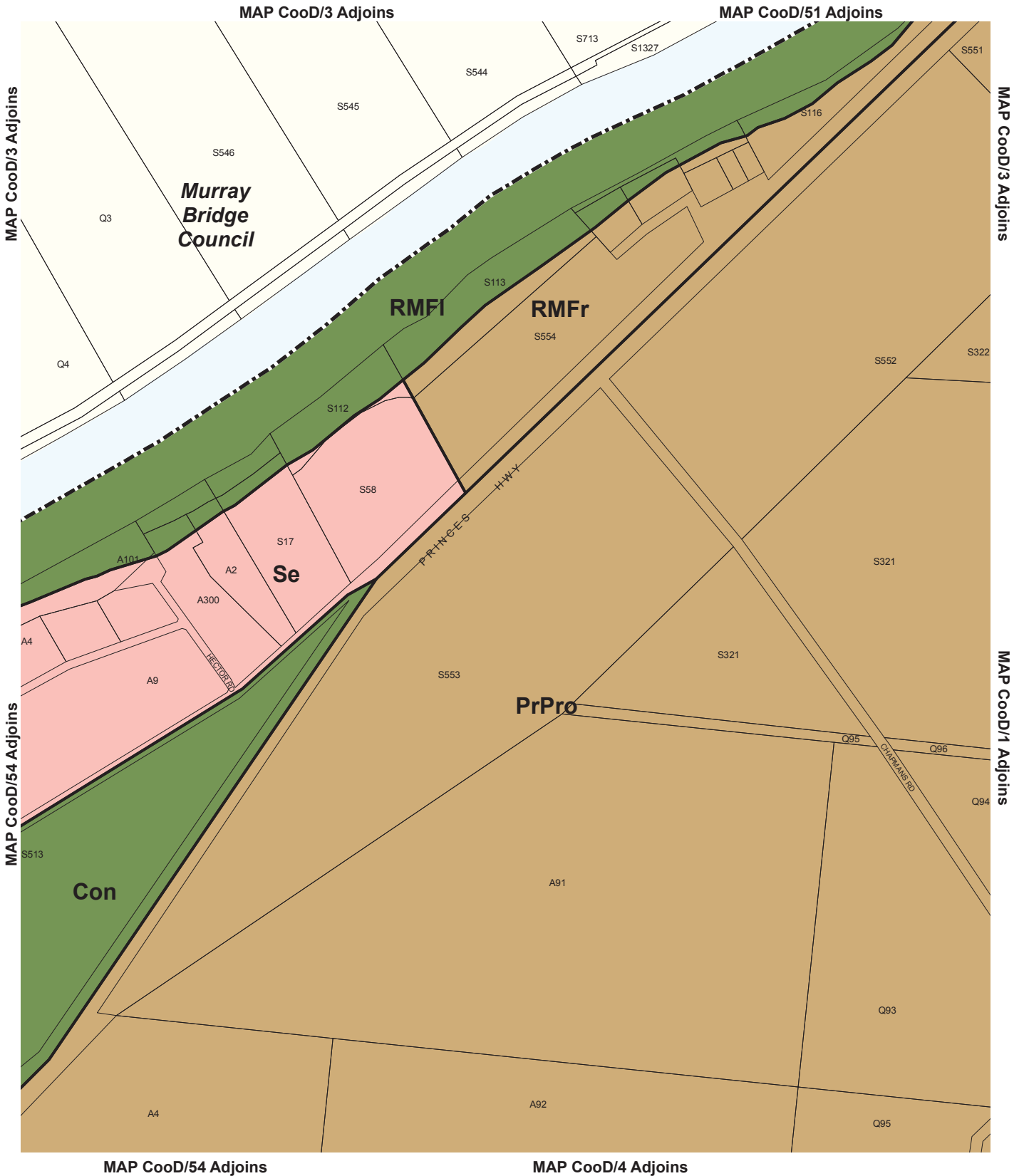


-  Development Plan Boundary
-  1956 Flood Boundary
-  SEAGAS Pipeline
-  SEAGAS 640m buffer

# Overlay Map CooD/53

## DEVELOPMENT CONSTRAINTS





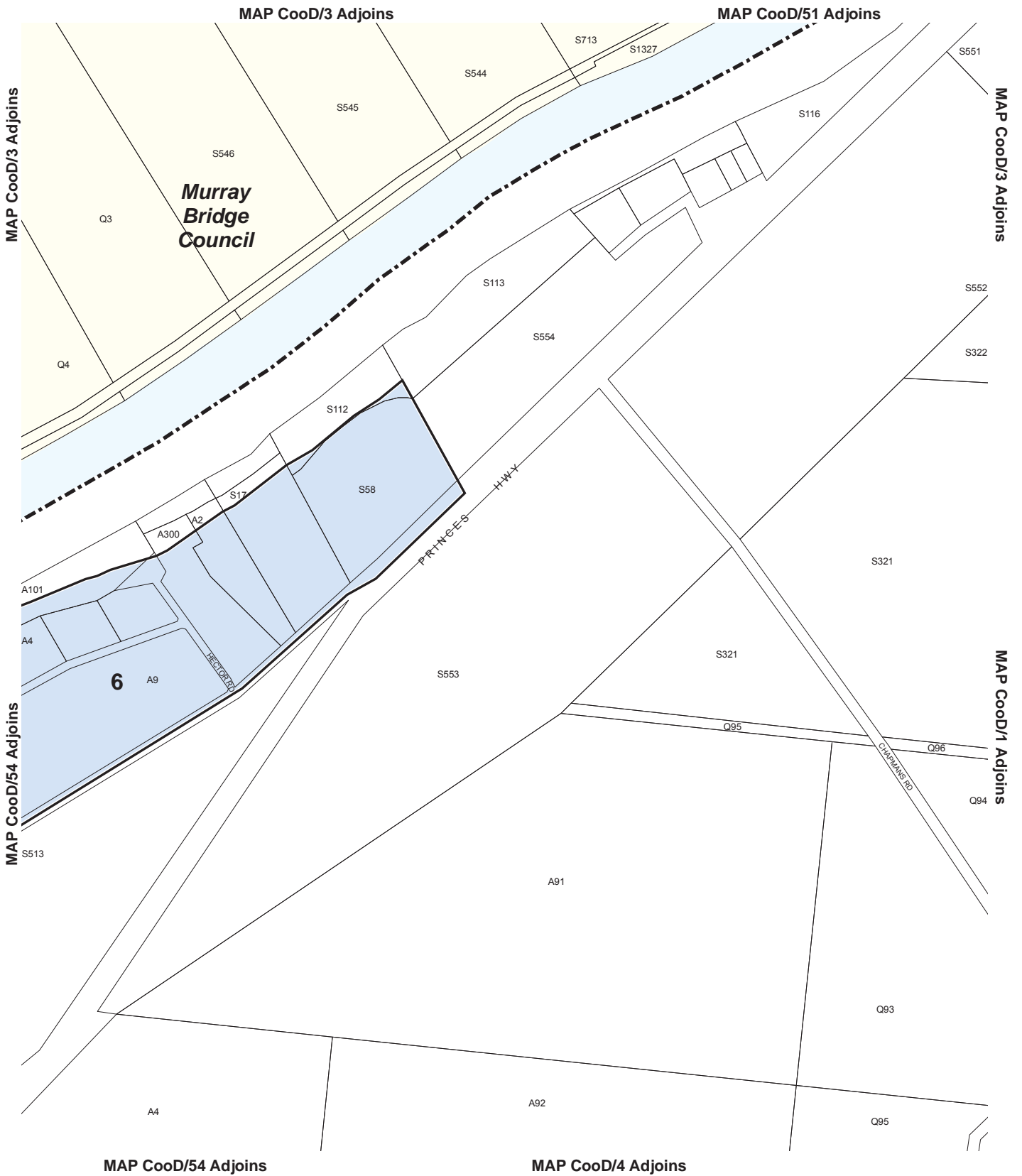
Lamberts Conformal Conic Projection, GDA94



**Zones**

- Conservation
- Primary Production
- River Murray Flood
- River Murray Fringe
- Settlement
- Zone Boundary
- Development Plan Boundary

# Zone Map CooD/53



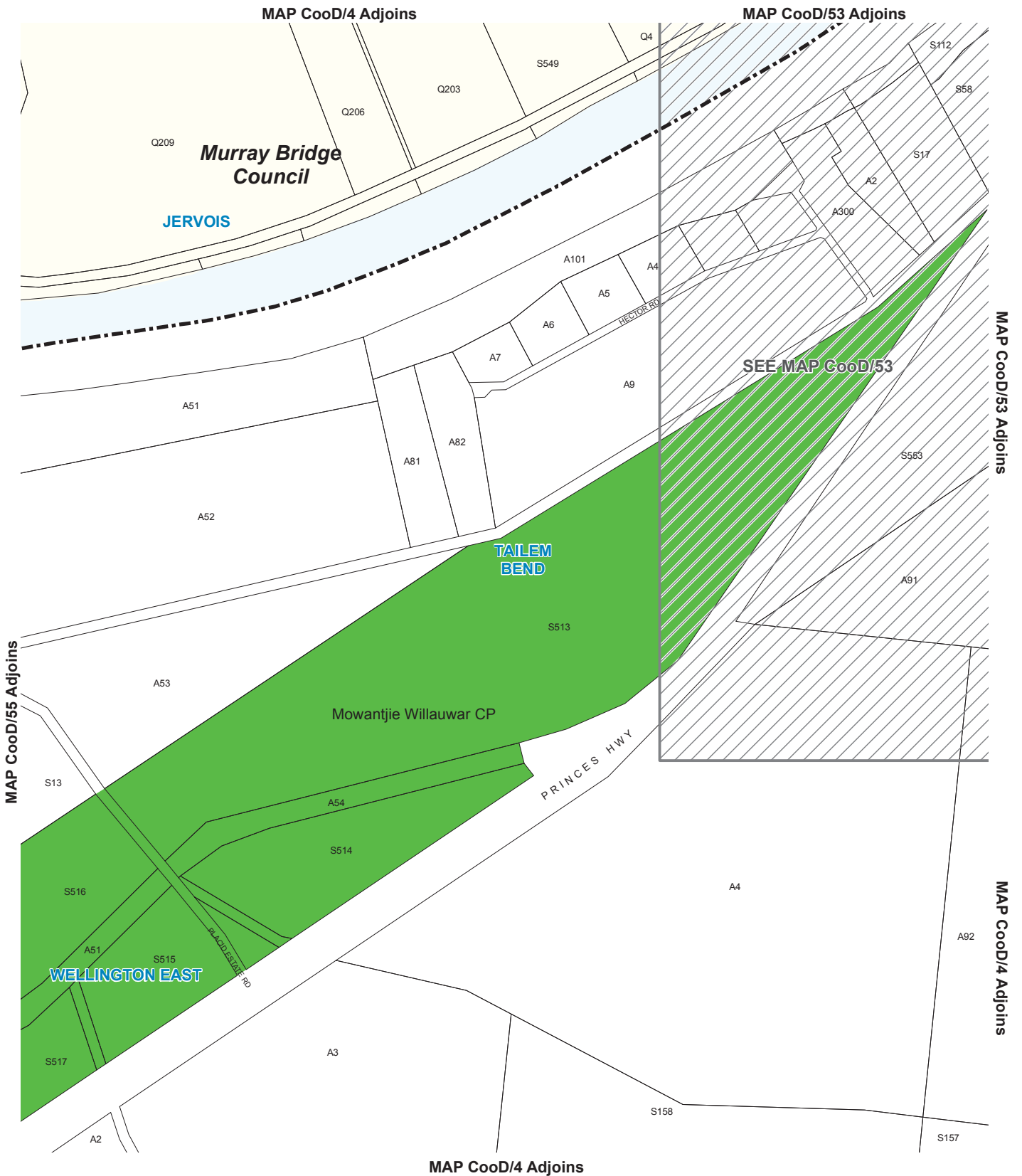
Lamberts Conformal Conic Projection, GDA94

**Policy Area**  
6 Waterside



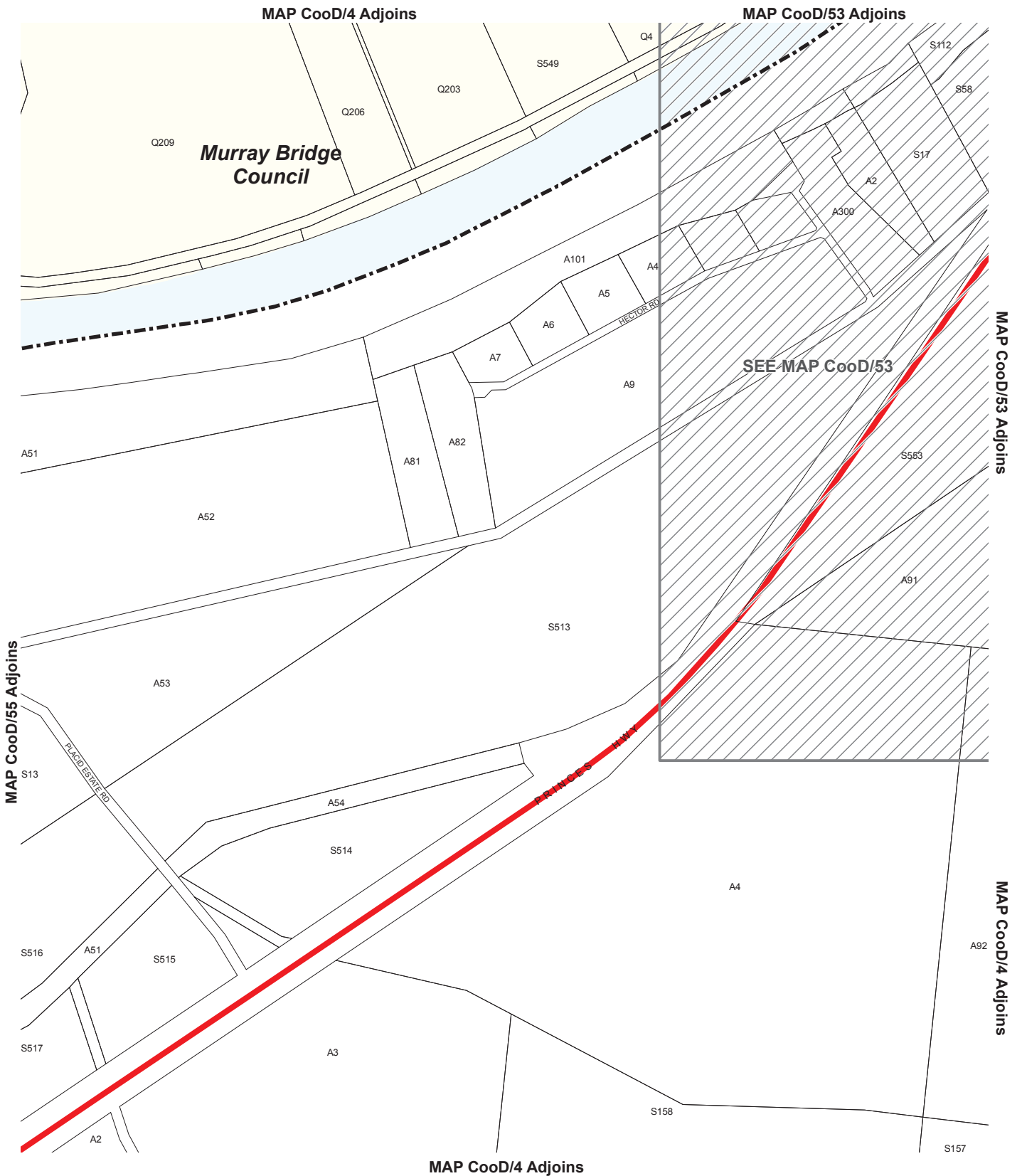
# Policy Area Map CooD/53

- Policy Area Boundary
- Development Plan Boundary



# Location Map CooD/54

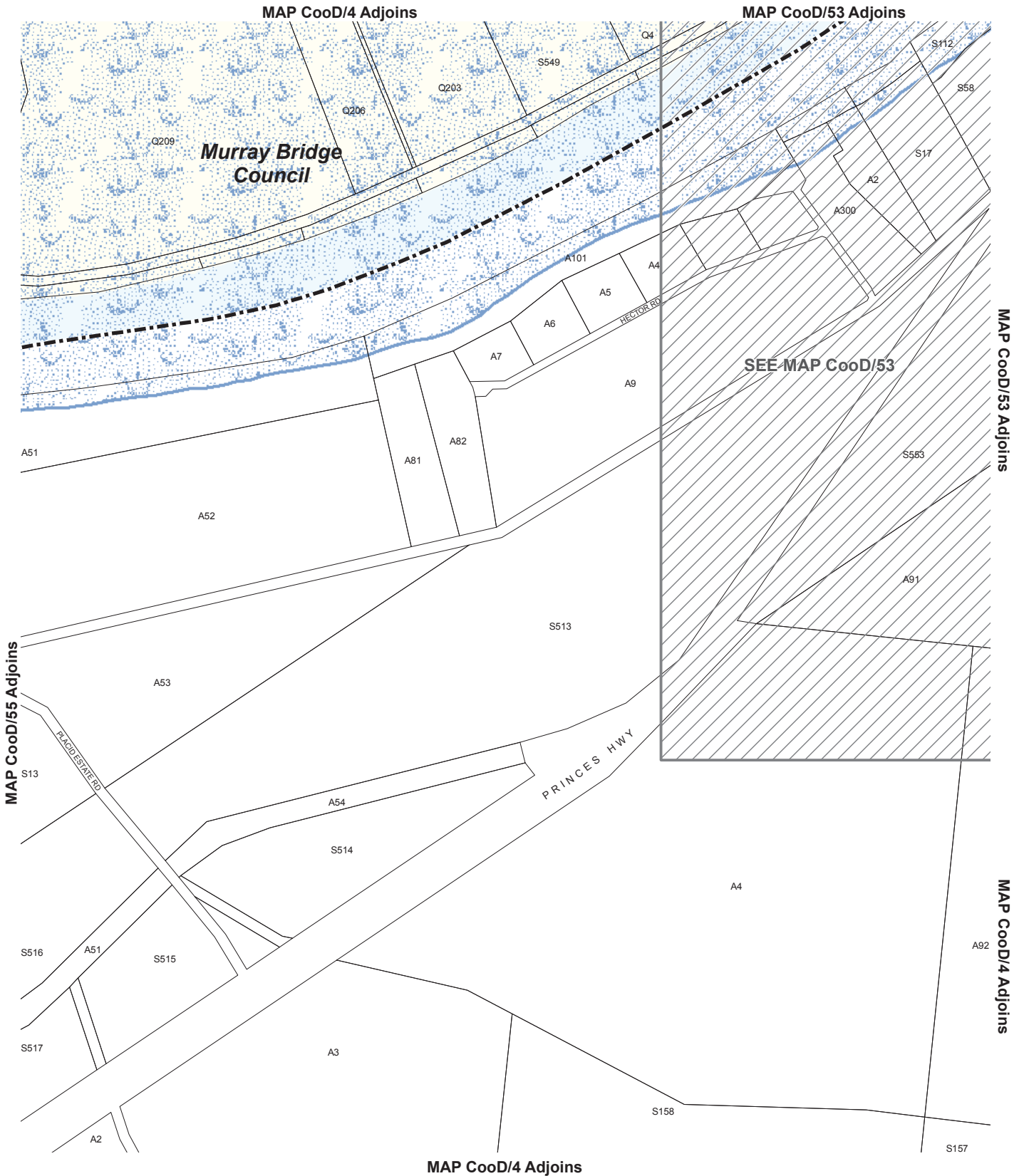
- Conservation Park
- Development Plan Boundary



# Overlay Map CooD/54



## TRANSPORT

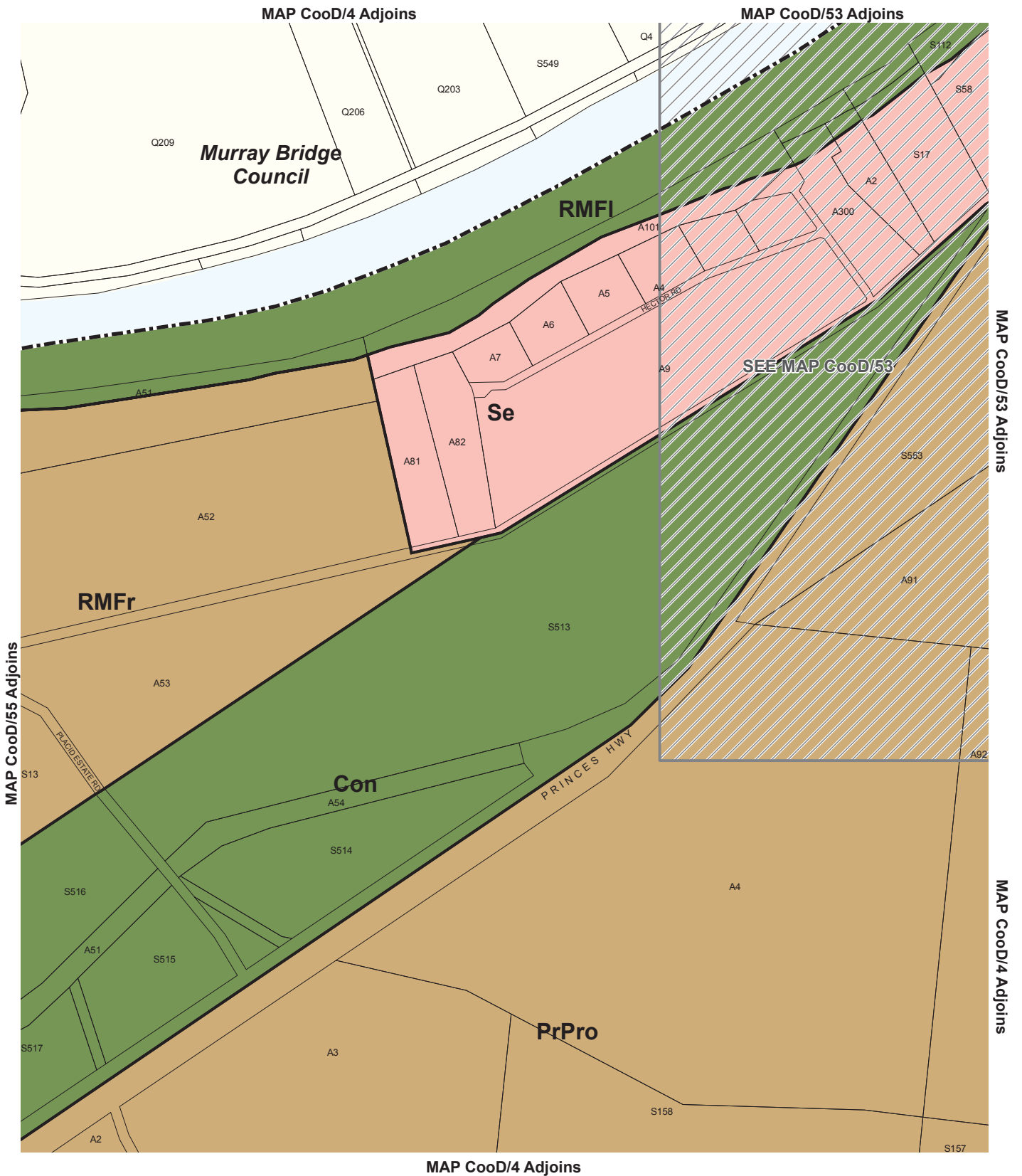
- Primary Arterial Roads
- Development Plan Boundary



# Overlay Map CooD/54

## DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

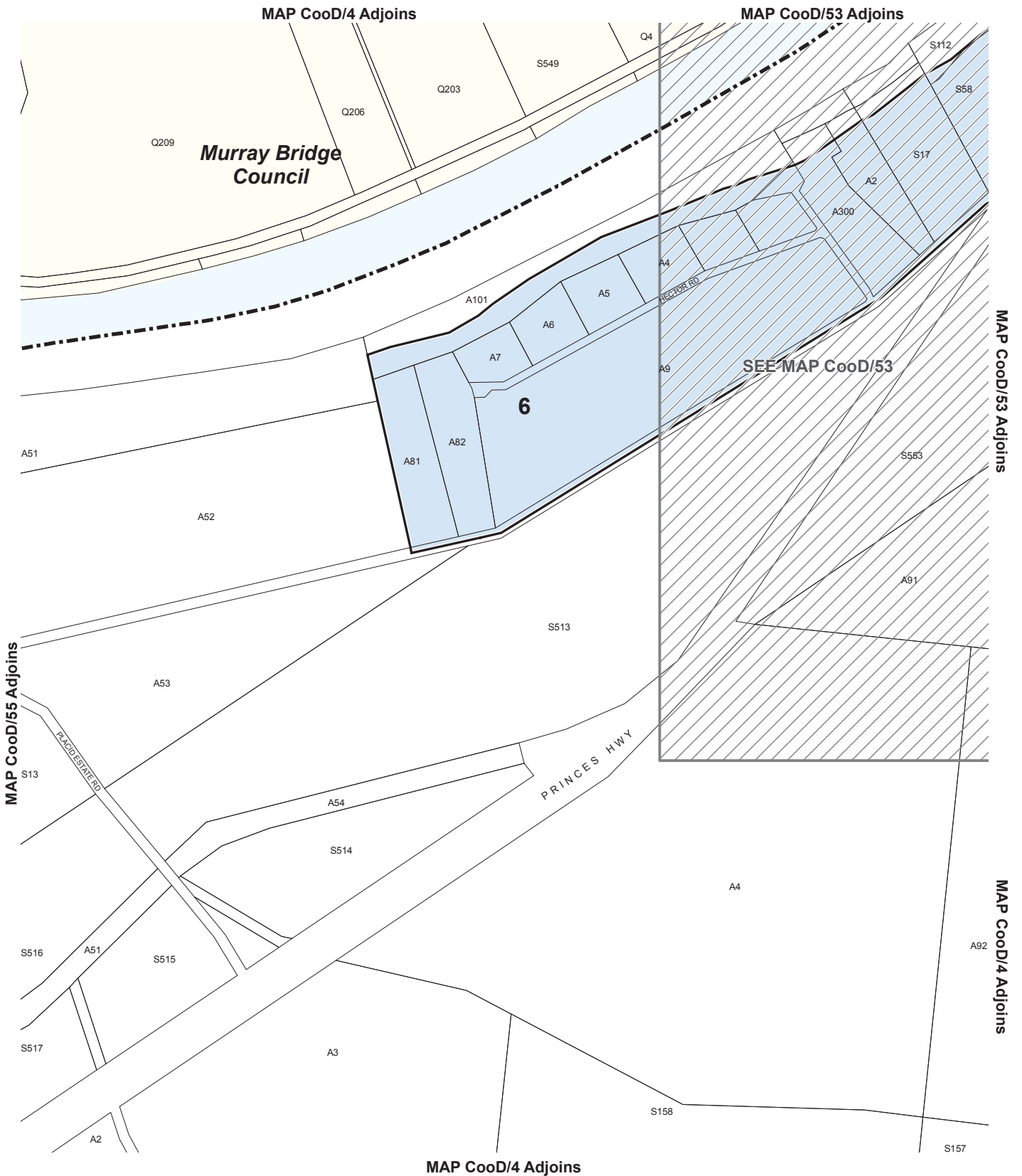


See enlargement map for accurate representation.  
 Lamberts Conformal Conic Projection, GDA94



- Zones**
- Con Conservation
  - PrPro Primary Production
  - RMFI River Murray Flood
  - RMFr River Murray Fringe
  - Se Settlement
  - Zone Boundary
  - Development Plan Boundary

# Zone Map CooD/54



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

**Policy Area**  
 6 Waterside



# Policy Area Map CooD/54

- Policy Area Boundary
- Development Plan Boundary

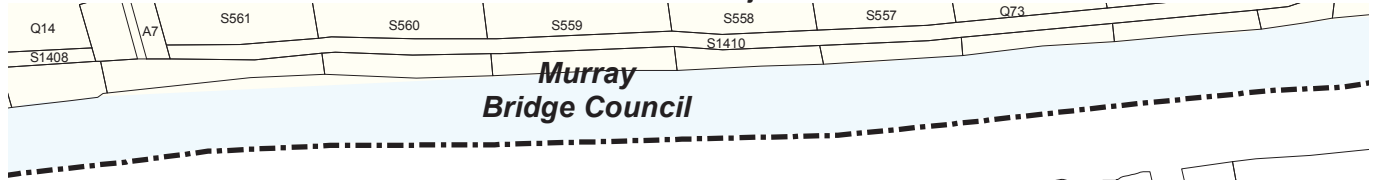


# Location Map CooD/55

- Conservation Park
- Development Plan Boundary



MAP CooD/4 Adjoins



**Murray  
Bridge Council**

MAP CooD/4 Adjoins

MAP CooD/56 Adjoins

MAP CooD/54 Adjoins



MAP CooD/4 Adjoins



MAP CooD/4 Adjoins



# Overlay Map CooD/55 TRANSPORT

-  Primary Arterial Roads
-  Development Plan Boundary

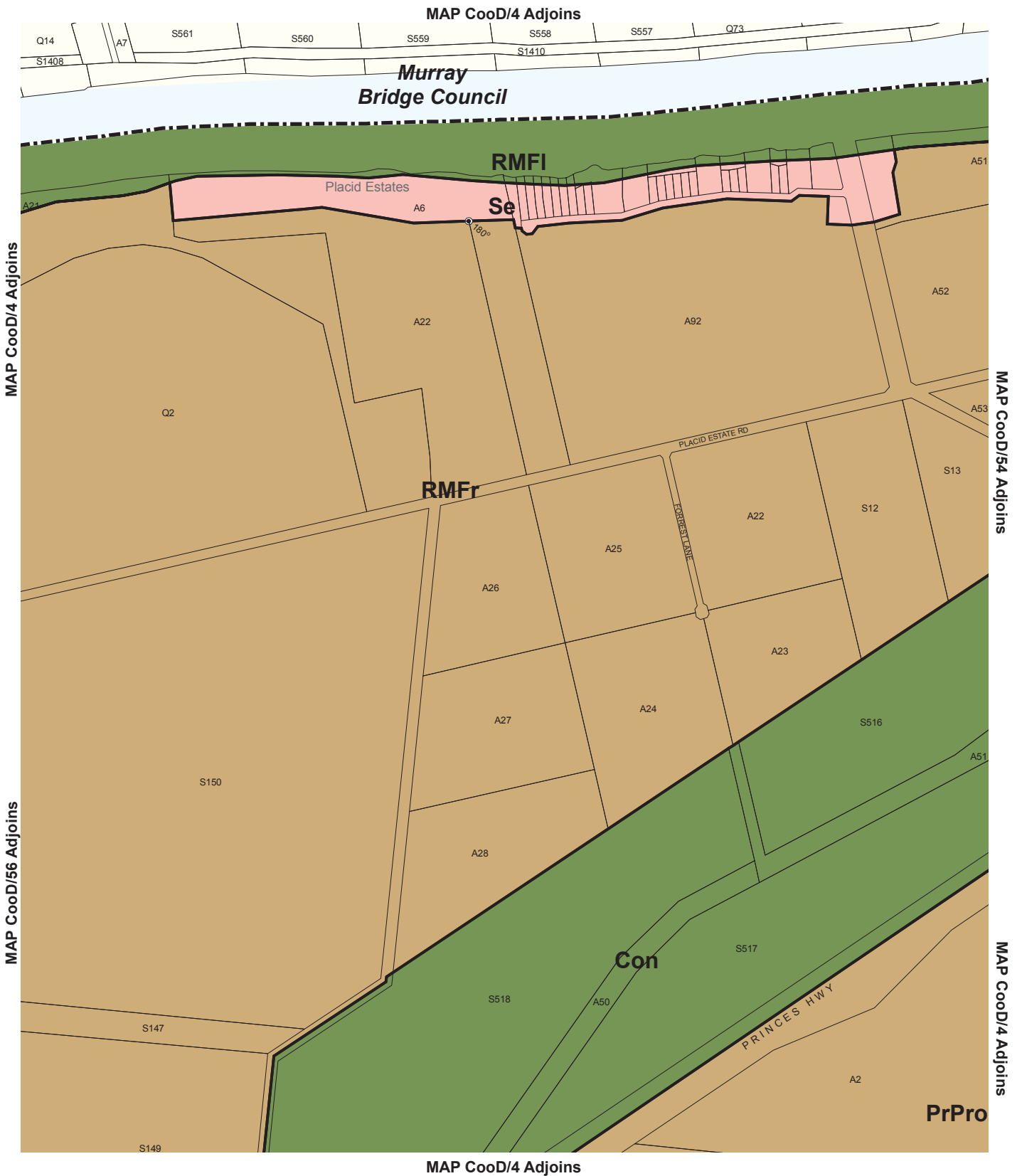
MAP CooD/4 Adjoins



# Overlay Map CooD/55

## DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary



Lamberts Conformal Conic Projection, GDA94

- Zones**
- Con Conservation
  - PrPro Primary Production
  - RMFI River Murray Flood
  - RMFr River Murray Fringe
  - Se Settlement
  - Zone Boundary
  - Development Plan Boundary

# Zone Map CooD/55

MAP CooD/4 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
6 Waterside



# Policy Area Map CooD/55

- Policy Area Boundary
- Development Plan Boundary

MAP CooD/4 Adjoins



MAP CooD/4 Adjoins



WELLINGTON EAST



# Location Map CooD/56

MAP CooD/4 Adjoins

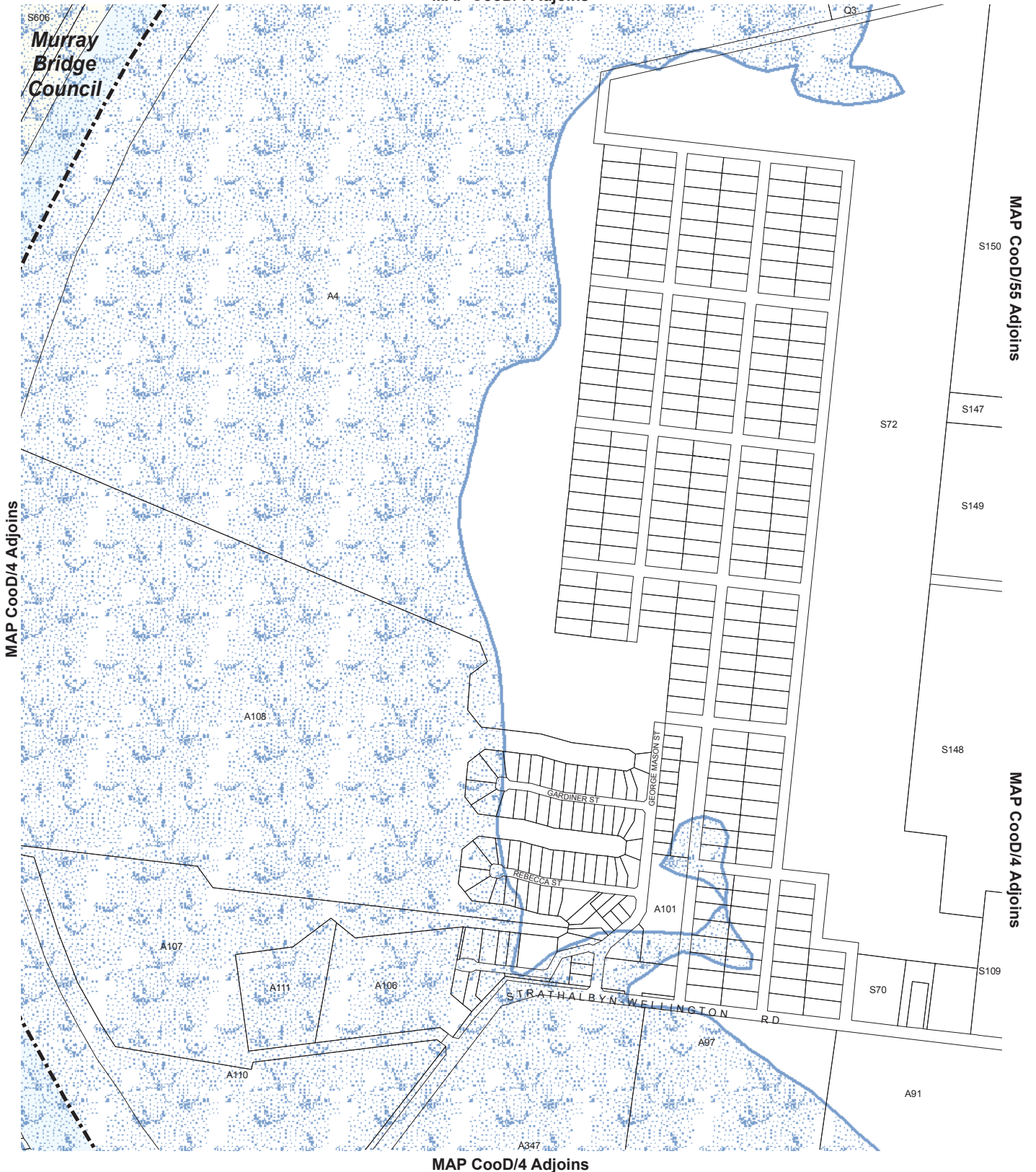


WELLINGTON EAST

# Overlay Map CooD/56 TRANSPORT



-  Secondary Arterial Roads
-  Development Plan Boundary

MAP CooD/4 Adjoins

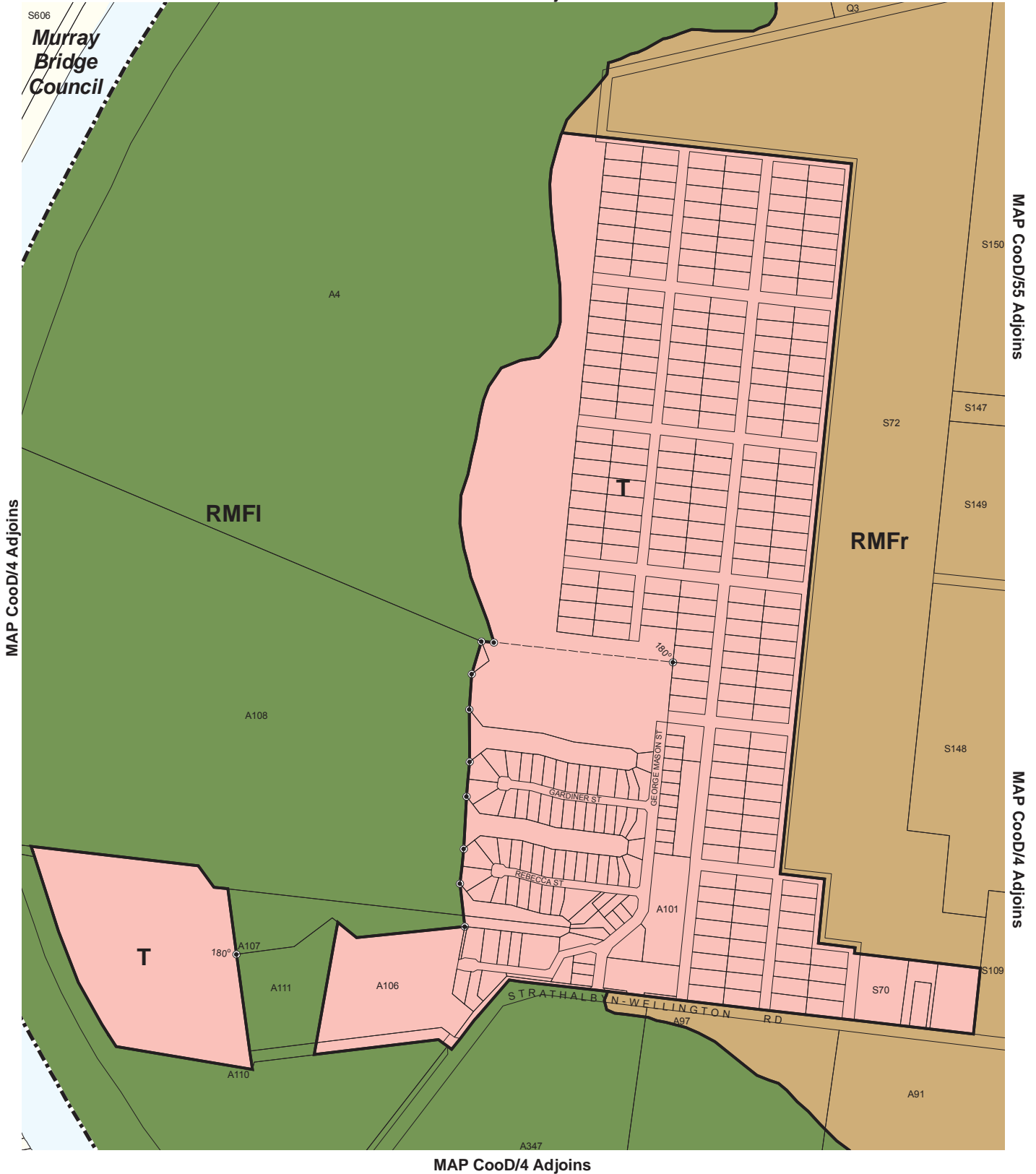


WELLINGTON EAST

# Overlay Map CooD/56 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

MAP CooD/4 Adjoins



MAP CooD/4 Adjoins

Lamberts Conformal Conic Projection, GDA94



WELLINGTON EAST

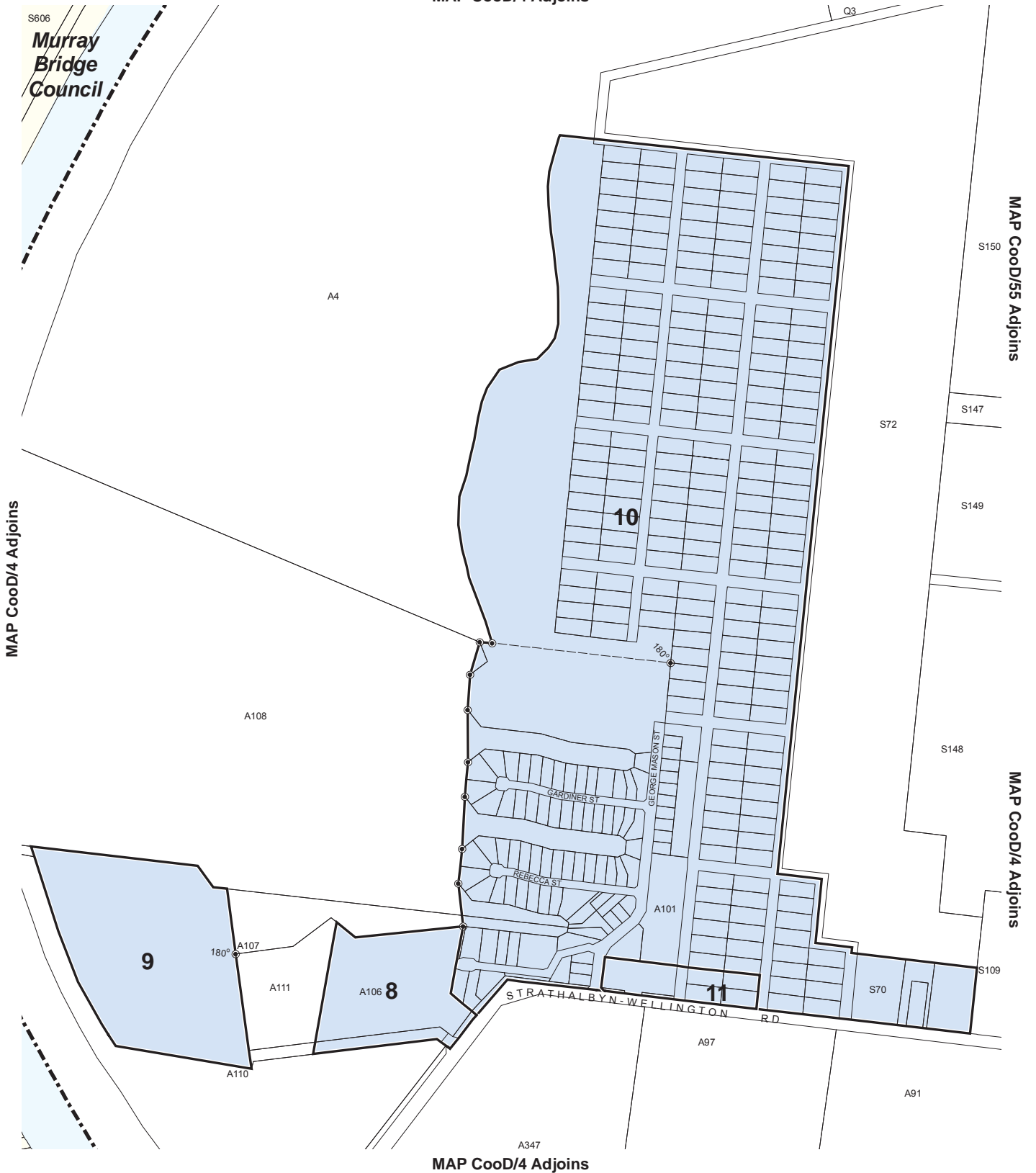
# Zone Map CooD/56

**Zones**

- River Murray Flood
- River Murray Fringe
- Township
- Zone Boundary
- Development Plan Boundary



MAP CooD/4 Adjoins



Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 10 Wellington East Residential
- 11 Wellington East Centre
- 8 Wellington East Caravan and Tourist Park
- 9 Wellington East Marina

-  Policy Area Boundary
-  Development Plan Boundary

WELLINGTON EAST

# Policy Area Map CooD/56

MAP CooD/4 Adjoins

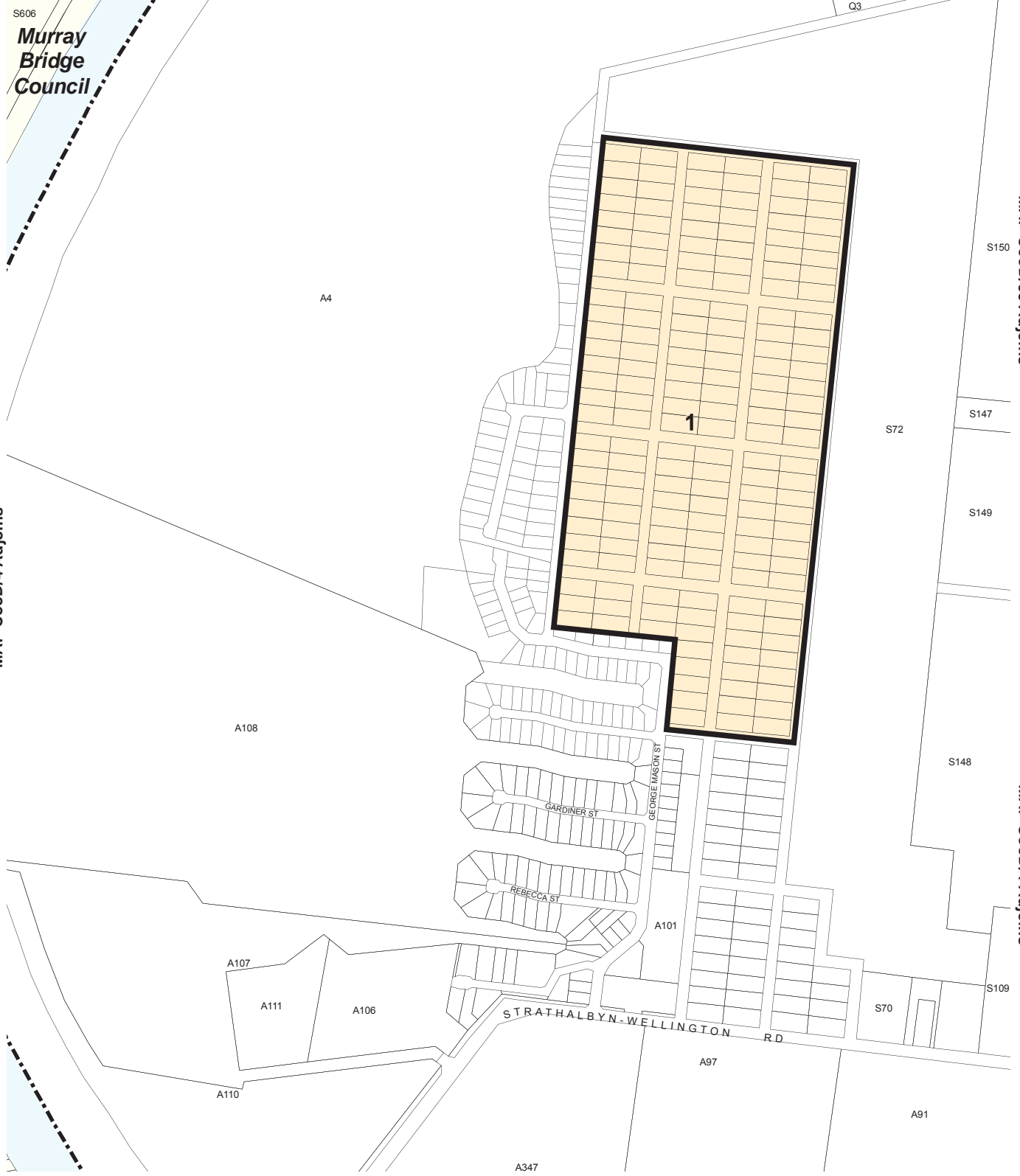
Q3

S606  
**Murray  
Bridge  
Council**

MAP CooD/55 Adjoins

MAP CooD/4 Adjoins

MAP CooD/4 Adjoins



Lamberts Conformal Conic Projection, GDA94



**Precinct**

1 Wellington East Residential

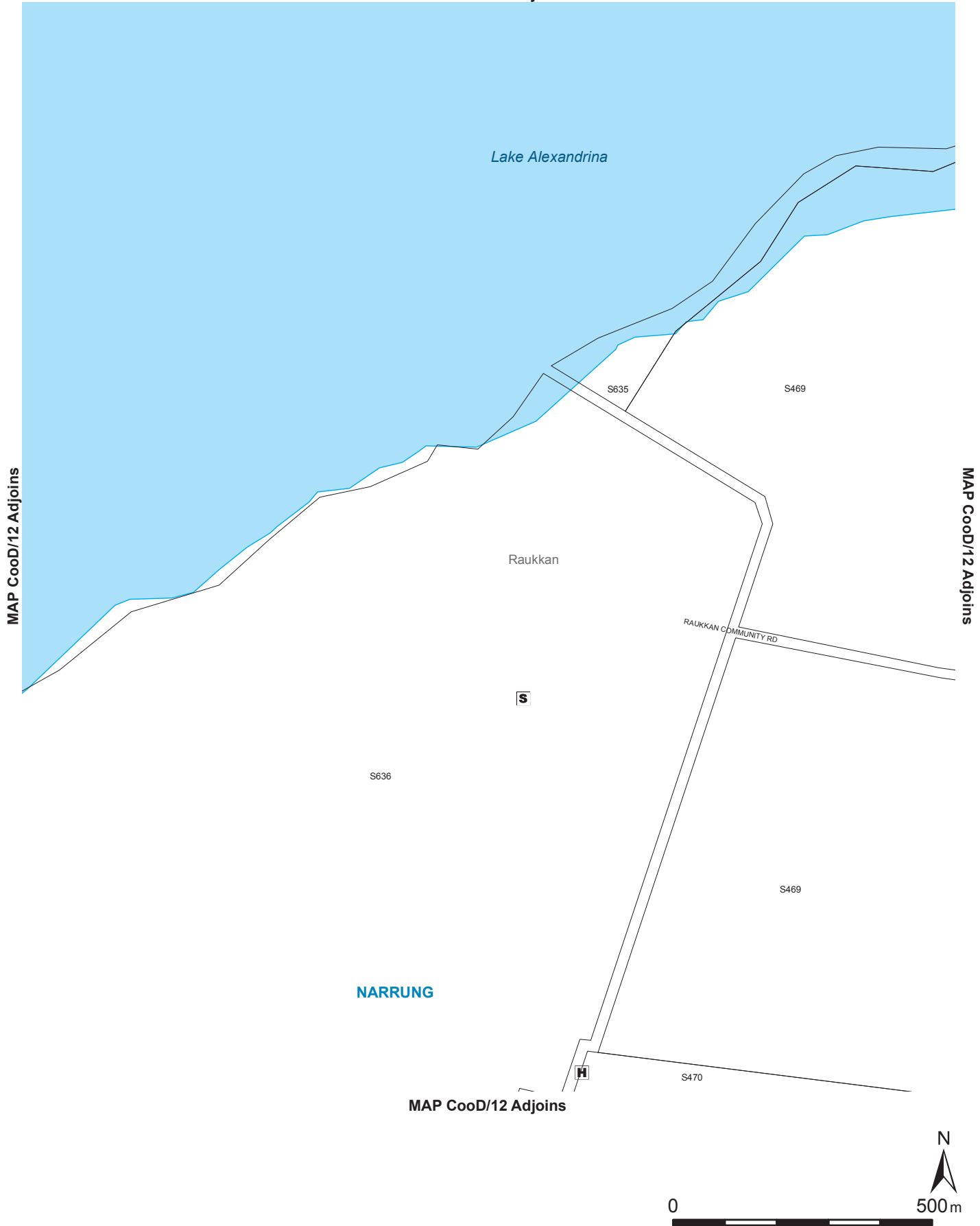


**WELLINGTON EAST**

# Precinct Map CooD/56

-  Precinct Boundary
-  Development Plan Boundary

**COORONG COUNCIL**  
Consolidated - 29 November 2018

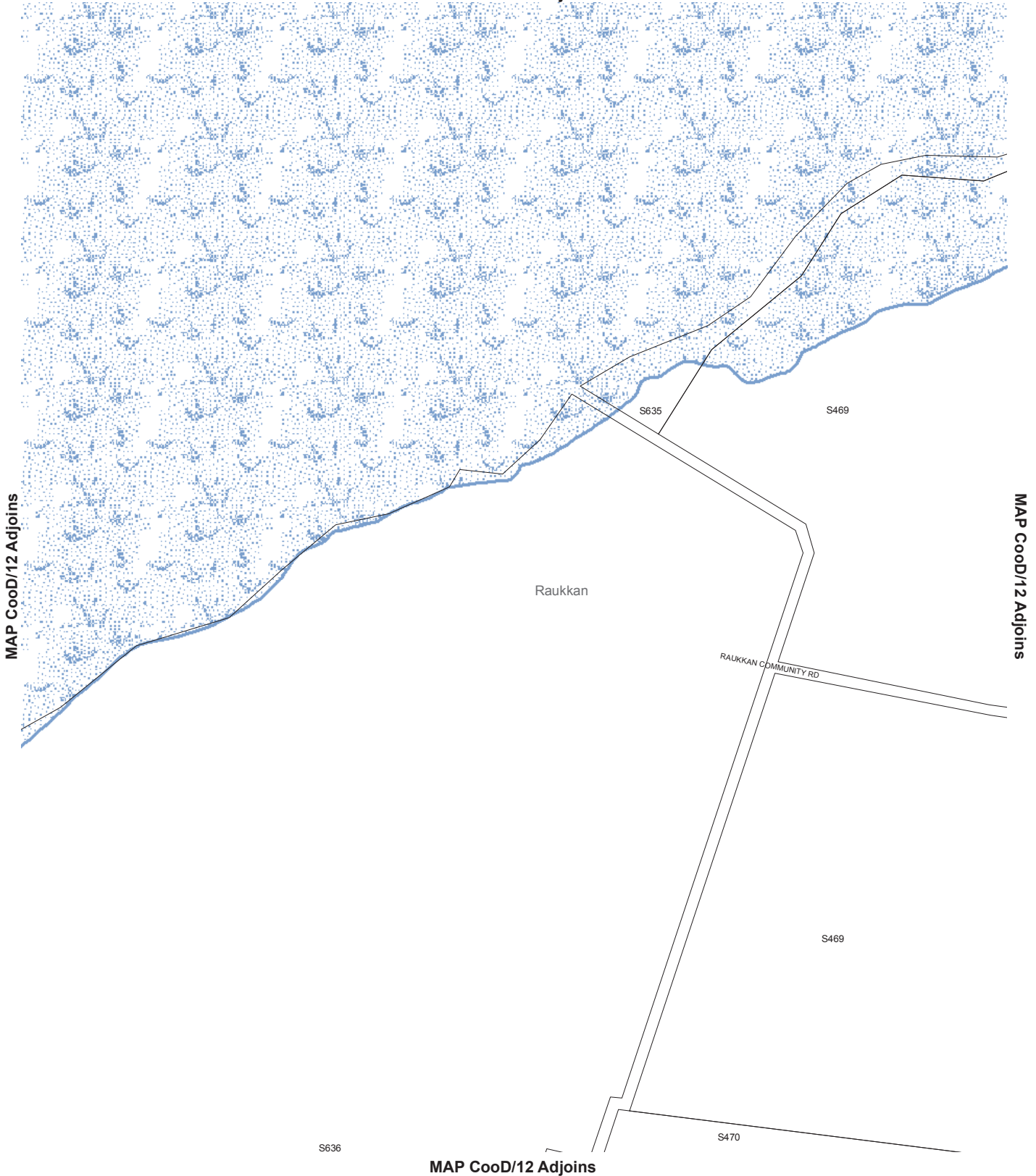


RAUKKAN

# Location Map CooD/57

- S** School
- H** Other Health Services
- Waterbodies

MAP CooD/12 Adjoins



RAUKKAN

# Overlay Map CooD/57

## DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

 1956 Flood Boundary

MAP CooD/12 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.

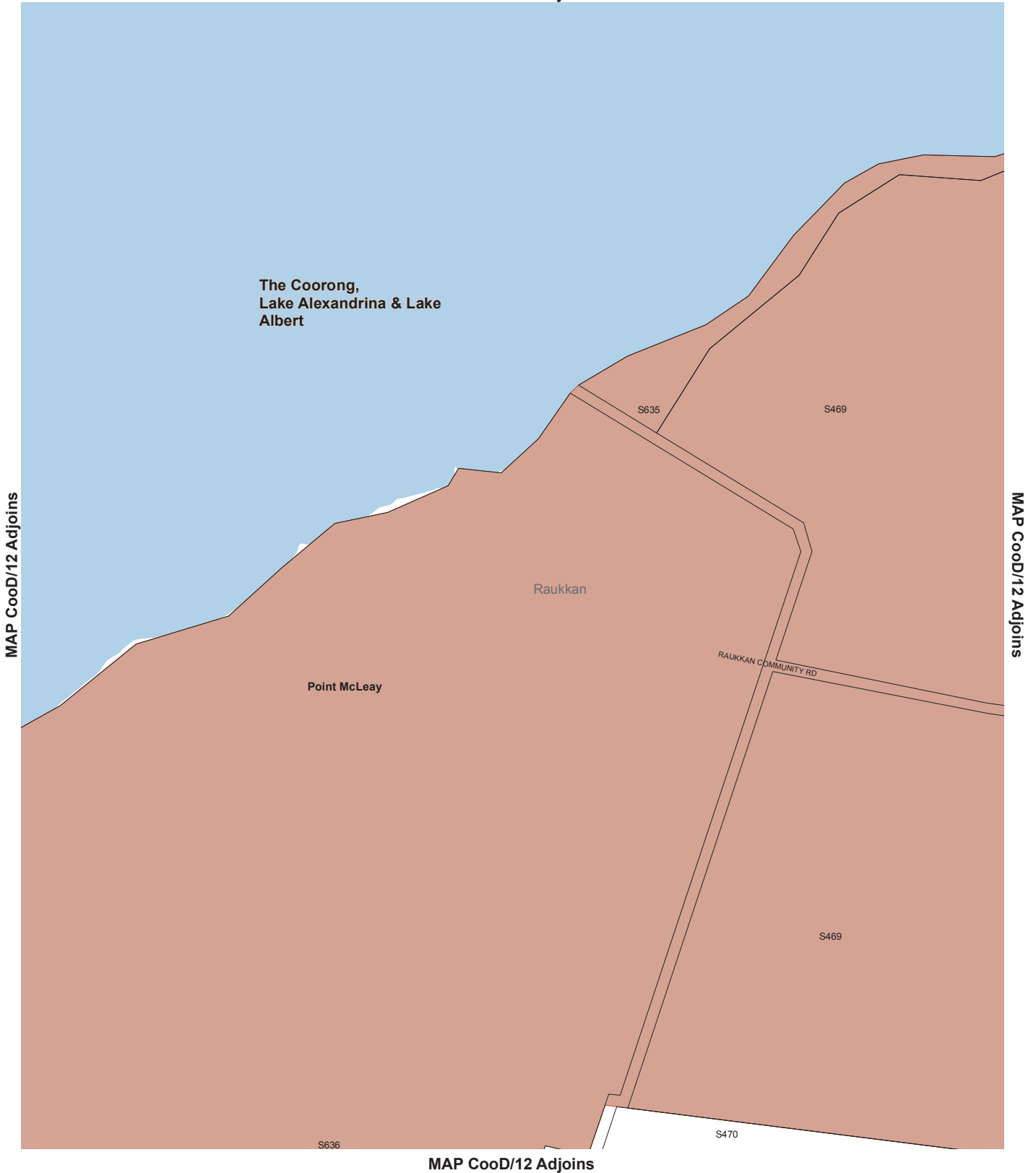


RAUKKAN

# Overlay Map CooD/57 HERITAGE

COORONG COUNCIL  
Consolidated - 29 November 2018

-  State heritage place
-  Historic Conservation Area



MAP CooD/12 Adjoins

MAP CooD/12 Adjoins

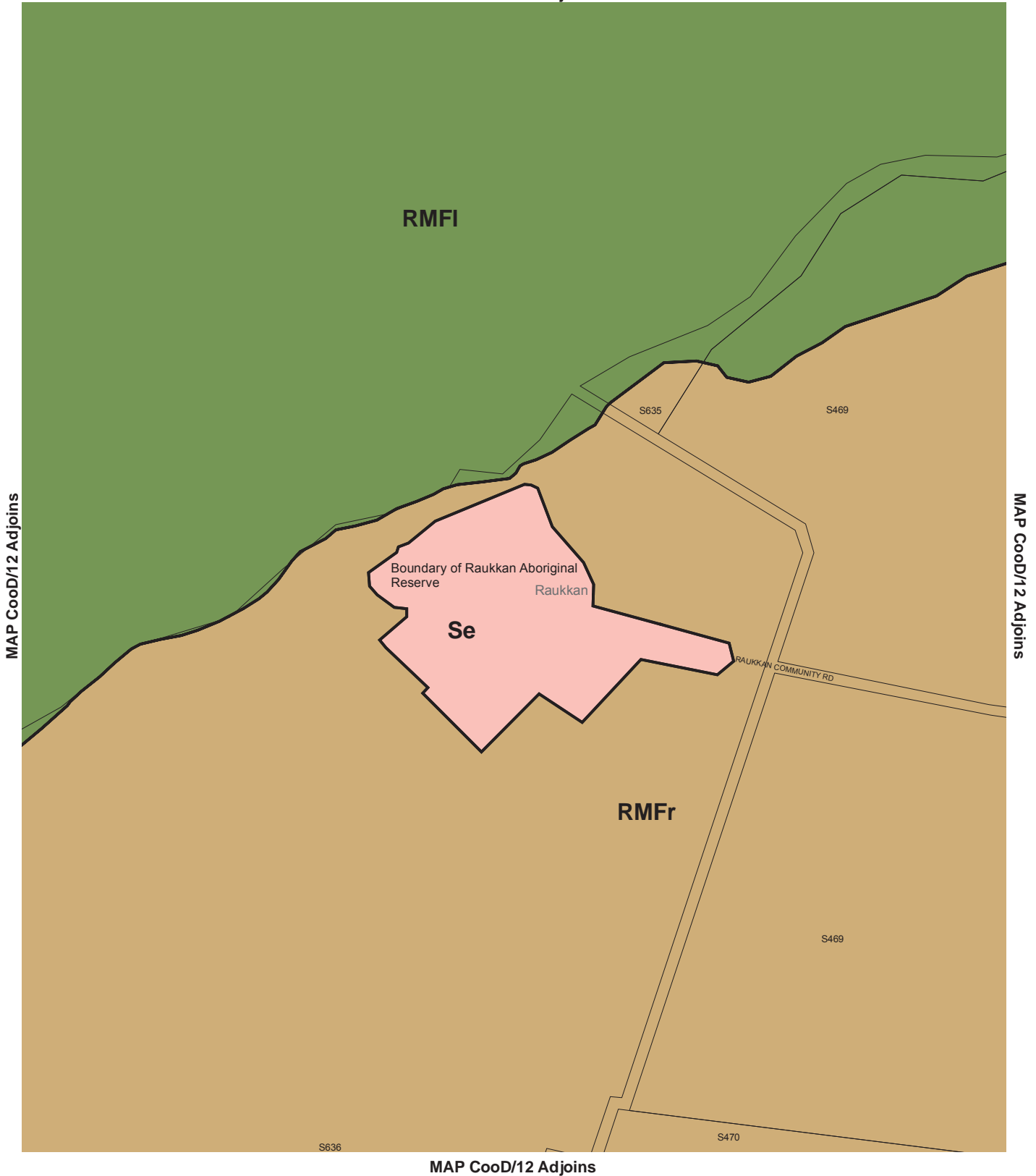


RAUKKAN

# Overlay Map CooD/57

## NATURAL RESOURCES

- Aboriginal Lands
- Wetlands of National Importance



Lamberts Conformal Conic Projection, GDA94



RAUKKAN

# Zone Map CooD/57

- Zones**
- River Murray Flood
  - River Murray Fringe
  - Settlement
  - Zone Boundary

MAP CoD/12 Adjoins



Lamberts Conformal Conic Projection, GDA94

Policy Area  
5 Raukkan



RAUKKAN

# Policy Area Map CoD/57

 Policy Area Boundary



MAP CooD/12 Adjoins

Lake Alexandrina



MAP CooD/12 Adjoins

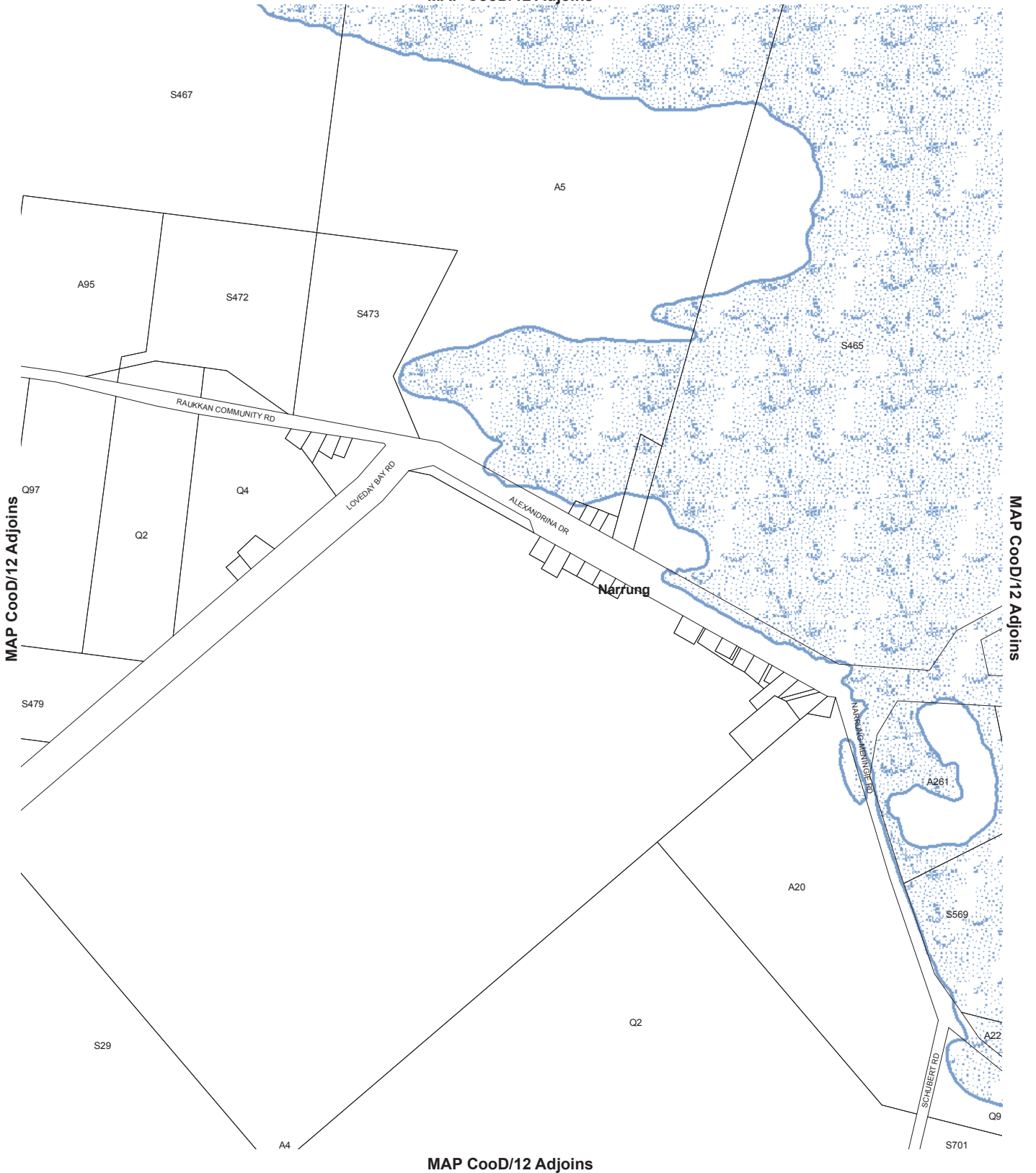


NARRUNG

# Location Map CooD/58

- S School
- P Police Station
- Waterbodies

MAP CooD/12 Adjoins




NARRUNG

# Overlay Map CooD/58

## DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

 1956 Flood Boundary


MAP CooD/12 Adjoins

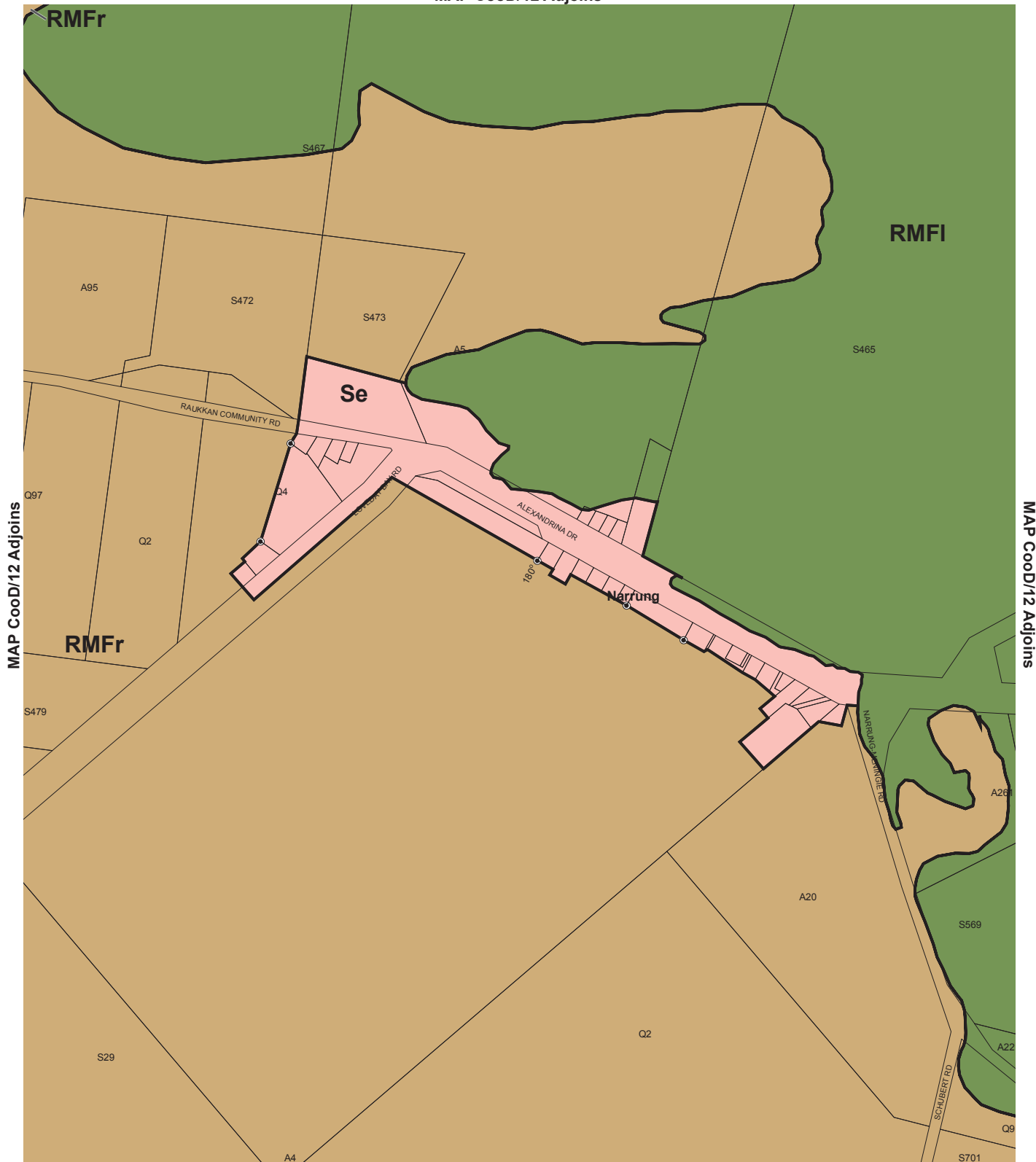


NARRUNG

# Overlay Map CooD/58 NATURAL RESOURCES

COORONG COUNCIL  
Consolidated - 29 November 2018

 Wetlands of National Importance



Lamberts Conformal Conic Projection, GDA94



NARRUNG

# Zone Map CooD/58



- Zones**
- River Murray Flood
  - River Murray Fringe
  - Settlement
  - Zone Boundary

MAP CooD/21 Adjoins

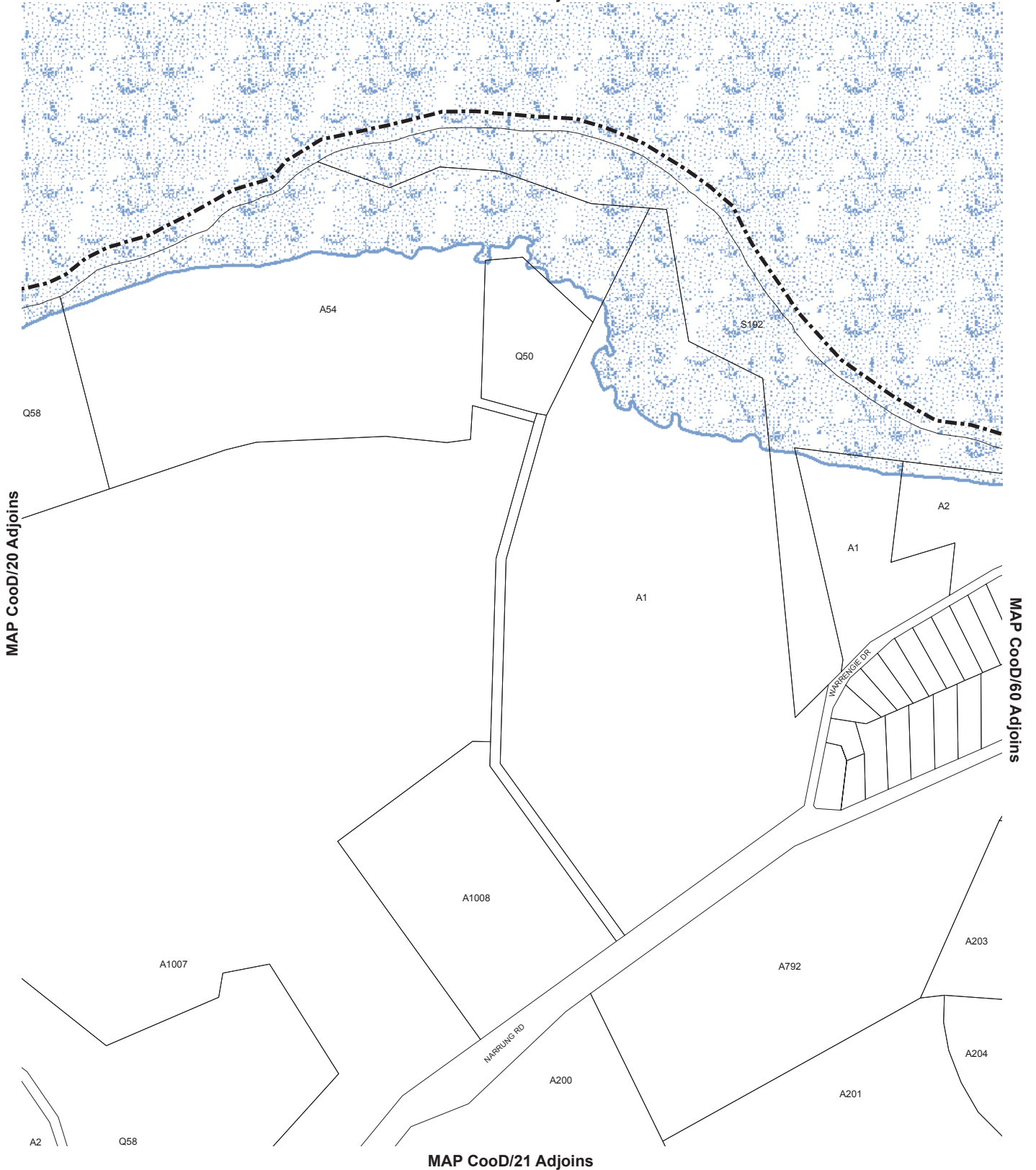


MENINGIE

# Location Map CooD/59



-  Waterbodies
-  Development Plan Boundary

MAP CooD/21 Adjoins



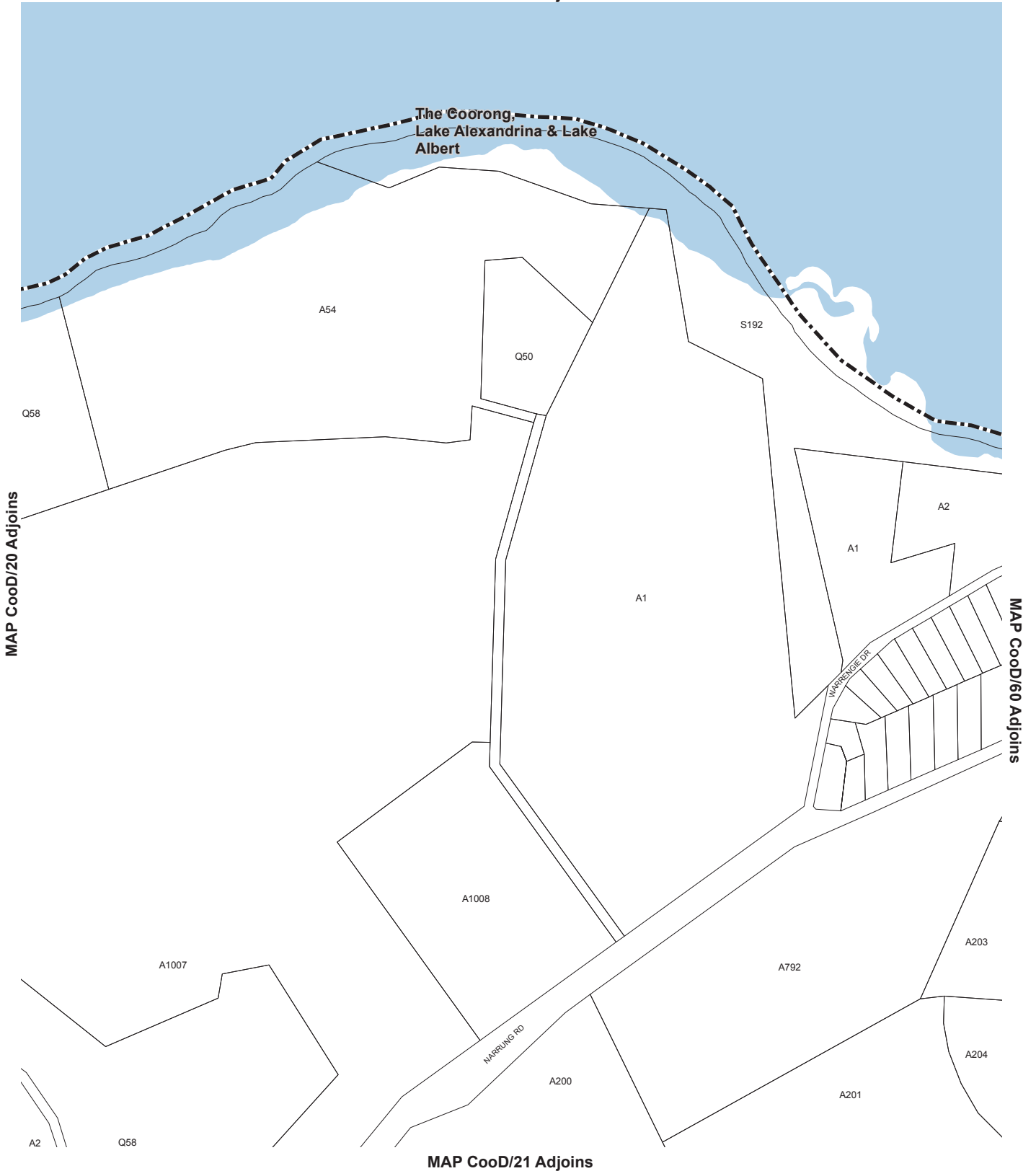
MENINGIE

# Overlay Map CooD/59 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

COORONG COUNCIL  
Consolidated - 29 November 2018

MAP CooD/21 Adjoins

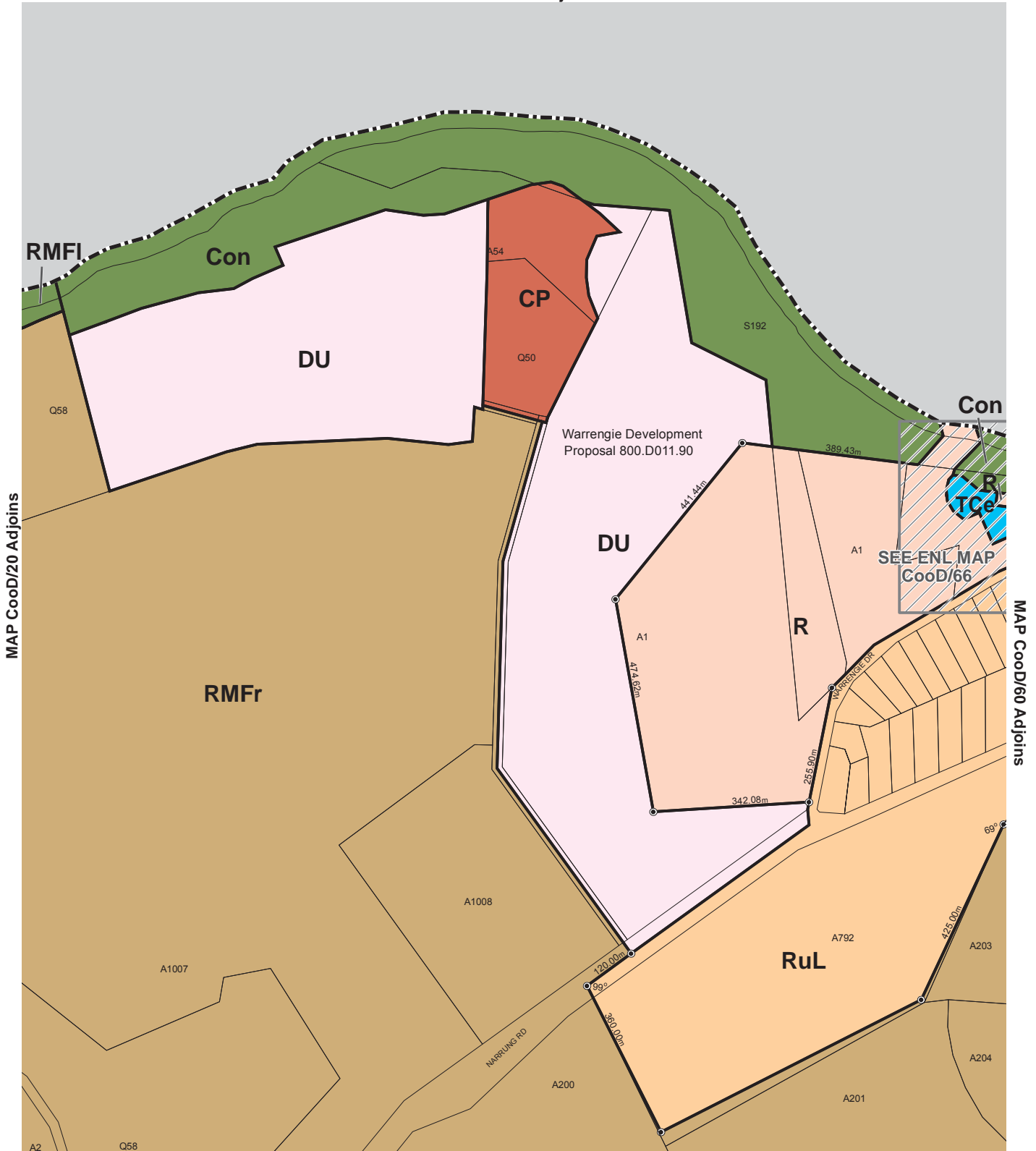


MENINGIE

# Overlay Map CooD/59 NATURAL RESOURCES

COORONG COUNCIL  
Consolidated - 29 November 2018

- Wetlands of National Importance
- Development Plan Boundary



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

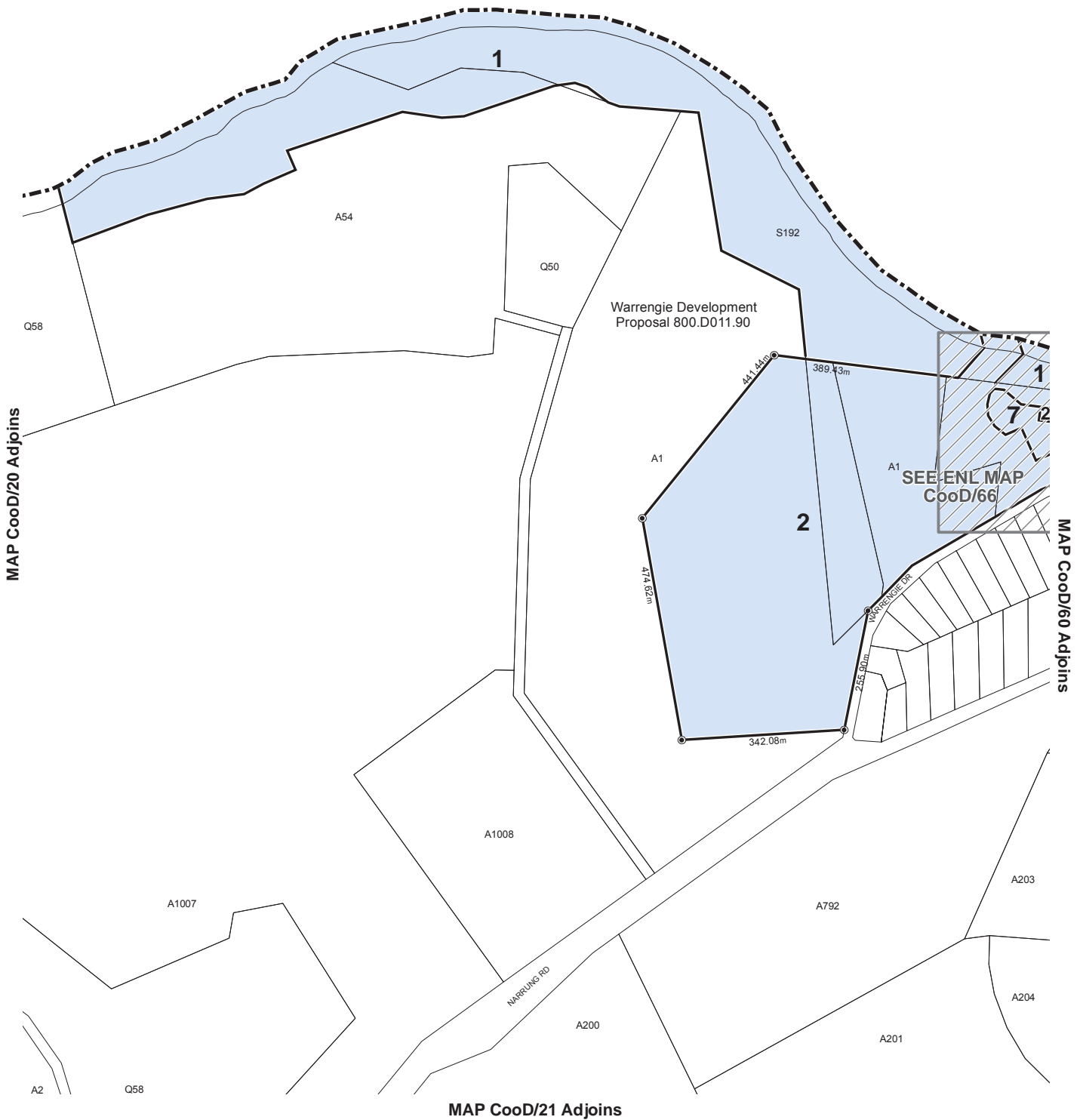
- Zones**
- CP Caravan and Tourist Park
  - Con Conservation
  - DU Deferred Urban
  - R Residential
  - RMFI River Murray Flood
  - RMFr River Murray Fringe
  - RuL Rural Living
  - TCe Town Centre
  - Zone Boundary
  - Development Plan Boundary



MENINGIE

# Zone Map CooD/59





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

- Policy Area**
- 1 Lake Albert
  - 2 Warrenge Residential
  - 7 Warrenge Centre



MENINGIE

# Policy Area Map CoD/59

-  Policy Area Boundary
-  Development Plan Boundary

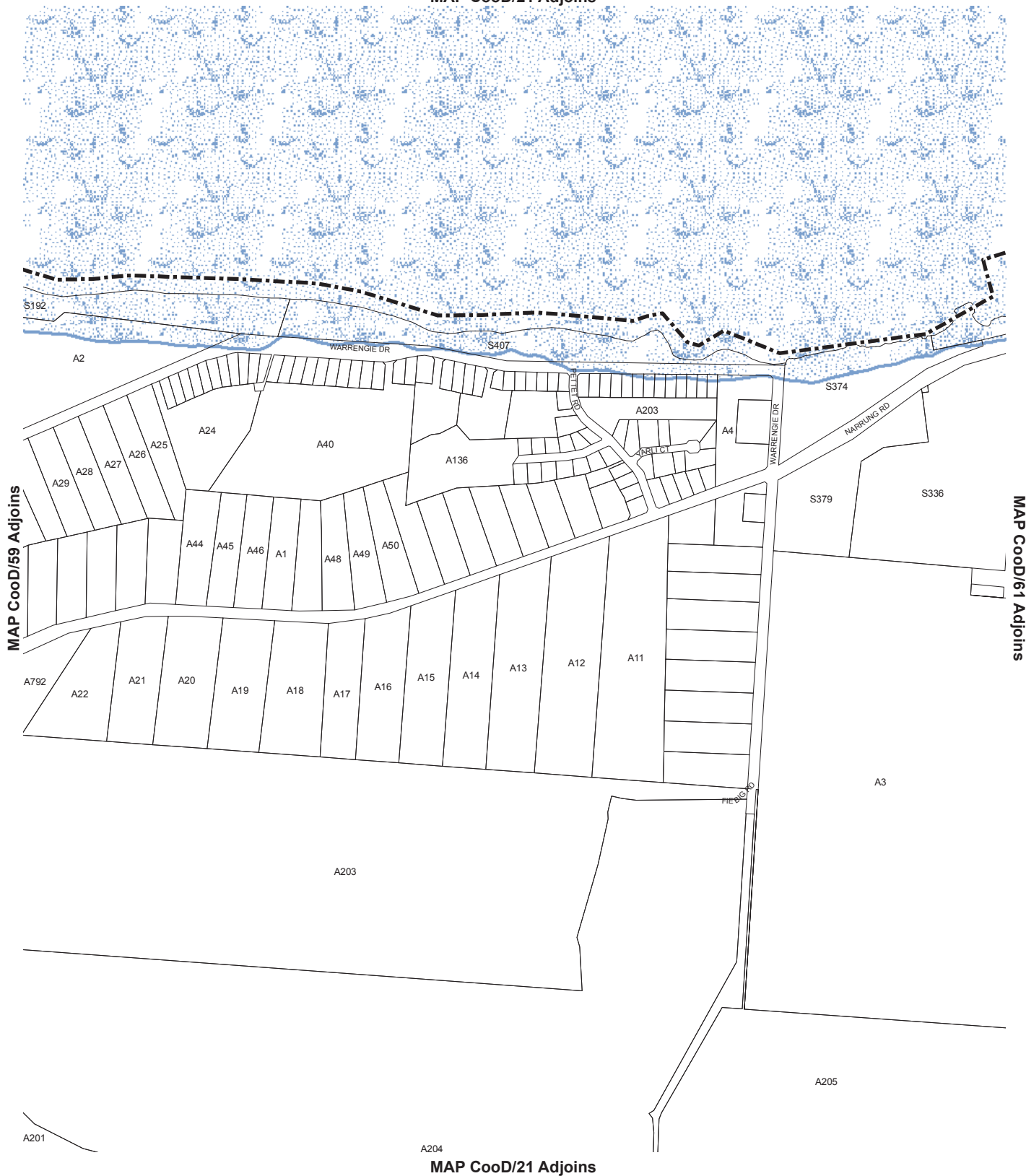
MAP CooD/21 Adjoins



MENINGIE  
Location Map CooD/60

- Waterbodies
- Development Plan Boundary

MAP CooD/21 Adjoins



A201



A204

MAP CooD/21 Adjoins



MENINGIE

# Overlay Map CooD/60 DEVELOPMENT CONSTRAINTS

-  1956 Flood Boundary
-  Development Plan Boundary

COORONG COUNCIL  
Consolidated - 29 November 2018

MAP CooD/21 Adjoins



MAP CooD/21 Adjoins

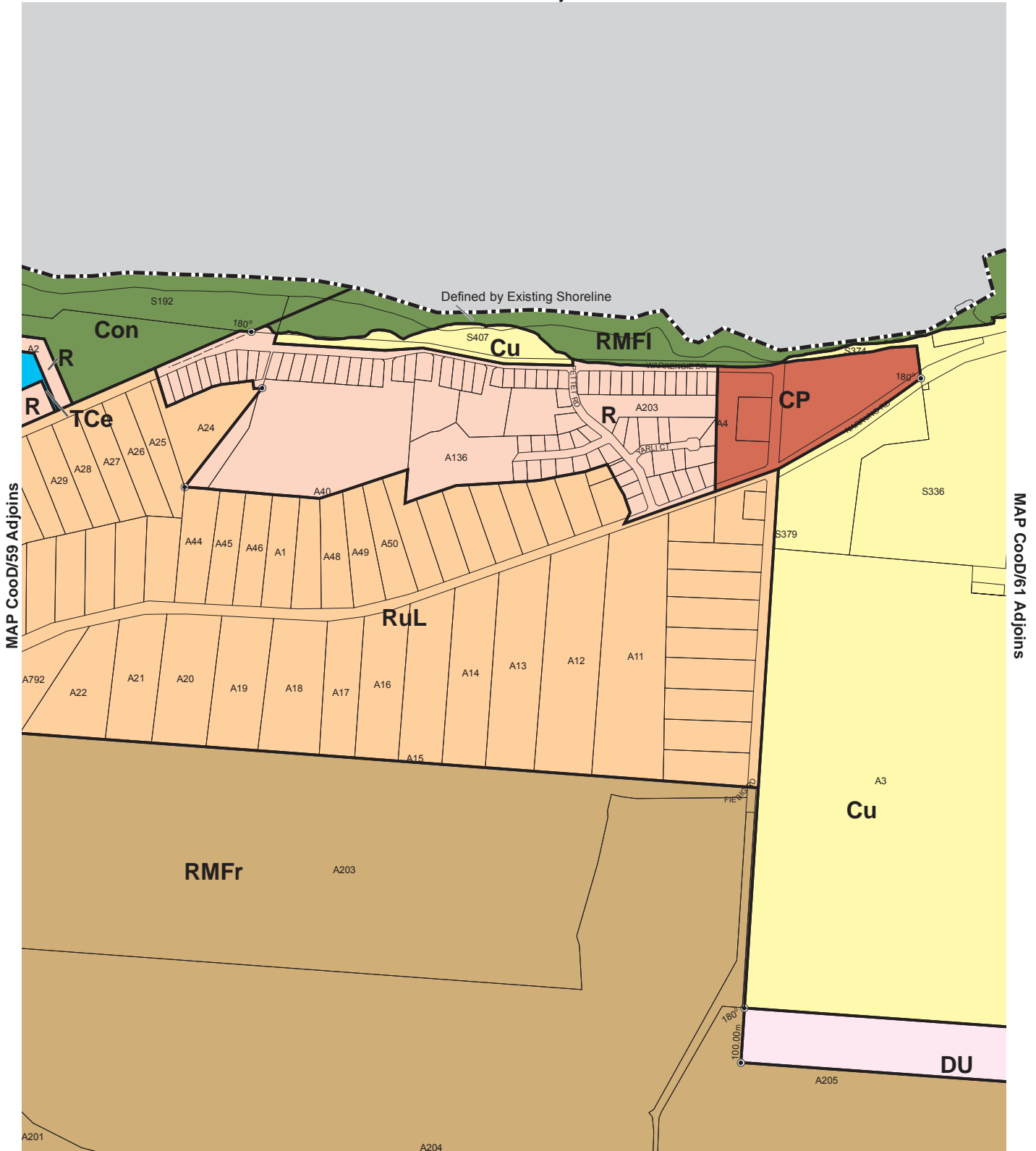
MENINGIE

# Overlay Map CooD/60 NATURAL RESOURCES

-  Wetlands of National Importance
-  Development Plan Boundary

COORONG COUNCIL  
Consolidated - 29 November 2018

MAP CooD/21 Adjoins



MAP CooD/21 Adjoins

Lamberts Conformal Conic Projection, GDA94

**Zones**

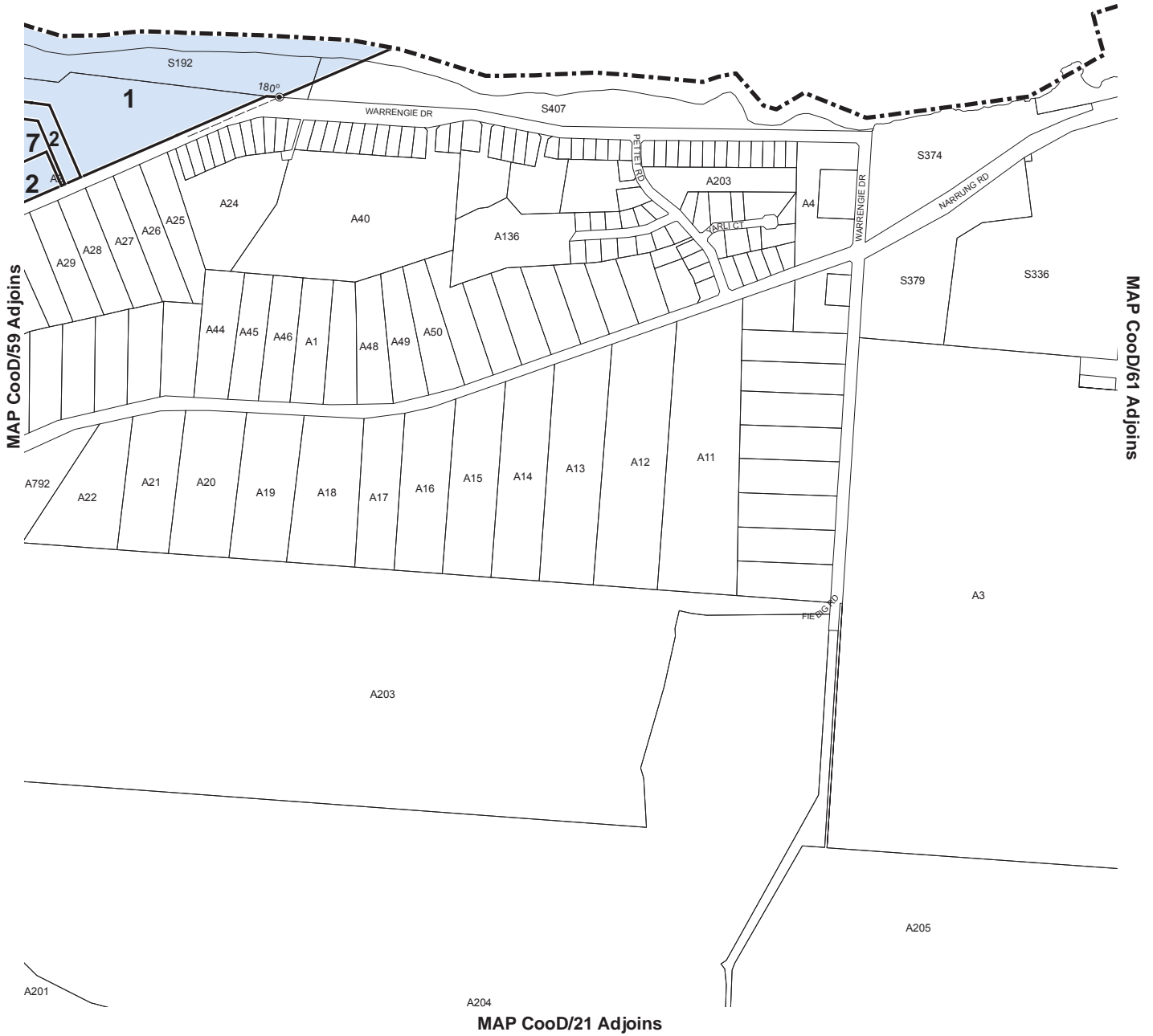
- CP Caravan and Tourist Park
- Cu Community
- Con Conservation
- DU Deferred Urban
- R Residential
- RMFI River Murray Flood
- RMFr River Murray Fringe
- RuL Rural Living
- TCe Town Centre
- Zone Boundary
- Development Plan Boundary



MENINGIE

# Zone Map CooD/60

MAP CoD/21 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Policy Area**
- 1 Lake Albert
  - 2 Warrengie Residential
  - 7 Warrengie Centre

A201

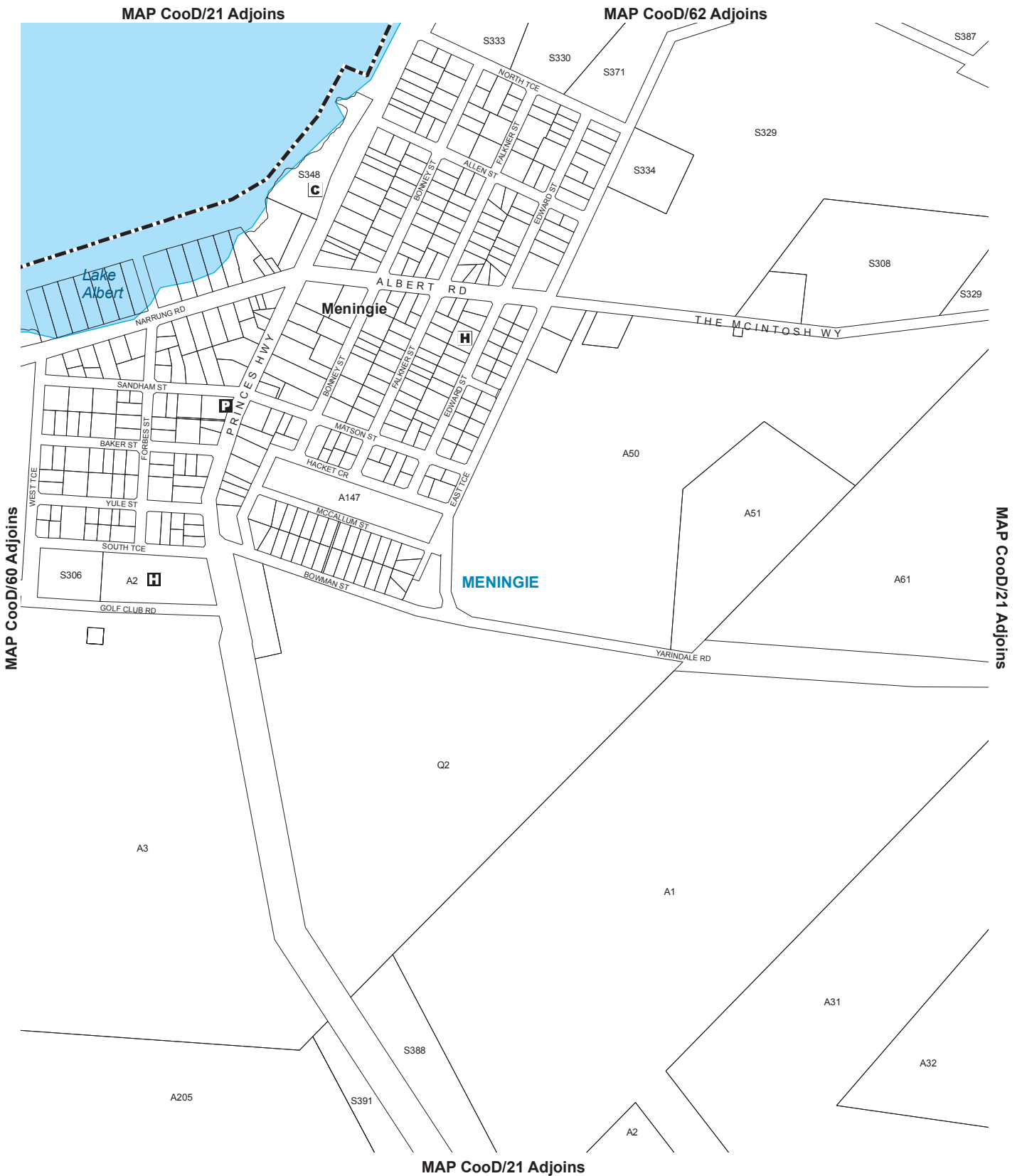
A204  
MAP CoD/21 Adjoins



MENINGIE

# Policy Area Map CoD/60

- Policy Area Boundary
- Development Plan Boundary



**MENINGIE**

# Location Map CooD/61

- C Council Office
- H Other Health Services
- H Hospital
- P Police Station
- Waterbodies
- Development Plan Boundary

MAP CooD/21 Adjoins

MAP CooD/62 Adjoins



MAP CooD/60 Adjoins

MAP CooD/21 Adjoins



MENINGIE

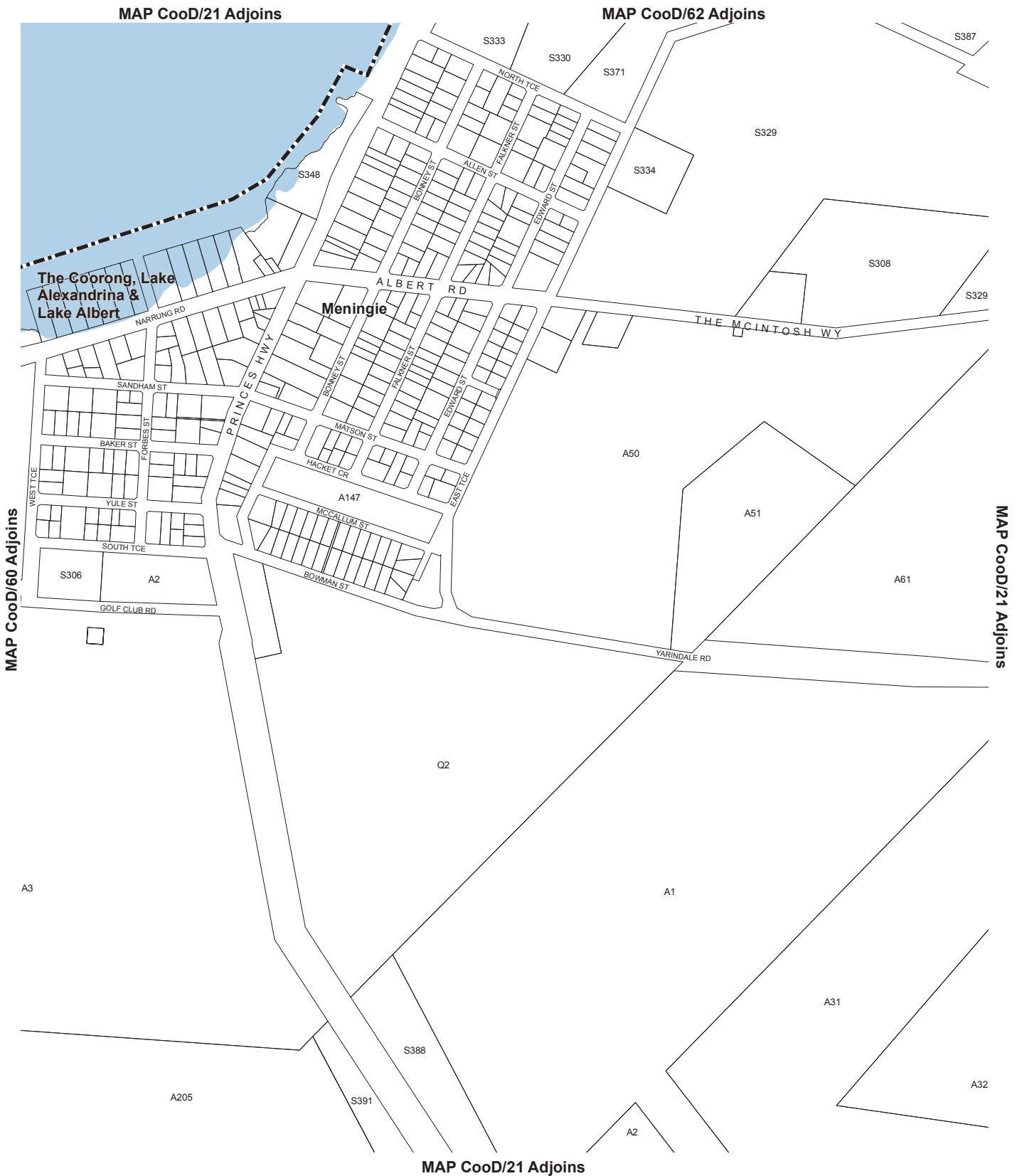
# Overlay Map CooD/61

## TRANSPORT

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







**MENINGIE**

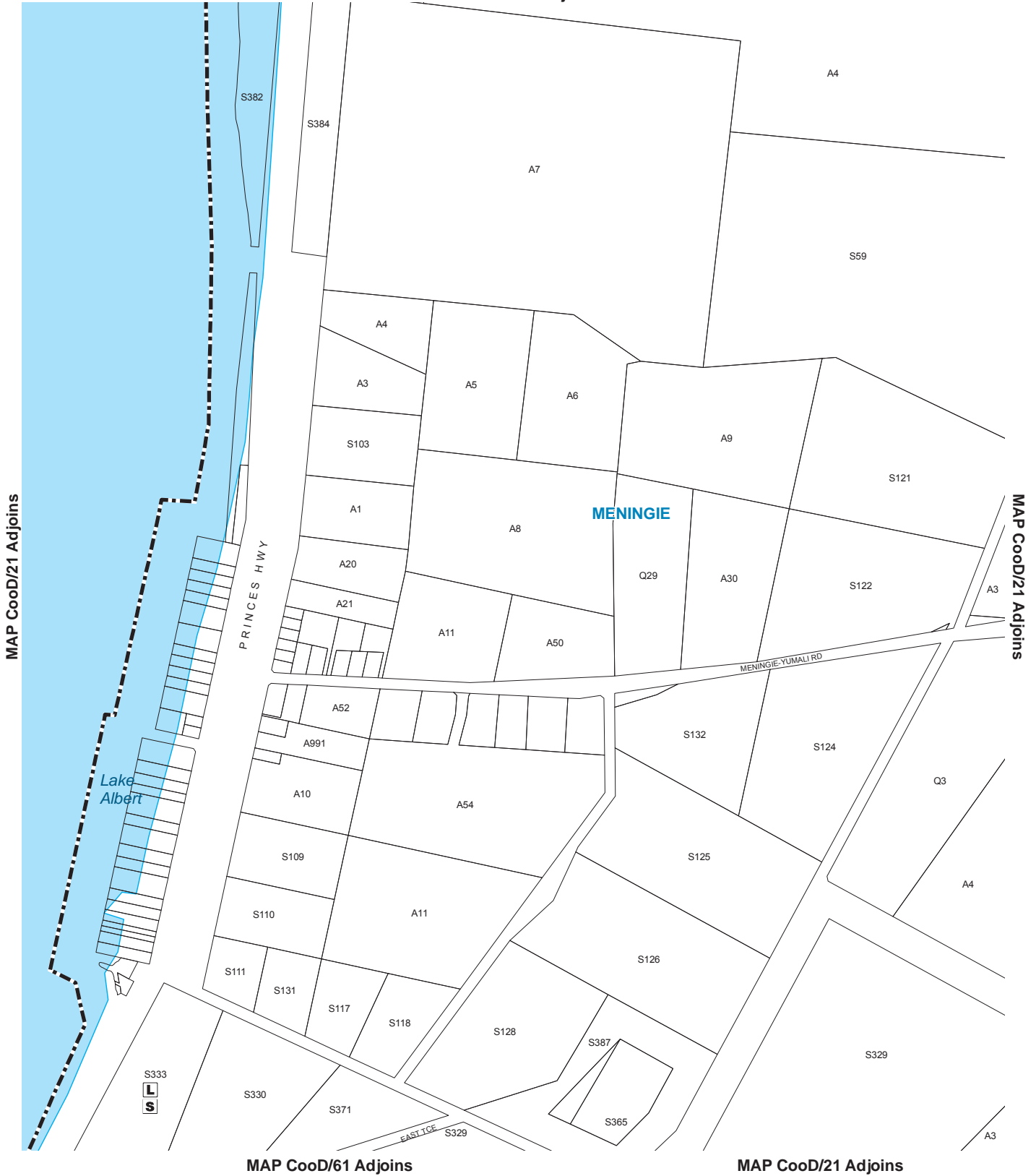
# Overlay Map CooD/61 NATURAL RESOURCES

COORONG COUNCIL  
Consolidated - 29 November 2018

- Wetlands of National Importance
- Development Plan Boundary



MAP CooD/21 Adjoins



MENINGIE

# Location Map CooD/62

- S School
- L Public Library
- Waterbodies
- Development Plan Boundary

MAP CooD/21 Adjoins

MAP CooD/21 Adjoins

MAP CooD/21 Adjoins



MAP CooD/61 Adjoins

MAP CooD/21 Adjoins

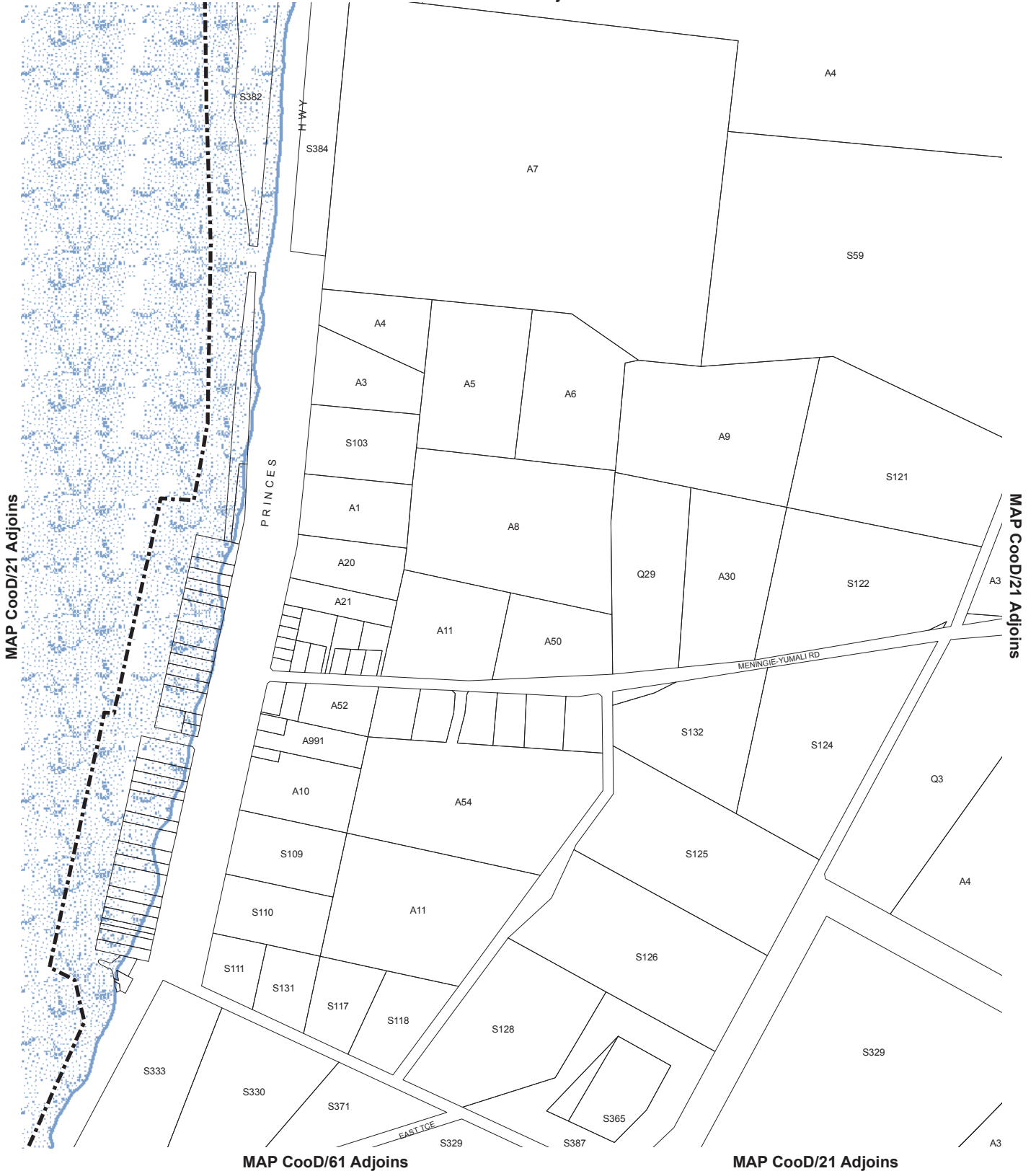


MENINGIE

# Overlay Map CooD/62 TRANSPORT

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



MAP CooD/21 Adjoins



MENINGIE

# Overlay Map CooD/62 DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

-  1956 Flood Boundary
-  Development Plan Boundary

MAP CooD/21 Adjoins

The Coorong,  
Lake Alexandrina  
& Lake Albert

PRINCES HWY

MENINGIE-YUMALI RD

EAST ICE

MAP CooD/21 Adjoins

MAP CooD/21 Adjoins

MAP CooD/61 Adjoins

MAP CooD/21 Adjoins



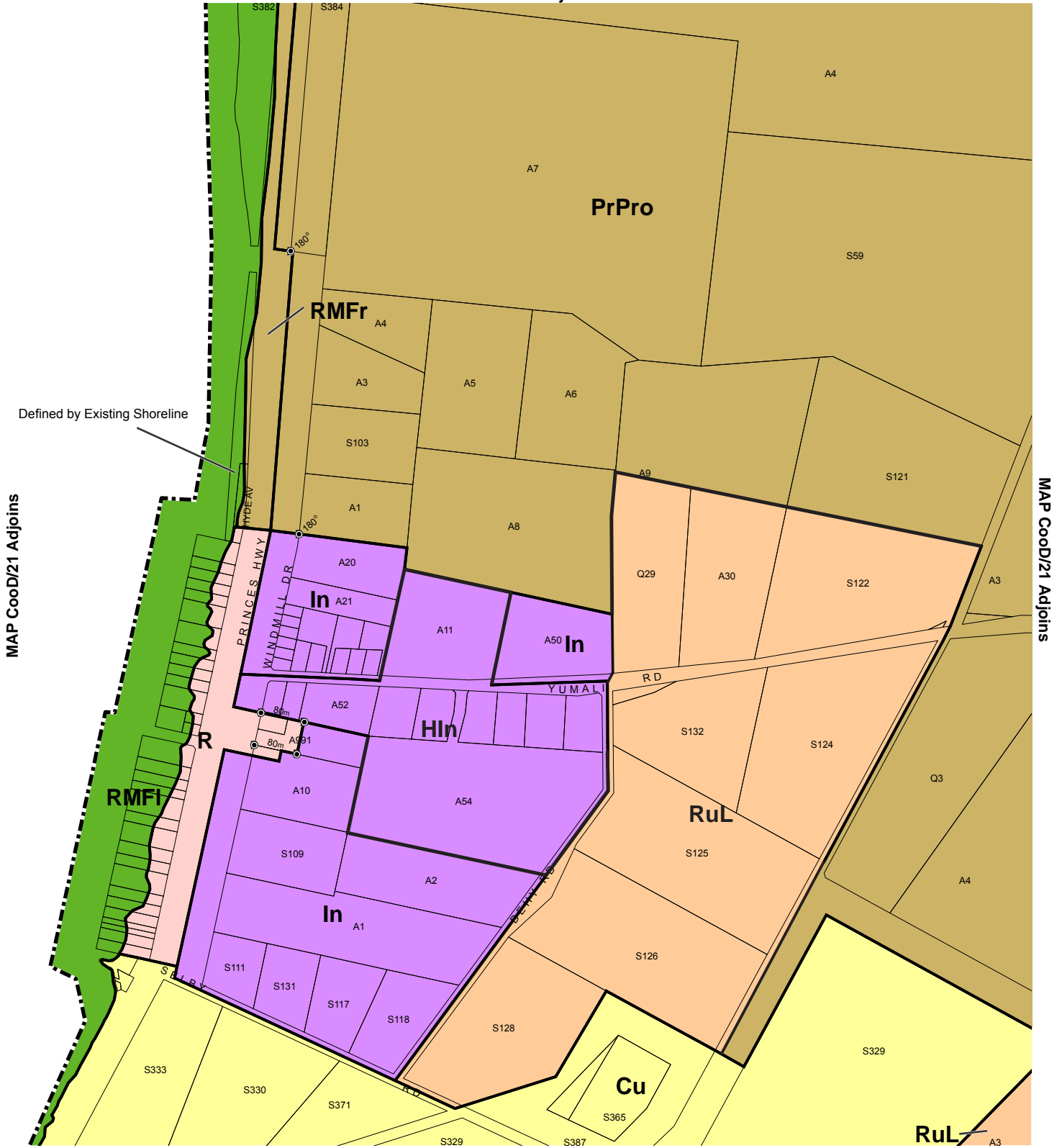
MENINGIE

# Overlay Map CooD/62 NATURAL RESOURCES

- Wetlands of National Importance
- Development Plan Boundary

COORONG COUNCIL  
Consolidated - 29 November 2018

MAP CooD/21 Adjoins



Lamberts Conformal Conic Projection, GDA94

- Zones
- Cu Community
  - HIn Home Industry
  - In Industry
  - PrPro Primary Production
  - R Residential
  - RMFI River Murray Flood
  - RMFr River Murray Fringe
  - RuL Rural Living
  - Zone Boundary
  - Development Plan Boundary



# MENINGIE Zone Map CooD/62



MAP CooD/27 Adjoins

The Coorong

COORONG

S10

MAP CooD/27 Adjoins

MAP CooD/27 Adjoins

Coorong NP S73

PRINCES HWY

S30

VEHICULAR TRACK

A16

MAP CooD/27 Adjoins



WOODS WELL

# Location Map CooD/63

- National Park
- Waterbodies

MAP CooD/27 Adjoins

MAP CooD/27 Adjoins

MAP CooD/27 Adjoins



MAP CooD/27 Adjoins



WOODS WELL

# Overlay Map CooD/63

## TRANSPORT

COORONG COUNCIL  
Consolidated - 29 November 2018

 Primary Arterial Roads

MAP CooD/27 Adjoins

MAP CooD/27 Adjoins

MAP CooD/27 Adjoins



MAP CooD/27 Adjoins



WOODS WELL

# Overlay Map CooD/63

## DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

 Coastal Acid Sulfate Soils

MAP CooD/27 Adjoins

MAP CooD/27 Adjoins

MAP CooD/27 Adjoins

The Coorong,  
Lake Alexandrina & Lake  
Albert

S10

S73

S30

PRINCES HWY

VEHICULAR TRACK

A16


MAP CooD/27 Adjoins



0 500m

WOODS WELL

# Overlay Map CooD/63 NATURAL RESOURCES

 Wetlands of National Importance

COORONG COUNCIL  
Consolidated - 29 November 2018



Lamberts Conformal Conic Projection, GDA94



WOODS WELL

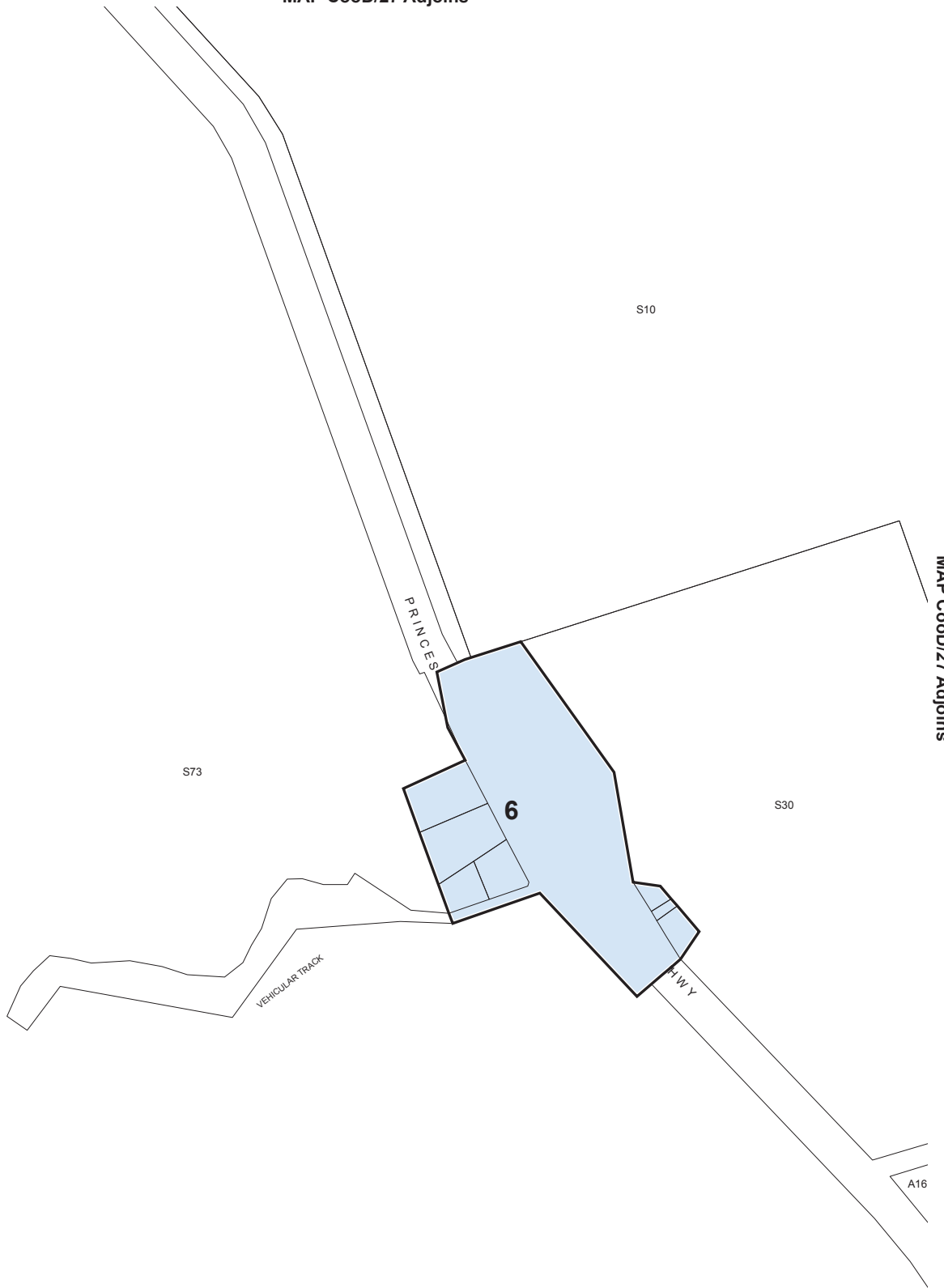
# Zone Map CooD/63

- Zones**
- Conservation
  - Primary Production
  - Settlement
  - Zone Boundary

MAP CooD/27 Adjoins

MAP CooD/27 Adjoins

MAP CooD/27 Adjoins



MAP CooD/27 Adjoins

Lamberts Conformal Conic Projection, GDA94

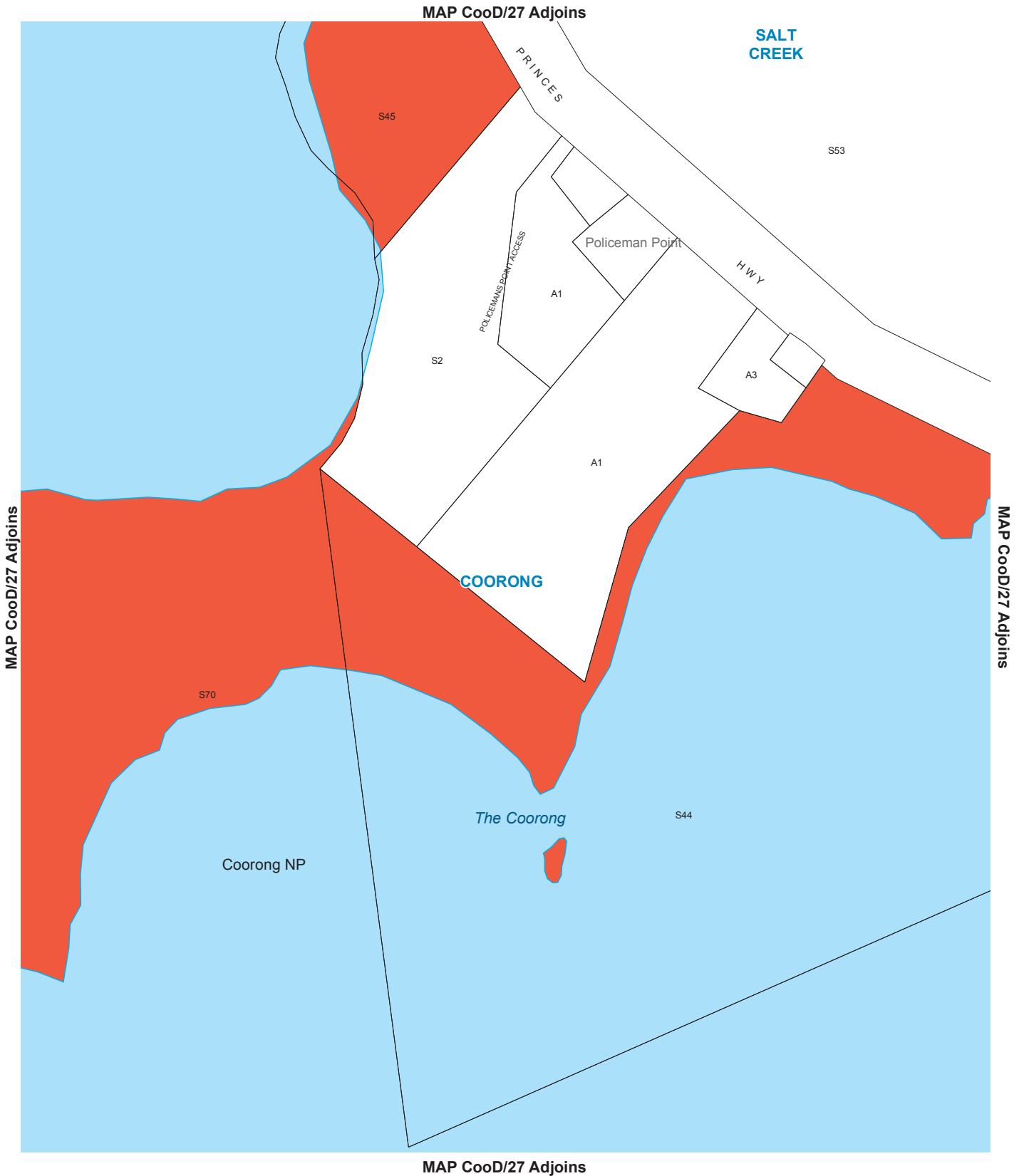
Policy Area  
6 Waterside



WOODS WELL

# Policy Area Map CooD/63

 Policy Area Boundary



POLICEMANS POINT

# Location Map CooD/64

- National Park
- Waterbodies

MAP CooD/27 Adjoins

S45

S53

Policeman Point

POLICEMANS POINT ACCESS

A1

S2

HWY

A3

A1

MAP CooD/27 Adjoins

MAP CooD/27 Adjoins

S70

S44


MAP CooD/27 Adjoins



0 250 m

POLICEMANS POINT

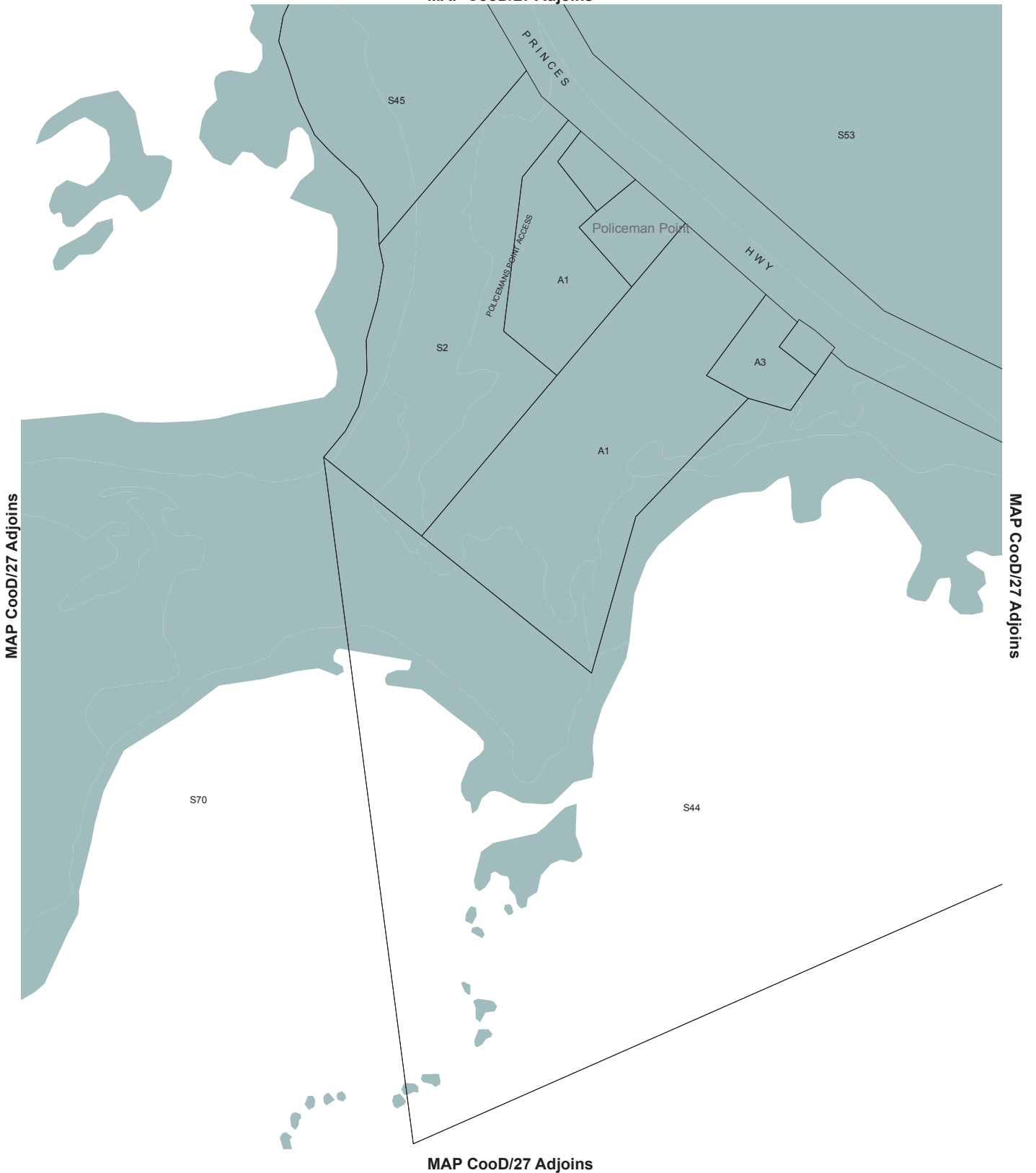
# Overlay Map CooD/64 TRANSPORT

 Primary Arterial Roads

COORONG COUNCIL  
Consolidated - 29 November 2018



MAP CooD/27 Adjoins



POLICEMANS POINT

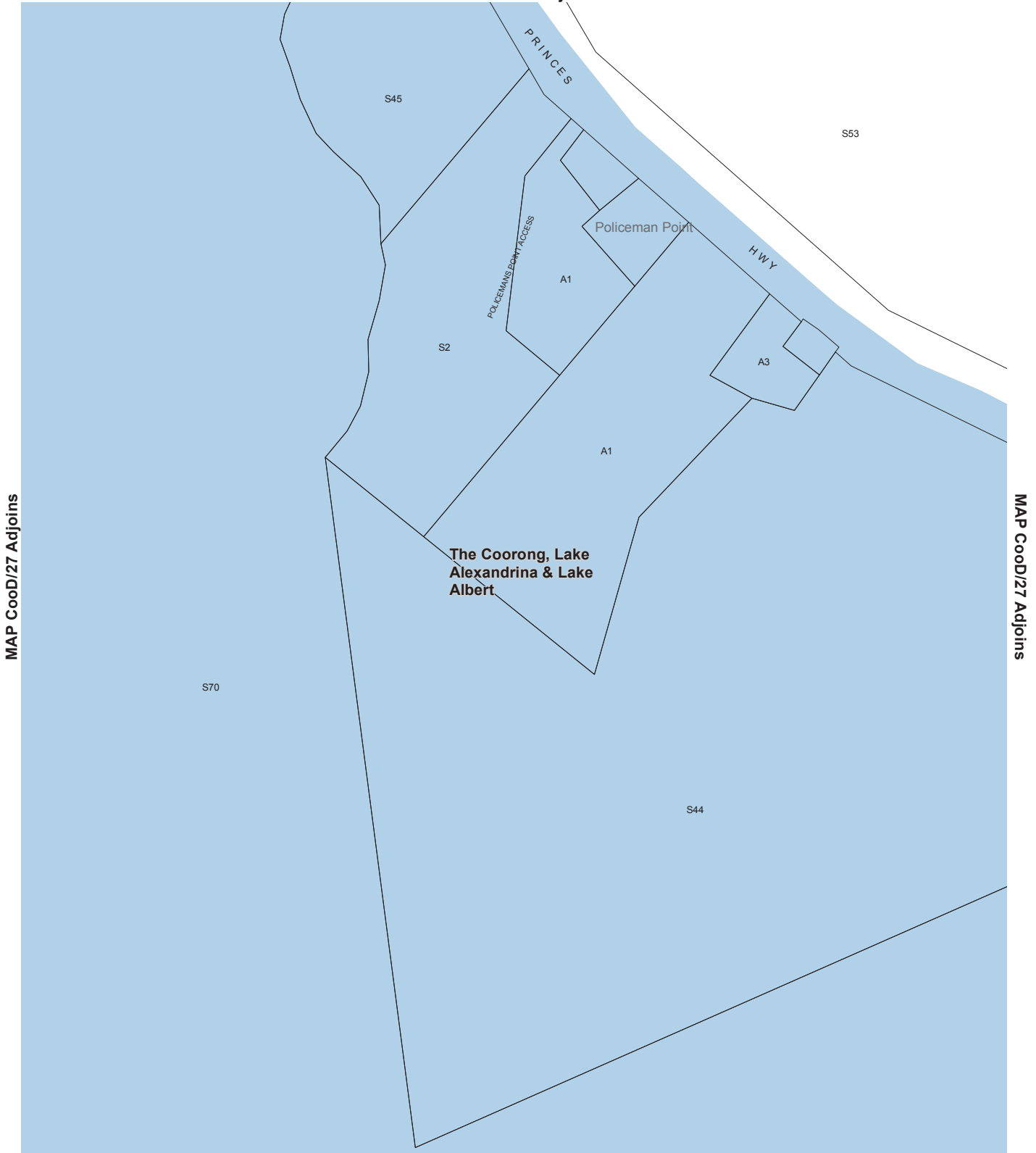
# Overlay Map CooD/64

## DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

 Coastal Acid Sulfate Soils

MAP CooD/27 Adjoins



MAP CooD/27 Adjoins




POLICEMANS POINT

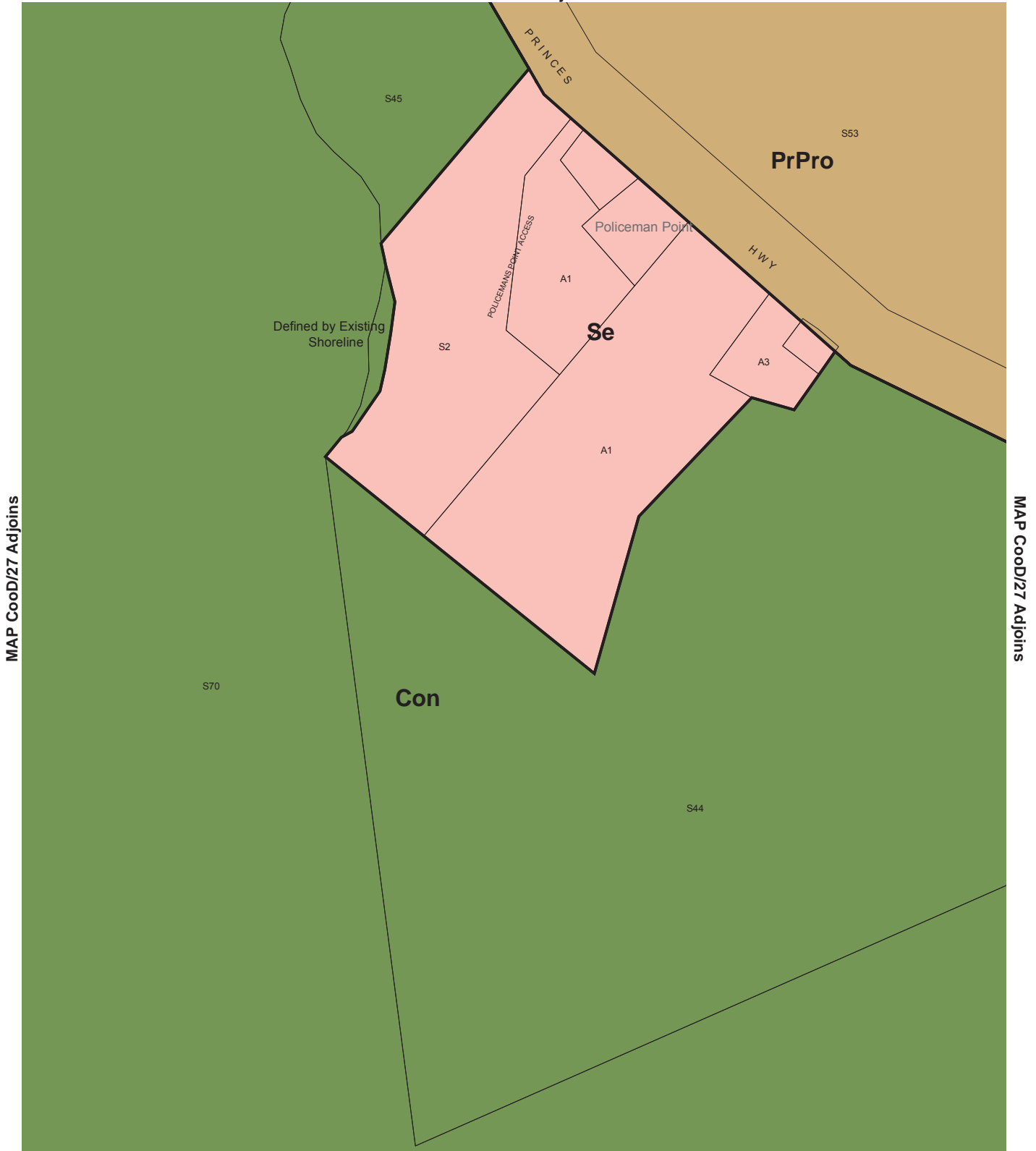
# Overlay Map CooD/64

## NATURAL RESOURCES

COORONG COUNCIL  
Consolidated - 29 November 2018

 Wetlands of National Importance

MAP CooD/27 Adjoins



MAP CooD/27 Adjoins

Lamberts Conformal Conic Projection, GDA94



POLICEMANS POINT

# Zone Map CooD/64




- Zones**
- Conservation
  - Primary Production
  - Settlement
  - Zone Boundary

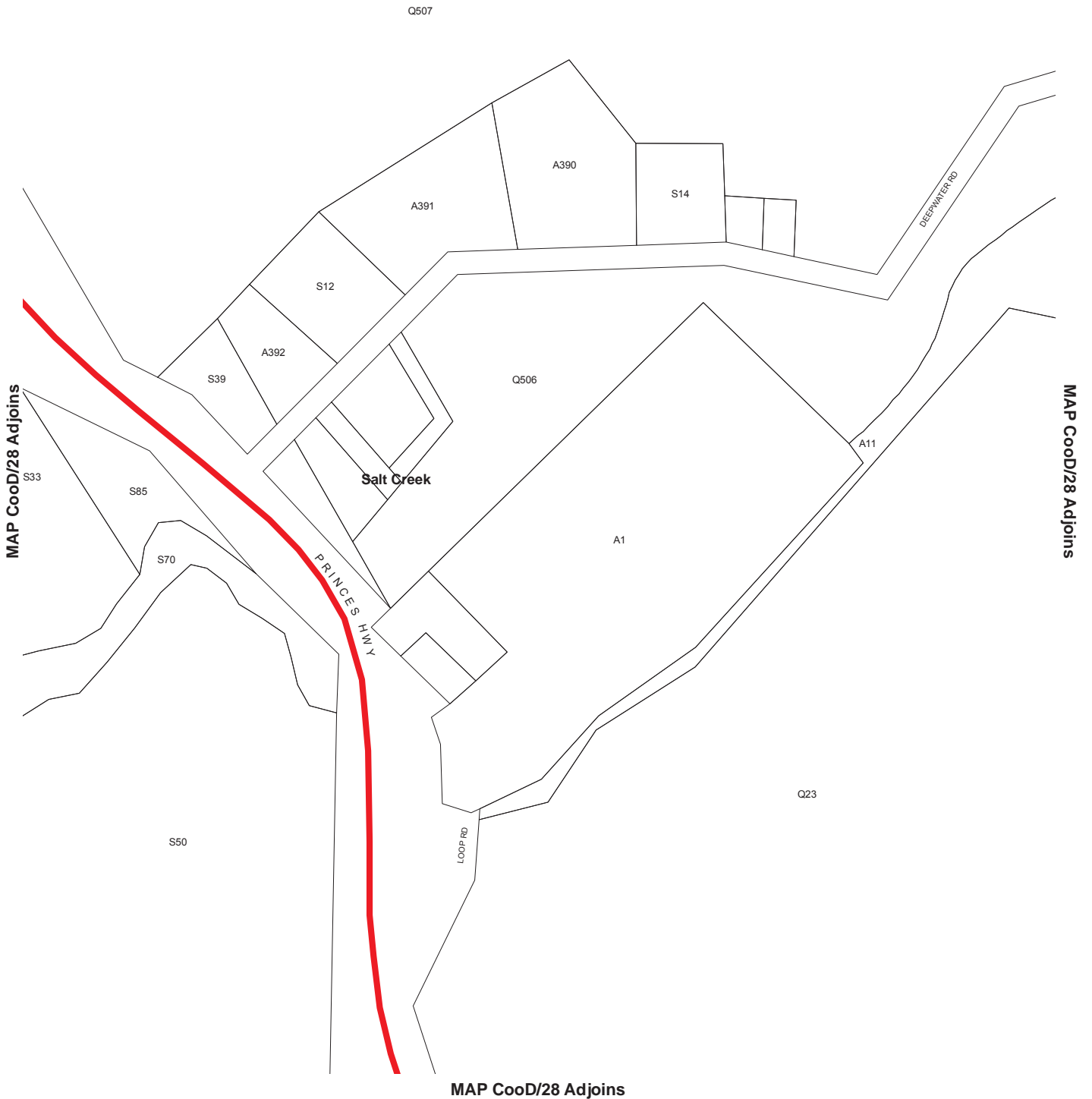
MAP CooD/28 Adjoins



SALT CREEK

# Location Map CooD/65

-  School
-  National Park
-  Conservation Park



SALT CREEK

# Overlay Map CooD/65 TRANSPORT

MAP CooD/28 Adjoins



SALT CREEK

# Overlay Map CooD/65 DEVELOPMENT CONSTRAINTS

COORONG COUNCIL  
Consolidated - 29 November 2018

 Coastal Acid Sulfate Soils

MAP CooD/28 Adjoins




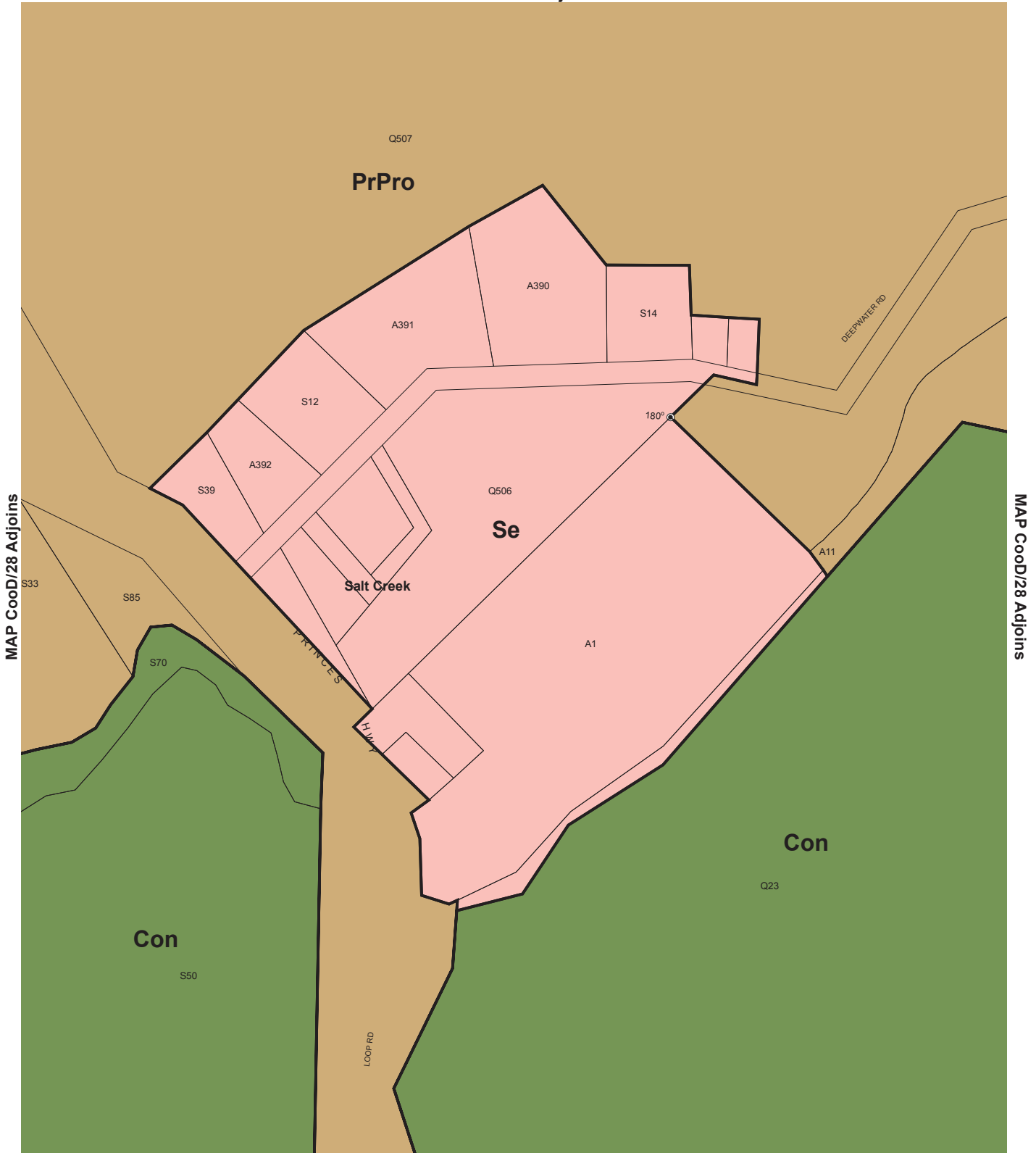
SALT CREEK

# Overlay Map CooD/65

## NATURAL RESOURCES

COORONG COUNCIL  
Consolidated - 29 November 2018

 Wetlands of National Importance



Lamberts Conformal Conic Projection, GDA94



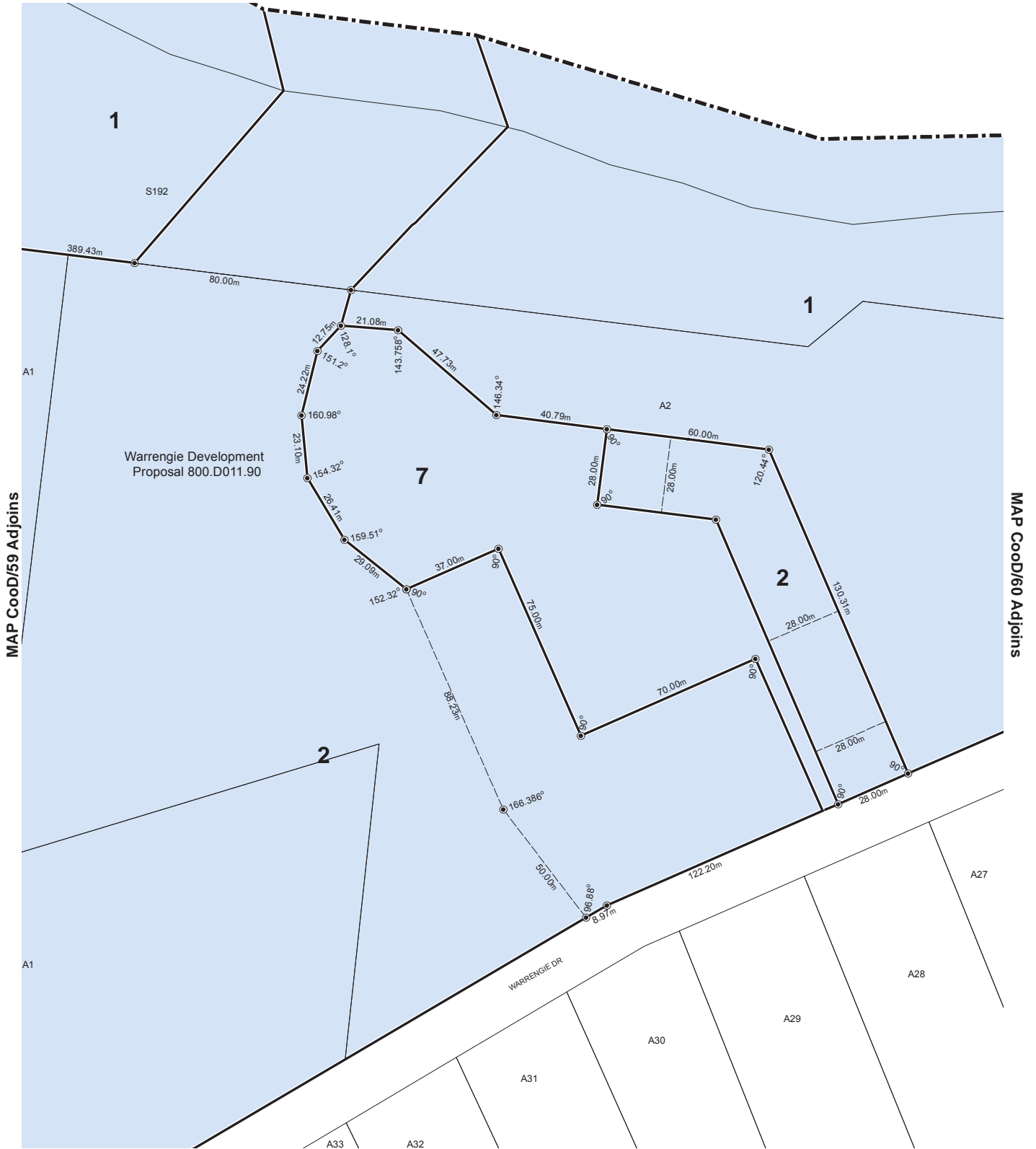
SALT CREEK

# Zone Map CooD/65

- Zones**
- Conservation
  - Primary Production
  - Settlement
  - Zone Boundary







Lamberts Conformal Conic Projection, GDA94

**Policy Area**

- 1 Lake Albert
- 2 Warrenge Residential
- 7 Warrenge Centre



**MENINGIE**

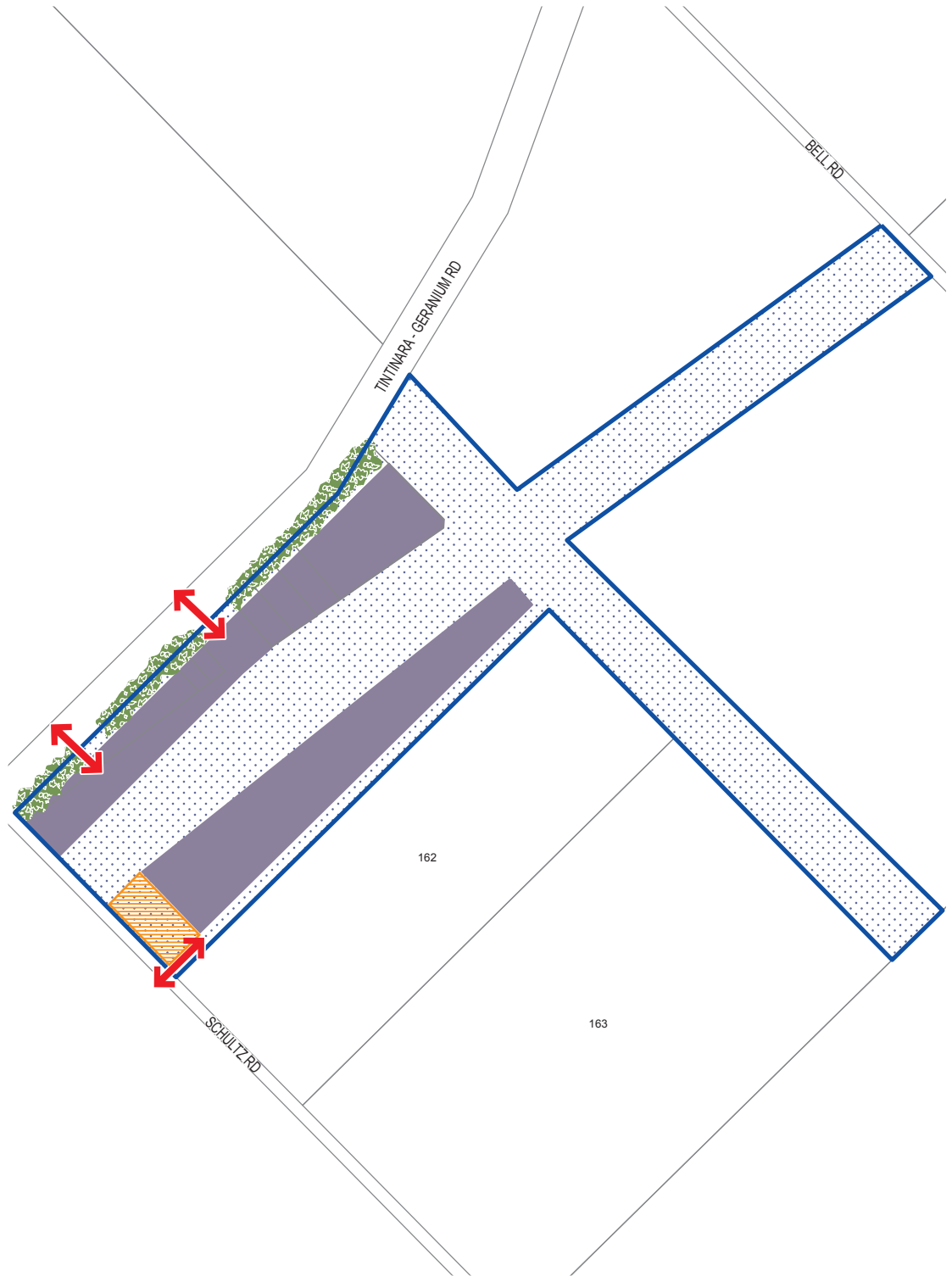
# Policy Area Map CooD/66 ENLARGEMENT

- Policy Area Boundary
- Development Plan Boundary







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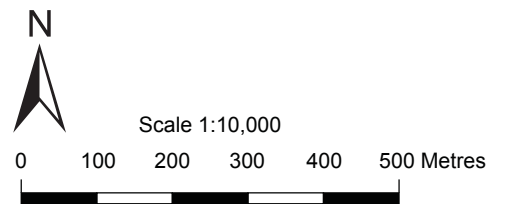
# Concept Plan Maps





NOTE: For Zones See MAP CooD/ 42

-  Residential Airpark
-  Building and Services Area
-  Airfield Strips
-  Roadside Vegetation / Landscape Area
-  Preferred Vehicular Access
-  Zone Boundary














# Concept Plan Map CooD/1

## AIRFIELD ZONE - TINTINARA

LAKE ALBERT



-  Town Centre
-  Deferred Urban
-  Conservation
-  Caravan and Tourist Park
-  Residential
-  Constructed Waterway
-  Drainage Reserve
-  Proposed Roadway
-  Proposed Parcels
-  Concept Plan Boundary
-  Development Plan Boundary



1:15,000

0 200 400 600 800 1000 metres

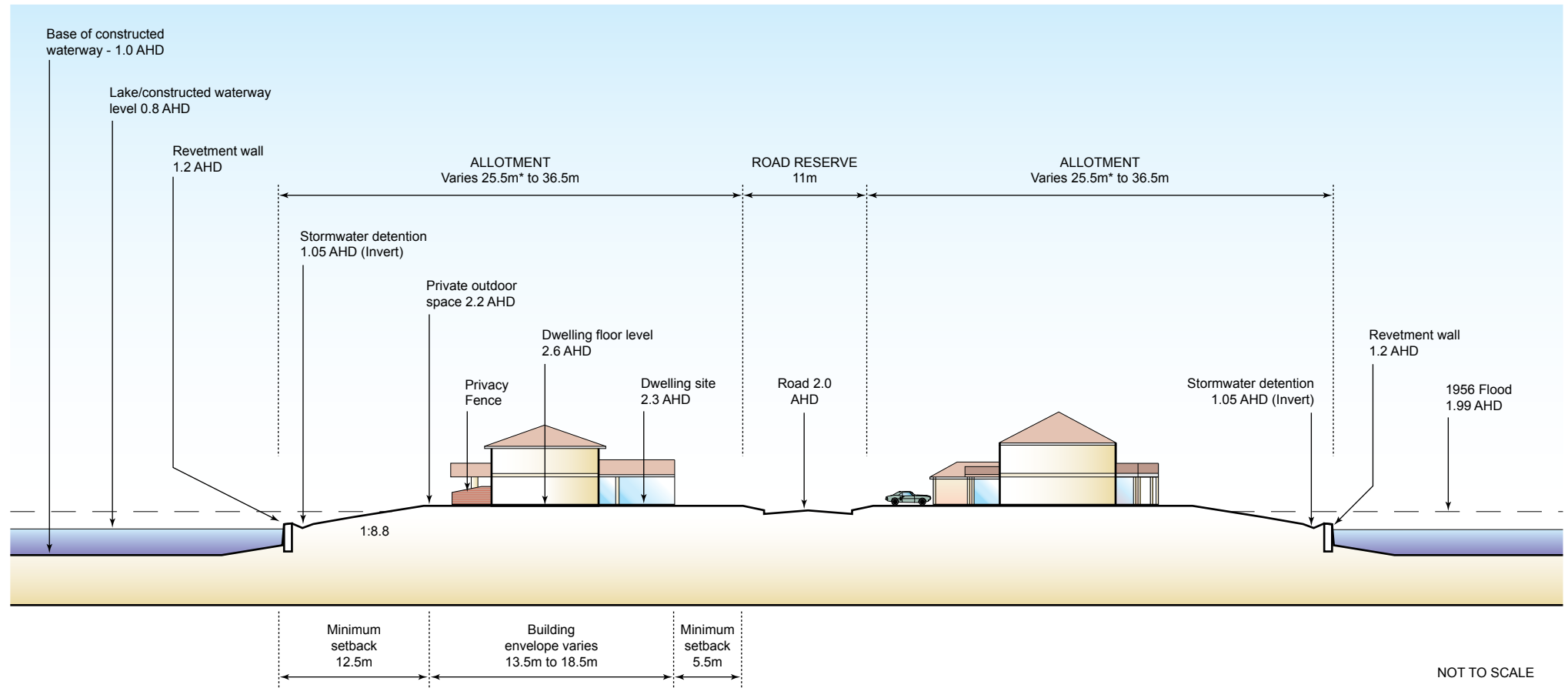


WARRENGIE

# Concept Plan Map CooD/2

## WARRENGIE DEVELOPMENT AREA

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WARRENGIE

# Concept Plan Map CooD/3

## WARRENGIE DEVELOPMENT AREA

### LAND FORM / BUILDING MODULE CROSS SECTION

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\* 25.5m allotments only occur behind 6.0 metre wide stormwater retention reserves.



NOTE: For Zones See MAPS CooD/13 & 14



 Building Envelope

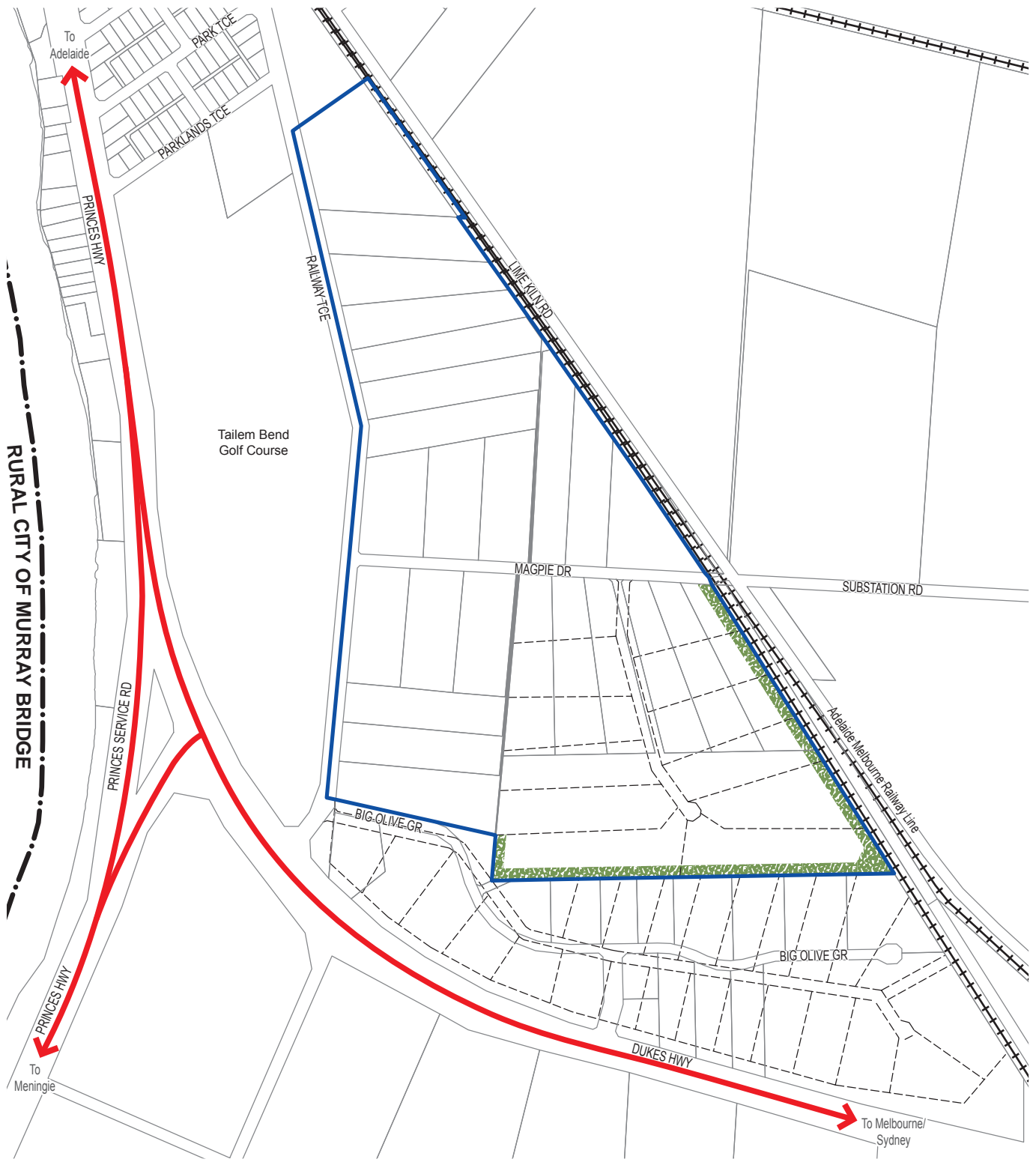
# Concept Plan Map CooD/4

## RIVER MURRAY FRINGE ZONE

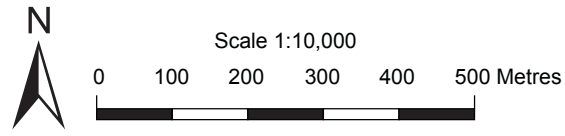
### GOODLAND PARK ESTATE

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- Boundary of Rural Living Zone
- Existing Allotment Boundaries
- Proposed Allotment Boundaries (2.0ha. Minimum)
- Rear of Allotment Landscaping (On Private Land)
- Railway

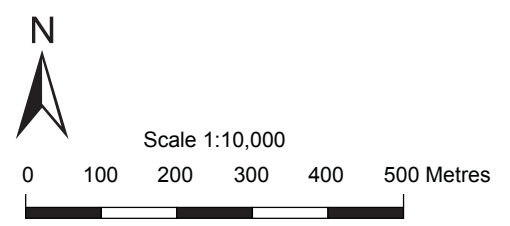


# Concept Plan Map CooD/5

## RURAL LIVING ZONE TAILEM BEND SOUTH



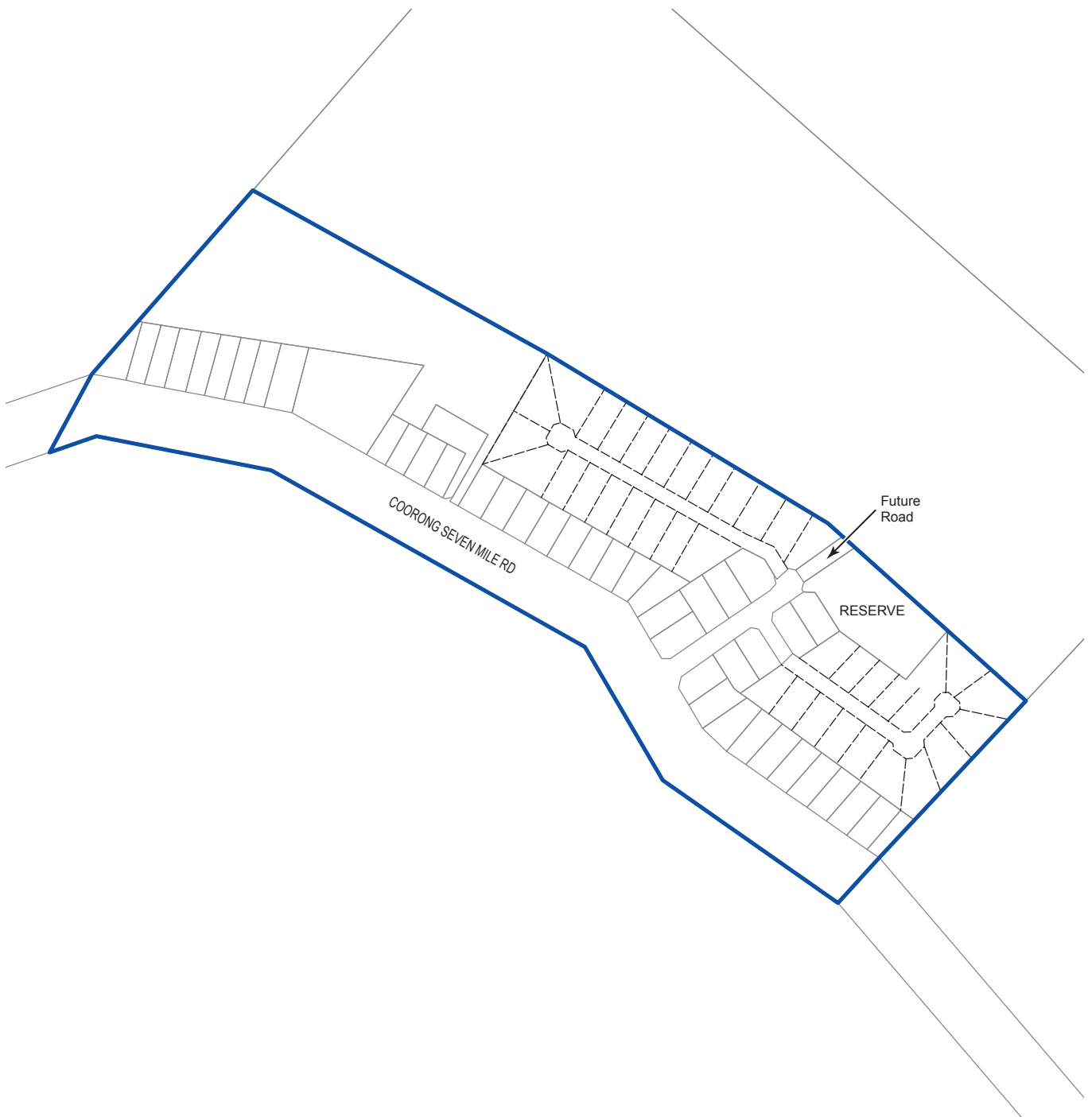
-  Boundary of Rural Living Zone
-  Public Reserve
-  Existing Allotment Boundaries
-  Proposed Allotment Boundaries
-  Railway
-  Council Boundary






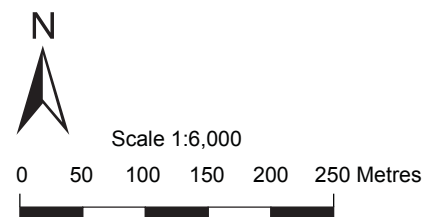
# Concept Plan Map CooD/6

## RURAL LIVING ZONE

### TAILEM BEND NORTH



-  Boundary of Waterside Policy Area 6
-  Existing Allotment Boundaries
-  Proposed Allotment Boundaries



# Concept Plan Map CooD/7

## SETTLEMENT ZONE - NOONAMEENA

### WATERSIDE POLICY AREA 6

LAKE ALBERT

RESERVE

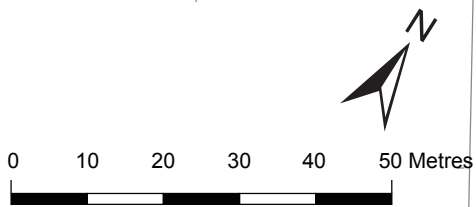
SWEETWATER CANAL

Community Multi-Use Hall

RESERVE

WARRENGIE DR

WARRENGIE

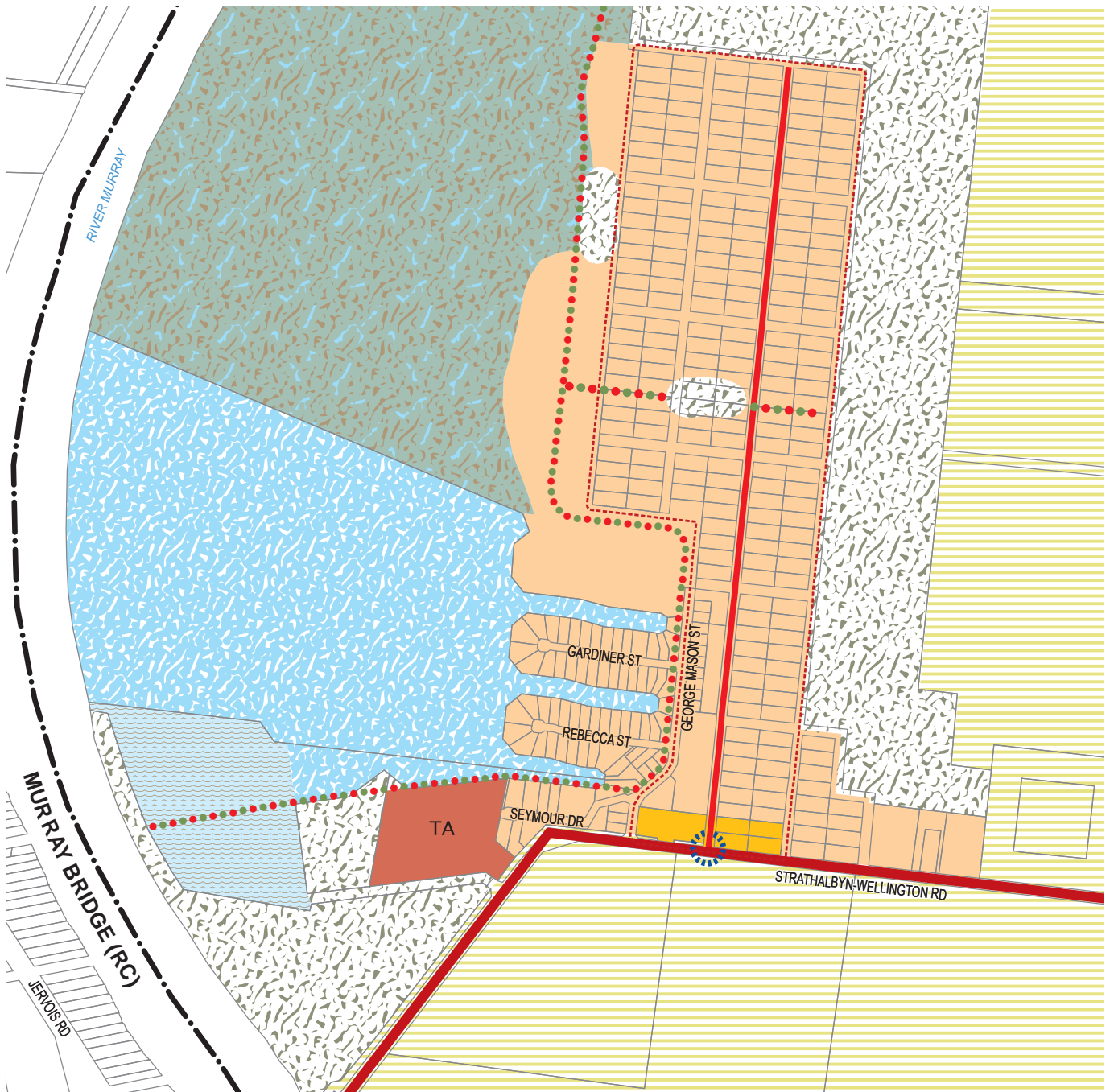


- Community Facility
- Commercial / Retail Focal Point
- Mixed Uses
- Indicative Allotment Layout
- Pedestrian Access
- P Parking
- + Trees
- Concept Plan Boundary

# Concept Plan Map CooD/8

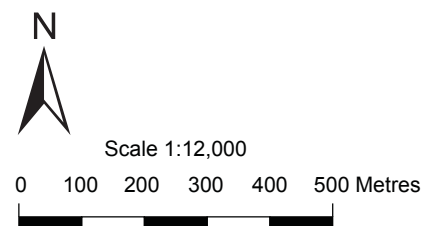
## TOWN CENTRE ZONE

### WARRENGIE CENTRE POLICY AREA 7



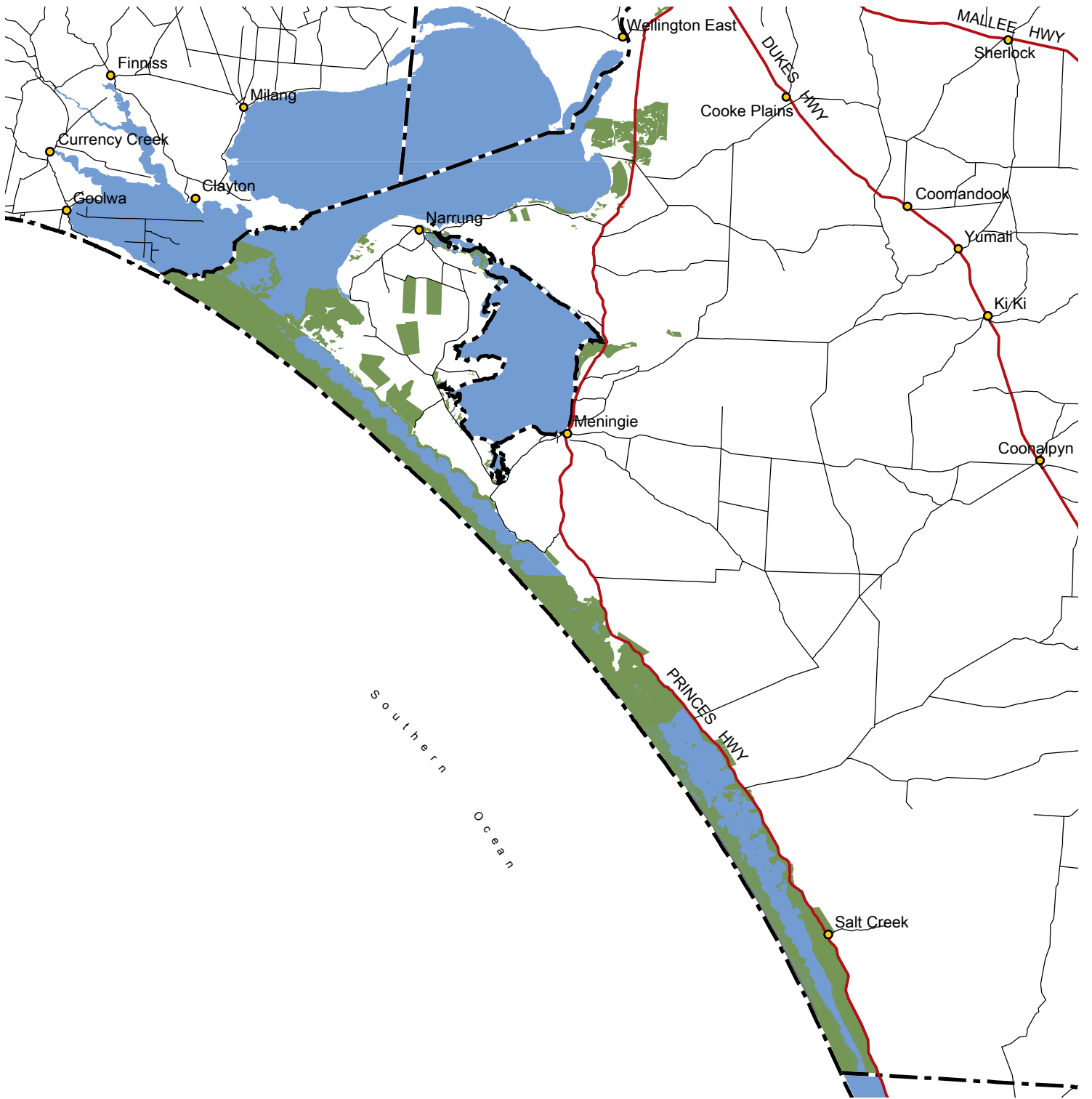
- Living
- TA Tourist Accommodation
- Town Centre
- Marina
- Open Space - Land
- Open Space - Water
- Wetlands/Recreation
- Dryland Farming and Irrigated Agriculture
- Upgrade of Intersection required
- Secondary Arterial Road
- Collector Road
- Local Road

- Waterfront Reserve and Shared-Use Recreation Trail
- Development Plan Boundary

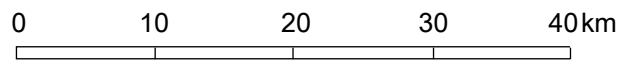


# Concept Plan Map CooD/9

## WELLINGTON EAST TOWNSHIP AREA

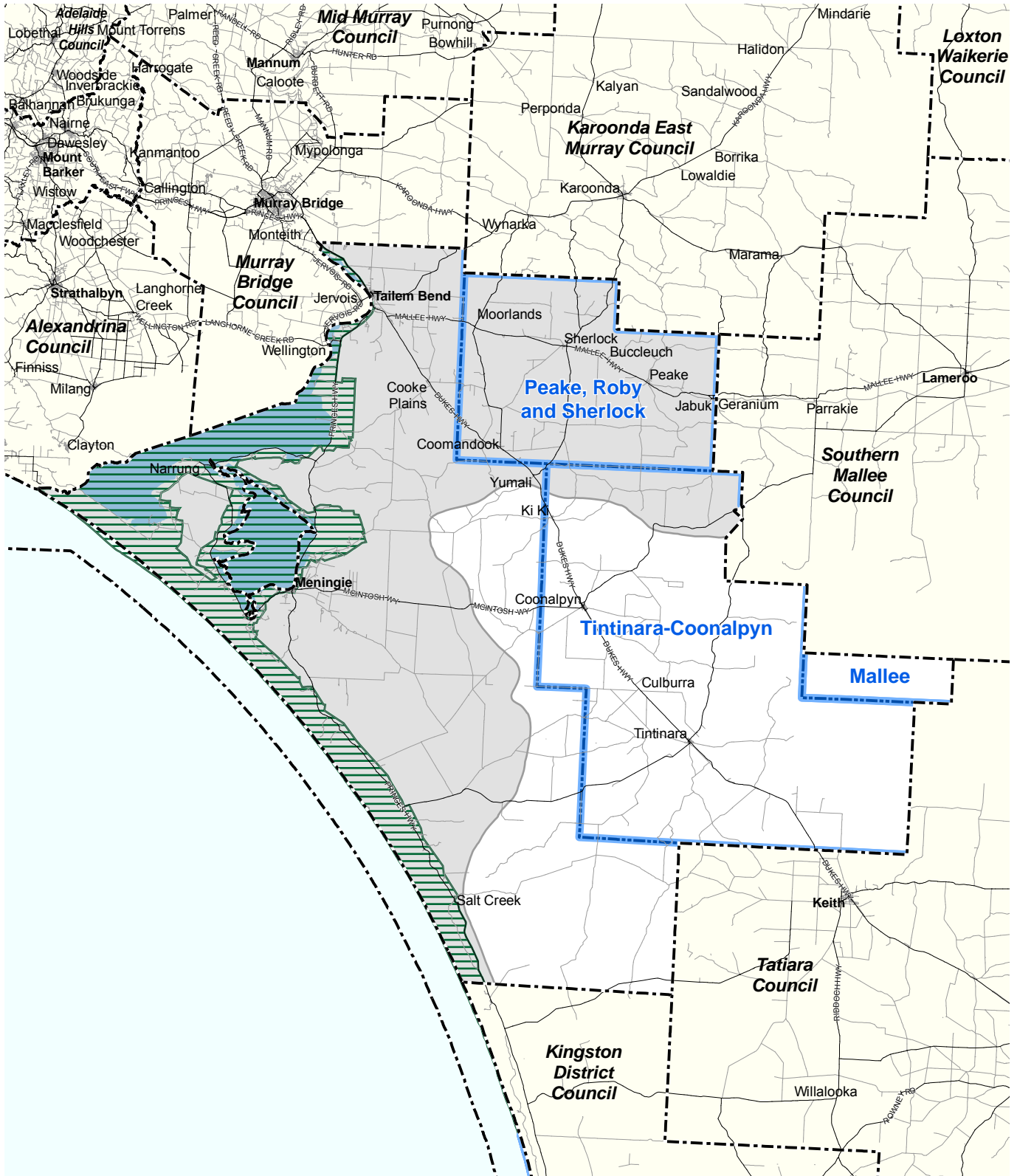


- Towns
- RAMSAR - Wetlands
- Core Habitat Zones
- Development Plan Boundary







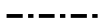
# Concept Plan Map CooD/10

## RAMSAR - WETLANDS CORE HABITAT ZONES



**Note:** Development in the identified areas may require referral in accordance with Schedule 8 of the Development Regulations 2008.

**Water Management Areas**

-  Prescribed Wells Areas
-  River Murray Protection Area - Floodplain Area/  
River Murray Water Protection Area (under the Environment Protection Act 1993)
-  River Murray Prescribed Watercourse
-  Murray Darling Basin
-  Development Plan Boundary



# Concept Plan Map CooD/11

## DEVELOPMENT CONSTRAINTS

### Water Management Areas



- Conservation
- Primary Production
- Indicative Areas containing Native Vegetation
- Mounding and Screen Landscaping as Required
- 1 Existing Storage
- 2 Existing Drag Strip and Motard and Drift Facility
- 3 Existing Quarry
- Retail Service Precinct
- Industry Precinct
- Northern Motorsport and other Activities (including within Areas of Native Vegetation)
- Southern Motorsport and Other Activities
- Primary Arterial Road
- Secondary Arterial Road
- Collector Road
- Potential Collector Road
- Motorsport Park Zone Boundary
- Adelaide / Melbourne Rail Line
- Electricity Transmission Line



Possible Intersection Upgrades required in association with Development in the Zone



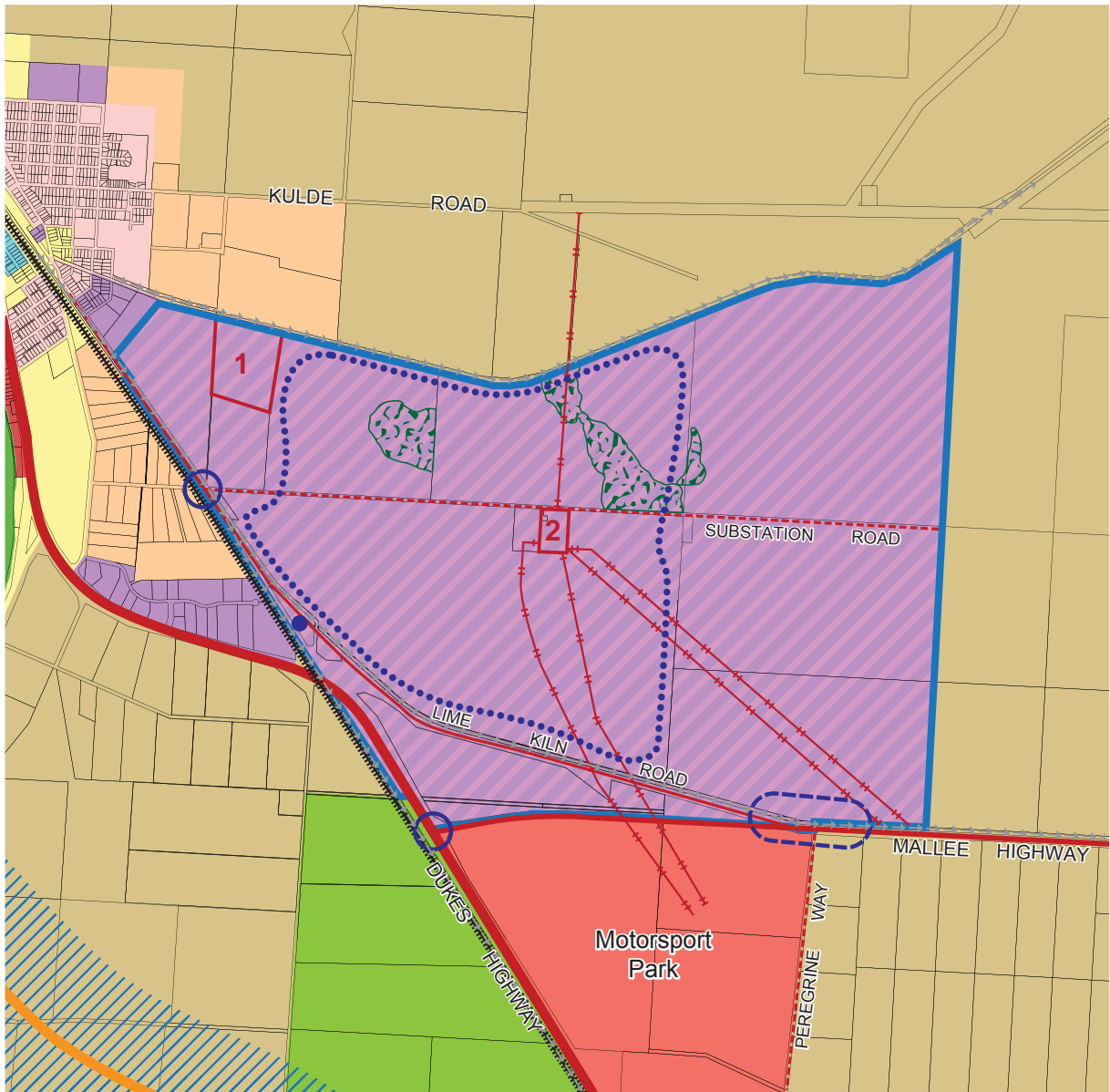
TAILEM BEND SOUTH

# Concept Plan Map

## CooD/12

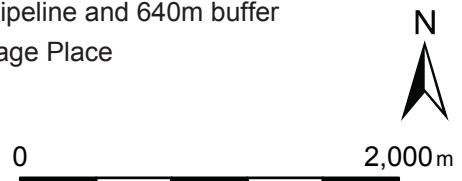
### MOTORSPORT PARK





- Community
- Conservation
- Industry
- Motorsport Park
- Primary Production
- Residential
- Rural Living
- Town Centre
- Urban Employment Zone Boundary
- Native vegetation
- Primary Arterial Road
- Secondary Arterial Road
- Collector Road
- Potential Collector Road
- Adelaide/Melbourne Rail Line

- Possible intersection/ rail crossing upgrade required
- Possible intersection upgrades required
- Solar generation
- Electricity Transmission Line
- 1 CWMS Lagoons
- 2 SAPN Substation
- Rail Corridor
- SEAGAS pipeline and 640m buffer
- State Heritage Place

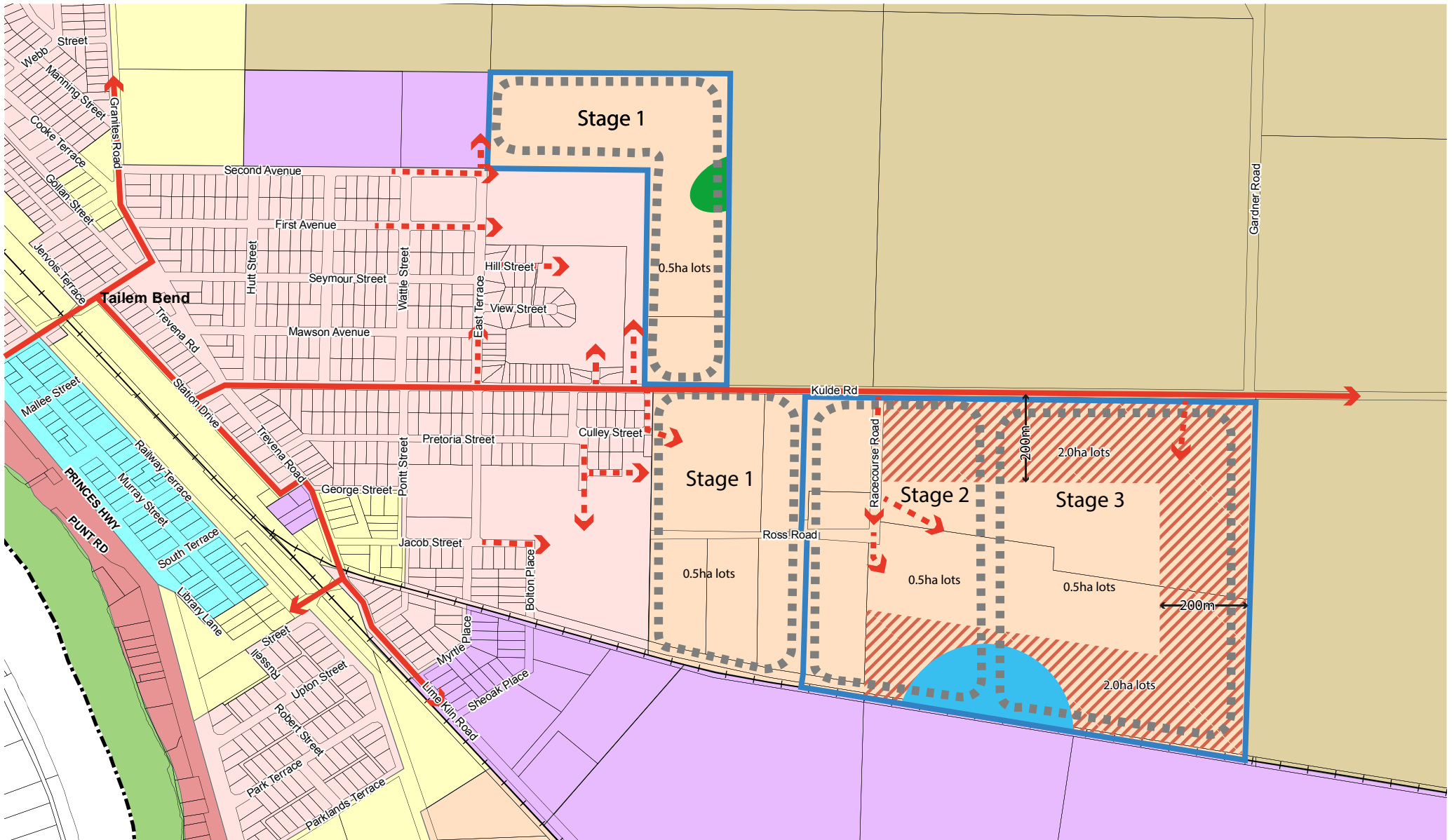


TAILEM BEND EAST



# Concept Plan Map

## CooD/13

### URBAN EMPLOYMENT ZONE

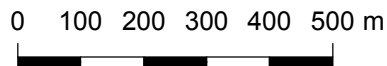


-  Rural Interface Area - larger lots
-  Staged Development Areas
-  Rural Living - staged areas
-  Access Roads
-  Main Roads
-  Development Plan Boundary

-  Iron Grass Natural Temperate Grasslands
-  200m separation buffer to CWMS lagoons for dwellings



1:12,000



# Concept Plan Map CooD/14

## TAILEM BEND EAST

### Rural Living Zone and Staging Plan

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